



City of Blaine

Planning Commission

July 14, 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.** 2026-55 Approval of the June 9, 2026 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2026-285 Case File No. 26-0032 // Sentinel Management Company // 9436 and 9422 Ulysses Street NE
The applicant is requesting the following:

1. Comprehensive plan amendment from High Density Residential/Planned Industrial/Planned Commercial and Planned Industrial/Planned Commercial to High Density Residential 2/Planned Commercial.
2. Preliminary plat to reconfigure two existing lots totaling approximately 12 acres into three lots to be known as Cloverleaf Commons Third Addition.
3. Conditional use permit to allow an 84-unit apartment building in a Planned Business District (PBD) zoning district with shared parking and shared access.

Sponsors: Elizabeth Showalter, Housing Program Coordinator

5. New Business

5.1. 2026-346

2050 Comprehensive Plan Introduction

Sponsors: Elizabeth Showalter, Housing Program Coordinator

6. Adjournment



City of Blaine

Planning Commission

June 9, 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, June 9, 2026. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Freeman, Geiselhart, Halpern, Swanson, and Chair Goracke.

Members Absent: Commission Members Howard and Olson.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Alex Koberoski, Assistant Planner
Teresa Barnes, Project Engineer

3. Approval of Minutes

3.1. 2026-54 Approval of the May 12, 2026 Planning Commission Minutes
Sponsors:

Motion by Commissioner Swanson to approve the minutes of May 12, 2026, as presented. Motion seconded by Commissioner Freeman. The motion passed 5-0.

4. Public Hearing

4.1. 2026-248 Case File No. 26-0022 // James Riley // 110 132nd Avenue NE
The applicant is requesting a conditional use permit to construct a 2,000 square foot accessory structure in a Residential Estate (RE) 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 26-0022 was opened at 7:04PM.

Wilhelm Schuster, 47 132nd Avenue, explained he supported the proposed request and he appreciated how this addition would assist with cleaning up the property.

Keith Ewer, 135 132nd Avenue, stated he did not object to the proposed structure. He asked if there were any criteria that had to be met in order to put this structure up.

Assistant Planner Koberoski explained the zoning district (R-E) allowed for a structure up to 2,000 square feet for total accessory building square footage and the applicant required a conditional use permit in order to have a 3,000 square feet of accessory building space.

Mr. Ewer reported he would like to have a larger structure on his property in order to allow him to store his belongings inside. He commented he supported this request moving forward with the understanding he would also be allowed to have up to 3,000 square feet of accessory structure space.

Chair Goracke encouraged Mr. Ewer to make an appointment with the planning department in order to discuss the plans he has for expanding his accessory structure.

Chad Woolson, 125 132nd Avenue NE, stated he lived directly across from the applicant and noted he supported the proposed request.

John Schroeder, resident of Blaine, explained he had no problem with the proposed building. He stated he was limited to 900 square feet when he constructed his building, but now the limit has been changed to 2,000 square feet.

The public hearing was closed at 7:15PM.

Motion by Commissioner Halpern to recommend approval of Planning Case 26-0022 based on the following conditions:

Case 26-0022:

- 1. The proposed accessory structure to match the existing dwelling in terms of architectural style and exterior color.**
- 2. Any proposed home occupation shall meet the requirements as outlined in section 129-10 of the zoning code.**
- 3. Total accessory building space is limited to 2,950 square feet.**
- 4. Garage doors are limited to no more than 10-feet in height.**
- 5. The driveway on the adjacent property shall be removed and driveway shall be modified to maintain a minimum 5-foot setback from the property line by final inspection for the accessory structure. If the required setback cannot be met, a variance must be obtained prior to final inspection of the accessory structure.**
- 6. The driveway access within the right-of-way shall be modified so that the combined right-of-way width for the primary driveway and secondary access**

- does not exceed 30 feet, in accordance with applicable access standards. Right-of-way work shall be completed prior to final inspection.
7. The existing 90 square foot shed shall be removed prior to final inspection.
 8. The existing foundation on the adjacent property shall be removed prior to building permit issuance. The accessory structure must maintain a minimum 10-foot setback from the adjacent property line.
 9. Any proposed tree removal shall follow the tree preservation standards as outlined in section 129-9.

Motion seconded by Commissioner Geiselhart. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the July 6, 2026 city council meeting.

- 4.2.** 2026-278 Case File No. 26-0023 // HJ Development // 4194 and 4195 123rd Lane NE
The applicant is requesting the following:

1. A 10-foot variance from the 30-foot front yard parking lot setback adjacent to Lexington Avenue for 4195 123rd Lane NE (proposed Jerry Foods).
2. A 10-foot variance from the 50-foot front yard building setback adjacent to Lexington Avenue for 4195 123rd Lane NE (proposed Jerry Foods).
3. A 10-foot variance from the 30-foot front yard parking lot setback adjacent to Lexington Avenue for 4194 123rd Lane NE (multi-tenant building).

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 26-0023 was opened at 7:17PM. As no one wished to appear, the public hearing was closed at 7:17PM.

Motion by Commissioner Halpern to recommend approval of Planning Case 26-0023 a 10-foot variance from the 30-foot front yard parking lot setback adjacent to Lexington Avenue for 4195 123rd Lane NE (proposed Jerry Foods), a 10-foot variance from the 50-foot front yard building setback adjacent to Lexington Avenue for 4195 123rd Lane NE (proposed Jerry Foods), and a 10-foot variance from the 30-foot front yard parking lot setback adjacent to Lexington Avenue for 4194 123rd Lane NE (multi-tenant building) with the following findings:

Case 26-0023:

1. The variance is due to the larger right of way required for the county trail and maintaining adequate separation from the existing overhead power lines.
2. The variance is in harmony with the general purposes and intent of the ordinance.
3. The variance is consistent with the comprehensive plan.

4. The property owner proposes to use the property in a reasonable manner not permitted by the zoning code.
5. The variance will not alter the essential character of the locality.

Motion seconded by Commissioner Swanson. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the June 15, 2026 city council meeting.

- 4.3.** 2026-279 Case File No. 26-0024 // HJ Development // 4194 123rd Lane NE
The applicant is requesting a conditional use permit to allow a 380 square foot outdoor dining patio in a Town Commercial (B-5) 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 26-0024 was opened at 7:20PM. As no one wished to appear, the public hearing was closed at 7:20PM.

Motion by Commissioner Swanson to recommend approval of Planning Case 26-0024 based on the following conditions:

Case 26-0024:

1. The outdoor dining area is subject to a SAC review and payment. The applicant must work with the City's chief building official and Met Council to determine the amount required for this use.
2. No outdoor advertising on the building or outdoor dining area without obtaining a temporary sign permit is allowed.
3. The outdoor dining area is limited to no more than 380 square feet as shown in the submitted plans.
4. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
5. Per the Minnesota building code, exit doors in any railing or fence in the outdoor dining area shall be openable from the inside without the use of a key or any special knowledge or effort.
6. No amplified outdoor music system is allowed.
7. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.
8. The fence surrounding the outdoor dining area is required to be decorative and maintenance-free.

Motion seconded by Commissioner Halpern. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the June 15, 2026 city council meeting.

- 4.4.** 2026-280 Case File No. 26-0026 // Protech Electronics // 3543 88th Avenue NE
The applicant is requesting a conditional use permit to allow passenger vehicle service in a Light Industrial (I-1) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 26-0026 was opened at 7:22PM.

Brett Florian, architect for the applicant, explained he has completed projects for ProTech all over the country. He reported all work on vehicles would be done inside the building.

The public hearing was closed at 7:23PM.

Motion by Commissioner Geiselhart to recommend approval of Planning Case 26-0026 based on the following conditions:

Case 26-0026:

- 1. All work is required to be done inside the building.**

Motion seconded by Commissioner Freeman. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the July 6, 2026 city council meeting.

- 4.5.** 2026-281 Case File No. 26-0027 // Tyler Tall // 11662 Lexington Avenue NE
The applicant is requesting a conditional use permit to construct a 1,400 square foot detached accessory structure in a Farm Residential (FR) 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 26-0027 was opened at 7:25PM. As no one wished to appear, the public hearing was closed at 7:26PM.

Motion by Commissioner Swanson to recommend approval of Planning Case 26-0027 based on the following conditions:

Case 26-0027:

- 1. The total cumulative accessory structure space is limited to 3,000 square feet. The existing and proposed accessory structures shall measure no more than 3,000 square feet when measured from interior wall to interior wall.**
- 2. The existing accessory structure in the rear yard must be removed prior to building permit issuance for the proposed accessory structure.**
- 3. The first 35-feet of driveway off of Lexington Avenue shall be paved with asphalt prior to final inspection of the proposed accessory structure.**

- 4. Any proposed home occupation shall meet the requirements as outlined in section 129-10 of the zoning code.**

Motion seconded by Commissioner Geiselhart. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the July 6, 2026 city council meeting.

- 4.6.** 2026-282 Case File No. 26-0029 // Jacob and Brittany Brausen // 11985 Lever Street NE
The applicant is requesting a conditional use permit to allow up to 3,000 square feet of accessory building space in a Farm Residential (FR) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 26-0029 was opened at 7:29PM.

Tad Wickstrom, explained he was the father/father-in-law of the applicants and noted he was available for comments or questions.

The public hearing was closed at 7:30PM.

Motion by Commissioner Geiselhart to recommend approval of Planning Case 26-0029 based on the following conditions:

Case 26-0029:

- 1. The architectural style, facing material and color of the accessory building shall be compatible with the principal building.**
- 2. The detached accessory building shall be used for personal storage only.**
- 3. Total accessory building space is limited to 3,000 square feet.**
- 4. The HVAC system and changing the 6-foot double door to a 3-foot door must be completed prior to the issuance of a building permit for the detached accessory building.**
- 5. As-built surveys, a foundation as-built and a final grading as-built, shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.**
- 6. Vacation of a portion of the existing drainage, utility and wetland easement needs to be approved and recorded prior to the start of any work.**
- 7. Verify with Rice Creek Watershed District if a permit is required or not.**

Motion seconded by Commissioner Freeman. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the July 6, 2026 city council meeting.

- 4.7.** 2026-283 Case File No. 26-0030 // Blaine Housing Group, LLC // 111 99th Avenue NE
The applicant is requesting preliminary plat approval to create two lots, four outlots and dedicate road right of way to be known as Terrano Apartments.
Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 26-0030 was opened at 7:35PM.

Megan Karr, representative for the applicant, noted she was available for comments or questions.

The public hearing was closed at 7:36PM.

Commissioner Halpern reported the traffic concerns from the neighbors should be brought to city staff.

Motion by Commissioner Geiselhart to recommend approval of Planning Case 26-0030 based on the following conditions:

Case 26-0030:

- 1. Park dedication is required for the development of two new lots based on a rate of \$4,894 per unit, totaling \$234,912, if paid in 2026. The fee must be paid prior to the issuance of a building permit and will be calculated using the per-acre rate in effect at the time payment is received by the City.**
- 2. All existing structure removals require demolition permits. All wells and septic systems shall be properly abandoned per all local and state requirements.**
- 3. The developer must meet the City's tree preservation requirements. Compliance with the tree preservation and landscaping requirements will be confirmed during the site plan review/building permit process.**
- 4. 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.**
- 5. Site plan approval is required as part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.**

Motion seconded by Commissioner Freeman. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the July 6, 2026 city council meeting.

- 4.8.** 2026-284 Case File No. 26-0031 // Newton RES LLC // 4131 Pheasant Ridge Drive NE
The applicant is requesting the following:
1. Comprehensive plan amendment from Planned Industrial (PI) to Planned Industrial/Planned Commercial (PI/PC)

2. Preliminary plat approval to subdivide approximately 10.43 acres into 4 lots and 2 outlots to be known as Blaine Ventures First Addition.
3. Conditional use permit in the PBD zoning district to allow the following:
 - a. Lot 1: Zero lot line for parking/shared access on west, east and north property lines. Zero lot line for building on north and east property line.
 - b. Lot 2: Credit Union/Bank Use. Zero lot line for parking/shared access on west and north property lines.
 - c. Lot 3: Retail and Restaurant Use. Zero lot line for parking/shared access on west, north and south property lines
 - d. Lot 4: Medical Office, Retail, and Restaurant Uses. Zero lot line for parking/shared access on west and south property lines.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 26-0031 was opened at 7:41PM.

Michael Margulies, Blaine Ventures representative, introduced himself to the commission and noted he was available for questions or comments.

The public hearing was closed at 7:41PM.

Chair Goracke commended the applicant for the impressive elevations.

Motion by Commissioner Swanson to recommend approval of Planning Case 26-0031A a comprehensive plan amendment from Planned Industrial (PI) to Planned Industrial/Planned Commercial (PI/PC) with the following rationale:

Case 26-0031A:

1. The proposed PI/PC land use is consistent with adjacent light industrial and commercial uses.
2. The proposed land use allows for construction of commercial type uses that are allowed as conditional uses in the existing zoning of PBD.

Motion by Commissioner Swanson to recommend approval of Planning Case 26-0031B preliminary plat approval to subdivide approximately 10.43 acres into 4 lots and 2 outlots to be known as Blaine Ventures First Addition with the following conditions:

Case 26-0031B:

1. All development signage by separate review.
2. Any development on the site must meet the City's tree preservation requirements.

3. Park dedication will be required for Lots 2,3, and 4 at the time of building permits.
4. 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.

Motion by Commissioner Swanson to recommend approval of Planning Case 26-0031C a conditional use permit in the PBD zoning district to allow the following:

- a. Lot 1: Zero lot line for parking/shared access on west, east and north property lines. Zero lot line for building on north and east property line.
- b. Lot 2: Credit Union/Bank Use. Zero lot line for parking/shared access on west and north property lines.
- c. Lot 3: Retail and Restaurant Use. Zero lot line for parking/shared access on west, north and south property lines
- d. Lot 4: Medical Office, Retail, and Restaurant Uses. Zero lot line for parking/shared access on west and south property lines.

With the following conditions:

Case 26-0031C:

1. The uses for all lots will need to obtain a CUP amendment if the use is not permitted by this CUP, including outdoor dining.
2. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.
3. A copy of the shared access/parking agreement between lots must be submitted to the Planning Department prior to any work being allowed on site.
4. The proposed development will be required to provide an updated Traffic Impact Study to determine any additional roadway and/or intersection improvements will be required.
5. 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.

Motion seconded by Commissioner Halpern. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the July 6, 2026 city council meeting.

5. Adjournment

Motion by Commissioner Freeman to adjourn the regular planning commission meeting.

Motion seconded by Commissioner Geiselhart. The motion passed 5-0.

Adjournment time was 7:43PM.



City of Blaine Staff Report

File Number: 2026-285

Agenda Date	Status
July 14, 2026	
In Control	File Type
Planning Commission	Report

Public Hearing - Elizabeth Showalter, Housing Program Coordinator

Agenda Item # 4.1

Case File No. 26-0032 // Sentinel Management Company // 9436 and 9422 Ulysses Street NE
The applicant is requesting the following:

1. Comprehensive plan amendment from High Density Residential/Planned Industrial/Planned Commercial and Planned Industrial/Planned Commercial to High Density Residential 2/Planned Commercial.
2. Preliminary plat to reconfigure two existing lots totaling approximately 12 acres into three lots to be known as Cloverleaf Commons Third Addition.
3. Conditional use permit to allow an 84-unit apartment building in a Planned Business District (PBD) zoning district with shared parking and shared access.

Background

Zoning	Planned Business District (PBD)
Land Use	Planned Industrial/Planned Commercial (PI/PC)
Area	Approximately 12 Acres
Applicable Regulations	Section 74-46 of the Subdivision Code and sections 101-4 and 117-60 of the Zoning Code
Attachments	Zoning and Location Map Preliminary Plat Building Elevations Site Plans Landscape Plan Narrative Public Comments
Schedule	Planning Commission: July 14, 2026 City Council: August 3, 2026

Staff report prepared by Elizabeth Showalter, Housing Program Coordinator, and Teresa Barnes, Project

Engineer

The applicant is proposing to subdivide two existing lots into three lots to allow for construction of a new apartment building immediately south of the existing Viridian Apartments and west of the Teamsters headquarters. The project requires a comprehensive plan amendment, a conditional use permit (apartment use and shared access/zero lot line) and a plat.

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.

A comprehensive plan amendment from High Density Residential/Planned Industrial/Planned Commercial (HDR/PI/PC) and Planned Industrial/Planned Commercial (PI/PC) to High Density Residential 2/Planned Commercial (HDR2/PC) is consistent with the following goals in the comprehensive plan:

- The City recognizes varied housing densities as a means of accommodating community growth. The City will encourage increased density through appropriately designed and located townhouses and apartments, a variety of single-family detached-style homes with clustering, varying lot sizes, and shared open space. (Land Use Goal 3)
- The City supports the development of well-designed and appropriately-located multifamily housing projects when these developments improve access to affordable housing and transit, create positive community impacts, and preserve natural resources. (Housing Goal 2)

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

Zoning

The property is zoned Planned Business District (PBD) which allows for commercial, industrial, and multifamily residential uses.

Surrounding Zoning and Uses

North: Existing Viridian Central apartment building (PBD) and Northview Villas (R-4 Manufactured Home Park)

South: City owned open space/wetland

East: City owned open space/wetland

West: Teamsters headquarters building (PBD)

Land Use Designation

The project creates a new lot out of land currently part of the Viridian Central Apartment property (guided HDR/PI/PC) and part of the Teamsters property (guided PI/PC). The applicant is requesting an HDR2 land use designation to allow for residential densities up to 60 units per acre. To allow for the shared parking with the Teamsters and afford future flexibility, staff proposes regarding the portion of the property being used for the apartments to HDR2/PC which also allows for commercial uses.

Existing Conditions and History

An apartment building was constructed at 9436 Ulysses Street in 2016. The building has changed names multiple times since then, and is currently called Viridian Central. It includes 191 units. The adjacent Arris apartment building was constructed in 2022 and has 66 units. The two existing buildings have always been separately owned and managed.

The City has undergone several code amendments related to multifamily parking requirements. When the Veridian project was approved, 2.2 parking stalls were required per unit, resulting in 423 stalls required, and 429 were provided. Now, 1 stall is required for studio units, 1.5 for one bedroom, and 2 for all other units, which reduces the requirement to 320 stalls. Due to the reduction in parking requirement, which aligns with the actual parking demand seen by the property owner, there is excess parking space on the property, which the property owner is proposing to utilize for construction of an 84-unit apartment building. This proposal was brought to the City Council for feedback on April 6, 2026.

The project also includes a lot line adjustment between the Viridian property and 9422 Ulysses Street which is the Teamsters headquarters building.

Plat

The project proposes the replat two existing lots into three lots. There is no minimum lot size in the PBD district and the site plans submitted demonstrate that all required setbacks can be met on the property.

Architecture

The applicant is proposing a building using compatible materials and colors to the existing Viridian Apartments. As submitted, the materials are primarily cementitious lap siding with glass on all four elevations. Two elevations include brick and integrally colored precast concrete is used for the first floor (parking). This satisfies the Planned Business District architectural standards.

Setbacks

The following setbacks are required for the proposed new building:

- Front (east): 50 feet required, 7 feet provided, allowed with zero lot line CUP
- Rear (west): 20 feet required, 150 feet provided
- Side (north): 15 feet required, 70 feet provided

- Side (south): 15 feet required, 17 feet provided

The applicant is requesting a zero lot line for parking and shared access between the three parcels on the north and east side of the proposed new building. The parking setbacks of 15 feet for the south and 20 feet for the rear yards are met.

Landscaping

The following landscaping quantities are required:

- 12 Overstory
- 12 Conifers
- 12 Ornamental
- 80 Shrubs

The property is in the highway 65 zoning district, which requires that 25% of the trees be oversized (3 inches for overstorey, 8 foot for conifers), which amounts to 9 total oversized trees on site.

The applicant's landscape plan must be revised to meet the quantities stated, which will be reviewed as part of the building permit.

Tree Preservation

No significant trees are proposed for removal. All disturbed area is currently pavement or grass.

Parking

The parking requirement at the time the existing Viridian building was built required 2.25 parking stalls per unit, regardless of type of unit. Over the following years, the parking requirement for multifamily units has been reduced multiple times.

The existing apartment building requires 320 stalls and the new apartment building requires 129 stalls for a total of 449 stalls. A total of 494 stalls are proposed for the two buildings, with over half of the required stalls provided as underground or enclosed parking.

The Teamsters building requires 124 parking stalls and 96 are provided. The remaining 28 required stalls can be accounted for through the excess 45 stalls on the two apartment properties, with a shared parking agreement.

The project, as proposed, meets the parking requirements.

Park Dedication

Park dedication for residential properties is based on a per-unit calculation. The proposed 84 units would incur a total park dedication fee of \$411,096. A small portion of the proposed apartment property is currently part of the Teamsters property and paid park dedication as a commercial property with the platting of Cloverleaf Commons Second Addition. That area totals 0.4 acres and is zoned PBD, which has a per acre park dedication rate of \$7,820. Therefore, a credit of \$3,218 is applied to the park dedication due, yielding a net park dedication amount of \$407,968.

Airport Noise Considerations

The property is located near the airport runway protection zone, but is not in the area designated by the code for noise mitigation standards. The commercial energy code generally requires high standards be met for windows and insulation, which have a similar impact on noise concerns as the noise mitigation standards listed in the code.

Engineering Analysis

Grading/Storm Drainage

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.

Utilities

The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2026 rate for Sanitary Sewer District 1 is \$5,518.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 2.4 acres of upland for a total sewer area charge of \$13,243.20.

Standard Water and Sanitary Sewer Access Charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

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

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

Wetlands/Watershed/FEMA

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

The developer will need to submit the project to the 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 the time of lot closing.

The 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 the existing access drive to Ulysses Street NE. This will be a shared access drive.

A Traffic Impact Study is required to be submitted to the City. The TIS will be required to analyze the existing traffic conditions and future projected traffic volumes along the access for Ulysses Street and the intersections at Ulysses Street and Cloverleaf Parkway NE. The TIS must be submitted prior to the City Council meeting, and the developer will be required to make any improvements necessary to mitigate traffic impacts, as determined by the TIS and the Director of Engineering.

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 101-4 Criteria for granting conditional use permits:

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The use will not create an excessive burden on public utilities or facilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The use is designed to be compatible with the adjacent apartment buildings, open spaces, and office use.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The appearance of the proposed apartment building is complementary to the existing apartment buildings nearby.
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 proposed apartment building use is consistent with the purpose of the zoning district "to allow commercial, multifamily residential and limited light industrial uses serving a local or regional trade area."
6. The use shall not be in conflict with the comprehensive plan of the city.
 - The use is consistent with the proposed land use designation of HDR2/PC.
7. The use will not cause traffic hazard or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion. The traffic impact study will determine if any mitigation measures are required.

8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.
 - o 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. 26-0032, it is recommended that the Planning Commission recommend approval of a comprehensive plan amendment from Planned Industrial/Planned Commercial and High Density Residential/Planned Industrial/Planned Commercial to High Density Residential 2/Planned Commercial with the following rationale:

1. The proposed land use amendment is consistent with the goal of the housing chapter of the comprehensive plan to "support the development of well-designed and appropriately-located multifamily housing projects when these developments improve access to affordable housing and transit, creative positive community impacts, and preserve natural resources."
2. The proposed land use amendment is consistent with the goal of the land use chapter of the comprehensive plan to "recognize varied housing densities as a means of accommodating community growth" and "encourage increased density through appropriately designed and located townhouses and apartments, a variety of single-family detached-style homes with clustering, varying lot sizes, and shared open space."

In Planning Case File No. 26-0032, it is recommended that the Planning Commission recommend preliminary plat approval to subdivide approximately 12 acres to be known as Cloverleaf Commons Third Addition with the following conditions:

1. Park Dedication is due at time of building permit for the proposed new apartment units. A total of \$407,968 is due if paid in 2026 for 84 units with credit for previously paid park dedication for 0.4 acres of commercial land.
2. The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2026 rate for Sanitary Sewer District 1 is \$5,518.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 2.4 acres of upland for a total sewer area charge of \$13,243.20.
3. The developer is responsible to submit a traffic impact study prior to any site plan approvals. Developer shall complete any mitigation measures identified in the traffic impact study, as determined by the Director of Engineering.
4. The developer is responsible for obtaining a Coon Creek Watershed District (CCWD) permit. A copy will need to be submitted to the city prior to any site plan construction.
5. 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.
6. Site plan approval is required as part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.

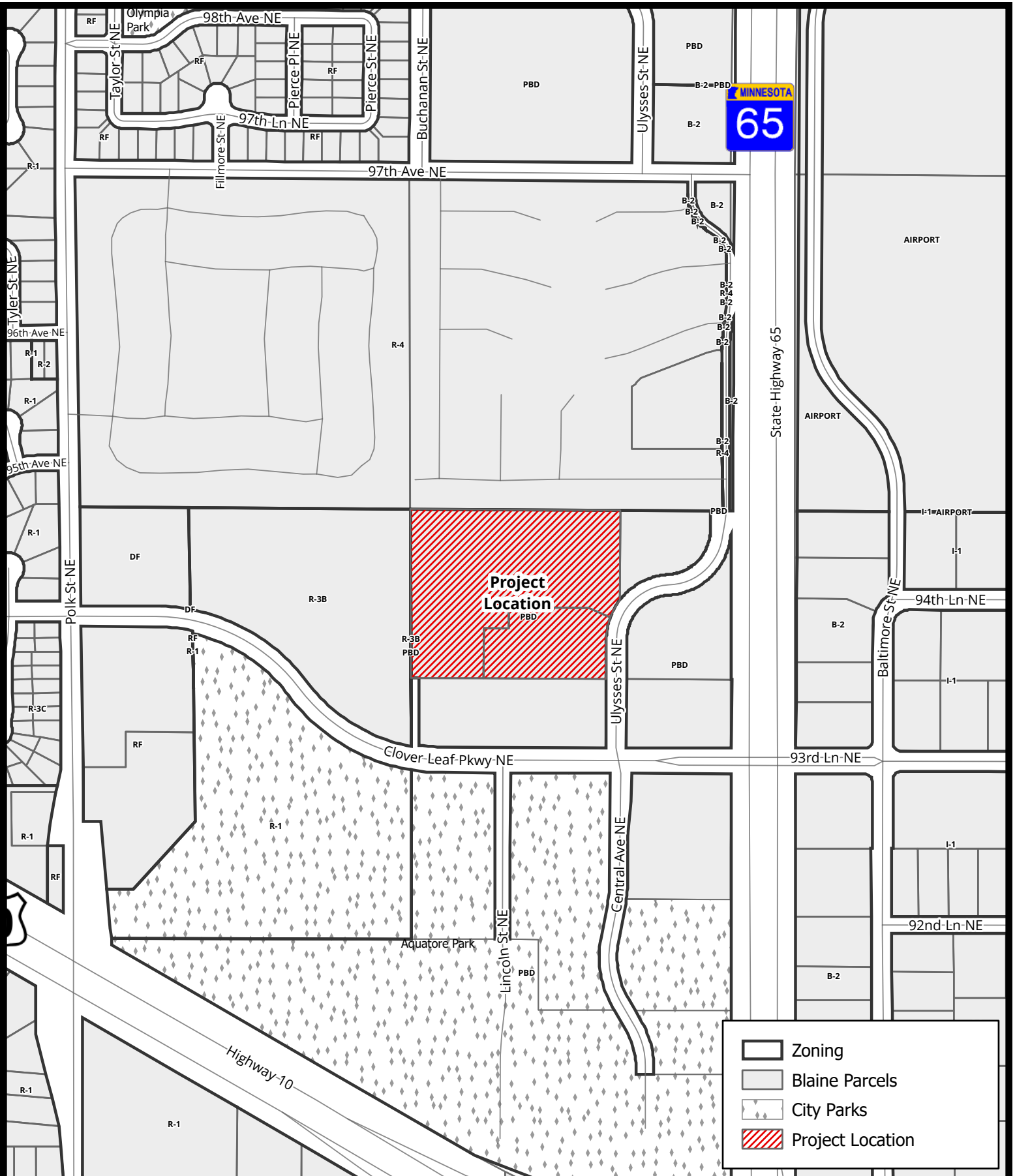
7. A shared parking and access agreement shall be recorded on all three parcels concurrently with recording the plat. Proof of recording must be submitted to the City prior to issuance of any permits.

In Planning Case File No. 26-0032, it is recommended that the Planning Commission recommend approval of a conditional use permit to allow an 84-unit apartment building and shared access and zero lot line on the north and east sides of the proposed Lot 2, Block 1 in a Planned Business District (PBD) zoning district with the following conditions:

1. Architectural design of the proposed apartment building shall be consistent with the elevations and materials submitted with the application.
2. A zero lot line setback applies to parking between lots 1, 2, and 3, and to the eastern building setback on lot 2 and the western building setback on lot 3.

Attachment List

1. Attachments
2. Public Comments



Case File No. 26-0032 **Viridian Sentinel**

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.



BlaineMN.gov

0 0.03 0.07 0.13 Miles

Scale: 1:5,852



PRELIMINARY PLAT: CLOVERLEAF COMMONS THIRD ADDITION

PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:

Parcel 1:
Lots 2 and 3, Block 1, Cloverleaf Commons Second Addition, Anoka County, Minnesota.
Abstract Property

Parcel 2:
Lot 1, Block 1, Cloverleaf Commons Second Addition, Anoka County, Minnesota.
Abstract Property

For Parcel 1, this preliminary plat was prepared with the benefit of a Commitment for Title Insurance issued by Commercial Partners Title, a division of Chicago Title Insurance Company, as agent for Chicago Title Insurance Company, File No. CP72235 (Supplement No. 10), dated March 6, 2024.

For Parcel 2, this preliminary plat was prepared without the benefit of a Commitment for Title Insurance. The description for Parcel 2 listed hereon is per county tax records and may not be the description of record. There may be easements or other matters of record we are unaware of and thus not shown hereon.

DATE OF PREPARATION:

5-12-2026

Please note that the background survey information is per a survey performed by us dated 1-31-2024 (last revised 4-1-2024)

APPLICANT:

Sentinel Management Company
Fabrizio Montermini
521 Edina Industrial Blvd, Suite 100
Edina, MN 55439
952-314-2648
fabrizio@sentinelapts.com

BENCHMARKS:

Elevations are based on the NAVD 88 Datum. Site Benchmark is the top nut of the fire hydrant located along the easterly portion of Ulysses Street NE approximately 60 feet southeast of the southeasterly corner of the subject property, as shown hereon. Elevation=910.45.

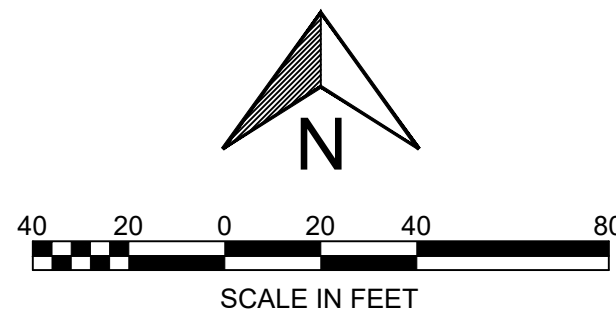
AREAS:

Proposed Lot 1 = 308,350 Sq. Ft. or 7.079 Acres
Proposed Lot 2 = 104,921 Sq. Ft. or 2.409 Acres
Proposed Lot 3 = 108,883 Sq. Ft. or 2.499 Acres
Total Property Area = 522,154 Sq. Ft. or 11.987 Acres

FLOOD ZONE:

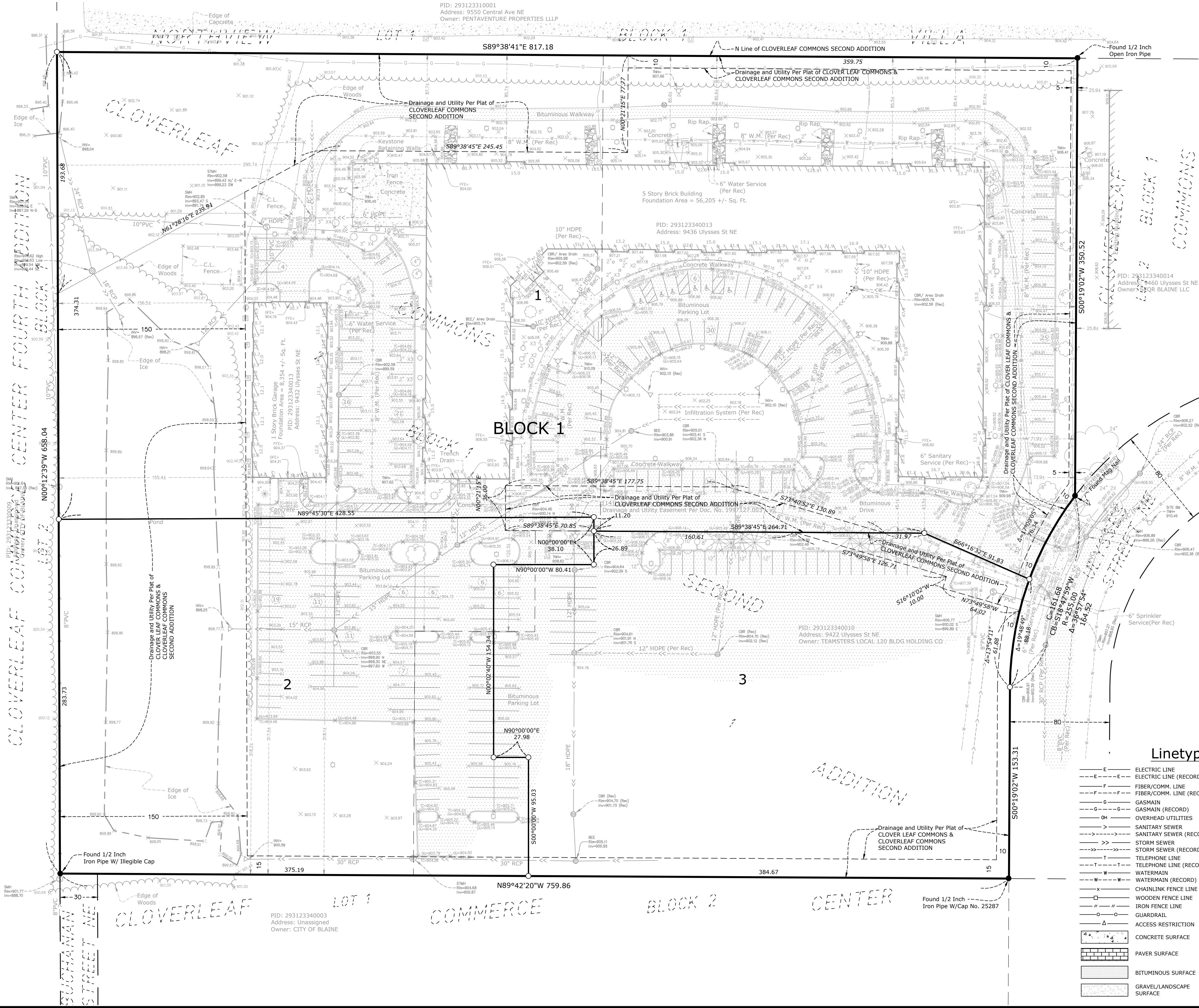
This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27003C0338E, effective date of December 16, 2015.

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



Linetype & Symbol Legend

E	ELECTRIC LINE	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
---	ELECTRIC LINE (RECORD)	⊠	CABLE TV BOX	⊠	UTILITY MANHOLE
F	FIBER/COMM. LINE	⊠	ELECTRIC MANHOLE	⊠	ELECTRICAL OUTLET
---	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	HAND HOLE
G	GASMAIN	⊠	ELECTRICAL METER	⊠	BOLLARD
---	GASMAIN (RECORD)	⊠	FIBER/COMM. MANHOLE	⊠	FLAG POLE
OH	OVERHEAD UTILITIES	⊠	POWER POLE	⊠	FUEL TANK
>	SANITARY SEWER	⊠	GUY WIRE	⊠	HANDICAP SYMBOL
->->	SANITARY SEWER (RECORD)	⊠	GAS METER	⊠	LIGHT POLE
>>->	STORM SEWER	⊠	GAS MANHOLE	⊠	MAIL BOX
->->	STORM SEWER (RECORD)	⊠	GAS VALVE	⊠	SIGN
T	TELEPHONE LINE	⊠	ROOF DRAIN	⊠	CONIFEROUS TREE
---	TELEPHONE LINE (RECORD)	⊠	SEWER CLEAN OUT	⊠	DECIDUOUS TREE
W	WATERMAIN	⊠	SANITARY MANHOLE	⊠	BUSH/SHRUB
---	WATERMAIN (RECORD)	⊠	STORM MANHOLE	⊠	SOIL BORING
x	CHAINLINK FENCE LINE	⊠	CATCH BASIN	⊠	FOUND IRON MONUMENT
□	WOODEN FENCE LINE	⊠	FLARED END SECTION	⊠	SET OR TO BE SET IRON MONUMENT
---	IRON FENCE LINE	⊠	TELEPHONE BOX	⊠	CAST IRON MONUMENT
○	GUARDRAIL	⊠	TELEPHONE MANHOLE		
△	ACCESS RESTRICTION	⊠	TRAFFIC SIGNAL		
▨	CONCRETE SURFACE	⊠	HYDRANT		
▨	PAVER SURFACE	⊠	FIRE CONNECTION		
▨	BITUMINOUS SURFACE	⊠	POST INDICATOR VALVE		
▨	GRAVEL/LANDSCAPE SURFACE	⊠	WATER MANHOLE		
		⊠	WATER VALVE		
		⊠	WELL		
		⊠	SATELLITE DISH		



PROJECT
9422 & 9436 Ulysses Street NE

Blaine, Anoka County, Minnesota 55434

CLIENT
Sentinel Management Company

5215 Edina Industrial Blvd. Suite 100, Edina, Minnesota 55439

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIU
DATE SIGN-DATE LICENSE NO. 44565

QA/QC	
FIELD CREW	
DRAWN BY	CJ
REVIEWED BY	RS
UPDATED BY	

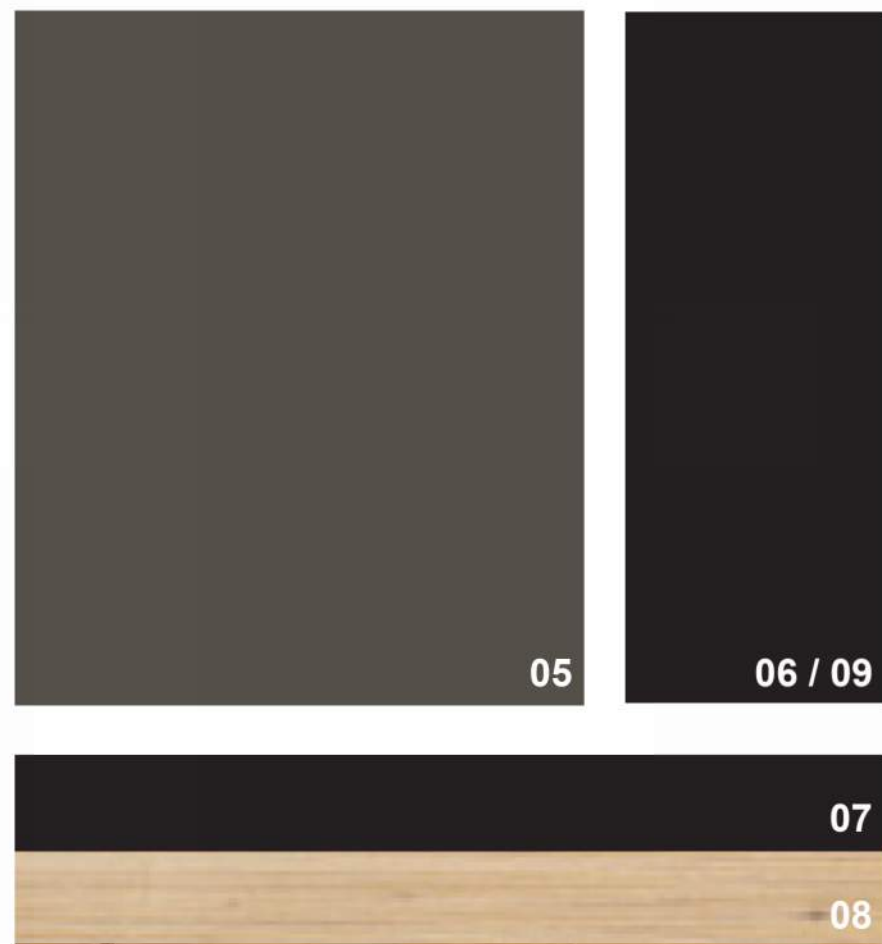
VICINITY MAP

REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT NO. 24011.03

PRELIMINARY PLAT

V2.0



MATERIAL INDEX

1A- PRECAST PANEL

1B- ARCH. LINEAR BRICK - IVORY
(2-1/4" H X RANDOM (UP TO
23-5/8") L X 3-3/4" D)

02 - ALTERNATING CEMENTITIOUS
LAP SIDING
(4" AND 8" PROFILES)

03 - ALTERNATING CEMENTITIOUS
LAP SIDING
(4" AND 8" PROFILES)

04 - CEMENTITIOUS LAP SIDING
(4" PROFILE)

05- CEMENTITIOUS ACCENT
PANEL_1

06- WINDOWS AND PATIO DOORS
(COLOR: TBD)

07- PREFINISHED ALUMINUM
RAILINGS AND COLUMNS
(COLOR: TBD)

08- PREFINISHED ALUMINUM
CANOPIES WITH WOOD INFILL

09- PREFINISHED METAL COPING
AND FLASHING

10- DECORATIVE LIGHTING

WEST ELEVATION – 11,422 SF

MASONRY – 810 SF (04 %)
LAP SIDING – 7,464 SF (66 %)
MISC METALS – 228 SF (02 %)

WINDOWS AND DOORS – 3,223 SF (28 %)

NORTH ELEVATION – 13,367 SF

MASONRY – 2,782 SF (21 %)
LAP SIDING – 4,868 SF (37 %)
MISC METALS – 550 SF (04 %)

WINDOWS AND DOORS – 4,967 SF (37 %)

GARAGE DOOR – 200 SF (01 %)

EAST ELEVATION – 11,422 SF

MASONRY – 3,049 SF (27 %)
LAP SIDING – 5,097 SF (45 %)
MISC METALS – 340 SF (03 %)

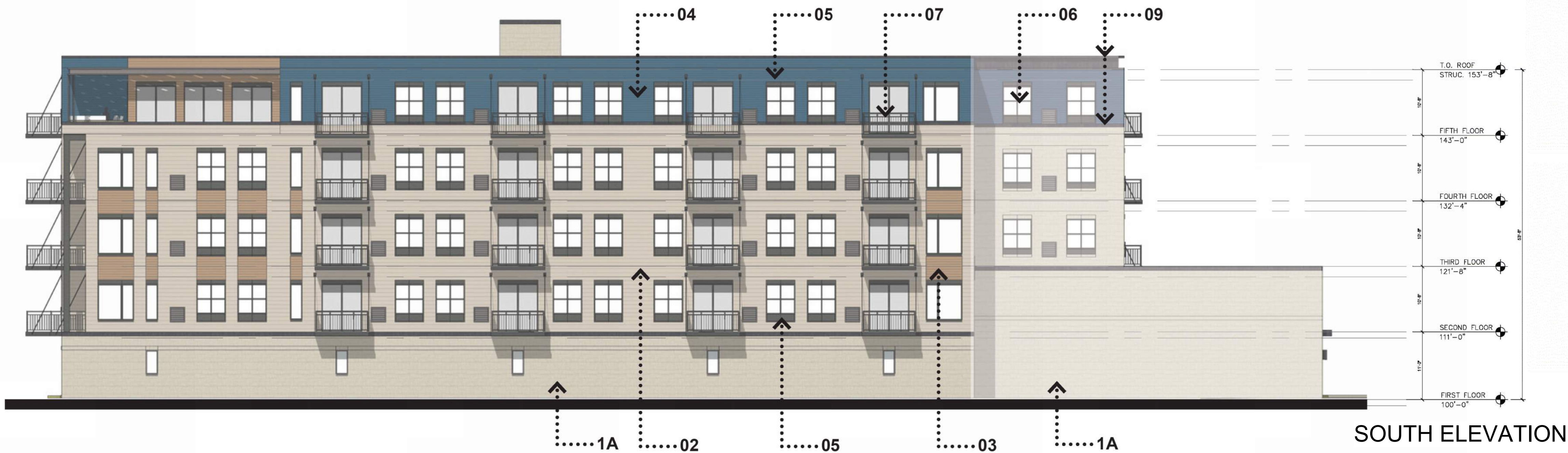
WINDOWS AND DOORS – 2,588 SF (23 %)

GARAGE DOOR – 348 SF (03 %)

SOUTH ELEVATION – 13,367 SF

MASONRY – 3,227 SF (24 %)
LAP SIDING – 4,694 SF (35 %)
MISC METALS – 200 SF (02 %)

WINDOWS AND DOORS – 5,243 SF (39 %)



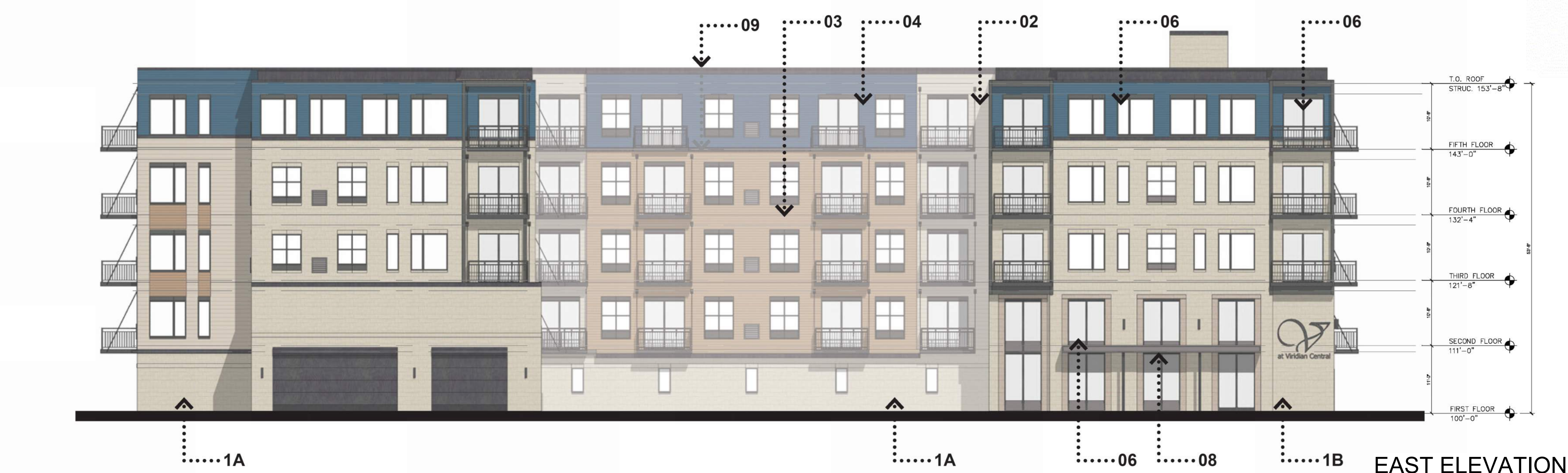
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



www.collagearchitects.com



THE VIRIDIAN
BLAINE, MN

DATE: Issue Date

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 ARCHITECT
UNDER THE LAWS OF THE STATE OF
MINNESOTA.

PETER KEELY
REGISTRATION NO: 23570

Collage | architects
Architects
Pete Keely
651.472.0050
708 15th Avenue NE
Minneapolis, MN 55413

Civil Engineer
Firm
EOR
Phone
Street
City, State, Zip

DATE: Issue Date

LUA

REVISIONS:

No. Date Description

PROJECT NO: Project Number
DRAWN BY: Author
CHKD BY: Checker

SHEET TITLE

ELEVATIONS

2.0

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT

VIRIDIAN SENTINEL

9436 ULYSSES ST NE, BLAINE, MN 55434

SENTINEL MANAGEMENT COMPANY

5212 EDINA INDUSTRIAL BOULEVARD #100, EDINA, MN 55429

OWNER

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.


Matthew R. Pavak
DATE 05/04/26 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
05/04/2026	WATERSHED SUBMITTAL

[illegible]

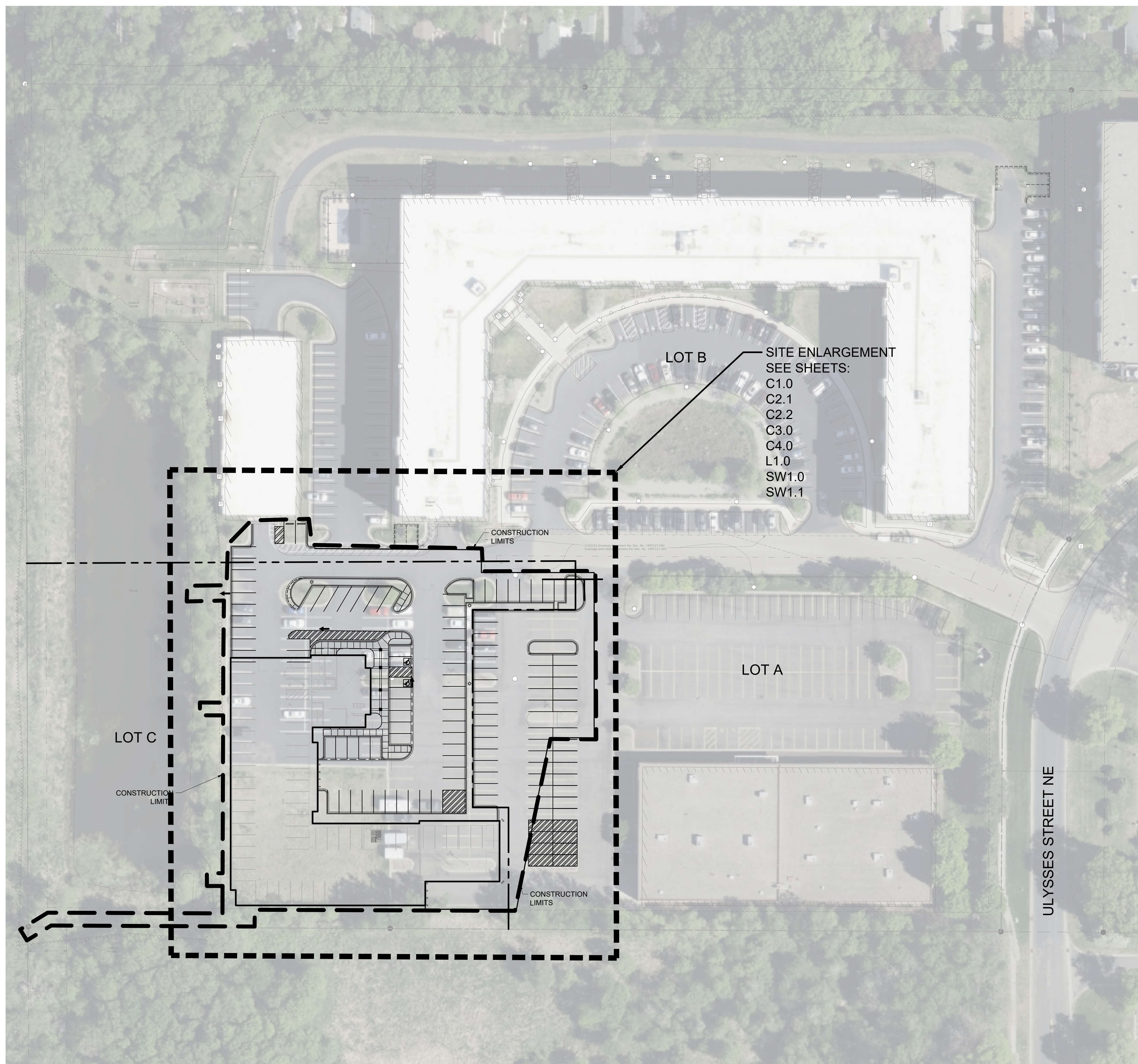
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	RB,ZH,WB,AM
REVIEWED BY	RB, MP
PROJECT NUMBER	24011.03

[illegible]

SITE PLAN - OVERALL

C0.1

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OWNER INFORMATION

SENTINEL MANAGEMENT COMPANY
5212 EDINA INDUSTRIAL BOULEVARD, #100
EDINA, MN 55439
FABRIZIO MONTERMINI
952-314-2648
FABRIZIO@SENTINELAPTS.COM

CITY OF BLAINE SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC SITE NOTES.

EXTERIOR PARKING SUMMARY	
EXISTING	
STND. SPACES	202
ADA SPACES	6
TOTAL	<u>208</u>

EXTERIOR PARKING SUMMARY	
EXISTING	
STND. SPACES	181
ADA SPACES	2
TOTAL	<u>183</u>

PROPOSED	
STND. SPACES	141
ADA SPACES	2
TOTAL	<u>143</u>

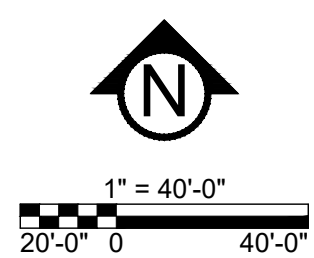
EXTERIOR PARKING SUMMARY	
INTERIOR (INCLUDES 5 FUTURE)	59
PARKING	
STND. SPACES	62
60° SPACES	7
ADA SPACES	2
SUBTOTAL	71
SUBTOTAL	130

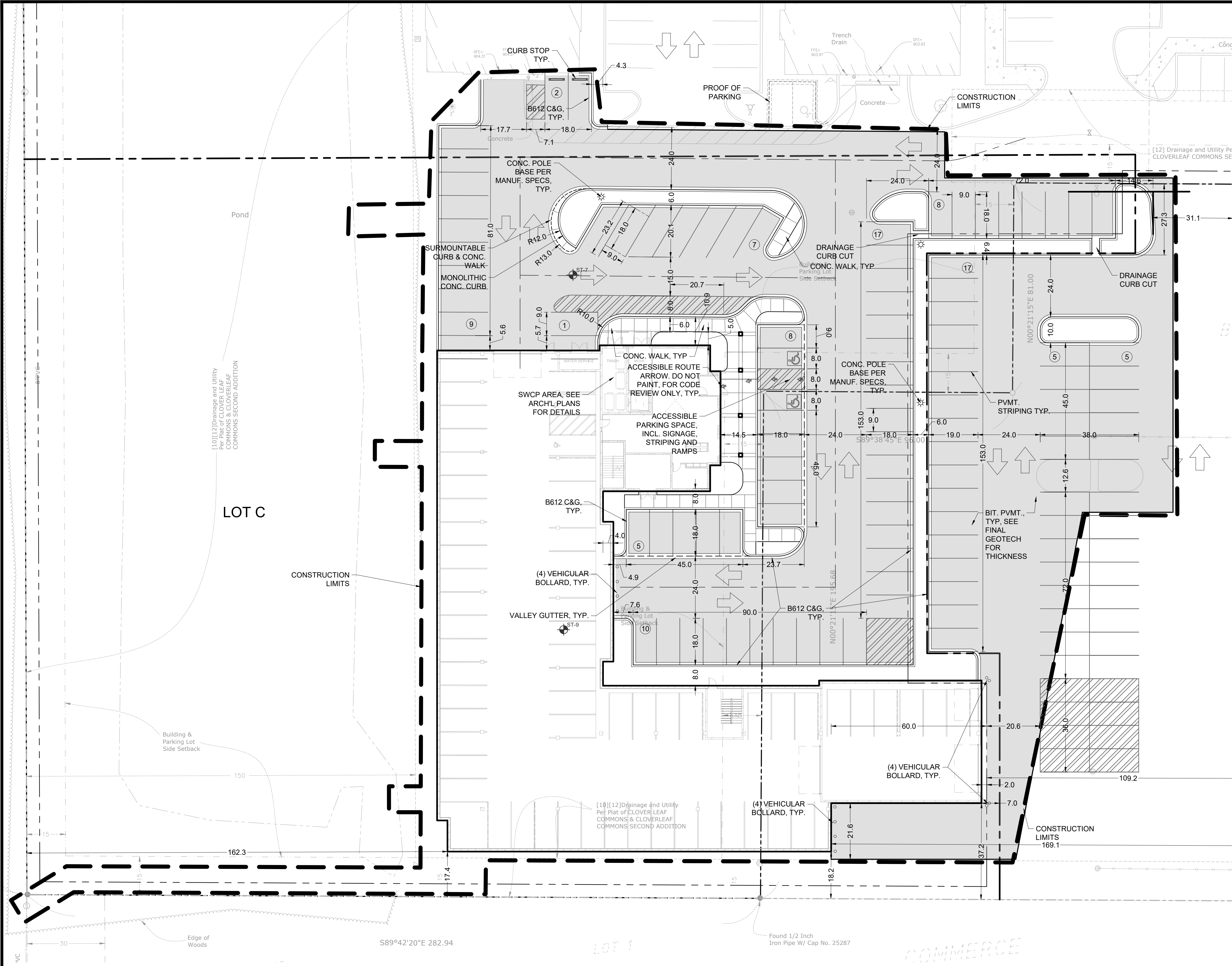
SITE AREA CALCULATIONS LOT A							
		EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES							
BUILDING COVERAGE		24,762 SF	20.1%		24,762 SF	22.7%	
PAVEMENT		71,607 SF	58.0%		59,241 SF	54.4%	
	TOTAL	96,369 SF	78.0%	2.2 AC	84,003 SF	77.1%	1.9 AC
PERVIOUS SURFACES							
	TOTAL	27,108 SF	22.0%	0.6 AC	24,881 SF	22.9%	0.6 AC
TOTAL SITE AREA		123,477 SF	100.0%	2.8 AC	108,884 SF	100.0%	2.5 AC

SITE AREA CALCULATIONS LOT B							
		EXISTING CONDITION		PROPOSED CONDITION			
IMPERVIOUS SURFACES							
BUILDING COVERAGE		64,552 SF	16.2%		64,552 SF	20.9%	
PAVEMENT		119,079 SF	29.9%		91,518 SF	29.7%	
	TOTAL	183,631 SF	46.1%	4.2 AC	156,070 SF	50.6%	3.6 AC
PERVIOUS SURFACES							
	TOTAL	215,046 SF	53.9%	4.9 AC	152,280 SF	49.4%	3.5 AC
TOTAL SITE AREA		398,677 SF	100.0%	9.2 AC	308,350 SF	100.0%	7.1 AC

SITE AREA CALCULATIONS LOT C						
EXISTING CONDITION			PROPOSED CONDITION			
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		23,205 SF	22.1%	
PAVEMENT	0 SF	0.0%		28,340 SF	27.0%	
TOTAL	0 SF	0.0%	0.0 AC	51,545 SF	49.1%	1.2 AC
PERVIOUS SURFACES						
TOTAL	0 SF	0.0%	0.0 AC	53,375 SF	50.9%	1.2 AC
TOTAL SITE AREA	0 SF	0.0%	0.0 AC	104,920 SF	100.0%	2.4 AC

TOTAL SITE AREA						
TOTAL IMPERVIOUS AREA	280,000 SF	53.6%	6.4 AC	291,618 SF	55.8%	6.7 AC
TOTAL PERVIOUS AREA	242,154 SF	46.4%	5.6 AC	230,536 SF	44.2%	5.3 AC
TOTAL SITE AREA GROSS						
DEVELOPABLE	522,154 SF		12.0 AC	522,154 SF		12.0 AC
DIFFERENCE (EX. VS PROP.)	11,618 SF	2.2%				
DISTURBED AREA	78,015 SF	1.8 AC				





SITE LAYOUT NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. **CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.**
- FINISH GRADING FOR HARDSCAPE AREAS I.E. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.

OPERATIONAL NOTES	
SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH SHALL BE PLACED IN INTERIOR SOLID WASTE COLLECTION POINT, MOVED TO TEMPORARY EXTERIOR LOCATION ON COLLECTION DAY AND REMOVED BY COMMERCIAL CO.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE PLAN LEGEND:

-
- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.

OWNER INFORMATION
SENTINEL MANAGEMENT COMPANY
5212 EDINA INDUSTRIAL BOULEVARD, #100
EDINA, MN 55439
FABRIZIO MONTERMINI
952-314-2648
FABRIZIO@SENTINELAPTS.COM

CITY OF BLAINE SITE SPECIFIC NOTES:

- RESERVED FOR CITY SPECIFIC SITE NOTES.

SITE AREA CALCULATIONS LOT C

	EXISTING CONDITION		PROPOSED CONDITION		
IMPERVIOUS SURFACES					
BUILDING COVERAGE	0 SF	0.0%	23,205 SF	22.1%	
PAVEMENT	0 SF	0.0%	28,340 SF	27.0%	
TOTAL	0 SF	0.0%	51,545 SF	49.1%	1.2 AC
PERVIOUS SURFACES					
TOTAL	0 SF	0.0%	53,375 SF	50.9%	1.2 AC
TOTAL SITE AREA	0 SF	0.0%	104,920 SF	100.0%	2.4 AC



Know what's below.
Call before you dig.



1" = 20'-0"
10'-0" 0 20'-0"

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

VIRIDIAN SENTINEL

9436 ULYSSES ST NE, BLAINE, MN 55434

SENTINEL MANAGEMENT COMPANY

5212 EDINA INDUSTRIAL BOULEVARD #100 EDINA, MN 55439

PROJECT

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.

Matthew R. Pavak
DATE 05/04/26 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
05/04/2026 WATERSHED SUBMITTAL

PROJECT MANAGER	MATT PAVAK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	RB, ZVL, AM
REVIEWED BY	RB, MP
PROJECT NUMBER	24111-03

REVISION SUMMARY	
DATE	DESCRIPTION

**SITE PLAN -
ENLARGEMENT**

C2.0

**PROJECT NARRATIVE
VIRIDAN CENTRAL PHASE 2**

February 23, 2026

The proposed project is to develop a new 84-unit market-rate apartment building as a second phase of an existing 191-unit multifamily development. It redevelops underutilized parking areas across two parcels into an organized, attractively landscaped residential building that complements the existing development. Designed as an integrated extension of the current community, the project provides much-needed housing while enhancing shared amenities for all residents. New interior and exterior recreation spaces would be available to residents of both buildings, fostering a cohesive community and enhancing the appeal of the property to existing and prospective residents. New exterior amenities have been added to the site for outdoor recreation opportunities providing an opportunity for new residents of the proposed building to share this as well.

The site presents a strong opportunity to transform excess parking into new homes that benefit from visual access to the green spaces to the south and west, while efficiently leveraging existing amenity and management infrastructure. Overall, the proposed development would be a valuable and seamless addition to the site.

The proposed building would consist of 84 new market-rate units in the unit mix outlined below. The structure would be four stories of wood-frame construction over one level of at-grade enclosed parking. The front of the building would feature a prominent two-story lobby at grade, along with conveniently located amenity spaces designed for easy access and resident drop-off. The newly constructed units would allow us to bring some modifications to the unit styles and offerings, allow for greater flexibility within the marketplace, and enhance the success of both buildings. Overall, we would be adding a higher percentage of one-bedroom units and studios as the current building has a high percentage of two-bedroom units.

The two-story luxury lobby would provide a variety of amenity areas and resident services. At the top level, a roof deck and sky lounge with south- and west-facing exposure would be provided, offering a highly desirable and useful amenity for residents.

The overall site would be subdivided from one existing parcel into two new parcels. As part of this subdivision, the boundaries of the neighboring Teamsters property would also be adjusted through targeted land swaps to accommodate the proposed development. These changes are illustrated on Sheet C2.1 of the attached civil engineering drawings.

Sentinel Management Company would retain ownership of both parcels and continue to manage both buildings. Existing access and parking agreements with the neighboring Teamsters property to the southeast are currently in place and would be restructured in order to accommodate the proposed development.

OVERALL UNIT MIX of PROPOSED BUILDING

UNIT TYPE	QUANTITY	APPROX. SF	PARKING REQ'D
STUDIOS	20	570-630	20
ONE BEDROOM	30	710-800	45
ONE BEDROOM DEN	8	900	12
TWO BEDROOM	23	1080-1150	46
THREE BEDROOM	3	1400	6
TOTAL	84	841	129

TOTAL BEDROOMS = 113

OVERALL FLOOR AREAS of PROPOSED BUILDING

FLOOR	USE	AREA
FIRST	PARKING / ENTRY	23,119 SF
SECOND	HOUSING/ AMENITY	20,509 SF
THIRD	HOUSING	21,657 SF
FOURTH	HOUSING	21,657 SF
FIFTH	HOUSING / SKY LOUNGE	21,149 SF
TOTAL		108,091 SF

PARKING:

The proposed building will go in an area of the site that is currently an empty lot over half of the site, and the other half is used for surface parking. Parking in this area is more than what is needed to operate the current apartment building. The current parking count also exceeds the current city requirements.

The new development provides 55 enclosed parking stalls in a first-level garage. Additionally, there is a 6-stall parking area on the first floor that may be leased back to the Teamsters for their storage needs, at least on a temporary basis. The building will be designed so that access to those parking stalls can be reconfigured in the future to allow direct resident parking if needed. The site would still meet the overall city parking requirements for both building. Because both buildings are under single ownership, the management company would manage the parking resource to meet the needs of the tenants by using the parking counts of both lots to meet the parking demand.

OVERALL UNIT MIX OF THE CURRENT BUILDING

UNIT TYPE	QUANTITY	PARKING REQ'D
STUDIOS	23	23
ONE BEDROOM	78	117
TWO + THREE BEDROOM	90	180
TOTAL	191	320

OVERALL MIX WITH CURRENT AND PROPOSED BUILDING

UNIT TYPE	QUANTITY	PARKING REQ'D
STUDIOS	43	43
ONE BEDROOM (DEN)	116	174
TWO + THREE BEDROOM	116	232
TOTAL	275	449

OVERALL PARKING COUNTS:

	CURRENT	PROPOSED	TOTAL
Underground	152	0	152
Enclosed Garage	24	61	86
Surface	219	-5	214
Total	395	77	452

Required parking enclosed	160	65	225
Required parking surface	160	64	224
Total req	320	129	449
Over/under	+75		+0

BUILDING HEIGHT:

The total building height would be 68' from average grade to the top of the roof deck.

The building is 5,223' from the runway. Based on the 34:1 slope requirement, a building of this height would need 2,334 feet of horizontal separation, so it appears to comply. More discussion with MAC is needed to verify the height requirements.

DENSITY:

PROPOSED SITE AREA (with Teamsters land swap): **TOTAL = 413,659.38 SF = 9.50 ACRES**

PROPOSED LOT B: EXISTING BUILDING = 308,360 SF = 7.08 ACRES

PROPOSED LOT C: NEW PARCEL = 104,912 SF = 2.41 ACRES

DENSITY: **TOTAL = 275/ 9.50 ACRES = 28.95 DU/ACRE**

This density for the combined 2-phase development exceeds the current allowable density by 3.95 dwelling units per acre and would require a land-use amendment to change the land use from High Density Residential 1 to High Density Residential II. The current density parameters would allow a total of 228 units (an additional 37 units to the original 191 units). We would like to propose a plan use amendment to increase the density to High Density Residential II that would allow the construction of proposed 275 units. The total area of the development would be 28.95 DU/acre.

Density Rationale

The southern portion of the site is significantly underutilized and lacks definition from both a functional and aesthetic standpoint. Today, there is little distinction between our parking area and the adjacent Teamsters lot, resulting in a large expanse of impervious surface that provides limited value. Increasing the site's density is essential to support a meaningful reinvestment and transformation of this space. Under the current land-use designation, only 37 additional units would be permitted, which is not financially viable; a larger project is needed to distribute development costs effectively and ensure overall feasibility.

As the long-term operators of the property, we also recognize a strong and growing demand for housing in the area. Our occupancy levels remain very high, and the addition of 84 new units would help address this need while advancing the City's Comprehensive Plan goals for expanded housing options (Chapter 3, Goals #1, #2, and #3). The proposed building includes a diverse mix of unit types—ranging from studios to larger two- and three-bedroom apartments—to serve residents of various ages and incomes. This enhanced variety complements the first phase of the development and responds to broader market needs, including the demand for naturally more affordable smaller units such as studios and one-bedrooms.

Other developments in the area, such as Doran's adjacent Arris property, also recently had its land use change to High Density Residential II, which we believe supports that use on our parcel as well.

The location has great site access and could readily handle additional units. The current infrastructure in the area looks to be able to support the additional units. Some rework of the storm water system and underground piping would be required, but that can be easily incorporated into the new development. The site is located near Highway 65 and 10 and it is easily accessible from these two roads, and easy access to goods and services especially in the Central corridor. This location in the city is near commercial uses and away from single-family neighborhoods which is a good area to add additional density. The residents have views of significant green areas and have walking access to park space and recreation areas.

CONDITIONAL USE PERMIT:

management@sentinelapts.com

5215 Edina Industrial Blvd, Suite 100
Edina, MN 55439

952-831-5002

The additional units would also require a conditional use permit.

Sentinel Management and the design team believe this will be a great opportunity to add needed housing on an under-utilized site. We also think this is an opportunity to elevate the look, feel, character and offerings of the entire site that creates a stronger community. Thank you!

From: [Christine Martin](#)
To: [Planning](#)
Subject: New Apt Buildings
Date: Wednesday, July 8, 2026 5:30:02 PM

Hello,

My understanding is that there were no additional apt complexes to be built in Blaine. Did that change? I think it would be beneficial to check the numerous apts currently in Blaine for percent of vacancies before approving any additional ones. Besides, they won't be affordable living for many people. Thank you.

Christine Martin
2401 108th Lane NE Apt 210
651-621-0413



City of Blaine Staff Report

File Number: 2026-346

Agenda Date

July 14, 2026

Status

In Control

Planning Commission

File Type

Report

New Business - Elizabeth Showalter, Housing Program Coordinator

Agenda Item # 5.1

2050 Comprehensive Plan Introduction

Executive Summary

Background

The City is required under state statute to update its comprehensive plan every 10 years. The 2050 plan must be completed and submitted to the Metropolitan Council by the end of 2028. Staff will provide a brief overview of the plan requirements and process for drafting the plan.

The City will be utilizing an advisory group for the Comprehensive Plan which will include representatives from city commissions, members of the public, and city council members. Planning Commission members will be asked to express interest in the advisory group either at the meeting, or by emailing staff following the meeting. The advisory group will generally meet on the first Tuesday of the month, with a total of eight meetings expected between October 2026 and August 2027. Meetings may occasionally be held on other Tuesdays.

Strategic Plan Relationship

Board/Commission Review

Financial Impact

Public Outreach/Input

Staff Recommendation

Attachment List

None