



**City of Blaine**  
**Anoka County, Minnesota**  
**Text File**

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

**File Number: TMP 18-374**

**Agenda Date:** 7/10/2018

**Version:** 1

**Status:** Agenda Ready

**In Control:** Planning Commission

**File Type:** Plan. Cmsn. Report

**Agenda Number:** 4.4

..Sponsor

Lori Johnson, Associate Planner

Title

Public Hearing Case File No. 18-0042 // Lennar Corporation // 1130/1160/1170  
113th Avenue NE

The applicant is requesting the following:

- a) Rezoning property from FR (Farm Residential) to DF (Development Flex)
- b) Preliminary Plat approval to subdivide 14.72 acres into 43 lots and 2 (two) outlots to be known as Wicklow Woods
- c) Conditional Use Permit to allow for the construction of 43 single family homes in a DF (Development Flex) Zoning District

Background

Zoning: FR (Farm Residential)  
Land Use: LDR (Low Density Residential)  
Area: 14.72 acres  
Applicable Regulations: Section 29.80 of the Zoning Ordinance  
Attachments: Zoning and Location Map  
Narrative  
Preliminary Plat  
Concept Plan-Ghost Plat  
Grading Plan  
Tree Preservation Plan  
Utility Plans  
Landscape Plan  
House and Floor Plans  
Schedule: Planning Commission Public Hearing: 07/10/18  
City Council: 08/02/18 and 8/16/18

Lennar Corporation is proposing to develop 14.72 acres on the south side of 113th Avenue for the purpose of constructing 43 single family homes on this property. Lennar's request includes a rezoning, a preliminary plat and a 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 project zoning is proposed to be 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**

Lennar is proposing to develop 14.72 acres into 43 single family lots and two outlots and the development will be known as Wicklow Woods. The 43 single family lots have a minimum lot width of 60 feet, with setbacks listed in the conditional use permit resolution. The outlots will be used for storm water ponding and wetlands.

In addition to the north-south street (Pierce Street) in the plat, there will be three street connections that will be east-west streets when or if the adjacent property develops. The applicant has submitted a concept plan that indicates how all properties that are currently undeveloped south of 113th Avenue could be subdivided in the future. This plan helps the City and land owners understand where street connections can and should occur. A sidewalk is located on the east side of Pierce Street. Sidewalks are also shown on the south side of Street A, the south side of Street B and the north side of the Pierce Street east/west connection. There is also a sidewalk proposed on 113th Avenue.

Park dedication will be required for the 43 new lots being constructed at the rate of \$4,320 per unit, for a total park dedication fee of \$185,760 if paid in 2018. 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. An additional five feet of right-of-way is needed for 113th Avenue, instead of the 25' shown on the preliminary plat. All streets will follow the Anoka County street name grid system.

Pierce Street NE matches the grid. Street A shall be 112th Lane NE. Street B shall be 112th Avenue NE. The east-west street connection at the south end of Pierce Street shall be 111th Lane NE.

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.

Coon 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.

Additional storm sewer will be required in the rear yards of Blocks 2 and 4, and at the west end of the three east-west streets to prevent runoff from going onto existing properties.

The developer has proposed a sanitary sewer lift station to convey the sanitary sewer from this project to the City's proposed trunk sanitary sewer line to be constructed at the south end of the site. The developer has proposed a

modification to the design of the City's project to lower the elevation of the trunk line and thus eliminating the need for the lift station. The developer will be responsible for the extra cost to modify the trunk line. Costs and payment for the modification will be addressed in the Development Contract.

The City's trunk sanitary sewer project is scheduled to start in the summer of 2018. Delays due to right-of-way acquisition with the City project could cause delays with utility construction and building permits in the plat.

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.

Lennar is proposing to construct their Modified Split Level homes in this development. The homes are modified split entry/two level home ranging from 1,300 square feet to approximately 2,000 square feet. The base pricing for the homes will be in the low to mid \$300,000.

The homes include varying amounts of brick or stone and the siding materials will consist of vinyl lap, shake, scale or board and batten. Other architectural features available include columns, gables, shutters, accentuated window trim and grids and decorative roof brackets and cornices. A condition has been added that requires an element of brick or stone on all front building elevations of the homes.

Each lot in the development will have the three trees per lot, with one boulevard tree, one front yard tree and one rear yard tree. Please note, the landscape plan provided indicates that two trees will be in the rear yard and one tree in the front yard, but it has been the City's practice to establish trees in the boulevard/front

yards for the last several years. Since most of the acreage in the plat will be disturbed during construction, the City's tree preservation requirement includes replacing 8 trees per acre for all disturbed portions of the development. This would mean that 117 trees would be required for tree replacement purposes. The individual lot landscaping, at three trees per lot, will provide the required replacement trees.

#### Recommendation

In Planning Case File No. 18-0003(a) it is recommended that the Planning Commission recommend approval of a rezoning from FR (Farm Residential) to DF (Development Flex) to allow for the construction of single family homes on 14.72 acres based on the following rationale:

1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent master planned developments. The standards will create an attractive benchmark of quality multi-family homes with desired range in appearance, style, density, and construction value and market appeal.
2. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.

In Planning Case File No. 18-0003(b) it is recommended that the Planning Commission recommend approval of a Preliminary Plat to subdivide 14.72 acres into 43 single family lots and 2 outlots to be known as Wicklow Woods based on 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 Street, the south side of Street A, the south side of Street B and the north side of the Pierce Street east/west connection. A 6-foot concrete sidewalk must also be constructed on 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. A twenty foot buffer strip shall be considered adjacent to wetland edges and shall be placed in an easement.
  11. CCWD permits are required prior to City approval of construction plans and specifications.
  12. Additional storm sewer will be required in the rear yards of Blocks 2 and 4, and at the west end of the three east-west streets to prevent runoff from going onto existing properties.
  13. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.\
  14. Park dedication will be required for the 43 new lots being constructed at the rate of \$4,320 per unit, for a total park dedication fee of \$185,760 if paid in 2018. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
  15. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
  16. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.
  17. 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.
  18. The developer has proposed a modification to the design of the City's project to lower the elevation of the trunk line and thus eliminating the need for the lift station. The developer will be responsible for the extra cost to modify the trunk line. Costs and payment for the modification will be addressed in the Development Contract.

19. All development signage by separate review.
20. Each lot in the development will have the three trees per lot, with one boulevard tree, one front yard tree and one rear yard tree. Please note, the landscape plan provided indicates that two trees will be in the rear yard and one tree in the front yard, but it has been the City's practice to establish trees in the boulevard/front yards for the last several years. Since most of the acreage in the plat will be disturbed during construction, the City's tree preservation requirement includes replacing 8 trees per acre for all disturbed portions of the development. This would mean that 117 trees would be required for tree replacement purposes. The individual lot landscaping, at three trees per lot, will provide the required replacement trees.
21. Delays due to right-of-way acquisition with the City Trunk Sewer project could cause delays with utility construction and building permits in the plat.
22. 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.

In Planning Case File No. 18-0003(c) it is recommended that the Planning Commission recommend approval of a Conditional Use Permit to allow for the construction of 43 single family lots 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 attached garages - 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 listed as Conditional Uses fewer than 33.11.

#### ***Standards***

1. Front yard setback - 25 feet

2. Side yard setback - 7.5 feet for house and 7.5 feet for garage.
3. Corner side yard setback - 20 feet.
4. Rear yard setback - 30 feet
5. Maximum building height - 2 1/2 stories or 35 feet.
6. 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 (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. One detached accessory storage building below 120 square feet is permitted provided it meets 5-foot side and rear yard setbacks and be located within the rear yard.
7. The minimum finished floor area above grade for all homes shall be 1,300 square feet for a single level.
8. All homes shall have a minimum depth and width of 24 feet.
9. All homes to be constructed are to be consistent in architecture, materials and style with the drawings/elevations attached to this CUP. An element of brick or stone must be included on all front building elevations of the homes. Developer to establish criteria to ensure that adjacent single-family homes built within the development do not have the same exterior color or architectural elevations.
10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
11. 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.
12. 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). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
13. Each lot shall contain one front yard overstory tree, one boulevard overstory tree and one rear yard tree with a minimum of 2½-inch caliper. Corner lots shall contain an additional yard tree.
14. Developer to execute and record, where deemed appropriate by the City Engineer, with the sale of single family lots, 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. All development entrance signage by separate permit.



