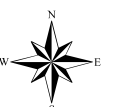


## Case File No. 20-0026 Club West Sheds



**CITY OF BLAINE**

**RESOLUTION NO. 01-48**

**GRANTING A CONDITIONAL USE PERMIT  
PER SECTIONS 27.03 AND 29.80 OF THE ZONING ORDINANCE  
OF THE CITY OF BLAINE  
TRADITION DEVELOPMENT  
109<sup>TH</sup> AVENUE/HIGHWAY 65  
CLUB WEST**

**WHEREAS**, an application has been filed by Tradition Development as Conditional Use Permit Case File No. 00-110; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on February 13, 2001; and

**WHEREAS**, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

**WHEREAS**, the Blaine City Council has reviewed said case on March 15th, 2001 and April 5, 2001.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Sections 27.03 and 29.80 of the zoning ordinance to allow up to 227 single family lots and 542 attached townhomes at 109<sup>th</sup> Avenue and Highway 65, Club West Development based on the following conditions:

**SINGLE FAMILY DETACHED STANDARDS:**

Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Private garages - no detached accessory structures.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses under 33.11.

Standards

1. Front yard setback (110 narrow lots) - 20 feet to front facing garage, 15 feet to side facing garage and 15 feet to front of house.  
Front yard setback (117 wide lots)- 25 feet to front facing garage, 20 feet to side facing garage and 20 foot to front of house.

*Locke series*

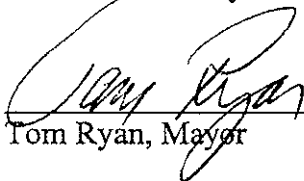
2. Side yard setback – for lots wider than 70 feet - ten feet for homes, except that garages shall have a side yard setback of five feet.
3. Side yard setback- for lots with widths 70 feet or less- 7.5 feet. — *Tradition Series*
4. Corner side yard setback - 20 feet. Garages facing the corner side yard shall have setback of 25 feet.
5. Rear yard setback - 30 feet.
6. Maximum building height - 2 1/2 stories or 35 feet.
7. It shall be required for all single family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings are not permitted.
8. The minimum finished floor area above grade for all homes shall be 1,250 square feet for single level homes and 1,500 square feet for two story or multilevel homes. All homes shall have a minimum depth and width of 24 feet.
9. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations. All house exteriors to utilize maintenance-free materials to the extent possible. All house exteriors to provide enhanced window fenestration.
10. All residential dwellings must be built in conformance with the Minnesota State Building Code.
11. Driveways shall not be constructed closer than 5 feet to the property line. All driveways and approaches shall be hard surfaced using concrete or bituminous asphalt. It shall be required that all yards of a new single family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
12. All residential dwellings shall have roof overhangs, which extend a minimum of 1 foot from the exterior wall of the structure.
13. Each lot shall contain one front yard tree and one boulevard tree with a minimum of 2½-inch caliper. Corner lots shall each have one additional boulevard tree.
14. Rear yard fences adjacent to pond or park out lots to have maximum height of 4 feet. Fences to be picket style and constructed with maintenance free materials.
15. All homes to incorporate Airport Noise Abatement Standards to mitigate noise impacts from aircraft as well as vehicles on TH65 and 109<sup>th</sup> Avenue.
16. Side patio or entrance doors not to be included on any single family home that does not contain adequate lot space to provide a minimum deck or patio width of at least 10 feet. No deck or patio can be placed closer than 7.5 feet from the interior side lot line. No deck can be enclosed that is placed closer than 10 feet from an interior side lot line.
17. Developer to execute and record, with the sale of each single family lot, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots have not been corrected to accommodate general building construction or pools and that additional effort may be required to stabilize those soils before additional construction could occur.

18. In the two single-family neighborhoods of the Club West project, no home of substantially similar front elevation and substantially similar exterior material and color shall be repeated within three lots of each other, and no home of substantially similar front elevation shall be repeated on adjoining lots, irregardless of exterior material and color treatment. These provisions together with the other requirements set forth in the development plan book shall be incorporated into the Covenants for these Club West neighborhoods and will also be enforced via City architectural check-off on each home plan as part of the building permit process.
19. Developer to provide, prior to closing, a summary of Club West covenants and restrictions, consistent with the covenant descriptions contained in the April 5, 2001 City Council cover memo, to each homebuyer within the development. Developer to obtain the homebuyer's sign-off at the time of closing.
20. Developer/builder installation of common shared mailboxes of consistent design with location coordinated with the US Post Office.

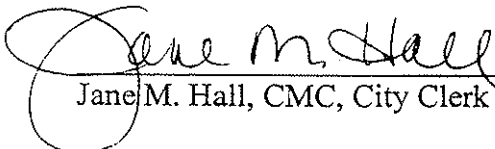
**MULTI-FAMILY STANDARDS:**

21. All condominium units to be provided with automatic fire suppression systems. All units will be served with common homeowner association maintained utilities.
22. All housing units to incorporate Airport Noise Abatement Standards.
23. Construction of all multi-family for sale housing units to be guided by the depictions, drawings and information contained in the Development Plan Book dated 2-13-01 with the provision that, prior to site work (other than preliminary site grading), the specific developer/ builder of each housing area submit fully detailed site, grading, utility. Landscaping and building plans for each house style represented by the Development Plan Book. All site plans require approval of the Planning Department prior to site work beginning. All site work to meet the Performance Standards Section 33.00 of the Zoning Ordinance.
24. All for sale multifamily units to be provided with automatic fire suppression systems. All units will be served with common, homeowner maintained utilities.

**PASSED** by the City Council of the City of Blaine this 5th day of April 2001.

  
Tom Ryan, Mayor

ATTEST:

  
Jane M. Hall, CMC, City Clerk

The Avington Place Association Board of Directors has vote and unanimously approves of this conditional use permit. Elected Directors to the Board include, all in Blaine MN 55449:

Brian Landon  
1514 116th Court NE

Mark Brachmann  
1725 117th Avenue NE

Jim Engfer  
1653 116th Avenue NE

Ezekiel P Isaiah  
1554 117th Avenue NE

Mike Raymond  
1735 117th Avenue NE

**Jesse Dubuque, CMCA®**  
General Manager

Associa Minnesota  
7100 Northland Circle N. Suite 300, Brooklyn Park, MN 55428  
Club West Clubhouse: 763-792-9073  
Main: 763-225-6400

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