



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

File #: ORD 13-2266 **Version:** 3 **Name:** 13-24 I2 Code Amend
Type: Ordinance **Status:** Passed
File created: 5/16/2013 **In control:** City Council
On agenda: 5/16/2013 **Final action:** 5/16/2013
Title: THE CITY IS PROPOSING A CODE AMENDMENT TO SECTION 31.14 OF THE I-2 (HEAVY INDUSTRIAL) ZONING ORDINANCE THAT WOULD ADD, UNDER THE CONDITIONAL USE CATEGORY; PERSONAL CARE, HEALTH CARE, RECREATION OR EDUCATION RELATED COMMERCIAL SERVICES USES.

SECOND READING

Sponsors: Bryan Schafer

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
5/16/2013	3	City Council	Adopted	Pass
5/2/2013	2	City Council	Introduced, Read, and Placed on File for Second Reading	
4/9/2013	1	Planning Commission	Recommended for Approval	Pass

ITEM: 11.1 DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

THE CITY IS PROPOSING A CODE AMENDMENT TO SECTION 31.14 OF THE I-2 (HEAVY INDUSTRIAL) ZONING ORDINANCE THAT WOULD ADD, UNDER THE CONDITIONAL USE CATEGORY; PERSONAL CARE, HEALTH CARE, RECREATION OR EDUCATION RELATED COMMERCIAL SERVICES USES.

SECOND READING

Planning Commission (Public Hearing) 04/09/13
City Council (First Reading) 05/02/13
City Council (Second Reading) 05/16/13

Planning Commission

The Planning Commission voted unanimously to approve the code amendment. There were no comments at the public hearing.

The City's I-2 zoning text restricts or prohibits commercial or retail related uses except for

retail sales that are incidental to manufacturing, of products manufactured, assembled, or warehoused on the premises. In those cases retail sales are limited to no more than 10 percent of the building.

Over the past several months several I-2 industrial building owners have had requests for light traffic commercial type uses to occupy their buildings. These destination based uses consist of personal care, health care, recreation, or education type uses such as a medical clinic and recreation/fitness uses. The current zoning code would not permit these types of uses.

The City experienced a similar issue in 2004 and as a result made this same type of change to the I-1 (Light Industrial) zoning chapter to allow more flexibility with these types of use requests. That code change has worked well for many building owners and businesses. The proposed changes to the I-2 would be a similar effort to allow a restricted type of commercial with lower traffic volumes and lower parking requirements. The new uses would be required to be destination based and not generate high traffic volumes. The amendment would establish these uses as a conditional use.

By motion, approve the Ordinance.

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown in brackets with overstrike.)

I-2 (Heavy Industrial) - Section 31.14

(x) Personal care, health care, recreation, or education related commercial services. Sites must be able to demonstrate adequate on-site parking. Uses must be destination based and not generate traffic volumes measurably above the range normally expected by the other allowed I-2 uses. With the exception noted in Section 31.13 (c), general retail sales is not permitted under this section.

INTRODUCED and read in full the 2nd day of May, 2013.

PASSED by the City Council of the City of Blaine the 16th day of May, 2013.