



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 21-164, Version: 2

Development Business - *Erik Thorvig, Community Development Director*

Title

Granting a Conditional Use Permit for the Construction of a 88-Unit, 3 and 4-Story Senior (Age 62+) Cooperative Building in a DF (Development Flex) Zoning District at 11967 and 11985 Radisson Road NE. Applewood Pointe of Blaine (United Properties) (Case File No. 21-0049/SLK)

Executive Summary

The applicant is requesting a conditional use permit to allow the construction of a 88 unit, 3 and 4-story senior cooperative building in a DF (Development Flex) zoning district.

Schedule of Actions

Planning Commission Public Hearing	07/13/21
City Council (Conditional Use Permit) - Tabled	08/16/21
City Council (Conditional Use Permit)	09/08/21
Action Deadline	10/05/21

Background

Staff report prepared by Shawn Kaye, Associate Planner

The conditional use permit request was tabled until September 8, 2021 as the comprehensive land use plan amendment was not approved at the August 16, 2021 City Council meeting. Therefore, the City Council will need to formally deny the conditional use permit if the comprehensive land use plan amendment is not approved.

United Properties is proposing to develop a 3 and 4-story senior cooperative building adjacent to Radisson Road and the 121st Avenue alignment. There are two separate parcels in this area that will be combined into one lot for a total development site of 8.41 acres. In order to construct the senior cooperative building, the applicant needs the approval of a comprehensive plan amendment, rezoning, preliminary plat and conditional use permit.

Comprehensive Plan Amendment

The proposed comprehensive plan amendment would change the land use of the property to HDR (High Density Residential). The current land use of the property is MDR (Medium Density Residential). This land use amendment was discussed with the City Council in January of 2021 and some members indicated their support for the item moving forward for review in a formal application.

The proposed density of the apartment style building is approximately 12.46 units per acre. This density is very close to what is permitted if it were developed as MDR (6-12 units per acre). The amendment is being requested because apartments/cooperatives are not listed in the MDR definition in the 2040 Comprehensive Plan and are solely listed in the HDR definition.

Rezoning

The zoning of all 8.41 acres is currently FR (Farm Residential). In order to facilitate the development of the senior cooperative and to have flexibility in requirements for landscaping, materials used on the building, and other items, the DF (Development Flex) zoning district is proposed for this development. The DF zoning has been used in the majority of residential developments within the City of Blaine over the past several years as it provides the City with the greatest flexibility and control over the aesthetic and livability elements within the development.

Preliminary Plat

As stated previously, the 8.41 acres is comprised of two existing parcels that will be combined into one lot with a new preliminary plat called Applewood of Blaine. Right-of-way will be platted for the connection of 121st Avenue from Radisson Road to existing 121st Avenue on the east side of the site.

A public roadway connection is being proposed along the south side of the site and will connect Radisson Road NE to an existing stub for 121st Avenue NE. This public roadway connection will also provide a stub to the south that will eventually connect to the existing end of Urbank Circle NE. The new public roadway will provide for a right-in/right-out access onto Radisson Road NE. This access point will allow for better emergency services response as well as provide additional traffic circulation for the existing Lakes Subdivision. The applicant will need to remove the proposed second access on the north end of the site from Radisson Road. The county has only authorized one access connection to Radisson Road.

The applicant provided a traffic generation assessment in December 2020 for the City Council Workshop discussion in January 2021. The assessment conclusion stated that an approximately 100-unit high density senior residential development is expected to generate less traffic than a 94-unit medium density residential development which is currently allowed with the MDR land use designation.

The following list shows a breakdown of how many fewer trips are expected to be generated by a 100-unit senior development when compared to a 94-unit medium density residential development:

ITE (Institute of Transportation Engineers) Data

- 310 less daily trips
- 23 less AM peak hour trips
- 24 less PM peak hour trips

Locally Collected Data

- 142 less daily trips
- 24 less AM peak hour trips
- 24 less PM peak hour trips

Park dedication will be required for the lot when it is final platted. The park dedication fee will be based on the rate in effect at the time of final platting. The current residential park dedication rate (2021) is \$4,449 per unit, for a total park dedication fee (88 units) of \$391,512 is required for the entire plat.

There are several structures on the two existing lots that will need to be removed prior to construction. Demolition permits for these structures must be obtained from the City's Building

Inspections Department prior to removal.

Conditional Use Permit

The project consists of 88 apartment units on 8.41 acres. The unit mix is described below:

- two bedroom units
- two bedroom plus den units

Applewood Pointe units are a for-sale product aimed at providing an alternative housing option where one of the unit occupants must be at least 62 years of age. All units consist of 2 bedrooms/2 baths, a patio/deck, and provide storage in the building. The unit sizes will range from 1,293 sf to 1,837 sf. Each unit will have at least one underground parking stall. The unit values are estimated to range from the low \$400,000 to \$600,000.

Community spaces within the building will include a great room, wood working room, craft room, fitness center, and library. Applewood Pointe does not provide meals or offer health care services.

Applewood Pointe will be sold as a membership share of stock within the cooperative. Once the building has obtained 60% sales, construction will begin on the building. Applewood is a limited appreciation cooperative, meaning the current and future unit value is determined by the bylaws of the cooperative. The structure ensures the resale prices are predictable. Applewood offers four equity tiers for purchasing into the cooperative (20%, 40%, 60% and 80%). A HUD guaranteed, fixed rate, 40 year master mortgage is established to balance the remaining non-equity portion of the unit's values. As a member of the cooperative, each member is required to pay their proportionate share of the master mortgage. Once construction is completed and the mortgage is endorsed, the members of the cooperative elect their own governing board and are responsible for the operations of the community. A professional property management company is set in place at the commencement of move-ins to manage daily activities. United Properties has developed 16 Applewood Pointe communities across the Twin Cities.

The site plan includes common outdoor gathering areas, a pickle ball court and a garden area.

The exterior design will include a mix of masonry, stone, and cement fiberboard siding. This site needs to meet the Highway 65 Overlay District requirements for exterior materials because the Council has required this of all DF sites regardless of proximity to Highway 65, and due to the issuance of a conditional use permit. The proposed building meets these requirements.

There is one level of underground parking provided for the building. There are 122 underground stalls and 56 surface parking stalls for a total number of 178 parking stalls on site. The site plan also identifies an additional 22 stalls as proof of parking. The total number of parking stalls provided equates to two parking stalls per unit, which is the standard the City has held other apartment type projects to in the past. The parking provided is adequate for the site.

The submitted landscape plan has proposed to preserve some trees along the north and west property lines. The landscaping on site meets the Highway 65 Overlay District requirements for the number of trees provided; however, 25% of the trees will 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. A landscape plan must be provided that meet these requirements. It should be noted that there will be tree removal for this

development, but the City's overall landscaping requirements exceeds the number of trees required through the tree preservation ordinance.

A lighting plan will need to be provided that meet the 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.

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.

The applicant is proposing to develop the property after 60% of the units have sold which may take some time. Therefore, we have added a condition that allows the conditional use permit to be valid for three years prior to starting any work on site. If construction has not commenced within three years of the issuance of the conditional use permit, the applicant will need to obtain a conditional use permit extension through the City Council.

Strategic Plan Relationship

No Applicable

Board/Commission Review

The Planning Commission voted 3-2 to approve the project. Approximately 25 residents were present at the public hearing. Public comments were related to The Lakes Development, wildlife being impacted, increased traffic, access from Radisson Road and 121st Avenue, height of the building, suggested townhomes or single family instead of Applewood complex, the notion that it is not fair for non-contributors of The Lakes Homeowners Association using The Lakes roadways, crime in the underground parking garage, speed of traffic, tree preservation, value being preserved in the neighborhood, drainage, if the units could be converted to rentals, and security of the site.

The current owner of one of the parcels spoke stating he thought it was unreasonable to believe the site would remain FR (Farm Residential), the development syncs well the 2040 Comprehensive Plan, trees would be preserved on the north and west property lines, and the senior cooperative would have less traffic than a townhome development.

The applicant provided a shadow study and explained that setbacks were increased and trees preserved on the north. He stated that from a tax point the units would be homesteaded and rental is not permitted by the bylaws and the HUD 40 year mortgage. He did not feel the building would adversely impact the values of adjacent properties. There would not be on site security.

The Commission members asked if price points were similar to other similar projects in the metro area. The applicant stated the prices fluctuate due to material cost and amenities. The Commission questioned if the project stalled or changes were requested if it would have to come back for review. Staff responded that a CUP amendment would be required for changes on site. A question was brought up on why Anoka County granted access from Radisson Road. Staff discussed the traffic memo that noted the original plan was to direct all traffic through the existing neighborhood onto 121st Avenue and Urbank Street. However, after the applicant spoke with Anoka County they were able to gain a right in/right out access point on Radisson Road.

One member felt this might be a bad fit for the neighborhood. It was stated that this development would generate less traffic than possible townhomes and it is difficult to tell people what to do with their land if the development met code requirements.

The developer has provided additional exhibits identifying the height comparison between the existing townhomes and proposed building, shadow study, site plan showing existing trees to remain and where additional trees have been proposed since the plan was reviewed by the Planning Commission.

Staff will prepare further information for the presentation at the August 16, 2021 meeting in response to some of the concerns discussed at the Planning Commission meeting.

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 and to property owners in close proximity of the proposed project. The notice was sent to 334 property owners.
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.

Neighborhood Meeting

In accordance with the Neighborhood Meeting Policy, a neighborhood meeting was held on July 7, 2021 at Lakeside Commons Park Shelter. A summary of the meeting is attached. Comments included concerns with the building height, setbacks from existing townhomes, and potential traffic with the construction of connection to 121st Avenue. Positive comments included being a for sale product vs rental, future residents of the Senior Cooperative providing additional tax base without being a burden to schools or roads, overall building aesthetics, and the intent to preserve wetlands and mature trees on the site.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

Zoning and Location Map

Preliminary Plat

Concept Design Plan (Updated 8/16/21)

Concept Images (Updated 8/16/21)

Perspectives (Updated 8/16/21)

E-W Site Section (Updated 8/16/21)

N-S Site Section (Updated 8/16/21)

Site Context (Updated 8/16/21)

Overall Site Tree Survey (Updated 8/16/21)

Enlarged Tree Survey (Updated 8/16/21)

Shadow Studies (Updated 8/16/21)

Site Plan

Grading Plan
Utility Plan
Removals Plan
Landscape Plans (2)
Site Plan/Ghost Plat
Building Elevations and Floor Plans (5)
Narrative
Trip Generation Assessment
Neighborhood Meeting Summary
Public Comments
Unapproved Planning Commission Minutes 7/13/21
Sample Denial resolution

WHEREAS, an application has been filed by United Properties as Conditional Use Permit Case File No. 21-0049; and

WHEREAS, said case involves the land described as follows:

Parcel A: 11967 Radisson Road

That part of the Southeast Quarter described as follows:

Commencing at the intersection of the West line of said quarter and the center line of County Road No. 52 thence South 40 degrees 53 minutes East on said center line a distance of 486.56 feet; thence South 56 degrees 48 minutes East on said center line a distance of 17.02 feet; thence North 52 degrees, 28 minutes East a distance of 840.43 feet; thence South 80 degrees 48 minutes East a distance of 215.10 feet; thence South 42 degrees 48 minutes East 44.23 feet to point of beginning, thence continuing South 42 degrees 48 minutes East 211.67 feet, thence South 41 degrees 40 minutes 44 seconds West a distance of 828.20 feet, to the centerline of said County Road No 52; thence North 56 degrees 46 minutes 48 seconds West along said centerline a distance of 300 feet to intersect a line beginning South 47 degrees 11 minutes 05 seconds West from the point of beginning; thence North 47 degrees 11 minutes 05 seconds East a distance of 896.84 feet to the point of the beginning, excluding road subject to easement of record.

Anoka County, Minnesota

Abstract Property

Parcel B: 11985 Raddisson Road NE

The part of the Southeast quarter as described as follows:

Commencing at the intersection of the West line of said quarter and the centerline of County Road No. 52, thence South 40 degrees, 53 minutes East on said center line a distance of 486.56 feet; thence South 56 degrees, 48 minutes East on said center line a distance of 17.02 feet to the point of the beginning of the land to be described; thence North 52 degrees, 28 minutes East a distance of 840.43 feet; thence South 80 degrees 48 minutes East a distance of 215.10 feet; thence South 42 degrees, 48 minutes East a distance of 44.23 feet; thence South 47 degrees, 11 minutes, 05 seconds West a distance of 896.84 feet, more or less, to the center line of said County Road No. 52 thence North 56 degrees 46 minutes 48 seconds West along said center line to the point of the beginning, excluding road subject to easement of record.

Anoka County, Minnesota

Abstract Property

WHEREAS, a public hearing has been held by the Blaine Planning Commission on July 13, 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 August 16, 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 29.110 of the Zoning Ordinance to allow for the construction of an 88 unit, 3 and 4-story Senior (age 62+) Cooperative building in a DF (Development Flex) zoning district based on the following conditions:

1. This site needs to meet the Highway 65 Overlay District requirements for exterior materials, and the plans that have been submitted for this proposal meet this requirement.
2. The landscaping on site meets the Highway 65 Overlay District requirements for the number of trees provided. However, 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 and 8-foot conifer trees. It is not recommended that ornamental trees be oversized.
3. 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.
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. Separate site plan approval and review for issuance of building permits is required.
7. All building and fire Code requirements will need to be met including providing a fire access road if necessary.
8. If construction has not commenced within three years of the issuance of the conditional use permit, the applicant will need to obtain a conditional use permit extension through the City Council.

PASSED by the City Council of the City of Blaine this 8th day of September, 2021.