



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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**File #:** RES 21-138, **Version:** 2

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**Development Business** - *Lori Johnson, City Planner*

### Title

**Granting a Conditional Use Permit for the Construction of a 187-unit Senior Living Building in a PBD (Planned Business District) Zoning District at 370 125<sup>th</sup> Avenue NE. Havenwood of Blaine (Kaas Wilson Architects) (Case File No. 21-0038/LSJ)**

### Executive Summary

The applicant is proposing to construct a 187-unit senior living building on a lot associated with the Hy-Vee plat that was approved in 2018. The building would include memory care, assisted living and independent living units.

### Schedule of Actions

Planning Commission Public Hearing	06/08/21
City Council (Conditional Use Permit)	07/07/21
Action Deadline	07/16/21

### Background

Staff report prepared by Lori Johnson, City Planner

In 2018, the City Council granted the approval of a conditional use permit for the development of a Hy-Vee store, a gas station/car wash, liquor store and coffee shop at the southwest corner of Jefferson Street and 125<sup>th</sup> Avenue. Grading of the entire 40-acre property began in the fall of 2019 and the work was completed in the spring of 2020. A conditional use permit extension for the Hy-Vee development was approved by the City Council in April 2021.

Prior to the conditional use permit being granted for the Hy-Vee store and a gas station/car wash, a comprehensive plan amendment was approved by the City Council that changed the land use for the 40 acres on the southwest corner of 125<sup>th</sup> Avenue and Jefferson Street to High Density Residential/Planned Commercial. When the developer requested this change, it was made known that the developer was marketing a portion of the overall property to senior housing developers. A public hearing was held for this comprehensive plan amendment with this information provided to the public.

At this time, Roers Company, is proposing to construct a 187-unit, senior residential building to be known as Havenwood of Blaine on 6.5 acres. A conditional use permit is required due to the PBD (Planned Business District) zoning of the parcel. The applicant will also need to final plat this parcel.

The proposed project is includes the following units:

- Memory Care (1 story): 26 units

- Assisted Living (2 stories): 45 units
- Independent Units (4 stories): 116 units

Roers Companies, the applicant/developer, builds and operates communities across the midwest, including Minnesota. Please see the attached narrative that describes the project.

The building will be four stories high on the east side of the project where the independent living units will be located. The assisted living and memory care units will be on the west side of the site. The assisted living and memory care units are only one and two story structures and these parts of the building are located adjacent to the existing residential area on the west side of the site. The memory care section of the building will include an internal court yard for the residents. There is a common area in the middle of the building that includes a dining room and kitchen, fitness center, offices, lobby, library, art room, a community room and a golf simulator.

The building will be comprised of fiber cement siding, glass and stone. The building meets the PBD district requirements with regard to building materials.

The site will be accessed via an internal private road that accesses Jefferson Street on the east side of the larger 40-acre parcel and a right in from 125<sup>th</sup> Avenue to a private road. A shared access agreement for the private roadways and for the zero lot line/shared access proposed on the north side of the site (connecting to commercial site on the north) will be required prior to issuance of site plan approval to ensure that all property owners agree to the shared access.

Currently, there is a stubbed street at the 124<sup>th</sup> Street alignment in the existing residential neighborhood that would indicate a road would be installed east through the Hy-Vee development. That stubbed street will be removed by the developer as this street will no longer be extended to the east. A pedestrian trail is proposed on the senior site that will extend through the 124<sup>th</sup> Street alignment in place of the road.

There are 86 underground and 117 surface parking stalls provided, for a total of 203 parking spaces on site. The City's zoning ordinance requires that two parking stalls per unit be provided for apartment projects and at least one of those stalls must be underground. In the past, the City has not required any parking stalls for the memory care or assisted living units, therefore, the City's parking requirement would be 232 stalls. In this case, staff is amenable to being flexible with the number of stalls provided since the parking study prepared by the applicant for this type of building indicated fewer parking spaces would be sufficient for the unit mix provided.

The landscape plan must also meet the Highway 65 Overlay District requirements because a conditional use permit is required. The landscaping required for this project includes 44 over story trees, 44 conifer trees and 44 ornamental trees. The plan that has been presented meets these requirements as well as the oversizing requirements of the Highway 65 Overlay District. This plan must be adhered to during the site plan approval process and during construction.

Site plan approval is required prior to any work being performed on site. Prior to issuance of site plan approval, the applicant will need to submit a Site Improvement Performance Agreement and the associated financial guarantee.

A Coon Creek Watershed District permit is required for this project.

It should be noted that Jefferson Street is proposed to be open for traffic to and from the south just east of the Hy-Vee store itself. The proposed road opening will not occur until the store itself is opened per the resolution of approval for Hy-Vee. It will not be opened with the completion of the senior project.

All lighting on site must be downlit and shielded to prevent glare or spill. All freestanding lights are limited to 20 feet in height. There shall be no building lighting on the west and south sides of the building other than security lighting to prevent glare or spill into the surrounding residential neighborhoods.

All signage for the project are issued under a separate permit.

A final plat will need to be presented for approval for this lot.

A neighborhood meeting for this project was held on June 1, 2021 in accordance with the City's Neighborhood Meeting Policy. There were no members of the public in attendance at this meeting.

#### **Strategic Plan Relationship**

Not applicable.

#### **Board/Commission Review**

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments at the public hearing.

#### **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.

#### **Staff Recommendation**

By motion, adopt the resolution.

#### **Attachment List**

Zoning and Location Map  
Site Plan  
Grading Plan  
Landscape Plan  
Utility Plan  
Floor Plans  
Building Elevations  
Narrative  
Parking Study

Public Comment  
Draft Planning Commission Meeting Minutes 6/8/21

**WHEREAS**, an application has been filed by Kaas Wilson Architects as Conditional Use Permit Case File No. 21-0038; and

**WHEREAS**, said case involves the land described as follows:

The Northeast Quarter of the Northwest Quarter of Section 7, Township 31, Range 23, Anoka County.

Except for the land described as follows:

The South 640.0 feet of the North 715.0 feet of the East 40.0 feet of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 7, Township 31, Range 23, according to the map or plat thereof on file and of record in the office of the County Recorder in and for Anoka County, Minnesota. Together with the right of access, being the right of ingress to and egress from the Northwest [east] Quarter of the Northwest Quarter of Section 7, Township 31, Range 23, Anoka County, Minnesota to State Trunk Highway No. 242 (Main Street), except between points distant 811 and 841 feet Westerly of the East line of said Quarter. The distances being measured along the Southerly right of way line of said highway. Anoka County, Minnesota

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on June 8, 2021; and

**WHEREAS**, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

**WHEREAS**, the Blaine City Council has reviewed said case on July 7, 2021.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 30.52(k) and (u) of the Zoning Ordinance to allow for the construction of a 187-unit senior living building including memory care, assisted and independent living with a zero lot line and shared access in a PBD (Planned Business District) zoning district based on the following conditions:

1. This site needs to meet the PBD requirements for exterior materials and the plans submitted for this proposal meets this requirement.
2. The landscaping must also meet the Highway 65 Overlay District requirements because a conditional use permit is required. The landscaping required for this project includes 44 over story trees, 44 conifer trees and 44 ornamental trees. The plan that has been presented meets these requirements as well as the oversizing requirements of the Highway 65 Overlay District. This plan must be adhered to during the site plan approval process and during construction.
3. 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 building lighting on the west and south sides of the building other than security lighting to prevent glare or spill into the surrounding residential neighborhoods.

4. SAC and WAC payments will also become due prior to the issuance of building permits.
5. The applicant will need to obtain a Coon Creek Watershed District permit prior to city approval of construction plans and specifications.
6. This building will need to be licensed under the City's annual Rental License Program.
7. All signage is issued under a separate permit.
8. The applicant will need to obtain administrative site plan approval that will include the submittal of a Site Improvement Performance Agreement and the associated financial guarantee.
9. Final plat approval will be required prior to issuance of a building permit.
10. A shared access agreement must be provided due to the shared access/zero lot line associated with the north shared access and the internal private road that leads to the site. This agreement must be submitted prior to issuance of site plan approval.
11. The development of this site must be consistent with the plans submitted for the conditional use permit and with the resolution of approval of the conditional use permit.
12. The developer will need to provide the private road access off Jefferson Street, the private road access off 125<sup>th</sup> Avenue (right -in only) and all of the required mitigation measures on 125<sup>th</sup> Avenue including the left turn lane extension for west bound 125th Avenue to southbound Jefferson Street.
13. The developer will need to remove the 124<sup>th</sup> Street section (stubbed street) on the west side of the site and install a trail in its location. Specs to be determined via site plan approval.

**PASSED** by the City Council of the City of Blaine this 7<sup>th</sup> day of July, 2021.