

BlaineMN.gov

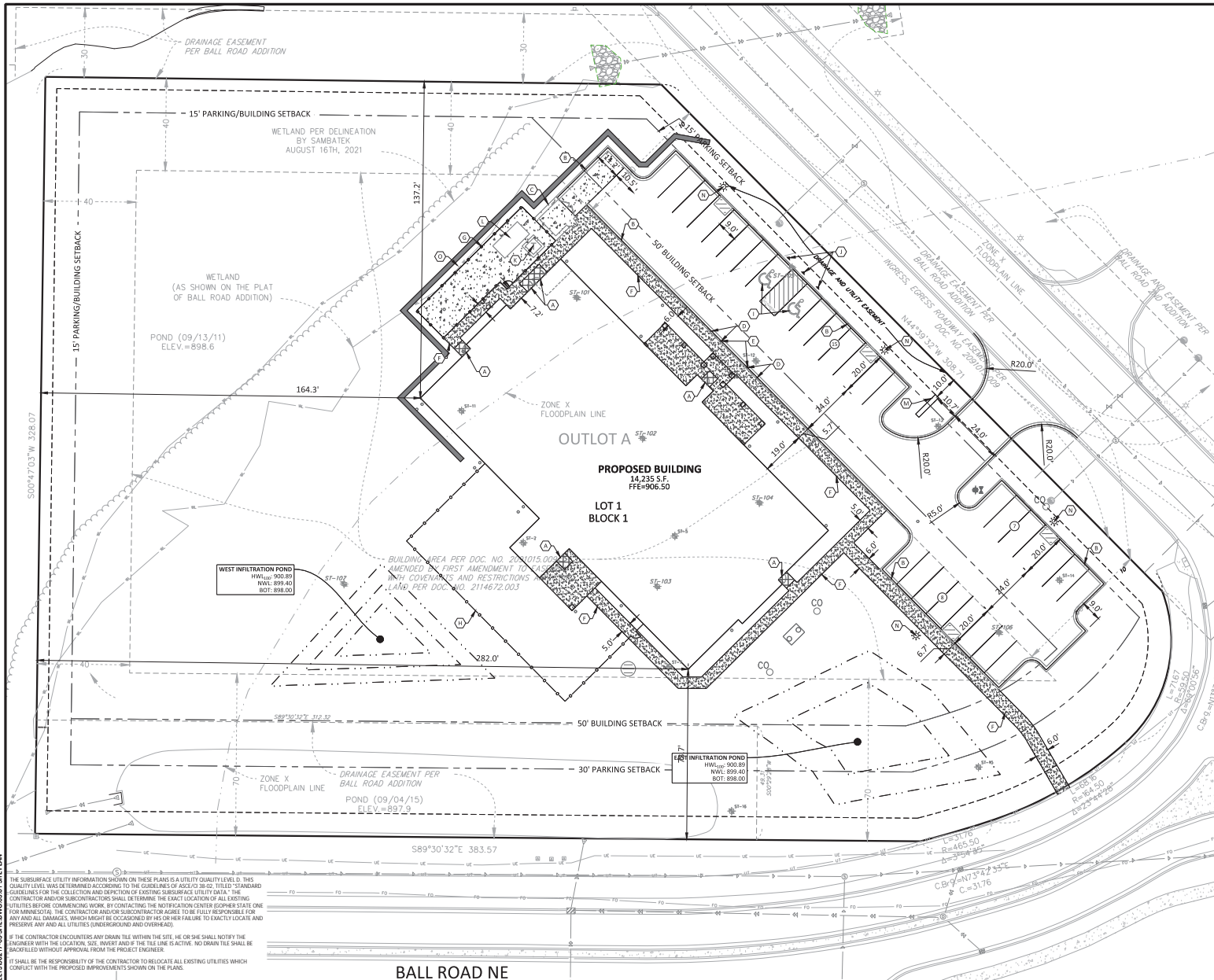
## Case File No. 21-0074 BeeHive Blaine

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





<table><tr><th>NO.</th><th>DATE</th><th>BY</th><th>CHKD</th><th>APPRO</th><th>COMMENTS</th></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>						NO.	DATE	BY	CHKD	APPRO	COMMENTS																																																													<p>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 or Professional Land Surveyor in the State of Minnesota.</p> <p>Print Name: <u>John Winkler</u></p> <p>Date: <u>                    </u> License #: <u>00000</u></p>		<p>PRELIMINARY JUNE 2021 DESIGN REVIEW PROJECT SUBMITTAL CONSTRUCTION DOCUMENTS</p>		<p>DRAWN BY 000 DESIGNED BY 000 CHECKED BY 000 PROJECT NO. 0000</p>		<p> <b>Sambatek</b> www.sambatek.com Engineering   Surveying   Planning   Environmental</p>		<p>LANDSCAPE COLORED PLAN</p> <p>ALT ARCHITECTURE BEEHIVE PRELIMINARY BLAINE, MN</p>		<p>SHEET <b>L1.03</b> # OF 08 REV.</p>	
NO.	DATE	BY	CHKD	APPRO	COMMENTS																																																																														



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

DEVELOPMENT SUMMARY	
AREA LOT 1, BLOCK 1	133,242 SF 3.06 AC
PARKING SUMMARY REQUIRED PARKING	30 STALLS
PROPOSED PARKING	30 STALLS
ZONING EXISTING ZONING	(PBD) PLANNED BUSINESS DIST
PROPOSED ZONING	(DP) DEVELOPMENT FLEX
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	
1. NOTES PLACEHOLDER	

KEY NOTES	
A.	BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
B.	B-612 CONCRETE CURB AND GUTTER
C.	TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)
D.	CURB TAPER
E.	FLAT CURB SECTION
F.	CONCRETE SIDEWALK
G.	VINYL FENCE
H.	CHAIN LINK FENCE
I.	ACCESSIBLE STALL STRIPING
J.	ACCESSIBLE PARKING SIGN
K.	TRANSFORMER
L.	GENERATOR
M.	MONUMENT SIGN (SEE ARCHITECTURAL PLANS)
N.	LIGHT POLE (SEE PHOTOMETRIC PLAN)
O.	RETAINING WALL



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.  
Print Name: George D. Abernathy  
Date: License #: 43505

PRELIMINARY  
DATE: 10/08/2021  
DESIGN REVIEW  
PERMIT SUBMITTAL  
CONSTRUCTION DOCUMENTS

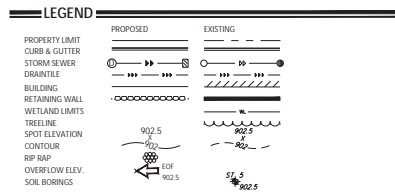
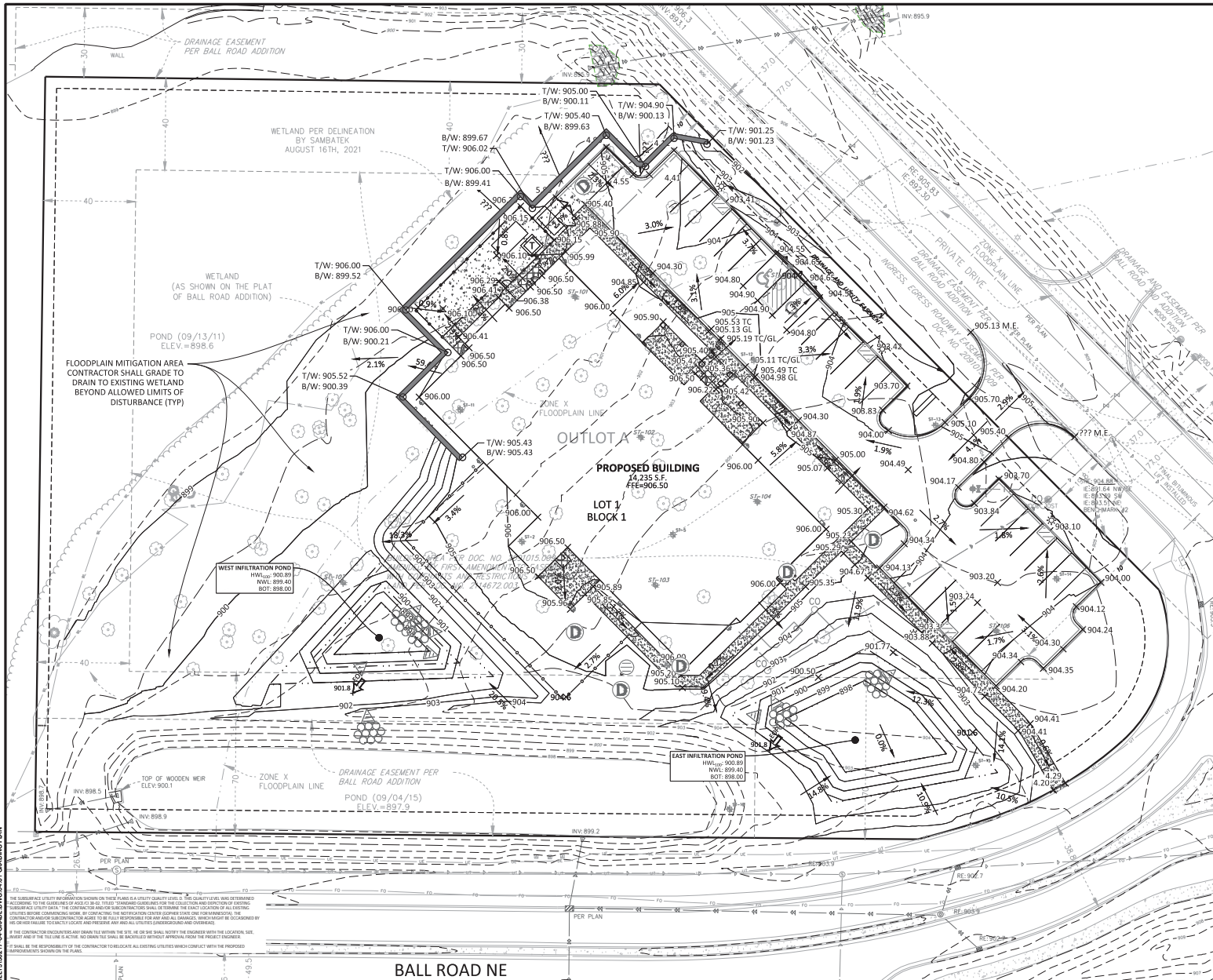
DRAWN BY  
MMW  
DESIGNED BY  
GDA  
CHECKED BY  
GDA  
PROJECT NO.  
50217



SITE PLAN  
ALT ARCHITECTURE  
BEEHIVE BLAINE  
PRELIMINARY  
BLAINE, MN

SHEET  
C3.01  
03 OF 12  
REV.





NO	DATE	BY	CHK	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. Albers

Date:                      License # 43505

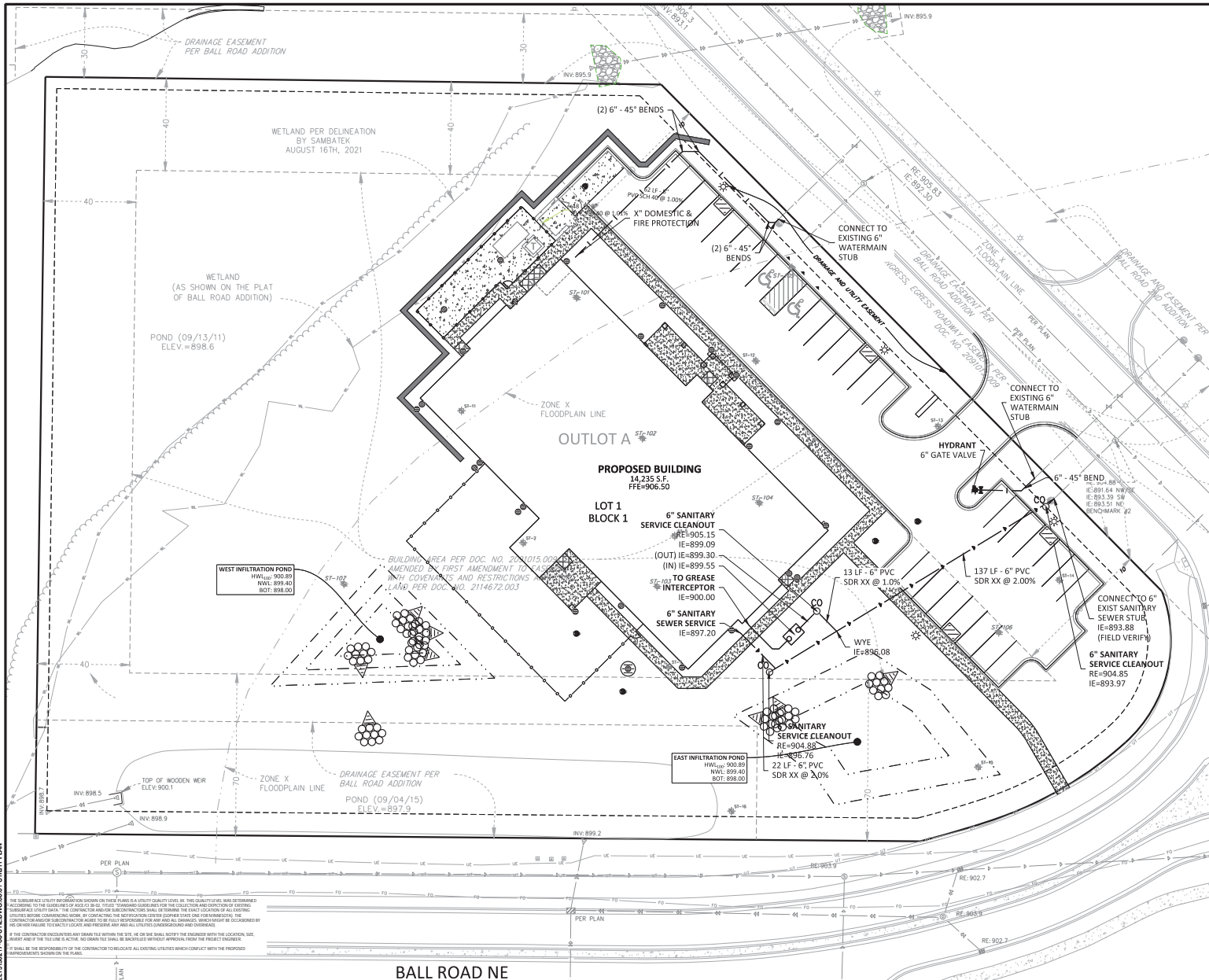
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PERMIT SUBMITTAL  
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DRAWN BY  
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PROJECT NO.  
50217



GRADING PLAN  
ALT ARCHITECTURE  
BEEHIVE BLAINE  
PRELIMINARY  
BLAINE, MN

SHEET  
C4.01  
04 OF 12  
REV.



LEGEND	
PROPOSED	EXISTING
CURB & GUTTER	24
STORM SEWER	24
SANITARY SEWER (CAN.)	24
FORCEMAIN (CAN.)	24
WATERMAIN	24
EASEMENT	24
DRAIN TILE	24
GAS LINE	24
ELECTRIC	24
TELEPHONE	24

UTILITY CONSTRUCTION NOTES	
1.	NOTES PLACEHOLDER

22.08 (JMS) TCH - ALL WETLINE & BT - 10/6/2021 1:34:13 PM  
PROJECT: 50217-CAD/SHEETS/50217-C6-UTIL-DWG: C6.01 UTILITY PLAN

NO	DATE	BY	CHK	APPR	COMMENT

L:\PROJECTS\50217\CAD\SHEETS\50217-C6-UTIL-DWG: C6.01 UTILITY PLAN

BALL ROAD NE

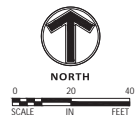
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Print Name: George D. Abernathy  
Date: License #: 43505

PRELIMINARY  
10/06/2021  
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PERMIT SUBMITTAL  
CONSTRUCTION DOCUMENTS

DRAWN BY  
MMW  
DESIGNED BY  
GDA  
CHECKED BY  
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PROJECT NO.  
50217



UTILITY PLAN  
ALT ARCHITECTURE  
BEEHIVE BLAINE  
PRELIMINARY  
BLAINE, MN



SHEET  
C6.01  
09 OF 12  
REV.





#### NEW CONSTRUCTION

BLADUE, MN 55449

NOT FOR CONSTRUCTION

[illegible]

A201

NORTH ELEVATION

2025.1
2025.1

EAST ELEVATION

SCALE
WEATHER



architectur

Julia B.  
3445 Dayton Xenia Road  
Bloomington, Ohio 43010  
617 421 2770 voice  
617 426 5798 fax  
julia@earthlink.net

**BEEHIVE HOMES  
OF BLAINE, MN**  
NEW CONSTRUCTION  
BLAINE, MN 55449

[illegible]

A202

SOUTH ELEVATION		2
SCALE		
REVISION		



WEST ELEVATION		1
SCALE		
YEAR		





ALT Architecture Inc.  
Architecture - Engineering  
Interior Architecture - Planning

Suite B  
2440 Dayton-Xenia Road  
Beavercreek, Ohio 45434  
937 427 2770 voice  
937 426 9786 fax  
info@altarchitecture.com

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BEEHIVE HOMES  
OF BLAINE, MN

NEW CONSTRUCTION

BLAINE, MN 55449

NOT FOR CONSTRUCTION

1. FIRST FLOOR SLAB @ ELEVATION 0'-0" (95.5') DATUM  
REFERENCE UNLESS OTHERWISE NOTED.
2. EACH TRADE CONTRACTOR IS RESPONSIBLE FOR  
THOROUGHLY REVIEWING ALL OF THE CONSTRUCTION  
DOCUMENTS TO COORDINATE HIS WORK WITH OTHER  
TRADE CONTRACTORS.
3. ALL CONTRACTORS SHALL FIELD VERIFY ALL  
DIMENSIONS PRIOR TO ORDERING ANY MATERIALS.  
NOTIFY THE ARCHITECT OF ANY DISCREPANCIES  
FOUND.
4. THE LOCATION OF ALL TRAILERS, STORAGE  
STRUCTURES, LAY DOWN AREAS AND OTHER  
TEMPORARY SITE FACILITIES SHALL BE APPROVED BY  
THE OWNER AND FIRE MARSHALL.
5. SEAL ALL OPENINGS AROUND PIPES, CONDUITS,  
DUCTS, ETC. WITH FIRE STOPPING / SMOKE RESISTANT  
NON-COMBUSTIBLE MATERIALS IN ACCORDANCE WITH  
WALL SECTIONS, PARTITION NOTES / SCHEDULE, AND  
CODE COMPLIANCE PLANS.
6. BLOCKING REQUIREMENTS IN DRYWALL  
CONSTRUCTION FOR ALL "NOT IN CONTRACT" (N.I.C.)  
EQUIPMENT SHALL BE PROVIDED BY THE  
CONTRACTOR.
7. PROVIDE BLOCKING IN THE WALL FOR PROPER  
ANCHORAGE OF ITEMS SIMILAR TO THE FOLLOWING  
BUT NOT LIMITED TO THE FOLLOWING: WINDOW  
COVERINGS, TOILET ACCESSORIES, WALL MTD  
MILLYORK, WALL MTD TELEVISIONS, HANDRAILS AT  
WALL, ETC.
8. THE DRAWINGS INDICATE LOCATION, DIMENSIONS,  
REFERENCE AND TYPICAL DETAILS OF  
CONSTRUCTION. THE DRAWINGS DO NOT INDICATE  
EVERY CONDITION. WORK NOT PARTICULARLY  
DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO  
PARTS THAT ARE DETAILED.
9. COORDINATE STRUCTURAL, MECHANICAL &  
ELECTRICAL REQUIREMENTS AND ROUTING WITH  
ACTUAL FIELD LOCATIONS.
10. PROVIDE WATER RESISTANT GLASS MAT GYPSUM  
BOARD AT ALL WET WALL LOCATIONS.

GENERAL NOTES

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SCALE

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SHEET NOTES

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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 6<sup>th</sup> 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 13<sup>th</sup>, 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.