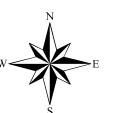


BlaineMN.gov

Case File No. 21-0046 Rezoning - Comprehensive Plan Amendment - Code Amendment

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



30.80 – B-5 Commercial District

30.81 – Intent

It is the intent of the B-5 Commercial District to accomplish the following:

- (a) To promote a planned environment for integrated commercial uses which feature design continuity. A development shall reflect a common theme using compatible architectural design and consistency in signage, landscaping, and lighting.
- (b) To encourage orderly development of property.
- (c) To provide opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs.
- (d) To encourage patterns of development in harmony with the objectives of the City's Comprehensive Plan.
- (e) To encourage more attractive and enduring business neighborhoods.
- (f) To encourage development compatible with the environmental values of the area and to preserve natural vegetation, wetlands, natural topography, and other such features of the District.
- (g) To accommodate uses requiring access to major highways.
- (h) To provide a uniform set of standards to be applied equally to all owners and developers in this District.

30.82 – Permitted Uses

- (a) General retail
- (b) Personal services, including massage, hair salons, and similar businesses
- (c) Dry cleaning and laundry
- (d) Repair services, excluding repair of vehicles and small engines
- (e) Business and professional offices, including medical offices
- (f) Portrait or art studio
- (g) Pharmacies

30.83 – Conditional Uses

- (a) Class I Restaurants
- (b) Brew Pubs.
- (c) Bank.
- (d) Hotel with convention facilities
- (e) Churches
- (f) Theaters
- (g) Private community/recreation centers
- (h) Animal hospitals/clinics

- (i) Brewery with taproom
- (j) Coffee Shop
- (k) Liquor Stores
- (l) Commercial daycare
- (m) Indoor amusement and recreation not including fitness uses.
- (n) Zero lot line splits with shared access and/or shared parking.
- (o) Gasoline station and convenience store and car wash accessory to the gas station use.
- (p) Class II Restaurants within a multi-tenant building.
- (q) Class II Restaurants with a standalone building meeting standards in 30.86(c).

30.84 – Accessory Uses

- (a) Signs as regulated in Section 34.07

30.85 – Prohibited Uses

- (a) Pawn shops.
- (b) Residential including memory care and assisted living facilities.
- (c) Event Centers.
- (d) Tobacco/Vape Shops.
- (e) Fitness Centers including yoga and gyms.
- (f) Auto repair and service.
- (g) Car washes when not accessory to gasoline/convenience stores.

30.86 - Standards

- (a) *Building Setbacks (minimum).*

- (1) Front Yard—Fifty (50) feet, or one-half (½) the total building height whichever is greater.
- (2) Side Yard—Fifteen (15) feet, or one-half (½) the total building height, whichever is greater.
- (3) Rear Yard—Twenty (20) feet, or one-half (½) the total building height, whichever is greater.
- (4) All setbacks shall be determined from the planned Right-of-Way (ROW), as designated in the City, County or State Transportation Plan, and normally defined in the subdivision regulations.

- (b) *Parking Lot Setbacks (minimum).*

- (1) Front Yard—Thirty (30) feet. (Ord No. 02-1955, amended 9-5-2002)
- (2) Side Yard—Fifteen (15) feet. (Ord. No. 04-2005, amended 1-22-2004)
- (3) Rear Yard—Twenty (20) feet.

- (4) All setbacks shall be determined from the planned Right-of-Way (ROW), as designated in the City, County or State Transportation Plan, and normally defined in the subdivision regulations.

(c) Building Sizes (minimum).

- (1) Freestanding Commercial—Five thousand (5,000) square feet with the exception of freestanding restaurants which shall have a minimum building size of four thousand (4,000) square feet.

- (d) Building Height. There shall be no height limitations, provided all buildings are in compliance with Metropolitan Airport Commission regulations.

(e) Building Exteriors.

- (1) At least fifty percent (50%) of all exterior wall finishes on any building shall be comprised of a combination of at least three (3) of the following materials with all materials present on each elevation.
- (aa) Brick
 - (bb) Natural or cultured stone
 - (cc) Glass
 - (dd) Stucco or EIFS
 - (ee) Cementitious siding
 - (ff) Architectural metal
 - (gg) Integrally colored rock faced block
- (2) The remaining portion of all exterior wall finishes shall be comprised of any combination of decorative, rock faced concrete block and textured concrete panels or other comparable or superior materials as approved by the zoning administrator. All materials subject to Zoning Administrator approval.
- (3) Buildings may be constructed of primarily one of the materials listed in subsection (a) if the design meets or exceeds the intent of the ordinance.
- (4) All buildings to incorporate four sided design.
- (5) Gasoline canopies support columns shall be constructed of masonry materials consistent with the principal building to a minimum height of 5 feet.

Under no circumstances shall sheet aluminum, corrugated aluminum, asbestos, iron, plain or painted plain concrete block be deemed acceptable as major exterior wall materials on buildings within the City.

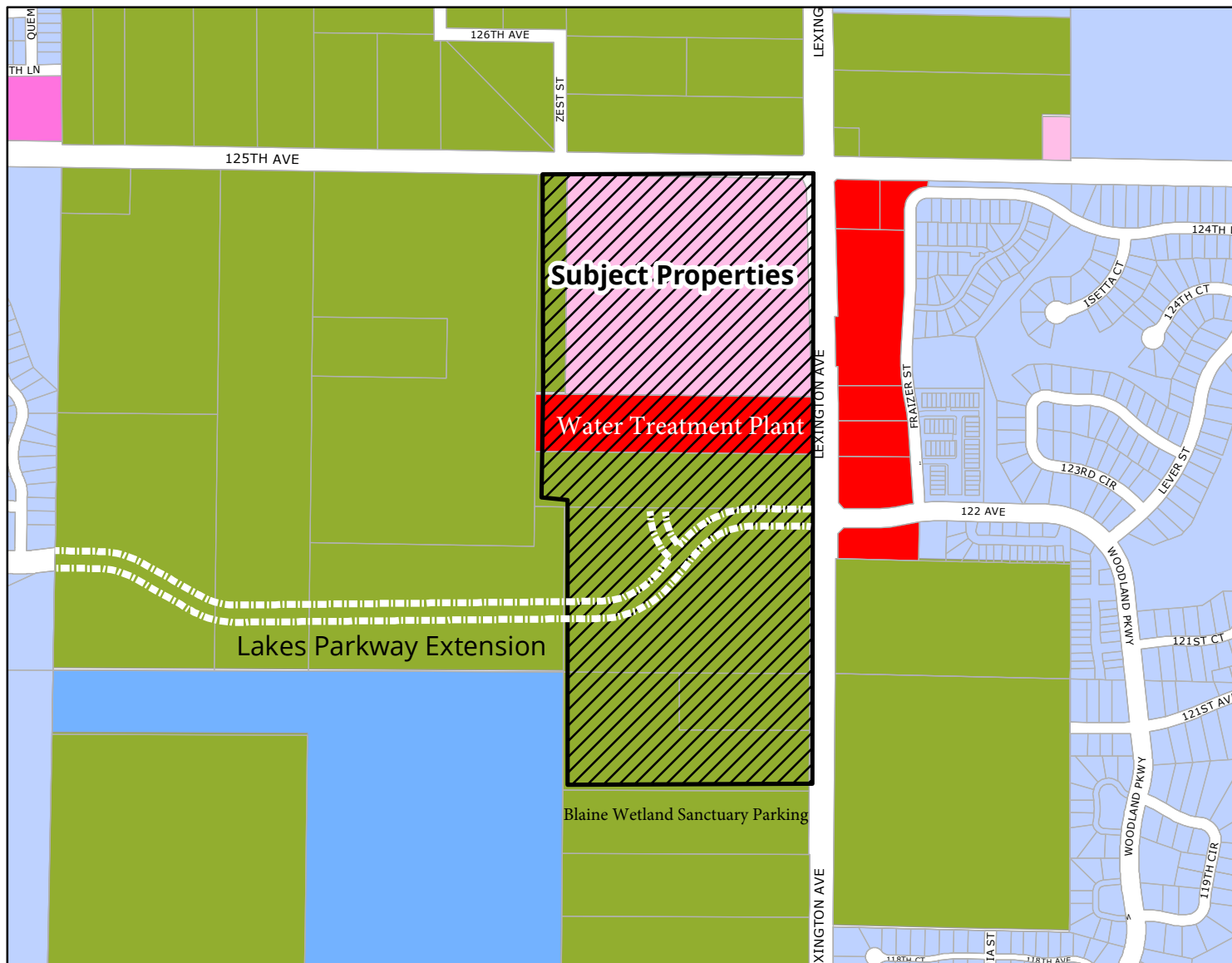
(f) Landscaping. In addition to the provisions of Section 33.07 of the Ordinance, the following requirements shall be met:

- (1) Underground irrigation shall be required.
- (2) Traffic safety islands and/or general parking islands, were deemed appropriate by the Zoning Administrator, shall be landscaped and irrigated. At least five percent (5%) of the surface area of land within a parking area shall be landscaped.
- (3) On any given site there shall be at least three (3) different shrub species.

(g) Open Space. The minimum area of permeable surface shall be thirty percent (30%) of the total project area. The Zoning Administrator may approve a modification to the requirement provided additional architectural or landscape enhancements are provided.

(h) Refuse Enclosures. Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

(i) Lighting. A lighting plan shall be submitted depicting type and design, layout of fixtures, and the illumination pattern. The design shall preclude any off-site glare.



Legend

B-1 - Neighborhood Business	PBD - Planned Business District	I-2 - Heavy Industrial	R-1 - Single Family	R-3B - Medium Density Multi-Family
B-2 - Community Commercial	PBD-A - Planned Business District - Airport	I-2A - Heavy Industrial	R-1A - Single Family	R-3C - High Density Multi-Family
B-3 - Regional Commercial	RR - Regional Recreation	POD - Planned Office District	R-1AA - Single Family	R-4 - Mobile Homes
B-4 - Office Research Park	I-1 - Light Industrial	AG - Agriculture	R-1B - Single Family	DF - Development Flex
B-5 - Commercial	I-1A - Light Industrial	FR - Farm Residence	R-2 - Two Family	RF - Residential Flex
		RE - Residential Estate	R-3A - Low Density Multi-Family	Airport

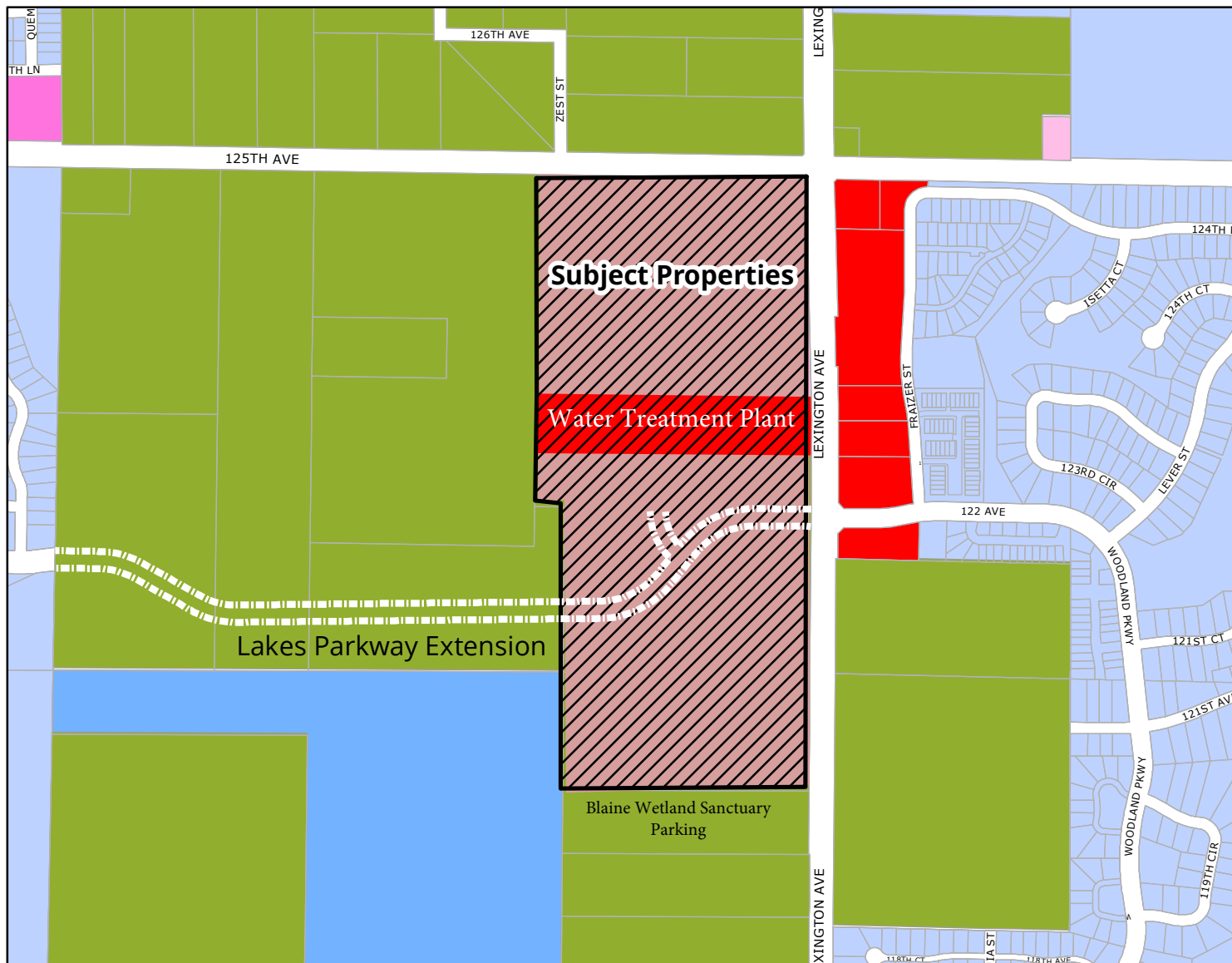


SW Corner Lexington and Main Existing Zoning

0 250 500 1,000 Feet

Map Date: 7/1/2021
Map Created by City of Blaine GIS
Hunting boundaries provided by
City of Blaine Police Department





Legend

B-1 - Neighborhood Business	PBD - Planned Business District	I-2 - Heavy Industrial	R-1 - Single Family	R-3B - Medium Density Multi-Family
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B-5 - Commercial	I-1A - Light Industrial	FR - Farm Residence	R-2 - Two Family	RF - Residential Flex
		RE - Residential Estate	R-3A - Low Density Multi-Family	Airport

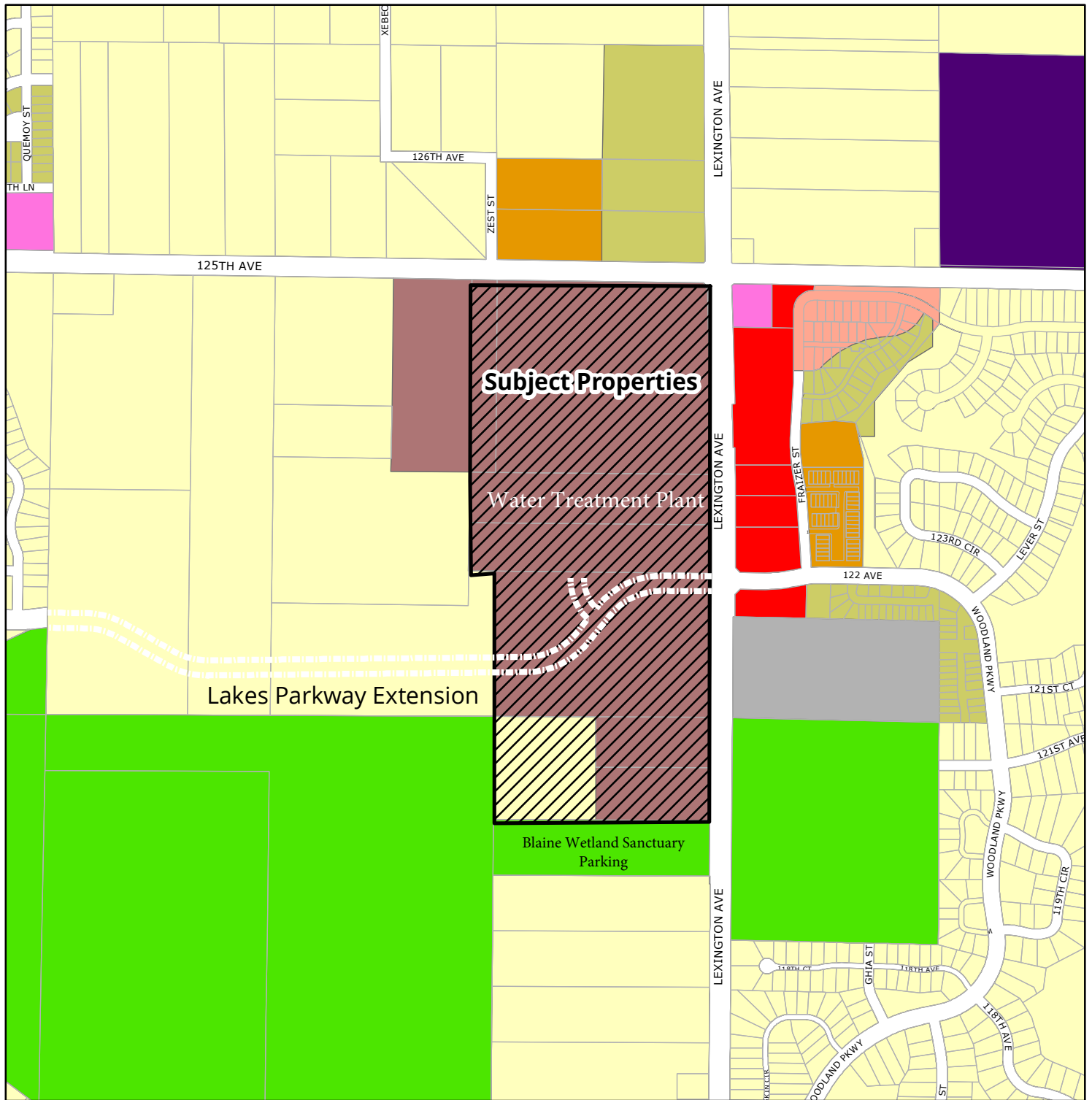


SW Corner Lexington and Main Proposed Zoning

0 250 500 1,000 Feet

Map Date: 7/1/2021
Map Created by City of Blaine GIS
Hunting boundaries provided by
City of Blaine Police Department





Legend

R	HDR	LI	PC	GC
LDR	HDR/PC	HI	O	P/OS
L-MDR	HDR/PI	PI	ABD	PUB/S-PUB
MDR	HDR/PI/PC	NC	PI/PC	AP
MDR/HDR	MHR	CC	RR	

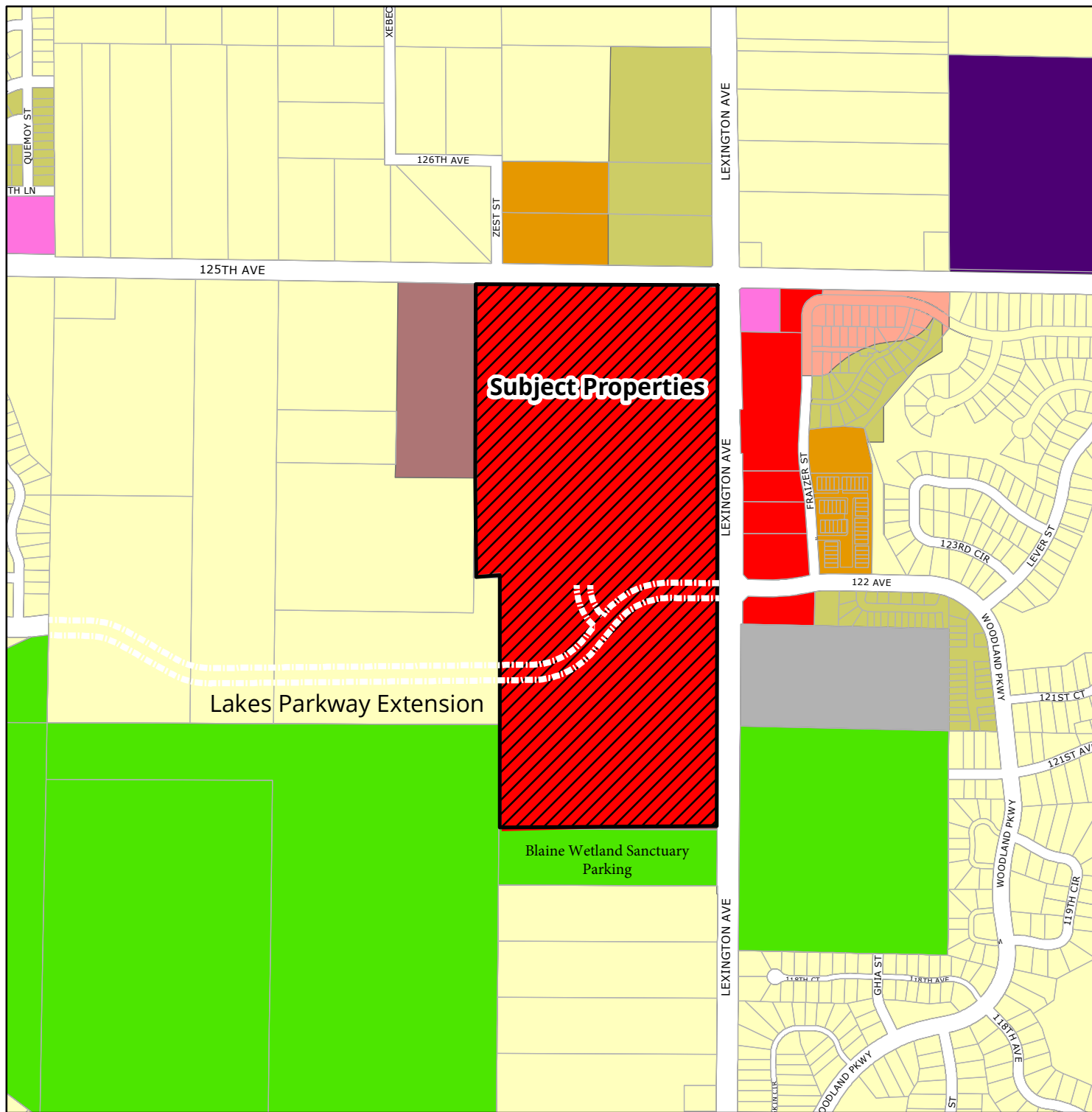


SW Corner Lexington and Main Existing Land Use

0 245 490 980 Feet

Map Date: 7/1/2021
Map Created by City of Blaine GIS
Hunting boundaries provided by
City of Blaine Police Department





Legend

R	HDR	LI	PC	GC
LDR	HDR/PC	HI	O	P/OS
L-MDR	HDR/PI	PI	ABD	PUB/S-PUB
MDR	HDR/PI/PC	NC	PI/PC	AP
MDR/HDR	MHR	CC	RR	



SW Corner Lexington and Main Proposed Land Use

0 245 490 980 Feet

Map Date: 7/1/2021
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City of Blaine Police Department





June 14, 2021

Blaine City

RE: Council Workshop -- Corner of Lexington & 125th (Main Street)

Dear Mayor & Blaine City Council Members,

Thank you for looking at this property. As some of you may know, I currently have the 37-acre corner piece in this equation listed for sale. It is a very large piece of commercial property that will take a lot of vision and creativity to develop. While I have some interested suitors on the property, the property is still available at this time. It seems to me, the less restrictive the City Council can be on this property, the better chance a creative developer will be interested and find solutions to all of the parcels along Lexington.

Since this is a very important property to its owners and also to the people of Blaine, before the City Council acts on re-zoning these parcels, I have a few questions to ask and a few comments to follow:

1. Has the City conducted a Market Study on this specific property? If not, I suggest it does this before making zoning changes.
 - A. Urban Land Institute, I believe, is free and can provide much excellent information.
 - B. A Market Study i.e. Maxfield may cost the City, but may be well worth it because of the importance of this property to the citizens of Blaine.
2. Does the property in question support the City Council's vision going forward?
 - A. Again, a market study will provide a better understanding of the property and provide guidance to the City Council.
3. Would Retail be supported at this property?
 - A. Retail follows rooftops. We all know residential is expanding in Blaine, but not to the immediate North, West, or South on this piece.

My thought on all of the parcels being considered here that the City Council should hire a consultant to guide you here. In the Retail realm, the dynamics are changing at a very fast clip and it would be best to move forward with eyes fully informed by the experts.

Thank you and all the very best to you all.

Sincerely,

Thomas R. Opsahl

Thomas R. Opsahl
Vice President of Sales & Leasing

June 12, 2021

Blaine City Council

RE: Council Workshop - June 14

Dear Blaine City Council Members,

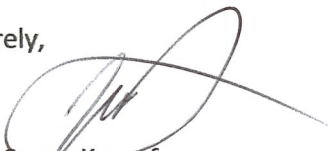
Thank you for the opportunity to provide input on our 37.15 acre property at the corner of 125th & Lexington. My wife and I have owned and paid taxes on this property for about 17 years.

We have had various suitors inquire about purchasing, but it is a large parcel and typically commercial users are looking for a 2-5 acre lot, not a large parcel like this piece. And therefore, we ask that you be careful about putting restrictions on this property. For example, where the attached list from the City of Permitted or Conditional Uses says, "Residential uses other than when part of a mixed-use building", we believe it should instead say: "Residential uses other than when part of a mixed-use plan design". This way, if a developer has a well thought out design for our land, they are not held to specific language that preempts a design we the property owners and the City Council may very well embrace.

Also, like it or not, traffic counts are very high at this property, 13,702 VPD on 125th and 16,300 VPD on Lexington Ave. If people traveling North & South on Lexington need coffee in the morning and stop at Kwik Trip at 122nd Ave NE, which is to be a signalized intersection in the future, that would create congestion. It is probably better planning and safer to have gas available somewhere on the South bound side of Lexington, or on the South side of 125th at this important corner.

In general, we believe the market should decide the direction this property should go. For example, some retail and restaurant is struggling in this economy. Think about how many stores have shuttered in the past five years. Who could have imagined how big and powerful Amazon has become in the past decade? That's why I believe we should be as unrestrictive as possible with this property. Creative developers should be able to bring creative designs before the City Council and state their case. Developers who are worth their salt know what they do and how different asset classes come together in a Mixed-Use development design. Let them be creative and both we and Blaine residents will have a better project.

Sincerely,



Jeff & Susan Kempf

Property Owners at Corner of 125th & Lexington

Approx. 37.15 Acres

PIDs: 11-31-23-11-0001 & 11-31-23-12-0003

3900 125th Ave NE
Blaine MN 55449
July 12, 2021

Dear P $\frac{1}{2}$ Z members:

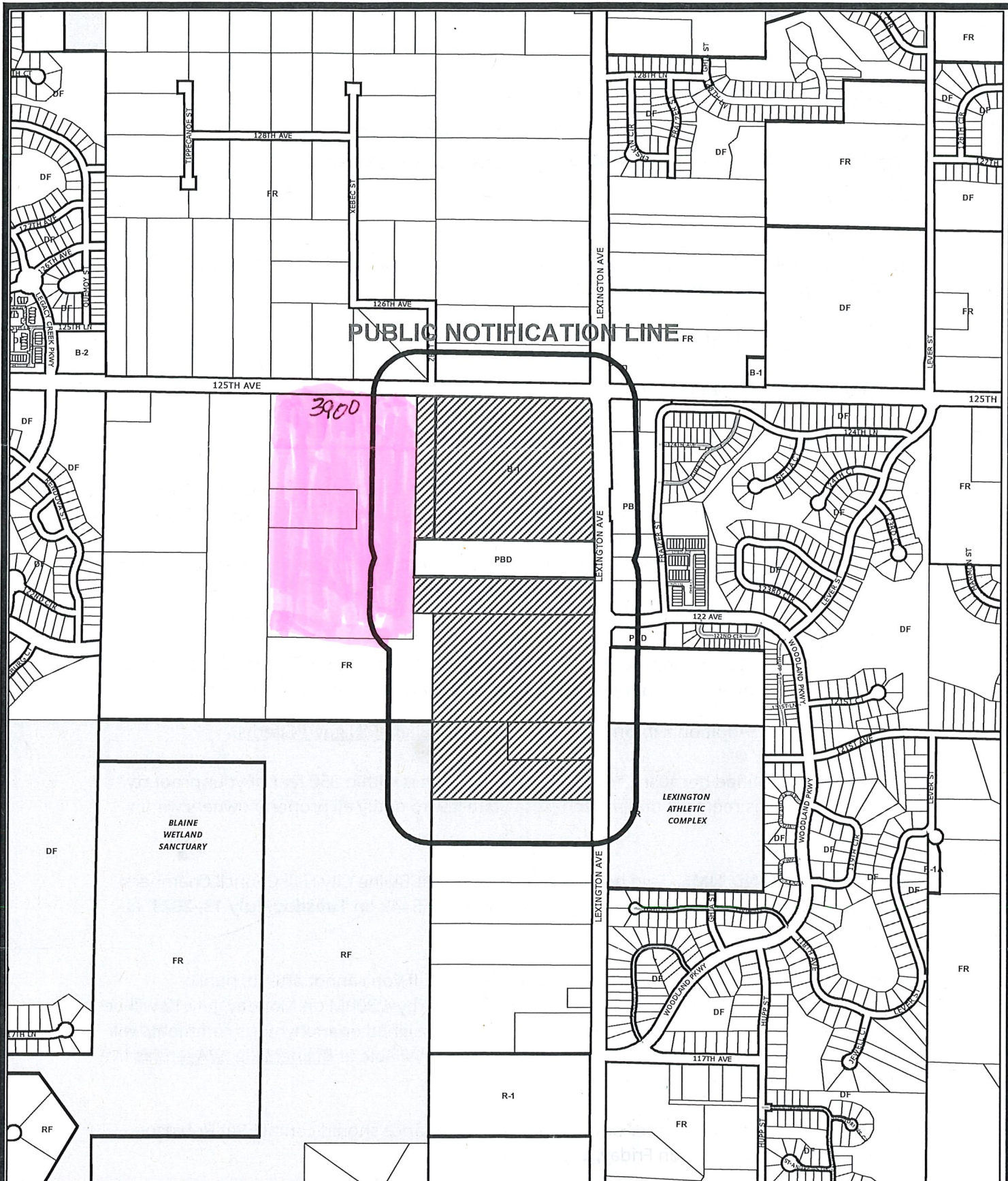
I am writing in response to the proposed zone changes adjacent to our family's property. We bought this parcel in 1975 as a F.R., and created $\frac{1}{2}$, continue to operate it as a small family ^{farm} operation. This is our Paradise $\frac{1}{2}$ we want to keep it that way!

The properties that abut our land on the east side have mostly been known as Commercial, so I have no problem with that.

I have been told that the dark outline that includes nearly $\frac{1}{3}$ of my property is only the public notification line, but will not be included in the rezoning plans. If so, I have no further complaint.

Thank you for your consideration in this matter.

Sincerely,
Dottie McKinley



Case File No. 21-0046
Rezoning - Comprehensive Plan Amendment -
Code Amendment



BlaineMN.gov

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

