



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 22-004, **Version:** 2

Development Business - *Sheila Sellman, City Planner*

Title

Granting Preliminary Plat Approval to Subdivide a 4.92 Acre Parcel into Nine Single Family Lots to be Known as Jefferson Ridge at 741 113th Avenue NE. Carlson McCain (Case File No. 21-0076/EES)

Executive Summary

Jefferson Ridge is a 9 lot subdivision on the north side of 113th Avenue. The project meets all of the standards for the R-1 zoning district and staff recommends approval.

Schedule of Actions

Planning Commission Public Hearing	12/14/21
City Council (Preliminary Plat)	01/03/22
City Council (Final Plat)	TBD
Action Deadline	01/18/22

Background

Staff report prepared by Elizabeth Showalter, Community Development Specialist

The proposed plat subdivides a 4.9 acre parcel into 8 new single family lots and a 1.4 acre parcel for the existing home for a total of 9 lots. It is located next to Jefferson Elementary on 113th Avenue. The property is zoned R-1 (Single Family) and the proposed subdivision meets the minimum lot size and dimensional standards of that zoning district.

The subdivision includes extension of 114th Lane through the property connecting to the existing road on the east and west and creation of a cul-de-sac coming out of existing right of way at the 114th Avenue alignment. A ghost plat has been provided showing the ultimate development of the lot proposed to remain for the existing home and the adjacent property at 721 113th Avenue. The ghost plat proposes a cul-de-sac off of 113th for six lots. All of the lots on the ghost plat meet the dimensional requirements for the R-1 district.

Park dedication will be required for the 8 new lots being proposed within the plat. The city's current park dedication rate for single-family lots is \$4,449 per unit (2021 rate). A total park dedication fee of \$35,592 would become due prior to final plat mylars being released to the developer for recording at Anoka County.

The site is wooded and the trees in the area of the road extensions and house pads are proposed to be cleared. Trees on the lot for the existing home as well as the rear yards of the two lots on the south side of 114th Court are to be preserved. Three acres of wooded area are proposed to be cleared. The tree preservation ordinance requires 8 trees per disturbed acre to be replaced, which

comes to a total of 24 trees. A landscape plan has been provided that meets the quantity of trees required, but includes some ornamental trees which are not acceptable for reforestation purposes. A revised landscape plan is required prior to release of mylars. If the applicant prefers, two trees may be planted per lot to meet the R-1 landscaping standards, and the remaining twelve trees can be replaced through a payment to the reforestation account.

Please note that we do not need to obtain house product information for this approval because it is an infill plat with a specific zoning designation. All of the houses must simply meet the requirements of the R-1 zoning district.

The existing home must connect to sanitary sewer which is available from 113th Avenue and is allowed to use the well onsite until the lot is subdivided to one-acre or less in the future. A condition of approval requires connection within six months of recording of the final plat. The existing home also has accessory structures in excess of what is permitted in the R-1 zoning district. When properties with non-conforming characteristics are subdivided, the properties are required to come into conformity. Removal of excess accessory buildings on the existing lot must be removed prior to recording of the final plat.

Developer will need to obtain a Coon Creek Watershed permit prior to city plan approval.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. Two residents asked questions regarding the project at the public hearing. One written comment in opposition to the project was received.

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 Resolution.

Attachment List

Zoning and Location Map
Preliminary Plat
Grading Plan
Utility Plan
Existing Conditions
Landscaping Plan

Tree Preservation Plan
Ghost Plat
Unapproved Planning Commission Minutes 12/14/21

WHEREAS, an application has been filed by Carlson McCain as subdivision Case File No. 21-0076; and

WHEREAS, said case involves the division of land described as follows:

The East Half of the West Half of the East Half of the Southwest Quarter of Section 18, Township 31, Range 23, Anoka County, Minnesota.

WHEREAS, the Blaine Planning Commission has reviewed said case file on December 14, 2021; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 21-0076 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on January 3, 2022.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 74-42 of the subdivision regulations is hereby granted for Jefferson Ridge permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Park dedication is required for the 8 new lots being proposed within the plat. The City's current park dedication rate for single family lots is \$4,449 per unit (2021 rate). A total park dedication fee of \$35,592 is due prior to final plat mylars being released to the developer for recording at Anoka County.
2. Developer shall obtain a permit from Coon Creek Watershed District prior to city plan approval.
3. At least one of the two trees must be placed in the front yard. Overstory trees shall be a minimum of 2.5 caliper inches and conifers shall be a minimum of 6 feet high. Twelve additional trees must be planted. A landscape plan meeting this requirement or a payment into the reforestation account is required prior to release of mylars for recording.
4. Standard WAC (Water Access) and SAC (Sewer Access) fees will be due with each home constructed.
5. Execution and recording of a Development Agreement outlining the developer responsibilities for grading and development of the property is required.
6. The existing home proposed to remain is required to connect to city sewer within 6 months of recording the final plat.
7. All accessory buildings on the remaining existing house lot, beyond the two allowed by code, must be removed prior to recording the final plat.
8. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Jefferson Ridge.

PASSED by City Council of the City of Blaine this 3rd day of January, 2022.