



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Details (With Text)

File #:	RES 22-008	Version:	1	Name:	CUP - BeeHive Blaine (PC21-0074)
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File created:	1/19/2022	In control:	City Council		
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Title:	Granting a Conditional Use Permit to Allow for the Construction of an approximately 14,235 Square Foot, 24-Unit Memory Care Facility in a DF (Development Flex) Zoning District at 4313 Ball Road NE. BeeHive Blaine (Case File No 21-0074/SLK)				
Sponsors:	Sheila Sellman				
Indexes:					
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Attachments:	1. Attachments, 2. Unapproved PC Minutes 121421				

Date	Ver.	Action By	Action	Result
1/19/2022	1	City Council	Adopted	Pass

Development Business - *Sheila Sellman, City Planner*

Title

Granting a Conditional Use Permit to Allow for the Construction of an approximately 14,235 Square Foot, 24-Unit Memory Care Facility in a DF (Development Flex) Zoning District at 4313 Ball Road NE. BeeHive Blaine (Case File No 21-0074/SLK)

Executive Summary

The applicant is requesting to construct an approximately 14,235 square foot, 24-unit memory care facility in a DF (Development Flex) zoning district.

Schedule of Actions

Planning Commission Public Hearing	12/14/21
City Council (Conditional Use Permit)	01/19/22
Action Deadline	03/08/22

Background

Staff report prepared by Shawn Kaye, Associate Planner

The applicant, BeeHive Blaine, proposes to construct a memory care facility just east of Lexington Avenue and adjacent to Ball Road. The site is currently zoned PBD (Planned Business District) with a land use of PI/PC (Planned Industrial/ Planned Commercial). They are requesting a rezoning of the property to DF (Development Flex) to accommodate the memory care facility of BeeHive Homes.

Memory Care

BeeHive Homes is proposing to construct 24 private units and all units will provide memory care services. The residents of the proposed building are provided with meals, housing, and limited recreation within a secured outdoor area. The building will consist of common areas that include dining and living/lounging area, kitchen, and hair salon.

The 24 unit building is 14,235 square feet in size. The DF zoning district does not require a minimum building size therefore this is an adequate size for that type of development.

The surface parking area will include 30 parking stalls. Staff's opinion is this number of parking stalls is adequate because none of the residents' drive. There will be approximately 5-8 employees on site at a time, with several stalls for visitors. The applicant has stated that the parking proposed on site meets the needs of the residents and staff.

The building and parking setbacks are consistent with the adjacent commercially zoned PBD (Planned Business District) parcels.

Park dedication is required for the lot prior to site plan approval/building permit being issued for the site. The park dedication fee is based on the rate in effect at the time of final platting. The current commercial park dedication rate (2021) is \$8,704 per acre, for a total park dedication fee (2.47acres) of \$21,498.

The proposed building materials are stone, glass and cementitious siding. The site will be zoned DF (Development Flex) and must meet the Highway Overlay District requirements for building architecture, per the City Council's direction on previous projects. The building and landscape plan for the site meets the Highway Overlay District requirements.

Signage will be considered under a separate permit.

All lighting on site must meet the requirements of the Zoning Ordinance. All lighting must be downlit and shielded to prevent glare or spill and pole mounted lighting is limited to 20-feet in height. This plan is required as part of site plan approval.

Strategic Plan Relationship

Not Applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments at the public hearing.

Financial Impact

Not Applicable.

Public Outreach/Input

Notice of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City's website.
4. Posted (sign) on the property with contact information for the Planning Department.

Neighborhood Meeting

In accordance with the Neighborhood Meeting Policy, a neighborhood meeting was held virtually on December 8, 2021. A summary of the meeting is attached.

There was one registration for the meeting. The applicant and consultant waited for one hour for the registrant to join the meeting, but the registrant did not join.

The consultant followed up with the registrant and let them know that if they had any questions, they could call the applicant. The registrant made note that they thought the meeting was on Monday, December 6th at 6:30. Upon review of the notification letter, the date was incorrectly reported.

Additionally, prior to the meeting, the applicant received one phone call from a separate individual who was curious about the project. The individual was excited to hear about the proposed project and appreciated the applicants time to discuss.

The applicant was able to meet with the registrant that missed the original meeting on December 13th. There was a question on how the project will fit within the nature preserve in the area. It was noted that wetland impacts are being avoided with this project, but there are impacts to trees onsite to allow for the building, parking lot and stormwater management. It was also noted that the project is fulfilling tree replacement requirements and the applicant noted that there is a desire to plant additional trees.

There was one concern raised regarding traffic. It was noted that people driving to Walmart tend to drive fast down this street and wondering if traffic calming could be introduced on the street. The concern was general in nature and more so with concern of safety for vehicles entering and exiting the project. There was not an identified concern on increased traffic resulting from this project. The applicant did give an overview of operations with regard to when vehicles would be anticipated to be coming or going from this site due to shift changes.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

Zoning and Location Map
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Building Elevations (2)
Floor Plans
Narrative
Neighborhood Meeting Summary
Unapproved Planning Commission Minutes 12/14/21

WHEREAS, an application has been filed by BeeHive Homes of MN as Conditional Use Permit Case File No. 21-0074; and

WHEREAS, said case involves the land described as follows:

Outlot A, Ball Road Addition

WHEREAS, a public hearing has been held by the Blaine Planning Commission on December 14, 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 January 19, 2022.

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 an approximately 14,235 square foot, 24 unit memory care facility in a DF (Development Flex) zoning district based on the following conditions:

1. The site is to meet the Highway Overlay District requirements for exterior materials and landscaping. The plans that have been submitted for this proposal meet this requirement.
2. A lighting plan is to be provided that illustrates that the lighting provided meets ordinance requirements. All lighting needs to be downlit and shielded to prevent glare or spill. Pole mounted lighting is limited to 20-feet in height. These plans are required as part of the site plan review.
3. SAC and WAC payments are due prior to the issuance of building permits.
4. The applicant must obtain a Rice Creek Watershed District permit prior to city approval of construction plans and specifications.
5. Underground irrigation is required for the entire site.
6. If trash and recycling are to be accommodated outside the building, an enclosure must be constructed that matches the materials of the building. This is required as part of the site plan review.
7. Signage will be considered under a separate permit.
8. Site plan approval is required prior to any work being performed on site.
9. Noise Reduction Standards must be incorporated into the residential building.
10. Park dedication is required for the lot prior to site plan approval/building permit being issued for the site. The park dedication fee is based on the rate in effect at the time of final platting. The current commercial park dedication rate (2021) is \$8,704 per acre, for a total park dedication fee (2.47 acres) of \$21,498 is required for the entire plat.
11. Final plat approval is required prior to any building permits being issued for the site.

PASSED by the City Council of the City of Blaine this 19th day of January, 2022.