



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Details (With Text)

File #:	RES 17-024	Version:	1	Name:	15-50 Kingdom Baking Variance Extension
Type:	Resolution	Status:	Passed		
File created:	2/16/2017	In control:	City Council		
On agenda:	2/16/2017	Final action:	2/16/2017		
Title:	GRANTING A ONE-YEAR EXTENSION FOR A 22-FOOT VARIANCE TO THE 30-FOOT FRONT YARD PARKING SETBACK ALONG A PORTION OF SUNSET AVENUE AND A 19-FOOT VARIANCE TO THE 25-FOOT REAR YARD PARKING SETBACK AT 10130 SUNSET AVENUE NE. FRANCOIS ZONGO (KINGDOM BAKING). (CASE FILE NO. 15-0050/LSJ)				
Sponsors:	Bryan Schafer				
Indexes:					
Code sections:					
Attachments:	1. Kingdom Baking - Attachments.pdf				

Date	Ver.	Action By	Action	Result
2/16/2017	1	City Council	Adopted	Pass

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

GRANTING A ONE-YEAR EXTENSION FOR A 22-FOOT VARIANCE TO THE 30-FOOT FRONT YARD PARKING SETBACK ALONG A PORTION OF SUNSET AVENUE AND A 19-FOOT VARIANCE TO THE 25-FOOT REAR YARD PARKING SETBACK AT 10130 SUNSET AVENUE NE. FRANCOIS ZONGO (KINGDOM BAKING). (CASE FILE NO. 15-0050/LSJ)

Planning Commission (Public Hearing)	02/09/16
City Council (Variance)	03/03/16
City Council (Variance Extension)	02/16/17

The applicant has applied for a one year extension to the variance approval that was granted on March 3, 2016. He has run into financing issues and would like to extend his approval for another year. He is not proposing any changes from the original submission so the staff report from last year is attached for your review.

There is currently a vacant gas station on the northwest corner of Sunset Avenue and 101st Lane that has been unoccupied for many years. The site is currently nonconforming in terms of setbacks, landscaping and other zoning ordinance requirements related to site development. The applicant currently owns the site and is proposing to locate a new bakery/coffee shop at this location. He would renovate the building and rehabilitate the site to make them as

conforming as possible to the Zoning Ordinance. In order to make it a conforming site, two variances are required and are detailed below. In addition, he would like to have outdoor seating at the new bakery/coffee shop so a conditional use permit for outdoor dining is also included in this review.

The owner of Kingdom Bakery, Francois Zongo, currently has a bakery in Lino Lakes and he has purchased this site to add a second location. The bakery/coffee shop would be open on Monday-Friday from 6:00 a.m. to 5:30 p.m. and Saturday from 7:00 a.m. to 2:00 p.m. The business would be closed on Sundays. There would be 3 employees at this location.

The two variances required for the redevelopment of the site as the applicant has proposed are as follows:

- A 22-foot variance to the 30-foot front yard setback requirement (east) along Sunset Avenue
- A 19-foot variance to the 25-foot rear yard setback requirement (west)

The applicant is making an effort to pull out existing pavement, add new landscaping and renovate the building and in doing so is making the site conforming to most of the setback requirements of the zoning ordinance. You may remember that on older sites such as this, the City Council likes to work with property owners on the issuance of variances when the applicant has gone to a lot of work to make the site conforming to the ordinance. It also allows reuse and clean up of sites that often can be an eyesore or troublesome for the community.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Letter/Narrative

Proposed Site Plan

Colored Landscape Plan

Colored Building Elevations

Floor Plan

WHEREAS, an application has been filed by Francois Zongo (Kingdom Baking) as Case File No. 15-0050; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on February 9, 2016; and

WHEREAS, the Blaine Planning Commission recommends said Variance be approved; and

WHEREAS, the Blaine City Council has reviewed said case on March 3, 2016.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a variance is hereby approved per Section 30.10 of the Zoning Ordinance to allow for a 22-foot variance to the 30-foot front yard parking setback along a portion of Sunset Avenue and a 19-foot variance to the 25-foot rear yard parking setback at 10130 Sunset Avenue NE, with the following rationale:

1. The City has a history of working with other non-conforming sites within the City to bring them into conformance with the Zoning Ordinance when applicants or property owners are willing to make significant investments in the property to make it a community amenity. Therefore, this applicant would not be granted privileges that have not been given to others within the City.
2. The variances being granted are the minimum variances required to bring the site into conformance with the ordinances.
3. The granting of these variances would not be detrimental to the neighborhood or the Zoning Ordinance.

PASSED by the City Council of the City of Blaine this 16th day of February, 2017.