



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
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Blaine MN 55449

## Legislation Details (With Text)

**File #:** RES 15-112    **Version:** 1    **Name:** 15-09 Carole's Cove CUP  
**Type:** Resolution    **Status:** Passed  
**File created:** 6/18/2015    **In control:** City Council  
**On agenda:** 6/18/2015    **Final action:** 6/18/2015  
**Title:** GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF 11 DETACHED TOWNHOMES IN A DF (DEVEOPMENT FLEX) ZONING DISTRICT FOR CAROLE'S COVE AT NORTH ROAD EAST OF JEWEL STREET. FRANK FEELA. (CASE FILE NO. 15-0009/LSJ)  
**Sponsors:** Bryan Schafer  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
6/18/2015	1	City Council	Adopted	Pass

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

### **GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF 11 DETACHED TOWNHOMES IN A DF (DEVEOPMENT FLEX) ZONING DISTRICT FOR CAROLE'S COVE AT NORTH ROAD EAST OF JEWEL STREET. FRANK FEELA. (CASE FILE NO. 15-0009/LSJ)**

Planning Commission (Public Hearing)	05/12/15
City Council (First Reading)	06/04/15
<b>City Council (Conditional Use Permit)</b>	<b>06/18/15</b>
Action Deadline	07/09/15

The Planning Commission voted unanimously to approve the rezoning, preliminary plat and Conditional Use Permit. Public comments included questions regarding the homeowners association and the buffer zone.

The applicant, Frank Feela, is proposing to develop a property that has been vacant for many years and that lies north of North Road and west of Lever Street. It is a 3.19 acre parcel that has a current zoning of R-1 (Single Family) and a land use of LDR (Low Density Residential).

Mr. Feela is proposing to create 11 single family lots on this property. While this number of lots, at 3.45 units per acre, fits with the current LDR (Low Density Residential) land use of the property, the applicant wishes to change the zoning of the property to DF (Development Flex)

to provide more flexibility with setbacks, lot size, etc. In return the City can require upgraded building elevations and landscaping to provide a nice product and neighborhood for the area.

**CONDITIONAL USE PERMIT**

While the lots being created are single family lots, the plat known as Carole's Cove will contain detached townhome lots. They are called detached townhome lots because the development (individual lots, landscape areas, driveways and ponds areas) will be maintained by a private homeowners association.

Home buyers will have three different home styles and floor plans to choose from. Home packages will start in the range of \$240,000 to approximately \$300,000. Square footages of the homes range from 1,306 square feet (rambler) to 2,050 square feet (two story). All homes will be built slab on grad (no basements). The homes are similar to other homes being constructed in Blaine right now. The elevations include horizontal and vertical siding, shakes and stone.

Each lot is required to have two overstory trees per lot. In addition, the applicant has been required to provide a row of conifer trees on the west and north sides of the plat as these sides abut existing single family residential homes. These conifer trees must be at least 6 feet in height when planted. Between the normal landscaping requirements and the conifers, tree replacement ordinances have been met on this plat.

By motion, approve the Resolution.

**Attachments**

- Zoning and Location Map
- Certificate of Survey
- Preliminary Plat
- Grading, Drainage and Erosion Control Plan
- Landscape Plan
- Letter from Applicant
- House Elevations and Floor Plans

**WHEREAS**, an application has been filed by Frank Feela as Conditional Use Permit Case File No. 15-0009; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on May 12, 2015; 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 18, 2015.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.82 of the Zoning Ordinance to allow for construction of 11 detached townhomes in Carole's Cove in a DF (Development Flex) zoning district based on the following conditions:

**Single Family - DF Development Standards**

Permitted Uses

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

Accessory Uses

1. Private garages-attached. One detached accessory structure, with area less than 120 square feet, will be permitted.
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 as regulated by Zoning Chapter 33.11 (d) (3).

Standards

1. Setbacks shall be as follows:

Front Yard	25 Feet
Rear Yard	30 Feet
Side Yard Interior	5 Feet (Garage) 5 Feet (Living Space)
Side Yard Corner	15 Feet
2. Maximum building height - 2 1/2 stories or 35 feet.
3. 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 (1,200) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted.
4. Accessory storage buildings below 120 square feet must meet 5-foot side and rear yard setbacks and be located within the rear yard.
5. The minimum finished floor area above grade for all homes shall be 1,306 square feet for single level and 1,644 square feet for two story. All homes shall have a minimum depth and width of 24 feet.
6. All homes to be constructed are to be consistent in architecture, materials and style with the drawings/elevations attached to this CUP amendment.
7. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
8. 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.
9. 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).

10. Each lot shall contain one front yard tree and one boulevard tree. All trees to be overstory deciduous with a minimum of 2½-inch caliper. Corner lots to receive one additional boulevard tree.
11. Underground irrigation is required for all lawn and landscaped areas.
12. Developer must provide a single row of 6-foot conifer trees on the west and north edges of the plat as shown on the attached landscape plan.
13. Homeowners Association to be formed and provide maintenance of all private drives, lawns, landscaping and underground irrigation.
14. 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, by the homeowner, to stabilize those soils before additional construction could occur.
15. Fences are allowed in the rear yard only and must utilize maintenance free materials.

**PASSED** by the City Council of the City of Blaine this 18<sup>th</sup> day of June, 2015.