

**Case File No. 21-0017
Unclaimed Freight**



Anoka County Parcel Viewer




Parcel Information:

Approx. Acres:

Plat:

Commissioner:

 PARKING SPACES

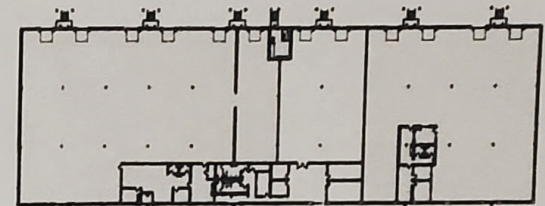
Owner Information:

1:1,586

Date: 3/2/2021



BUILDING KEY PLAN



— WAREHOUSE FOR EMPLOYEES TO PROCESS MERCHANDISE

— OPEN TO THE PUBLIC FOR RETAIL

VACANT

OFFICE	2,900 S.F.
WAREHOUSE	5,396 S.F.
TOTAL	8,296 S.F.

SCALE 1" = 20'-0"



NORTH

DEC. 2020



MOHAGEN HANSEN
Architecture | Interiors

1000 Twelve Oaks Center Dr. Tel 952.426.7400
Suite 200 Fax 952.426.7440
Wayzata MN 55391 www.mohagenhansen.com

**BLAINE CROSSING
BUILDING II - SUITE 1237**

97TH AVE. NE, BLAINE, MINNESOTA

CBRE

CB RICHARD ELLIS

Daniel M. Swartz

(952) 924-4652

Unclaimed Freight Discount

We receive freight that is processed for our store location at 4801 Central Ave Ne, Columbia Heights, MN 55421.

We would also like to sell some merchandise from noon to 6pm and also by appointment.

We currently staff 3 employees.

If we are only selling retail for 6 hours a day and by appointment, we feel we can control the customer traffic.

CITY OF BLAINE

RESOLUTION NO. 07-249

**GRANTING A CONDITIONAL USE PERMIT AMENDMENT
PER SECTION 31.30 OF THE ZONING CODE**

OF THE CITY OF BLAINE

ROBERT C. COTE

9702-9792 ULYSSES STREET NE

1201-1267 97th AVENUE NE

1202-1268 98th AVENUE NE

WHEREAS, an application has been filed by Robert C. Cote as conditional use permit Case File No. 99-15; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on March 9, 1999 and

WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on April 1, 1999 and December 20, 2007.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit amendment is hereby approved per Section 31.30 of the zoning ordinance to allow corporate office/distribution/warehouse (requiring a combination of office space or manufacturing space consisting of not less than 25% of gross building area either attached to or as part of a larger office manufacturing campus, operated by the same facility) at 9702-9792 Ulysses Street NE, 1201-1267 97th Avenue NE, and 1202-1268 98th Avenue NE, based on the following conditions:

1. Submission of final site, landscape, drainage, and utility plans for City approval including installation of required onsite fire hydrants. Plan to receive approval of Community Development department prior to site construction.
2. Submission of final buildings plans meeting UBC and UFC building requirements for City approval prior to building construction.
3. All trees to be preserved be protected with site fencing prior to site grading. This includes younger (under eight-inch caliper) trees that can be saved.

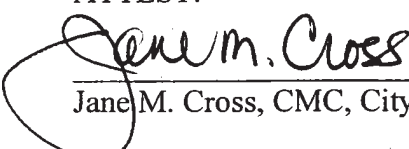
4. The Conditional Use Permit includes the uses of business and professional offices, manufacturing and corporate office/distribution/warehouse (requiring a combination of office space or manufacturing space consisting of not less than 25% of gross building area either attached to or as part of a larger office manufacturing campus, operated by the same facility). Other uses such as, but not limited to, retail sales uses, restaurants, etc., would require a separate Conditional Use Permit review.
5. All buildings and site development should be shifted to the east 15 feet to provide a larger setback on the west side (Buchanan Street). The setback area along Buchanan Street will be treated as the second front yard, therefore the east property line will be a side yard.
6. Applicant to provide a detail of the wall on the west side of the building that will provide screening to the neighborhood to the west. Staff suggests a 75-foot wide rock face block wall starting with a 12-foot high section that extends 25 feet, then a 10-foot high section extending 25 feet, and finally an eight-foot high section extending 25 feet. This wall would extend from both the north and south buildings.
7. Additional landscaping (double row of conifers) is needed in the 35-foot setback area along Buchanan Street between the pond and the residential area to the west.
8. In order to meet the requirements of the Highway 65 Overlay District, brick is required on the front and sides of the buildings. All exposed building sides to be treated equally to the front elevations. Final building material and color selection subject to the approval of the Zoning Administrator as part of Site Plan Approval.
9. The landscape plan indicates oversizing of materials in order to meet the Highway 65 Overlay District requirements. The landscape quantities and plant sizes to be consistent with the attached revised landscape plan dated 2-22-99.
10. No wallpack lighting to be attached to the west and south sides of the buildings or to be visible from Buchanan Street and 97th Avenue NE.
11. Provide revised storm water calculations for City approval. Addition to detention area may require reduction in size of proposed buildings.
12. Provide documentation that previous wetland agreements with Army Corps of Engineers have been fulfilled.
13. The previous Conditional Use Permit Resolution No. 99-95 becomes null and void with the approval of this Resolution.

PASSED by the City Council of the City of Blaine this 20th day of December 2007.



Tom Ryan, Mayor

ATTEST:



Jane M. Cross, CMC, City Clerk