

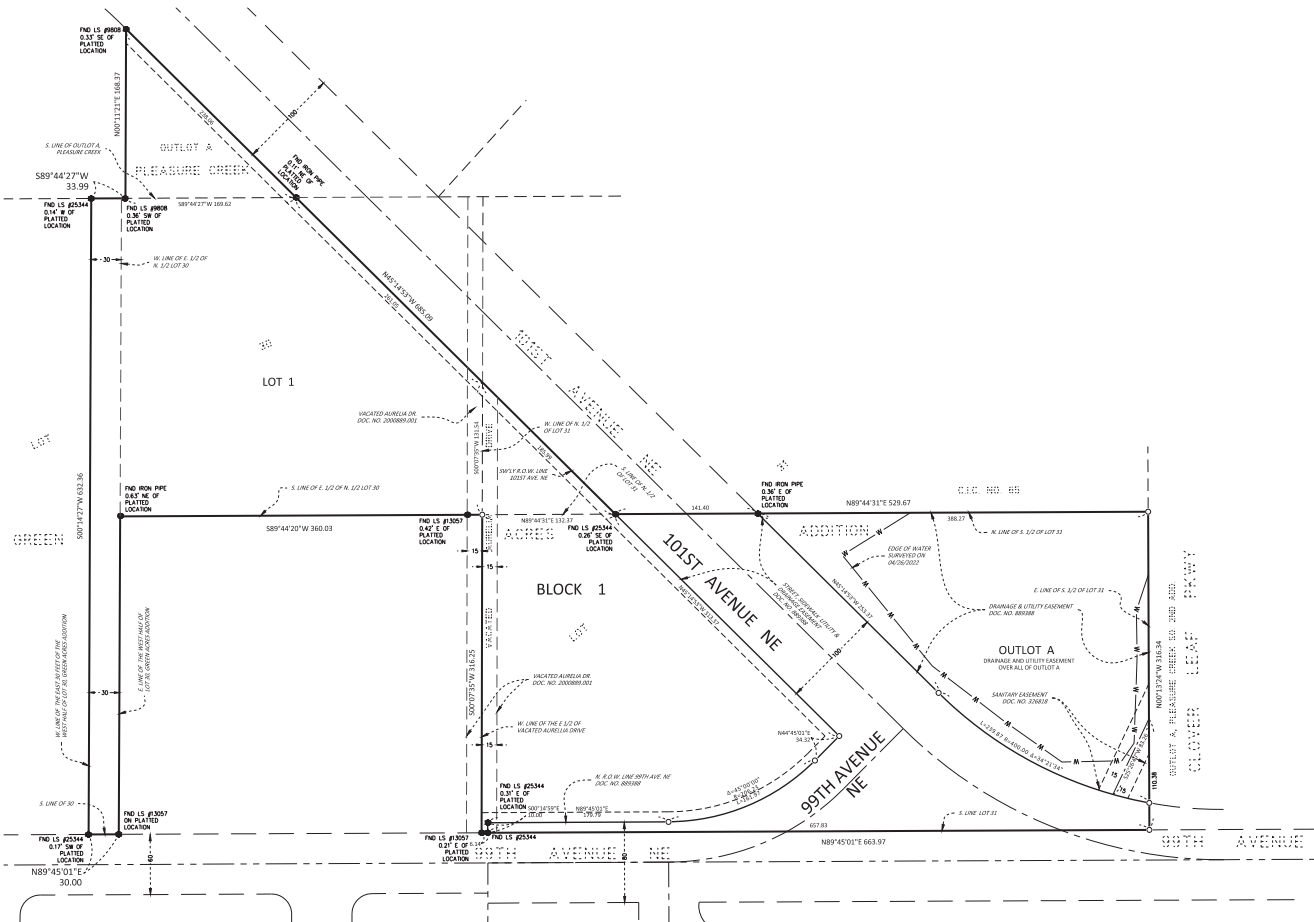
BlaineMN.gov

Case File No. 22-0048 Blaine Apartments

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



GREEN ACRES 2ND ADDITION



● FOUND MONUMENT	—○— WATERMAIN	- - - EASEMENT LINE
● SAVED MONUMENT	—○— SANITARY SEWER	- - - SETBACK LINE
● SAVED L-45933	—○— STORM SEWER	- - - RESTRICTED ACCESS
● ELECTRIC METER	—○— RAILROAD RIGHT-OF-WAY	- - - CONCRETE CURB
● LIGHT	—○— ELECTRICAL TRANSFORMER	- - - BUILDING LINE
● AIR CONDITIONER	—○— TELEPHONE PEDESTAL	- - - BUILDING CANTILEVER
● GUY ANCHOR	—○— GAS METER	- - - UNDESIRABLE SURFACE
● HANGAR/STALL	—○— GRADE WARD	- - - CONCRETE SURFACE
● UTILITY POLE	—○— CHAIN LINK FENCE	- - - LANDSCAPE SURFACE
● POST	—○— IRON FENCE	- - - DECIDUOUS TREE
● SIGN	—○— WIRE FENCE	- - - CONIFEROUS TREE
	—○— WOOD FENCE	

Parcel 1:
Ourti 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 vacant President Street NE, indicated in the plat of Green Acres, Anoka County, Minnesota, and being southeasterly of 101st Avenue Northeast.
The East 30 feet of the West Half of Lot 30, Green Acres Addition, according to the recorded plat thereof, Anoka County, Minnesota.
(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 vacant President Street NE, indicated in the plat of Green Acres or Aurilla Drive, according thereto, all lying southeasterly 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 and is evidenced by Certificate of Title No. 80390.

1. The bearing system is based on the Anoka County coordinate system, NAD83 (1986 Adjust).
2. Subject property's identification numbers are: PID's: 303123220016, 03123220018, 303123210037 & 303123210004.
3. The subject property lies within Flood Plain Zone X, per FEMA, FIRM Map No. 27001C03119E dated 12/16/2015.
4. The gross area of the subject property is 7.994 acres or 348,239 square feet.
5. The properties are currently zoned R-1: Single Family, and R-3A Low Density Multifamily.

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Proposed Lot Areas

Lot 1, Block 1	218,256 sq. ft. or 5.010 Acres
Outlot A	67,870 sq. ft. or 1.558 Acres
Right-of-Way	62,113 sq. ft. or 1.426 Acres



NO	DATE	BY	CKD	APPR	COMMENT

I hereby certify that this plan, survey, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Print Name: _____ Mark R. Selo

Date: 06/30/2022 License # _____

or report
direct supervision
surveyor under

Mark R. Selo

PRELIMINARY

License # 43933

INITIAL SUBMITTAL
06/10/2022
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY LC
DESIGNED BY
CHECKED BY MRS
PROJECT NO. 50770



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PRELIMINARY PLAT
VRBB Development LLC
111 99th Avenue NE
Blaine, MN.

SHEET
1
OF 1
REV.

September 15, 2022

Dear Blaine Mayor, City Council Members and area neighbors.

We have been residents of Blaine since 1982. Over those 40 years we have seen a lot of changes. We have seen sod fields change to neighborhoods and shopping centers. We have seen other farm fields and forests change to athletic complexes, apartments and even new City Halls. The reason that the city is the fastest growing in the state is because of these changes **and** that it is a great place to live.

Part of the changes involved the realignment of 99th /101st Ave, which cut thru our property at an angle. This is what gave our parcels such an odd shape and isolated some property on the north side of the road. We were forced to sell the isolated property to the developer of the housing north of 101st. About this same time the city determined that the best future use for our property was medium density or high density residential. When they rezoned the property they made our house a nonconforming structure and thus un-insurable. We had to go through the whole process to get it rezoned back to the R1 designation so we could continue to live there and raise our family, but the future use designation never changed.

We talked to the city planning staff early on with other ideas to develop our property. Some ideas were a mini storage or a daycare facility. All of which they replied “no” that use would not be recommended. We gave up on asking about other uses and decided that we would market it to developers when we were ready to move on.

We have had this property listed for sale since 2017. In that time a few developers have approached us with their development ideas, and some have talked to the city staff. All of these inquiries were for apartment complexes. A few of the developers that contacted us were looking to build public assistance housing. We were told that the site was not conducive to town homes, quads or single family housing because of the lot size, shape and close proximity to the existing Royal Oak Apartments. All of the other proposed developments involved many more units than is being currently proposed. All of the others also planned building on both triangle sections thus eliminating even more green space.

With our knowledge that the city has wanted this location to be higher density housing for 30+ years and a developer that has the nicest plan we had seen, we went forward with a purchase agreement. We were not surprised that a few of the neighbors have issues. Change is hard, we know, we have seen 40 years of it. From what we have been told the actual units will be well managed and have nice amenities that should attract quality renters. They will not be adding to the issue of cars parked on the street and have been working with the neighboring apartments to help with their parking issues. In addition, they will keep the lawns and parking areas mowed and maintained which will look nice and prevent calls to the city for an un-mowed out lot. The trees on the property seem nice but unfortunately many of them are old cottonwoods and oaks and are starting to die off. This creates a lot of deadfalls which creates hazards of its own.

We believe that the time is right for the proposed zoning change and development to take place. It is a good fit for this location and the new residents will love living here as we have.

Sincerely

Mark and Debra Goers
111 99th Ave NE
Blaine MN 55434