



City of Blaine
Anoka County, Minnesota
Text File
File Number: TMP 17-0212

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

Agenda Date: 5/9/2017

Version: 1

Status: Agenda Ready

In Control: Planning Commission

File Type: Plan. Cmsn. Report

Agenda Number: 4.5

..Sponsor

Shawn Kaye, Associate Planner

Title

Public Hearing Case File No. 17-0015 // Waters Edge Investments, LLC // 12851
Harpers Street NE

The applicant is requesting the following:

- a) Preliminary Plat approval to subdivide 4.51 acres into 12 single family lots to be known as Brians Meadows.
- b) Conditional Use Permit to allow for construction of 12 single family homes in a DF (Development Flex) zoning district.

Background

Zoning: DF (Development Flex)
Land Use: LDR (Low Density Residential)
Area: 4.51 Acres
Applicable Regulations: Section 29.80 of the Zoning Ordinance
Attachments: Zoning and Location Map
Preliminary Plat
Grading Plan
Utility Plan
House Elevations / Floor Plans
Schedule: Planning Commission Public Hearing: 5/9/17
City Council: 6/1/17

The North East Area Plan Amendment, approved in October of 2002, created a land use designation of LDR (Low Density Residential) for the area included within this plat. The Harpers Street Development Guide Plan was adopted by the City Council in mid 2005. This parcel was once part of a larger preliminary plat that was never completed however at that time the parcel was rezoned to DF (Development Flex) as part of that process,

The current preliminary plat proposal consists of subdividing approximately 4.5 acres into a subdivision with a total of 12 dwelling units. This application proposes single-family homes consistent with the DF zoning and LDR land use designation.

Because the developer is proposing different housing styles with different design issues, platting requirements, lot sizes, markets and price ranges, the existing DF (Development Flex) zoning is proposed to establish the minimum standards for each of these areas. The flexibility provided by the DF zoning forms the basis of the Harpers Street Development Guide Plan.

The proposed plat is located along the 128th Lane alignment, east of Harpers Street NE. As part of the platting Park Dedication will be required afor the 12 lots that are created.

Neighborhood Description

In summary, Brians Meadows is proposed to contain the following:

12- Single-Family Lots

The single-family product on 80-95 foot wide lots will be enhanced with exterior architectural details. The homes will include brick, stone, varying gables and hip rooflines. The floor plans would provide a minimum square footage of 1,500 square feet of finished area above grade for a split entry or modified two-story and a minimum of 1,400 square feet above grade for a rambler style home. The estimated price range is \$380,000-\$450,000+. Capstone Homes is planning to be the primary builder within this development, but may open the development to other builders.

All single-family units are proposed to be constructed with a 25-foot front yard setback and 30-rear yard setback. The lots will generally be around 80 feet wide and 135 feet deep.

Engineering Items

Developer installed improvements shall include construction of all streets within the plat including lateral sanitary sewer and water main with services, storm drainage improvements, storm water management and water quality treatment infrastructure, streets with concrete curb and gutter, 6 foot concrete sidewalks along south side of 128th Lane and west side of Jamestown Street, streetlights, mailboxes, traffic control signs, street signs, and all appurtenant items. Plans and

specifications must be approved by the City prior to start of construction.

Trunk sanitary sewer area charges become due with platting for 4.51 acres of upland. The 2017 rate for Sanitary Sewer District 6-5 is \$5,917 per upland acre for a total due of \$26,685, if platted in 2017. This amount is due prior to the release of mylars for recording at the county.

The developer has responsibility for financial participation in the Plat's share of the cost of off-site improvements required by Anoka County on 125th Avenue NE at Harpers Street. This includes, but is not limited to, intersection improvements, traffic signal installations, and roadway widening improvements. The City has calculated the development potential of all of the developable property, lying north of 125th Avenue and within the current development schedule provided by the 2005 MUSA and has determined the following:

The developer has responsibility for financial participation in 125th Avenue NE improvements associated with this development. This includes, but is not limited to, intersection improvements, traffic signal installations, and roadway widening improvements. Anoka County will specify required improvements in their review. The City has calculated the development potential of all of the developable property, lying north of 125th Avenue and within the current development schedule provided by the 2005 MUSA and has determined the per lot cost associated for the improvements. The 2017 rate of \$1,494 will apply to this plat for the 12 lots for a total of \$17,928, if platted in 2017. This amount is due prior to release of mylars for recording at the county.

All local public streets typically require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.

Street and utility extensions are required to the edges of the plat to connection to the adjacent parcels.

Standard utility and drainage easements must be dedicated along all lot lines and over areas of 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 insure access. Developer to verify normal ground water elevation in ponds. If the "Normal Ground Water Elevation" does not match the "Normal Water Elevation" that the 10:1 safety bench is designed at, provide a dense vegetative buffer strip between the two elevations. Developer shall submit a buffer strip

seed mix design for review. All pond slopes shall be 4:1 except below Normal Ground Water Elevation, which can be 3:1.

The proposed drainage area on the east side of the plat will contain an approximately 3 foot retaining wall and will be constructed outside of the drainage and utility easement on private property. The usable yard area will be limited on Lots 2, 3, and 4 Block 3 because of the proposed ponding/infiltration area in the rear yard.

Each lot shall have a minimum rear yard area behind each structure of a minimum of 20 feet from the structure at a maximum grade of 5%.

Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II Permit from Minnesota Pollution Control Agency (MPCA).

Construction contract documents shall include a grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plans. Plans shall detail tree preservation, erosion protection, sediment control, proposed grading contours, utilities, roadway geometrics, storm drainage, storm water quality management, custom lot-grading, structure type, and structure elevation information. Additional information is required on adjacent parcels that indicate existing drainage patterns are being addressed. The development plan shall indicate all structures will be protected from flooding. Supporting geotechnical investigation report, soil boring logs and hydrology report shall be included in the submittal for City review and approval.

A Coon Creek Watershed District (CCWD) permit is required prior to any site construction.

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

The plat contains a significant number of trees that will be removed as part of the grading for lots and storm water improvements. The City's tree replacement requirements would require 36 (eight trees per acre) to be replaced. Therefore, tree replacement requirements will require three trees per lot (36 trees).

Recommendation

In Planning Case File No. 17-0015 it is recommended that the Planning Commission recommend approval of a Preliminary Plat for Brians Meadows based on the following conditions:

1. All streets will follow the Anoka County street name grid system.
2. The developer has responsibility for financial participation in 125th Avenue NE improvements associated with this development. This includes, but is not limited to, intersection improvements, traffic signal installations, and roadway widening improvements. Anoka County will specify required improvements as part of their review. The City has calculated the development potential of all of the developable property, lying north of 125th Avenue and within the current development schedule provided by the 2005 MUSA and has determined the per lot cost associated for the improvements. The 2017 rate is \$1,494 per lot. The total for the 12 lots is \$17,928, if platted in 2017.
3. Developer installed improvements shall include construction of 128th Lane and Jamestown Street within the plat including lateral sanitary sewer and water main with services, storm drainage improvements, storm water management and water quality treatment infrastructure, streets with concrete curb and gutter, 6 foot concrete sidewalks along the west side of Jamestown Street, south side of 128th Lane, streetlights, mailboxes, traffic control signs, street signs, and all appurtenant items.
4. Plans and specifications must be approved by the City prior to start of construction.
5. Trunk sanitary sewer area charges become due with platting for upland acreage. The 2017 rate for Sanitary Sewer District 6-5 is \$5,917 per upland acre. The total for the 4.51 upland acres is \$26,685 if platted in 2017.
6. Street and utility extensions are required to the edges of the plat for future connection to adjacent parcels.
7. 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.
8. Each lot shall have a minimum rear yard area behind each structure of a minimum of 20 feet from the structure at a maximum grade of 5%.
9. 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.
10. Development requires a National Pollutant Discharge Elimination System (NPDES) Permit from Minnesota Pollution Control Agency (MPCA).
11. Construction contract documents shall include a rough grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plans. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for City review and approval.

12. The development plan shall indicate all structures will be protected from flooding.
13. CCWD approval is required prior to City Council consideration of preliminary plat and a CCWD permit is required prior to City approval of construction plans and specifications.
14. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
15. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
16. 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.
17. All development signage by separate review.
18. All wells and septic systems to be properly abandoned per all local and state requirements.
19. All structures on the parcel to be removed prior to the plat being released for recording with Anoka County.
20. Park dedication is required for each of the 12 lots at the rate in effect at time of Final Plat. The 2017 rate is \$4,114 per lot or \$49,368 if platted and paid in 2017.
21. 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.
22. 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 Brians Meadows.

In Planning Case File No. 17-0015 it is recommended that the Planning Commission recommend approval of a Conditional Use Permit to allow for construction of 12 single family homes in a DF (Development Flex) zoning district based on the following conditions:

Single Family - DF Development Standards

Permitted Use

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

Accessory Uses

1. Private 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 Chapter 18 Article IX Swimming Pools.
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 - 10 feet for house and 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. Accessory storage buildings below 120 square feet must meet 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:
 - One story with basement: 1,400 square feet.
 - Multi-level dwellings: 1,500 square feet.
8. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations. All house exteriors to utilize maintenance-free materials to the extent possible. All house exteriors to provide enhanced window fenestration. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood. 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.
9. All homes shall have a minimum depth and width of 24 feet.
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 tree and one boulevard tree with a minimum of 2½-inch caliper. Corner lots shall each have one additional boulevard tree. All other lots (not corner lots) will require one additional yard tree placed either in the front or rear yard.