



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Legislation Text

File #: WS 20-103, Version: 1

WORKSHOP ITEM - *Lori Johnson, City Planner*

DEVELOPMENT PROPOSAL FOR 9440/9460 ULYSSES STREET NE

The original developer of the Berkshire apartment complex in Blaine also owns two vacant lots to the east of the apartment building. The Berkshire apartment building is adjacent to the Northern Tool and the Teamsters office building of the Ulysses Street NE frontage road. The developer/owner would now like to pursue a land use change for these two vacant parcels to allow for the construction of another apartment building.

The site is roughly two acres and it is currently zoned PBD (Planned Business District) with a land use of PI/PC (Planned Industrial/Planned Commercial). If apartments were to be constructed on these sites, the land use would need to be changed to HDR (High Density Residential). These two sites have been vacant for several years and the owner has not had success in attracting commercial tenants to these lots.

The proposed apartment building on this site would consist of 63 units on 3 floors. Underground and surface stall parking would be provided. The building would be constructed with the same materials as the Berkshire building and would include stone/brick, cement board siding, glass and balconies. There would be a mix of studio, 1-bedroom and 2-bedroom units.

The units would be market rate units and the developer/owner has completed a market study that shows the need for additional market rate housing in this area.

Staff is looking for comments from the council on the proposed land use change which would also require Met Council approval. After council discussion, the developer would make a decision on whether to move forward with an application for a preliminary plat, comprehensive land use amendment and a conditional use permit.

Note: If a land use amendment to HDR (High Density Residential) is approved, the PBD zoning would support the apartment use with the issuance of a conditional use permit.