



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

File #: ORD 22-2492 **Version:** 4 **Name:** Rezoning (2nd Reading) - BeeHive Blaine
Type: Ordinance **Status:** Passed
File created: 1/19/2022 **In control:** City Council
On agenda: 1/3/2022 **Final action:** 1/19/2022
Title: Second Reading

Granting a Rezoning from PBD (Planned Business District) to DF (Development Flex) for 3.06 Acres at 4313 Ball Road NE. BeeHive Blaine (Case File No. 21-0074/SLK)

Sponsors: Sheila Sellman

Indexes:

Code sections:

Attachments: 1. Attachments, 2. Unapproved PC Minutes 121421

Date	Ver.	Action By	Action	Result
1/19/2022	4	City Council	Adopted	Pass
1/3/2022	2	City Council	Introduced, Read, and Placed on File for Second Reading	
12/14/2021	1	Planning Commission	Recommended for Approval	Pass

Development Business - *Sheila Sellman, City Planner*

Title

Second Reading

Granting a Rezoning from PBD (Planned Business District) to DF (Development Flex) for 3.06 Acres at 4313 Ball Road NE. BeeHive Blaine (Case File No. 21-0074/SLK)

Executive Summary

The applicant is requesting a rezoning from PBD (Planned Business District) to DF (Development Flex) for the construction of a 24-unit memory care facility.

Schedule of Actions

Planning Commission (Public Hearing)	12/14/21
City Council (1st Reading)	01/03/22
City Council (2nd Reading)	01/19/22
Action Deadline	03/08/22

Background

Staff report prepared by Shawn Kaye, Associate Planner

The applicant, BeeHive Blaine, proposes to construct a memory care facility just east of Lexington Avenue and adjacent to Ball Road. The site is currently zoned PBD (Planned Business District) with a land use of PI/PC (Planned Industrial/ Planned Commercial). They are requesting a rezoning of the property to DF (Development Flex) to accommodate the memory care facility of BeeHive Homes.

Memory Care

BeeHive Homes is proposing to construct 24 private units and all units will provide memory care services. The residents of the proposed building are provided with meals, housing, and limited recreation within a secured outdoor area. The building will consist of common areas that include dining and living/lounging area, kitchen, and hair salon.

The 24 unit building is 14,235 square feet in size. The DF zoning district does not require a minimum building size therefore this is an adequate size for that type of development.

The surface parking area will include 30 parking stalls. Staff's opinion is this number of parking stalls is adequate because none of the residents' drive. There will be approximately 5-8 employees on site at a time, with several stalls for visitors. The applicant has stated that the parking proposed on site meets the needs of the residents and staff.

The building and parking setbacks are consistent with the adjacent commercially zoned PBD (Planned Business District) parcels.

Park dedication is required for the lot prior to site plan approval/building permit being issued for the site. The park dedication fee is based on the rate in effect at the time of final platting. The current commercial park dedication rate (2021) is \$8,704 per acre, for a total park dedication fee (2.47acres) of \$21,498.

The proposed building materials are stone, glass and cementitious siding. The site will be zoned DF (Development Flex) and must meet the Highway Overlay District requirements for building architecture, per the City Council's direction on previous projects. The building and landscape plan for the site meets the Highway Overlay District requirements.

Signage will be considered under a separate permit.

All lighting on site must meet the requirements of the Zoning Ordinance. All lighting must be downlit and shielded to prevent glare or spill and pole mounted lighting is limited to 20-feet in height. This plan is required as part of site plan approval.

Strategic Plan Relationship

Not Applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. There were no comments at the public hearing.

Financial Impact

Not Applicable.

Public Outreach/Input

Notice of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City's website.
4. Posted (sign) on the property with contact information for the Planning Department.

Neighborhood Meeting

In accordance with the Neighborhood Meeting Policy, a neighborhood meeting was held virtually on December 8, 2021. A summary of the meeting is attached.

There was one registration for the meeting. The applicant and consultant waited for one hour for the registrant to join the meeting, but the registrant did not join.

The consultant followed up with the registrant to let them know that if they had any questions, they could call the applicant. The registrant made note that they thought the meeting was on Monday, December 6 at 6:30PM. Upon review of the notification letter, the date was incorrectly reported.

Additionally, prior to the meeting the applicant received one phone call from a separate individual who was curious about the project. The individual was excited to hear about the proposed project and appreciated the applicant's time to discuss.

The applicant was able to meet with the registrant that missed the original meeting on December 13. There was a question on how the project would fit within the nature preserve in the area. It was noted that wetland impacts are being avoided with this project, but there are impacts to trees onsite to allow for the building, parking lot and stormwater management. It was also noted that the project is fulfilling tree replacement requirements and the applicant stated that there is a desire to plant additional trees.

There was one concern raised regarding traffic. It was noted that people driving to Walmart tend to drive fast down this street and wondering if traffic calming could be introduced on the street. The concern was general in nature and more so with concern of safety for vehicles entering and exiting the project. There was not an identified concern on increased traffic resulting from this project. The applicant did give an overview of operations regarding when vehicles would be coming or going from this site due to shift changes.

Staff Recommendation

By motion, approve the Ordinance.

Attachment List

Zoning and Location Map

Site Plan

Grading Plan

Utility Plan

Landscape Plan

Building Elevations (2)

Floor Plans

Narrative

Neighborhood Meeting Summary

Unapproved Planning Commission Minutes 12/14/21

THE CITY OF BLAINE DOES ORDAIN : (Added portions are underscored and deleted portions are shown with strikethrough.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

Outlot A, Ball Road Addition

Section 2. The above described property is hereby rezoned from:

~~PBD (Planned Business District)~~

to

DF (Development Flex

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 3rd day of January, 2022.

PASSED by the City Council of the City of Blaine this 19th day of January, 2022.