



City of Blaine

Planning Commission

February 10, 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.** 2026-50 Approval of the January 13, 2026 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2026-25 Case File No. 26-0001 // Magnifi Financial // 10903 Austin Street NE
The applicant is requesting a conditional use permit to construct a bank with a zero lot line (north property line) in a Development Flex (DF) zoning district.
Sponsors: Alex Koberoski, Assistant Planner

- 4.2.** 2025-681 Case File No. 25-0056 // Pulte Group // 3700 and 3900 125th Avenue NE
The applicant is requesting the following:
1. Rezoning from Farm Residential (FR) to Development Flex (DF).
 2. Comprehensive plan amendment from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR).
 3. Preliminary plat to subdivide approximately 83 acres into 79 single family lots, 56 twinhome lots, one common lot and 11 outlots to be known as Ravenwood
 4. Conditional use permit to allow construction of 79 single family homes and 56 twin homes in a Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

- 4.3.** 2026-34 Case File No. 26-0003 // Accessory Dwelling Units // City of Blaine
The City is proposing amendments to residential sections and performance

standards of the City of Blaine Zoning Ordinance Regulating Accessory Dwelling Units.

Sponsors: Sheila Sellman, Community Development Director

5. Adjournment



City of Blaine

Planning Commission

January 13, 2026 | 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, January 13, 2026. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Geiselhart, Halpern and Olson.

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

3. Approval of Minutes

3.1. 2026-3 Approval of the December 9, 2025 Planning Commission Minutes.
Sponsors:

Motion by Commissioner Gorzycki to approve the minutes of December 9, 2025, as presented. Motion seconded by Commissioner Swanson. The motion passed 4-0.

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

The report to the planning commission was presented by Alex Koberoski, Assistant Planner. The public hearing for Case File 25-0054 was opened at 7:05PM. As no one wished to appear, the public hearing was closed at 7:05PM.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0054 based on the following conditions:

Case 25-0054:

- 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.**

Motion seconded by Commissioner Howard. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the February 2, 2026 city council meeting.

- 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

The report to the planning commission was presented by Shawn Kaye, Planner and Teresa Barnes, Project Engineer. The public hearing for Case File 25-0052 was opened at 7:12PM.

Andrew Eisenzimmer, 8873 Frazier Street NE, explained he was a Weston Woods resident and was the president of the Weston Woods on Rice Creek Homeowners Association. He reported he submitted written comments to the planning commission and noted his association supported the development project. He believed the 32 single-family homes were a good use of the property. He expressed concern with the speed and level of traffic

on Flowerfield Road. He discussed how traffic was flowing through his neighborhood, which had private roadways, in order to avoid Flowerfield Road while trying to get to Lexington Avenue. He explained there was an undo burden on his private streets and Flowerfield Road, which would be exacerbated by the new development. He reported his development would be submitting a petition to the city regarding Flowerfield Road. He asked that the city address the concerns regarding Flowerfield Road.

Susan Schmidt, 8983 Lexington Avenue NE, explained she would be purchasing her mom's house on the north end of the field. She understood the traffic concerns along Flowerfield Road. She asked if the rezoning would impact the adjacent properties. She questioned how the wildlife would be impacted by the new development and inquired how the outlots would be utilized.

Becca Kempenich, 360 Flowerfield Road in Circle Pines, reported she was the first house in Circle Pines along Flowerfield Road. She explained she was concerned with the speed and level of traffic on Flowerfield Road, noting she had two small children. She indicated she did not want Flowerfield Road closed, because this would put a cul-de-sac in her yard. She discussed how the new development would bring in more families which would impact Golden Lake Elementary School, which was already crowded. She indicated she would like to see the wildlife and trees in the area protected.

Kelly Zaczkowski, 4365 Flowerfield Road, stated she has lived in her home for the past 25 years and her husband has lived in the home since 1988. She asked that the trees be protected, especially the 200 year old oaks. She noted she has spoken with the city forester and the developer to ensure the trees on her property line are maintained. She asked that none of the grading disrupt her trees. In addition, she did not want her well impacted. She stated she was interested in purchasing Lot 6, which was directly behind her home in order to see the trees and wildlife maintained.

Laura Currier, 355 Forest Drive, commented on the location of the proposed holding pond, noting this backed up to her property. She stated she was worried about all of the old oak trees. She questioned why all of the trees on the hill were being taken down. She asked how many trees were being taken down by the developer.

Planner Shawn Kaye explained she was uncertain of the number of trees that were being removed, but noted the developer was required to replace 58 trees.

Ms. Courier requested a buffer be put in place at the edge of her property line and requested not all of the trees be removed behind her home. She recommended a DNR endangered species impact review be completed on this property because she has seen trillians, lady slippers and kittentails. She commented she was concerned with how this development would impact the trees, plants and wildlife.

Rick Currier, 355 Forest Drive, explained he was concerned about the encroachment on the wetlands. He reported the wetlands was an alive and active ecosystem that was surrounded by a ring of trees. He expressed concern with how some of the proposed homes would encroach on this wetland area. He asked that the old trees be saved in order to save and protect the wetland areas. He recommended a DNR endangered species impact review be completed in order to better understand how the wetlands and plant species will be

impacted.

Greg Lucid, 348 Forest Drive in Circle Pines, stated she has two daughters, ages seven and five. He asked that the city of Blaine consider how the adjacent families will be impacted by this development. He understood Blaine would not be closing Flowerfield Road, but asked that the city be mindful of the residents and pedestrians that were using this roadway.

Flora Palmer, 143 Canterbury Road in Circle Pines, asked that the environment be maintained. She stated she would be very disappointed as a Circle Pines resident if Flowerfield Road were closed. She reported the wetlands has Blanding turtles and Sandhill cranes that should be protected.

Anthony Zabel, 351 Forest Drive, explained he had many of the same concerns that have already been raised by his neighbors. He asked if the excavation work would be completed in order to create the catch basin or ponding area. He asked that the mature oak trees be preserved wherever possible as this would assist with preserving property values.

Wes Palmer, 143 Canterbury Road in Circle Pines, urged the city not to close Flowerfield Road. He noted he has been using this roadway for the past 40 years.

The public hearing was closed at 7:46PM.

Chair Goracke requested staff speak to the need for a DNR impact study.

Project Engineer Teresa Barnes explained the DNR requires all new subdivisions to complete a threatened and endangered species survey and if species are found on the property a takings permit could be applied for or areas may have to be avoided within the development. She reported this subdivision was preserving 19 acres of wetland area. She indicated this development would be impacting less than one-fourth of an acre of wetland property.

Chair Goracke noted Flowerfield Road had over 1,000 cars per day and the additional homes would put another 250 trips per day. He inquired what the capacity was for Flowerfield Road.

Project Engineer Teresa Barnes reported this roadway could handle well over 1,200 trips cars per day. She indicated roads would back up at certain times in the day.

Chair Goracke inquired if the city was considering closing Flowerfield Road.

Project Engineer Teresa Barnes explained city staff would not support closing Flowerfield Road.

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

Mark Guenther, Fenway Land Company, introduced himself to the commission and addressed the questions that had been raised by the neighbors. He explained the development flex request would allow him the opportunity to preserve as much of the natural area as possible while placing the homes in the appropriate areas. He discussed

how he has worked to reduce the impact on the wetlands noting only 2,000 square feet of wetlands would be impacted by the proposed development. He reported the DNR had been onsite to conduct an endangered species survey and provided him with the report. He stated he would be looking at avoidance where possible. He noted this permit was in process and has not yet been finalized. He indicated not all of the trees on the property would be saved, due to the city's ponding and stormwater requirements. He noted the outlots would be deeded to the city for stormwater. He explained he would be trying to replace as many trees as possible and noted he could not control the wildlife.

Chair Goracke inquired if this development would impact the adjacent homeowners' wells.

Project Engineer Teresa Barnes stated she would have to look into this noting she did not anticipate there would be any impacts. She indicated the proposed stormwater ponds would only collect surface water.

Chair Goracke questioned if the one homeowner could purchase the lot behind their home.

Project Engineer Teresa Barnes reported this would be a private matter between the homeowner and the developer.

Mr. Guenther stated he had spoken with the homeowner regarding this matter.

Chair Goracke explained he supported the city taking a closer look at the condition of Flowerfield Road.

Planner Shawn Kaye suggested this be made as a recommendation to the city council and not a condition for approval for this planning case.

Chair Goracke stated he would recommend the city council take a look at completing roadway improvements on Flowerfield Road. He noted this was an older, narrow roadway. The planning commission supported this recommendation.

Motion by Commissioner Swanson to recommend approval of Planning Case 25-0052 A a rezoning from Single Family (R-1) to Development Flex (DF), with the following rationale:

Case 25-0052A:

- 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.**

Motion by Commissioner Swanson to recommend approval of Planning Case 25-0052B 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:

Case 25-0052B:

- 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.

Motion by Commissioner Swanson to recommend approval of Planning Case 25-0052C a conditional use permit to allow construction of 32 single-family homes in a Development Flex (DF) zoning district with the following conditions:

Case 25-0052C:

**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:
 - 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.

Motion seconded by Commissioner Howard. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the February 2, 2026 city council meeting.

- 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

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

hearing for Case File 25-0055 was opened at 8:05PM.

Scott Wojciak, 11150 Sunset Avenue, explained he lived just north of the subject property. He reported he has his own well and he did not want his well to be impacted. He explained he was also concerned about the traffic at 109th Avenue and Sunset Avenue.

The public hearing was closed at 8:07PM.

Chair Goracke requested staff speak to the questions raised by Mr. Wojciak.

Project Engineer Teresa Barnes stated she would have to review Mr. Wojciak's well specifications in order to better address his questions. She reported a traffic study was completed for this project and a few minor adjustments would be made to the project plans based on comments made by Anoka County.

Chair Goracke asked that the applicant come forward at this time. He asked what the rents would be for the new townhome units.

Brian Bochman, Enclave Companies, introduced himself to the commission and stated the rental rates have not yet been determined. He estimated the rates would be \$2,000 to \$3,000 per month.

Chair Goracke inquired if Enclave had any other townhome developments in the metro area.

Mr. Bochman reported he recently completed a project in Maple Grove called Norheim which was a townhome development with 208 units. He stated he had other developments under construction in Rosemount and Oakdale.

Commissioner Gorzycki indicated this property was previously proposed to have an industrial building, which the neighbors did not support. He stated he was pleased to see the developer coming forward with a more fitting use.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0055A a rezoning from Farm Residential (FR) to Development Flex (DF) with the following rationale:

Case 25-0055A:

- 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.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0055B a preliminary plat to subdivide 27.89 acres into one lot and one outlot to be known as Sunset Woods with the following conditions:

Case 25-0055B:

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.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0055C a conditional use permit to allow 175 townhome units in a Development Flex (DF) zoning district with the following conditions:

Case 25-0055C:

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.

Motion seconded by Commissioner Swanson. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the February 2, 2026 city council meeting.

5. Adjournment

**Motion by Commissioner Gorzycki to adjourn the regular planning commission meeting.
Motion seconded by Commissioner Swanson. The motion passed 4-0.**

Adjournment time was 8:12PM.



City of Blaine Staff Report

File Number: 2026-25

Agenda Date	Status
February 10, 2026	
In Control	File Type
Planning Commission	Report

Public Hearing - Alex Koberoski, Assistant Planner

Agenda Item # 4.1

Case File No. 26-0001 // Magnifi Financial // 10903 Austin Street NE

The applicant is requesting a conditional use permit to construct a bank with a zero lot line (north property line) in a Development Flex (DF) zoning district.

Background

Zoning	Development Flex (DF)
Land Use	Planned Industrial/Planned Commercial (PI/PC)
Area	1.55 acres
Applicable Regulations	Sections 101-4 and Article XIII
Attachments	Zoning and Location Map Narrative Site Plan Grading Plan Building Elevations Building Renderings Floor Plan Landscape Plan Drive Thru/Parking
Schedule	Planning Commission: 02/10/26 City Council: 03/02/26

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

Evaluation of Request

Planning Analysis

Magnifi Financial is a full-service credit union that offers personal and business financial services, including loans, deposits, mortgages, and wealth management. They have 27 branches across Minnesota and North Dakota. The proposal is to construct a 4,224 square foot building with a 778

square foot canopy on the property, with a zero lot line on the north property line to allow for shared access with the properties to the north and east.

Current Zoning

The property is zoned Development Flex (DF). All uses in the DF district require conditional use permits.

The DF district is intended to provide for greater flexibility in land use planning than is possible under the strict application of other sections of this ordinance.

The DF district also attempts to create a reasonable balance between the interests of the property owner in freely developing the property with greater flexibility in land use, and at the same time, protect the interests 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 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.

Surrounding Zoning and Uses

The properties to the north, west and east are zoned Development Flex (DF), and properties to the south are zoned Planned Business District (PBD). The properties to the north, east, and south are guided Planned Industrial/Planned Commercial (PI/PC) and consist of commercial, retail, and office uses. The properties to the west across Austin Street are guided High Density Residential/Planned Industrial/Planned Commercial (HDR/PI/PC) and consist of residential townhomes.

Land Use Designation

The subject site is designated Planned Industrial/Planned Commercial (PI/PC) in the City's Comprehensive Land Use Plan. The PC designation is to accommodate commercial, retail and office uses in a planned, cohesive style of development. Planned commercial areas are in areas with good visibility and access from major roadways and are sufficiently sized to accommodate a larger-scale

planned design and concept. The proposal meets this designation with the proposed bank use, and the location of the property along a minor arterial.

Existing Conditions

The property is a vacant parcel without trees.

History

A preliminary plat for this area was approved by City Council on January 5, 2026. The property must obtain final plat approval prior to any development on site.

Site Plan

The applicant is proposing to construct a 4,224 square foot bank with a 778 square foot canopy.

The site is proposed to have a zero-lot line on the north property line. The north property line will also provide a shared access drive with the properties to the north and east.

The branch is proposing to operate Monday-Friday 9-5PM, and Saturday 9-12PM.

The proposed lot must receive final plat approval prior to any development occurring on-site. This has been included as a condition.

Setbacks

Building

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

Parking

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

Parking

The parking provided on site meets parking requirements for the proposed bank use. A total of 11 parking stalls are required for the proposed bank use, and 20 parking spaces have been provided.

Banks containing two or more drive-thru lanes shall provide stacking space for at least four vehicles per lane, as measured from and including the last pick-up station, window, or the like. Stacking spaces shall not interfere with parking spaces or traffic circulation. The applicant has submitted plans showing the ability for four vehicles to stack in each lane, meeting these requirements.

Architecture

The building elevations and renderings have been attached and include the following materials:

- brick
- glass
- stone
- metal composite

Landscaping

The submitted landscape plan meets zoning ordinance requirements.

Neighborhood Meeting

A neighborhood meeting was held on December 4, 2025.

Engineering Analysis

Grading/Storm Drainage

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

Utilities

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

Wetlands/Watershed/FEMA

There are no known wetlands on this individual lot.

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

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a private access connection to Austin Street NE.

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.

Conditional Use Permit

A city exercises "quasi-judicial" authority when considering a CUP application. This means the city's role

is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - A bank does not create an excessive burden.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
 - The DF zoning district is intended to provide for greater flexibility in land use planning. The DF district also attempts to create a reasonable balance between the interests of the property owner in freely developing said owner's property with greater flexibility in land uses. The use of the property meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The proposed bank meets or exceeds the ordinance standards for architecture, landscaping, and setbacks. The use will not have an adverse effect on adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The use meets the purpose of the DF zoning district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The comprehensive plan designation is PI/PC, which is intended to provide flexibility in development and to allow for the possibility of a mixture of uses within the same area such as retailing and services that serve larger areas, from neighborhood to regional scale. The use is not in conflict with the Comprehensive Plan.
7. The use will not cause traffic hazards or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

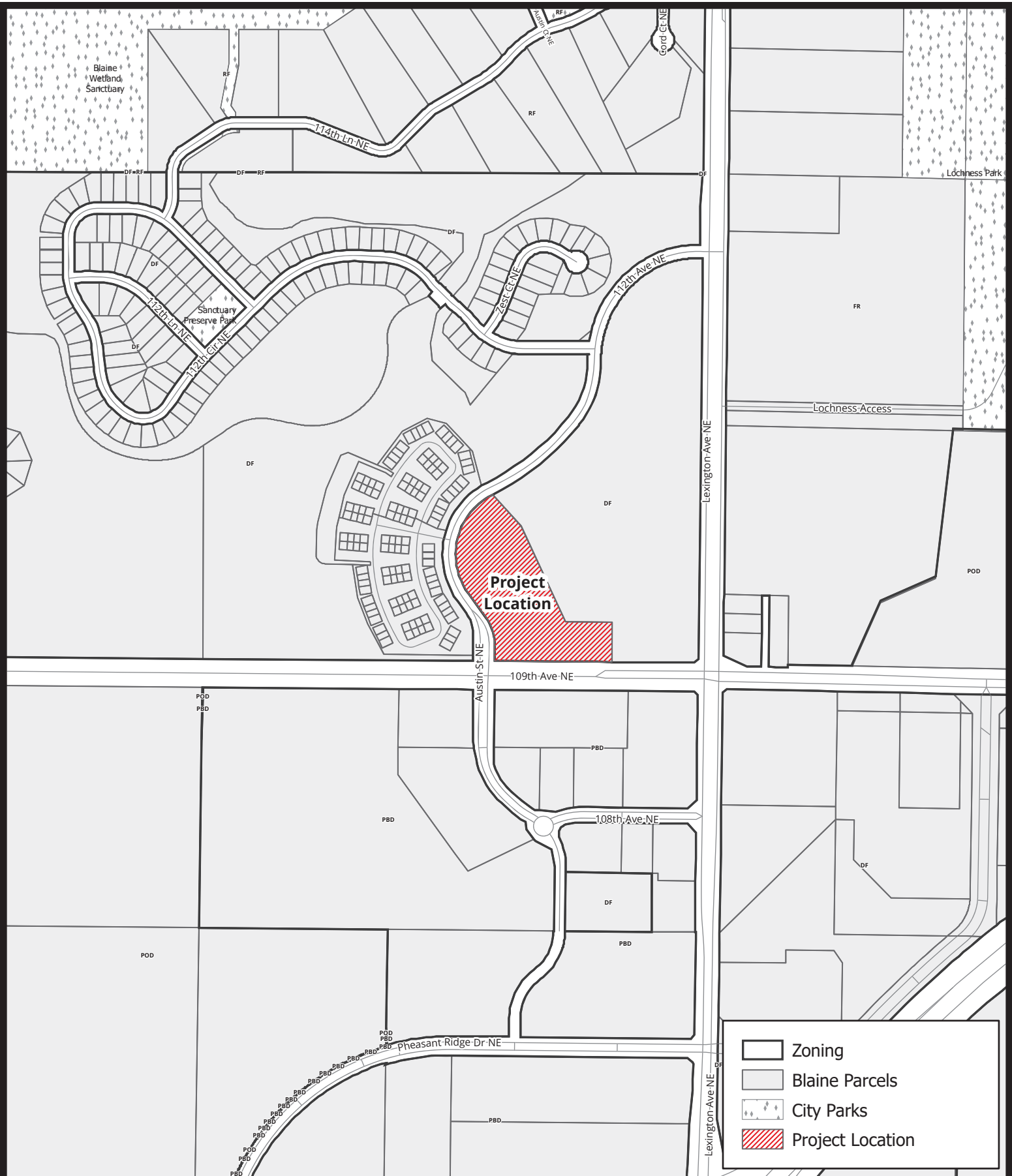
Recommendation

In Planning Case File No. 26-0001, it is recommended that the Planning Commission recommend approval of a conditional use permit to construct a bank with a zero lot line (north property line) in a Development Flex (DF) zoning district with the following conditions:

1. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.
2. No outside display or storage of products is allowed at any time on site.
3. Any proposed change in use requires a CUP amendment.
4. All signage requires a separate permit meeting the requirements of the zoning ordinance.
5. Temporary signage to be regulated under Zoning Ordinance Section 133-12.
6. No exterior overnight storage of pallets or delivered products.
7. All lighting on site must meet requirements established by Section 129-2 of the Zoning Ordinance.
8. A copy of the shared access agreement with all sites must be submitted to the Planning Department prior to issuance of Certificate of Occupancy.
9. An issued Rice Creek Watershed District permit will be required to be received by the City prior to the proposed project receiving any city approval.
10. 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
11. 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
12. The property must receive final plat approval prior to any development occurring on site.

Attachment List

1. Attachments



BlaineMN.gov

Case File No. 26-0001

Magnifi Financial

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



CUP Site Plan Approval Submission

January 14, 2026

Magnifi Financial | Blaine, MN

PROJECT NARRATIVE

In a 'same-day shipping', mobile order pickup' society, rapid service and total convenience are a must for today's consumer. Not currently fitting this description, Magnifi Financial is proposing the construction of a new branch office to provide accessible financial services and products to their existing and potential new members in the City of Blaine and the surrounding communities they serve.

The new branch will feature a modern and attractive structure with high-quality finishes and a striking appearance. Key aspects of the project include:

SITE LAYOUT:

The site plan proposes the construction of a new 4,224 square-foot building for Magnifi Financial located in the Third Addition of the North Meadows development at the intersection Austin Street NE and 109th Avenue NE. The site plan will incorporate (1) attached drive-up canopy on the north side which will be approximately 778 square-feet. The attached drive-up canopy will contain (3) drive-through lanes along with a single bypass lane that will help provide circulation around the site. Site Ingress/ Egress will be installed at an existing curb cut off the shared access roadway located directly off Austin Street NE.

The proposed building setbacks along Austin Street NE and 109th Avenue NE are 50 feet with a 15 feet setback along the side yards. The building use and proposed floor area illustrated requires 11 parking stalls. The current configuration of the site plan shows 20 proposed parking stalls which will be utilized for member and employee parking.

ALIGNMENT WITH CITY PLANS:

The project aligns with the City's Comprehensive Plan and the permitted land uses outlined in the Development Flex (DF) which was recommended by Planning Department to be combined with the commercial land use designation, Planned Business District (PBD). Key criteria and objectives were followed in response to the Condition Use Permit to ensure that the health, safety and general welfare of occupants of surrounding lands were considered along with meeting all the objectives outlined in the City's Comprehensive plan.

- The proposed development does not impose any undue burden upon public services and facilities.
- The proposed development is compatible with the purpose and intent of this subpart and with the comprehensive plan.
- The proposal is in no way detrimental to the environment.
- The proposed development is designed in such a manner to form a desirable and unified environment

ARCHITECTURAL EXCELLENCE:

The proposed design of the building is a critical component to Magnifi's identity and customer experience reflecting the Credit Unions brand, culture and values. The exterior design will feature a mix of materials including the use of glass, brick, stone and metal composite panels. Other Key design considerations include, providing cohesive aesthetics throughout all building elevations, providing a welcoming and clear entrance, utilizing varied roof heights and lately creating visual harmony through balance and proportions. Renderings and exterior elevations are included in the submission package to illustrate the proposed building design.

TRAFFIC MANAGEMENT:

Traffic Management for a Credit Union involves optimizing member flow inside and outside the branch while also understanding peak traffic periods to minimize congestion. Some typical predictable patterns across the board for Credit Unions include a higher volume of transactions on Monday morning, an increase in transactions during the lunch hour window from 12-1 and lately Friday afternoons and Saturday morning as members are preparing for their weekend spending. Although these traffic patterns may vary slightly based on branch location implementing a few key design decisions can help reduce congestion on our site.

- Offering multiple service points to members; Drive through services and Interior building services.
- Providing easy and identifiable parking and building access for members.
- Providing clear site circulation with adequate signage for visitors.
- Designing an adequate number of parking stalls and excellent stacking capabilities at the drive-through.
- Providing a clear ingress (entry) and egress (exit) on the site.
- Offering a bypass lane that allows vehicular traffic to continue to circulate the site even when there are multiple vehicles within each transaction lane.

OPERATIONAL DETAILS:

Magnifi Financial typical hours of operation for the lobby are Monday – Friday 9 a.m. to 5 p.m. and Saturday 9 a.m. to 12 p.m.

EMPLOYMENT:

Total employee counts have not been finalized, but typical staffing of a branch of this size would require between six and nine employees, depending on time of day and transactional needs. Currently the floor plan provided in our submittal material includes five private offices with two proposed service areas for members.

ABOUT MAGNIFI FINANCIAL:

Magnifi Financial is a full-service Community Credit Union offering personal and business financial services, including loans, deposits, mortgages, and wealth management. Over the years, Magnifi has expanded to multiple counties throughout Minnesota and North Dakota with approximately 27 brick and mortar branches. Magnifi Financial is committed to their core values of building up our shared communities, providing financial solutions that are easy and simple, earning the trust and respect of each

member through their expertise, and doing what is right for their entire membership. Investing in communities and participating in philosophy of “people helping people” is what Magnifi values and encourages. There is no doubt these values will help make a lasting impression on the City of Blaine and your community members. We are excited to get started and look forward to your approvals and guidance.

PARKING SUMMARY

REQUIRED STALLS • 1 SPACE PER 400 GFA	11
STANDARD STALLS HANDICAP STALLS:	19
TOTAL STALLS:	20

SIGN SCHEDULE

A. HANDICAP PARKING SIGN:	R7-8n W/P R-8b (12" X 18")
B. NO PARKING SIGN:	R8-3a (12" X 18")
C. DO NOT ENTER SIGN:	RS-1 (OWNER DIRECTIONAL SIGN)

SIGNAGE AND PAVEMENT MARKING NOTES

- ALL SIGNS SHALL BE PLACED 12" MINIMUM BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- SIGNS SHALL INCLUDE HARDWARE, POST, FOOTING, CASING, AND ALL APPURTENANCES REQUIRED FOR TYPICAL INSTALLATION.
- PARKING LOT STRIPING AND PAVEMENT MARKINGS SHALL BE 4" SOLID WHITE PAINT. ALL PAVEMENT LETTERING SHALL BE 12" HEIGHT.
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE PER THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

SITE DATA

LAND USE DESIGNATION:	PLANNED INDUSTRIAL/COMMERCIAL
EXISTING ZONING:	DEVELOPMENT FLEX
PROPOSED ZONING:	DEVELOPMENT FLEX
PARCEL AREA:	67,647 SF
IMPERVIOUS AREA:	4,210 SF 6%
BUILDING PAVEMENTS:	34,274 SF 51%
TOTAL:	38,484 SF 57%
PERVIOUS AREA:	29,163 SF 43%

LEGEND

EXISTING	PROPOSED	PROPERTY LINE
		EASEMENT LINE
		BITUMINOUS PAVEMENT
		CONCRETE WALK/STOOP
		CONCRETE PAVEMENT
		CURB LINE
		STORM SEWER
		SANITARY SEWER
		FORCE MAIN
		WATER MAIN
		UNDERGROUND ELECTRIC
		UNDERGROUND FIBER OPTIC
		STORM CATCH BASIN
		SANITARY MANHOLE
		HYDRANT
		GATE VALVE
		LIGHT POLE
		ELECTRIC MANHOLE
		HANDHOLE
		OTHER SYMBOLS

BENCHMARK

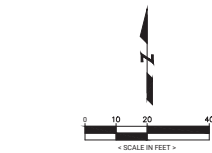
MINNESOTA DEPARTMENT OF TRANSPORTATION
GSD STATION #823, NAME: LIND MNDT
ELEVATION: 929.35 (NAVD 88)

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB AND OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - ALL CURB AND GUTTER SHALL BE 8612 UNLESS OTHERWISE NOTED.
 - TYPICAL PARKING STALLS ARE 10' X 20' UNLESS OTHERWISE NOTED.
 - ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS.
 - UNLESS OTHERWISE SHOWN IN THE PLANS, CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS, AND DRIVES PER THE FOLLOWING REQUIREMENTS:
- CONTROL JOINTS: WALKS @ 8' SPACING
OTHERS @ 10' SPACING
- SAWCUT CONTROL JOINTS MINIMUM 1/2" CONCRETE THICKNESS.
- EXPANSION JOINTS: WALKS @ 24' SPACING
OTHERS @ 40' SPACING
- PROVIDE EXPANSION JOINT AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT.
- DOMEL ALL EXPANSION JOINTS AT 24' SPACING MAX.

KEYNOTES

- SEE ARCHITECTURAL SITE PLANS FOR ADDITIONAL SITE PLAN NOTES.
- LANDSCAPE AREA: SEE LANDSCAPE PLAN.
- MATCH EXISTING CURB/SIDEWALK/PAVEMENT.
- CONCRETE WALK/PATIO.
- CONCRETE VALLEY GUTTER.
- CONCRETE PAVEMENT/APRON.
- TRASH ENCLOSURE.
- PEDESTRIAN CURB RAMP (NO TRUNCATED DOMES).
- 4" SOLID WHITE LINE.
- SOLID WHITE PAVEMENT MARKING.
- CONCRETE FILLED PIPE BOLLARD.
- TRANSFORM PAD: FINAL LOCATION TO BE CONFIRMED BY CONTRACTOR AND ELECTRIC PROVIDER.
- LIGHT POLE AND BASE.
- MONUMENT SIGN.
- FLAG POLE.
- 6" RAISED CONCRETE INTEGRAL CURB ISLAND.



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

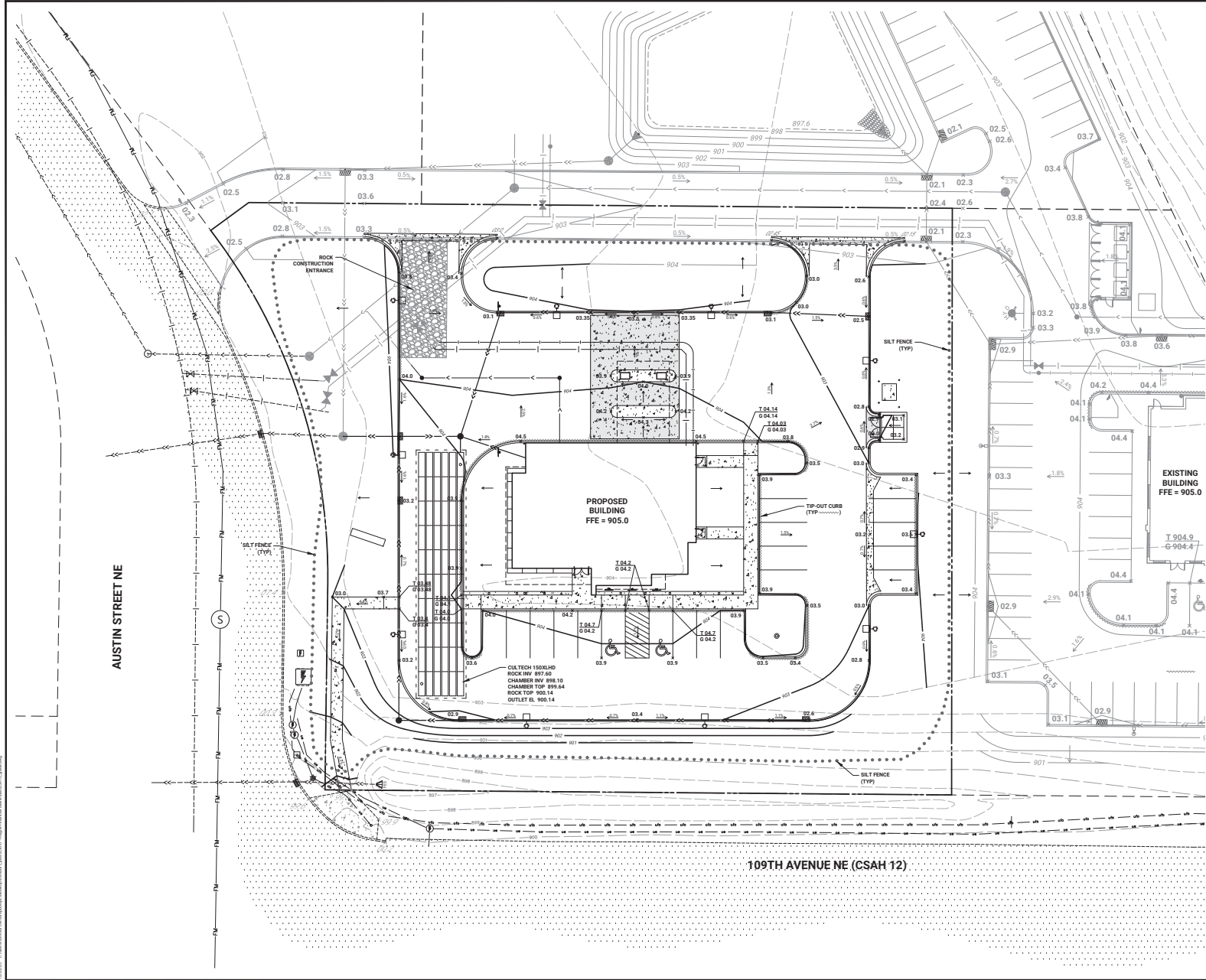
NAME: JOSEPH T. BADACH, PE
SIGNATURE:
DATE: 01/06/25, LIC #: 45889

REVISIONS	DATE	BY	APP
1.			
2.			
3.			
4.			
5.			
6.			
7.			

OWNER: MAGNIFI FINANCIAL
320 East Main Street
Melrose, MN 56352

SITE PLAN
MAGNIFI FINANCIAL
Blaine, MN 55449

SHEET NUMBER
C2.1



LEGEND

EXISTING	PROPOSED	PROPERTY LINE
[Symbol]	[Symbol]	EASEMENT LINE
[Symbol]	[Symbol]	STIMANOUS PAVEMENT
[Symbol]	[Symbol]	CONCRETE WALK/STOOP
[Symbol]	[Symbol]	CONCRETE PAVEMENT
[Symbol]	[Symbol]	CURB LINE
[Symbol]	[Symbol]	STORM SEWER
[Symbol]	[Symbol]	SANITARY SEWER
[Symbol]	[Symbol]	FORCEMAIN
[Symbol]	[Symbol]	WATER MAIN
[Symbol]	[Symbol]	UNDERGROUND ELECTRIC
[Symbol]	[Symbol]	UNDERGROUND FIBER OPTIC
[Symbol]	[Symbol]	STORM CATCH BASIN
[Symbol]	[Symbol]	SANITARY MANHOLE
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	GATE VALVE
[Symbol]	[Symbol]	LIGHT POLE
[Symbol]	[Symbol]	ELECTRIC MANHOLE
[Symbol]	[Symbol]	HANDHOLE
[Symbol]	[Symbol]	OTHER SYMBOLS
[Symbol]	[Symbol]	S' CONTOUR
[Symbol]	[Symbol]	T' CONTOUR
[Symbol]	[Symbol]	SPOT ELEVATION (CURB ELEVATIONS ARE TO OUTLET LINE)
[Symbol]	[Symbol]	SILT FENCE
[Symbol]	[Symbol]	ROCK ENTRANCE

BENCHMARK

MINNESOTA DEPARTMENT OF TRANSPORTATION
GSD STATION #62, NAMED: UNO MINIST
ELEVATION: 929.35 (NAVD 88)

- GOVERNING SPECIFICATIONS**
- THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE CITY OF BLAINE SPECIFICATIONS.
 - THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

- GRADING NOTES**
- VEHICLE TRACKING REDUCTION DEVICE, SILT FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
 - CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
 - CONTRACTOR SHALL STRIP, STOCKPILE AND SPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SEED, SEED OR LANDSCAPED.
 - ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 14 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
 - ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MINOT CAT 1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.
 - STOCKPILES SHALL BE STABILIZED WITHIN 14 DAYS OF ROUGH GRADING OR INACTIVITY.
 - ALL WORK WITHIN THE ADJACENT STREET RIGHTS OF WAY MUST BE COORDINATED WITH AND APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT.

OWNER

MAGNIFI FINANCIAL
320 East Main Street
Melrose, MN 56352

GRADING AND DRAINAGE PLAN

MAGNIFI FINANCIAL
Blaine, MN 55449

CALL BEFORE YOU DIG

811
Know what's below.
Call before you dig.

SCALE IN FEET

0 10 20 40

CONTOUR CIVIL DESIGN

P.O. BOX 99, ROCKFORD, MINNESOTA 56270
TEL: 562-5525 1 WWW.CONTOURCIVILDESIGN.COM

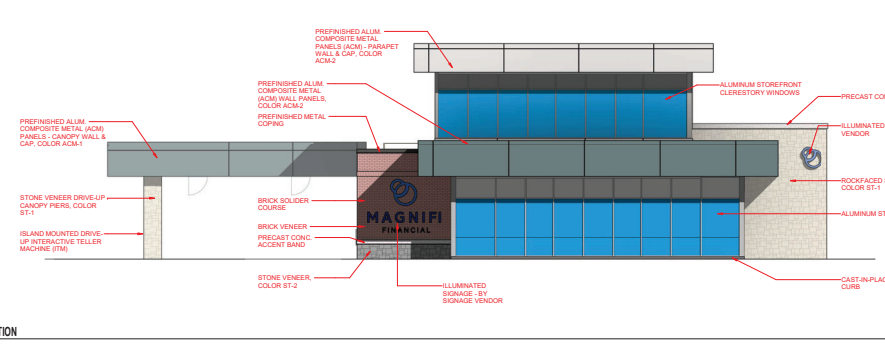
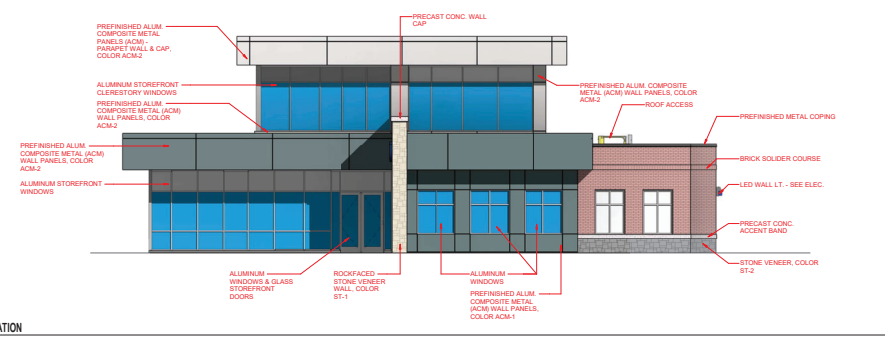
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

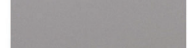
NAME: JOSEPH T. RADACH PE
SIGNATURE: [Signature]
DATE: 01/06/25 LIC #: 45889

REVISIONS	DATE	BY	APP
1	01/06/25	JTR	

SHEET NUMBER

C4.1



<u>PREFINISHED ALUMINUM COMPOSITE METAL PANELS, COLOR ACM-2</u>  MFR: ALUCOBOND FINISH: PLATINUM MICA	<u>ARCHITECTURAL PRECAST CONCRETE, ACCENT BAND & WALL CAP</u>  MFR: STONWORKS FINISH: NATURAL GRAY #1000, ACID ETCH FINISH	<u>STONE VENEER WALL WATERTABLE, COLOR ST-2</u>  MFR: BUECHEL STONE FINISH: CUSTOM FOND DU LAC / CHILTON 50/50 TAILORED BLEND	<u>STONE VENEER DRIVE-UP PIERS, MAIN ENTRY WALL, COLOR ST-1</u>  MFR: BUECHEL STONE FINISH: FOND DU LAC TAILORED BLEND, 50% ROCKFACED	<u>PREFINISHED ALUMINUM COMPOSITE METAL PANELS, COLOR ACM-1</u>  MFR: ALUCOBOND FINISH: STEEL CITY SILVER MICA	<u>ALUMINUM STOREFRONT WINDOWS, CURTAIN WALLS & SILL FLASHING</u>  MFR: KAWNEER FINISH: CLEAR ANODIZED, CLASS I	<u>BRICK VENEER & SOLDIER COURSE</u>  MFR: GLEN-GERY FINISH: CABERNET BURGUNDY MODULAR FACEBRICK, VELOUR FINISH	<u>PREFINISHED METAL WALL COPING</u>  MFR: PAC-CLAD FINISH: CHARCOAL GRAY
--	---	--	---	---	--	--	--



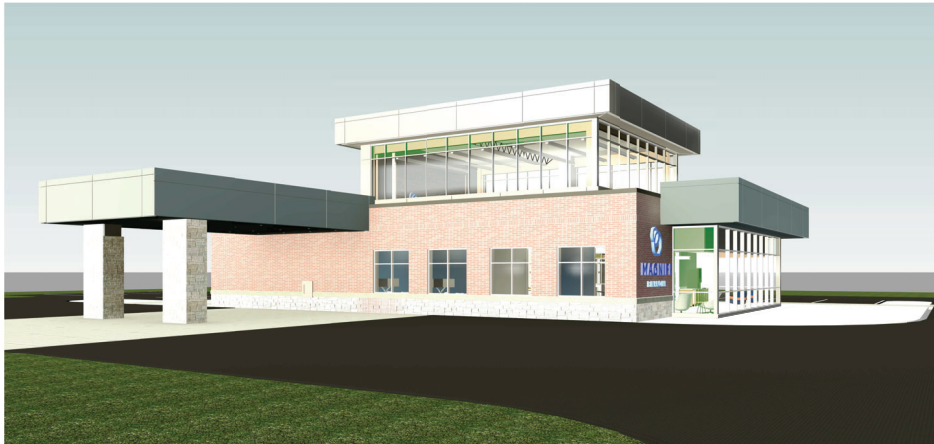
EXTERIOR MAIN ENTRY / WAITING



EXTERIOR MAIN ENTRY



EXTERIOR EMPLOYEE ENTRY



EXTERIOR DRIVE-THRU

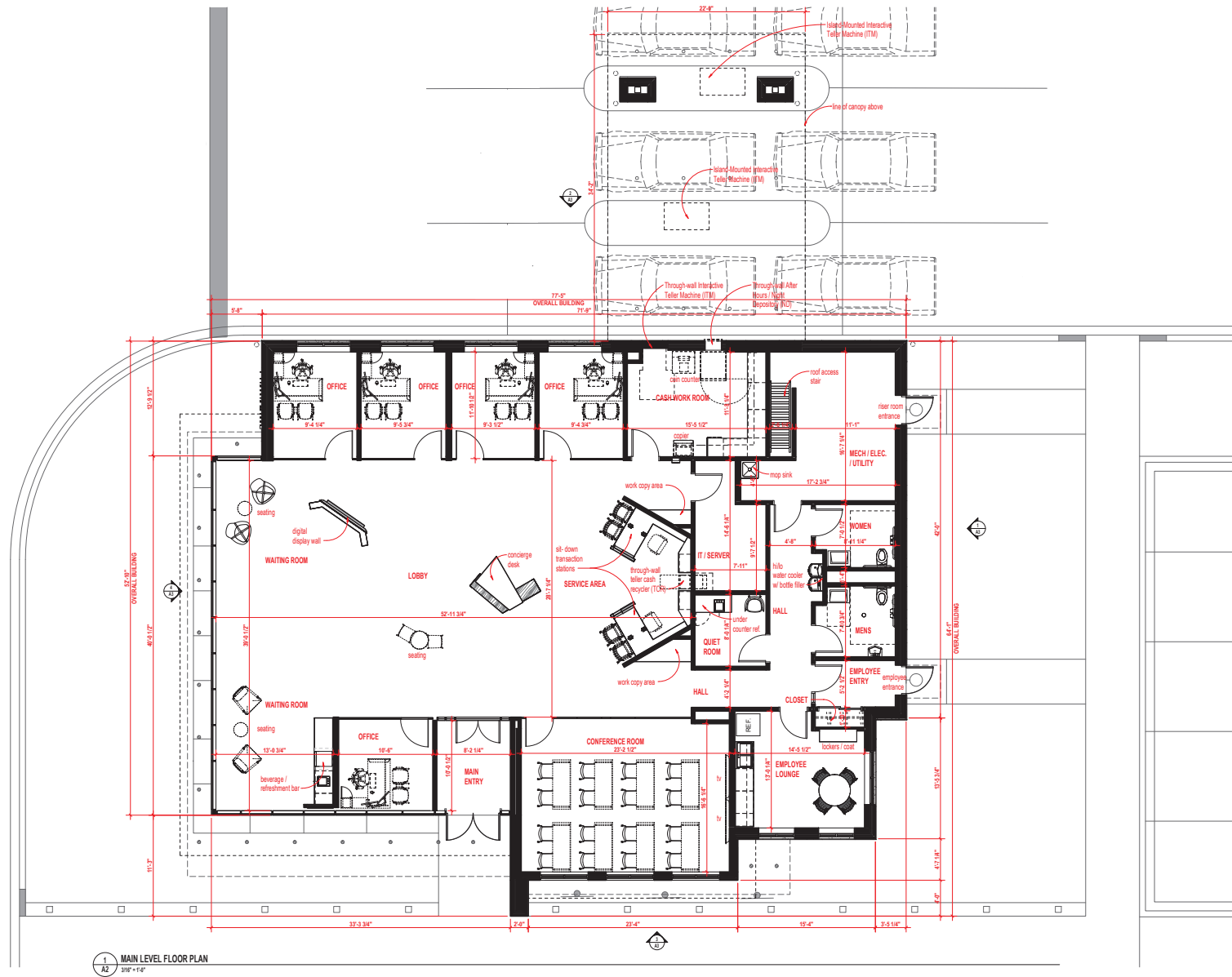


EXTERIOR DRIVE-UP CANOPY

A4/ EXTERIOR RENDERINGS

MAGNIFI FINANCIAL
251109
BLAINE, MINNESOTA
01/08/26





A2 / MAIN LEVEL FLOOR PLAN

MAGNIFI FINANCIAL
251109
BLAINE, MINNESOTA
01/08/26



GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER CRUSHED GRANITE ROCK MULCH	3" DEPTH
	WETLAND SEED MIX TYPE 'A'	BW 100% SOD X #34-182 EMERGING WETLANDS	5 LBS/AC
	WETLAND SEED MIX TYPE 'B'	BW 100% SOD X #35-242 MESSY MEADOWS	36.5 LBS/AC
	WETLAND SEED MIX TYPE 'C'	BW 100% SOD X #34-182 TERN ISLAND EMERGING WETLANDS	5 LBS/AC
	SOD	BLUEGRASS PEAT SOD	N/A

GROUND COVER SCHEDULE:

PER THE CITY OF BLAINE LANDSCAPE ORDINANCE, REQUIRED LANDSCAPE QUANTITIES FOR THIS PROJECT ARE DETERMINED BY USING THE FOLLOWING QUANTIFIABLE ELEMENTS:

- BUILDING AREA = 4,210 SF
- SITE PERIMETER = 1,072 LF

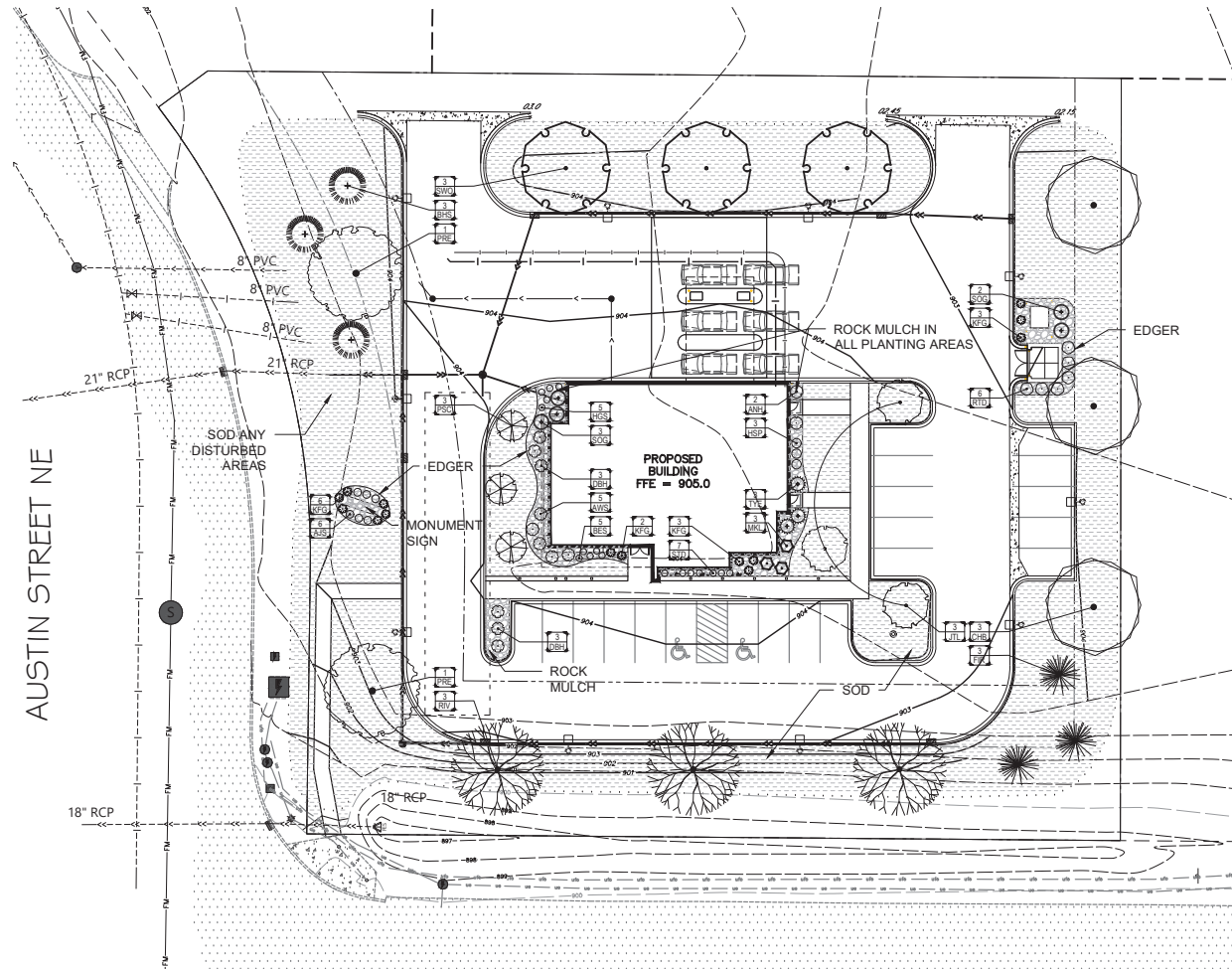
3. LANDSCAPING REQUIRED AS FOLLOWS:

- OVERSTORY TREES - THE GREATER OF THE FOLLOWING:
 - 1 per 2,000 SF OF BUILDING OR = 3 TREES
 - 1 per 100 LF SITE PERIMETER = 11 TREES
 - 11 PROVIDED
- CONIFEROUS TREES - THE GREATER OF THE FOLLOWING:
 - 1 per 2,000 SF OF BUILDING = 3 TREES
 - 1 per 200 LF SITE PERIMETER = 6 TREES
 - 6 PROVIDED
- ORNAMENTAL TREES - THE GREATER OF THE FOLLOWING:
 - 1 per 2,000 SF OF BUILDING = 3 TREES
 - 1 per 200 LF SITE PERIMETER = 6 TREES
 - 6 PROVIDED
- SHRUBS - THE GREATER OF THE FOLLOWING:
 - 1 per 300 SF OF BUILDING = 14 SHRUBS
 - 1 per 30 LF SITE PERIMETER = 36 SHRUBS
 - 36 SHRUBS AND ORNAMENTAL GRASSES PROVIDED PLUS MISCELLANEOUS PERENNIALS

4. TREES WILL BE PLANTED AT THE MINIMUM SIZES AS SHOWN ON THE PLANT SCHEDULE.

- PROPOSED MINIMUM SIZES ARE:
- 2.5" CAL. FOR DECIDUOUS TREES
 - 6" HEIGHT FOR CONIFEROUS TREES
 - 2.0" CAL. FOR ORNAMENTAL TREES
 - 24" HEIGHT FOR SHRUBS

LANDSCAPE CALCULATIONS:



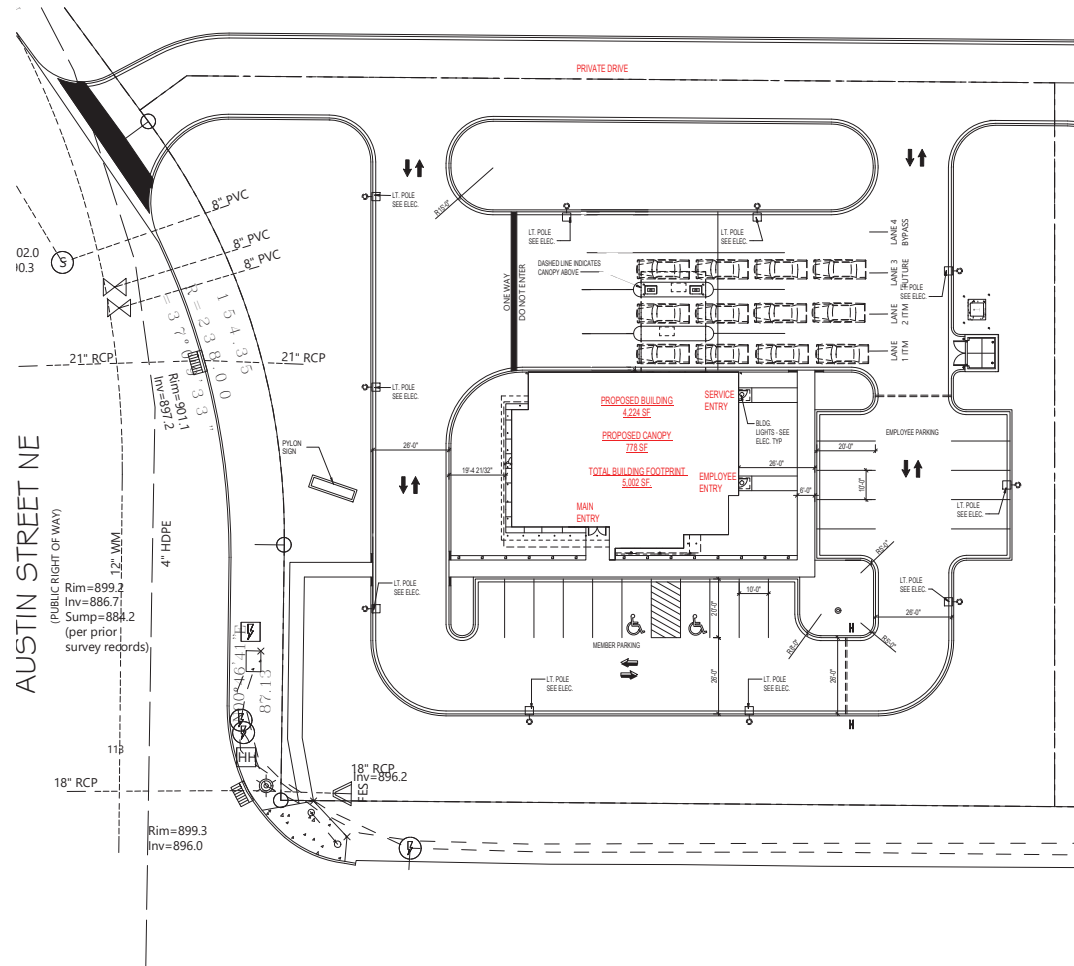
OVERALL LANDSCAPE PLAN:

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
DECIDUOUS SHRUBS						
ANH1	2	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	24" HGT	POT	4 O.C.
AYS	5	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	24" HGT	POT	4 O.C.
DBH	6	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	24" HGT	POT	4 O.C.
MKL	3	MISS KIM LILAC	Syringa patula 'Miss Kim'	24" HGT	POT	5 O.C.
RTD	6	RED TWIGGED DOGWOOD	Cornus sericea 'Balladine'	24" HGT	POT	4 O.C.
CONIFEROUS SHRUBS						
SGL	1	SEA OF GOLD JUNIPER	Juniperus x procumbens 'Sea of Gold'	5 GAL	POT	5 O.C.
TVE	3	TAUNTON VEW	Taxus x media 'Taunton'	5 GAL	POT	5 O.C.
ORNAMENTAL GRASSES						
KFG	14	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	2 GAL	POT	1"
PERENNIALS AND GRASSES						
AUS	5	AUTUMN JOY SEDUM	Sedum x 'Autumn Joy'	1 GAL	POT	24" O.C.
BES	5	BLACK EYED SUSAN	Rudbeckia goldsturm	1 GAL	POT	24" O.C.
HGS	5	HOSTA - GOLD STANDARD	Hosta x 'Gold Standard'	1 GAL	POT	24" O.C.
HSP	3	HOSTA - SUN POWER	Hosta x 'Sun Power'	1 GAL	POT	30" O.C.
STD	7	STELLA d'ORO DAYLILY	Hemerocallis x 'Stella d'Or'	1 GAL	POT	18" O.C.

PLANTING SCHEDULE (THIS PAGE ONLY):

DECIDUOUS TREES						
CHB	3	COMMON HACKBERRY	Celtis occidentalis	2.5" CAL	B&B	SINGLE STEM
PRE	2	PRINCETON ELM	Ulmus americana 'Princeton'	2.5" CAL	B&B	SINGLE STEM
RW	3	RIVER BIRCH	Betula nigra	2.5" CAL	B&B	SINGLE STEM
SWO	3	SWAMP WHITE OAK	Quercus bicolor	2.5" CAL	B&B	SINGLE STEM
ORNAMENTAL TREES						
JL	3	JAPANESE TREE LILAC	Syringa reticulata ' Ivory Silk'	2" CAL	B&B	SINGLE STEM
PSC	3	PINK SPIRES CRABAPPLE	Malus x 'Pink Spires'	2" CAL	B&B	SINGLE STEM
EVERGREEN TREES						
FIR	3	WHITE FIR (aka CONCOLOR FIR)	Abies concolor	6" HGT	B&B	FULL FORM
BHS	3	BLACK HILLS SPRUCE	Picea glauca densata	6" HGT	B&B	FULL FORM

TREE PLANTING SCHEDULE:



1 SITE PLAN
A1 1" = 30'

A1/ ARCHITECTURAL SITE PLAN

MAGNIFI FINANCIAL
251109
BLAINE, MINNESOTA
01/08/26





City of Blaine Staff Report

File Number: 2025-681

Agenda Date	Status
February 10, 2026	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.2

Case File No. 25-0056 // Pulte Group // 3700 and 3900 125th Avenue NE

The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Development Flex (DF).
2. Comprehensive plan amendment from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR).
3. Preliminary plat to subdivide approximately 83 acres into 79 single family lots, 56 twinhome lots, one common lot and 11 outlots to be known as Ravenwood
4. Conditional use permit to allow construction of 79 single family homes and 56 twin homes in a Development Flex (DF) zoning district.

Background

Zoning	Farm Residential (FR)
Land Use	Low Density Residential (LDR) and Planned Industrial/Planned Commercial (PI/PC)
Area	Approximately 82.77 Acres
Applicable Regulations	Sections 101-4 and Chapter 109 ARTICLE XIII
Attachments	Zoning and Location Map Preliminary Plat Grading Plan Landscape Plan Tree Preservation Plan House Elevations Ghost Plat Existing and Proposed Zoning Existing and Proposed Land Use Narrative
Schedule	Planning Commission: 02/10/26

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

Comprehensive Plan Amendment

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.

When a change to a city's Comprehensive Guide Plan is requested, it is the city's responsibility to determine if the change is in the best long-range interests of the city. The standard of review of a city's action in approving or denying a Comprehensive Guide Plan amendment is whether there exists a rational basis. A rational basis standard has been described to mean having legally sufficient reasons supportable by the facts which promote the general health, safety and welfare of the city.

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.

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

Surrounding Zoning and Uses

North, West, and South - Vacant land, single-family homes and wetlands. Zoned Farm Residential (FR).
East - Zoned Town Commercial (B-5) and currently vacant.

Current and Proposed Land Use

The majority of the property is guided Low Density Residential (LDR) with a small portion guided Planned Industrial/Planned Commercial (PI/PC). The applicant proposes a comprehensive plan amendment for the whole site to L-MDR.

The proposed land use designation is consistent with the adjacent residential properties and the addition of L-MDR is an appropriate land use to be located adjacent to existing commercial land use. The L-MDR zoning district allows for twin homes.

Current Zoning

The property is currently zoned FR. The FR district is intended for areas where urban services are not presently available. In order to develop, a rezoning is necessary.

Proposed Zoning

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 subpart. The DF district also attempts to create a reasonable balance between the interests of the property owner in freely developing said owner's property with greater flexibility in land uses, and at the same time, protect the interest of surrounding properties in the following ways:

- (1) By encouraging a more creative approach in housing developments, that will result in quality living environments through innovative design and aesthetic controls.
- (2) By permitting a combination of housing types and style, including single-family, two-family, and multiple-family dwellings, with the exception of manufactured homes.
- (3) By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments.
- (4) By allowing for any type of ownership, private, condominium, or rental.
- (5) By allowing flexibility in setback and height restrictions.
- (6) By allowing nonresidential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such nonresidential uses will enhance the character, amenities, and convenience of those who live in the proposed development.
- (7) By providing an efficient use of land resulting in more cost efficient installation of utilities, streets, and other facilities.
- (8) By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas.
- (9) By contributing to the tax base of the community without making undue demands on the community service.
- (10) By providing the means for greater creativity and flexibility in environmental design than is provided under the strict application of the city zoning regulations and subdivision ordinance, while, at the same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the city and its inhabitants.

Land Use Designation

Most of the property is designated as LDR and allows 2.5–6 units per acre, and an approximately 12 acre area in the northeast corner of the property has a PI/PC land use. However, LDR and PI/PC do not allow townhomes. Therefore, the applicant is requesting a land use destination of L-MDR to allow townhomes but still allow a density of 3.1 units per acre.

Existing Conditions

The three subject properties are a total of approximately 83 acres and have an existing single-family home with accessory buildings on the two western parcels. The larger eastern parcel has accessory buildings located on the parcel. The site has vast amounts of wetlands and may have plants categorized

as endangered species.

History

The City Council reviewed a concept plan in May 2025 that included 83 65-foot-wide single-family lots and 91 townhomes. Council consensus in May was to not support a land use change to allow townhomes as many council members wanted to see unique homes on larger lots. In October 2025, the applicant submitted a revised concept plan that they felt provided upscale single-family homes on 70-foot lots, and twin homes which target the move-down, or retiree buyer. The site plan met the comprehensive plan's minimum density requirements.

The consensus of the City Council was that they were receptive to the changes the applicant made to the plans in October 2025, but no definitive direction was given.

Plat

The preliminary plat creates 79 single-family lots and 56 twinhome lots, one common lot, and 11 outlots for ponding, wetlands, and future development. The DF zoning district does not have minimum lot sizes. The lot width of the single-family lots is 70 feet and the twinhome lots are 39 feet wide.

As proposed, the lot sizes are as follows:

Lots range from 3,393 s.f to 12,687 s.f.

- Common Lot - 12.01 acres
- Outlot A - 2.24 acres
- Outlot B - .10 acres
- Outlot C - .06 acres
- Outlot D - 3.57 acres
- Outlot E - 6.68 acres
- Outlot F - .81 acres
- Outlot G - 6.03 acres
- Outlot H - 16.55 acres
- Outlot I - 2.89 acres
- Outlot J - .12 acres
- Outlot K - .15 acres

Architecture

The proposed single-family homes and twinhomes 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 (CUP) approval. Use of premium materials such as stone accents on all front elevations and LP smart siding on all elevations for the single-family homes. Each twinhome will have stone and LP siding fronts and LP siding on sides and rears.

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:

Single Family-70 foot lots

- Front yard setback - 25 feet
- Side yard setback - 10 feet (house and garage)
- Corner side yard setback - 20 feet
- Rear yard setback - 30 feet

Twinhomes Lots

- Front yard porch setback - 18 feet to back of curb
- Front yard garage/house setback - 25 feet to back of curb
- Side yard setback (between buildings) - 20 feet
- Corner side yard setback - 20 feet
- 0 lot line for shared walls

Parking

In addition to the two garage stalls per unit and two driveway stalls for the twinhomes, there shall be one parking space for each three units for guest parking. The site plan has 27 guest parking stalls shown. The parking provided meets the zoning ordinance requirement.

Landscaping

The landscape plan proposes one front yard tree, one rear yard tree and additional trees on corner lots in the single-family home area. The twinhomes will provide one overstory, one conifer, and one ornamental tree per unit. Additional trees will be planted adjacent to 125th Avenue. The proposed landscape plan meets requirements.

The city forester has reviewed the landscape plan and is requiring the substitution of 21 Northwood Red Maple and 19 Red Oak for different species, either Ginkgo, London Planetree, Horse Chestnut, Musclewood.

Tree Preservation

Approximately 31.65 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 254 trees would be required for tree replacement purposes. The developer has proposed a total of 400 trees to be planted within this development. The tree preservation replacement requirement has been met. A total of 8.15 acres of trees are proposed to be saved on the site.

Park Dedication

Park dedication will be required for the 135 new residential lots being constructed at the rate of \$5,800 per unit (2026 rate) for a total park dedication fee of \$783,000 if paid in 2026. 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 February 5, 2026. A summary of the meeting will be forwarded to the Planning Commission

as soon as it is received.

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 additional information on the adjacent property.

For each lot 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 7 is \$8,760.00 per upland acre and will be applied to the acreage platted. This will be updated once the 2026 indexed rates become available.

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.

The developer shall provide an exhibit that denotes the public versus private areas of the storm drainage system. Outlots that will remain private shall also be included in the exhibit.

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 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 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 a connection to Zest Street NE.

The developer will be required to grant right of entry to the City of Blaine so that a second monitoring well can be constructed within the existing easement area along 125th Avenue.

The developer shall provide a construction cost estimate that includes costs for the construction of the section of Lakes Parkway that is within the property limits. These additional escrow funds will be required to be provided to the City to allow for completion of this roadway when necessary.

All local roads shall be constructed to 29-foot 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 local streets. Location to be determined in the plan review process.

The trail along the south side of 125th Avenue shall be maintained and/or modified as per the approved construction drawings.

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.

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.
 - o The proposed residential subdivision is consistent with the land use on adjacent properties and proposes a density of 3.1 units per acre, which is consistent with LDR density requirements of 2.5–6 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. (Ord. No. 20-2447, 7-20-2020)
 - o The architectural standards and landscaping provided as a buffer 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.
 - o 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.
 - o 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 district 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.
 - o The use is consistent with the L-MDR land use. The development has single-family homes and twin homes and the density calculates to about 3.1 units per acre and is not in conflict with the comprehensive plan.
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. 25-0056, 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 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. 25-0056, it is recommended that the Planning Commission recommend approval of a comprehensive plan amendment from Planned Industrial/Planned Commercial (PI/PC) and Low Density Residential (LDR) to Low-Medium Density Residential (L-MDR) with the following rationale:

1. The proposed L-MDR land use is consistent with adjacent residential uses.
2. The L-MDR land use designation to allow twinhomes is an appropriate land use to be located adjacent to existing commercial land use.
3. The proposed land use allows for construction of a variety of housing products to meet market demands for a range in density.

In Planning Case File No. 25-0056, it is recommended that the Planning Commission recommend approval of a preliminary plat to subdivide into 79 single family lots, 56 twinhome lots, one common lot and 11 outlots to be known as Ravenwood with the following conditions:

1. Park dedication will be required for the 135 new lots being constructed at the rate of \$5,800 per unit (2026 rate), for a total park dedication fee of \$783,000 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 7 is \$8,760.00 per upland acre and will be applied to the acreage platted. This will be updated once the 2026 indexed rates become available.
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 single family 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. One additional tree is required on corner lots.
6. The twinhome development is required to plant one overstory, one conifer, and one ornamental tree per unit.
7. 43 trees shall be planted adjacent to 125th Avenue.
8. The developer must meet the City's Tree Preservation requirements by planting 254 replacement trees for the lots that are preliminary platted (31.65 disturbed acres). This requirement can be met with the required front and rear yard trees, plantings adjacent to Lexington Avenue, and required trees for the twinhome development.
9. 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.
10. 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.
11. The overall development shall be certified by a Professional Engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
12. Plans and specifications must be approved by the City prior to start of construction.
13. An Anoka County right-of-way permit is required prior to start of any site work.
14. Rice Creek Watershed District (RCWD) permit is required prior to city approval of construction plans and specifications.
15. The developer will be required to grant right of entry to the City of Blaine so that a second monitoring well can be constructed within the existing easement area.
16. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
17. Construction contract documents shall 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.
18. The developer shall provide an exhibit that denotes the public versus private areas of the storm drainage system. Outlots that will remain private shall also be included in the exhibit.
19. The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.
20. 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.
21. 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 easement.
22. 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.
23. The developer has responsibility to comply with any 125th Avenue NE improvements associated with this development per Anoka County plat review comments, if any.
24. The developer shall provide a construction cost estimate that includes costs for the construction of the section of Lakes Parkway that is within the property limits. This additional escrow funds

will be required to be provided to the City to allow for completion of this roadway when necessary.

25. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.
26. All streets will follow the Anoka County street name grid system.
27. Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
28. Sidewalks and or trails are required on all streets and location will be determined in the plan review process.
29. Streetlights shall be installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all of 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.
30. Hydrant locations must be reviewed and approved by the Fire Department.
31. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
32. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
33. The developer shall process 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 FEMA documents, to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

In Planning Case File No. 25-0056, it is recommended that the Planning Commission recommend approval of a conditional use permit to allow construction of 79 single family homes and 56 twin homes in a Development Flex (DF) zoning district with the following conditions:

Single Family 70 foot Lots — 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. Setbacks
 - o Front yard setback - 25 feet
 - o Side yard setback - 10 feet (house and garage)
 - o Corner side yard setback - 20 feet
 - o 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.
4. The minimum finished floor area above grade for all homes shall be 1,700 square feet above ground for a single-level home and 2,600 square feet above ground for a two-story home.
5. All homes shall have a minimum depth and width of 24 feet.
6. All single-family homes will have varying roof styles and exterior treatments. Use of premium materials such as LP siding, stone, brick, etc., to be used on all front elevations. LP siding or equivalent is required on all elevations. All homes to incorporate multiple gables or varied rooflines and articulation of the front façade.
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. All corner lots require one additional tree.
11. The developer to require the homeowners association to maintain all common areas.
12. All development entrance signage by separate permit.
13. 43 trees shall be planted adjacent to 125th Avenue.

Twinhome Lots

Permitted Uses:

1. Twinhome attached dwellings
2. Group family daycare

Accessory Uses:

1. Private attached garages — No detached accessory structures.
2. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses:

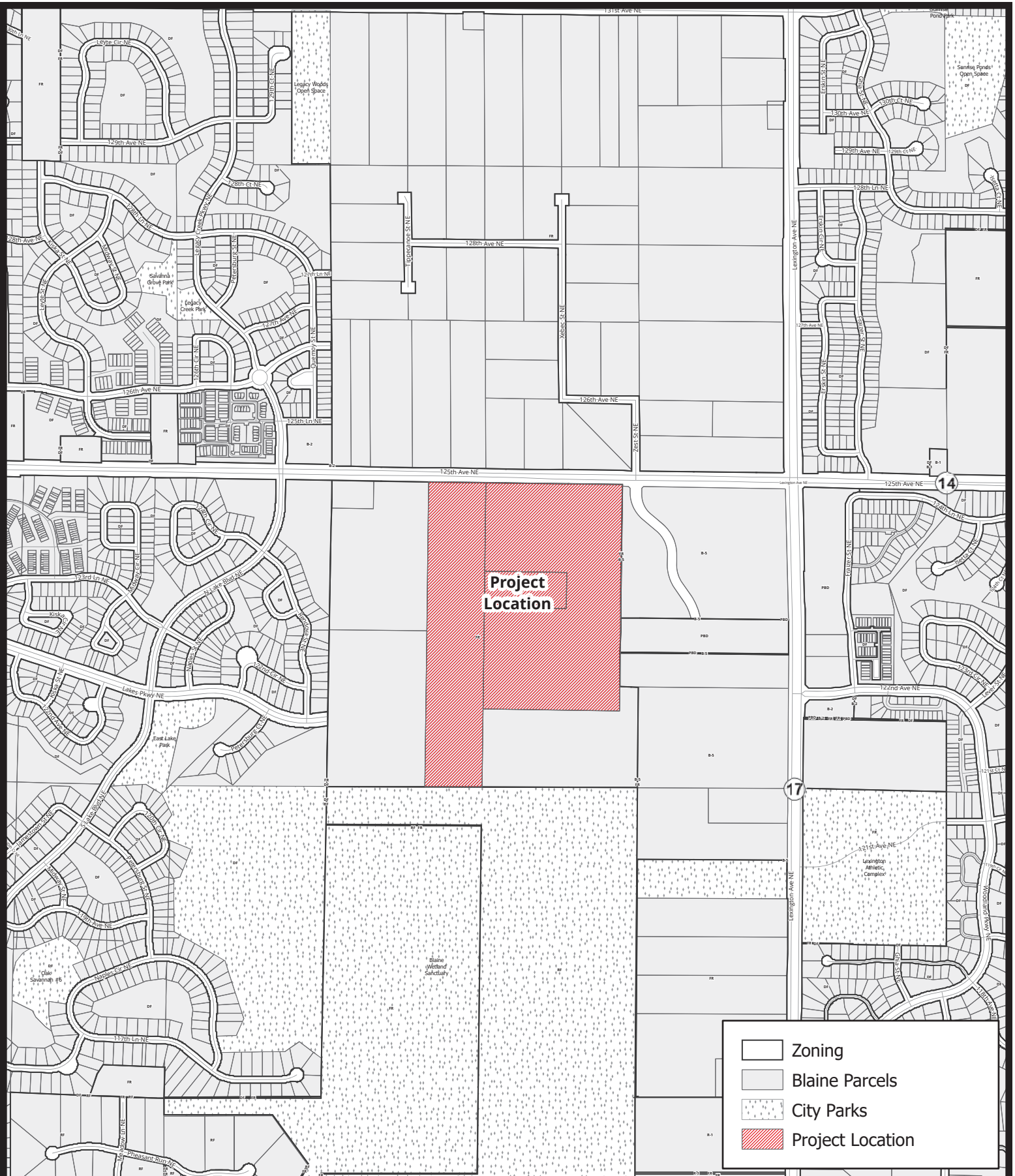
1. Home occupations listed as Conditional Uses in Section 129-10

Standards:

1. Setbacks
 - o Front yard porch setback - 18 feet to back of curb
 - o Front yard garage/house setback - 25 feet to back of curb
 - o Side yard setback (between buildings) - 20 feet
 - o Corner side yard setback - 20 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 1,700 square feet above ground.
5. Use of premium materials such as LP siding with stone accents is to be used on all front elevations. LP siding or equivalent is required on all elevations.
6. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
7. It shall be required that all yards of the twinhomes 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.
8. It shall be required that all rear yards provide a minimum of 20-ft from the rear of the structure to any platted stormwater feature.
9. The twinhome development is required to plant one overstory, one conifer, and one ornamental tree per unit.
10. Underground irrigation must be used for all landscaped areas.
11. The developer to require the homeowners association to maintain all common areas.
12. All development entrance signage by separate permit.
13. All site plan and unit plans require approval from the Planning Department prior to any work being performed onsite.
14. 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.

Attachment List

1. Attachments



Case File No. 25-0056 Ravenwood

0 0.07 0.15 0.3 Miles

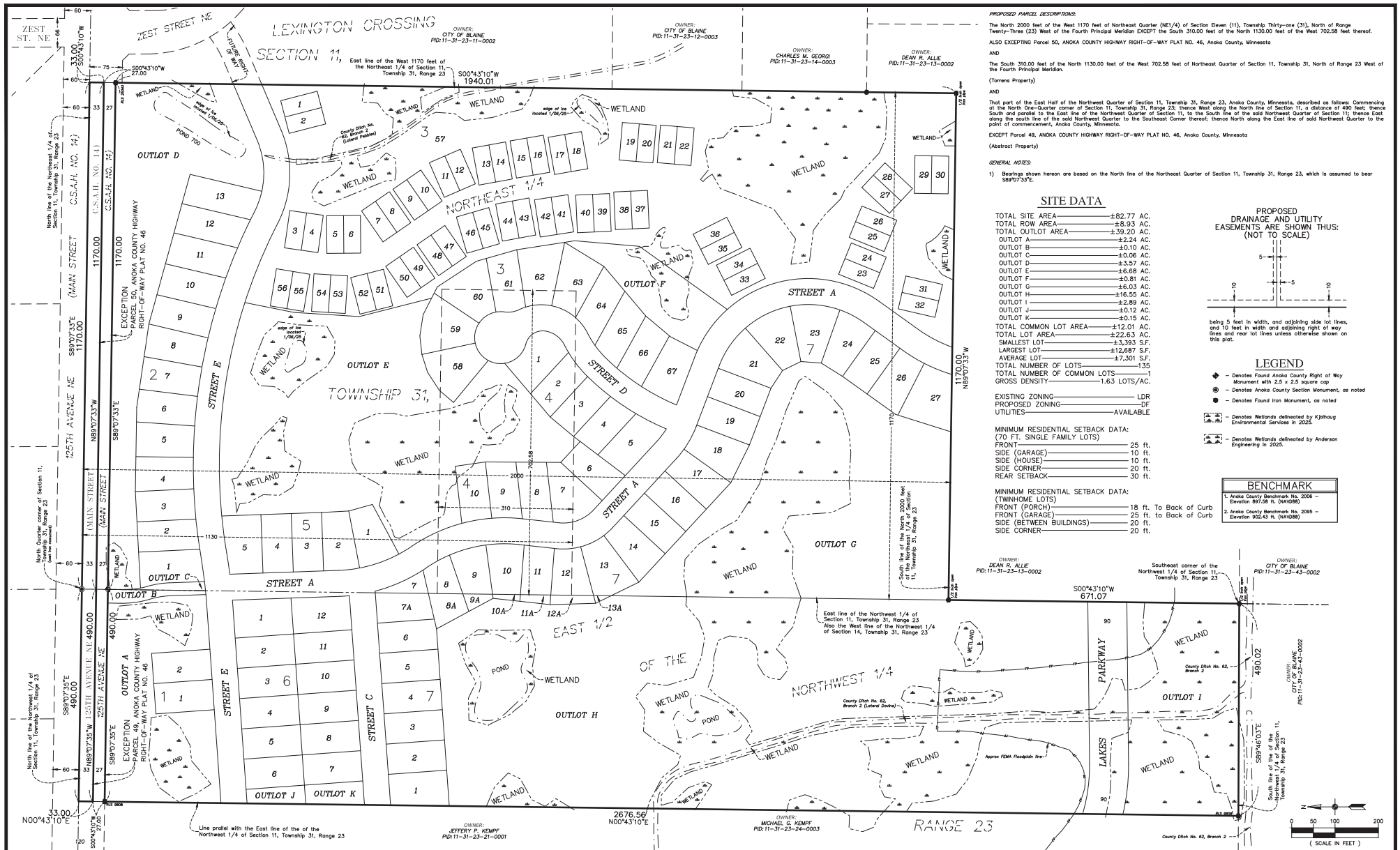
Scale: 1:12,878



BlaineMN.gov

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





CARLSON ENGINEERING
SURVEYING
PLANNING

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

Print Name: Thomas R. Bakula, L.S.
Signature: *Thomas R. Bakula*
Date: 12/05/25 License #: 402951

Drawn By: NIS
Issue Date: 12/05/25
File No: 2895

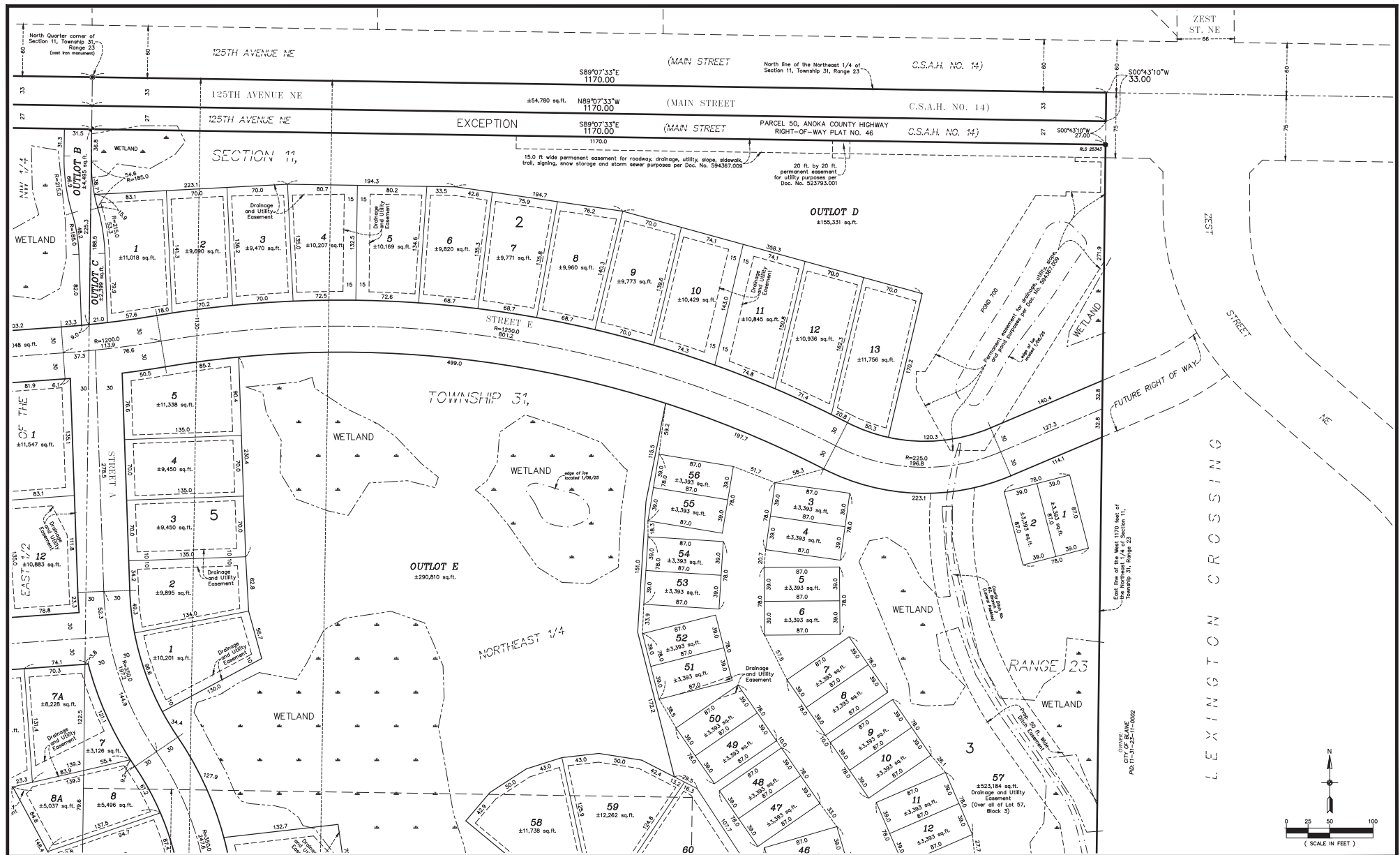
Revisions:
1. 12/12/25 Add Maintenance Access / City Comments

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

PRELIMINARY PLAT INDEX

3 of 20



CARLSON ENGINEERING
SURVEYING
PLANNING

PRELIMINARY PLAT
12/12/25

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

Print Name: Thomas R. Bakell, L.S.
Signature: *Thomas R. Bakell*
Date: 12/05/25 License #: 402951

Drawn By: NIS
Issue Date: 12/05/25
File No: 2895

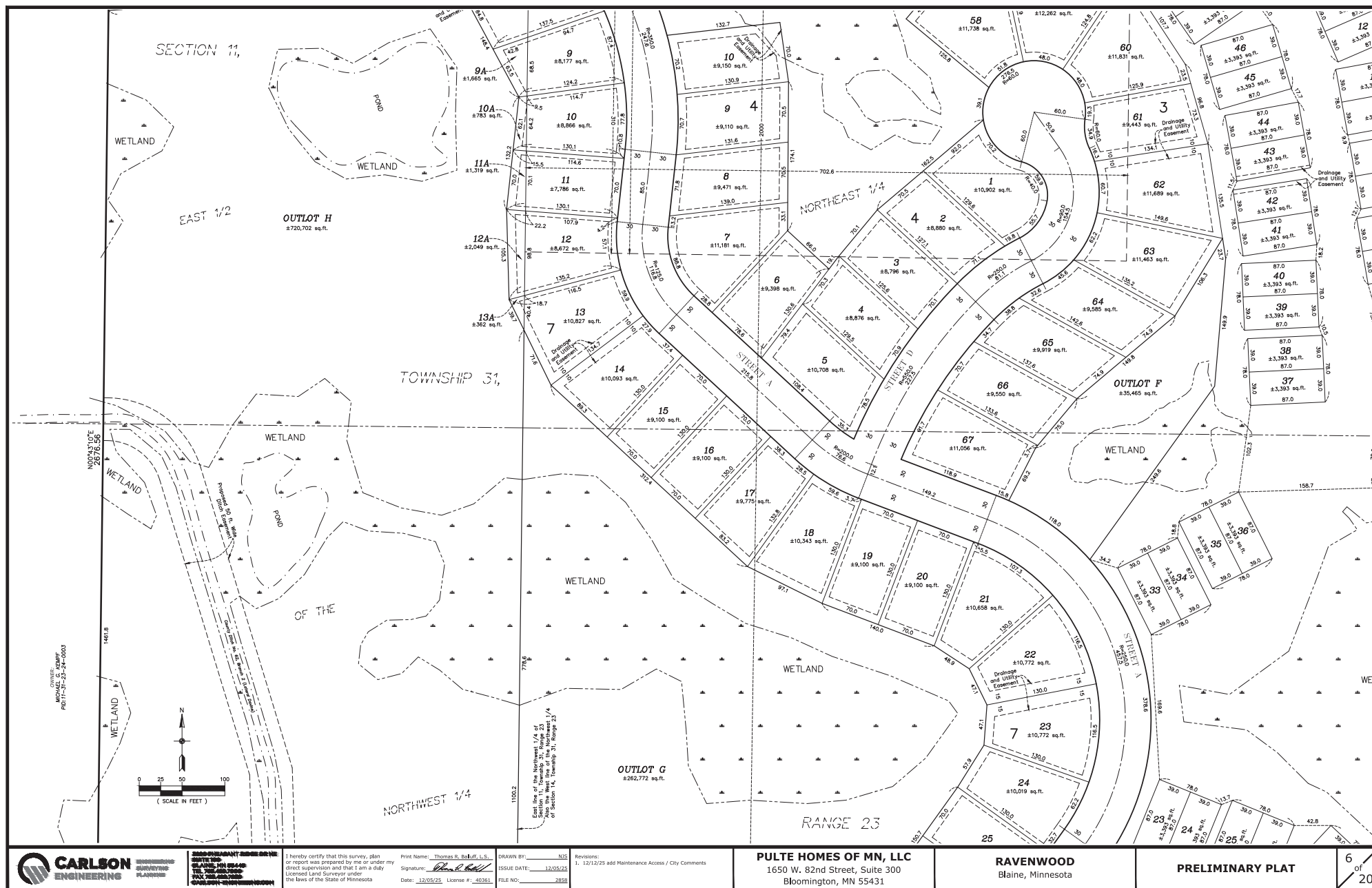
Revisions:
1. 12/12/25 Add Maintenance Access / City Comments

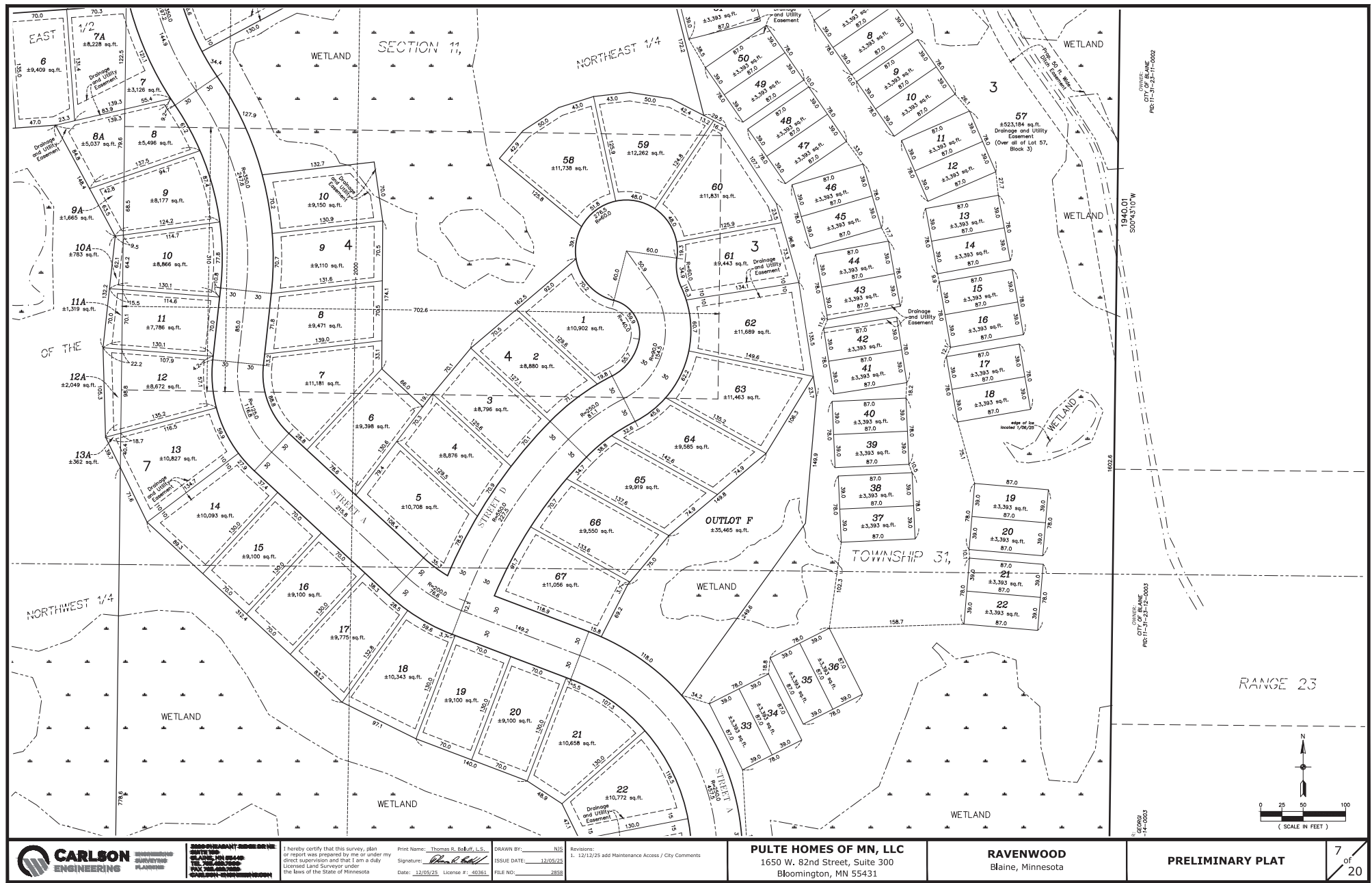
PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

PRELIMINARY PLAT

4 of 20





REGISTERED
SURVEYOR
STATE OF MINNESOTA
No. 12345
Exp. 12/31/25

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

Print Name: Thomas R. Bakell, L.S.
Signature: [Signature]
Date: 12/05/25 License #: 402961

DRAWN BY: NIS
ISSUE DATE: 12/05/25
FILE NO: 2895

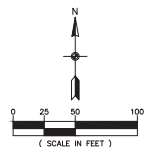
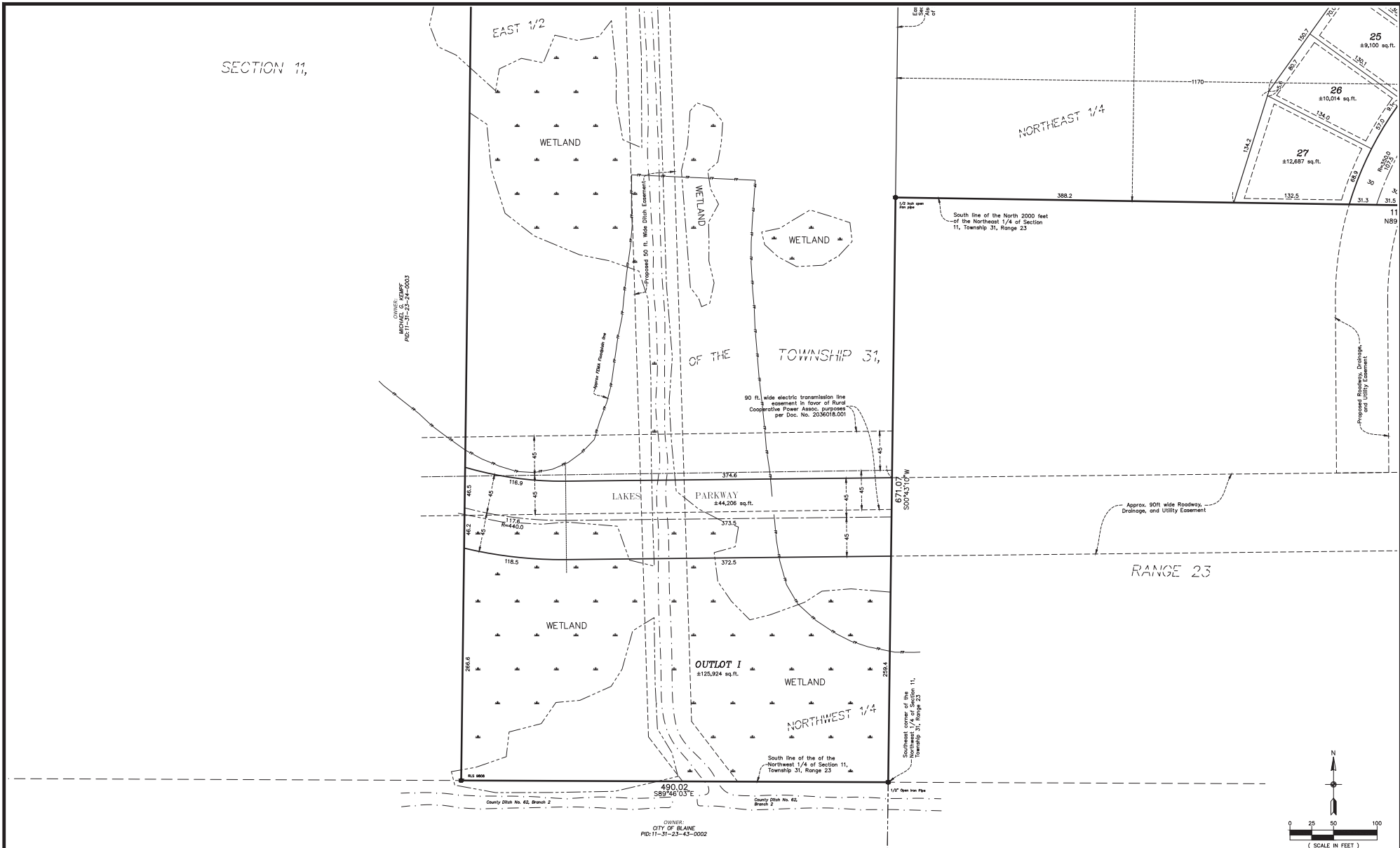
Revisions:
1. 12/12/25 add Maintenance Access / City Comments

PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

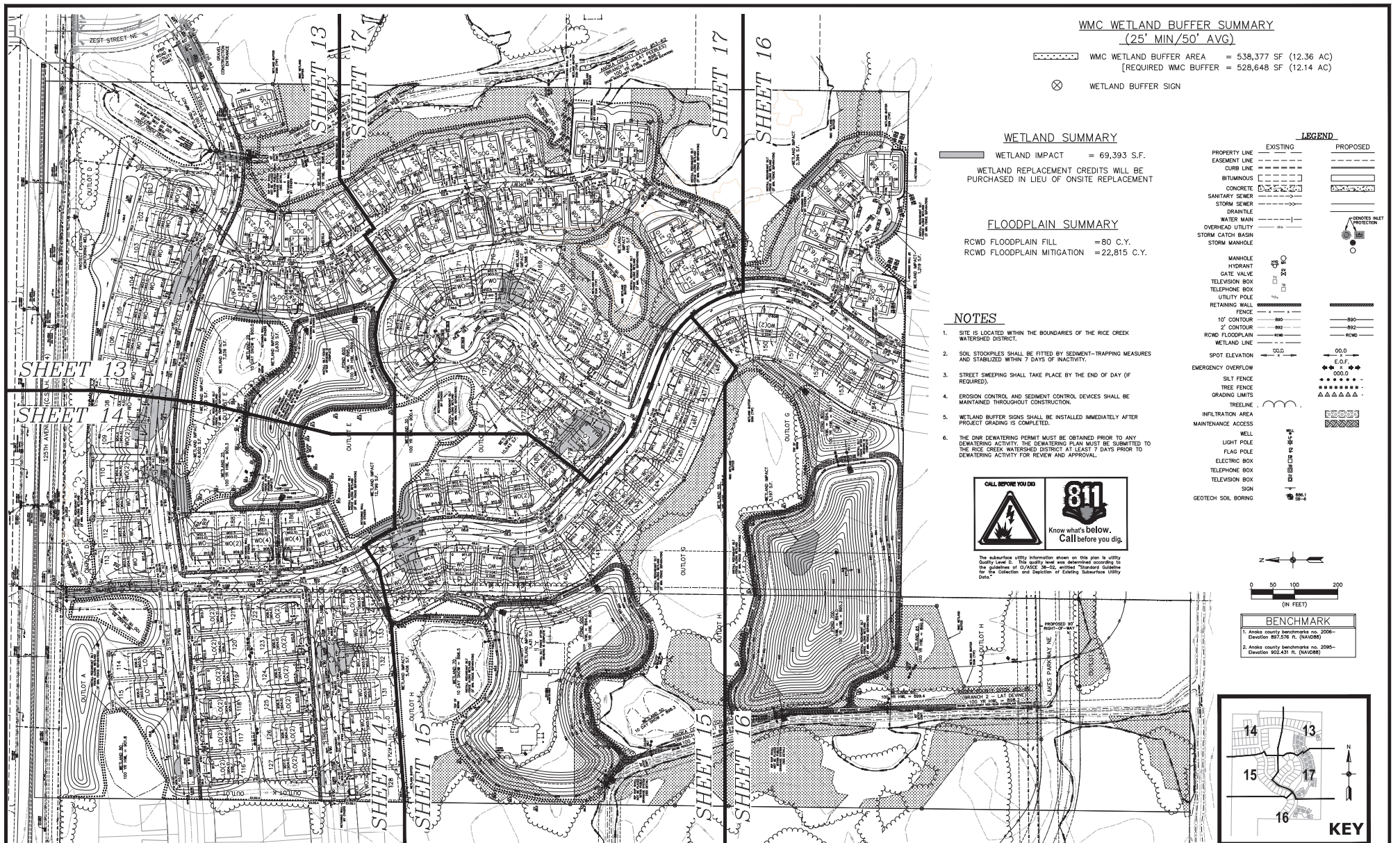
RAVENWOOD
Blaine, Minnesota

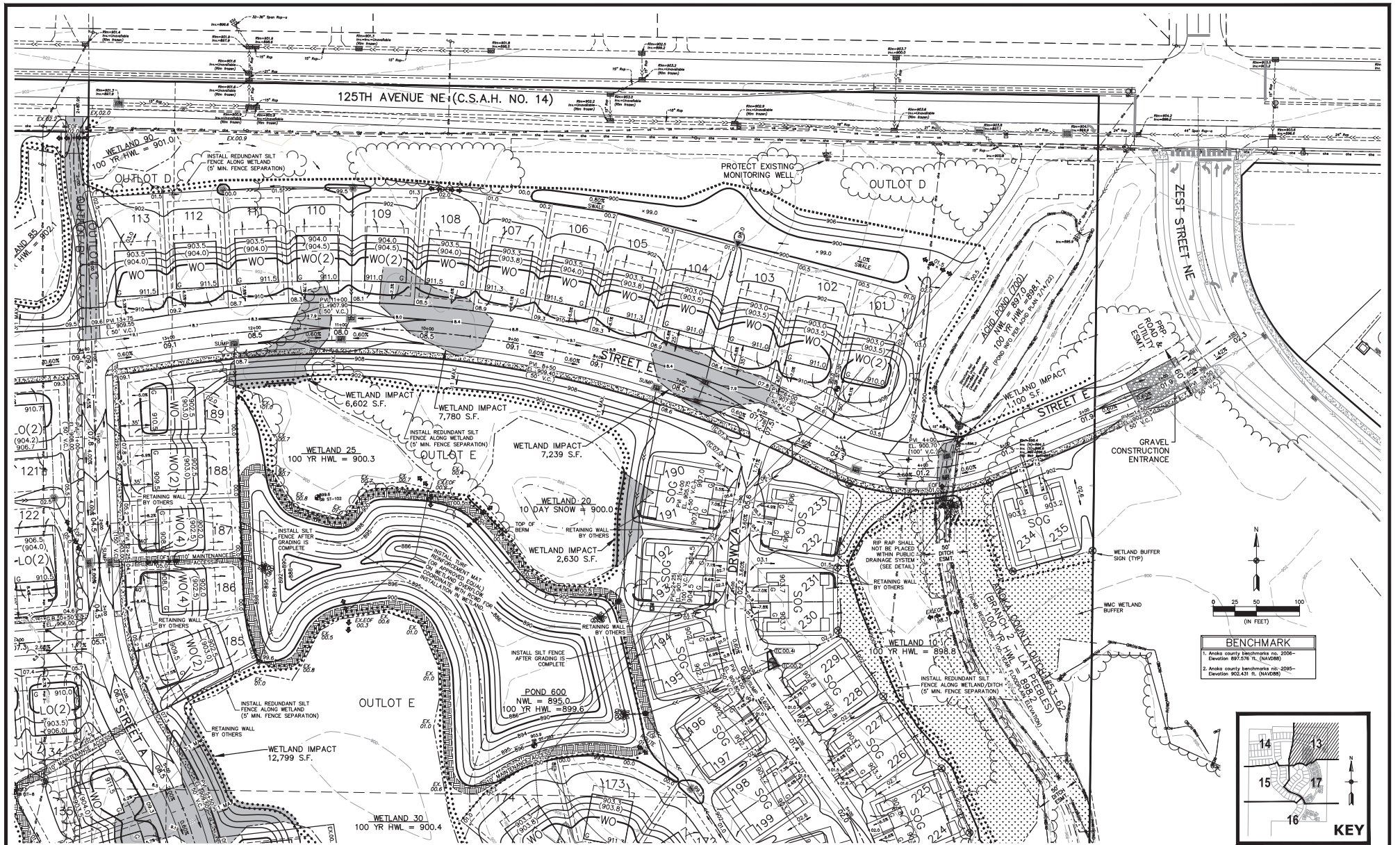
PRELIMINARY PLAT

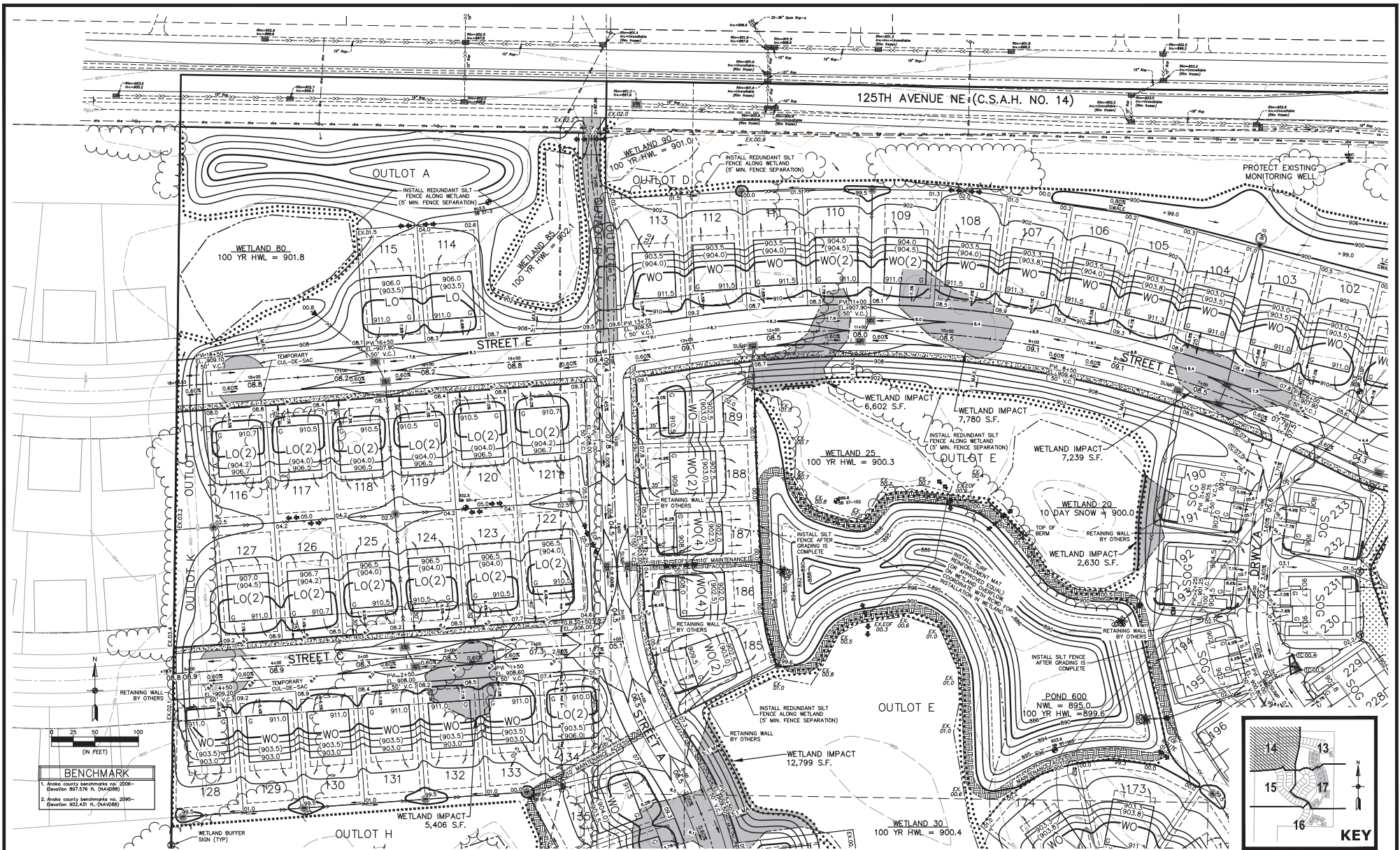
7 of 20



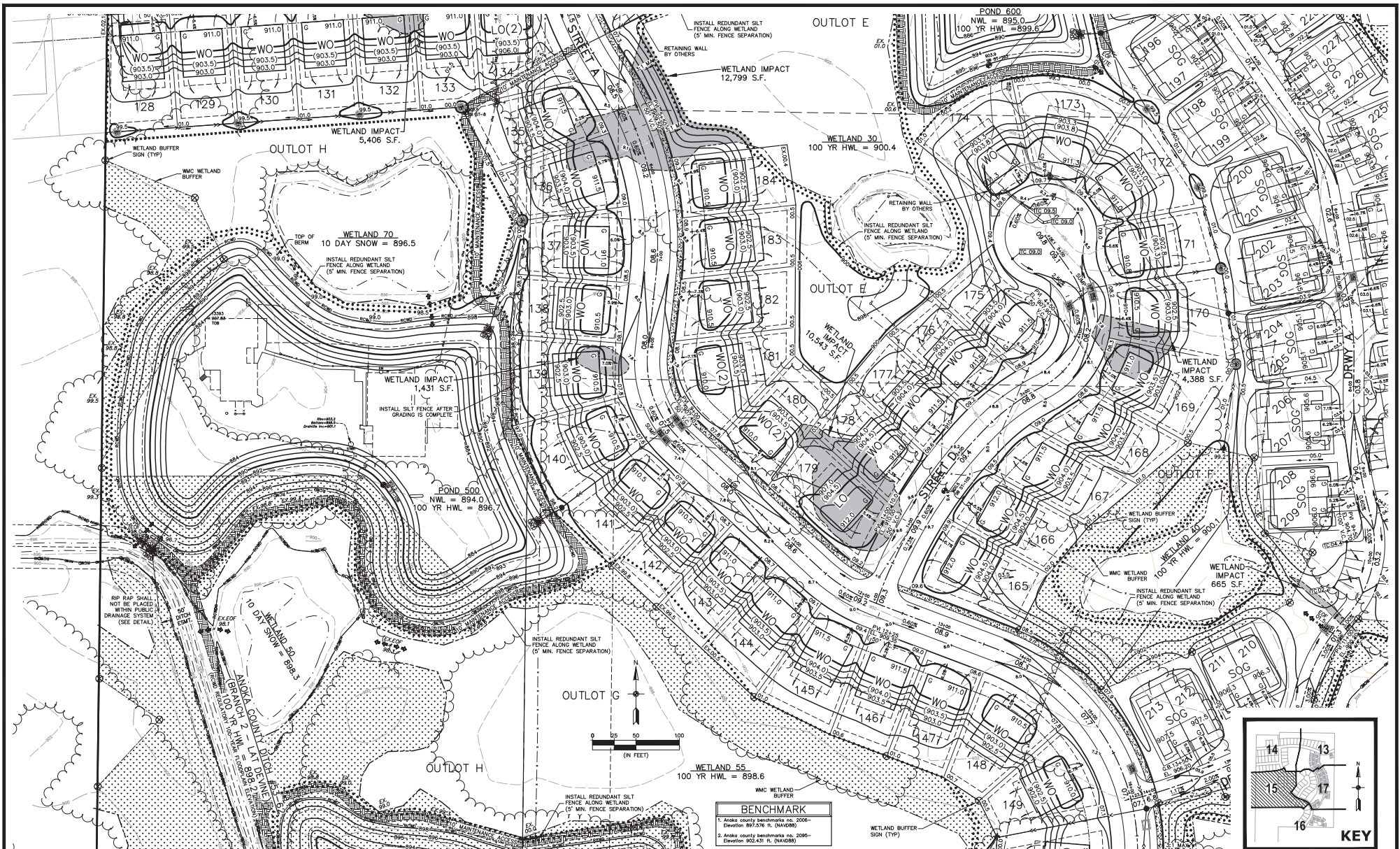
 CARLSON ENGINEERING SURVEYING PLANNING	NON-PLAINT RESERVE I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. Print Name: <u>Thomas R. Bakell, L.S.</u> Signature: <u>[Signature]</u> Date: <u>12/05/25</u> License #: <u>402951</u>	DRAWN BY: <u>NIS</u> ISSUE DATE: <u>12/05/25</u> FILE NO: <u>2855</u> Revisions: 1. 12/12/25 Add Maintenance Access / City Comments	PULTE HOMES OF MN, LLC 1650 W. 82nd Street, Suite 300 Bloomington, MN 55431	RAVENWOOD Blaine, Minnesota	PRELIMINARY PLAT	9 of 20
--	--	---	--	---------------------------------------	-------------------------	---------







CARLSON ENGINEERING 11000 11th Avenue S, Suite 100 Bloomington, MN 55431 Phone: 612-835-1100 Fax: 612-835-1101 Email: carlson@carlson-engineering.com	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota. Print Name: Brian J. Krystof, P.E. Signature: <i>Brian J. Krystof</i> Date: 12/15/25 License #: 23063	Drawn: LOC Designed: BJK Date: 12/15/25	Revisions: 1. 12/12/25 add Maintenance Access / City Comments PULTE HOMES OF MN, LLC 1650 W. 82nd Street, Suite 300 Bloomington, MN 55431	RAVENWOOD Blaine, Minnesota	PRELIMINARY GRADING & EROSION CONTROL PLAN	14 of 20 #11196
---	--	--	--	---	--	----------------------------



CERTIFICATE OF PROFESSIONAL ENGINEER
 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.
 Date: 12/15/25 License #: 23063

Print Name: Brian J. Krystof, P.E.
 Signature: *Brian J. Krystof*
 Date: 12/15/25 License #: 23063

Drawn: LOC
 Designed: BJK
 Revisions: 1. 12/12/25 add Maintenance Access / City Comments
 Date: 12/3/23

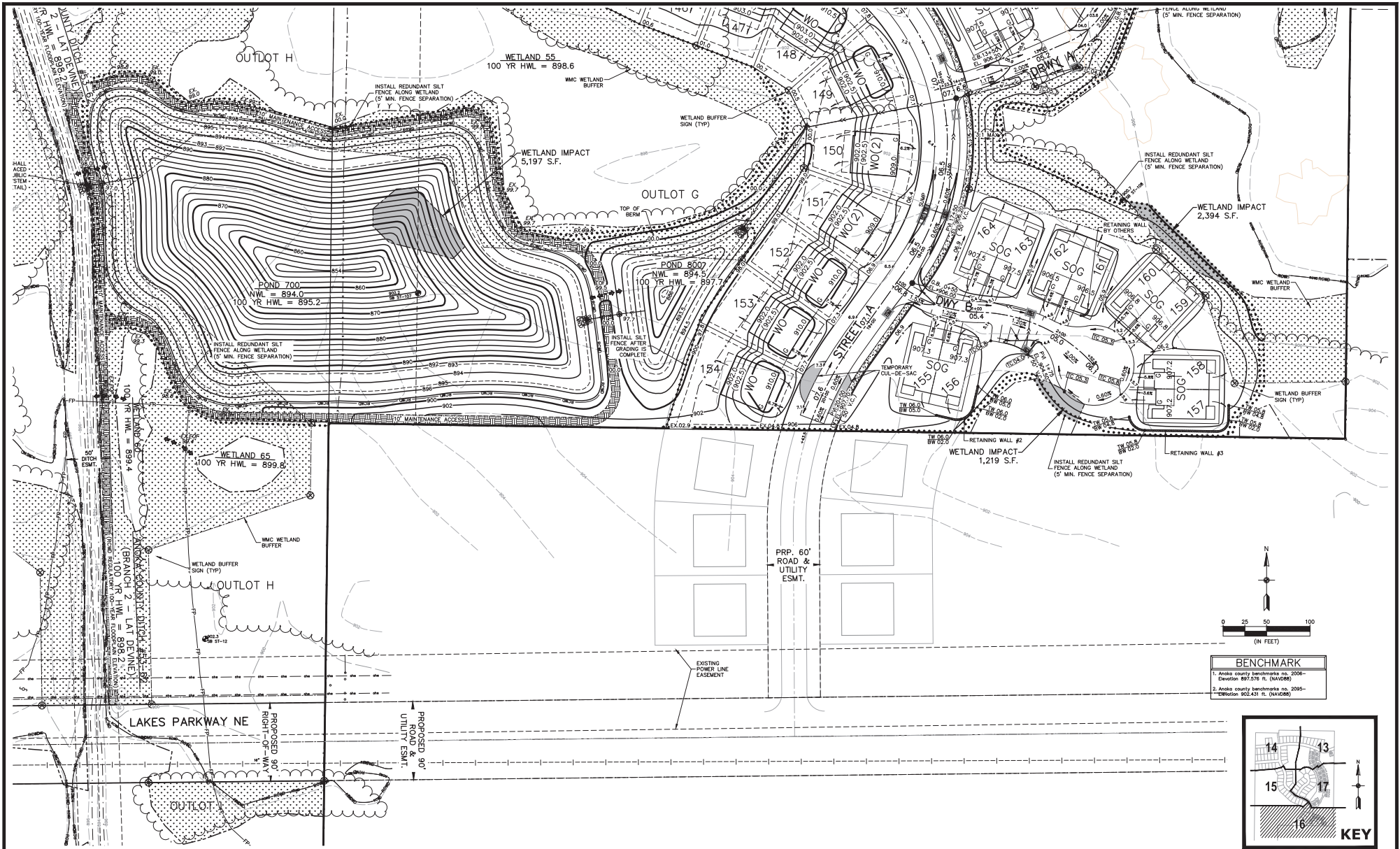
PULTE HOMES OF MN, LLC
 1650 W. 82nd Street, Suite 300
 Bloomington, MN 55431

RAVENWOOD
 Blaine, Minnesota

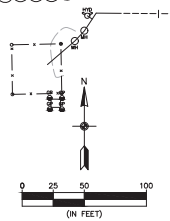
PRELIMINARY GRADING & EROSION CONTROL PLAN

15 of 20

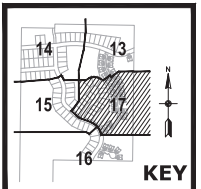
#11196



CARLSON ENGINEERING 1500 W. 82ND STREET, SUITE 300 BLOOMINGTON, MN 55431 TEL: 763-444-2222 FAX: 763-444-2223 WWW.CARLSONENGINEERING.COM	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota	Print Name: <u>Brian J. Krystofik, P.E.</u> Signature: <u>[Signature]</u> Date: <u>12/5/25</u> License #: <u>23063</u>	Drawn: <u>LOC</u> Designed: <u>BJK</u> Date: <u>12/5/25</u>	Revisions: 1. 12/12/25 add Maintenance Access / City Comments	PULTE HOMES OF MN, LLC 1650 W. 82nd Street, Suite 300 Bloomington, MN 55431	RAVENWOOD Blaine, Minnesota	PRELIMINARY GRADING & EROSION CONTROL PLAN	16 of 20 #11196
--	--	---	--	---	---	--	--	-------------------------------------



BENCHMARK	
1. Anoka county benchmark no. 2006- Elevation 897.276 ft. (NAVD83)	
2. Anoka county benchmark no. 2005- Elevation 902.431 ft. (NAVD83)	



CARLSON ENGINEERING
 11111 111th Avenue, Suite 111
 Blaine, MN 55431
 Tel: 763-417-1111
 Fax: 763-417-1112
 Email: carlson@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 Professional Engineer under the laws of the State of Minnesota.

Print Name: Brian J. Krystof, P.E.
 Signature: *Brian J. Krystof*
 Date: 12/5/25 License #: 23063

Drawn: LOC
 Designed: BJK
 Date: 12/5/25

Revisions:
 1. 12/12/25 add Maintenance Access / City Comments

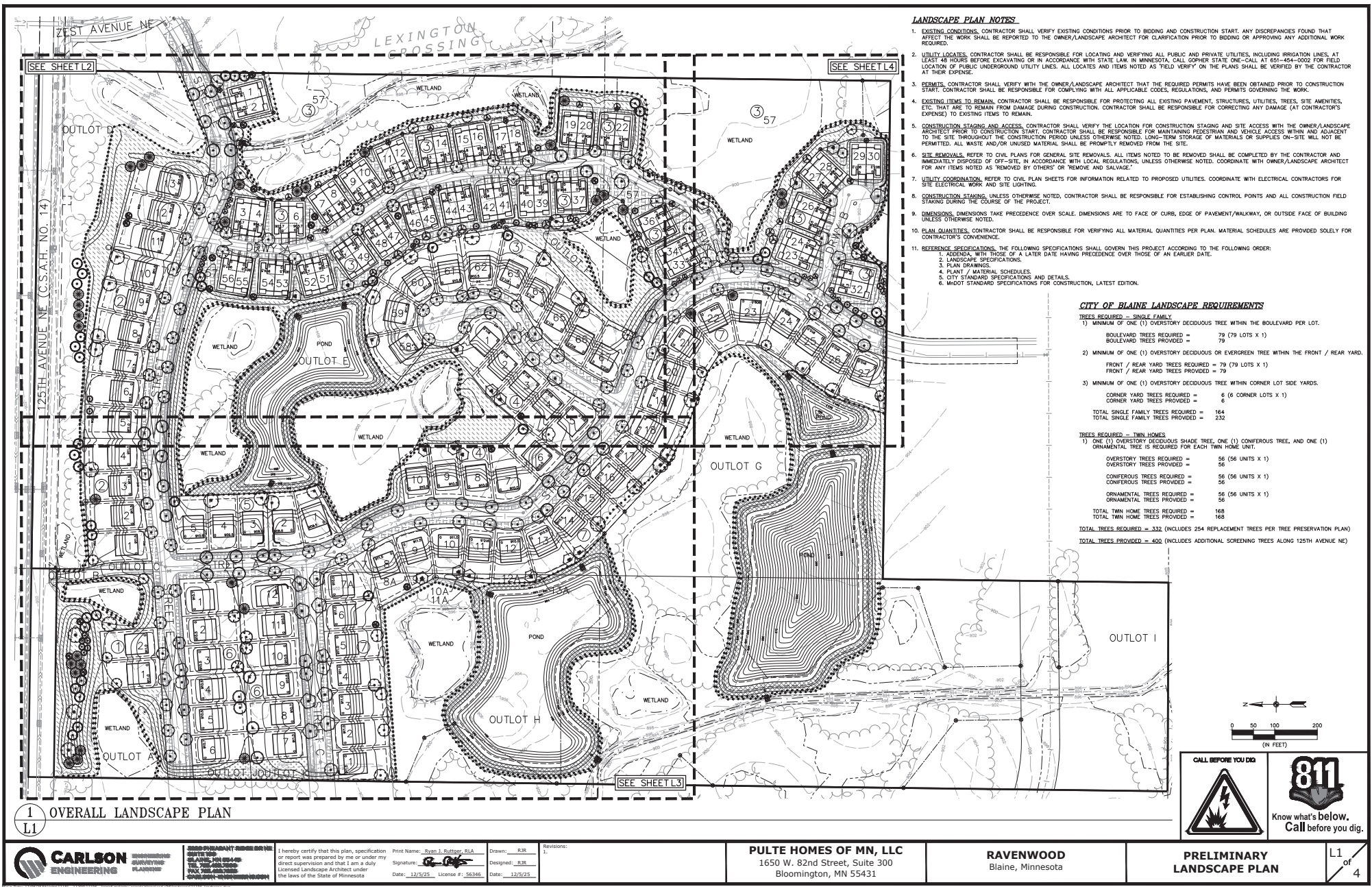
PULTE HOMES OF MN, LLC
 1650 W. 82nd Street, Suite 300
 Bloomington, MN 55431

RAVENWOOD
 Blaine, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

17 of 20

#11196



LANDSCAPE PLAN NOTES

- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW IN MINNESOTA, CALL CORNER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
- SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS REMOVED BY OTHERS OR REMOVE AND SALVAGE.
- UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAGING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAGING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 - ADDENDUM WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 - LANDSCAPE SPECIFICATIONS.
 - PLAN DRAWINGS.
 - PLANT / MATERIAL SCHEDULES.
 - CITY STANDARD SPECIFICATIONS AND DETAILS.
 - MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

CITY OF BLAINE LANDSCAPE REQUIREMENTS

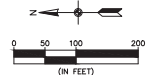
- TREES REQUIRED - SINGLE FAMILY**
- MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN THE BOULEVARD PER LOT.

BOULEVARD TREES REQUIRED =	79 (79 LOTS X 1)
BOULEVARD TREES PROVIDED =	79
 - MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN THE FRONT / REAR YARD.

FRONT / REAR YARD TREES REQUIRED =	79 (79 LOTS X 1)
FRONT / REAR YARD TREES PROVIDED =	79
 - MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN CORNER LOT SIDE YARDS.

CORNER YARD TREES REQUIRED =	6 (6 CORNER LOTS X 1)
CORNER YARD TREES PROVIDED =	6
- TOTAL SINGLE FAMILY TREES REQUIRED = 164**
TOTAL SINGLE FAMILY TREES PROVIDED = 232
- TREES REQUIRED - TWIN HOMES**
- ONE (1) OVERSTORY DECIDUOUS SHADE TREE, ONE (1) CONIFEROUS TREE, AND ONE (1) ORNAMENTAL TREE IS REQUIRED FOR EACH TWIN HOME UNIT.

OVERSTORY TREES REQUIRED =	56 (56 UNITS X 1)
OVERSTORY TREES PROVIDED =	56
CONIFEROUS TREES REQUIRED =	56 (56 UNITS X 1)
CONIFEROUS TREES PROVIDED =	56
ORNAMENTAL TREES REQUIRED =	56 (56 UNITS X 1)
ORNAMENTAL TREES PROVIDED =	56
- TOTAL TWIN HOME TREES REQUIRED = 168**
TOTAL TWIN HOME TREES PROVIDED = 168
- TOTAL TREES REQUIRED = 332 (INCLUDES 254 REPLACEMENT TREES PER TREE PRESERVATION PLAN)**
TOTAL TREES PROVIDED = 400 (INCLUDES ADDITIONAL SCREENING TREES ALONG 125TH AVENUE NE)



CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.

1
L1

OVERALL LANDSCAPE PLAN

CARLSON ENGINEERING

125TH AVENUE NE, SUITE 100
BLOOMINGTON, MN 55431
TEL: 612-454-0002
WWW.CARLSON-ENGINEERING.COM

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

Print Name: Dan J. Rutledge, RLA
 Signature: [Signature]
 Date: 12/5/25 License #: 56346

Drawn: RJR
 Designed: RJR
 Date: 12/5/25

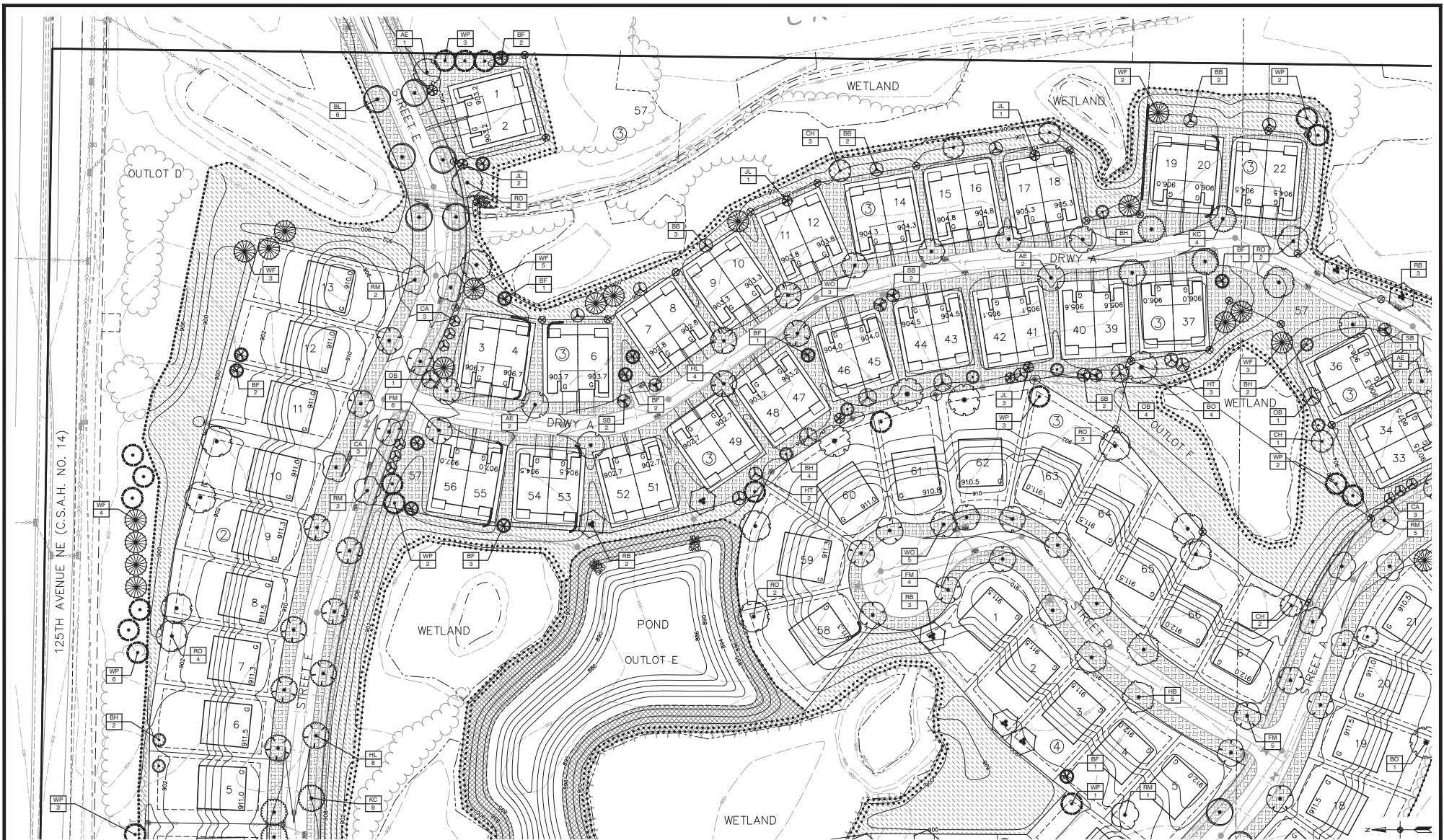
Revisions:

PULTE HOMES OF MN, LLC
 1650 W. 82nd Street, Suite 300
 Bloomington, MN 55431

RAVENWOOD
 Blaine, Minnesota

PRELIMINARY LANDSCAPE PLAN

L1
of 4



1
L2
LANDSCAPE PLAN ENLARGEMENT - NORTHEAST



PROFESSIONAL ENGINEER
STATE OF MINNESOTA
NO. 11196

DESIGNER
STATE OF MINNESOTA
NO. 11196

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, R.L.A.
Signature: [Signature]
Date: 12/5/25 License #: 56346

Drawn: R.M.
Designed: R.M.
Date: 12/5/23

Revisions:
1.

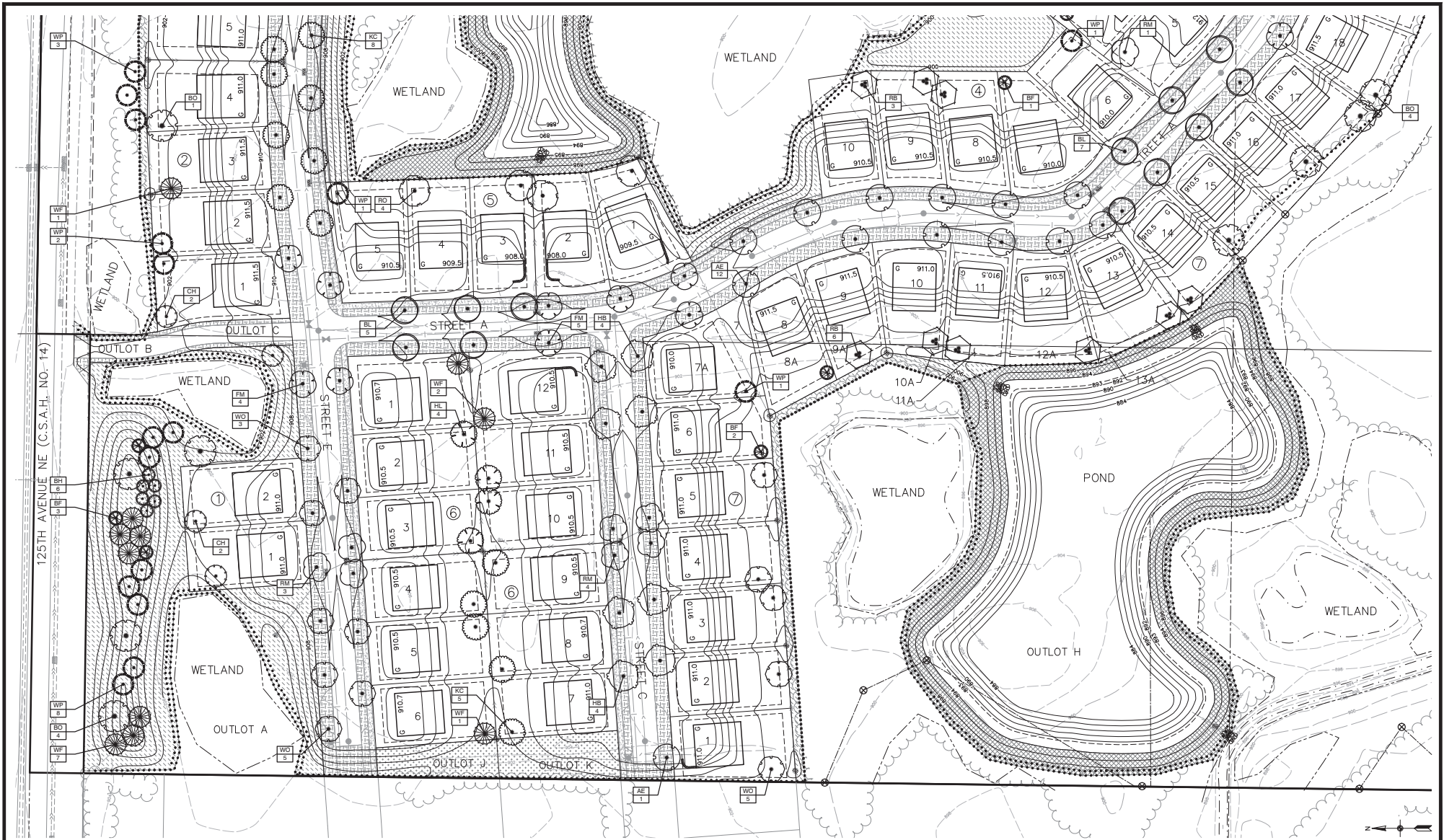
PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

**PRELIMINARY
LANDSCAPE PLAN**

L2
of 4

#11196



1 LANDSCAPE PLAN ENLARGEMENT - NORTHWEST



**CARLSON
ENGINEERING**

**RESIDENTIAL
LANDSCAPE
ARCHITECTURE**

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

Print Name: Dan J. Rutledge, R.L.A.
Signature: [Signature]
Date: 12/5/25 License #: 56346

Drawn: RJR
Designed: RJR
Date: 12/5/25

Revisions:
1.

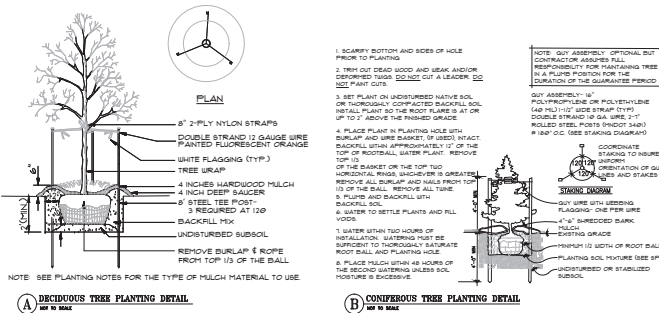
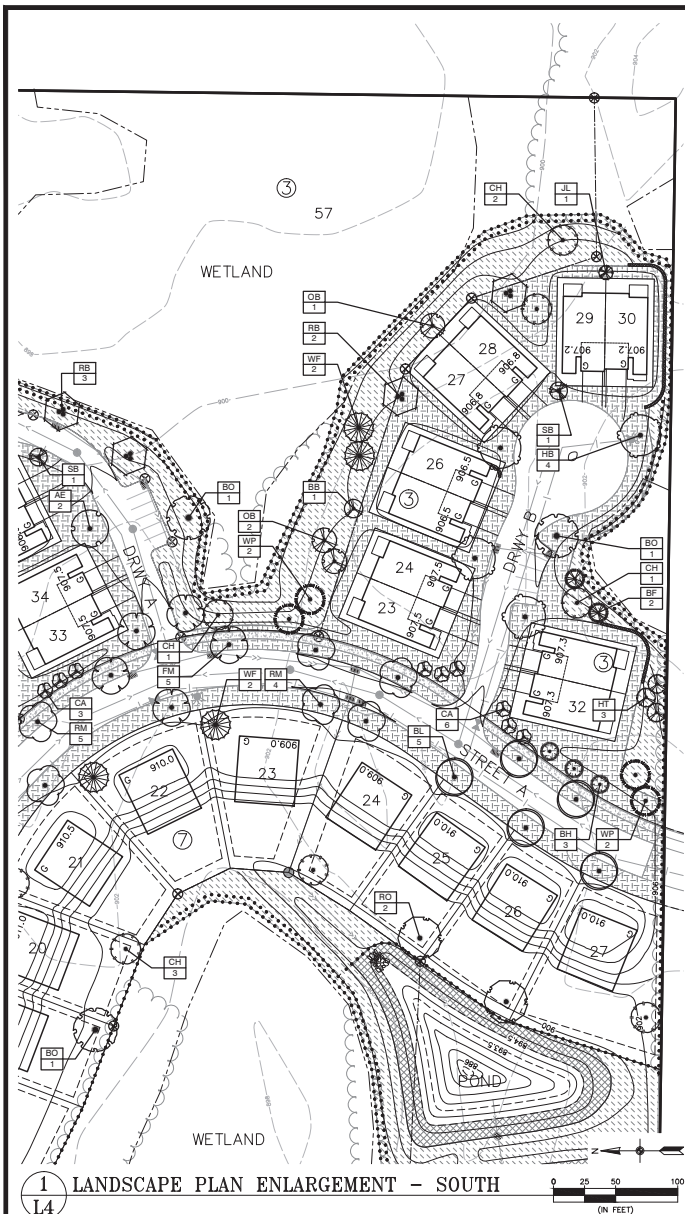
PULTE HOMES OF MN, LLC
1650 W. 82nd Street, Suite 300
Bloomington, MN 55431

RAVENWOOD
Blaine, Minnesota

**PRELIMINARY
LANDSCAPE PLAN**

L3 of 4

#11196



LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION FENCING SHALL EXTEND TO THE DRP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4" TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED @ 6' O.C. MAX.
2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-RILLS, INLET PROTECTION, EROSION CONTROL, BLANKETING, DITCH CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING RAPID STABILIZATION METHOD 3.
3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN DISTURBED BY CONSTRUCTION ACTIVITIES TO BE SOIL REMOVED SHALL BE RE-SPREAD WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS CEASED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD PRIOR TO INSTALLATION OF ANY IRRIGATION, SEEDING, PLANTING, SOODING, ETC.
5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4" INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SOODING OR SEEDING. A MINIMUM 12" INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BEDS. SHALL NOT BE CUT MORE THAN 24 HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOO MOST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOO UNTIL FINAL ACCEPTANCE.
6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE 15 STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN AT THE RATE INDICATED PER SITE, VIA BROADCAST SPREADER, ROW SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL CATEGORY 20 - STRAW EROSION CONTROL, BLANKET WITH MATERIAL NETTING ON ALLOPS GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISCHER-PRODUCED MULCH (MCA CERTIFIED WEED FREE GRASS STRAW) AT A RATE OF 2 TONS PER ACRE. SOIL SHALL BE KEPT MOST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS.
7. SOODING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SOODING. APPLY 10-10-10 TYPE 15 STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SOODING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOO. SOO SHALL NOT BE CUT MORE THAN 24 HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOO MOST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOO UNTIL FINAL ACCEPTANCE.
8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
11. MULCH MATERIAL. DOUBLE SHIPPED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DESTRUCTIVE MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF; EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-UPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUNDED TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
13. IRRIGATION. DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINTS-OF-CONNECTION THROUGH THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDING FLOW/PRESSURE TESTING, PLANTS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND RE-ADJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPERS, ALL OTHER NECESSARY ACCESSORIES. SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. SYSTEM MUST INCLUDE A MAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A SMART CONTROLLER AND/OR SOIL MOISTURE SENSORS. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
14. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOULING AND PESTICIDE CONTROL. MAINTENANCE SHALL INCLUDE REMOVAL OF DEAD WILLOW, RE-SEEDING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL RETAIN FULL RESPONSIBILITY THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
15. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
16. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER DROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDING AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDING AREAS SHALL BE MOULDED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAN 3 YEARS AFTER INITIAL SEEDING. ONCE THE COVER DROP HAS BEEN SUCCESSFULLY RESEED BY THE PLANTS AND THE AREAS ARE FREE OF NON-NATIVE AND INVASIVE SPECIES, AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOULING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBICIDE ONLY AS NEEDED.
17. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETION OR CORRECTING BEFORE FINAL ACCEPTANCE.
18. WARRANTY. ALL PLANTS AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	21	<i>Acer rubrum</i> 'Northwood'	Northwood Red Maple	2.5' Cal.	B&B
	FM	29	<i>Acer x freemansi</i> 'Sienna'	Sienna Glen Maple	2.5' Cal.	B&B
	RB	19	<i>Betula nigra</i> Clump Form, 1.5' Cal Equivalent	River Birch Multi-Trunk	8' Ht.	B&B
	HB	17	<i>Celtis occidentalis</i>	Common Hackberry	2.5' Cal.	B&B
	HL	16	<i>Gleditsia triacanthos inermis</i> 'Harve'	Northern Acclaim Thornless Honey Locust	2.5' Cal.	B&B
	KC	17	<i>Gymnocladus dioica</i> 'Espresso'	Kentucky Coffeetree	2.5' Cal.	B&B
	WO	21	<i>Quercus bicolor</i>	Swamp White Oak	2.5' Cal.	B&B
	BO	16	<i>Quercus macrocarpa</i>	Bur Oak	2.5' Cal.	B&B
	RO	19	<i>Quercus rubra</i>	Red Oak	2.5' Cal.	B&B
	BL	23	<i>Tilia americana</i> 'Boulevard'	Boulevard Linden	2.5' Cal.	B&B
	AE	20	<i>Ulmus americana</i> 'Princeton'	American Elm	2.5' Cal.	B&B
CONIFEROUS TREES						
	BF	21	<i>Abies balsamea</i>	Balsam Fir	6' Ht.	B&B
	WF	32	<i>Abies concolor</i>	White Fir	6' Ht.	B&B
	BH	18	<i>Picea glauca densata</i>	Black Hills Spruce	6' Ht.	B&B
	WP	38	<i>Pinus strobus</i>	White Pine	6' Ht.	B&B
	CH	17	<i>Tsuga canadensis</i>	Canadian Hemlock	6' Ht.	B&B
ORNAMENTAL TREES						
	OB	9	<i>Aesculus glabra</i> 'UN Select'™	Early Glow Ohio Buckeye	1.5' Cal.	B&B
	SB	8	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7' Ht.	B&B
	BB	8	<i>Carpinus caroliniana</i> Native	Blue Beech	1.5' Cal.	B&B
	HT	8	<i>Crataegus crus-galli</i> 'Inermis'	Thornless Hawthorn	1.5' Cal.	B&B
	CA	15	<i>Malus x 'Jamin'</i> White Flowers, Upright, Fruitless	Marilee Crabapple	1.5' Cal.	B&B
	JL	8	<i>Syringa reticulata</i> 'Ivory Silk' White Flowers	Ivory Silk Japanese Tree Lilac	1.5' Cal.	B&B
GROUND COVERS						
	SOD	328,830 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	SB2	11,604 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 160 lb/a	MnDOT Southern Boulevard	seed	
	STR	139,734 sf	Type I - Native Seed Mix (Buffer) Refer to notes for acceptable seeding methods. Seeding Rate 30 lb/a	MnDOT Southern Tallgrass Roadside	seed	
	WD	140,067 sf	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 30 lb/a	MnDOT Wet Ditch (WD)	seed	



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

Print Name: Don J. Rutledge, RLA
 Signature: [Signature]
 Date: 12/15/25 License #: 56346

Drawn: RLR
 Designed: RLR
 Date: 12/15/25

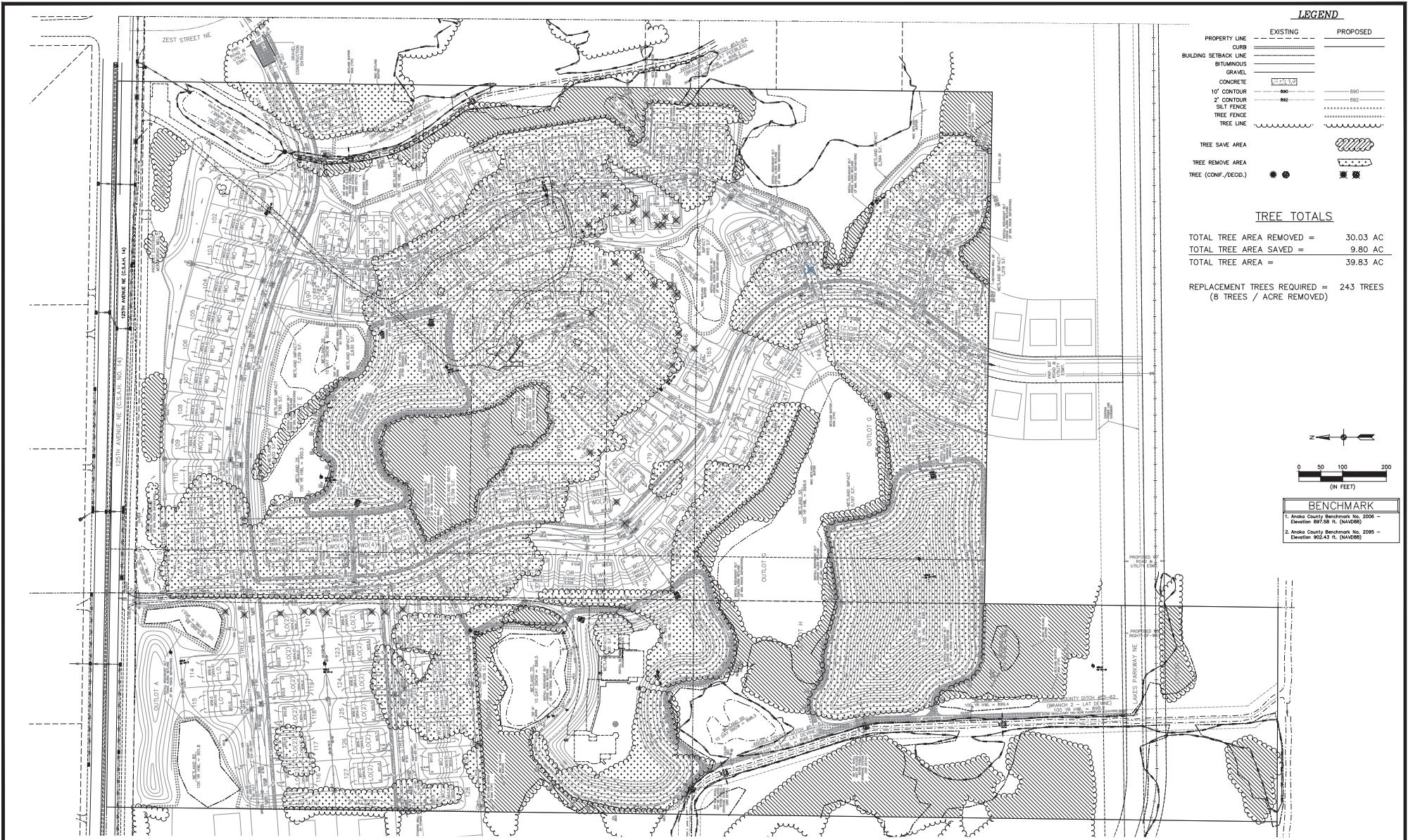
Revisions:
 1.

PULTE HOMES OF MN, LLC
 1650 W. 82nd Street, Suite 300
 Bloomington, MN 55431

RAVENWOOD
 Blaine, Minnesota

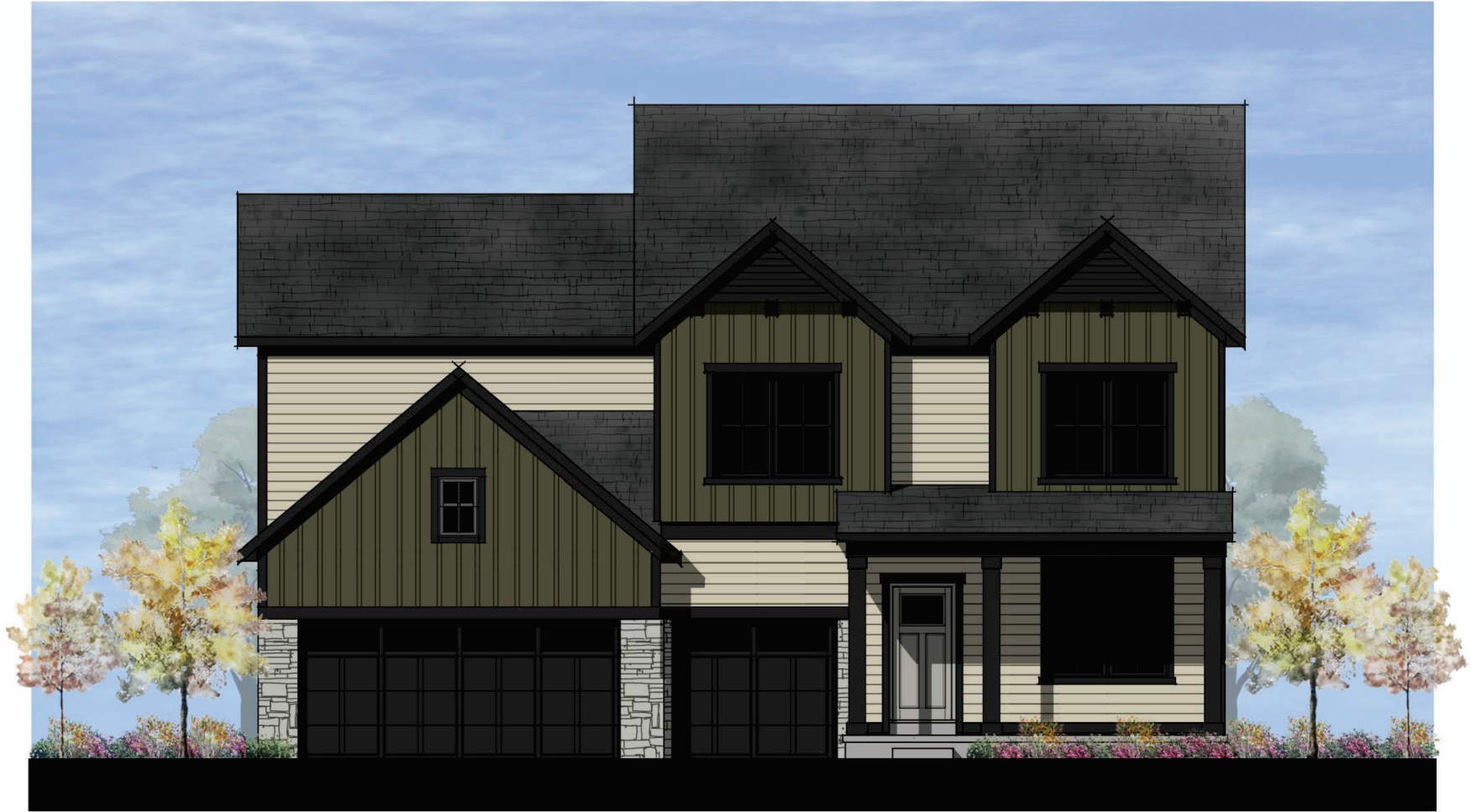
**PRELIMINARY
 LANDSCAPE PLAN**

L4
 of
 4





WESTCHESTER FH302



WESTCHESTER FH303



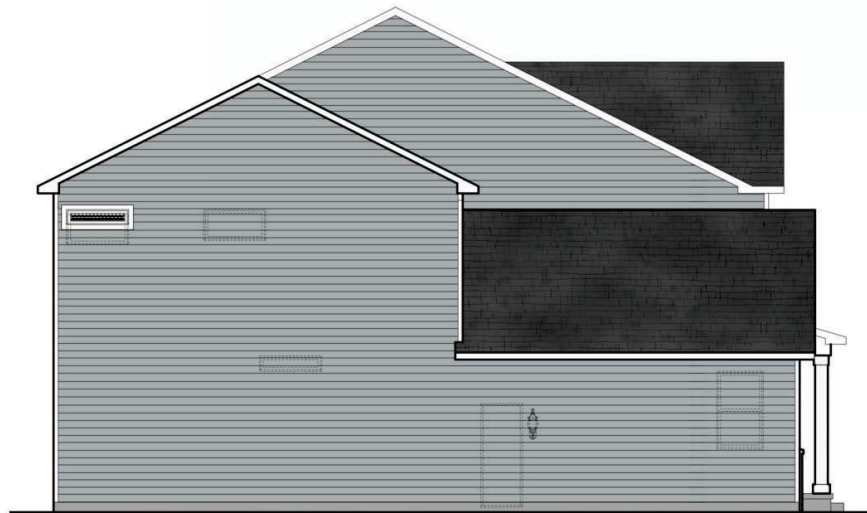
WESTCHESTER FH2G



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



DECATUR FH303



DECATUR FH301



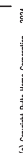
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

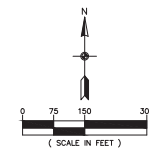


Minnesota Division
7500 Office Ridge Circle, Suite 325
Eden Prairie, Minnesota 55344



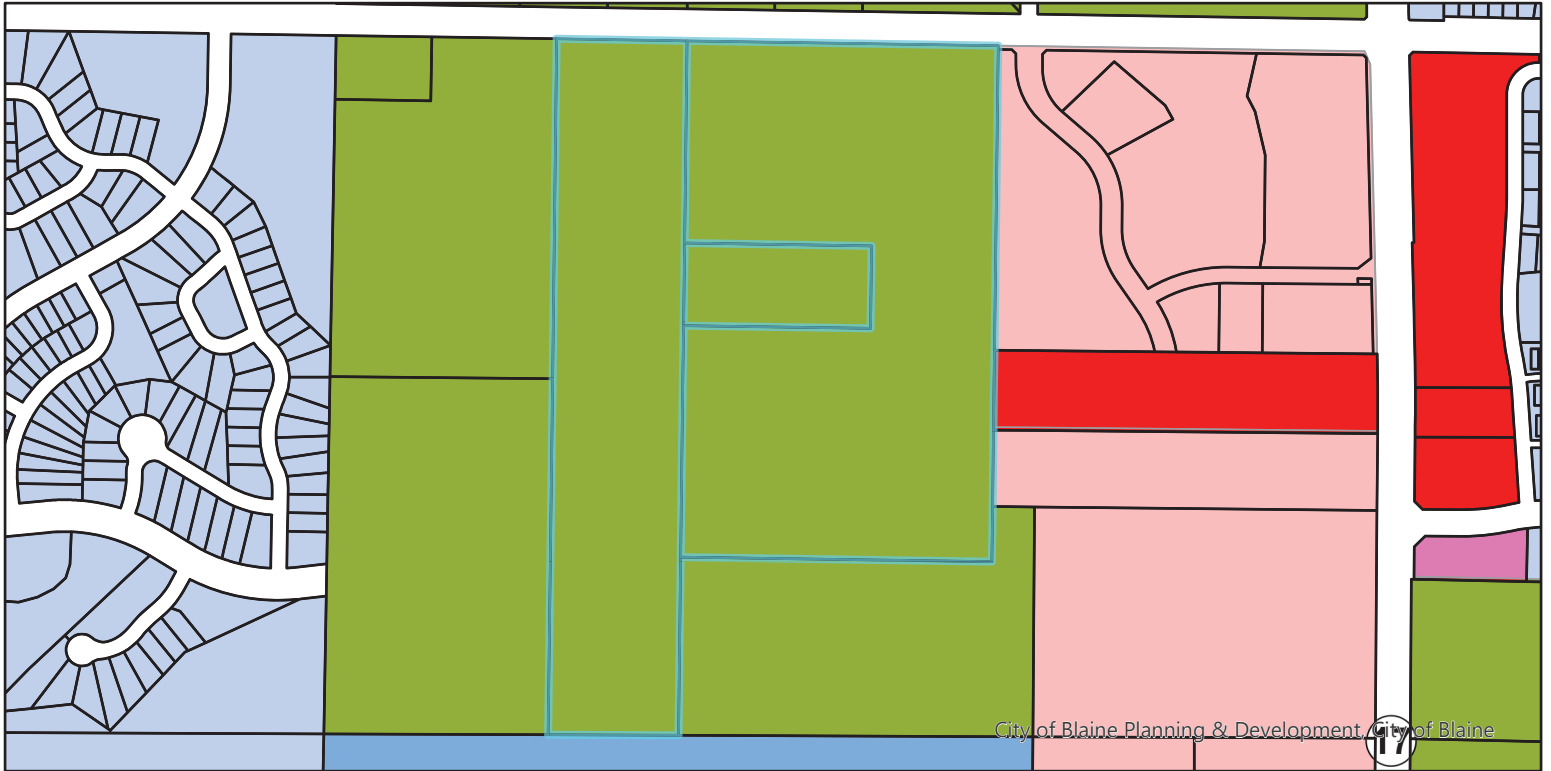
FRONT AND REAR ELEVATION

[illegible]

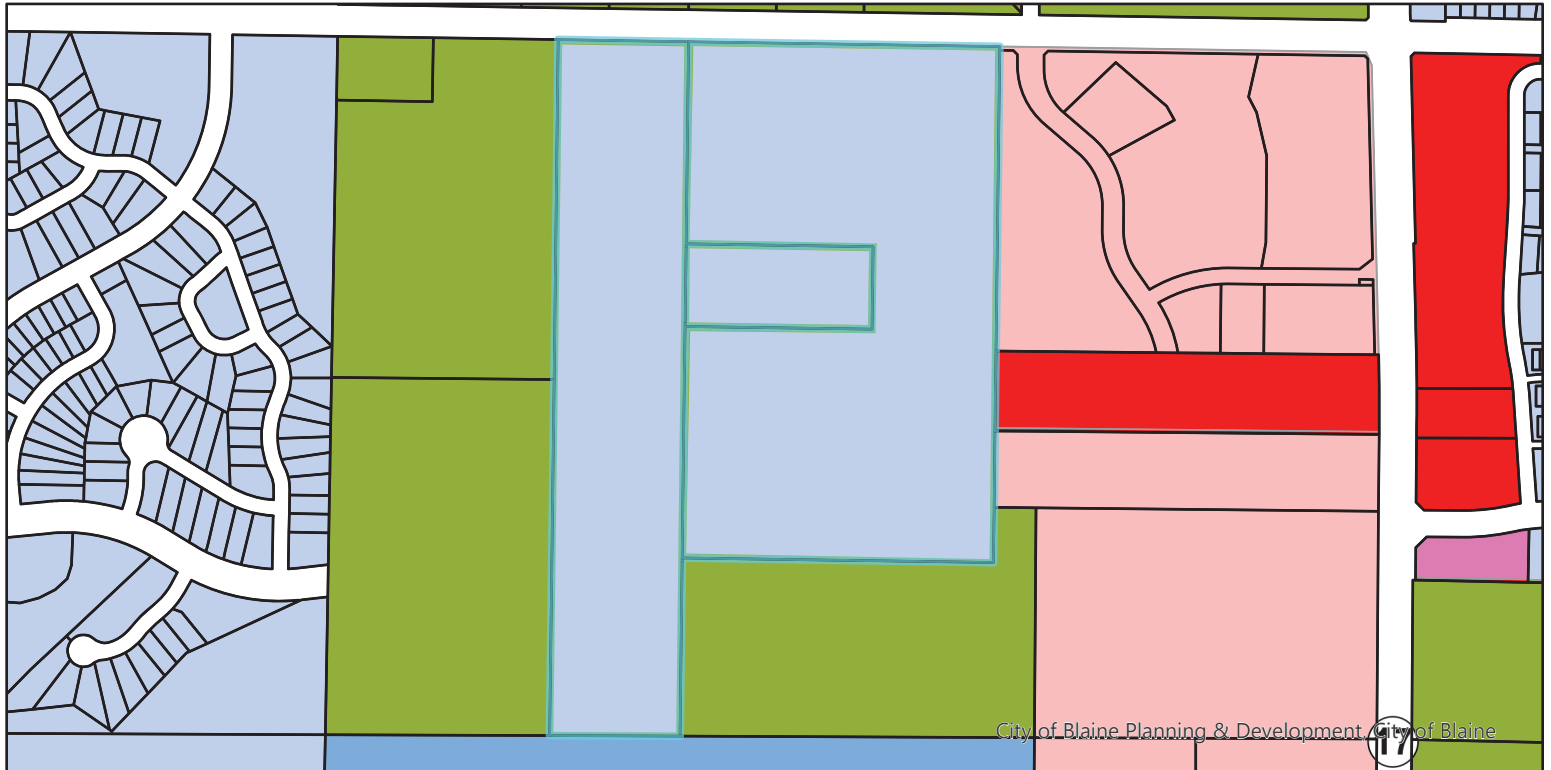


Existing and Proposed Zoning

Existing Zoning



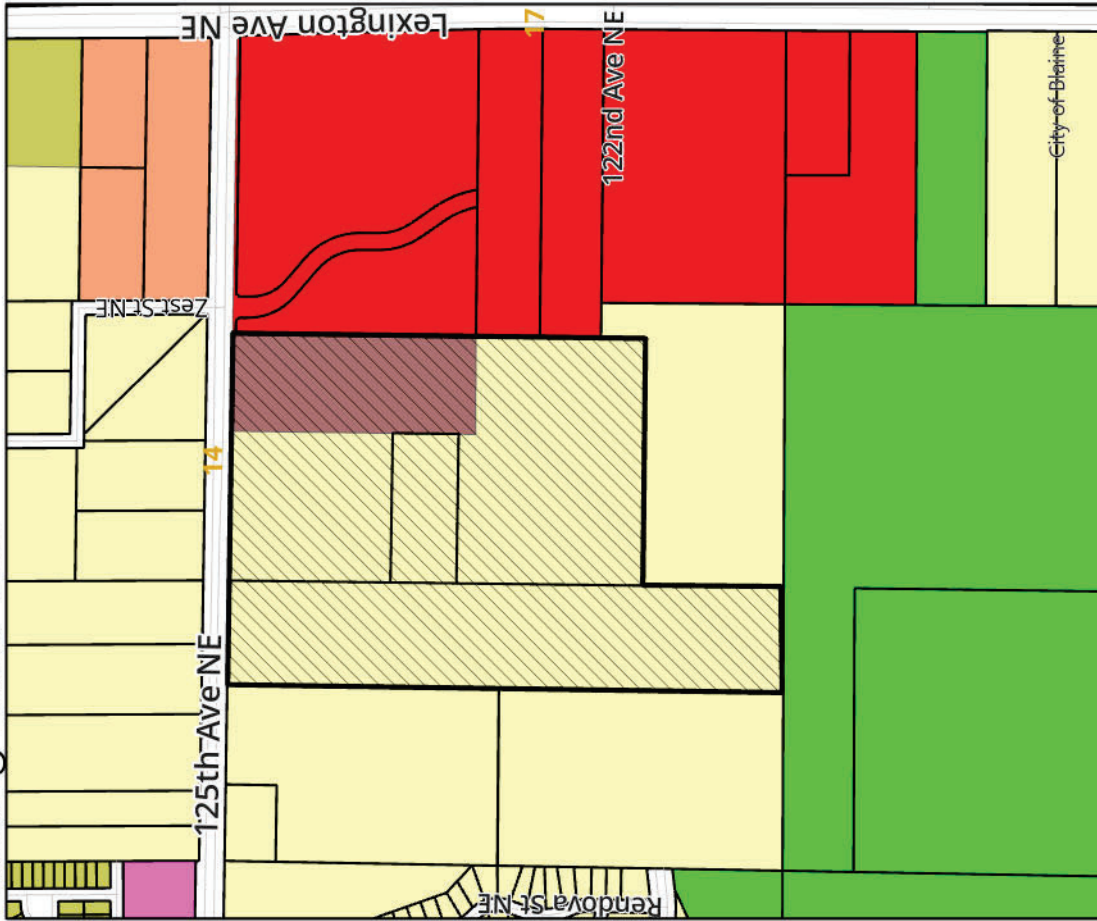
Proposed Zoning



- | | |
|--|---|
|  B-2 - Community Commercial |  FR - Farm Residential |
|  B-5 - Town Commercial |  DF - Development Flex |
|  PBD - Planned Business District |  RF - Residential Flex |

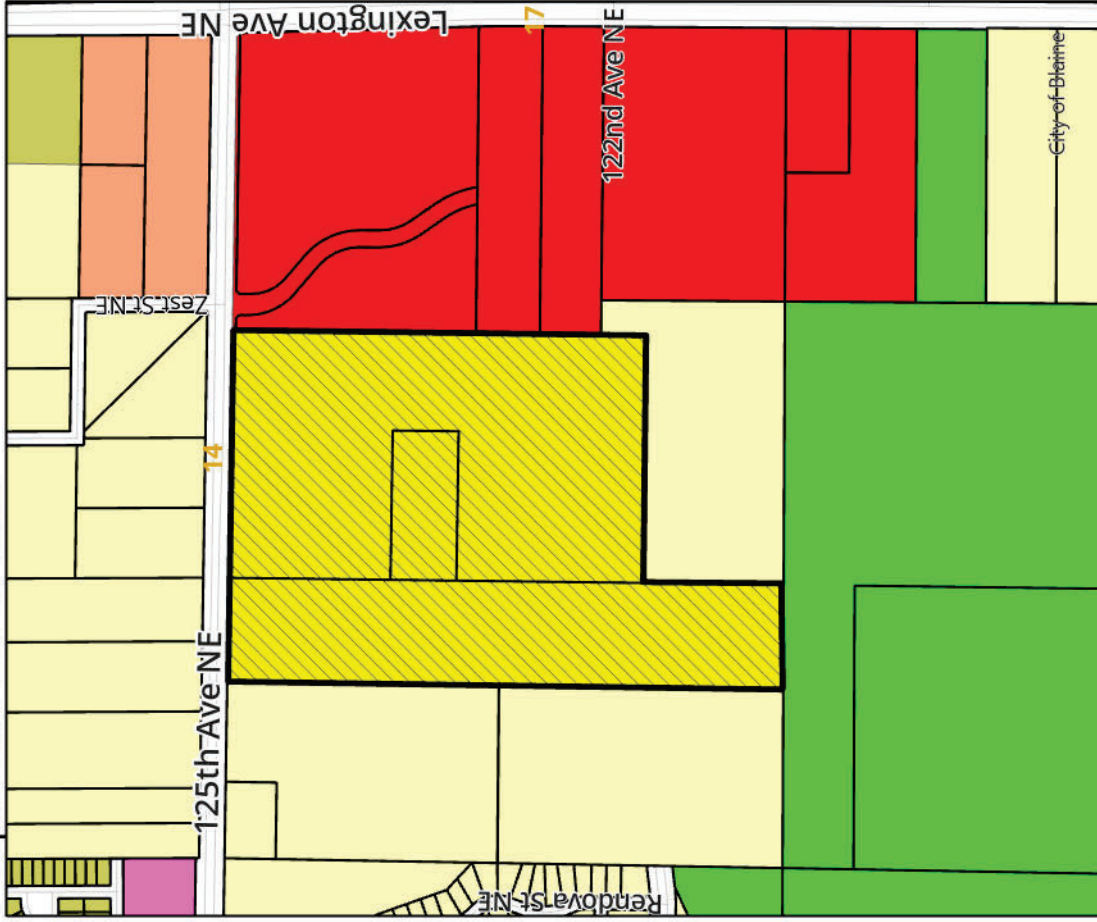
PC25-0056: Ravenwood

Existing Land Use



- CC - Community Commercial
- LDR - Low Density Residential
- MDR - Medium Density Residential
- MDR/CC - Medium Density Residential/ Community Commercial
- P/OS - Park/ Open Space
- PC - Planned Commercial
- PI/PC - Planned Industrial/ Planned Commercial
- L-MDR - Low to Medium Density Residential

Proposed Land Use



- CC - Community Commercial
- LDR - Low Density Residential
- MDR - Medium Density Residential
- MDR/CC - Medium Density Residential/ Community Commercial
- P/OS - Park/ Open Space
- PC - Planned Commercial
- PI/PC - Planned Industrial/ Planned Commercial
- L-MDR - Low to Medium Density Residential



Ravenwood City of Blaine, MN

**APPLICATION FOR:
Preliminary Plat, Rezoning/CUP, and Comprehensive Plan Amendment**

**BLAINE, MINNESOTA
December 5, 2025
Revised January 9, 2026**

Introduction

Pulte Homes of Minnesota, LLC ("Pulte") is pleased to be submitting this application.

Our company mission statement is "***Building Incredible Places Where People Can Live Their Dreams.***" We currently operate under three distinct brands of homebuilding throughout the country: Pulte Homes, Centex Homes, and Del Webb. The office for Pulte's Minnesota Division is in Bloomington. We will sell and build over 700 homes in the Twin Cities a year under the Pulte Homes and Del Webb brands.

Pulte will act as both developer of the property and builder of the homes. The primary contact for Pulte is:

Dean R. Lotter, Director of Land Planning & Entitlement
1650 West 82nd Street
Suite 300
Bloomington, MN 55431
952-219-9082
Dean.Lotter@PulteGroup.com

The owners of the property:

(1) Lisa McKinley
3900 125th Avenue NE
Blaine, MN 55449
763-913-2854
Lisa.a.Mckinely@gmail.com

(2) Jeffery and Susan Kempf
8852 Deer Trail
Pequot Lakes, MN 56472
612-816-5264
eljefe.kempf@gmail.com

The planner, surveyor, civil engineer, and landscape architect are:

Carlson McCain
Attn: Brian J. Krystofiak
3890 Pheasant Ridge Drive NE
Suite 100
Blaine, MN 55449
763-489-7920
csharp@carlson-engineering.com

The Property –

This site is an assemblage of land owned by the Kempf family and the McKinley family. The Kempf parcel is abstract property, and the McKinley parcels are torrens property. Since there are updates needed to both legal descriptions; our plat contains the current legal descriptions for each parcel on the “existing conditions” page and the proposed legal descriptions on the preliminary plat index page. We will be working with the County Examiner of Titles Office and the title company to have the legal descriptions updated to reflect the proposed legal descriptions and to obtain updated title commitments for the site concurrently with our preliminary plat approval.

Existing Legal Description:

- (1) THE N 2000 FT OF W 1170 FT OF NE1/4 OF SEC 11 TWP 31 RGE 23, EX S 310 FT OF N 1130 FT OF W 702.58 FT OF SD 1/4, EX RD, SUBJ T
- (2) THE S 310 FT OF THE N 1130 FT OF THE W 702.58 FT OF THE NE1/4 EX RD SUBJ TO EASE OF REC
- (3) THAT PRT OF E1/2 OF NW1/4 OF SEC 11 T31 R23 DESC AS FOL: COM AT N1/4 COR OF SD SEC TH W ALG N LINE OF SD SEC 490 FT, TH S PRL

Property Identification Number

- (1) 11-31-23-12-0001
- (2) 11-32-23-12-0002
- (3) 11-31-23-24-0002

Proposed Legal Descriptions:

Kempf Parcel (abstract property)

That part of the East Half of the Northwest Quarter of Section 11, Township 31, Range 23, Anoka County, Minnesota, described as follows: Commencing at the North One-Quarter corner of Section 11, Township 31, Range 23; thence West along the North line of Section 11, a distance of 490 feet; thence South and parallel to the East line of the Northwest Quarter of Section 11, to the South line of the said Northwest Quarter of Section 11; thence East along the south line of the said Northwest Quarter to the Southeast Corner thereof; thence North along the East line of said Northwest Quarter to the point of commencement, Anoka County, Minnesota.

EXCEPT Parcel 49, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota.

McKinley Parcel (torrens property)

The North 2000 feet of the West 1170 feet of Northeast Quarter (NE1/4) of Section Eleven (11), Township Thirty-one (31), North of Range Twenty-Three (23) West of the Fourth Principal Meridian EXCEPT the South 310.00 feet of the North 1130.00 feet of the West 702.58 feet thereof.

Also EXCEPTING Parcel 50, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46, Anoka County, Minnesota.

AND

The South 310.00 feet of the North 1130.00 feet of the West 702.58 feet of Northeast Quarter of Section 11, Township 31, North of Range 23 West of the Fourth Principal Meridian.

The Site Plan

Pulte's site plan has gone through several revisions as we worked through our concept plan with the City Council. We presented our original plan in May of 2025 and a revised plan in October of 2025. Back in May, our approach to this site proposed a blend of townhomes and single-family homes. We considered site plans with only single-family lots. However, any site plan with only single family homes ran into difficulty complying with the City's comprehensive plan and the prescribed density ranges found therein. In order to comply with the City's approved 2040 Comprehensive Plan, we needed to include a portion of medium density, which is why our May 2025 site plan proposed townhomes and 65' single-family lots. Council feedback at the May 2025 work session indicated a desire by the Council for a site plan with larger lots, upscale homes, and a neighborhood without townhomes.

During the past summer, we contemplated changes to our site plan to reflect the Council's feedback, yet thread the needle on other things like density and navigating protected wetlands while also complying with the City's Comprehensive Plan. Protected wetlands on this site are found in abundant supply. The Rice Creek Watershed District (RCWD) has rules in place to protect higher quality wetlands. Any development of this site will need to avoid these wetlands to the greatest extent possible and abide by the RCWD's wetland buffering rules as they are the regulating body over wetlands. Additionally, the parcels that will comprise the neighborhood are guided for LDR by the City's Comprehensive Plan. LDR has a density requirement of 2.5 to 6 units/acre. When site planning any neighborhood, we review a city's comprehensive plan and create a plan that follows how the land is guided to the best of our ability. This plan was approved by both the City of Blaine and the Metropolitan Council. Any site plan not providing for the minimum required density likely wouldn't get sewer extension permits issued from the MPCA at the request of the Metropolitan Council.

During the months following the review of our initial site plan last May, we had meetings with most of the City Council. It was through these meetings that it became clearer that the lot size of single-family homes was less important than the quality of the exterior aesthetics of the homes. In order to thread the needle of City Council feedback and the approved Comprehensive Plan, we revisited our plans to make changes based on this information. At our second concept plan review, we introduced a site plan with more upscale single-family homes on larger lots along

with an aesthetically pleasing twin home product for the empty nester buyer. This proposal, along with the discussion about the protected wetlands and the density required by the City's comprehensive plan, seemed to be more well received by the Blaine Council.

Density Requirement

At the May work session, most of the city council expressed a desire for the site plan to be all larger lots. This topic was further addressed at the October work session. Below is a calculation of the density of a site plan composing solely of 80' lots.

RAVENWOOD

City of Blaine

12/5/25

Density Calculations

Number of Residential Units Proposed	87		
Total Acreage	82.77		
Exclusions			
Wetlands and required buffers (<i>Wetlands & WMC Buffer</i>)	27.93		
Rare, threatened, or endangered species preservation (<i>Rare Plants protection area in Outlot D</i>)	1.24		
Public parks and public open spaces			
Arterial Roads (<i>Lexington Ave</i>)	1.26		
Future Development (<i>Outlots J & K</i>)	0.17		
Public stormwater in outlots to be deeded to the City* (<i>All ponds receive public water</i>)	8.26		
Commercial Uses			
Other: (<i>ACHD Pond Easement & Electric Easement</i>)	1.56		
Gross Density	1.05111		
Net Density	2.05431		
* Confirm whether outlots are eligible to be deeded to the City with the engineering department			
Net density must match the land use designation from the Comprehensive Plan			
LDR	2.5-6 units per acre		
L-MDR	2.5-12 units per acre		
MDR	6-12 units per acre		
M-HDR	6-25 units per acre		
HDR	12-25 units per acre		
HDR2	12-60 units per acre		

An 80' wide lot plan yields a density of 2.05 units/acre. Larger acreage lots would aggravate the density calculation. Some smaller lots are needed on this site to be able to achieve the minimum density required for the site. Seventy-foot-wide lots on the interior of the site with twin homes on the east side of the site targeting the retiree population, would yield 3.1 units per acre and would comply with the City's comprehensive plan while keeping the density to the lower end of the guided density designation. The Met Council will be requiring a higher minimum density

from land use applications in the future. With the passage of time, site plans will be required to have a minimum 3.5 units/acre density. Supporting our plan now allows us and the City to keep the density to the lower end of the allowed density prescribed for LDR guided areas.

Creating lakes out of the existing wetlands

Additional feedback that was received after the May work session suggesting we could convert the wetlands on our site into man made “lakes” like the existing neighborhood to the west. I investigated the possibility of doing this and it turns out this is not feasible. I presented this information to the city council at my second presentation this past October. It’s a salient point that bears repeating in our preliminary plat application. I discussed the possibility of digging up the wetlands and creating lakes in their place with our consultant. Our consultant, Melissa Barrett with Kjolhaug Consulting had the following response to question of replacing the wetlands with lakes.

The neighborhood to the west (the Lakes) was a sod field. Very little of it was regulated wetland. Because of the poor soil (peat), the peat needed to be stripped and then the sand underneath was mined. Mined sand was used to make the new upland topography, and then the holes where sand was mined are now “lakes”. Working around wetlands was not something the project layout needed to consider.

The McKinley site has extensive, natural wetlands. Many of the wetlands are in the RCWD wetland management corridor (a contiguous corridor encompassing high priority wetland resources identified at a landscape scale). These wetlands need to be worked around as much as possible to satisfy wetland sequencing and garner a permit from the watershed and Corps of Engineers.

Neighboring Development

HJ Development’s site is proposed to be retail/commercial. As you move from east to west through the HJ site and cross over into the McKinley/Kempf site, develop goes from more intense to less intense. A commonly accepted planning practice is to build medium density homes adjacent to retail/commercial to act as a buffer between retail/commercial and the more upscale single-family homes. This allows for a soft transition as you travel further west through the McKinley/Kempf site into the larger single-family lots. The progression is similar to the Lakes development as you move through that neighborhood from the west to the east. In the Lakes development, next to busier streets there are quad homes, town homes, apartments and smaller single-family homes. As you move further away from the busier roads, the medium density development transitions to larger single-family homes. Eventually this medium density type development gives way to larger single-family homes. In our proposal, we propose to develop in a similar fashion, moving from the east to the west and we have the twin homes, a low to medium density use next to the more intense uses of the commercial area. This creates a buffer between the commercial and larger single-family homes.



Rezoning Request

We are requesting that our site be rezoned to Development Flex. This zone will allow for both proposed home and lot types to exist. Below are our responses to the Development Flex criteria analysis.

Development Flex Criteria:

The City Council shall consider the following criteria and objectives in processing the application for rezoning to the DF district and the application for the CUP:

1. The proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zone.
 - Development Flex will allow the applicant to provide a low/medium density home product, in this case a twin home, along with the larger single-family lots that are proposed. The price ranges for the Twin from \$450,000 to \$550,000 and the single-family home pricing will be \$650,000 to \$800,000+. The single-family homes will serve the family that is growing and needs more space, while the twin homes will serve a completely different buyer in the market; the empty nester/retiree.
2. The proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning.
 - Pulte's site plan overachieves regarding the amount of open space. Our proposal, Ravenwood, protects and preserves the naturally occurring wetland/ponding features of the site. Thirty-five percent of this site is preserved for high quality wetlands and the necessary buffering. An additional 12% will be reserved for ponding. Additionally, we will contribute to the park dedication fund.

3. The proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan.
 - Our proposal is to provide twin homes along with single family homes. Twin homes is becoming more in demand in communities throughout the market. Providing retiree targeted housing allows residents who no longer wish to have the responsibility of maintaining a larger home and yard, an option to stay in the community they love while giving up some of the responsibilities of mowing their lawns or removing snow from their driveway and front walkways. Pairing up twin homes with single family homes allows for a unique combination of housing that allows our proposal to comply with the density requirements of the City's comprehensive plan, while serving compatible home buyers.
4. 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.
 - Our site plan will preserve all the wetlands located in the Rice Creek Watershed District's wetland management corridor located on our site. Nearly 35% of our plan preserves these higher quality wetlands. There is a public ditch in the northeast portion of the site that is being crossed by our entrance road but is being left alone in its current alignment and is being protected by the same buffering that the high-quality wetlands are being afforded. While we are impacting population of rare plants located towards the interior of the site, we have adjusted our northern disturbance boundary to avoid another rare plant population altogether.
5. 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.
 - Our proposal complies with the comprehensive plan density range. The site is largely guided LDR with a density of 2.5 to 6 units/acre. Our proposal is coming in at 3.1 units per acre which is to the lower end of the density range. Conversations with city staff have indicated that water and sewer have capacity to serve our proposed development.
6. 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.

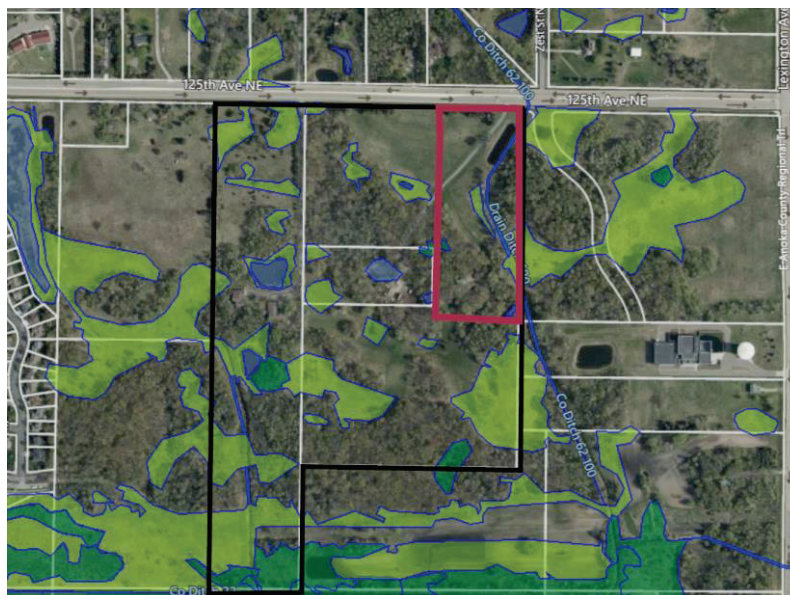
- With commercial/office development to the east, it makes sense to have a low/medium density housing element podded on the east side of our site. This creates a natural transition from a more intensive use to the less intensive use to the single-family homes we are proposing. We are also planning for street connections to the west of our site and to the south, so that our plan allows for access to other parcels as they develop at some point in the future.

7. The proposal is consistent with all other applicable city and state regulations.

- Our application to the Rice Creek Watershed will be submitted by December 9th, 2025. A rare plant application was submitted to MNDNR on December 3rd, 2025. A replacement and mitigation plan will be submitted to the local TEP and USACOE the week of December 8th, 2025. The applicant will comply with all rules and laws associated with developing this site.

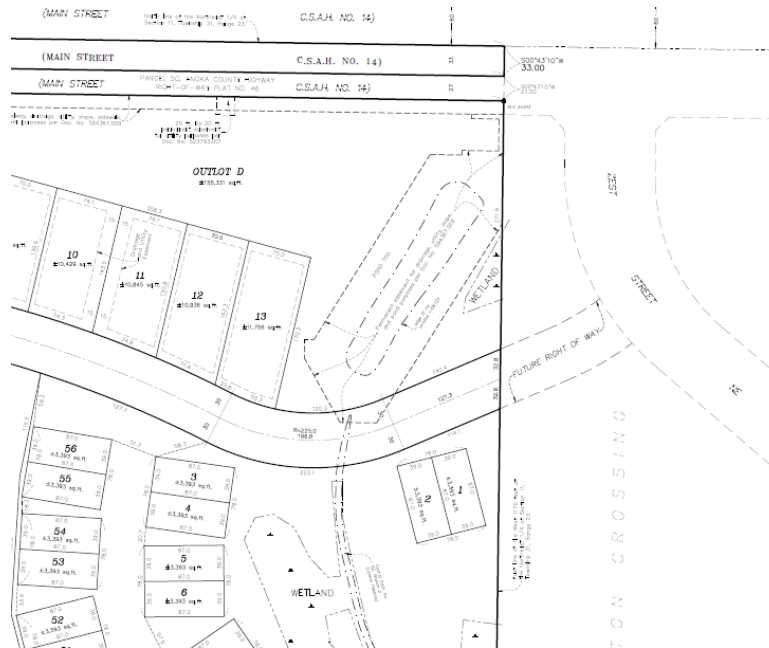
Comprehensive Plan Amendment

With our request for preliminary plat approval and a rezoning to Development Flex, we are requesting a comprehensive plan amendment be approved. While a majority of the site is guided low density residential or LDR, a small portion located in the northeast corner of the site is guided planned industrial or planned commercial or PI/PC. The black outline in the graphic below is the McKinley and Kempf parcels under consideration for this development and the majority of which is guided for low density residential. The mauve outline indicates the approximate portion of the site that is guided PI/PC. If approved, our requested comprehensive plan amendment would guide the entire site including the mauve area from LDR or PI/PC to L-MDR which still has a starting density of 2.5 units per acre.



Site Access

Access to the site would be primarily achieved with a connection to Zest. In addition to the Zest connection, temporary emergency access is proposed where there is an existing driveway. At some point in the future the Lakes Parkway will be constructed allowing for a permanent secondary access point into other developing areas and Pulte's site as well. When Lakes Parkway is constructed, temporary access from Main Street will no longer be needed and will go away. We have included in our preliminary plat what the proposed connection to Zest Street would look like.



Key Facts

- Existing zoning
- Guided zoning
- Proposed zoning
- Proposed use

Farm Residential
 Low Density Residential/Commercial
 Development Flex (DF)
 135 homes total
 79 single family homes
 56 twin homes

Number of Residential Units Proposed	135
Total Acreage	82.77
Exclusions	
Wetlands and required buffers (<i>Wetlands & WMC Buffer</i>)	27.93
Rare, threatened, or endangered species preservation (<i>Rare Plants protection area in Outlot D</i>)	1.24
Public parks and public open spaces	
Arterial Roads (<i>Lexington Ave</i>)	1.26
Future Development (<i>Outlots J & K</i>)	0.17
Public stormwater in outlots to be deeded to the City* (<i>All ponds receive public water</i>)	8.26
Commercial Uses	
Other: (<i>ACHD Pond Easement & Electric Easement</i>)	1.56
Gross Density	1.63103
Net Density	3.18772

- Dimensions/Setbacks – Twin Home
 - Front Setback 18 feet
 - Front Garage Setback 25 feet
 - Side Yard Setbacks 10/10 feet
 - Side Corner 20 feet
- Dimensions/Setbacks – 70' Single Family Lots
 - Front setback 25 feet
 - Corner setback 20 feet
 - Rear setback 30 feet
 - Side setback 10 feet and 10 feet
 - Minimum lot width 70 feet

Environmental Due Diligence

We have continued doing all the necessary due diligence on the site including environmental studies, geotechnical work. We conducted a rare plants survey for our site throughout this past growing season and identified two protected species of rare plants on the site. We have applied for a permit with the MNDNR regarding the impact on some protected plants. We adjusted our grading limits to avoid and protect another species of rare plants along the northern portion of the site. We also proved a tree coverage page in our preliminary plat work along with a landscaping plan.

Park Dedication

It is the applicant's intent to meet the City's Park dedication requirements by paying park dedication fees.

The Homes

Pulte Homes is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. We continually reach out

to home buyers and Pulte homeowners to get feedback to improve our home designs. It is what we call Life Tested®. Through this intensive process, we have conceived of and incorporated innovative features such as the Pulte Planning Center, the Everyday Entry, Super Laundry, Oversized Pantry, and the Owner's Retreat. Click on this link to learn more about Life Tested® process [Experience Life Tested | Pulte](#). This exhaustive process has played a major part in Pulte's success in "***Building Incredible Places Where People Can Live Their Dreams.***"

We are proposing to build 70' single-family lots with higher-end homes. Architecturally speaking, these homes will have LP siding with stone accents, 3 stall garages, varying roof pitches and more than 30 color schemes to ensure a diverse and rich feel to the development. Offering a twin home product here reduces the density of the site, when compared with townhomes, but still allows the application to meet the minimum density of the LDR designation. The twin home also provides an option for retirees who want to stay in Blaine but downsize the home in which they live. Twin home aesthetics are also important to the city council. We heard and understood this. Our response is to offer homes with LP siding on all sides and stone accents. Several color packages will be offered on the Twin homes as well. More information on the homes is available below.

Energy Efficiency

The homes that Pulte will be constructing will have extremely high energy efficiency. Each home is tested using the Home Energy Rating System (HERS) index, which is the industry standard for measuring energy efficiency. Heating, cooling, and water heating constitute the largest cost of homeownership outside of the mortgage. The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index while a home built to the 2004 International Energy Conservation Code is awarded a rating of 100 (lower is more energy efficient). Pulte Homes measures the HERS score of every new home constructed. The average HERS score for our homes runs in the range of 47 to 53. We are building extremely energy-efficient homes that dramatically exceed the International Energy Conservation Code threshold.

Phasing & Schedule

The City of Blaine's application schedule suggests that staff review, and possible planning commission and council consideration would occur as follows:

Preliminary Plat Land Use App	December 5, 2025
Preliminary plat approval	February/March 2026
Site development	Spring 2026
Model home opens	late 2026/early 2027
Full build of homes	early 2029

Conclusion

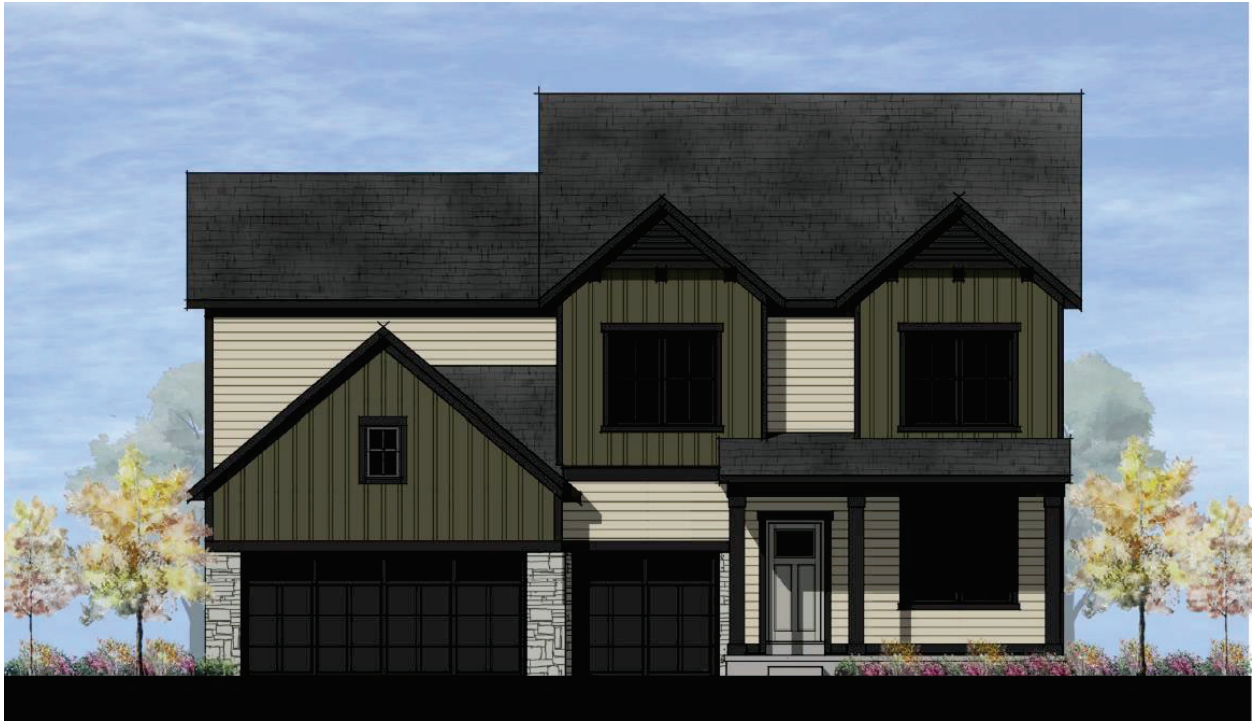
Site Plan Adjustments and Density Reductions: After adjusting our site plan from smaller single family lots to larger single family lots with more upscale homes and removing townhomes altogether and replacing them with twin homes, we have responded to some of the city council's concerns regarding our initial plan. We decreased the density and have agreed that the homes will have superior exterior finishes. The single-family homes on the revised plan will have stone and LP exteriors. Twin homes target an empty nester buyer, which seemed to appeal to the city council. These homes will also have stone and LP treatment on the exteriors. Our original plan had over 170 units and the revised plan has been reduced to 135 units; despite this reduction in the number of homes our plan still complies with the City of Blaine's Comprehensive Plan guidance for low density residential.

Preservation of WMC Wetlands: Additionally, there are numerous wetlands throughout the site that are considered high quality by the Rice Creek Watershed District (RCWD) and are in the RCWD's wetland management corridor (WMC). These WMC wetlands need to be preserved and also require buffering around them for protection. We designed our site to preserve these higher quality wetlands and comply with buffering requirements.

Approvals Sought: We are seeking preliminary plat approval, a rezoning/CUP of the site to Development Flex and a Comprehensive Plan Amendment, guiding the entire site to L/MDR, along with the ability to connect to Zest Street which will require access through city owned property.

Conceptual Home Elevations – Upscale Single-Family Homes.





Conceptual Twin Homes







City of Blaine Staff Report

File Number: 2026-34

Agenda Date	Status
February 10, 2026	
In Control	File Type
Planning Commission	Report

Public Hearing - Alex Koberoski, Assistant Planner

Agenda Item # 4.3

Case File No. 26-0003 // Accessory Dwelling Units // City of Blaine

The City is proposing amendments to residential sections and performance standards of the City of Blaine Zoning Ordinance Regulating Accessory Dwelling Units.

Background

Attachments
Schedule

Proposed Ordinance
Planning Commission: 02/10/26
City Council: 03/02/26 and 03/16/26

Staff report prepared by Sheila Sellman, Community Development Director.

In June 2025, the City adopted an interim ordinance for a moratorium on accessory dwelling units (ADU) within the City. The moratorium is for one year and expires on June 2, 2026. Upon denying an application for a detached ADU, the council discussed the intent of the accessory dwelling unit ordinance and determined the current regulations do not align with the original intent. The Council had concerns with the current regulations as it relates to zoning districts, location, lot size and other requirements.

At the June 16, 2025 council workshop, council reviewed the history of the ADU ordinance and were presented with other cities' ordinances in the packet. The council discussed the intent of ADUs and had a general consensus that ADUs were intended for family members. There was an overall consensus that ADU's should not be rental units. The council directed staff to bring back the topic at a future workshop.

The council had a second workshop meeting on ADU's on January 5, 2026. The discussion centered around if ADU's should still be allowed and what parameters, if any, should be implemented. Council consensus was to remove detached ADU's from the ordinance completely and to continue to allow attached.

The proposed ordinance amendments remove detached ADU's from the ordinance while allowing attached ADU's to continue. The language for attached ADU's stays the same as what was originally in the code, but is combined and organized in a different manner. There are no actual language changes proposed, with the exception of clarifying noise abatement standards.

Recommendation

In Planning Case File No. 26-0003, it is recommended that the Planning Commission recommend approval of amendments to Residential Sections and Performance Standards of the City of Blaine Zoning Ordinance Regulating Accessory Dwelling Units.

Attachment List

1. Ordinance Amendment
2. Public Comments

Ordinance Approving Amendments to Residential Districts and Performance Standards for Accessory Dwelling Units. City of Blaine (Case File No.)

THE CITY OF BLAINE DOSE ORDAIN: (Added portions are underscored and deleted portions are shown in overstrike)

Chapter 109 RESIDENTIAL DISTRICTS

ARTICLE III. FARM RESIDENTIAL (FR)

Section 109-52 Accessory Uses

(5) Attached accessory dwelling unit ~~or detached accessory dwelling unit~~ consistent with the standards outlined in section 129-23~~109-54~~, subject to approval of an administrative permit.

ARTICLE IV. RESIDENTIAL ESTATE (RE)

Sec. 109-84 Accessory Uses

(6) Attached accessory dwelling unit ~~or detached accessory dwelling unit~~ consistent with the standards outlined in section 129-23~~109-54~~, subject to approval of an administrative permit

ARTICLE V. SINGLE-FAMILY (R-1)

Sec. 109-119 Conditional Uses

~~(8) Detached accessory dwelling unit consistent with the standards outlined in section 129-25~~

ARTICLE VII. SINGLE-FAMILY (R-1AA)

Section 109-173 Conditional Uses

~~(8) Detached accessory dwelling unit consistent with the standards outlined in section 129-25~~

ARTICLE I. – IN GENERAL

Sec. 129-23. Standards for accessory dwelling units.

- ~~(a) Generally, Accessory dwelling units (ADUs) must comply with the following standards:~~
- ~~(1) Either the home or the accessory dwelling unit shall be occupied by the owner of the property. Owner occupancy requirement shall be recorded to the property.~~
 - ~~(2) Utilities for the home and ADU shall not be separately metered and water and sewer shall be connected to the same lines as the home.~~
 - ~~(3) Home and accessory dwelling unit together must have at least three off-street parking spaces that can be directly accessed. Parking spaces may be garage spaces or paved, outside parking spaces. A parking space located on a driveway in front of a garage cannot meet the requirement.~~
 - ~~(4) ADUs may not include more than two bedrooms.~~
 - ~~(5) Occupancy of the ADU is limited to up to two adult individuals, whether related or unrelated, and the parents and children of each, if any, residing in the same dwelling unit and maintaining a common residence with no more than one person per 150 square feet.~~
 - ~~(6) No home occupations involving outside customers coming to the property shall occur in the accessory dwelling unit.~~
 - ~~(7) No more than one accessory dwelling unit permitted per property.~~
 - ~~(8) Accessory dwelling units must meet all architectural standards of the zoning district, including any standards established by conditional use permit in the Development Flex zoning district and be consistent in color and material to the home.~~
 - ~~(9) The home and accessory dwelling unit are considered separate dwellings for the purposes of rental licensing and a rental license is required when either the home or accessory dwelling unit is occupied by someone other than the owner of the property or a member of the owner's family.~~
 - ~~(10) The home and the accessory dwelling unit must remain on the same parcel. The parcel may not be divided through any means, including, but not limited to, filing of a plat, a waiver of platting, or a common interest community.~~
 - ~~(11) Accessory dwelling units must be located on a permanent foundation.~~

~~(b) *Standards for attached ADUs.* Attached ADUs must comply with the following standards:~~

- ~~(1) Allowed as a permitted use in the R-1, R-1A, R-1AA, R-1B, RE, FR, and DF districts when accessory to a single-family home with an administrative permit.~~
- ~~(2) Must meet living space setbacks.~~
- ~~(3) No more than one door may be located on the front façade of the home unless designed in a manner to minimize the visibility from the street of the second door, subject to zoning administrator approval.~~
- ~~(4) Maximum size of 50 percent of the finished square footage of the primary residence or 960 square feet, whichever is less in the R-1, R-1A, R-1AA, R-1B, and DF districts. Maximum size of 50 percent of the finished square footage of the primary residence or 1200 square feet, whichever is less in the RE and FR districts.~~
- ~~(5) Noise abatement standards of 129-19 apply to attached ADUs if located southeast or northeast of the county airport or within 500 feet of any arterial roadway.~~
- ~~(6) The home and ADU are considered a two-family home for the purpose of application of the state residential code unless the home and the ADU are connected by a passageway at least 40 inches in width without a door.~~

~~(c) *Standards for detached ADUs.* Detached ADUs must comply with the following standards:~~

- ~~(1) Allowed as a conditional use in the R-1, R-1A, and R-1AA, and a permitted use with an administrative permit in the RE and FR districts.~~
- ~~(2) Must be located in the rear yard.~~
- ~~(3) Maximum size of 50 percent of the finished square footage of the primary residence, 25 percent of the square footage of the rear yard, or 960 square feet, whichever is less in all zoning districts except RE and FR. Maximum size of 50 percent of the finished square footage of the primary residence, 25 percent of the square footage of the rear yard, or 1,200 square feet, whichever is less in the RE and FR districts.~~
- ~~(4) Detached accessory dwelling units are not permitted on properties with detached accessory buildings, unless the ADU is constructed as part of the same structure as the accessory building.~~

- ~~(5) The footprint of accessory dwelling unit and any attached or detached accessory structures may not total more than 1,200 square feet in size in the R-1, R-1A, R-1AA zoning districts, 2,000 square feet in the RE district, and 3,000 square feet in the FR district. If an accessory dwelling unit is located above a garage, the footprint of the accessory dwelling unit and the garage is counted once, not one time for the garage and one time for the accessory dwelling unit.~~
- ~~(6) The detached accessory dwelling unit shall be architecturally compatible with the principal structure.~~
- ~~(7) Must meet a ten-foot setback from side and rear lot lines in the R-1, R-1A, and R-1AA districts, 20-foot setback from side lot lines and 30 feet from rear lot lines in RE and FR districts.~~
- ~~(8) The detached accessory dwelling unit must be at least 15 feet from the principal structure.~~
- ~~(9) The accessory dwelling unit shall not exceed the height of the principal building.~~

~~(Code 2004, pt. 3, § 33.25; Ord. No. 21-2489, 12-20-2021)~~

- (a) Generally. Attached Accessory dwelling units (ADUs) are allowed as permitted use in the R-1, R-1A, R-1AA, R-1B, RE, FR and DF districts when accessory to a single family home with an administrative permit and must comply with the following standards:

- (1) Must meet living space setbacks

- (2) No more than one door may be located on the front façade of the home unless designed in a manner to minimize the visibility from the street of the second door, subject to zoning administrator approval.

- (3) Accessory dwelling units must meet all architectural standards of the zoning district, including any standards established by conditional use permit in the Development Flex zoning district and be consistent in color and material to the home.

- (4) Maximum size of 50 percent of the finished square footage of the primary residence or 960 square feet, whichever is less in the R-1, R-1A, R-1AA, R-1B, and DF districts. Maximum size of 50 percent of the finished square footage of

the primary residence or 1200 square feet, whichever is less in the RE and FR districts.

(5) Occupancy of the ADU is limited to up to two adult individuals, whether related or unrelated, and the parents and children of each, if any, residing in the same dwelling unit and maintaining a common residence with no more than one person per 150 square feet.

(6) ADUs may not include more than two bedrooms.

(7) Home and accessory dwelling unit together must have at least three off-street parking spaces that can be directly accessed. Parking spaces may be garage spaces or paved, outside parking spaces. A parking space located on a driveway in front of a garage cannot meet the requirement.

(8) Accessory dwelling units must be located on a permanent foundation.

(9) Either the home or the accessory dwelling unit shall be occupied by the owner of the property. Owner occupancy requirement shall be recorded to the property.

(10) Utilities for the home and ADU shall not be separately metered and water and sewer shall be connected to the same lines as the home.

(11) No home occupations involving outside customers coming to the property shall occur in the accessory dwelling unit.

(12) No more than one accessory dwelling unit permitted per property.

(13) Noise abatement standards of 129-19 apply to attached ADUs if located southeast or northeast of the county airport that are bounded by 85th Avenue, 35W, 95th Avenue and the airport and bounded by 101st Avenue, Naples Street, 109th Avenue and Radisson Road.

(14) The home and accessory dwelling unit are considered separate dwellings for the purposes of rental licensing and a rental license is required when either

the home or accessory dwelling unit is occupied by someone other than the owner of the property or a member of the owner's family.

(15) The home and the accessory dwelling unit must remain on the same parcel. The parcel may not be divided through any means, including, but not limited to, filing of a plat, a waiver of platting, or a common interest community.

(16) The home and ADU are considered a two-family home for the purpose of application of the state residential code unless the home and the ADU are connected by a passageway at least 40 inches in width without a door.



INSTITUTE FOR JUSTICE

February 9, 2026

Via e-mail

Alan Goracke, Chair, and
Members of the Planning Commission
10801 Town Square Drive NE
Blaine, MN 55449
Planning@BlaineMN.gov

*Re: Public comment in opposition to proposed ban on detached ADUs
(PC26-0003/SAS)*

Dear Chair Goracke and Commissioners,

We are attorneys with the Institute for Justice (IJ), a nonprofit public-interest law firm that defends the constitutional rights of property owners nationwide. We write on behalf of IJ and of Alex and Lynda Pepin, Blaine residents whom we represent in a separate lawsuit against Blaine.

We are deeply troubled by the proposal to repeal the portions of Blaine's zoning code that legalize detached ADUs. First, as described below, banning detached ADUs is bad policy, unnecessarily stripping thousands of Blaine homeowners of a flexible option for their property, even as the need for more housing options remains as important as ever. Second, the proposal is also likely unconstitutional, drawing irrational distinctions between allowable uses and giving legal effect to certain negative sentiments that have been expressed against residents with lower incomes. Finally, a better solution to Blaine's concerns would be to make detached ADUs a permitted accessory use, rather than a conditional use, putting such homes on equal footing with garages and other accessory buildings.

We therefore respectfully urge Blaine to reject the proposed ban on detached ADUs and instead make them a permitted accessory use.

I. Banning detached ADUs is unwise and unnecessary.

At the outset, banning detached ADUs is an unnecessary step in the wrong direction. When Blaine legalized detached ADUs in 2021, it did so after careful study and lengthy deliberations. What that thoughtful process revealed, and what is still true today, is that ADUs provide numerous benefits to the community. They

help to alleviate the affordable housing crisis, both by increasing the overall supply of housing and by specifically allowing a naturally affordable housing type.¹

Detached ADUs also give homeowners the option to age in place or to accommodate family members at different life stages.² And they can provide homeowners with an extra source of income.

Balanced against those widely recognized benefits, detached ADUs involve few or no costs. Blaine carefully tailored the requirements for detached ADUs to match or be stricter than existing requirements for detached accessory buildings such as garages, which residents have regularly built in their yards for years. Legalizing detached ADUs simply meant that a homeowner could choose to use these long-accepted and uncontroversial backyard accessory buildings for housing in addition to parking or storage. Blaine also estimated that detached ADUs would only lead to a gentle, imperceptible increase in density, and that the total number of applications would be modest. Experience has confirmed that prediction. Indeed, the Pepins were the only homeowners to ever apply for an ADU.

In short, the existing rules are working, and they remain as important as ever. Housing affordability is still an issue.³ Blaine still needs more housing, and it still needs more options to accommodate people at different life stages.⁴ If anything, it should consider revising and streamlining the rules to encourage more applications for detached ADUs. The proposed ban is a step in the wrong direction and will accomplish nothing except to harm ordinary people.

II. The proposed ban on detached ADUs is likely unconstitutional.

The proposed ban on detached ADUs is not just bad policy, it also contains potentially fatal constitutional concerns. Under both equal protection and substantive due process principles, zoning classifications must be reasonably related to furthering a legitimate government interest. *See, e.g., Catherine H. Barber Mem'l Shelter, Inc. v. Town of North Wilkesboro*, 576 F. Supp. 3d 318, 337–43 (W.D.N.C. 2021) (treating homeless shelter differently from similar uses violated equal protection); *Connor v. Township of Chanhassen*, 249 Minn. 205, 216, 81

¹ *See, e.g.,* Ellie Sheild and David Luberoff, *Accessory Dwelling Units: Lessons for Massachusetts from Around the Country* 10, Harvard University Joint Center for Housing Studies (Nov. 2023), https://www.jchs.harvard.edu/sites/default/files/research/files/harvard_jchs_adus_sheild_luberoff_2023.pdf.

² *See, e.g.,* *The ABCs of ADUs: A Guide to Accessory Dwelling Units and How They Expand Housing Options for People of All Ages*, AARP (2d ed. 2021), <https://www.aarp.org/content/dam/aarp/livable-communities/housing/2022/ABCs%20of%20ADUs-web-singles-082222.pdf>.

³ *See, e.g.,* Blaine Comprehensive Plan 37, 49.

⁴ *See, e.g., id.* at 38.

N.W.2d 789 (1957) (forbidding repair shop from moving to different portion of property violated substantive due process). Yet the proposed detached ADU ban, untethered as it is from any discernible problem in need of solving, does not reasonably further any legitimate public interest and is therefore likely unconstitutional.

Under the proposed ban, homeowners will still be able to build essentially the same building, if not a larger one, in their backyard, so long as it is used for something *other* than a dwelling, like a garage, shed, or workshop. *E.g.*, Blaine, Minn. Code § 109-118(1). And they can have others live with them, by building an addition to their home or renovating a basement to accommodate multigenerational living or by building an attached ADU. *E.g.*, *id.* § 100-2(b) (defining, e.g., “family” to include parents and children), § 109-118(6). But that same building in that same backyard would suddenly be illegal if it’s used as a home rather than for parking or storage, even though nothing else about how the property is being used is changing. That doesn’t make sense.

The lack of any legitimate purpose for banning detached ADUs points to a related constitutional infirmity: the proposed ban appears to be reacting to certain statements expressing displeasure about the kinds of people who might be able to live in less expensive homes. “[M]ere negative attitudes, or fear, unsubstantiated by factors which are properly cognizable in a zoning proceeding, are not permissible bases” for a zoning restriction. *City of Cleburne v. Cleburne Living Ctr.*, 473 U.S. 432, 448 (1985). But there is reason to believe that such attitudes are driving the proposed ban here.

In 2021, Blaine did not just legalize ADUs—it did so enthusiastically.⁵ The provisions sat on the books for years without comment or controversy. Yet the first application to build a detached ADU, by the Pepins, led to a heated controversy involving misstatements and unfounded assumptions about the anticipated occupants. The Pepins simply wanted to offer their detached ADU at a reduced, affordable rent to a family in need. But there were false accusations that the occupants would be drug addicts or criminals, and complaints that lower-income residents should not be in a single-family neighborhood. If the Pepins wanted to help other families, they were told, they should do it somewhere else, not in Blaine.

Responding to those negative comments, Blaine immediately imposed a moratorium on new ADU applications and has now proposed banning detached

⁵ See, e.g., November 9, 2021 Planning Commission meeting (member comments such as “I love the idea of this” and “I think this is great”).

ADUs entirely. Yet doing so in the absence of any actual issues caused by detached ADUs, in the aftermath of complaints about potentially allowing a family with a lower income to live in a single-family neighborhood, suggests that the ban rests on a “bare ... desire to harm a politically unpopular group.” *Id.* at 446–47 (quoting *U.S. Dep’t of Agric. v. Moreno*, 413 U.S. 528, 534 (1973)). It is irrelevant if city officials do not themselves harbor that animus: Blaine cannot sidestep constitutional requirements by deferring to negative attitudes and fears expressed by some members of the public. *Id.* at 448.

In short, banning detached ADUs bears no relationship to a legitimate government interest, but it does fulfill a desire to exclude certain kinds of people from certain kinds of neighborhoods. That’s unconstitutional.

III. A better way forward: Rather than ban detached ADUs, Blaine should treat them as a permitted accessory use.

Rather than move backwards on housing affordability and take choices away from homeowners, Blaine should chart a different path that improves its regulations.

The proposed ban is directed at the wrong target. It responds to the negative sentiments expressed during the public hearing on the Pepins’ detached ADU application by blocking future applications. But it’s not the detached ADU causing the problem; it’s the public hearing. As numerous scholars have noted, public hearings on zoning matters are routinely and systematically used to block housing perceived (rightly or wrongly) to be associated with lower-income occupants.⁶ Blaine’s potential willingness to accept and codifying that anti-housing stance here—a dynamic that has been repeated for decades across countless hearings in thousands of jurisdictions—is exactly why we have underbuilt millions of homes and created an affordable housing crisis.

The solution is not to ban the housing options that are likely to spark anti-housing opposition, but to put that housing on an equal footing with other buildings that are already allowed. Blaine should make detached ADUs a permitted accessory use authorized under a by-right administrative permit, instead of a conditional use.

⁶ See, e.g., Joshua Braver & Ilya Somin, *The Constitutional Case Against Exclusionary Zoning*, 103 Tex. L. Rev. 1, 51–52 (2024); Anika Singh Lemar, *Overparticipation: Designing Effective Land Use Public Processes*, 90 Fordham L. Rev. 1083, 1117–22 (2021); Richard D. Kahlenberg, *Excluded: Why Snob Zoning, NIMBYism, and Class Bias Build the Walls We Don’t See* 40, 109, 128–33 (2023).

In R-1 zones, for example, accessory buildings like garages, sheds, workshops, and the like are allowed by right as accessory uses. Only when the combined size of accessory units exceeds 1,000 square feet is it necessary for a conditional use permit. Detached ADUs, however, are singled out as requiring a conditional use permit, no matter the size of the unit or the total number and size of the other accessory units.

Blaine should revise its code to treat detached ADUs more like detached garages and other accessory buildings. If the design requirements in § 129-23 are satisfied, and if the building would be subject to a by-right permit as a detached garage or shed, then it should be subject to a by-right permit as a detached ADU. In other words, if the same size building is already allowed, it shouldn't matter if it's used for cars, tools, or lawn equipment, or instead as a home for a family. People should be treated at least as well as cars and lawnmowers, not worse.

* * *

Minnesotans have a long tradition of providing shelter to others, especially those who have fallen on hard times. Now, more than ever, is not the time for Blaine to turn its back on that history, to turn away potential neighbors simply because they might have less, and to strip rights from all homeowners simply because some of them might choose to use their property to help a family that has fallen on hard times.

We respectfully urge Blaine to reject the proposed ban on detached ADUs and instead to make such homes easier to build.

Sincerely,



Joseph Gay and Matthew Liles
INSTITUTE FOR JUSTICE



BETTER AGENTS ♦ BETTER COMMUNITIES
SAINT PAUL AREA ASSOCIATION OF REALTORS®

February 9, 2026

Blaine Planning Commission
10801 Town Square Drive NE
Blaine, MN 55449

To Whom it May Concern,

The Saint Paul Area Association of Realtors® (SPAAR) is a professional organization of over 7,500 Realtors® in 12 Minnesota counties and 200+ cities and townships. SPAAR's Realtor® members and staff are committed to working with you to further strengthen Minnesota's vibrant communities through by advancing the dream of homeownership and promoting sustainable community development.

SPAAR opposes the Blaine Planning Commission's proposed amendments to Zoning Code Chapter 109: Ordinance Approving Amendments to Residential Districts and Performance Standards for Accessory Dwelling Units. Permissive accessory dwelling unit (ADU) regulations have proven to have a positive effect on the housing market, which is currently in crisis. Minnesota has an estimated housing shortage of 100,000 units. ADUs and other alternative housing types help to reduce this gap.

This is an unprecedented time for the nationwide housing market and Minnesota is no exception. Many homeowners are aging in place, remaining in homes that no longer serve their interests, and young people are having a difficult time finding housing that they can afford. ADUs are an important solution to the housing crisis. Adding an ADU to one's property provides multi-generational families with the opportunity to live more closely and affordably. Additionally, ADUs can also generate income to help families better afford their mortgage payments. By disallowing detached accessory dwelling units, the ordinance becomes unnecessarily restrictive and will make ADU development in Blaine extraordinarily difficult.

The regulations outlined in Zoning Code Chapter 109 are sufficient. The amendments being proposed for the February 10, 2026, meeting are unnecessarily restrictive. The existing code is in line with similar municipalities in the Twin Cities who have had success with this sort of policy. Removing a constituent's ability to build a detached ADU would make Blaine's policy one of the strictest in the 7-County Metro. By not allowing detached ADUs, the City of Blaine is inhibiting homeowners from freely using their property as they see fit, therefore infringing on their property rights.

Members of the Saint Paul Area Association of Realtors® (SPAAR) urge the Blaine Planning Commission to reconsider the rollback of their accessory dwelling unit policy and continue to allow for property owners to build both detached and attached ADUs with the requirements that were previously outlined in the original ordinance. Please don't hesitate to reach out if we can provide any useful information or data as these amendments are considered.

Sincerely,

John Tschida
2026 Government Affairs Committee Chair
Saint Paul Area Association of Realtors® (SPAAR)