



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 13-178, Version: 2

ITEM: 11.2 DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF
A 44-UNIT ASSISTED LIVING FACILITY AT 123RD LANE/JAMESTOWN STREET
NE. WHITE PINES SENIOR LIVING. (CASE FILE NO. 13-0055/SLK)**

Planning Commission (Public Hearing)	10/08/13
City Council (Conditional Use Permit)	11/07/13
Action Deadline	11/15/13

A master development plan for White Pines Senior Living at the Lakes of Radisson was approved in 2008. The master plan indicated that there could be approximately 125,000 square feet of senior living space contained in three buildings on the southeast corner of 125th Avenue and Harpers Street. An approximately 73,000 square foot, 63 unit assisted living/senior apartment building was built in 2008. This proposal is for the second building that was included in the master development plan.

The applicant, White Pine Senior Living wishes to construct a senior assisted living (with memory care) facility on the northeast corner of Harpers Street NE and Marina Circle Drive NE. The site is currently zoned DF (Development Flex) with a current land use of HDR (High Density Residential).

The proposed 44 unit building is 25,616 square feet in size and it is a two level building. The overall project density is approximately 12.3 units per acre which is appropriate for the HDR (High Density Residential) land use and consistent with other senior facilities approved in the City.

White Pine Senior Living is proposing to construct 44 assisted living units. The proposed assisted living building will consist of common areas that include dining and kitchen areas. Rents for the units will range in price from \$3,800 per month to \$5,800 per month depending on the level of health care provided. The rooms will range in size from 220 square feet to 242 square feet.

The site plan identifies a total of 25 parking stalls on site. Staff feels the number of stalls provided should be adequate for the number of proposed employees, visitors, and the fact that less than 5 percent of memory care residents still operate a motor vehicle.

The exterior of the proposed building will be constructed of composite siding, cultured stone, and glass. Because this site will be zoned DF (Development Flex) the site must meet the Highway Overlay District requirements for building architecture per the City Council's direction on previous projects. This building does meet those requirements and is consistent with the quality and architecture of the primary building.

The landscape plan for the site must also meet Highway Overlay District requirements. The following landscaping is required on site:

- Overstory Trees 13
- Conifer Trees 13
- Ornamental Trees 13

Signage will be issued under a separate permit and a condition has been added to limit the signage to the front door elevation.

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.

Park dedication is not required with this approval as the property is covered by the Master Lakes Park Development Agreement.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Grading Plan

Utility Plan

Landscape Plan

Floor Plan (2)

Elevations (2)

Narrative

WHEREAS, an application has been filed by White Pines Senior Living as conditional use permit Case File No. 13-0055; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on

October 8, 2013; and

WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on November 7, 2013.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 29.80 of the zoning ordinance to allow for construction of a 44-unit assisted living facility based on the following conditions:

1. Site development and building construction to be generally guided by the CUP approval and consistent with the site and building plans that are attached to this application. The developer must install all site improvements in accordance with City Performance Standards and zoning code Section 27.09, including the financial guarantee and site improvement agreement.
2. The building and landscaping for the site must meet the Highway Overlay District requirements.
3. The following landscaping is required on site:
 - Overstory Trees 13
 - Conifer Trees 13
 - Ornamental Trees 13
4. Underground irrigation is required for the entire site.
5. A trash enclosure must be constructed that matches the materials of the building.
6. Signage will be issued under a separate permit. Wall signage is limited to the front door elevation.
7. 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.
8. Site plan approval is required prior to any work being performed on site.
9. Building floor elevations must meet the requirements in the City's Comprehensive Water

Resource Management Plan.

- 10.Noise Reduction Standards must be incorporated into the building.
- 11.Coon Creek Watershed District permit is required prior to start of site work.
- 12.Anoka County review of project and access management is required prior to start of site work.

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