



City of Blaine

Planning Commission

July 8, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

The Planning Commission is an advisory board to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters. For each agenda item the Commission will receive reports prepared by the City staff, open the public hearing, discuss and act on the application.

Public comments prior to the meeting must be received by noon on the Monday prior to the meeting date. Email comments to: Planning@BlaineMN.gov or phone 763-785-6180.

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

- 3.1.** 2024-479 Approval of the June 10, 2025 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2025-326 Case File No. 25-0023 // Alex Pepin // 1684 132nd Avenue NE
The applicant is requesting a conditional use permit to allow a detached Accessory Dwelling Unit (ADU) in a Single Family Residential (R-1) zoning district.

Sponsors: Alex Koberoski, Zoning Technician

- 4.2.** 2025-330 Case File No. 25-0028 // SNAP't Cat Rescue // 11708 Jefferson Street NE
The applicant is requesting a conditional use permit for a domestic animal indoor kennel (cat adoption center) in the Community Commercial (B-2) zoning district.

Sponsors: Shawn Kaye, Planner

- 4.3.** 2025-327 Case File No. 25-0029 // HJ Development LLP // Southwest Corner of Lexington Avenue and 125th Avenue NE.
The applicant is requesting preliminary plat approval to create four lots and two outlots to be known as Lexington Crossing Second Addition.

Sponsors: Sheila Sellman, Assistant Community Development Director

- 4.4.** 2025-328 Case File No. 25-0026 // HJ Development LLP // Southwest Corner of Lexington Avenue and 125th Avenue NE
The applicant is requesting a conditional use permit for a coffee shop with a drive-thru and a zero lot line and shared access in the Town Commercial (B-5) zoning district.
Sponsors: Sheila Sellman, Assistant Community Development Director

5. Adjournment



City of Blaine

Planning Commission

June 10, 2025 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, June 10, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Geiselhart, Gorzycki, Howard, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Halpern.

Staff Present: Shawn Kaye, Planner

3. Approval of Minutes

3.1. 2024-478 Approval of the May 13, 2025 Planning Commission Minutes
Sponsors:

**Motion by Commissioner Olson to approve the minutes of May 13, 2025, as presented.
Motion seconded by Commissioner Howard. The motion passed 6-0.**

4. Public Hearing

4.1. 2025-262 Case File No. 25-0017 // Hyper Kidz Blaine // 10985 Ulysses Street NE #200
The applicant is requesting a conditional use permit to operate a 22,392 square foot indoor play facility in a Community Commercial (B-2) zoning district.
Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Shawn Kaye, Planner. The public

hearing for Case File 25-0017 was opened at 7:03PM. As no one wished to appear, the public hearing was closed at 7:03PM.

Chair Goracke asked if the applicant had other Hyper Kidz in the Twin Cities.

Rajasekhar Bikya, applicant, introduced himself to the commission and explained he was excited to bring the first Hyper Kidz in Minnesota to Blaine.

Chair Goracke questioned how many people would be employed at Hyper Kidz.

Mr. Bikya estimated he would have close to 20 staff members.

Motion by Commissioner Swanson to recommend approval of Planning Case 25-0017 based on the following conditions:

Case 25-0017:

- 1. No activity is to be conducted outside the building.**
- 2. Modifications to the entrance will be reviewed as part of a building permit submission.**

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the July 7, 2025 city council meeting.

- 4.2.** 2024-708 Case File No. 23-0073 // Lakes of Radisson Board of Directors (Lakes of Radisson Master Association) // The Lakes of Radisson Additions 3, 4, 11, 12, 13, 15, 16, 18, 19, 21, 22, 23, 27, 28, 33 and CIC No.168 Lakes of Radisson 5th Addition.

The applicant is requesting a conditional use permit amendment to allow detached accessory buildings (including sheds) up to 120 square feet in the Development Flex (DF) zoning district. This amendment would change city regulations on sheds to match the proposed standards of the Lakes of Radisson Master Association covenants.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0073 was opened at 7:13PM.

Dave Canfield, Aspen Woods resident, explained he was one of the 15 residents that opposed this. He reported the neighborhood already had sheds that should not be in the neighborhood. He did not believe the HOA had any concept of how to enforce the rules that were in place. He commented this was the first time he was hearing the master association has approval to allow sheds. He stated this change to the rules has not been advertised to the homeowners.

John Stodola, Aspen Bay resident, reported he was the president of the Aspen Bay HOA. He indicated he was speaking on behalf of the Aspen Bay HOA that their board would prefer the option to evaluate the homeowners within the community to gain consensus before this item moves forward. He commented this topic was previously reviewed in 2023 and only 15 residents spoke on the topic. He requested the commission postpone action on this matter to allow the Aspen Bay HOA to address the matter and not allow the master association to use their authority over the sub-associations.

Richard Yetter, Aspen Bay resident, explained he used to be the president of the Aspen Bay HOA. He reported even though the City requires permits for sheds to be built, residents have been building them on the lake properties without any consequences. He indicated this fell to the master association. He stated he feared if the city's requirements went away, this would be a difficult situation for the HOA's to manage.

Dawn Yetter, Aspen Bay resident, stated she saved her whole life to buy her home and it was beautiful. She indicated her home was on the lake within The Lakes development. She reported she moved into her home 12 years ago and the language was very clear that sheds were not allowed on lake lots. She commented she paid a great deal of money for her lot and she did not want to be looking at sheds surrounded by junk. She stated she purchased a home within an HOA and she wanted to see the covenants followed. She asked that the city support the homeowners within The Lakes and not support this change. She requested the city also work to improve the water quality at the beach.

Jeff Bradley, Aspen Woods resident, explained he was the treasurer/secretary of the Aspen Woods HOA. He stated one of his big concerns was that the master board has not put to a vote of the sub-associations any of these changes, regarding detached accessory buildings. He indicated he spoke with the residents of Aspen Woods and with a 79% response rate, 69% did not want to see the detached accessory buildings allowed. He stated Aspen Woods was very strongly opposed to the conditional use permit amendment.

Craig Chaput, resident of The Lakes, reported he was the president of Crown Shores HOA. He stated his HOA has 84 homes and 35 were on the water. He explained his board opposes this amendment and does not want to see sheds in backyards or on the lake as this would be obstructing views that residents paid a great deal of money for. He asked that the planning commission not support the proposed request.

Mark Elgersma, resident of Aspen Bay, stated he was the vice president of the Aspen Bay HOA. He requested the commission not support the requested amendment to the CUP.

Patton Fast, resident of Copper Bay, indicated he was the president of the Copper Bay HOA. He reported the Copper Bay HOA opposes this request and would like the covenants to remain as is.

Gina Fast, resident of Copper Bay, reported staff mentioned the master association was allowed to come forward and be the applicant for the conditional use permit amendment. She explained with all of the opposition, the master association should not be allowed to come forward with the CUP amendment request without the support of the sub-associations, especially for matters that were large and controversial.

Chair Goracke indicated the city did not engage the master association, rather the master association engaged with the city. He reported the master association was the governing body.

Planner Kaye pointed out this was the policy of the city to allow an HOA to apply for the CUP amendment. She indicated the city notified over 1000 addresses regarding this request.

Ms. Fast commented if this was the practice, she recommended practice be reconsidered given the high level of opposition to this request. She supported the master board being required to get the support and approval from the sub-associations prior to this item coming before the city.

As no one wished to appear, the public hearing was closed at 7:29PM.

Chair Goracke asked that the applicant come forward at this time.

Ken Simons, 12227 Naples Street, reported he was member of the board of directors for the Lakes of Radisson Master Association and a senior member of the master architectural control committee. He explained he has hearing disabilities but he would like to respond to individuals who have spoken. He stated he has been working hard to do this and noted sheds on the lake have always been prohibited by the Master HOA. He commented it should be noted the city and HOA does grant permits for swimming pools, decks, and fencing. He explained that according to the HOA rules, there should be no sheds on lake properties. He stated he would like the addresses for the two sheds that were currently located on the lake and noted he would report these to the board for immediate removal because this was in violation with the rules. He explained the master board was working to amend the declaration to allow for the transfer of permitting authority for sheds to the sub-associations. He stated Aspen Bay, Aspen Woods and Copper Bay could apply for this authority. He noted Aspen Woods has applied for this permit. He reported the architectural control committee was made up of three people and these three individuals were not trying to make decisions for the entire association which was made up of 2,500 homes and 35 sub-associations. He stated the architectural committee was encouraging the sub-committees to apply for the transfer of permitting authority and it would be granted.

Chair Goracke explained the city does not deal with the HOA covenants, rather the city was dealing strictly with the conditional use permit. He asked why the master board and architectural committee didn't hold a meeting with the sub-associations and residents of The Lakes to try and gain consensus on this issue before coming before the planning commission.

Mr. Simons stated the thought never came to him. He indicated this matter had already been dragged out due to the declaration amendment that had occurred in order to grant the transfer of permitting authority to the sub-associations. He reported it took the county from September of 2023 to February of 2025 to review the declaration amendment, which stretched this entire process out. He indicated his experience with public meetings has not been good. He stated prior to last year, three annual meetings had been held, and the group could never get a quorum to elect candidates for the board of directors. He felt that once the declaration amendment was approved, some of the associations could take authority of the permitting, if desired.

Chair Goracke reiterated that the city was not involved with managing the inner workings of the HOA. He understood Mr. Simons was stating the sub-associations could apply for a transfer of permitting authority, but explained the request before the board was to allow sheds on all properties.

Planner Kaye reported each sub-association could make a determination on how to manage and enforce sheds.

Commissioner Howard stated he was a resident of Northwest Shores within The Lakes and he was a planning commissioner. He was of the opinion Ms. Fast made some great points. He reported it appears a change was being made to the bylaws. He asked if a 2/3 majority vote would be required in order to allow for sheds.

Mr. Simons explained sheds were addressed within the rules and regulations and this was a separate matter from the bylaws.

Chair Goracke interjected and requested the discussion be focused on the conditional use permit amendment request.

Commissioner Howard questioned if the city has had any variance requests within The Lakes for sheds in the past.

Planner Kaye explained sheds do not require a variance, but rather would require a conditional use permit amendment. She stated she could not recall a single request.

Commissioner Olson asked if the proposed request would apply to all development flex zoning districts, or would the request only apply to The Lakes.

Planner Kaye stated the request would be specific to The Lakes development.

Commissioner Olson commented it was her opinion this request was an association issue and it was not the city's place to step into the matter. She recommended action on this item be tabled in order to allow the master board and sub-associations to work through this matter.

Chair Goracke agreed with Commissioner Olson's recommendation. He asked if the commission should table action on this item or recommend denial to the city council.

Planner Kaye recommended the planning commission make a recommendation to the city council.

Motion by Commissioner Olson to recommend denial of Planning Case 23-0073 based on the following rationale:

Case 23-0073:

- 1. The city should not take action on this item until further discussion is held between the master board and the sub-associations regarding how to manage sheds within the The Lakes.**

Motion seconded by Commissioner Howard. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the July 7, 2025 city council meeting.

- 4.3.** 2025-249 Case File No. 25-0019 // City of Blaine
The City is proposing amendments to Section 33.10 Home Occupations.
Sponsors: Alex Koberoski, Zoning Technician

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0019 was opened at 7:55PM. As no one wished to appear, the public hearing was closed at 7:55PM.

Chair Goracke reported this appears to be a housekeeping item.

Planner Kaye explained this is an update to the Home Occupation section of the Zoning Ordinance and the proposed changes are in response to items the city council wanted to see in the home occupation ordinance.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0019 the proposed amendments to the City of Blaine Zoning Ordinance 33.10 Home Occupations. Motion seconded by Commissioner Howard. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the July 7, 2025 city council meeting.

- 4.4.** 2025-248 Case File No. 25-0020 // City of Blaine
The City is proposing amendments to Section 34.04 Prohibited Signs and Section 34.13 Administrative Permit.
Sponsors: Alex Koberoski, Zoning Technician

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0020 was opened at 7:58PM. As no one wished to appear, the public hearing was closed at 7:58PM.

Chair Goracke noted the planning commission received a comment via email from Darrel Carlberg who supported the city having more code enforcement when it comes to signage.

Motion by Commissioner Swanson to recommend approval of Planning Case 25-0020 the proposed amendments to section 34.04 Prohibited Signs and Section 34.13 Administrative Permit. Motion seconded by Commissioner Geiselhart. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the July 7, 2025 city council meeting.

- 4.5.** 2025-261 Case File No 25-0021 // City of Blaine
 The City is proposing ordinance amendments to the City of Blaine Zoning Ordinance related to regulations for cannabis.
 Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0021 was opened at 7:03PM. As no one wished to appear, the public hearing was closed at 7:03PM.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0021 the code amendments related to regulations for cannabis in the I-2 and I-2A zoning districts. Motion seconded by Commissioner Howard. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the June 16, 2025 city council meeting.

5. Adjournment

Motion by Commissioner Olson to adjourn the regular planning commission meeting. Motion seconded by Commissioner Geiselhart. The motion passed 6-0.

Adjournment time was 8:04PM.



City of Blaine Staff Report

File Number: 2025-326

Agenda Date	Status
July 8, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Alex Koberoski, Zoning Technician

Agenda Item # 4.1

Case File No. 25-0023 // Alex Pepin // 1684 132nd Avenue NE

The applicant is requesting a conditional use permit to allow a detached Accessory Dwelling Unit (ADU) in a Single Family Residential (R-1) zoning district.

Background

Zoning	Single Family Residential (R-1)
Land Use	Low Density Residential (LDR)
Area	0.25 Acres
Applicable Regulations	Sections 27.04 and 33.25
Attachments	Zoning and Location Map Narrative Site Plans Building Plans Public Comments
Schedule	Planning Commission: 07/08/25 City Council: 08/04/25

Staff report prepared by Alex Koberoski, Zoning Technician, and Teresa Barnes, Project Engineer

Planning Analysis

On May 5, 2025, a Conditional Use Permit (CUP) application for a detached Accessory Dwelling Unit (ADU) at this property was denied by the City Council and directed staff to discuss the ordinance regulating ADUs at a future workshop. A moratorium on ADUs was presented via first reading to the city council on May 19, 2025, and adopted on June 2, 2025. The application was submitted prior to the first reading on May 19, 2025, and therefore is not subject to the moratorium and shall be processed. There is not a required waiting period to resubmit the same or similar CUP request after a denial. The applicant has modified their application from what was originally denied by the city council.

The applicant is requesting a Conditional Use Permit (CUP) for a detached Accessory Dwelling Unit (ADU), commonly known as a mother-in-law suite. An ADU is a small, separate, stand-alone dwelling located on the same property as an existing house. Detached ADU's must meet specific zoning and building standards, and require CUP approval if located in an R-1, R-1A, or R-1AA zoning district.

Zoning

The property is zoned Single Family (R-1) and has a Low Density Residential (LDR) land use designation.

Surrounding Zoning and Uses

The surrounding properties are zoned R-1, and consist of single-family dwellings.

Existing Conditions

The 0.25-acre property contains a single-family dwelling and attached garage, constructed in 1977.

History

May 2021 – City Council was presented with a variety of affordable housing programs at a City Council retreat. At that time, the City Council directed staff to move forward with down payment assistance, home improvement grants, expanded home improvement loans, rental property improvement loans and allowing Accessory Dwelling Units (ADUs). Part of this discussion included peer cities that allowed ADUs at that time. Several additional cities have adopted ordinances since then that allow ADUs under similar circumstances to Blaine.

July 2021 – City Council Workshop to discuss the specifics of the ADU ordinance and determine standards to bring forward as part of a zoning ordinance amendment. This included the size of the ADU, number of occupants, design, and setbacks. City Council also determined that attached ADUs should be allowed as a permitted use, but detached ADUs in suburban density districts require a CUP to allow for mitigation of neighborhood concerns.

November – December 2021 – Ordinance reviewed by the Planning Commission with a public hearing and adopted by the City Council.

June 2025 - City Council adopted a one-year moratorium on all ADU's.

Evaluation of Request

Site Plan

The applicant intends to use the ADU as accommodation for their family members only. Per city code, the occupancy of an ADU is limited to no more than two adults (who may be related or unrelated), and the parents or children of each, residing in the same dwelling unit and maintaining a common residence. No more than 1 person is allowed per 150 square feet. The ADU shall only be used for family members. The ADU shall not be used as a rental dwelling as defined in Blaine City Code, Section 18-501: *Rental dwelling* means any structure or portion thereof which is designated or used for residential occupancy by one or more persons who are not the owner or a member of the owner's family.

The ADU standards prohibit the total square footage of all accessory structures on an R-1 property to exceed 1,200 square feet. The applicant's existing attached garage measures 564 square feet, therefore the proposed ADU can be no more than 636 square feet. The applicant is proposing a two-bedroom, 616-square-foot ADU, which meets this requirement.

Modifications from previous plan

The applicant is proposing to construct a 6-foot privacy fence surrounding their backyard, to remove all windows on the west side of the structure and only make the ADU available to family members.

Parking

Three total off-street parking spaces are required to accommodate the ADU and main house. An additional 8-foot-wide concrete parking space is proposed on the west side of the existing driveway. This additional space must be constructed prior to issuance of a Certificate of Occupancy (C/O) for the ADU.

Setbacks

The ADU standards require a minimum 10-foot setback from the rear and sideyard property lines, as well as a 15-foot setback from the principal dwelling. All of these setbacks have been met, as shown in the submitted site plan.

Architecture

The proposed ADU will be constructed to match the house both in architecture and color, including a 4/12 roof pitch and vinyl siding. The applicant has modified their site plan to remove windows on the west side of the ADU, and this has been added as a condition of their CUP.

Tree Preservation

The applicant has stated that five trees will need to be removed to accommodate space for the construction of the ADU. The applicant will be required to plant three trees that consist of either 6-foot conifers or 2.5-inch caliper deciduous trees, in accordance with Section 33.09 of the zoning code. An escrow of \$1,200 for tree replacement or a payment of \$1,200 to the City's reforestation fund will be required at time of building permit issuance. Arborvitae trees are not an acceptable replacement species.

Engineering Analysis

Grading/Storm Drainage

A Certificate of Survey shall be provided with the building permit application. This Certificate of Survey will show the proposed grading around the ADU and will be required to maintain the overall existing drainage patterns.

As-built survey will be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Water/Sanitary Sewer Services

The proposed ADU will be required to obtain utility connections from the primary structure. Utility drawings showing the location of the proposed connections will need to be provided with the building permit application.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Wetlands/Watershed/FEMA

This parcel is not within any platted wetland areas nor within the FEMA floodplain zones. A watershed review is not required.

Access/Street Design/Sidewalks/Trails

The existing primary structure has access to the public road right-of-way. No additional access will be granted. No additional street design, public sidewalk or trail will be required.

A sidewalk/hard surface is required for ingress/egress from the proposed new car parking pad to the front door of the ADU.

Easements/Right-of-way/Permits

The property owner will need to obtain any and all required permits to construct the proposed ADU.

Conditional Use Permit

A city exercises “quasi-judicial” authority when considering a CUP application. This means the city’s role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable.

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The proposed ADU will use the same water and sewer hookups as the existing dwelling, and will not create an additional burden on existing public facilities or utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The intent of the R-1 District is to allow low-density, single-family units in developing portions of the City where sanitary sewer and water services are available. The proposed ADU is consistent with the intent of the R-1 zoning district.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The ADU is proposed to be constructed to match the architecture and color of the principal dwelling and meet all required setbacks. The proposed ADU will not have an adverse effect on adjacent properties. The ADU will meet all required setbacks, including the 10-foot setback from rear and side yard property lines, and a 15-foot setback from the principal dwelling.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The zoning code has specific standards for ADU's in the R-1 zoning district. The proposed ADU meets all of these standards, and is therefore consistent with the purposes of the zoning code and the R-1 zoning district.

6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The proposed ADU is not in conflict with the comprehensive plan. The land use is designated as LDR (Low Density Residential), which allows for low intensity residential uses. An ADU is a low-impact residential use, and the proposal has included modifications to preserve the single-family residential environment.
7. The use will not cause traffic hazards or congestion.
 - o The proposed ADU will not result in any additional traffic hazards or additional congestion in the area.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - o The proposed ADU, once constructed, will have the required utility services, adequate roads and necessary drainage facilities to service the proposed development.

Recommendation

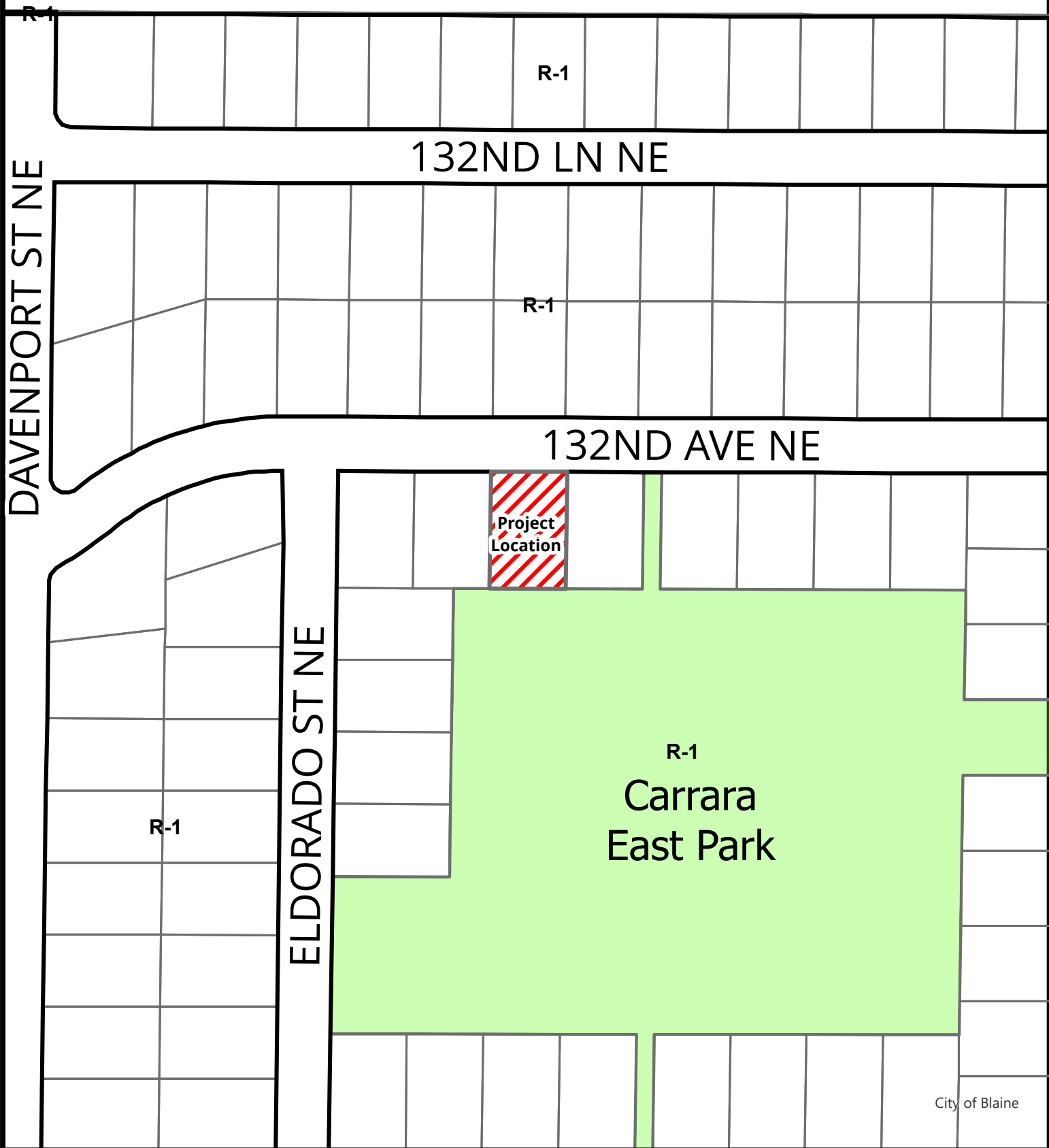
In Planning Case File No. 25-0023, it is recommended that the Planning Commission recommend approval of a conditional use permit to allow an accessory dwelling unit (ADU) in a Single Family Residential (R-1) zoning district with the following conditions:

1. Occupancy of the ADU is limited to up to two adult individuals and the parents and children of each, with no more than one person per 150 square feet.
2. The ADU shall only be used for family members. The ADU shall not be used as a rental dwelling as defined in Blaine City Code, Section 18-501: *Rental dwelling* means any structure or portion thereof which is designated or used for residential occupancy by one or more persons who are not the owner or a member of the owner's family.
3. Upon request, and no more than once every six months, documentation will be provided as to who is currently living in the ADU, and their relation to the applicant.
4. No home occupations involving outside customers coming to the property shall occur in the ADU.
5. The principal structure and ADU must remain on the same parcel and shall not be divided through any means, including, but not limited to, filing of a plat, a waiver of platting, or a Common Interest Community (CIC).
6. An escrow of \$1,200 for tree replacement or a \$1,200 payment into the City's reforestation fund is due at time of building permit application.
7. The additional parking space shown on the site plan must be constructed before a Certificate of Occupancy (C/O) is issued to the ADU.
8. A Certificate of Survey shall be provided with the building permit application. This Certificate of Survey will show the proposed grading around the ADU and will be required to maintain the overall existing drainage patterns.
9. An as-built survey is required to verify structure elevations, custom grading requirements, and final lot grading elevations.
10. A sidewalk/hard surface is required for ingress/egress from the proposed new car parking pad to the front door of the ADU.
11. The proposed ADU is required to obtain utility connections from the primary structure. Utility drawings showing the location of the proposed connections will need to be provided with the building permit application.

12. Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
13. A 6-foot privacy fence shall be constructed along the entirety of the rear yard, and no windows are permitted on the west side of the ADU. These requirements will need to be met prior to issuance of the C/O.

Attachment List

1. Attachments
2. Public Comments



City of Blaine



BlaineMN.gov

Case File No. 25-0023
Alex Pepin

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



Accessory Dwelling Unit (ADU) Proposal 1684 132nd Ave NE, Blaine Amended to Family Only

An ADU is proposed in the backyard of the property located at 1684 132nd Ave NE in Blaine MN (PID 05-31-23-11-0055). The ADU will be 616 square feet and 2 bedrooms. The ADU's sewer and water will be connected to the existing home's sewer and water.

2 Maple trees and 1-2 pine trees will need to be cut down in order to make room for the ADU. The maple trees are shown below and 3 of the pine trees (located on the property line, planted by the former owner) are also shown below. To mitigate the loss of the trees we will either pay into the city's reforestation fund or plant 3-4 new 6' tall Conifer trees or 2.5" Deciduous trees as a visual screen along the property line as shown on the site plan. The approximate location of the ADU is shown in the attached picture as well, indicated by stakes with pink ribbon. It should be noted the footprint shown below is 24' x 28' so the actual footprint will be slightly smaller.

The ADU is proposed to be used only for our family (children, parents, siblings) and will not be rented out to people outside of our family.

In our previous application it was noted by the City Council that the 'intent' of the ordinance was to offer affordable housing options for families and this is what we are proposing to do. In addition concerns were expressed over the fact it is in a single family area, again we are proposing that the ADU only be used for our family to help address this concern.

We have aging parents, one of which is in the early stages of Alzheimer's disease and is progressing, and children that will be getting out on their own in the next 5-10 years so we are desiring to build this ADU as soon as possible in order to be ready for the time when it is needed, especially with respect to our aging parents as a delay then could be very problematic.

The home will be built in similar architecture and look as the existing house to ensure minimal aesthetic impacts to the area with the same color siding and roof as the principle dwelling as much as practical. A roof pitch of 4:12 was chosen to ensure snow/rain runoff but also not be very steep and keep the height of the structure as low as possible to ensure minimal impacts to neighbors. There was concern over the height of the roof, and although we are able to build it to a height of the principle structure in code we are trying to respect our neighbors wishes and build it in manner that will minimize any potential impact.

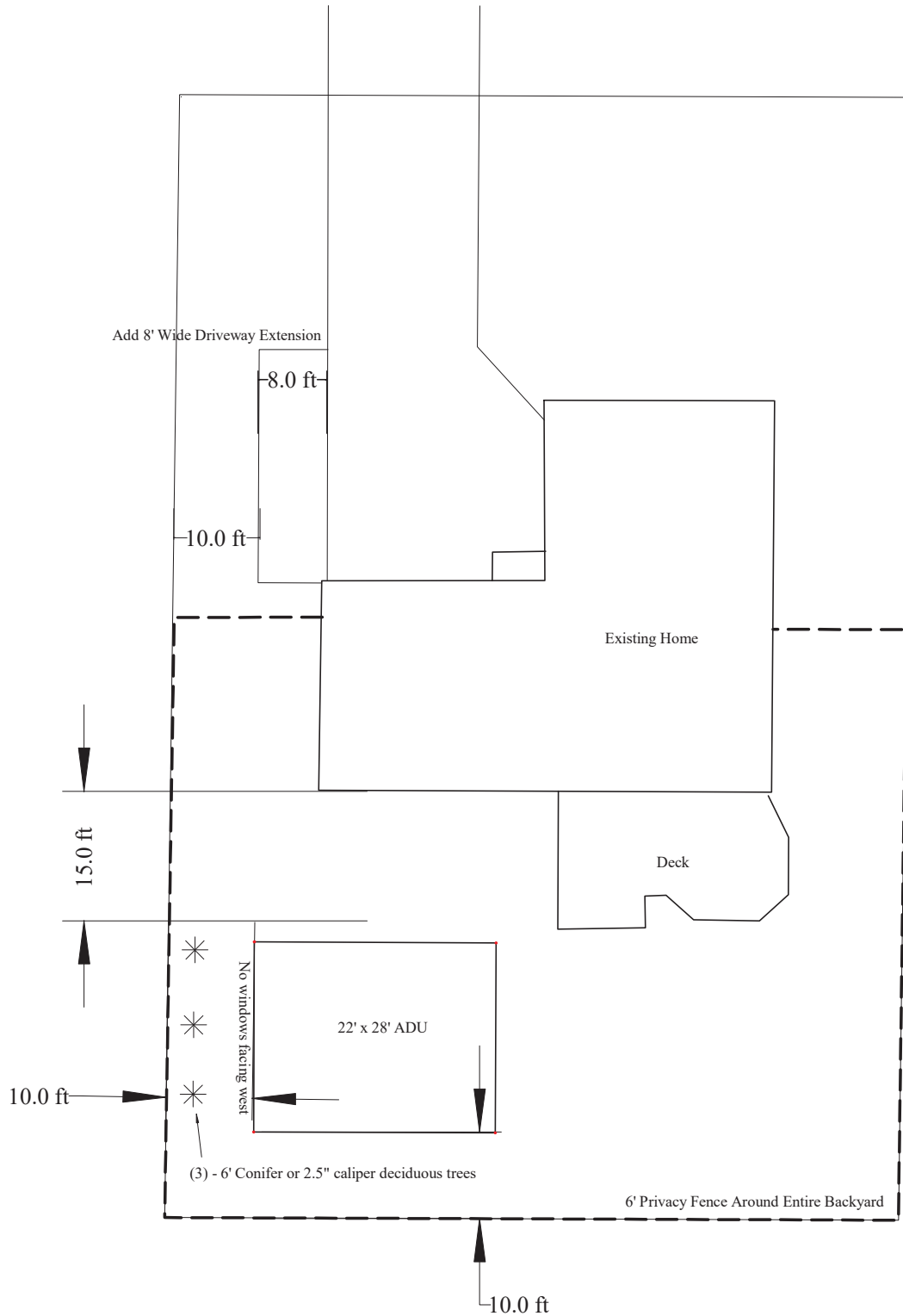
We are also proposing a 6' privacy fence around our backyard as this was also a concern that was brought up by neighbors in our previous application. In addition to the privacy fence we are proposing that no windows be facing the western side of the ADU so as to again help address privacy concerns with the neighbor closest to the ADU.

This ADU will serve as a means to keep our family together and care for each other as we progress through life stages that require additional support.





May have to cut this tree down too, but hopefully not



1684 132nd Ave NE
Blaine, MN 55449

Accessory Dwelling Unit Site Plan

Design By: Alex Pepin
Date: 5/15/2025
Revision: 1

50.0 ft

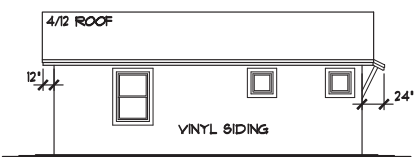


REVISIONS	BY
XXXXX	XX

SPECIAL NOTICE:
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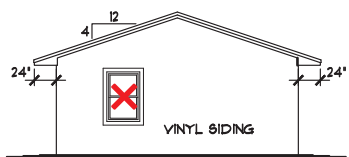
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NOTE!!!
PROVIDE STANDARD ENERGY HEEL • ALL ROOF TRUSSES (TYP.)



LEFT ELEVATION 1/8"=1'-0"

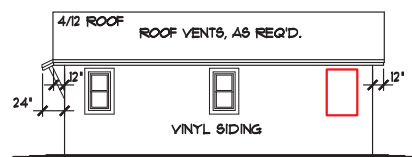
This window will be relocated to the Right Elevation (N)



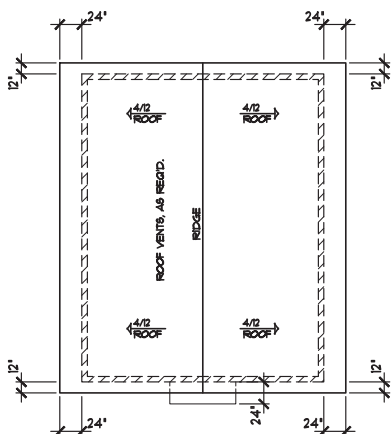
REAR ELEVATION 1/8"=1'-0"

NOTE!!!
PROVIDE STANDARD ENERGY HEEL • ALL ROOF TRUSSES (TYP.)

Approximate new window location

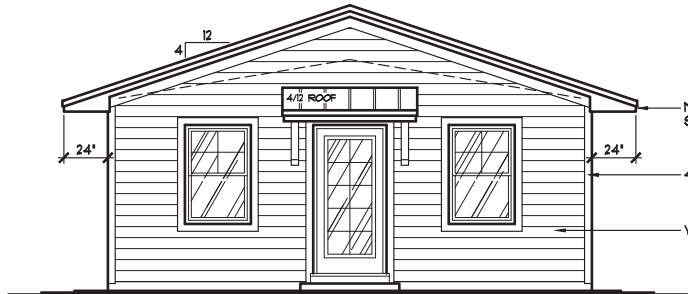


RIGHT ELEVATION 1/8"=1'-0"



BIRDS EYE ROOF PLAN 1/8"=1'-0"

NOTE!!!
PROVIDE STANDARD ENERGY HEEL • ALL ROOF TRUSSES (TYP.)



FRONT ELEVATION 1/4"=1'-0"
616 SQ. FT. MAIN LEVEL

LEVEL HEIGHT INFORMATION TABLE		
LEVEL	R.C.H.	TOP OF WINDOW R.O.
MAIN LEVEL	8'-1 1/8"	6'-10 1/2"

- GENERIC WINDOWS SPEC'D.
- MAINTENANCE FREE SOFFITS & FASCIA
- VINYL SIDING/CORNER TRIM (TYP.)
- 4" WINDOW/DOOR TRIM (TYP.)

NOTE!!!
EXTERIOR DOORS & GARAGE DOORS ARE REPRESENTATION ONLY. VERIFY EXACT STYLE OF DOORS w/ BUILDER

THE:
PEPIN HOUSE

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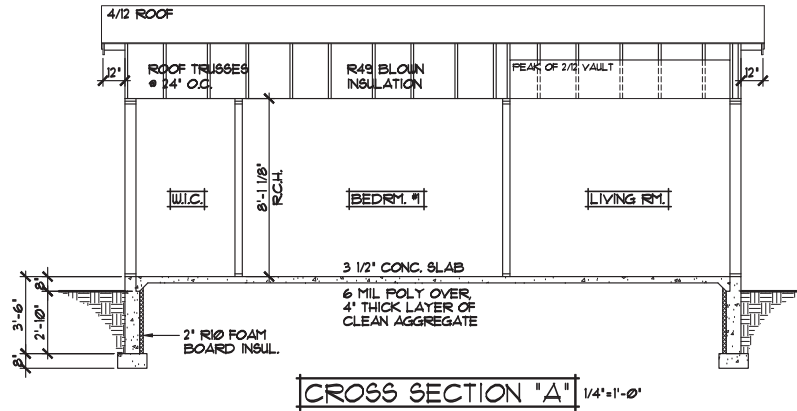
BUILT BY:

DRAWN J.V.
CHECKED XX
DATE 02/26/2025
SCALE AS NOTED
CADD FILE # 250233

SHEET **1** OF 3

NOTE III
BEAMS/POSTS TO BE VERIFIED
BY AND MAY BE CHANGED BY
LUMBERYARD/SUPPLIER.

NOTE III
PROVIDE STANDARD
ENERGY HEEL @ ALL
ROOF TRUSSES (TYP.)



- ROOF CONSTRUCTION:**
- PREMANUFACTURED ROOF TRUSSES - ENGINEERED BY SUPPLIER - SLOPES VARY - SEE PLAN
 - R49 BLOWN FIBERGLASS INSULATION
 - 1/150 ROOF VENT AT SOFFITS, 1/150 VENT AT RIDGE
 - AIR CHUTE AT EACH TRUSS SPACE
 - 15/32" ROOF SHEATHING
 - 15" ROOFING FELT
 - ICE & WATER MEMBRANE APPLIED 24" PAST EXTERIOR WALL
 - ASPHALT SHINGLES,

- SOFFIT / FASCIA:**
- 2x6 SUB-FASCIA
 - MAINTENANCE FREE FASCIA COVER
 - MAINTENANCE FREE VENTED SOFFIT

- WALL CONSTRUCTION:**
- HOUSE WRAP
 - 7/16" OSB SHEATHING
 - 2x6 STUDS @ 16" O.C.
 - WINDOWS PER SPEC'S
 - R-20 F.G. BATT INSULATION
 - 4 MIL POLY VAPOR BARRIER
 - 1/2" GYPSUM BOARD

- SILL CONSTRUCTION:**
- 2x6 SILL PLATE & SEALER
 - 1/2" ANCHOR BOLTS @ 12" O.C.

- FOUNDATION CONSTRUCTION:**
- POURED CONCRETE WALL FOUNDATION (WALL THICKNESS VARIES, SEE FOUNDATION PLAN FOR SIZES)
 - 2" (R10) RIGID FOAM BOARD INSULATION @ INTERIOR SIDE OF FOUNDATION

- SLAB CONSTRUCTION:**
- 3 1/2" POURED CONCRETE FLOOR
 - 6 MIL POLY VAPOR BARRIER UNDER SLAB
 - UNIFORM LAYER OF 3/4" CLEAN AGGREGATE 4" THICK (MINIMUM)
 - SAND FILL AS REQUIRED

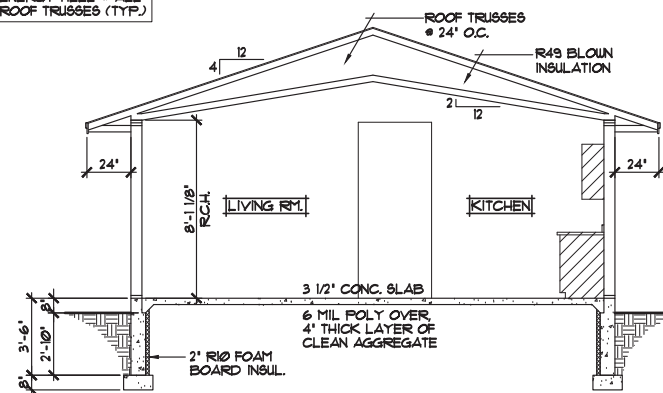
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NOTE III
PROVIDE STANDARD
ENERGY HEEL @ ALL
ROOF TRUSSES (TYP.)



CROSS SECTION "B" 1/4' = 1'-0'

24" DIA. SPACE
FOR FUTURE FAN
(PROVIDE OUTLET
& LIGHT)

3" PVC PIPE OR EQUAL
WITH 'RADON REDUCTION
SYSTEM' LABELED @ EACH
LEVEL & ACCESSIBLE ATTIC
SPACE (TYP.)

NOTE III
VERIFY PATH OF PIPE
USE THE LEAST AMOUNT
OF ELBOWS AS POSSIBLE

1" FITTING

6 MIL POLY (12" LAP)
UNDER SLAB

1/2" ROCK 4" DEEP (MIN)

NOTE III
POLYURETHANE CAULK
@ ALL FOUNDATION OPENINGS

ALTERNATE METHOD FOR PASSIVE
RADON MITIGATION SYSTEM

From: [Teri Charest](#)
To: [Planning](#); [Chris Massoglia](#)
Subject: Fwd: ADU permit discussion on Monday
Date: Monday, June 30, 2025 8:12:41 PM

Case 25-0023 Peppin

Hello, we are writing with regard to the revised proposal to construct an accessory dwelling unit at 1684 132nd Ave. NE in Blaine. We live at 1714 132nd Ave NE. While we appreciated the good intent of helping people in the community, we initially opposed the application for the reasons articulated below -- concern about the ripple effect of allowing dwellings that draw on the resources supplying the neighborhood. One ADU may not have an impact, but does it set a precedent for others to do the same, and what pressure does that put on city utilities (water, gas, electric, etc.)?

I'm also surprised that the benevolence of the initial gesture is now gone, and it is merely a dwelling for family. When we had to take in a parent, we made room within our home. What happens if the current homeowner moves? How do you control what happens in the ADU? Also, what has transpired that the city is now open, after having voted it down and tabling the discussion of this ordinance at the prior meeting? What other options has Mr. Peppin considered, such as moving to a location that has or will allow additional dwellings on his property?

We would be open to answering any questions you have about our concerns, but at this time, we will continue to take the position that the city should not allow this additional unit.

Teri Charest

----- Forwarded message -----

From: Teri Charest <bucklake1@gmail.com>
Date: Fri, May 2, 2025 at 7:44 PM
Subject: ADU permit discussion on Monday
To: <cmassoglia@blainemn.gov>

Hi, Chris. We are in your constituency and understand the request to put an ADU on a residential property on Carrera East Park is coming up for discussion on Monday. We are moving our son home from college on Monday, and will not be able to attend, however we would like to express our **opposition to this proposal**.

We appreciate the generous and thoughtful idea our neighbors have to help those less fortunate in our community. That said, we are concerned about the ripple effect of having such a dwelling on the property, particularly the pressure it would put on city utilities (water, gas, electric, etc.) if it sets precedent for other residents to construct similar units on their property. Likewise, we have concerns about transient people coming and going from the area, if the dwelling is not for permanent residence.

Please let us know if you have any questions or wish to discuss this issue further.

Thank you,

Teri and Dave Charest
1714 132dn Ave NE
Blaine, MN 55449
612-518-9086

From: [Rhonda Brekkestran](#)
To: [Tim Sanders](#); [Chris Massoglia](#); [Chris Ford](#); [Tom Newland](#); [Jess Robertson](#); [Leslie Larson](#); [Terra Fleming](#); [Planning](#)
Subject: CASE #25-0023 Alex Pepin ADU
Date: Tuesday, July 1, 2025 3:48:46 PM

I have a couple of questions regarding the revised application for an ADU for Mr Alex Pepin.

1. Why is Mr Pepin being allowed an exception to the moratorium in place on ADUs since he's the reason for the controversy?

It's just common sense that nothing is approved until the review is completed. That way all ADUs will be governed under the same rules. If part of the city's goal for doing this review is to quell the controversy surrounding Mr Pepin's ADU plans, why then would you allow Mr Pepin to proceed before the review is completed?

Mr Pepin stated in his original application that he planned to house "family" in his ADU in about 10-15 years. It wouldn't seem that waiting a couple of months would be a hardship.

2. How and who is going to enforce that it is "family" living in the ADU? In the City of Blaine, who qualifies as "family"?

Why would the city want to become involved with the potential mess this could cause? Bottom line for me is that building a "she shed" type of dwelling in a backyard is not unreasonable, but to put a whole house in a back yard in a R-1 zone is extremely unreasonable.

I look forward to the end of this whole ADU issue and hopefully things can settle down a bit. I also look forward to the day when I no longer fear going to my mailbox to find another letter from the city regarding my neighbor wanting to build another house in his backyard.
PLEASE, CITY OF BLAINE, MAKE IT STOP.

Thank you for letting me share my questions and comments.

Rhonda Brekkestran
1700 132nd Avenue NE
Blaine, MN

From: [DAVID HIME Owner](#)
To: [Planning](#)
Subject: CASE 25-0023
Date: Sunday, July 6, 2025 8:11:31 PM

We sent this e-mail to the members of the city council. We are now also sending it to you. The case in question was submitted since the first case was denied by the city council in the May 5, 2025 meeting.

Our main concern with this case is that these lots (zoned R1) are not big enough to have two houses on the same lot. The signs that we have placed on our yards is not something to be mean or vindictive. The wording on the sign does nothing more than point out that the lot size does not lend itself to an ADU in the back yard. This development was designed for low density housing and this would open the door to negating that.

Mr. Pepin is stating he wants to support a family member who is displaying signs of dementia. Someone with dementia CANNOT be left alone. There can be no access to stoves as they will forget to turn them off and will cause a fire. A person with dementia needs to be in a memory care facility to ensure their safety.

If this goes forward, we would like a wooden privacy fence installed around the entire back yard up to the front of the garage. We would also like a drain field put in as the downspouts on west side of his house both drain into our yard and in the past we have had a pond develop in our back yard, and with an additional roof line, more water would flow in our direction.

With this being something where the family will be the sole occupant of the ADU, what happens to the building once there is no longer a family member to occupy it? Do we have an empty building perched in the back yard in perpetuity?

Pat and Dave Hime
1670 132nd Ave NE
Blaine, MN 55449
davepath@q.com

From: [Rhonda Brekkestran](#)
To: [Planning](#)
Subject: CASE #25-0023 PEPIN
Date: Sunday, July 6, 2025 12:42:40 PM

I have previously submitted my comments and concerns about this ADU in the previous application and none of those have changed. There are a couple more concerns and comments I would like to add.

When I look out my dining room window, it is clear that any windows on the east side of Mr Pepin's new structure would be looking directly at my windows. A 6 ft privacy fence will be of no use for this issue because I will be able to see right over it and at the structure. I am requesting that 1) no windows be put on the east side of this structure OR 2) have the Pepins plant a section of mature Arborvitae on their property blocking any view of this structure, preventing anyone looking right into my windows. This would be in addition to the privacy fence.

Also, it looks like the 3 pine trees scheduled to be removed are on park/city property. I oppose any trees being removed from the park property. These trees are there for everyone's benefit and they provide shade not only to my backyard, but also to the park. I have attached a couple of photos showing these trees. We had our lot surveyed last year when we installed our fence and know that the stake is beyond our fence as was required by the City.

Finally, how is the City of Blaine going to ensure that the occupants of this structure are going to be a "family member" since there is no specific definition of who qualifies as a "family member" available?

I am holding out hope that the City will enforce the R-1 Zoning for the sake of all my neighbors and potentially the entire City of Blaine.

Thank you.

Rhonda Brekkestran
1700 132nd Avenue NE
Blaine, MN







City of Blaine Staff Report

File Number: 2025-330

Agenda Date	Status
July 8, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.2

Case File No. 25-0028 // SNAP't Cat Rescue // 11708 Jefferson Street NE

The applicant is requesting a conditional use permit for a domestic animal indoor kennel (cat adoption center) in the Community Commercial (B-2) zoning district.

Background

Zoning	Community Commercial (B-2)
Land Use	Neighborhood Commercial (NC)
Area	1.2 Acres
Applicable Regulations	Sections 27.04 and 30.14 (w)
Attachments	Zoning and Location Map Site Plan Floor Plan (2) Parking Analysis Narrative Letter of Support
Schedule	Planning Commission: 07/08/25 City Council: 08/04/25

Staff report prepared by Shawn Kaye, Planner, and Teresa Barnes, Project Engineer

Executive Summary

Snap't Cat Rescue is proposing to locate a cat rescue and adoption center on the northwest corner of 117th Avenue and Jefferson Street.

Evaluation of Request

Planning Analysis

Zoning

Community Commercial (B-2).

Surrounding Zoning and Uses

All surrounding properties are zoned Single Family (R-1) and have single-family homes.

Existing Conditions

The property is occupied by a multi-tenant commercial building.

History

This tenant space does not have any current approvals for planning applications.

Site Plan

The rescue center would offer cat fosters a home base to come and pick up supplies for current cats they are fostering, or to bring in cats to the adoption center. The public would be able to play with, pet, and adopt cats. The rescue has no employees at this time and is all volunteer-based. Currently, there are about 15 volunteers with 2 volunteering at a time. The rescue center would offer low-cost clinics at the building every other month, offering vaccinations, microchips, and setting up transportation to a Spay/Neuter Clinic if needed. The space could fit up to 50 cats if needed, but likely to be 30 on a more regular basis.

The building, parking lot, and landscaping were updated in 2006. The existing multi-tenant building is approximately 8,000 s.f. and has five tenant spaces. The applicant proposes to occupy an approximately 1,150 s.f. tenant space.

The hours of operation are 10AM to 8PM daily, with 2-3 volunteers. The public hours are limited to 11AM to 2PM and 5PM to 8PM daily.

Parking

A total of 35 parking stalls are required for the uses located in this building. The site has 42 parking stalls on site, therefore adequate parking is provided on the site.

Tree Preservation

No trees will be removed on site.

Engineering Analysis

Grading/Storm Drainage

The proposed project does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

The proposed development will utilize the existing utilities into the building. No new connections are proposed.

Wetlands/Watershed/FEMA

There are no wetlands or FEMA flood plain on the existing site. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The development will utilize the existing access points to the existing parking area. No new access point will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

The developer will need to obtain any and all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Conditional Use Permit

A city exercises “quasi-judicial” authority when considering a CUP application. This means the city’s role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The indoor kennel for cats does not create an excessive burden.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
 - The B-2 district is intended to provide retailing and services of both a convenience and durable nature to shoppers, such as apparel, furniture, food, banking and financial services for a trade area of nearby residential neighborhoods. The use meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - There are no changes proposed to the outside uses of the site. The proposed use of an indoor animal kennel will not have an adverse effect on the adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The use meets the purpose of the B-2 district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The comprehensive plan designation is Neighborhood Commercial (NC), which is for neighborhood-based goods and services and includes uses such as a small grocery or convenience store, coffee shop/deli, day care center, and personal or health services. The site and architectural design should be of a scale and design compatible with the surrounding uses. Sites are scattered throughout the city for convenient access to reduce stress on the city’s transportation network and provide convenience for residents. The use is not in conflict with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.

- The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed use.

Recommendation

In Planning Case File No. 25-0028, it is recommended that the Planning Commission recommend approval of a conditional use permit for a domestic animal indoor kennel in the Community Commercial (B-2) zoning district with the following conditions:

1. All cats remain inside at all times.
2. A Certificate of Occupancy is required prior to occupying the space.
3. The interior tenant finish work to be completed with a building permit meeting all Building and Fire Code requirements.

Attachment List

1. Attachments

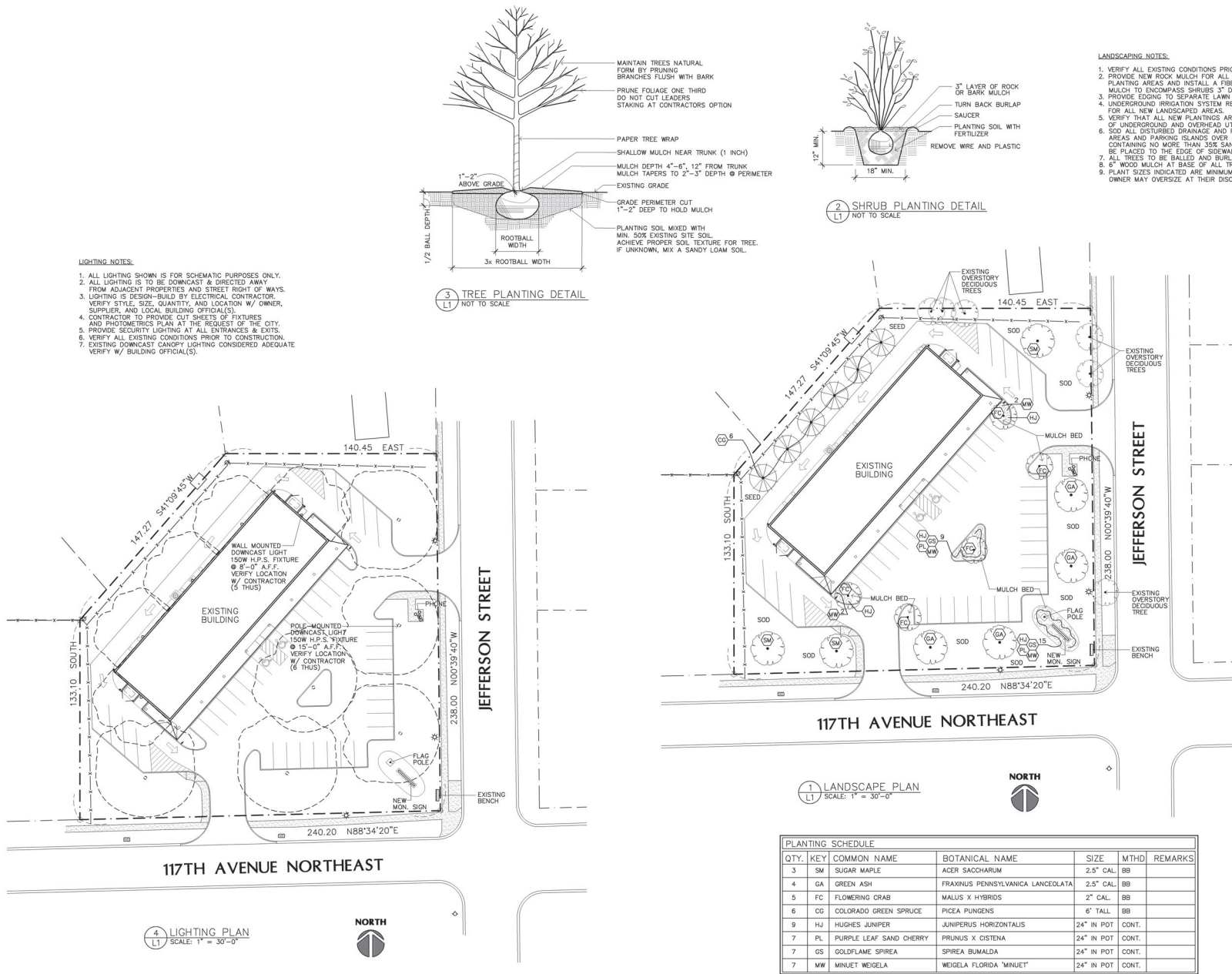


BlaineMN.gov

Case File No. 25-0028 SNAP't Cat Rescue

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





Proposed Renovation For
SORENSEN PROPERTIES
11700 Jefferson St. N.E. Blaine, Minnesota 55434

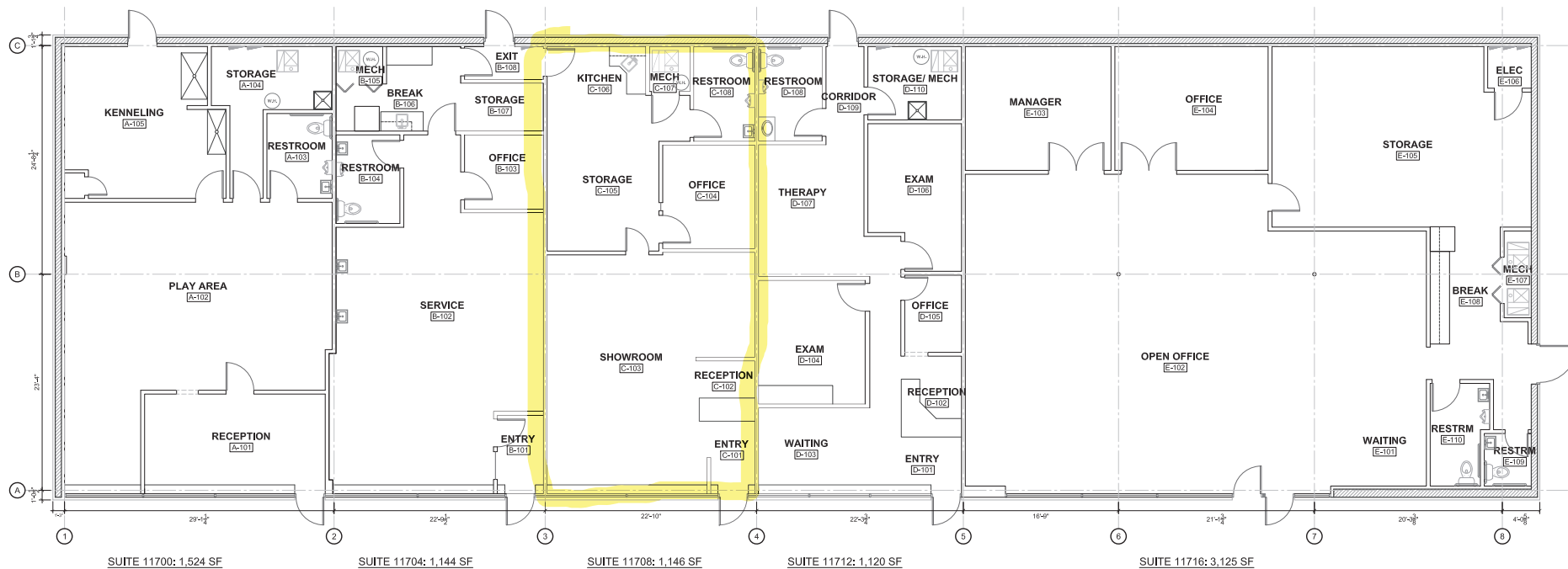
Drawn By: KMB
Checked By:
Revisions
01/13/06 CITY SUBMITTAL
04/06/06 ISSUED

LANDSCAPE &
LIGHTING PLANS

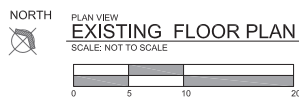
Sheet Number

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Project No. 051122-3

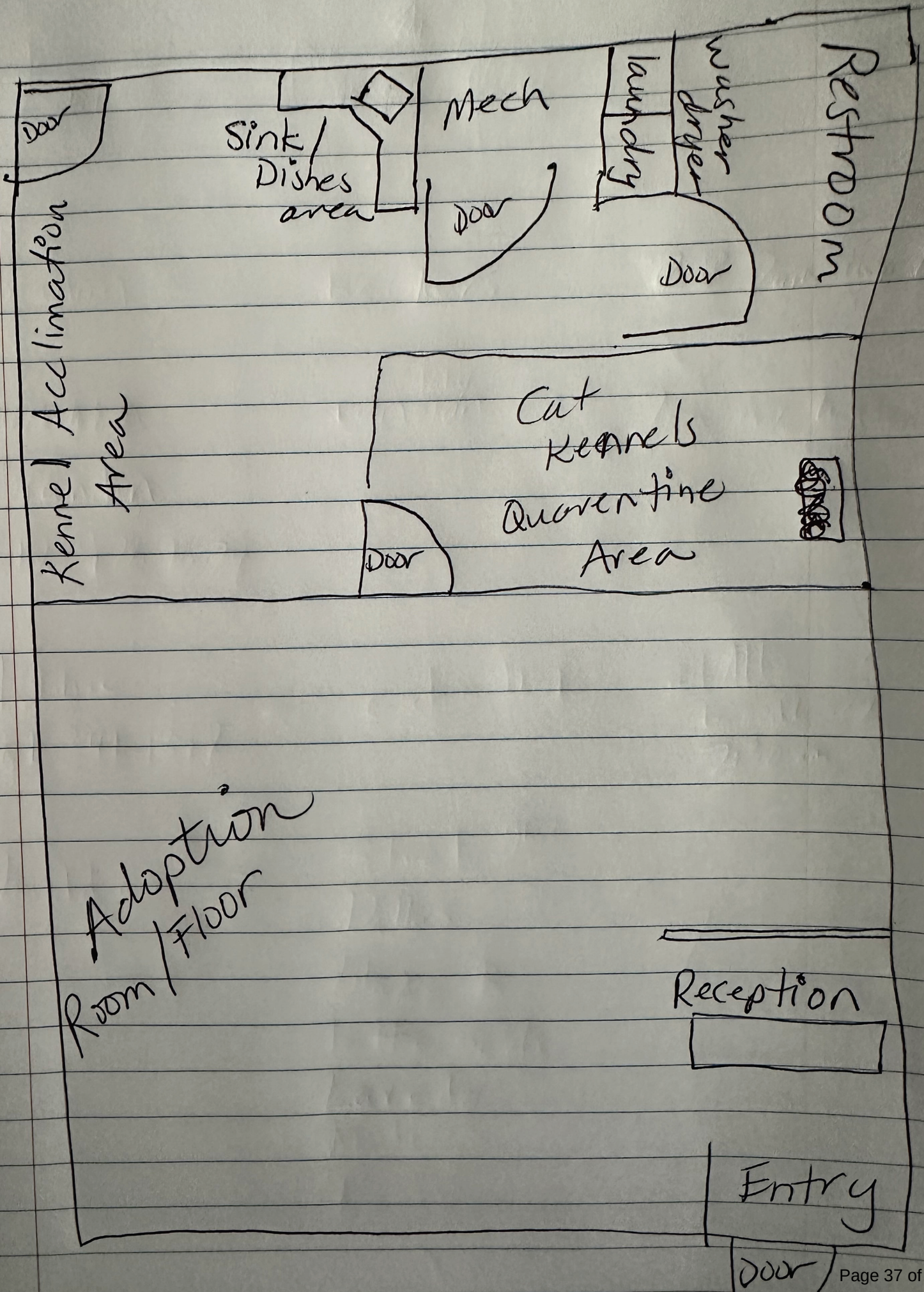


NOTE: ALL DIMENSIONS PROVIDED ARE APPROXIMATE ONLY AND SHALL NOT BE USED TO BUILD OFF OF.



JEFFERSON ST. PARTNERS, LLC
 11700 JEFFERSON ST NE
 BLAINE, MN 55434
 DATE: 3/5/25
 DRAWN BY: GV
 SCALE: AS NOTED

A1.0



JEFFERSON ST PARTNERS LLC

Address: 11700 Jefferson St NE, Blaine

Suite	Name	Use	Approx. SF	Approx. SF Removing Restrooms & Furnance	Parking Need	Ratio
11700	Tenant 1 - Groomer	Personal Service	1524	1194	6	200 sf
11704	Tenant 2 - Barber	Personal Service	1144	768	4	200 sf
11708	Tenant 3 - SNAP't - Sonya	Retail/Personal	1146	966	5	200 sf
11712	Tenant 4 - Chiropractor	Personal Service	1120	910	6	150 sf
11716	Tenant 5 - TBD	Retail/Personal	3125	2795	14	200 sf
		TOTAL SF	8059	6633	35	

Current Total Parking Stalls 42



From: Sonja Larson Founder of SNAP't

SNAP't (Spay/Neuter Action Plan and Transport) was founded in July 2023, and became a federally recognized tax exempt non-profit in December of 2023. We planned to be a small rescue doing BIG things, but we had no idea what was in our future, and the impact this would make for the community.

March of 2024 we quickly became well known when we decided to help with an abandoned hoarding situation in Coon Rapids. There were 81 alive cats, and 22 dead ones. We are foster based, so although we knew we had to help these cats get out of this situation, we didn't have the space for them. We moved quickly to get them out, in only 3 days, and contained them in a 3 car heated garage. We knew it would be safest for them to keep them in kennels, which were all obtained with help with other non-profits working together. More on this: [Hoarding Case on Kare 11](#)
Follow up: [Follow up Kare 11](#)

We were checked on frequently, since there was an investigation into this awful situation and charges were filed against the homeowner. We provided all information to the Coon Rapids Police, at the vet clinics we were accessing, so they could see how neglected these cats were when we took them in, and raised them to health. [Charges Filed](#)

We were not just "lucky" in our endeavor, we were doing the right thing. Helping these disadvantaged cats, with no immediate funds (community outreach raised 30K for them) We got them all to health and adopted them all out, with patience, love and socialization. It received nationwide news

coverage, and reached people like former Viking players, Tommy Kramer who adopted a cat from this situation. We were asked by Bruce, of Rescue Me to be in the Blaine Parade and Festival in 2024, and we will be back this year. We were asked to do Paws on Grand last year and will be back again this year.

We have done a few smaller hoarding situations since this, but we believe that with education within the community, and offering transportation to low cost spay/neuter clinics, and vaccine/microchipping clinics we have so much to offer the community. We want to help local cats and cats in Minnesota. This is important to us, as many larger rescues transport in animals from other states. For those that have ever owned and loved a cat, you know that the cat gives you just as much back as you give them. They lower blood pressure, improve heart health, and overall help with anxiety and mood. We offer volunteer opportunities, and are partnered with Petsmart Charities in Blaine where we adopt out cats and kittens with Blaine and Richfield Petsmart.

Many people adopted or took in stray cats during COVID, and then either released them outdoors when they started having behavioral issues (from not being de-sexed) or they wanted to re-home them when there was “not enough time for them” when they went back to work. This snowballed on an already happening cat crisis, that is now just seemingly neverending.

We believe that working together with other rescues, keeping it local and being an anchor in the community we can do so much GOOD, in the heart of Blaine. Our next logical step is a homebase of a building.

snaptcats.org

A little about me... I moved to Blaine in second grade, and attended Roosevelt Jr High and graduated from Blaine High School. While at Roosevelt in 7th grade, I met my future husband, Kevin Larson. We have been married 29 years! We purchased our own house in Blaine where we have lived for all this time, and raised our 3 children, whom graduated from

Blaine High School. I work currently as a Special Education Teacher, and my husband Kevin worked at Comcast for 25 years, giving up his career and the security of a Full Time job with benefits to help run the cat rescue.

Dr. Tess Hudson, DVM
Southview Animal Hospital
2000 Robert Street S
West Saint Paul, MN 55118

It is my pleasure to provide a letter of recommendation for SNAP'T (Spay, Neuter, Action, Plan & Transportation) Rescue, a cat rescue in Minneapolis-St. Paul area. I have had the pleasure of working with them for a little under a year as an associate veterinarian, and I've been lucky enough to observe (and be a part of) their impact on such a vulnerable population.

I've gotten to know SNAP'T through my hospital, where we work with a good number of their medical cases. Sonja (CEO/Founder) has always been easy to work with. She advocates for the patients, asks important questions and truly considers all options for the animals in her care. Funding is not an easy thing with rescue, but she uses a really unique/passionate voice on social media to help with this, where she's built a lovely community to champion these cats.

Right now, SNAP'T operates on a foster-based system, which has its limitations. I truly believe that the ability to have a home-base building would allow them to continue to grow and help their community through easier access for adoption, vaccination clinics, and other volunteer opportunities. From what I've observed, this rescue would not take this new space for granted, and they would treat it with respect. This is the next logical step in any rescue's path forward, so I'd be honored to provide a recommendation to help a great one advance their mission and grow.

Best,
Dr. Tess Hudson, DVM
Associate Veterinarian
Southview Animal Hospital



City of Blaine Staff Report

File Number: 2025-327

Agenda Date	Status
July 8, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Sheila Sellman, Assistant Community Development Director

Agenda Item # 4.3

Case File No.25-0029 // HJ Development LLP // Southwest Corner of Lexington Avenue and 125th Avenue NE.

The applicant is requesting preliminary plat approval to create four lots and two outlots to be known as Lexington Crossing Second Addition.

Background

Zoning	Town Commercial (B-5)
Land Use	Planned Commercial (PC)
Area	13.12 Acres
Applicable Regulations	75-32
Attachments	Zoning and Location Map Preliminary Plat
Schedule	Planning Commission: 07/07/25 City Council: 08/04/25

Staff report prepared by Sheila Sellman, Assistant Community Development Director, and Teresa Barnes, Project Engineer

Preliminary Plat Standards of Review

1. The planning commission and the council, in their review of the preliminary plat, will consider the requirements of the community, the best use of the land being subdivided, the size and arrangement of the proposed lots, open space requirements, and necessary fire protection.
2. The subdivision shall conform to the adopted comprehensive plan, official maps, and the zoning ordinance.
3. The arrangement, character, extent, width and location of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographic conditions, to water supply, and sewage disposal, to drainage of stormwater, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be

served by such streets. Wherever possible and necessary, the arrangement of streets in new subdivisions shall provide for the continuation of existing streets in adjoining areas. Where adjoining unsubdivided areas may be subdivided, the arrangement of streets in a new subdivision shall make provision for the proper projection of streets into adjoining areas by carrying the new streets to the boundaries of the new subdivision at appropriate locations.

Evaluation of Request

Planning Analysis

Zoning

The subject site is zoned Town Commercial (B-5).

Land Use Designation

The land use designation is Planned Commercial (PC).

Surrounding Zoning and Land Uses

The property to the west is zoned Farm Residential (FR) with Planned Industrial/Planned Commercial (PI/PC) and Low-Density Residential (LDR) land use designations. The property to the north (across 125th Avenue) is zoned FR with a Medium Density Residential/Community Commercial (MDR/CC) land use. Across Lexington Avenue to the east, properties are zoned Planned Business District (PBD) with a land use designation of Planned Commercial (PC). Property to the south is zoned PBD with a PC land use designation.

Existing Conditions

The site is currently two vacant lots with some trees and wetlands present.

History

A preliminary plat was approved in 2025, creating two outlots and right-of-way for Zest Street extension. The proposed plat is subdividing Outlot B of that plat.

Plat

Four lots and two outlots are proposed. The lots are broken down as follows:

- Lot 1, Block 1: 1.7 Acres
- Lot 1, Block 2: 7.8 Acres
- Lot 1, Block 3: 2.6 Acres
- Lot 2, Block 3: 0.97 Acres
- Outlot A: 10.46 Acres
- Outlot B: 1.06 Acres

The B-5 district does not have minimum lot size requirements.

Lot 1 Block 3 is planned for a multi-tenant commercial building with a coffee shop and drive-thru, the Conditional Use Permit (CUP) has been applied for. The remaining lots do not have development proposed at this time.

Setbacks

The B-5 setbacks will apply and will be reviewed with CUP applications and/or building permits.

Building

- Front yard: 50 feet or 1/2 of the total building height, whichever is greater
- Side yard: 15 feet or 1/2 of the total building height, whichever is greater
- Rear yard: 20 feet or 1/2 of the total building height, whichever is greater

Parking

- Front yard: 30 feet
- Side yard: 15 feet
- Rear yard: 20 feet

Landscaping

Landscaping will be reviewed with the CUP application and/or at the time of building permit.

Tree Preservation

The tree removal plan reflects tree removal for the entire site including property west of Zest Street, which will be retained by the city. According to the plan, 14 acres of trees will be removed. The city's tree replacement is 8 trees per acre, therefore requiring 112 trees. This can be accomplished through landscape plans for each lot. Further determination of replacement for this subdivision will be reviewed with the final plat, breaking down what is required for the development and for the city.

Park Dedication

Park dedication is required for the development of 4 new lots, based on a rate of \$7,825 per acre. This results in a total park dedication fee of \$31,300, if paid in 2025. The fee must be paid prior to the issuance of a building permit and will be calculated using the per-acre rate in effect at the time payment is received by the City.

Engineering Analysis

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the RCWD and city-approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's Engineer. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and

hydrology report shall be included in the submittal for city review and approval.

The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.

Utilities

The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2025 rate for Sanitary Sewer District 7 is \$8,760 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 13 acres of upland for a total sewer area charge of \$113,880.

The developer will be responsible for the deferred assessment for outlot B of this parcel. The 2025 amount is \$46,438.14.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Utilities will be extended to the edge of the plat for future connection to adjacent parcels.

Utilities will be brought to the north side of 125th Avenue NE at the Zest Street alignment.

Hydrant locations must be reviewed and approved by the Fire Department.

Developer shall explore water sources for landscape irrigation systems installed throughout the development, including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred), and shall surround all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to Rice Creek Watershed District (RCWD). Review, approval and permits are required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final documents, to provide those documents to the property owners, and to record these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

A traffic study shall be provided as specified with both City of Blaine and Anoka County requirements. The developer will be required to construct all mitigation measures outlined in the study.

The development is proposing to gain/provide access from a connection to 125th Avenue NE and Lexington Avenue NE. As these are both county roads, the developer will need to construct any

improvements as outlined in the development review of Anoka County's plat review comments.

Zest Street NE shall be constructed as a collector roadway 34-feet back of curb to back of curb and will be required to meet MN state aid standards. All other local roads shall be constructed to 29-feet back of curb to back of curb and will extend to the edge of the plat for future connection with adjacent parcels.

Zest Street will be required to be constructed with a six-foot concrete sidewalk and a 8-foot bituminous trail. All other local streets will require a six-foot concrete sidewalk to be constructed on one side. Locations to be determined in the plan review process.

As part of the street design, the development will be required to provide streetlights installed in the manner, location and type prescribed by the City Engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements of the City.

All landscaping will need to be contained on the platted lots and not in the street Right-of-way.

Easements/Right-of-way/Permits

The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

All local public streets require dedication of 60-feet of right-of-way and Zest Street will require an 80-foot right-of-way with additional dedication to create proper intersection lane geometries.

Recommendation

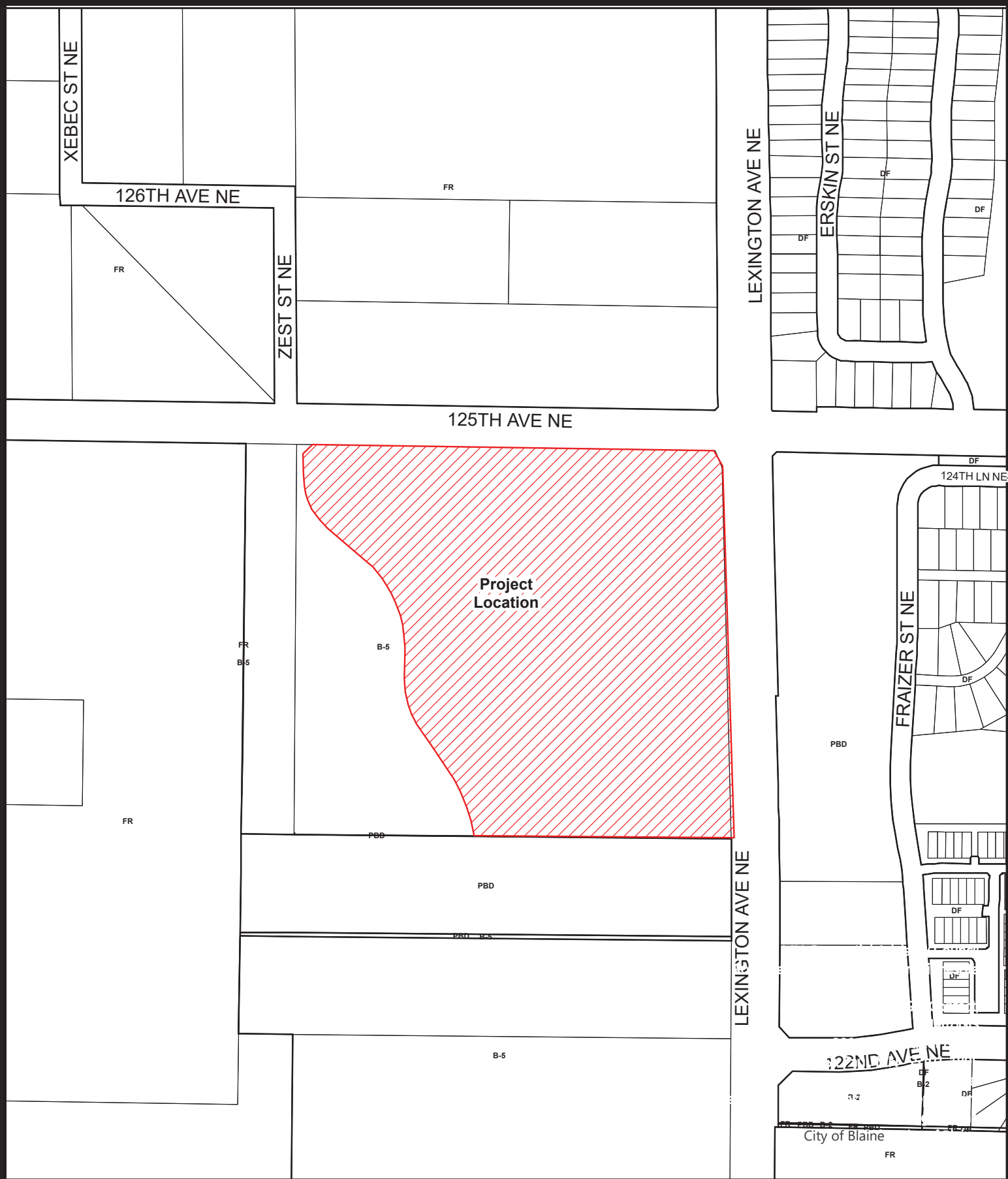
In Planning Case File No. 25-0029, it is recommended that the Planning Commission recommend preliminary plat approval to create four lots and two outlots with the following conditions:

1. Park dedication is required for the development of 4 new lots, based on a rate of \$7,825 per acre. This results in a total park dedication fee of \$31,300, if paid in 2025. The fee must be paid prior to the issuance of a building permit and will be calculated using the per-acre rate in effect at the time payment is received by the City.
2. One hundred and twelve (112) replacement trees for the lots that were preliminary platted (14 disturbed acres) is required. Further determination of replacement for this subdivision will be reviewed with final plat, breaking down what is required for the development and for the City.
3. The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2025 rate for Sanitary Sewer District 7 is \$8,760 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 13 acres of upland for a total sewer area charge of \$113,880.
4. The developer is responsible for submitting a traffic study and constructing all mitigation measures outlined in the study.

5. The developer will be responsible for the deferred assessment for outlot B of this parcel. The 2025 amount is \$46,438.14.
6. All development signage by separate review.
7. Final plat is required within one year of approval.
8. Execution and recording of a development agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
9. Site plan approval is required as part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.

Attachment List

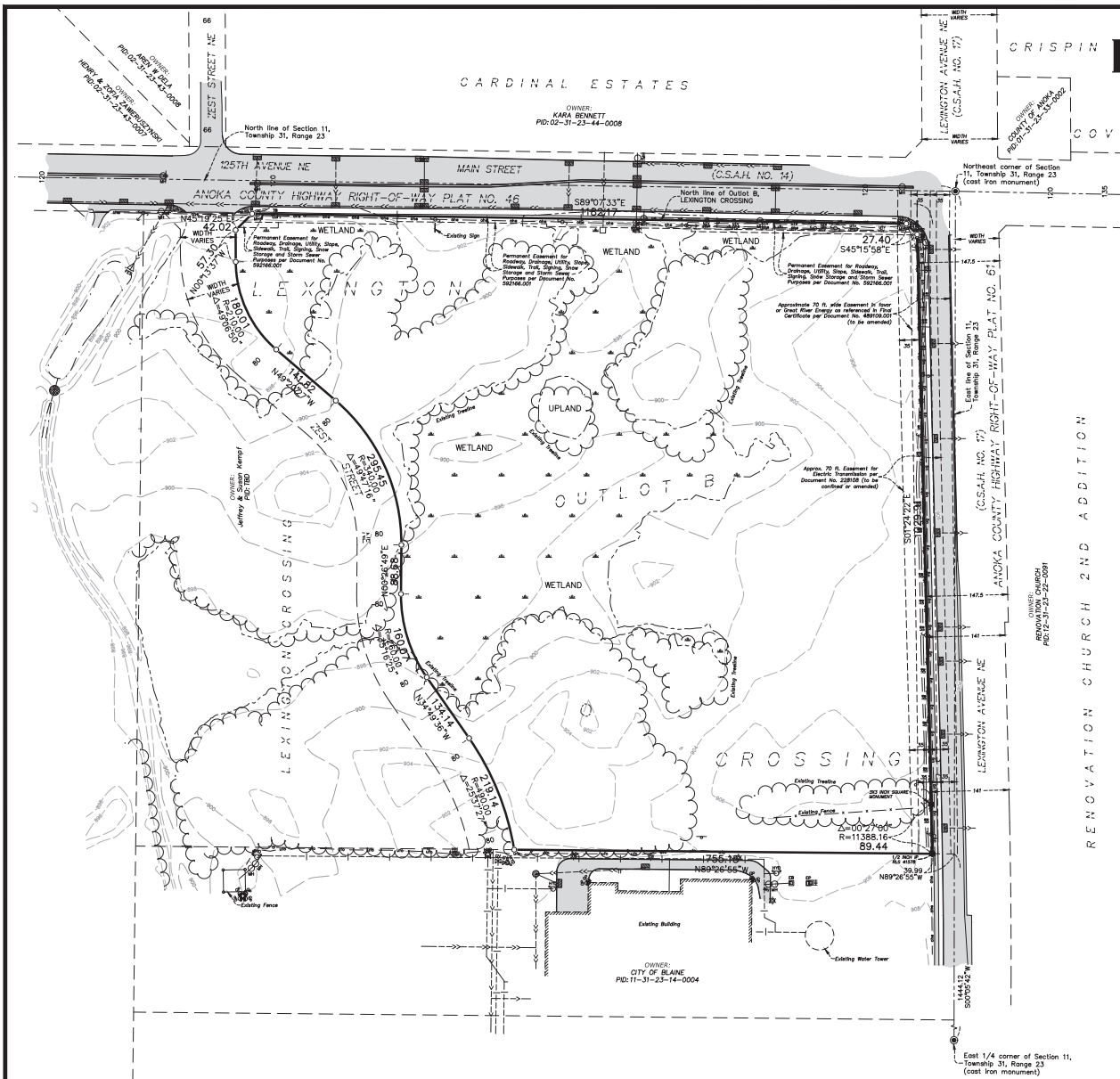
1. Attachments



Case File No. 25-0029 Lexington Crossing Second Addition



LEXINGTON CROSSING SECOND ADDITION



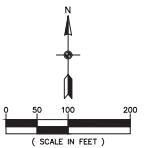
PROPOSED PARCEL DESCRIPTION:
Outlot B, LEXINGTON CROSSING, Anoka County, Minnesota

GENERAL NOTES:

- Bearings shown are based on the North line of proposed Outlot B, LEXINGTON CROSSING, Anoka County, Minnesota, which is assumed to bear S89°07'33\"
- Easements to be confirmed/amended/released as part of the preliminary plat of LEXINGTON CROSSING:
 - Easement in favor of United Power Association filed as Document No. 228108.
 - Easement in favor of Great River Energy as referenced in Final Certificate filed as Document No. 489108.001.

LEGEND

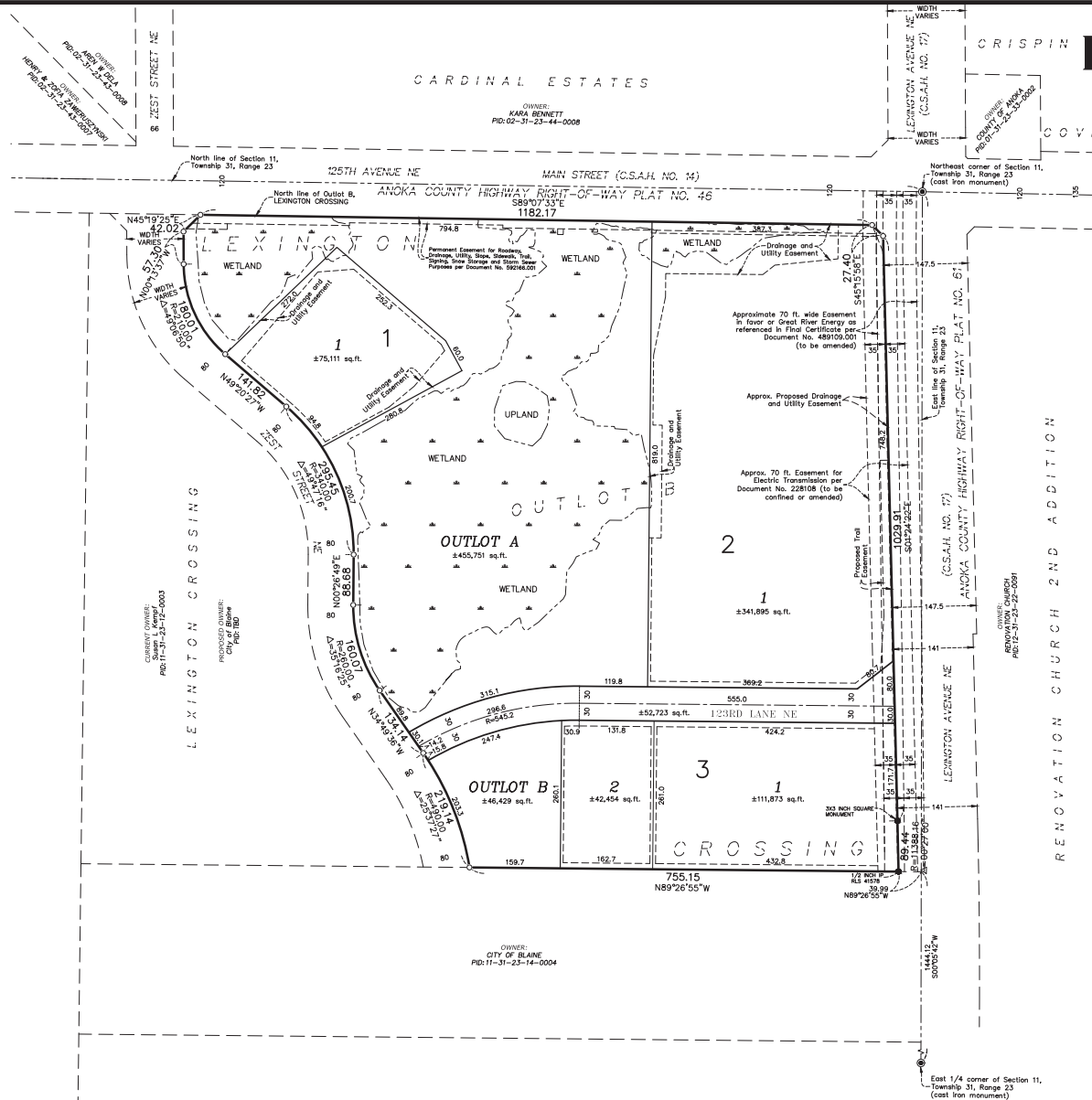
- Denotes Anoka County Section Monument, as noted
- Denotes Found Iron Monument, as noted
- Denotes 5/8 inch by 14 inch rebar, set or to be set as part of the preliminary plat of LEXINGTON CROSSING, marked with RLS 4038T
- Denotes Light Pole
- Denotes Semaphore
- Denotes Miscellaneous Sign
- Denotes Guard Post
- Denotes Storm Manhole
- Denotes Miscellaneous Manhole
- Denotes Overflow Control Structure
- Denotes Catch Basin
- Denotes Flared End Section
- Denotes Fire Hydrant
- Denotes Gate Valve
- Denotes Guy Wire
- Denotes Utility Pole
- Denotes Telephone Box
- Denotes Electric Panel
- Denotes Electric Box
- Denotes Hand Hole
- Denotes Underground Electric
- Denotes Underground Gas
- Denotes Underground Television
- Denotes Underground Fiber Optic
- Denotes Overhead Utility Line(s)
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Storm Sewer
- Denotes Existing Fence as noted
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Wetlands delineated by Westwood Professional Services, Inc.
- Denotes Existing 2 Ft. Contour
- Denotes Existing 10 Ft. Contour



BENCHMARK	
1. Anoka county benchmark no. 2006-	
Elevation 897.376 ft. (NAVD83)	
2. Anoka county benchmark no. 2095-	
Elevation 902.431 ft. (NAVD83)	

CARLSON ENGINEERING SURVEYING PLANNING	SURVEYOR'S CERTIFICATE I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. Date: 6/6/25 License #: 402951	Print Name: Thomas R. Bakula, L.S. Signature: <i>Thomas R. Bakula</i> Date: 6/6/25 License #: 402951	DRAWN BY: NDC ISSUE DATE: 6/6/25 FILE NO.: 2692	Revisions:	H.J. DEVELOPMENT, LLP 2655 Cheshire Lane N. Plymouth, MN 55447	LEXINGTON CROSSING SECOND ADDITION Blaine, MN	EXISTING CONDITIONS	2 of 10
	LEXINGTON CROSSING SECOND ADDITION							

LEXINGTON CROSSING SECOND ADDITION



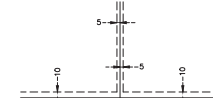
PROPOSED PARCEL DESCRIPTION:
Outlot B, LEXINGTON CROSSING, Anoka County, Minnesota

GENERAL NOTES:
1) Bearings shown are based on the North line of Outlot B, LEXINGTON CROSSING, Anoka County, Minnesota, which is assumed to bear S89°07'33"E.

SITE DATA

TOTAL SITE AREA—±25.85 AC. EXISTING ZONING—B-5 TOWN COMMERCIAL
TOTAL ROW AREA—±1.21 AC.
TOTAL OUTLOT AREA—±11.52 AC. UTILITIES—AVAILABLE
OUTLOT A—±10.46 AC.
OUTLOT B—±1.06 AC. MINIMUM COMMERCIAL SETBACK DATA:
TOTAL LOT AREA—±13.12 AC. FRONT—30 FT.
SMALLEST LOT—±42,454 S.F. SIDE—5 FT.
LARGEST LOT—±341,895 S.F. REAR—20 FT.
AVERAGE LOT—±142,833 S.F. LEXINGTON AVENUE NE—50 FT. BUILDING
TOTAL NUMBER OF LOTS—4 30 FT. PARKING
GROSS DENSITY—0.15 LOTS/AC.

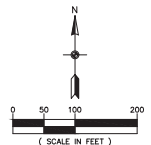
PROPOSED
DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining side lot lines, and 10 feet in width, and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

LEGEND

- - Denotes Anoka County Section Monument, as noted
- - Denotes Found Iron Monument, as noted
- - Denotes 5/8 inch by 14 inch rebar, set or to be set as part of the final plat of LEXINGTON CROSSING, marked with RLS 40361
- - Denotes Wetlands delineated by Wetland Professional Services, Inc.



**CARLSON
ENGINEERING**
SURVEYING
PLANNING

PRELIMINARY PLAT
DATE: 6/9/25
BY: [Signature]
FILE NO: 2693

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Print Name: Thomas R. Balluff, L.S.
Signature: [Signature]
Date: 6/9/25 License #: 40361

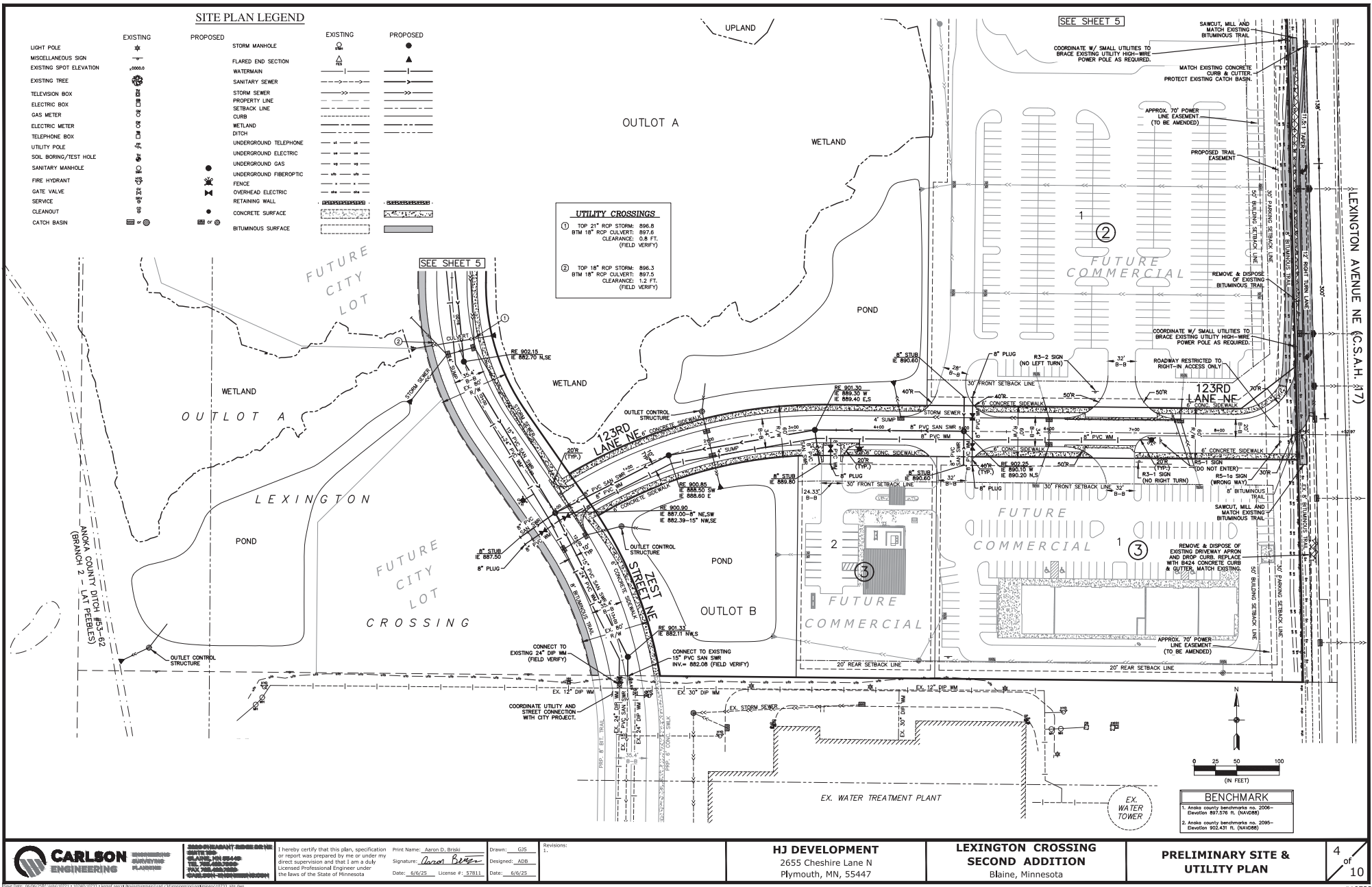
DRAWN BY: NDC
ISSUE DATE: 6/9/25
FILE NO: 2693

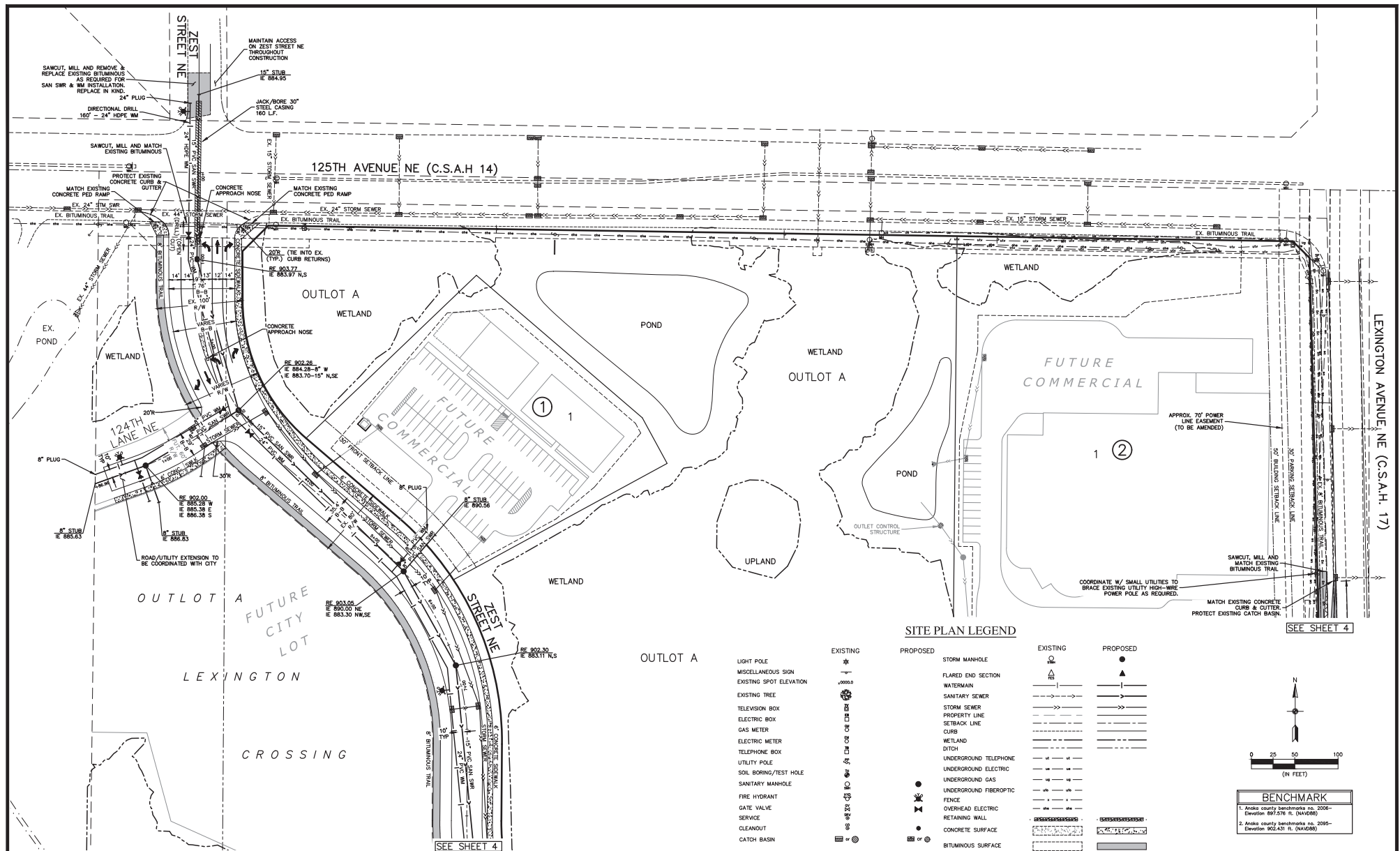
H.J. DEVELOPMENT, LLP
2655 Cheshire Lane N.
Plymouth, MN 55447

**LEXINGTON CROSSING
SECOND ADDITION**
Blaine, MN

PRELIMINARY PLAT

3 of 10





CARLSON ENGINEERING

1000 PINE STREET
SUITE 200
PLYMOUTH, MN 55442
TEL: 763-333-3333
FAX: 763-333-3334
WWW.CARLSONENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Aaron D. Bittel
Signature: *Aaron Bittel*
Date: 6/6/25 License #: 57811

Drawn: GJS
Designed: ADE
Date: 6/6/25

HJ DEVELOPMENT
2655 Cheshire Lane N
Plymouth, MN, 55447

**LEXINGTON CROSSING
SECOND ADDITION**
Blaine, Minnesota

**PRELIMINARY SITE &
UTILITY PLAN**

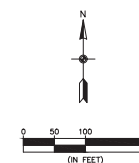
5 of 10

SITE PLAN LEGEND

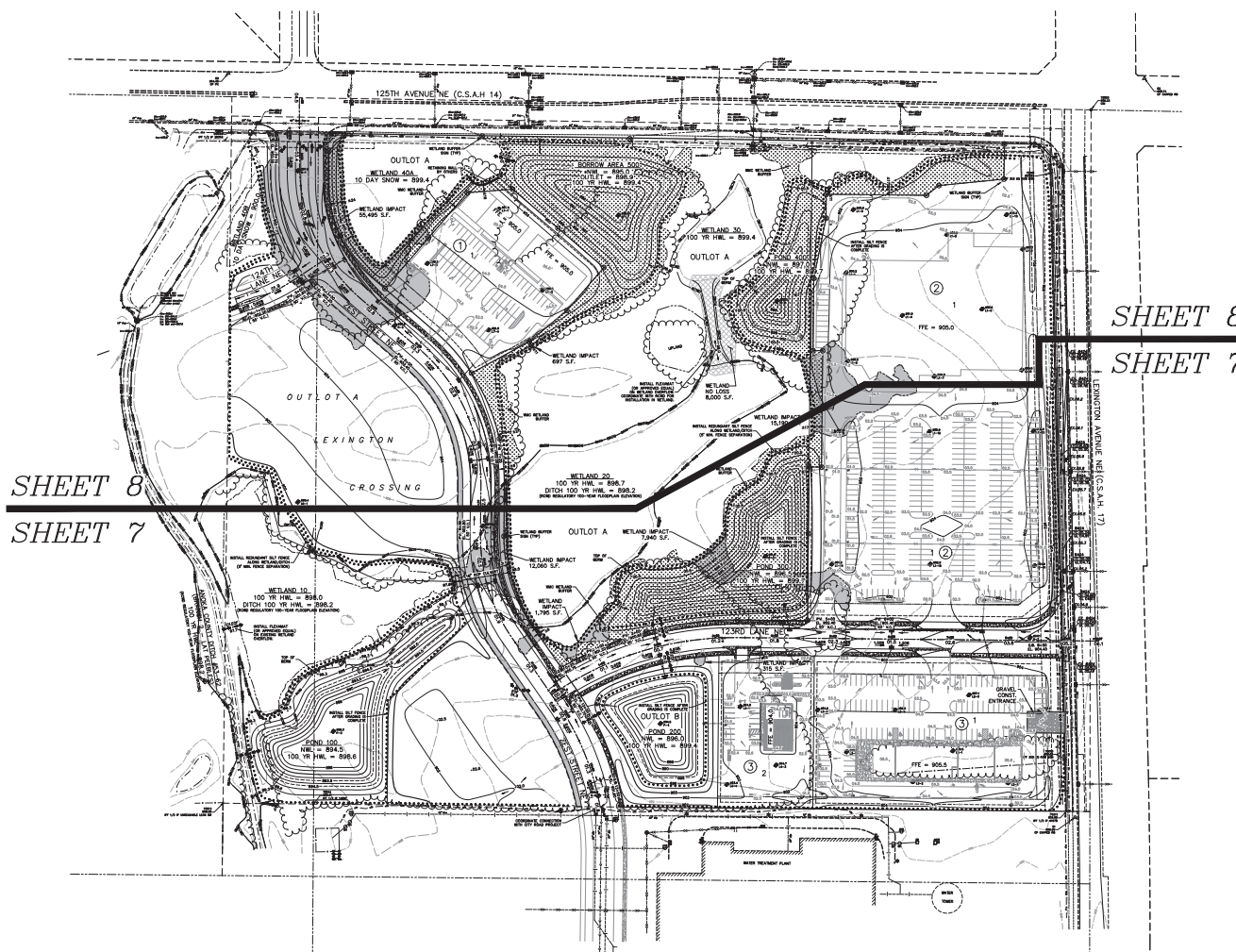
EXISTING	PROPOSED
LIGHT POLE	
MISCELLANEOUS SIGN	
EXISTING SPOT ELEVATION	
EXISTING TREE	
TELEVISION BOX	
ELECTRIC BOX	
GAS METER	
ELECTRIC METER	
TELEPHONE BOX	
UTILITY POLE	
SOIL BORING/TEST HOLE	
SANITARY MANHOLE	
FIRE HYDRANT	
GATE VALVE	
SERVICE	
CLEANOUT	
CATCH BASIN	
STORM MANHOLE	
FLARED END SECTION	
WATERMAIN	
SANITARY SEWER	
STORM SEWER	
PROPERTY LINE	
SEBACK LINE	
CURB	
WETLAND	
DITCH	
UNDERGROUND TELEPHONE	
UNDERGROUND ELECTRIC	
UNDERGROUND GAS	
UNDERGROUND FIBEROPTIC	
FENCE	
OVERHEAD ELECTRIC	
RETAINING WALL	
CONCRETE SURFACE	
BITUMINOUS SURFACE	

NOTES

1. SITE IS LOCATED WITHIN THE BOUNDARIES OF THE RICE CREEK WATERSHED DISTRICT.
2. SOIL STOCKPILES SHALL BE FITTED BY SEDIMENT-TRAPPING MEASURES AND STABILIZED WITHIN 7 DAYS OF INACTIVITY.
3. STREET SWEEPING SHALL TAKE PLACE BY THE END OF DAY (IF REQUIRED).
4. EROSION CONTROL AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
5. WETLAND BUFFER SIGNS SHALL BE INSTALLED IMMEDIATELY AFTER PROJECT GRADING IS COMPLETED.
6. THE DNR DEWATERING PERMIT MUST BE OBTAINED PRIOR TO ANY DEWATERING ACTIVITY. THE DEWATERING PLAN MUST BE SUBMITTED TO THE RICE CREEK WATERSHED DISTRICT AT LEAST 7 DAYS PRIOR TO DEWATERING ACTIVITY FOR REVIEW AND APPROVAL.



BENCHMARK
1. Anoka county benchmark no. 2006- Elevation 897.576 ft. (NAVD83)
2. Anoka county benchmark no. 2006- Elevation 902.431 ft. (NAVD83)



The subsurface utility information shown on this plan is utility quality level D. This quality level was determined according to the guidelines of OJASD 38-02, written "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."

FLOODPLAIN SUMMARY

FLOODPLAIN FILL = 530 C.Y.
FLOODPLAIN MITIGATION = 550 C.Y.

WETLAND SUMMARY

WETLAND IMPACT = 93,492 S.F.
WETLAND NO LOSS = 8,000 S.F.

WETLAND REPLACEMENT CREDITS WILL BE PURCHASED IN LIEU OF ONSITE REPLACEMENT

WMC WETLAND BUFFER SUMMARY (25' MIN/50' AVG)

WMC WETLAND BUFFER AREA = 205,540 SF (4.72 AC)
[REQUIRED WMC BUFFER = 153,629 SF (3.53 AC)]

WETLAND BUFFER SIGN



3000 STEWART DRIVE, SUITE 100
BLAINE, MN 55440
TEL: 763.488.7888
FAX: 763.488.7889
CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: Aaron D. Briski
Signature: *Aaron Briski*
Date: 6/5/25 License #: 52911

Project: GTS
Designed: AOB
Revisions: 1
Date: 6/5/25

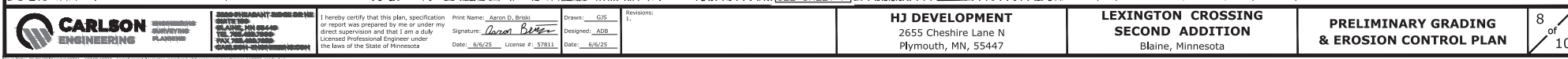
HJ DEVELOPMENT
2655 Cheshire Lane N
Plymouth, MN, 55447

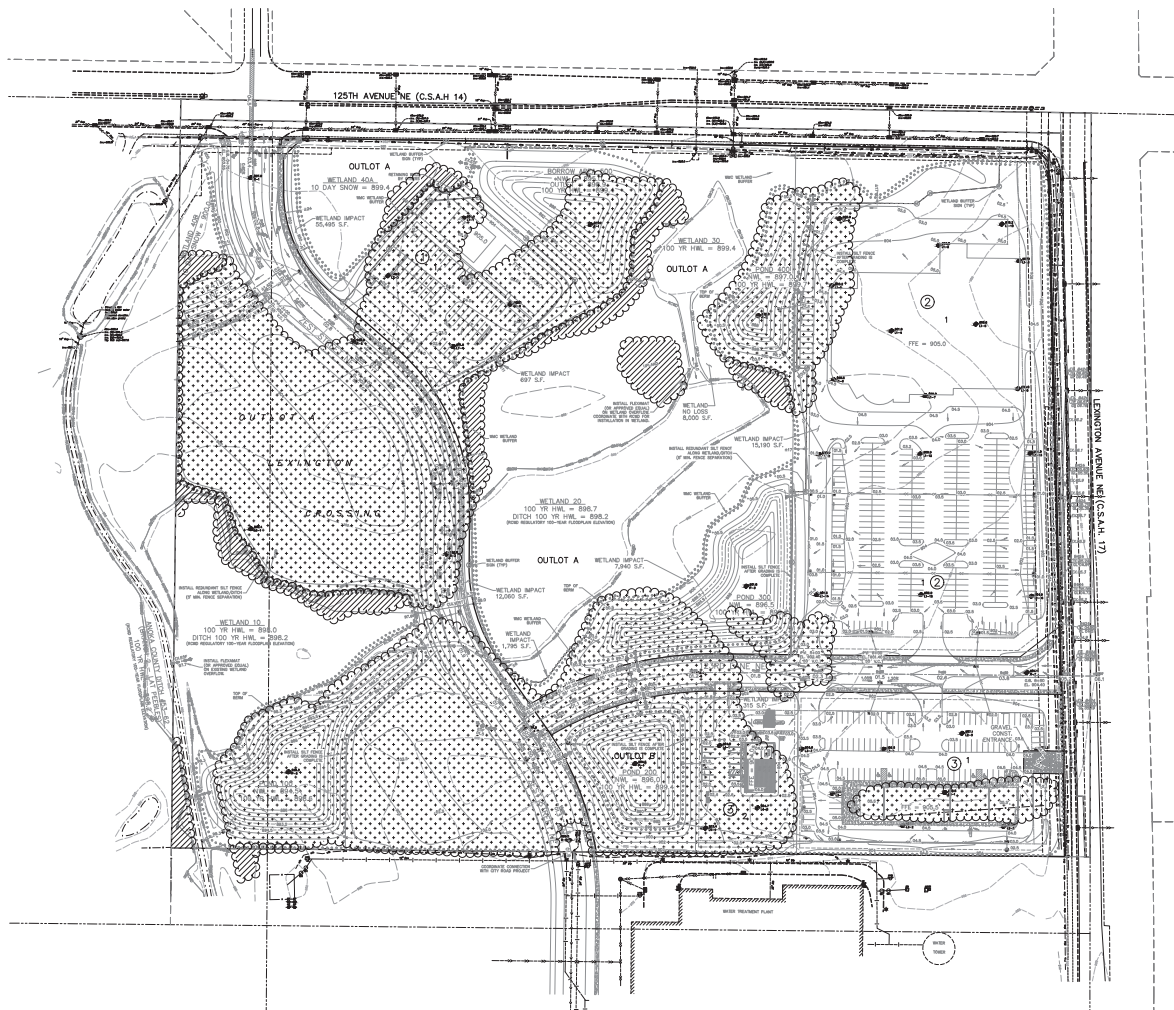
LEXINGTON CROSSING
SECOND ADDITION
Blaine, Minnesota

GRADING INDEX

6 of 10





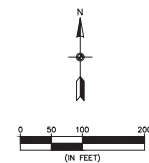


LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
CURB	---	---
BUILDING SETBACK LINE	---	---
BITUMINOUS	---	---
GRAVEL	---	---
CONCRETE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
SILT FENCE	---	---
TREE FENCE	---	---
TREE LINE	---	---
TREE SAVE AREA	---	---
TREE REMOVE AREA	---	---
TREE (CONF./DECD.)	---	---

TREE TOTALS

TOTAL TREE AREA REMOVED =	14.24 AC
TOTAL TREE AREA SAVED =	1.01 AC
TOTAL TREE AREA =	15.25 AC



BENCHMARK

1. Anoka county benchmark no. 2006- Elevation 897.576 ft. (NAVD88)
2. Anoka county benchmark no. 2005- Elevation 902.431 ft. (NAVD88)



CARLSON ENGINEERING
 ENGINEERING
 ARCHITECTURE
 PLANNING
 300 E. 10TH AVE. SUITE 200
 ST. CLOUD, MN 56301
 TEL: 763.444.7888
 FAX: 763.444.7889
 WWW.CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: Aaron D. Brink
 Signature: *Aaron Brink*
 Date: 6/6/25 License #: 379311

Drawn: GTS
 Designed: AGB
 Revisions: 1.
 Date: 6/6/25

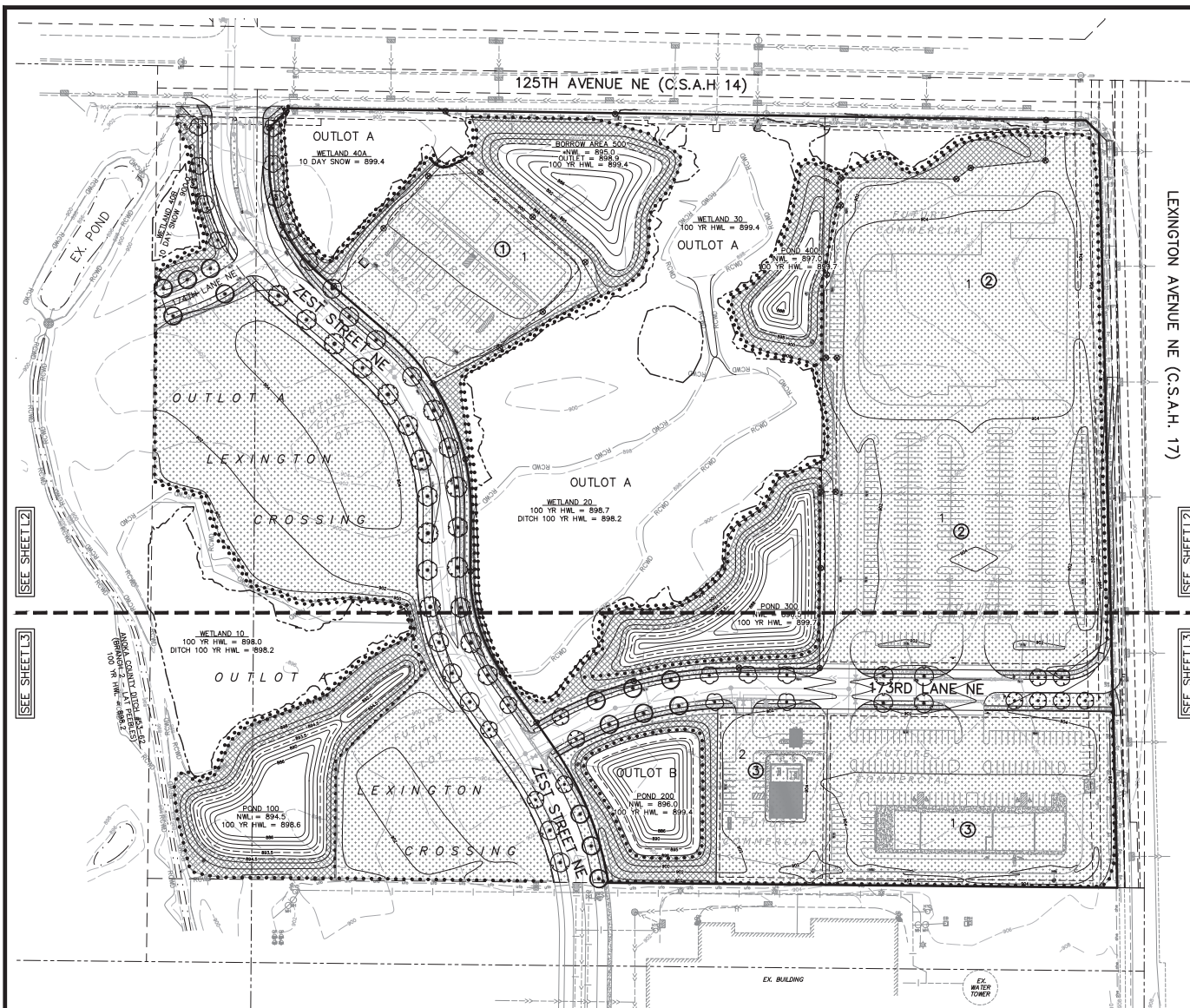
HJ DEVELOPMENT
 2655 Cheshire Lane N
 Plymouth, MN, 55447

**LEXINGTON CROSSING
 SECOND ADDITION**
 Blaine, Minnesota

TREE PRESERVATION PLAN

T1
 of
 T1

#10733



LANDSCAPE PLAN NOTES

- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW IN MINNESOTA, CALL CORNER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
- UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAGING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAGING DURING THE COURSE OF THE PROJECT.
- PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 - ADDENDA WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 - LANDSCAPE SPECIFICATIONS.
 - PLAN DRAWINGS.
 - PLANT / MATERIAL SCHEDULES.
 - CITY STANDARD SPECIFICATIONS AND DETAILS.
 - MINN. STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	14	Acer rubrum "Northwood"	Northwood Red Maple	2.5" Cal.	B&B
	FM	12	Acer x freemanii "Sienna"	Sienna Glen Maple	2.5" Cal.	B&B
	WO	9	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
	HO	10	Quercus x macdaniellii "Clemons" TM	Heritage Oak	2.5" Cal.	B&B
	BL	14	Tilia americana "Boulevard"	Boulevard Linden	2.5" Cal.	B&B
	AE	13	Ulmus americana "Princeton"	American Elm	2.5" Cal.	B&B
GROUND COVERS						
	SB	790,633 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 100 lb/ac	MnDOT Southern Boulevard	seed	
	STR	140,183 sf	Type II - Native Seed Mix (Buffer) Refer to notes for acceptable seeding methods. Seeding Rate 30 lb/ac	MnDOT Southern Tallgrass Roadside	seed	

1 OVERALL LANDSCAPE PLAN



CARLSON ENGINEERING
LANDSCAPE ARCHITECTS

PRELIMINARY
LANDSCAPE PLAN

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Print Name: Dan J. Rutledge, R.L.A.
Signature: [Signature]
Date: 6/6/25 License #: 56346

Drawn: RJR
Designed: RJR
Date: 6/6/25

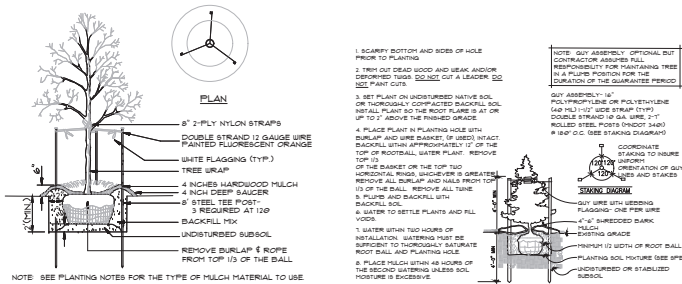
HJ DEVELOPMENT
2655 Cheshire Lane N
Plymouth, MN, 55447

**LEXINGTON CROSSING
SECOND ADDITION**
Blaine, Minnesota

**PRELIMINARY
LANDSCAPE PLAN**

L1
of 3

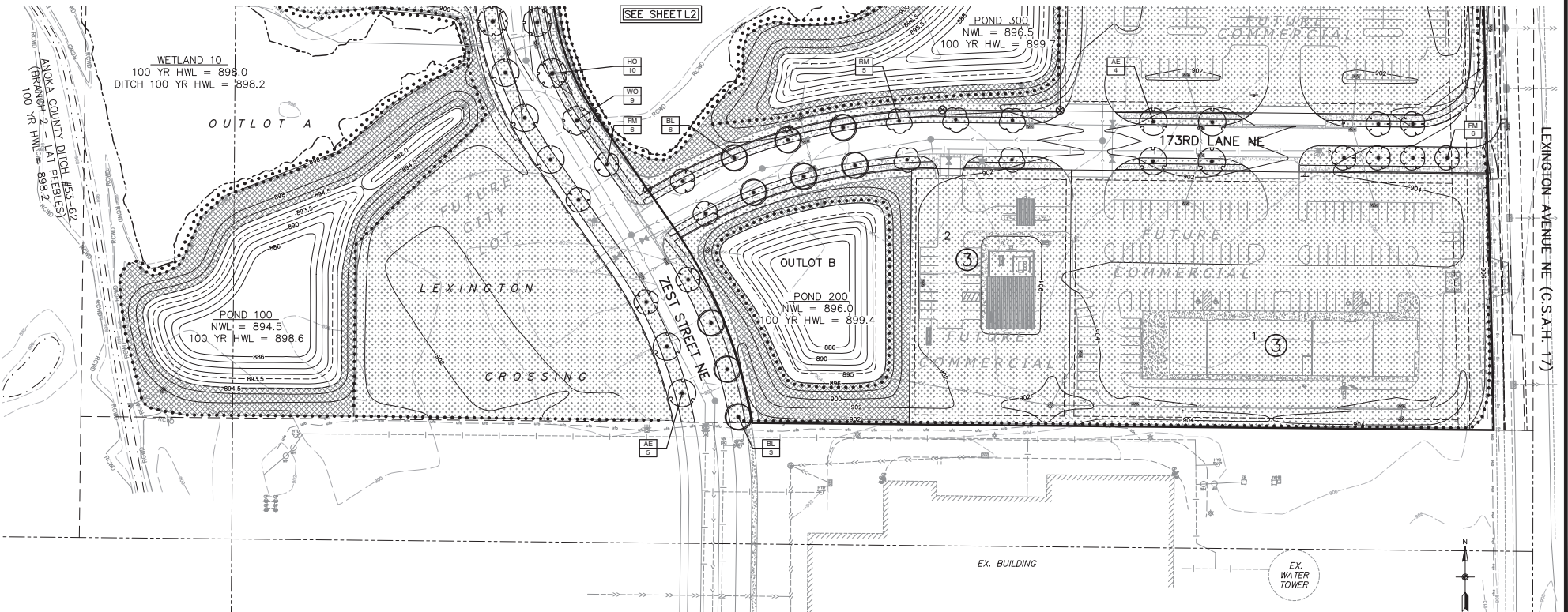




LANDSCAPE SPECIFICATIONS

- 1. TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4" TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.
- 2. EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-RILLS, INLET PROTECTION, EROSION CONTROL, BLANKETING, JUST CONTROL, SWEETING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING RAPID STABILIZATION METHOD 3.
- 3. CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STAMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
- 4. SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SOOED, SEED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD PRIOR TO INSTALLATION OF ANY IRRIGATION, SEEDING, PLANTING, SOOING, ETC.
- 5. TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SOOED OR SEED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RANDED AND GRADED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN 1" FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
- 6. SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE 1 STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN AT THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER FOLLOWING SEED APPLICATION, INSTALL CATEGORY 20+ STRAW EROSION CONTROL BLANKET WITH NATURAL NETTING ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE 3 MULCH (MGA CERTIFIED WEED FREE GRASS STRAW) AT A RATE OF 3 TONS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
- 7. PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

- 8. PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
- 9. PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL, WHICH DIES, TURNS BROWN, OR DEFLATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
- 10. MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
- 11. MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
- 12. WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
- 13. NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOVED / WEED-WIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAN 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WIPPED TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBICIDE ONLY AS NEEDED.
- 14. FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETION OR CORRECTING BEFORE FINAL ACCEPTANCE.
- 15. WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.



1 LANDSCAPE PLAN - SOUTH

CARLSON ENGINEERING 1000 PULASKI AVENUE, SUITE 200 ST. LOUIS, MO 63103 TEL: 314.433.1111 WWW.CARLSON-ENGINEERING.COM	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota. Print Name: <u>Don J. Rutledge, R.L.A.</u> Signature: <u>[Signature]</u> Date: <u>6/6/25</u> License # <u>56346</u>	Drawn: <u>RJR</u> Designed: <u>RJR</u> Date: <u>6/6/25</u>	HJ DEVELOPMENT 2655 Cheshire Lane N Plymouth, MN, 55447	LEXINGTON CROSSING SECOND ADDITION Blaine, Minnesota	PRELIMINARY LANDSCAPE PLAN	L3 of 3
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City of Blaine Staff Report

File Number: 2025-328

Agenda Date	Status
July 8, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Sheila Sellman, Assistant Community Development Director

Agenda Item # 4.4

Case File No. 25-0026 // HJ Development LLP // Southwest Corner of Lexington Avenue and 125th Avenue NE

The applicant is requesting a conditional use permit for a coffee shop with a drive-thru and a zero lot line and shared access in the Town Commercial (B-5) zoning district.

Background

Zoning	Town Commercial (B-5)
Land Use	Planned Commercial (PC)
Area	2.6 Acres
Applicable Regulations	Sections 27.04 and 30.80
Attachments	Zoning and Location Map Narrative Site Plan Landscape Plan Exterior Building Elevations
Schedule	Planning Commission: 07/08/25 City Council: 08/04/25

Staff report prepared by Sheila Sellman, Assistant Community Development Director, and Teresa Barnes, Project Engineer

Evaluation of Request

Planning Analysis

Zoning

The subject property is zoned B-5, Town Commercial.

Surrounding Zoning and Uses

The property to the west is zoned Farm Residential (FR) with Planned Industrial/Planned Commercial

(PI/PC) and Low-Density Residential (LDR) land use designations. The property to the north (across 125th Avenue) is zoned FR with a Medium Density Residential/Community Commercial (MDR/CC) land use. Across Lexington Avenue to the east, properties are zoned Planned Business District (PBD) with a land use designation of Planned Commercial (PC). Property to the south is zoned PBD with a PC land use designation

Existing Conditions

The site is currently two vacant lots with some trees and wetlands present. The site is part of a preliminary plat and will be platted into a 2.6 acre lot proposed as Lot 1, Block 3 Lexington Crossings.

Site Plan

The proposed building is a multi-tenant commercial building with a coffee shop and drive-thru on the east end. Access will be shared with the lot to the west with a zero lot line. In the B-5 district, a CUP is required for a coffee shop, shared access and zero lot line.

Setbacks

Building setbacks are met.

- Front yard: 50 feet
- Side yard: 15 feet
- Rear yard: 20 feet

Parking setbacks are met

- Front yard: 30 feet
- Side yard: 15 feet - zero lot line on west side
- Rear yard: 20

Parking

Based on the users identified on the site plan, 96 parking stalls are required, 102 are proposed. The breakdown is as follows:

- Restaurant: 17 stalls
- Nail Salon: 18 stalls
- Clinic: 40 stalls
- Coffee Shop 21 stalls

Architecture

In the B-5 district, at least 50% of all exterior wall finishes on any building shall be comprised of a combination of at least three building materials with all materials present on each elevation. All buildings to incorporate a four-sided design. The proposed building materials are EIFS, Fiber Cement Board and Architectural Metal, all of which are acceptable materials. However, the rear elevation only shows two building materials, EIFS and Cement Board, and the B-5 district requires at least 50% of all wall finishes have a combination of three materials.

Landscaping

The landscape plan meets requirements.

Engineering Analysis

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the Rice Creek Watershed District (RCWD) and city-approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's Engineer. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

Utilities

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Wetlands/Watershed/FEMA

The developer will need to submit the project to RCWD. Review, approval and permits are required prior to city plan approval and start of site work.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access to the proposed road – 123rd Lane NE – which is being constructed with the overall commercial subdivision development. No access will be granted to Lexington Ave NE.

No additional street design, sidewalk or trail will be required for Lot 1 Block 3.

Easements/Right-of-way/Permits

The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Conditional Use Permit

A city exercises “quasi-judicial” authority when considering a CUP application. This means the city’s role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things the Council shall consider the following findings where applicable:

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

- The CUP is for a coffee shop with a drive-thru and a zero lot line with shared parking. These uses do not create an excessive burden on parks, schools, streets or other public facilities.
- 2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The purpose of this district is to allow limited commercial uses that are appropriate for highly visible properties serving local or regional trade areas with elevated architectural and site design. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads. The proposed use is located adjacent to Lexington Avenue and meets the intended character of the zoning district and is compatible with the adjoining properties.
- 3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The coffee shop is proposed to be in a new multi-tenant retail space. The water treatment facility is to the south, Lexington Avenue to the east, and the north is vacant land planned for a future grocery store. The appearance will not have an adverse effect on adjacent properties.
- 4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
- 5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The purpose of this district is to allow limited commercial uses that are appropriate for highly visible properties serving a local or regional trade areas with elevated architectural and site design. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads. The proposed use meets the intended character of the zoning district and is compatible with the adjoining properties.
- 6. The use shall not be in conflict with the comprehensive plan of the City.
 - The site is guided Planned Commercial. Planned Commercial is intended to accommodate commercial, retail and office uses in a planned, cohesive style of development. Planned commercial areas are in areas with good visibility and access from major roadways and are sufficiently sized to accommodate a larger-scale planned design and concept. The proposed uses are part of a planned cohesive development and are not in conflict with the Comp Plan.
- 7. The use will not cause traffic hazards or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
- 8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

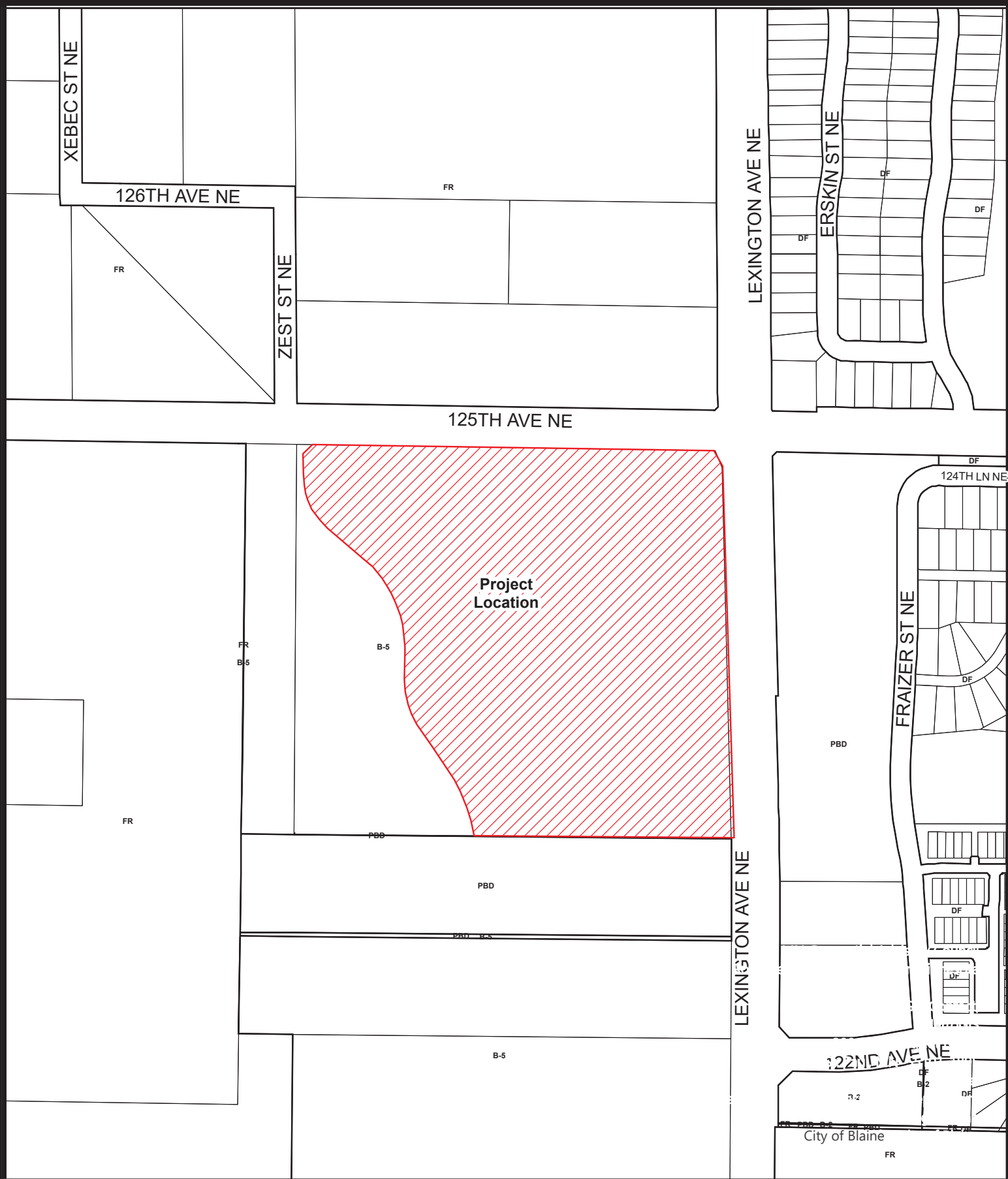
Recommendation

In Planning Case File No. 25-0026, it is recommended that the Planning Commission recommend approval of a conditional use permit for a coffee shop with a drive-thru and a zero lot line and shared access in the Town Commercial (B-5) zoning district with the following conditions:

1. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.
2. All signage requires a separate permit meeting the requirements of the zoning ordinance.
3. A copy of the shared access/parking agreement with the adjacent site must be submitted to the Planning Department prior to any work being allowed on site.
4. Rear elevation be modified to include a third approved material.

Attachment List

1. Attachments



BlaineMN.gov

Case File No. 25-0026 Lexington Crossing

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





June 6, 2025

Ms. Sheila Sellman
Assistant Community Development Director
City of Blaine Community Development Department
10801 Town Square Drive NE
Blaine, MN 55449

RE: Lexington Crossings City Submittal Narrative
SWC of 125th Ave NE and Lexington Ave NE

Ms. Sellman and Members of the City Council/Planning Commission:

HJ Development, LLP (HJ) is pleased to present this application in connection with our proposed commercial development in the southwest corner of 125th Ave NE and Lexington Ave NE. HJ's proposed project would encompass approximately 27 total acres of which approximately 13 acres would be buildable platted lots and the balance roads, greenspace, and ponding.

The proposed anchor for the project is a Jerry's Foods Grocery and Liquor store which will sit on an +- 7.89-acre lot.

South of their site 2 additional lots are planned. One of approximately +-2.46 acres is planned to have a +- 14,000 sf multi-tenant building that will be split into four tenant spaces. The endcap along Lexington Avenue is a Starbucks with drive thru service and a small outdoor seating area. A CUP application for a coffee shop with drive thru is being submitted to the city in connection with our overall submittal. Other tenants planned for the building include a salon and spa, pediatric clinic, and restaurant with an outdoor dining patio.

Immediately west of the 14,000 sf multi-tenant building a freestanding Wings Financial Credit Union with drive thru teller service is planned on a +- 1.08-acre lot. A CUP application for a free-standing financial institution with drive up service is being submitted to the city in connection with our overall submittal.

The last commercial lot sits along 125 Ave NE in the NW corner of the site and will be +- 1.72 acres. Potential uses for that site would be commercial but are yet to be determined. Additional restaurant uses, high end childcare facilities, and medical related users have all expressed interest in the property.

HJ will hire a contractor to mass grade the entire site including the portion of the site west of Zest that will be owned by the City of Blaine. HJ will also install the trunk utilities and roads that will service the project. Once completed the roads and main utility lines will be turned over to the city. The city has agreed to share in costs to construct the above mentioned infrastructure and a cost sharing agreement between HJ and the city will memorialize the terms of such cost sharing.

HJ is looking to commence mass grading activities on site this fall with vertical construction for the various buildings starting late spring/early summer of 2026. Businesses will open in late 2026 to early 2027.

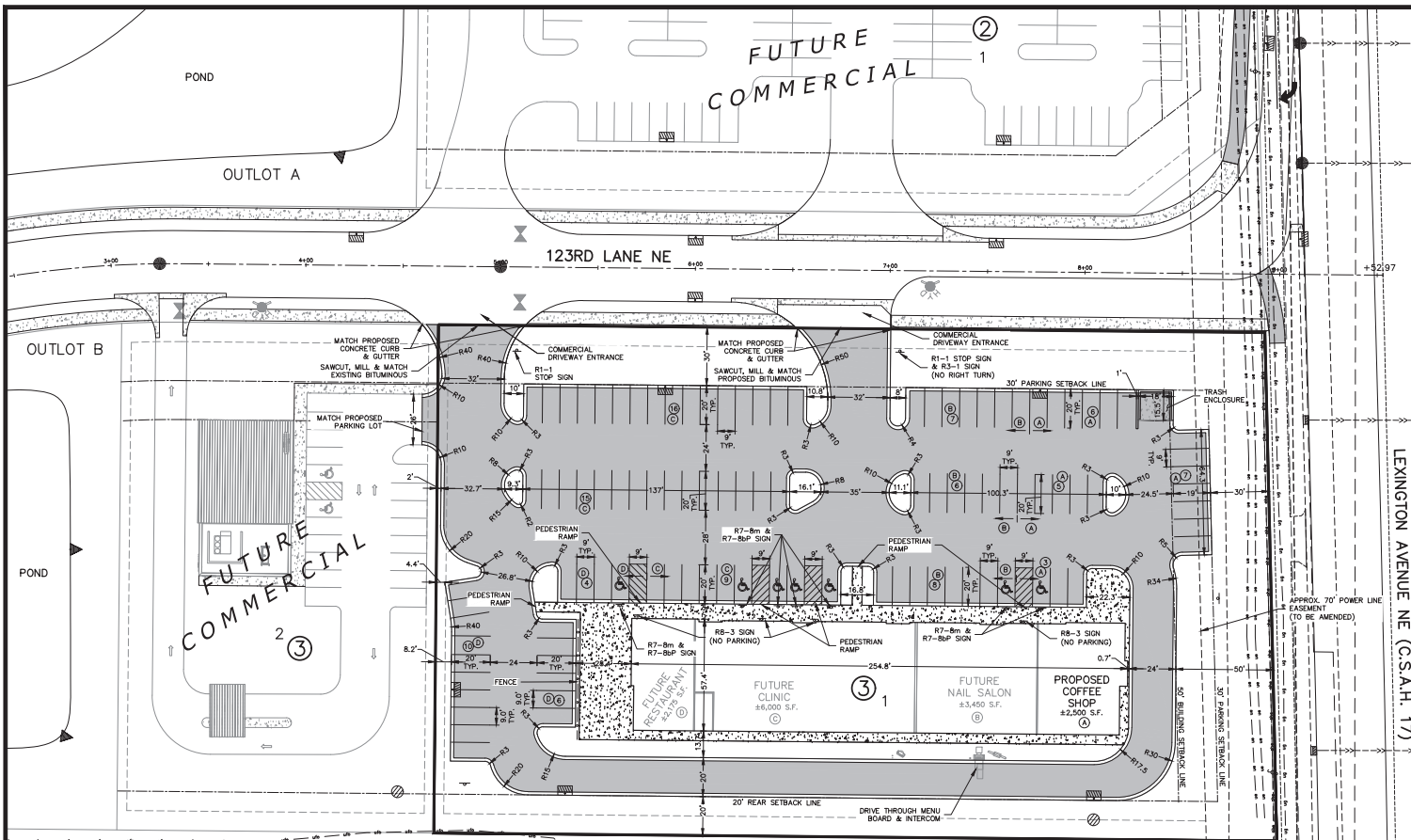
On behalf of our development team, we are excited to bring a high-quality commercial development to the City of Blaine. If you have any questions, please do not hesitate to contact me at 763-285-7236 or cmoe@hjdevelopment.com

Respectfully,

A handwritten signature in black ink, appearing to read 'Chris Moe', with a long horizontal flourish extending to the right.

Chris Moe
Principal
HJ Development, LLP

Enclosures



SITE PLAN LEGEND

EXISTING	PROPOSED

PARKING ANALYSIS

REQUIRED PARKING	
• PARKING REQUIRED (COFFEE SHOP)	
SEATING AREA	= 1,700 S.F.
KITCHEN AREA	= 8,800 S.F.
STALLS PER S.F. REQUIRED	= 1,200 STALLS/S.F.
TOTAL STALLS	= 21 STALLS
• PARKING REQUIRED (NAIL SPA)	
AREA	= 83,450 S.F.
STALLS PER S.F. REQUIRED	= 1,200 STALLS/S.F.
TOTAL STALLS	= 18 STALLS
• PARKING REQUIRED (CLINIC)	
AREA	= 86,000 S.F.
STALLS PER S.F. REQUIRED	= 1,150 STALLS/S.F.
TOTAL STALLS	= 40 STALLS
• PARKING REQUIRED (RESTAURANT)	
SEATING AREA	= 1,175 S.F.
KITCHEN AREA	= 1,100 S.F.
STALLS PER S.F. REQUIRED	= 1,200 STALLS/S.F.
TOTAL STALLS	= 17 STALLS
TOTAL REQUIRED	96 STALLS
• TEN PERCENT OF PATIENT AND VISITOR PARKING MUST BE ACCESSIBLE. AT LEAST ONE OF EVERY SIX ACCESSIBLE PARKING SPACES MUST BE VAN ACCESSIBLE.	
PROVIDED PARKING	
• PARKING PROVIDED (COFFEE SHOP)	
STANDARD STALLS	= 20 STALLS
HANDICAP STALLS	= 1 STALL
TOTAL	= 21 STALLS
• PARKING PROVIDED (NAIL SPA)	
STANDARD STALLS	= 20 STALLS
HANDICAP STALLS	= 1 STALL
TOTAL	= 21 STALLS
• PARKING PROVIDED (CLINIC)	
STANDARD STALLS	= 36 STALLS
HANDICAP STALLS	= 4 STALLS
TOTAL	= 40 STALLS
• PARKING PROVIDED (RESTAURANT)	
STANDARD STALLS	= 19 STALLS
HANDICAP STALLS	= 1 STALL
TOTAL	= 20 STALLS
TOTAL PROVIDED	102 STALLS

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- TYPICAL PARKING STALLS ARE 9'x20' UNLESS OTHERWISE NOTED.
- TYPICAL DRIVE LANES ARE 24' UNLESS OTHERWISE NOTED.
- ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED CONES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
- UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:
 - CONTROL JOINT MAX. SPACING: WALKS-8' O.C. ALL OTHERS-10' O.C.
 - SAW CUT CONTROL JOINTS MINIMUM 1" CONCRETE THICKNESS.
 - EXPANSION JOINTS MAX. SPACING: WALKS-24' O.C. ALL OTHERS-40' O.C.
- AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.
- DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.

SIGN SCHEDULE			
SIGN	SIGN NO.	SIZE	QUANTITY
	R1-1 (WHITE ON RED)	30" x 30"	2
	R3-1 (BLACK & RED ON WHITE)	24" x 24"	1
	R7-8m (WHITE ON BLUE)	12" x 18"	7
	R7-8bP (WHITE ON BLUE)	12" x 6"	7
	R8-3 (BLACK & RED ON WHITE)	12" x 12"	4

SITE DATA

ZONING:	BS - TOWN COMMERCIAL
TOTAL AREA:	111,837 S.F.
HARD SURFACE AREA:	14,316 S.F. 13%
BUILDING:	86,000 S.F. 76%
PAVEMENT:	77,114 S.F. 69%
TOTAL:	
PREVIOUS SURFACE AREA:	34,723 S.F. 31%

SETBACK REQUIREMENTS

	BUILDING	PARKING
FROM STREETS	50'	30'
REAR YARD	20'	20'
SIDE YARD	15'	15'
* VARIES FOR INTERNAL LOT LINES		

CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of G/ASCE 38-02, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."

BENCHMARK	
1. Ardsley county benchmark no. 2098—Elevation 897.576 ft. (NAVD83)	
2. Ardsley county benchmark no. 2095—Elevation 902.43 ft. (NAVD83)	



CARLSON ENGINEERING
 1500 PHILADELPHIA AVE. S.W.
 SUITE 100
 BLAINE, MN 55440
 TEL: 763.479.9999
 FAX: 763.479.9999
 WWW.CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: Jason D. Brou, P.E.
 Signature: Jason Brou
 Date: 6/18/25 License #: 57811 Exp.: 6/18/25

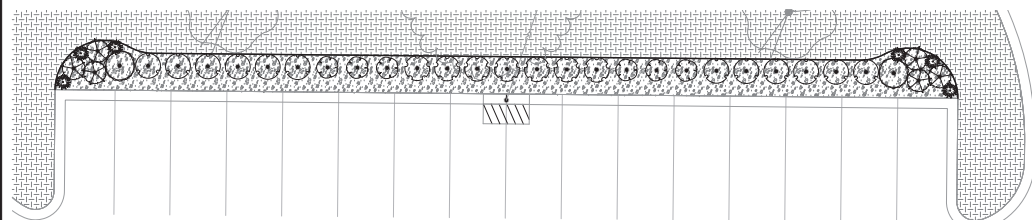
Drawn: GDS
 Designed: ADG
 Date: 6/18/25

HJ DEVELOPMENT
 2655 Cheshire Lane N
 Plymouth, MN, 55447

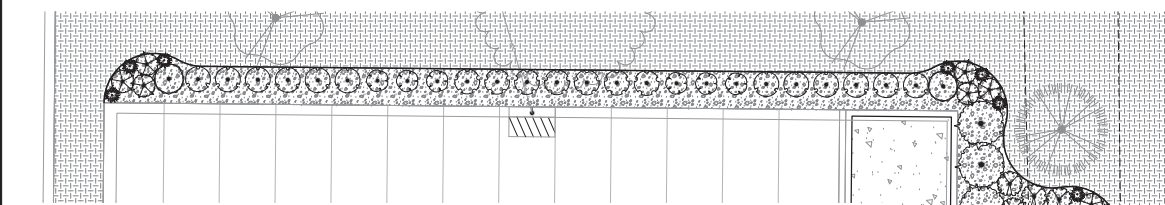
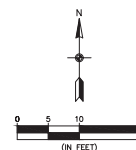
LEXINGTON CROSSING SECOND ADDITION
 BLOCK 3, LOT 1
 Blaine, Minnesota

SITE PLAN

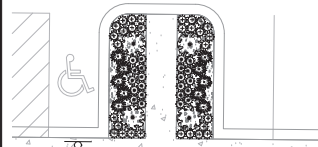
1 of 1



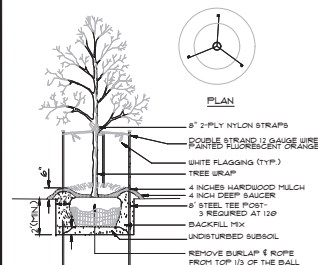
1 LANDSCAPE PLAN ENLARGEMENT



2 LANDSCAPE PLAN ENLARGEMENT

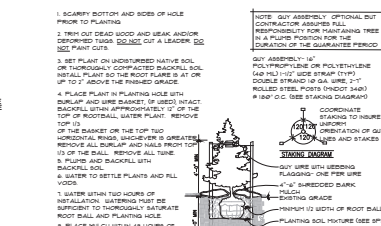


3 LANDSCAPE PLAN ENLARGEMENT



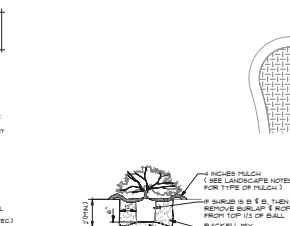
NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL



NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

B CONIFEROUS TREE PLANTING DETAIL



NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

C SHRUB & CONTAINER PLANTING DETAIL

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	4	Acer rubrum 'Northwood'	Northwood Red Maple	2.5' Cal.	B&B
	HL	2	Gleditsia triacanthos inermis 'Harve'	Northern Acclaim Thornless Honey Locust	2.5' Cal.	B&B
	KC	2	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2.5' Cal.	B&B
	WO	2	Quercus bicolor	Swamp White Oak	2.5' Cal.	B&B
	BL	4	Tilia americana 'Boulevard'	Boulevard Linden	2.5' Cal.	B&B
	AE	2	Ulmus americana 'Princeton'	American Elm	2.5' Cal.	B&B
CONIFEROUS TREES						
	BF	3	Abies balsamea	Balsam Fir	6' Ht.	B&B
	BH	3	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	WP	2	Pinus strobus	White Pine	6' Ht.	B&B
ORNAMENTAL TREES						
	SBZ	3	Amelanchier x grandiflora 'Autumn Brilliance' Clump Form, 2' Cal Equivalent	Autumn Brilliance Serviceberry	8' Ht.	B&B
	CA	5	Melus x 'Prairifire' Red Flowers	Prairifire Crabapple	2' Cal.	B&B
SHRUBS						
	BCB	18	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	#5 Cont.	
	SSC	12	Clethra alnifolia 'Hummingbird'	Summersweet	#5 Cont.	
	RTD	32	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood	#5 Cont.	
	DBH	6	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.	
	CWH	3	Hamamelis virginiana	Common Witch Hazel	#5 Cont.	
	NBS	1	Physocarpus opulifolius 'Seward' TM	Summer Wine Seward Ninebark	#5 Cont.	
	VBC	6	Viburnum trilobum 'Bailey Compact' Red Fall Color	Bailey's Compact American Cranberry Bush	#5 Cont.	
EVERGREEN SHRUBS						
	JSG	18	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5 Cont.	
	YEW	4	Taxus x media 'Tauntonii'	Tauton Yew	#5 Cont.	
GRASSES						
	KFG	36	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 Cont.	
PERENNIALS						
	DLB	30	Hemerocallis x 'Baja' Red Flowers	Baja Daylily	#1 Cont.	
	DLS	22	Hemerocallis x 'Stella De Oro' Yellow / Gold Flowers	Stella De Oro Daylily	#1 Cont.	
GROUND COVERS						
	ROCK	3,885 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	SOD	31,766 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	



CARLSON ENGINEERING
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
 Print Name: Don J. Rutten, R.L.A.
 Signature: [Signature]
 Date: 6/18/25 License #: 55346

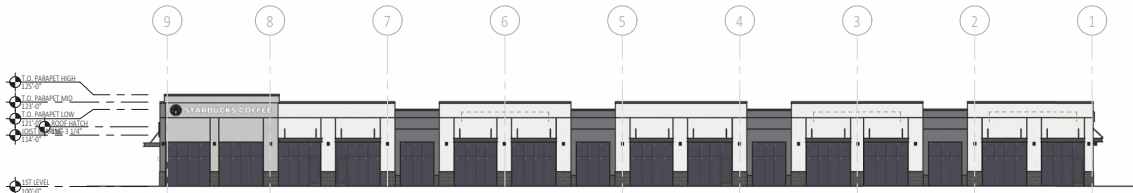
Drawn: RJR
 Designed: RJR
 Date: 6/18/25

HJ DEVELOPMENT
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 Plymouth, MN, 55447

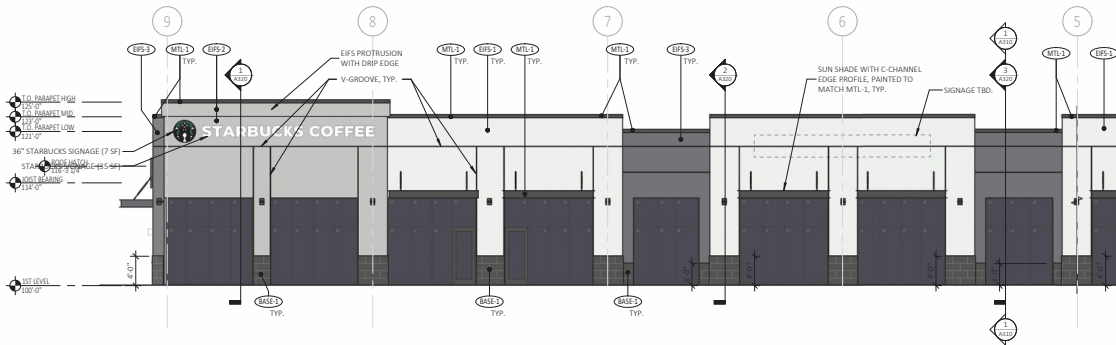
LEXINGTON CROSSING SECOND ADDITION
BLOCK 3, LOT 1
 Blaine, Minnesota

LANDSCAPE PLAN

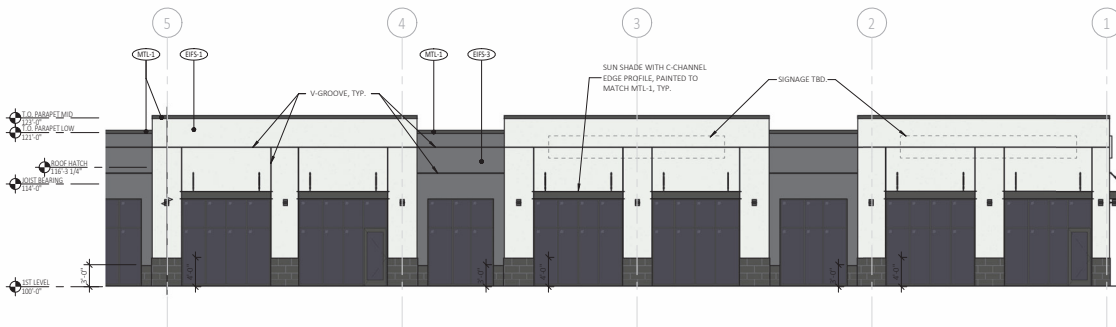
L2 of 2



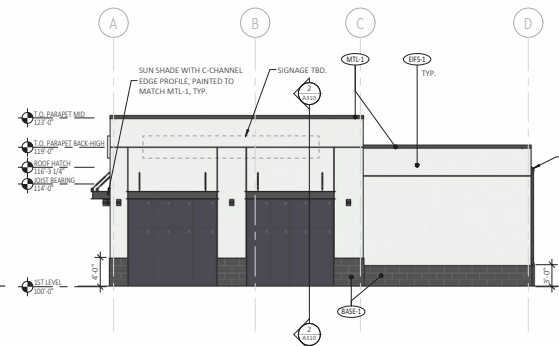
1 NORTH ELEVATION
A300 1/16" = 1'-0"



2 NORTH ELEVATION 01
A300 1/8" = 1'-0"



3 NORTH ELEVATION 02
A300 1/8" = 1'-0"



4 WEST ELEVATION
A300 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- EPS-1** STO-THERM C (GPS)
COLOR: LIGHT NEUTRAL (COLOR 16287)
PATTERN: FINE
- EPS-2** STO-THERM C (GPS)
COLOR: MEDIUM GRAY (COLOR 16284)
PATTERN: FINE
- EPS-3** STO-THERM C (GPS)
COLOR: DARK GRAY (COLOR 16280)
PATTERN: FINE
- MTL-1** PREFINISHED METAL
COLOR: TC1 SLATE GRAY (OR EQUAL - SEND SAMPLE TO ARCHITECT FOR APPROVAL)
- P-1** COLOR TO MATCH MTL-1 (SEND SAMPLE TO ARCHITECT FOR APPROVAL)
- BASE-1** EQUATONE TECTIVA FIBER CEMENT BOARD
COLOR: TERS



1000 Twelve Oaks Center Drive
Suite 200, Wayzata, MN 55391
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F: 952-426-7440

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LEXINGTON CROSSINGS

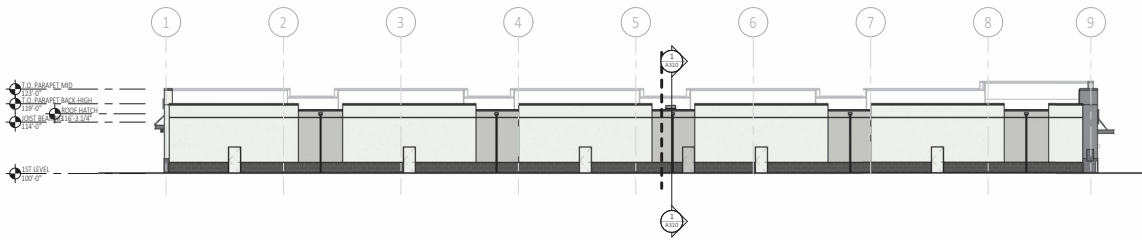
NEW RETAIL
125TH AVE NE &
LEXINGTON AVE N
BLAINE, MN 55449

NO.	DESCRIPTION	DATE

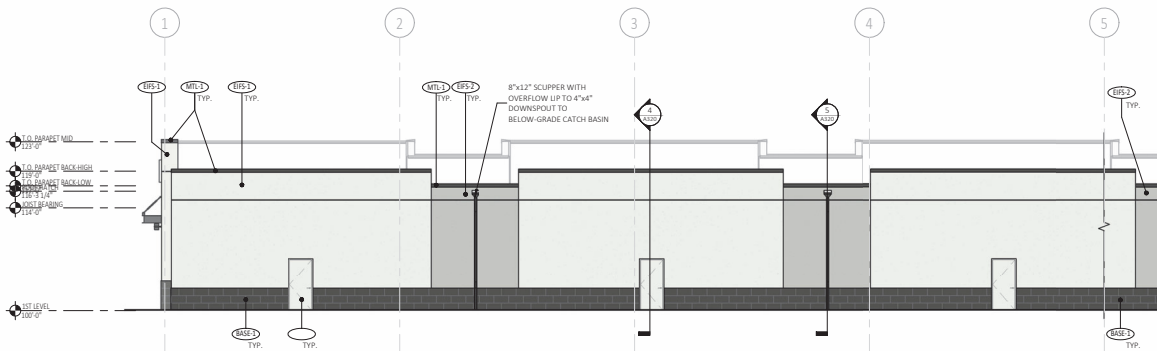
PROJECT NUMBER: 25181
DRAWN BY: J. VALET
CHECKED BY: B. BAILEY
DATE: 08/04/2025
COMPUTER DIRECTORY:
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EXTERIOR BUILDING ELEVATIONS

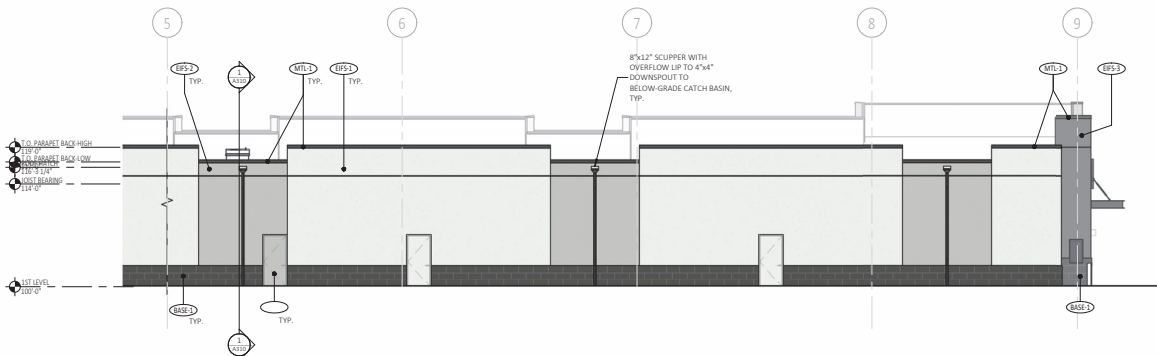
A300



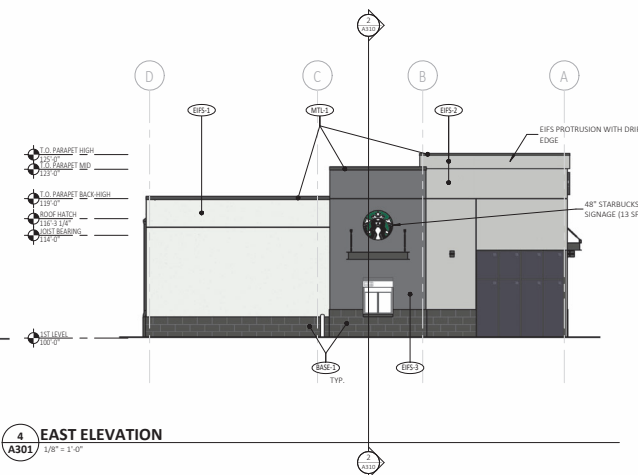
1 SOUTH ELEVATION
A301 1/8" = 1'-0"



2 SOUTH ELEVATION 01
A301 1/8" = 1'-0"



3 SOUTH ELEVATION 02
A301 1/8" = 1'-0"



4 EAST ELEVATION
A301 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- EPS-1 STO-THERM C (GPS)
COLOR: LIGHT NEUTRAL (COLOR 16287)
PATTERN: FINE
- EPS-2 STO-THERM C (GPS)
COLOR: MEDIUM GRAY (COLOR 16284)
PATTERN: FINE
- EPS-3 STO-THERM C (GPS)
COLOR: DARK GRAY (COLOR 16280)
PATTERN: FINE
- MTL-1 PREFINISHED METAL
COLOR: TCI SLATE GRAY (OR EQUAL - SEND SAMPLE TO ARCHITECT FOR APPROVAL)
- P-1 COLOR TO MATCH MTL-1 (SEND SAMPLE TO ARCHITECT FOR APPROVAL)
- BASE-1 EQUITONE TECTIVA FIBER CEMENT BOARD
COLOR: T85



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EXTERIOR BUILDING ELEVATIONS

A301