



# 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 17-041, Version: 2

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

**GRANTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 2.93 ACRES (6 EXISTING LOTS) INTO 18 LOTS AND ONE COMMON LOT TO BE KNOWN AS ASPEN VILLAGE TOWNHOMES, LOCATED AT 9103 LEXINGTON AVENUE NE. ASPEN GARDEN HOLDINGS, LLC. (CASE FILE NO. 17-0005/SLK)**

Planning Commission (Public Hearing)	03/14/17
<b>City Council (Preliminary Plat)</b>	<b>04/06/17</b>
City Council (Final Plat)	TBD
Action Deadline	4/23/17

The Planning Commission voted unanimously to approve the preliminary plat. One person spoke at the public hearing about tires that may be located on the southeast corner of the site.

The applicant wishes to construct five attached multi-family townhome buildings with a total of 18 units on Lexington Avenue just south of Our Saviors Lutheran Church. The applicant originally received approval of an assisted living and memory care facility (Aspen Gardens) in November 2015. Aspen Gardens was approved for 21 assisted living units and 20 memory care units for a total of 41 units. However, because of financial reasons the applicant has decided on a different direction.

The site is currently zoned DF (Development Flex) with a current land use of MDR (Medium Density Residential).

### **Preliminary Plat**

The proposed preliminary plat includes 6 existing lots, these parcels would be platted into 18 lots and one common lot for the proposed townhome units. The plat would allow a lot for each townhome so that it can be sold as owner occupied.

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 connect to a sanitary sewer owned by the Metropolitan Council 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. An easement is needed from the adjacent property owner for the sanitary sewer service.

An existing storm sewer from Lexington Avenue bisects the site via an easement. The storm sewer will need to be relocated to accomplish the north building. A portion of the easement will need to be vacated with Anoka County and new easement granted. No private storm sewers will be allowed to connect to the County's storm sewer.

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.

Park dedication will be required for the 18 new units being proposed. The 2017 park dedication rate is \$4,114 per unit. Park dedication will be required based on the rate in effect at the time of final plat approval. A total of \$74,052 is due prior to release of final plat mylars for recording purposes at Anoka County.

### **Conditional Use Permit**

The property is zoned DF (Development Flex), a conditional use permit is required that sets up the standards for the development of the property.

There will be a total of five buildings (two - 3 unit buildings and three - 4 unit buildings) in this development that will include 18 townhome units. All units will have attached garages. The units are three levels with the garage on the lowest level and accessed from the rear. The overall project density is approximately 6.14 units per acre which is appropriate for the MDR (Medium Density Residential) land use.

The building elevation (front) along Lexington Avenue will contain stone elements, enhanced window fenestration, and altered roof lines to provide interesting architectural elements on the building. The buildings would be constructed of stone, glass and cement board siding on the front elevation. The side and rear elevations would have vinyl siding.

The units will feature 3-4 bedrooms, 3-4 baths, and approximately 2,440 square feet. The

projected sales price range for the units will start at approximately \$275,000.

The development will be association maintained. It will be professionally landscaped and irrigated with the association maintaining the exterior. Association dues are expected to be in the \$250-\$300 range.

There are 17 off street stalls, 36 stalls adjacent to attached garages for each unit and 36 garage spaces.

The entrances (two) to the site will be on the east side of Lexington Avenue.

The following landscaping is required on site:

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

Final landscape plan will be approved with site plan approval.

By motion, approve the Resolution.

Zoning and Location Map  
Preliminary Plat  
Site Plan  
Grading Plan  
Landscape Plan  
Floor Plan  
Elevations (2)  
Material and Color Selections

**WHEREAS**, an application has been filed by Aspen Garden Holdings, LLC as subdivision Case File No. 17-0005; and

**WHEREAS**, said case involves the division of land described as follows:

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

**WHEREAS**, the Blaine Planning Commission has reviewed said case file on March 14, 2017; and

**WHEREAS**, the Blaine Planning Commission has recommended subdivision Case File No. 17-0005 be approved subject to certain stipulations; and

**WHEREAS** the Blaine City Council has reviewed said case file on April 6, 2017.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that preliminary plat approval per Section 74-42 of the subdivision regulations is hereby granted for Aspen Village Townhomes permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Park dedication will be required for the 18 new units being proposed at the rate in effect at the time of Final Plat Approval. The 2017 park dedication rate is \$4,114 per unit. A total of \$74,052 is due prior to release of final plat mylars for recording purposes at Anoka County.
2. Anoka County review of development is required.
3. Sanitary Availability Charges (SAC) and sanitary usage fees shall be paid to the City of Blaine. A permit from the Met Council for sewer connection must be issued prior to plan approval by the City.
4. Water Availability Charges (WAC) and water usage fees shall be paid to the City of Lexington. WAC fees shall be based on the City of Blaine's rate. Water usage fees shall be based on the City of Lexington's rates. A permit from the City of Lexington and the Anoka

County Highway Department for the south water connection must be issued prior to plan approval by the City.

5. Existing storm sewer easement will need to be vacated prior to building permits issued for the north building. Private connections to the existing storm sewer are not allowed.
6. A Rice Creek Watershed District permit is required prior to plan approval by the City.
7. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Aspen Village Townhomes.

**PASSED** by City Council of the City of Blaine this 6<sup>th</sup> day of April 2017.