



City of Blaine Anoka County, Minnesota Text File

Blaine City Hall
10801 Town Sq Dr NE
Blaine, MN 55449

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..Sponsor

Lori Johnson, Associate Planner

Title

Public Hearing Case File No. 18-0041 // Accent Homes, Inc. // 113th Avenue
NE/Ulysses Street NE

The applicant is requesting the following:

- a) Rezoning from FR (Farm Residential) to DF (Development Flex).
- b) Preliminary Plat approval to subdivide 11.48 acres into 40 lots and 2 outlots to be known as Meadow Place.
- c) Conditional Use Permit to allow for construction of 40 single family homes in a DF (Development Flex) zoning district.

Background

Zoning:

FR (Farm Residential)

Land Use:

LDR (Low Density Residential)

Area:

11.48 acres

Applicable Regulations:

Section 29.80 of the Zoning Ordinance

Chapter 74.41 of the Subdivision Ordinance

Attachments:

Zoning and Location Map

Preliminary Plat

Site and Utility Plan

Grading and Erosion Control Plan

Landscape Plan

Home Narrative, Elevations and Floor Plans

Schedule:

Planning Commission Public Hearing: 07/10/18

City Council: 08/02/18 and 08/16/18

The applicant, Accent Homes, Inc., is proposing to develop a property that lies north of 113th Avenue and west of Ulysses Street. It is a 11.48 acre parcel that

has a current zoning of FR (Farm Residential) and a land use of LDR (Low Density Residential). The property lies immediately east of the Hidden Acres development. The builder of the homes in the plat will be Capstone Homes.

REZONING

The applicant is proposing to create 40 single family lots on this property. While this number of lots fits with the current land use of the property, the applicant wishes to change the zoning of the property to DF (Development Flex) to provide more flexibility with setbacks, lot size, etc. In return the City can require upgraded building elevations and landscaping to provide a nice product and neighborhood for the area.

PRELIMINARY PLAT

The proposed plat of Meadow Place contains 40 single family lots. The lots will be accessed through two north/south streets that will connect to 113th Avenue to the south. There are two outlots in the plat. Outlot A will be used for storm drainage purposes and Outlot B will be used for a trail extension as discussed below.

The applicant will be required to pay park dedication for this plat in the amount of \$ 4,320 (2018 rate) per lot, for total due of \$172,800. This fee must be paid prior to release of the final plat mylars for recording at Anoka County.

The proposed roads will be public streets with dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back in width and include a 6 foot concrete sidewalk. An 8 foot bituminous trail (Outlot B) shall be constructed to connect with the cul-de-sac in Hidden Acres, which has a trail extension abutting the City's open space parcels. A 6-foot concrete sidewalk is also located on 113th Avenue.

Standard utility and drainage easements must be dedicated along all lot lines and over areas of infiltration trenches, drainage swales, and storm water management ponds. The Developer is to provide access for inspection and maintenance of the storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access. Design of landlocked storm water features must be designed based on back-to-back 100 year events.

Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for construction activity from the Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit

application preparation of the Storm Water Pollution Prevention Plan (SWPPP) for the development site.

The Developer will need to obtain a Coon Creek Watershed prior to any activity on site.

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

The developer has provided a concept sketch of the undeveloped parcel on the northwest corner of Ulysses Street and 113th Avenue to show how those parcels could be developed in the future.

CONDITIONAL USE PERMIT

While the lots being created are single family lots, the plat known as Meadow Place will be marketed and managed as detached townhome lots. They will be very similar to the homes provided in the adjacent Hidden Acres development as Capstone Homes was the builder/developer of that plat. They are called detached townhome lots because landscaping and snow removal will be governed by a private home owners association and the units are completely detached. In fact, the same management company that was used for Hidden Acres will be used for Meadow Place.

Home buyers will have several different home styles and floor plans to choose from. Home packages will be in the upper \$300,000 range to the mid \$400,000 range. Square footages of the homes range from 1,587 square feet (rambler) to 1,872 square feet (rambler). The elevations include horizontal and vertical siding, shakes and stone.

Each lot is required to contain two front yard trees with a minimum of 2½-inch caliper. Corner lots shall each have one additional boulevard tree (three total trees). Additionally, there is a heavy row of landscaping along Ulysses Street to help buffer the street noise for the newly created homes. The homeowners association will be responsible for the maintenance of this landscaping. Underground irrigation will be supplied to this area along Ulysses Street. With the required yard trees and the landscaping along Ulysses Street, the tree preservation ordinance of 8 trees per lot is being met.

Recommendation

In Planning Case File No. 15-0072 it is recommended that the Planning

Commission recommend approval of a rezoning from FR (Farm Residence) to DF (Development Flex) based on the following rationale:

1. The rezoning allows the developer and the City to have more flexibility in zoning standards to create a nice product and development that fits in with the existing neighborhood.
2. The rezoning and proposed project density fits with the existing land use of LDR (Low Density Residential) on the property

In Planning Case File No. 15-0072 it is recommended that the Planning Commission recommend approval of a Preliminary Plat approval to subdivide 11.48 acres into 40 lots and two (2) outlots to be known as Hidden Acres based on the following conditions:

1. The applicant will be required to pay park dedication for this plat in the amount of \$ 4,320 (2018 rate) per lot, for total due of \$172,800. This fee must be paid prior to release of the final plat mylars for recording at Anoka County.
2. Coon Creek Watershed District permit is required prior to any site work. The Developer shall be responsible for the construction, maintenance, and repair of storm water features.
3. All roads require the dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back in width.
4. A development agreement and grading approval is required prior to any construction activities occurring on site.
5. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
6. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, street with concrete curb and gutter, 6 foot concrete sidewalks, 8 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and all appurtenant items. The City shall approve plans and specifications prior to start of construction.
7. All Streets will follow the Anoka County street name grid system. The proposed street shall be named Johnson Street NE and Lincoln Court NE.
8. Standard utility and drainage easements must be dedicated along all lot lines and over areas of infiltration trenches, drainage swales, and storm water management ponds. The Developer is to provide access for inspection and maintenance of the storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access. Design of landlocked storm water features must be designed based on back-to-back 100 year events.
9. In addition to the sidewalk and trail sections required along public streets

(Street A, B and 113th) an 8-foot bituminous trail is required on Outlot B. Credit towards park dedication will not be given for this construction.

10. 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 Meadow Place.

In Planning Case File No. 15-0072 it is recommended that the Planning Commission recommend approval of a Conditional Use Permit to allow for construction of 40 single family homes (detached townhomes) in a DF (Development Flex) zoning district based on the following conditions:

Single Family - DF Development Standards

Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Private garages-attached. One detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations as regulated by Zoning Chapter 33.11 (d) (3).

Standards

1. Setbacks shall be as follows:

Front Yard	25 Feet
Rear Yard	25 Feet
Side Yard Interior	7.5 Feet (Garage and Living Space)
Side Yard Corner	20 Feet
2. Maximum building height - 2 1/2 stories or 35 feet.
3. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,200) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted.

4. Accessory storage buildings below 120 square feet must meet 5-foot side and rear yard setbacks and be located within the rear yard.
5. The minimum finished floor area above grade for all homes shall be 1,587 square feet for single level (Rambler). All homes shall have a minimum depth and width of 24 feet.
6. All homes to be constructed are to be consistent in architecture, materials and style with the drawings/elevations presented with this CUP.
7. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
8. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other City approved material that is consistent in durability and quality.
9. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand).
10. Each lot shall contain two front yard trees with a minimum of 2½-inch caliper. Corner lots shall each have one additional boulevard tree (four total trees).
11. Underground irrigation is required for all lawn and landscaped areas, including the landscaping along Ulysses Street.
12. Development to meet the landscape plan elements submitted and made part of this approval with 150 yard and perimeter trees.
13. Homeowners Association to be formed and provide maintenance of all private drives, lawn landscaping, underground irrigation and landscaping along Ulysses Street NE.
14. Developer to execute and record, with the sale of each single family lot, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots have not been corrected to accommodate general building construction or pools and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.
15. Fences are not permitted per intent of developer and Homeowner's Association Documents.