



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Details (With Text)

File #: RES 17-017 **Version:** 1 **Name:** 17-01 Parkside N 4 & 7 CUP Amend
Type: Resolution **Status:** Passed
File created: 2/2/2017 **In control:** City Council
On agenda: 2/2/2017 **Final action:** 2/2/2017
Title: GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW A MINIMUM SQUARE FOOTAGE REQUIREMENT OF 1,500 S.F. FOR RAMBLER STYLE HOMES IN PARKSIDE NORTH 4TH ADDITION, PARKSIDE NORTH 7TH ADDITION, AND OUTLOT E PARKSIDE NORTH 7TH ADDITION, LOCATED AT 125TH AVENUE NE/LEVER STREET NE. D.R. HORTON, INC. (CASE FILE NO. 17-0001/SLK)

Sponsors: Bryan Schafer

Indexes:

Code sections:

Attachments: 1. Parkside N 4 & 7 CUP Amend - Attachments.pdf

Date	Ver.	Action By	Action	Result
2/2/2017	1	City Council	Adopted	Pass

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

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW A MINIMUM SQUARE FOOTAGE REQUIREMENT OF 1,500 S.F. FOR RAMBLER STYLE HOMES IN PARKSIDE NORTH 4TH ADDITION, PARKSIDE NORTH 7TH ADDITION, AND OUTLOT E PARKSIDE NORTH 7TH ADDITION, LOCATED AT 125TH AVENUE NE/LEVER STREET NE. D.R. HORTON, INC. (CASE FILE NO. 17-0001/SLK)

Planning Commission (Public Hearing)	11/12/14
City Council (Conditional Use Permit)	12/18/14
City Council (CUP Amendment)	02/02/17

In 2014 the City Council approved a conditional use permit that set up the standards for development of 170 single family homes in Parkside North. Parkside North is at the southeast corner of Lexington Avenue and 125th Avenue and is being developed by Paxmar Development and has several different home builders.

Resolution 14-240 was approved by the City Council with a minimum square footage for all homes of 1,900 square feet. As DR Horton began the development and reviewed homes with potential buyers, they realized that they have a rambler product that was in demand with a minimum square footage of 1,500 square feet. Therefore, they are requesting that the standards be

amended to include this rambler square footage. The rambler plan includes three bedrooms above grade with an option for a fourth bedroom on the main floor.

The current homes in the development range from 2,308 s.f. to 3,084 s.f. These homes have a price range starting point of \$358,900 to approximately \$395,000.

The proposed rambler will have a price point starting at approximately \$340,000. The applicant anticipates that the rambler plan will consist of about 5-10 percent of the lots they have available in Parkside North 4th and 7th Addition.

All other standards will remain unchanged in Resolution 14-240.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Map

Narrative

House Elevations

WHEREAS, an application has been filed by D.R. Horton as Conditional Use Permit Case File No. 17-0001; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on November 12, 2014; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on February 2, 2017.

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 a minimum square footage requirement of 1,500 s.f. for rambler style homes in Parkside North 4th Addition, Parkside North 7th Addition, and Outlot E Parkside North 7th Addition, based on the following conditions:

1. The minimum finished floor area above grade for rambler style homes in in Parkside North 4th Addition, Parkside North 7th Addition, and Outlot E Parkside North 7th Addition shall be 1,500 square feet. All homes shall have a minimum depth and width of 24 feet.
2. Condition #4 under the Standards section of Resolution 14-240 shall remain in place for all other homes (not including ramblers).

3. All other conditions of Resolution 14-240 remain unchanged.

PASSED by the City Council of the City of Blaine this 2nd day of February, 2017.