



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Details (With Text)

**File #:** RES 17-089    **Version:** 2    **Name:** 14-02 Emberwood Comp Plan Amend  
**Type:** Resolution    **Status:** Passed  
**File created:** 7/13/2017    **In control:** City Council  
**On agenda:** 7/13/2017    **Final action:** 7/13/2017  
**Title:** GRANTING A COMPREHENSIVE LAND USE AMENDMENT TO CHANGE THE EXISTING LAND USE OF THE PROPERTY FROM HDR (HIGH DENSITY RESIDENTIAL) TO CC (COMMUNITY COMMERCIAL) AT 126TH AVENUE NE & CENTRAL AVENUE NE. EMBERWOOD LLC. (CASE FILE NO. 14-0002/LSJ)  
**Sponsors:** Bryan Schafer  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Emberwood - Comp Plan Amend - Attachments.pdf

Date	Ver.	Action By	Action	Result
7/13/2017	2	City Council	Adopted	Pass
6/13/2017	1	Planning Commission	Recommended for Approval	Pass

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

### **GRANTING A COMPREHENSIVE LAND USE AMENDMENT TO CHANGE THE EXISTING LAND USE OF THE PROPERTY FROM HDR (HIGH DENSITY RESIDENTIAL) TO CC (COMMUNITY COMMERCIAL) AT 126<sup>TH</sup> AVENUE NE & CENTRAL AVENUE NE. EMBERWOOD LLC. (CASE FILE NO. 14-0002/LSJ)**

Planning Commission (Public Hearing) 06/13/17  
**City Council (Comp Plan Amendment) 07/13/17**  
Action Deadline 08/21/17

The Planning Commission voted unanimously to approve the comprehensive land use plan. There were no comments at the public hearing.

In 2015, the City Council approved the conditional use permit that allowed construction to start on the Emberwood Apartment project at 126<sup>th</sup> Avenue and Highway 65. Many years ago, a different developer had approached the City with a senior housing project for the Emberwood site and the two parcels immediately on the corner of 126<sup>th</sup> Avenue and the frontage road. When that developer initiated that formal process of approval with the City, he proposed a land use for these parcels of HDR (High Density Residential) to accommodate the senior housing density he was proposing at the time. When the developer of the Emberwood Apartments

bought the property, they proceeded with their project that was consistent with that same land use. The property also has a zoning of DF (Development Flex) which requires a conditional use permit for all development.

The developer of the Emberwood Apartments went through several variations of their site plan before receiving approval from the Council. Those variations, at times, consisted of a larger apartment project that also included the two vacant parcels (just under 2.5 acres) immediately on the corner of 126<sup>th</sup> Avenue and the frontage road. The final site plan for the project did not include these two parcels at the direction of the City Council. The Council determined they would rather see commercial development on these two parcels rather than a high density residential project.

Given that the Council has stated their vision for these two parcels is commercial development, the City is now reviewing this comprehensive land use amendment that would change the land use from HDR (High Density Residential) to CC (Community Commercial). The zoning of the property will remain DF (Development Flex). This will give the City an opportunity to review any commercial or retail development that is proposed for this corner through the conditional use permit process.

City Council action on this amendment to the land use plan is contingent upon review and approval by the Metropolitan Council.

By motion, approve the Resolution.

Zoning and Location Map  
Aerial

**WHEREAS**, Minnesota Statutes, Chapter 462.355, Subdivision 2, prescribes the procedure for amending the Comprehensive Plan; and

**WHEREAS**, the Planning Commission held a public hearing on June 13, 2017, and recommended approval regarding the Comprehensive Plan amendment request for:

Lot 37, Block 2, Honey Grove, Anoka County, Minnesota, except that part thereof embraced within Parcel 60 on Minnesota Department of Transportation Right of Way Plat No. 02-32 filed October 17, 2006, as Document No. 1988341.001, which was taken by the State of Minnesota in Final Certificate dated October 18, 2010, filed October 21, 2010, as Document No. 2018260.001.

AND

That part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 31, Range 23, Anoka County, Minnesota, described as follows:

Commencing at a point on the East line of said Southeast Quarter of the Southwest Quarter that is 482 feet South of the Northeast corner thereof; proceeding thence West and parallel to the North line of said Southeast Quarter of the Southwest Quarter for a distance of 435 feet; proceeding thence South and parallel to the East line for a distance of 100 feet; proceeding thence East and parallel to said North line to the East line of said Southeast Quarter of the Southwest Quarter; proceeding thence North on said East line to the point of commencement, less portions thereof taken of record for highway purposes.

EXCEPT that part thereof embraced within Parcel 60 on Minnesota Department of Transportation Right of Way Plat No. 02-32 filed October 17, 2006, as Document No. 1988341.001, which was taken by the State of Minnesota in Final Certificate dated October 18, 2010, filed October 21, 2010, as Document No. 2018260.001.

**WHEREAS**, the City Council has reviewed the Comprehensive Plan amendment request and finds the change to be in general conformance to the adopted Comprehensive Plan for land use compatibility.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that the land use plan be amended, contingent upon review and approval of the Metropolitan Council to change the property, as described above, and based on land use maps contained within Case File No. 14-0002, from HDR (High Density Residential) to CC (Community Commercial).

**PASSED** by the City Council of the City of Blaine this 13<sup>th</sup> day of July, 2017.