



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 14-2296, Version: 3

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

SECOND READING

REZONING FROM PBD (PLANNED BUSINESS DISTRICT) TO DF (DEVELOPMENT FLEX) A 66 BED MEMORY CARE FACILITY FOR JEA SENIOR LIVING AT ULYSSES STREET/ULYSSES LANE. JEA SENIOR LIVING. (CASE FILE NO. 14-0051/LSJ)

Planning Commission (Public Hearing)	09/09/14
City Council (1 st Reading Rezoning)	10/02/14
City Council (2nd Reading Rezoning, CUP)	10/16/14
Action Deadline	11/30/14

Planning Commission

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

The applicant, JEA Senior Living wishes to construct a specialized memory care facility on the southeast corner of Ulysses Street NE and Ulysses Lane NE. The site is currently zoned PBD (Planned Business District) and the applicant is requesting a zoning change to DF (Development Flex) to accommodate the use as a memory care facility. A conditional use permit is also required.

The site must be rezoned to DF (Development Flex) to accommodate the residential nature of the use of the land for a memory care facility. The PBD zoning does not mention memory care facilities and was thus, not an option for a zoning classification for this use. All setbacks and standards will be guided with the conditional use permit and site plan that is being proposed. This use will fit well with other uses in this general area.

It should also be noted that the applicant intends to apply for preliminary plat approval for this site in the future. The proposed site consists of Lot 6, Block 1 and part of Lot 7, Block 1 North Central Commons. Lot 7 will be subdivided with the future plat to create a new lot for future development that is not being used by the memory care site. The applicant preferred to wait until a conditional use permit is issued to take on the risk of subdividing the property, and a condition of approval of

the conditional use permit requires the subdivision to occur.

Park dedication will not be required as it was previously paid with the platting of the property.

By motion, approve the Ordinance.

Attachments

Zoning and Location Map

Site Plan

Floor Plan

Elevations (3)

Landscape Plan

Narrative

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:

PARCEL A

LOT 6, BLOCK 1, NORTH CENTRAL COMMONS, ANOKA COUNTY, MINNESOTA.

PARCEL B

LOT 7, BLOCK 1, NORTH CENTRAL COMMONS, ANOKA COUNTY, MINNESOTA, EXCEPT THAT PART OF SAID LOT 7, LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 8, BLOCK 1, SAID NORTH CENTRAL COMMONS.

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

[~~PBD (Planned Business District)~~]

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 2nd day of October 2014.

PASSED by the City Council of the City of Blaine this 16th day of October 2014.