



City of Blaine Anoka County, Minnesota Text File

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

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..Sponsor

Lori Johnson, Associate Planner

Title

Public Hearing Case File No. 18-0011 // Dominion // 10840 Lexington Avenue NE

The applicant is requesting a Conditional Use Permit to allow for the construction of a 192 unit senior, independent living, affordable housing project in a PBD (Planned Business District).

Background

Zoning:	PBD (Planned Business District)
Land Use:	HDR (High Density Residential)
Area:	5.8 acres
Applicable Regulations:	Section 31.30 of the Zoning Ordinance
Attachments:	Zoning and Location Map Site Plan Grading Plan Utility Plans Landscape Plans Building Elevations Floor Plans Narrative
Schedule:	Planning Commission Public Hearing: 04/10/18 City Council: 05/03/18

In 2017, the City Council approved a concept plan for this site, and the overall development on the southwest corner of Lexington Avenue and 109th Avenue called Lexington Meadows. Also approved in 2017 by the City Council and the Metropolitan Council was a land use amendment for this site, so the current land use for this lot is HDR (High Density Residential). The plat for Lexington Meadows is on the agenda this evening. The zoning of the plat for Lexington Meadows is PBD (Planned Business District).

When the land use amendment was reviewed by the Planning Commission and City Council, it was revealed that Dominion was proposing a 192 unit senior housing project for this lot in Lexington Meadows. Since that time, Dominion has secured its financing and is ready to move forward with this project to be known as Legends of Blaine. The site's zoning of PBD (Planned Business District) allows the senior housing project with the approval of a conditional use permit.

Conditional Use Permit

The project consists of 192 senior, independent living, affordable units on 5.8 acres. The unit mix is described below:

- 73 One Bedrooms
- 79 Two Bedrooms
- 40 Three Bedrooms

The rents for these units will range from \$975 to \$1,350 and rents and resident incomes will be limited to 60% of the area median income. The sizes of the units range from 800-1,200 square feet. There will be private balconies or patios in most units, washer/dryers in the units, large walk-in closets and 9-foot ceilings.

Project amenities include a community room with fireplace, fitness center, theater room, card/craft room, heated underground parking and a landscaped outdoor seating area.

The exterior of the building includes a combination, stone, wood, cementitious shake and panel siding and glass. This site needs to meet the Highway 65 Overlay District requirements for exterior materials because the Council has required this of all PBD sites regardless of proximity to Highway 65 and 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 143 surface stalls and 148 underground stalls on site. The total number of parking stalls provided is 291 equates to 1.5 parking stalls per unit, which is the standard the City has held other high density senior living projects to in the past. The parking provided is adequate for the site.

The landscaping on site needs to meet the Highway 65 Overlay District requirements and the plan provided meets those requirements with one exception. At least 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. A landscape plan must be provided that meets these requirements.

A detail of the outdoor living area has been provided that will create an enhanced outdoor environment for the residents of the building. The applicant is showing the potential for a dock or pier on the storm water pond and it should be noted that the City will not allow a pier or dock on this water feature per city ordinance Article XI. Storm water Management Division 3 - Specific Use of Storm water Ponds, Section 34-521 - Alterations to and use of public and private storm water ponds. "Structures will not be allowed within the storm water pond or protective buffer zone. These will include but not be limited to retaining walls, docks, piers, diving platforms, bridges, etc."

Also unique to this site is the installation of a fenced dog run area on the northwest side of the site. Pea gravel will be the main surface in this area which will be surrounded by a 4-foot high black, pvc coated chain link fence. A fence permit will need to be obtained.

A lighting plan will need to be provided that 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.

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

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

The applicant will need to provide a retaining wall design signed by a structural engineer and the height of the proposed wall will require a railing/fence to be installed along the top of the wall.

All signage is issued under a separate permit.

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.

Recommendation

In Planning Case File No. 18-0011 it is recommended that the Planning Commission recommend approval of a Conditional Use Permit to allow for the construction of a 192 unit senior, independent living, affordable housing project in a PBD (Planned Business 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 needs to meet the Highway 65 Overlay District requirements and the plan provided meets those requirements with one exception. At least 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. A landscape plan must be provided that meets these requirements.
3. A pier or dock will not be allowed on the water feature adjacent to the site.
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.
5. SAC and WAC payments will also become due prior to the issuance of building permits.
6. The applicant will need to obtain a Rice Creek Watershed District permit prior to City approval of construction plans and specifications.
7. The applicant will need to provide a retaining wall design including a fence on the top of the wall.
8. A fence permit must be obtained for the dog run area.
9. This building will need to be licensed under the City's annual Rental License Program.
10. All signage is issued under a separate permit.
11. 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.