



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-178, Version: 2

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

GRANTING A COMPREHENSIVE LAND USE PLAN AMMENDMENT FROM CC (COMMUNITY COMMERCIAL) TO HDR (HIGH DENSITY RESIDENTIAL), LOCATED AT 10267/10299/10301 UNIVERSITY AVENUE NE. SHADE TREE CONSTRUCTION. (CASE FILE NO. 18-0039/SLK)

Planning Commission (Public Hearing) (08/15/18)

City Council (Comp Plan Amendment/1st Reading Rezoning) (09/06/18)

Action Deadline (9/14/18)

The Planning Commission voted unanimously to approve the rezoning. The Planning Commission added a condition to the rezoning that the rezoning shall be conditionally approved for the proposed townhome project and if the project does not go forward, the zoning shall remain as is. The Planning Commission also recommended two additional items for the Developer to consider:

- the developer consider a right out only onto 102nd Lane NE from the site.
- the developer consider eliminating the sixth (furthest east) townhome unit on the southeast corner of the site.

There were comments at the public hearing related to traffic, garbage, utilities, and density.

Three existing office buildings with rear yard storage buildings are currently located on the northeast corner of University Avenue and 102nd Lane. The three buildings are located on three separate parcels. The applicant, Shadetree Construction is proposing to construct nine (9) townhome buildings with a total of 43 units.

The City Council initially discussed this project and concept plan in fall of 2017 and then again at the April 2018 workshop and was receptive to the construction of townhomes on this site.

Comprehensive Plan Amendment and Rezoning

The site that is being developed currently has a zoning of B-4 (Office Park) and a land use of CC (Community Commercial), neither of which support residential development. In order to have a residential use on this site the land use designation on the property must be changed to HDR (High Density Residential) to match the density (between 12 and 25 units per acre) of the proposed development. In addition, a rezoning will be required to match the residential development. The City has long used the DF (Development Flex) zoning designation for multi-family residential projects and that is what is proposed for this parcel.

The Comprehensive Plan amendment will need to be reviewed by the Metropolitan Council. Any action by the City Council would be contingent upon METC's review and approval.

Preliminary Plat

The 3.2 acre parcel will be subdivided into a total of 44 lots (one for each unit and one common lot).

Park dedication will be required for each unit being constructed. The 2018 park dedication rate is \$4,320 per unit, so if the fee is paid in 2018, the total amount due is \$185,760.

Conditional Use Permit

The developer is proposing to construct townhome units that are 1,600 square feet (finished floor area). A floor plan and building elevations are included for your review. There will be five (5) buildings with private front entrances and rear garages. The other four (4) building styles will be back to back with 4 units in each building. The exteriors of the units include stone accents, vinyl siding and architectural roof shingles. The interior features of the units are also included for your review. The applicant has indicated that preliminarily the units could be approximately valued at \$250,000 per unit.

The City has used the standard of one overstory tree, one conifer tree, and one ornamental tree per unit for multi-family developments. The attached landscape plan also includes a 6 foot maintenance free fence and conifer trees along the entire east property line. There are several existing trees on the site that will need to be saved with retaining walls, etc.

There is an existing water stub that will need to be used in lieu of open cutting University Avenue. The number and location of on-site fire hydrants will need to be reviewed by the Fire Department.

The existing driveways on University Avenue will need to be removed and curb replaced. There are areas of the existing bituminous trail along University Avenue that will need to be replaced and boulevard regraded.

The Development is proposing a six-foot wide concrete sidewalk along the north side of 102nd Lane. An existing electrical transformer will need to be relocated out of the proposed sidewalk location. A pedestrian ramp will need to be installed at the east end of the sidewalk.

The parking for South Terrace Cove will include 13 on-street stalls, 86 stalls adjacent to attached garages for each unit and 86 garage spaces.

Site Plan approval will be required for this development before any work is performed on site. This will include the submittal of a Site Improvement Performance Agreement and the associated financial guarantee.

The approval of this conditional use permit is contingent upon Metropolitan Council approval of the land use amendment being requested for this development

By motion, approve the Resolution.

Zoning and Location Maps
Certificate of Survey
Preliminary Plat
Grading Drainage and Erosion Control Plan
Colored Site/Landscape Plan
Utility Plan
Building Elevations
Floor Plans

WHEREAS, the City Council has reviewed the Comprehensive Plan amendment request and finds the change to be in general conformance to the adopted Comprehensive Plan for land use compatibility; and

WHEREAS, the City recognizes that this amendment requires the review and approval of the Metropolitan Council and that the proposed amendment cannot be implemented until that occurs.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Blaine that the land use plan be amended to change portions of the property, as described above, and based on land use maps contained within Case File No. 18-0039, from CC (Community Commercial) to HDR (High Density Residential) based on the following conditions:

1. The proposed land use is consistent with the townhome use proposed for the site.

2. The proposed land use and associated development is in an appropriate location for a high density project as it is close to commercial areas and major intersections, transit opportunities and roadway systems.
3. The higher density allows the site to be redeveloped removing older blighted buildings that are past their useful life.
4. The recommendation is contingent upon the Met Council's approval of the land use amendment.

PASSED by the City Council of the City of Blaine this 6th day of September, 2018.