



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 20-07, Version: 1

PUBLIC HEARING - *Lori Johnson, City Planner*

**GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR A
MINIMUM SQUARE FOOTAGE OF 1,350 SQUARE FEET IN THE ARROYO VILLAS
DEVELOPMENT, LOCATED AT 116TH AVENUE NE AND ULYSSES STREET.
RANGER DEVELOPMENT LLC (CASE FILE NO. 19-0019/LSJ)**

City Council	01/06/20
Action Deadline	02/02/20

In June, 2019 the development known as Arroyo Villas was approved through a conditional use permit issued by the city council. The development is 5.28 acres in size with 22 single family, detached units.

The developer, Ranger Development, originally planned to provide floor plans that were no smaller than 1,800 square feet in Arroyo Villas. As they started marketing the community, they saw the need to provide a more affordable product, and one way to do that is to provide smaller floor plans.

The developer is now proposing to build homes that could have a minimum square footage of 1,350 square feet. These homes would have similar layouts and exterior elevations of what was originally proposed; they would just be smaller in size.

Staff is supportive of an amendment to the conditional use permit resolution for this development that allows a minimum of 1,350 square feet for the homes in the development. Other developments in Blaine have gone as low as 1,380 for square footage in recent years so this proposal is not distinctly different. The amendment is recommended for approval.

By motion, approve the Resolution.

Zoning and Location Map
Reports/Attachments from 6/19
Resolution 19-90
Public Comment

WHEREAS, an application has been filed by Ranger Development LLC (Arroyo Villas) as Conditional Use Permit Amendment Case File No. 19-0019; and

WHEREAS, a said case involves the land described as follows;

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.

WHEREAS, the Blaine City Council has reviewed said case on January 6, 2020.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit Amendment is hereby approved per Section 29.80 of the Zoning Ordinance to allow for a minimum square footage of 1,350 square feet in the Arroyo Villas development, which includes 22 single family detached townhomes based on the following condition:

1. All conditions of Resolution 19-90 will remain in place with the exception of condition 7, under Standards. This condition shall now read as follows:
“The minimum finished floor area above grade for all homes shall be 1,350 square feet. All homes shall have a minimum depth and width of 24 feet.

PASSED by the City Council of the City of Blaine this 6th day of January, 2020.