



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 16-2349, Version: 3

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

SECOND READING

GRANTING A REZONING FROM FR (FARM RESIDENTIAL) TO R-1A (SINGLE FAMILY) FOR THE HIDEAWAY OF BLAINE AT 1749 118TH AVENUE NE. BALD EAGLE BUILDERS, INC. (CASE FILE NO. 16-0009/LSJ)

Planning Commission (Public Hearing)	03/18/16
City Council (1 st Reading)	04/07/16
City Council (2nd Reading)	04/21/16
Action Deadline	05/20/16

The Planning Commission voted to approve the rezoning 6-1. There were several comments at the public hearing regarding traffic, loss of trees and the density of the project.

Bald Eagle Builders, Inc. is proposing to develop a small infill plat (8 lots) on a 4.6 acre property that is between 119th Avenue and 118th Avenue just to the east of Aberdeen Street/Club West Parkway. The proposal requires a rezoning of the property and approval of a preliminary plat.

Rezoning

In order to plat the property into 8 lots, the subject property must be rezoned from FR (Farm Residential) to R-1A (Single Family). Since the minimum lot size in the FR zoning district is 10 acres, the rezoning is necessary to create the smaller lot sizes allowed in the R-1A zoning district. In addition, the property is surrounded on the north, east and west sides by the R-1A zoned properties, so the development will be in keeping with the character of the surrounding neighborhood.

By motion, approve the Resolution.

Zoning and Location Map
Preliminary Plat
Tree Inventory Plan

Grading Plan

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:

The West 343 feet of the East 543 feet of Tract E, Registered Land Survey No. 16, Anoka County, Minnesota EXCEPT the South 686 feet and that part lying Southerly of a curve, concave to the South, having a radius of 60.00 feet, the center of circle of said curve being 260.00 feet West of the East line of said Tract E as measured at a right angle to said East line and 653.00 feet North of the South line of said Tract E as measured at a right angle to said South line, according to the survey thereof on file and of record in the office of the Registrar of Titles in and for Anoka County, Minnesota.

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

~~[FR (Farm Residential)]~~

to

R-1A (Single Family)

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 7th day of April 2016.

PASSED by the City Council of the City of Blaine this 21st day of April 2016.