



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Details (With Text)

**File #:** RES 15-017    **Version:** 2    **Name:** 15-01 CUP 12116 Radisson Rd  
**Type:** Resolution    **Status:** Passed  
**File created:** 2/5/2015    **In control:** Planning Commission  
**On agenda:** 2/5/2015    **Final action:** 2/5/2015  
**Title:** GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR 2,824 SQUARE FEET OF GARAGE SPACE IN AN FR (FARM RESIDENTIAL) ZONING DISTRICT AT 12116 RADISSON ROAD NE. MATT CHRISTENSON. (CASE FILE NO. 15-0001/SLK)  
**Sponsors:** Bryan Schafer  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. 12116 Radisson Rd CUP - Attachments

Date	Ver.	Action By	Action	Result
2/5/2015	2	City Council	Adopted	Pass
1/13/2015	1	Planning Commission	Recommended for Approval	Pass
1/13/2015	1	Planning Commission	Recommended for Denial	Pass

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

### **GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR 2,824 SQUARE FEET OF GARAGE SPACE IN AN FR (FARM RESIDENTIAL) ZONING DISTRICT AT 12116 RADISSON ROAD NE. MATT CHRISTENSON. (CASE FILE NO. 15-0001/SLK)**

Planning Commission (Public Hearing) 01/13/2015  
**City Council (Conditional Use Permit)** 02/05/2015  
Action Deadline 02/06/2015

#### **Planning Commission**

The Planning Commission voted unanimously to approve the conditional use permit. It was determined at the public hearing that a variance was not needed as the applicant had submitted an incorrect square footage for the pole building.

The property is located in the FR (Farm Residential) zoning district, which allows total garage area to be up to 3,000 square feet of garage space with a conditional use permit. The applicant will be removing the existing home and a small shed on the property. A new home will be constructed in approximately the same location as the home being removed. The new home will have a 768 square foot attached garage. The existing detached accessory building is 2,056 square feet. The total proposed garage space on the property will be 2,824 square feet. The

accessory building will be used for personal storage.

By motion, approve the Resolution.

### **Attachments**

Zoning and Location Map

Certificate of Survey

Photo

Elevations

**WHEREAS**, an application has been filed by Matt Christenson as Conditional Use Permit Case File No. 15-0001; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on January 13, 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 February 5, 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 29.14 (m) of the Zoning Ordinance to allow for 2,824 square feet of garage space at 12116 Radisson Road NE based on the following conditions:

1. The total garage accessory building space limited to a total of 2,824 square feet.
2. The applicants' proposed garage must be used for personal storage space only, and it may not be used for a home occupation.
3. The gravel driveway to be hard surfaced for the first 35-feet onto the property consistent with the FR code.

**PASSED** by the City Council of the City of Blaine this 5<sup>th</sup> day of February 2015.