



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 17-042, Version: 1

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF FIVE ATTACHED MULTI-FAMILY TOWNHOME BUILDINGS WITH A TOTAL OF 18 UNITS IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT, LOCATED AT 9103 LEXINGTON AVENUE NE. ASPEN GARDEN HOLDINGS, LLC. (CASE FILE NO. 17 -0005/SLK)

Planning Commission (Public Hearing)	03/14/17
City Council (Conditional Use Permit)	04/06/17
Action Deadline	04/23/17

The Planning Commission voted unanimously to approve the Conditional Use Permit. 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 parcels that 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 be \$275,000 and above.

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.

Attachments

See report for Preliminary Plat.

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

WHEREAS, a public hearing has been held by the Blaine Planning Commission on March 14, 2017; and

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

WHEREAS, the Blaine City Council has reviewed said case on April 7, 2017.

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 allow for construction of five attached multi-family townhome buildings with a total of 18 units in a DF (Development Flex) zoning district, located at 9103 Lexington Avenue NE based on the following conditions:

1. Site plan approval is required prior to any work beginning on site. In order to receive site plan approval, the developer will need to submit acceptable plans, a site improvement performance agreement and a financial guarantee that covers the cost of the exterior improvements on site. This financial guarantee for the cost of the site work must be in the form of 10% cash and the remainder of cost must be covered by an acceptable bank issued Letter of Credit.
2. All landscaping on site must be installed as shown on the drawings attached to this report. Underground irrigation must be provided for the entire site.

The following landscaping is required on site:

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

3. All exterior building elevations must be constructed as shown on the drawings attached to this report. The buildings to be constructed of stone, glass and cement board siding on the front elevation. The side and rear elevations may have vinyl siding.
4. All signage is issued under a separate permit.
5. SAC and WAC payments will be due and payable as part of the building permits for each building.
6. The buildings construction and components to meet the Noise Abatement Standards outlined by Zoning Section 33.22 based on the site's proximity to Lexington Avenue.
7. Rice Creek Watershed review and permit is required prior to any activity occurring on site.
8. Building floor elevations must meet the requirements in the City's Comprehensive Water Resource Management Plan.

PASSED by the City Council of the City of Blaine this 6th day of April 2017.