



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

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

**File Number: TMP 18-660**

**Agenda Date:** 11/13/2018

**Version:** 1

**Status:** Agenda Ready

**In Control:** Planning Commission

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

**Agenda Number:** 5.-2

**..Sponsor**

Lori Johnson, Associate Planner

**Title**

Public Hearing Case File No. 18-0030 // Radisson Woods on Main // Main Street  
and Radisson Road

- a) Rezoning from FR (Farm Residential) to R-1AA (Single Family).
- b) Preliminary Plat approval to subdivide approximately 60 acres into 5 single family lots and one outlot to be known as Radisson Woods on Main.

**Background**

Zoning: FR (Farm Residential) and R-1AA (Single Family)  
 Land Use: LDR (Low Density Residential)  
 Area: 60 acres  
 Applicable Regulations: Section 29.300 of the Zoning Ordinance  
 Attachments: Zoning and Location Map  
 Preliminary Plat  
 Grading Plan  
 Utility Plan

**Schedule:** Planning Commission Public Hearing: 11/13/2018  
 City Council: (1st Reading Rezoning) 11/15/2018  
 City Council: (2nd Reading Rezoning, Pre-Plat)

12/06/2018

This is a request for preliminary plat approval and a rezoning for 60 acres on the northeast corner of Radisson Road and 125th Avenue. The applicant is proposing to plat 5 single family lots on 60 acres.

Rezoning

A portion of this property is zoned FR (Farm Residential) and a portion of the property is zoned R-1AA (Single Family). Parcels A and B are the parcels that are zoned FR and parcels C, D and E are zoned R-1AA as those parcels were

rezoned and platted as outlots with different phases of the Partridge Preserve development. With this request it is proposed that Parcels A and B be rezoned to R-1AA to be consistent with the zoning of parcels C, D and E, and the surrounding development.

#### Preliminary Plat

The proposed plat contains five lots on 60 acres. The lots are large in size compared to other lots zoned R-1AA due to the amount of wetlands on these lots. The developer has determined the wetland boundaries and has placed the house pads on the upland portion of the lots. It is unlikely that these lots will be further subdivided in the future due to the wetland constraints. The smallest lot being platted is 3.17 acres and the largest being platted is 12.18 acres.

Park dedication is required for the five new lots being platted at the rate in effect at the time of final plat. If the lots are final platted in 2018, the total park dedication fee for this plat would be \$21,600. This amount must be paid prior to release of final plat mylars for recording at Anoka County.

Anoka County has indicated that an additional 15' feet of right-of-way is needed for 125th Avenue as it is Principal Arterial route.

A Coon Creek Watershed District permit is required prior to any work being performed on site.

Access for Lot 1 of the plat will be from Radisson Road. Access for Lots 2 and 3 of the plat will be from a shared driveway from 125th Avenue. Access for Lots 4 and 5 will be through a shared private easement from 125th Avenue. A copy of the shared access agreement will need to be provided prior to the release of the final plat mylars for recording at Anoka County.

Per R-1AA standards, all driveways are required to be paved. The driveway for Lots 4 and 5 will need to meet the City's width standards for a rural driveway and will need to be constructed above the base flood elevation. Culverts will be required under this driveway to maintain flow across the wetland. The design and construction of this driveway will need to support year round fire truck access.

The driveways for Lots 1-3 must include a feature that will allow vehicles to turn around on site rather than back onto the street.

A wetland banking project is proposed on Outlot A by a private individual and will

not be associated with the plat. Access to Outlot A will be from the driveway to Lots 4 and 5 via a shared access agreement/easement.

It is proposed to serve Lots 1-3 with sanitary sewer and water from Radisson Road. Lots 2 and 3 will require individual sewage lift stations for each house. Water services for Lots 2 and 3 will need to be oversized to maintain proper pressure at the house. The final design of the services for Lots 2 and 3 will be based on the house size applied for with a building permit.

Sanitary sewer and water services to serve Lots 4 and 5 were installed with the Partridge Preserve plat directly to the north of the lots. Lots 4 and 5 will require individual sewage lift stations for each house. Water services for Lots 4 and 5 will need to be oversized to maintain proper pressure at the house. The final design of the services for Lots 4 and 5 will be based on the house size applied for with a building permit. The structures on Lots 4 and 5 will require individual fire suppression systems due their distance from a public street.

All driveway, sanitary sewer and water, storm basin facilities installed to serve lots in the plat will be private and need to be maintained by the homeowners.

Permits for driveway, sanitary sewer and water service construction will require a permit from the Anoka County Transportation Department.

Lots 4 and 5 will be required to install and maintain an address sign near 125th Avenue for easier identification by public safety. The design of the sign will be based on the City's standards for street signs.

Because this plat is zoned R-1AA no house plans are required as part of this approval, and all standards of this zoning district must be met with regard to house type, size and setbacks.

### **Recommendation**

In Planning Case File No. 18-0030 it is recommended that the Planning Commission recommend approval of Rezoning from FR (Farm Residential) to R-1AA (Single Family) for parcels A and B of the plat based on the following conditions:

1. The R-1 AA zoning is consistent with parcels C, D and E in the proposed plat and the surrounding neighborhood to the north, which will make the

size and type of home in this plat consistent with those in surrounding neighborhoods.

In Planning Case File No. 18-0030 it is recommended that the Planning Commission recommend approval of Preliminary Plat based on the following conditions:

1. Park dedication is required for the five new lots being platted at the rate in effect at the time of final plat. If the lots are final platted in 2018, the total park dedication fee for this plat would be \$21,600. This amount must be paid prior to release of final plat mylars for recording at Anoka County.
2. A Coon Creek Watershed District permit is required prior to any work being performed on site.
3. A copy of the shared access agreement will need to be provided prior to the release of the final plat mylars for recording at Anoka County.
4. Standard utility and drainage easements must be dedicated along all lot lines, wetlands utilities, and other storm sewer features.
5. Anoka County has indicated that an additional 15' feet of right-of-way is needed for 125th Avenue as it is Principal Arterial route.
6. Access for Lot 1 of the plat will be from Radisson Road. Access for Lots 2 and 3 of the plat will be from a shared driveway from 125th Avenue. Access for Lots 4 and 5 will be through a shared private easement from 125th Avenue. A copy of the shared access agreement will need to be provided prior to the release of the final plat mylars for recording at Anoka County.
7. Per R-1AA standards, all driveways are required to be paved. The driveway for Lots 4 and 5 will need to meet the City's standards for a rural driveway and will need to be constructed above the base flood elevation. Culverts will be required under this driveway to maintain flow across the wetland. The design and construction of this driveway will need to support year round fire truck access.
8. The driveways for Lots 1-3 must include a feature that will allow vehicles to turn around on site rather than back onto the street.
9. Access to Outlot A will be from the driveway to Lots 4 and 5 via a shared access agreement/easement.
10. Lots 2 and 3 will require individual sewage lift stations for each house. Water services for Lots 2 and 3 will need to be oversized to maintain proper pressure at the house. The final design of the services for Lots 2 and 3 will be based on the house size applied for with a building permit.
11. As-built surveys shall be required to verify infrastructure improvements, structure elevations, custom grading requirements, and final lot grading

elevations.

12. Lots 4 and 5 will require individual sewage lift stations for each house.  
Water services for Lots 4 and 5 will need to be oversized to maintain proper pressure at the house. The final design of the services for Lots 4 and 5 will be based on the house size applied for with a building permit. The structures on Lots 4 and 5 will require individual fire suppression systems due their distance from a public street.
13. All driveway, sanitary sewer and water, and storm basin facilities installed to serve lots in the plat will be installed by the developer and will be private and need to be maintained by the homeowners.
14. Permits for driveway, sanitary sewer and water service construction will require a permit from the Anoka County Transportation Department.
15. Lots 4 and 5 will be required to install and maintain an address sign near 125th Avenue for easier identification by public safety. The design of the sign will be based on the City's standards for street signs.
16. Lots shall be sodded over 4 inches of black dirt that contains no more than 35% sand in areas that approximate a normal size lot in the R1-AA zoning.
17. WAC (Water Availability Charge) and SAC (Sewer Availability Charge) will be due on each building permit.
18. 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 Radisson Woods on Main.