



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

File #:	RES 19-32	Version:	1	Name:	CUP Amend - Aspen Village Townhomes 2nd Addition (PC19-0006)
Type:	Resolution	Status:	Passed		
File created:	3/7/2019	In control:	City Council		
On agenda:	3/7/2019	Final action:	3/7/2019		
Title:	GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR TWO-3 UNIT ONE-LEVEL LIVING (LOWER LEVEL GARAGE) BUILDINGS AND A NEW FLOOR DESIGN FOR TWO-4 UNIT BUILDINGS (TWO LEVEL), REQUIRING A SHORTER UNIT IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT TO BE KNOWN AS ASPEN VILLAGE TOWNHOMES SECOND ADDITION LOCATED AT 9103 LEXINGTON AVENUE NE, ASPEN GARDEN HOLDINGS, LLC. (CASE FILE NO. 19-0006/SLK)				
Sponsors:	Lori Johnson				
Indexes:					
Code sections:					
Attachments:	1. Attachments - CUP				

Date	Ver.	Action By	Action	Result
3/7/2019	1	City Council	Adopted	Pass

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

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR TWO-3 UNIT ONE-LEVEL LIVING (LOWER LEVEL GARAGE) BUILDINGS AND A NEW FLOOR DESIGN FOR TWO-4 UNIT BUILDINGS (TWO LEVEL), REQUIRING A SHORTER UNIT IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT TO BE KNOWN AS ASPEN VILLAGE TOWNHOMES SECOND ADDITION LOCATED AT 9103 LEXINGTON AVENUE NE, ASPEN GARDEN HOLDINGS, LLC. (CASE FILE NO. 19-0006/SLK)

Planning Commission (Public Hearing)	03/14/17
City Council (Conditional Use Permit)	04/06/17
City Council (CUP Amendment)	03/07/19

In 2017 the City Council approved a conditional use permit that set up the standards for development of 18 townhomes units in Aspen Village Townhomes located just east of Lexington Avenue and south of Our Saviors Lutheran Church.

One- 4 unit building has been constructed on the site. The applicant has indicated he is having limited interest in the two-level (lower level garage) units and therefore is proposing a two new product types. The existing building has a finished floor square footage of 1,908 s.f.

The first new unit type is proposed for the north and south buildings (3 unit buildings). This unit type is a one-level product type that would still have lower level garage access in the rear of the site. The front elevation of this unit would have similar materials as the existing building. These materials would include stone elements, enhanced window fenestration, and the front elevations would include cement board siding. The finished floor square footage of the proposed unit would be approximately 1,240 s.f. The one level unit will have a price range of \$280,000 and above.

The second new unit type is being proposed for the two remaining 4-unit buildings. The proposed change would include a new floor plan design, with a shorter unit. Therefore, the square footage of the unit would be less than the existing building on site. The finished floor square footage of the proposed unit would be approximately 1,650 s.f. The front elevation of these two buildings would remain the same as the building already constructed on site. This townhome will have a price range of \$290,000 and above.

Staff is supportive of providing multiple product types and greater flexibility provided building architecture and materials remain consistent. That is the case with this proposal. All other standards will remain unchanged in Resolution 17-042.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Pre-Plat / Unit Location

House Elevations

WHEREAS, an application has been filed by Aspen Garden Holdings, LLC as Conditional Use Permit Case File No. 19-0006; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on March 14, 2017; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on March 7, 2019.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit Amendment is hereby approved per Section 29.80 of the Zoning Ordinance to allow two- 3 unit one- level living (lower level garage) buildings and new floor design for two-4 unit buildings (shorter units) based on the following conditions:

1. All exterior building elevations must be constructed as shown on the drawings outlined in the staff report dated March 7, 2019. The buildings to be constructed of stone, glass and cement board siding on the front elevation. The side and rear elevations may have vinyl siding.
2. All other conditions of Resolution 17-042 remain unchanged.

PASSED by the City Council of the City of Blaine this 7th day of March, 2019.