



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 16-115, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO CHANGE THE MINIMUM SQUARE FOOTAGE REQUIREMENT FOR RAMBLER STYLE HOMES IN SANCTUARY PRESERVE FROM 1,970 SQUARE FEET TO 1,869 SQUARE FEET AT LEXINGTON AVENUE/114TH AVENUE NE. PULTE HOMES. (CASE FILE NO. 15-0014/LSJ)

Planning Commission (Public Hearing)	03/10/15
City Council (Conditional Use Permit)	04/02/15
City Council (CUP Amendment) - Tabled	07/14/16
City Council (CUP Amendment)	08/04/16

This item was tabled at the July 14th meeting so staff could investigate the original submittal from Pulte that addressed house sizes. It has been determined that the 1,870 square foot house size for this rambler(Bennett) was included in the original submittal and reviewed by both the Planning Commission and City Council. The 1,970 square foot size was incorrectly typed into the reports and carried into the original resolution. This was not discovered by Pulte until very recently. The original information is included for your review and the attached resolution reflects the correct house size of 1,869 square feet.

In 2015 the City Council approved a conditional use permit that set up the standards for development in Sanctuary Preserve. If you recall, Sanctuary Preserve is at the northwest corner of Lexington Avenue and 109th Avenue and is being developed by Pulte Homes.

Resolution 15-056 was approved by the City Council with a minimum square footage for all homes of 1,970 (**this was incorrect**) square feet. As Pulte began the development and reviewed homes with potential buyers, they realized that they have a rambler product that was in demand with a minimum square footage of 1,869 square feet. Therefore, they are requesting that the standards be amended to include this rambler square footage.

All other standards will remain unchanged in Resolution 15-056.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Original Narrative and Floor Plan for Bennett Ramblers

WHEREAS, an application has been filed by Pulte Homes as Conditional Use Permit Case File No. 15-0014; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on March 10, 2015; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on July 14, 2016 and on August 4, 2016.

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 change the minimum square footage requirement for rambler style homes in Sanctuary Preserve from 1,970 square feet to 1,869 square feet based on the following conditions:

1. The minimum finished floor area above grade for rambler style homes in Sanctuary Preserve shall be 1,869 square feet. All homes shall have a minimum depth and width of 24 feet.
2. Condition #3 under the Standards section of Resolution 15-056 shall remain in place for all other homes (not including ramblers).
3. All other conditions of Resolution 15-056 remain unchanged.

PASSED by the City Council of the City of Blaine this 4th day of August, 2016.