



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

---

File #: ORD 21-2488, Version: 3

---

**Development Business** - *Sheila Sellman, City Planner*

### Title

### Second Reading

**Granting a Rezoning from FR (Farm Residential) to DF (Development Flex) for 14.24 acres at 12551 Lever Street NE. Summerville Meadows. (Capital Trust LLC) (Case File No. 21-0059/SLK)**

### Executive Summary

The applicant is requesting a rezoning from FR (Farm Residential) to DF (Development Flex) for the construction of 29 single-family homes.

### Schedule of Actions

Planning Commission (Public Hearing)	11/09/21
City Council (1st Reading)	12/06/21
City Council (2nd Reading)	12/20/21
Action Deadline	02/05/22

### Background

*Staff report prepared by Shawn Kaye, Associate Planner*

Capital Trust LLC is proposing to develop approximately 14.24 acres on the east side of Lever Street and north of 125<sup>th</sup> Avenue NE to construct 29 single-family homes on two existing properties. The applicant is requesting a rezoning, preliminary plat and conditional use permit.

### Rezoning

Currently, the property has an existing zoning designation of FR (Farm Residential) and is guided in the Comprehensive Plan as LDR (Low Density Residential). The property is within the MUSA (Metropolitan Urban Service Area) which indicates it is intended to be served with city sewer and water. The proposed zoning is DF (Development Flex) to cover the residential uses. With the DF zoning, housing products and neighborhood design issues will require and be regulated by a Conditional Use Permit (CUP).

### Preliminary Plat

Capital Trust LLC is proposing to develop 14.24 acres into 29 single-family homes. The development will be known as Summerville Meadows. The single-family lots have a minimum width of 55 feet. The existing home and several accessory buildings will be removed from the site. All existing structures will need to be removed prior to recording the plat with Anoka County. Two outlots are proposed for potential future lots, stormwater management and wetlands.

This development proposes to stub a street (south) to provide access to the property to the south of

this development. The street access to the south shows how the property could be accessed in the future.

Sidewalk is proposed on one side of all streets.

Park dedication will be required for the 29 new lots being constructed at the rate of \$4,449 per unit, for a total park dedication fee of \$129,021 if paid and recorded in 2021. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width. All streets will follow the Anoka County street name grid system.

Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds. The Developer is to provide access for inspection and maintenance of storm water management infrastructure.

Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.

Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.

Rice Creek Watershed District review and permit are required prior to any city plan approval.

Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Plans shall detail wetland information, tree preservation, erosion protection, sediment control, proposed grading contours, utilities, roadway geometrics, storm drainage, storm water quality management, custom lot-grading, house type, and house elevation information. Additional information is required on adjacent parcels to confirm that existing drainage patterns are being addressed. The development plan shall indicate all structures will be protected from flooding. Supporting wetland delineation report, geotechnical investigation report, soil boring logs and hydrology report shall be included in the submittal for city review and approval. Utilities must be extended to the end of the stub streets to serve adjacent parcels.

Hydrant locations will need to be reviewed with the city's Public Works and Fire Departments prior to final plan approval. Additional hydrants may be needed to facilitate maintenance.

As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

#### Conditional Use Permit

The conditional use permit is necessary to set up the standards of development in the DF (Development Flex) zoning district. This is consistent with every DF zoning district within the city.

All setbacks are listed within the proposed resolution for approval. Also included in the resolution are house size standards, exterior material standards and landscaping requirements.

M/I Homes is the proposed builder for the development. The single-family homes are proposed to range from 2,100 square feet to 2,600 square feet and from \$400,000 to \$450,000.

The single-family homes are not proposing to have a homeowners association.

Vinyl siding is proposed on front elevations of the housing product.

The grading plan shows that about 1.5 acres of trees will be disturbed by construction. Applying the maximum tree replacement requirement (8 trees per disturbed acre), 12 trees are required to be planted. Therefore, the tree replacement requirement will be covered by the required two trees per lot. Each lot in the development will be required to have the standard two trees per lot with extra plantings on corner lots. The smaller size of the lots make it difficult to plant two trees in the front yard, therefore, one tree will be required in the front yard and one tree in the rear yard. The landscape plan also includes additional plantings adjacent to Lever Street.

Because of the proximity of portions of this development to 125th Avenue, it is recommended that Noise Abatement Standards be incorporated into all housing constructed within 500 feet of 125<sup>th</sup> Avenue.

#### **Strategic Plan Relationship**

This item is consistent with the strategic plan goal related to maintaining current growth in the northeast area of the City.

#### **Board/Commission Review**

The Planning Commission voted unanimously to approve the rezoning. There were no comments at the public hearing.

#### **Financial Impact**

Not Applicable.

#### **Public Outreach/Input**

Notice of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City's website.
4. Posted (sign) on the property with contact information for the Planning Department.

#### **Staff Recommendation**

By motion, approve the ordinance.

#### **Attachment List**

Zoning and Location Map

Existing Conditions

Preliminary Plat

Color Site Plan / Future Street Access to South

Preliminary Grading and Erosion Control Plan

Landscape Plan

Ghost Plat / Tree Preservation Plan  
House Plans  
Narrative  
Public Comments  
Unapproved Planning Commission Minutes 11/9/21

**THE CITY OF BLAINE DOES ORDAIN** : (Added portions are underscored and deleted portions are shown with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

Lot 1, Block 1, GREEN MEADOW ADDITION, Anoka County, Minnesota

and

Outlot A, GREEN MEADOW ADDITION, Anoka County, Minnesota

Section 2. The above described property is hereby rezoned from:

~~FR (Farm Residential)~~  
to  
DF (Development Flex)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

**INTRODUCED** and read in full this 6<sup>th</sup> day of December, 2021.

**PASSED** by the City Council of the City of Blaine this 20<sup>th</sup> day of December, 2021.