



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Details (With Text)

File #: RES 19-90 **Version:** 1 **Name:** CUP - Arroyo Villas (19-0019)
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Title: 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)
Sponsors: Bryan Schafer

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
6/17/2019	1	City Council	Adopted	

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

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)

Planning Commission (Public Hearing)	05/14/19
City Council (Preliminary Plat)	06/17/19
City Council (Final Plat)	TBD
Action Deadline	06/22/19

The Planning Commission voted unanimously to approve the rezoning. There was one comment at the public hearing concerning the loss of trees that would occur with this development.

Arroyo Villas consists of subdividing approximately 5.28 acres into a subdivision with 22 single family, detached units. This project is being proposed immediately south of the proposed Cedar Point apartment project on the southwest corner of Ulysses Street and 117th Avenue. The development requires the approval of a rezoning, preliminary plat and a conditional use permit as the proposed new zoning of the property is DF (Development Flex).

Rezoning

This property is currently zoned FR(Farm Residential) and the proposed zoning of the property is DF (Development Flex). The land use of the property is LDR (Low Density Residential), which requires a density of under 6 units per acre. The density of this plat is approximately 4 units per acre. The rationale for the rezoning is as follows:

1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent master planned developments.
2. The DF zoning district allows the city the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the city the opportunity to provide input on items that would benefit the surrounding neighborhoods and the city as a whole.

Preliminary Plat

The preliminary plat includes 22 single family detached units and two outlots. Outlot A is being used for ponding and is in a drainage and utility easement. Outlot B will be used for a private drive.

The plat will be accessed off of Ulysses Street by one driveway. The internal road will be considered private and will be maintained by the association. The internal road shall be called 115th Circle NE.

Park dedication is required for this plat in the amount of \$4,449 per unit for a total park dedication fee of \$97,878. This fee will be required prior to releasing the final plat mylars for recording at Anoka County.

Conditional Use Permit

This housing type is consistent with the existing detached townhomes that have been recently built by Hedberg Homes in the Lakes, the Woodland Village Development and Club West. The product being provided will be attractive to empty nesters or single home buyers.

The proposed single-family products would include maintenance free, vinyl siding, some hardie siding, culture stone, shakes and batten board. The floor plans would provide 1,800 to 1,900 square feet of finished area. The homes will be built slab-on-grade (no basements). The estimated price range is \$280,000-\$400,000.

All yards and driveways will be association maintained. The applicant has provided a landscape plan that will nicely compliment the development and provide an attractive appearance. Each lot has the standard two trees per lot and this landscape plan also includes a thick row of conifer trees along Ulysses Street to block road noise and commercial lights from the east side of

Ulysses Street. The developer will be required to install the landscaping as shown on the landscape plan presented for this application. The conifer trees along Ulysses Street will be required to be installed at 8 feet in height, rather than 6 feet as shown.

A site improvement performance agreement (SIPA) will be required prior to any work being performed on site. This agreement includes the submission of a final guarantee for all site work to be performed and a cash escrow to cover the city's cost of inspecting the improvements.

By motion, approve the Resolution.

See Rezoning (Second Reading) report.

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 - DF 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.