



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Details (With Text)

File #:	RES 17-040	Version:	1	Name:	15-09 Ellie's Cove - CUP Amend
Type:	Resolution	Status:	Passed		
File created:	4/6/2017	In control:	City Council		
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Title:	GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR CONSTRUCTION OF 11 DETACHED TOWNHOMES IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT FOR ELLIE'S COVE AT 45XX NORTH ROAD. KEITH CASTONGUAY AND MARK OLSON. (CASE FILE NO. 15-0009/LSJ)				
Sponsors:	Bryan Schafer				
Indexes:					
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Attachments:	1. Ellie's Cove - Attachments.pdf				

Date	Ver.	Action By	Action	Result
4/6/2017	1	City Council	Adopted	Pass

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

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR CONSTRUCTION OF 11 DETACHED TOWNHOMES IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT FOR ELLIE'S COVE AT 45XX NORTH ROAD. KEITH CASTONGUAY AND MARK OLSON. (CASE FILE NO. 15-0009/LSJ)

Planning Commission (Public Hearing)	05/12/15
City Council (Conditional Use Permit)	06/18/15
City Council (CUP Amendment)	04/06/17

In 2015 the City Council reviewed and approved a conditional use permit and final plat for a development known as Carole's Cove. The original developer did not pursue developing the property and the property has remained untouched since the original approval date. At this time a new developer has taken the lead on this project and is proposing the exact same plat and development that was approved in 2015. The new applicants, Keith Castonguay and Mark Olson (JoshuaMarkum Homes), are requesting that the conditional use permit and final plat be renewed and extended so they can develop this property over the spring and summer months. The number of lots has not been changed since 2015. The only things that have changed are the civil plans, the builder, and the housing elevations have changed only slightly.

This information was taken from the original staff report:

The applicant 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).

The zoning of the property was changed in 2015 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 Ellie'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 1,357 square feet (rambler) to 1,738 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

Tree Removal Plan

Grading Plan

Landscaping Plan

House Floor Plans and Exterior Elevations

WHEREAS, an application has been filed by Keith Castonguay and Mark Olson 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 and April 6, 2017.

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 a DF (Development Flex) zoning district for Ellie's Cove at 45XX North Road 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 1,357 square feet for

single level and 1,738 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 6th day of April, 2017.