



**City of Blaine**  
**Anoka County, Minnesota**  
**Text File**

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine, MN 55449

**File Number: TMP 17-0345**

**Agenda Date:** 7/11/2017

**Version:** 1

**Status:** Agenda Ready

**In Control:** Planning Commission

**File Type:** Plan. Cmsn. Report

**Agenda Number:** 4.4

..Sponsor

Lori Johnson, Associate Planner

Title

Public Hearing Case File No. 17-0026 // Wellington Management // SW  
Quadrant of Lexington Ave NE/109th Ave NE

The applicant is requesting approval of:

- a) Comprehensive Plan Amendment from PI/PC (Planned Industrial/Planned Commercial) to HDR (High Density Residential) for a senior housing development on Parcel 10 of the Master Development Plan for Lexington Meadows
- b) Master Development Plan for 32 acres on the southwest quadrant of Lexington Avenue and 109th Avenue to be called Lexington Meadows.

Background

Zoning:	PBD (Planned Business District)
Land Use:	PI/PC (Planned Industrial/Commercial)
Area:	40 acres
Applicable Regulations:	Section 31.34(a) of the Zoning Ordinance
Attachments:	Zoning and Location Map Narrative/Example Photos--Wellington Conceptual Site Plan Conceptual Grading Plan Narrative--Dominium Conceptual Site Rendering Conceptual Senior Housing Renderings
Schedule:	Planning Commission Public Hearing: 7/11/17 City Council: 8/3/17

Wellington Management is proposing to develop the southwest quadrant of

Lexington Avenue and 109th Avenue. The quadrant is roughly 80 acres in size, is zoned PBD (Planned Business District), and has a land use of PI/PC (Planned Industrial/Planned Commercial). The development proposal utilizes approximately 32 acres of the 80 acre site and includes potential general retail/office uses and a senior housing residential piece. These uses would be supported by the PBD zoning district. The housing portion of the development, however, is not currently supported by the PI/PC land use designation. The applicant is requesting to change the land use for the housing portion of the development to HDR.

The senior housing piece, which consists of a four-story apartment building with 189 units, is being proposed by Dominion, who is a senior housing provider with other developments in the metro area. Dominion is proposing an income limit of 60% of the area median income for seniors living in this building, which means that Dominion is looking to secure financing for the project prior to the start of construction. In order to secure the financing, Dominion and its lenders need to have some assurances from the City that this plan will be supported when final plans have to be drawn up and the appropriate land use applications have to be submitted.

At this time, Dominion, and Wellington Management, are also requesting Master Development Plan (concept level approval) approval from the City. The PBD section of the Zoning Ordinance allows for this type of process, and the City has used this process before when similar circumstances have applied. The applicants would still be required to obtain conditional use permits for all uses in the future, and would still need to plat the property in phases according to their development plan. The Master Development Plan approval simply approves the general layout of lots, streets and general uses involved with the development. The details of this development will come through the Planning Commission at a later date.

### **Comprehensive Plan Amendment**

The proposal for including higher density housing on approximately six (6) acres of this site (shown as Lot 10) has been presented to the City Council at a workshop meeting to gauge their interest in this concept. The City Council gave the indication to move forward with the comprehensive plan amendment and hold a public hearing on the matter.

Obviously, the amendment is needed to add senior housing into the mix of the uses for this development. In its narrative, Wellington has listed possible scenarios for uses in the overall development, and senior housing would fit and

blend well with those uses.

Finally, housing with an affordability component that increases housing choices for independent seniors has been established by the City as a need for the City and surrounding areas.

**Master Development Plan**

Wellington has submitted a narrative that describes potential uses, site layout, type and size of structures, exterior materials used on the buildings, roadway and parking layouts, signage and lighting.

The site will have a full movement access off of 109th Avenue that will serve as one of the main entrances to the development. A limited access (RI/RO) is also proposed onto Lexington Avenue. Both of these accesses will need to be approved by Anoka County. The developer will need to take the lead in this approval process and will have responsibility for completing the improvements as required by the County.

The applicant has been asked by staff to include a roundabout on the main thoroughfare in the development which is shown on the Master Development Plan. The north south street will also connect to Austin Street on the south side of the development, which will also need to be extended and connect to Pheasant Ridge Drive. This extension is the responsibility of the Blaine EDA.

The applicant has stated that this will be a mostly retail development with a possible large retail user (potential grocery site) on the northeast corner of the development. There have been no tenants secured for this site yet, as this Master Development Plan approval is a step towards providing tenants with a concept design to base their decisions upon.

Almost half of the acreage will be used for drainage and ponding purposes. The concept plan shows a stormwater pond, lake and a wetland on the southwest side of the development. Of course, all appropriate agencies will need to be contacted to obtain proper permits for this development.

The senior affordable housing component of the development could include approximately 189-units that would be considered independent living units. This project would be located on parcel 10 on the concept plan. There could be one, two and three bedroom units and the rent would range from \$975 to \$1,350 per month. The project amenities would include a community room, fitness center, card/craft room, heated underground parking and landscaped outdoor seating

areas. Apartment features would include private balconies or patios in most units, washer/dryer in each unit, large walk-in closets and 9-foot ceilings.

Again, it should be reiterated that this approval by the Planning Commission and City Council is only for a comprehensive plan amendment for the higher density housing (HDR) and for Master Development Plan approval. This is a major overview of the development and it is a very general approval that depicts a layout for sites and streets and for the senior housing. All intricate development details will need to be included in subsequent conditional use permit and plat review and approvals for each site.

A potential project schedule would suggest that site work could begin in the spring of 2018.

#### Recommendation

In Planning Case File No. 17-0026(a) it is recommended that the Planning Commission recommend approval of a Comprehensive Land Use Plan Amendment from PI/PC (Planned Industrial/Commercial) to HDR (High Density Residential) for Parcel 10 ) approximately 6 acres of the Master Development Plan for Lexington Meadows based on the following rationale:

1. The senior housing component of the Master Development Plan requires a high density residential (HDR) land use because of the potential density of the project. The HDR land use works with this proposal.
2. The senior housing high density use will fit in well with other potential uses and would help support the uses proposed in the master development plan.
3. Affordable senior housing is needed within the City and this project provides an opportunity to fill that need.
4. Planning Commission recommendation and City Council action is contingent upon formal Metropolitan Council land use review and approval.

In Planning Case File No. 17-0026(b) it is recommended that the Planning Commission recommend approval of approval of a Master Development Plan for 32 acres on the southwest corner of Lexington Avenue and 109th Avenue to be called Lexington Meadows based on the following conditions:

1. The general site layout, including streets, potential lots and potential stormwater features is acceptable and should follow the general design of

- the concept plan presented for approval.
2. Platting of the overall site is required and must be presented for approval at a later date.
  3. Each individual site in the master development plan must obtain a conditional use permit per the PBD zoning district requirements.
  4. All uses within the master development plan must meet the requirements of the PBD zoning district.
  5. The developer to construct the streets and roundabout as laid out in the Master Development Plan.
  6. The developer to consult and obtain approvals from all regulating agencies for storm water features and streets.
  7. Each site will also need to meet the landscaping and architectural requirements of the Highway 65 Overlay District as this has been the practice of the City on all high profile developments regardless of proximity to Highway 65.
  8. A high degree of building finish, landscaping and site lighting to be critical features reviewed as part of each site CUP approval process.
  9. Planning Commission recommendation and City Council action is contingent upon formal Metropolitan Council land use review and approval.