



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-054, Version: 2

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR AN EXPANDED OUTDOOR TRUCK STORAGE AREA IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT AT 10070 DAVENPORT STREET NE. TRUCK A LINE. (CASE FILE NO. 15-0007/LSJ)

Planning Commission (Public Hearing)	03/10/2015
City Council (Conditional Use Permit)	04/02/2015
Action Deadline	04/03/2015

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments at the public hearing.

Truck A Line is located at 10070 Davenport Street in an I-2 (Heavy Industrial) zoning district. There is currently a parking lot in the rear yard of the site for trucks related to the truck repair/alignment business (which is allowed through a previous conditional use permit) and the applicant believes he needs more parking in that area; therefore, the applicant is proposing a parking lot expansion of 6,525 square feet and a new driveway onto 101st Avenue.

An aerial has been provided to give a more accurate picture of how parking is occurring on the current site. The site is not currently striped for parking of any kind so it is difficult to tell how many stalls are provided at this time. Staff believes the parking area provided is big enough to accommodate the number of parking stalls that are required by ordinance, but a condition has been added that requires the applicant to stripe the existing and new parking lots. The applicant believes the extra parking is needed to handle the number of trucks they service on a daily basis.

There is an existing fence that will be expanded around the new parking area. It is a 6 foot high chain link fence with slats, and with a gate at the new entrance.

The applicant is taking out several trees for the parking lot expansion but is proposing to replace them with 7 spruce trees all 6 feet in height. The trees will be located along 101st Avenue which will help with screening the parking area.

The applicant must receive a permit from the Coon Creek Watershed District prior to any work being performed on site.

Site plan approval must be obtained prior to any work being performed on site.

By motion, approve the Resolution.

Attachments

- Zoning and Location Map
- Certificate of Survey
- Grading Plan
- Tree Removals/Planting Plan
- Aerial

WHEREAS, an application has been filed by Truck A Line as Conditional Use Permit Case File No. 15-0007; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on March 10, 2015; 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 2, 2015.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 31.14 (e) of the Zoning Ordinance to allow for an expanded outdoor truck storage area in an I-2 (Heavy Industrial) zoning district based on the following conditions:

1. The rear parking area of the building, including the new portion of the parking lot, must be used for truck parking only and no other type of storage is allowed in this area.
2. The chain link fence must be installed as shown on the site plan.
3. The applicant must provide 7 conifer trees along the north side of the site along 101st Avenue. The trees must be at least 6 feet in height.
4. The entire parking lot (including the front parking area) must be striped to clearly mark where parking is allowed.
5. Site plan approval must be obtained prior to any work being performed on site.
6. The applicant must obtain a permit from the Coon Creek Watershed District prior to any work being performed on site.

PASSED by the City Council of the City of Blaine this 2nd day of April, 2015.