Amendment Details

• Reguides 27 acres of Planned Commercial/Planned Industrial to:
  – 8 acres of High Density Residential
  – 19 acres of Medium Density Residential

• The amendment site is located adjacent to Highway 10 at the northwest corner of 93rd Lane and County Road J.

• The purpose of the amendment is to accommodate 106 townhomes and 152 apartment units.
Existing
Planned
Land Use
Proposed Planned Land Use
# Planned Residential Density

## Table 1. Planned Residential Density, City of Blaine

<table>
<thead>
<tr>
<th>Category</th>
<th>Density</th>
<th>Net Acres</th>
<th>Min Units</th>
<th>Max Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential</td>
<td>2.5</td>
<td>6</td>
<td>1,417.9</td>
<td>3,544</td>
</tr>
<tr>
<td>Low/Medium Density Residential</td>
<td>2.5</td>
<td>12</td>
<td>3.5</td>
<td>8</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>6</td>
<td>12</td>
<td>75.9</td>
<td>455</td>
</tr>
<tr>
<td>Med/High Density Residential (High)</td>
<td>6</td>
<td>25</td>
<td>9.5</td>
<td>57</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>12</td>
<td>25</td>
<td>44.7</td>
<td>536</td>
</tr>
<tr>
<td>HD Residential/Commercial*</td>
<td>12</td>
<td>25</td>
<td>23.3</td>
<td>279</td>
</tr>
<tr>
<td>HD Residential/Industrial*</td>
<td>12</td>
<td>25</td>
<td>12.5</td>
<td>150</td>
</tr>
<tr>
<td>HD Residential/Commercial/Industrial*</td>
<td>12</td>
<td>25</td>
<td>18.5</td>
<td>222</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>1,605.9</strong></td>
<td><strong>5,251</strong></td>
<td><strong>12,173</strong></td>
<td></td>
</tr>
</tbody>
</table>

* 50% residential
Findings

That the proposed amendment:
• Conforms to regional system plans
• Is consistent with Council policies
• Is compatible with the plans of adjacent and affected jurisdictions
Proposed Action

That the Metropolitan Council:

1. Authorize the City of Blaine to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City’s forecasts.
3. Due to the proximity to the Anoka-Blaine (ANE) Airport, strongly encourage the City to:
   a. Consider suspending the development until updated noise contours are available and to analyze the impact of noise on the development.
   b. Implement the notification requirements and noise mitigation standards if the City chooses to move forward with this development proposal.
4. Advise the City to implement the advisory comments in the Review Record for Forecasts and Natural Resources.
Questions