



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 21-006, Version: 1

PUBLIC HEARING - *Lori Johnson, City Planner*

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW PATIO DOORS (ENTRANCES) ON THE SIDE OF THE HOMES ON LOT 1 (BLOCK 1), LOT 4 (BLOCK 2), LOT 13 (BLOCK 1) AND LOT 15 (BLOCK 1) IN THE ARROYO VILLAS DEVELOPMENT LOCATED AT 116TH AVENUE NE & ULYSSES STREET. RANGER DEVELOPMENT LLC (CASE FILE NO. 20-0046/LSJ)

City Council	01/20/21
Action Deadline	03/01/21

Staff report prepared by Lori Johnson

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 resolution of approval for this development indicates that no side patio or entrance doors are permitted on these homes. These homes are being built on relatively small lots, which is typical of other villa home developments in the City. The resolutions for this type of development in the City have similar requirements. The reason the doors and entrances have been eliminated from the side yards is because there is not much room for a patio on the side of the homes and it creates an opportunity for noise and activity in the very small space between the homes. Most of these homes have patios on the rear of the building where there is much more space.

The developer, Ranger Development, has provided a narrative that indicates his reasoning for allowing side patio doors on four lots within the Arroyo Villas development. He is requesting that side/patio entrances be allowed on Lot 1 (Block 1), Lot 4 (Block 2), Lot 13 (Block 1), Lot 15 (Block 1). These lots are either pie shaped or corner lots with more room to accommodate a side patio than the other lots within the development.

Staff is supportive of an amendment to the conditional use permit resolution for this development that allows side/patio entrances on Lot 1 (Block 1), Lot 4 (Block 2), Lot 13 (Block 1), Lot 15 (Block 1). The amendment is recommended for approval.

By motion, approve the Resolution.

Zoning and Location Map

Narrative

Lot Plan

Resolution 19-90

Arroyo Villas Plat

WHEREAS, an application has been filed by Ranger Development LLC (Arroyo Villas) as Conditional Use Permit Amendment Case File No. 20-0046; and

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

Lot 1 (Block 1), Arroyo Villas

AND

Lot 4 (Block 2), Arroyo Villas

AND

Lot 13 (Block 1), Arroyo Villas

AND

Lot 15 (Block 1), Arroyo Villas

WHEREAS, the Blaine City Council has reviewed said case on January 20, 2021.

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 side/patio entrances on Lot 1 (Block 1), Lot 4 (Block 2), Lot 13 (Block 1), Lot 15 (Block 1), Arroyo Villas, based on the following condition:

1. All conditions of Resolution 19-90 will remain in place with the exception of condition 14, under Standards. This condition shall now read as follows:
“No side patio or entrance doors are permitted, except on Lot 1 (Block 1), Lot 4 (Block 2), Lot 13 (Block 1), Lot 15 (Block 1).”

PASSED by the City Council of the City of Blaine this 20th day of January, 2021.