



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Details (With Text)

File #:	RES 14-101	Version:	2	Name:	14-14 Stone Mountain
Type:	Resolution	Status:	Passed		
File created:	6/5/2014	In control:	City Council		
On agenda:	6/5/2014	Final action:	6/5/2014		
Title:	GRANTING A CONDITIONAL USE PERMIT TO OPERATE A PET CARE FACILITY IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT AT 10073 BALTIMORE STREET NE STONE MOUNTAIN PET LODGE (CASE FILE NO. 14-0014/LSJ)				
Sponsors:	Bryan Schafer				
Indexes:					
Code sections:					
Attachments:	1. Stone Mountain - Attachments, 2. Stone Mountain - Public Comments				

Date	Ver.	Action By	Action	Result
6/5/2014	2	City Council	Adopted	Pass
5/13/2014	1	Planning Commission	Recommended for Approval	Pass

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

GRANTING A CONDITIONAL USE PERMIT TO OPERATE A PET CARE FACILITY IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT AT 10073 BALTIMORE STREET NE STONE MOUNTAIN PET LODGE (CASE FILE NO. 14-0014/LSJ)

Planning Commission (Public Hearing) 05/13/14
City Council (Conditional Use Permit) 06/05/14
Action Deadline (Extended by City) 07/18/14

Planning Commission

The Planning Commission voted unanimously to approve the conditional use permit. Two comments were received from nearby businesses in support of the proposal.

Stone Mountain Pet Lodge is currently located just off of Radisson Road and 101st Avenue in Blaine. At this time, they would like to expand their operations to another building that they own in Blaine at 10073 Baltimore Street NE.

The building that they own was previously used for the owner's other private office/business use, and the site currently meets all zoning ordinance design requirements, including parking requirements. Minor structural modifications for the existing building are proposed and will require a building permit.

At this location, there could be overnight pet lodging, daily doggy care, daily grooming, premium pet supplies for sale and daily obedience training. Various dog oriented groups may also rent space occasionally in this building for special events. The hours of operation are Monday through Sunday 5 a.m. to 10 p.m. The lobby would be closed on major holidays.

The site plan indicates there will be outdoor play yards for the animals and a future pool for the animals. The applicant is also proposing a canopy in the rear yard for shading the animals on hot days. Staff will need to review the specifications of the canopy before it is installed. Obviously, the outdoor area in the rear of the site will be fenced and a fence permit will be required prior to its installation. Like their other facility this location is within an industrial area with no residential uses nearby.

There is an existing storm water pond in the rear of the property that ultimately is connected to County Ditch 41. To help treat the runoff from the pet waste, the area between the existing rear driveway and storm water pond will need to be planted with a native grasses that will filter the runoff prior to the storm water pond.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Floor Plan

Elevations (2)

Narrative

Public Comments Received

WHEREAS, an application has been filed by Stone Mountain Pet Lodge as Conditional Use Permit Case File No. 14-0014; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on May 13, 2014; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on June 5, 2014.

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(j) of the zoning ordinance to operate a pet care facility in an I-2 (Heavy Industrial) zoning district at 10073 Baltimore

Street NE based on the following conditions:

1. Staff to review specifications of canopy/awning for shade in the rear yard prior to installation.
2. Fence permit is required prior to installation of rear yard fence.
3. All signage requires a separate permit, including temporary signage.
4. A certificate of occupancy is required prior to the applicant occupying the building.
5. Retail area inside the building is limited to not more than 10% of the floor area.
6. Outside activity of the dogs is limited to the fenced area in the rear of the building.
7. Any special outdoor events must be reviewed by the City prior to the event building held to determine if special event or tent permits are required.
8. Four conifer trees must be added to the rear of the site along 101st Avenue in the rear yard of the site to reduce the view into the outdoor play yard for the animals. These conifers must be at least 6 feet in height.
9. The area between the existing rear driveway and storm water pond will need to be seeded with native grasses.

PASSED by the City Council of the City of Blaine this 5th day of June 2014.