



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Details (With Text)

File #:	RES 21-017	Version:	1	Name:	CUP - Haverhill (20-0040)
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On agenda:	2/1/2021	Final action:	2/1/2021		
Title:	GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF 44 TOWNHOME UNITS AND PRIVATE STREETS IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT LOCATED AT 122ND AVENUE NE AND FRAIZER STREET NE. AKM FARM LLC (PULTE HOMES) (CASE FILE NO. 20-0040/SLK)				
Sponsors:	Lori Johnson				
Indexes:					
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Attachments:					

Date	Ver.	Action By	Action	Result
2/1/2021	1	City Council	Adopted	Pass

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF 44 TOWNHOME UNITS AND PRIVATE STREETS IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT LOCATED AT 122ND AVENUE NE AND FRAIZER STREET NE. AKM FARM LLC (PULTE HOMES) (CASE FILE NO. 20 -0040/SLK)

Planning Commission (Public Hearing)	01/12/21
City Council (Conditional Use Permit)	02/01/21
Action Deadline	03/15/21

Staff report prepared by Shawn Kaye

The Planning Commission voted unanimously to approve the preliminary plat. There was one comment at the public hearing related to the project being a great fit for the surrounding neighborhood.

The applicant, Pulte Homes is proposing to subdivide an existing outlot into 44 townhome units and four outlots. The existing land use of the property is HDR (High Density Residential) which would allow up to 25 units per acre. The existing HDR land use is why staff has spoken with several apartment developers about this property in the past. Haverhill, including the drainage area to north and east, consists of approximately 8 acres with 44 dwelling units which

results in a project density of approximately 5.5 units per acre, which is on the low end of the MDR (Medium Density Residential) land use density (6-12 units per acre) and well below what is permitted in the HDR land use (12-25 units per acre).

Pulte Homes held a neighborhood meeting (virtually) for the surrounding neighborhood to learn about the project on December 15, 2020 per the City's Neighborhood Meeting Policy. The applicant stated that approximately 15 people attended the virtual meeting. The people attending asked four questions and did not provide any comments. The questions were related to value of the units adjacent to the ponds, the setback along Fraizer Street, how many accesses will be provided to the proposed townhome development, and what company will be managing the Homeowners Association.

Conditional Use Permit

The proposed townhomes, will be enhanced with exterior architectural details. The townhomes would include varying windows, gables, materials, dormers, and rooflines. The use of stone, shakes, vinyl siding, and banding boards serve as strong accents. The floor plans would provide approximately 1,850 square feet of finished area above grade. The estimated price range is low \$300,000 to high \$400,000.

The townhome units are proposed to be constructed with a 25 foot setback adjacent to 122nd Avenue and Fraizer Street. The units on the north and east property lines will have a 30 foot setback, except for Lot 5 Block 5 will have a 28 foot setback to stay out of the well easement to the west of the unit. Also, the existing wetland/drainage area on the east side of the site will provide a buffer of an additional 90-180 feet to the townhome units. The ponding area on the north side of the site will provide a buffer of approximately 300 feet from the adjacent detached townhome property to the north. There will be a minimum of 20 feet between buildings. All yard landscaping, driveways, and snow removal will be association maintained.

There will be eight (8) buildings with private front entrances and garages. The buildings would include (5) 6 unit buildings, (2) 5 unit buildings, and (1) 4 unit building. The interior floor plans of the units are also included for your review.

The City has used the standard of one overstory tree, one conifer tree, and one ornamental tree per unit for multi-family developments. The attached landscape plan also includes a landscape area along the east property line.

The number and location of on-site fire hydrants will need to be reviewed by the Fire Department.

The site has an existing six-foot wide concrete sidewalk along the east side of Fraizer Street and along the north side of 122nd Avenue.

The Developer will need to adhere to all requirements for construction and setbacks as outlined by the Minnesota Department of Health and the Department of Natural Resources as they refer to municipal wells.

The parking for Haverhill will include 14 off-street (private) parking stalls, 88 stalls adjacent to attached garages for each unit and 88 garage spaces.

Site Plan approval will be required for this development before any work is performed on site. This will include the submittal of a Site Improvement Performance Agreement and the associated financial guarantee.

By motion, approve the Resolution.

Attachments

See Preliminary Plat report

WHEREAS, an application has been filed by AKM FARM LLC (Pulte Homes) as Conditional Use Permit Case File No. 20-0040; and

WHEREAS, said case involves the land described as follows:

PARCEL 1:
OUTLOT E, PARKSIDE NORTH 2ND ADDITION

AND

PARCEL 2:
OUTLOT F, PARKSIDE NORTH 5TH ADDITION

WHEREAS, a public hearing has been held by the Blaine Planning Commission on January 12, 2021; and

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

WHEREAS, the Blaine City Council has reviewed said case on February 1, 2021.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.110 of the Zoning Ordinance to allow for the construction of 44 townhome units and private streets in a DF (Development Flex) zoning district based on the following conditions:

1. The construction of all townhomes to be generally guided by the approved conditional use permit resolution and consistent with all the depictions, drawings and information on the plans attached to the staff report.
2. Site plan and grading approval is required prior to any construction activities occurring on site. This will include the submittal of a Site Improvement Performance Agreement and associated financial guarantee. All site work to meet all requirements of Section 33 (Performance Standards) of the Zoning Ordinance.
3. Developer to install grouped mailboxes with design and location approve by the City and the US Postal Service.
4. Minimum floor area above ground for each unit shall be 1800 sq. feet.
5. The following trees are required on site: 44 overstory trees, 44 conifer trees, and 44 ornamental trees.
6. Underground irrigation must be used for all landscaped areas.
7. Sod shall be required on all disturbed areas and placed over 4 inches of black dirt that contains no more than 35% sand.
8. No detached accessory structures allowed except if needed to house underground irrigation controls.
9. Any entrance signage for the development requires a separate permit.
10. All units must contain an automated fire suppression system.
11. WAC (Water Access Charge) and SAC (Sewer Access Charge) will be due on each permit but calculated giving a credit for what has been previously paid.
12. All driveways and on site utilities are considered private and are the maintenance responsibility of the homeowners association for the 44 units.

PASSED by the City Council of the City of Blaine this 1st day of February, 2021.