



City of Blaine

City Council Workshop

July 17, 2023 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

NOTICE OF WORKSHOP MEETING

In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

2. New Business

2.1. 2023-293 114th Lane Closure Discussion

Sponsors: Erik Thorvig, Community Development Director, Daniel Schluender, Director of Engineering, Brian Podany, Safety Services Manager/Police Chief, Michelle Wolfe, City Manager

2.2. 2023-306 Lakes Parkway and Zest Street Extension Cost Share Options

Sponsors: Daniel Schluender, Director of Engineering

3. Other Business

4. Adjournment



City of Blaine Staff Report

File Number: 2023-293

Agenda Date	Status
July 17, 2023	
In Control	File Type
City Council	Workshop Item

New Business - Erik Thorvig, Community Development Director, Daniel Schluender, Director of Engineering, Brian Podany, Safety Services Manager/Police Chief, Michelle Wolfe, City Manager

Agenda Item # 2.1

114th Lane Closure Discussion

Background

This staff report has been prepared by Community Development Director Thorvig, Director of Engineering Dan Schluender, Director of Public Safety/Police Chief Podany, and City Manager Wolfe. There are a large number of attachments, including documents and minutes relating to the development of the Sanctuary Preserve neighborhood. In addition, petitions from both neighborhoods are attached. Over time, there has been a great deal of communication regarding this topic, with many statements and concerns made regarding the history of the development, discussions and decisions regarding the street closure, safety, and school bus routing, among other topics. Staff endeavored to provide as much history, documentation, and relevant information as possible.

History

The Sanctuary Preserve neighborhood received initial approval in 2015. The following is a timeline and summary of various approvals for the project and language associated with 114th Lane. (See attached relevant agenda items and minutes.)

April 2, 2015 - CUP is granted to allow 150 single family homes in a Development Flex zoning district. A preliminary plat was also approved laying out the full 150 lot subdivision. The preliminary plat included language that states "The developer will be responsible for their portion of the cost for the installation of trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE, sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue including traffic signal. Plans and specifications must be approved by the city prior to the start of construction." The original approval anticipated connecting 114th Lane to the North Oaks Ponds East neighborhood.

May 21, 2015 - Final plat is approved for the first addition of 29 lots. The same language regarding the

114th Lane connection above is listed in the final plat approval. The first addition included only a portion of the road construction and road construction did not yet reach the 114th Lane connection.

March 3, 2016 -Final plat is approved for the second addition of 29 lots. The same language regarding the 114th Lane connection above is listed in the final plat approval. The second addition included only a portion of the road construction and road construction did not yet reach the 114th Lane connection.

July 14, 2016 - Final plat is approved for the third addition of 41 lots. Construction for this addition included the connection of 114th Lane and the same language above was included in the resolution. However, additional language was added by the City Council stating, "114th Lane Construction from Sanctuary Preserve to North Oaks Pond East, once constructed by the developer, to be closed by street barricade for a period of two (2 years) from the date of initial completion. City Council to review, with hearing, whether the street should be opened or remain closed for additional time." There was concern regarding construction traffic entering the North Oaks Ponds East development and a barricade during construction would prevent said traffic.

January 4, 2018 - Final plat is approved for the fourth addition of 51 lots. Because 114th Lane had already been constructed with the third addition, no language was in the resolution related to 114th Lane.

December 20, 2018 - Based on the July 14, 2016 resolution outlining a two-year time frame to consider the barricade removal, City Council held a public hearing to consider whether the barricades should be removed. The staff report identified two options. The first option was, "remove the barricades so that the street can open and operate as a thru-street that no longer needs to be maintained as two dead ends." The second option was, "recognize that there are approximately 20-25 homes left to be constructed within the Sanctuary Development which will be substantially completed by the end of summer of 2019 and direct the barricades be removed on or around August 15, 2019 (prior to start of school)." The second option was included to prevent construction traffic from entering the North Oaks Pond East development as the Sanctuary Preserve development was being completed. The City Council chose a different option and adopted a resolution stating, "the street barricade should remain in place and be considered for removal by the City Council when the traffic control and development access changes on Lexington Avenue or when commercial development occurs on the northwest corner of 109th and Lexington."

2018 Resolution

This resolution is currently in place and neither of the triggers have occurred. Wellington Development, the developer of Lexington Meadows, owns an 8 acre parcel on the east side of Austin Street, north of 109th Avenue. This site is zoned commercial and shovel ready, meaning there are no wetland challenges and it can be developed. If development occurs on this parcel, it would trigger the City Council to review the street closure. The land immediately northwest of the 109th Avenue/Lexington Avenue intersection is considered wetland and is not developable now or in the future.

There are several roadway improvements scheduled in and around the 109th Avenue and Lexington Avenue area. The developer of the Lexington Meadows and North Meadows developments is in the process of installing a signal system at the intersection of 109th Avenue and Austin Street. The construction is scheduled for Summer/Fall of 2023, at which time the temporary barricades at 112th Avenue and Austin Street can be removed. This improvement will provide additional connectivity to the

street network. Other improvements include projects listed in the Anoka County 5-year Highway Improvement Plan. They have Lexington Avenue, from 112th Avenue to 122nd Avenue listed as pavement rehabilitation, and 109th Avenue from Radisson Road to Lexington Avenue listed for reconstruction.

The City and the County continue to monitor the traffic numbers at the 112th Avenue and Lexington Avenue intersection to see if it warrants a traffic signal.

Public Safety

There have been concerns voiced by residents in both The Sanctuary Preserve as well as North Oaks Ponds East. Residents have cited that they have seen a police car as well as an ambulance that have driven up to the barricade and were unable to get through due to the barricade. Blaine Police Officers all go through extensive geography training in the entire city as part of the onboarding and field training process. Although there may be anomalies in which newer officers don't realize the barricade is there, every officer that Chief Podany spoke to and inquired with was aware of the barricade. Additionally, the Computer Aided Dispatch (CAD) software utilized by the police indicates the street is not a through street. SBMFD cannot attest that all staff members are aware of the barricade, but SBMFD does utilize the same Public Safety Data System that the Police Department utilizes. In checking with Allina Emergency Medical (Ambulatory) services, they utilize their own in-house mapping program. Although it may not have been noted in the past, the system does indicate that there is a barrier in place at this location and that it is not a through street. Opening up the 114th barricade would allow emergency vehicles to pass through the area unobstructed. However, response time changes are difficult to calculate due to the multitude of addresses that could be being responded to, as well as the location the emergency responder is responding from.

In a review of three primary mapping apps, Google Maps and Waze both show that it is not a through street, but Apple Maps does not indicate it is not a through street.

There are a multitude of neighborhoods in the City that only have one way in-one way out. The Sanctuary Preserve is certainly one of the larger ones but there are others as well. Additionally, when Austin Street opens up, it will provide an additional entrance/exit into The Sanctuary Preserve.

There are other safety concerns that have been raised by residents in North Oaks Ponds East, including that of pedestrian and animal safety. As North Oaks Ponds has no sidewalks/bike paths, anyone recreating on foot, bicycle, etc. has to utilize the roadway surface. An increase in traffic on a road with no sidewalks/bike paths inevitably leads to increased risk of vehicular-pedestrian/bicyclist collision, reducing the safety to those who utilize the road to recreate.

Concern has additionally been raised about an inability to access a neighborhood when there is an incident such as a crash that occurs at the entry point. This could occur at the entry point or any point along a roadway that is a single way in/single way out. An additional example would be a structure fire or other incident in which the street becomes impassable. A crash that specifically raised concern was on March 1, 2023 at Lexington/112th. The property damage crash occurred at 7:21AM and officers cleared the scene at 8:10AM. The intersection was impassible and as a result, traffic backed up coming southbound on Lexington Avenue until the crash cleared. In that particular incident, traffic stoppage was backed up on Lexington north of 114th.

School Bus Routing

In correspondence to city representatives, concerns have been raised in relation to school bus routes. Staff contacted the superintendents for both Spring Lake Park schools and Centennial schools.

One concern communicated was that Centennial Schools picks up open enrollment students on 114th Lane but not in the Sanctuary Preserve neighborhood, due to the street closure. Superintendent Holmberg stated that it is the policy of the district that they do not pick up OE students in areas outside the district. However, there is some history related to 114th Lane, and he shared information from the contractor (Arlen Hviding) who serves as the district's transportation admin. Mr. Hviding wrote the following:

"Historically, we have transported OE students at all grade levels residing on 114th Ln NE west of Lexington Avenue as transport is requested. For the current year, we only have CHS and CMS students routed. No BHE students are routed and we are not aware that any families have requested transport for the current year. We have not extended bus routes along 112th Ave NE when it opened up as we have respected this as SLP district boundary."

Staff also met and discussed bussing for these neighborhoods with the Superintendent and Director of Business Administration for Spring Lake Park schools. They were aware of the topic, and that their contract transportation admin (Arlen Hviding) had previously provided information to a resident back in 2021. However, they indicated that they would consult with Mr. Hviding for updated information, review it, and forward to city staff. Staff has not yet received that information; once received, it will be added to the agenda packet materials. The SLP representatives also noted that early August would be ideal timing to be notified if a change will occur with the barricade, so that it can be considered when finalizing routes for the beginning of the school year. They also indicated that they can make adjustments to bus routes during the year, such as the October MEA break and the December holiday break.

Staff Recommendation

City Council discussion followed by direction whether to keep the existing Resolution in place or take action to remove the barricade.

Questions for Council

Attachment List

1. Development Map
2. CUP, Preliminary Plat, First Addition Information
3. Second Addition Information
4. Third Addition Information
5. Fourth Addition Information
6. December 2018 Action Information
7. December 2018 Public Hearing Submittals
8. Petition Received 4-5-21
9. Petition Received 7-5-23

ROAD CLOSURE

(31)

$$(42)$$

(47)

E 1/4 CORNER
SEC. 14

26

34

5

43

44

AVENUE

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15-00000

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100

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City of Blaine
Anoka County, Minnesota
Text File

10801 Town Square Drive
Blaine MN 55449

File Number: RES 15-056

Agenda Date: 4/2/2015

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Resolution

Agenda Number: 11.-4

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community
Development Director*

Title

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR 150
SINGLE FAMILY HOMES IN A DF (DEVELOPMENT FLEX) ZONING
DISTRICT FOR SANCTUARY PRESERVE AT LEXINGTON
AVENUE/114TH AVENUE NE. PULTE GROUP. (CASE FILE NO.
15-0014/LSJ)**

Schedule of Actions

Planning Commission (Public Hearing)	03/10/2015
City Council (Conditional Use Permit)	04/02/2015
Action Deadline	04/19/2015

Planning Commission Action

The Planning Commission voted unanimously to approve the preliminary plat and conditional use permit. Residents expressed concern over the proposed change in access from Lexington Avenue, lots sizes, garage sizes and the connection to the existing neighborhood.

Background

In 2005, Centex Homes received approval of a preliminary plat and a conditional use permit for a development known as Glenn Meadows on the northwest corner of Lexington Avenue and 109th Avenue. The property was also rezoned to DF (Development Flex) at that time. The preliminary plat, at that time, contained 134 single family lots and 209 attached and detached condominium units for a total of 343 units.

In 2007, Centex Homes changed the scope of the plat to include only single family homes after extensive Corps of Engineers and Rice Creek Watershed District research and permits. That plat contained 127 lots.

Since that time, Centex Homes was taken over by Pulte Homes of Minnesota, who has retained the ownership of this property. Pulte Homes is now ready to develop the property and has presented a plan that includes 150 single family homes in a very similar format as was presented in 2007.

A portion of the site now proposed for single family homes is actually guided as MDR (Medium Density Residential) in the comprehensive plan and was planned for condominium and townhomes in the original approval. The current proposal for single family homes can be accommodated by the existing DF zoning and MDR (Medium Density Residential) land use and therefore no land use amendment is being processed at this time by the applicant. The City may consider amending the land use designation as part of the next Comprehensive Plan Update.

Conditional Use Permit

The single family homes constructed within the plat are known as the Bennett, Newberry, Mercer, Stonebrook and Continental. Elevations and floor plans are provided for your review. The homes have a variety of color and architectural elements including shakes, vinyl siding, brick and stone. The homes are similar in style to what is provided in other DF projects within the City.

The homes range in size from 1,970 square feet excluding the basement to 2,858 square feet excluding the basement. The prices of the homes will range from the mid to high \$300,000's to the low \$400,000's.

All setbacks are listed in the resolution of approval.

The landscape plan that has been presented includes two trees per lot which is consistent with other recent single family development approvals. The plan also calls for additional boulevard plantings along the entrance drives as well as entrance signage.

Recommendation

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Preliminary Plat

Grading Plan

Landscape Plan

Narrative

Floor Plans
Elevations

Body

WHEREAS, an application has been filed by Pulte Group as Conditional Use Permit Case File No. 15-0014; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on March 10, 2015; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on April 2, 2015.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.80 of the Zoning Ordinance to allow for 150 single family homes 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 - 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 in Zoning Ordinance Section 33.11.

Standards

1. Setbacks:

Front Yard	25 Feet
Rear Yard	30 Feet
Side Yard - House	7.5 Feet
Side Yard - Garage	7.5 Feet

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 (1,000) 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.
4. The minimum finished floor area above grade for all homes shall be 1,970 square feet. All homes shall have a minimum depth and width of 24 feet.
5. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations and should be consistent with the architecture provided for the Bennett, Newberry, Mercer, Stonebrook and Continental Homes. 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.
6. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
7. 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.
8. 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.
9. Each lot shall contain one front yard tree and one boulevard overstory tree with a minimum of 2½-inch caliper. Corner lots shall each have one additional boulevard overstory tree.
10. 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.
11. Developer to execute and record, with the sale of each single family lot, an affidavit indicating to homebuyers that Low Impact Development feature within their property will require maintenance, general upkeep, and the

importance of the feature to remain in the development.

PASSED by the City Council of the City of Blaine this 2nd day of April, 2015.



City of Blaine
Anoka County, Minnesota
Text File

10801 Town Square Drive
Blaine MN 55449

File Number: RES 15-055

Agenda Date: 4/2/2015

Version: 2

Status: Agenda Ready

In Control: City Council

File Type: Resolution

Agenda Number: 11.-3

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community
Development Director*

Title

**GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 76
ACRES INTO 150 SINGLE FAMILY LOTS AND 6 OUTLOTS TO BE
KNOWN AS SANCTUARY PRESERVE AT LEXINGTON
AVENUE/114TH AVENUE NE. PULTE GROUP. (CASE FILE NO.
15-0014/LSJ)**

Schedule of Actions

Planning Commission (Public Hearing)	03/10/2015
City Council (Preliminary Plat)	04/02/2015
City Council (Final Plat)	Undetermined
Action Deadline	04/19/2015

Planning Commission Action

The Planning Commission voted unanimously to approve the preliminary plat and conditional use permit. Residents expressed concern over the proposed change in access from Lexington Avenue, lots sizes, garage sizes and the connection to the existing neighborhood.

Background

In 2005, Centex Homes received approval of a preliminary plat and a conditional use permit for a development known as Glenn Meadows on the northwest corner of Lexington Avenue and 109th Avenue. The property was also rezoned to DF (Development Flex) at that time. The preliminary plat, at that time, contained 134 single family lots and 209 attached and detached condominium units for a total of 343 units.

In 2007, Centex Homes changed the scope of the plat to include only single family homes after extensive Corps of Engineers and Rice Creek Watershed District research and permits. That plat contained 127 lots.

Since that time, Centex Homes was taken over by Pulte Homes of Minnesota, who has retained the ownership of this property. Pulte Homes is now ready to develop the property and has presented a plan that includes 150 single family homes in a very similar format as was presented in 2007.

A portion of the site now proposed for single family homes is actually guided as MDR (Medium Density Residential) in the comprehensive plan and was planned for condominium and townhomes in the original approval. The current proposal for single family homes can be accommodated by the existing DF zoning and MDR (Medium Density Residential) land use and therefore no land use amendment is being processed at this time by the applicant. The City may consider amending the land use designation as part of the next Comprehensive Plan Update.

Preliminary Plat

The preliminary plat that has been submitted by Pulte Homes includes 76 acres and 150 single family lots. There are 6 outlots in the plat and, with the exception of Outlot B, which will be used for a City park, they are mostly wetlands. There will be a trail connection in Outlot A to the greater trail system that is being developed by the City on its property to the west and north of this site.

The lots in this plat generally contain 65-70 feet of frontage at the setback line. This width has become the common size and is very similar to other developing areas of the City on DF zoned property in return for more landscaping and upgraded architecture. These items will be presented below.

Park dedication is required for this plat for each of the new lots created. If platted in 2015 the rate would be \$3,404 per lot, or \$510,600. A 1.22 acre park will be created on Outlot B of the plat and the developer will receive a credit for the value of the park land that the City intends to purchase. The value of the park land (Outlot B) is calculated to be \$131,100 (established in prior approvals). This payment must be made prior to release of final plat mylars for recording at Anoka County. Future phases will pay park dedication at the park rate in effect of platting.

Six-foot concrete sidewalks will be located as shown on the attached plat. The developer will be required to install a 10-foot bituminous trail from 112th Avenue west to the rear of the lots to serve Outlot A. A ten-foot bituminous trail is proposed along the north side of 112th Avenue.

The developer is proposing to utilize a Low Impact Development (LID) design for this development. LID design is a different approach to managing storm water that mitigates impacts to the surrounding natural features of the land. Their design proposes to utilize a nonstandard street section with storm water features in the front of homes on one side of the street. By proposing a design of this type the project will preserve open space, decentralize storm water at its source, and protect the existing natural systems and processes.

Extension of trunk sanitary sewer and water main are a necessity of the subdivision. The developer and adjacent property owner has submitted a petition to the city for the installation of the trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE to be installed as a public project. The improvements within the proposed plat will include sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue, including traffic signal. Plans and specifications must be approved by city prior to start of construction.

Street and utility improvements shall include construction of a street and sidewalk connection through the temporary cul-de-sac on 114th Lane NE in the plat of North Oaks Ponds East including the removal of the temporary cul-de-sac. This street connection will allow vehicles and pedestrians from North Oaks Ponds East to utilize a signalized intersection with Lexington Avenue NE. This connection is beneficial and necessary given Anoka County's plans for Lexington Avenue. In the future, as traffic levels continue to build on Lexington Avenue, a full median at the intersection of 114th Lane and Lexington Avenue is probable, which would not allow the residents in North Oaks Ponds East to turn left into the development when going north on Lexington Avenue. This scenario makes the connection to 114th Lane through this development more important. This connection would also be consistent with the City's Transportation Plan goal of connectivity between neighborhoods and it provides better access for emergency service vehicles to enter the new and existing developments. Sanitary sewer and water main shall also be constructed to the north line of the plat for possible future extension into North Oaks Pond East.

The developer has been having on going discussions with Anoka County on required road improvements on Lexington Avenue NE. The developer has updated the traffic study for this area. Anoka County Highway Department (ACHD) will be reviewing and making recommendation based on this report. These comments will include construction of the required additional through lanes and turn lanes on

Lexington Avenue NE. Construction of a traffic signal will be required at the intersection of 112 Avenue NE and Lexington Avenue NE. The developer must have an ACHD permit prior to any work within County right-of-way.

Recommendation

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Preliminary Plat

Grading Plan

Landscape Plan

Narrative

Floor Plans

Elevations

Body

WHEREAS, an application has been filed by applicant as subdivision Case File No. 15-0014; and

WHEREAS, said case involves the division of land described as follows:

OUTLOT B, OUTLOT C, OUTLOT D, OUTLOT F AND OUTLOT H, GLENN MEADOWS, ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY, MINNESOTA; AND

THAT PART OF 112TH AVENUE AND 114TH LANE NORTHEAST AS DEDICATED ON GLENN MEADOWS, ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY, MINNESOTA, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST EASTERLY CORNER OF OUTLOT D OF SAID GLENN MEADOWS; THENCE NORTH 40 DEGREES 41 MINUTES 34 SECONDS EAST, ASSUMING THE MOST NORTHLY LINE OF SAID OUTLOT D BEARS NORTH 89 DEGREES 51 SECONDS 17 SECONDS WEST, A DISTANCE OF 45.00 FEET; THENCE NORTHESTERLY ALONG A NON TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING CENTRAL ANGLE OF 01 DEGREES 00 MINUTES 34 SECONDS AND A RADIUS OF 625.00 FEET FOR AN ARC DISTANCE OF 11.01 FEET, THE CHORD OF SAID CURVE BEARS NORTH 49 DEGREES 48 MINUTES 43 SECONDS WEST; THENCE NORTH 39 DEGREES 41 MINUTES 00 SECONDS EAST NOT TANGENT TO A SAID CURVE A DISTANCE OF 45.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID 112TH AVENUE AND SAID LINE THERE TERMINATING.

TOGETHER WITH THAT PART OF AUSTIN STREET AS DEDICATED ON SAID GLENN MEADOWS AND SAID 112TH AVENUE LYING EASTERLY OF THE

FOLLOWING DESCRIBED LINE;

COMMENCING AT THE MOST NORTHERLY CORNER OF OUTLOT F AND SAID GLENN MEADOWS; THENCE NORTH 49 DEGREES 30 MINUTES 43 SECONDS EAST A DISTANCE OF 45.00 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 00 DEGREES 31 MINUTES 43 SECONDS A RADIUS OF 625.00 FEET FOR AN ARC DISTANCE OF 5.77 FEET, THE CORD OF SAID CURVE BEARS NORTH 40 DEGREES 45 MINUTES 08 SECONDS WEST; THENCE NORTH 48 DEGREES 59 MINUTES 00 SECONDS EAST NON TANGENT TO SAID CURVE A DISTANCE OF 45.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID 112TH AVENUE AND SAID LINE THERE TERMINATING.

WHEREAS, the Blaine Planning Commission has reviewed said case file on March 10, 2015; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 15-0014 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on April 2, 2015.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 74-42 of the subdivision regulations is hereby granted for addition name permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. 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 Sanctuary Preserve.
2. Park dedication is required with this plat for each of the new lots created. If platted in 2015 the rate would be \$3,404 per lot, or \$510,600. A 1.22 acre park will be created on Outlot B of the plat and the developer will receive a credit for the value of the park land that the City intends to purchase. The value of the park land (Outlot B) is calculated to be \$131,100 (established in prior approvals). This payment must be made prior to release of final plat mylars for recording at Anoka County. Future phases will pay park dedication at the park rate in effect at time of platting.
3. Six-foot concrete sidewalks to be located as shown on the plat. A ten-foot bituminous trail is proposed and required along the north side of 112th Avenue.
4. The developer will be required to install a 10-foot bituminous trail from

- 112th Avenue west to the rear of the lots to serve Outlot A.
5. Grading plan approval is required prior to start of any construction on site. Developer shall grade and perform soil corrections in park area.
 6. Rice Creek Watershed District permit is required prior to start of grading and City approval of construction plans and specifications.
 7. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.
 8. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
 9. The developer must have an Anoka County Highway Department permit prior to any work within County right-of-way.
 10. Dedication of additional right-of-way for required intersection improvements at Lexington Avenue NE. as required by Anoka County.
 11. The developer will be responsible for their portion of the cost for the installation of trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE, sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue including traffic signal. Plans and specifications must be approved by city prior to start of construction.
 12. Sanitary sewer and water main shall be constructed to the north line of the plat for future extension into North Oaks Ponds East.
 13. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
 14. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
 15. Street names shall be consistent with the Anoka County grid system.
 16. Developer will need to have Anoka County review proposed improvements at Lexington Avenue prior to start of site work.
 17. Outlots intended to be deeded to the City for drainage, utility or open space purposes to be reviewed independently and direction provided in the Development Agreement related to the timing and conditions under which each outlot would be deeded.
 18. No construction traffic will be allowed on 114th Lane NE.
 19. The additional landscaping and entrance signage along 112th Avenue (adjacent to Outlots E and F) to be maintained by the homeowners association.

PASSED by City Council of the City of Blaine this 2nd day of April, 2015.



City of Blaine
Anoka County, Minnesota
Text File

10801 Town Square Drive
Blaine MN 55449

File Number: RES 15-095

Agenda Date: 5/21/2015

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Resolution

Agenda Number: 11.-5

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community
Development Director*

Title

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 76 ACRES INTO
29 SINGLE FAMILY LOTS AND 4 OUTLOTS TO BE KNOWN AS
SANCTUARY PRESERVE AT LEXINGTON AVENUE/114TH AVENUE
NE. PULTE GROUP. (CASE FILE NO. 15-0014/LSJ)**

Schedule of Actions

Planning Commission (Public Hearing)	03/10/2015
City Council (Preliminary Plat)	04/02/2015
City Council (Final Plat)	05/21/2015

Background

The final plat that has been submitted by Pulte Homes includes 76 acres and 29 single family lots. There are 4 outlots in the plat which will be used for future residential lots, a City park and storm drainage purposes.

Park dedication is required for this plat for each of the new lots created. The 2015 rate would be \$3,404 per lot, or \$98,716. This payment must be made prior to release of final plat mylars for recording at Anoka County. Future phases will pay park dedication at the park rate in effect at time of platting.

Extension of trunk sanitary sewer and water main are a necessity of the subdivision. The developer and adjacent property owner has submitted a petition to the city for the installation of the trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE to be installed as a public project. The City has ordered that project and will be reviewing plans and specs and awarding contract in July-August timeframe.

Note: the improvements within the plat will be phased and in the initial phase will

only include those utilities and road sections necessary for the first 29 lots. The summary below is for the entire plat and will be completed in later phases.

The improvements within the proposed plat will include sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue, including traffic signal. Plans and specifications must be approved by city prior to start of construction. Street and utility improvements shall include construction of a street and sidewalk connection through the temporary cul-de-sac on 114th Lane NE in the plat of North Oaks Ponds East including the removal of the temporary cul-de-sac. This street connection will allow vehicles and pedestrians from North Oaks Ponds East to utilize a signalized intersection with Lexington Avenue NE. Sanitary sewer and water main shall also be constructed to the north line of the plat for possible future extension into North Oaks Pond East.

The developer has been having on going discussions with Anoka County on required road improvements on Lexington Avenue NE. The developer has updated the traffic study for this area. Anoka County Highway Department (ACHD) will be reviewing and making recommendation based on this report. These comments will include construction of the required additional through lanes and turn lanes on Lexington Avenue NE. Construction of a traffic signal will be required at the intersection of 112 Avenue NE and Lexington Avenue NE. The developer must have an ACHD permit prior to any work within County right-of-way.

The final plat is consistent with the approved preliminary plat, Resolution No. 15-055.

Recommendation

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Final Plat

Body

WHEREAS, an application has been filed by applicant as subdivision Case No. 15-0014; and

WHEREAS, said case involves the division of land in Anoka County,

Minnesota, described as follows:

OUTLOT B, OUTLOT C, OUTLOT D, OUTLOT F AND OUTLOT H, GLENN MEADOWS, ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY, MINNESOTA; AND

THAT PART OF 112TH AVENUE AND 114TH LANE NORTHEAST AS DEDICATED ON GLENN MEADOWS, ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY, MINNESOTA, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST EASTERLY CORNER OF OUTLOT D OF SAID GLENN MEADOWS; THENCE NORTH 40 DEGREES 41 MINUTES 34 SECONDS EAST, ASSUMING THE MOST NORTHLY LINE OF SAID OUTLOT D BEARS NORTH 89 DEGREES 51 SECONDS 17 SECONDS WEST, A DISTANCE OF 45.00 FEET; THENCE NORTHEASTERLY ALONG A NON TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING CENTRAL ANGLE OF 01 DEGREES 00 MINUTES 34 SECONDS AND A RADIUS OF 625.00 FEET FOR AN ARC DISTANCE OF 11.01 FEET, THE CHORD OF SAID CURVE BEARS NORTH 49 DEGREES 48 MINUTES 43 SECONDS WEST; THENCE NORTH 39 DEGREES 41 MINUTES 00 SECONDS EAST NOT TANGENT TO A SAID CURVE A DISTANCE OF 45.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID 112TH AVENUE AND SAID LINE THERE TERMINATING.

TOGETHER WITH THAT PART OF AUSTIN STREET AS DEDICATED ON SAID GLENN MEADOWS AND SAID 112TH AVENUE LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE MOST NORTHERLY CORNER OF OUTLOT F AND SAID GLENN MEADOWS; THENCE NORTH 49 DEGREES 30 MINUTES 43 SECONDS EAST A DISTANCE OF 45.00 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 00 DEGREES 31 MINUTES 43 SECONDS A RADIUS OF 625.00 FEET FOR AN ARC DISTANCE OF 5.77 FEET, THE CORD OF SAID CURVE BEARS NORTH 40 DEGREES 45 MINUTES 08 SECONDS WEST; THENCE NORTH 48 DEGREES 59 MINUTES 00 SECONDS EAST NON TANGENT TO SAID CURVE A DISTANCE OF 45.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID 112TH AVENUE AND SAID LINE THERE TERMINATING.

WHEREAS, the Blaine City Council granted preliminary plat approval on April 2, 2015, subject to the stipulations as contained in Blaine City Council Resolution No. 15-055; and

WHEREAS, the applicant has submitted a final plat in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City

of Blaine that final plat approval for Sanctuary Preserve per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. 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 Sanctuary Preserve.
2. Park dedication is required for this plat for each of the new lots created. The 2015 rate would be \$3,404 per lot, or \$98,716. This payment must be made prior to release of final plat mylars for recording at Anoka County. A 1.22 acre park parcel will be created and deeded to the City in one of the later plat phases. Future phases will pay park dedication at the park rate in effect at time of platting and will also take into account the \$131,100 value of the future park parcel.
3. Six-foot concrete sidewalks to be located as shown on the plat. A ten-foot bituminous trail is proposed and required along the north side of 112th Avenue.
4. The developer will be required to install a 10-foot bituminous trail from 112th Avenue west to the rear of the Plat, which will be later extended as part of subdividing Outlot D.
5. Grading plan approval is required prior to start of any construction on site. Developer shall grade and perform soil corrections in park area.
6. Rice Creek Watershed District permit is required prior to start of grading and City approval of construction plans and specifications.
7. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.
8. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
9. The developer must have an Anoka County Highway Department permit prior to any work within County right-of-way.
10. Dedication of additional right-of-way for required intersection improvements at Lexington Avenue NE. as required by Anoka County.
11. The developer will be responsible for their portion of the cost for the installation of trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE, sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue including traffic signal. Plans and specifications must be approved by city prior to start of construction.
12. Sanitary sewer and water main shall be constructed in future phases to the north line of the plat for future extension into North Oaks Ponds East.

13. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
14. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
15. Street names shall be consistent with the Anoka County grid system. Chambers Circle will need to be renamed Zest Court and the west portion of 112th Avenue renamed 112th Circle.
16. Developer will need to have Anoka County review proposed improvements at Lexington Avenue prior to start of site work.
17. Outlots intended to be deeded to the City for drainage, utility or open space purposes to be reviewed independently and direction provided in the Development Agreement related to the timing and conditions under which each outlot would be deeded.
18. No construction traffic will be allowed on 114th Lane NE.
19. The additional landscaping and entrance signage along 112th Avenue to be maintained by the homeowners association.

PASSED by the City Council of the City of Blaine this 21st day of May 2015.



**City of Blaine
Anoka County, Minnesota
Signature Copy**

10801 Town Square
Drive
Blaine MN 55449

Resolution: RES 15-056

File Number: RES 15-056

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR 150
SINGLE FAMILY HOMES IN A DF (DEVELOPMENT FLEX) ZONING
DISTRICT FOR SANCTUARY PRESERVE AT LEXINGTON
AVENUE/114TH AVENUE NE. PULTE GROUP. (CASE FILE NO.
15-0014/LSJ)**

WHEREAS, an application has been filed by Pulte Group as Conditional Use Permit Case File No. 15-0014; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on March 10, 2015; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on April 2, 2015.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.80 of the Zoning Ordinance to allow for 150 single family homes 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 - 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 in Zoning Ordinance Section 33.11.

Standards

1. Setbacks:

Front Yard	25 Feet
Rear Yard	20 Feet
Side Yard - House	7.5 Feet
Side Yard - Garage	7.5 Feet
Side Yard - Corner	20 Feet

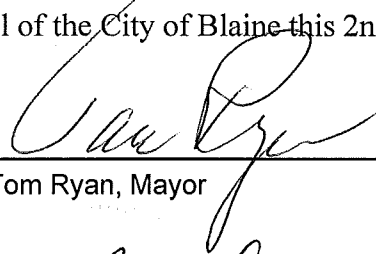
2. Maximum building height - 2 1/2 stories or 35 feet.
3. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square 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.
4. The minimum finished floor area above grade for all homes shall be 1,970 square feet. All homes shall have a minimum depth and width of 24 feet.
5. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations and should be consistent with the architecture provided for the Bennett, Newberry, Mercer, Stonebrook and Continental Homes. 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.
6. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
7. 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.
8. 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.
9. Each lot shall contain one front yard tree and one boulevard overstory tree with a minimum of 2½-inch caliper. Corner lots shall each have one additional boulevard overstory tree.
10. 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.

11. Developer to execute and record, with the sale of each single family lot, an affidavit indicating to homebuyers that Low Impact Development feature within their property will require maintenance, general upkeep, and the importance of the feature to remain in the development.

PASSED by the City Council of the City of Blaine this 2nd day of April, 2015.

Signed by

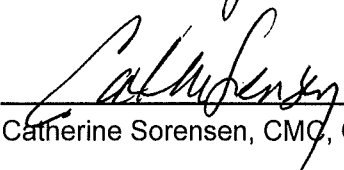


Tom Ryan, Mayor

Date

4-2-15

Attest by



Catherine Sorensen, CMC, City Clerk

Date

4-2-15



City of Blaine
Anoka County, Minnesota
Signature Copy

10801 Town Square
Drive
Blaine MN 55449

Resolution: RES 15-095

File Number: RES 15-095

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 76 ACRES INTO 29
SINGLE FAMILY LOTS AND 4 OUTLOTS TO BE KNOWN AS SANCTUARY
PRESERVE AT LEXINGTON AVENUE/114TH AVENUE NE. PULTE GROUP.
(CASE FILE NO. 15-0014/LSJ)**

WHEREAS, an application has been filed by applicant as subdivision Case No. 15-0014;
and

WHEREAS, said case involves the division of land in Anoka County, Minnesota,
described as follows:

OUTLOT B, OUTLOT C, OUTLOT D, OUTLOT F AND OUTLOT H, GLENN
MEADOWS, ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY
MINNESOTA; AND

THAT PART OF 112TH AVENUE AND 114TH LANE NORTHEAST AS DEDICATED
ON GLENN MEADOWS, ACCORDING TO THE RECORDED PLAT THEREOF
ANOKA COUNTY, MINNESOTA, LYING WESTERLY OF THE FOLLOWING
DESCRIBED LINE:

COMMENCING AT THE MOST EASTERLY CORNER OF OUTLOT D OF SAID
GLENN MEADOWS; THENCE NORTH 40 DEGREES 41 MINUTES 34 SECONDS
EAST, ASSUMING THE MOST NORTHLY LINE OF SAID OUTLOT D BEARS
NORTH 89 DEGREES 51 SECONDS 17 SECONDS WEST, A DISTANCE OF 45.00
FEET; THENCE NORTHEASTERLY ALONG A NON TANGENTIAL CURVE
CONCAVE TO THE SOUTHWEST HAVING CENTRAL ANGLE OF 01 DEGREES 00
MINUTES 34 SECONDS AND A RADIUS OF 625.00 FEET FOR AN ARC DISTANCE
OF 11.01 FEET, THE CHORD OF SAID CURVE BEARS NORTH 49 DEGREES 48
MINUTES 43 SECONDS WEST; THENCE NORTH 39 DEGREES 41 MINUTES 00
SECONDS EAST NOT TANGENT TO A SAID CURVE A DISTANCE OF 45.00 FEET
TO THE NORTHERLY RIGHT OF WAY LINE OF SAID 112TH AVENUE AND SAID
LINE THERE TERMINATING.

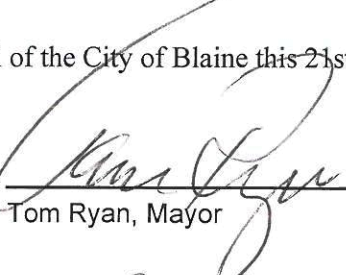
TOGETHER WITH THAT PART OF AUSTIN STREET AS DEDICATED ON SAID
GLENN MEADOWS AND SAID 112TH AVENUE LYING EASTERLY OF THE
FOLLOWING DESCRIBED LINE;

work within County right-of-way.

10. Dedication of additional right-of-way for required intersection improvements at Lexington Avenue NE. as required by Anoka County.
11. The developer will be responsible for their portion of the cost for the installation of trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE, sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue including traffic signal. Plans and specifications must be approved by city prior to start of construction.
12. Sanitary sewer and water main shall be constructed in future phases to the north line of the plat for future extension into North Oaks Ponds East.
13. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
14. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
15. Street names shall be consistent with the Anoka County grid system. Chambers Circle will need to be renamed Zest Court and the west portion of 112th Avenue renamed 112th Circle.
16. Developer will need to have Anoka County review proposed improvements at Lexington Avenue prior to start of site work.
17. Outlots intended to be deeded to the City for drainage, utility or open space purposes to be reviewed independently and direction provided in the Development Agreement related to the timing and conditions under which each outlot would be deeded.
18. No construction traffic will be allowed on 114th Lane NE.
19. The additional landscaping and entrance signage along 112th Avenue to be maintained by the homeowners association.

PASSED by the City Council of the City of Blaine this 21st day of May 2015.

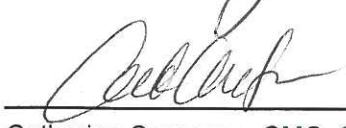
Signed by


Tom Ryan, Mayor

Date

5/21/15

Attest by


Catherine Sorensen, CMC, City Clerk

Date

5/21/15

**APPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
March 10, 2015**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, March 10, 2015. Vice Chair Lahti called the meeting to order at 7:00 p.m.

Members Present: Commission Members: Goracke, Homan, York and Vice Chair Lahti

Members Absent: Commission Member Bergstrom and Chair Ouellette

Staff Present: Shawn Kaye, Associate Planner
Lori Johnson, Associate Planner
Tom Scott, Project Coordinator
Dan Schluender, Assistant City Engineer

APPROVAL OF MINUTES

Motion by Commissioner York to approve the minutes of February 10, 2015, as presented. Motion seconded by Commissioner Homan. The motion passed 4-0.

OLD BUSINESS

None.

NEW BUSINESS

Item 4.1 – Case File No. 15-0012 – Public Hearing – The applicant is requesting a conditional use permit to allow up to 1,187 square feet of garage space on an R-1 (Single Family) zoning district.
MICHAEL AND RICKI DRAKE, 12007 3RD STREET NE.

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0012 was opened at 7:07 p.m. As no one wished to appear, the public hearing was closed at 7:07 p.m.

Motion by Commissioner Goracke to recommend approval of Planning Case 15-0012 based on the following conditions:

Case 15-0012:

1. The total garage and accessory space for this lot is limited to the 1,187 square feet as proposed with this application.

2. The garage and gazebo may not be used for a home occupation of any kind.
3. No storage shall be allowed within the gazebo (other than associated lawn furniture) and the storage in the garage must be for personal use only.
4. The attached garage must match the color and architecture of the house and the gazebo must be constructed as shown.
5. A building permit must be obtained prior to construction of the garage and gazebo.
6. The garage and gazebo must meet required setbacks for the structures.

Motion seconded by Commissioner Homan. The motion passed 4-0.

Vice Chair Lahti noted this would be on the agenda of the April 2, 2015 City Council meeting.

Item 4.2 – Case File No. 15-0007 – Public Hearing – The applicant is requesting a conditional use permit amendment to allow for an expanded outdoor truck storage area in an I-2 (Heavy Industrial) zoning district.
TRUCK A LINE, 10070 DAVENPORT STREET NE.

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0007 was opened at 7:11 p.m. As no one wished to appear, the public hearing was closed at 7:11 p.m.

Commissioner York supported the conditional use permit with the conditions recommended by staff.

Motion by Commissioner Homan to recommend approval of Planning Case 15-0007 based on the following conditions:

Case 15-0007:

1. The rear parking area of the building, including the new portion of the parking lot, must be used for truck parking only and no other type of storage is allowed in this area.
2. The chain link fence must be installed as shown on the site plan.
3. The applicant must provide 7 conifer trees along the north side of the site along 101st Avenue. The trees must be at least 6 feet in height.
4. The entire parking lot (including the front parking area) must be striped to clearly mark where parking is allowed.
5. Site plan approval must be obtained prior to any work being performed on site.

6. The applicant must obtain a permit from the Coon Creek Watershed District prior to any work being performed on site.

Motion seconded by Commissioner Goracke. The motion passed 4-0.

Vice Chair Lahti noted this would be on the agenda of the April 2, 2015 City Council meeting.

Item 4.3 – Case File No. 15-0013 – Public Hearing – The applicant is requesting the following:

- a.) Preliminary plat approval to subdivide 8.73 acres into 8 lots and 1 outlot to be known as Woodland Village 10th Addition.
 - b.) Conditional use permit to allow for 8 single family homes in a DF (Development Flex) zoning district.
- WOODLAND DEVELOPMENT, 121ST AVENUE/WOODLAND PARKWAY.

The report to the Planning Commission was presented by Shawn Kaye, Associate Planner. The public hearing for Case File 15-0013 was opened at 7:17 p.m.

Vice Chair Lahti noted that the Planning Commission received six emails regarding this Planning Case. She discussed the concerns expressed in these emails.

David Wellna, Woodland Village Homeowner's Association representative, spoke on behalf of the homeowners association. He discussed how the proposed Habitat for Humanity homes would impact his neighborhood. This group understands the positive impacts Habitat for Humanity had on the community. However, the homeowners did not support the development of eight Habitat for Humanity homes, as they would not be consistent with the existing 100+ homes. He provided comment on how these homes were not consistent with regard to exterior aesthetics, quality of construction, lot size, garage size and square footage. He was concerned with how home values would be impacted if the eight Habitat for Humanity homes were built.

Mr. Wellna explained that a petition against the proposed request has been signed by 60+ households in the Woodland Village neighborhood. He reviewed a list of proposed conditions that the Habitat for Humanity homes have in order to be constructed in the Woodland Village neighborhood. The proposed conditions were as follows:

1. It is recommended the minimum square footage on the new homes match Woodland Village Additions 2-6. This would mean the rambler would have to go from 1,500 to 2,000 square feet and the two story would increase to 2,500 square feet.
2. The size of the homes would necessitate a large family. It was recommended that Habitat for Humanity finish the basements in order to put the best foot forward for the families moving into these homes.

3. It was recommended that three car garages be recommended for both of the housing styles. This would ensure that all lawn tools could be stored indoors and to promote curb appeal.
4. It was recommended that two overstory trees be added to each property line abutting the athletic complex, in addition to the rear property line of the southern four lots. This would provide a nice transition and light barrier for the light coming from the ball fields.
5. It was recommended that the City consider reducing the property taxes by 50% for the Habitat homeowners to assist them in getting the best start.
6. It was recommended that the stretch of roadway from Woodland Parkway to the sports complex be posted “No Parking” for safety purposes.
7. It was recommended that an architectural committee be created with Byron Westlund and several homeowners.
8. He requested further information and wondered if Habitat for Humanity had completed homes in the metro area that were similar to Woodland Village and how this process went. He questioned how applicants were selected and asked if the City was prepared to enforce its Ordinances if one of the new homes was not properly maintained.
9. He asked what other areas the City has considered for Habitat for Humanity.

Mr. Wellna stated without these conditions being met, he recommended that the Planning Commission deny the Conditional Use Permit request as the eight Habitat for Humanity homes were not consistent and did not align with the surrounding neighborhood.

Byron Westlund, Woodland Development, explained he has been the project manager for this neighborhood since 2006. He provided the Planning Commission with further background information on the proposed development noting originally several six-plex townhomes were being proposed. In 2011 he received approval for attached and detached townhomes west of the parkway. This would have created a much more dense development. He noted that now he was proposing a development with all single-family homes with higher standard building materials.

Vice Chair Lahti appreciated Mr. Westlund’s presentation.

Karin Fischbach, 4756 123rd Avenue NE, explained how low income families would impact her neighborhood where the population was more dense and public transportation services were needed.

Chad Bouley, Twin Cities Habitat for Humanity, noted he was willing to speak with the Woodland Village homeowners regarding the proposed homes.

Jeff Zweber, 11728 Hupp Street NE, understood that due to the necessary cleanup on the Woodland Village site, Woodland Development has promised several lots would be made

available for low-income families. He suggested that a land swap with the property to the north be considered instead. He believed this would provide those homes with better access to public transportation.

Vice Chair Lahti summarized the comments voiced by both sides of the matter.

Broch LaSholter, Woodland Village resident, noted he has lived in his home for the past four years. He had concern with how the remaining lots would be developed and how it would impact the existing residents. He suggested the Planning Commission table action on this item to allow the homeowners to hold a homeowners association meeting and to speak with Woodland Development.

The public hearing was closed at 7:42 p.m.

Commissioner York asked what was previously proposed for these lots.

Mr. Westlund explained the lots were currently approved for duplexes and he was requesting to change this to allow for single-family homes. He reported that he had no commitment from Habitat for Humanity at this point, but understood this organization was interested in the lots. He discussed the contract the City had with the Met Council with regard to the Voluntary Investigative Cleanup (VIC) boundary.

Commissioner Homan questioned if a land swap was then negated in light of the VIC information provided by the applicant.

Mr. Westlund stated a land swap with the property to the north has been discussed, but was not probable. It was his opinion that the eight lots should not have undo or additional conditions placed on them when the adjacent homes did not also have to abide by these conditions.

Commissioner Goracke requested further information from staff regarding Mr. Wellna's concerns and proposed conditions.

Associate Planner, Shawn Kaye reviewed the proposed square footage of the proposed homes. She reported three car garages were not a requirement and noted the City has not required a builder to finish basements in the past. She stated that additional landscaping could be made a recommendation and a final determination could be made by the City Council. She provided comment on the architectural control language written into staff's recommendation.

Assistant City Engineer, Dan Schluender discussed the proposed no parking on Woodland Parkway. He recommended that this not be pursued on 121st Avenue at this time.

Vice Chair Lahti asked if Habitat for Humanity has been a part of a similar development in the metro area.

Mr. Bollie provided the Planning Commission with information on several Habitat developments in the seven county metro area. He commented how the homes would be built based on the

proposed square footage. He reiterated that none of the lots were Habitat properties at this time, and that Habitat for Humanity has simply submitted a letter of interest.

Ben Swager, Twin Cities Habitat for Humanity, explained how he works with homeowners after they have moved into a Habitat home. He provided comment on the interviews, background checks and financial examination that occurred. He further discussed how Habitat matched families to a home.

Vice Chair Lahti asked if staff was aware of the square footage on the previously proposed duplexes.

Associate Planner, Shawn Kaye was not aware of the square footage.

Mr. Westlund commented that the square footage per unit would have been roughly 1,500 square feet per unit.

Commissioner Homan inquired how the building standards for Habitat homes would be followed since volunteer builders were used.

Mr. Bollie explained that Habitat for Humanity would have a site supervisor on location at all times. He provided further comment on the high building standards that have been followed on all Habitat for Humanity homes. He commented that all homes were built to energy star 3.0 standards.

Vice Chair Lahti questioned if a group home could occupy one of the Habitat for Humanity homes.

Associate Planner, Shawn Kaye reported group homes were regulated by the State of Minnesota and not by the City.

Commissioner York discussed the request before the Planning Commission this evening.

Motion by Commissioner York to recommend approval of Planning Case 15-0013A the preliminary plat to subdivide 8.73 acres into 8 lots and 1 outlot to be known as Woodland Village 10th Addition based on the following conditions:

Case 15-0013A:

1. The City may be required by Anoka County to share in the costs of future signal and intersection improvements to Lexington Avenue. The City will be required to cost share in these improvements and this amount will proposed to be assessed to benefitting parcels including those in the plat.
2. Plans and specifications must be approved by the City prior to start of construction.

3. 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.
4. 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.
5. 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.
6. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development plan, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for City review and approval.
7. The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property. The development plan shall indicate all structures will be protected from flooding.
8. RCWD permit is required prior to starting any plat improvements.
9. The Developer shall process a Letter of Map Amendment with FEMA and 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.
10. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
11. Park dedication to be paid for 8 housing units at the rate in effect at the time of final plat. The 2015 rate is \$3,404 per lot or a total of \$27,232 if platted in 2015.
12. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way.
13. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
14. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds, existing wells, or new wells as source of water supply with a moisture sensor installed.

15. 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.
16. All development signage by separate review.
17. 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.
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 Woodland Village 10th Addition.

Motion by Commissioner York to recommend approval of Planning Case 15-0013B the conditional use permit to allow for construction of 8 single family homes in a DF (Development Flex) zoning district based on the following conditions:

Case 15-0013B:

Single Family - DF Development Standards (8 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 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 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 as follows:
 - a. 1,500 square feet for single level/split level; 2,200 square feet for two-story home.
 - b. All homes shall have a minimum depth and width of 24 feet
8. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations. Metal or vinyl siding cannot be used on any front elevations. Metal siding (.24 gauge minimum) and vinyl siding (.42 gauge minimum) can be used on side or rear elevations. 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 residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
10. 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.
11. 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.
12. Each lot shall contain one front yard overstory tree and one boulevard overstory tree with a minimum of 2½-inch caliper. Corner lots shall each have one additional boulevard tree.
13. 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.

14. All lots shall have underground irrigation.

15. All entrance monument signage to be approved by a separate permit.

Motion seconded by Commissioner Homan. The motion passed 4-0.

Vice Chair Lahti noted this would be on the agenda of the April 2, 2015 City Council meeting.

Item 4.4 – Case File No. 15-0014 - Public Hearing – The applicant is requesting the following:

- a.) Preliminary plat approval to subdivide 76 acres into 150 single family lots and 6 outlots to be known as Sanctuary Preserve.
- b.) Conditional use permit to allow for 150 single family homes in a DF (Development Flex) zoning district.

PULTE GROUP, LEXINGTON AVENUE/114TH AVENUE NE.

The report to the Planning Commission was presented by Lori Johnson, Associate Planner. The public hearing for Case File 15-0014 was opened at 8:14 p.m.

Kathleen Gorsky, 406 114th Lane, North Oaks Ponds East development resident, requested further information on why the number of lots had increased from 127 to 150. She had concerns with why only two car garages were being built.

Associate Planner, Lori Johnson explained that the two car garage was a minimum requirement. She anticipated that many homes would have a three car garage.

Paul Gorsky, 406 114th Lane, expressed concern with the loss of the left hand turn lane off of Lexington Avenue. He explained how this would adversely impact his neighborhood. He asked if by tying these two neighborhoods together if the building standards would change.

Associate Planner, Lori Johnson commented that the neighborhoods would remain two separate entities and the City was not proposing to bring water and sewer into Mr. Gorzyski's neighborhood.

Assistant City Engineer, Dan Schluender provided comment on the left hand turn lane from Lexington Avenue. He stated the City had a joint powers agreement with the County and it states that when the intersection at 112th was constructed, the left hand turn would be removed. However, in speaking with the County, this issue may be further discussed so long as it remains a safe movement.

Tony Lu, 3843 114th Lane, inquired when construction would begin on the development. He stated that he would like the left hand turn lane remain in place off of Lexington Avenue.

Jess Robertson requested contact information for Anoka County to discuss 114th Avenue access.

Assistant City Engineer, Dan Schluender discussed how construction traffic would travel through the neighborhood and requested the developer address the construction timeline.

Paul Heuer, Pulte Homes, explained that the change in lot sizes had varied due to the recent changes in the housing market. He discussed the home products that would be offered by Pulte Homes along with the approximate square footage. He reported the development would begin in the east and would move west. All grading would occur in the first year.

As no one wished to appear, the public hearing was closed at 8:28 p.m.

Motion by Commissioner Goracke to recommend approval of Planning Case 15-0014A the preliminary plat to subdivide 76 acres into 150 single family lots and 6 outlots to be known as Sanctuary Preserve based on the following conditions:

Case 15-0014A:

1. 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 Sanctuary Preserve.
2. Park dedication is required with this plat for each of the new lots created. If platted in 2015 the rate would be \$3,404 per lot, or \$510,600. A 1.22 acre park will be created on Outlot B of the plat and the developer will receive a credit for the value of the park land that the City intends to purchase. The value of the park land (Outlot B) is calculated to be \$131,100 (established in prior approvals). This payment must be made prior to release of final plat mylars for recording at Anoka County. Future phases will pay park dedication at the park rate in effect at time of platting.
3. Six-foot concrete sidewalks to be located as shown on the plat. A ten-foot bituminous trail is proposed and required along the north side of 112th Avenue.
4. The developer will be required to install a 10-foot bituminous trail from 112th Avenue west to the rear of the lots to serve Outlot A.
5. Grading plan approval is required prior to start of any construction on site. Developer shall grade and perform soil corrections in park area.
6. Rice Creek Watershed District permit is required prior to start of grading and City approval of construction plans and specifications.
7. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.

8. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
9. The developer must have an Anoka County Highway Department permit prior to any work within County right-of-way.
10. Dedication of additional right-of-way for required intersection improvements at Lexington Avenue NE. as required by Anoka County.
11. The developer will be responsible for their portion of the cost for the installation of trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE, sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue including traffic signal. Plans and specifications must be approved by city prior to start of construction.
12. Sanitary sewer and water main shall be constructed to the north line of the plat for future extension into North Oaks Ponds East.
13. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
14. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
15. Street names shall be consistent with the Anoka County grid system.
16. Developer will need to have Anoka County review proposed improvements at Lexington Avenue prior to start of site work.
17. Outlots intended to be deeded to the City for drainage, utility or open space purposes to be reviewed independently and direction provided in the Development Agreement related to the timing and conditions under which each outlot would be deeded.
18. No construction traffic will be allowed on 114th Lane NE.
19. The additional landscaping and entrance signage along 112th Avenue (adjacent to Outlots E and F) to be maintained by the homeowners association.

Motion by Commissioner Goracke to recommend approval of Planning Case 15-0014B the conditional use permit to allow for 150 single family homes in a DF (Development Flex) zoning district based on the following conditions:

Case 15-0014B:

Single Family - DF Development Standards

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 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 in Zoning Ordinance Section 33.11.

Standards

1. Setbacks:

Front Yard	25 Feet
Rear Yard	20 Feet
Side Yard - House	7.5 Feet
Side Yard - Garage	7.5 Feet
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 (1,000) 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.
4. The minimum finished floor area above grade for all homes shall be 1,970 square feet. All homes shall have a minimum depth and width of 24 feet.
5. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations and should be consistent with the architecture provided for the Bennett, Newberry, Mercer, Stonebrook and Continental Homes. 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.

6. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
7. 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.
8. 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.
9. Each lot shall contain one front yard tree and one boulevard overstory tree with a minimum of 2½-inch caliper. Corner lots shall each have one additional boulevard overstory tree.
10. 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.
11. Developer to execute and record, with the sale of each single family lot, an affidavit indicating to homebuyers that Low Impact Development feature within their property will require maintenance, general upkeep, and the importance of the feature to remain in the development.

Motion seconded by Commissioner Homan. The motion passed 4-0.

Vice Chair Lahti noted this would be on the agenda of the April 2, 2015 City Council meeting.

ADJOURNMENT

Motion by Commissioner Homan to adjourn the Regular Planning Commission meeting. Motion seconded by Commissioner York. The motion passed 4-0. Adjournment time was 8:35 p.m.

Respectfully submitted,

Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

11.2 Resolution 15-054, Granting a Conditional Use Permit Amendment to Allow for an Expanded Outdoor Truck Storage Area in an I-2 (Heavy Industrial) Zoning District at 10070 Davenport Street NE, Truck A Line. (Case File No. 15-0007/LSJ).

Moved by Councilmember Bourke, seconded by Councilmember Swanson, that Resolution 15-054, "Granting a Conditional Use Permit Amendment to Allow for an Expanded Outdoor Truck Storage Area in an I-2 (Heavy Industrial) Zoning District at 10070 Davenport Street NE, Truck A Line," be approved.

Planning and Community Development Director Schafer stated the applicant is proposing a parking lot expansion of 6,525 square feet and a new driveway onto 101st Avenue.

Motion adopted unanimously.

11.3 Resolution 15-055, Granting Preliminary Plat Approval to Subdivide 76 Acres into 150 Single Family Lots and 6 Outlots to be Known as Sanctuary Preserve at Lexington Avenue/114th Avenue NE, Pulte Group. (Case File No. 15-0014/LSJ).

Moved by Councilmember King, seconded by Mayor Ryan, that Resolution 15-055, "Granting Preliminary Plat Approval to Subdivide 76 Acres into 150 Single Family Lots and 6 Outlots to be Known as Sanctuary Preserve at Lexington Avenue/114th Avenue NE, Pulte Group," be approved.

Planning and Community Development Director Schafer stated Pulte Homes is ready to develop and has presented a plan that includes 150 single-family homes. He stated the property has DF (Development Flex) zoning and MDR (Medium Density Residential) land use.

Councilmember Herbst commented he is concerned about the development's drainage.

Councilmember Bourke asked about trails through the development. Planning and Community Development Director Schafer replied the development includes trails and will tie into other trails.

Councilmember Clark asked about additional traffic on 114th. Planning and Community Development Director Schafer replied 114th does not have access to go north on Lexington.

Brian Kahler, 114th Lane, stated the residents have issues with the connection of the two neighborhoods. He stated the homes in the northern neighborhood are larger than the proposed development. He stated the density of the project is more than the northern neighborhood. He suggested not connecting the neighborhoods and raising the values of the proposed homes.

Planning and Community Development Director Schafer stated he believes the left turn from Lexington Avenue onto 114th would be removed.

Councilmember Herbst suggested Pulte install two speed humps onto 114th to calm traffic.

Councilmember Clark suggested wait and see if there is a traffic problem. Planning and Community Development Director Schafer replied the developer can escrow money to cover future speed humps.

Mr. Kahler stated he does not see the need in connecting the two neighborhoods. He suggested the development exit on 109th. Planning and Community Development Director Schafer replied that property is owned by Alliance Bank and not Pulte.

Councilmember Hovland stated if the County closes the left turn onto 114th then that neighborhood will need to use 112th to get to their homes.

Council consensus for the developer to include escrow funds to cover the building of two speed humps on 114th.

Mr. Kahler stated the neighborhood is concerned about water drainage. Councilmember Herbst stated the City will work with the Watershed District on drainage.

Mr. Kahler commented the Bobolink bird nests in the wetland area.

Catherine Gorski, 4086 114th Lane, stated if the two neighborhoods are connected, the northern neighborhood is at risk of losing the left turn from Lexington. She suggested connecting the neighborhood with trail/bike path.

Moved by Councilmember Herbst, seconded by Councilmember Bourke, that Resolution 15-055, "Granting Preliminary Plat Approval to Subdivide 76 Acres into 150 Single Family Lots and 6 Outlots to be Known as Sanctuary Preserve at Lexington Avenue/114th Avenue NE. Pulte Group," be amended to require the developer to escrow funds to build two speed humps.

Amendment adopted 6-1 (Councilmember Clark).

Amended motion adopted unanimously.

11.4 Resolution 15-056, Granting A Conditional Use Permit to Allow for 150 Single Family Homes in a DF (Development Flex) Zoning District for Sanctuary Preserve at Lexington Avenue/114th Avenue NE. Pulte Group. (Case File No.15-0014/LSJ).

Moved by Councilmember Swanson, seconded by Councilmember Herbst, that Resolution 15-056, "Granting A Conditional Use Permit to Allow for 150 Single Family Homes in a DF (Development Flex) Zoning District for Sanctuary Preserve at Lexington Avenue/114th Avenue NE. Pulte Group," be approved.

Planning and Community Development Director Schafer stated Pulte Homes is ready to develop and has presented a plan that includes 150 single-family homes. He stated the property has DF (Development Flex) zoning and MDR (Medium Density Residential) land use.

Motion adopted unanimously.

11.5 Resolution 15-057, Granting Preliminary Plat Approval to Subdivide 4.45 Acres into One (1) Lot to be Known as Emberwood at 126th Avenue/Central Avenue NE. Kason, Inc. (Case File No. 14-0002/LSJ).

Moved by Councilmember King, seconded by Councilmember Herbst, that Resolution 15-057, "Granting Preliminary Plat Approval to Subdivide 4.45 Acres into One (1) Lot to be Known as Emberwood at 126th Avenue/Central Avenue NE. Kason, Inc.," be approved.

Planning and Community Development Director Schafer stated the applicant Kason, Inc. is seeking Conditional Use Permit final site plan approval to develop a phased 112-unit structure. He stated the set of

Planning and Community Development Director Schafer stated the applicant is requesting an extension of the final plat approval for the third phase of the development.

Motion adopted unanimously.

11.4 Resolution 15-094, Granting Final Plat Approval to Subdivide 4.45 Acres into One (1) Lot to be Known as Emberwood at 126th Avenue/Central Avenue NE. Kason, Inc. (Case File No. 14-0002/LSJ).

Moved by Councilmember Bourke, seconded by Councilmember King, that Resolution 15-094, "Granting Final Plat Approval to Subdivide 4.45 Acres into One (1) Lot to be Known as Emberwood at 126th Avenue/Central Avenue NE. Kason, Inc.," be approved.

Planning and Community Development Director Schafer stated the final plat consists of one new lot, easements and additional right-of-way for the service road. He noted that park dedication has not been paid for the parcels and would now be due.

Motion adopted unanimously.

11.5 Resolution 15-095, Granting Final Plat Approval to Subdivide 76 Acres into 29 Single Family Lots and 4 Outlots to be known as Sanctuary Preserve at Lexington Avenue/114th Avenue NE. Pulte Group. (Case File No. 15-0014/LSJ).

Moved by Mayor Ryan, seconded by Councilmember Bourke, that Resolution 15-095, "Granting Final Plat Approval to Subdivide 76 Acres into 29 Single Family Lots and 4 Outlots to be known as Sanctuary Preserve at Lexington Avenue/114th Avenue NE. Pulte Group," be approved.

Planning and Community Development Director Schafer stated Pulte Homes has submitted final plat that consists of 76 acres for phase one which includes 29 single-family lots and four outlots.

Councilmember Bourke asked if speed humps will be built in this development. Planning and Community Development Director Schafer replied that speed humps will be considered if needed in a future phase.

Councilmember Clark commented that some residents are looking for additional dialog about this development.

Motion adopted unanimously.

11.6 Resolution 15-096, Granting Final Plat Approval to Re-plat Two Existing Lots (32.78 Acres Total) into Two Newly Reconfigured Lots, a 30.55 Acre Parcel and a 2.23 Acre Parcel to be Known as Mills Second Addition to Blaine at 10220 Lexington Avenue NE. Aldi, Inc. (Case File No. 15-0018).

Moved by Councilmember Herbst, seconded by Councilmember Bourke, that Resolution 15-085, "Granting Preliminary Plat Approval to Re-plat Two Existing Lots (32.78 Acres Total) into Two Newly Reconfigured Lots, a 30.55 Acre Parcel and a 2.23 Acre Parcel to be Known as Mills Second Addition at 10220 Lexington Avenue NE. Aldi, Inc.," be approved.



City of Blaine
Anoka County, Minnesota
Text File
File Number: RES 16-036

Blaine City Hall
10801 Town Square Dr
Blaine, MN 55449

Agenda Date: 3/3/2016

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Resolution

Agenda Number: 11.-7

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community
Development Director*

Title

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 8 ACRES INTO 29 LOTS AND ONE OUTLOT TO
BE KNOWN AS SANCTUARY PRESERVE 2ND ADDITION, LOCATED
AT XXX 112TH CIRCLE. (CASE FILE NO. 16-0011/LSJ)**

Schedule of Actions

Planning Commission (Public Hearing)	03/10/2015
City Council (Preliminary Plat)	04/02/2015
City Council (Final Plat)	03/03/2016

Background

The final plat being presented is the second phase of the Sanctuary Preserve preliminary plat. Sanctuary Preserve 2nd Addition contains 29 lots and one outlot. The outlot will be further platted for residential purposes at a later date.

Park dedication is required for this plat for each of the new lots created. The 2016 rate would be \$3,744 per lot, or \$108,576. This payment must be made prior to release of final plat mylars for recording at Anoka County. Future phases will pay park dedication at the park rate in effect at time of platting.

Note: the improvements within the plat will be phased and each phase will only include those utilities and road sections necessary for that phase. The summary below is for the entire plat and will be completed in later phases.

The improvements within the proposed plat will include sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue, including traffic signal. Plans and

specifications must be approved by city prior to start of construction. Street and utility improvements shall include construction of a street and sidewalk connection through the temporary cul-de-sac on 114th Lane NE in the plat of North Oaks Ponds East including the removal of the temporary cul-de-sac. This street connection will allow vehicles and pedestrians from North Oaks Ponds East to utilize a signalized intersection with Lexington Avenue NE. Sanitary sewer and water main shall also be constructed to the north line of the plat for possible future extension into North Oaks Pond East.

The developer has been having on going discussions with Anoka County on required road improvements on Lexington Avenue NE. The developer has updated the traffic study for this area. Anoka County Highway Department (ACHD) will be reviewing and making recommendation based on this report. These comments will include construction of the required additional through lanes and turn lanes on Lexington Avenue NE. Construction of a traffic signal will be required at the intersection of 112 Avenue NE and Lexington Avenue NE. The developer must have an ACHD permit prior to any work within County right-of-way.

The final plat is consistent with the approved preliminary plat, Resolution No. 15-055.

Recommendation

By motion, approve the Resolution.

Attachments

Zoning and Location Map
Final Plat

Body

WHEREAS, an application has been filed by Pulte Group as subdivision Case No. 16-0011; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

Outlot D, SANCTUARY PRESERVE, according to the recorded plat thereof, Anoka County, Minneota.

WHEREAS, the Blaine City Council granted preliminary plat approval on April 2, 2015, subject to the stipulations as contained in Blaine City Council

Resolution No. 15-095; and

WHEREAS, the applicant has submitted a final plat in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Sanctuary Preserve 2nd Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. 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 Sanctuary Preserve 2nd Addition.
2. Park dedication is required for this plat for each of the new lots created. The 2016 rate would be \$3,744 per lot, or \$108,756. This payment must be made prior to release of final plat mylars for recording at Anoka County. A 1.22 acre park parcel will be created and deeded to the City in one of the later plat phases. Future phases will pay park dedication at the park rate in effect at time of platting and will also take into account the \$131,100 value of the future park parcel.
3. Six-foot concrete sidewalks to be located as shown on the plat. A ten-foot bituminous trail is proposed and required along the north side of 112th Avenue.
4. The developer will be required to install a 10-foot bituminous trail from 112th Avenue west to the rear of the Plat, which will be later extended as part of subdividing Outlot D.
5. Grading plan approval is required prior to start of any construction on site. Developer shall grade and perform soil corrections in park area.
6. Rice Creek Watershed District permit is required prior to start of grading and City approval of construction plans and specifications.
7. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.
8. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
9. Dedication of additional right-of-way for required intersection improvements at Lexington Avenue NE. as required by Anoka County.
10. The developer will be responsible for their portion of the cost for the installation of trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE, sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail,

street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue including traffic signal. Plans and specifications must be approved by city prior to start of construction.

11. Sanitary sewer and water main shall be constructed in future phases to the north line of the plat for future extension into North Oaks Ponds East.
12. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
13. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
14. No construction traffic will be allowed on 114th Lane NE.
15. The additional landscaping and entrance signage along 112th Avenue to be maintained by the homeowners association.

PASSED by the City Council of the City of Blaine this 3rd day of March 2016.



**City of Blaine
Anoka County, Minnesota
Signature Copy**

Blaine City Hall
10801 Town Square Dr
Blaine, MN 55449

Resolution: RES 16-036

File Number: RES 16-036

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 8 ACRES INTO 29 LOTS AND ONE OUTLOT TO
BE KNOWN AS SANCTUARY PRESERVE 2ND ADDITION, LOCATED
AT XXX 112TH CIRCLE. (CASE FILE NO. 16-0011/LSJ)**

WHEREAS, an application has been filed by Pulte Group as subdivision Case No. 16-0011; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

Outlot D, SANCTUARY PRESERVE, according to the recorded plat thereof, Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on April 2, 2015, subject to the stipulations as contained in Blaine City Council Resolution No. 15-095; and

WHEREAS, the applicant has submitted a final plat in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Sanctuary Preserve 2nd Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. 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 Sanctuary Preserve 2nd Addition.
2. Park dedication is required for this plat for each of the new lots created. The 2016 rate would be \$3,744 per lot, or \$108,756. This payment must be made prior to release of final plat mylars for recording at Anoka County. A 1.22 acre park parcel will be created and deeded to the City in one of the later plat phases. Future phases will pay park dedication at the park rate in effect at time of platting and will also take into account the \$131,100 value of the future park parcel.
3. Six-foot concrete sidewalks to be located as shown on the plat. A ten-foot bituminous trail is proposed and required along the north side of 112th Avenue.
4. The developer will be required to install a 10-foot bituminous trail from 112th

Avenue west to the rear of the Plat, which will be later extended as part of subdividing Outlot D.

5. Grading plan approval is required prior to start of any construction on site. Developer shall grade and perform soil corrections in park area.
6. Rice Creek Watershed District permit is required prior to start of grading and City approval of construction plans and specifications.
7. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.
8. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
9. Dedication of additional right-of-way for required intersection improvements at Lexington Avenue NE. as required by Anoka County.
10. The developer will be responsible for their portion of the cost for the installation of trunk sanitary sewer and water main extension from Pheasant Ridge Drive NE, sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs, and County Road improvements on Lexington Avenue including traffic signal. Plans and specifications must be approved by city prior to start of construction.
11. Sanitary sewer and water main shall be constructed in future phases to the north line of the plat for future extension into North Oaks Ponds East.
12. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
13. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
14. No construction traffic will be allowed on 114th Lane NE.
15. The additional landscaping and entrance signage along 112th Avenue to be maintained by the homeowners association.

PASSED by the City Council of the City of Blaine this 3rd day of March 2016.

Signed by

Tom Ryan, Mayor

Date

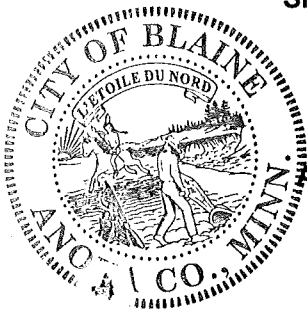
3-3-16

Attest by

Catherine Sorensen, CMC, City Clerk

Date

3-3-16



Declared by Mayor Ryan that Ordinance 16-2344, "Chapter 6 – Alcoholic Beverages – Article II – Intoxicating Liquor and 3.2 Percent Malt Liquor," be introduced and placed on file for second reading at the March 17, 2016, Council meeting.

DEVELOPMENT BUSINESS (CONTINUED)

11.6 Resolution 16-035, Granting Final Plat Approval to Subdivide 9.83 Acres into 29 Lots and One (1) Outlot to be Known as Hidden Acres, Located at 113th Avenue NE/Pierce Street NE. Cardinal Land Company, LLC. (Case File No. 15-0072/SLK).

Moved by Mayor Ryan, seconded by Councilmember Herbst, that Resolution 16-035, "Granting Final Plat Approval to Subdivide 9.83 Acres into 29 Lots and One (1) Outlot to be Known as Hidden Acres, Located at 113th Avenue NE/Pierce Street NE. Cardinal Land Company, LLC," be approved.

Planning and Community Development Director Schafer stated the applicant is proposing to develop a 9.83 acre parcel that lies north of 113th Avenue and west of Ulysses Street that has FR (Farm Residential) zoning and a land use of LDR (Low Density Residential).

Motion adopted unanimously.

11.7 Resolution 16-036, Granting Final Plat Approval to Subdivide Approximately 8 Acres into 29 Lots and One Outlot to be known as Sanctuary Preserve 2nd Addition, Located at XXX 112th Circle. (Case File No. 16-0011/LSJ).

Moved by Councilmember Clark, seconded by Councilmember King, that Resolution 16-036, "Granting Final Plat Approval to Subdivide Approximately 8 Acres into 29 Lots and One Outlot to be known as Sanctuary Preserve 2nd Addition, Located at XXX 112th Circle," be approved.

Planning and Community Development Director Schafer stated the applicant is proposing to develop a 9.83 acre parcel that lies north of 113th Avenue and west of Ulysses Street that has FR (Farm Residential) zoning and a land use of LDR (Low Density Residential).

Motion adopted unanimously.

ADMINISTRATION

12.1 Motion 16-028, Confirm 2016 Boards and Commissions Mayoral Appointments.

Moved by Councilmember Herbst, seconded by Councilmember Hovland, that Resolution 16-028, "Confirm 2016 Boards and Commissions Mayoral Appointments," be approved.

Mayor Ryan confirmed the following two-year appointments for the Planning Commission, Park Advisory, and Natural Resource Conservation Boards. He stated the commissioners and board members will be sworn in at their next regular meeting. He stated the appointments to the Special Board of Review will expire upon adjournment of the final 2016 Board of Review meeting.



City of Blaine
Anoka County, Minnesota
Text File

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

File Number: RES 16-112

Agenda Date: 7/14/2016

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Resolution

Agenda Number: 11.-2

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community
Development Director*

Title

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 30 ACRES INTO 41 LOTS AND TWO (2) OUTLOTS
TO BE KNOWN AS SANCTUARY PRESERVE 3RD ADDITION,
LOCATED AT 112TH CIRCLE/114TH LANE NE. (CASE FILE NO.
16-0037/LSJ)**

Schedule of Actions

Planning Commission (Public Hearing)	03/10/15
City Council (Preliminary Plat)	04/02/15
City Council (Final Plat)	07/14/16

Background

The final plat being presented is the third phase of the Sanctuary Preserve preliminary plat. Sanctuary Preserve 3rd Addition contains 41 lots and two outlots. Outlot A will be used for a neighborhood park (see below). Outlot B will contain wetlands and storm drainage areas as well as future lots.

Park dedication is required for this plat for each of the new lots created. The 2016 rate would be \$3,744 per lot, or \$153,504 for 41 new lots. This payment must be made prior to release of final plat mylars for recording at Anoka County. A park will be created on Outlot A of this plat and deeded to the City. The developer will be given a credit of \$131,100 for the value of the park outlot. Therefore, the total park dedication fee for this phase will be \$22,504.

The improvements within the proposed plat will include sanitary sewer, water main, storm drainage improvements, street, removal of temporary cul-de-sac on 114th Lane NE, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs. Plans and specifications must be approved by city prior to start of construction. Street and utility

improvements shall include construction of a street and sidewalk connection through the temporary cul-de-sac on 114th Lane NE in the plat of North Oaks Ponds East including the removal of the temporary cul-de-sac. This street connection will allow vehicles and pedestrians from North Oaks Ponds East to utilize a future signalized intersection with Lexington Avenue NE. Sanitary sewer and water main shall also be constructed to the north line of the plat for possible future extension into North Oaks Pond East.

The final plat is consistent with the approved preliminary plat, Resolution No. 15-055.

Recommendation

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Final Plat

Body

WHEREAS, an application has been filed by Pulte Homes as subdivision Case No. 16-0037; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

Outlot A, SANCTUARY PRESERVE 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on April 2, 2015, subject to the stipulations as contained in Blaine City Council Resolution No. 15-055; and

WHEREAS, the applicant has submitted a final plat in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Sanctuary Preserve 3rd Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. 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 Sanctuary Preserve 3rd Addition.
2. Park dedication is required for this plat for each of the new lots created. The 2016 rate would be \$3,744 per lot, or \$153,504 for 41 new lots. This payment must be made prior to release of final plat mylars for recording at Anoka County. Outlot A is a future park parcel and shall be deeded, by Warranty Deed, to the City once the grading has been completed by the developer. The developer will be given a credit of \$131,100 for the value of the park outlot. Therefore, the total park dedication fee required for this phase will be \$22,504.
3. Six-foot concrete sidewalks to be located as shown on the plat.
4. The developer will be required to install a 10-foot bituminous trail from 112th Circle west to the rear of the Plat, which will be later extended as part of subdividing Outlot D.
5. Grading plan approval is required prior to start of any construction on site. Developer shall grade and perform soil corrections in park area.
6. Rice Creek Watershed District permit is required prior to start of grading and City approval of construction plans and specifications.
7. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.
8. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
9. The developer will be responsible for removal of temporary cul-de-sac on 114th Lane NE, installation of concrete curb and gutter, street, and 6 foot concrete walk to connect to the existing 114th Lane NE, extending storm sewer and water service to the future park, installation of streets with curb and gutter, sanitary sewer, water main, services, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs. Plans and specifications must be approved by city prior to start of construction.
10. Sanitary sewer and water main shall be constructed to the north line of the plat for future extension into North Oaks Ponds East.
11. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
12. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
13. No construction traffic will be allowed on 114th Lane NE.
14. The additional landscaping and entrance signage along 112th Avenue to be maintained by the homeowners association.

PASSED by the City Council of the City of Blaine this 14th day of July, 2016.



City of Blaine
Anoka County, Minnesota
Signature Copy

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

Resolution: RES 16-112

File Number: RES 16-112

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 30 ACRES INTO 41 LOTS AND TWO (2) OUTLOTS
TO BE KNOWN AS SANCTUARY PRESERVE 3RD ADDITION,
LOCATED AT 112TH CIRCLE/114TH LANE NE. (CASE FILE NO.
16-0037/LSJ)**

WHEREAS, an application has been filed by Pulte Homes as subdivision Case No. 16-0037; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

Outlot A, SANCTUARY PRESERVE 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on April 2, 2015, subject to the stipulations as contained in Blaine City Council Resolution No. 15-055; and

WHEREAS, the applicant has submitted a final plat in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Sanctuary Preserve 3rd Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. 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 Sanctuary Preserve 3rd Addition.
2. Park dedication is required for this plat for each of the new lots created. The 2016 rate would be \$3,744 per lot, or \$153,504 for 41 new lots. This payment must be made prior to release of final plat mylars for recording at Anoka County. Outlot A is a future park parcel and shall be deeded, by Warranty Deed, to the City once the grading has been completed by the developer. The

developer will be given a credit of \$131,100 for the value of the park outlot.

Therefore, the total park dedication fee required for this phase will be \$22,504.

3. Six-foot concrete sidewalks to be located as shown on the plat.
4. The developer will be required to install a 10-foot bituminous trail from 112th Circle west to the rear of the Plat, which will be later extended as part of subdividing Outlot D.
5. Grading plan approval is required prior to start of any construction on site. Developer shall grade and perform soil corrections in park area.
6. Rice Creek Watershed District permit is required prior to start of grading and City approval of construction plans and specifications.
7. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.
8. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
9. The developer will be responsible for removal of temporary cul-de-sac on 114th Lane NE, installation of concrete curb and gutter, street, and 6 foot concrete walk to connect to the existing 114th Lane NE, extending storm sewer and water service to the future park, installation of streets with curb and gutter, sanitary sewer, water main, services, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs. Plans and specifications must be approved by city prior to start of construction.
10. Sanitary sewer and water main shall be constructed to the north line of the plat for future extension into North Oaks Ponds East.
11. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
12. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
13. No construction traffic will be allowed on 114th Lane NE.
14. The additional landscaping and entrance signage along 112th Avenue to be maintained by the homeowners association.
15. 114th Lane connection from Sanctuary Preserve to North Oaks Ponds East, once constructed by the developer, to be closed by street barricade for a period of two (2) years from date of initial street completion. City Council to review, with hearing, whether the street should be opened or remain closed for additional time.

PASSED by the City Council of the City of Blaine this 14th day of July, 2016.



Signed by

Tom Ryan
Tom Ryan, Mayor

Date

7/14/16

Attest by

Catherine Sorensen
Catherine Sorensen, CMC, City Clerk

Date

7/14/16

Motion adopted unanimously.

11.2 Resolution 16-112, Granting Final Plat Approval to Subdivide Approximately 30 Acres into 41 Lots and Two (2) Outlots to be known as Sanctuary Preserve 3rd Addition. Located at 112th Circle/114th Lane NE. (Case File No. 16-0037/LSJ).

Moved by Councilmember Herbst, seconded by Councilmember Bourke, that Resolution 16-112, "Granting Final Plat Approval to Subdivide Approximately 30 Acres into 41 Lots and Two (2) Outlots to be known as Sanctuary Preserve 3rd Addition. Located at 112th Circle/114th Lane NE," be approved.

Planning and Community Development Director Schafer stated the final plat is the third phase of the Sanctuary Preserve preliminary plat. He stated the Sanctuary Preserve 3rd Addition contains 41 lots and two outlots. He noted that Outlot A will be used for a neighborhood park and Outlot B will contain wetlands, storm drainage, and future lots.

114th Lane connection from Sanctuary Preserve to North Oaks Ponds East, once constructed by the developer, to be closed by street barricade for a period of two (2) years from date of initial street completion. City Council to review, with hearing, whether the street should be opened or remain closed for additional time.

Moved by Councilmember Bourke, seconded by Councilmember King to amend the motion to close the road with barricades for two years and add additional screening to the back of the lots.

Planning and Community Development Director Schafer replied no additional landscaping was included in the plat. He stated there will be barricades for the road; although the sidewalk will connect.

Councilmember King stated he is in favor of closing the road for two years. He noted he met with the homeowners in North Oaks and they want to keep the road closed and keep the sidewalk and trail.

Mayor Ryan commented 112th will have a signal and the residents in North Oaks may want to use the signal.

Councilmember Bourke commented he is in favor of keeping the road closed. He requested an email on the status of the landscaping buffer.

Amendment adopted unanimously.

Amended motion adopted unanimously.

8:00 P.M. – PUBLIC HEARING AND ITEMS SET FOR A CERTAIN TIME

9.1 Resolution 16-109, Public Hearing for Municipal Consent for I35W MNPASS Project.

Moved by Councilmember Herbst, seconded by Mayor Ryan, that Resolution 16-109, "Public Hearing for Municipal Consent for I35W MNPASS Project," be approved.

City Engineer Keely stated the Minnesota Department of Transportation (MNDOT) is preparing construction plans for a MNPASS lane in each direction of I35W from Roseville to Blaine. She stated this project requires municipal consent of the final layout from each City on the project corridor.



City of Blaine
Anoka County, Minnesota
Text File

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

File Number: RES 18-06

Agenda Date: 1/4/2018

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Resolution

Agenda Number: 11.-2

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community
Development Director*

Title

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 38.6 ACRES INTO 51 LOTS AND 1 OUTLOT TO
BE KNOWN AS SANCTUARY PRESERVE 4TH ADDITION. PULTE
HOMES. (CASE FILE NO. 17-0060/LSJ)**

Schedule of Actions

Planning Commission (Public Hearing)	03/10/15
City Council (Preliminary Plat)	04/02/15
City Council (Final Plat)	01/04/18

Background

The final plat being presented is the fourth phase of the Sanctuary Preserve preliminary plat. Sanctuary Preserve 4th Addition contains 51 lots and one outlot. Outlot A will contain wetlands and storm drainage areas.

Park dedication is required for this plat for each of the new lots created. The 2018 rate is be \$4,320 per lot, or \$220,320 for 51 new lots. This payment must be made prior to release of final plat mylars for recording at Anoka County.

The improvements within the proposed plat will include sanitary sewer, water main, storm drainage improvements, street, concrete curb and gutter, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs. Plans and specifications must be approved by city prior to start of construction.

The final plat is consistent with the approved preliminary plat, Resolution No. 15-055.

Recommendation

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Final Plat

Body

WHEREAS, an application has been filed by Pulte Homes as subdivision Case No. 17-0060; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

Outlot F, CORRECTED PLAT OF SANCTUARY PRESERVE, according to the recorded plat thereof, Anoka County, Minnesota.

AND

Outlot B, SANCTUARY PRESERVE 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on April 2, 2015, subject to the stipulations as contained in Blaine City Council Resolution No. 15-055; and

WHEREAS, the applicant has submitted a final plat in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Sanctuary Preserve 4th Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Park dedication is required for this plat for each of the new lots created. The 2018 Park Dedication Rate is \$4,320 per lot, or \$220,320 for 51 new lots. This payment must be made prior to release of final plat mylars for recording at Anoka County.
2. Six-foot concrete sidewalks to be located on 112th Lane and 112th Circle.
3. Grading plan approval is required prior to start of any construction on site.
4. Rice Creek Watershed District permit is required prior to start of grading

- and City approval of construction plans and specifications.
5. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.
 6. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
 7. The developer will be responsible for installation of streets with curb and gutter, sanitary sewer, water main, services, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs. Plans and specifications must be approved by city prior to start of construction.
 8. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
 9. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
 10. No construction traffic will be allowed on 114th Lane NE.
 11. The additional landscaping and entrance signage along 112th Avenue to be maintained by the homeowners association.
 12. 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 Sanctuary Preserve 4th Addition.

PASSED by the City Council of the City of Blaine this 4th day of January, 2018.



City of Blaine
Anoka County, Minnesota
Signature Copy

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

Resolution: RES 18-06

File Number: RES 18-06

**GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 38.6 ACRES INTO 51 LOTS AND 1 OUTLOT TO
BE KNOWN AS SANCTUARY PRESERVE 4TH ADDITION. PULTE
HOMES. (CASE FILE NO. 17-0060/LSJ)**

WHEREAS, an application has been filed by Pulte Homes as subdivision Case No. 17-0060; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

Outlot F, CORRECTED PLAT OF SANCTUARY PRESERVE, according to the recorded plat thereof, Anoka County, Minnesota.

AND

Outlot B, SANCTUARY PRESERVE 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

WHEREAS, the Blaine City Council granted preliminary plat approval on April 2, 2015, subject to the stipulations as contained in Blaine City Council Resolution No. 15-055; and

WHEREAS, the applicant has submitted a final plat in general conformance with the approved preliminary plat.

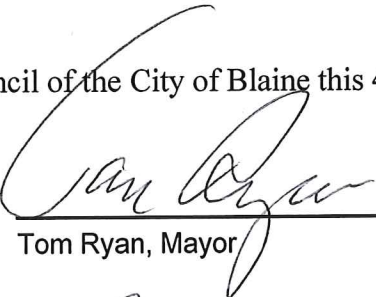
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for Sanctuary Preserve 4th Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Park dedication is required for this plat for each of the new lots created. The 2018 Park Dedication Rate is \$4,320 per lot, or \$220,320 for 51 new lots. This payment must be made prior to release of final plat mylars for recording at Anoka County.

2. Six-foot concrete sidewalks to be located on 112th Lane and 112th Circle.
3. Grading plan approval is required prior to start of any construction on site.
4. Rice Creek Watershed District permit is required prior to start of grading and City approval of construction plans and specifications.
5. Army Corps of Engineers permit is required prior to the start of grading and city approval of construction plans and specifications.
6. The developer shall submit a copy of their NPDES permit and Storm Water Pollution Prevention Plan to the city prior to start of grading construction.
7. The developer will be responsible for installation of streets with curb and gutter, sanitary sewer, water main, services, 6 foot concrete walk, 10 foot bituminous trail, street lights, mailboxes, traffic control signs, street signs. Plans and specifications must be approved by city prior to start of construction.
8. A development agreement will be required for the development that outlines the City's and the developer's responsibilities.
9. Water and sewer availability charges (WAC and SAC) become due with each residential building permit.
10. No construction traffic will be allowed on 114th Lane NE.
11. The additional landscaping and entrance signage along 112th Avenue to be maintained by the homeowners association.
12. 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 Sanctuary Preserve 4th Addition.

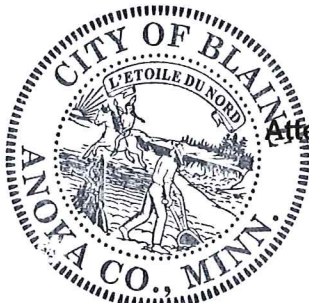
PASSED by the City Council of the City of Blaine this 4th day of January, 2018.

Signed by


Tom Ryan, Mayor

Date

1-4-18



Attest by


Catherine Sorensen, CMC, City Clerk

Date

1-4-18

to Provide a Three (3) Foot Side Yard Setback for the Existing Driveway located at 3114 123rd Court NE,” be approved.

Planning and Community Development Director Schafer stated the applicant and their neighbor own two adjacent parcels, 3114 (Lot 7) and 3122 (Lot 8) 123rd Court NE. The owners of Lot 7 would like their existing driveway to meet the required 3 foot side yard setback. The owner of Lot 8 is willing to adjust the lot line approximately 7 feet at the widest point so that the owner of Lot 7 will meet the 3-foot side yard setback for the existing driveway. The homeowner of the existing driveway on Lot 7 feels that cutting the driveway back to meet the setback will not leave them enough room to enter their garage and therefore are requesting with their neighbor to adjust the lot line. The driveway of Lot 7 must meet a 3-foot setback from the newly established lot line. This is a simple request for a waiver of platting to adjust a common lot line and the recommended conditions are conditions listed for similar approvals that have been granted in the past.

Councilmember Hovland asked why this issue was not found sooner. Planning and Community Development Director Schafer reported driveways are not part of original building plans. He explained staff discovered the issue during an inspection of the property. In addition, staff believes the property owner did not build the home according to the survey.

Motion adopted unanimously.

11.2 Resolution No. 18-06, Granting Final Plat Approval to Subdivide Approximately 38.6 Acres into 51 Lots and 1 Outlot to be known as Sanctuary Preserve 4th Addition. Pulte Homes (Case File No. 17-0060/LSJ).

Moved by Councilmember Swanson, seconded by Councilmember King, that Resolution No. 18-06, “Granting Final Plat Approval to Subdivide Approximately 38.6 Acres into 51 Lots and 1 Outlot to be known as Sanctuary Preserve 4th Addition,” be approved.

Planning and Community Development Director Schafer stated the final plat being presented is the fourth phase of the Sanctuary Preserve preliminary plat. Sanctuary Preserve 4th Addition contains 51 lots and one outlot. Outlot A will contain wetlands and storm drainage areas. The improvements within the proposed plat will include sanitary sewer, water main, storm drainage improvements, street, concrete curb and gutter, 6-foot concrete walk, 10-foot bituminous trail, street lights, mailboxes, traffic control signs, street signs. Plans and specifications must be approved by the City prior to start of construction. It was noted the final plat is consistent with the approved preliminary plat and is recommended for approval.

Councilmember King asked if this addition would change the road closure at 114th Lane NE. Planning and Community Development Director Schafer reported this road closure and the previous agreement would stand.

Councilmember Hovland questioned if 112th Lane and 112th Circle would be pushed through at a later date. Planning and Community Development Director Schafer commented on the new plat and explained this was a continuation of the street that was already in place.

Motion adopted unanimously.



City of Blaine
Anoka County, Minnesota
Text File

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

File Number: RES 18-227

Agenda Date: 12/20/2018

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Resolution

Agenda Number: 10.-3

PUBLIC HEARING - *Bryan K. Schafer, Planning and Community
Development Director*

Title

**OPENING STREET CONNECTION BETWEEN NORTHOAKS PONDS
EAST AND SANCTUARY PRESERVE ON 114TH LANE NE.
SANCTUARY PRESERVE 3RD ADDITION. (CASE FILE NO.
16-0037/LSJ)**

Schedule of Actions

Planning Commission (Public Hearing)	03/10/15
City Council (Preliminary Plat)	04/02/15
City Council (Final Plat)	07/14/16
City Council (Public Hearing)	12/20/18

Background

The final plat of Sanctuary Preserve 3rd Addition contained the new street section of 114th Lane providing the connection between the existing neighborhood of North Oaks Ponds East and the new lots created by Sanctuary Preserve 3rd Addition. As part of that approval in July of 2016, the City Council discussed how and when to open the street connection between the two neighborhoods and determined, in part to guarantee that no construction traffic would use the existing street in North Oaks Ponds East as an access, that the street would be temporarily blocked by barricades.

The exact language from the Sanctuary Preserve 3rd Addition Final Plat resolution is as follows:

114th Lane connection from Sanctuary Preserve to North Oaks Ponds East, once constructed by the developer, to be closed by street barricade for a period of two (2) years from date of initial street completion. City Council to review, with hearing, whether the street should be opened or remain closed for additional time.

The street was constructed by the developer and accepted by the City on November 3, 2016. Given that the two years have now elapsed, the item has been noticed for a hearing and Council action.

From a staff perspective the City Council seems to have two options available:

Option 1- remove the barricades so that the street can open and operate as a thru street that no longer needs to be maintained as two dead ends.

OR

Option 2 - Recognize that there are approximately 20-25 homes left to be constructed within the Sanctuary Development which will be substantially completed by the end of summer of 2019 and direct that the barricades be removed on or around August 15th, 2019 (prior to start of school).

While staff strongly recommends opening the street as originally planned for the reasons of connecting community, efficient maintenance, public safety response, bus routing of school kids, etc., either of the above options would accomplish those objectives.

Recommendation

By motion, approve the Resolution with one of the stated options.

Attachments

Zoning and Location Map

Photo of Barricades

Body

WHEREAS, the Blaine City Council granted Final Plat approval for Sanctuary 3rd Addition on July 14, 2016, subject to the stipulations as contained in Blaine City Council Resolution No. 16-112; and

WHEREAS, one of the stipulations of Resolution No. 16-112 required that the roadway connection on 114th Lane be blocked by barricades for a period of two years after initial construction has been completed; and

WHEREAS, consistent with Resolution No. 16-112, it has been two years

since the street has been completed and a hearing has been noticed and held for the City Council to determine if the barricades should now be removed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the barricades have served their purpose to block construction related traffic on 114th Lane and that the temporary barricades should be:

Option 1: removed upon adoption of this resolution.

OR

Option 2: removed once the neighborhood (Sanctuary Preserve) is substantially built-out, which has been determined to be on or around August 15, 2019, and prior to the start of the 2019-2020 school year.

PASSED by the City Council of the City of Blaine this 20th day of December, 2018.



City of Blaine
Anoka County, Minnesota
Signature Copy

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Resolution: RES 18-227

File Number: RES 18-227

**OPENING STREET CONNECTION BETWEEN NORTH OAKS
PONDS EAST AND SANCTUARY PRESERVE ON 114TH LANE NE.
SANCTUARY PRESERVE 3RD ADDITION. (CASE FILE NO.
16-0037/LSJ)**

WHEREAS, the Blaine City Council granted Final Plat approval for Sanctuary 3rd Addition on July 14, 2016, subject to the stipulations as contained in Blaine City Council Resolution No. 16-112; and

WHEREAS, one of the stipulations of Resolution No. 16-112 required that the roadway connection on 114th Lane be blocked by barricades for a period of two years after initial construction has been completed; and

WHEREAS, consistent with Resolution No. 16-112, it has been two years since the street has been completed and a hearing has been noticed and held for the City Council to determine if the barricades should now be removed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the street barricade should remain in place and considered for removal by the City Council when the traffic control and development access changes on Lexington Avenue or when commercial development occurs on the northwest corner of 109th and Lexington.

PASSED by the City Council of the City of Blaine this 20th day of December, 2018.



Signed by

Tom Ryan, Mayor

Date

12-20-18

Attest by

Catherine Sorensen, CMC, City Clerk

Date

12-20-18

Moved by Councilmember Hovland, seconded by Mayor Ryan, that Resolution 18-239, "Publication of the Title and Summary of Ordinance 18-2418 Amending Appendix D – Fee Schedule of the Municipal Code of the City of Blaine," be approved.

Motion adopted unanimously.

10.4 Resolution 18-227, Opening Street Connection between Northoaks Ponds East and Sanctuary Preserve on 114th Lane NE. Sanctuary Preserve 3rd Addition. (Case File No. 16-0037/LSJ).

Moved by Councilmember Clark, seconded by Councilmember King, that Resolution 18-227, "Street barricade to remain in place and considered for removal by the City Council when the traffic control and development access changes on Lexington Avenue or when commercial development occurs on the northwest corner of 109th Avenue and Lexington Avenue," be approved.

Planning and Community Development Director Schafer stated the final plat of Sanctuary Preserve 3rd Addition contained the new street section of 114th Lane providing the connection between the existing neighborhood of North Oaks Ponds East and the new lots created by Sanctuary Preserve 3rd Addition. As part of that approval in July of 2016, the City Council discussed how and when to open the street connection between the two neighborhoods and determined, in part to guarantee that no construction traffic would use the existing street in North Oaks Ponds East as an access, that the street would be temporarily blocked by barricades. The exact language from the Sanctuary Preserve 3rd Addition Final Plat resolution is as follows:

114th Lane connection from Sanctuary Preserve to North Oaks Ponds East, once constructed by the developer, to be closed by street barricade for a period of two (2) years from date of initial street completion. City Council to review, with hearing, whether the street should be opened or remain closed for additional time.

Mr. Schafer reported the street was constructed by the developer and accepted by the City on November 3, 2016. Given that the two years have now elapsed, the item has been noticed for a hearing and Council action.

Mayor Ryan opened the public hearing at 7:47 p.m.

Brian Koehler, 4132 114th Lane, explained a barricade has been in place for several years. He thanked the Council for the barricade and commented on how the neighborhoods have joined to create a large walking loop. He requested the City Council allow the barricade to remain in place.

There being no additional public input, Mayor Ryan closed the public hearing at 7:50 p.m.

Councilmember Clark stated he supported leaving the barricade in place and encouraged support of this amendment.

Councilmember Garvais requested comment from staff regarding the plans Anoka County has for this intersection. City Engineer Schluender stated the County has an application to expand Lexington Avenue from a four-lane roadway to a six-lane roadway. He described how this would change 114th Lane to a right-in/right-out only. He estimated work on this project would begin in 2022.

Councilmember Garvais stated he supported the amended motion made by Councilmember Clark to leave the barricade in place for future reconsideration. He asked if the Public Safety Department supported these

neighborhoods having two points of entry. Police Chief/Safety Services Manager Podany reported he could support the barricade remaining in place but explained the barricade could create delays.

Councilmember Garvais indicated he looked forward to revisiting this matter once Anoka County receives funding for the Lexington Avenue project.

Councilmember Hovland reported the Council had discussed this matter with the County regarding full access to Lexington Avenue. He stated he did not see any reason to open the barricade at this time. He explained the neighborhood could put a petition together if they would like to have sidewalks installed.

Amended motion adopted unanimously.

10.5 Resolution 18-228, Adopt 2019 Tax Levy.

Finance Director Huss stated Council conducted a public hearing for the proposed 2019 General Fund budget and proposed property tax levy on December 13. Pursuant to statutory requirements, a public hearing is again scheduled for tonight at which the City Council will consider public input and adopt a final levy and budget. The first item of action will be to adopt the 2019 tax levy. Council will also adopt the 2019 General Fund Budget. This will be done under a separate resolution following the public hearing and adoption of the 2019 property tax levy.

Mayor Ryan opened the public hearing at 8:02 p.m.

There being no public input, Mayor Ryan closed the public hearing at 8:02 p.m.

Moved by Mayor Ryan, seconded by Councilmember Clark, that Resolution 18-228, "Adopt 2019 Tax Levy," be approved.

Councilmember King thanked staff for all of their efforts on the levy. He expressed concern with how the City was managing road assessments and the fact that these funds were not reflected in the general fund. He stated he would prefer the levy to go back to the 2017 amount. He indicated he supported the Pavement Management portion of the levy being removed from the 2019 levy.

Councilmember Swanson stated the Council has not signed off on a new Pavement Management Policy and for this reason could not support a change to the 2019 tax levy.

Councilmember Clark commented he would like to encourage the future Council to look at the total cost of pavement projects and not the expense. He stated he was pleased the City was able to keep the tax rate flat and would still be able to complete road projects. He recommended the new Council address this matter further in 2019.

Mayor Ryan agreed the Council needed to further discuss the City's overall plan for its streets.

Councilmember Clark supported the Council changing its assessment policy keeping in mind the total cost of government.

Moved by Councilmember King to amend the 2019 Tax levy removing the Pavement Management Portion of the levy. Motion failed for lack of a second.

Additional Comments Received for Item 10.3

Robinson, Patricia

From: Michael Chan <mchan0946@gmail.com>
Sent: Saturday, December 15, 2018 4:16 PM
To: Robinson, Patricia
Subject: Opening Street Connection Between North Oaks Ponds East and 114th lane Ne

My name is Michael Chan. Our home address is 3960 112th Circle NE. Our family is in favor of opening up street connection between North Oaks Ponds and Sanctuary Preserve on 114th Lane NE. Since both my kids attending school in Centennial school district, they have to aboard school bus on 114th and Cord. It is extremely dangerous for us try to across both direction on Lexington ave in order to get to 114th Lane every morning. It will a lot safer if the street is open up.

Home Address
4086 114TH Lane NE
Blaine, MN 55449

Matthew G. Owens

Contact Information
Cell Phone: (612) 708-5801
Email: owensmg410@gmail.com

December 16, 2018

Blaine City Council
10801 Town Square Drive
Blaine, MN 55449

RE: Case 16-0037

Members of the Council,

As a resident of North Oaks Ponds East please accept my strong opposition to the removing of the existing street barricade on 114 Lane NE.

114 Lane NE is a dimly lit and narrow road that was never designed to, and should not accommodate the additional traffic from the many new homes to its South. As a connecting point to high speed Lexington Avenue it is my concern that removing this street barricade will facilitate additional commuting traffic that will carry excess speed accordingly.

Sanctuary Preserve development already has north and south access to Lexington Avenue. Removing this street barricade carries unacceptable safety risks that far outweigh the minimal accessibility gains.

Thank you for your consideration.

Sincerely,



Matt Owens

Robinson, Patricia

Subject: RE: New request received

From: City Council <do_not_reply@civicplus.com>

Sent: Wednesday, December 19, 2018 5:12 PM

To: Arneson, Clark <CArneson@blainemn.gov>

Subject: New request received

Category City Council has received a new request.

Here is what we have on file:

Send a Message to City Council

#2458

[View Request](#)

Category: City Council
Priority: 3
Assigned To: Derr Lisa
Submitted: 12/19/2018 5:12 PM
Source: Website 75.73.74.33

SUBMITTER
Shevon Sukharan
3992 114th Lane NE
Blaine, MN 55449
CONTACT
ssukharan@yahoo.com

3992 114th Lane NE
Blaine, MN 55449

REQUEST DETAILS

Description

To whom it may concern,

My name is Shevon Sukharan. I live at 3992 114th Lane NE in Blaine with my husband Gamal. We moved into this neighborhood a little over 2 years ago. We fell in love with our neighborhood instantly for numerous reasons, including the larger lots and the minimal street traffic. We were truly blessed to find such a gem of a neighborhood right here in Blaine. At that time, our neighbors informed us of the resolution reached regarding keeping 114th Lane closed between our neighborhood and the new subdivision known as Sanctuary Preserve. We were happy with that decision to keep each subdivision separate and hope that this portion of 114th Lane remain closed. There are numerous reasons why we feel this way.

First, we purchased our home here mainly due to the neighborhood. Our street is quiet with very little vehicular traffic. During the spring to fall months, we love to walk, jog and bike around our neighborhood. We feel very safe even though we do not have sidewalks. This is one of our biggest concerns if the road is opened to Sanctuary Preserve. We would no longer feel safe doing some of our favorite activities and I think many of our neighbors would agree with us. Many of our neighbors have small children and pets and also like doing the same activities as we do. Also, since our neighborhood is smaller, our portion of 114th Lane suffices for the needs of our neighborhood. If the road were opened, the residents of Sanctuary Preserve would benefit whereas our neighborhood would suffer from increased traffic and decreased safety. This would destroy the charm of our neighborhood for current residents and future ones.

Secondly, Sanctuary Preserve continues to expand. There are plans to open another phase of this development and if I am not mistaken, there are also plans to open up another road which would connect the new and existing portions of

Sanctuary Preserve to 109th Avenue. This would give Sanctuary Preserve another entrance/exit point aside from the one located on Lexington Avenue. For this reason, I do not think that it would be fair that our quaint neighborhood should be disturbed solely for the benefit of the residents of Sanctuary Preserve when there are already plans to create another entrance/exit point. We certainly hope that you continue to advocate for our neighborhood and keep the connecting road to the Sanctuary Preserve closed.

Your Information

Name

Shevon Sukharan

Fax Number

Email Address

ssukharan@yahoo.com

Preferred Contact Method

email



This petition has collected
84 signatures
using the online tools at www.ipetitions.com

Printed on 2021-04-01

Closure of 114th Lane NE - Blaine, Minnesota

About this petition

From:
Sanctuary Preserve Neighborhood Residents

To:
Blaine City Council
10801 Town Square Dr. NE,
Blaine, MN 55449

RE: Closure of 114th Lane N.E.

Dear Blaine City Council Members,

The Sanctuary Preserve neighborhood residents are asking for the city council to revisit the decision to maintain the closure of 114th Lane N.E. Currently, the closure is to be maintained until 2025 in conjunction with the Lexington Ave. Corridor project. Since the closure was last discussed by the city council, additional factors have been discovered and should be heard to determine if maintaining the closure is truly sound.

- Completion of the Sanctuary Preserve Construction. The construction of the 151 households in the Sanctuary Preserve community is complete. With the completion of the development, the concern of large vehicle traffic related to the construction has been eliminated.

Of the 151 homes, more than 60 percent are households with either school age children or soon-to-be-school-age children, assigned to attend the SLP school system and that rely on safe and efficient bussing.

- Inefficient Bussing. The current bus route that includes Sanctuary Preserve must first drive down 114th Lane N.E. until it reaches the road closure, and then backtrack all the way to Lexington Ave. to reach the Sanctuary Preserve development.

With current traffic patterns, the bus route for children attending SLP schools in the neighborhood results in an extra seven minutes on the bus per school day. These seven minutes per day turn into an extra 35 minutes on the bus per week and by the end of the school year, the children have spent an extra 21 hours on the bus. See appendix material from SLP Transportation Dept.

- Infrastructure Exists and Minimal Effort to Open 114th Lane N.E. The infrastructure for this road is already in place, it is only blocked by temporary signs. The only work required to connect the neighborhoods is the removal of the signs, and then patching of the asphalt. When the asphalt was laid the city did install a stop sign at the end of 114th Lane N.E. in the Sanctuary Preserve neighborhood for traffic control and safety; therefore, no major road construction is required to make the roadway operational.
- City Growth. The City of Blaine continues to be one of the fastest-growing suburbs in the Twin

Cities metro area. There are multiple commercial and residential housing developments being completed, started, and proposed along Lexington Ave., including high-density housing on the corner of 109th Ave. and Lexington Ave. The population increase along the Lexington Corridor will likely lead to increased traffic and even longer delays for this bus route.

The minimal effort that is necessary to open 114th Lane N.E. is not dependent upon the upcoming enhancements to Lexington Ave, so there is no compelling argument to link the timing of opening 114th Lane N.E. to the work on Lexington Ave.

- Sharing of Public Roadways. In addition to the increased efficiency and safety for bus routes, emergency vehicles and deliveries opening 114th Lane N.E. creates opportunities for the two neighborhoods to use the roadway for walking, biking and running, and provides the North Oak Ponds East neighborhood with direct access to the city park in Sanctuary Preserve.

We appreciate the opportunity to raise these factors to the Blaine City Council. We believe this matter should not be bundled with any decisions relating to the Lexington Ave. Corridor project, and since there are proven inefficiencies in the bussing, now is the time for the city council to revisit the decision to maintain the closure of 114th Lane N.E. Thank you for your service and dedication to the city.

Sincerely,

The Sanctuary Preserve Neighborhood Residents

Signatures

1. Name: Julie Larson on 2021-03-08 02:05:39
Comments:

2. Name: Giessi Lopez on 2021-03-08 18:32:10
Comments:

3. Name: Angelene Ghelf on 2021-03-09 16:45:27
Comments:

4. Name: Keerthana Reddy on 2021-03-11 19:32:29
Comments:

5. Name: Lois Bushard on 2021-03-11 19:33:27
Comments:

6. Name: Nikki Letourneau on 2021-03-11 19:34:42
Comments:

7. Name: Terri Nelson on 2021-03-11 19:34:49
Comments:

8. Name: Vong Yang on 2021-03-11 19:35:57
Comments: What's the purpose of having that road blocked?

9. Name: Hannah Einck on 2021-03-11 19:37:06
Comments:

10. Name: Deb Olson on 2021-03-11 19:37:11
Comments: Absolutely support!

11. Name: Jennifer Belting on 2021-03-11 19:41:40
Comments:

12. Name: Amy Moore Johnson on 2021-03-11 19:48:24
Comments:

13. Name: Brett Olds on 2021-03-11 19:49:12
Comments: Please open road to 114th for public school transportation options.

14. Name: Alex Skulte on 2021-03-11 20:05:45

Comments:

15. Name: Megan Griffin on 2021-03-11 20:12:09
Comments:

16. Name: Jordan Einck on 2021-03-11 20:12:25
Comments:

17. Name: Angelica Stoltz on 2021-03-11 20:12:48
Comments:

18. Name: Paige pletscher on 2021-03-11 20:13:42
Comments:

19. Name: Anthony Paganelli on 2021-03-11 20:14:33
Comments:

20. Name: Jessica Pratt on 2021-03-11 20:16:19
Comments:

21. Name: Sherilyn Anderson on 2021-03-11 20:48:56
Comments:

22. Name: Alicia Reichenbach on 2021-03-11 20:49:24
Comments:

23. Name: Anna Braasch on 2021-03-11 21:21:51
Comments:

24. Name: Marissa Hattling on 2021-03-11 21:24:01
Comments:

25. Name: Erica Stratton on 2021-03-11 21:36:44
Comments:

26. Name: Loran Kinley on 2021-03-11 21:57:53
Comments:

27. Name: Kristina Hunt on 2021-03-11 22:52:17
Comments:

28. Name: Beatriz Rivera on 2021-03-11 23:00:49

Comments:

-
29. Name: Brad Beuscher on 2021-03-11 23:15:10
Comments:
-
30. Name: Tiffany Cary on 2021-03-11 23:17:32
Comments:
-
31. Name: Jessica Breneman on 2021-03-11 23:23:18
Comments:
-
32. Name: Lynne Seim on 2021-03-11 23:24:29
Comments:
-
33. Name: Kimberly Oluoch on 2021-03-11 23:37:40
Comments:
-
34. Name: Nicholas Newstrom on 2021-03-11 23:45:36
Comments:
-
35. Name: Lauren Boedeker on 2021-03-12 00:07:25
Comments:
-
36. Name: Matt DePoint on 2021-03-12 00:10:14
Comments:
-
37. Name: Jacob zaki on 2021-03-12 00:14:06
Comments:
-
38. Name: matthew on 2021-03-12 00:16:11
Comments:
-
39. Name: Jason Laughlin on 2021-03-12 00:18:24
Comments:
-
40. Name: Kristen Nelson on 2021-03-12 00:21:00
Comments:
-
41. Name: Julie Baskin on 2021-03-12 00:21:08
Comments:
-
42. Name: Kyle rhodes on 2021-03-12 00:46:28

Comments:

-
43. Name: Samuel Afolayan on 2021-03-12 01:04:48
Comments:
-
44. Name: Aaron Neely on 2021-03-12 01:11:57
Comments:
-
45. Name: Sarah Zillmann on 2021-03-12 01:18:06
Comments:
-
46. Name: Amy Hennen on 2021-03-12 01:25:32
Comments:
-
47. Name: Eric Locher on 2021-03-12 01:58:36
Comments:
-
48. Name: Joey Hunter on 2021-03-12 02:55:32
Comments:
-
49. Name: Amber Graves on 2021-03-12 04:56:25
Comments:
-
50. Name: Gregg Graves on 2021-03-12 04:57:28
Comments:
-
51. Name: Pushkar on 2021-03-12 08:29:31
Comments:
-
52. Name: Jessica Paganelli on 2021-03-12 13:29:17
Comments:
-
53. Name: Jamal Griffin on 2021-03-12 22:14:14
Comments:
-
54. Name: Gregg Strafaccia on 2021-03-13 01:00:38
Comments:
-
55. Name: Bao Moua on 2021-03-13 13:14:14
Comments:
-
56. Name: Amanda Lindberg on 2021-03-13 20:39:57

Comments:

-
57. Name: Jennifer Urberg on 2021-03-15 23:26:39
Comments: I agree with all of these points and have discussed them before. Not only that, opening 114th is the right thing to do for all of our Blaine residents. We are a generous community and opening up this roadway to our neighboring development just north of us is the Blaine way of life. We don't want to remain segregated over issues that are no longer present. Let's do this right, let's open it up to benefit all.
-
58. Name: Laura Cayton on 2021-03-16 00:44:13
Comments:
-
59. Name: Kyle Nummela on 2021-03-16 01:16:48
Comments:
-
60. Name: Brad Christensen on 2021-03-16 19:44:20
Comments:
-
61. Name: brett hunter on 2021-03-26 18:15:14
Comments:
-
62. Name: Morgan Christensen on 2021-03-26 18:22:59
Comments:
-
63. Name: Kristie McNamara on 2021-03-26 18:29:15
Comments:
-
64. Name: Nevin Withee on 2021-03-26 18:47:39
Comments:
-
65. Name: Stephanie Nummela on 2021-03-26 19:19:43
Comments:
-
66. Name: Robert Cayton on 2021-03-26 19:21:22
Comments:
-
67. Name: Jordan Boedeker on 2021-03-26 19:28:25
Comments: There is no disadvantage to anyone to have the road opened. Only advantages to the kids on the school bus, delivery drivers who won't need to back-track (actually causing more traffic in their neighborhood at the moment), and allowing the folks in that neighborhood drive through the Sanctuary Preserve in order to properly cross the medium and take a proper left to head north instead of having them illegally taking a left at the medium crossing that's for the entrance of the Sanctuary. Blaine is only growing, we should connect the communities instead of blocking them off.

-
68. Name: Jason Perius on 2021-03-26 19:58:20
Comments:
-
69. Name: Aaron Seim on 2021-03-26 20:22:29
Comments:
-
70. Name: Ashley Sykora-Whitehead on 2021-03-26 20:30:45
Comments:
-
71. Name: Sami Warns on 2021-03-26 20:33:40
Comments:
-
72. Name: Theresa V on 2021-03-26 20:35:50
Comments:
-
73. Name: Steven Rudolph on 2021-03-27 00:11:12
Comments: This is not only a convenience issue, but it is a safety issue. A single incident in either subdivision can prevent all of the residents from getting in and out, and also emergency responders getting in. This was agreed to be opened previously and I believe that one of the city council members prevented it from being opened due to a personal interest and not the interest of the citizens involved in the decision.
-
74. Name: Lynn Rudolph on 2021-03-27 00:12:10
Comments:
-
75. Name: Kay Rauch on 2021-03-27 01:57:22
Comments: School busing is a problem for our families with this road closed.
-
76. Name: Ravi Peruri on 2021-03-27 13:57:30
Comments:
-
77. Name: Jason Warns on 2021-03-27 18:02:07
Comments:
-
78. Name: John Sibo on 2021-03-28 02:20:52
Comments:
-
79. Name: Brooke Imhoff on 2021-03-28 17:21:59
Comments:
-
80. Name: Brittany Raymond on 2021-03-28 19:26:58

Comments:

81. Name: Nikki Letourneau on 2021-03-29 00:42:15
Comments:

82. Name: Michael chan on 2021-03-29 02:41:36
Comments:

83. Name: Dan Gould on 2021-03-30 19:26:19
Comments:

84. Name: Clement Vaccaro on 2021-04-01 22:47:45
Comments:

July 5th, 2023

Honorable Mayor and Council,

Accompanying this letter is a sign petition from the residents of the North Oaks Ponds East development; located on 114th and Lexington Ave. On behalf of the residents, we would like to respectfully ask the council to adhere to Resolution 18-227 with our development stating:

“Street barricade to remain in place and considered for removal by the City Council when the traffic control and development access changes on Lexington Avenue or when commercial development occurs on the northwest corner of 109th Avenue and Lexington Avenue,”

We look forward to further dialog on this matter and look forward to an equitable resolution.

Respectfully,

North Oaks Ponds East

North Oaks Ponds East Neighborhood List

Name	Address	Signature
Ryan and Jess Robertson	4175 114th Lane	Ryan Robertson
Brian and Angee Koehler	4132 114th Lane	Brian Koehler
Nick Sell and Allison Oyos	4123 114th Lane	Nick Sell
Matt and Katherine Iserman	4110 114th Lane	Matt Iserman
Matt and Amanda Owens	4086 114th Lane	Matt Owens
Sam Blanchard	4047 114th Lane	Sam Blanchard
Charles Schmidt and Kisha Delain	4044 114th Lane	Charles Schmidt
Ben and Liliya Loginov	4018 114th Lane	Ben Loginov
Dale and Cornelia Murphy	4011 114th Lane	Dale Murphy
Nathan and Danielle Clanton	3993 114th Lane	Nathan Clanton
Mike and Shevon Arfeen	3992 114th Lane	Mike Arfeen
Curtis and Sara Sell	3967 114th Lane	Curtis Sell
Dustin and Becky Helget	3900 114th Lane	Dustin Helget
	3873 114th Lane	
Jose and Sarah Santiago	3850 114th Lane	Jose Santiago
Tony and Jackie Liu	3843 114th Lane	Tony Liu
Jesse and Alicia Powers	3807 114th Lane	Jesse Powers
Jack and Sue Streeter	3785 114th Lane	Sue Streeter
Jesse Larson and Megan Brainard Jenna Larson	11522 Austin Court	Jenna Larson
Dustin and Amanda Dinh	11551 Austin Court	Dustin Dinh
Alan and Emily Kraling	11504 Austin Court	Alan Kraling
Michael and Jeanine Davis	11537 Austin Court	Jeanine Davis
Dave and Sara Nowacki	11425 Cord Court	Sara Nowacki
Gary Miller and DeAnn Hawkinson	11403 Cord Court	DeAnn Hawkinson
John and Kristen Genet	11381 Cord Court	Kristen Genet



City of Blaine Staff Report

File Number: 2023-306

Agenda Date	Status
July 17, 2023	
In Control	File Type
City Council	Workshop Item

New Business - Daniel Schluender, Director of Engineering

Agenda Item # 2.2

Lakes Parkway and Zest Street Extension Cost Share Options

Background

Previously presented at the Council Workshop meeting held on June 12, 2023. HJ Development presented their potential development at the southwest corner of 125th Avenue/Lexington Avenue. The subject property is 37.15 acres. The property, along with others to the south, were rezoned in 2021 to B-5 Town Commercial. The City Council created this zoning district specifically for this area to encourage retail, restaurants, office, and other high quality commercial development.

HJ Development has been analyzing potential development for approximately 12-months. The site is challenging due to a large wetland in the middle of the property. Most of the due diligence that has occurred is understanding development options and the associated development costs. They have also been trying to secure an anchor grocer. The developer is close to securing an agreement with an anchor grocer.

HJ Development presented to the City Council at a workshop on July 18, 2022. The presentation included a concept for commercial development on the east side of the proposed new Zest Street extension and approximately 200-240 apartment units on the west side of the proposed new Zest Street extension which would be developed by Enclave. The apartment project requires a rezoning and comprehensive plan land use amendment. At the workshop, the city council provided comments on the proposed apartments and overall, was receptive to the change. No formal changes to the zoning and/or comprehensive plan land use designation has occurred. This request would come forward with a formal development proposal. The developer did apply for a preliminary plat in 2022 which subdivided the property. The plat dedicated the future Zest Street right-of-way through the development and created two outlots. One outlot is 8.83 acres and is on the west side of Zest Street. This would be the future apartment property. The other outlot is 25.83 acres and is on the east side of Zest Street. This would be the future commercial property. The purpose of the subdivision was to allow the potential sale of a portion of the land. However, this has not yet occurred. A final plat would need to be applied for to

create the lots.

Over the last 18 months, there has been discussion about the timing and financial responsibility of future roads and infrastructure in this area. On January 10, 2022, Engineering Director, Dan Schluender presented information on five different corridors where the City could be proactive in constructing infrastructure, independent of development. The staff report and minutes are included. Typically, developers are responsible for paying for and constructing all public infrastructure within their developments. The five corridors identified would be difficult for development to construct as they are larger roadways with limited development potential surrounding them.

Both the Lakes Parkway extension from the existing Lakes Parkway going east to Lexington Avenue and the Zest Street extension between 125th Avenue and the future Lakes Parkway were presented and discussed. Of the five corridors discussed, these two roadways had the most support to explore further.

At the July 18, 2022, workshop, information was provided in the staff report regarding the City potentially sharing in the infrastructure costs associated with the development of the southwest corner. Unfortunately, there was little discussion at the workshop about a potential cost share in infrastructure improvements.

Since the July 18, 2022, workshop, the developer has been completing due diligence to understand overall project costs, including infrastructure/roads. The developer has completed sufficient due diligence to determine the project's financial feasibility. Analysis by the developer has determined they can construct and pay for infrastructure within the property boundaries of their project (Zest Street and other roads/infrastructure). However, they would need the City to pay for infrastructure south of their project, which includes a portion of Zest Street, and Lakes Parkway from Zest Street, east to Lexington Avenue. See the attached concept plan. The estimated cost for these roadway portions is \$1,068,471. The Lakes Parkway extension to the west of Zest Street is not considered at this time and would be addressed if/when development occurs that abuts this road.

During this meeting, the director of engineering and finance director discussed potential funding sources for the road improvements. The options included:

1. Assessments
2. State Aid
3. Utility Connection Charges

Council requested that staff bring back funding options and options to advance the project (Lakes Parkway from Lexington Avenue to Zest Street and Zest Street from Lakes Parkway to the north end of the treatment plant parcel).

Staff is preparing the following options to discuss and review.

Option 1, is to advance the project with standard assessments of the improvements based on the city's assessment policy. Under this scenario, the benefiting properties would be assessed at 100% of the project cost.

Option 2, is to advance the project with standard assessments of the improvements based on the city's assessment policy, with council ordering that the assessments be deferred until such time as the parcels being assessed are developed.

Option 3, is to advance the project with an offset of the assessments (50%) and the use of the city's Municipal State Aid funds (50%).

Option 4, is to advance the project with no assessments using the city's Municipal State Aid funds (100%).

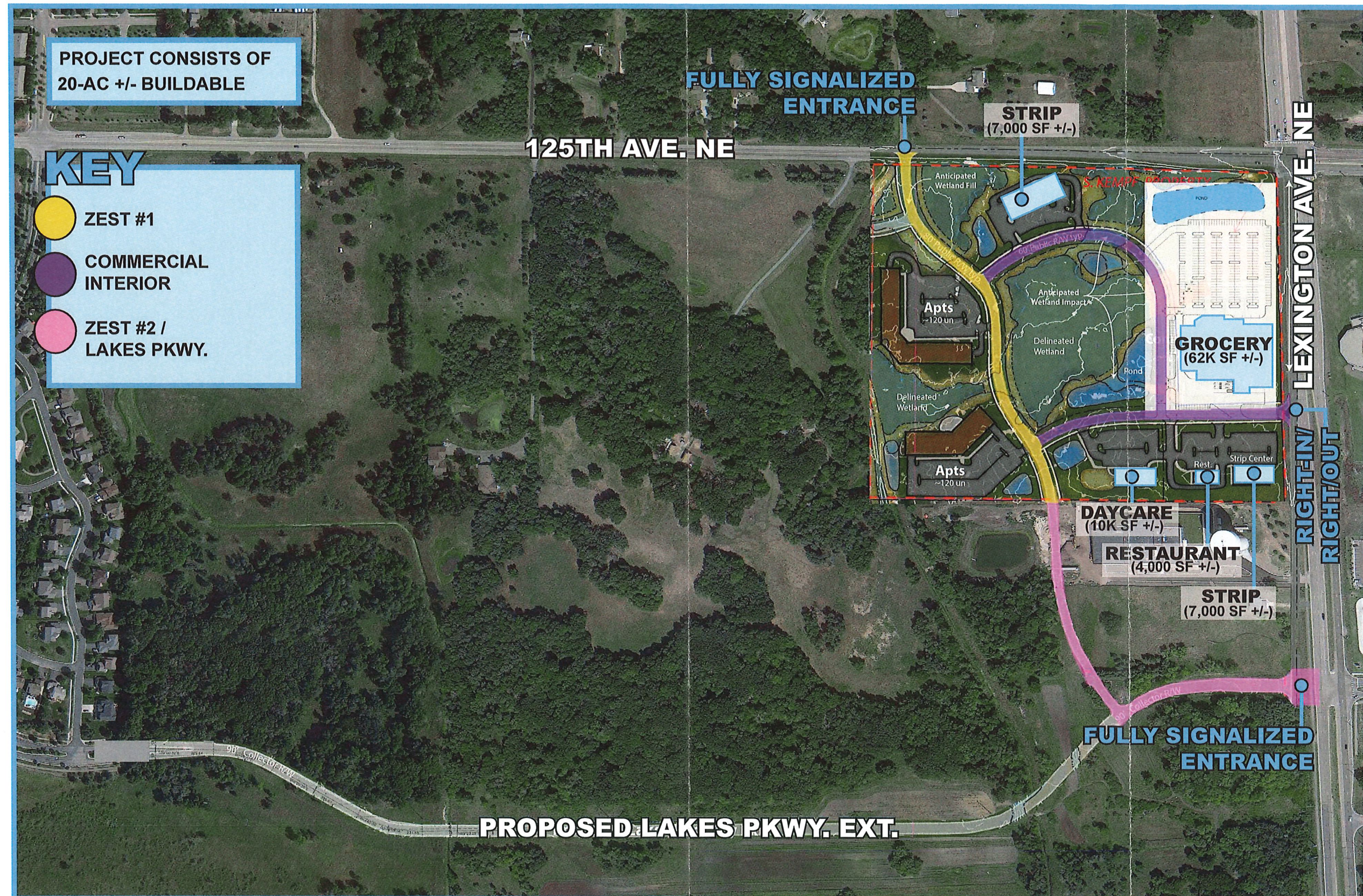
Staff Recommendation

Based on discussion and preferred option, staff can prepare an item for council to initiate a project.

Questions for Council

Attachment List

1. Concept Plan
2. Parcels



for The City of Baine

PROPERTY DESCRIPTION: