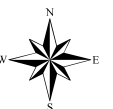


Case File No. 23-0007
Meadowland Estates West

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





PROPERTIES INC

Date: January 18, 2023

Sheila Sellman

City of Blaine

10801 Town Square Dr

Blaine, MN 5549

RE: Meadowlands West Updated Project Narrative

NR Properties Inc is proposing a 28-unit 2 story town home neighborhood on the 2 properties. We have decided to change the style of home for this development to quad style homes vs single family villa is due to the current market conditions.

Each home will have a 2-car garage and have room for an additional 2 cars in each driveway, we will also provide additional parking stalls on the guest parking.

It is proposed to have a mix of two bedroom and three-bedroom townhomes, and we currently expect the unit rents to be between \$2,600-\$3,500 per month.

As residents of Blaine ourselves we are extremely excited about bringing new families and economic growth to the community we live in. We look forward to working with the City and community members during this process.

Thank you!

A handwritten signature in blue ink, appearing to read 'Nathan Raich', written over a horizontal line.

Nathan Raich

CEO, NR Properties INC

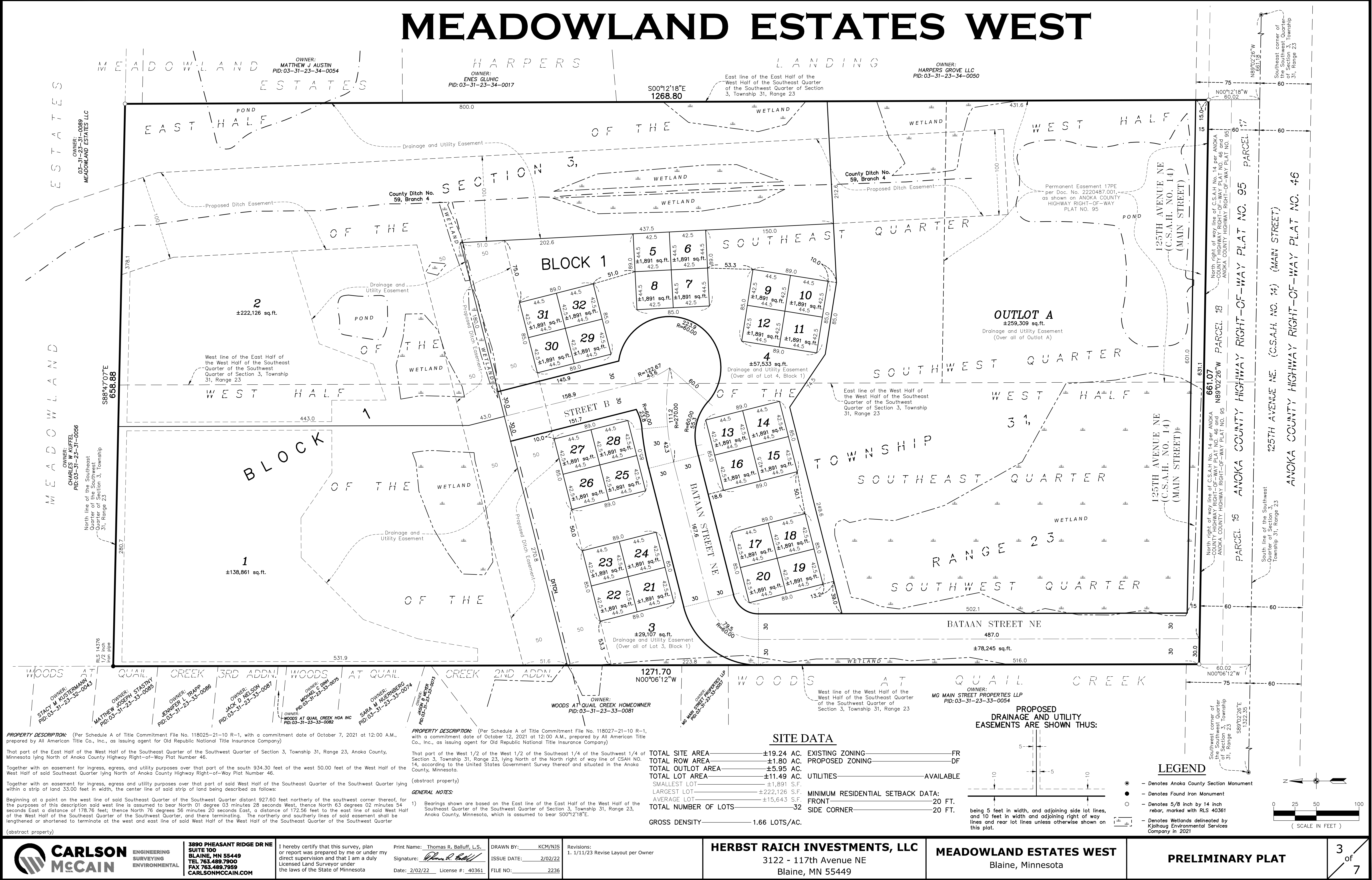
**Nathan
Raich**

9240 Baltimore St Ne, #110
Blaine, MN 55449

Nrphomes.com



MEADOWLAND ESTATES WEST



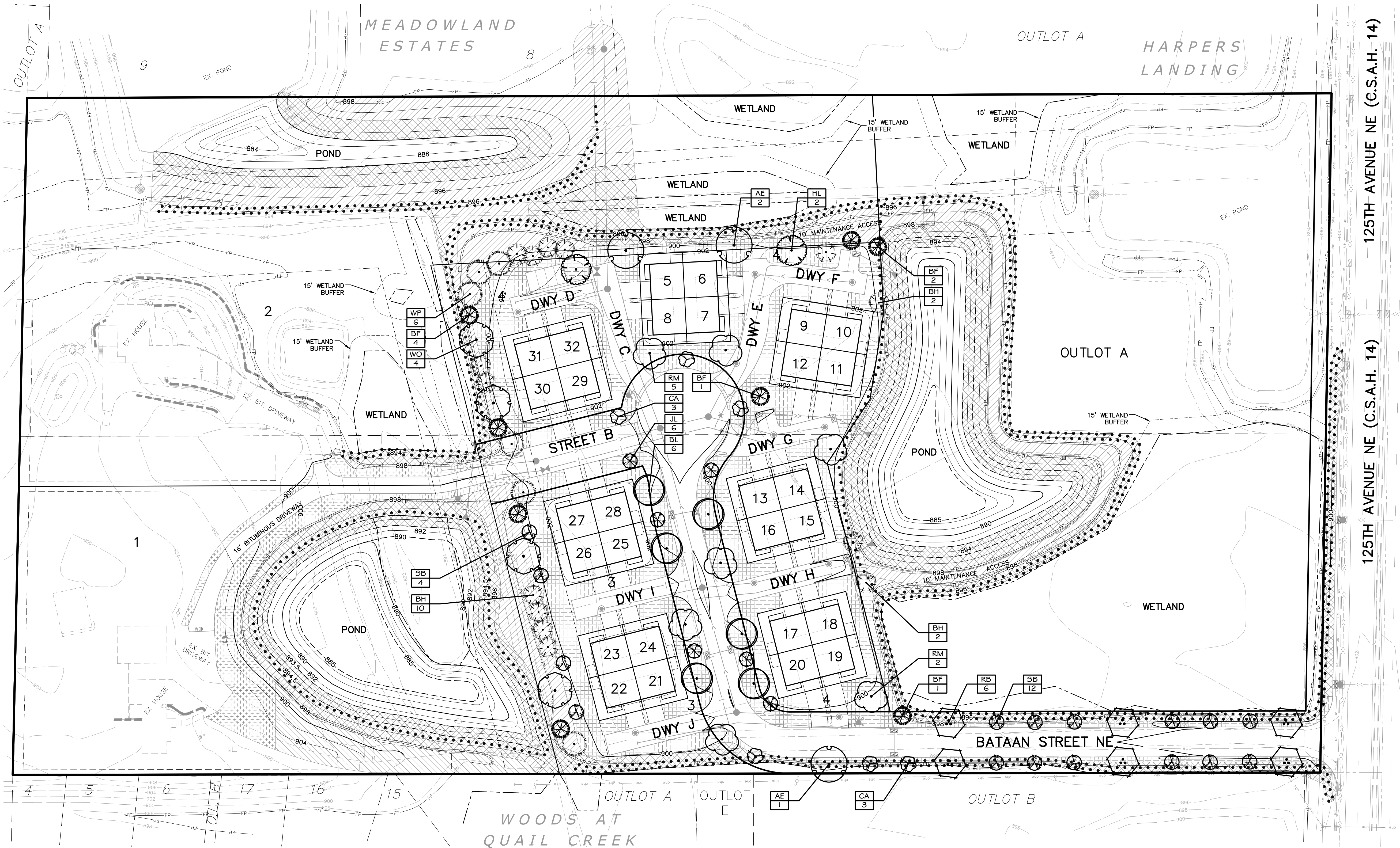
CITY OF BLAINE LANDSCAPE REQUIREMENTS

1. RESIDENTIAL DISTRICTS (CH 29) - PROPOSED ZONING = DF (COMPARABLE ZONING = R3A)
MINIMUM OF THREE (3) OVERSTORY DECIDUOUS, ORNAMENTAL OR EVERGREEN TREES PER UNIT (28 UNITS)
TREES REQUIRED = 84
TREES PROVIDED = 84
2. UNDERGROUND IRRIGATION SHALL BE REQUIRED FOR ALL LANDSCAPE AREAS, SUCH IRRIGATION SHALL EXTEND TO INCLUDE PUBLIC BOULEVARDS AND INTO LANDSCAPED PARKING ISLANDS, EXCEPT NATURAL AREAS TO BE PRESERVED.

3. TREE PRESERVATION (CH 33.10) - REPLACEMENT ON RESIDENTIALLY ZONED LOTS, ON PUBLIC RIGHT-OF-WAY IN RESIDENTIAL ZONING DISTRICTS AND ON RESIDENTIALLY ZONED LOTS EXCEEDING ONE (1) ACRE IN SIZE THE TOTAL NUMBER OF REPLACEMENT TREES SHALL NOT EXCEED EIGHT (8) TREES PER ACRE OF UPLAND.
- REQUIRED = 12 TREES (1.45 AC REMOVED X 8 TREES)
PROVIDED = 12 TREES

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR "REMOVE AND SALVAGE."
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
2. LANDSCAPE SPECIFICATIONS.
3. PLAN DRAWINGS.
4. PLANT / MATERIAL SCHEDULES.
5. CITY STANDARD SPECIFICATIONS AND DETAILS.
6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



1 OVERALL LANDSCAPE PLAN



3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 2/2/22 License #: 56346

Drawn: RJR
Designed: RJR
Date: 2/2/22

Revisions:
1. 2/16/22 per CCWD Comments
2. 3/2/22 per CCWD Comments
3. 1/11/23 Revise Layout per Owner

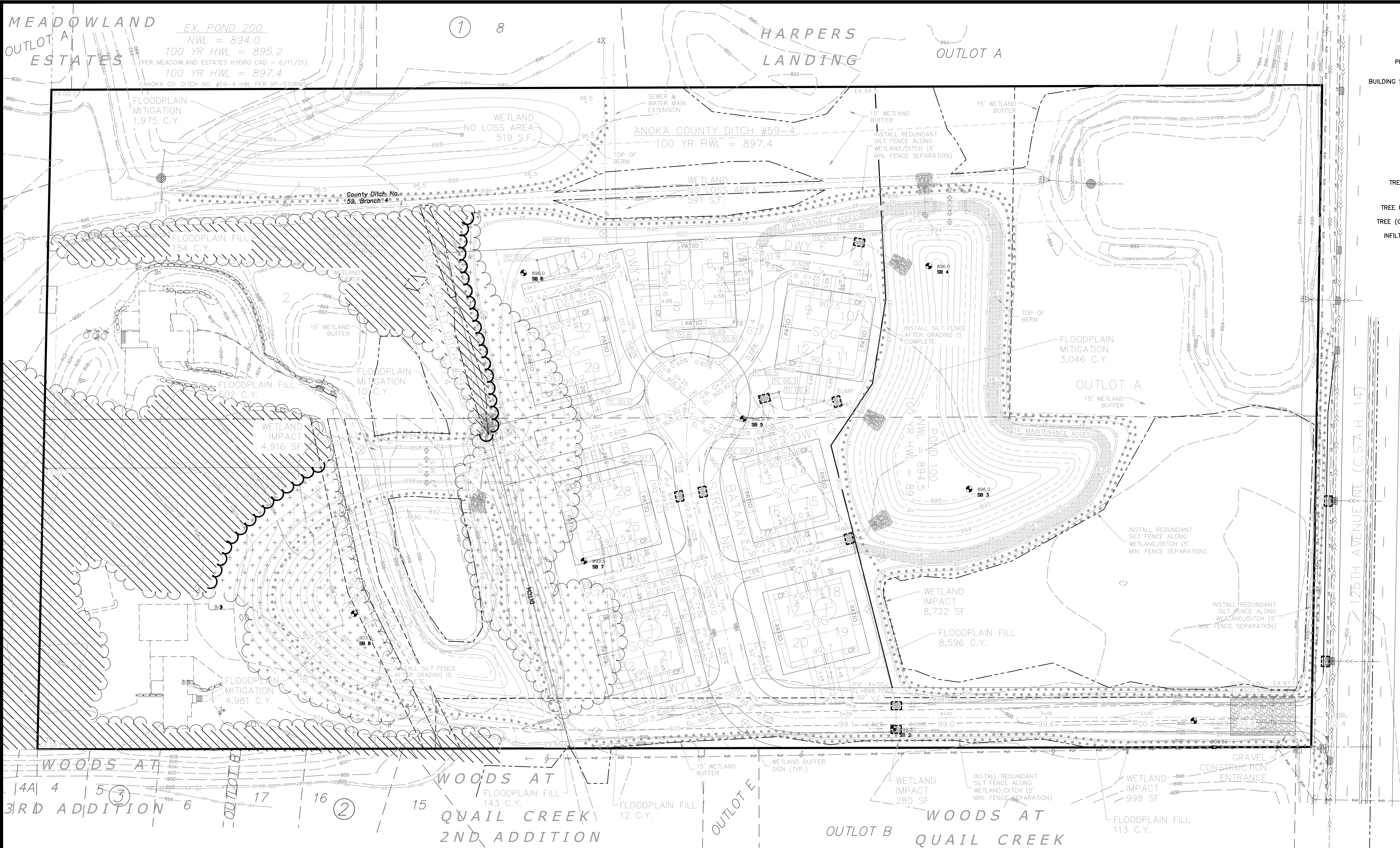
HERBST RAICH INVESTMENTS, LLC.
3122 - 117th Avenue NE
Blaine, MN 55449

MEADOWLAND ESTATES WEST
Blaine, Minnesota

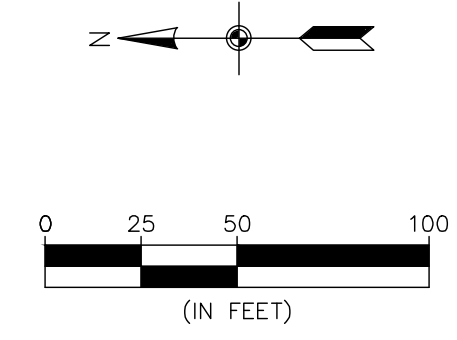
PRELIMINARY
LANDSCAPE PLAN

L1
of
2





| LEGEND | | |
|-----------------------|----------|----------|
| | EXISTING | PROPOSED |
| PROPERTY LINE | --- | --- |
| CURB | --- | --- |
| BUILDING SETBACK LINE | --- | --- |
| BITUMINOUS GRAVEL | --- | --- |
| CONCRETE | --- | --- |
| 10' CONTOUR | --- | --- |
| 2' CONTOUR | --- | --- |
| SILT FENCE | --- | --- |
| TREE FENCE | --- | --- |
| TREE LINE | --- | --- |
| TREE SAVE AREA | --- | --- |
| TREE REMOVE AREA | --- | --- |
| TREE (CONIF./DECID.) | --- | --- |
| INFILTRATION AREA | --- | --- |



| BENCHMARKS |
|--|
| 1. Top nut of hydrant located in the NW quadrant of the intersection of 128th Avenue NE and Harpers Street NE Elevation= 913.25 ft. |
| 2. Top nut of hydrant located in the NW quadrant of the intersection of 127th Avenue NE and Guadaluca Street NE Elevation= 908.83 ft. |



CARLSON MCCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofski, P.E.
Signature: *Brian J. Krystofski*
Date: 2/2/22 License #: 25063

Drawn: ADB
Designed: BJK
Date: 2/2/22

Revisions:
1. 2/16/22 per CCWD Comments
2. 3/2/22 per CCWD Comments
3. 1/11/23 Revise Layout per Owner

HERBST RAICH INVESTMENTS, LLC.
3122 - 117th Avenue NE
Blaine, MN 55449

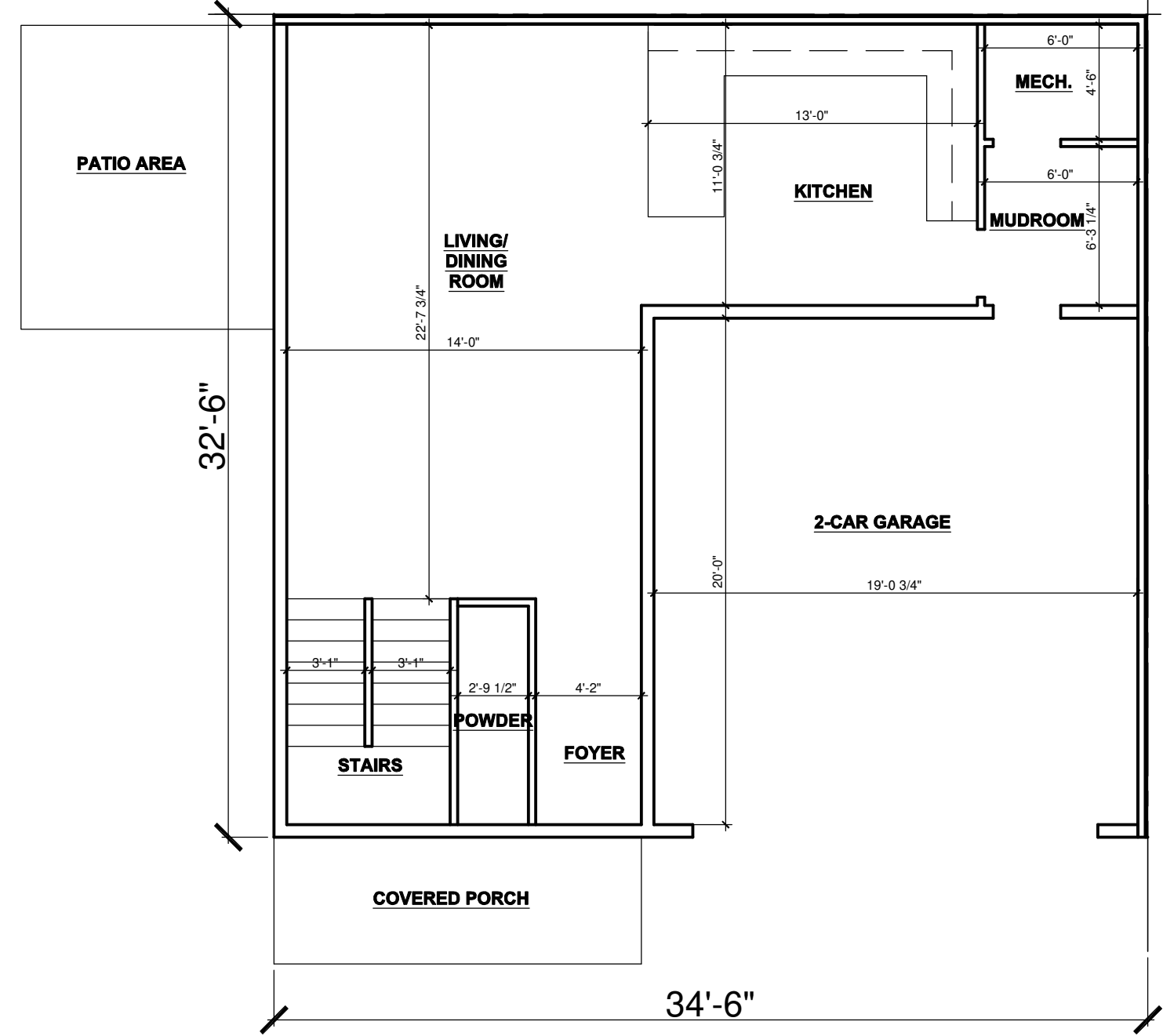
MEADOWLAND ESTATES WEST
Blaine, Minnesota

TREE PRESERVATION PLAN

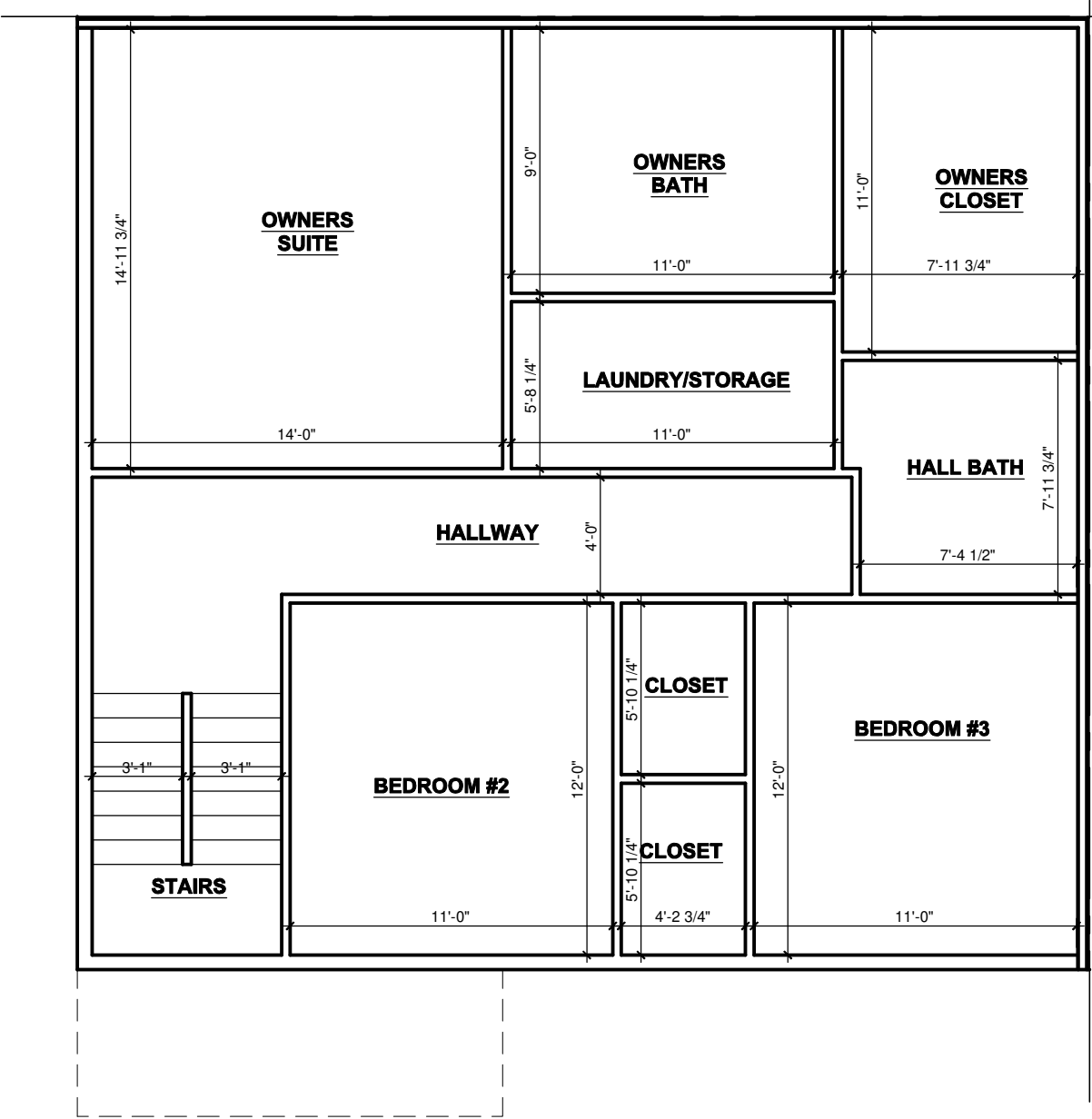
T1 of 1



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MLITTFIN@HOTMAIL.COM
320-224-7844



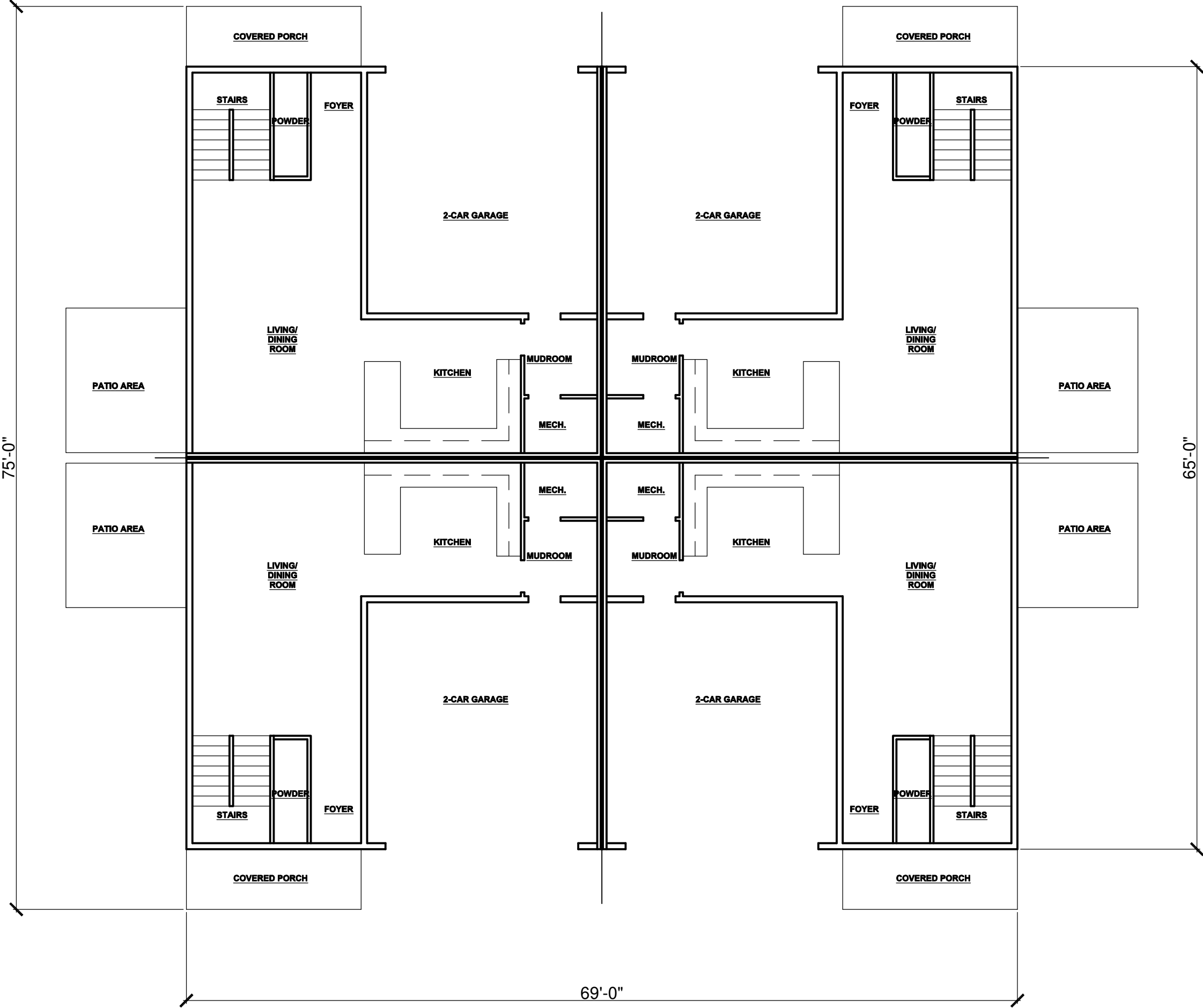
1 PROPOSED FIRST FLOOR
722 FINISHED SQUARE FEET / 399 GARAGE SQUARE FEET / 1121 TOTAL SQUARE FOOTAGE



2 PROPOSED SECOND FLOOR
1121 FINISHED SQUARE FEET



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320-224-7844



To whom it may concern:

I am writing with my concerns regarding the comprehensive plan amendment to change land use from LDR to MDR for case 23-0007 for Meadow Land Estates West.

Background: I own and reside with my family at 12753 Alamo St Ne that backs the subject parcels

Overarching Concerns:

- I 100% object to the applicant's request to rezone these parcels
- When previous plans were submitted to proceed with LDR development on this land, I didn't raise issue as it as I understand better than most that land development is a natural occurrence and the use was within the allowed zoning for the parcels
- The plans submitted as apart of this rezoning request now are changing the density to a proposed MDR.
- When purchasing our home, We purchased the lot that we did based on having LDR behind me. We would not have purchased this lot if it was zoned for MDR.
- The change to MDR will have a negative impact to our home value along with that of our neighbors.
- This undue burden is not a reasonable request that established Blaine residents should be asked to absorb.
- The developer needs to adhere to the current zoning of LDR and the Council needs to enforce to the City's land use plan requiring LDR rather than allowing this amendment.

Initial Plan Specific Concerns:

- Traffic Movement: The Batasson Street discharge will cause a right in / right out traffic pattern at an uncontrolled intersection. This will then cause residents to cross two lanes of traffic to make a U turn at Xylite St to head back east bound on 125th resulting in an very unsafe condition. In respect for public safety, the **LDR** development of this land should occur from 126th Ave NE from the East so that all traffic is then routed to Harpers/125th for access to 125th. By rerouting access to 126th, will allow for a controled ingress/egress onto 125th.
- Tree Removals: The previous plan planned for significant tree preservation on the north end of the subject parcel. The current plan calls for a significant amount of tree removal for the construction of a pond that appears to be created for obtaining suitable soils for construction purposes along with creating a flood plain mitigation area. The site plan needs to be revisited to reduce the impact to the existing trees on the parcels and a tree mitigation plan needs to be provided for the caliper replacment for those that are scheduled to be removed as the current preliminary landscape plan provided
- Overflow Drainage: The overflow for the planned floodplain mitigation is to the west through the drainage channel that runs through the Outlot in the Woods of Quail Creek 2nd Addition. Has an assement study been conducted of this channel to ensure that it has sufficient capacity for the overflow volumn expected?
- Abutting parcel transitional provisions: What provisions are being included in the purposal for screening between the planned development and the woods of quail creek development? Asking existing land owners to support a land use change must at a minimum address the purposed improvmnts to the tranistion between the abutting parcels. This plan makes no provisions for a screening – berms/trees/fenceing/etc

- Exterior elevations: The exterior elevations of exterior articulation and void of any exterior masonry. This is in stark contrast to the exterior elevations of the abutting Woods of Quail Creek. The exterior façade needs to be conditioned to require materials and characteristics of those of the abutting properties.
- Temporary construction dewatering and vibration mitigation plans: These parcels are likely to require extensive ground dewatering and subsequent earth compaction in order to conduct the indicated installations. The soils in the area are such that they are high flow sands in which construction dewatering will not only pull ground water from the area on the existing parcel but also from the areas of the abutting parcels. What is plan for conducting this work while not negatively impacting the adjacent properties – noise control from pumps operating during allowed working hours, ground consolidation causing structural defects to adjacent homes, etc.

This proposed land use change should not be allowed due to the burden that it will place on the adjacent LDR owners for the reasons outlined above. In addition, the stated basis for change is unfounded – Nathan Raich noted in his submission request that the reason why they want to change from LDR to MDR is ‘current market conditions’. Current market conditions do not impact planned density – the conditions impact the pricing for which the sale price for single family homes can be sought. The sales data in the Twin Cities supports that under current market conditions and current sales prices, the demand is still present for the sales of new construction homes. A market condition hardship is not a just reason for requesting or allowing this change. This change is driven by a developer wanting to increase their profit margin by adding more density to increase their expected return margins to the detriment of others – others including myself.

I ask that the council reject this application.

Sincerely

Jon and Kandayce Koehler
Cell 612.490.1576

To whom it may concern:

I am writing with my family's concerns regarding the comprehensive plan amendment to change land use from LDR to MDR for case 23-0007 for Meadow Land Estates West.

I own and reside with my family at 12787 Alamo St NE, which backs up to the subject parcels, and we strongly oppose the applicant's request to rezone these parcels. The change from LDR to MDR would have a very negative impact on our home value and that of many of our neighbors. We chose our lot and purchased our home because of the woods behind us and certainly would not have built on this location had it been zoned as MDR. We feel that rezoning this land would be detrimental and unjust to us and the rest of the homeowners in Phase 3 of the Woods at Quail Creek, especially considering it appears to be in the sole interest of maximizing profits for the developer.

Our specific concerns with the plan are as follows:

Traffic Movement: The Batasson Street discharge will cause a right in / right out traffic pattern at an uncontrolled intersection. This will then cause residents to cross two lanes of traffic to make a U turn at Xylite St to head back eastbound on 125th resulting in very unsafe conditions. In respect for public safety, the LDR development of this land should occur from 126th Ave NE from the East so that all traffic is then routed to Harpers/125th for access to 125th. By rerouting access to 126th, will allow for a controlled ingress/egress onto 125th.

- **Tree Removals:** The previous plan planned for significant tree preservation on the north end of the subject parcel. The current plan calls for a significant amount of tree removal for the construction of a pond that appears to be created for obtaining suitable soils for construction purposes along with creating a flood plain mitigation area. The site plan needs to be revisited to reduce the impact to the existing trees on the parcels and a tree mitigation plan needs to be provided for the caliper replacement for those that are scheduled to be removed as the current preliminary landscape plan provided
- **Overflow Drainage:** The overflow for the planned floodplain mitigation is to the west through the drainage channel that runs through the Outlot in the Woods of Quail Creek 2nd Addition. Has an assessment study been conducted of this channel to ensure that it has sufficient capacity for the overflow volume expected?
- **Abutting parcel transitional provisions:** What provisions are being included in the proposal for screening between the planned development and the woods of quail creek development? Asking existing land owners to support a land use change must at a minimum address the proposed improvements to the transition between the abutting parcels. This plan makes no provisions for a screening – berms/trees/fencing/etc
- **Exterior elevations:** The exterior elevations are void of any exterior masonry. This is in stark contrast to the exterior elevations of the abutting Woods of Quail Creek. The exterior façade needs to be conditioned to require materials and characteristics of those of the abutting properties.
- **Temporary construction dewatering and vibration mitigation plans:** These parcels are likely to require extensive ground dewatering and subsequent earth compaction in order to conduct the indicated installations. The soils in the area are such that they are high flow sands in which construction dewatering will not only pull ground water from the area on the existing parcel but also from the areas of the abutting parcels. What is the plan for conducting this work while not negatively impacting the adjacent properties – noise control from pumps operating during allowed working hours, ground consolidation causing structural defects to adjacent homes, etc.

Based on the above reasoning, we ask that the council reject this application.

Thank you for your attention to this matter,

Chad & Stacy Kustermann

(320) 290-0345

To Whom It May Concern,

I am writing to voice my concern and opposition to the land use change for the proposed construction in Public Hearing 23-0007 Meadowland Estates West. Our concern lies in the change from low residential high values to possible lower value high density homes. We believe this will have a negative affect on the community value of the surrounding homes as well as lowering the quality of life of the surrounding homes. Not only will the proposed change increase the density, we believe it will also increase the volume of traffic and the noise associated with said increase. We are also concern that these homes are rentals only and not homes owned by possible future families. This again will affect the community feel as rental homes are transient and less likely to draw in long term families. We strongly oppose such change as the appeal of the community at Quail Creek Woods is that of a family oriented areas with proud homeowners.

Michael Dinh (Homeowner)
12765 Alamo St NE
Blaine, MN 55449

Hello,

I wanted to voice my opinion on this area of land. Blaine doesn't need more quad or townhomes or rentals. We want Blaine to thrive with single family homes which will guarantee family occupancy. PLEASE keep the land zoned as low density residential.

Referencing 'Public Hearing 23-0007 Meadowland Estates West'

Much Appreciated.

Sincerely,

Elliott Benedict
Quail Creek
Blaine, MN

Re: public hearing 23-0007

As a 20+ year resident of Blaine I urge the city to keep this land low density. The last thing that benefits a city and it's citizens is high to medium density rentals where it dose not increase the tax revenue, it burdens the public schools that are already over capacity and it does not encourage long time community cohesiveness and pride. There are enough rental apartments in Blaine and also rental town homes every where you look....including directly across Main Street from this proposed area. Please keep our community growing with quality single family homes and villas for those looking to downsize. Do not encourage rental townhouses. Thank you!

Nancy Fackler

Sent from my iPad
Nancy Fackler

City of Blaine Leaders/Mr. Pat Robinson,

It is with great disappointment that I write to you today to express my frustration with the proposal to construct townhomes by Meadowland Estates and modify the current plan for our zone from LDR to L-MDR. When we purchased our lot and built our home we did so intentionally with the land use as it was and paid for the space to build our home, family and life based upon those conditions. Although a little saddened when we learned that there would be homes built in the beautiful open land near our home we understood that it would be natural. However, now to find out that this plan is further modified is frustrating to say the least. I argue that this developer would lower our home values thereby robbing us of hard earned money and the life we have worked so hard to provide for our children, community and family. Furthermore, with the opening of the road in our neighborhood traffic has already skyrocketed and I am concerned for the safety of my children as they play outside with so many vehicles traveling above the set limit and often not paying attention. These individuals do not live in our direct neighborhood, rather just use the road to cut through and have no vested interest in the community that abides here or the children that play. With this development this issue would be further exacerbated. Blaine really needs to become more strategic and thoughtful in their development. It is a great city, but it will become a hot mess quickly if the constituents are treated with disregard or disrespect. I argue that this proposal is highly disrespectful to those that live in our neighborhood and community and I pray and hope that you will not disregard the sincere concern that me and my neighbors are bringing to your attention.

Highly Concerned Constituent,

Megan Rognrud

City of Blaine Leaders/Mr. Pat Robinson,

It is with great disappointment that I write to you today to express my frustration with the proposal to construct townhomes by Meadowland Estates and modify the current plan for our zone from LDR to L-MDR. When we purchased our lot and built our home we did so intentionally with the land use as it was and paid for the space to build our home, family and life based upon those conditions. Although a little saddened when we learned that there would be homes built in the beautiful open land near our home we understood that it would be natural. However, now to find out that this plan is further modified is frustrating to say the least. I argue that this developer would lower our home values thereby robbing us of hard earned money and the life we have worked so hard to provide for our children, community and family. Furthermore, with the opening of the road in our neighborhood traffic has already skyrocketed and I am concerned for the safety of my children as they play outside with so many vehicles traveling above the set limit and often not paying attention. These individuals do not live in our direct neighborhood, rather just use the road to cut through and have no vested interest in the community that abides here or the children that play. With this development this issue would be further exacerbated. Blaine really needs to become more strategic and thoughtful in their development. It is a great city, but it will become a hot mess quickly if the constituents are treated with disregard or disrespect. I argue that this proposal is highly disrespectful to those that live in our neighborhood and community and I pray and hope that you will not disregard the sincere concern that me and my neighbors are bringing to your attention.

Highly Concerned Constituent,

Chris Rognrud

To whom it may concern,

Hello. I would like to voice my opposition against this proposed land change and keep the land zoned as a low density residential. As a resident of the woods at quail creek, I would not like the additional traffic this would add.

Thank you,

John Ngo

To Whom it May Concern,

Regarding the proposed land use change that will be discussed during the February 14, 2023, please consider my request to deny the change for developer Nate Raiche. I live in the Woods of Quail Creek neighborhood, just west of the proposed development. I understand the original plan was for single family villa-style homes and now the proposal is for quad RENTAL townhomes. The current market is cited as the reason; however, the Blaine housing market is flooded with new homes and if they aren't able to sell the inventory they have, why build new homes and make them RENTAL properties, which is known to decrease property values of the neighboring homes.

I strongly urge you to deny this request. If you approve the use of the land for homes, I would insist they are not rental properties. There's no room for more children in Blaine schools anyway: kids in this neighborhood and surrounding neighborhoods go through boundary changes every year, tearing them away from their friends. With rental property, I would anticipate a lot of new kids to the area that will have no vacancy at surrounding schools. I believe denying the entire proposal is likely your best option.

Thank you for your strong consideration of this request.

Kind regards,
Laurie Curnow
12724 Alamo Street NE
Blaine MN 55449
612-875-8840

As a resident in The Woods at Quail Creek whose home backs up to the proposed Meadowlands Estates West future development, I would like to bring forward some concerns that I believe should be considered before approval of this plan.

-The change in plans from single family homes to townhomes is frustrating. Those of us in The Woods at Quail Creek have worked hard to improve our homes and neighborhood to make it a desirable place to live and with this idea of adding townhouses in our backyard will, no doubt, decrease the value of our properties. No matter how wonderful they look, the upkeep and management of rental properties cannot be guaranteed and this is worrisome.

-Traffic in this area continues to increase and cause issues. Will there be an additional stoplight?

-Sunrise Elementary is already bursting at the seams and this plan is looking to add many more families, with no doubt, who will have elementary age children that will need to attend Sunrise.

-We greatly enjoy the woods in our backyard, although wildlife has decreased in the last few years due to other developments, it still feels like a sanctuary. What's wrong with some greenspace in Blaine?

-It is well known that Blaine doesn't have the infrastructure to support its current population so why are we continuing to add more homes?

-With the proposed rent price for these townhomes, who can afford that? Are people even drawn to paying that significant amount of money for something temporary?

I ask that you reconsider the plan of building townhomes in this space and look towards making Blaine a great place to live for those residents who already call this city home.

Sara Nuernberg
12761 Alamo St NE

Good morning Nate (and Matt)

Thank you for your responses below however the responses do not address the concern voiced. For ease of review, I have noted below your responses as 'NR' below with my return response with 'JK'

(Matt – you can fast forward to item 8)

- 1) LDR to MDR Request: Devoid of community transitional use. The other town home developments in the area have clear transitional land use changes - Harpers Landing, Legacy Creek, Savannah Grove, etc – all have MDR use that transitions to single family LDR. This 'hopscotch' from three sided LDR to a to a pocketed MDR development isn't consistent with that of the community development in the surrounding area of Blaine.
- 2) Uncontrolled right – right out entrance to 125th vs an extension to 126th to the east – Increased public safety hazard.
 - a. NR: 'This is the only access to the property. The development to the east originally had a R/W stubbed to serve this property, but was removed during the city review process.'
 - b. JK: I understand that in order to access a connection to 126th to the east that an easement agreement and to cross the north-south drainage easement/county ditch no. 59, Branch 4. would be required. I don't see how this development can move forward without this change in the development plan as the right in – right out condition will result in creating a traffic hazard for both residents of your development and that of the general public by the U turns that will occur when residents of this neighborhood will cross two lanes of traffic to make a U turn at the uncontrolled intersection of Xylite and in 125th in order to head eastbound on 125th. This is even more critical with the request to increase density on the parcels.
- 3) Lack of pedestrian connectivity – Increased public safety hazard.
 - a. NR: No trails/sidewalk to connect to...?
 - b. JK: I don't see how a development can be approved that doesn't provide measures for its residents to safely access the sidewalk/bike paths/trail systems of the City of Blaine. It is unreasonable to expect your residents to traverse via the roadway – especially that of a County Road. A pedestrian management plan needs to be provided to ensure that accessible safe means are accounted as a part of this development. This is even more critical with the request to increase density on the parcels.
- 4) Lack of exterior articulation to the structure design
 - a. NR: Class A construction
 - b. JK: 'Class A construction' is an undefined phrase and doesn't address the architectural deficiencies of your elevations. Whether the development is LDR or MDR, there is an obligation to uphold a design aesthetic that does not have an adverse effect upon the adjacent properties as the elevations submitted are void of articulation that meets or surpasses that of the adjacent properties. Additionally, with the single architectural floor plan and corresponding elevations submitted I have to assume that all seven buildings are planned to be the same in exterior architectural design. This too is inconsistent with the neighborhood design aesthetics of the adjacent LDR properties.
- 5) Lack of premium exterior materials
 - a. NR: Class A construction
 - b. JK: 'Class A construction' is an undefined phrase and doesn't address the architectural materials proposed for the exterior facades. City of Blaine standards require premium exterior cladding materials are to be used on the front elevations of all LDR homes. For a MDR development, I would consider all elevations to be considered 'front' elevations. I

would expect that the class of the exterior materials meet or surpass that of the adjacent existing properties which the current elevations do not.

- 6) Lack of transitional buffer – enhanced landscaping, berm, fencing at the western property line due to change in land use
 - a. NR: We are boxed in on four sides, not much master planning to be done?
 - b. JK: Precisely. These parcels are boxed in on three sides by LDR housing and the fourth side by a County Road. Trying to incorporate a MDR development into these parcels doesn't allow for a transitional buffer from alternate land uses to occur – or at least under the current design it does not allow for such a transition.
- 7) Additional scheduled tree removals from your previous concept
 - a. NR: Tree Removal went from 1.38 Ac to 1.45 Ac. Friendly reminder: Far less tree removal than development to the west.
 - b. JK: I am not sure what you are referencing regarding the development to the west. If you are referring to The Woods of Quail Creek to the west, that developer left a significant amount of existing trees to be incorporated into the development. From what I am seeing on your plans, you are only planning to preserve the trees that are outside of your designated construction limits. I would also argue that a tree study accounting for tree count and caliper size is a much more appropriate measure to evaluate impact to environmental conditions than a per acre assessment.
- 8) Directed stormwater/wetland overflow via an off property open air ditch
 - a. NR: Watershed has reviewed and approved the storm water design as shown.
 - b. JK: Question for Matt: Did Carlson McCain submit an assessment study for the outflow ditches that this development will impact? Also due to the additional burden places on the public drain facilities, I would assume that the developer has an obligation to submit and adhere to a maintenance agreement to ensure the long term functionality of these facilities are maintained?
- 9) Proposed photometric data not provided
 - a. NR: Photometric plan not required. City will review and approve street light layout during the plan review process (typically show lights at CDS, intersections and sharp curves – this site will probably have 3 lights).
 - b. JK: I would agree that photometric plans are not typically required when a proposed development is submitted that is consistent with the existing designated land use and that the lighting criteria that you outline above is consistent with that of a LDR development. Generally in a MDR there is a higher standard that the developer and City require for site lighting due to the request to increase the density. Additionally on this site, given the proposed location of Bataan Street NE to the neighboring parcels a review of a photometric plan would be prudent to ensure that there is not light bleed onto the adjacent parcels.
- 10) Future northern expansion provisions indicated but no proof of concept provided.
 - a. NR: We have done concept plans if you need to see...
 - b. JK: Yes, I would like to see these concept plans. Frankly, I am surprised that if proof of concept plans exist that they were not submitted with this application Community review and engagement.

I have included Patricia from the City of Blaine to this correspondence so that these expanded concerns can be shared with the Council prior to the meeting on the 14th.

Jon Koehler

From: AskNate Raich <nate@rhbuildersmn.com>

Sent: Friday, February 10, 2023 4:09 PM

To: Jon Koehler <JonKoehler@weisbuilders.com>; matth2401@gmail.com

Cc: ssellman@blainemn.gov

Subject: Re: [EXTERNAL] Re: Meadowland Estates West - Informational Meeting

Hi Jon,

I appreciate your questions. I have answered each below in detail.

- Uncontrolled right – right out entrance to 125th vs an extension to 126th to the east – Increased public safety hazard. **This is the only access to the property. The development to the east originally had a R/W stubbed to serve this property, but was removed during the city review process.**
- Lack of pedestrian connectivity – Increased public safety hazard. **No trails/sidewalk to connect to...?**
- Lack of exterior articulation to the structure design – Doesn't fit the architectural aesthetics to the adjacent neighborhood. **Class A construction**
- Lack of class A or B finishes on the exterior of the concept designs - Doesn't fit the architectural aesthetics to the adjacent neighborhood. **Class A construction**
- Lack of transitional buffer – enhanced landscaping, berm, fencing at the western property line due to change in land use – Void of master planning community forethought. **We are boxed in on four sides, not much master planning to be done?**
- Significant additional scheduled tree removals from your previous concept – Negative impact to current environmental conditions. **Tree Removal went from 1.38 Ac to 1.45 Ac. Friendly reminder: Far less tree removal than development to the west.**
- Directed stormwater/wetland overflow via an off property open air ditch that hasn't been maintained to ensure the required volume is maintained – assessment study and enhanced maintenance agreement needed. **Watershed has reviewed and approved the storm water design as shown.**
- Proposed photometric data not provided. **Photometric plan not required. City will review and approve street light layout during the plan review process (typically show lights at CDS, intersections and sharp curves – this site will probably have 3 lights).**
- Future northern expansion provisions indicated but no proof of concept provided. **We have done concept plans if you need to see...**

I have included the President of the Coon Creek Watershed, Matt, on this email if you have any additional questions on Watershed questions.

Thank you



Nate Raich
Owner
P: 651-283-1305
E: nate@rhbuildersmn.com
RHBuildersMN.com



RH Builders, #BC72179 | NRP Homes, #BC720937 | Elevate Builders, MN #BC69062

On Thu, Feb 9, 2023 at 4:25 PM Jon Koehler <JonKoehler@weisbuilders.com> wrote:

Nate

Thank you for your response however it does not alleviate the stance on my objection

I am aware that the site was previously approved as LDR – I am fairly certain that under that concept, you were proposing for-sale single family homes. Pivoting to a MDR rental quad home concept is not something that I can support. Beyond the significant concern of a MDR rental development vs an ownership development, the following are some of the substantial issues that I object to in your current concept:

Uncontrolled right – right out entrance to 125th vs an extension to 126th to the east – Increased public safety hazard.

- Lack of pedestrian connectivity – Increased public safety hazard.
- Lack of exterior articulation to the structure design – Doesn't fit the architectural aesthetics to the adjacent neighborhood.
- Lack of class A or B finishes on the exterior of the concept designs - Doesn't fit the architectural aesthetics to the adjacent neighborhood.
- Lack of transitional buffer – enhanced landscaping, berm, fencing at the western property line due to change in land use – Void of master planning community forethought.
- Significant additional scheduled tree removals from your previous concept – Negative impact to current environmental conditions.
- Directed stormwater/wetland overflow via an off property open air ditch that hasn't been maintained to ensure the required volume is maintained – assessment study and enhanced maintenance agreement needed.
- Proposed photometric data not provided.
- Future northern expansion provisions indicated but no proof of concept provided.

Jon Koehler

Vice President

Weis Builders, Inc.

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From: AskNate Raich <nate@rhbuildersmn.com>

Sent: Thursday, February 9, 2023 3:31 PM

To: Jon Koehler <JonKoehler@weisbuilders.com>; ssellman@blainemn.gov

Subject: [EXTERNAL] Re: Meadowland Estates West - Informational Meeting

Hi Jon,

I appreciate you reaching out. To best understand your concerns, I would need to know more about the dislikes. The development was once approved before as LDR. As the property owner and community supporter I'd be more than happy to meet you or get on a call so you are educated on the development.

As you know the site is currently a LDR which is 2.5 - 6 units per acre. L-MDR is 2.5 -12 units per acre. The site is 2.51 units per acre, but since there is a shared wall we are required to zone a L-MDR.

Comprehensive Plan Amendment to change the current land use from (LDR) Low Density Residential to (L-MDR) Low/Medium Density Residential.

Let me know if this answers your questions.

Thanks



On Thu, Feb 9, 2023 at 2:48 PM Jon Koehler <JonKoehler@weisbuilders.com> wrote:

Nate

I am writing in response to the letter received dated 1/31/23 regarding the informational meeting that you plan to conduct this evening regarding your request for rezoning pertaining to your proposed Meadowland Estates West development. I am unable to attend this meeting due to a previous conflict.

I am in staunch opposition to your request to rezone these parcels and I have contacted the City to voice my opposition.

While I appreciate your offer to meet to answer questions regarding your proposed development, I see no answers that you could provide that would serve as justification to rezone these parcels to MDR.

Jon Koehler

Vice President

Weis Builders, Inc.

7645 Lyndale Avenue S, Minneapolis, MN 55423

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My name is Rolf Lund, and I live at 12539 Zumbrota St NE. This email concerns Case 23-0007, the Meadowland Estates West application.

My comments are specific to an area that falls outside of the property location but within the public notification line. In the southwest corner of the area (along 125th St and next to the retention pond) are a group of evergreen trees that were planted in 2016 by the City of Blaine. In 2014 and 2015, I and a group of homeowners petitioned the City for screening between the Woods of Quail Creek neighborhood and 125th St. The trees were sought to help mitigate noise and visual impacts resulting from widening of the road and bringing increased traffic levels even closer to our homes. The City Council ultimately approved the planning of trees in 2016, including 18 evergreen trees along the retention pond and within the public notification area.

I am asking that the Planning Commission recognize the efforts that were made by me and my neighbors over those two years to secure these trees, as well as the City's financial investment, and ensure they are protected in any approved plan.

I appreciate your consideration of my request.

Regards,
Rolf Lund
12539 Zumbrota St NE
612-219-1841

To: City of Blaine Planning Commissioners

I'm writing to relate my family's concerns regarding the proposed change in land use from LDR to MDR for the Meadowlands Estates West (MEW) development (Case 23-007). We own and reside in the residence at 12782 Alamo St NE in the Woods at Quail Creek development immediately adjacent and west of the proposed MEW development. Leaving aside the highly questionable 'bait and switch' methodology that Herbst Raich Investments (HRI) has chosen to employ, we have several issues of concern.

- 1) The increased activity and traffic levels associated with a development of 28 residences compared to the originally planned 16 (both during and after construction).
- 2) Conversion of owned residences to rental units, with the associated likelihood of lesser maintenance levels, lack of ongoing investment and less care for neighborhood quality of life.
- 3) Inadequate provision for buffering between developments, such as trees/other vegetation, berms and the like.

We also take issue with the only rationale that RHI has provided for the requested change from LDR to MDR, i.e., market conditions. Not only does RHI provide no data/evidence to support that contention, a February 10th Star Tribune article stated that "the metro remains a seller's market" and Blaine price per square foot continues to rise.

<https://www.startribune.com/hot-housing-why-twin-cities-home-prices-increased-while-demand-slowed-2022/600250121/>
<https://www.startribune.com/minneapolis-suburbs-st-paul-twin-cities-hot-housing-market-sell-buy-where-2023/600246718/#place-15>

We have to ask, if current Blaine market conditions are so foreboding, why is HRI proceeding with single family owner developments at The Meadowlands, Jefferson Ridge and Radisson Hills?

The Blaine web site declares that "the Community Development department ensures that quality development is achieved in Blaine" and we ask that the Planning Commission support that contention by denying this requested change in land use.

Thanks and regards,

Rick and Terese Margl
12782 Alamo St NE
ramargl@aol.com
682-232-8121

Hello Pat,

This will be my 20th year as a Blaine resident and have seen a lot of change in the years, mostly good things. However, the rental properties, town houses and apartments are starting to be an issue. I hope the city will keep the Meadowlands East land as low density. The last thing that benefits a city and it's citizens is high to medium density rentals where it does not increase the tax revenue, it lowers overall property values, it burdens the public schools that are already over capacity and it does not encourage long time community cohesiveness, neighborhoods and community pride. There are enough rental apartments in Blaine and also rental town homes every where you look....including directly across Main Street from this proposed area. Please keep our community growing with quality single family homes and villas for those looking to downsize. Do not encourage rental townhouses. Thank you!

Sincerely,

Phil Fackler

Hello Pat,

This will be my 15th year as a Blaine resident and have seen a lot of change in the years, mostly good things. However, the rental properties, town houses and apartments are starting to be an issue. I hope the city will keep the Meadowlands East land as low density. The last thing that benefits a city and it's citizens is high to medium density rentals where it does not increase the tax revenue, it lowers overall property values, it burdens the public schools that are already over capacity and it does not encourage long time community cohesiveness, neighborhoods and community pride. Please keep our community growing with quality single family homes and villas for those looking to downsize. Do not encourage rental townhouses. Also the bottom line is I bought my current home as this area was zoned for low density so I would like to see it kept that way.

Thank you!

Chelsey