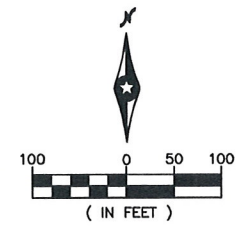
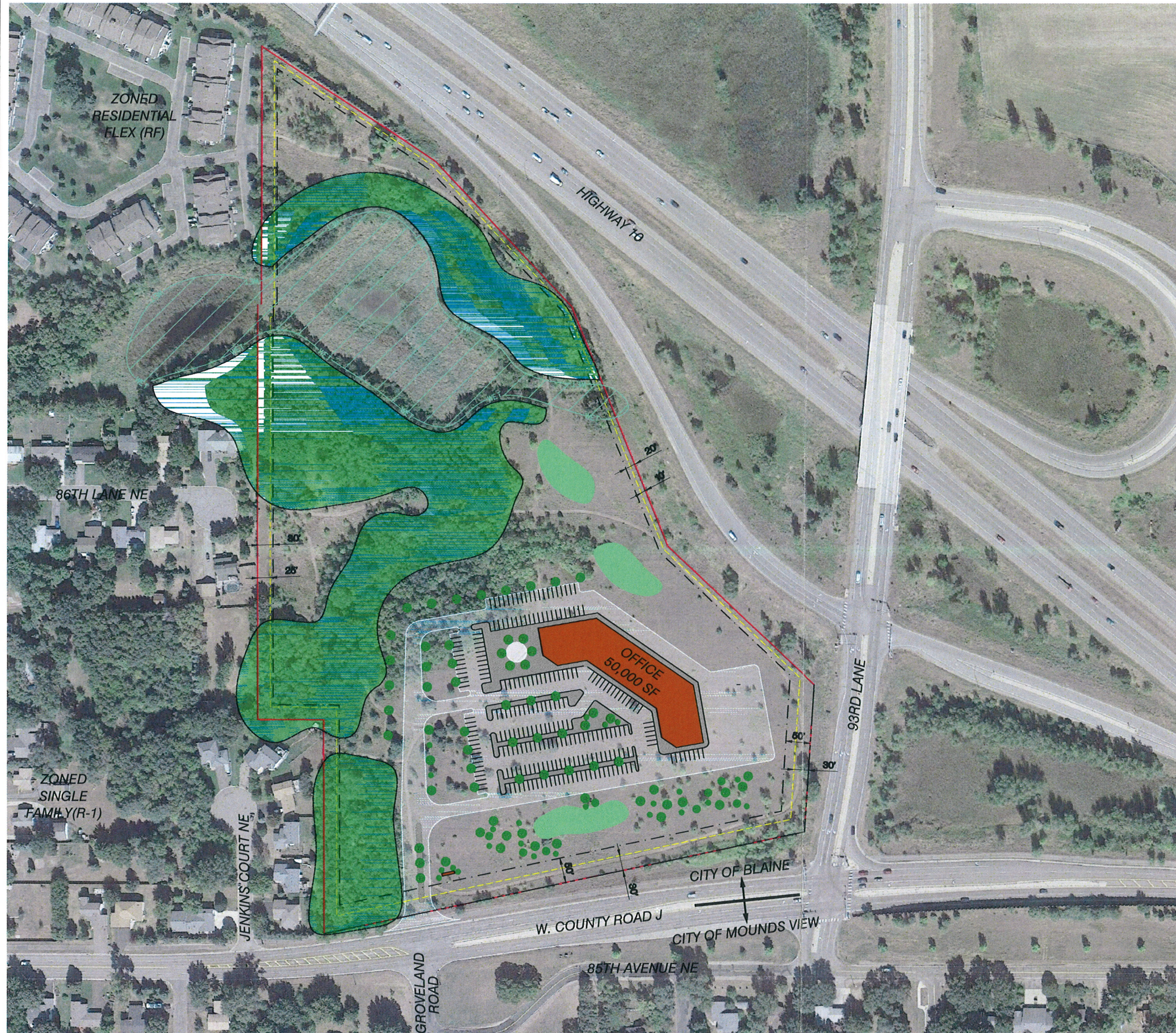


Case File No. 15-0046



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- LEGEND:**
- PROPOSED PARCEL BOUNDARY
 - - - - PROPOSED BUILDING SETBACK LINES
 - - - - PROPOSED PAVED SURFACES SETBACK LINES
 - - - - EXISTING RIGHT OF WAY
 - EXISTING WETLAND - NOT DELINEATED
 - CONCEPTUAL BUILDING LOCATIONS
 - CONCEPTUAL PAVED SURFACES
 - CONCEPTUAL WALKS, MEDIANS, PATIOS
 - CONCEPTUAL STORM WATER INFILTRATION
 - CONCEPTUAL VEGETATION TO REMAIN
 - CONCEPTUAL VEGETATION SCREENING

PARCEL 60
 TOTAL AREA = 26.98 ACRES

EXISTING ZONING CLASSIFICATION = AIRPORT
 PROPOSED ZONING = REGIONAL COMMERCIAL (B-3)
 CONCEPTUAL TOTAL STRUCTURE AREA = 50,000 SF

THIS PARCEL UNDERLIES FAR PART 77
 HORIZONTAL SURFACE
 FROM ELEV. 1,062' MSL

3035 WYNAS CENTER DR
 ST PAUL, MN 55110
 PHONE: 651.402.2000
 FAX: 651.402.2100
 WWW.SEH.COM

6040 SOUTH 28TH AVENUE
 MINNEAPOLIS, MN 55420
 WWW.METROPOLITANSPORTS.COM

ANOKA COUNTY-BLAINE AIRPORT
 COMMERCIAL DEVELOPMENT
 BLAINE, MN

MARK	DATE	REVISIONS	DESCRIPTION

SEH FILE NO.	MAC-124476
MAC PROJECT NO.	110-5-XXX
ISSUE DATE	4-4-14
DESIGNED BY	MDZ
DRAWN BY	LRR
Short Elliott Hendrickson, Inc. © (SEH)	
© 2004 Short Elliott Hendrickson, Inc.	

SHEET TITLE
 PARCEL 60
 CONCEPT 1
 SITE VIEW

SHEET
 FIGURE
 60.1A

METROPOLITAN AIRPORTS COMMISSION

Minneapolis-Saint Paul International Airport

6040 - 28th Avenue South • Minneapolis, MN 55450-2799

Phone (612) 726-8100



September 30, 2015

Planning Commission
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

**Re: Letter of Opposition
Zoning Change – MAC Parcel at 93rd Lane Extension and 85th Avenue**

Dear Planning Commission:

The Metropolitan Airports Commission (MAC) would like to express our opposition to the request made by the City Council of Blaine to add any residential uses to the proposed zoning of the MAC owned parcel located at 93rd Lane Extension and 85th Avenue.

This entire rezoning effort was to clear up the designation of the zoning and not to change any proposed use of the parcel. The Metropolitan Council noted in the Blaine Long Term Comp Plan that this parcel was zoned "Light Industrial" by the City of Blaine. Met Council insisted that this must have an airport zoning since it is owned by MAC. Therefore, MAC's rezoning request is to change the zoning designation to Planned Business District – Airport, and not to change the proposed use. Adding a residential use to the proposed zoning would be inconsistent with the Metropolitan Council's Plan.

Moreover, MAC has no interest in proposing residential use for this parcel due to proximity of the airport and the need for compatible land use with airport operations. A residential use would likely create additional noise complaints. Therefore, it seems prudent not to change the proposed use of the parcel by adding residential to the zoning ordinance.

MAC has been working with the City Staff for several years to clear up this zoning so that MAC can market this parcel to provide income for use at the airport in addition to tax revenue to the City and County.

Please contact Eric Johnson, Director Commercial Management Airline Affairs with any questions or comments at Eric.Johnson@mspm.com or 612-725-8322.

Sincerely,

Dennis Probst
Executive Vice President

cc: Eric Johnson, MAC
Al Dye, MAC
Evan Wilson, MAC
Gary Schmidt, MAC