



City of Blaine

City Council Workshop

April 20, 2026 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

NOTICE OF WORKSHOP MEETING

In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

2. Roll Call

3. New Business

3.1. 2026-85 Discuss Stormwater Management Within the Coon Creek Watershed District (20 Minutes)

Sponsors: Megan Hedstrom, Stormwater Coordinator

3.2. 2026-86 Concept Plan for M/I Townhomes - Jefferson Street and 125th Avenue (40 Minutes)

Sponsors: Sheila Sellman, Community Development Director

3.3. 2026-87 Council Requested Items for Discussion (10 Minutes)

Sponsors: Erik Thorvig, City Manager

3.4. 2026-88 Council Subcommittee Updates (15 Minutes)

Sponsors: Erik Thorvig, City Manager

4. Other Business

5. Adjournment



City of Blaine Staff Report

File Number: 2026-85

Agenda Date	Status
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April 20, 2026

In Control	File Type
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City Council

Presentation

New Business - Megan Hedstrom, Stormwater Coordinator

Agenda Item # 3.1

Discuss Stormwater Management Within the Coon Creek Watershed District (20 Minutes)

Background

City and Coon Creek Watershed District staff will be in attendance to present water management items for Council consideration and discussion.

Jon Janke, newly appointed District Administrator for Coon Creek Watershed District, will give an introduction of the district and then provide information regarding emerging trends and standards in stormwater management. Staff wanted to provide the City Council with the most current information as City and District staff work to develop plans, schedules, and budgets to address items related to surface water impairments and flooding.

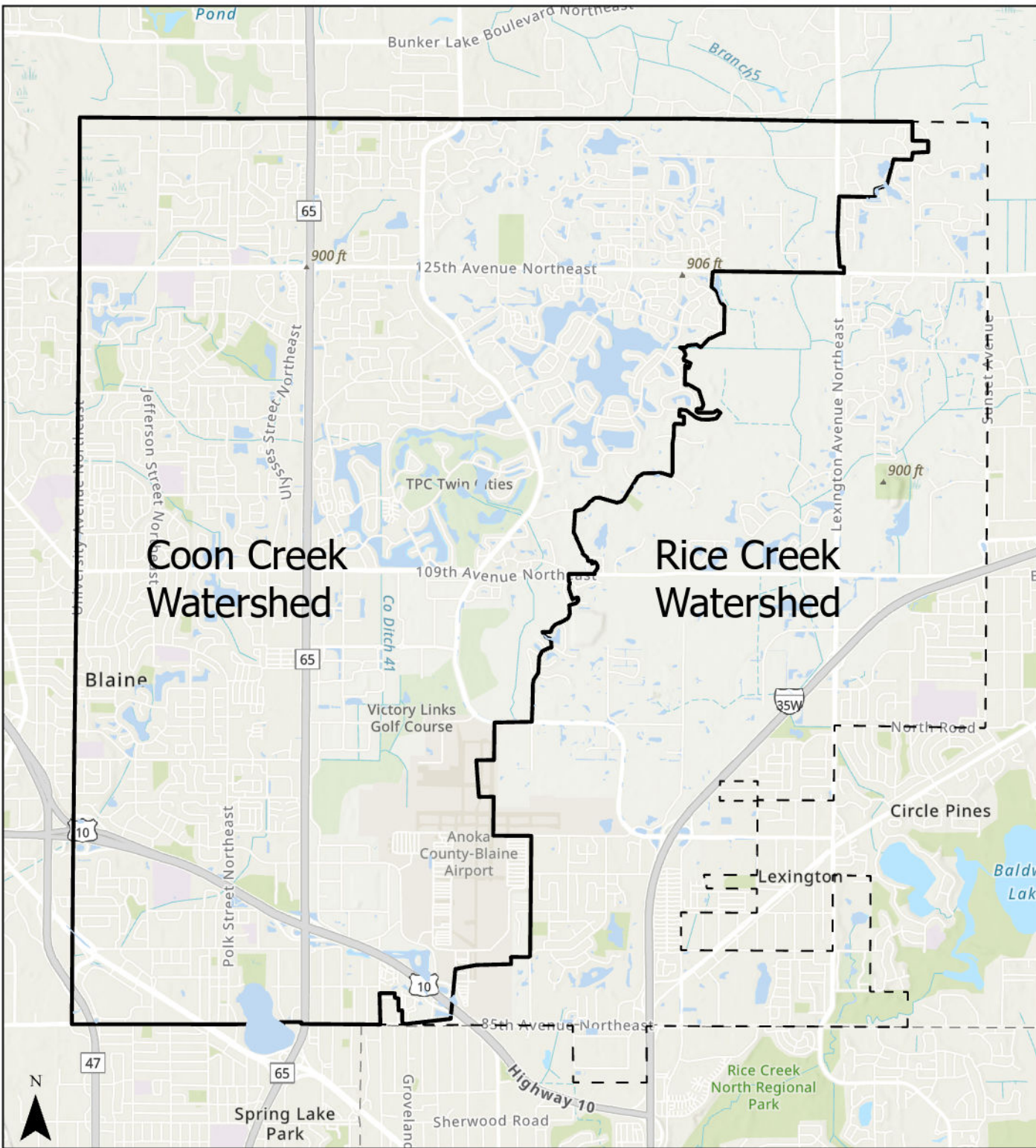
Staff Recommendation

This item is for information and discussion purposes.

Questions for Council

Attachment List

1. Watershed Boundary



The Coon Creek Watershed District covers approximately 64% of the city of Blaine. The remaining 36% of Blaine is located in the Rice Creek Watershed District.

Date: February 05, 2024

Author: GIS & Data Services

Map Credits: Esri, NASA, NGA, USGS, FEMA, Metropolitan Council, MetroGIS, Three Rivers Park District, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, USDA, USFWS

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City of Blaine Staff Report

File Number: 2026-86

Agenda Date	Status
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April 20, 2026

In Control	File Type
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City Council

Workshop Item

New Business - Sheila Sellman, Community Development Director

Agenda Item # 3.2

Concept Plan for M/I Townhomes - Jefferson Street and 125th Avenue (40 Minutes)

Background

History

The site received preliminary plat approval from the City in October of 2018 for a HyVee grocery store. In 2022, HyVee announced its adoption of a new long-term growth strategy centered on building larger stores and putting more distance between future retail sites and planned to sell five parcels it had acquired, including the subject parcel in Blaine. M/I Homes has entered into a purchase agreement with HyVee to purchase the 13.04-acre site located at 500 125th Avenue Northeast.

Background

The applicant is requesting a concept plan review for a 134-unit townhome development south of 125th Avenue and west of Jefferson Street.

The subject property is 13.04 acres and is vacant.

Zoning and Land Use

The property is zoned Planned Business District (PBD). The property is guided High Density Residential/Planned Commercial (HDR/PC). The parcel is part of a 36-acre mixed-use development that was mass graded for pad sites in 2019. A 184-unit apartment building (Risor) was completed in 2022, and all the remaining land was proposed to be for commercial uses.

The properties to the north and west are zoned PBD. The property to the east is Roosevelt Middle School and is zoned R-1 (single family). The property to the south is zoned DF (Development Flex) with single-family homes.

The applicant is requesting Development Flex (DF) zoning to allow for flexibility in setbacks and building elevation materials. The concept proposes a 30-foot front yard setback adjacent to Jefferson Street rather than a 50-foot setback as required by the PBD zoning district.

The PBD District is intended for commercial, multifamily residential and limited light industrial use, and thus the setbacks and standards may be more appropriate for an apartment-style building. Therefore, the applicant is requesting flexibility given the less intensive multifamily use of townhomes.

The concept proposes:

- "City Collection townhomes" that offer three stories and rear-loaded townhomes, and create a front door streetscape along Jefferson Street.
- "Carriage Collection townhomes" that offer a two-story townhome.
- The applicant intends to keep most of the landscaping berm on the south end of the property, and may be slightly modified to maintain a stronger buffer from the north.
- The concept plan proposes vinyl siding.

The proposal would require a land use change to MDR to allow townhomes at a density of 10.28 units per acre. The current HDR land use requires a minimum of 12 units per acre, as proposed this density is not met; however a townhome product is allowed in HDR. In recent conversations with Met Council, the MDR land use change would not be approved without adjustments to our required land guided for affordable housing. Land guided for affordable housing refers to the amount of land with minimum residential densities at or above 6 and 12 units per acre, which are densities that could allow for affordable housing construction.

City staff shared these concept plans with Met Council and were told that the city could not average the density between the apartment and townhome project since they were not proposed concurrently.

There are two potential paths for consistency with the comprehensive plan.

1. The concept plan may be adjusted to meet the 12 units per acre (currently 10.28 units per acre), which would include adding more units.
2. The applicant could request a comprehensive plan amendment to MDR to allow 6-12 units per acre, with a concurrent city-initiated comprehensive plan amendment to adjust the minimum density of the HDR2/PC designation (adjusting from 12-60 units per acre to 20-60 units per acre).
3. Staff identified the adjustment of HDR2/PC as the least impactful option for compliance with various Met Council density requirements since the maximum density would not change. If the Council supports this path, staff will continue working with Met Council to refine the potential amendment.

Grading/Storm Drainage

The developer will need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

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

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.

Utilities will be extended to complete the connection between 125th Avenue NE and 122nd Avenue NE.

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 developer will need to submit the project to Coon Creek Watershed District (CCWD). 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 will be required to complete the connection of Jefferson Street NE from 122nd Avenue to 125th Avenue. The development is proposing to gain/provide access from a connection to the yet to be constructed Jefferson 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.

The developer will need to obtain additional right of way from the school district to complete the construction of Jefferson Street.

In order to develop as proposed, the following approvals are required:

1. The project will require a rezoning from PBD to DF.
2. The project requires a preliminary and final plat which will include right of way dedication for Jefferson Street. The Developer will be required to construct Jefferson Street between the stub north of 122nd Ave NE and the stub south of 125th Ave NE.
3. If the property is rezoned to DF, a conditional use permit will be required which will allow the City Council to review the site and townhome design, and apply conditions if needed.

4. A comprehensive plan amendment to MDR to allow 6-12 units per acre, with a concurrent comprehensive plan amendment to adjust the minimum density of the HDR2/PC designation (adjusting from 12-60 units per acre to 20-60 units per acre).

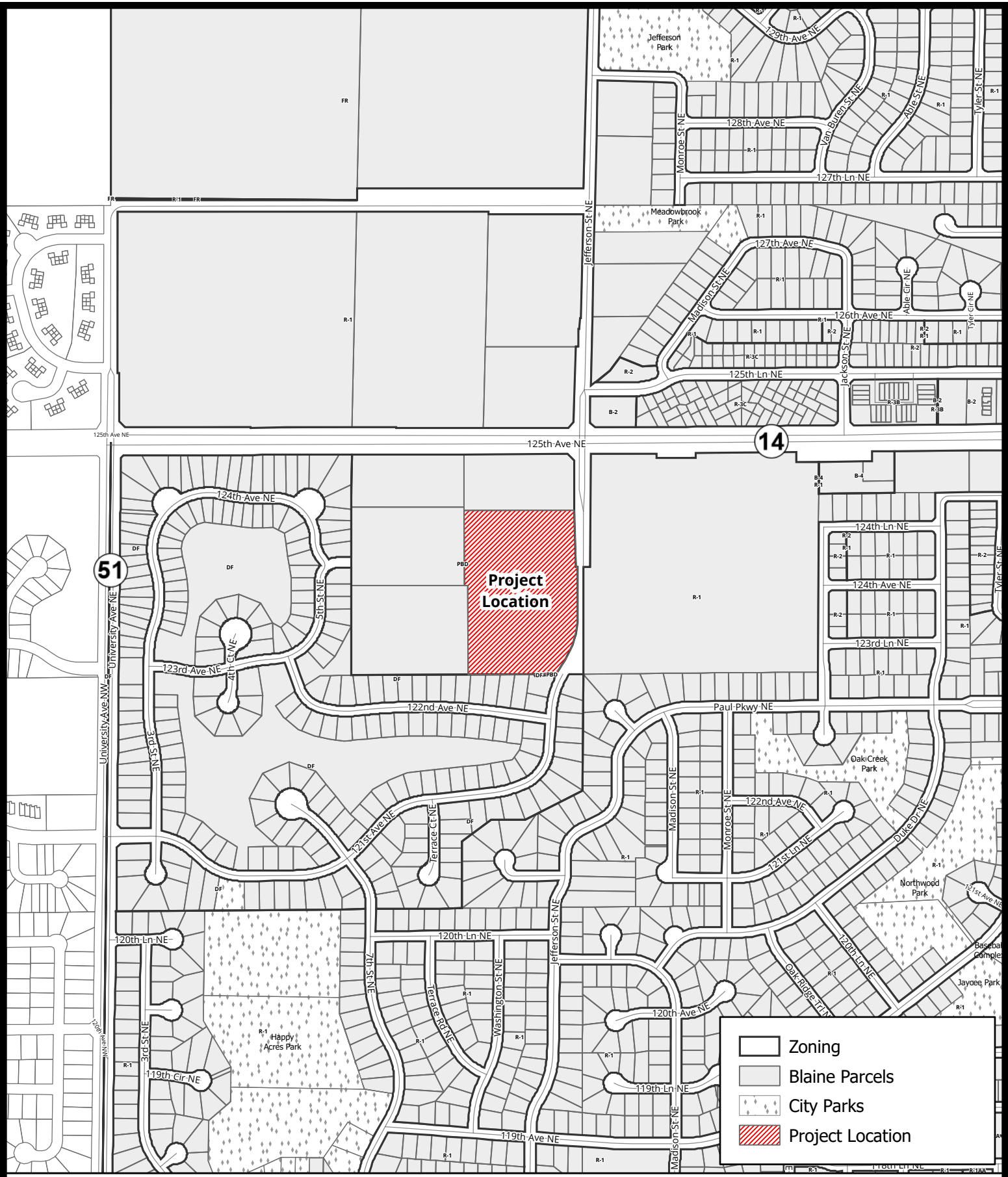
Staff Recommendation

Questions for Council

1. Does the Council support a rezoning to Development Flex (DF)?
2. Does the Council support a land use change for the townhome parcel to MDR, with a concurrent change to citywide land use numbers and percentages, such as changing HDR-2 designation from 12-60 units per acre to 20-60 units per acre?
3. Does the Council have any feedback on the layout of the site?
4. Does the Council have any feedback on the townhome elevations?

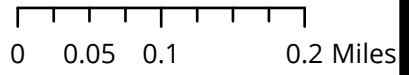
Attachment List

1. Attachments



Concept Plan 26-0002

M/I Townhomes



Scale: 1:8,478



BlaineMN.gov

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

This map is for general reference only. It is not for legal, engineering, or surveying use.

125TH AVE NE (C.S.A.H.NO. 14)

SITE DATA

Concept Area = 13.04 ac Red Boundary

PLAN SUMMARY:

City Townhomes: 74
 Carriage Townhomes: 60
 Total Townhomes: 134 (10.3 Units/Net)

TOTAL ROADWAY LENGTH:

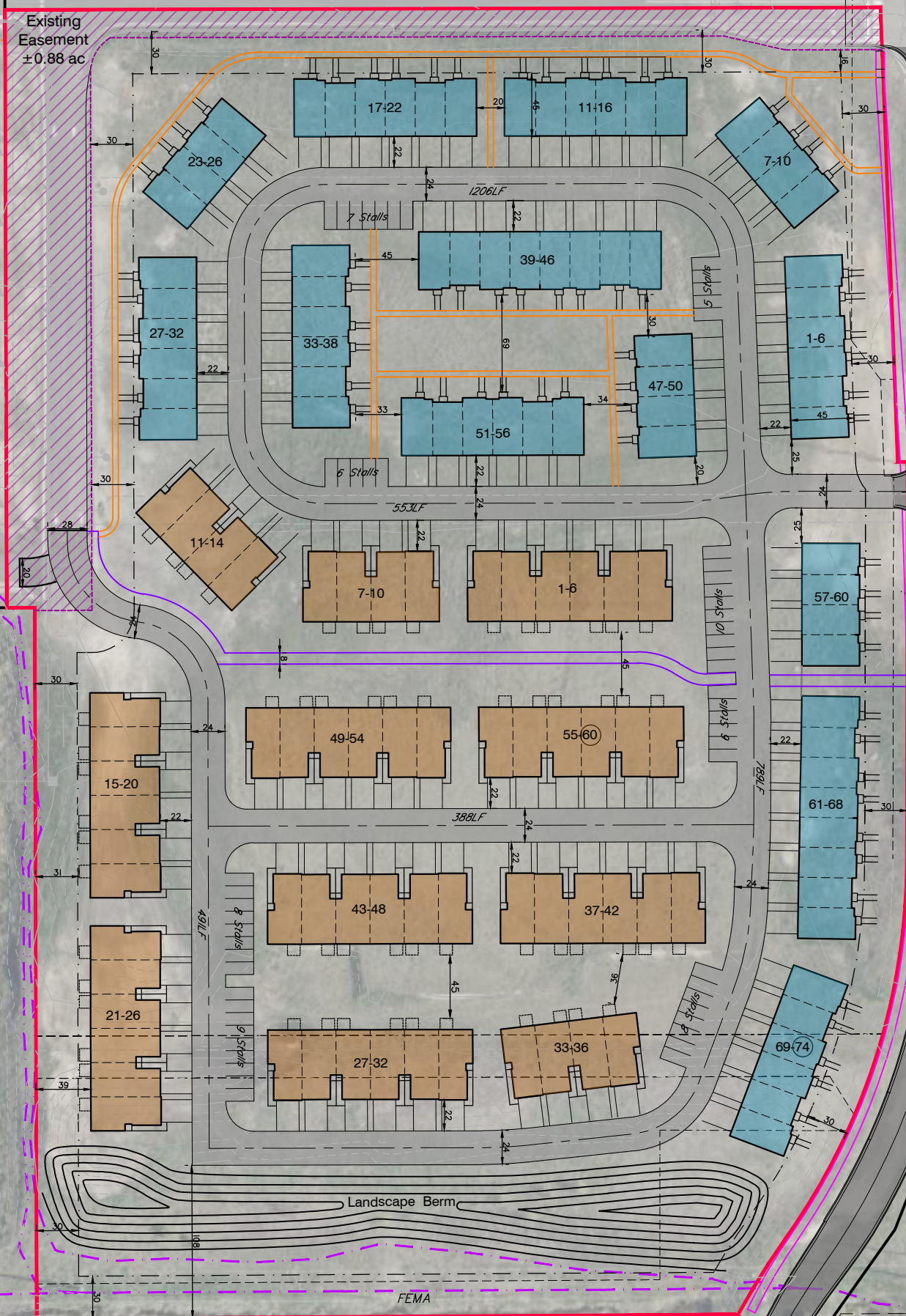
Private (24' BB): 2,938 LF

LOT DESIGN ASSUMPTIONS:

Min Building Separation: 20'
 Min Driveway Length: 22'
 Setbacks: See Plan Dims

WETLANDS: None assumed

FEMA: Present, see plan



LEGEND

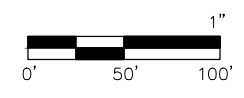
- PROP. BUILDINGS
- PROP. ROAD BACK/CURB
- DEVELOPMENT BOUNDARY
- FEMA
- CARRIAGE TOWHOME
- CITY TOWHOME

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BLAINE TOWNHOMES

Blaine, Minnesota

Concept C2



DATE: 3-29-26



INTRODUCTION

M/I Homes of Minneapolis/St. Paul, LLC (M/I Homes) is submitting application for a concept plan to be reviewed by City Staff and Council for a townhome development south of 125th Avenue Northeast and west of Jefferson Street NE. The site formerly received preliminary plat approval from the City in October of 2018 for a HyVee grocery store. In 2022, HyVee announced its adoption of a new long term growth strategy centered on building larger stores and putting more distance between future retail sites and planned to sell five parcels it had acquired, including the subject parcel in Blaine. At the end of September of this year, M/I Homes entered into a purchase agreement with HyVee to purchase the 13.04-acre site located at 500 125th Avenue Northeast. Now, M/I Homes is requesting feedback on a proposed concept plan for the development of 134 townhomes on the subject property.

ABOUT M/I HOMES

M/I Homes has been in business for almost 50 years and has built over 150,000 homes in 17 markets within the United States. We entered the Twin Cities Market in 2015 by purchasing Hans Hagen Homes. Hans Hagen Homes was founded over 50 years ago and was one of the largest and oldest home builders in the Minneapolis market. Hans Hagen and M/I Homes already have a noted presence in the City of Blaine with the M/I Homes communities of Groveland Village and Alexander Woods and the Hans Hagen communities of The Lakes and North Bay. We are excited for the opportunity to return to the Blaine community.

SITE PLAN/REZONING

Rezoning/Development Flex. The property is currently zoned PBD-Planned Business District, and the proposed development will require a rezoning to Development Flex. The PBD District is intended for commercial, multifamily residential and limited light industrial use, and thus the setbacks and standards are more appropriate for an apartment, and so we are asking for flexibility given the less intensive multifamily use of townhomes. The table below outlines the proposed standards as compared with the existing PBD and R-3B (Medium Density) districts. Application for the rezoning will be accompanied by a conditional use permit and site plan application along with submitting the preliminary plat. We believe the proposed development adheres to the City's outlined criteria of the Development Flex district in the following ways:

- *That the proposed development is compatible with the purpose and intent of the DF ordinance and the Comprehensive Plan.*
 - Without flexibility of the DF district, we would not be able to meet the minimum-required 12 units per acre with a townhome development. Increased setbacks would result in the development being under the minimum-allowed density, which would not be allowed by the Metropolitan Council.
- *That the proposal shall provide for a wide range of housing types, price ranges and styles than could be accomplished under the existing zoning.*
 - The development is proposing townhomes, which currently account for only 20% of Blaine's housing stock according to its 2040 Comprehensive Plan. Additionally, we have found through performing a Competitive Market Analysis that there are few for-sale townhomes currently on the market in Blaine or nearby areas, creating buying opportunity for potential Blaine townhome buyers.
- *That the proposal shall not impose any undue burden upon public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems*
 - The site was originally designed for a larger grocery store, which would have had significantly more impact than what would be required for townhomes.
- *That the proposed site 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.*

Former Hy-Vee Site Concept Plan

- The proposed development leaves a berm in place to buffer from the single-family homes to the south and provides connectivity from the school and 125th Ave NE to these homes with the completion of the connection of Jefferson St NE. The parcels to the north of the proposed development are presumed to develop as commercial, and townhomes provide a smooth transition from the southern single-family homes to these future commercial developments. Townhomes are also a less intensive use than an apartment or the previously-approved large scale grocery store.

Standard	PBD District Standard	R3-B Standard	Proposed Standard
Front Yard Setback	50 feet, or one-half of the total building height, whichever is greater	From public or private street internal to the development: 25 feet (with garage door), 15 feet (without garage door) From any other streets: 40 feet	From private street internal to the development: 22 feet (with garage door) From Jefferson Street NE: 30 feet
Side Yard Setback	15 feet, or one-half of the total building height, whichever is greater	20 feet (30 feet minimum distance between buildings)	20 feet between buildings (side to side)
Rear Yard Setback	20 feet, or one-half of the total building height, whichever is greater	20 feet	30 feet from street and 36 between buildings (back-to-back)
Parking Setback	Front yard/corner side yard setback: 30 feet Side yard setback: 15 feet Rear yard setback: 20 feet	Front yard/corner side yard setback: 30 feet Side yard setback: 20 feet Rear yard setback: 20 feet	Parking area setback a minimum of 10 feet from the building. Private street to the south is proposed to be divided between the platted area and the outlot that holds the berm with zero setback (this is similar to what was approved on the plat to the north and west of the property)
Open Space Requirement	30%	None outlined in ordinance	Unknown – will need to evaluate with preliminary plat application
Building Exterior	At least 50% of all exterior wall finishes on any building shall be comprised of a combination of at least 3 of the following materials with all materials present on each elevation: Brick, natural or cultured stone, glass, stucco or EIFS, or cementitious siding, architectural metal, or integrally colored rock faced block	None outlined in ordinance	We are proposing vinyl siding on our townhomes to keep consistent with the surrounding single-family homes. The use of these materials versus those required in the PBD district will result in a more economical home for buyers.

Former Hy-Vee Site Concept Plan

Density. The total net area of the project is 13.04 acres with 134 townhomes proposed. The Risor at Blaine apartment building contains 184 units and is 6.5 acres. Combining the area of the proposed development and the number of units, there are a total of 19.54 acres and 318 units, so a combined net density of 16.27 units per acres.

Access/Streets/Parking. The site has two access points - one from Jefferson Street Northeast and one from the Risor at Blaine development and will be served by 24-foot-wide private streets. We had an additional access point on the south curve of Jefferson Street Northeast but amended the plan based on City Staff feedback to avoid having an access on a curve for safety concerns. The proposed three-story townhomes facing Jefferson Street Northeast and the properties to the north will be rear loaded, with the fronts of the townhomes facing Jefferson Street Northeast and the future commercial development, with garages accessed in the rear. Front-loaded, two-story townhomes will abut the single family development to the south and the storm pond to the west of the proposed development. Because Jefferson Street Northeast is a collector street shown on the City's Comprehensive Plan to show connection from the north of 125th Avenue Northeast to the Crescent Ponds neighborhood, this connection is shown on the proposed site plan. It will be necessary to obtain right-of-way from the school district to accomplish this, and we are looking to the City for assistance with that. There are 60 parking spaces on the proposed plan, which meets the requirement for one visitor parking space per three townhomes.

Setbacks. A trail connection from the Risor at Blaine through the apartment site will continue through this development to provide connectivity to Roosevelt Middle School.

Landscaping/Buffer. Because this is a concept plan, a detailed landscape plan has not yet been developed. We do intend to keep most of the landscaping berm on the property, though it will need to be slightly modified to maintain a stronger buffer from the north.

ELEVATIONS

Example elevations of our City and Carriage Collection townhomes have been provided. The City Collection delivers three stories of thoughtfully designed living, blending modern style with everyday functionality. These rear-load townhomes create a clean, inviting streetscape while maximizing convenience. The Carriage Collection offers the comfort of a two-story townhome with a layout designed for connection and convenience. We also have anti-monotony requirements to ensure that very similar elevations are not adjacent to one another within the community to preserve visual interest.

RESTRICTIVE COVENANTS

The development will have an HOA that will provide for the maintenance of the overall common elements in the community, including landscaping of the common areas as applicable. The HOA will also provide lawn care, snow removal and exterior maintenance. Additionally, restrictions will be placed on outdoor storage and parking (no boats, campers, or trailers) in order to keep the community looking orderly and well maintained.

REQUEST AND CONCLUSIONS

M/I Homes is requesting City Council feedback on the proposed sketch plan (overall layout, flexibility requests) for a 134-townhome development to be located on the site that was formerly approved to site a grocery store.

ELEVATIONS

Carriage Townhomes*



*Colors will vary, and slight design modifications may be made.

City Collection Townhomes*



*Colors will vary, and slight design modifications may be made.



City of Blaine Staff Report

File Number: 2026-87

Agenda Date	Status
April 20, 2026	
In Control	File Type
City Council	Workshop Item

New Business - Erik Thorvig, City Manager

Agenda Item # 3.3

Council Requested Items for Discussion (10 Minutes)

Background

Request From Councilmember Ford:

Discuss a citywide organizational study because residents deserve efficient, effective services, not arbitrary cuts driven by ideology.

Strategic Plan Alignment

This topic aligns with two strategic policies: organizational health and financial sustainability.

Urgency Level

High - next workshop

Staff Recommendation

Per policy, this discussion will be limited to whether or not the council wishes to direct staff to prepare a future workshop agenda item for council discussion. Staff can answer questions about the nature of the work and timeline during the workshop.

Questions for Council

Is there council consensus to place this topic on a future workshop agenda?

Attachment List

None



City of Blaine Staff Report

File Number: 2026-88

Agenda Date	Status
April 20, 2026	
In Control	File Type
City Council	Workshop Item

New Business - Erik Thorvig, City Manager

Agenda Item # 3.4

Council Subcommittee Updates (15 Minutes)

Background

Annually, there are mayoral appointments to external boards that city council members participate on. In an effort to inform the full council about activity on these boards, the city manager has asked for a brief update of two of these boards from the representative members at the workshop. The city manager envisions this being a quarterly update going forward with updates on different boards at each meeting. The council will hear updates on the following:

North Metro TV Cable Commission - Massoglia
Twin Cities Gateway- Fleming

Staff Recommendation

Receive the reports.

Questions for Council

Attachment List

None