



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 13-032, Version: 2

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

GRANTING A COMPREHENSIVE LAND USE AMENDMENT FROM PI/PC (PLANNED INDUSTRIAL/PLANNED COMMERCIAL) TO PI/PC/HDR (PLANNED INDUSTRIAL/PLANNED COMMERCIAL AND HIGH DENSITY RESIDENTIAL) AT ULYSSES STREET/NORTH OF CLOVERLEAF PKWY. BALDWIN PARTNERS. (CASE FILE NO. 12-0044/LSJ)

Planning Commission (Public Hearing)	02/12/13
City Council (Comp Plan Amendment/CUP)	03/07/13
Action Deadline	03/13/13

Planning Commission

The Planning Commission voted unanimously to recommend approval of the comprehensive land use amendment. A representative for the Teamsters Union spoke regarding their shared parking agreement with this site and stated they were opposed to the land being used for residential purposes. The Teamsters Union is concerned about the shared parking agreement they have as that allows them to use 50 stalls on the apartment site for their large meetings that are held once a month.

As you may recall, the Cloverleaf Commons 2nd Addition plat (three lots) was approved by the City in 2007 to accommodate the construction of the Teamsters office building on Lot 1 of the plat. Since that time, the remaining two lots have been vacant and the owner has been unsuccessful in marketing the property for commercial use, as the property is planned for in the comprehensive plan. Last year the owner of the property approached the City Council with the idea that the remaining two lots be converted to a high density residential use in order to accommodate the construction of an apartment complex. After some discussion, the City Council was generally supportive of the property owner moving forward with a comprehensive plan amendment and a conditional use permit application that would allow consideration of the high density use and shared parking.

Lots 2 and 3, Cloverleaf Commons 2nd Addition are currently zoned PBD (Planned Business District) and have a land use designation of PI/PC (Planned Industrial/Planned Commercial). At this time the property owner is requesting the approval of a comprehensive plan amendment

and a conditional use permit for a 182 unit market rate apartment complex.

Comprehensive Plan Amendment

The proposed comprehensive plan amendment would add the HDR land use designation to the existing PI/PC. This blended land use would be consistent with the PBD zoning district's allowed uses in that industrial, commercial, and residential uses are all allowed within this zoning district. Additionally, there is a residential area immediately north of this location and the City's Cloverleaf Commons apartment building sits immediately west of the project, with a wetland in between the two uses. Therefore, staff believes the amendment is appropriate at this time.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Narrative

Revised Site Plan

Previous Site Plan

Grading Plan

Landscape Plan

Elevations

Floor Plans

Unit Plans

Unapproved 02/12/13 Planning Commission Minutes

WHEREAS, Minnesota Statutes, Chapter 462.355, Subdivision 2, prescribes the procedure for amending the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on February 12, 2013, and unanimously recommended approval regarding the Comprehensive Plan amendment request for:

LOTS 2 AND 3, BLOCK 1, CLOVERLEAF COMMONS 2nd ADDITION, ANOKA COUNTY, MINNESOTA.

WHEREAS, the City Council has reviewed the Comprehensive Plan amendment request and finds the change to be in general conformance to the adopted Comprehensive Plan for land use compatibility.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the land use plan be amended to change portions of the property, as described above, and based

on land use maps contained within Case File No. 12-0044 amending the comprehensive plan from PI/PC (Planned Industrial/Planned Commercial) to PI/PC/HDR (Planned Industrial/Planned Commercial and HDR (High Density Residential)

1. The proposed land use is consistent with the allowed uses in the PBD (Planned Business District) zoning ordinance which allows multi-floor residential.
2. The proposed land use is consistent with residential uses to the north and west of the site.
3. The site is located in an area where commercial services are available as well as parks (Aquatore) and other related amenities that are attractive to higher density residential.

PASSED by the City Council of the City of Blaine this 7th day of March 2013.