



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 22-010, **Version:** 1

Development Business - *Sheila Sellman, City Planner*

Title

Granting a Conditional Use Permit to Allow for the Construction of an Approximately 21,000 Square Foot, 32-Unit Assisted Living and Memory Care Facility in a DF (Development Flex) Zoning District at 9280 Baltimore Street NE. Suite Living of Blaine (Hampton Companies) (Case File No 21-0071/SLK)

Executive Summary

The applicant is requesting to construct an approximately 21,000 square foot, 32-unit assisted living and memory care facility in a DF (Development Flex) zoning district.

Schedule of Actions

Planning Commission Public Hearing	12/14/21
City Council (Conditional Use Permit)	01/19/22
Action Deadline	02/28/22

Background

Staff report prepared by Shawn Kaye, Associate Planner

The applicant, Suite Living, proposes to construct an assisted living/memory care facility just south of 93rd Avenue and adjacent to Highway 65 (east side). The site is currently zoned B-2 (Community Commercial) with a land use of CC (Community Commercial). They are requesting a rezoning of the property to DF (Development Flex) and a conditional use permit to accommodate the assisted living facility of Suite Living.

Assisted Living and Memory Care

Suite Living will be constructing 32 private suite units with 20 of the units providing assisted living services and the other 12 providing memory care services. The residents of the proposed assisted living building will be able to enjoy a home-like atmosphere in a setting that allows them the freedom to participate in many amenities that not only help assist them in their daily care needs, but also give them a higher quality of life. The building will consist of common areas that include dining and kitchen areas, a hair salon, activity room and lounging areas.

The memory care residents will have their own secured area of the building that has its own separate amenities such as a congregate dining room, activity room, and a secure patio area.

The 32-unit building is 21,390 square feet in size. The DF zoning district does not require a minimum building size therefore this is an adequate size for this type of development.

The surface parking area will include 23 parking stalls. It is staff's opinion this number of parking

stalls is adequate since none of the residents drive. There will be approximately 3-5 employees on site at a time, with several stalls for visitors. The applicant has stated that the parking constructed on site meets the needs of the residents and staff.

The building and parking setbacks are consistent with the adjacent commercially zoned B-2 (Community Commercial) parcels.

Park dedication is required for the lot prior to site plan approval/building permit being issued for the site. The park dedication fee is based on the rate in effect at the time of final platting. The current commercial park dedication rate (2021) is \$8,704 per acre, for a total park dedication fee (1.79 acres) of \$15,580.

As proposed, the building will be constructed using stone, glass and cementitious siding. Because this site will be zoned DF (Development Flex), the site must meet the Highway Overlay District requirements for building architecture per the City Council's direction on previous projects. This building does meet those requirements.

The landscape plan for the site meets Highway Overlay District requirements. The following landscaping is required on site:

- Overstory Trees: 17
- Conifer Trees: 16
- Ornamental Trees: 16

Signage will be considered under a separate permit.

All lighting on site must meet the requirements of the Zoning Ordinance. All lighting must be downlit and shielded to prevent glare or spill and pole mounted lighting is limited to 20-feet in height. This plan is required as part of site plan approval.

Concerns were brought up at the January 3, 2022 City Council meeting regarding how future Highway 65 impacts could impact property along the corridor and whether new development projects should be approved that may be impacted in the future. The City, Anoka County and MnDOT are currently focusing design and funding efforts for Highway 65 between 99th Avenue and 117th Avenue. The Planning and Environmental Linkages (PEL) study reviewed the entire corridor between County 10 in Spring Lake Park to Bunker Lake Boulevard in Ham Lake. The corridor south of 93rd Lane is very challenging due to various constraints. At this time, no definitive plan has been identified south of 93rd Avenue. Therefore, denying development projects along the corridor is not advisable.

The Trunk Highway 65 PEL study indicates that future improvements to Highway 65 at 93rd Lane will likely result in a change to the existing at grade intersection. While no decisions on what type of improvements have been made, nor funding identified, the applicant should be aware that this type of road improvement project is possible and likely will alter the 93rd Lane access to Trunk Highway 65. Additionally, there may be right-of-way impacts to properties that abut Highway 65.

When plans along the corridor are further defined, there is a process called Official Mapping that the City could implement. Official Mapping allows a governmental agency to identify properties that would be needed for future roadway purposes and allows the governmental agency to withhold development approvals and building permits. This process can only occur after a major thoroughfare plan has been adopted and process to establish an official map has occurred as outlined in

Minnesota Statute 462.359.

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. The Planning Commission asked the applicant if he had any other Suite Living facilities in the area. The applicant explained they had seven facilities up and running in the Twin Cities and six more were under 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.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

Zoning and Location Map

Site Plan

Grading Plan

Utility Plan

Landscape Plan

Building Elevations

Floor Plans

Narrative

Unapproved Planning Commission Minutes 12/14/21

WHEREAS, an application has been filed by Hampton Companies as Conditional Use Permit Case File No. 21-0071; and

WHEREAS, said case involves the land described as follows:

THAT PRT OF NW1/4 OF NE1/4 OF SEC 32 TWP 31 RGE 23 DESC AS FOL: COM ON N LINE OF SEC 32 31 23 WHERE SD N LINE INTERSECTS E LINE OF TRK HWY 5 (AS located prior to January 1, 1952), TH E ALG SD N LINE 495 FT, TH S PRLL/W E LINE THEREOF 264 FT, TH W PR LL/W SD N LINE 495 FT TO SD E R/W LINE TH N ALG SD E R/W LINE 264 FT TO POB, EX RD, SUBJ TO EASE OF REC

WHEREAS, a public hearing has been held by the Blaine Planning Commission on December 14, 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 January 19, 2022.

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 approximately 21,000 square foot, 32- unit assisted living and memory care facility in a DF (Development Flex) zoning district based on the following conditions:

1. This site is to meet the Highway 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 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. These plans are required as part of the site plan review.
3. The following landscaping is required on site:
 - Overstory Trees: 17
 - Conifer Trees: 16
 - Ornamental Trees: 16
4. 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. These plans are required as part of the site plan review.
5. SAC and WAC payments are due prior to the issuance of building permits.
6. The applicant must obtain a Coon Creek Watershed District permit prior to city approval of construction plans and specifications.
7. Underground irrigation is required for the entire site.
8. If trash and recycling are to be accommodated outside the building, an enclosure must be constructed that matches the materials of the building. This will be required on the plan as part of the site plan review.
9. Signage will be considered under a separate permit.
10. Site plan approval is required prior to any work being performed on site.
11. Noise Reduction Standards must be incorporated into the residential building.
12. Park dedication is required for the lot prior to site plan approval/building permit being issued for the site. The park dedication fee is based on the rate in effect at the time of final platting. The current commercial park dedication rate (2021) is \$8,704 per acre, for a total park dedication fee (1.79 acres) of \$15,580 which is required for the entire plat.

PASSED by the City Council of the City of Blaine this 19th day of January, 2022.