



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 21-089, **Version:** 2

Development Business - *Lori Johnson, City Planner*

Title

Granting a Comprehensive Land Use Plan Amendment from PI/PC (Planned Industrial/Planned Commercial) to HDR (High Density Residential) for a 2 Acre Parcel at 9440 and 9460 Ulysses Street NE. Arris II Apartments (Case File No. 21-0020/EES)

Executive Summary

The applicant is proposing a 64 unit apartment building on a property adjacent to the existing Berkshire apartments and Northview Villa manufactured home park. The project requires a Comprehensive Plan Amendment and Conditional Use Permit. The project was reviewed at a City Council workshop in 2020 and staff recommends approval of both items.

Schedule of Actions

Planning Commission Public Hearing	04/13/21
City Council (Conditional Use Permit)	05/03/21
Action Deadline	05/22/21

Background

Staff report prepared by Elizabeth Showalter, Community Development Specialist

The subject property is located on Ulysses Street just east of Berkshire apartments, (completed in 2016), and south of the Northview Villa manufactured home park. The property was platted in 2007 and is guided for commercial or industrial development. The owner has not been successful in marketing it for those uses. The adjacent Berkshire apartments were constructed after the property was reguided from PI/PC to HDR in 2013. The owner is now requesting the same comprehensive plan amendment to allow for the construction of another apartment building.

This proposal was reviewed by the City Council at a workshop meeting on September 21, 2020 and the Council was generally favorable of the proposal.

Comprehensive Plan Amendment

The proposed comprehensive plan amendment would change the land use of the two lots from PI/PC to HDR. This land use would be consistent with the PBD zoning district's allowed uses in that industrial, commercial, and residential uses are all allowed within this zoning district. The use is consistent with the adjacent apartments.

Review of the existing housing in Blaine and in peer communities has found that Blaine has less multifamily and less rental housing than similar communities, such as Woodbury, Maple Grove, and Plymouth, and the existing HDR land is not sufficient to make up to disparity between Blaine and these peer communities. Staff therefore believes the amendment is appropriate at this time. Findings

supporting this are listed in the resolution.

Conditional Use Permit

The project consists of 64 market rate apartment units on 2 acres. The property consists of two separate lots at this time which must be combined prior to building permit issuance. The proposed apartments are:

- 15 - studio
- 6 - studio alcove
- 33 - one bedroom
- 7 - two bedroom
- 3 - three bedroom

Anticipated rental rates are \$1,100 to \$2,000 depending on the unit and location in the building.

The building will also include typical amenities seen in new apartment buildings including community room, exercise room, exterior dog run, onsite management office, and package room.

The exterior of the building includes a combination of brick, block and engineered wood paneling, board and batten siding and glass. This site needs to meet the Highway 65 Overlay District requirements for exterior materials. The design has been modified since the Planning Commission meeting and the elevations as attached meet the Highway 65 Overlay District standards.

There is one level of underground parking provided for the apartment complex. A total of 119 parking stalls are provided for the 64 units, with 57 underground and 62 surface stalls. The code requires 2 stalls per unit (with half underground), however studio units are considered to be .5 of a unit for the purpose of calculating parking by administrative policy. The parking for the site therefore meets the code.

The landscaping on site needs to meet the Highway 65 Overlay District requirements. Additional conifer trees are necessary to provide adequate screening for the existing residential property to the north, similar to what was planted with the adjacent apartments. Eighteen conifers would ordinarily be required, but 30 would be needed to provide adequate screening. The required landscaping is as follows:

- Overstory trees - 20
- Conifer trees - 30
- Ornamental trees - 18

In addition, 25% of the trees need to be oversized to meet the Highway 65 Overlay District standards. Oversized trees must be 3-inch caliper overstory trees, 8-foot conifer trees, and it is not recommended that ornamental trees be oversized. The landscape plan provided does not include the additional conifer trees or the oversized trees and will need to be modified as part of the administrative site plan approval.

A lighting plan will need to be provided that illustrates that the lighting provided meets ordinance requirements. All lighting needs to be downlit and shielded to prevent glare or spill. Pole mounted lighting is limited to 20-feet in height. There shall be no lights installed on the rear exterior of the

building (north side) except for individual patio lights, and there shall be no free-standing lighting on the rear of the building (north side), as it is immediately adjacent to an existing residential area.

Park dedication has been paid for the site with the recording of the plat. The amount paid, however, was based on the commercial park dedication rate at the time of recording. The developer paid for 2 acres in 2007. Using the 2021 commercial rate that would have a credit value of \$17,408. The City's current residential rate for park dedication is \$4,449 per unit. The total park dedication amount that would be owed for the proposed 64 unit residential project is \$284,736. The City will credit the owner for the \$17,408 that has already been paid, so the total amount of park dedication required before a permit is issued is \$267,328.

SAC and WAC payments will also become due prior to the issuance of building permits.

The applicant will need to obtain a Coon Creek Watershed District permit prior to city approval of construction plans and specifications.

Approval of the conditional use permit is contingent upon the Met Council approval of the comprehensive plan amendment.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the comprehensive land use plan amendment. One resident spoke at the public hearing and was concerned about traffic and visibility and potential damage to his home from the vibration during construction.

Financial Impact

Not applicable.

Public Outreach/Input

Notice of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City's website.
4. Posted (sign) on the property with contact information for the Planning Department.

In accordance with the Neighborhood Meeting Policy, a neighborhood meeting was held on April 6, 2021. A summary of the neighborhood meeting is attached. Comments included concern about traffic impacts, impacts to nearby homes due to vibration, and impacts to sunlight on existing homes.

Staff Recommendation

By motion, approve the Resolution.

Attachment List

Zoning and Location Map
Applicant's Narrative
Existing Conditions

Site Plan
Utility Plan
Grading, Drainage and Erosion Control
Landscape Plan (3)
Floor Plans (4)
Elevations (2)
Rendering
Land Use Maps
Neighborhood Meeting Summary
Public Comment
Draft Planning Commission Minutes 4/13/21

WHEREAS, Minnesota Statutes, Chapter 462.355, Subdivision 2, prescribes the procedure for amending the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on April 13, 2021, and recommended approval regarding the Comprehensive Plan amendment request for:

Lot 2 and Lot 3, Block 1, CLOVERLEAF COMMONS, according to the recorded plat thereof, Anoka County, Minnesota.

WHEREAS, the City Council has reviewed the Comprehensive Plan amendment request and finds the change to be in general conformance to the adopted Comprehensive Plan for land use compatibility.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the land use plan be amended to change portions of the property, as described above, and based on land use maps contained within Case File No. 21-0020, from PI/PC (Planned Industrial/Planned Commercial) to HDR (High Density Residential) based on the following rationale:

1. The proposed land use meets the goals of the land use chapter to recognize varied housing densities as a means of accommodating community growth through the encouragement of appropriately designed and located townhomes and apartments.
2. The proposed amendment meets the goals of the housing chapter to provide housing opportunities which meet the needs of all generations and income levels, and supporting the development of housing that meets the needs of the population today as housing preferences change.
3. The proposed amendment is consistent with the existing apartments and manufactured homes adjacent to the property.

PASSED by the City Council of the City of Blaine this 3rd day of May, 2021.