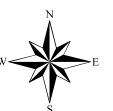


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## Case File No. 20-0046 Arroyo Villas

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



To Whom it may concern

12.21.20

RE: Arroyo Villas

I am requesting a modification to the resolution for Arroyo Villas. Requesting for side loading entrances and patios on certain lots that will except this type of design. Requested lots are, either pie shaped or corner lots and will not have impact on adjoining lots in viewing site or noise. All setbacks and final grades will remain in place.

The reason for the request is our second model home built, was on a corner lot with side entrance to the home. Since then, we sold three homes with side load entrance and found out after the fact that this was not allowed. I have been able to redesign two of homes just leaving lot 1 Bl 1. This lot is particularly suited for a side load because of the distance from the home to the Eastly lot line, as you can see on the attached photos. Having the patio of the East side of the home gives the homeowner more privacy than out the back of the home. Lot 4 Bl 2 is a corner lot that will accept a sideload home if the request is there. The other two lots I would like to have the option for a side load home or patio. Lots shown below are the lots to be considered.

Lot1 Block 1, Lot 4 Block 2, Lot 13 Block 1, Lot 15 Block 1.

Jon Blattman

Ranger Development

LOT 15 BL 1

Proposed



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

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

**Resolution: RES 19-90**

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**File Number: RES 19-90**

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE  
CONSTRUCTION OF 22 SINGLE FAMILY HOMES (DETACHED  
TOWNHOMES) IN A DF (DEVELOPMENT FLEX) ZONING  
DISTRICT LOCATED AT 116TH AVENUE NE AND ULYSSES  
STREET. ARROYO VILLAS (RANGER DEVELOPMENT). (CASE  
FILE NO. 19-0019/LSJ)**

**WHEREAS**, an application has been filed by Ranger Development as Conditional Use Permit Case File No. 19-0019; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on May 14, 2019; and

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

**WHEREAS**, the Blaine City Council has reviewed said case on June 17, 2019.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.80 of the Zoning Ordinance to allow for construction of 22 single family detached homes in a DF (Development Flex) zoning district based on the following conditions:

**Arroyo Villa - Single Family - FR Development Standards**

**Permitted Uses**

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

**Accessory Uses**

1. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

**Conditional Uses**

1. Home occupations listed as Conditional Uses fewer than 33.11.

### Standards

1. Front yard setback - 20 feet
2. Side yard setback - 6.5 feet for house and garage.
3. Corner side yard setback - 15 feet. **West side yard setback for Lot 12, Block 1 is 18 feet.**
4. Rear yard setback - 15 feet for house and garage, 5 feet for at grade patios.
5. Maximum building height - 2 1/2 stories or 35 feet.
6. 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.
7. The minimum finished floor area above grade for all homes shall be 1,800 square feet. All homes shall have a minimum depth and width of 24 feet.
8. 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. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood. Developer to establish criteria to ensure that adjacent single family homes built within the development do not have the same exterior color or architectural elevations. The proposed homes to be consistent with the elevations attached to this report.
9. All windows on all units should include higher quality detail trim around the windows and patio doors.
10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
11. All homes, within the development to incorporate Airport Noise Abatement Standards with Central Air conditioning to mitigate noise impacts.
12. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city approved material that is consistent in durability and quality.
13. 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) with full yard underground irrigation.
14. No side patio or entrance doors are permitted.
15. No yard fences permitted except for privacy fencing immediately adjacent to patios. Privacy fencing to be constructed of maintenance free materials and no more than six feet in height.
16. Swimming pools are not permitted.



17. The landscape plan to be approved through a site plan approval process. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements within the plat, and 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, by the homeowner, to stabilize those soils before additional construction could occur.
18. Conifer trees along Ulysses Street should be installed at a height of 8 feet.

**PASSED** by the City Council of the City of Blaine this 17th day of June, 2019.



Signed by

Tom Ryan, Mayor

Date

6-17-19

Attest by

Catherine Sorensen, CMC, City Clerk

Date

6-17-19

CITY COPY

# ARROYO VILLAS

CITY OF BLAINE  
COUNTY OF ANOKA  
SEC. 17, TWP. 31, RGE. 23

CENTRAL AVENUE ACRES 4TH ADDITION

CITY OF BLAINE HIGHWAY RIGHT OF WAY PLAT NO. 3

ULYSSES STREET NE PARCEL 6

