



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 19-2426, Version: 3

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

SECOND READING

GRANTING A REZONING FROM FR (FARM RESIDENTIAL) TO DF (DEVELOPMENT FLEX) FOR APPROXIMATELY 5.25 ACRES LOCATED AT 116TH AVENUE NE AND ULYSSES STREET NE. ARROYO VILLAS. (RANGER DEVELOPMENT) (CASE FILE NO. 19-0019)

| | |
|--|----------|
| Planning Commission (Public Hearing) | 05/14/19 |
| City Council (1 st Reading) | 06/03/19 |
| City Council (2 nd Reading) | 06/17/19 |
| Action Deadline | 06/22/19 |

The Planning Commission voted unanimously to approve the rezoning. There was one comment at the public hearing concerning the loss of trees that would occur with this development.

Arroyo Villas consists of subdividing approximately 5.28 acres into a subdivision with 22 single family, detached units. This project is being proposed immediately south of the proposed Cedar Point apartment project on the southwest corner of Ulysses Street and 117th Avenue. The development requires the approval of a rezoning, preliminary plat and a conditional use permit as the proposed new zoning of the property is DF (Development Flex).

Rezoning

This property is currently zoned FR(Farm Residential) and the proposed zoning of the property is DF (Development Flex). The land use of the property is LDR (Low Density Residential), which requires a density of under 6 units per acre. The density of this plat is approximately 4 units per acre. The rationale for the rezoning is as follows:

1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent master planned developments.
2. The DF zoning district allows the city the opportunity to have some flexibility when

approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the city the opportunity to provide input on items that would benefit the surrounding neighborhoods and the city as a whole.

Preliminary Plat

The preliminary plat includes 22 single family detached units and two outlots. Outlot A is being used for ponding and is in a drainage and utility easement. Outlot B will be used for a private drive.

The plat will be accessed off of Ulysses Street by one driveway. The internal road will be considered private and will be maintained by the association. The internal road shall be named 115th Circle NE.

Park dedication is required for this plat in the amount of \$4,449 per unit for a total park dedication fee of \$97,878. This fee will be required prior to releasing the final plat mylars for recording at Anoka County.

Conditional Use Permit

This housing type is consistent with the existing detached townhomes that have been recently built by Hedberg Homes in the Lakes, the Woodland Village Development and Club West. The product being provided will be attractive to empty nesters or single home buyers.

The proposed single-family products would include maintenance free, vinyl siding, some hardie siding, culture stone, shakes and batten board. The floor plans would provide 1,800 to 1,900 square feet of finished area. The homes will be built slab-on-grade (no basements). The estimated price range is \$280,000-\$400,000.

All yards and driveways will be association maintained. The applicant has provided a landscape plan that will nicely compliment the development and provide an attractive appearance. Each lot has the standard two trees per lot and this landscape plan also includes a thick row of conifer trees along Ulysses Street to block road noise and commercial lights from the east side of Ulysses Street. The developer will be required to install the landscaping as shown on the landscape plan presented for this application. The conifer trees along Ulysses Street will be required to be installed at 8 feet in height, rather than 6 feet as shown.

A site improvement performance agreement (SIPA) will be required prior to any work being performed on site. This agreement includes the submission of a final guarantee for all site work to be performed and a cash escrow to cover the city's cost of inspecting the improvements.

By motion, introduce the ordinance for first reading and direct it be placed on file for second reading on June 17, 2019.

Zoning and Location Map
Preliminary Plat
Preliminary Site and Utility Plan
Preliminary Grading and Erosion Control Plan
Landscape Plan
Colored Site Plan
Colored Photos of Units
Narrative

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:

THAT PART OF THE EAST HALF OF LOT 34A, CENTRAL AVENUE ACRES, ANOKA COUNTY, MINNESOTA, LYING SOUTHERLY OF THE NORTH 239.5 FEET OF THE SOUTH 650 FEET OF SAID LOT 34A.

TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE EAST 50 FEET OF THE EAST ONE-HALF OF LOT 34A EXCEPT THE SOUTH 650 FEET THEREOF.

AND

TRACT B, REGISTERED LAND SURVEY NO. 271, ANOKA COUNTY, MINNESOTA.

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

~~[FR (Farm Residential)]~~
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 this 3rd day of June, 2019.

PASSED by the City Council of the City of Blaine this 17th day of June, 2019.