



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Legislation Details (With Text)

File #: WS 18-47 **Version:** 1 **Name:** WS Discuss - 18-06 Cedar Point Apts
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Title: CEDAR POINT APARTMENTS-117th AVENUE/ULYSSES STREET
Sponsors: Bryan Schafer
Indexes:
Code sections:
Attachments: 1. Cedar Point Apts - WS Attachments, 2. Cedar Point Apartments

Date	Ver.	Action By	Action	Result
6/14/2018	1	City Council Workshop	Discussed	

WORKSHOP ITEM *Bryan Schafer, Community Development Director*

CEDAR POINT APARTMENTS-117th AVENUE/ULYSSES STREET

The City Council, at the May 17th City Council meeting, directed that this development project be discussed at the June 14th council workshop. The purpose of the discussion was to learn more about the developer's plans for modifying his project scope to address neighborhood and council concerns regarding building height, project density and mix and neighborhood traffic (background as well as project generated).

The developer has indicated a willingness to make several project changes including:

- Reducing the overall project density/unit count by eliminating 12 apartments from the north apartment site bring the building down from 150 units to 138 units (an 8% reduction in density).
- Modifying the building architecture by eliminating some of the 5th floor on the two ends of the building which will lower the west and south ends of the building facing the residential, add more variation and interest in the roof lines (profile) of the building and lower the unit count.
- Agreeing to MDR (Medium Density Residential) on the south parcel which will change the unit type on that parcel from an apartment to some form of attached townhomes.
- Add more and larger trees on the west end of the north building

The developer will be available to present and discuss those changes. Staff will be available to answer general neighborhood traffic and development related questions.

Discuss and provide direction on next steps.

Location Map

Original Site Plan