



City of Blaine

City Council Workshop

July 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.** 2026-146 Concept Plan for Lindahl Estates at 931 117th Avenue NE (30 Minutes)
Sponsors: Sheila Sellman, Community Development Director
 - 3.2.** 2026-147 Development Flex (DF) Criteria Discussion (45 Minutes)
Sponsors: Sheila Sellman, Community Development Director
- 4. Other Business**
- 5. Adjournment**



City of Blaine Staff Report

File Number: 2026-146

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

New Business - Sheila Sellman, Community Development Director

Agenda Item # 3.1

Concept Plan for Lindahl Estates at 931 117th Avenue NE (30 Minutes)

Background

The applicant is seeking feedback on a concept plan proposed for 931 117th Ave NE. The property currently consists of one single family home. The property is currently zoned Single Family (R-1AA) and the applicant is proposing utilizing Development Flex (DF) zoning to allow for different lot dimensions.

Proposed Subdivision

The applicant proposes to subdivide a 2.94-acre parcel into eight single-family residential lots. A sketch plan has been submitted illustrating the proposed lot layout, including proposed lot widths and depths.

R-1AA Requirements:

Lot width: 80 feet
Lot depth: 125 feet
Lot size: 10,800 square feet
Lot frontage: 60 feet

Proposed Lots:

Lot width: 61 - 90 feet
Lot depth: 125 - 300 feet
Lot size: 8,390 - 20,839 square feet
Lot frontage: 61-90 feet

The R-1AA district requires a minimum lot width of 80 feet. Lots 1 through 6 are each approximately 61.26 feet wide, while Lots 7 and 8 have widths of 89.5 feet and 90 feet, respectively. The existing residence is proposed to remain on Lot 7. The existing driveway serving the home would be removed, with future access provided from Polk Street.

The property's comprehensive land use plan designation is Low Density Residential (LDR), which

requires a minimum density of 2.5 dwelling units per acre. As proposed, the eight-lot subdivision would result in a density of approximately 2.75 dwelling units per acre, meeting the density under the LDR designation. A seven-lot subdivision with all lots fronting Polk Street would not meet the density requirements, with a density of 2.38 units per acre.

To accommodate the proposed subdivision, the applicant intends to rezone the property from R-1AA to DF. Under the existing R-1AA zoning district, the minimum lot size requirement is 10,800 square feet. All proposed lots meet or exceed this standard except Lot 6, which is shown as approximately 8,390 square feet.

Cul-de-sac Layout:

The applicant also submitted an alternative concept utilizing a cul-de-sac. Based on the preliminary sketch, it may be possible to achieve the desired density while meeting the R-1AA minimum lot width requirements with this design. A seven-lot subdivision with a cul-de-sac is expected to meet the density requirements, since the stormwater basin for the development would take public street water, and therefore long term maintenance is the responsibility of the city, allowing the basin to be excluded from the density calculation. Since the plan does not show stormwater management, it is unclear whether the proposed cul-de-sac layout is feasible once stormwater infrastructure is incorporated. While the cul-de-sac concept appears to better address the R-1AA lot size and frontage requirements, it would still require rezoning to the DF district, as the proposed lots do not meet the minimum lot depth requirements of the R-1AA zoning district, and the concept plan is expected to change once stormwater infrastructure is addressed/incorporated.

The current concept plan, as submitted, will account for any stormwater requirements within the rear of five (5) of the lots. Given that this area will not accept public street water, the area will be maintained by the property owners. An HOA would be required to be in place to sign the operation and maintenance agreement with the Coon Creek Watershed District (CCWD). Given that all lots would access the existing Polk Street, there would be no additional city maintenance required.

As previously mentioned, there is a potential option for the construction of a cul-de-sac that would be dedicated public right-of-way and would allow for the proposed stormwater basin to be maintained by the City. Due to the additional cost of the construction of the cul-de-sac, the property owners would prefer to go with the concept as submitted.

The Engineering Department is also aware of a comment that was received at the CCWD that stated they did not want a cul-de-sac to be constructed.

Necessary approvals

The proposed subdivision will require:

- Preliminary and final plat
- Rezoning from R-1AA to DF
- Conditional Use Permit (CUP) to establish development standards in the DF district

The applicant has submitted a narrative with their responses to the DF criteria, including conceptual

elevations for the proposed homes. Sand Creek Meadows development, located just south-east of the site, is zoned Residential Flex (RF), and contains single-family homes with lot widths of 67 feet.

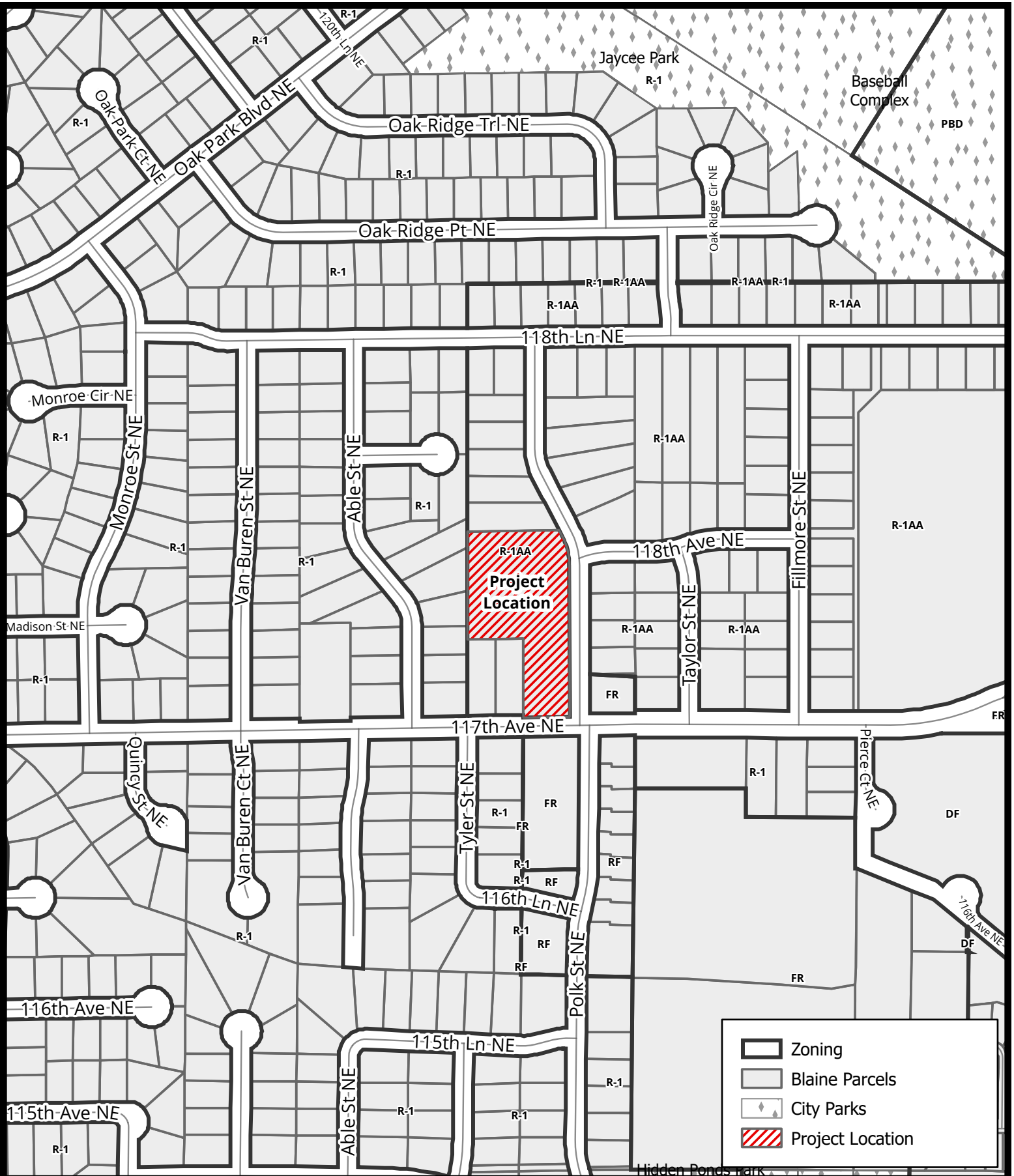
Staff Recommendation

Questions for Council

1. Do you support a rezoning from R-1AA to Development Flex (DF)?

Attachment List

1. Concept Plan Attachments



BlaineMN.gov

Concept Plan 26-0006 Lindahl Estates

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.

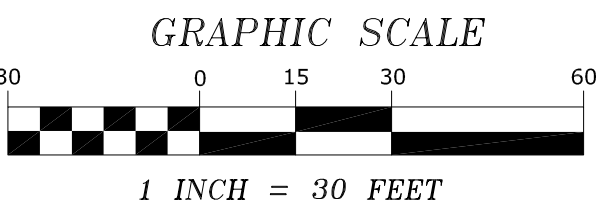
0 0.03 0.05 0.1 Miles

Scale: 1:4,456

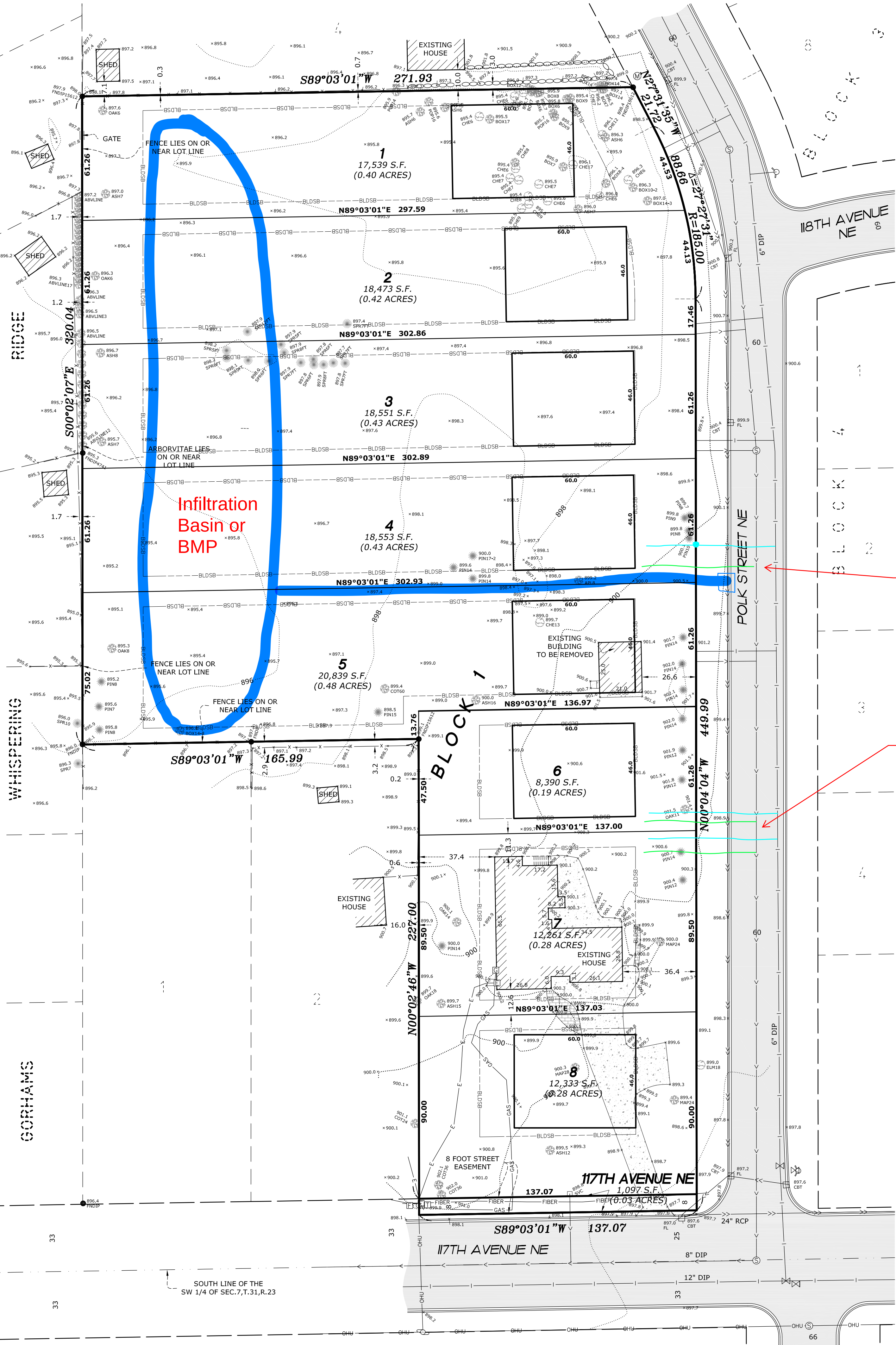


SKETCH PLAN - LINDAHL ESTATES

~for~ LEE AND DEB LINDAHL
~of~ 931 117TH AVENUE NE
BLAINE, MN 55434



NORTH



LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES EXISTING ELEVATION
- DENOTES AIR CONDITIONING UNIT
- DENOTES CATCH BASIN
- DENOTES ELECTRICAL BOX
- DENOTES FIBER OPTIC BOX
- DENOTES GAS METER
- DENOTES HYDRANT
- DENOTES MISCELLANEOUS BOX
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES WATER VALVE
- DENOTES FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES OVERHEAD UTILITY
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND FIBER OPTIC LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES PAVER SURFACE

BMP OUTLET, NEW CBMH, AND
NEW SERVICE CONNECTIONS
(FIRST EXCAVATION)

BENCHMARK

BENCHMARK: MNDOT BENCHMARK 0208 G
ELEVATION: 907.78 (NAVD88)

NEW SERVICE
CONNECTIONS FOR TWO
RESIDENCES
(SECOND EXCAVATION)

PROPOSED SETBACKS
/LOT STANDARDS

(DEVELOPMENT FLEX)

MINIMUM LOT AREA=8,300 SF
MINIMUM LOT WIDTH=60 FEET
MINIMUM LOT WIDTH (CORNER)=90 FEET
MINIMUM LOT DEPTH=125 FEET
MINIMUM LOT FRONTAGE=60 FEET

FRONT SETBACK=30 FEET
SIDE INTERIOR SETBACK=7.5 FEET
CORNER LOT=20 FEET
REAR SETBACK=30 FEET

PROPOSED DENSITY/LOT AREAS

TOTAL PARCEL AREA=SF 128,037 (2.94 ACRES)
LESS 117TH AVE=1,097 SF (0.03 ACRES)
AREA LESS RIGHT OF WAY=126,940 SF (2.91 ACRES)

NUMBER OF PROPOSED LOTS=8 LOTS
AVERAGE LOT SIZE= 15,868 SF (0.36 ACRES)

PROPOSED DENSITY=2.75 UNITS/ACRE

VICINITY MAP

PART OF SEC. 07, TWP. 31, RNG. 23



ANKA COUNTY, MINNESOTA
(NO SCALE)

Lot 3, Block 1, SAND CREEK MEADOWS 2ND ADDITION, Anoka County, Minnesota.

SURVEY NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 01/28/26.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 07-31-23-44-0077.
- Curb shots are taken at the top and back of curb.
- Existing legal description and easements shown per title commitment prepared by Land Title Inc., file number 726502, dated January 7, 2026.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- Location of utilities existing on or serving the surveyed property determined by:
 - Observed evidence collected pursuant to Section 5.E.iv.
 - Markings requested by E.G. Rud and Sons, Inc., per Gopher State One Call Ticket No. 260200270.
 - Record drawings provided by the City of Blaine's engineering department.
- Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Gopher State One Call locate and other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- Total parcel area=128,037 SF (2.9 Acres).

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

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

JASON E. RUD

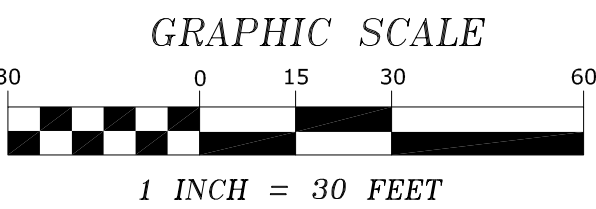
Date: 4/24/2026 License No. 41578

DRAWN BY:	RAF	JOB NO:	260050PP	DATE:	02-04-26
CHECK BY:	JER	FIELD CREW:	DT/CT		
1	02-06-26	SKETCH PLAN	RAF		
2	04-13-26	SKETCH PLAN	RAF		
3	04-24-26	SKETCH PLAN	RAF		
NO.	DATE	DESCRIPTION	BY		

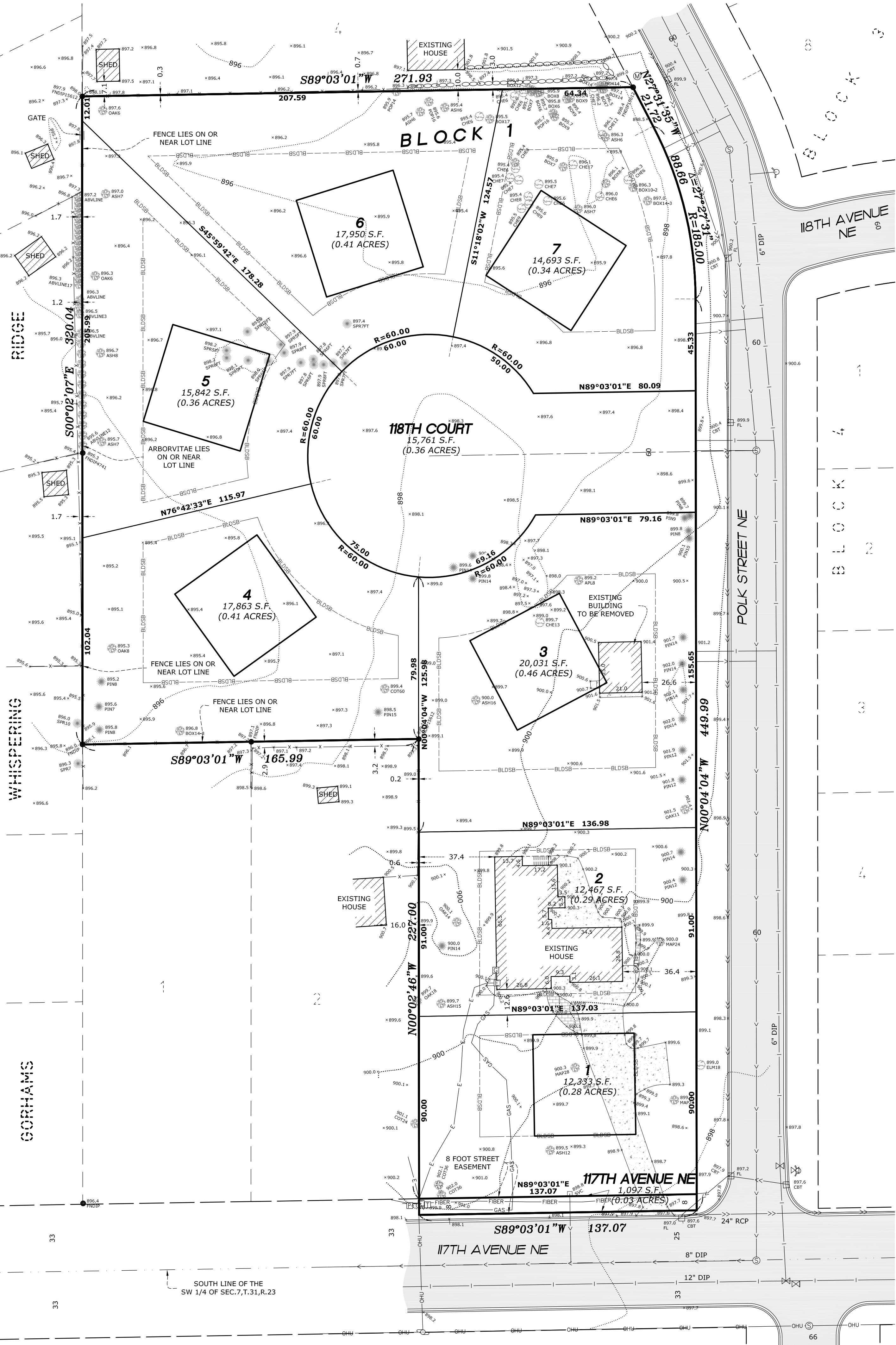
E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

SKETCH PLAN - LINDAHL ESTATES

~for~ LEE AND DEB LINDAHL
~of~ 931 117TH AVENUE NE
BLAINE, MN 55434



NORTH



LEGEND

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BENCHMARK

BENCHMARK: MNDOT BENCHMARK 0208 G
ELEVATION: 907.78 (NAVD88)

ZONING/SETBACK INFORMATION

EXISTING ZONING=R-1AA SINGLE FAMILY RESIDENTIAL

MINIMUM LOT AREA=10,800 SF
MINIMUM LOT WIDTH=80 FEET
MINIMUM LOT WIDTH (CORNER)=90 FEET
MINIMUM LOT DEPTH=125 FEET
MINIMUM LOT FRONTAGE=60 FEET

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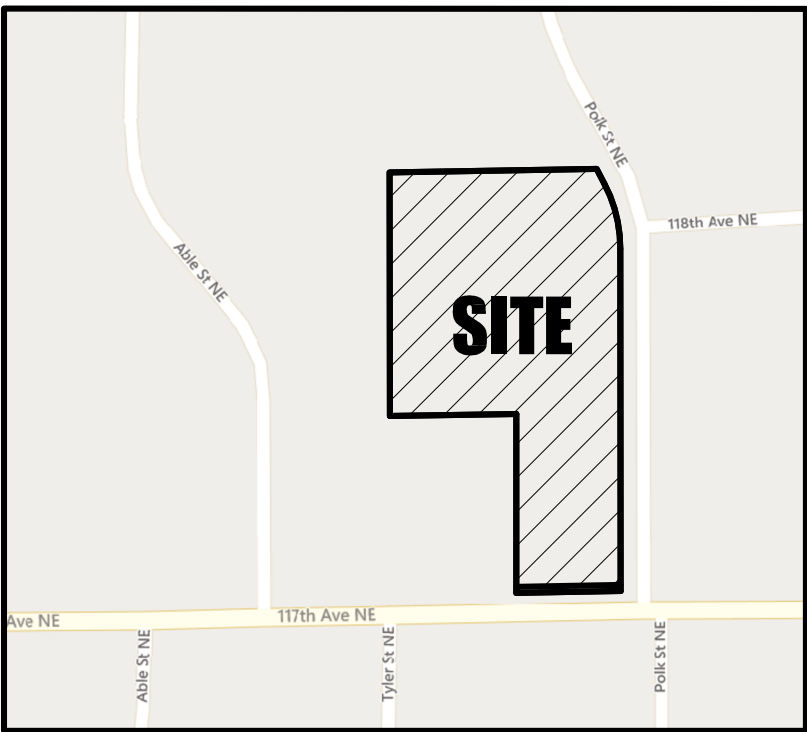
TOTAL PARCEL AREA=SF 128,037 (2.9 ACRES)
LESS 117TH AVE=1,097 SF (0.03 ACRES)
LESS 118TH COURT=15,761 SF (0.37 ACRES)
AREA LESS RIGHT OF WAY=111,179 SF (2.55 ACRES)
2.55 ACRES X 2/5 UNITS PER ACRE=6.38 UNITS
NUMBER OF PROPOSED LOTS=7 LOTS
AVERAGE LOT SIZE=15,883 SF (0.36 ACRES)

TREE DETAIL

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VICINITY MAP

PART OF SEC. 07, TWP. 31, RNG. 23



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(NO SCALE)

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6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

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PRELIMINARY

JASON E. RUD

Date: 2/11/2026 License No. 41578

DRAWN BY: RAF	JOB NO: 260050PP	DATE: 02-11-26
CHECK BY: JER	FIELD CREW: DT/CT	
1 02-11-26	SKETCH PLAN	RAF
2		
3		
NO.	DATE	DESCRIPTION
		BY

City Council Members:

We are submitting this narrative in support of an application to be reviewed at a City of Blaine City Council workshop. Our family, the Lindahl's, built our home at 931 117th Ave NE nearly 50 years ago and raised our family on this property. Over the decades, we have watched Blaine grow into a vibrant, family-oriented community that continues to attract new residents.

At this point in our lives, we would like to thoughtfully reinvest in our property by creating new housing opportunities so that others—at a variety of ages and life stages—can enjoy the same Blaine lifestyle we have valued for many years. We respectfully request the City's consideration of a rezoning of the property to Development Flex.

The concept plan is designed to create lots with large rear yards—an amenity that supports both young and mature families and aligns with Blaine's long-standing identity as a community that welcomes families and residents of all ages.

We believe this layout offers a practical, livable pattern that fits the surrounding area while providing desirable private open space for future homeowners.

From a land use and policy standpoint, the proposed concept is compatible with Development Flex zoning and meets the Comprehensive Plan's density guidance. The proposed lot density is 2.749 lots per acre. Development Flex has been successfully implemented in the immediate area; for example, Sand Creek Meadows on the south side of 117th Ave NE demonstrates a comparable pattern with smaller lot frontage. In addition, several approved plats within a few blocks of the site include lot frontages as low as 53 feet.

We do not anticipate adverse environmental impacts to the site or surrounding properties. In fact, implementation of properly approved grading and drainage improvements is expected to benefit the area. Our civil engineer will design the site to meet water quality requirements (treatment volume) and provide rate control in accordance with CCWD stormwater standards.

The proposed concept plan is intended to be efficient with public infrastructure. It utilizes as many existing City sanitary and water services as possible and minimizes the number of new services required. This approach benefits the City by reducing disruption within existing Polk St NE. No additional City street is proposed, and we do not anticipate any change to the City's regular street maintenance responsibilities.

As part of this request, we have included a set of various front elevations to illustrate the range of possible home styles that could be built. These examples reflect a mix of prices and architectural character and have been well received within the community.

Final home plans would be determined after grading, and drainage plans are approved and would ultimately reflect individual homebuyer preferences while remaining consistent with City standards and the approved plat.

We appreciate the City's time and consideration of this request and understand the importance of aligning any rezoning with the Comprehensive Plan, infrastructure capacity, and neighborhood compatibility.

To our knowledge, the requested rezoning to Development Flex would not create negative impacts to area schools or to fire and police protection services.

Overall, we believe the proposed concept plan would provide a desirable and unified environment and would not be detrimental to the neighborhood. We are planning the existing home will remain. The neighboring property along the north property line is similar in depth and overall area, the neighbors to the southwest have oversized lots. We have worked to ensure that the layout and lot pattern are compatible with the established character of the immediate surroundings.

We appreciate the opportunity to present this to the City Council workshop and welcome any feedback that can help ensure the plan is a good fit for the neighborhood and for the City of Blaine.

Thank you.

Deb and Lee Lindahl

931 117th Ave. NE

Blaine, MN 55434



City of Blaine

Staff Report

File Number: 2026-147

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

New Business - Sheila Sellman, Community Development Director

Agenda Item # 3.2

Development Flex (DF) Criteria Discussion (45 Minutes)

Background

The Development Flex (DF) district was originally intended for residential development. However, there are commercial developments that are zoned DF. As currently written the intent is:

"The Development Flex (DF) District (formerly known as the residential flex 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 development flex 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:"

Staff is proposing to modify the intent to account for the range of uses that are permitted in the DF district with a CUP:

"The Development Flex (DF) District (formerly known as the residential flex district) is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles by allowing residential, commercial, institutional, public and industrial uses, the standards of which are customized in order to provide greater flexibility 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:"

Staff is proposing several modifications to the DF zoning district to account for both residential and non-residential uses. Staff is also proposing revisions to clarify and streamline the language, making it more concise while better emphasizing the key objectives and priorities for the DF district.

Key changes include:

- Separating the purpose statements for residential and nonresidential developments to provide clearer expectations and intent for each type of project.
- Clarifying the approval criteria with more specific language to improve consistency and transparency in project evaluation.
- Updating procedures to align with current city code requirements.
- Expanding application submittal requirements to include building square footage information and parking analysis where applicable.

These amendments are intended to revise the DF district regulations to improve clarity for applicants and decision-makers, and to better align the ordinance with current development practices and City code. The proposed changes provide more defined expectations for both residential and nonresidential projects while maintaining the flexibility that is the purpose of the DF district. Overall, the amendments are designed to create a more consistent review process, ensure high-quality development, and support projects that are compatible with surrounding properties and compatible with the City's long-term planning goals.

Staff Recommendation

Provide feedback and direction on the proposed changes.

Questions for Council

1. Does the council support the proposed changes to the ordinance?
2. Does the council propose any other changes?

Attachment List

1. 109-ARTICLE 13 Development Flex (DF)_ Staff Edits



Zoning Ordinance

10801 Town Square Drive NE, Blaine MN 55449
Planning Department
phone: 763-785-6180 | BlaineMN.gov

Blaine

CHAPTER 109 – RESIDENTIAL DISTRICTS ARTICLE XIII. – DEVELOPMENT FLEX (DF)

Sec. 109-370. Intent.

The Development Flex (DF) District (formerly known as the residential flex district) is intended to provide for greater flexibility ~~in-by allowing residential, commercial, institutional, public and industrial uses, the standards of which are customized in order to provide greater flexibility 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 development flex 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:

(a) Residential Uses

- (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 and use 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 a more cost ~~effective~~ efficient installation and maintenance 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 services; and~~
- (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.~~

(Code 2004, pt. 3, § 29.111; Ord. No. 97-1658, 5-15-1997; Ord. No. 20-2447, 7-20-2020)

(b) Non-Residential Uses

- 1) By encouraging a more creative approach in developments that will result in quality living and working environments through innovative design and aesthetic controls;
- 2) By allowing flexibility in design, use, setback and height restrictions;
- 3) By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas;
- 4) By creating a logical, cohesive design that is visually integrated with surrounding uses.
- 5) By providing an efficient use of land resulting in a more cost effective installation and maintenance of utilities, streets, and other facilities.
- 6) By providing the means for greater creativity and flexibility in 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, and general welfare of the city.

Sec. 109-371. Criteria.

~~The Development Flex (DF) District is a zoning district which may be allowed in combination with any residential, commercial, or light industrial land use designation.~~ Every proposal presented to the city council for rezoning to the development flex district shall be accompanied by a conditional use permit application and a site plan. The city council shall consider the following criteria and objectives in processing the application for rezoning to development flex district and the application for the conditional use permit:

- (1) That the proposal shall provide for a wider range of uses, housing types, ~~price ranges~~ and styles than could be accomplished under the existing zoning;
- (2) That the proposal shall ~~provide amenities incorporate design elements (e.g., construction materials, landscaping, lighting, etc.) that exceed the City's standards to offset the effect of any variations. and facilities and open spaces greater than the minimum requirements under existing zoning;~~
- (3) That the proposed development is compatible with the purpose and intent of this subpart and with the comprehensive plan;
- (4) ~~That the proposal shall in no way be detrimental to the environment. Scenic aspects and n~~Natural features, such as streams, trees, and topography, ~~and geological features,~~ shall be protected, ~~and preserved and enhanced where feasible while allowing for appropriate site development and improvement, to the greatest extent possible;~~
- (5) That 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;
- (6) That 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; and
- (7) That the proposal be consistent with all other applicable city and state regulations.

(Code 2004, pt. 3, § 29.112; Ord. No. 97-1658, 5-15-1997; Ord. No. 20-2447, 7-20-2020)

Sec. 109-372. Procedure.

- (a) Prior to making an application for the conditional use permit and rezoning to the development flex district, the developer shall meet with the zoning administrator to review all applicable ordinances, regulations and plans that will affect the area to be rezoned.
- (b) The developer shall present a concept plat or site plan to the zoning administrator. ~~The zoning administrator shall review the concept design and recommend changes to comply with the criteria listed in section 109-371. Concept plans shall follow procedure as outlined in Section 74-45 of the subdivision code as applicable.~~
- (c) ~~Upon staff approval of concept plan a~~ formal application ~~may~~ shall be made for a rezoning and conditional use permit. If applicable, an application for preliminary plat shall be made concurrently.
 - (1) The rezoning and conditional use permit shall be reviewed and considered as outlined under sections 101-3 and 101-4. The public hearing for the proposed rezoning shall be held concurrently with the conditional use permit and preliminary plat. A rezoning to development flex shall not be made without a conditional use permit.
 - (2) Prior to approval of building permits, the zoning administrator shall find that all standards listed in the conditional use permit have been satisfied in the site plan, building permit, or plat applications.
 - (3) Any changes to the standards or allowed uses within an area zoned DF shall require a conditional use permit amendment.
 - (4) If construction does not commence ~~prior to expiration of within two years after issuance of~~ the conditional use permit, the council may initiate rezoning to remove the development flex district zoning and rezone the property to the zoning that was in effect at the time of the initial rezoning.

(Code 2004, pt. 3, § 29.113; Ord. No. 20-2447, 7-20-2020)

Sec. 109-373. Plan requirements.

- (a) Submittal requirements for DF zoning when involving a new residential subdivision, including single-family homes, duplexes, quads, and townhomes, the application shall include:
 - (1) All materials required for a preliminary plat in section 74-46 of the subdivision code.
 - (2) Floor plans (including square footage), and elevations for all proposed homes.
 - ~~(3) Anticipated pricing for proposed homes.~~
 - (4) Tree preservation plan meeting the requirements of section 129-9.
 - (5) Landscape plan, including plant materials proposed for common areas and for individual lots.
 - (6) Narrative explaining the proposed development and mix of housing types, which shall also address criteria as listed in section 109-371.
 - (7) Other information; staff may require the applicant to furnish such additional information as may be necessary.

- (b) Submittal requirements for DF zoning when involving multifamily dwellings, commercial, industrial, or institutional uses shall include:
- (1) Certificate of survey including all existing structures.
 - (2) Grading plan existing and proposed grades at two-foot contour intervals to a known datum, sufficient spot elevations on all proposed hard surfaces, location of proposed stormwater facilities, identification of areas within a flood hazard zone, finished floor elevations of all buildings.
 - (3) Utility plan proposed location and size of all utility lines.
 - (4) Site plan, including location of all proposed buildings and proposed uses, location of driveway and parking areas, building and parking setbacks, location of refuse areas, location of outdoor storage areas.
 - (5) Tree preservation plan meeting the requirements of section 129-9.
 - (6) Landscape plan meeting the requirements of section 129-7.
 - (7) Floor plan of proposed buildings, including dimensions of proposed rooms, specification of uses.
 - (8) Elevations of the proposed building identifying exterior treatment, materials, and colors.
 - (9) ~~Calculation of necessary parking spaces~~ Parking analysis for existing and proposed uses.
 - (10) Narrative explaining the operation of the property, which shall also address criteria as listed in section 109-371.
 - (11) Other information; the staff may require the applicant to furnish such additional information as may be necessary.

(Code 2004, pt. 3, § 29.114; Ord. No. 20-2447, 7-20-2020)

Sec. 109-374. Standards.

In order to provide maximum flexibility, no fixed standards shall apply to the development flex district. All standards for the development shall be established in a conditional use permit. In determining appropriate standards, the city council shall consider for any proposed use the regulations prescribed in other sections of this subpart for the classification most closely resembling the proposed use. Unless specifically contradicted in the conditional use permit, all standards listed in chapter 129 shall apply.

(Code 2004, pt. 3, § 29.115; Ord. No. 20-2447, 7-20-2020)

Sec. 109-375. Accessory dwelling units.

Accessory dwelling units, attached are a permitted accessory use in the DF zoning district when accessory to a detached single-family home, subject to the standards outlined in section 129-235.

(Code 2004, pt. 3, § 29.116; Ord. No. 21-2489, 12-20-2021)

Secs. 109-376—109-393. Reserved.