



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Legislation Details (With Text)

File #:	WS 18-48	Version:	1	Name:	WS Item - Town Square Townhomes
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Date	Ver.	Action By	Action	Result
6/14/2018	1	City Council Workshop	Discussed	

WORKSHOP ITEM *Bryan Schafer, Community Development Director*

TOWN SQUARE TOWNHOMES

George Sherman built the single (12-unit) townhome building in 2003-2004 which was part of a larger 68-unit approval. None of the other buildings were built. Centra Homes (most recently active in The Lakes development) has reached an agreement with George Sherman to complete the townhome project based on an amended approval granted to Sherman by the City Council in 2007. The CUP amendment in 2007 granted the ability to build 26 single loaded townhomes (see attached plans from 2007). Sherman decided not to proceed after that approval was granted by the council and that approval of course has expired.

Centra Homes has submitted a concept (see attached 2018 sketches) that builds off of that approval in terms of layout and product type and has submitted a 28-unit row townhome concept which is very similar to the Sherman approval. The project would consist of five new single loaded buildings with the garages in the back as approved in 2007.

Centra Homes has met with the existing homeowners association (HOA) to determine if the two projects could be joined into one HOA. The existing residents/members voted no to combining the two associations.

In order to bring the project forward more specific engineered plans would need to be prepared by Centra Homes and applications submitted for another CUP amendment request. A plat to subdivide the townhomes lots would also be required.

Here is a short summary regarding the project:

- Centra's proposed schedule would be start as soon as possible with hopes of starting construction later this year
- The expected price range is the mid to upper \$200,000s.
- The existing association (12-unit building) would be responsible for maintenance of the land that they own which includes the ponds, bridge, trails, sidewalk and their driveways - as well as the building.
- The New Association would be responsible for the newly installed private driveways, the exterior of the new buildings, the land the new association owns, snow removal, new landscaping, etc.

David Pattberg from Centra Homes will be present at the workshop to discuss their plans and expectations for the project.

Discuss and provide feedback on the Centra project proposal.

Picture of existing 2004 building

2007 amended site plan and building elevations

2018 proposed sketch and building elevations