



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 16-141, Version: 1

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

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR THE CONSTRUCTION OF TOWNHOMES CONSISTENT WITH EXISTING APPROVALS IN THE LAKES 24TH AND 31ST ADDITIONS. (CASE FILE NO. 16-0042/SLK)

Planning Commission (Public Hearing)	01/11/05
City Council (1st Reading)	02/03/05
City Council (2 nd Reading & CUP)	02/17/05
City City (CUP Amendment)	9/17/09
City Council (CUP Amendment)	09/01/16

Centra Homes is requesting to update an existing CUP by constructing townhomes consistent with existing approvals in the Lakes of Radisson 24th and 31st Additions. The applicant, Centra Homes, has recently purchased Lots 9 and 10, Block 1 The Lakes of Radisson 31st and Lots 5 and 15, Block 1 The Lakes of Radisson 24th Addition. The existing adjacent neighborhoods were developed in 2005 and 2006.

Centra Homes will build substantially the same buildings that were approved in the original development. The townhomes will be updated to meet current building code requirements. The buildings will be constructed of a combination of vinyl siding, shakes, and brick.

A 5 unit “rear loaded” townhome (approximately 1,800 finished s.f.) will be built on Lot 5 Block 1, The Lakes of Radisson 24th Addition. The three other lots will have a 4 unit “front loaded” building (approximately 1,250 finished s.f.)

The new townhomes will have interior fire sprinklers installed as required by the Building/Fire Code.

The new buildings will have perimeter foundation plantings, sod, and irrigation to match the existing buildings. In addition, Centra Homes has included a landscape plan for the two larger open spaces that are adjacent to these lots. The landscape plan includes irrigation, sod, shrubs, and trees.

The applicant has met with the respective homeowner associations and will continue to work closely with the HOA to insure a smooth transition of adding additional homes to their neighborhoods.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Location Map (Plats-2)

Aerial Location Map

Landscape Plan

4 unit townhome elevation and floor plan

5 unit townhome elevation and floor plan

Public Comment

WHEREAS, an application has been filed by Centra Homes, LLC as Conditional Use Permit Case File No.16-0042; and

WHEREAS, a public hearing has been held by the Blaine City Council on September 1, 2016; and

WHEREAS, the Blaine City Council has reviewed said case on September 1, 2016.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit Amendment is hereby approved per Section 29.80 of the Zoning Ordinance to allow for the construction of townhomes consistent with existing approvals in The Lakes 24th and 31st Additions based on the following conditions:

1. The site be developed consistent with the original approvals in 2005 and 2009 with final plans subject to approval of the zoning administrator, incorporating the elements of City-preferred grading plan, landscaping, underground irrigation, off-street parking, tree preservation, etc. All site plans require approval of the Planning Department prior to work beginning. All site work to meet the Performance Standards Section 33.00 of the Zoning Ordinance.
2. The 4 buildings to be constructed based on submitted architectural plans and subject to approval of the Zoning Administrator in terms of square footage, architectural style, and specifications.
3. The developer to install all site improvements in accordance with City performance standards and zoning code Section 27.09, including the financial guarantee and site improvement agreement.
4. All housing units constructed to incorporate Noise Abatement Standards (Zoning Section

33.22).

5. Developer/builder installation of common shared mailboxes of consistent design with location coordinated with the US Post Office.
6. All units to be provided with automatic fire suppression systems per building and fire code requirements. All units will be served with common homeowner association maintained utilities.
7. The townhome association documents to include a provision that indicates owners will contract with internal garbage pick-up with whichever hauler is currently under contract with the City for residential service, and that the townhome association will accept the responsibility for any damage to internal driveways from the garbage hauling trucks.
8. Minimum floor area above grade for attached townhomes to be consistent with the attached building plans.

PASSED by the City Council of the City of Blaine this 1st day of September, 2016.