



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 18-2412, Version: 3

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

SECOND READING

GRANTING A REZONING FROM B-4 (OFFICE PARK) TO DF (DEVELOPMENT FLEX), LOCATED AT 10267/10299/10301 UNIVERSITY AVENUE NE. SHADE TREE CONSTRUCTION. (CASE FILE NO. 18-0039/SLK)

Public Commission (Public Hearing)	8/15/18
City Council (Comp Plan Amendment/1 st Reading Rezoning)	9/06/18
City Council (2 nd Reading Rezoning, Pre-Plat, CUP)	9/20/18
Action Deadline (extended)	11/08/18

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:

- limiting the access onto 102nd Lane NE from the site by not allowing left turns out (east).
- eliminating one townhome unit (furthest east) 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 were built in the late 1970's and are located on three separate parcels. The applicant, Shade Tree Construction is proposing to construct nine (9) townhome buildings with a total of 43 units.

The City Council discussed the concept plan and builder proposal initially in the summer/fall 2017 and 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. The fee will be recalculated, depending on 2019 rate determination, if paid in 2019.

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 for a total of 185 stalls for 43 units (4.3 stalls per unit).

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.

By motion, adopt the Ordinance.

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

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown in brackets with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

Lot 1, Block 1, DEMATTS ADDITION, Anoka County, Minnesota; and

Lots 1 and 2, Block 1, DEMATTS SECOND ADDITION, Anoka County, Minnesota

Section 2. The above described property is hereby rezoned from:

~~[B-4 (Office Park)]~~

To

DF (Development Flex)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED AND READ in full the 6th day of September, 2018.

PASSED by the City Council of the City of Blaine this 20th day of September, 2018.