

Case File No. 21-0074
BeeHive Blaine





NO.	DATE	BY	CHKD	APPROV	COMMENTS

Project Name: John Wickham
 Date: 08/08/2011

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 in the State of Minnesota.
 License No. 00000

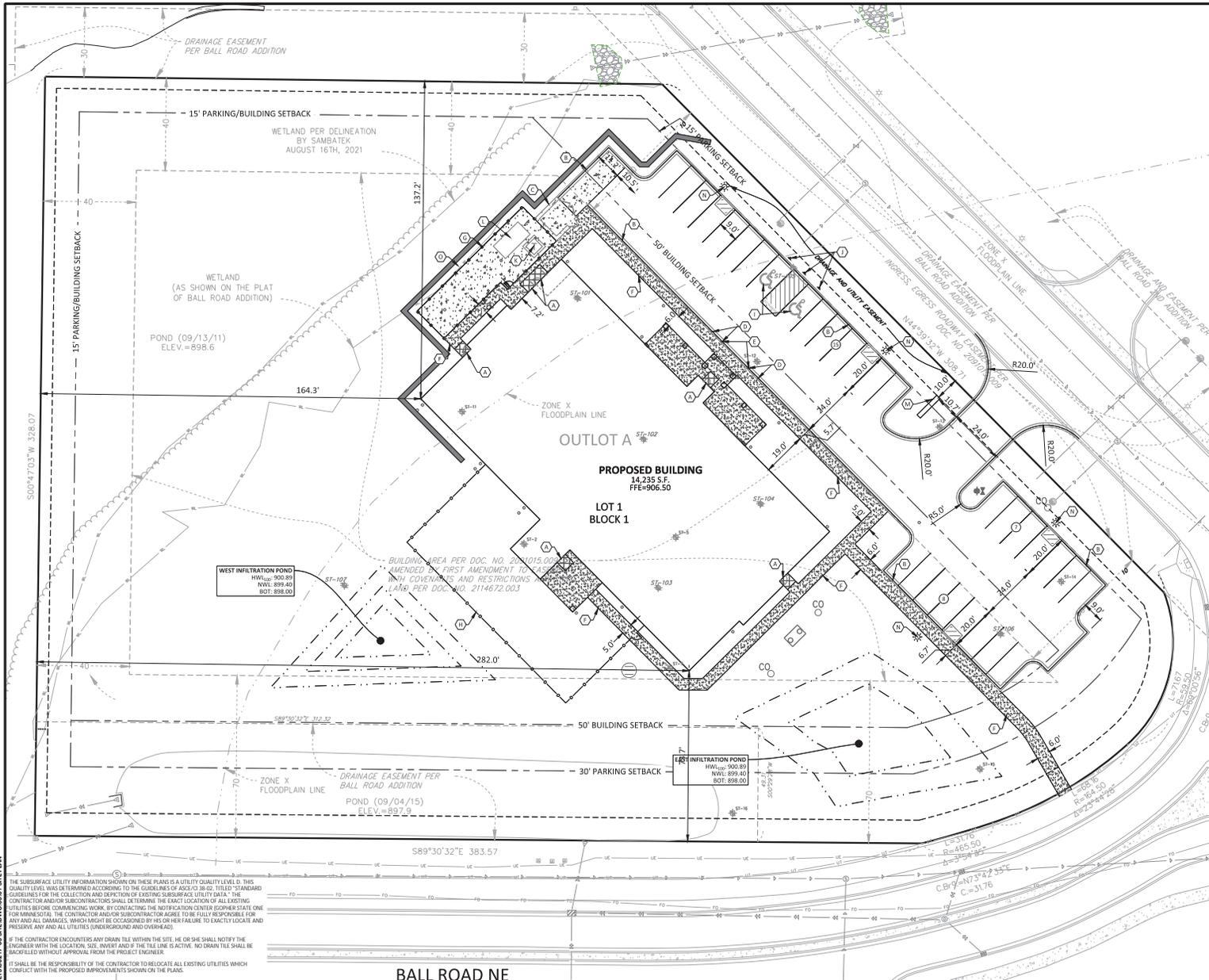
PRELIMINARY
 DESIGN REVIEW
 PROJECT SUBMITTAL
 CONSTRUCTION DOCUMENTS

DRAWN BY
 000
 DESIGNED BY
 000
 CHECKED BY
 000
 PROJECT NO.
 0000



LANDSCAPE COLORED PLAN
 ALT ARCHITECTURE
 BEEHIVE
 PRELIMINARY
 BLAINE, MN

SHEET
L1.03
 #08 OF 08
 REV.



LEGEND	
PROPOSED	EXISTING
--- BOUNDARY LINE	--- BOUNDARY LINE
--- CONCRETE CURB	--- CONCRETE CURB
--- EASEMENT LINE	--- EASEMENT LINE
--- BUILDING LINE	--- BUILDING LINE
--- RETAINING WALL	--- RETAINING WALL
--- WET LAND	--- WET LAND
--- TREE LINE	--- TREE LINE
--- SAW CUT LINE	--- SAW CUT LINE
--- SIGN	--- SIGN
--- BOLLARD	--- BOLLARD
--- LIGHT POLE (BY OTHERS)	--- LIGHT POLE (BY OTHERS)
--- REGULAR PARKING STALL COUNT	--- REGULAR PARKING STALL COUNT
--- KEYNOTE	--- KEYNOTE
--- STANDARD DUTY ASPHALT PAVING	--- STANDARD DUTY ASPHALT PAVING
--- HEAVY DUTY ASPHALT PAVING	--- HEAVY DUTY ASPHALT PAVING
--- CONCRETE PAVING	--- CONCRETE PAVING
--- CONCRETE SIDEWALK	--- CONCRETE SIDEWALK
--- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)	--- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

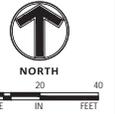
DEVELOPMENT SUMMARY	
AREA (COTT. BLOCK 1)	133,242 SF 3.06 AC
PARKING SUMMARY	30 STALLS
REQUIRED PARKING	30 STALLS
PROPOSED PARKING	30 STALLS
ZONING	(PBD) PLANNED BUSINESS DIST
EXISTING ZONING	(DF) DEVELOPMENT FLEX
PROPOSED ZONING	
BUILDING SETBACKS	FRONT YARD (BALL RD) 50 FEET
	FRONT YARD (PRIVATE DR) 50 FEET
	SIDE YARD (NORTH) 15 FEET
	SIDE YARD (WEST) 15 FEET
PARKING SETBACKS	FRONT YARD (BALL RD) 30 FEET
	REAR YARD (PRIVATE DR) 15 FEET
	SIDE YARD (NORTH) 15 FEET
	SIDE YARD (WEST) 15 FEET

DEVELOPMENT NOTES

- NOTES PLACEHOLDER

KEY NOTES

- BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
- B-612 CONCRETE CURB AND GUTTER
- TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)
- CURB TAPER
- FLAT CURB SECTION
- CONCRETE SIDEWALK
- VINYL FENCE
- CHAIN LINK FENCE
- ACCESSIBLE STALL STRIPING
- ACCESSIBLE PARKING SIGN
- TRANSFORMER
- GENERATOR
- MONUMENT SIGN (SEE ARCHITECTURAL PLANS)
- LIGHT POLE (SEE PHOTOMETRIC PLAN)
- RETAINING WALL



2.08 (MUST BE KEPT WITH THESE PLANS)
 ALL DIMENSIONS BY THE CONTRACTOR UNLESS OTHERWISE NOTED
 10/8/2021 10:08:30 AM
 PROJECT: S50217-CAD/SHEETS/S50217-C3-SITE.DWG: C3.01 SITE PLAN

NO	DATE	BY	EKD	APPR	COMMENT

BALL ROAD NE

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.

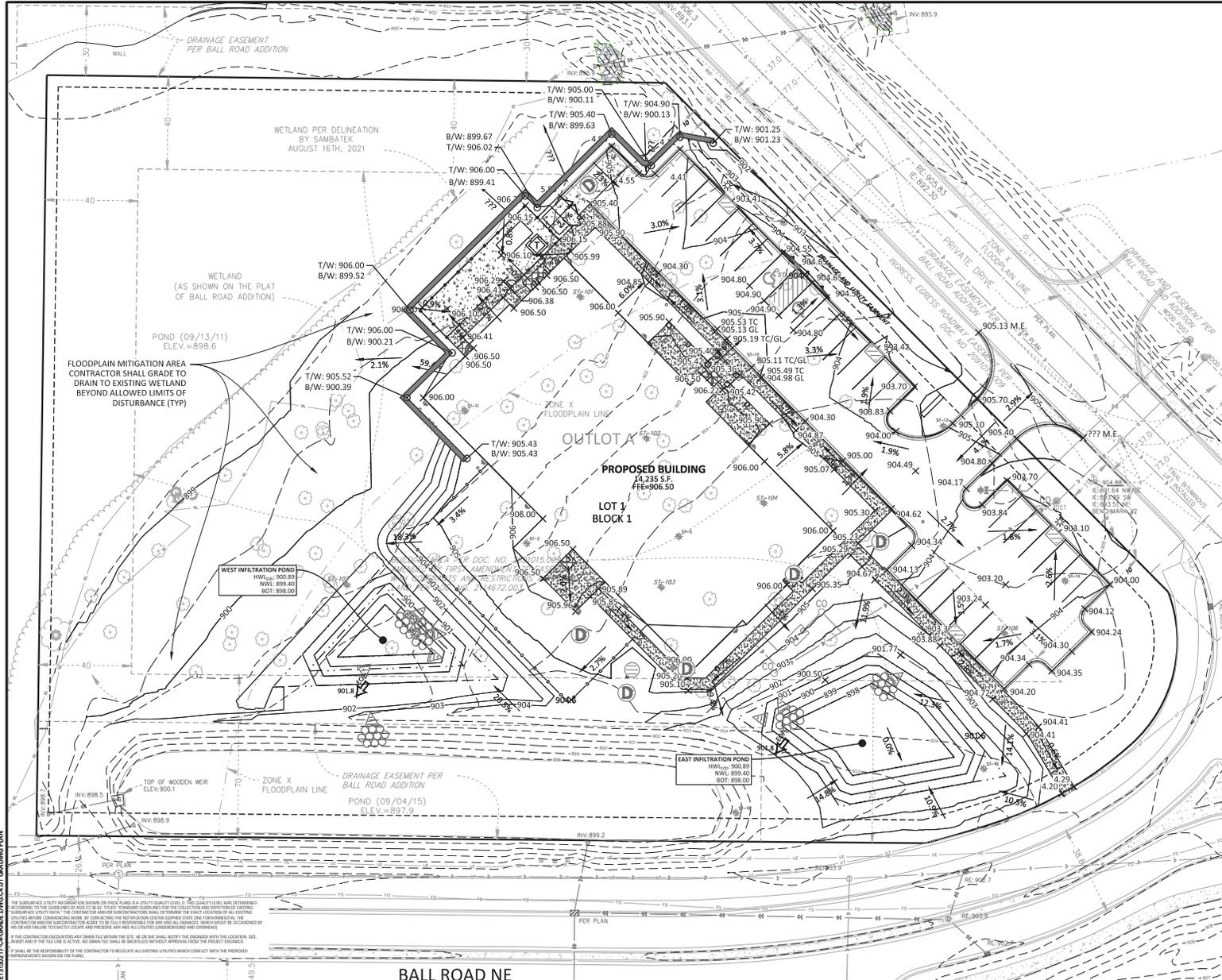
Print Name: George D. Abernathy

Date: _____ License # 43505

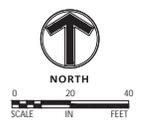
PRELIMINARY	10/08/2021	DRAWN BY	MHW
DESIGN REVIEW		DESIGNED BY	GDA
PERMIT SUBMITTAL		CHECKED BY	GDA
CONSTRUCTION DOCUMENTS		PROJECT NO.	50217

Sambatek
 Engineering | Surveying | Planning | Environmental
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SITE PLAN	SHEET
ALT ARCHITECTURE	C3.01
BEEHIVE BLAINE	03 OF 12
PRELIMINARY	REV.
BLAINE, MN	



LEGEND	
PROPOSED	EXISTING
PROPERTY LIMIT	CLUB & GUTTER
STORM SEWER	DRAINILE
BUILDING	RETAINING WALL
WETLAND LIMITS	TREELINE
SPOT ELEVATION	CONTOUR
RIP RAP	OVER LOW ELEV.
SOIL BORINGS	



10/6/2021 12:17:50 PM
 ALL DIMENSIONS IN FEET
 PROJECT NO. 210211-01
 SHEET NO. C4.01

NO	DATE	BY	CHKD	APPR	COMMENT

BALL ROAD NE

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.

Name: George D. Abernathy

Date: _____ License # 43505

PRELIMINARY
 10/06/2021
 DESIGN REVIEW
 PERMIT SUBMITTAL
 CONSTRUCTION DOCUMENTS

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GRADING PLAN ALT ARCHITECTURE BEEHIVE BLAINE PRELIMINARY BLAINE, MN	SHEET C4.01 04 OF 12 REV.
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Development Flex Rezone & Conditional Use Permit Application Project Narrative for BeeHive Blaine

Location: Outlot A, Ball Road Addition
Anoka County, MN

Applicant: BeeHive Homes of Blaine, MN

Architect: ALT Architecture, Inc.

Civil Engineer: Sambatek, Inc.

Proposal: BeeHive Homes is proposing to construct a single-story, 14,235 SF assisted living facility for the supervised care of 24 residents. The project is an Institutional I-2, Class B3 - Supervised Living Facility, per the Minnesota State Building Code. The facility operates as a residential home and provides individual care for a small number of residents.

The property is currently within the PBD: Planned Business District zoning district. The applicant will undergo a rezone of this property to DF: Development Flex zoning district.

The current use is vacant land.
The proposed use will be assisted living.

The request is for a rezone to DF: Development Flex and Conditional Use Permit to establish district standards.

Site Access: The project proposes to add an access point near the southeast corner of the property, approximately 100 feet from the roundabout at Ball Road. The access will be directly across from the existing access to the Goodwill property.

Parking: The facility provides 24HR custodial care for memory-care residents. Due to the nature of care for this population, residents will not have a vehicle on-property but may have a family member visiting periodically; 1 parking spot per resident room is provided. Staffing for a facility of this size is limited to 5 to 8 employees during the day with 2 to 3 employees overnight. The application requests a total of 30 parking spots calculated for the maximum number of vehicles located on the property.

Operations: The assisted living facility is a 24HR custodial care facility for memory-care residents. Residents are provided with meals, housing and limited recreation located within a secure fence adjacent to facility. Visitation hours are limited from 7am to 8pm, daily. Daytime shifts require 5 to 8 employees while the evening shift requires 2 to 3 employees. There are 24 resident rooms on-site. The facility operates as a residential home with limited services to the site; no semi-trucks or delivery vehicles require access to the site. Deliveries are limited to the hours of operation. Entire facility is secure with delayed egress for the protection of residents unable to self-preserve in emergency situations.

Landscaping & Screening:

Landscape requirements will be met. A variety of coniferous, deciduous, and ornamental trees will be provided throughout the site. Trees will be a hardy mix of native of non-native species.

Lighting: Lighting will be LED on poles with concrete bases. Lighting will be in conformance with City Code and located/shielded to avoid overlap to adjacent properties.

Signage: One monument sign is being requested to the north of the proposed access point as indicated in the plans.

Development Flex Standards:

The Development Flex zoning district has no fixed standards. All standards shall be established in the conditional use permit. In determining appropriate standards, the regulations will be reviewed against the PBD: Planned Business District standards.

		PBD Standards	Requested DF Standards
Building Setbacks	Front Yard (along Ball Road)	Fifty (50) feet	Complies
	Front Yard (along private drive)	Fifty (50) feet	Complies
	Side Yard (north)	Fifteen (15) feet	Complies
	Side Yard (west)	Fifteen (15) feet	Complies
Parking Setbacks	Front Yard (along Ball Road)	Thirty (30) feet	Complies
	Front Yard (along private drive)	Thirty (30) feet	Fifteen (15) feet
	Side Yard (north)	Fifteen (15) feet	Complies
	Side Yard (west)	Fifteen (15) feet	Complies
Building Size (minimum)		Five thousand (5,000) square feet	Complies
Minimum Parking Requirements		N/A	One (1) per residential unit
Open Space		The minimum area of permeable surface shall be thirty percent (30%) of the total project area.	Complies
Height		No height limitation	Complies

Requested Modifications From PBD Standards to DF Standards:

Generally, performance standards for this project comply with the PBD standards. Two modifications are requested, however.

Parking Setbacks along the private drive:

PBD standards require a 30-foot parking setback along the front yard. This project has been identified by the City as having two front yards. One along Ball Road and one along the private drive. The project is proposing to construct 22 parking stalls along the private drive. It is requested that this parking setback be reduced to 15-feet to allow for construction of these stalls. This will allow for the site to minimize disturbance. Additionally, the 15-foot parking setback along this property line will match surrounding developments that share parking along this private drive.

Minimum Parking Requirements:

Parking requirements for an Assisted Living use are not explicitly identified within the zoning code, rather would defer to the required parking for the most similar use. In this case, the project is proposing a minimum parking requirement of 1 stall per unit. Due to the assisted living use, the parking spaces will be primarily used by employees and visitors since the residents typically do not own or operate vehicles.

Development Flex Rezone & Conditional Use Permit Review Criteria:

That the proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zoning.

The current zoning district, PBD: Planned Business Development does not allow assisted living uses, nor does it allow for any type of senior housing. The PBD district does allow for multifamily residential, however. Rezone to DF: Development Flex will allow for the assisted living use.

That the proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning.

The existing zoning, PBD: Planned Business District has a minimum open space standard of 30%. The project is proposing to have open space totaling 74%.

That the proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan.

The property is designated as PI/PC: Planned Industrial/Planned Commercial in the 2040 Comprehensive Plan. This land use would allow an assisted living use.

That the proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible.

The project will preserve existing, natural features to the greatest extent possible. There are wetlands within the site that will be avoided, and tree removal is being limited to what is necessary for construction of the building and site amenities.

That the proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems.

There are existing utilities in the area which are adequate to serve the proposed development. Sanitary sewer, storm sewer, water, electric, and gas are existing and available in the perimeter streets of Ball Road, or within the site already. The proposed development will connect to these utilities.

That the proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas.

The project is intended to be cohesive with the existing natural landscape. Proposed overstory trees will help blend the site and back to the existing landscape and screening on the south side of the property will provide a visual barrier from the residential zoning district to the south.

That the proposal be consistent with all other applicable City and State regulations.

The project will meet all applicable City Code and State requirements.

We respectfully request City support for the enclosed application by BeeHive Homes of Blaine, MN for Rezone and Conditional Use Permit for the proposed BeeHive Blaine project. We look forward to reviewing this application with the City in the weeks ahead.

Sincerely,

Brian Frank, PE
Sambatek, Inc.

BeeHive Blaine Neighborhood Meeting Summary

12/9/21

A neighborhood meeting was held on December 8, 2021 at 6:30 PM to allow for neighbors surrounding the project to discuss with the developer. There was one registration for the meeting. The applicant and consultant waited for one hour for the registrant to join the meeting, but the registrant did not join. The meeting was ended after one hour.

The consultant followed up with the registrant and let them know that if they had any questions, they could call the applicant. The registrant made note that they thought the meeting was on Monday, December 6th at 6:30. Upon review of the notification letter, the date was incorrectly reported. The applicant and consultant are making arrangements to meet with the registrant to review the project and answer any questions they may have.

Additionally, prior to the meeting, the applicant received one phone call from a separate individual who was curious about the project. The individual was excited to hear about the proposed project and appreciated the applicants time to discuss.

Update 12/14/21

The applicant and consultant met with the registrant at 6:30 PM on December 13th, 2021. There were several questions asked regarding the site, schedule, and overall business.

There was a question on how the project will fit within the nature preserve in the area. It was noted that wetland impacts are being avoided with this project, but there are significant impacts to trees onsite to allow for the building, parking lot and stormwater management. It was also noted that the project is fulfilling tree replacement requirements and the applicant noted that there is a desire to plant additional trees.

Another question related to schedule of the project. The applicant provided an overview of the current construction schedule and anticipated opening date.

There was one concern raised regarding traffic. It was noted that folks driving to Walmart tend to drive fast down this street and wondering if traffic calming could be introduced on the street. The concern was general in nature and more so with concern of safety for vehicles entering and exiting the project. There was not an identified concern on increased traffic resulting from this project. The applicant did give an overview of operations with regard to when vehicles would be anticipated to be coming or going from this site due to shift changes.

Lastly, there was a general question on the BeeHive brand. The applicant provided an overview of who BeeHive is, their locations, and their mission.