



the homes. Most of these homes have patios on the rear of the building where there is much more space.

The developer, Ranger Development, has provided a narrative that indicates his reasoning for allowing side patio doors on four lots within the Arroyo Villas development. He is requesting that side/patio entrances be allowed on Lot 1 (Block 1), Lot 4 (Block 2), Lot 13 (Block 1), Lot 15 (Block 1). These lots are either pie shaped or corner lots with more room to accommodate a side patio than the other lots within the development.

Staff is supportive of an amendment to the conditional use permit resolution for this development that allows side/patio entrances on Lot 1 (Block 1), Lot 4 (Block 2), Lot 13 (Block 1), Lot 15 (Block 1). The amendment is recommended for approval.

By motion, approve the Resolution.

Zoning and Location Map  
Narrative  
Lot Plan  
Resolution 19-90  
Arroyo Villas Plat

**WHEREAS**, an application has been filed by Ranger Development LLC (Arroyo Villas) as Conditional Use Permit Amendment Case File No. 20-0046; and

**WHEREAS**, a said case involves the land described as follows;

Lot 1 (Block 1), Arroyo Villas  
AND  
Lot 4 (Block 2), Arroyo Villas  
AND  
Lot 13 (Block 1), Arroyo Villas  
AND  
Lot 15 (Block 1), Arroyo Villas

**WHEREAS**, the Blaine City Council has reviewed said case on January 20, 2021.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Conditional Use Permit Amendment is hereby approved per Section 29.80 of the Zoning Ordinance to allow for side/patio entrances on Lot 1 (Block 1), Lot 4 (Block 2), Lot 13 (Block 1), Lot 15 (Block 1), Arroyo Villas, based on the following condition:

1. All conditions of Resolution 19-90 will remain in place with the exception of condition

14, under Standards. This condition shall now read as follows:

“No side patio or entrance doors are permitted, except on Lot 1 (Block 1), Lot 4 (Block 2), Lot 13 (Block 1), Lot 15 (Block 1).”

**PASSED** by the City Council of the City of Blaine this 20<sup>th</sup> day of January, 2021.