



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Legislation Details (With Text)

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Title:	PETERSON PARCEL-117TH AND ULYSSES APARTMENT PROJECT (LAND USE DISCUSSION)				
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Attachments:	1. Stalland Attachments				

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10/19/2017	1	City Council Workshop	Discussed	

WORKSHOP ITEM *Bryan Schafer, Community Development Director*

PETERSON PARCEL-117TH AND ULYSSES APARTMENT PROJECT (LAND USE DISCUSSION)

Staff has been approached by Peter Stalland, a developer that specializes in multi-family projects around the country and in Minnesota, in regard to the property on the southwest corner of Ulysses Street and 117th Avenue. This property includes five parcels that are owned by the Petersen's. There are existing homes on two of the parcels that would be removed for potential development. Mr. Stalland's proposal would require a land use change for all of the parcels.

Mr. Stalland has experience in the development of apartment projects in Maplewood and Shakopee, and in Colorado, Oregon and Washington. Pictures of his project in Maplewood are provided for your review.

NORTH SITE -Three parcels north of 116th Avenue right-of-way

Mr. Stalland is proposing to construct two apartment buildings north of the existing right-of-way (no street is constructed at this time) for 116th Avenue. The buildings would each consist of 75 units with studios, one bedroom and two bedroom apartments. The amenity package is provided for your review in the attachments. Staff believes the units are similar in nature to the other apartment projects the City has approved in the past few years.

These three parcels total approximately 6.4 acres and currently have a land use of (MDR) Medium Density Residential. An HDR (High Density Residential) land use would be required to achieve the proposed density of 24 units/acre proposed for this proposal. If this moves forward Staff would work with the project architecture/exterior materials to see if

improvements could be made.

Staff believes that this is a potentially good location for the high density use given its proximity to Highway 65 and the commercial properties directly to the east. In addition, the high density use would benefit the City during the comprehensive plan update process by providing the sufficient acreage available for higher density housing that is a required component of the comprehensive plan, according to the Met Council.

SOUTH SITE - Two parcels south of 116th Avenue right-of-way

Mr. Stalland has provided two site plans for your review on the two parcels south of the 116th Avenue right-of-way. The first site plan indicates that another 50 unit apartment building and associated parking would be located on these parcels. This is the option Mr. Stalland prefers as he feels he can better market the apartment building rather than his second option, which is a small lot single-family development consisting of 19 lots. Staff prefers the second option given the Council's desire to meet the needs of the population that prefers the single-family detached living. Staff also believes that the market for this type of unit exists in this community.

With the apartment building option (Option 1) the land use on the two parcels would need to change from LDR to HDR. If the small lot single family option is preferred the LDR land use designation could remain

Please keep in mind that the DF (Development Flex) zoning would be utilized on all aspects of this development so building standards would be set up at a later date.

Provide staff a recommendation on whether or not to proceed with a land use change to HDR on the 3 northerly parcels. Also, provide staff and Mr. Stalland with direction on how to proceed with the development of the two southerly parcels and which land use option they prefer on those parcels.

Location Map

Existing Land Use Map

Site Plan Option 1

Site Plan Option 2

Narrative from Mr. Stalland

Pictures of units in Maplewood developed by Mr. Stalland