



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: RES 15-185, Version: 2

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

**GRANTING A COMPREHENSIVE LAND USE PLAN AMENDMENT FROM LDR (LOW DENSITY RESIDENTIAL) TO MDR (MEDIUM DENSITY RESIDENTIAL) FOR THE ASPEN GARDENS ASSISTED LIVING DEVELOPMENT AT 9103 LEXINGTON AVENUE NE. ASPEN GARDENS ASSISTED LIVING. (CASE FILE NO. 15-0057/SLK)**

Planning Commission (Public Hearing)	10/13/15
<b>City Council (Comp Plan Amendment)</b>	<b>11/19/15</b>
Action Deadline	01/02/16

The Planning Commission voted unanimously to approve the rezoning. There were some questions asked and answered at the public hearing related to tree removal and site drainage.

The applicant wishes to construct an assisted living and memory care facility (Aspen Gardens) on Lexington Avenue just south of Our Saviors Lutheran Church. The items listed above are required in order to facilitate this development. The site is currently zoned R-1 (Single Family) with a current land use of LDR (Low Density Residential).

Aspen Gardens will be constructing 21 assisted living units and 20 memory care units for a total of 41 units within the building. The proposed assisted living building will consist of common areas that include dining, kitchen areas, and lounging areas. Rents for the units will range in price from \$2,395 per month to \$4,500 per month. The assisted living apartments will offer studio (7), one bedroom (8), and one bedroom double occupancy (6) apartments. The square footage of the units will range from 415 s.f to 575 s.f. Laundry and meal service is also offered.

### ***Comprehensive Land Use***

Currently, this property has a land use designation of LDR (Low Density Residential) and does not allow for the density being proposed (10.6 units per acre). Therefore, the land use for the property must be changed to MDR (Medium Density Residential) to accommodate the proposed assisted living facility.

### ***Rezoning***

Currently, the property is zoned R-1 (Single Family). Because the developer is proposing an assisted living facility with different design issues, platting requirements, lot size, etc. the DF (Development Flex) zoning is proposed to establish the minimum standards for the site. This zoning district has been used frequently within the City for the type of development that is proposed. A Conditional Use Permit (CUP) and Plat are also required for development approval.

### ***Preliminary Plat***

The proposed preliminary plat includes 6 existing lots and the west 30 feet of a parcel owned by Our Saviors Lutheran Church, these parcels would be platted into one lot for the assisted living facility.

The preliminary plat needs to show the drainage and utility easement lines on the platted lots. The applicant will need to work with the watershed to satisfy their minimum requirements. A watershed permit must be issued prior to any plan approval by the City.

The plat will be served by the Metropolitan Council's trunk sanitary sewer in the rear of the property. A permit from the Metropolitan Council will be needed prior to any plan approval by the City. Since the property is connecting directly to this line, no trunk sanitary sewer assessments are due. The property will pay SAC and usage fees to the City of Blaine.

The plat will be connecting in two locations to the City of Lexington's water main along the west side of Lexington Avenue. For the north connection, a water main was stubbed under Lexington Avenue when the road was reconstructed. For the south connection, a new line will need to be bored under the road. A permit from the City of Lexington and the Anoka County Highway Department will be needed prior to any plan approval by the City. Per an existing Joint Powers Agreement, WAC fees will be paid to the City of Lexington at the City of Blaine rates, and usage fees for the water will be paid to the City of Lexington at the City of Lexington's rates. Street access and utilities will be privately maintained.

The south fire lane access is required to be a minimum 20' wide and paved to Fire Department standards. A locking gate will be required with key made available to the Fire Department.

The access drives will require a permit from the Anoka County Transportation Department. The permit must be issued prior to any plan approval by the City.

This type of development (assisted and memory care units) are charged park dedication at the commercial rate, therefore park dedication will be due with this application. The commercial rate (2015) is \$8,704 per acre (3.41 acres). A total of \$29,680.64 is due prior to release of final plat mylars for recording purposes at Anoka County.

### ***Conditional Use Permit***

The 41 unit building is 34,590 square feet and is a one level building. The overall project density is approximately 10.6 units per acre which is appropriate for the MDR (Medium Density Residential) land use and consistent with other senior facilities approved in the City.

A total of 20 parking stalls are provided on site. The applicant has stated that the parking constructed on site meets the needs of the residents and staff. The applicant has stated that most of the residents no longer drive.

The building would be constructed using stone, glass and cement board siding. 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.

The following landscaping is required on site:

Overstory Trees:	18
Conifer Trees:	17
Ornamental Trees:	17

The Highway Overlay District requires at least 25% of the trees on site must be oversized. Overstory trees must be oversized to 3 inch caliper and conifer trees must be oversized to 8 feet in height. Oversizing is not recommended for the ornamental trees.

Signage will be issued under a separate permit. The monument sign is limited to 10 feet in height and 80 square feet.

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.

By motion, approve the Resolution.

Zoning and Location Map  
Preliminary Plat  
Site Plan/Floor Plan  
Color Elevations  
Grading Plan  
Utility Plan  
Landscape Plan

**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 October 13, 2015, and recommended approval regarding the Comprehensive Plan amendment request for:

The South 124.75 feet front and rear of the North 1045.5 feet front and rear of the West 264.00 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 31 North, Range 23 West, Anoka County, Minnesota  
AND

The South 124.75 feet of the North 1170.25 feet of the West 264.00 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 31 North, Range 23 West, Anoka County, Minnesota  
AND

All that part of the West 264.00 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 31, Range 23, that lies South of the North 1170.25 feet thereof, Anoka County, Minnesota  
AND

The South 124.75 feet front and rear of the North 920.75 feet front and rear of the West 264.00 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 31, Range 23, Anoka County, Minnesota  
AND

The South 124.75 feet front and rear of the North 796.0 feet front and rear of the West 264.00 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 31 North, Range 23 West, Anoka County, Minnesota  
AND

The South 62.37 feet front and rear of the North 671.25 feet front and rear of the West 264.00 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 31, Range 23, Anoka County, Minnesota  
AND

The west 30.00 feet of the south 717.72 feet of Lot 17, Block 1, HIDDEN LAKE ESTATES, 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. 15-0057, from LDR (Low Density Residential) to MDR (Medium Density Residential), based on the following conditions:

1. The amendment is required to accommodate the density proposed for the residential development.
2. The amendment and land use are consistent with other approvals and developments for senior housing in Blaine.
3. The designation of MDR, granting the land use ability to build senior housing, continues and is consistent with the City's comprehensive plan policy of supporting all types of housing products and in particular services to senior residents.

**PASSED** by the City Council of the City of Blaine this 19<sup>th</sup> day of November, 2015.