



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

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Resolution: RES 22-147

File Number: RES 22-147

**Granting a Conditional Use Permit to Construct a 111-Unit Apartment Building in
a DF (Development Flex) Zoning District at 111 99th Avenue NE. Blaine
Apartments LLC (Case File No. 22-0048/EES)**

WHEREAS, an application has been filed by Goers Mark J & Debra J as Conditional Use Permit Case File No. 22-0048 for Blaine Apartments; and

WHEREAS, said case involves the property described as follows:

Parcel 1:

Outlot A, Pleasure Creek, according to the recorded plat thereof, Anoka County, Minnesota.
(Abstract Property)

Parcel 2:

The East Half of the North Half of Lot 30, Green Acres, according to the recorded plat thereof, Anoka County, Minnesota, together with that part of vacated President Street NE, dedicated in the plat of Green Acres as Aurelia Drive, accruing thereto, all lying southwesterly of 101st Avenue Northeast.
(Abstract Property)

Parcel 3:

The North Half of Lot 31, Green Acres, according to the recorded plat thereof, Anoka County, Minnesota, together with that part of vacated President Street NE, dedicated in the plat of Green Acres as Aurelia Drive, accruing thereto, all lying southwesterly of 101st Avenue Northeast.
(Abstract Property)

Parcel 4:

South Half (S 1/2) of Lot Thirty-one (31), Green Acres Addition, Anoka County, Minnesota.
Being Registered land as is evidenced by Certificate of Title No. 80190.

WHEREAS, the Blaine Planning Commission held a public hearing on August 10, 2022, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on September 19, 2022, October 3, 2022 and December 5, 2022; and

WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 29.110 and 27.04 of the Zoning Ordinance to allow for the construction of a 111-unit apartment building in a DF (Development Flex) zoning district with the following conditions:

1. Floor plans, elevations, and civil plans shall be generally consistent with the plans submitted on July 11, 2022, and dated July 8, 2022 (floor plans and elevations) and June 15, 2022 (civil plans). The 36-stall parking lot on the southern portion of the property shall be constructed upon development.
2. The following setbacks shall be met:
 - Front (101st Avenue): 50-foot building/30 feet parking
 - Rear (west): 20 feet building/30 feet parking
 - Side (south and north): 15 feet building/15 feet parking
 - Driveway: 10 feet
3. At least three premium materials shall be present on each elevation comprising at least 50% of the wall area of each façade and the building and all elevations shall be treated similarly. Premium materials include any materials listed in 32.54(a)(1) of the zoning code.
4. All disturbed areas, except for those within stormwater basins or associated buffers shall be sodded.
5. At least 204 parking stalls shall be constructed on site.
6. The following tree quantities are required:
 - Overstory: 26 (2.5 caliper inch)
 - Conifer: 18 (8-foot height)
 - Ornamental: 18 (2 caliper inch)
 - Shrubs: 120
7. Eight high quality trees shall be preserved as shown on the above referenced plans.

PASSED by the City Council of the City of Blaine this 5th day of December, 2022.



Signed by: _____

Tim Sanders, Mayor

Date

December 5, 2022

Attest by: _____

Catherine Sorensen, CMC, City Clerk

Date

December 5, 2022