



City of Blaine

Planning Commission

January 13, 2026 | 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.** 2026-3 Approval of the December 9, 2025 Planning Commission Minutes.
Sponsors:

4. Public Hearing

- 4.1.** 2025-679 Case File No. 25-0054 // Verizon Wireless // 2201 108th Lane NE
The applicant is requesting a conditional use permit amendment to add a 10-foot tower extension and 5-foot lightning rod to an existing monopole cell tower in a Heavy Industrial (I-2) zoning district.
Sponsors: Alex Koberoski, Assistant Planner

- 4.2.** 2025-616 Case File No. 25-0052 // Fenway Land Company // NE Corner of Lexington Avenue and Flowerfield Road NE
The applicant is requesting the following:
1. Rezoning from Single Family (R-1) to Development Flex (DF).
 2. Preliminary plat to subdivide 31.92 acres into 32 single family lots and 4 outlots to be known as Flowerfield.
 3. Conditional use permit to allow construction of 32 single-family homes in a Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

4.3. 2025-680

Case File No. 25-0055 // Enclave Companies // 11008 Sunset Avenue NE
The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Development Flex (DF).
2. Preliminary plat to subdivide 27.89 acres into one lot and one outlot to be known as Sunset Woods.
3. Conditional use permit to allow the construction of 175 townhome units in a Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

5. Adjournment



City of Blaine

Planning Commission

December 9, 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, December 9, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member Geiselhart.

Staff Present: Shawn Kaye, Planner
Alex Koberoski, Zoning Technician
Teresa Barnes, Project Engineer

3. Approval of Minutes

3.1. 2024-484 Approval of the November 12, 2025 Planning Commission Minutes
Sponsors:

Motion by Commissioner Gorzycki to approve the minutes of November 12, 2025, as presented. Motion seconded by Commissioner Howard. The motion passed 6-0.

4. Public Hearing

4.1. 2025-614 Case File No. 25-0050 // Wellington Management // NW Corner of Lexington Avenue and 109th Avenue NE
The applicant is requesting the following:

1. Preliminary plat to subdivide 8.36 acres into 1 lot and 2 outlots to be known as North Meadows Third Addition.

2. Conditional use permit to allow general retail, office, animal hospital, restaurants, outdoor dining for two restaurants, zero lot line (north property line) and a shared access/parking on the north property line in a Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 25-0050 was opened at 7:06PM. As no one wished to appear, the public hearing was closed at 7:06PM.

Commissioner Halpern asked if this land was previously proposed for condos or apartments.

Planner Kaye reported this was the case.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0050A a preliminary plat approval to subdivide 8.36 acres into 1 lot and 2 outlots to be known as North Meadows Third Addition with the following conditions:

Case 25-0050A:

1. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, streets with concrete curb and gutter, streetlights, sidewalks, traffic control signs, and all appurtenant items.
2. The development association shall maintain all private internal utilities, storm water management systems and driveways privately.
3. Access to private water and sanitary services shall be granted for each individual site.
4. Separate private fire lines and domestic water lines are required to be installed from the public water main. Separate fire laterals and domestic water laterals are required for each structure from the associated private water line to each structure.
5. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit.
6. 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.
7. Park dedication prior to releasing the plat mylars for recording at Anoka County is due at the rate in effect at the time the payment is received by the City. If paid in 2026, \$13,919 is due.
8. The developer to submit a copy of the approved Rice Creek Watershed permit to the city prior to any site work.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0050B a conditional use permit to allow general retail, office, animal hospital, restaurants, zero lot line (north property line) and a shared access/parking on the north property

line in a Development Flex (DF) zoning district with the following conditions:

Case 25-0050B:

1. Uses for the property include restaurants, general retail, animal hospital, and professional office.
2. 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.
3. No outside display or storage of products is allowed at any time on site.
4. The uses for the lot will need to obtain a conditional use permit amendment if the use is not permitted by this conditional use permit.
5. All signage requires a separate permit meeting the requirements of the zoning ordinance.
6. Temporary signage to be regulated under Zoning Ordinance Section 133-12.
7. No exterior overnight storage of pallets or delivered products.
8. All lighting on site must meet requirements established by Section 129-2 of the Zoning Ordinance.
9. A copy of the shared access/parking agreement with all sites must be submitted to the Planning Department prior to any work being allowed on site.
10. The landscape plan is required to have the following changes: replace two Fall Fiesta Maple with less common deciduous trees and replace 4 Colorado Spruce with White Fir.
11. At least 50 percent of all exterior wall finishes on any building shall be comprised of a combination of at least three of the following materials with all materials present on each elevation:
 - Brick
 - Natural or cultured stone
 - Glass.
 - Stucco or exterior insulation and finish systems (EIFS)
 - Fiber cement or composite siding
 - Architectural metal
 - Integrally colored rock-faced block
12. The following minimum setbacks are required:
 - Building
 - Front: 50 feet
 - Side: 15 feet
 - Rear: 20 feet
 - Parking
 - Front: 30 feet
 - Side: 15 feet
 - Rear: 15 feet
13. Outdoor dining to meet the following requirements:
 - a) Plans for amplified background music for the outdoor dining area to be reviewed and approved by the City prior to installation. Volume levels for the music to be limited to not more than “normal conversation” levels and shall not cause a nuisance to other land uses.

- b) No outdoor advertising on building or patio area without obtaining a permit.
- c) The outdoor dining areas are limited to no more than 14 seats (west) and 36 seats (east) in the outdoor dining area.
- d) The outdoor dining area meet all appropriate city regulations and license requirements for dispensing of alcohol in an outdoor setting.
- e) The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
- f) Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.
- h) No public address system allowed in the outdoor dining area.
- i) The outdoor dining area will be subject to a SAC review and payment. The applicant must work with the City's Building Department and Metropolitan Council to determine the amount required for this use.

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

Chair Goracke noted this would be on the agenda of the January 5, 2026 city council meeting.

- 4.2.** 2025-613 Case File No. 25-0049 // Putt Town // 1033 109th Avenue NE
 The applicant is requesting a conditional use permit to operate an indoor mini golf facility in an existing tenant space, located in a Community Commercial (B-2) zoning district.
 Sponsors: Alex Koberoski, Assistant Planner

The report to the planning commission was presented by Alex Koberoski, Assistant Planner. The public hearing for Case File 25-0049 was opened at 7:09PM.

Malea McGinty, 10965 Polk St NE, expressed concern with the amount of activities that would occur on the outside of the building. She commented on how the noise from the event center was also a concern for her. It was her hope the noise and activities would occur indoors. She asked that the lighting on the property also be addressed because it shines directly into her home.

Linda McDonald, 10571 109th Ct NE, stated she had all the same concerns as her neighbor. She explained she had hoped this property would have been converted into a restaurant and bar.

The public hearing was closed at 7:13PM.

Nate Kveton, property manager, stated he believed Putt Town would be a great addition to the community. He noted Putt Town would have no food but would just be indoor mini-golf.

Commissioner Halpern encouraged the property manager to work with the neighbors to address the noise and lighting concerns.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0049 based on the following conditions:

Case 25-0049:

- 1. No activity is to be conducted outside the building.**
- 2. A Certificate of Occupancy is required prior to business operation.**

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

Chair Goracke noted this would be on the agenda of the December 15, 2025 city council meeting.

- 4.3.** 2025-615 Case File No. 25-0051 // Minnesota Performance // 1550 91st Avenue NE, #306
The applicant is requesting a conditional use permit amendment to expand an existing auto repair business into an adjacent tenant space in a Light Industrial (I-1) zoning district.
Sponsors: Alex Koberoski, Assistant Planner

The report to the planning commission was presented by Alex Koberoski, Assistant Planner. The public hearing for Case File 25-0051 was opened at 7:20PM. As no one wished to appear, the public hearing was closed at 7:20PM.

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

Moh Alsowumil, co-owner of the business, introduced himself to the commission.

Chair Goracke explained outdoor storage was not included in the CUP.

Mr. Alsowumil stated he understood this to be the case and noted the outdoor storage items would be removed. He indicated he would be attending a building association meeting next week and would be working to address all of the concerns from the city.

Commissioner Gorzycki reported a car with no wheels on jack stands was considered outdoor storage per city code. He encouraged Mr. Alsowumil to remove the vehicles without wheels that were being stored on the property.

Chair Goracke encouraged Mr. Alsowumil to address the outdoor storage concerns that have been raised by the city, noting code enforcement staff would be visiting the property until the site was meeting city code standards.

Commissioner Olson questioned what the consequence was for not complying with city code.

Assistant Planner Koberoski reported code enforcement staff works to verbally communicate with a property owner prior to issuing written warnings or citations. She

indicated this property has been particularly difficult because there were over 20 tenants in the building, which was making it difficult to determine who owns which vehicles.

Commissioner Olson commented she would like to see the city taking action against this business owner for removing a wall without city approval and for not following city code.

Assistant Planner Koberoski explained that if verbal and written communications between code enforcement staff and the property owner fail, citations are then issued and the violator would have 14 days to pay the citation or a hearing can be requested. She reported the requested CUP would bring the property into compliance with city code.

Chair Goracke asked if code enforcement staff has fined the applicant.

Mr. Alsowumil reported he had not been fined by the city yet, but code enforcement has directed him in the matters he needs to address on the property.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0051 based on the following conditions:

Case 25-0051:

- 1. Resolution 10-107 and Resolution 19-81 are null and void with approval of this CUP.**
- 2. No work pertaining to the business can be done outside.**
- 3. Work is limited to auto repair services for passenger vehicles only. Work may include body work, painting, detailing and tuning.**
- 4. Outside storage is not permitted.**
- 5. A Certificate of Occupancy and any other building inspections department approvals must be obtained by June 1, 2026.**
- 6. Work shall be conducted in suites 306 and 307 only. Any expansion of the use, or proposed modification to these conditions requires a CUP amendment.**

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

Chair Goracke noted this would be on the agenda of the January 5, 2026 city council meeting.

5. Adjournment

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

Adjournment time was 7:33PM.



City of Blaine Staff Report

File Number: 2025-679

Agenda Date	Status
January 13, 2026	
In Control	File Type
Planning Commission	Report

Public Hearing

- Alex Koberoski, Assistant Planner

Agenda Item # 4.1

Case File No. 25-0054 // Verizon Wireless // 2201 108th Lane NE

The applicant is requesting a conditional use permit amendment to add a 10-foot tower extension and 5-foot lightning rod to an existing monopole cell tower in a Heavy Industrial (I-2) zoning district.

Background

Zoning	Heavy Industrial (I-2)
Land Use	Heavy Industrial (HI)
Area	Approximately 0.93 Acres
Applicable Regulations	Sections 101-4 and 129-25(b)
Attachments	Zoning and Location Map Narrative Coverage Map Site Plans
Schedule	Planning Commission: 01/13/26 City Council: 02/02/26

Staff report prepared by Alex Koberoski, Assistant Planner, and Teresa Barnes, Project Engineer

Executive Summary

Zoning

The property is zoned I-2 (Heavy Industrial), and is guided HI (Heavy Industrial).

Surrounding Zoning and Uses

The property and all adjacent properties are zoned I-2 and guided Heavy Industrial. The properties north of 109th Avenue are zoned DF (Development Flex) and guided Low-Medium Density.

Existing Conditions

The property consists of an existing industrial building occupied by Insulation Midwest. The property includes an existing 104-foot tall monopole tower with a 5-foot-high lightning rod. The applicant is proposing to add a 10-foot extension to the existing tower and a 5-foot high lightning rod, for a total height of 119 feet.

History

The property obtained a CUP for a 105-foot tall monopole cell tower and a 5-foot lightning rod in 2022.

Evaluation of Request

Site Plan

The applicant is proposing a CUP amendment to install a 10-foot tower extension and a 5-foot lightning rod to the existing monopole cell tower. The applicant has indicated the need to install the 10-foot tower extension to provide uninterrupted service to nearby residents. The applicant states the extension will circumvent the need to construct an additional tower within the city. In addition to the tower extension, the applicant is also proposing the construction of ground-mounted equipment, which includes a generator and equipment cabinets. These will all be located within the fenced-in area.

Cell towers 50 feet or greater in height are required to obtain a conditional use permit and must meet the following requirements listed in section 129-25(b) of the zoning code:

1. The applicant must hold an FCC license to operate the proposed communication system.
 - This is listed as a condition of approval.
2. The applicant shall submit a study which demonstrates that existing municipal water tower sites and co-location with existing facilities are not technically feasible.
 - The applicant has submitted analysis showing the existing cell service conditions and the conditions with the proposed tower.
3. All structures must be monopole.
 - The existing tower is monopole, and the proposed extension will also be designed as monopole.
4. All structures must be constructed for co-location at market rate.
 - The applicant has indicated the structure is designed for co-location and will be marketed to other tenants.
5. The applicant must provide proof that the construction and operation of the facilities will not interfere with reception and transmission of radio or television services enjoyed by neighboring residential and non-residential properties.
 - The applicant's narrative explains that the frequencies allocated to cellular providers do not interfere with radio or television services.
6. The structures have no lighting other than what is required by the FAA, FCC, or other governmental bodies.
 - No lighting is proposed.
7. The structures have no signage except as required by state and federal regulations.
 - This is listed as a condition of approval.
8. The structures not be multi-colored and the color be of minimal visibility unless the architectural design or materials that are used, as determined by the City, suggest otherwise.
 - The tower extension is proposed to be constructed of galvanized steel, which is neutral in color and low maintenance.

9. The structures not be located in the designated front yard of a property.
 - o The existing tower is located in the side yard.
10. The structure not be within the following distance of any residential structures:
 - a. Three hundred and fifty (350) feet for towers one hundred (100) feet in height or greater.
 - b. Three hundred (300) feet for towers greater than eighty (80) feet and less than one hundred (100) feet.
 - c. Two hundred and fifty (250) feet for towers eight (80) feet in height or less.
 - The proposed tower is 372 feet from the nearest residential structure and is required to be at least 350 feet from all residential structures.
11. The height of any structure does not exceed one hundred fifty (150) feet. The proposed extension will result in a total height of 119 feet.
12. The structures be placed with a minimum setback from all lot lines equal to the height of the proposed structure, unless a qualified structural engineer specifies in writing that the collapse of any antenna or tower will occur within a lesser distance under all foreseeable circumstances.
 - o Towers may not be located within the building setback areas of the underlying zoning district. The existing tower is located 35 feet from the side property line, meeting the 15-foot building setback. A collapse analysis indicating the 119-foot tower will collapse within 35-feet of this setback area will be required at building permit submittal, and the applicant is aware of this requirement. The existing fenced-in area meets all setbacks, and the proposed equipment will be located within this fenced-in area.
13. The owner agrees to remove the structure within twelve (12) months after terminating transmission from the facility.
 - o This has been included as a condition of approval.

Tree Preservation

No trees are proposed to be removed with this application.

Engineering Analysis

Grading/Storm Drainage

The proposed cell tower extension and installation of additional ground equipment will not require any additional grading of the property nor any additional storm water drainage changes.

Wetlands/Watershed

There are no wetlands on the property. The proposed cell tower extension and installation of additional ground equipment will not require any review by the watershed district.

Access/Street Design/Sidewalks/Trails

The cell tower area has an existing access to 108th Lane NE. No additional access will be granted. The proposed cell tower extension and installation of additional ground equipment will not require any street design, sidewalk or trail installation.

Easements/Right-of-way/Permits

The proposed cell tower extension and installation of additional ground equipment will not require any additional easements nor right-of-way. The project will be required to obtain any necessary additional permits.

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 101-4 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 extension will not impact 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 proposed extension is compatible with the surrounding heavy industrial uses.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The tower extension is designed to have minimal visible impact while achieving the desired improvement in service.
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 is compatible with the heavy industrial zoning district and meets the requirements of section 129-25 to balance the needs for telecommunications technology with the desire to reduce the impacts of such facilities.
6. The use shall not be in conflict with the comprehensive plan of the city.
 - The proposed tower 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 uses.

Recommendation

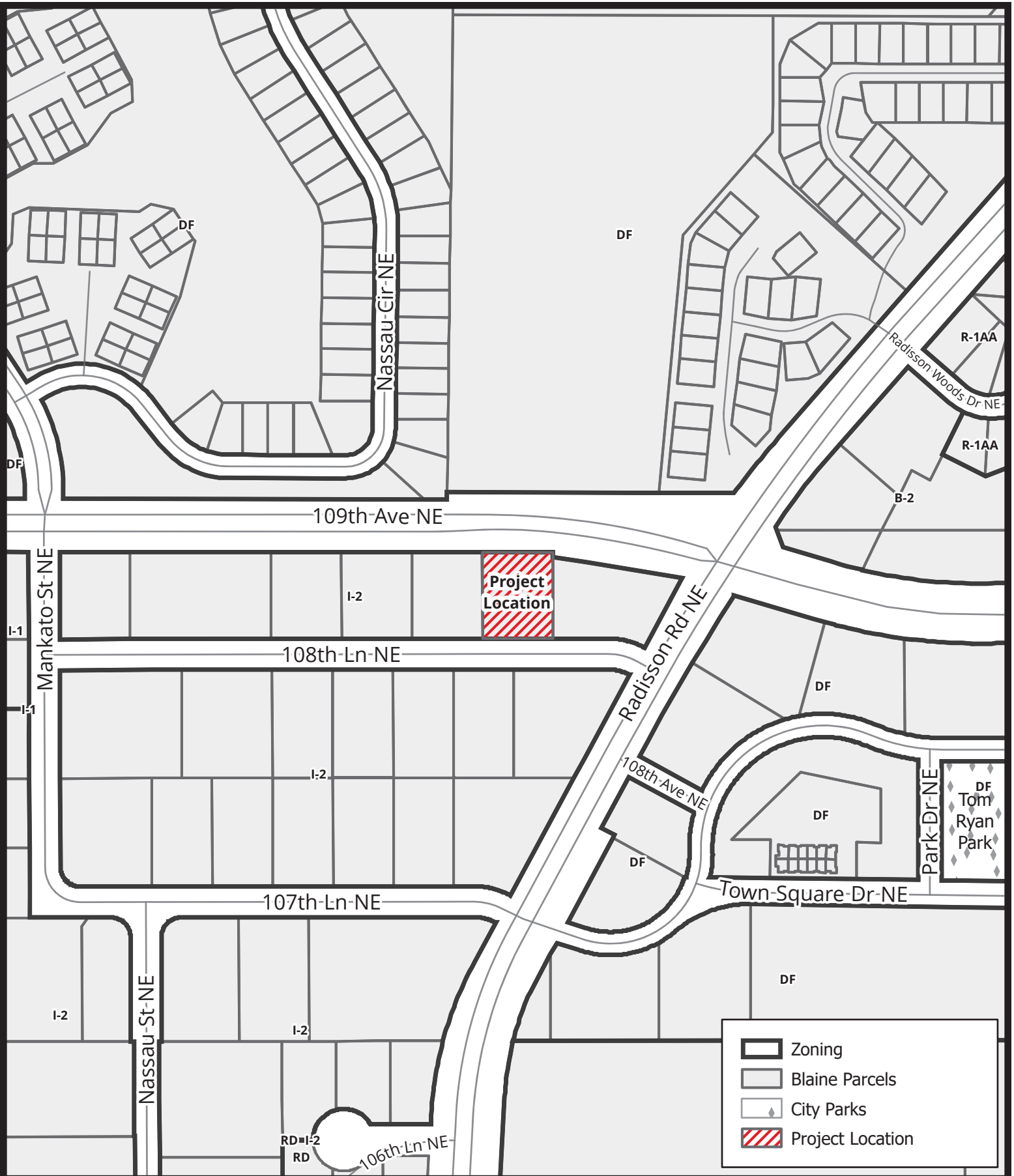
In Planning Case File No. 25-0054, it is recommended that the Planning Commission recommend approval of a conditional use permit amendment to construct a 10-foot tower extension and 5-foot lightning rod on an existing monopole tower, for a total height of 119 feet in a Heavy Industrial (I-2) zoning district with the following conditions:

1. The applicant must maintain an FCC license to operate the facility.
2. No lighting is permitted.
3. No signage is permitted, except as required by state and federal regulations.

4. The structure shall be removed within 12 months of termination of transmission from the facility.
5. The proposed equipment must be located within the existing fenced-in area.
6. The applicant shall file all paperwork required by the FAA.
7. A written statement confirming the 119-foot tower will fall within a 35-foot radius must be submitted with the building permit application. This statement must be signed by a qualified structural engineer.
8. Resolution 22-141 is null and void with approval of this CUP.

Attachment List

1. Attachments



Case File No. 25-0054 **Verizon Wireless**

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



BlaineMN.gov

0 0.02 0.04 0.09 Miles

Scale: 1:3,878



Chad M. Skinner
12106 Ridgeview Drive
Urbandale, Iowa 50323

City of Blaine
Planning Department
Attn: Shawn L. Kaye, Planner
10801 Town Square Drive NE,
Blaine, MN 5549

*RE: Proposed Extension to Existing Monopole located at 2201, 108th Lane N.E.
Parcel ID: 21-31-23-12-0007*

December 2, 2025

Dear City of Blaine:

Nevco Wireless, on behalf of the applicant, Cellco Partnership (dba "Verizon Wireless"), has finalized an agreement with the owner of this tower site, Vertical Bridge, to colocate cellular equipment on the property. As per the original permitting of this tower site in 2022, the tower site is engineered to support multiple cellular carriers to provide clear and uninterrupted wireless telecommunications services to the City of Blaine and the surrounding area.

The tower site was originally permitted and constructed pursuant to Sections 33.17 (Telecommunications Antennas and Towers) and Section 27.04 (Conditional Use Permits) of the City of Blaine Zoning Ordinance. The original materials submitted to the city reflected a monopole structure which could be extended ten feet. The purpose of the enclosed application and supporting materials is to formally amend the existing conditional use permit to allow for the installation of the pre-engineered height extension.

The enclosed application and supporting materials mirror the prior submittal materials provided by LLC Telecom Services and Vertical Bridge. I look forward to working with you and Verizon Wireless looks forward to improving their network in the City of Blaine.

Regards,

Chad M. Skinner

Chad M. Skinner
Site Acquisition Agent
Representing Verizon Wireless
515-720-6361

Narrative Overview

Cellco Partnership (“Verizon Wireless”) requests approval of amendment to a previously granted conditional use permit that allowed for the construction of a one hundred and five-foot (105’) monopole tower with a five-foot lighting rod (5’). All as per file number RES 22-141. The existing monopole structure is located at 2201 108th Lane N.E. The original structure was designed and permitted to be a colocatable structure, as well as being an extendable structure. Verizon Wireless, in coordination with Vertical Bridge, proposes extending the tower structure ten feet (10’) as per the original engineering design of the monopole. It is worth noting here that the original pole is actually one hundred and four feet tall, not 105 feet – please see the original manufacturers tower drawings that are included herein. A new five foot (5’) lightning rod will be placed at the top of the structure, resulting in a total above ground height of one-hundred and nineteen feet (119’).

The existing facility is in an I-2 Heavy Industrial zoning district. Pursuant to sections 27.04 (Telecommunications antennas and tower) and section 33.17 (Conditional Uses), mobile service facilities are allowed in this district as a conditional use. RES 22-141 permitted the original installation of the monopole structure and Verizon Wireless is seeking approval to amend the existing conditional use permit.

The colocation and extension of the monopole structure is necessary for Verizon Wireless to provide the best possible uninterrupted wireless services to the residents and visitors of the City of Blaine and the surrounding area. All wireless networks operate on a grid or “cellular” system where overlapping cells mesh together, forming a seamless network. The technical criteria for establishing cell sites are very exacting as to the location and height. The proposed location coupled with the proposed height extension will allow Verizon Wireless to achieve its network design goals and avoid the need for the construction of an additional wireless support structure in the area.

In addition to the tower extension and installation of tower mounted equipment, Verizon Wireless, will be placing ground mounted equipment near the base of the tower. All of the proposed ground-based equipment will be housed within the existing fenced in

area which is leased by Vertical Bridge. No changes are proposed to the existing fencing system surrounding the tower.

Once the installation is completed by Verizon Wireless, the installation will be visited approximately once per month by a service technician. Access will be via the existing easement already in place on the property. Power and fiber optic utilities will be needed by Verizon Wireless and coordination with local service providers has already taken place to ensure the plans prepared as part of this application are accurate in terms of depiction of the routing and placement of utility infrastructure improvements. As noted in the original application for the site, the facility is monitored and alarmed to ensure each cellular carrier is notified in the event of security breaches or equipment malfunctions.

In accordance with FCC regulations, the Verizon Wireless facility will not interfere with any form of communications, including but not limited to, land-line phones, cable and satellite television and radio broadcasts. Wireless technology has become a vital part of emergency services, aiding residents and motorists in a variety of situations, thus helping to protect the general public's health, safety and welfare. The proposed wireless telecommunications facility at this site will further enhance goals of providing the most reliable wireless coverage possible in this area.

The proposed extension to the monopole will be designed and constructed to meet all applicable governmental and industry safety standards. The proposed ground-based equipment will also be designed and constructed to meet all governmental and industry safety standards. Specifically, Verizon Wireless will comply with all FCC and FAA rules and regulations regarding construction requirements and technical standards. RF emissions are subject to the exclusive jurisdiction of the FCC. Any height, lighting or marking issues are subject to the exclusive jurisdiction of the FAA.

Nevco Wireless, on behalf of Verizon Wireless, looks forward to working with the City of Blaine to bring the benefits of the proposed improved wireless services to the area. The improvements to the facility will ensure the best uninterrupted wireless services for the City of Blaine. This application addresses all standards of the City of Blaine Zoning Ordinance and satisfies the requirements of both 27.04 (Telecommunications antennas and towers) and 33.17 (Conditional Uses).

Conditional Use Permit Standards

(a)

Criteria for granting conditional use permits. In granting a conditional use permit, 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.

No drainage, sanitation, refuse removal, parks, library, or school services will be necessary for this facility. Existing police and fire protection are more than adequate to provide security for the facility. The only utilities necessary are power and telco, which are available at or near the site. Therefore, there will be no burden to the community or the 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. (Ord. No. 20-2447, 7-20-2020)

The proposed improvements to the existing wireless telecommunications facility will be designed, constructed, operated and maintain so as not to diminish the opportunity for surrounding properties to be used to be used and developed as zoned. The property is in a heavy industrial district and the area is substantially developed at this point. The property is far removed from residential uses and other aesthetically sensitive areas. The site does not generate noise or traffic which would be detrimental to surrounding properties. The applicant's use is appropriate in this district and will not change the intended character of the district.

(3) The use shall have an appearance that will not have an adverse effect upon adjacent properties.

The proposed improvements to the wireless telecommunications facility will be designed, constructed, operated and maintain so as not to diminish the opportunity for surrounding properties to be used to be used and developed as zoned. The use will support other uses in the area by improving communication services to adjacent

businesses. Improvements to the existing monopole is the least intrusive option for Verizon Wireless to improve its service to the area.

(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.

Enhanced wireless communications will have a positive influence on the development of this area. As many people remove landlines from their residences and businesses increase reliance on technology, wireless telecommunications are critical. The use is also vital for emergency services. Therefore, having robust wireless services is essential for the normal and orderly development of the area and supports the overall needs of the city.

(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 proposed improvements to the wireless telecommunications facility at this location is consistent with the purposes of Chapter 23 of the City of Blaine Zoning Ordinance. Improved communications will promote the health, safety and general welfare of Blaine residents and visitors. In addition, the installation will assist the city in meeting the goal of facilitating the establishment of public requirements, including communications services. The purpose of the 1-2 (Heavy Industrial) District is outlined at Chapter 31.21. This district is the least restrictive zoning district in the City of Blaine and is intended for the development of heavy industrial uses. The proposed facility is compatible with this section of the ordinance.

(6) The use shall not be in conflict with the comprehensive plan of the City.

The 2040 Comprehensive Land continues to classify this area as appropriate for heavy industrial uses. The Conditional Use amendment will be in harmony with the spirit and intent of the City of Blaine Zoning Ordinance in providing public safety communication with the minimal footprint of an unstaffed utility structure requiring no services from the city itself. Wireless telephones provide an alternate communication system which has repeatedly proven its effectiveness in emergency situations and is commonly being utilized by police and fire departments to protect the general public's health, safety and welfare. Therefore, the granting of the Conditional Use amendment will be in conformance with the general and specific purposes imposed by the City of Blaine Ordinance and the Official Comprehensive Plan and will enhance wireless telecommunications coverage which will have a positive influence on the area.

(7) The use will not cause traffic hazard or congestion.

A wireless telecommunications facility is unstaffed, there will be no impact on the existing traffic nor will there be any traffic hazards generated. After construction is complete, maintenance personnel will only visit the facility once or twice a month in a fleet vehicle. Existing parking at the subject property is more than adequate for the expected infrequent maintenance visits to this site.

(8) The use shall have adequate utilities, access roads, drainage and necessary facilities.

No drainage, sanitation, refuse removal, parks, library, or school services will be necessary for this facility. Existing police and fire protection are more than adequate to provide security for the facility. As indicated above, the only necessary utilities at the site will be power and fiber optics, both of which are readily available. Therefore, there will be no additional requirements at public cost.

Section 101-13 – Height Limitations and communications antennas.

Height Limitations, as set forth in this ordinance, shall not apply to church spires, flag poles, and municipal water towers and attachments, including antennae. Any structure over fifty feet (50') in height from ground level shall require a conditional use permit. Communication antenna, no greater than fifty feet (50') in height, are permitted in any zoning district and must be located in the rear yard or on the principal structure and meet a twenty (20) foot setback from the side and rear property lines. Freestanding communication antennae over fifty feet (50') in height shall also be regulated by the standards outlined in Section 33.17(b). Any structure over one hundred fifty (150') feet in height from ground level shall not be permitted, unless specifically permitted in another section of the zoning ordinance. (Ord. No. 97-1673, amended 9-4-1997; Ord. No. 98-1761, amended 12-17-1998)

(b) Free standing communication antennae that are greater than fifty (50) feet in height are only permitted through conditional use permit and are subject to the following standards: (Ord. No. 97-1673, amended 9-4-1997; Ord. No. 98-1761, amended 12-17-1998)

The proposed tower extension is for a 114'-0" monopole tower with a 5'-0" lightning rod for a total height of 119'-0". Vertical Bridge will be in compliance with all of the above provisions.

(1) The applicant must hold an FCC license to operate the proposed communication system.

As the owner of the tower, Vertical Bridge is in compliance with all state, federal and local codes. The site is in compliance with all regulations of the FCC. Verizon Wireless does hold FCC licenses to operate the proposed colocation installation on the existing facility.

(2) The applicant shall submit a study which demonstrates that existing municipal water tower sites and colocation with existing facilities are not technically feasible.

The applicant has submitted radio frequency engineering propagation maps that detail the need for the site in this particular location.

(3) That all structures must be monopole.

The existing structure is a monopole and the proposed extension will not alter the nature of the structure.

(4) That all structures must be constructed for co-location at market rate.

Vertical Bridge confirmed via the original CUP application that the proposed wireless telecommunications facility will be provided for those wishing to co-locate. Vertical Bridge is in the business of erecting towers for various carriers and leasing the towers to additional carriers and they will encourage the shared use of the proposed tower. This CUP amendment application supports this fact.

(5) That the applicant must provide proof that the construction and operation of the facilities will not interfere with reception and transmission of radio or television services enjoyed by neighboring residential and non-residential properties.

Vertical Bridge and all carriers co-locating on the proposed wireless telecommunications facility will meet all federal and state regulations. The carriers operate on distinct frequencies regulated by the FCC and do not interfere with radio frequency users. Verizon Wireless will specifically comply with all federal and state regulations concerning their licensed spectrum usage.

(6) That the structures have no lighting other than what is required by the FAA, FCC, or other governmental bodies.

The FAA approval for the proposed tower extension has been obtained and no lighting is required.

(7) That the structures have no signage except as required by state and federal regulations.

The structure will have no signage except as required by state and federal regulations.

(8) That the structures not be multi-colored and the color be of minimal visibility unless the architectural design or materials that are used, as determined by the City, suggest otherwise. (Ord. No. 08-2166, amended 10-16-2008)

All materials used in the construction and co-location will be in accordance with all local building requirements.

(9) That the structures not be located in the designated front yard of a property.

The structure is not located in the designated front yard of the property. None of the proposed improvements will alter the front yard.

(10) That the structure not be within the following distance of any residential structures: (Ord. No. 98-1761, amended 12-17-1998; Ord. No. 08-2166, amended 10-16-2008; Ord. No. 11-2221, amended 3-17-2011)

- a. Three hundred and fifty (350) feet for towers one hundred (100) feet in height or greater.
- b. Three hundred (300) feet for towers greater than eighty (80) feet and less than one hundred (100) feet
- c. Two hundred and fifty (250) feet for towers eight (80) feet in height or less.

Extension of the tower to 119 feet total will not impact the previously approved conditional use permit and the fact that the existing facility is greater than 350 feet from any residential structure.

(11) That the height of any structure does not exceed one hundred fifty (150) feet.

The existing monopole with the lighting rod measures one hundred nine (109') feet in total height and is not within 350 feet of any residential structures. The proposed tower extension will result in a tower of one hundred fourteen feet (114') with a five-foot lighting rod for a total height of 119 feet (119').

(12) That the structures be placed with a minimum setback from all lot lines equal to the height of the proposed structure, unless a qualified structural engineer specifies in writing that the collapse of any antenna or tower will occur within a lesser distance under all foreseeable circumstances. Towers may not be located within the building setback areas of the underlying zoning district.

Vertical Bridge provided engineering documentation of a limited “fall zone” in its original CUP application. Similar documentation specific to the tower extension is included with this application. The tower extension will not have any impact on the setback areas as the base of the monopole structure will not be relocated.

(13) That the owner agrees to remove the structure within twelve (12) months after terminating transmission from the facility.

Vertical Bridge previously agreed to comply with all removal requirements in the original CUP application.

(c) Communication antennae attached to or on top of existing buildings may exceed the height limitations of the district when the following standards are met:

(1) The applicant must hold an FCC license to operate the proposed communication system;

This code language is specific to colocation on a building and does not appear to be applicable. However, Verizon Wireless will comply with all state, federal and local codes, including FCC requirements.

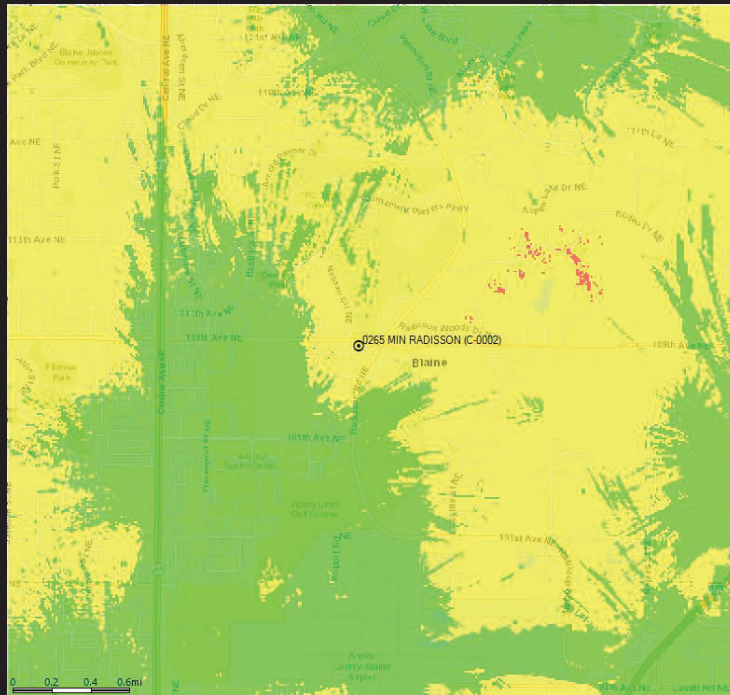
(2) Building mounted antennas shall not extend more than ten (10) feet above the roof and must be setback at least five (5) feet from the roof edge; and

This site is a proposed monopole structure; therefore, this provision does not apply.

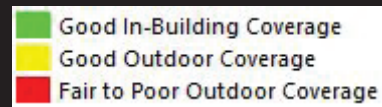
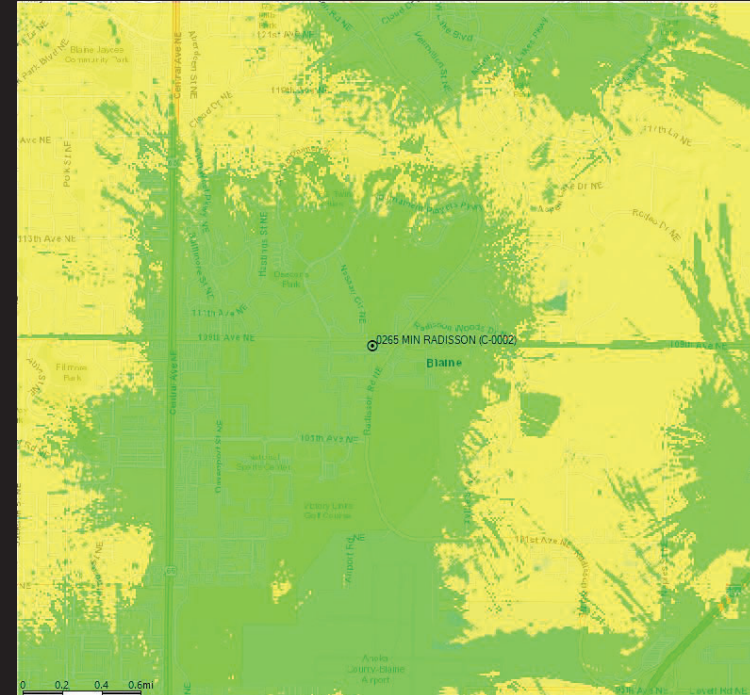
(3) Wall or facade mounted antennae shall not extend more than five (5) feet above the roof.

This site is a proposed monopole structure; therefore, this provision does not apply.

EXISTING



PROPOSED





MIN RADISSON NEW BUILD

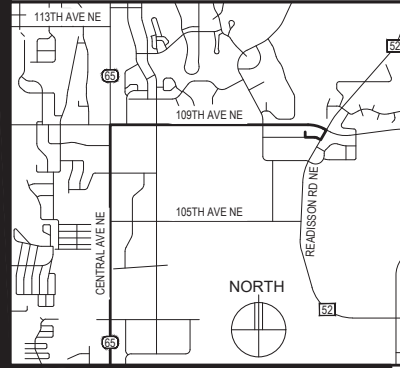
PROJECT INFORMATION

SITE NAME: MIN RADISSON
SITE ADDRESS: 2201 108TH LANE NE
BLAINE, MN 55449
COUNTY: ANOKA
LATITUDE: N 45° 10' 03.40"
LONGITUDE: W 93° 12' 51.13"
DRAWING BASED ON
RFDS DATED: 03-07-25
CONSTRUCTION TYPE: IIB
SITE AREA: 15' X 24' = 360 S.F.

SHEET INDEX

SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, TOWER ELEVATION & SHEET INDEX
A-1	SITE PLAN, DETAIL INDEX & PHOTO
A-2	ENLARGED SITE PLAN
A-3	ANTENNA AND COAX KEY, CABLE BRIDGE PLAN & NOTES
A-4	OUTLINE SPECIFICATIONS
G-1	GROUNDING & UTILITY NOTES
G-2	GROUNDING PLAN & GROUNDING DETAIL INDEX
U-1	SITE UTILITY PLANS & NOTES
-	SURVEY (1 SHEET)

VICINITY MAP



MAP DATA ©2023 GOOGLE

LOCATION SCAN



ISSUE SUMMARY

REV	DESCRIPTION	SHEET/DETAIL
A	ISSUED FOR REVIEW 09-11-25	ALL
B	ISSUED FOR OWNERS REVIEW	ALL

DEPARTMENTAL APPROVALS

JOB TITLE	NAME	DATE
RF ENGINEER	JORDAN ALSTAD	09-16-25
OPERATIONS MANAGER		
CONSTRUCTION ENGINEER	BRIAN NELSEN	09-17-25

LESSOR / LICENSOR APPROVAL

SIGNATURE	PRINTED NAME	DATE
LESSOR / LICENSOR: PLEASE CHECK THE APPROPRIATE BOX BELOW		
☐ NO CHANGES.	☐ CHANGES NEEDED. SEE COMMENTS.	

CONTACTS

LESSOR / LICENSOR: VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE #200
BOCA RATON, FL 33487
MATTHEW BONFANTE (561) 406-4023

LESSEE: VERIZON WIRELESS
10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
CONSTRUCTION DEPT (952) 946-4700

POWER UTILITY
COMPANY CONTACT: CONNEXUS ENERGY
14601 RAMSEY BLVD NW
RAMSEY, MN 55303
CANDY SWENSON (763) 323-2650

TELCO UTILITY
COMPANY CONTACT: T.B.D.

DESIGNER: DESIGN 1 OF EDEN PRAIRIE
9973 VALLEY VIEW ROAD
EDEN PRAIRIE, MN 55344
(952) 903-9299

SURVEYOR: WIDSETH
610 FILLMORE STREET - PO BOX 1028
ALEXANDRIA, MN 56308-1028
320-762-8149

STRUCTURAL ENGINEER: (TOWER) ADVANCED TWR. STRUCTURAL SOLUTIONS
15257 WATERLEAF LANE
DELRAY BEACH, FL 33446
NITESH AHUJA, P.E. (574) 540-9079

STRUCTURAL ENGINEER: (MOUNT) HERZOG ENGINEERING
1334 81ST AVENUE NE
SPRING LAKE PARK, MN 55432
(612) 844-1234

GEOTECHNICAL
ENGINEER: N/A

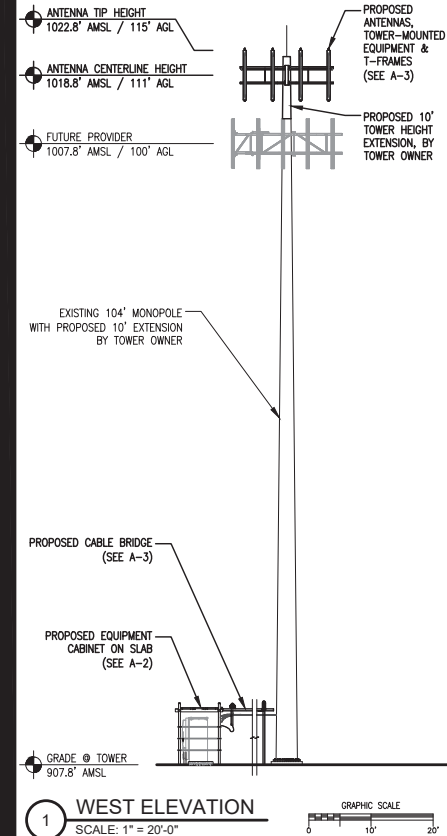
NOTES:
1. NO STRUCTURAL ANALYSES FOR THE TOWER OR FOUNDATION HAVE BEEN PERFORMED AS PART OF THESE DRAWINGS. THE STRUCTURAL ANALYSES FOR THE TOWER AND FOUNDATION ARE BY ADVANCED TOWER STRUCTURAL SOLUTIONS, LLC, AND SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.
2. PLEASE COORDINATE ANY STRUCTURAL CONCERNS/MATTERS OR ANY LOADING MODIFICATIONS TO THE CONSULTANT THAT AUTHORIZED THE ANALYSIS, AND NOTIFY DESIGN 1 IMMEDIATELY OF THE ISSUE.
3. THE STRUCTURAL DESIGN FOR THE MOUNTS (BY OTHERS) SHALL BE PER THE VERIZON NETWORK STANDARD NSTD-445. ALL LOADING AND DESIGN SHALL BE PER THE TA-222-H STANDARD.
4. THESE DRAWINGS DO NOT CONSTITUTE A WARRANTY, EXPRESSED OR IMPLIED, OF THE ACCURACY OF THE STRUCTURAL ANALYSES AND THE PERFORMANCE OF THE COMPLETED CONSTRUCTION AS SHOWN ON THESE DOCUMENTS AND THE STRUCTURAL ANALYSES.

TOWER ELEVATION

OVERALL HEIGHT (PER STRUCTURAL ANALYSIS): 119' AGL

NOTES:
1. PROPOSED ANTENNAS, T-FRAMES/PLATFORM & FEEDLINES TO BE INSTALLED IN ACCORDANCE W/ TOWER ANALYSIS DATED 08-27-25 BY ADVANCED TOWER STRUCTURAL SOLUTIONS, LLC, PROJECT #P-074144 & PER MOUNT CLASSIFICATION DATED 04-24-25 BY HERZOG ENGINEERING LLC, PROJECT #251184.
2. ELEVATION IS SHOWN FOR GENERAL DIAGRAMMATIC PURPOSES ONLY. DO NOT SCALE.

EXISTING 104' TALL TOWER WITH 4'-3" LIGHTNING ROD TO BE EXTENDED BY TOWER OWNER TO 114' AND A 5' LIGHTNING ROD. OVERALL HEIGHT TO TOP OF LIGHTNING ROD TO BE 119' ogl



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.

SIGNATURE: *Joshua Herzog*
NAME: Joshua Herzog
DATE: 10/31/2025
LICENSE NUMBER: 42392
HE #: 251184



PROJECT
17298708
LOC. CODE: 5000968918

MIN RADISSON

2201 108TH LANE NE
BLAINE, MN 55449

SHEET CONTENTS:
CONTACTS
ISSUE SUMMARY
SHEET INDEX
DEPARTMENTAL APPROVALS
LESSOR APPROVAL
PROJECT INFORMATION
AREA & VICINITY MAPS
GENERAL NOTES

DRAWN BY: JP
CHECKED BY: TRB
REV. A 09-11-25
REV. B 10-31-25

T-1

GENERATOR TYPE:
DIESEL

FROST DEPTH DESIGN =
4'-0" MIN. OR EXTENDING
BELOW THE FROST LINE
OF THE LOCALITY,
WHICHEVER IS GREATER

DETAIL INDEX	
DETAIL	DETAIL DESCRIPTION
SLAB	SLAB WITH 3 CABINETS
GEN 1.4	30REOZK: DIESEL GENERATOR W/ ICE SHIELD
3.1	CABLE BRIDGE SECTION
4.3	CABLE BRIDGE ELEVATION
7.1	GPS MOUNTING DETAIL (DETAIL 2)
8.1	TELCO ENTRY DETAIL
9.1	CMPH DETAIL
10.8	ONE-LINE ELECTRICAL DIAGRAM



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.

SIGNATURE: *Joshua Herzog*
NAME: Joshua Herzog
DATE: 10/31/2025
LICENSE NUMBER: 42392
HE #: 251184



PROJECT
17298708
LOC. CODE: 5000968918

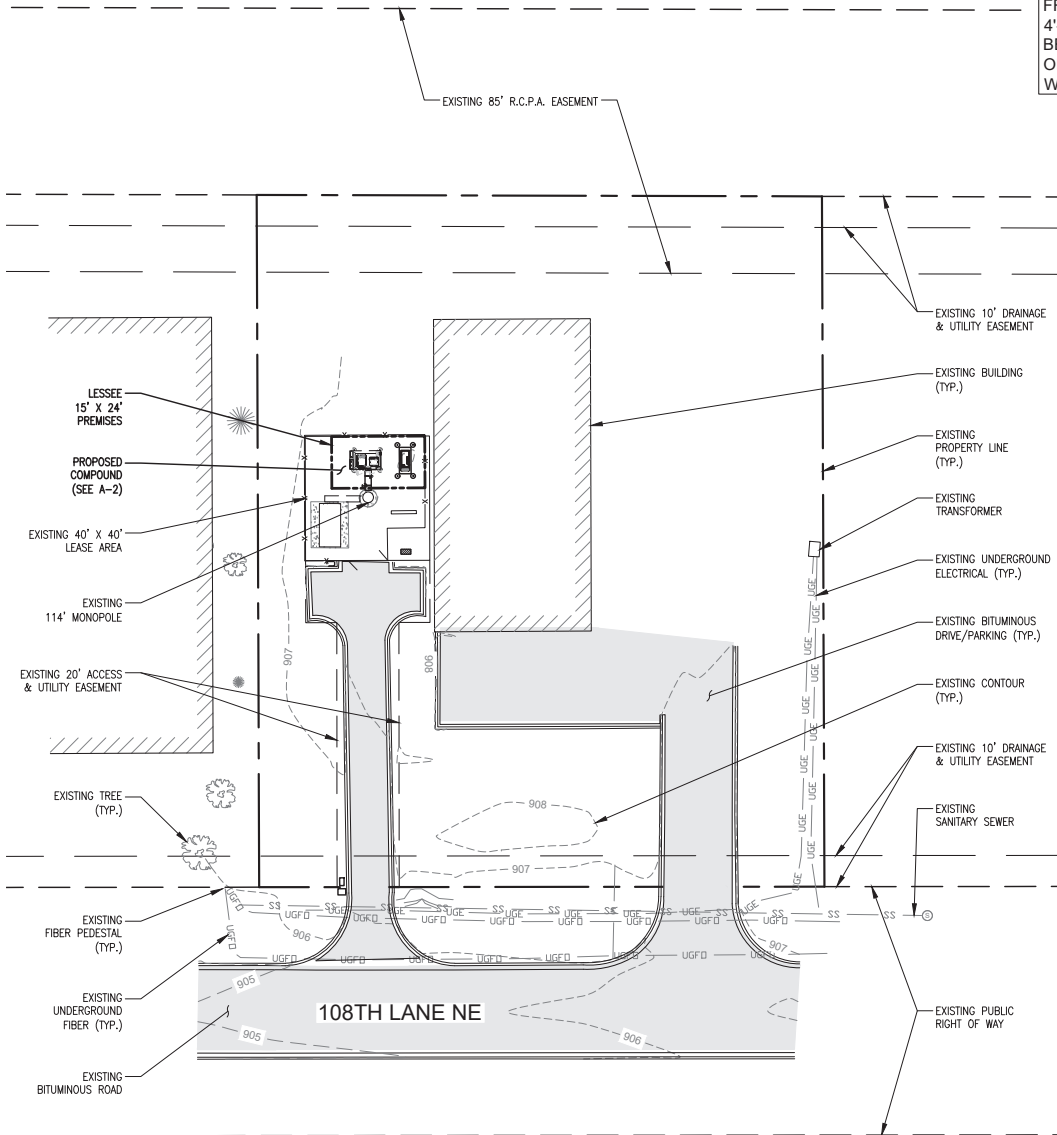
MIN
RADISSON

2201 108TH LANE NE
BLAINE, MN 55449

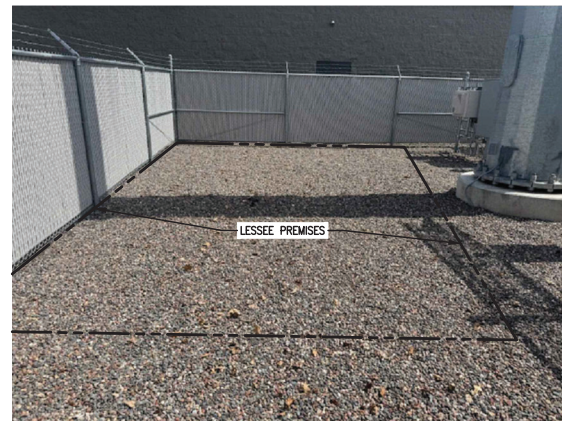
SHEET CONTENTS:
SITE PLAN
DETAIL INDEX
PHOTO

DRAWN BY: JP
CHECKED BY: TRB
REV. A 09-11-25
REV. B 10-31-25

A-1



1 SITE PLAN
SCALE: 1" = 40'-0"

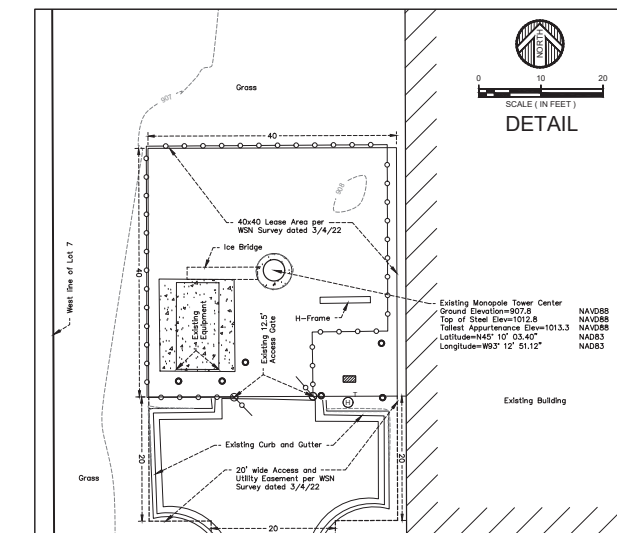
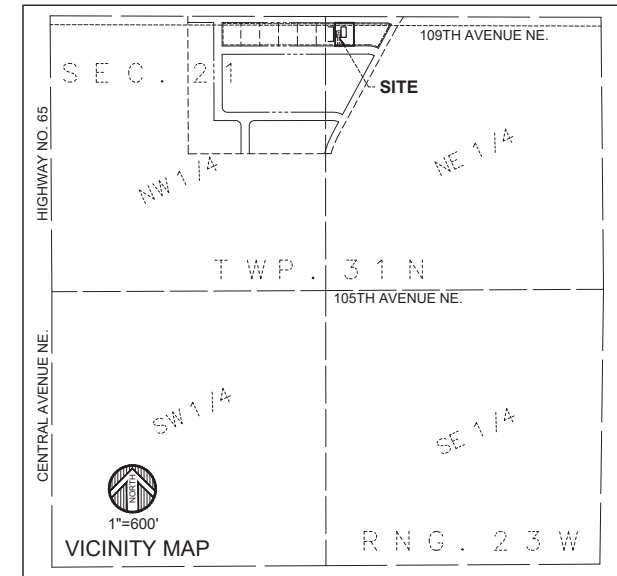
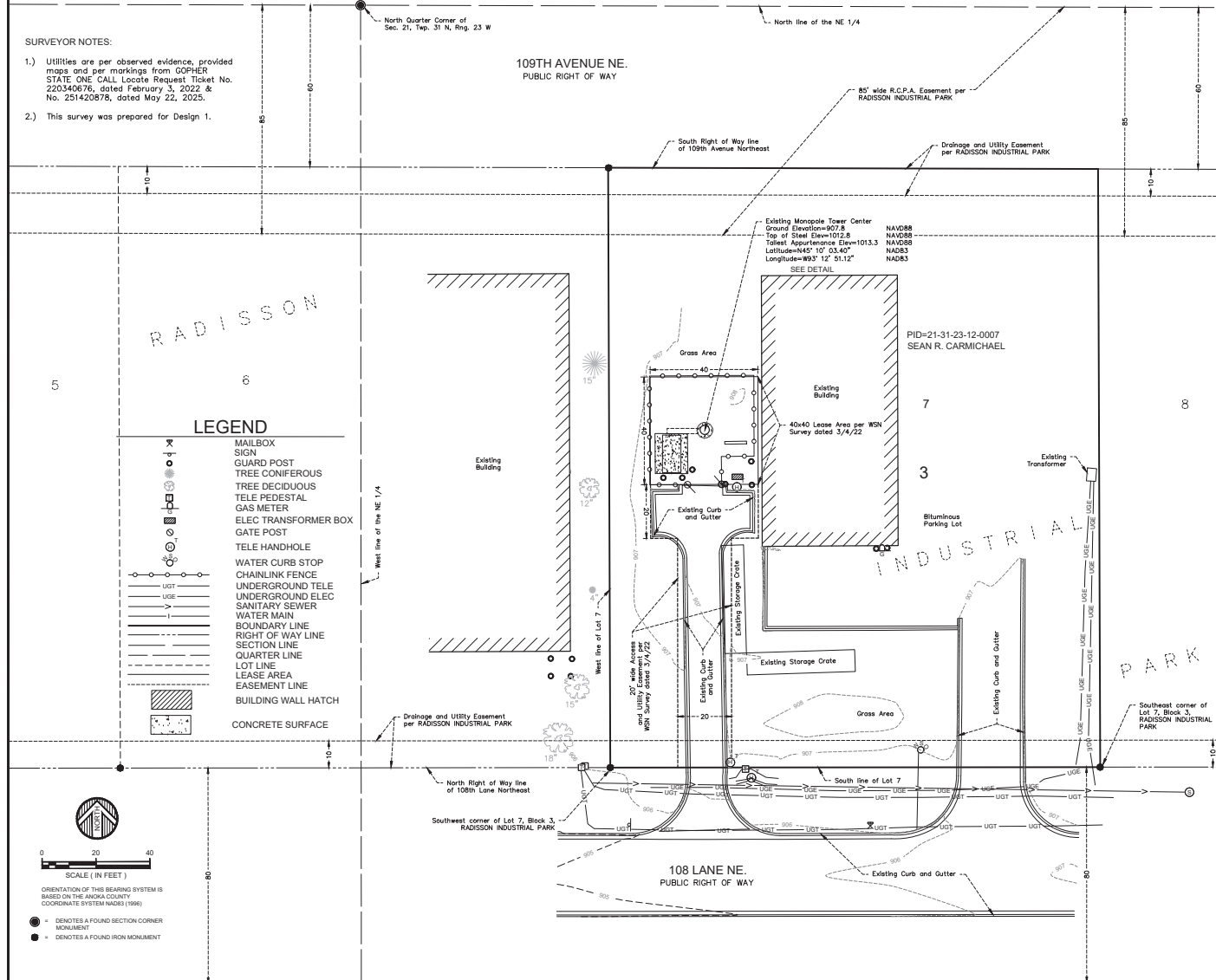


2 PHOTO - COMPOUND
VIEW: LOOKING EAST

SITE SURVEY

SURVEYOR NOTES:

- 1.) Utilities are per observed evidence, provided maps and per markings from GOPHER STATE ONE CALL Locate Request Ticket No. 220340676, dated February 3, 2022 & No. 251420878, dated May 22, 2025.
- 2.) This survey was prepared for Design 1.



DESIGN 1

SITE NAME:
MIN RADISSON

Anoka County, MN

[illegible]

I HEREBY CERTIFY THAT THIS DOCUMENT 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 MISSISSIPPI.

PRELIMINARY

SIGNATURE: _____ BRYAN T. BALCOMBE, L.S.
DATE: 6/12/25 LICENSE # 42594

FULL SCALE ON 22"x34"
HALF SCALE ON 11"x17"

2025-10808

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS



City of Blaine

Staff Report

File Number: 2025-616

Agenda Date	Status
January 13, 2026	
In Control	File Type
Planning Commission	Report

Public Hearing

- Shawn Kaye, Planner

Agenda Item # 4.2

Case File No. 25-0052 // Fenway Land Company // NE Corner of Lexington Avenue and Flowerfield Road NE

The applicant is requesting the following:

1. Rezoning from Single Family (R-1) to Development Flex (DF).
2. Preliminary plat to subdivide 31.92 acres into 32 single family lots and 4 outlots to be known as Flowerfield.
3. Conditional use permit to allow construction of 32 single-family homes in a Development Flex (DF) zoning district.

Background

Zoning	Single Family (R-1)
Land Use	Low Density Residential (LDR)
Area	Approximately 32 Acres
Applicable Regulations	Sections 101-4 and Chapter 109 ARTICLE XIII
Attachments	Zoning and Location Map Preliminary Plat (2) Grading Plan Landscape Plan Tree Preservation Plan House Elevations Narrative
Schedule	Planning Commission: 01/13/26 City Council: 02/02/26 and 02/18/26

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

Rezoning

Section 101-3 Criteria for granting zoning/comprehensive plan amendments:

The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed District is consistent with the Comprehensive Plan.
- How the proposed district differs from the existing district.
- How the proposed district meets the goals and policies of the City.

The Development Flex (DF) District is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The Development Flex District also attempts to create a reasonable balance between the interests of the property owner in freely developing their property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties in the following ways:

- a. By encouraging a more creative approach in housing developments, that will result in quality living environments through innovative design and aesthetic controls;
- b. By permitting a combination of housing types and style, including single, two-family, and multiple family dwellings, with the exception of mobile homes;
- c. By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments;
- d. By allowing for any type of ownership, private, condominium, or rental;
- e. By allowing flexibility in setback and height restrictions;
- f. By allowing non-residential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such non-residential uses will enhance the character, amenities, and convenience of those who live in the proposed development;
- g. By providing an efficient use of land resulting in more cost efficient installation of utilities, streets, and other facilities.
- h. By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas;
- i. By contributing to the tax base of the community without making undue demands on the community services; and
- j. By providing the means for greater creativity and flexibility in environmental design than is provided under the strict application of the Blaine Zoning Ordinance and Subdivision Ordinance, while, at the same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the City of Blaine and its inhabitants.

The proposed development meets the following criteria for the DF zoning district:

(a)The proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zoning.

- By utilizing the development flex zoning, this will provide the setbacks and lot areas needed to meet the required density requirements. The applicant proposes to construct 32 single-family villas.

(b) The proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning.

- This project does propose providing an approximately 20 acre open area. This will include the green areas, storm water ponding and wetlands.

(c) The proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan.

- The development is compatible with the purpose and intent of the ordinance and aligns with the comprehensive plan as it is being developed into single-family homes with a density of 2.56 units per acre.

(d) The proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible.

- The development has been designed in a way that will have little to no impact to the existing wetlands. The site as designed will also preserve the existing flood plain volume and provide the necessary storm water system for the project. Existing trees will be removed, although a tree inventory has been completed and new tree plantings will be provided with this project.

(e) The proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems.

- There will be no undue burden on public services and facilities. The developer followed the density and unit count required by the City of Blaine land use plan. There is public sewer and water available in the public road adjacent to the project.

(f) The proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas.

- The project has been designed in a manner that has taken into account the surrounding environment. This includes the existing flood plain, wetlands, and setback requirements to the adjacent county road.

(g) The proposal be consistent with all other applicable City and State regulations.

- The project has been submitted to Rice Creek Watershed in conjunction with the City's application process, and has been designed to accommodate their requirements. In addition, this plat will be submitted to the Anoka County Surveyor's Office for their review. The adjoining streets fall under the city's and county's jurisdiction.

Preliminary Plat

Section 74-46 Preliminary Plat Standards of Review:

The planning commission shall make a recommendation on the preliminary plat considering conformance with the city's comprehensive plan, zoning ordinance, this chapter and all chapters of this code.

Evaluation of Request

Planning Analysis

The applicant is requesting to create 32 single-family lots. The proposal includes a rezoning from Single Family (R-1) to Development Flex (DF), a Conditional Use Permit (CUP) for development standards, and a preliminary plat. The plat features 18 single-level villas and 14 two-story single-family homes. The villa (west side) component of the neighborhood will provide low-maintenance living and the HOA will provide for the upkeep of common areas and snow removal.

Surrounding Zoning and Uses

The properties to the north are zoned R-1 and DF with single-family homes and wetlands. Single family homes located in Circle Pines are to the east, Lexington Avenue is to the west, and DF zoned townhomes are located to the south.

Current Zoning

The site is currently zoned R-1. The purpose 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.

Proposed Zoning

A rezoning to DF is necessary as the R-1 district requires a minimum lot width of 80 feet, lot depth of 125 feet, and a 10,000 sf lot size. The proposal is for detached single-family homes.

Land Use Designation

The subject site is designated Low Density Residential (LDR) in the City's Comprehensive Land Use Plan. The LDR designation is for single-family homes with a density of 2.5–6 units an acre. The proposal meets this designation: single family and a density of 2.56 units/acre.

Existing Conditions

The site is currently made up of three parcels with frontage on Lexington Avenue and Flowerfield Road. The site has no buildings. The existing parcel has wetlands located in the center of the site.

History

There are no previous approvals on this property.

The applicant requested feedback on rezoning to DF for 32 single-family homes at a July 2025 City Council Workshop meeting, and there was a consensus that a rezoning would be supported for 32 homes. The City Council stressed the need for some type of trail/pedestrian traffic plan should this go forward, as well as potential road improvements to address increased vehicle traffic as Flowerfield Road was very narrow.

Plat

The preliminary plat creates 32 single family lots and 4 outlots for ponding, wetlands, and future development. The DF zoning district does not have minimum lot sizes. The lot width of most lots proposed on the west side of the site is 50 feet. The narrowest lot width on the east side of the site is 44.5 feet (cul-de-sac lot, widens with depth) with most lots being wider than 60 feet at the setback line.

As proposed, the lot sizes are as follows:

- Single family lots range from 6,250 s.f to 20,291 s.f.
- Outlot A - 19.24 acres
- Outlot B - 1.41 acres
- Outlot C - 0.07 acres
- Outlot D - 0.10 acres

Architecture

The proposed single-family homes will have varying roof styles and exterior treatments. All homes constructed should be consistent in architecture, materials and style with the drawings/elevations submitted for conditional use permit approval. Use of premium materials such as brick, natural stone, stucco, cementitious or engineered wood siding or shake shingle siding are to be used on all front elevations. Vinyl/metal siding can be utilized on the side and rear elevations.

Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP.

The setbacks are as follows:

Blocks 1 and 2 (West Side):

- Front yard setback - 25 feet
- Side yard setback - 5 feet (house and garage)
- Corner side yard setback - 20 feet
- Rear yard setback - 30 feet

Blocks 3-5 (East Side):

- Front yard setback - 25 feet
- Side yard setback - 7.5 feet (house and garage)
- Corner side yard setback - 20 feet
- Rear yard setback - 30 feet

Landscaping

The landscape plan proposes one front yard tree and one rear yard tree in the rear yard, except for 8 lots on the west side of proposed Street B (Lots 1-4 Block 3 and Lots 1-4 Block 4), as these lots have existing trees being preserved in the rear yard. Additional trees will be planted adjacent to Lexington Avenue and the entrance on Street A.

Tree Preservation

Approximately 7.19 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 58 trees would be required for tree replacement purposes. The developer has proposed a total of 110 trees within this development. The tree preservation replacement requirement has been met. A total of 5.88 acres of trees are proposed to be saved on the site.

Park Dedication

Park dedication will be required for the 32 new single-family lots being constructed at the rate of \$5,800 per unit (2026 rate) for a total park dedication fee of \$185,600 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

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.

The developer will 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.

For each lot that a house is proposed to be constructed on, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

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 6 is \$6,999.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 11 acres of upland for a total sewer area charge of \$76,989.00.

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.

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

The developer shall explore water source 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 the easement.

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.

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 homeowners, and to record the these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from two proposed public street connections to Flowerfield Road NE.

All local roads shall be constructed to 29-feet back-to-back of width and will extend to the edge of the plat for future connection with adjacent parcels.

Six-foot concrete sidewalks are required to be constructed on one side of all the newly created local streets. Location 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 by the City.

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.

The developer is to provide access for inspection and maintenance of storm water management infrastructure. This maintenance access shall be a minimum of 10-feet wide and allow for vehicular access. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure

access.

The plat will need to incorporate any plat or design comments received from the Metropolitan Council over their trunk sanitary sewer line that runs through the plat, and the Anoka County Highway Department, as it abuts Lexington Avenue (CSAH 17).

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 101-4 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 proposed single-family subdivision is consistent with the development on adjacent properties and is guided LDR which allows up to 6 units per acre, and will not create excessive burden on 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 proposed homes will be located in a single family neighborhood and will be compatible with adjoining properties. The development meets the intended character of the zoning district.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The architectural standards listed in the proposed conditions will ensure the use is compatible with neighboring properties and the intent of the DF zoning district.
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 is consistent with the purpose of the district to allow for flexible residential development. The DF zoning district is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The DF also attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land uses.
6. The use shall not be in conflict with the comprehensive plan of the city.
 - The use is consistent with the LDR land use.
7. The use will not cause traffic hazard or congestion.
 - The proposed development will not result in any additional traffic hazards or additional congestion to the area.
8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.

- The proposed development, 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. 25-0052, it is recommended that the Planning Commission recommend approval of a rezoning from Single Family (R-1) to Development Flex (DF), with the following rationale:

1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create an attractive benchmark of quality homes with a desired range in appearance, style, density, and construction value and market appeal.
2. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.

In Planning Case File No. 25-0052, it is recommended that the Planning Commission recommend a preliminary plat to subdivide 31.92 acres into 32 single-family lots and 4 outlots to be known as Flowerfield with the following conditions:

1. Park dedication will be required for the 32 new lots being constructed at the rate of \$5,800 per unit (2026 rate), for a total park dedication fee of \$185,600 if paid in 2026. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. 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 6 is \$6,999.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 11 acres of upland for a total sewer area charge of \$76,989.00.
3. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
4. All development signage by separate review.
5. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard. Lots 1-4 Block 3, and Lots 1-4 Block 4, are required to have one front yard tree.
6. Thirty-seven trees are required to be planted adjacent to Lexington Avenue and 10 trees along the entrance to Street A.
7. The developer must meet the City's Tree Preservation requirements by planting 58 replacement trees for the lots that are preliminary platted (7.19 disturbed acres). This requirement can be met with the required front and rear yard trees, and trees planted adjacent to Lexington Avenue.
8. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
9. 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.
10. Sidewalks and/or trails are required on all streets and location will be determined in the plan review process.

11. Streetlights shall be 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 lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the developer, will be required to be maintained by the homeowners association.
12. Water and Sanitary Sewer Availability Charges (WAC & SAC) become due with each building permit.
13. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
14. A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in an easement.
15. The developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.
16. The developer to incorporate review comments from the Metropolitan Council and Anoka County Highway Department.
17. The developer is responsible to obtain a Rice Creek Watershed District permit and submit a copy to the City prior to any site work.

In Planning Case File No. 25-0052, it is recommended that the Planning Commission recommend approval of a conditional use permit to allow construction of 32 single-family homes in a Development Flex (DF) zoning district with the following conditions:

Single Family - Development Flex (DF) Development Standards

Permitted Uses:

1. Single-family detached dwellings
2. Group family daycare

Accessory Uses:

1. Private attached garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools meeting the requirements of Blaine Municipal Code Chapter 18 Article III.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses:

1. Home occupations listed as Conditional Uses in Section 129-10

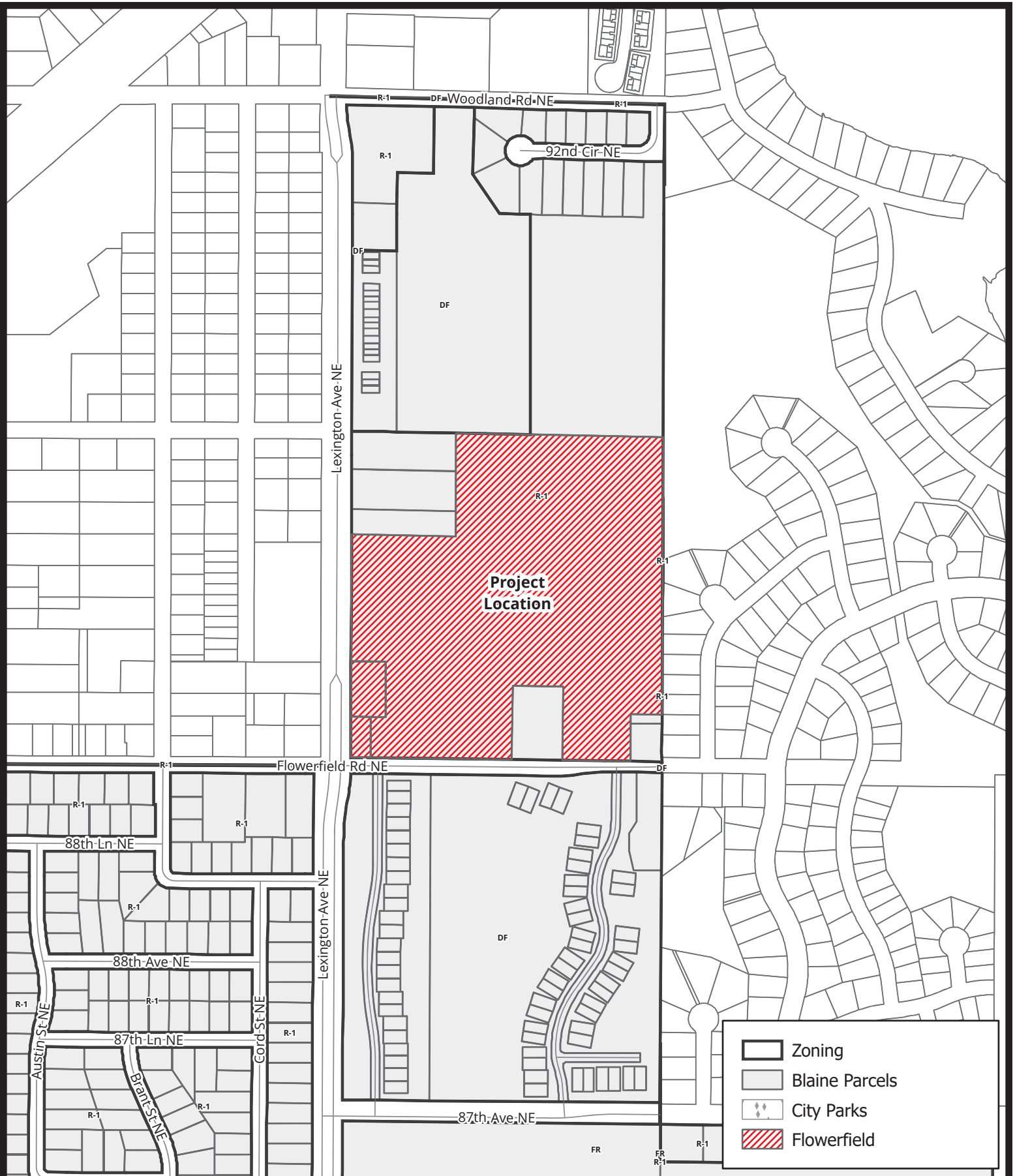
Standards:

1. Blocks:
 - o 1 and 2 (West Side)
 - Front yard setback - 25 feet
 - Side yard setback - 5 feet (house and garage)

- Corner side yard setback - 20 feet
 - Rear yard setback - 30 feet
- Blocks 3-5 (East Side)
 - Front yard setback - 25 feet
 - Side yard setback - 7.5 feet (house and garage)
 - Corner side yard setback - 20 feet
 - Rear yard setback - 30 feet
- 2. Maximum building height - 2 1/2 stories or 35 feet.
- 3. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings are not permitted.
- 4. The minimum finished floor area above grade for all homes shall be 1,500 square feet above ground for a single-level home and 1,800 square feet above ground for a two-story home.
- 5. All homes shall have a minimum depth and width of 24 feet.
- 6. All homes to incorporate multiple gables or varied rooflines and articulation of the front façade. Premium materials such as brick, natural stone, stucco, cementitious or engineered wood siding or shake shingle siding on all front elevations. Vinyl/metal siding can be utilized on the side and rear elevations.
- 7. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
- 8. Driveways shall not be constructed closer than three feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city-approved material that is consistent in durability and quality.
- 9. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.
- 10. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.
- 11. The developer to require the Homeowners Association to maintain all common areas.
- 12. All development entrance signage by separate permit.

Attachment List

1. Attachments
2. Public Comments



Case File No. 25-0052 **Flowerfield**

0 0.04 0.07 0.14 Miles

Scale: 1:5,962

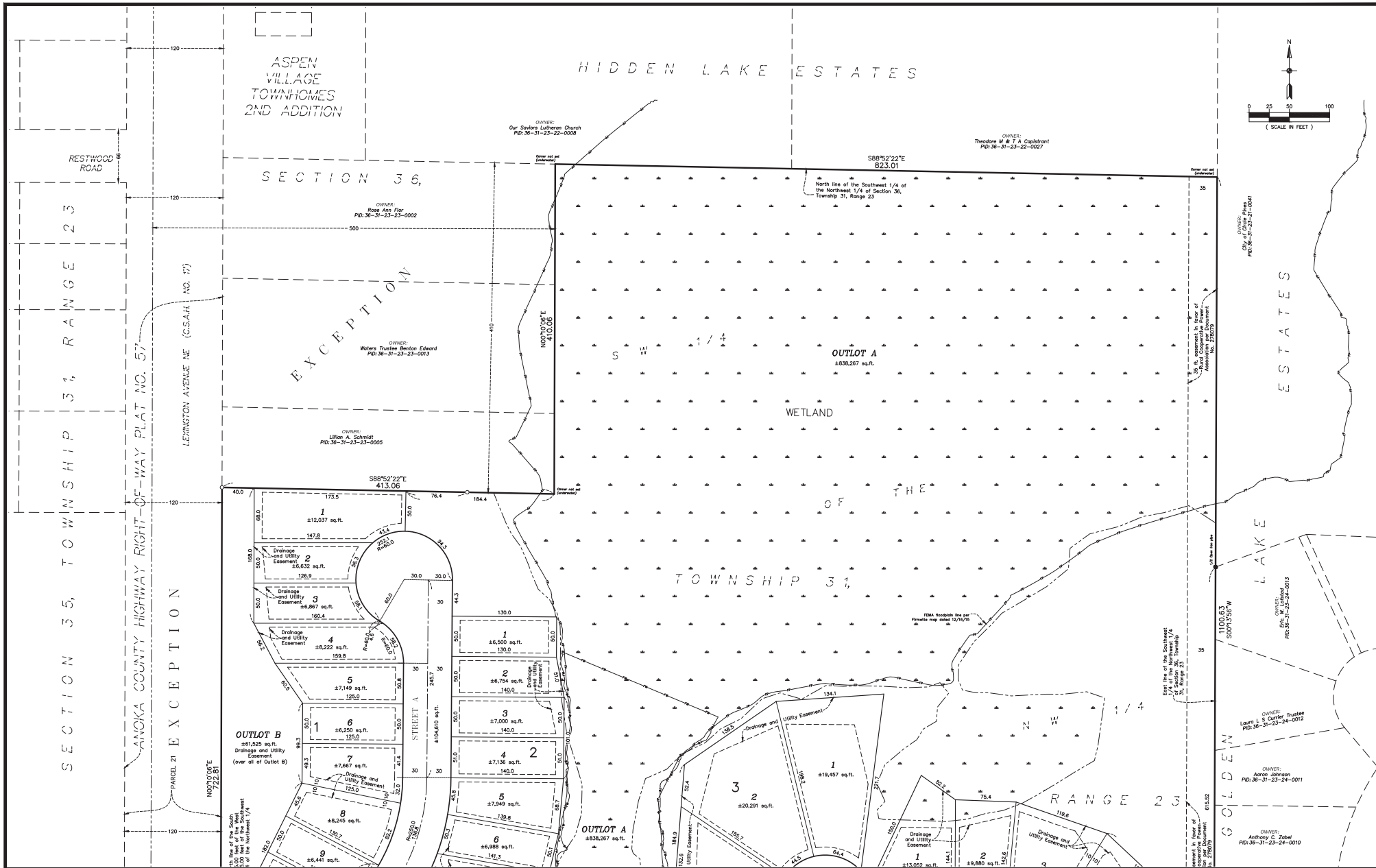


BlaineMN.gov

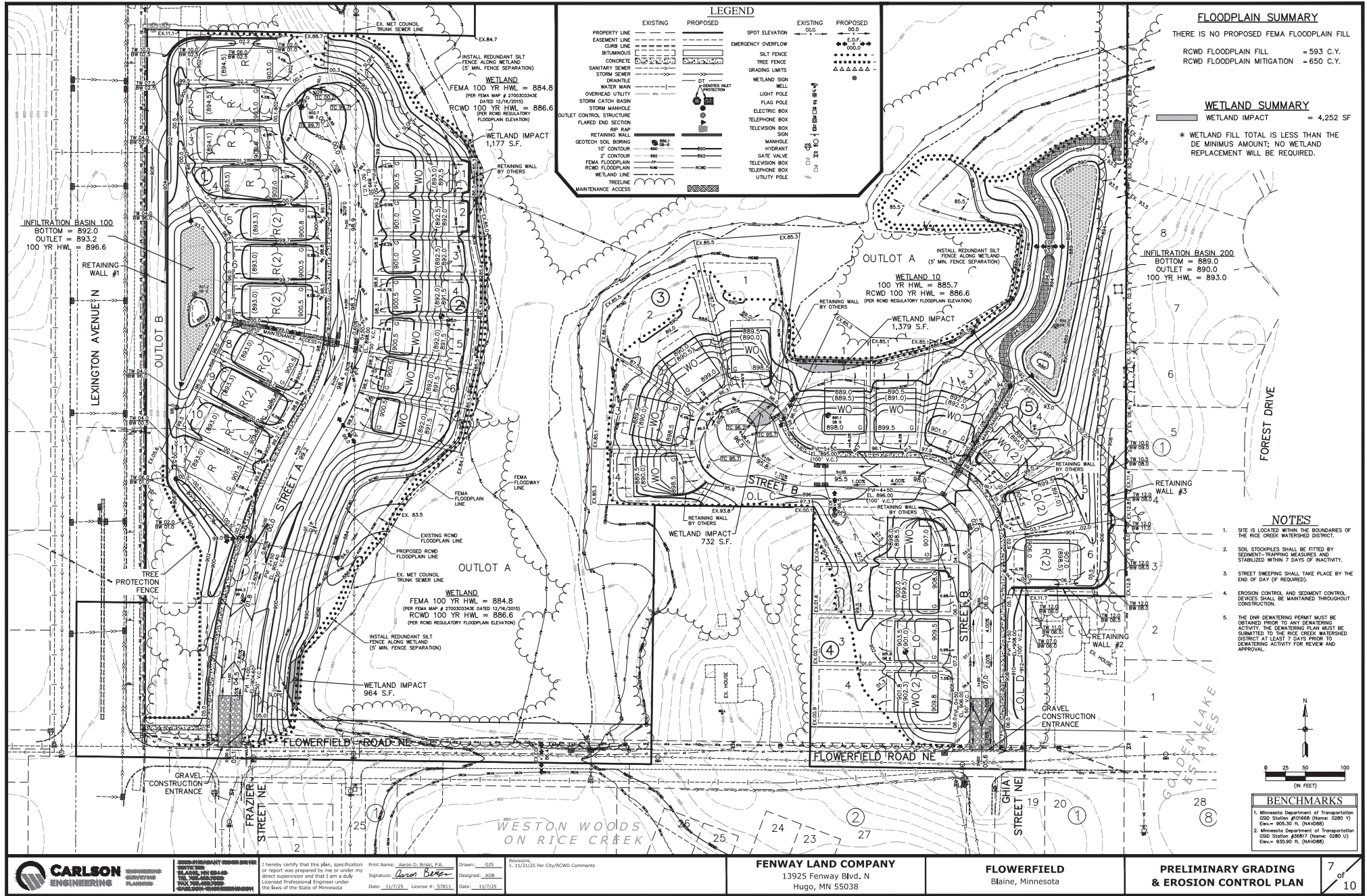
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180







CARLSON ENGINEERING SURVEYING ENGINEERING PLANNING	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: 11/07/25 License #: 40361	Print Name: Thomas S. Salaff, L.S. Signature: Date: 11/07/25 License #: 40361	DRAWN BY: 323 ISSUED DATE: 11/07/25 FILE NO: 201	FENWAY LAND COMPANY 13925 Fenway Boulevard North Hugo, MN 55038	FLOWERFIELD Blaine, Minnesota	PRELIMINARY PLAT	5 OF 10
	11/07/25						



PRELIMINARY GRADING & EROSION CONTROL 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 Professional Engineer under the laws of the State of Minnesota

Print Name: Aaron D. Bridg, P.E.
Signature: *Aaron D. Bridg*
Date: 11/7/25 License #: 57831

Drawn: GJS
Designed: ADB
Date: 11/7/25

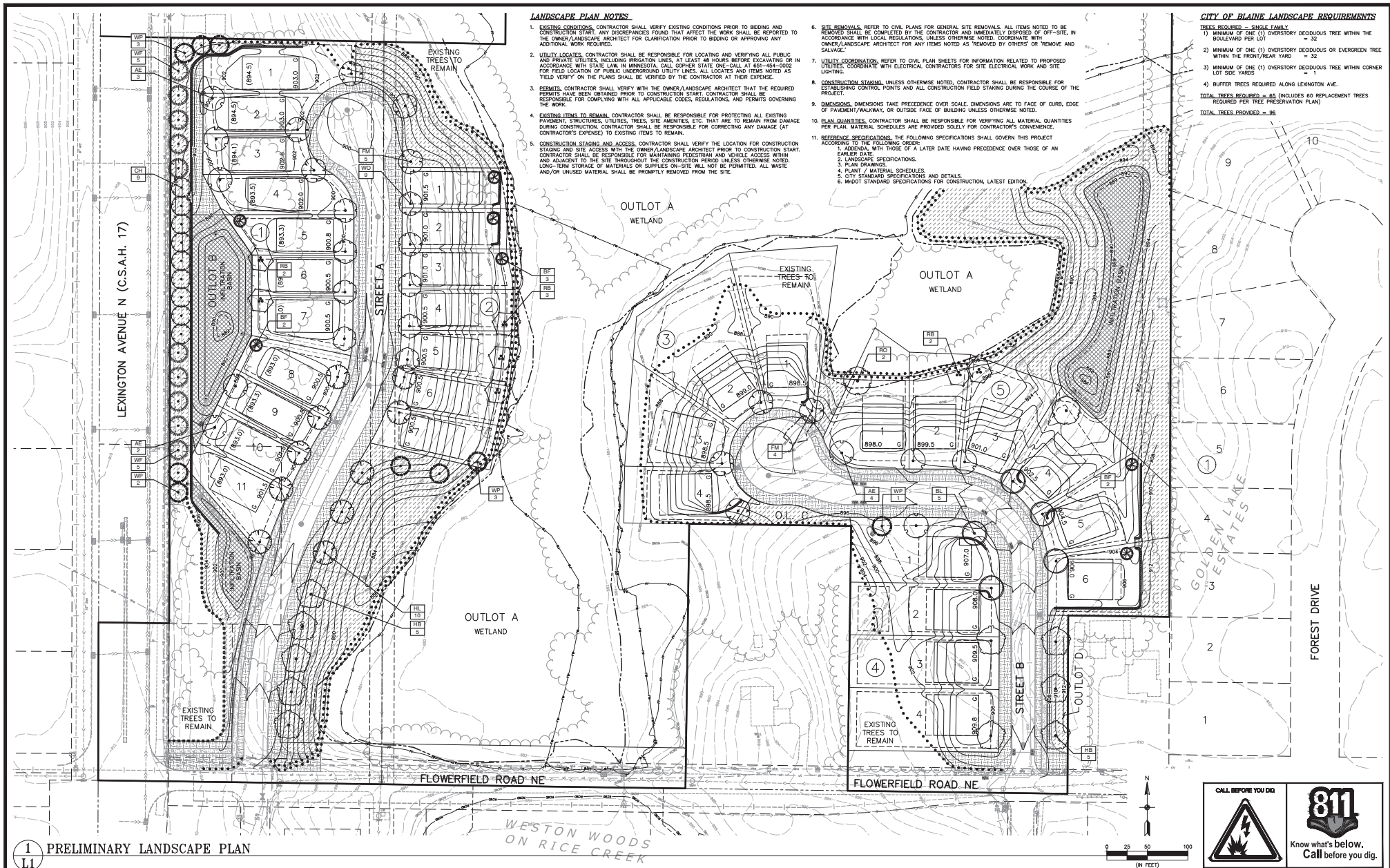
Revised: 1. 11/21/25 Per City/RCWD Comments

FENWAY LAND COMPANY
13925 Fenway Blvd. N
Hugo, MN 55038

FLOWERFIELD
Blaine, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

7 of 10



1
L1



CARLSON ENGINEERING
LANDSCAPE ARCHITECTS
132925 Fenway Blvd. N
Hugo, MN 55038
(763) 271-1111
www.carlsoneng.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: Ryan J. Rutledge, RLA
Signature: [Signature]
Date: 11/7/25 License #: 56346

Drawn: RJB
Designed: RJB
Date: 11/7/25

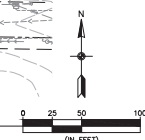
Revisions:
1. 11/21/25 Per City/RCWD Comments
2. 11/23/25 Per City/RCWD Comments

FENWAY LAND COMPANY
13925 Fenway Blvd. N
Hugo, MN 55038

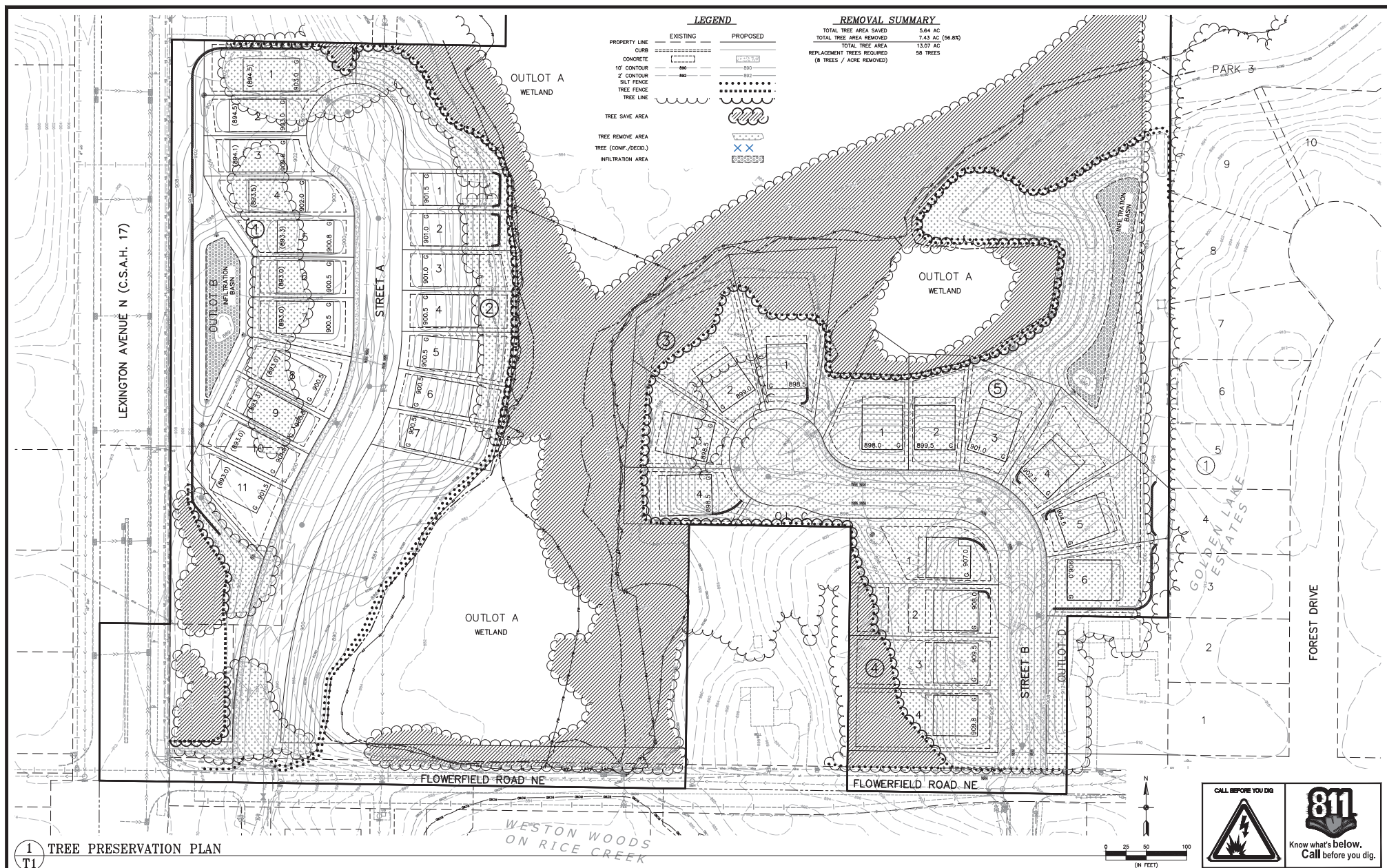
FLOWERFIELD
Blaine, Minnesota

PRELIMINARY LANDSCAPE PLAN

L1
of 2



#10682-01



CARLSON ENGINEERING
 13925 FENWAY BLVD. N
 HUGO, MN 55038
 TEL: 763.440.1800
 FAX: 763.440.1801
 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 Landscape Architect under the laws of the State of Minnesota.

Print Name: Ryan J. Rutledge, RLA
 Signature: [Signature]
 Date: 11/7/25 License #: 56346

Drawn: RJR
 Designed: RJR
 Date: 11/7/25

Revisions:
 1. 11/21/25 Per City/RCDW Comments

FENWAY LAND COMPANY
 13925 Fenway Blvd. N
 Hugo, MN 55038

FLOWERFIELD
 Blaine, Minnesota

TREE PRESERVATION PLAN
 T1 of 1
 #10682-01

Flower Field Architectural Plans
Stonegate Floor Plans and Elevations

Smithtown Villa

Square Feet: 1,864 – 3,257



FLOORPLANS



Smithtown "A" Main Level



Smithtown "A" Optional Finished Lower Level

Halstead Home

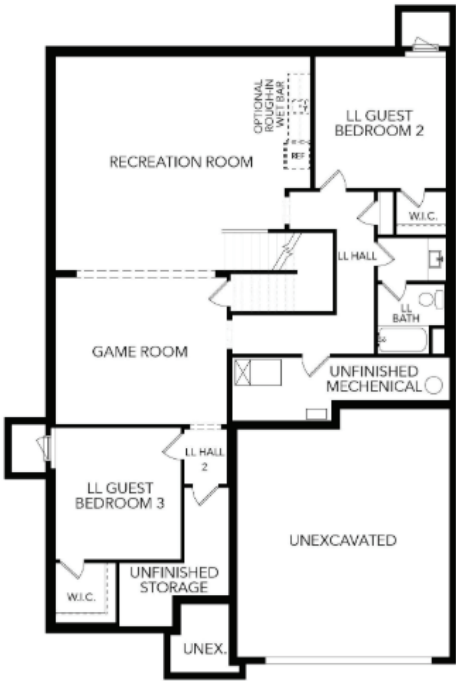
Square Feet: 1,811 – 3,857



FLOORPLANS



Halstead "A" Main Level



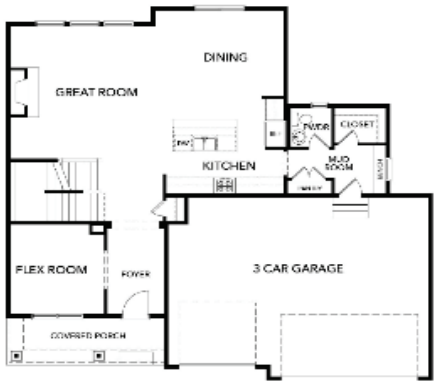
Halstead "A" Lower Level

Marion Two-Story Home

Square Feet: 2,687 – 3,870



FLOORPLANS



Marion "A" Main Level



Marion "A" Upper Level



Marion "A" Optional Finished Lower Level

Palmer Home

Square Feet: 1,864 – 4,289



FLOORPLANS



Palmer "A" Main Level



Palmer "A" Lower Level

Riley Two-Story Home

Square Feet: 2,990 – 5,103



FLOORPLANS



Riley "A" Main Level



Riley "A" Upper Level



Riley "A" Optional Finished Lower Level

Jefferson Two-Story Home

Square Feet: 2,713 – 4,705



FLOORPLANS



Flower Field

Narrative

Blaine, MN

(Northeast corner of Lexington Ave and Flowerfield Rd)

Introduction

Flower Field is a new residential neighborhood with a mix of housing options in the north-east corner of Blaine. The community features 18 single-level villas and 14 two-story single-family homes, with a wide range of home sizes, price points and architectural styles.

Since 2019, Fenway Land has been actively developing properties throughout the Twin Cities, focusing on creating thoughtful projects that meet the needs of both clients and the communities they serve. Stonegate Builders has been a dedicated and trusted leader in home construction since 1987 and is known for delivering exceptional home designs and outstanding customer experience.

Together, Fenway Land and Stonegate Builders bring a shared commitment to quality, community-focused development and aim to create a well-designed neighborhood.

Density

The Flower Field property is 31.92 acres, with a total of 32 total homes planned for a gross density of 1.00 units/acre and a net density of 2.76 units/acre after excluding wetlands. This density falls within the target range for Blaine's Low to Low-to-Medium Density Residential areas and represents a balanced transition between nearby single-family neighborhoods and the surrounding community.

The project's rezoning to Development Flex (DF) allows for this diversity of housing types and clustering to preserve open space while maintaining a compatible overall density within the City of Blaine's comprehensive plan.

Wetlands & Stormwater Ponding

Approximately 15 acres of wetlands span the northern and central portions of the site. The development has been intentionally designed to avoid direct wetland impacts and aims to protect the site's natural environment. Stormwater management

will incorporate best practices to detain runoff and protect downstream water and wetland quality.

Streets & Sidewalks

Flower Field will feature two separate entrances aligned with the existing streets on the south side of Flowerfield road (Frazier Street NE and Ghia Street NE), each terminating in a cul-de-sac to avoid any impact on wetlands and minimize cut-through traffic.

Sidewalks will line each internal road and connect to the existing pedestrian systems on Frazier St and Ghia St. The internal sidewalk connecting to Fraizer Street will also connect to the trail along Lexington Ave.

All roadways, sidewalks, and utilities will be constructed in compliance with City standards and designed to improve pedestrian safety.

Landscaping & Open Space

A tree survey has been conducted on the property with the goal of preserving as many high-quality and high-visibility trees as possible. Any necessary tree removals will be mitigated through re-planting in accordance with City standards. The landscaping plan will prioritize a higher concentration of conifer trees planted along Lexington Ave to provide additional screening.

The preserved wetland areas and tree buffers will also serve as natural open space amenities for residents.

Architecture

Stonegate Builders will offer a range of architecturally cohesive villa and two-story single-family home plans, each with multiple elevations and material options to maintain visual variety and consistency in quality and neighborhood identity. This approach results in a unified and desirable residential environment that complements surrounding land uses and creates a long-term value for both residents and the City.

See Flower Field Architectural Plans for examples of Stonegate's floor plans and elevation renderings.

HOA

The villa component of the neighborhood meets the increasing need of homeowners looking for low-maintenance living. The HOA will provide for the upkeep of common areas, snow removal, and provide restrictions on outdoor storage, parking and other issues to keep the neighborhood well maintained.

Development Schedule

Construction of the development will start in Spring 2026.

Contact Information

Applicant:

Fenway Land Company

ATTN: Mark Guenther
13025 Fenway Blvd N., Suite #300
Hugo, MN 55038
651-425-0469

Engineer:

Carlson McCain

ATTN: Brian Krystofiak
3890 Pheasant Ridge Drive Northeast
Suite 100
Blaine, MN 55449

Site Data:

PID# 363123230011, 363123230012 & 363123230006

From: [Deb Volkman](#)
To: [Planning](#)
Subject: Case 25-0052 Fenway land company rezoning.
Date: Tuesday, January 6, 2026 6:19:48 PM

Hello, I am a resident of 347 Forest Drive, my property will be impacted by this new development.

I am not able to attend the city meeting in person as I am traveling for work.

I would like to ask that the rezoning to Development Flex not be granted at this time. Based on Fenway's prior development in Hugo, Mn. They changed a portion of that planned and approved development from single family and townhomes to apartments.

Allowing this rezoning would allow them to do something similar. How residents must enter these plots an apartment building would cause significant traffic impact on Flowerfield and Lexington. Flowerfield is an heavily walked and biked street that is narrow with no sidewalks and wetlands on both sides limiting expansion of this street.

With the significant wetlands that drains into Rice Creek Watershed on this property. A large multiunit building could have a negative impact into this protected area with the additional traffic, automobiles, etc.

My ask would be to leave it as single-family zoning and if in the future there is a need to reconsider this would come back up for review. The impact to traffic and environment could be reviewed further before allowing a large multiunit building.

Thank you for consideration

Debra Volkman
347 Forest Drive
Circle Pines, Mn 55014

952-201-3333

Sent from my iPad

From: andy4tx@comcast.net
To: [Planning](#)
Cc: andy4tx@comcast.net
Subject: Written Comments Regarding Case No. 25-0052
Date: Monday, January 12, 2026 9:31:52 AM

To: Blaine Planning Commission
From: Andrew and Joan Eisenzimmer, 8873 Fraizer Street
Subject: Written Comments For Public Hearing
Case: 25-0052
Applicant: Fenway Land Company
Location: NE Corner of Lexington Avenue and Flowerfield Road NE

Introduction

These written comments are being offered by Andrew and Joan Eisenzimmer, property owners "located within 350 feet of the proposed project," residing at 8873 Fraizer Street Northeast, City of Blaine.

The Applicant is requesting rezoning to Development Flex (DF), a preliminary plat for 32 single family lots and a Conditional Use Permit to allow the construction of 32 single-family homes in a DF zoning district.

We have lived in Weston Woods on Rice Creek since March 2019. Weston Woods has 68 townhomes consisting of 34 two-unit townhouse buildings and is bounded by Lexington Avenue on the west, 87th Avenue on the south, the City of Circle Pines on the east and Flowerfield Road on the north. The Applicant's potential development would be directly on the other side of Flowerfield Road from Weston Woods on Rice Creek and mere steps from our home.

We wish to express our hope that in reviewing and considering this development, the Planning Commission, and ultimately the City Council, strongly consider doing something to address Flowerfield Road, which would separate the two developments in that part of the city.

From our home we look out over Flowerfield Road, which at that location (east from Lexington Avenue to the City's border with Circle Pines), is an old, outdated rural section street, with no curb or gutter or sidewalk. It is narrower than city's standard residential street typical section. It is unsafe and dangerous and inadequate to even handle the present volume of traffic, most of which is to-and-from Circle Pines. Traffic from Circle Pines and the Golden Lake School frequently back up on it and vehicles constantly drive down it at high speeds from Lexington.

A recent traffic count by the Blaine City Engineering Department measured the traffic on Flowerfield at that location. The traffic count disclosed that it handled an average daily traffic of 1059 vehicles per day, which accounts

for 7413 vehicles per week. That same traffic count disclosed that nearby 87th Avenue Northeast, which also accesses Lexington Avenue and which was built to current city standards, handles far less traffic.

That part of Flowerfield Road is clearly inconsistent with the Blaine Pavement Management Program's commitment to provide "functional, safe and efficient travel" and is not well-suited for either present or future use. This should be of real concern to the Planning Commission, and the City Council, as it relates to this Application, and as it is to us and most of our fellow residents and will be to potential residents of the new development.

From the beginning, we have expressed our support for the proposed development which would include housing complimentary to ours, it would enhance the neighborhood and the area along Lexington Avenue and it would be positively reflective of the Blaine community.

Thus, as noted below, we urge that any action by the Planning Commission for recommendation to the City Council should be conditional as regards a concurrent need to address Flowerfield Road as part of any rezoning and conditional use permit.

Planning Commission

Clearly, among the defined tasks of the Planning Commission are to review and advise the City Council regarding "immediate planning issues" and "specific development proposals." Thus, in reviewing the Applicant's proposal, the Planning Commission importantly should urge the City Council to address the needs of Flowerfield Road as an immediate planning issue obviously relevant to the expected development.

Development Flex (DF) District

The Blaine Code of Ordinances, in Section 109-370, as it relates to creating a DF District, expresses the intent to "protect the interest of surrounding properties," in part by "preserving the health, safety, order, convenience, prosperity, and general welfare of the city and its inhabitants."

We, along with the other owners of households within Weston Woods, have paramount interests as it relates to this proposal as owners of surrounding properties. Those interests include health and safety pertaining to the poor, unsafe and outdated condition of Flowerfield Road, as well as our general welfare as adjoining city inhabitants.

Section 109-371 of the Code of Ordinances establishes criteria to be considered in processing an application for rezoning to a DF District, among them that the proposal "shall not impose any undue burden upon public services and facilities," including "streets."

There is already an undue burden on Flowerfield Road when one considers that this overly narrow "rural road"(about 24 feet in width compared to modern street widths of about 44 feet), without curb or gutter or sidewalks, carries over a thousand vehicles per day. Quite obviously, constructing 32 single family-homes on two streets intersecting that same Flowerfield Road can only have the effect of substantially increasing that already undue burden. In other words, Flowerfield Road is not well-suited for either present or future use.

It is not well known, but of particular note is that other than Flowerfield Road, our streets within Weston Woods (Ghia, 87th Lane and Fraizer) are private; they are not dedicated to public use. They are maintained and plowed, etc. by Weston Woods, not the City. Our streets are supposed to be only for our residents and guests. Outside traffic is an ever-increasing problem on our streets. On a daily basis our private streets are used by non-residents especially because of the overburdened traffic along Flowerfield Road. This already adversely affects us and our fellow residents and will most certainly continue to increase with any new development.

Conditional Use Permit

The Blaine Code of Ordinances, in Section 101-4, as it relates to granting a conditional use permit, provides that the City Council consider the advice and recommendations of the Planning Commission and the "effect of the proposed use" upon the "health, safety, and general welfare of occupants of surrounding lands," including that the "use shall not create an excessive burden" on existing streets, will not "cause traffic hazard or congestion" and will have adequate "access roads."

At the risk of overly-repeating the deficiencies of Flowerfield Road as an access road for the development contemplated by this Application for a conditional use permit, any recommendation should be conditional as regards a concurrent need to address Flowerfield Road as part of any conditional use permit.

Conditional Approval

The Blaine Code of Ordinances, in Section 101-4, also specifies that the procedure for obtaining a conditional use permit includes both the obligation to "determine possible adverse effects of the conditional use" and "what additional requirements may be necessary to reduce such adverse effects." That procedure allows the Planning Commission to recommend "one of three actions," including "Conditional approval." This procedure facilitates a process, also specified by Section 101-4, by which the City Council "may impose conditions it considers necessary to protect the public health, safety, and welfare."

Thus, we urge that the Planning Commission adopt an action which would consist of a Conditional Approval, with a further recommendation to the

City Council to adopt additional requirements which would mitigate the adverse effects of this proposal as it relates to Flowerfield Road, minimize the expected increased undue burden, eliminate the hazardous road conditions and the increased congestion, all of which would likely accompany this further development.

Through such a procedure, the City Council could then order that a traffic study be undertaken to determine the needs of the neighborhood, as it relates to Flowerfield Road and including surrounding streets, impacted by this development.

Conclusion

As we have stated at the beginning, we have and will continue to express our support for this development project as it goes forward and at the same time, we wish to identify for you our interests and concerns so that you may be mindful of them as the planning and approval process moves forward.

Thank you for your careful consideration.

Andrew and Joan Eisenzimmer



City of Blaine Staff Report

File Number: 2025-680

Agenda Date	Status
January 13, 2026	
In Control	File Type
Planning Commission	Report

Public Hearing

- Shawn Kaye, Planner

Agenda Item # 4.3

Case File No. 25-0055 // Enclave Companies // 11008 Sunset Avenue NE

The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Development Flex (DF).
2. Preliminary plat to subdivide 27.89 acres into one lot and one outlot to be known as Sunset Woods.
3. Conditional use permit to allow the construction of 175 townhome units in a Development Flex (DF) zoning district.

Background

Zoning	Farm Residential (FR)
Land Use	High Density Residential/Planned Industrial (HDR/PI)
Area	Approximately 27.88 Acres
Applicable Regulations	Sections 101-4, Chapter 9 Article XIII, and Chapter 74
Attachments	Zoning and Location Map Preliminary Plat Site Plan Preliminary Grading Plan Preliminary Utility Plan Landscape Plan Elevations Tree Removal Plan Setback Exhibit Traffic Study Narrative
Schedule	Planning Commission: 01/13/26 City Council: 02/02/26 and 02/18/26

Rezoning

Section 101-3 Criteria for granting zoning/comprehensive plan amendments:

The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed District is consistent with the Comprehensive Plan.
- How the proposed district differs from the existing district.
- How the proposed district meets the goals and policies of the City.

The Development Flex (DF) District is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The Development Flex District also attempts to create a reasonable balance between the interests of the property owner in freely developing their property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties in the following ways:

- a. By encouraging a more creative approach in housing developments, that will result in quality living environments through innovative design and aesthetic controls;
- b. By permitting a combination of housing types and style, including single, two-family, and multiple family dwellings, with the exception of mobile homes;
- c. By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments;
- d. By allowing for any type of ownership, private, condominium, or rental;
- e. By allowing flexibility in setback and height restrictions;
- f. By allowing non-residential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such non-residential uses will enhance the character, amenities, and convenience of those who live in the proposed development;
- g. By providing an efficient use of land resulting in more cost efficient installation of utilities, streets, and other facilities.
- h. By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas;
- i. By contributing to the tax base of the community without making undue demands on the community services; and
- j. By providing the means for greater creativity and flexibility in environmental design than is provided under the strict application of the Blaine Zoning Ordinance and Subdivision Ordinance, while, at the same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the City of Blaine and its inhabitants.

The proposed development meets the following criteria for the DF zoning district:

(a) The proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zoning.

- The project provides an array of housing units in 2, 3, and 4 bedroom configurations. Buildings are comprised of 4, 5, 8, and 10 unit groups ranging in two and three-story variants.

(b) The proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning.

- The project proposes amenities including: fitness center, community lounge, pool, coffee bar, pickleball court, dog runs, firepit, grilling station, pet spa, playground, and business center. It also preserves more than 5-1/4 acres of undisturbed open space.

(c) The proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan.

- The project aligns with the 2040 comprehensive plan designation of Industrial/High Density Residential with a density range between 12-25 units per acre. Proposed project density is 12.3 units/acre.

(d) The proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible.

- The project preserves all existing wetlands demarcated on the property and preserves over 190 significant trees. Additionally, the project preserves and protects several species of the genus Rubrus (raspberries and blackberries) through its site layout and stormwater management facilities.

(e) The proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems.

- The project adheres to the sub-development design parameters for public services and facilities. A sanitary sewer lift station will be required and the development will continue to work with the City and Anoka County to determine the best access configuration for the proposed development.

(f) The proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas.

- The project creates a unified feel through the orientation and clustering of buildings, minimizing the exposed building facades that are public-facing. Landscape design utilizes existing tree and proposed screening along the perimeter with adjoining residential properties. Foundation plantings are diversified according to aspect, but maintain continuity in form and size of plants, offering year-round interest.

(g) The proposal be consistent with all other applicable city and state regulations.

- The project adheres to all other applicable city and state regulations as required.

Preliminary Plat

Section 74-46 Preliminary Plat Standards of Review:

The planning commission shall make a recommendation on the preliminary plat considering conformance with the city's comprehensive plan, zoning ordinance, this chapter and all chapters of this code.

Evaluation of Request

Planning Analysis

The applicant is proposing a 175-unit market rate rental townhome development.

2-Bedroom Units - 74

3-Bedroom Units – 94

4-Bedroom Units – 7

14- 3 story buildings

11- 2 story buildings

Site Amenities

- Fitness Center
- Community Lounge
- Pool
- Coffee Bar
- Pickleball Court
- Pet Spa
- Business Center
- Grilling Stations
- Firepits
- Playground Equipment
- Dog Runs

Surrounding Zoning and Uses

The surrounding properties (approximately 4.5 acre parcels) to the north and west are zoned Farm Residential (FR) with a Low Density Residential (LDR) land use. Sunset Avenue and single-family homes in Lino Lakes are located to the east, and 109th Avenue and 35W are to the south.

Current Zoning

The subject site is zoned Farm Residential (FR).

Proposed Zoning

The subject site is proposed to be zoned Development Flex (DF).

Land Use Designation

The land use is High Density Residential (HDR)/Planned Industrial (PI). HDR allows for 12–25 units per acre. The proposed development meets that density requirement with 12.31 units per acre.

Existing Conditions

The site has a wetland located in the center of the parcel, endangered plants on the north side of the property and trees.

History

The property was previously guided for medium and high-density residential development in the Northeast Area Plan (adopted in 2002). The use was then changed to High Density Residential/Planned Commercial (HDR/PC) in the 2030 Comprehensive Plan (adopted in 2009) and High Density Residential/Planned Industrial (HDR/PI) in the 2040 Comprehensive Plan (adopted in 2018).

This property was reviewed by the City Council at the fall retreat in 2022 as part of a proactive review of properties with HDR land uses and the feedback at the time was to retain the existing HDR/PI land use.

At a workshop meeting 2023, the City Council reviewed a request from Capital Partners to construct two 189,000-square-foot speculative light industrial buildings. The project required a rezoning from Farm Residential (FR) to either Light Industrial (I-1) or Planned Business District (PBD).

Based on the high visibility of the site and the PI land use designation (as opposed to LI), the City Council was given information that the PBD zoning district would provide a higher level of design and finish, and a rezoning to I-1 would offer the developer more flexibility in the tenants occupying the buildings since the PBD district has more restrictive land uses. The City Council consensus was to support the rezoning to I-1 with larger setbacks from the adjacent neighbors and to continue to work with staff. The developer of the industrial buildings decided not to move forward because of the constraint of the endangered plants on the north side of the property.

The property has been on and off the market for many years and previous developers have struggled with how to develop the property with the constraint of the large wetland in the center of the property, endangered plants on the north side of the property, and poor soils throughout the property. Additionally, a regionally sized lift station is required to be constructed as part of the sanitary sewer service to the property, which increased the development cost.

In August 2025, the Council reviewed the request to construct 175 townhome units on the property. Council was supportive of the rezoning to DF. Council supported this project for this site as it adds to the city's residential housing mix and suggested considering extended turn lanes for additional safety. The council recommended relocating the three-story townhomes further away from the neighborhood to the west and liked the proposed elevations as being something different, and suggested windows not face the existing residential.

Plat

The applicant is proposing to develop approximately 27.88 acres into one lot with 175 townhome units, and one outlot for wetlands and endangered plants. The DF zone does not have minimum lot sizes. As proposed, the lot sizes are as follows:

- Lot 1: 14.23 acres
- Outlot A: 11.93 acres

Architecture

The proposed townhomes and all accessory dwellings, including the maintenance building, pool building, and clubhouse will have varying roof styles and exterior treatments. All exterior elevation materials for the townhomes and accessory buildings will include cement batten and lap siding, panels and trim. All townhomes and accessory buildings to be constructed are to be consistent in architecture, materials and style with the drawings/elevations presented with the CUP submittal.

Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP. The building and garages for the townhomes have a minimum front setback of 22 feet measured from the edge of curb on the private drive. Townhome buildings have a minimum of 20 feet between buildings.

Perimeter setbacks:

- 109th Avenue and Sunset Avenue Setbacks (South and East): Building 25 feet; parking 25 feet.
- West setback: Building 30 feet; parking 25 feet.
- 10-foot building and parking setback where Lot 1 abuts the Outlot.

Internal Private Drive Setbacks:

- Front yard: Townhomes at least 22 feet from the private drive.
- Side Yard: Townhomes at least 10 feet from the private drive.
- Building to building separation of a 20-foot minimum

Parking

In addition to the two garage stalls per unit and two driveway stalls, there shall be one parking space for each three units for guest parking. The site plan has 62 guest parking stalls shown. The parking provided meets the zoning ordinance requirement.

Landscaping

The proposed landscape plan meets requirements with 368 trees being planted and a credit of 192 preserved trees in the developed area on site. An existing vegetated area located along the west property boundary tapers off near Buildings 8 & 9. The landscape plan proposes a coniferous buffer in that area.

The city forester has reviewed the landscape plan and is requiring the replacement of Black Hills Spruce, Red Oak, and some Red Maple due to species diversity goals and tree disease issues.

Tree Preservation

Tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development (17.25 acres). This would mean that 138 trees would be required for tree replacement purposes. The developer has proposed to plant a total of 368 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication

Park dedication will be required for the 175 new units being constructed at the rate of \$5,800 per unit (2026 rate), for a total park dedication fee of \$1,015,000. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Neighborhood Meeting

As required by the adopted neighborhood meeting policy, the developer is holding a neighborhood meeting on January 8, 2026 at Blaine City Hall. A summary of the meeting will be forwarded to the Planning Commission as soon as it is received.

School Capacity

The Anoka-Hennepin School District had a demographic report done in the Fall of 2023. The report identified various housing types and the yield of students those housing types create. Below is a table showing the yield of students per unit based on housing type. It should be noted that this parcel falls within the Centennial School district boundaries, but the information is relevant for the City of Blaine.

Housing Type	K-12 Yield
Single Family Detached	43 students
Single Family Attached	.22 students
Apartments (market)	.15

There are 175 units proposed, based on the table above that would equate 38.5 students for the development. These students will go to Blue Heron Elementary and Centennial High School.

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.

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.

For each building proposed to be constructed, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final grading elevations.

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 \$8,760.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 17.25 acres of upland for a total sewer area charge of \$151,110.

The developer will work with the City and Anoka County to determine the best configuration for the proposed sanitary sewer lift station and location of the force main to connect into the existing sanitary sewer infrastructure.

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.

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

Developer shall explore water source 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 the easement.

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.

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 is responsible for following through with FEMA (as necessary) to receive final documents and to record these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from two private street connections to 109th Avenue NE. As this is a county road, the developer will need to construct any improvements as outlined in the development review of Anoka County's plat review comments.

A trail shall be required to be constructed in accordance with current city standards along the North side of 109th Ave NE. Final location to be determined in the plan review process.

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.

Traffic

A draft traffic memo was provided. The draft indicated that both private drives are proposed to be full-access movement, therefore, this draft will be required to be updated to account for comments that have been received from Anoka County which require the proposed east drive be a right-in/right-out only. Further discussion shall be included for the request from Anoka County concerning the required turn lanes.

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 101-4 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.
 - This area is currently guided by the Comprehensive Land Use Plan to allow up to 25 units per acre of density (HDR). The area calculates to about 12.31 units per acre, which is at the low end of the allowed density in HDR. The school district staff meets with planning staff annually to receive updates on potential growth. The proposed use will not place an excessive burden on parks, schools, streets, 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 architectural standards and landscaping provided as a buffer and on site listed in the proposed conditions will ensure the use is compatible with neighboring properties and the intent of the DF zoning district. The proposed use is compatible.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The architectural standards listed in the proposed conditions will ensure the use is compatible with neighboring properties and the intent of the DF zoning district. The use is townhomes, which is consistent with the HDR land use.
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 the Development Flex (DF) zoning district is to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance.
6. The use shall not be in conflict with the comprehensive plan of the city.

- The proposed land use of HDR allows 12–25 units per acre of townhomes. The development calculates to about 12.31 units per acre and is not in conflict with the Plan.
- 7. The use will not cause traffic hazard or congestion. (Engineering)
 - The developer to submit a revised traffic memo detailing the traffic generated by the proposed development, accounting for comments received from Anoka County and identifying any mitigation measures as to not cause any traffic hazards or congestion on the existing roadway network.
- 8. The use shall have adequate utilities, access roads, drainage, and necessary facilities. (Engineering)
 - The proposed development, 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. 25-0055, it is recommended that the Planning Commission recommend approval of a rezoning from Farm Residential (FR) to Development Flex (DF) with the following rationale:

1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create an attractive benchmark of quality townhomes with a desired range in appearance, style, density, and construction value and market appeal.
2. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.

In Planning Case File No. 25-0055, it is recommended that the Planning Commission recommend approval of a preliminary plat to subdivide 27.89 acres into one lot and one outlot to be known as Sunset Woods with the following conditions:

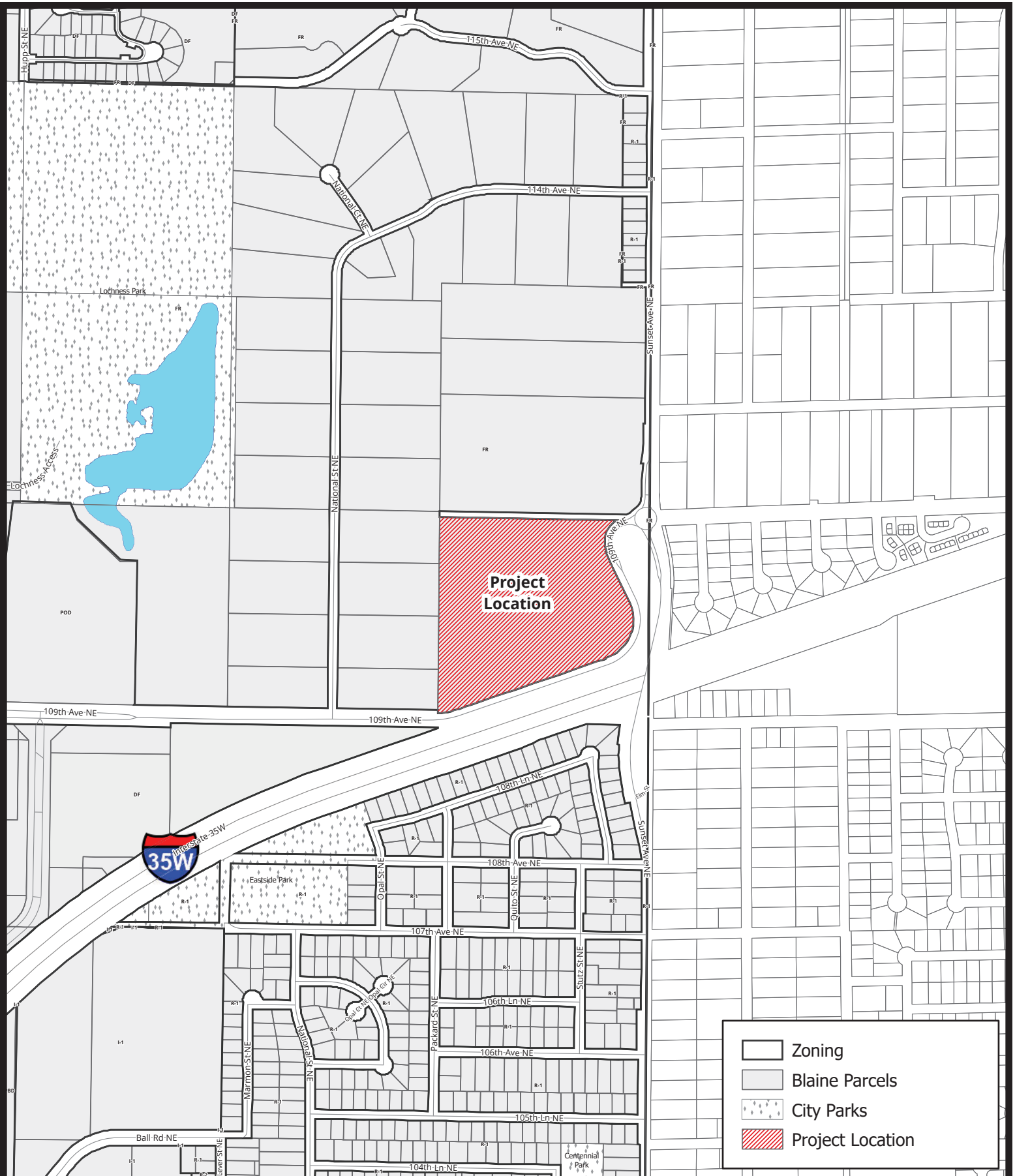
1. Park dedication is required for the 175 units being constructed at the rate of \$5,800 per unit (2026 rate), for a total park dedication fee of \$1,015,000. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. All development signage by separate review.
3. The developer must meet the City's tree preservation requirements by planting 138 replacement trees for the 17.25 disturbed acres. This is part of the overall landscape plan that includes 368 trees being planted for the overall preliminary plat, which will account for 138 of the replacement trees.
4. The applicant is required to plant 525 trees. A credit of 192 preserved trees in the developed area of the site can be used for this requirement. 368 trees are required to be planted with a credit of 192 preserved trees to meet the total of required landscape trees.
5. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
6. Site plan approval is required as part of the building permit application. All site improvements shall be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.

7. 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 \$8,760.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 17.25 acres of upland for a total sewer area charge of \$151,110.
8. The developer to obtain a Rice Creek Watershed District review and permit prior to any site work.
9. The developer to submit a revised traffic memo incorporating Anoka County Highway Department comments to the city prior to site plan approval.

In Planning Case File No. 25-0055, it is recommended that the Planning Commission recommend approval of a conditional use permit to allow 175 townhome units in a Development Flex (DF) zoning district with the following conditions:

1. All exterior elevation materials for the townhomes and accessory buildings, including the maintenance building, pool building, and clubhouse will include cement batten and lap siding, panels and trim or equivalent.
2. All site plan and unit plans require approval from the Planning Department prior to any work being performed onsite.
3. No detached accessory structures are allowed except a maintenance building, a clubhouse and pool building.
4. The applicant is required to plant 525 trees. A credit of 157 preserved trees in the developed area of the site can be used towards this requirement. 368 are required to be planted with a credit of 157 preserved trees.
5. Replace the following trees on the landscape plan:
 - 38 Black Hills Spruce with 38 White Fir or similar Fir
 - 9 Red Oak with 9 Horse Chestnut, Honey locust or similar
 - 14 of the 31 Red Maples (keep 17 Red Maples) with American Elm, Linden, Bur Oak, Swamp White Oak, Ginkgo, Kentucky Coffeetree, Horse Chestnut, Honey locust or similar.
6. Underground irrigation is required for all landscaped areas.
7. Sod shall be required on all disturbed areas.
8. In addition to the two garage stalls per unit and driveway parking, there shall be one parking space for each three units for guest parking.
9. Setbacks:
 - Perimeter Setbacks:
 - 109th Avenue and Sunset Avenue Setbacks (South and East): Building - 25 feet; parking - 25 feet.
 - West setback: Building - 30 feet; parking - 25 feet.
 - 10-foot building and parking setback where Lot 1 abuts the Outlot.
 - Internal Private Drive Setbacks:
 - Front yard: Townhomes must be setback at least 22 feet from the private drive.
 - Side Yard: Townhomes must be setback at least 10 feet from the private drive.
 - Building to building separation of a 20-foot minimum.

1. Attachments



Case File No. 25-0056 Sunset Woods

0 0.05 0.1 0.2 Miles

Scale: 1:9,397

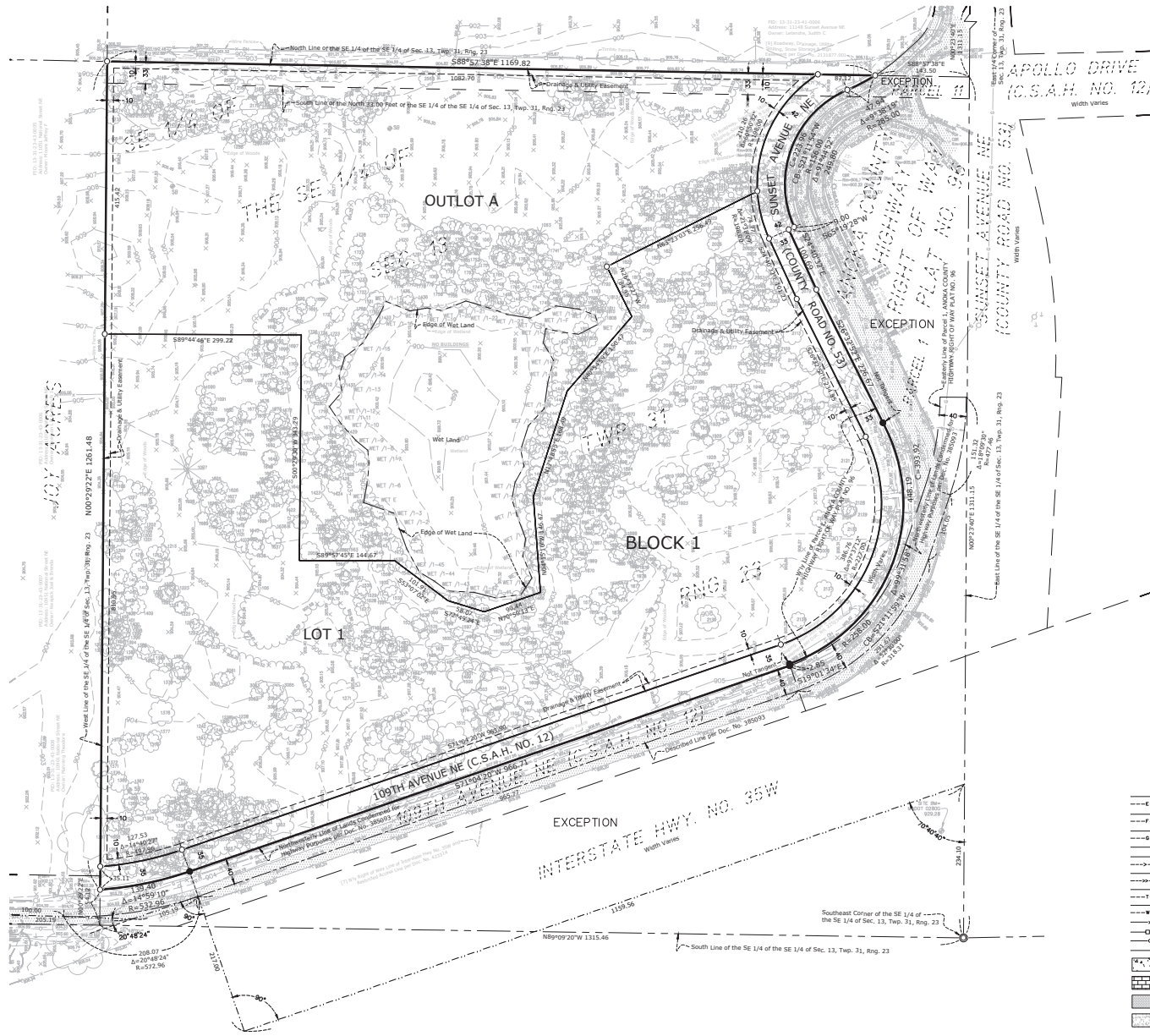


BlaineMN.gov

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



PRELIMINARY PLAT: SUNSET WOODS



PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:

Parcel 1:
The East Half of the South Half of the Southeast Quarter of Section 13, Township 31, Range 23, according to the United States Government survey thereof, Anoka County, Minnesota. Except that part thereof condemned for highway purposes, which part is more particularly described as Parcel 42 in Final Certificate dated March 9, 1973, filed March 9, 1973, as Document No. 385093.
AND
Except the North 33 feet of the East Half of the South Half of the Southeast Quarter of Section 13, Township 31, Range 23, according to the United States Government survey thereof, Anoka County, Minnesota, described in Quit Claim Deed dated June 14, 1978, filed June 29, 1978, as Document No. 500576.
AND
Except Parcel 1, shown on Anoka County Highway Right-of-Way Plat No. 96 filed March 14, 2016, as Document No. 2131877.001, and described in Final Certificate dated November 14, 2019, filed February 18, 2020, as Document No. 2323386.001.
Anoka County, Minnesota
Abstract Property

Parcel 2:
The North 33 feet of the East Half of the South Half of the Southeast Quarter of Section 13, Township 31, Range 23, according to the United States Government survey thereof, Anoka County, Minnesota. Except Parcel 11, shown on Anoka County Highway Right-Of-Way Plat No. 96 filed March 14, 2016, as Document No. 2131877.001.
Anoka County, Minnesota
Abstract Property

For Parcel 1: This preliminary plat was prepared with the benefit of a Commitment for Title Insurance issued by Guaranty Commercial Title, Inc. as agent for Old Republic National Title Insurance Company, File No. 70027, dated August 4, 2025.

For Parcel 2: This preliminary plat was prepared without the benefit of a Commitment for Title Insurance. The property description was obtained from a previous survey by us dated 6-29-2023. There may be easements or other matters of record we are unaware of and thus not shown hereon.

DATE OF PREPARATION:

12-4-2025
Please note that the background survey information is per a survey performed by us dated 12-3-2025.

APPLICANT:

Measure Group
Josh McKinney, PLA
P.O. Box 10, Wayzata, MN 55391
612-440-0934
jcmckinney@measuregrp.com

BENCHMARKS:

Elevations are based on the NGVD 29 Datum. Site Benchmark is MNDOT Monument 02805 located on the SE Corner of the bridge approximately 350 feet southeasterly of the subject property.
Elevation = 929.28

AREAS:

Proposed Lot 1 = 619,649 Sq. Ft. or 14.225 Acres
Proposed Outlot A = 519,618 Sq. Ft. or 11.929 Acres
Proposed Dedicated Right of Way = 75,833 Sq. Ft. or 1.734 Acres
Total Property Area = 1,214,800 Sq. Ft. or 27.888 Acres

FLOOD ZONE:

This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27002C3436, effective date of December 16, 2015.

Rory L. Systeller
rory@civilsitegroup.com
Minnesota License No. 44565

Linetype & Symbol Legend

	ELECTRIC LINE		AIR CONDITIONER		UTILITY VAULT
	ELECTRIC LINE (RECORD)		CABLE TV BOX		UTILITY MANHOLE
	FIBER/COMM. LINE		ELECTRIC MANHOLE		ELECTRICAL OUTLET
	FIBER/COMM. LINE (RECORD)		ELECTRIC TRANSFORMER		HAND HOLE
	GAS MAIN		ELECTRICAL METER		BOLLARD
	GAS MAIN (RECORD)		FIBER/COMM. MANHOLE		FLAG POLE
	OVERHEAD UTILITIES		POWER POLE		FUEL TANK
	SANITARY SEWER		GUY WIRE		HANDICAP SYMBOL
	SANITARY SEWER (RECORD)		GAS METER		LIGHT POLE
	STORM SEWER		GAS MANHOLE		MAIL BOX
	STORM SEWER (RECORD)		GAS VALVE		SIGN
	TELEPHONE LINE		ROOF DRAIN		CONFIDENTIAL TREE
	TELEPHONE LINE (RECORD)		SANITARY MANHOLE		DECIDUOUS TREE
	WATERMAIN		SANITARY MANHOLE (RECORD)		SOIL BORING
	WATERMAIN (RECORD)		SEWER CLEAN OUT		FOUND IRON MONUMENT
	CHAINLINE FENCELINE		CATCH BASIN		SET OR TO BE SET IRON MONUMENT
	GUADRAIL		FLAMED END SECTION		CAST IRON MONUMENT
	ACCESS RESTRICTION		TELEPHONE MANHOLE		
	CONCRETE SURFACE		HYDRANT		
	PAVER SURFACE		FIRE CONNECTION		
	BITUMINOUS SURFACE		POST INDICATOR VALVE		
	GRAVEL/LANDSCAPE SURFACE		WATER MANHOLE		
			WATER VALVE		
			WELL		

11008 Sunset Avenue NE
Blaine, Anoka County, Minnesota 55014

Measure Group
P.O. Box 10, Wayzata, MN 55391

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.

RORY L. SYSTELLER
DATE 12-4-2025 LICENSE NO. 44565

QA/QC
FIELD CREW
DRAWN BY
REVIEWED BY
UPDATED BY

VICINITY MAP



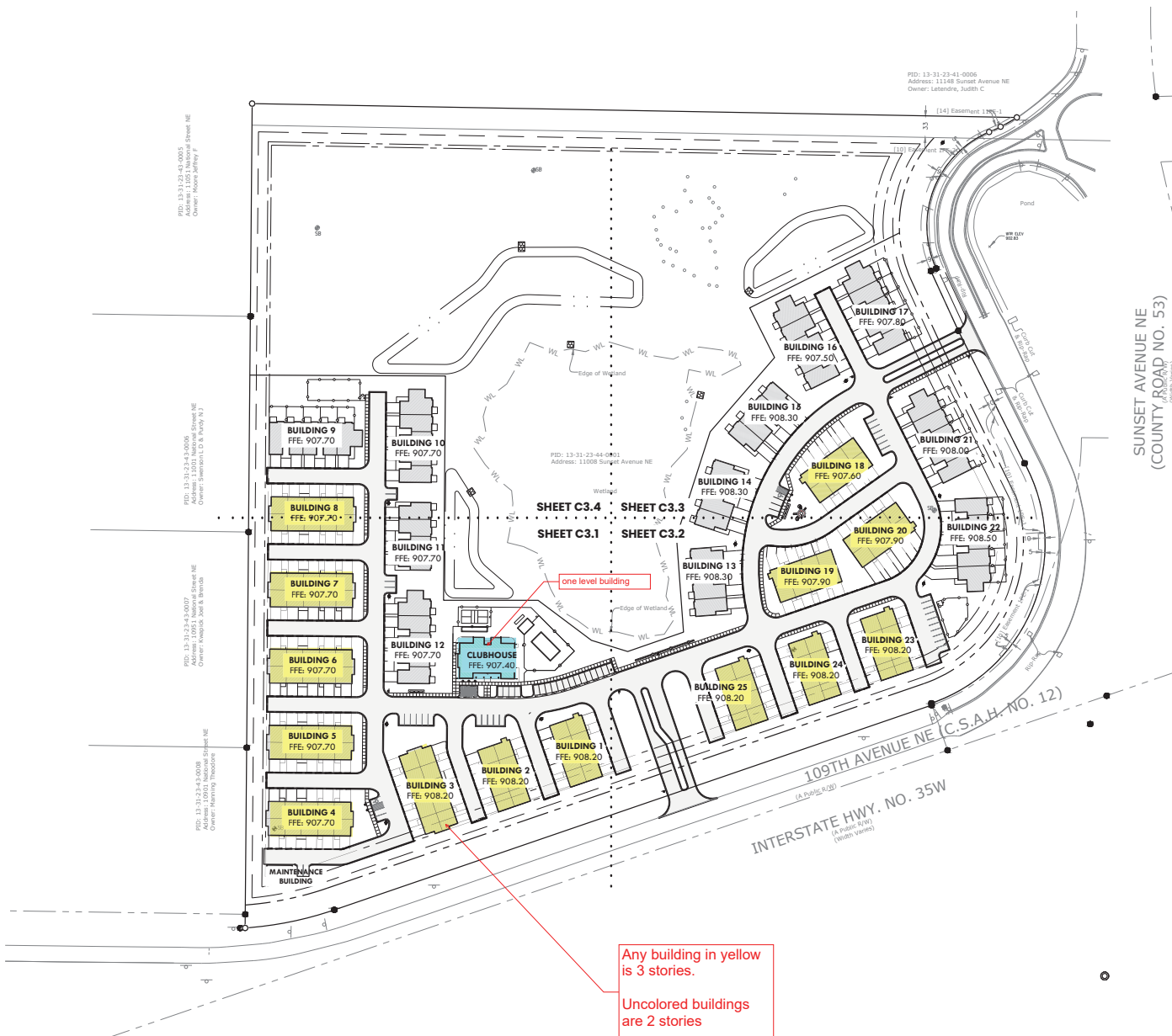
REVISION SUMMARY

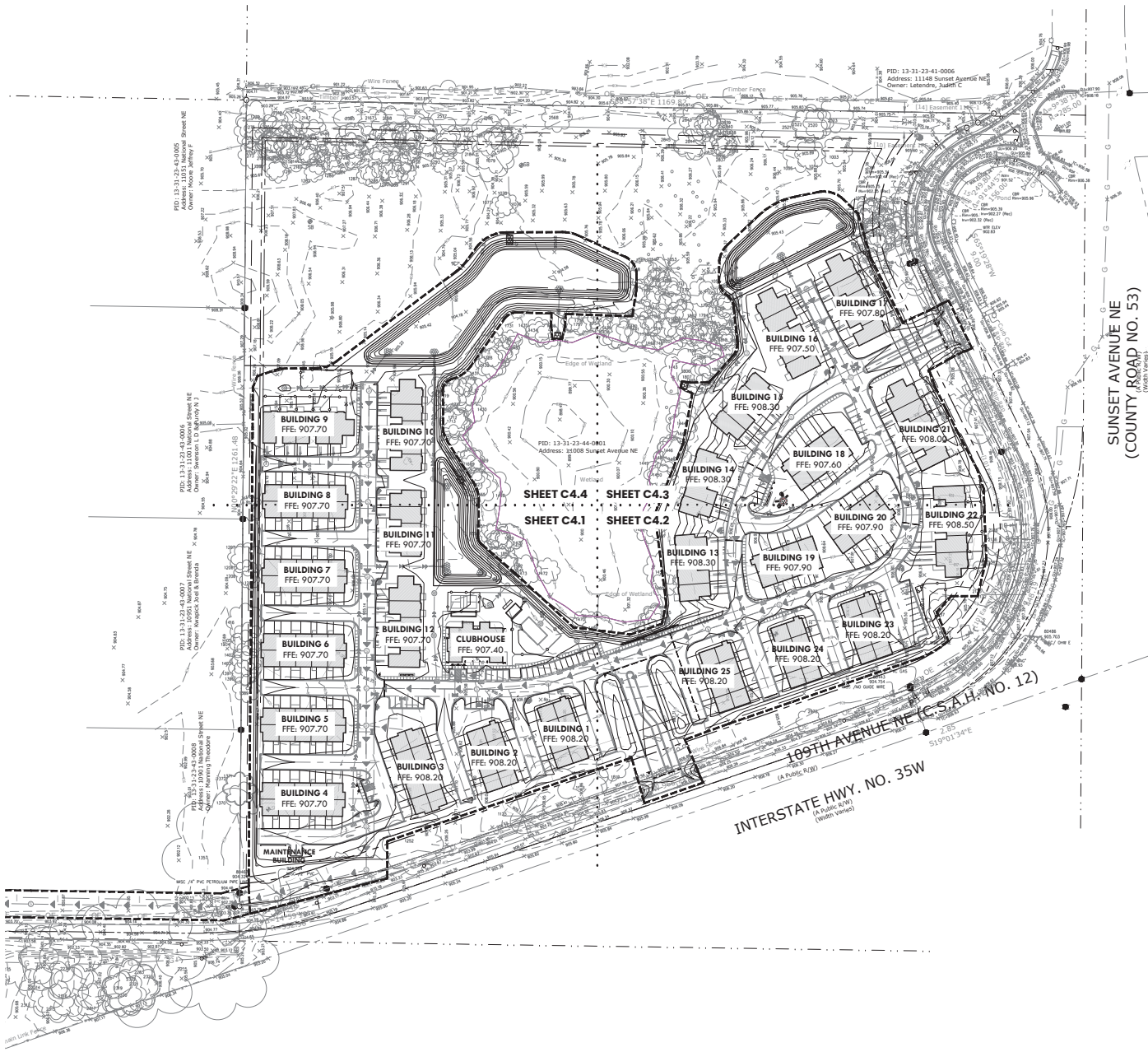
DATE	DESCRIPTION

PROJECT NO. 23115.01

PRELIMINARY PLAT

V2.0





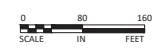
LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
- STANDARD CURB AND GUTTER
- STORM SEWER
- FLARED END SECTION
- RETAINING WALL
- DRAINILE
- GRADING LIMITS
- SPOT ELEVATION
- FLOW DIRECTION
- E.O.
- EMERGENCY OVERTAKE

SPOT ELEV. LABELS
ME= MATCH EXISTING
TW= TOP OF WALL
BW= BOTTOM OF WALL
TC= TOP OF CURB

GRADING NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL AT MINIMUM WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEN-AXLE DUMP TRUCK OR APPROVED EQUIVALENT IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.



SUNSET TOWNHOMES
BLAINE, MINNESOTA

Project Title: **SUNSET TOWNHOMES**

I hereby certify that this plan, specifications 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.

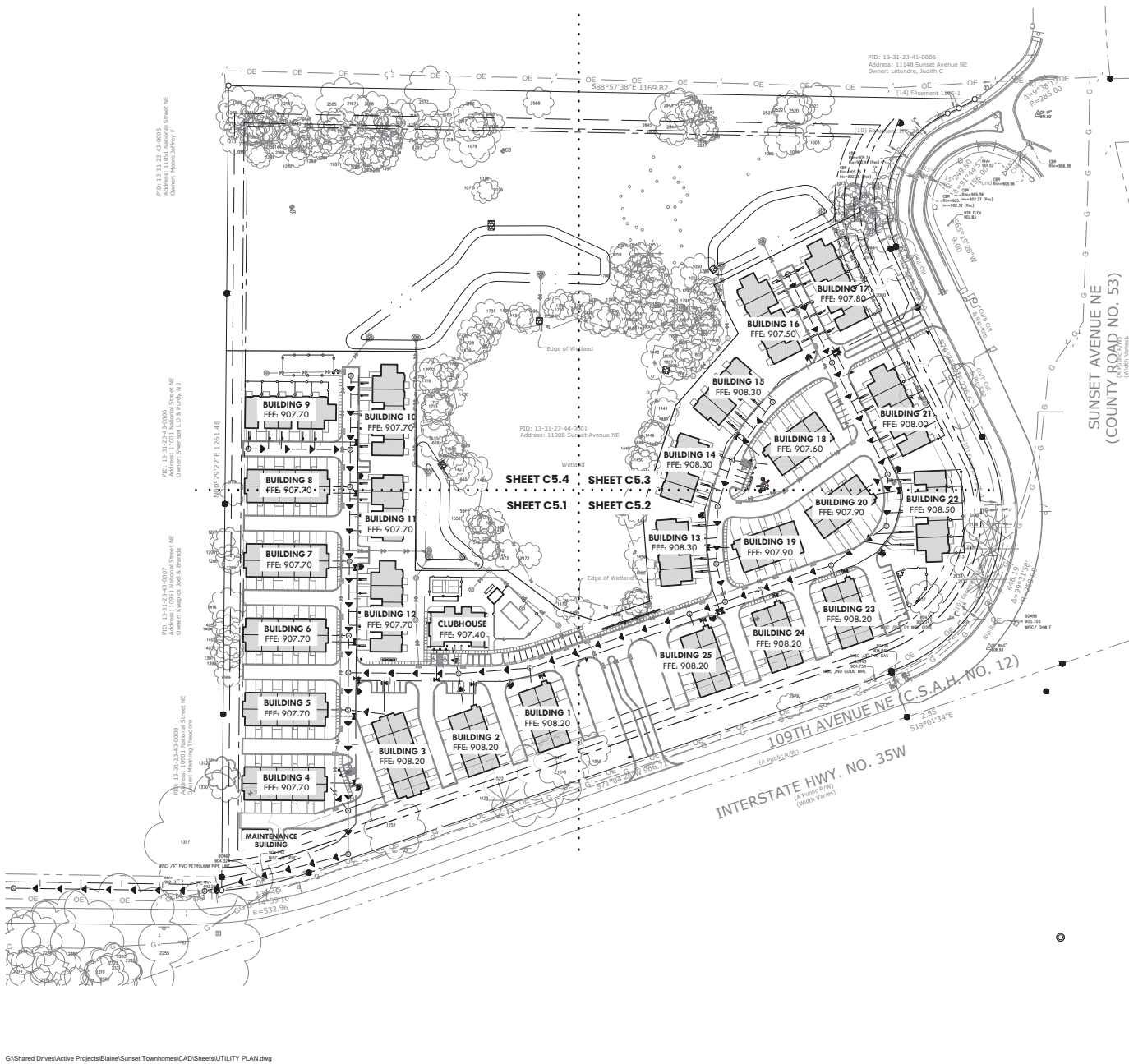
For: **Michael Moreau, PE**
Date: **XX-XX-XX** Lic. No.: **53735**

Rev.	Date	Description
12.05.25		CITY SUBMITTAL

Project #: 25-111
Drawn By: PM
Checked By: JM
Issue Date: 12.05.25
Sheet Title:

OVERALL GRADING PLAN

Sheet: **C4.0**



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- EASEMENT
- CURB AND GUTTER
- WATER MAIN
- HYDRANT
- GATE VALVE
- SANITARY SEWER
- STORM SEWER
- FLARED END SECTION W/ RIP RAP & TRASH GUARD
- DRAIN TILE
- RETAINING WALL
- GAS
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELEPHONE/FIBER
- LIGHT POLE

UTILITY NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD UTILITIES SPECIFICATION AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM).
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
- ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
- UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- WATERMAIN PIPE SHALL EITHER BE AWWA C900 PVC WITH DUCTILE IRON FITTINGS AND RISERS, OR DIP CLASS 52.
- ALL WATER LINES SHALL HAVE 8' MINIMUM COVER (TOP OF PIPE TO FINISH GRADE). INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI RIM 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
- SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE THAT IS 8' OR GREATER SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26, SCHEDULE 40 PIPE TO FINISH GRADE. IF SMALLER, C900 IS REQUIRED FOR DEPTHS GREATER THAN 20 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2685. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED COMPLIANT TO CURRENT MINNESOTA PLUMBING CODE.
- STORM SEWER PIPE
- HOPE OR POLYPROPYLENE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCIES.
- HOPE STORM PIPE 4" TO 60" INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2648. FITTINGS SHALL BE PER ASTM F2306 AND INSTALLED PER ASTM D2321.
- POLYPROPYLENE STORM PIPE 12" TO 60" INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2681. APPROVED FITTINGS SHALL MEET JOINT PERFORMANCE REQUIREMENTS OF ASTM D3212. AT PIPE JOINTS, THE SPOOT SHALL UTILIZE TWO GASKETS MEETING THE REQUIREMENTS OF ASTM F477. INSTALL IN ACCORDANCE WITH ASTM D3231.
- PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2685 AND INSTALLED PER ASTM D2321.
- IF REQUIRED BY A.H.J. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER AND CLASS 3 FOR PIPE DIAMETERS 24" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76 WITH R-4 GASKETS.
- ALL PORTIONS OF SANITARY & STORM SEWER SYSTEMS INCLUDING STRUCTURES, LOCATED WITHIN 10'-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, PART 4714 AND CURRENT MINNESOTA PLUMBING CODE.

SUNSET TOWNHOMES
BLAINE, MINNESOTA

Project Title:
FOR CONSTRUCTION

I hereby certify that this plan, specifications 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.
Paul Moreau, PE
Date: XX-XX-XX Lic. No.: 53735

Rev.	Date	Description
12.05.25		CITY SUBMITTAL

Project #: 25-111
Drawn By: PM
Checked By: JM
Issue Date: 12.05.25
Sheet Title:
OVERALL UTILITY PLAN

Sheet:
C5.0



LEGEND

PROPOSED	
PROPERTY BOUNDARY	
SETBACK LINE	
RIGHT OF WAY LINE	
EASEMENT	
STANDARD CURB AND GUTTER	
HEAVY DUTY BITUMINOUS PAVEMENT	
LIGHT DUTY BITUMINOUS PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY CONCRETE PAVEMENT	
FENCE	
RETAINING WALL (BY OTHERS)	
TRAFFIC SIGN	
LIGHT POLE	

LANDSCAPE REQUIREMENTS

Sec 129-7(c)(6)	REQUIRED	PROPOSED
1 OVERSTORY TREE PER UNIT	175	98
1 CONIFEROUS TREE PER UNIT	175	154
1 ORNAMENTAL TREE PER UNIT	175	116
CREDIT FROM TREE PRESERVATION	285 TREES (3,749 INCHES)	
SHRUBS		822
PERENNIALS		1,409

ALL DISTURBED AREAS NOT SHOWN WITH GROUND COVER HATCH TO BE FINISHED WITH SOD

measure

ENCLAVE

SUNSET TOWNHOMES
BLAINE, MINNESOTA

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

John J. McKinney, P.L.A.
Date: XX.XX.XX Lic. No.: 53234

Rev.	Date	Description
12.05.25		CITY SUBMITTAL

Project #: 25-111
Drawn By: PM
Checked By: JM
Issue Date: 12.05.25

Sheet Title:
OVERALL LANDSCAPE PLAN

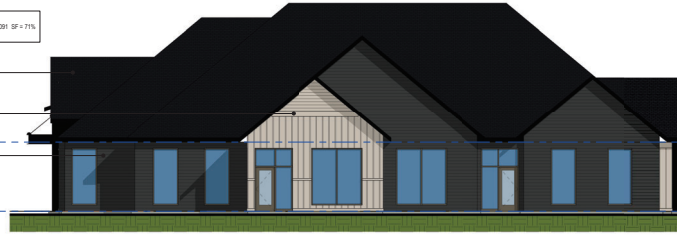
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0 80 160
SCALE IN FEET



EXTERIOR MATERIALS
FIBER CEMENT SIDING = 1091 SF = 71%
GLAZING = 444 SF = 29%

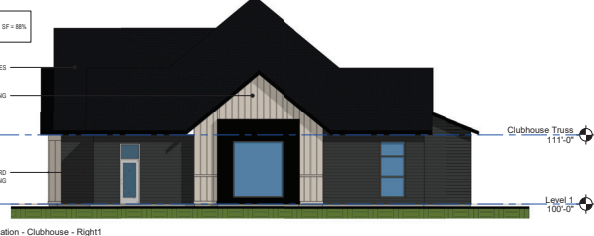
ASPHALT SHINGLES
FIBER CEMENT BOARD
& BATTEN SIDING
FIBER CEMENT LAP SIDING



⑥ Exterior Elevation - Clubhouse - East
1/8" = 1'-0"

EXTERIOR MATERIALS
FIBER CEMENT SIDING = 720 SF = 88%
GLAZING = 130 SF = 12%

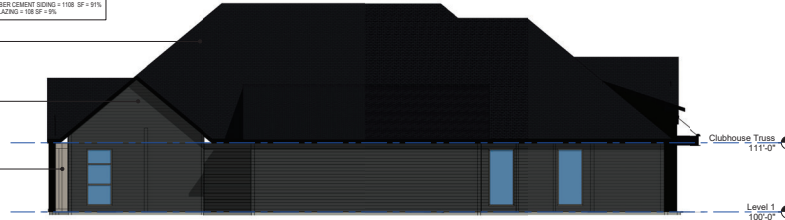
ASPHALT SHINGLES
FIBER CEMENT BOARD
& BATTEN SIDING
FIBER CEMENT LAP SIDING



① Exterior Elevation - Clubhouse - Right
1/8" = 1'-0"

EXTERIOR MATERIALS
FIBER CEMENT SIDING = 1108 SF = 91%
GLAZING = 108 SF = 9%

ASPHALT SHINGLES
FIBER CEMENT BOARD
& BATTEN SIDING
FIBER CEMENT LAP SIDING



⑤ Exterior Elevation - Clubhouse - Rear
1/8" = 1'-0"

EXTERIOR MATERIALS
FIBER CEMENT SIDING = 712 SF = 72%
GLAZING = 130 SF = 13%

ASPHALT SHINGLES
FIBER CEMENT BOARD
& BATTEN SIDING
FIBER CEMENT LAP SIDING

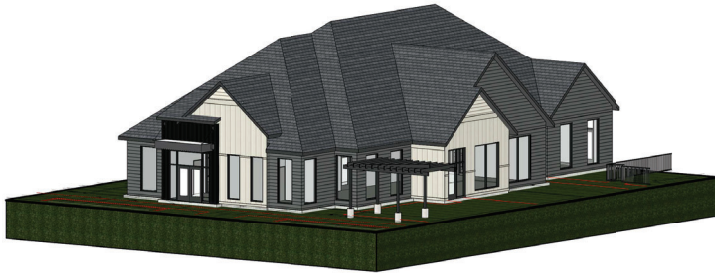


③ Exterior Elevation - Clubhouse - South
1/8" = 1'-0"

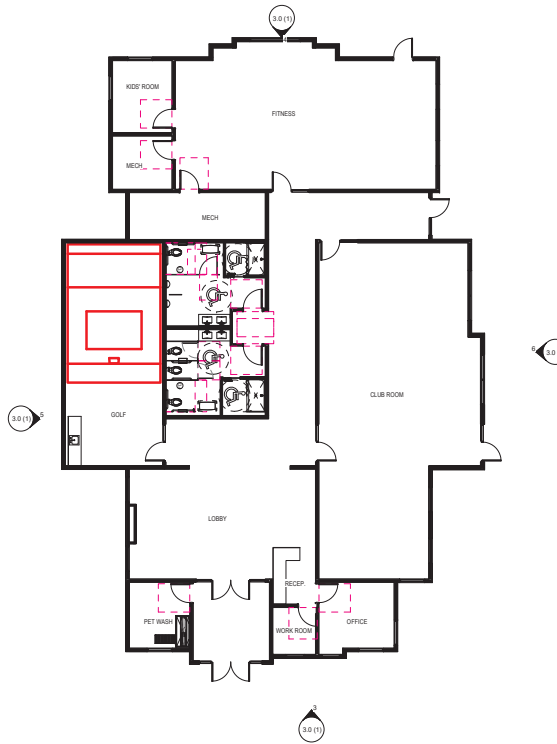
WETLANDS



④ Clubhouse - Front 2



④ Clubhouse - Back 2



⑦ Level 1 - Clubhouse Copy 1
1/8" = 1'-0"

Sunset Townhomes

109th Ave NE Blaine, MN

12/5/2025

#25140

Residential Unit Mix									
Name	Count	Main Floor Area	Garage Area	Unit Gross Area	Second Floor Area	Third Floor Area	Total Area w/o Garage	Unit Gross Area Total	Rooms
Unit 2-1	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/2 0
Unit 2-2	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/2 0
Unit 2-3	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/2 0
Unit 2-4	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/2 0
Unit 2-5	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/2 0
Unit 2-6	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/2 0
Unit 2-7	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/2 0
Unit 2-8	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/2 0
Unit 2-9	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/2 0
Unit 2-10	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/2 0
Unit 2-11	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/2 0
Unit 2-12	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/2 0
Unit 2-13	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/2 0
Unit 2-14	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/2 0
Unit 2-15	15	1,119 SF	324 SF	1,443 SF	887 SF	887 SF	2,330 SF	2,330 SF	2 3/2 0
Grand Total	175								

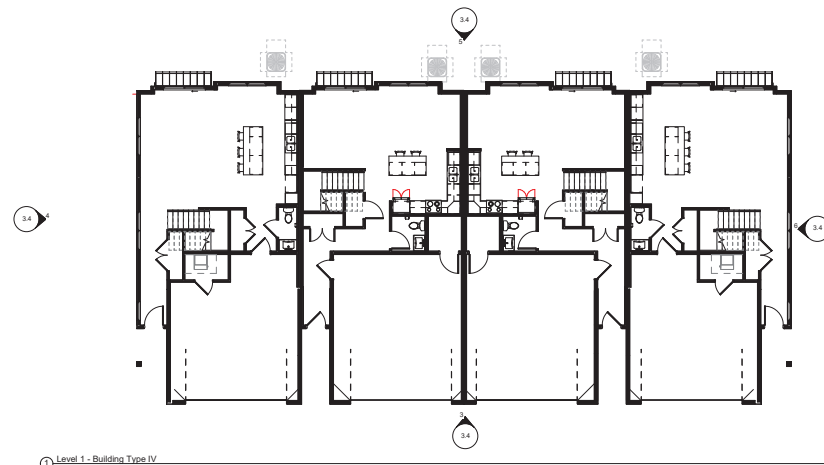
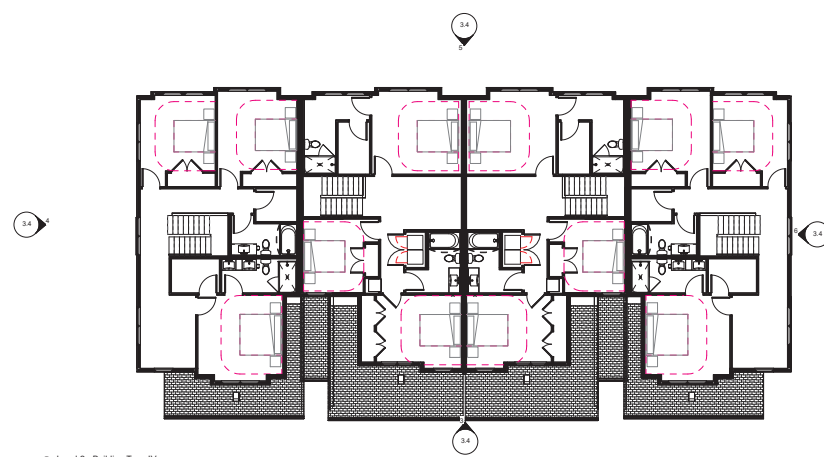
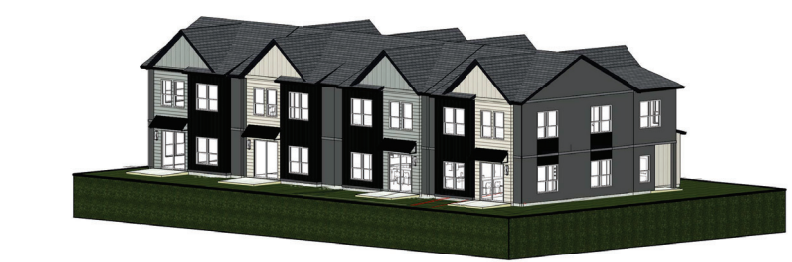
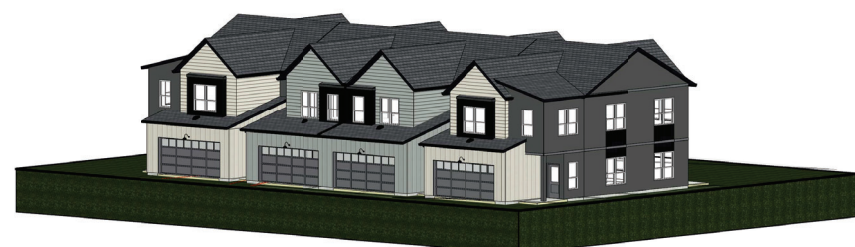
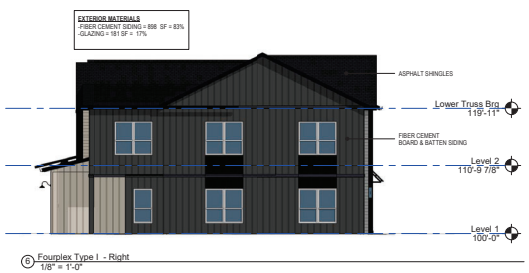
GROSS AREA - TOTAL	
Level	Area
Level 1	88,852 SF
Level 2	141,458 SF
Level 3	158,542 SF
Grand Total	388,852 SF

Clubhouse Area		
Name	Count	Area
Clubhouse	1	5,368 SF
Masterpiece Building	1	251 SF
Pool Building	1	149 SF
Grand Total	3	

Clubhouse
3.0 (1)

Sunset Townhomes

109th Ave NE Blaine, MN 12/5/2025 25140

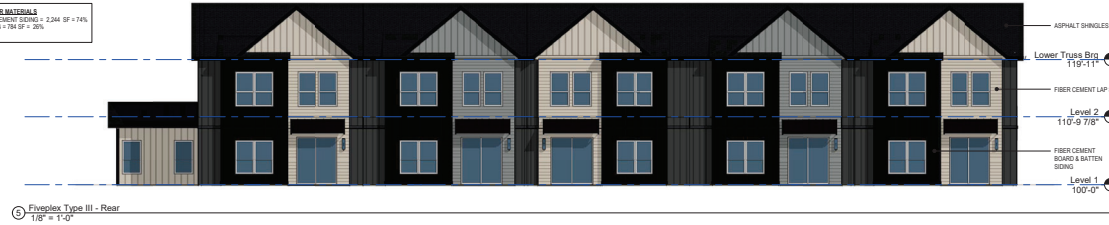


EXTERIOR MATERIALS
 FIBER CEMENT SIDING = 1,750 SF = 85%
 GLAZING = 336 SF = 15%



① Fiveplex Type III - Front
 1/8" = 1'-0"

EXTERIOR MATERIALS
 FIBER CEMENT SIDING = 2,244 SF = 74%
 GLAZING = 734 SF = 26%



② Fiveplex Type III - Rear
 1/8" = 1'-0"

EXTERIOR MATERIALS
 FIBER CEMENT SIDING = 1,050 SF = 87%
 GLAZING = 28 SF = 3%

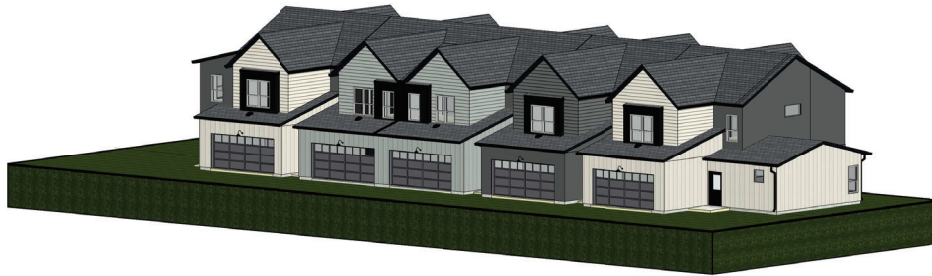


③ Fiveplex Type III - Right
 1/8" = 1'-0"

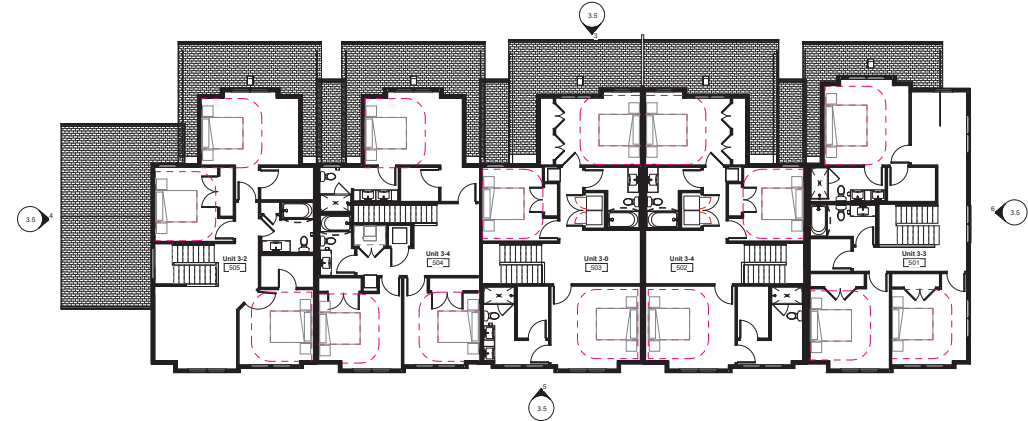
EXTERIOR MATERIALS
 FIBER CEMENT SIDING = 896 SF = 83%
 GLAZING = 181 SF = 17%



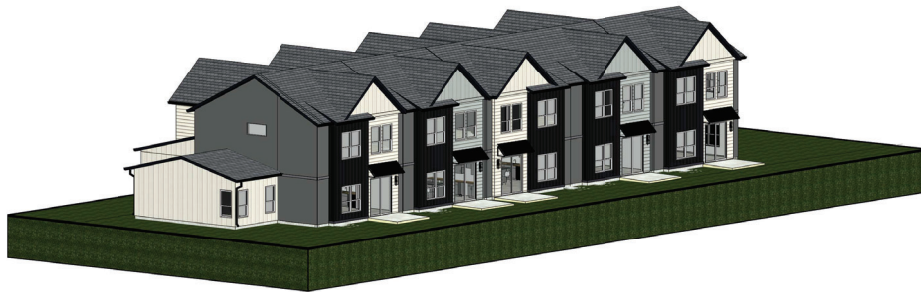
④ Fiveplex Type III - Left
 1/8" = 1'-0"



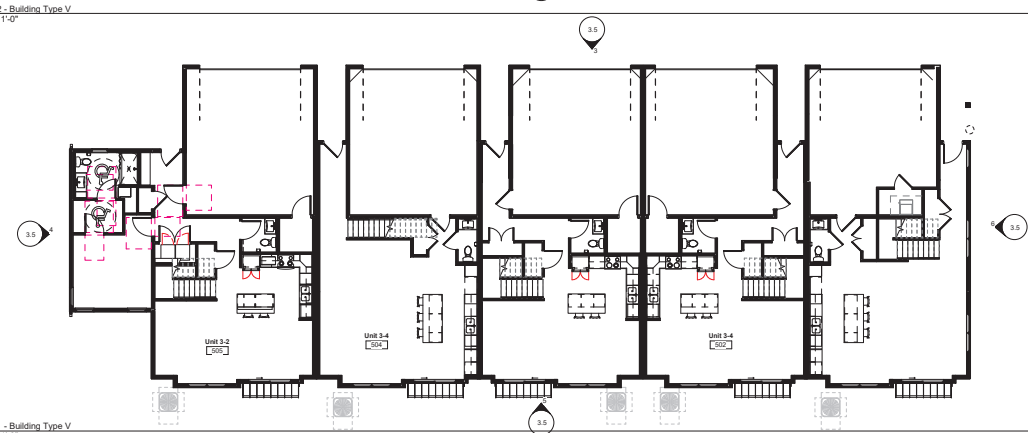
⑤ Simplex Type II - Front



⑥ Level 2 - Building Type V
 1/8" = 1'-0"



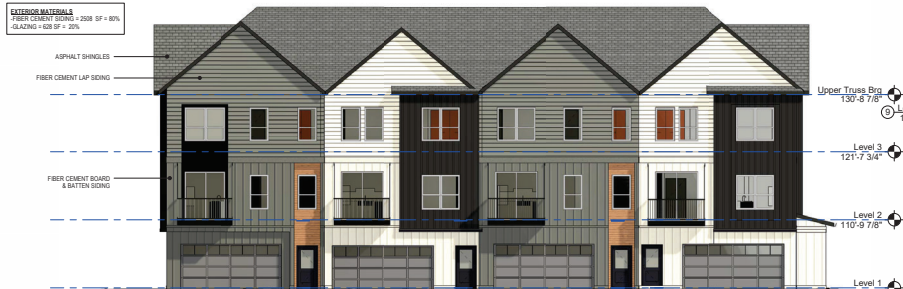
⑦ Simplex Type II - Back



⑧ Level 1 - Building Type V
 1/8" = 1'-0"



DL 8-plex - Front
1/8" = 1'-0"



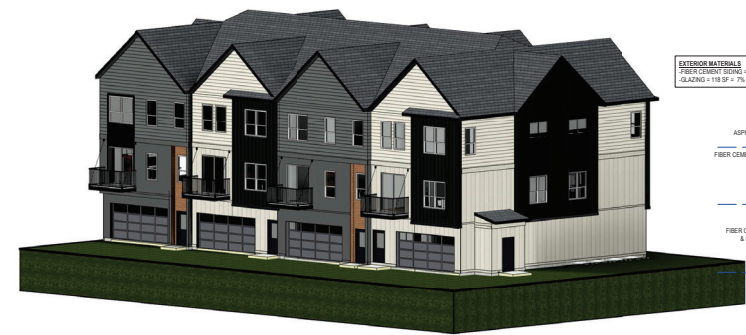
DL 8-plex - Rear
1/8" = 1'-0"



DL 8-plex - Front



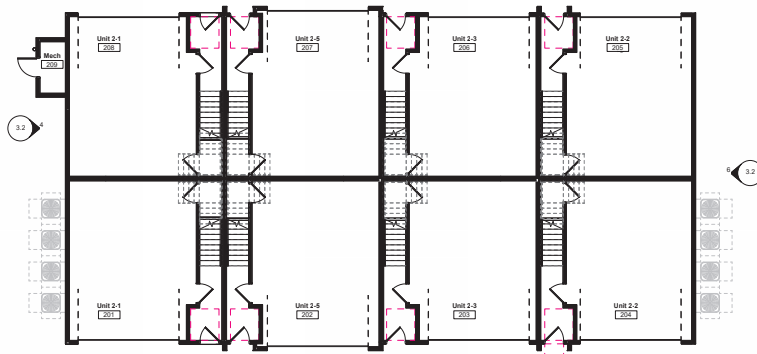
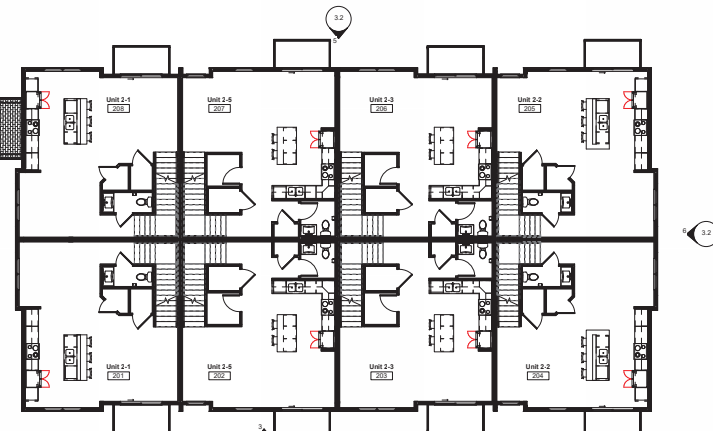
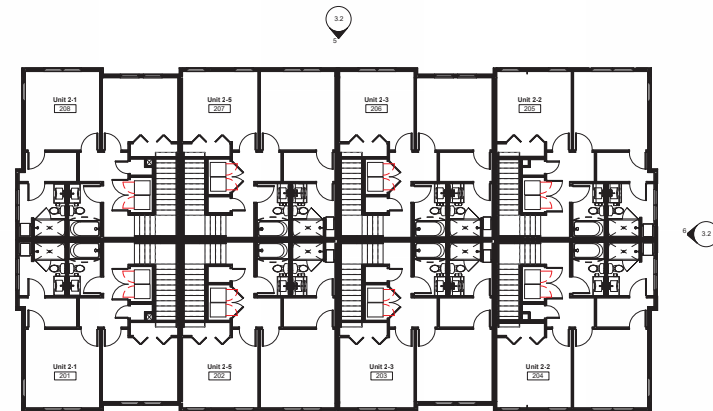
DL 8-plex - Right
1/8" = 1'-0"



DL 8-plex - Back



DL 8-plex - Left
1/8" = 1'-0"

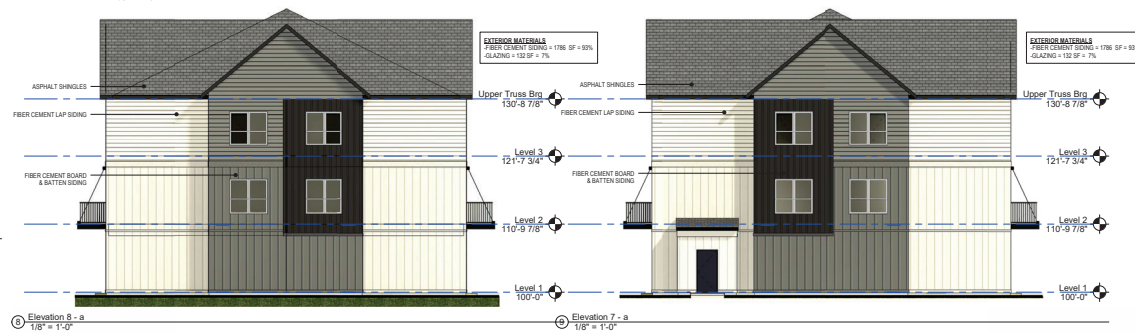
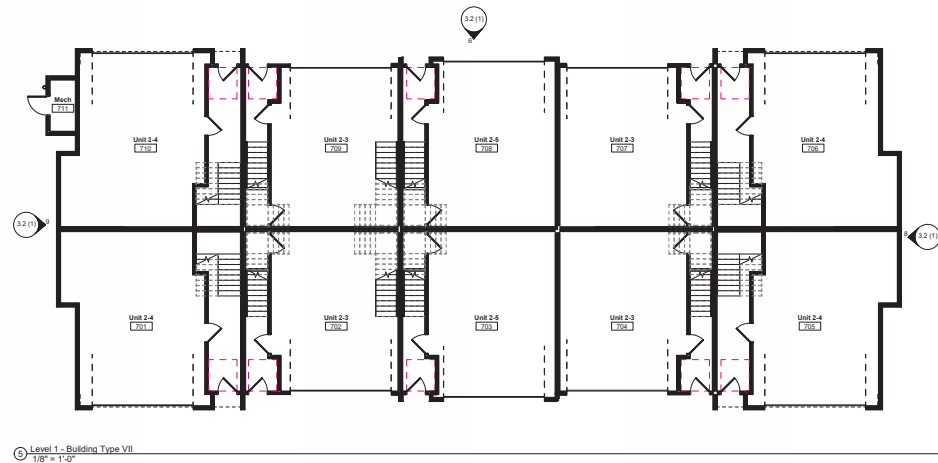
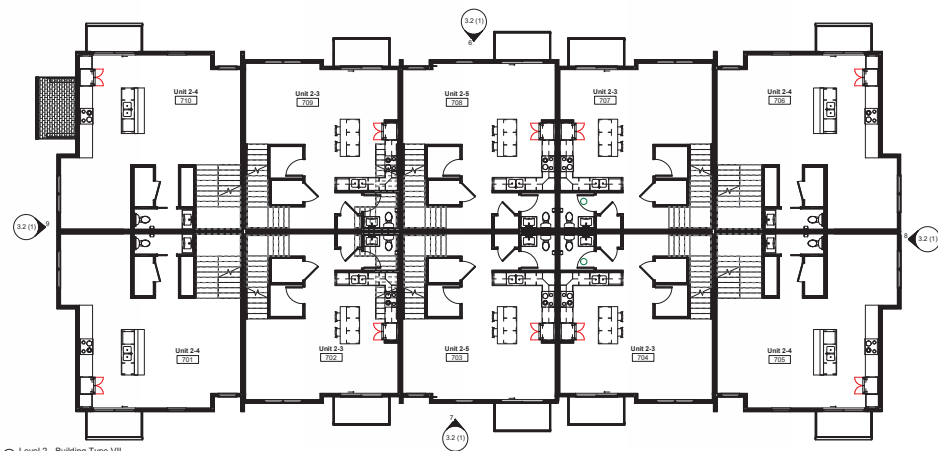
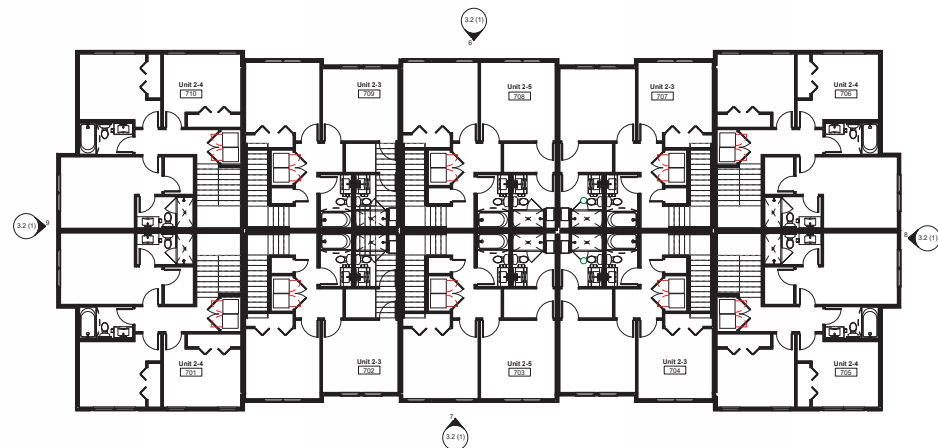


Building Type II (Double Loaded Eightplex)

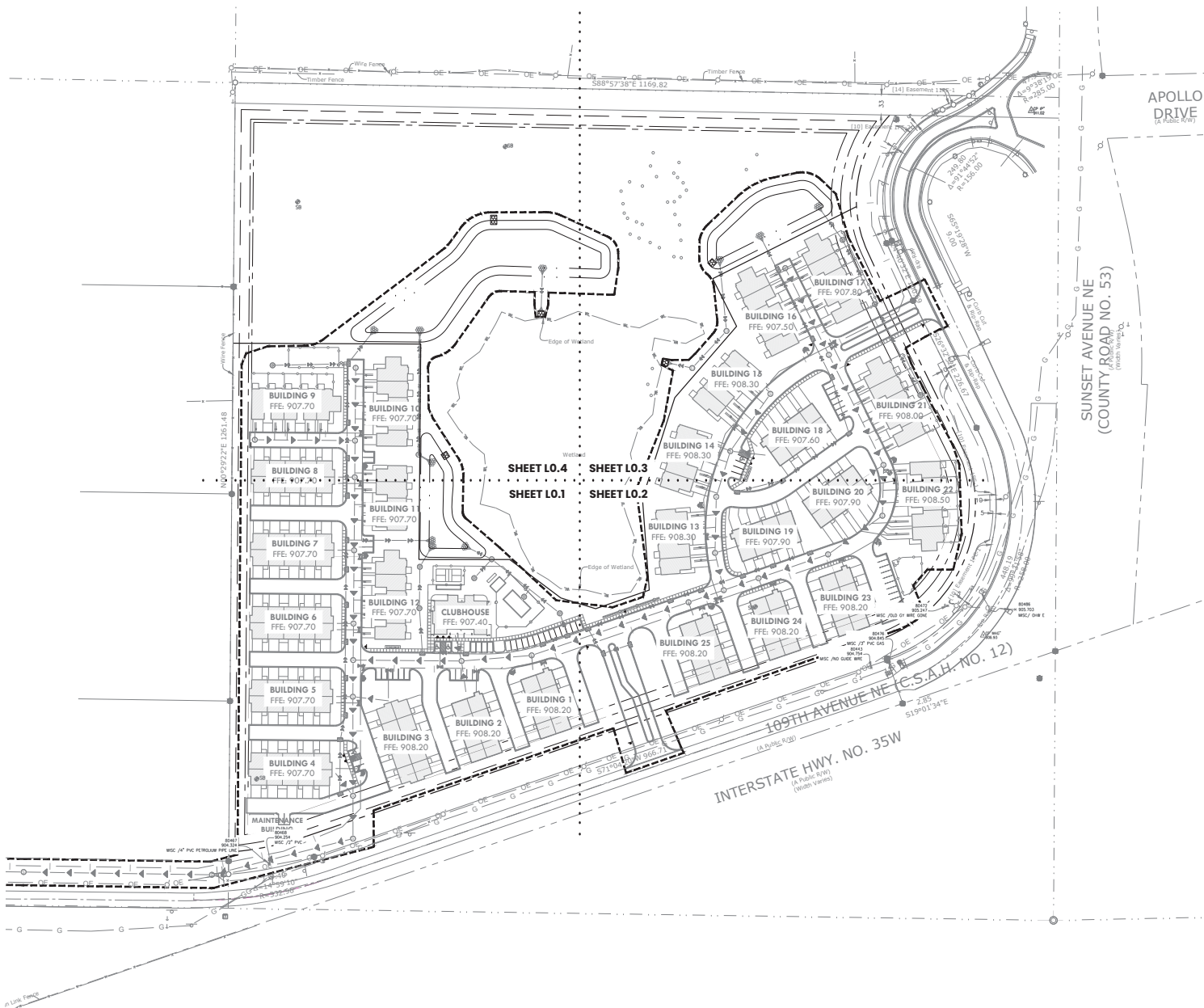
3.2

Sunset Townhomes

109th Ave NE Blaine, MN 12/5/2025 25140







TREE PRESERVATION REQUIREMENTS

SEC. 129-9(a)(3)(c)

ON RESIDENTIALLY ZONED LOTS, ON PUBLIC RIGHT-OF-WAY IN RESIDENTIAL ZONING DISTRICTS AND ON RESIDENTIALLY ZONED LOTS EXCEEDING ONE ACRE IN SIZE, THE TOTAL NUMBER OF REPLACEMENT TREES SHALL NOT EXCEED EIGHT TREES PER ACRE OF UPLAND.

MITIGATION SUMMARY

GROSS AREA:	27.89 AC
MINUS WETLANDS:	2.47 AC
NET UPLAND AREA:	25.42 AC
TOTAL SITE SIGNIFICANT TREES	1,111 TREES
SIGNIFICANT TREE CALIPER INCHES	13,941 CAL. IN.
EXEMPT SIGNIFICANT TREES	93 TREES
EXEMPT TREE CALIPER INCHES	1,079 CAL. IN.
SIGNIFICANT TREES PRESERVED	192 TREES
CALIPER INCHES PRESERVED	2,470 CAL. IN.
SIGNIFICANT TREES REMOVED	826 TREES
CALIPER INCHES REMOVED	10,192 CAL. IN.
REQUIRED TREES:	204 TREES

measure



Client:

SUNSET TOWNHOMES
BLAINE, MINNESOTA

Project Title:

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

John J. McKinney, P.L.A.
Date: XX.XX.XX Lic. No.: 53234

Rev.	Date	Description
12.05.25		CITY SUBMITTAL

Project #: 25-111
Drawn By: PM
Checked By: JM
Issue Date: 12.05.25
Sheet Title:

TREE REMOVAL PLAN

Sheet:
L0.0

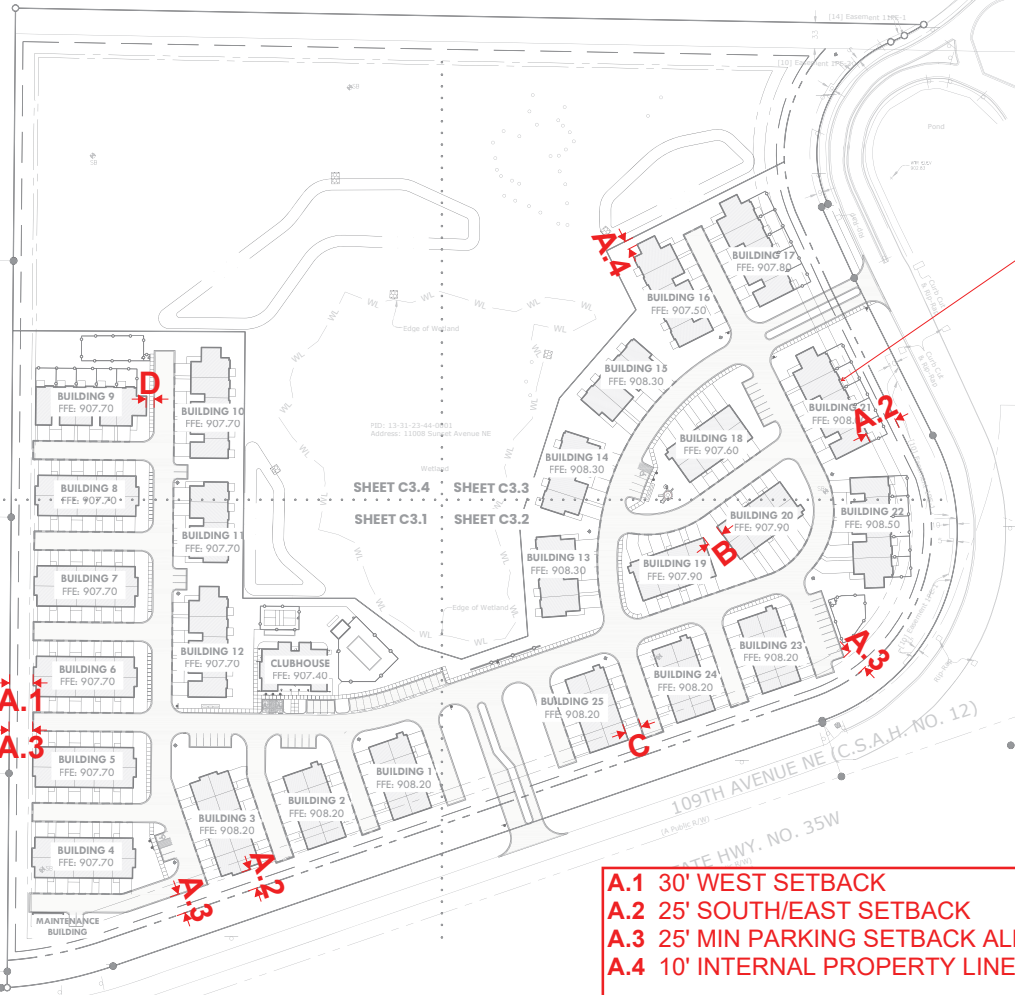


PD: 13-31-23-41-0000
Address: 11148 Sunset Avenue NE
Owner: Landmark, South C

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Owner: Landmark, South C

PD: 13-31-23-41-0000
Address: 11148 Sunset Avenue NE
Owner: Landmark, South C



LEGEND

PROPOSED	
PROPERTY BOUNDARY	
SETBACK LINE	
RIGHT OF WAY LINE	
EASEMENT	
STANDARD CURB AND GUTTER	
HEAVY DUTY BITUMINOUS PAVEMENT	
LIGHT DUTY BITUMINOUS PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY CONCRETE PAVEMENT	
FENCE	
RETAINING WALL (BY OTHERS)	
TRAFFIC SIGN	
LIGHT POLE	

NOTE: CURRENTLY 30' SETBACK, MAY NEED TO ECROACH DUE TO DRIVEWAY EXTENSIONS.

SUMMARY

PROPOSED LAND USE(S): HIGH DENSITY RESIDENTIAL
CURRENT SITE ZONING: FARM RESIDENTIAL (FR)
PROPOSED ZONING: DEVELOPMENT FLEX

	EXISTING	PROPOSED
SITE DATA		
TOTAL SITE AREA:	27.88 ACRES	1.69 ACRES
ROW DEDICATION:		26.19 ACRES
NET SITE AREA:		14.22 ACRES
LOT 1, BLOCK 1		11.97 ACRES BETWEEN
OUTLOT A		
OUTLOT B		
TOWNHOME UNITS		
2 BEDROOM TOWNHOMES	175 UNITS	74 UNITS
3 BEDROOM TOWNHOMES	74 UNITS	94 UNITS
4 BEDROOM TOWNHOMES	350 (2 PER UNIT)	350 (5 PER 1000SF)
	175 (1 PER UNIT)	62 SPACES
	59 (1 PER 3 UNITS)	762 SPACES
DENSITY	12-25 UNITS/ACRE	12.30 UNITS/ACRE
PARKING		
COVERED SURFACE	175 (1 PER UNIT)	350 (2 PER UNIT)
GUEST PARKING	59 (1 PER 3 UNITS)	350 (5 PER 1000SF)
TOTAL:	408 SPACES	762 SPACES
PARKING RATIO	2.34 / UNIT	4.35 / UNIT
BUILDING SETBACKS		
FRONT:	40'	25'
SIDE:	30'	30'
REAR:	30'	30'
PARKING SETBACKS		
FRONT:	25'	25'
SIDE:	10'	25'
REAR:	10'	25'
* EXCEEDS CODE		
IMPERVIOUS AREA:	(80% MAX.)	9.03 ACRES (63.5%)

A.1 30' WEST SETBACK
A.2 25' SOUTH/EAST SETBACK
A.3 25' MIN PARKING SETBACK ALL SIDES.
A.4 10' INTERNAL PROPERTY LINE SETBACK

B. 20' BUILDING TO BUILDING MINIMUM

C. 22' MINIMUM DRIVEWAYS WILL BE ADDED SITEWIDE

D. 9' CLOSEST BACK OF CURB (SIDE) TO RESIDENTIAL BUILDING

0 80 160
SCALE IN FEET



measure



SUNSET TOWNHOMES
BLAINE, MINNESOTA

I hereby certify that this plan, specifications 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.
Project No. 25-111
Date: XX.XX.XX Lic. No.: 53735

Rev. Date Description
12.05.25 CITY SUBMITTAL
Project #: 25-111
Drawn By: PM
Checked By: JM
Issue Date: 12.05.25
Sheet Title:

OVERALL SITE PLAN

Sheet:
C3.0

To: Brian Bochman
Enclave Development

From: Matt Pacyna, PE, Principal
Transportation Collaborative & Consultants, LLC

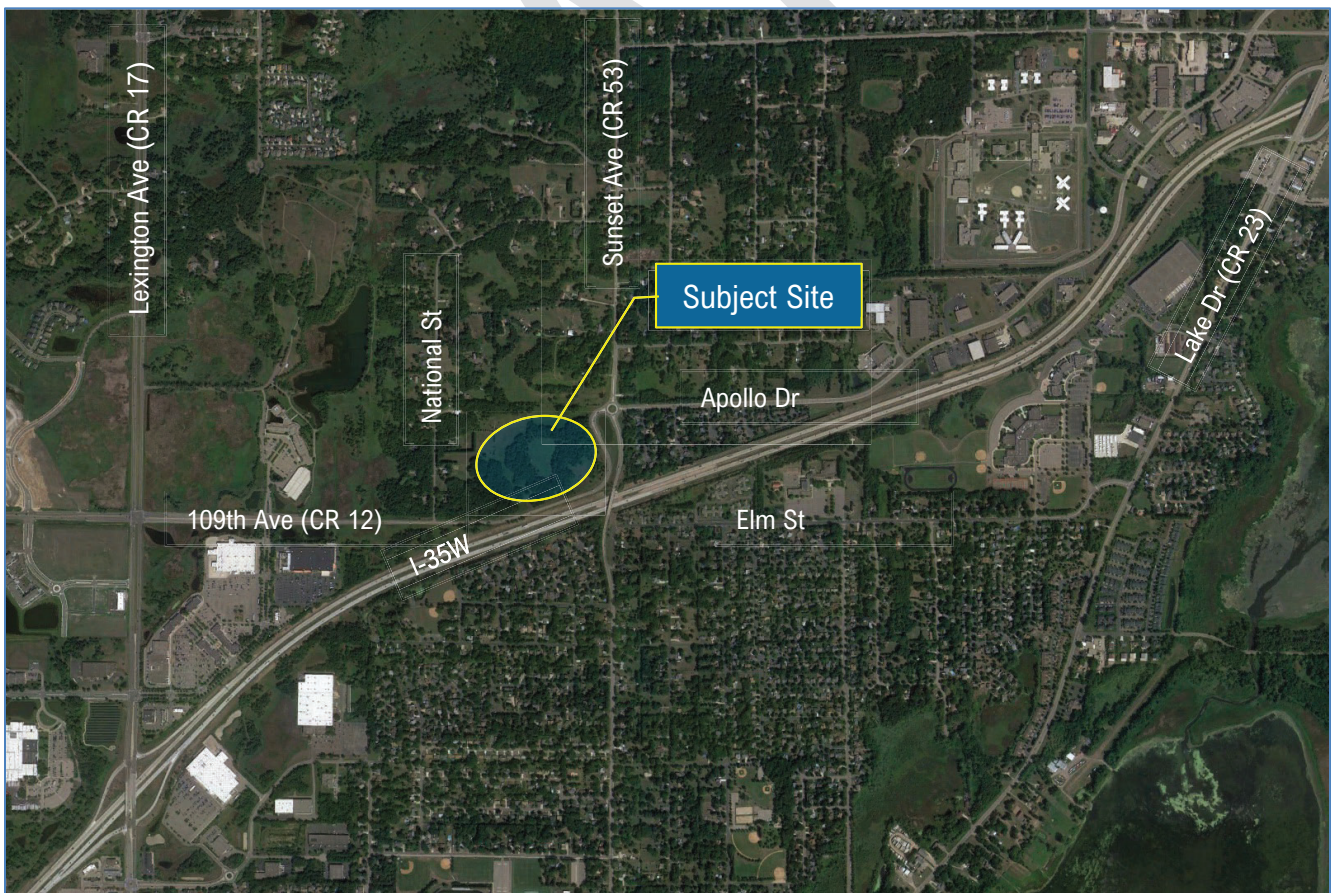
Date: December 4, 2025

Subject: Sunset Townhomes Traffic Study; Blaine, MN

INTRODUCTION

TC2 has completed a traffic study for the proposed Sunset Townhomes development at 11008 Sunset Avenue (CR 12) in the City of Blaine. The subject site, shown in Figure 1, is along the north side of 109th Avenue (CR 12) between National Street and Sunset Avenue (CR 53). The main objectives of this study are to estimate the trip generation of the project, identify potential impacts to the adjacent roadway network, and document any improvement considerations needed to ensure safe and efficient operations for all users. The following information provides a summary of the study approach and findings offered for consideration.

Figure 1 Subject Site



PROPOSED DEVELOPMENT

The proposed Sunset Townhomes development has a total of 175 residential units, which consists of 74 two-bedroom, 94 three-bedroom, and seven (7) four-bedroom townhome styles. The overall site is approximately 27 acres, with approximately two (2) acres dedicated for right-of-way and 11 acres for wetland / habitat. The proposed development represents a density of about 12.5 units per acre and has a parking ratio of approximately four (4) spaces per unit.

Two driveways are proposed along 109th Avenue (CR 12). The east driveway is located approximately 450' west of Sunset Avenue (CR 53); the west driveway is located approximately 1,350' (i.e., ¼-mile) east of National Street (or 1,000' west of the east driveway). Both driveways will provide full-access to the site and are connected via an internal roadway network for circulation purposes. The site is currently vacant and construction was assumed to be completed by 2028. Note that the site was previously evaluated as an industrial warehouse / office land use, which is discussed later in this report.

Figure 2 Proposed Site Plan



TRIP GENERATION

A trip generation estimate for the proposed development, as well as the previously proposed industrial warehouse land use were developed using the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition*. A summary of the trip generation estimates, provided in [Table 1](#), indicates that the proposed residential development is estimated to generate approximately 82 a.m. peak hour (21 in / 61 out), 89 p.m. peak hour (51 in / 38 out), and 1,150 daily (575 in / 575 out) vehicular trips. This compares to the previously proposed industrial warehouse land use, which is estimated to have generated 130 a.m. peak hour (111 in / 19 out), 134 p.m. peak hour (27 in / 107 out), and 1,012 daily (506 in / 506 out) vehicular trips. The proposed residential development generates less a.m. and p.m. peak hour trips and a similar level of overall daily trips when compared to the previous industrial warehouse land use.

Table 1 Trip Generation Summary

Land Use (ITE Code)	Size	A.M. Peak Hour		P.M. Peak Hour		Daily
		In	Out	In	Out	
<i>Proposed Development</i>						
Single-Family Attached Housing (215)	175 units	21	61	51	38	1,150
<i>Previously Proposed Land Use</i>						
Warehousing (150)	302,800 SF	28	8	13	32	418
General Office Building (710)	75,700 SF	83	11	14	75	594
<i>Previously Proposed Total Site Trips</i>	<i>378,500 SF</i>	<i>111</i>	<i>19</i>	<i>27</i>	<i>107</i>	<i>1,012</i>

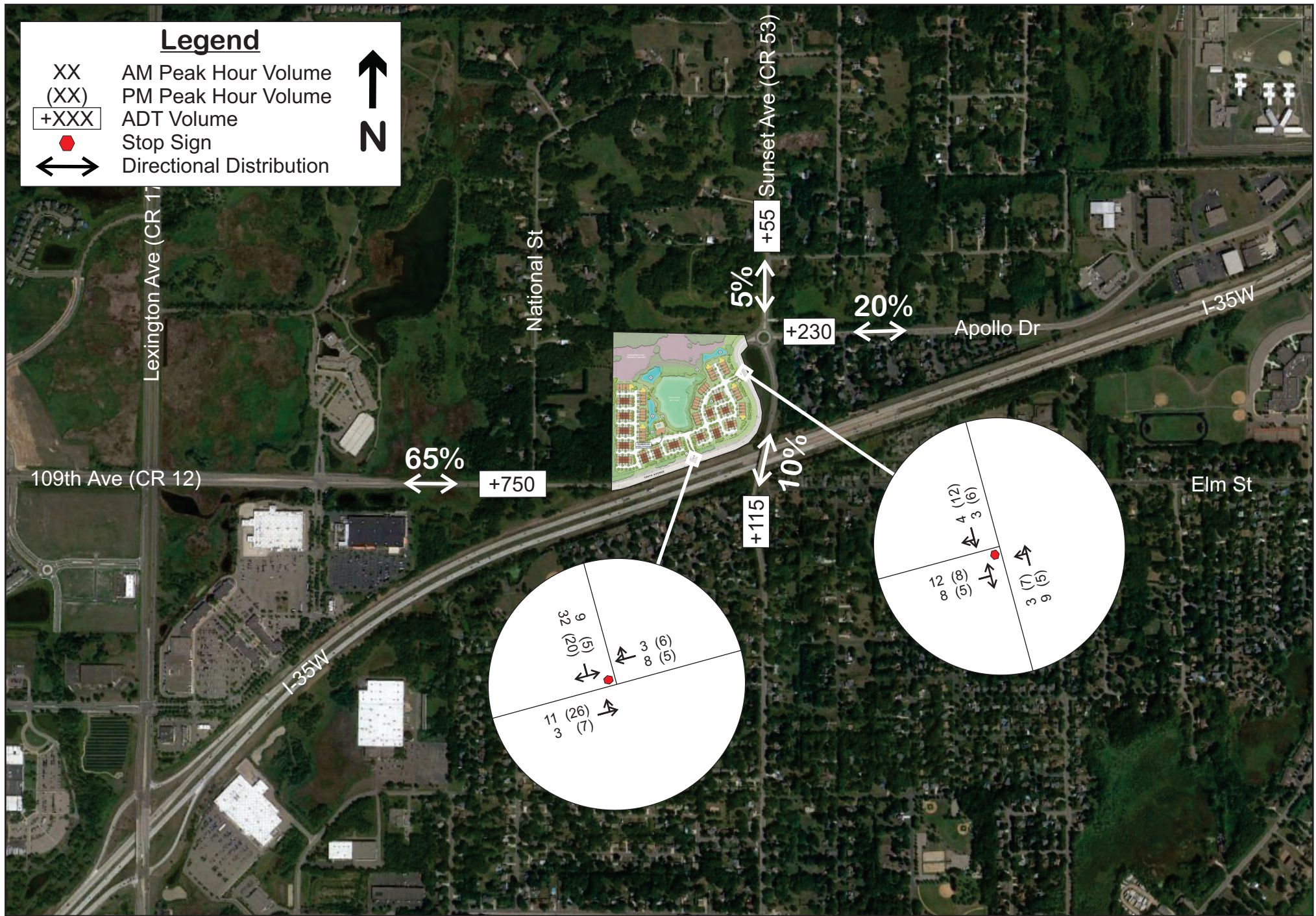
Note that the previously proposed trip generation is based upon an 80% warehouse / 20% office land use assumption, which provides a more conservative estimate as there is office space inherently included as part of the “warehousing” land use.

TRAFFIC ROUTING

To illustrate the traffic volume impact to area roadways associated with the proposed development, the trips generated were routed to the adjacent roadway network and site driveways as illustrated in [Figure 3](#). The routing is based on the directional distribution shown, which was developed using a combination of existing travel patterns, freeway access / market areas, and engineering judgement. The general traffic distribution assumes approximately 65% of motorists to / from the west (i.e., towards Lexington Avenue (CR 17)), with 35% to / from the east (i.e., via Sunset Avenue (53) / Apollo Drive).

TRAFFIC OPERATIONS

109th Avenue (CR 12) within the immediate vicinity of the proposed development is a 2-lane roadway. The roadway has an urban cross-section (i.e., curb) from the Sunset Avenue (CR 53) roundabout to 1,000' to the west; the rest of the roadway has a 2-lane rural cross-section until the roadway expands to a 4-lane facility just east of Pheasant Ridge Drive. The annualized average daily traffic (AADT) volume along 109th Avenue (CR 12) is approximately 6,200 vehicles per day (vpd). The planning level roadway capacity of a 2-lane urban roadway is approximately 10,000 vpd (i.e., a collector in a developing area).



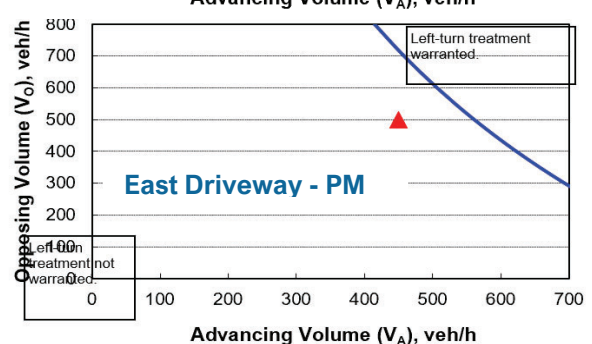
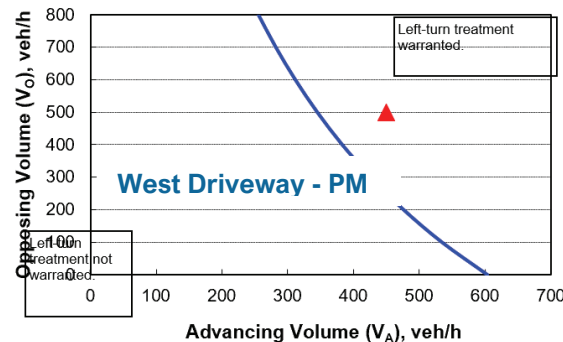
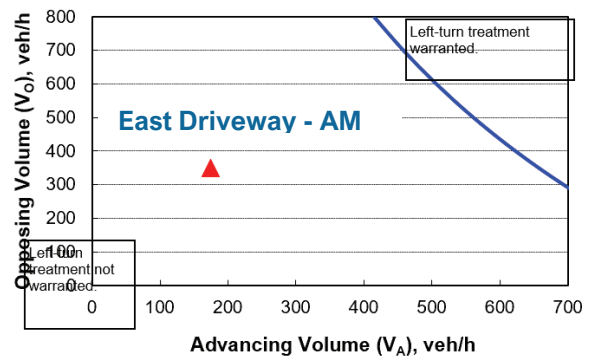
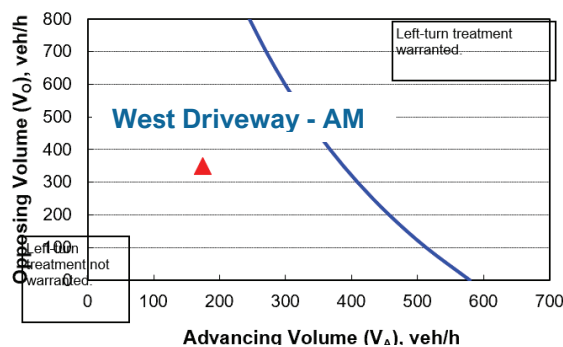
Given the distribution of site generated trips, the proposed development is estimated to add between 400 and 750 daily trips along 109th Avenue (CR 12), depending on the location. This represents a future ADT of approximately 7,000 vpd, which equates to a volume-to-capacity (V/C) ratio of 0.70. Note that a V/C ratio of 1.0 represents a roadway at capacity and a V/C between 0.85 to 1.0 represents a roadway approaching capacity. In addition, the maximum increase in peak hour trips along 109th Avenue (CR 12) is estimated to be approximately 58 vehicles during the p.m. peak hour, which equates to one (1) additional peak hour trip per minute along 109th Avenue (CR 12). Thus, with the addition of the proposed development trips, 109th Avenue (CR 12) is expected to continue to operate under capacity and no significant operational issues are anticipated as a result of the proposed development from a roadway / intersection capacity perspective.

TURN LANE NEEDS

The need for turn lanes and / or geometric modifications at the proposed driveways was reviewed. This assessment included review of various turn lane guidance, including *MnDOT's Access Management Manual*, *AASHTO's Geometric Design of Highways and Streets*, and the *NCHRP Report on Evaluating Intersection Improvements: An Engineering Study Guide*. Each of these studies consider traffic volumes along the corridor, including hourly directional, left- / right-turning, and ADT volumes. The following charts from the NCHRP Report illustrate if a specific turn lane treatment would be warranted based on the expected traffic volumes at each driveway during the a.m. and p.m. peak hours.

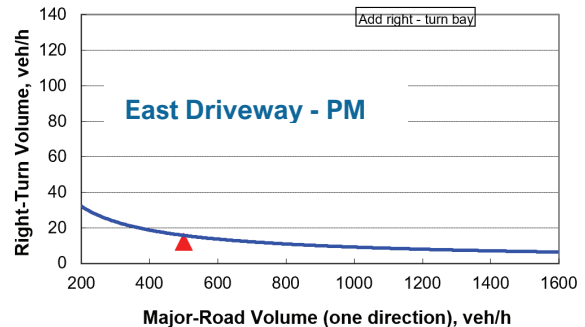
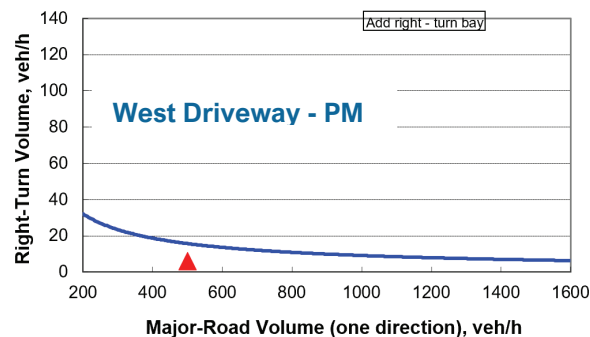
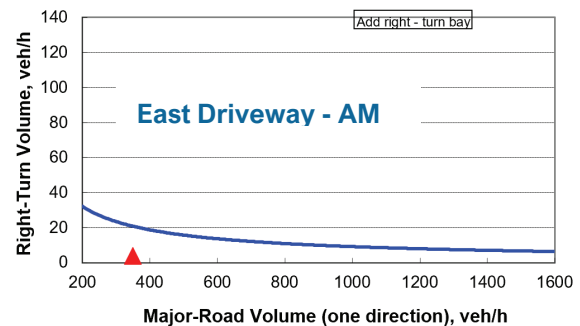
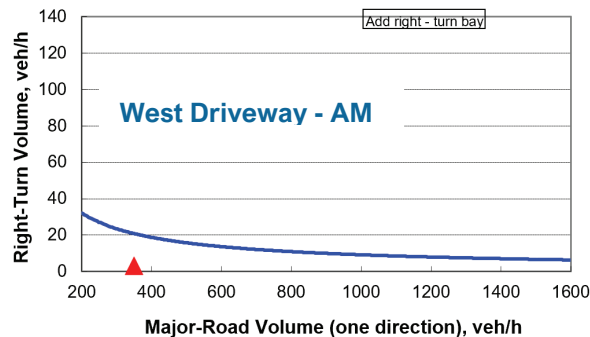
Left-Turn Lane Review

Based on this approach, an eastbound left-turn lane at the west driveway meets the volume criteria for consideration during the p.m. peak hour. However, given the 3-legged T-intersection configuration at the west driveway, an eastbound bypass lane could provide a similar benefit / function. Further discussion with the project team and area agencies should occur to determine if / when an eastbound left-turn lane or eastbound bypass lane should be implemented at the west driveway. The traffic volumes at the east driveway do not meet the criteria for an eastbound left-turn lane.



Right-Turn Lane Review

Based on this approach, the westbound right-turn volumes during the peak hours are anticipated to be approximately 12 vehicles or less. At these levels, the traffic volumes do not meet the criteria to implement westbound right-turn lanes at either of the proposed driveways. However, Anoka County staff have indicated the potential desire to implement these right-turn lanes. Therefore, further discussion with the project team and area agencies should occur to determine if / when the westbound right-turn lanes should be implemented at the driveway locations.



SITE PLAN CONSIDERATIONS

A cursory review of the proposed site plan was completed. The following items are offered for consideration and / or further discussion with the project team.

- 1) The existing access locations are reasonable and in line with Anoka County Access Spacing guidelines for a Minor Arterial (i.e., 1,320' spacing at 50-55 mph; 660' spacing at 40-45 mph; 300' to 660' at <40 mph).
 - a. Note that the east driveway is located approximately 450' west of Sunset Avenue, while the west driveway is located approximately 1,350' east of National Street and 1,000' west of the east driveway. Although the east driveway is less than 1,320' from Sunset Avenue (CR 12), the adjacent roundabout and roadway curvature results in motorists traveling closer to 40-mph near the proposed east driveway. Furthermore, the east driveway is located in the middle of the tangent section of 109th Avenue (CR 12), which maximizes the potential sight-distance for motorists.

- 2) Locate signage / landscaping and remove any obstructions (i.e., trees, shrubs, etc.) to ensure adequate sight distance is provided at each access.
- 3) Provide a multimodal connection along 109th Avenue (CR 12) between existing facilities from Sunset Avenue (CR 53) and the east driveway, at a minimum.
- 4) Preserve / dedicate the right-of-way or extend the existing trail along the north side of 109th Avenue (CR 12) within the project limits of the proposed development to provide future connectivity to the west.
- 5) Review heavy commercial vehicle maneuverability to minimize or eliminate any conflicts with adjacent roadways, each driveway, and internal on site.

CONCLUSIONS

The proposed Sunset Townhomes development has a total of 175 residential units, which consists of 74 two-bedroom, 94 three-bedroom, and seven (7) four-bedroom townhome styles. Once completed, the proposed development is estimated to generate approximately 82 a.m. peak hour (21 in / 61 out), 89 p.m. peak hour (51 in / 38 out), and 1,150 daily (575 in / 575 out) vehicular trips; the majority of which are expected to travel to / from the west along 109th Avenue (CR 12). With the addition of the proposed development trips, 109th Avenue (CR 12) is expected to continue to operate under capacity and no significant operational issues are anticipated as a result of the proposed development from a roadway / intersection capacity perspective.

Further discussion with the project team and area agencies should occur to determine if / when any turn lanes should be considered at the proposed access locations. In particular, the discussion should determine if / when an eastbound left-turn lane or eastbound bypass lane should be implemented at the west driveway, as well as the addition of westbound right-turn lanes along 109th Avenue (CR 12) at each driveway; the traffic volumes do not meet the criteria to implement westbound right-turn lanes at either of the proposed driveways.

The site plan considerations are offered to reduce conflicts and improve safety for all users, which should be discussed further with project staff and incorporated as appropriate.

Project Narrative

The Enclave Companies are excited to present plans for a proposed 175-unit market rate rental townhome development in the northeast area of Blaine.

Our proposal provides a variety of housing options, from 2, 3, and 4 Bedroom Townhomes. This mixture of unit types appeals to a broad range of ages and income levels, in line with the stated goals of the 2040 comprehensive plan and provides a life cycle of housing options within this development.

As proposed, this project strikes a balance between executing the comprehensive plan and providing protection for the environment in the area. Here are some additional project details:

Zoning & Land Use

The site is guided Industrial/ High Density Residential in the 2040 comprehensive plan. High Density Residential identifies a density range for this site between 12-25 units per acre.

The site is currently zoned Farm Residential. Any development proposal on this site would require a re-zoning.

Our project seeks the Development Flex zoning designation (see additional detail herein).

Unit Breakdown

2-Bedroom Units - 74

3-Bedroom Units – 94

4-Bedroom Units – 7

Building Orientation & Screening

The proposed orientation of the buildings has been carefully considered.

Specifically, the three-story buildings are oriented to provide the least visual impact to areas which the public views. We are especially sensitive to the western property boundary where the proposed project abuts Blaine residents with large lots.

An existing vegetated area located both within the project site as well as the adjacent property boundary, tapers off near Buildings 8 & 9. Our landscape plan proposes a coniferous screen in that area. We have also adjusted Building 9 to a 2-story building.

Our team has taken special care to preserve trees located on or near the property boundaries to enhance screening and offer a life cycle of screening while the newly planted trees and shrubs mature.

Site Amenities

This project proposes numerous amenities for its residents, including, but not limited to:

- Fitness Center
- Community Lounge
- Pool
- Coffee Bar
- Pickleball Court
- Pet Spa
- Business Center
- Grilling Stations
- Firepits
- Playground Equipment
- Dog Runs

Traffic

The proposed project generates 1,150 trips per day, with 82 trips in the AM peak hour, and 89 trips in the peak PM hour.

Comparatively to the latest pursuit of this site, a logistics center (see site history section below) this project is anticipated to generate similar trip counts, with fewer trips in the peak hours. Those trips are also passenger vehicles, which are quieter with less emissions than the semi traffic previously planned.

Parking

The proposed project is parked at a ratio of 4.35 stalls per unit. Two stalls are enclosed per unit, with two additional parking spaces in the driveway. Finally, there are 62 guest parking spaces provided throughout the site.

This parking ratio far exceeds typical multifamily buildings and would be the highest parked project in the Enclave portfolio of 7,000+ Units.

Lease language also stipulates that one car must be able to be parked indoors. This prevents the garage space from being used solely for storage.

Site History

This site has a colorful recent history related to land use approvals.

In 2021 Roers Companies has proposed a 157-unit, two-story townhome development which utilized the entire site. Roers dropped the project due to a challenging landscape for financial markets and cost inflation at that time.

In 2023 Capital Partners proposed a 378,466 square foot logistics center, which utilized the entire site. Due to the size of the proposed facility, the project required a mandatory Environmental Assessment Worksheet (EAW). As a part of that effort, a threatened and endangered species survey was required. That survey discovered multiple species of threatened & endangered species located within the site area. The logistics center project was unable to proceed due to the required protection of those species.

Development Flex Request

The project seeks to utilize the Development Flex designation as outlined within the zoning ordinance. There are numerous reasons why our team feels this designation is appropriate.

This site is difficult to develop physically, but also faces numerous regulatory hurdles, some of which are in competition with one another.

- Anoka County has requested a dedication of right-of-way set at 75' off the centerline of 109th. This equates to an average of 35' of property loss along the entire frontage of 109th.
- Minnesota Department of Natural Resources has indicated they would not support impact or relocation to any of the endangered plants located on site.
- Wetland Impacts would not be supported by the Rice Creek Watershed District due to the Wetland Conservation Act provision of protection of endangered species.
- The Blaine 2040 comprehensive plan has designated the residential density of this site at 12-25 units per acre.

This project accomplishes a balance between competing interests, but requests the following flexibilities to do so:

1. A reduced setback along 109th Ave for 7 structures from 40 feet to 25 feet.
2. Reduced internal property setbacks to 10' where the main lot meets the Outlot boundaries.
3. Building to building separation of a 20' minimum.
4. Internal road curb to building dimensions at 9' minimum.

Public Benefit

Housing Stock Diversification

This project type would be a differentiator in Blaine. There are numerous multifamily apartment buildings that have been recently built in the City. This project provides a different option for renters. The larger units, individual access points, and amenities of this project target a different renter pool than a traditional 3-5 story building.

In particular, this product appeals to a young professional that may be saving for a home but needs some additional space, or to an older generation that has sold their home to generate equity but wants to maintain a local presence to be close to family.

Wetland Buffer

The watershed district is not requiring a wetland setback. We have provided a 25' setback to avoid grading impacts to the wetland edge where numerous valuable plant species are found.

Sanitary Sewer Lift Station

Like previous pursuits of this project, this project requires the installation of a sanitary sewer lift station. This lift station has been requested to be oversized to accommodate nearly 194 acres of future development in the area.

Enclave Development and Enclave Construction will coordinate with the City of Blaine Public Works team to finance and construct a lift station with the depth and capacity to serve future development. In fact, the townhome project would contribute less than 8% of the sewer shed to the proposed lift station, with the remainder being constructed for future growth.

Water Extension

Watermain will be extended through the project site and stubbed to the northeast corner of the site. This watermain extension is intended to serve future development to the north of the townhome site area.

About Enclave

The Enclave Companies are a fully integrated real estate company based out of West Fargo, North Dakota and St. Louis Park, MN. We have a full-service in-house construction company, Enclave Construction, and a full-service management company Enclave Property Management to go with our Development arm Enclave Development.

We are also the long-term owner of our projects as we are not a build, stabilize and sell operation. We make investments in communities, and we design, build and manage each project with year 30 in mind not year 3.

Enclave has designed, built and managed projects in 11 states so far with new areas continuing to open up.

- We have over 5,000 Units of Multi-Family Housing built and managed over the past 8 years.
- We have over 2,000 Units of Multi Family Housing currently under construction with many more ready to start in the next 6-9 months

New Minneapolis Metro Projects since October of 2019:

- | | |
|---|--|
| • Shakopee – Mixed Use Downtown Redevelopment | • Maple Grove II – Rental Townhome Project |
| • Savage – Multi-Family | • Bloomington II: Multi-Family |
| • Maple Grove – Multi-Family | • Rosemount - Rental Townhome |
| • Richfield – Mixed Use Redevelopment | • Edina – Mixed Use |
| • Rogers – Multi-Family | • Shoreview - Mixed Use |
| • Brooklyn Park – Multi-Family | • Bloomington III - Mixed Use |
| • Plymouth – Mixed Use | • Eden Prairie – Multi-Family |
| • Bloomington - Multi-Family | • Maple Grove II - Multi-Family |
| • Hopkins - Mixed Use | • Eagan - Multi-Family Redevelopment |
| • Hastings - Multi-Family | • Oakdale Helmo Station Townhomes & Apartments |
| • Cottage Grove – Industrial Warehousing | |

We look forward to becoming a part of the Blaine Community and getting started on this new lifestyle/life cycle project.

Please feel free to reach out to me directly with any questions at brian@enclavecompanies.com or my cell at (701)212-8110.

Thank you!