



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: ORD 14-2283, Version: 3

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

### **GRANTING A REZONING FROM R-1 (SINGLE FAMILY) TO DF (DEVLEOPMENT FLEX) AT 10931-11025 UNIVERSITY AVENUE ANOKA COUNTY COMMUNITY ACTION PROGRAM (CASE FILE NO. 14-0021/LSJ)**

#### **SECOND READING**

Planning Commission (Public Hearing)	05/13/14
City Council (1 <sup>st</sup> Reading Rezoning)	06/05/14
City Council	
(Comp Plan Amendment, 2 <sup>nd</sup> Reading Rezoning, Pre Plat, CUP	06/19/14
Action Deadline	06/21/14

#### **Planning Commission**

The Planning Commission voted unanimously to approve the comprehensive land use amendment, rezoning, preliminary plat and conditional use permit. Several residents spoke at the public hearing with concerns about the project.

Anoka County Highway Department (ACHD) has purchased and removed nine (9) homes along the east side of University Avenue immediately north of 109<sup>th</sup> Avenue for expansion of the roadway in 2014 and 2015. All of the residents were relocated as part of that acquisition. There are two single family homes on the south side of the project that have not been purchased as no additional r-o-w was needed at that location. These two homes are just north of four homes that are owned by ACCAP and that have been serving the RISE program.

ACCAP has been working with the City and Anoka County on a residential redevelopment concept that would include the removal ACCAP's four homes, the two homes not purchased by the Anoka County Highway Department, and six of the now vacant lots that were purchased by the ACHD. ACCAP has reached an agreement to purchase the two homes currently still privately held. The proposed redevelopment project would include 30 townhomes within five separate buildings on this property. ACCAP would own all units and would rent the units to residents at 60% of the median income (\$49,380-family of four). The City's economic development arm (Blaine EDA) has agreed to assist ACCAP in the redevelopment by providing funds for site

assembly and redevelopment.

In order to accomplish this redevelopment, a comprehensive land use amendment, rezoning, preliminary plat and conditional use permit would need to be approved by the City of Blaine.

Please note that a neighborhood meeting was held at City Hall on April 30<sup>th</sup> to allow the neighborhood adjacent to this proposal to review the plans. Four residents, from three adjacent homes, came to review the plans. Two of the residents were generally opposed to the project.

### **Comprehensive Land Use Amendment and Rezoning**

The current land use designation for this project area (1.72 acres) is LDR (Low Density Residential) and the current zoning for this project area is R-1 (Single Family). The project area is surrounded (in Blaine) by property with the identical land use and zoning designations. The property across University Avenue to the west is in Coon Rapids and is commercial in nature.

A change in land use to HDR (High Density Residential) and zoning to DF (Development Flex) is required and makes sense for this project and for this property for the following reasons:

1. High density residential development is often seen in areas that abut major roadways and commercial development.
2. Some of the homes that were located in this area were in need of substantial repair and neglected. Removing the homes and constructing attractive high density residential buildings makes sense and would be a welcome reinvestment in this area.
3. At least four of the homes are owned by ACCAP currently and being used in much the same manner as the new high density homes will be used.

By motion, approve the rezoning from R-1 (Single Family) to DF (Development Flex).

### **Attachments**

Zoning and Location Map

Memo from ACCAP

Preliminary Plat

Grading Plan

Site Plan (2)

Landscape Plan

Floor Plans (4)

Elevations

Public Comment Received

**THE CITY OF BLAINE DOES ORDAIN:** (Added portions are underscored and deleted portions are shown in brackets with overstrike.)

**Section 1:** The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

THOSE PARTS OF LOT 20, 21, 22, 23, 24, AND 25 ALL IN BLOCK 4, CUSACK & CARLSON'S BLAINE OAKS, ANOKA COUNTY, MINNESOTA, LYING EASTERLY OF ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 88, ANOKA COUNTY, MINNESOTA; AND

THE EAST 112.43 FEET OF LOTS 16 THROUGH 19, INCLUSIVE, BLOCK 4, CUSACK & CARLSON'S BLAINE OAKS, ANOKA COUNTY, MINNESOTA; AND

THE WEST 172.46 FEET OF THE NORTH 156.2 FEET OF THE SOUTH 567.7 FEET OF THE WEST ONE-FOURTH OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AS MEASURED ALONG THE EAST AND WEST LINES OF SAID WEST ONE-FOURTH OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA, EXCEPT THE WEST 33.00 FEET THEREOF.

**Section 2:** The above described property is hereby rezoned from:

~~[R-1 (Single Family)]~~  
to  
DF (Development Flex)

**Section 3:** The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

**INTRODUCED** and read in full this 5<sup>th</sup> day of June 2014.

**PASSED** by the City Council of the City of Blaine this 19<sup>th</sup> day of June 2014.