

* See comments below. *



**NOTICE OF PUBLIC HEARING
BEFORE THE BLAINE PLANNING COMMISSION**

PLEASE TAKE NOTICE that the Planning Commission of the City of Blaine, Minnesota, will hold a public hearing on the following application:

CASE: 13-0066

APPLICANT: Mark of Excellence Homes, Inc.

LOCATION: 8791 Lexington Avenue NE

PETITION: The applicant is requesting the following:

- a) Rezoning from R-1 (Single Family) to DF (Development Flex)
- b) Preliminary plat approval to subdivide 37.18 acres into 70 lots, 2 common lots, and 3 outlots to be known as Weston Woods on Rice Creek.
- c) Conditional use permit to allow for construction of 70 twinhome units and 1,618 square feet of accessory building space for an existing home located at 4398 Flowerfield Road in a DF (Development Flex) zoning district.

Subject parcel is more particularly described as:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA.

HEARING DATE AND TIME: Said hearing will take place on **Tuesday, January 14, 2014**, at the Blaine City Hall Council Chambers, located at 10801 Town Square Drive, Blaine, Minnesota, 55449 at 7:00 p.m. You have been notified because the proposed application is within 350 feet of your property. The City of Blaine is required under Minnesota State law to notify all property owners within 350 feet. Should you have any questions or concerns, you are encouraged to complete the bottom portion of this form and return it to the Planning Department at the address noted above, by fax at (763) 717-2634, or by email at LDerr@ci.blaine.mn.us (Attach if more space is needed). Please note that unsigned or anonymous comments will not be included in the public record.

Gary + Kathryn Lindner, residents at 333 Sherwood Court, Circle Pines.
COMMENTS: We intended to attend meeting but were unable to do so.
 Hidden Lake is directly west of our property. The owners of Kate Haven golf course were pumping water from the lake the last few years for watering the golf course which, in part, resulted in the extremely low water level of the lake. (Prior to that, beaver activity resulted in the flooding of entire wooded area west of us - we thought the water could reach our property til the owners of the lake and golf course trapped and relocated the beavers.) We now wonder what effect this development will have on Hidden Lake. We assume ownership is divided now and the pumping will cease? Also, we are concerned about higher traffic levels and if stoplights are planned for Flowerfield Rd. + 87th Ave.? Thank You.

763-786-9140

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Derr, Lisa

From: gary blahosky [blahosky@yahoo.com]
Sent: Tuesday, January 14, 2014 3:53 PM
To: Derr, Lisa
Subject: Rezoning : Case 13-0066

We live at 113 Canterbury Road, Circle Pines

We are against you rezoning this property from R-1 to DF. We believe that this would cause too much congestion in the area, and become a night mare for the people who exit the area via Flowerfield and 87th Ave onto Lexington Avenue..

This is a single family area, and should remain such.

Gary and Margaret Blahosky

January 14, 2014

Phone call received from Mrs. Lillian Schmidt (8983 Lexington Avenue North) who feels the price point for the units is too high for the area. She suggested a more affordable unit be built as she knows of several other aging residents in the area that would be interested in the units, but not at that price point.



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COMMENTS: Tom & Barbara Lee 763-795-0395
110 Canterbury road, Circle Pines 55014

* We oppose of the rezoning @ 8791 Lexington ave.
* Should be kept single family homes
* We believe this would decrease home value and
impose stress on nature preserve with added
traffic.
Barbara J Lee

Barbara Nathe
206 Marian Court
Circle Pines MN 55014

January 10, 2014

City of Blaine
Planning Commission
10801 Town Square Drive
Blaine MN 55449

Attn: L. Derr FAX 763-717-2634

RE: Case 13-0066
Rezoning Petition for 8791 Lexington Avenue NE

Good morning:

I will not be able to attend the hearing on this matter scheduled for January 14, 2014 due to my work schedule. However, I would like to register my opposition to this petition for the following reasons.

I have lived in this area for over 30 years. The view from 87th Avenue or Flowerfield Road looking across what is currently known as Kate Haven Golf Course is one of the most picturesque scenes in the area, regardless of the season of the year, offering a sense of tranquility and serenity. To ruin that with the construction of 70 twin homes would be a tragedy. Open spaces are vital for the health and well-being of a community. Even urban areas are finding the need to demolish buildings and reinstate park-like settings.

Multi-family homes such as twin homes, town homes and condos, have a tendency to attract more transient rather than long-term residents. Flipping and rental occurs more often than with single-family units. You end up with a development where the residents aren't really concerned about the ultimate future of the community.

The argument that the rezoning would create a broader tax base is deceptive. It doesn't take into consideration the additional services that would be required such as street maintenance, garbage and trash removal, and additional fire and police services, not to mention the affects on the school population. Ultimately there is a bigger tax burden on existing citizens rather than a tax reduction. And we must also consider the potential environmental ramifications to Rice Creek, not to mention increased traffic congestion.

I do not believe that the proposed rezoning would enhance this area at all. It would have quite the opposite effect. Look at the Lexington/Lake Drive and Circle Pines Town Square eyesores. These developments certainly did not have the positive community results that we were led to believe would happen during the heated public meetings relating to them. I respectfully request that the Planning Commission deny this petition.

Thank you,

Barbara Nathe

Derr, Lisa

From: Andrea .Franko [calvert.andrea@gmail.com]
Sent: Monday, January 13, 2014 9:23 AM
To: Derr, Lisa
Subject: 8791 development proposal comments

Hello

I am a property owner at 207 Marian Ct, my property is adjacent to Kate Haven. I am not able to attend the meeting so am submitting my comments.

We urge the city and developer to keep the wooded area that borders the eastern edge of the property. Although it doesn't look like much, only 5-8 feet wide at places, this section of wooded area is a habitat to much wildlife and provides privacy to homeowners. On a weekly, and sometimes daily, basis we observe deer and other wildlife make it their home.

Andrea Calvert Franko

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Derr, Lisa

From: jerry walter [jwalter105@gmail.com]
Sent: Wednesday, January 08, 2014 6:33 PM
To: Derr, Lisa
Subject: Proposed Mark Of Excellence Homes Development

I live in Circle Pines near Kate Haven and just received the notice regarding the proposed development. Have plans been drawn showing changes to both Flowerfield and 87th Avenue regarding how traffic will be handled? Specifically, adding stoplights, turn lanes at Lexington, etc. Any additional information that you can provide yet this week is appreciated. Please send any PDF attachments to my email as I need to review them prior to attending the meeting next week.

Also, what is the chance this could be changed from twinhomes to single family homes? That would reduce the traffic and congestion to approximately half.

A timely response is appreciated.

Thanks,

Jerry Walter