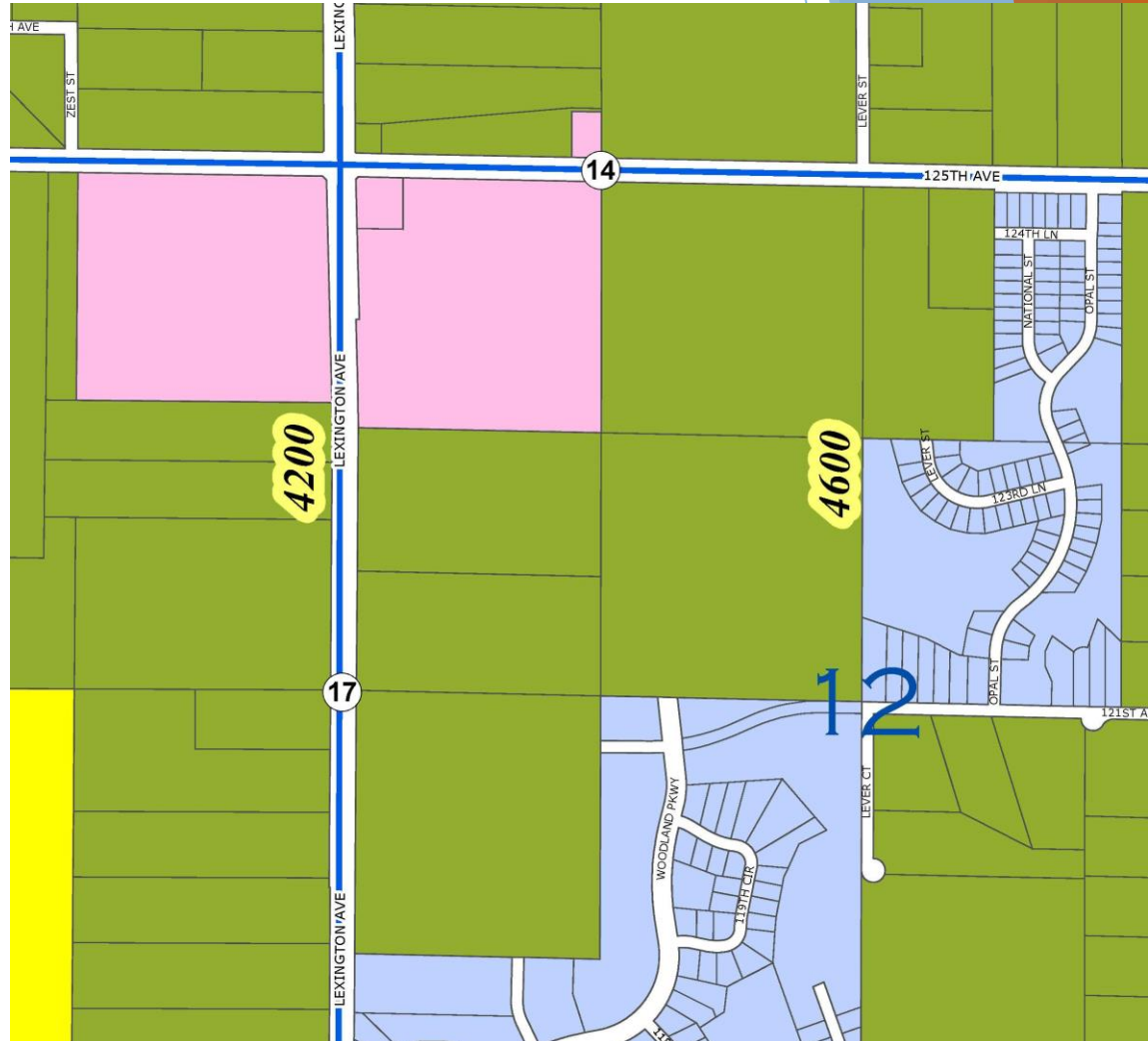


Royal Lakes Retail Center Presentation

- ▶ Information on Historic and Future Land Use and Zoning of the Area
- ▶ Information on Access for Royal Lakes and other Area Projects
- ▶ Review Original Approval for Royal Lakes From September 2019
- ▶ Information on the Zoning Code Change Request and Conditional Use Permit (CUP)

Historic Zoning

- Date - August, 2013
- SE & SW Corners of Main and Lexington were zoned B-1, Neighborhood Business.
- North side of Parkside North was still Farm Residence.
- South side zoned Development Flex.



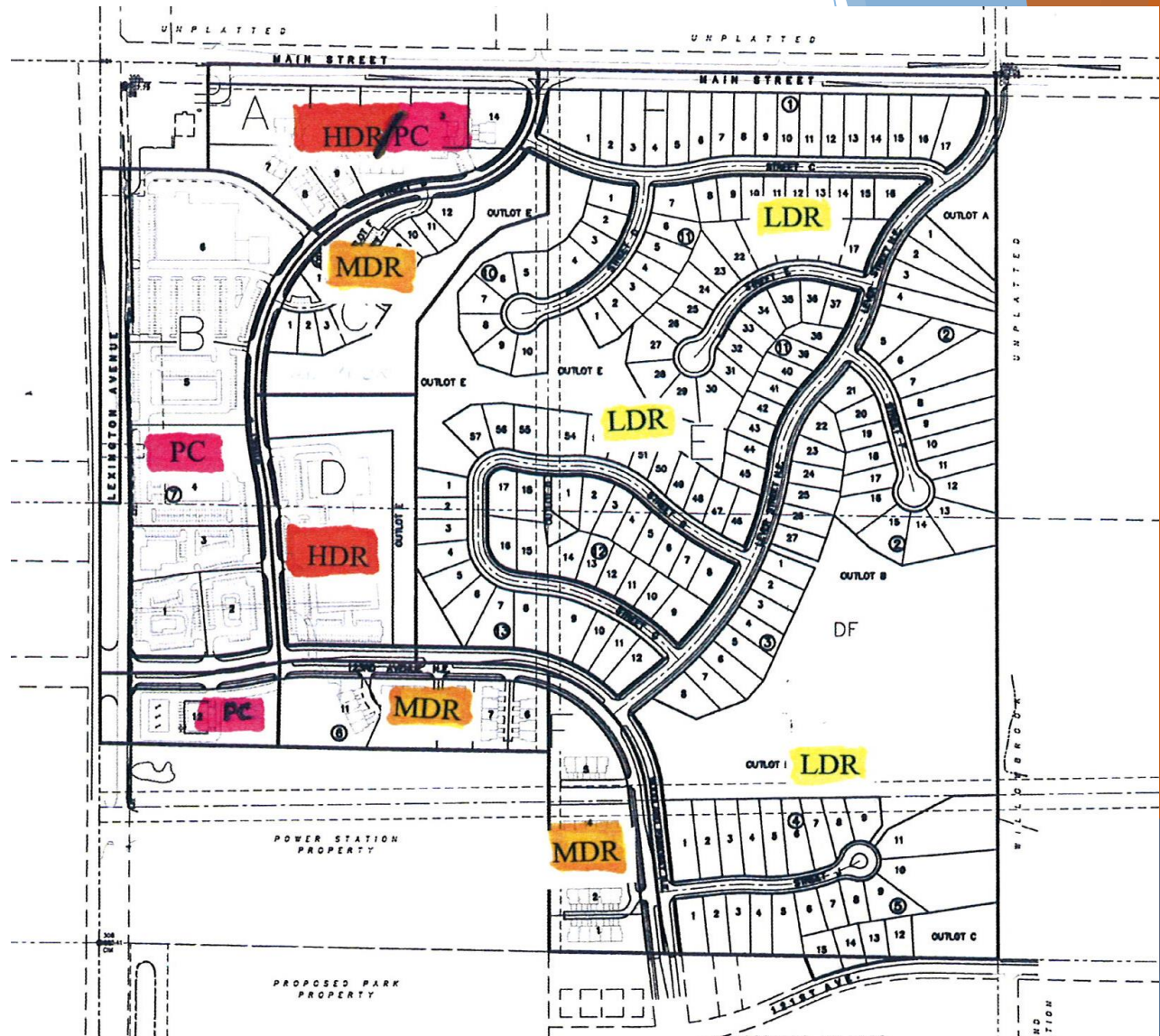
Historic Zoning

- Date - 2014
- Reflective of action taken in 2014 to rezone and guide entire Parkside North.
- Shell Gas Station remained B-1.
- Remainder of land south was zoned Planned Business District (PBD).
- Residential areas zoned Development Flex.



Historic Land Use

- Date - 2014
- Approved Land Use Plan for Parkside North.



Historic Zoning

- Date - November, 2016
- First lots on Ghia St. were platted.
- PBD zoned area was reduced with Fraizer St. alignment now known.

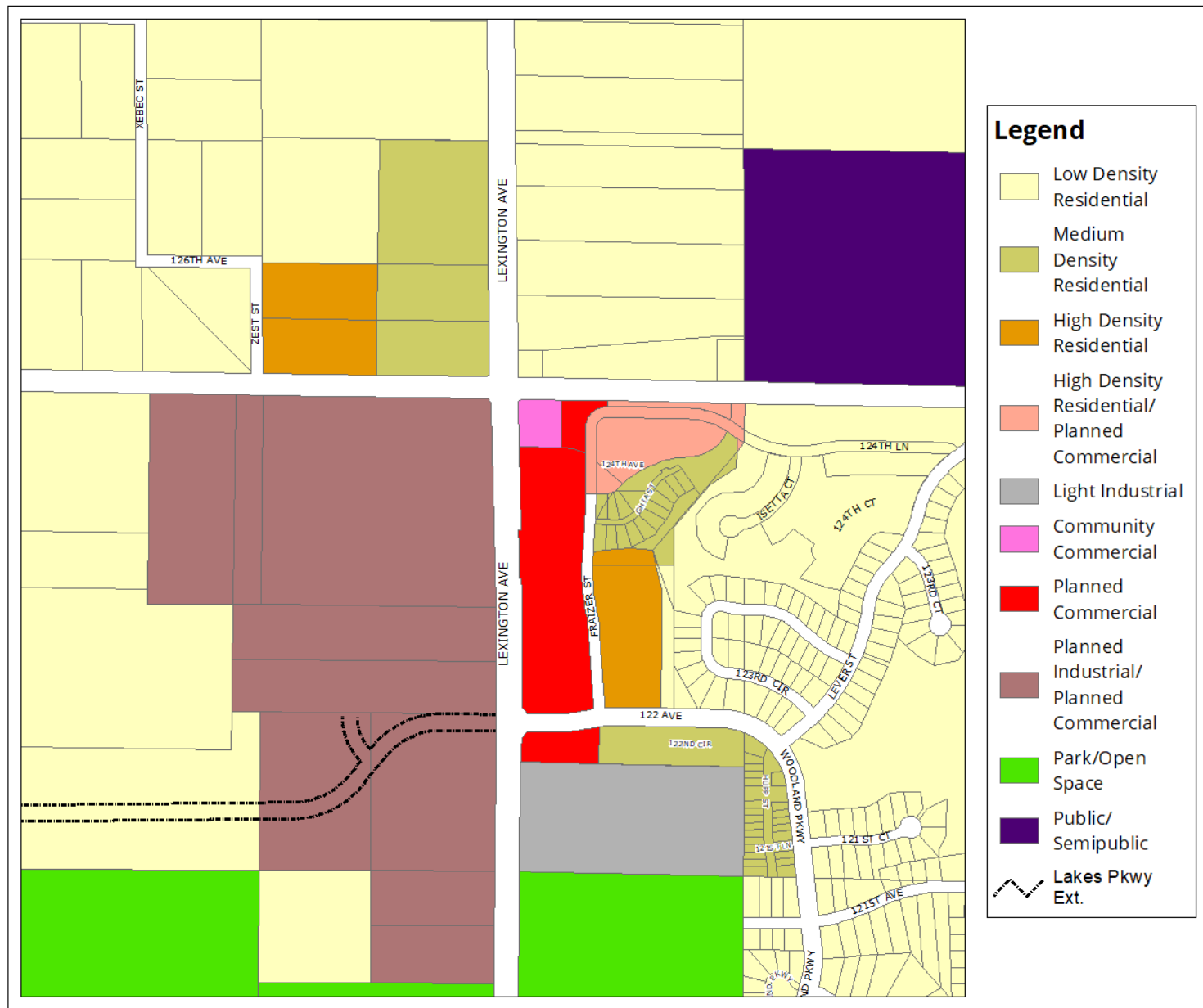


Historic Zoning

- Date - Current
- Royal Lakes project and adjacent lot purchased by developer rezoned to PBD in Fall 2019.

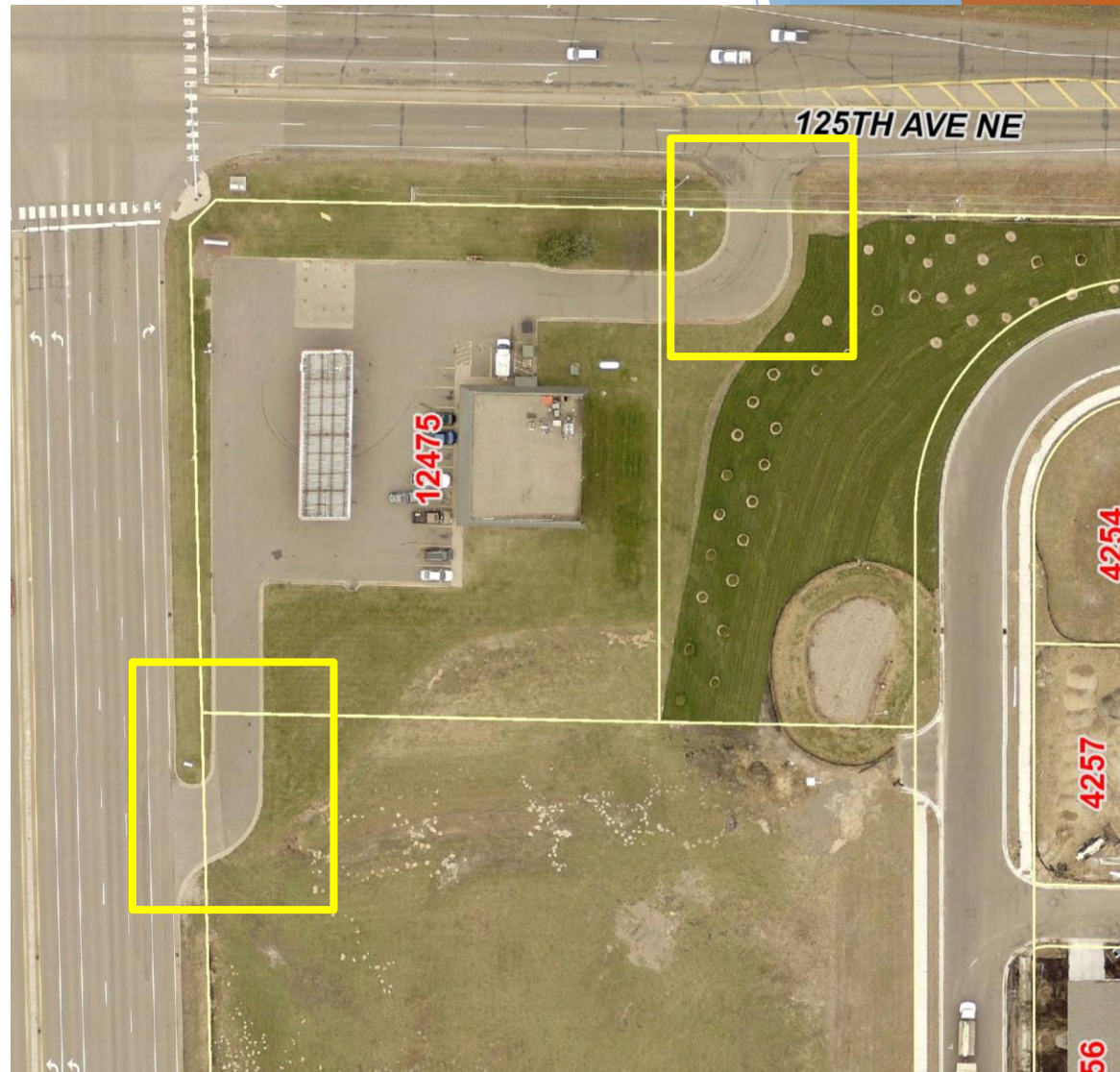


Future Land Use

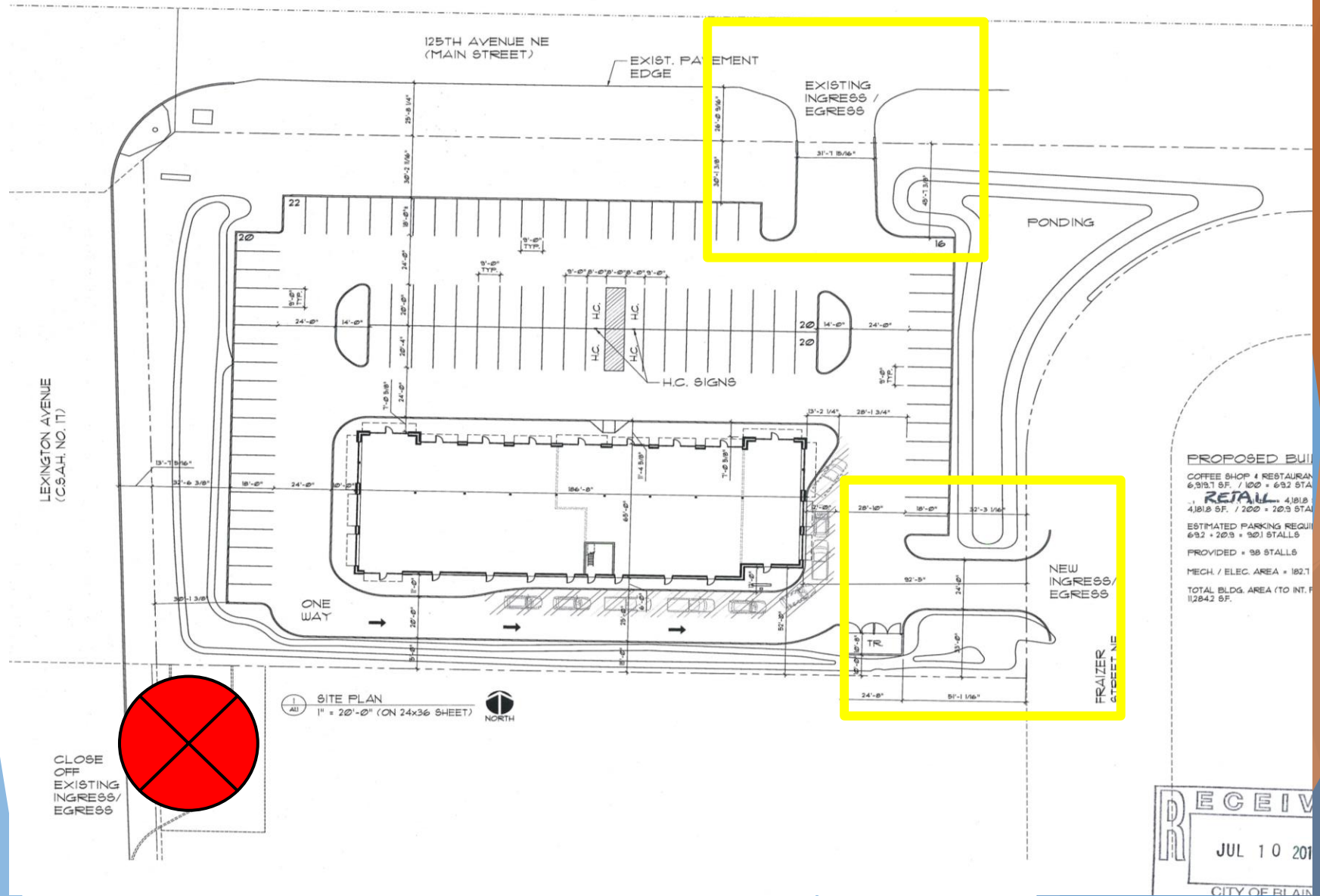


Historic Access

- ▶ Was in place prior to significant development occurring in the area.
- ▶ Access was not desired by Anoka County once traffic increased.
- ▶ Access was approved via private easement.
- ▶ Easements were extinguished when the area was recently platted.

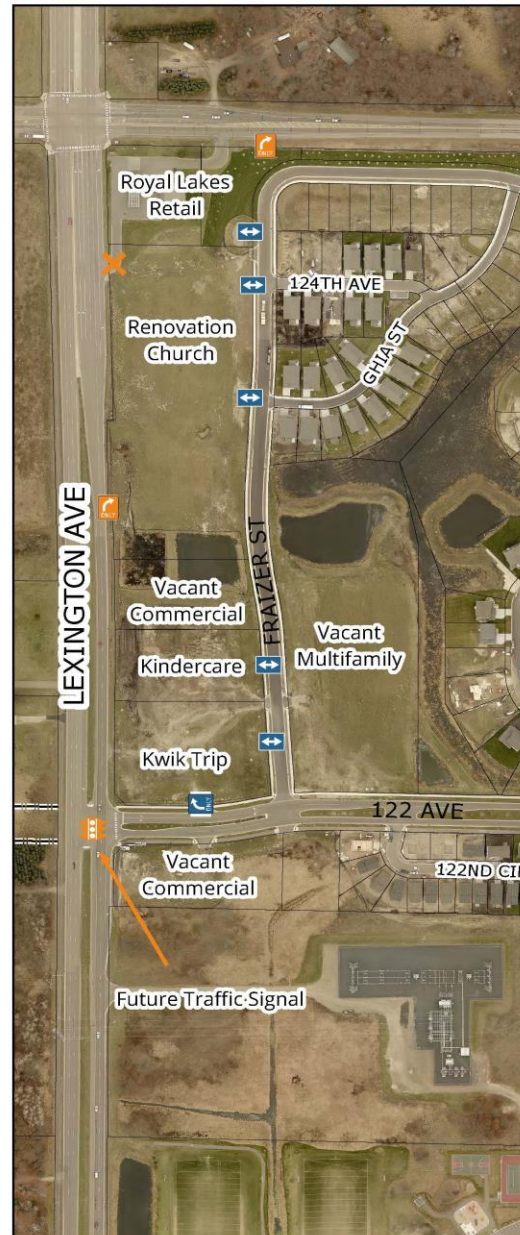


Approved Site Plan with Access



Planned Access for Overall Area

Parkside North Commercial Traffic Control



Legend

- Full Access, Blaine Roads
- Right In/Right Out, Blaine Roads
- Right In/Right Out, Anoka County
- No Access, Anoka County
- Future Signal, Anoka County

Disclaimer: This document has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. Every effort has been made to make sure the completeness and accuracy on this document. The City of Blaine does not represent that the data can be used for exact measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found, please contact (763) 717-2639.

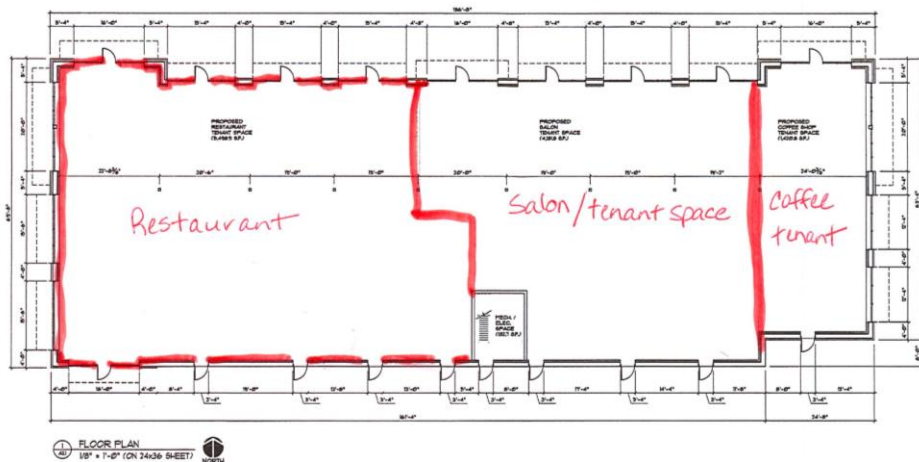
Map Created By City of Blaine Planning Department
Data provided by City of Blaine Planning Department
Map Date: February 2020

0 125 250 375 500
Feet



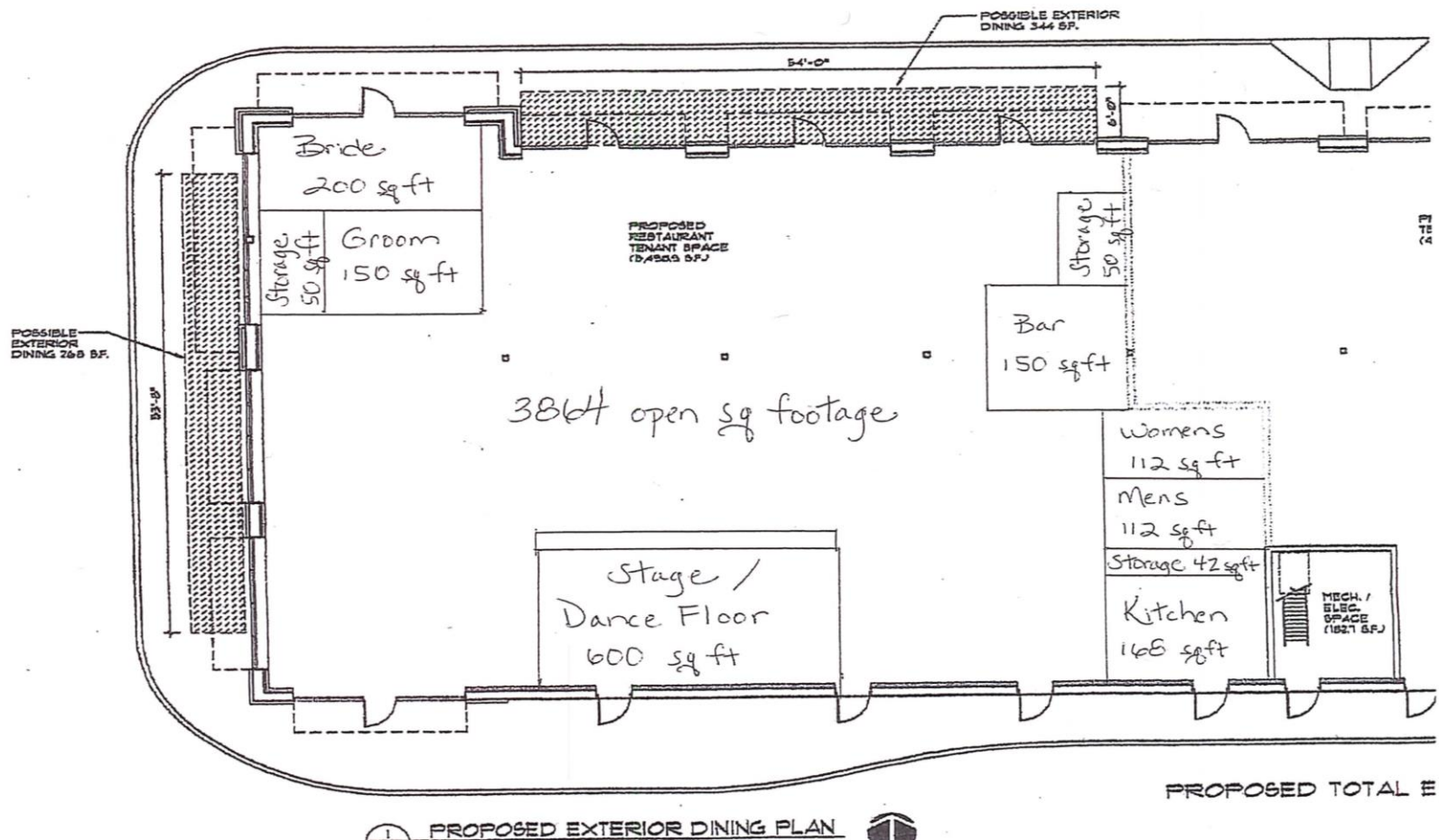
Royal Lakes Original Approval

- ▶ Project was approved in September 2019.
- ▶ Approval was for a plat, rezoning to Planned Business District and Conditional Use Permit allowing a restaurant, coffee shop and retail space.



Current Request

- ▶ Zoning Code Amendment to allow Event Centers less than 6,000 sf. in the PBD Zoning District.
- ▶ Conditional Use Permit to allow an event center with outdoor dining.



The floor plan shows a large central area labeled "Event Center". To the top, there are three smaller rooms: "PROPOSED RESTAURANT TENANT SPACE (CLASS B SP.)", "PROPOSED TENANT SPACE (CLASS B SP.)", and "PROPOSED COFFEE SHOP TENANT SPACE (CLASS B SP.)". A red line outlines a path or boundary within the Event Center. At the bottom right, there is a small room labeled "MEDIA / ELEC. SPACE (RMT.1 SP.)". The plan is surrounded by a grid of dimensions, with a total width of 150'-0" and a total depth of 63'-0".

