

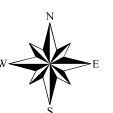
Case File No. 21-0046

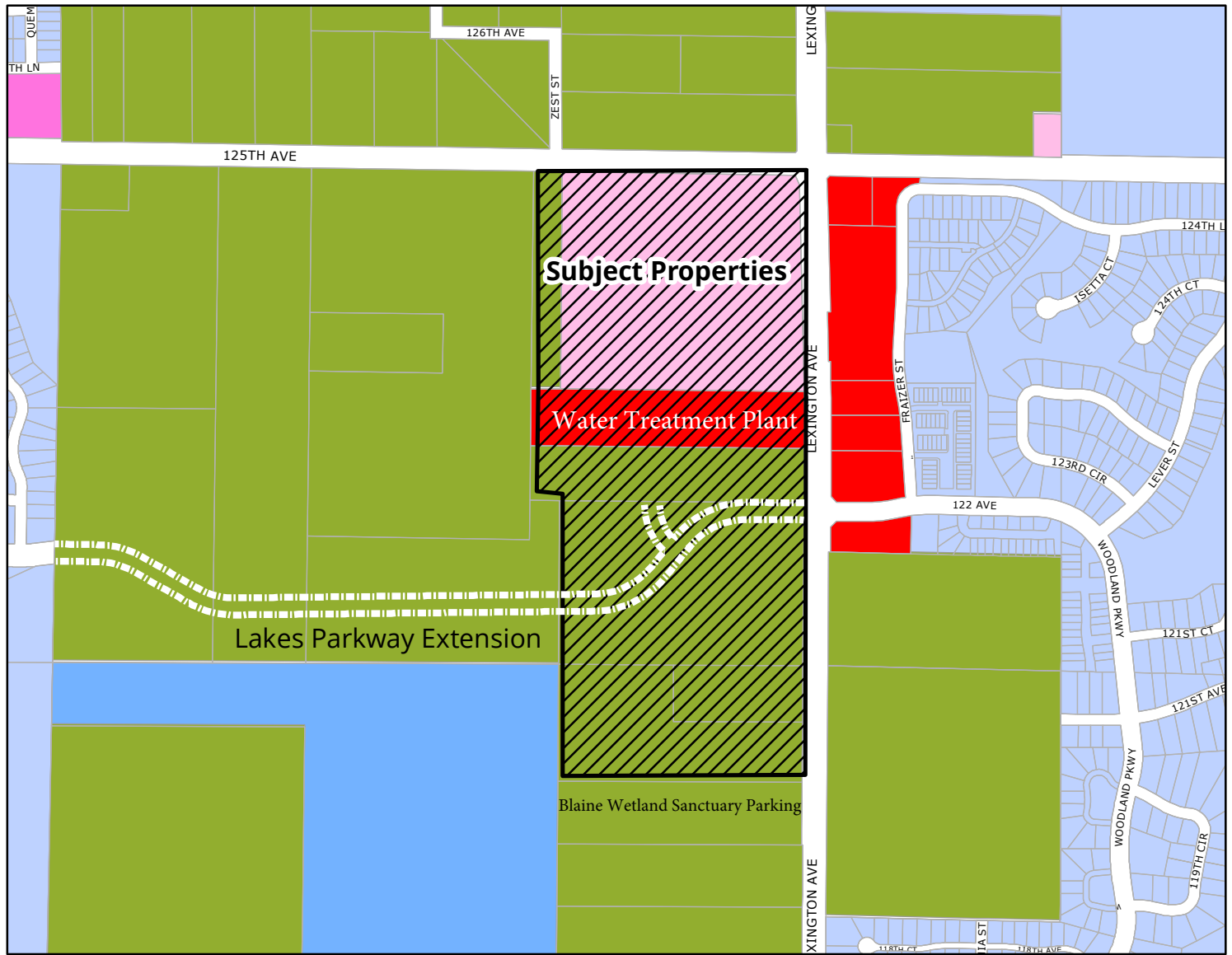
Rezoning - Comprehensive Plan Amendment - Code Amendment



BlaineMN.gov

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





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

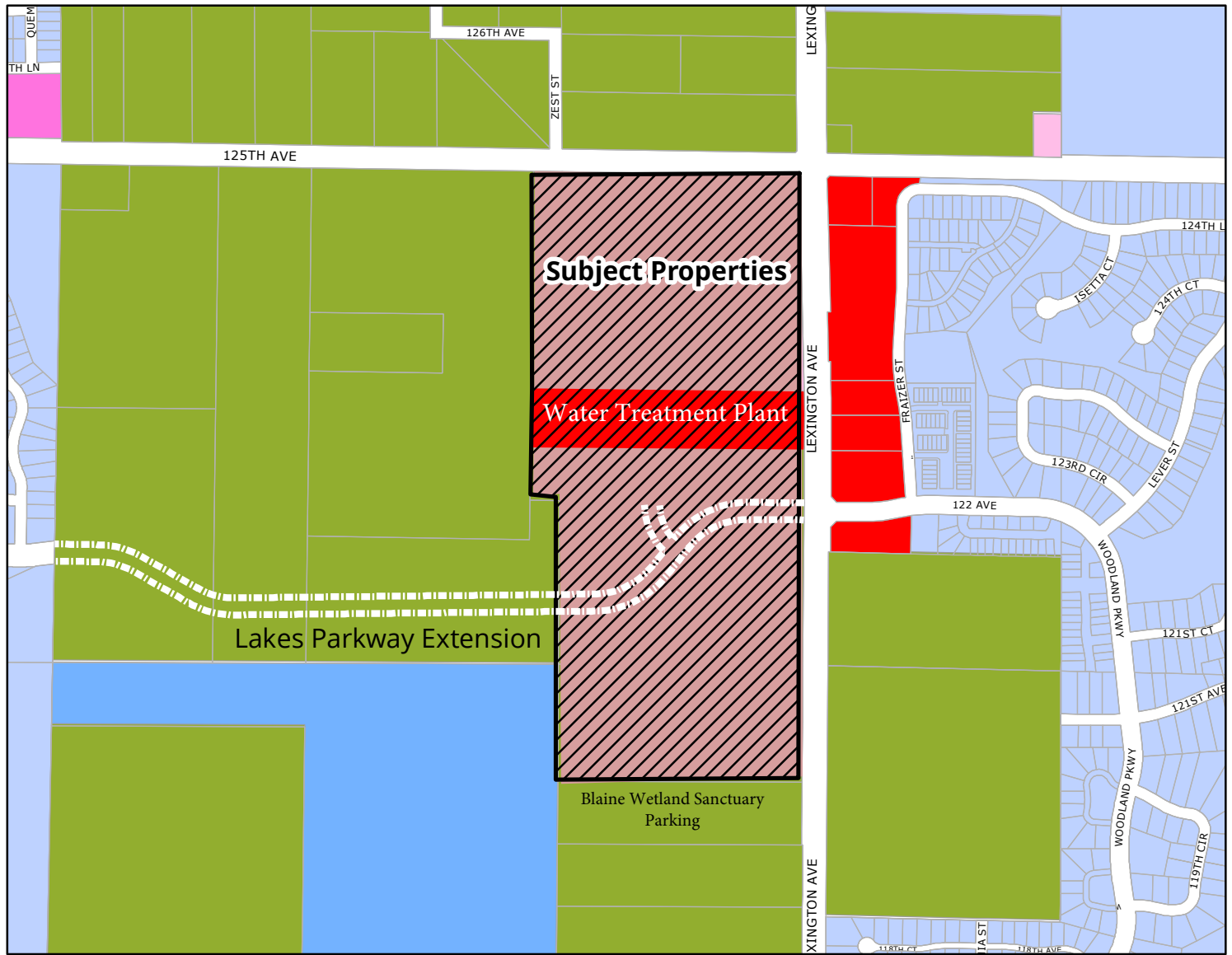


SW Corner Lexington and Main Existing Zoning

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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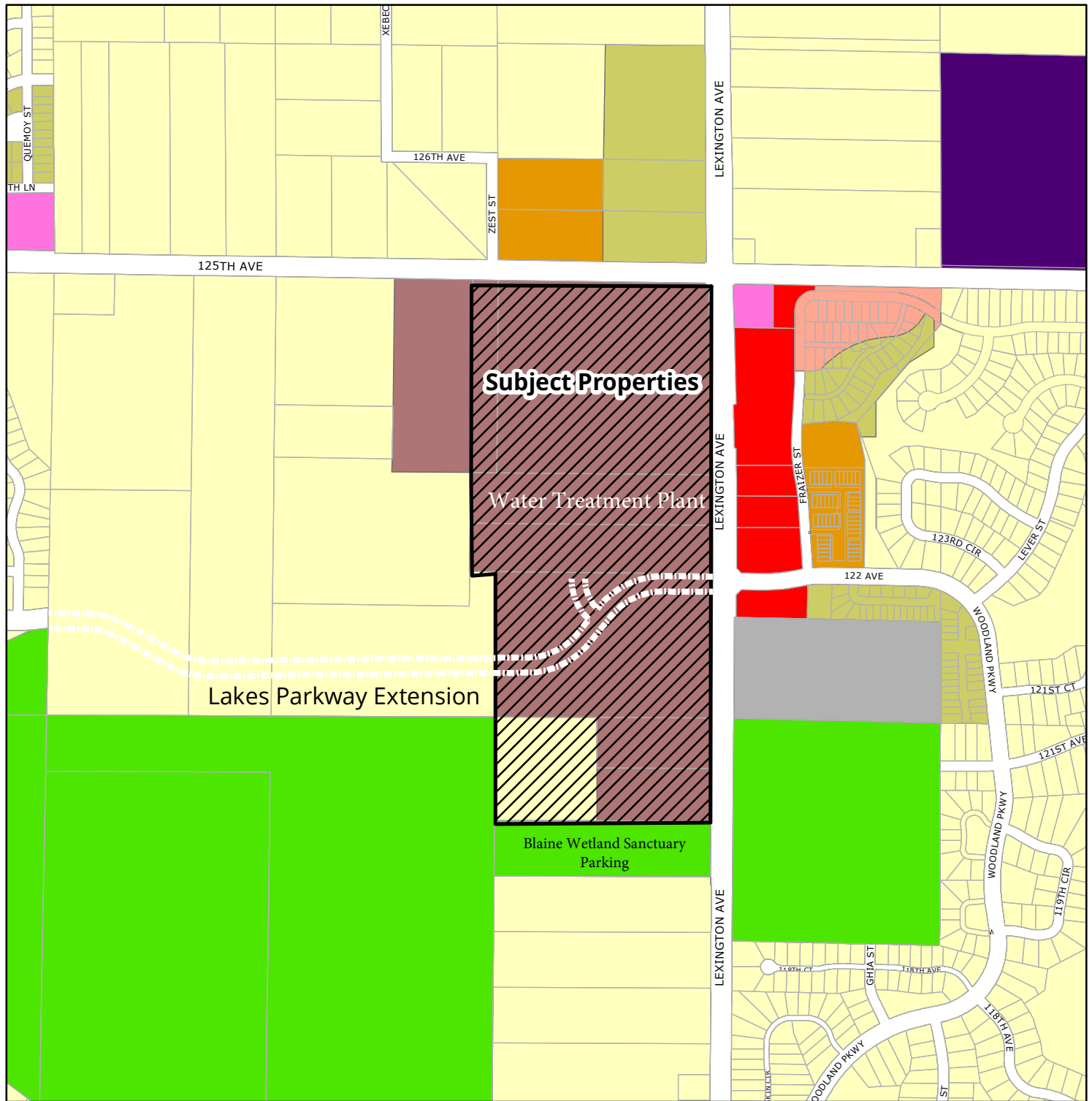


SW Corner Lexington and Main Proposed Zoning

0 250 500 1,000 Feet

Map Date: 7/1/2021
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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	

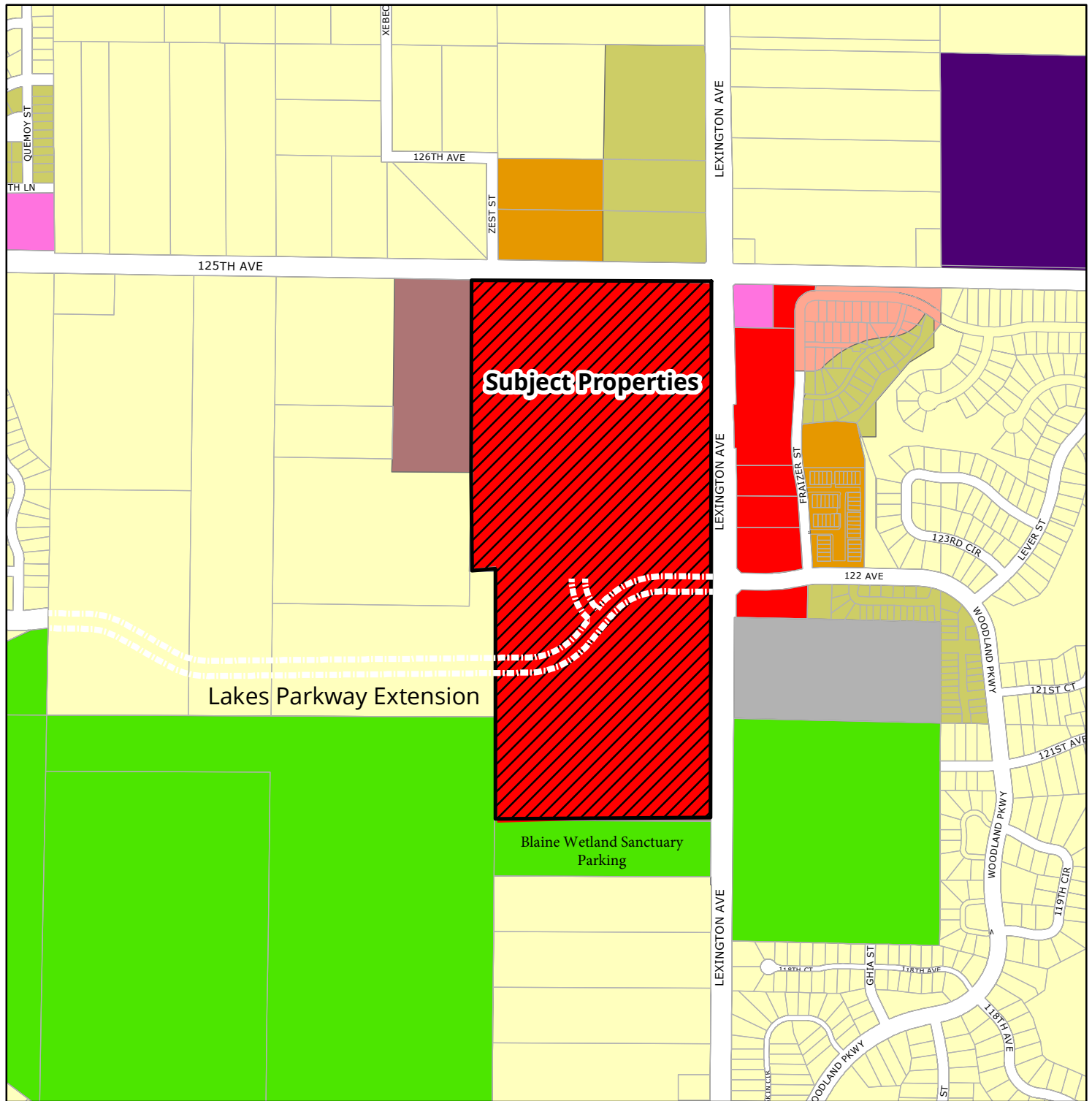


SW Corner Lexington and Main Existing Land Use

0 245 490 980 Feet

Map Date: 7/1/2021
Map Created by City of Blaine GIS
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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

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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,

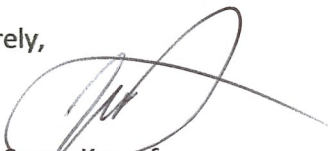
Thank you for the opportunity to provide input on our 37.15 acre property at the corner of 125th & Lexington. My wife and I have owned and paid taxes on this property for about 17 years.

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:

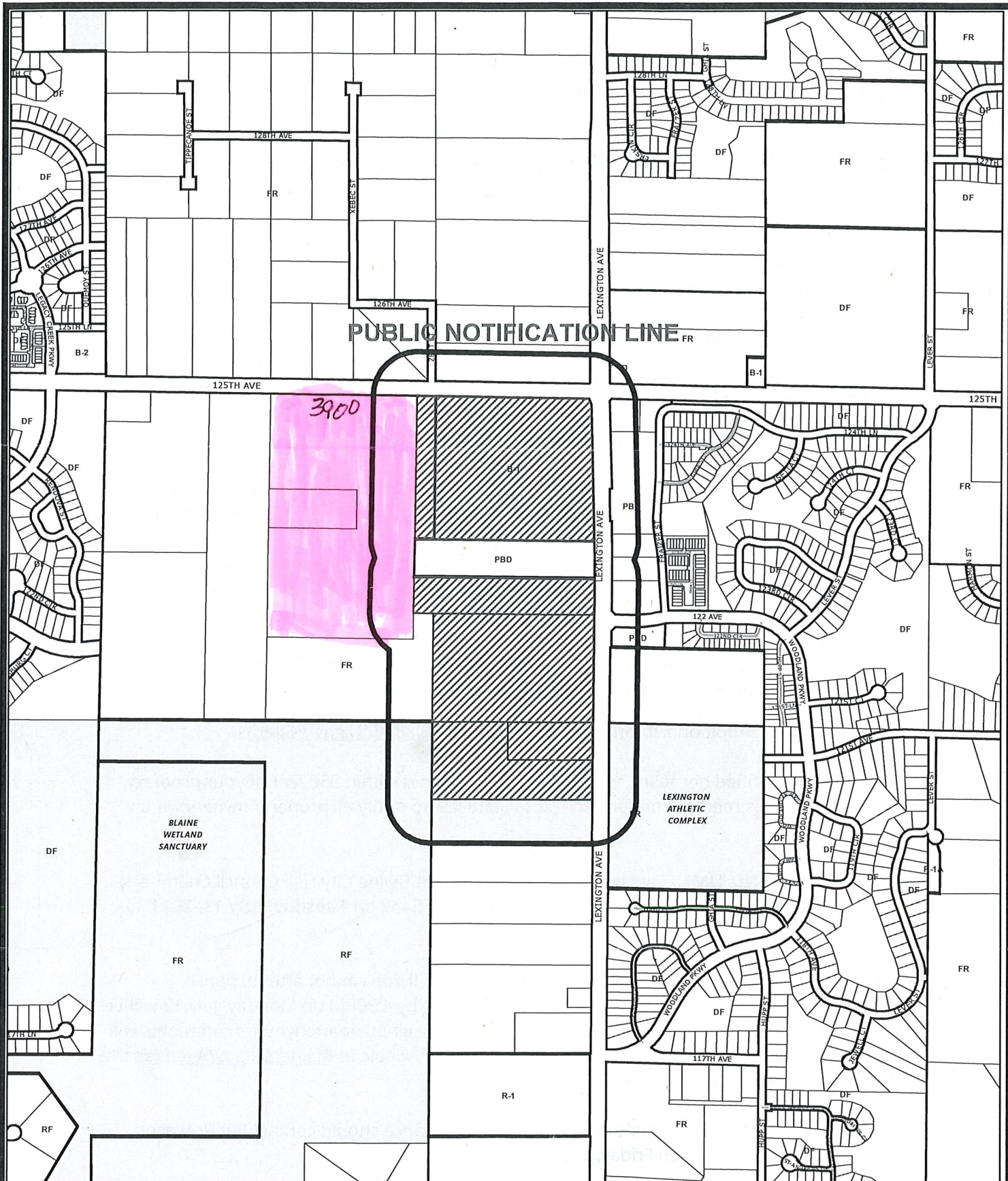
I am writing in response to the proposed zone changes adjacent to our family's property. We bought this parcel in 1975 as a F.R., and created $\frac{1}{2}$, continue to operate it as a small family ^{farm} operation. This is our Paradise $\frac{1}{2}$ we want to keep it that way!

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



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