



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 22-011, **Version:** 1

Development Business - *Sheila Sellman, City Planner*

Title

Granting Preliminary Plat Approval to Subdivide Approximately 9.82 Acres into 29 Lots and 2 Outlots to be Known as Alexander Woods 3rd Addition at 1080 and 1100 113th Avenue NE. (Capital Trust Development LLC) (Case File No. 21-0077/EES)

Executive Summary

Alexander Woods 3rd Addition is the final phase of a single family subdivision on the south side of 113th Avenue. The subdivision is consistent with adjacent developments and staff recommends approval.

Schedule of Actions

Planning Commission (Public Hearing)	12/14/21
City Council	01/19/22
Action Deadline	02/28/22

Background

Staff report prepared by Elizabeth Showalter, Community Development Specialist

M/I Homes is proposing to develop 9.8 acres on the south side of 113th Avenue between Wicklow Woods and Alexander Woods 2nd Addition. The applicant is requesting a rezoning, preliminary plat and conditional use permit. This will be a continuation of their Alexander Woods development.

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 project zoning is proposed to be DF (Development Flex) to cover the residential uses. With the DF zoning, housing products and neighborhood design issues require and are regulated by a Conditional Use Permit (CUP). This zoning is consistent with the adjacent residential developments.

Preliminary Plat

M/I Homes is proposing to subdivide two existing lots into 29 single-family lots and two outlots for stormwater management. The proposed lots are between 55 and 65 feet in width, which is consistent with the 55-foot wide lots in the neighboring Alexander Woods subdivision.

The existing homes are proposed to be removed/demolished and the existing wells and septic fields will need to be properly abandoned.

The subdivision connects the two neighboring developments as was envisioned by the ghost plat

prepared for Alexander Woods.

Sidewalk is proposed on one side of all internal streets. Sidewalk is proposed on the south side of 113th Avenue as well.

Park dedication is 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 in 2022. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

The Developer is required to pay the sanitary sewer connection charges for each of the existing lots that are part of the proposed development. This charge 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.

The 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.

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

Construction contract documents shall include: 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. These are consistent with the standards in the first phases of Alexander Woods.

M/I Homes is proposed as the builder for the development. The homes proposed are two-story slab on grade homes, similar to what is currently being constructed by M/I Homes in Alexander Woods.

Consistent with other approvals in neighboring developments, no material standards for cement board siding or masonry are proposed.

The grading plan shows that 9.8 acres will be disturbed by construction. Applying the maximum tree replacement requirement (8 trees per disturbed acre), 78 trees are required to be planted. On a per lot basis this is 2.7 trees per lot, therefore to meet the tree replacement requirement, three trees are required on each lot. Two of the trees must be overstory, the third tree may be an overstory or conifer tree. Two trees must be planted in the front yard. The third tree may be in any yard. A fourth tree is required on corner lots and shall be placed in the corner side yard.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. Two residents spoke at the public hearing. Concerns included that an Environmental Impact Statement (EIS) should have been completed, opposition to a stormwater pond with natural vegetation being located adjacent to 113th Avenue, opposition to white vinyl fences, and desire for tree preservation.

State Statute requires completion of an Environmental Assessment Worksheet (EAW) on projects involving 250 or more single family detached homes and completion of an Environmental Impact Statement (EIS) on projects involving 1000 or more single family detached homes (when it is in compliance with an approved Comprehensive Plan in the 7 County Metro Area). The threshold for either has not been met. The various developments on 113th do not constitute multiple stages of a single project necessitating cumulative review since they have been completed by various proposers and have not been planned concurrently.

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
Narrative
House Plans
Unapproved Planning Commission Minutes 12/14/21

WHEREAS, an application has been filed by A & A Properties LLP (Capital Trust Development LLC) as subdivision Case File No. 21-0077; and

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

Outlot A, Alexander Woods, Anoka County, Minnesota

AND

The East Half of Lot 19, Central Avenue Acres, Anoka County, Minnesota

AND

The West half (W ½) of Lot Eighteen (18) of Central Avenue Acres, subject to an easement for road purposes over the north 25 feet thereof, according to the plat thereof on file and of record in the office of the Registrar of Titles of said 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. 21-0077 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on January 19, 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 Alexander Woods 3rd Addition permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. 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.
2. All streets will follow the Anoka County street name grid system.
3. Plans and specifications must be approved by the city prior to start of construction.
4. 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.
5. 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 insure access.
 6. 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.
 7. A 6-foot concrete sidewalk must be located on the east side of Pierce Place (Street A), and the south side of 111th Lane NE, 112th Ave NE and 112th Lane NE. A 6-foot concrete sidewalk must also be constructed along the south side of 113th Avenue.
 8. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.
 9. The development plan shall indicate all structures will be protected from flooding.
 10. Coon Creek Water Shed District permits are required prior to city approval of construction plans and specifications.
 11. As-built surveys are required to verify structure elevations, custom grading requirements, and final lot grading elevations.
 12. Park dedication is 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 in 2022. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
 13. Developer is required to pay the sanitary sewer connection charges for each of the existing lots that are part of the proposed development. This charge must be paid prior to releasing the plat mylars for recording at Anoka County.
 14. Developer to install grouped mailboxes with design and locations approved by city and US Postal Service.
 15. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
 16. All development signage require separate review.
 17. Each lot shall contain two front yard trees and one rear yard tree. Two of the trees must be 2.5 caliper inch overstory trees and the third tree may be a 2.5 caliper inch overstory tree or a 6 foot tall conifer tree. Corner lots require a fourth tree to be located in the corner side yard.
 18. The existing homes must be demolished with well and septic properly abandoned prior to release of the mylars for recording. Demolition permits are required.
 19. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
 20. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Alexander Woods 3rd Addition.

PASSED by City Council of the City of Blaine this 19th day of January, 2022.