



City of Blaine
Anoka County, Minnesota
Text File
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10801 Town Square Drive
Blaine MN 55449

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..Sponsor

Lori Johnson, Associate Planner

Title

Public Hearing Case File No. 14-0068 // Gorham Development, LLC // Harpers
Street/131st Avenue NE

The applicant is requesting the following:

- a) Rezoning from FR (Farm Residential) to DF (Development Flex).
- b) Preliminary plat approval to subdivide 92.92 acres into 108 single family lots and 8 outlots to be known as Wagamon Ranch.
- c) Conditional use permit to allow for construction of 105 single family lots in a DF (Development Flex) zoning district.

Background

Zoning: FR (Farm Residential)
Land Use: LDR (Low Density Residential)
Area: 92.92 Acres
Applicable Regulations: Chapter 74 of the Subdivision Ordinance
Section 29.80 of the Zoning Ordinance
Attachments: Zoning and Location Map
Preliminary Plat
Grading Plan
Tree Removal Plan
Landscape Plan
Elevations/Sample Floor Plans
Schedule: Planning Commission Public Hearing: 02/10/15
City Council: 03/05/15

The applicant, Gorham Development, LLC, is proposing to plat 92 acres on the north end of Harpers Street in Blaine. The property is currently zoned FR (Farm Residential) and has a land use designation of LDR (Low Density Residential).

Gorham Development wishes to create single family lots on this property and rezone the property DF (Development Flex) to be consistent with other new development in the general area.

Rezoning

The applicant is requesting that the plat be rezoned to DF (Development Flex). This zoning is what the City has been using for new development for a number of years and it is consistent with the zoning of adjacent developments. Additionally, it allows the City the opportunity to negotiate for additional items that will enhance the quality and integrity of the overall development, including upgraded building elevations and additional landscaping where necessary.

Preliminary Plat

The preliminary plat, Wagamon Ranch, consists of 108 lots, 3 of which will contain existing homes and remain a larger size. There are 8 outlots within the plat and six of them are all related to storm ponding, wetlands or access to these areas. There are two outlots on the southern end of Street E that can be added to future lots if the area to the south is platted. There are currently two outlot F's shown on the plat and one should be renamed to Outlot H on the final plat.

The plat will extend Harpers Street to the north to connect with 131st Avenue. 131st Avenue will have connections to the east and west of this property. Street E will be continued to the south for an additional access.

Developer installed improvements shall include construction of all streets within the plat including lateral sanitary sewer, trunk and lateral water main with services, storm drainage improvements, storm water management and water quality treatment infrastructure, streets with concrete curb and gutter, 6 foot concrete, 8 foot bituminous trails, 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 upland acreage. The 2015 rate of \$5633/acre for Sanitary Sewer District 6-5 will apply to all upland acreage if platted in 2015.

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 2015 rate of \$1422 per lot will apply to this plat, if platted in 2015.

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. Except Harpers Street and 131st Avenue, which are to be collector streets and constructed to State Aid Standards.

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.

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.

Coon Creek Watershed District (CCWD) has reviewed this plat and has tabled the plat at their meeting on January 12, 2015 with seven items.

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

Park dedication will be required for the preliminary plat at the rate of \$3,404 per lot. There are 108 lots within the plat so a total of \$367,632 must be paid prior to release of final plat mylars for recording at Anoka County and before any work begins on site.

Conditional Use Permit

The homes being proposed are all typical of the type of homes already being constructed within the Lakes development to the south. All exterior home fronts must include brick, stone or cement board products. Vinyl, aluminum and steel siding is allowed only on the sides and rear of the homes. Ramblers and two story homes will be provided in this development.

The minimum square footages of the homes will be 1,800 square foot above grade. Price ranges of the homes will be \$600,000 to \$900,000. This price range may exceed what is being constructed currently in the Harpers Street area.

There will be trees removed with this development but the number of trees planted with general landscaping requirements for the plat will exceed the number of trees removed.

All setback and individual lot landscaping requirements are prescribed in the conditional use permit resolution of approval.

There are 3 existing homes that will remain on the plat on three large lots (Lots 3-5, Block 8). The landscape plan includes a ghost plat that indicates how these properties could be further subdivided at a later date should the property owners choose to do so.

The three existing homes will share a driveway until they are later subdivided. All of the septic and well systems of the existing homes must meet current building code requirements or the structures will need to be hooked up to City sewer and water. Additionally, the home on Lot 3 has a septic system that is located on proposed Lot 2, Block 7. This home will be required to hook up to City sewer and water once that system is removed.

There are two homes, septic systems and wells, and several accessory structures that will be removed on the south end of the plat. Demolition permits must be obtained prior to removal of these items.

Recommendation

In Planning Case File No. 14-0068A it is recommended that the Planning Commission recommend approval of the rezoning from FR (Farm Residential) to DF (Development Flex) based on the following rationale:

1. This zoning is what the City has been using for new development for a number of years and it is consistent with the zoning of adjacent developments.
2. The DF zoning allows the City the opportunity to negotiate for additional items that will enhance the quality and integrity of the overall development, including upgraded building elevations and additional landscaping where necessary.

In Planning Case File No. 14-0068B it is recommended that the Planning Commission recommend approval of the preliminary plat to subdivide 92.92 acres into 108 single family lots and 8 outlots to be known as Wagamon Ranch based on the following conditions:

1. There are two outlot Fs shown on the preliminary plat. One of these outlots should be renamed to Outlot H.
2. Park dedication is required for the 105 new home lots. The park dedication amount, based on the 2015 rate of \$3,404 per lot, would result in a total amount of \$357,420. This fee must be paid prior to release of the final plat mylars for recording at Anoka County. Future phases of the plat will be recalculated and paid at the rate in effect at time of Final Plat.
3. A rough grading and sediment control plan must be submitted for City approval prior to work being performed on site. Erosion control details shall be included on the grading plan.
4. The size of site being graded requires a National Pollutant Discharge Elimination System (NPDES) permit from Minnesota Pollution Control Agency.
5. A development plan must be submitted for City approval prior to issuance of the first building permit. The development plan must indicate that all structures will be protected from flooding.
6. Coon Creek Watershed District permit is required prior to the approval of

- grading plan.
7. The developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.
 8. As-built surveys will be required to verify structure elevations and lot grading for each structure constructed.
 9. The Developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, streets with concrete curb and gutter, 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. All City streets, exclusive of collector streets, require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.
 10. Standard utility and drainage easements must be dedicated along all lot lines and over ponds, and storm water detention basins. Developer is to provide access for maintenance of storm water detention basins. Restrictions will be placed on lots as needed to limit fences and landscaping to insure access.
 11. All street names to follow the adopted Anoka County grid system.
 12. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
 13. Execution and recording of a Development Agreement, which sets forth in greater detail these plat conditions as well as other technical and financial responsibilities for the development of this plat.
 14. Soil boring information is required for determination of lowest floor elevations.
 15. Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
 16. 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 Wagamon Ranch.
 17. Trunk sanitary sewer area charges become due with platting for upland acreage. The 2015 rate of \$5633/acre for Sanitary Sewer District 6-5 will apply to all upland acreage if platted in 2015.
 18. The developer has the 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 2015 rate of \$1422 per lot will apply to this plat, if platted in 2015. Future plat phases will be recalculated and paid at the rate in effect at time of Final Plat

19. All of the septic and well systems of the existing homes must meet current building code requirements or the structures will need to be hooked up to City sewer and water. Additionally, the home on Lot 3 has a septic system that is located on proposed Lot 2, Block 7. This home will be required to connect to City sewer and water and abandon the old systems prior to filing the plat to create the new lot.
20. There are two homes, septic systems and wells, and several accessory structures that will be removed on the south end of the plat. Demolition permits must be obtained prior to removal of these items.

In Planning Case File No. 14-0068C it is recommended that the Planning Commission recommend approval of the conditional use permit to allow for construction of 105 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 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	30 Feet
Side Yard Interior	5 Feet (Garage) 10 Feet (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 1,800 square feet for single level and 2,400 square feet for two story. 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 attached to this CUP amendment. All exterior home fronts must include brick, stone or cement board products. Vinyl, aluminum and steel siding are allowed only on the sides and rear of the homes.
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). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
10. Each lot shall contain one front yard tree and one boulevard tree. All trees to be overstory deciduous with a minimum of 2½-inch caliper. Corner lots to receive one additional boulevard tree.
11. 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.

12. Fences are allowed in the rear yard only and must utilize maintenance free materials.