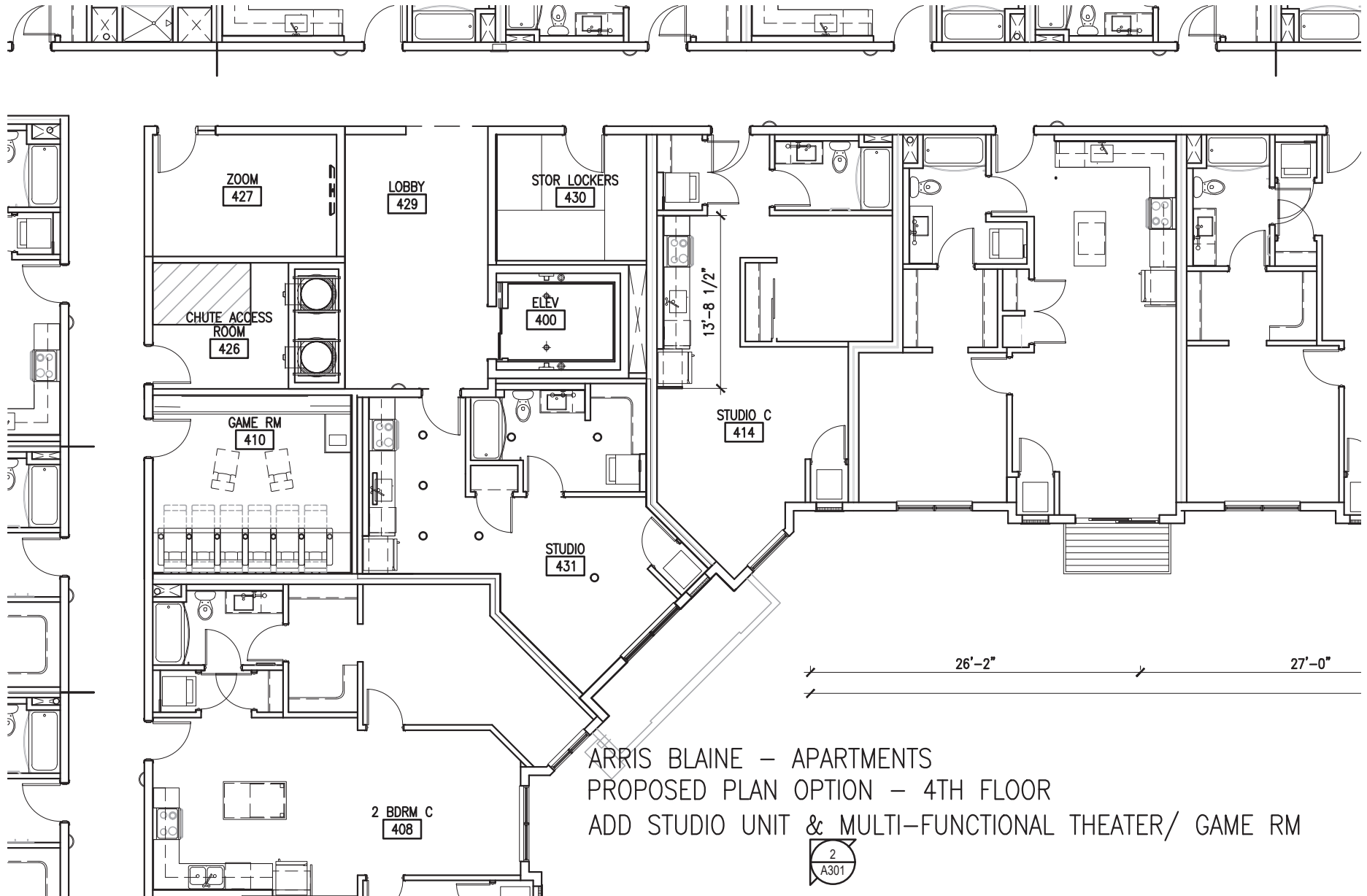


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Case File No. 22-0046 Arris II Apartments

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





Arris II Apartments

Blaine, MN

June 30, 2022

Introduction

Site and History

In 2021, the City of Blaine approved The Arris II Apartments, which will bring a new housing development to approximately 2 acres of land. The property consists of 2 separate one acre parcel, which will be combined, and is located at 9440 & 9460 Ulysses Street NE, adjacent to The Berkshire and Northern Tool.

The site was originally designed for additional commercial development. However, after marketing the site for years, no viable options or users were willing to commit to the site. In 2020, a concept plan was brought forward and was received well by City Staff and City Council and the process to re-guide the use of this property began.

RENDERING OF ARRIS II APARTMENTS



Proposed Development Modification

The original proposal for this property was to create a new, three story apartment building, with underground parking. The current approvals allow 65 units. The current plan has 119 parking stalls, with 57 underground stalls and 62 surface stalls. The building was designed to include a mix of studio/alcove, 1-bedroom, 2-bedroom and 3-bedroom units. Amenities within the building will include those typically found in current developments in nearby communities and the adjacent building. These would include a community/party room, exercise/yoga room, mail/package room, management/leasing office and exterior dog run.

The current request adjusts the deliverable product to add one more unit, for a total of 66 units. This is done by eliminating a storage area on the 4th level, moving the game/media room into the former storage area and using the former game/media room to create a new studio unit. Plans showing the before and after are included with this application.

There are no changes to the previously approved building or site plans.

Applications and Requests

Given the current status of the site, the request is for an Amendment to the Conditional Use Permit, changing the approval from 65 units to 66 units for the proposed building.