



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

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

**File Number: TMP 18-193**

**Agenda Date:** 4/10/2018

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**In Control:** Planning Commission

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**Agenda Number:** 4.9

..Sponsor

Natasha Lukacs, Planning and Economic Development Technician

Title

Public Hearing Case File No. 18-0018 // Exit Realty Nexus // 3500 131st Avenue  
NE

The applicant is requesting the following:

- a) Rezoning from FR (Farm Residential) to DF (Development Flex)
- b) Preliminary Plat to subdivide 10.07 acres into 16 single-family lots and 2 outlots to be known as Cottagewood Cove.
- c) A Conditional Use Permit to allow for construction of 16 single family homes in a DF (Development Flex) zoning district.

Background

Zoning: FR (Farm Residential)  
Land Use: LDR (Low Density Residential)  
Area: 10.07 Acres  
Applicable Regulations: Chapter 74 of the Subdivision Ordinance  
Chapters 29.80 of the Zoning Ordinance  
Attachments: Zoning and Location Map  
Site Plan & Utility Plan  
Preliminary Plat  
Grading Plan  
Elevations  
Floor Plans (3)  
Cross Section  
Schedule: Planning Commission Public Hearing: 04/10/18  
City Council: 05/03/18

The North East Area Plan Amendment, approved in 2002, created a land use designation of LDR (Low Density Residential) for this parcel. The proposed

single-family development is consistent with the land use designation.

The applicant is requesting a rezoning, a preliminary plat, and a conditional use permit.

**Rezoning**

The property currently has an existing zoning designation of FR (Farm Residential) and is guided in the Comprehensive Plan as LDR (Low Density Residential). The project zoning is proposed to be DF (Development Flex) to cover all of the residential uses. With the DF zoning, housing products and neighborhood design issues will require and be regulated by a Conditional Use Permit (CUP). The proposed DF zoning is consistent with the surrounding area.

**Preliminary Plat**

The current preliminary plat proposal consists of subdividing approximately 10.07 acres into 18 lots containing 16 single-family lots and two outlots. The application proposes single-family homes consistent with the DF zoning and the LDR land use designation. The 16 single-family lots have a minimum lot width of 70 feet, which is consistent with the surrounding lots. The outlots will be used for storm water ponding and wetlands.

There will be one street connection to 129th Avenue and a cul-de-sac on the north end of the development. An eight-foot bituminous trail must be constructed by the developer on Outlot B to access the City's open space to the east. The bituminous trail to extend and connect to the City's existing woodchip trail in the open space.

The developer has the responsibility for financial participation in 131st Avenue NE improvements associated with this development. The improvements include but are not limited to, one half of the cost to construct 131st Avenue across the entire northern property line of the Cottagewood Cove plat, approximately 330 feet. These improvements will include construction of 131st Avenue to a State Aid street standard, a 10-foot bituminous trail and a six-foot concrete sidewalk.

Park dedication will be required for the 16 new lots being constructed at the rate of \$4,320 per unit, for a total park dedication fee of \$69,120 if paid in 2018. This amount must be paid prior to releasing the plat Mylar's for recording at Anoka County. The developer will not receive a park credit for constructing the small section of trail in Outlot B.

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. All streets will follow the Anoka County street name grid system.

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.

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.

**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. The developer is proposing minimum 70-foot wide lots.

The developer is proposing the Hampton model that is predominantly two-stories with four bedrooms, three bathrooms and is approximately 2,500 square feet. The first floor will be approximately 1,250 square feet and the second floor will be approximately 1,250 square feet. The building facades will include varying amounts of stone or brick. The estimated base pricing will be in the mid \$400,000's.

Approximately 10 acres will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 80 trees would be required for tree replacement purposes. Prior to the release of the final plat Mylar's the developer will need to present an overall landscape plan that includes 80 trees on site. This can be accomplished by allocating three trees per lot (for a total of 48 trees) and planting an additional 32 trees elsewhere on site. The developer also has the option to pay \$9,600 (\$300 per tree) to the reforestation account if they choose not to plant the 32 additional trees. However, three trees will still be required per lot (1 additional boulevard tree on corner lots).

#### Recommendation

*The recommendations outlined below are contingent upon the City Council and the Metropolitan Council both reviewing and approving the City's Sewer Plan amendment that moves this property into the District 6 Sewer Area. These proposed actions cannot be implemented until that occurs.*

In Planning Case File No. 18-0018 it is recommended that the Planning Commission recommend approval of a Rezoning from FR (Farm Residential) to DF (Development Flex) at 3500 131st Avenue NE based on the following conditions:

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.
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. 18-0018 it is recommended that the Planning Commission recommend approval of a Preliminary Plat to subdivide 10.07 acres into 16 single-family lots and 2 outlots to be known as Cottagewood Cove based on the following conditions:

1. All streets will follow the Anoka County street name grid system.
2. Developer installed improvements shall include construction of 129th Avenue and the cul-de-sac 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 and 8 foot bituminous trail extended to the existing trail in the City's open space, streetlights, mailboxes, traffic control signs, street signs, and all appurtenant items.
3. The developer has the responsibility for financial participation in 131st Avenue NE improvements associated with this development. The improvements include but are not limited to, one half of the cost to construct 131st Avenue across the entire northern property line of the Cottagewood Cove plat, approximately 330 feet. These improvements will include construction of 131st Avenue to a State Aid street standard, a 10-foot bituminous trail and a six-foot concrete sidewalk. The dollar amount of the participation will be outlined and required as an payment with the Development Agreement.
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 2018 rate for Sanitary Sewer District 6-5 is \$6,229 per upland acre.
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). A

- prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
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. Coon Creek Watershed concurrence is required prior to City Council consideration of preliminary plat and a Coon Creek Watershed District permit is required prior to any site construction.
  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 16 lots at the rate in effect at time of Final Plat. The 2018 rate is \$4,320 per lot or \$69,120 if platted and paid in 2018.
  21. Prior to the release of the final plat Mylar's the developer will need to present an overall landscape plan that includes 80 trees on site or the developer has the option to pay \$9,600 (\$300 per tree) to the reforestation account if they choose not to plant the 32 additional trees.
  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.
  23. 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 Cottagewood Cove.

In Planning Case File No. 18-0018 it is recommended that the Planning Commission recommend approval of a Conditional Use Permit to allow for 16

single-family homes based on the following conditions:

**Single Family - Single Family-70 foot wide lots - DF Development Standards (16 Units)**

**Permitted Uses**

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 regulated under 33.11.

**Standards**

1. Front Yard Setback - 25 Feet
2. Rear Yard Setback - 30 Feet
3. Side Yard - 7.5 Feet for House and 7.5 Feet for Garage
4. Corner Side Yard Setback - 20 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. Total garage space includes all accessory structures, attached and detached. 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 1,250 square feet.

8. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations. Exterior materials should be consistent with the proposals that are attached to this CUP. 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. All single-family dwellings and additions to single-family dwellings shall have at least a 4/12 roof pitch and shall have a shingled roof.
13. 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.
14. Each lot shall contain one front yard overstory tree and one boulevard overstory tree with a minimum of 2 1/2-inch caliper. All 16 lots are to receive one additional yard tree. The third tree must meet the standard sizing requirements and may be located in either the front or rear yard. Corner lots shall each have one additional boulevard tree.
15. 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.