

**UNAPPROVED  
CITY OF BLAINE  
PLANNING COMMISSION MEETING MINUTES  
May 11, 2021**

The Blaine Planning Commission met in the City Hall Chambers on Tuesday, May 11, 2021. Chair Ouellette called the meeting to order at 7:00PM. Due to the COVID-19 pandemic, this hybrid meeting was held both virtually and in person.

Members Present: Commission Members: Deonauth, Goracke, Halpern, Olson, and Chair Ouellette. Also present was Adjunct Member Drew Brown.

Members Absent: Commission Members Homan and Villella.

Staff Present: Lori Johnson, City Planner  
Teresa Barnes, Project Engineer  
Pat Robinson, Planning and Economic Development Assistant

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**NEW BUSINESS**

Item 4.5 – Case File No. 21-0031 – Public Hearing – The applicant is requesting approval of the following:

- a.) Comprehensive land use plan and text amendment from PI/PC (Planned Industrial)Planned Commercial) to HDR-2 (High Density Residential).
- b.) Rezoning from PBD (Planned Business District) to DF (Development Flex).
- c.) Conditional use permit for the construction of a 182-unit, four-story apartment building a DF (Development Flex) zoning district.

LEXINGTON MEADOWS APARTMENTS (ROERS COMPANIES), 10717 AUSTIN STREET NE.

The report to the planning commission was presented by Lori Johnson, City Planner. The public hearing for Case File 21-0031 was opened at 8:02M. As no one wished to appear, the public hearing was closed at 8:03PM.

Chair Ouellette stated he liked this location better and supported the project moving forward.

**Motion by Commissioner Goracke to recommend approval of Planning Case 21-0031A a comprehensive plan and text amendment to change the land use of the property from PI/PC (Planned Industrial/Planned Commercial) to HDR-2 (High Density Residential) and to establish a new land use category of HDR-2 (High Density Residential) that allows up to 60 units per acre, based on the following rationale:**

Case 21-0031A:

1. The proposed land use and text amendment meets the goals of the land use chapter of the comprehensive plan by maintaining flexibility in land use districts to respond to market conditions regarding the mix of industrial, commercial, and high density residential uses in key locations, and encouraging density through appropriately designed and located apartments.
2. The proposed land use and text amendment meets the goals of the housing chapter of the comprehensive plan by providing housing opportunities which meet the needs of all generations and income levels, and supporting the development of well-designed and appropriately located multifamily housing projects that meet the needs of the population today.

**Motion by Commissioner Goracke to recommend approval of Planning Case 21-0031B a rezoning from PBD (Planned Business District) to DF (Development Flex) based on the following conditions:**

Case 21-0031B:

1. The DF (Development Flex) zoning district is a widely used zoning district for new apartment developments in Blaine and it provides the City and the developer flexibility to create the best product and site plan for the community.
2. The DF zoning allows the City the opportunity to apply standards consistent with recent master planned developments. The standards will create an attractive benchmark for quality homes with a variety of housing products.

**Motion by Commissioner Goracke to recommend approval of Planning Case 21-0031C a conditional use permit to allow for the construction of a 182-unit,**

**four story apartment building in a DF (Development Flex) zoning district based on the following conditions:**

Case 21-0031C:

1. This site needs to meet the Highway 65 Overlay District requirements for exterior materials and the plans submitted for this proposal meet this requirement.
2. The landscaping must also meet the Highway 65 Overlay District requirements because a conditional use permit is required. The landscaping required for this project includes 32 overstory trees, 32 conifer trees and 32 ornamental trees. The plan that has been presented does not meet these requirements as well as the oversizing requirements of the Highway 65 Overlay District. At least 25% of the trees on site are required to be oversized. Overstory trees must be oversized to 3-inch caliper, conifer trees must be oversized to 8 feet in height and ornamental trees must be oversized to 2 1/2-inch caliper. Because the size of the site is small and landscaped area is limited, it is suggested that rather than installing more trees to meet the normal landscaping requirements listed above, more than 25% of the trees be oversized. Staff will give a 2 to 1 credit for all trees oversized beyond the 25% requirement.
3. All lighting needs to be downlit and shielded to prevent glare or spill. Pole mounted lighting is limited to 20-feet in height.
4. SAC and WAC payments will also become due prior to the issuance of building permits.
5. The applicant will need to obtain a Rice Creek Watershed District permit prior to city approval of construction plans and specifications.
6. Developer of Lexington Meadows to install traffic signal at the intersection of Austin Street and 109th Avenue prior to building receiving a Certificate of Occupancy.
7. This building will need to be licensed under the City's annual Rental License Program.

8. All signage is issued under a separate permit.
9. The applicant will need to obtain administrative site plan approval that will include the submittal of a Site Improvement Performance Agreement and the associated financial guarantee.
10. Final plat approval will be required prior to issuance of a building permit.
11. A shared access agreement must be provided due to the shared access associated with the north driveway to the site. This agreement must be submitted prior to issuance of site plan approval.
12. The development of this site must be consistent with the plans submitted for the conditional use permit and with the resolution of approval of the conditional use permit.
13. This conditional use permit approval is contingent upon the approval of a comprehensive plan and text amendment by the Metropolitan Council from PI/PC (Planned Industrial/Planned Commercial) to HDR-2 (High Density Residential).

**Motion seconded by Commissioner Olson. A roll call vote was taken. The motion passed 5-0.**

Chair Ouellette noted this would be on the agenda of the June 7, 2021 city council meeting.