



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Legislation Details (With Text)

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Title:	ASPEN GARDENS LAND USE DISCUSSION (LEXINGTON AVENUE)				
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12/1/2016	1	City Council Workshop	Discussed	

WORKSHOP ITEM *Bryan Schafer, Community Development Director*

ASPEN GARDENS LAND USE DISCUSSION (LEXINGTON AVENUE)

The City Council granted approval for the Aspen Gardens project on Lexington Ave in November of last year (2015). The approved project consisted of a 41 unit assisted-level senior housing in a one-story building. The group that had presented those plans has had ownership and investor changes and it will not be feasible to move forward as they had proposed.

A new buyer has come forward and has looked at the approved plans and has determined that they also do not want to move forward on the 41-units. As an alternative they have proposed a product and density change that includes the following:

- 16-18 units of for sale townhomes-market rate at \$275,000
- 3 buildings of 5-6 units each on the 3.41 acre site
- Two-story fronts with architecture and materials similar to the pictures
- Unit entrances facing Lexington Ave and garages in the rear
- Similar engineering features in terms of grading, storm water and site access

This is significant product change and the townhomes would look much different along Lexington Avenue given the two-story height and closer proximity to the roadway (please note that the pictures in the packet show a three story front which is not the intent). The project generally fits with the adopted MDR (Medium Density Residential) land use designation although on the very low end of the density scale at 4.7 units per acre. The site is currently zoned DF (Development Flex) and therefore any project change such as this would require a new CUP approval through

Planning Commission and City Council.

Anoka County would also have to approve of the change as the county still owns the site. This was to be part of an ownership pass-thru between Anoka County, Blaine EDA and the developer. The 16-18 units would have similar traffic generation numbers as the 41 units of senior housing.

Provide direction on whether the City Council feels that this is an appropriate product change for this site.

Area Map

Narrative from Developer

Site Plan

Example of Architecture and Materials (2)

Building Elevations (sketch)

Floor Plan