



City of Blaine
Anoka County, Minnesota
Meeting Agenda - Final
Planning Commission

10801 Town Square Dr.
Blaine MN 55449

The Planning Commission is an advisory body to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters.

Blaine City Ordinances require that certain documents and information be included in applications. The Planning Commission may postpone consideration of an application that is incomplete and may, for other reasons, postpone final action on an application.

For each item the Commission will receive reports prepared by the City staff, open the hearing to the public, and discuss and act on the application.

Tuesday, February 12, 2013

7:00 PM

Council Chambers

1. Roll Call

2. Approval of Minutes

[TMP 13-765](#) December 11, 2012 Unapproved Planning Commission Minutes.

3. Old Business

4. New Business

4.1 [TMP 13-698](#) PUBLIC HEARING CASE FILE NO. 13-0002 // CAPSTONE HOMES // HARPERS STREET/NORTH OF 128th LANE NE

THE APPLICANT IS REQUESTING THE FOLLOWING:

- a) PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 30.08 ACRES INTO 74 SINGLE FAMILY LOTS AND TWO OUTLOTS TO BE KNOWN AS HARPERS STREET WOODS 2nd ADDITION.
- b) CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF 74 SINGLE FAMILY HOMES IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT.

- 4.2 [TMP 13-714](#) PUBLIC HEARING CASE FILE NO. 13-0004 // HARPERS WEST, LLC
// 13050 DUNKIRK STREET NE

THE APPLICANT IS REQUESTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 40.21 ACRES INTO ONE SINGLE FAMILY FOR THE EXISTING HOME LOT AND SIX OUTLOTS FOR FUTURE DEVELOPMENT TO BE KNOWN AS HARPERS WEST

- 4.3 [TMP 13-721](#) PUBLIC HEARING CASE FILE NO. 13-0001 // HANS HAGEN HOMES, INC. // LAKES PARKWAY/MARINA CIRCLE

THE APPLICANT IS REQUESTING THE FOLLOWING:

- a) PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 9.94 ACRES INTO 35 SINGLE FAMILY LOTS AND TWO OUTLOTS TO BE KNOWN AS THE LAKES OF RADISSON FIFTY-FOURTH ADDITION.
- b) CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF 35 SINGLE FAMILY HOMES IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT.

- 4.4 [TMP 13-716](#) PUBLIC HEARING CASE FILE NO. 13-0006 // NORTHEAST METROPOLITAN SCHOOL DISTRICT #916 // 95th AVENUE/HAMLIN AVENUE NE

THE APPLICANT IS REQUESTING THE FOLLOWING:

- a) REZONING FROM PBD (PLANNED BUSINESS DISTRICT) TO DF (DEVELOPMENT FLEX).
- b) PRELIMINARY PLAT TO SUBDIVIDE AN OUTLOT INTO ONE LOT TO BE KNOWN AS NORTHEAST METROPOLITAN SCHOOL DISTRICT 916 ADDITION.
- c) CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION AND OPERATION OF A 70,000 SQUARE FOOT SCHOOL.

- 4.5 [TMP 12-669](#) PUBLIC HEARING CASE FILE NO. 12-0044 // BALDWIN PARTNERS // ULYSSES STREET/NORTH OF CLOVERLEAF PKWY

THE APPLICANT IS REQUESTING THE FOLLOWING:

- a) COMPREHENSIVE PLAN AMENDMENT FROM PI/PC (PLANNED INDUSTRIAL/PLANNED COMMERCIAL) TO PI/PC/HDR (PLANNED INDUSTRIAL/PLANNED COMMERCIAL AND HIGH DENSITY RESIDENTIAL)
- b) CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF A 182 UNIT MARKET RATE APARTMENT COMPLEX IN A PBD (PLANNED BUSINESS DISTRICT) ZONING DISTRICT AND SHARED ACCESS.

