



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Legislation Details (With Text)

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WORKSHOP ITEM *Bryan Schafer, Community Development Director*

BULK MATERIAL STORAGE BUILDINGS IN HEAVY INDUSTRIAL ZONING DISTRICTS

Kraus Anderson Construction operates their construction and storage yard from their site at 8625 Rendova Street. Attached is an aerial view of their site. The site is zoned I-2A (Heavy Industrial). K/A would like to build a 3,000 square foot hoop supported structure for storage of lumber and misc materials. The building does not meet the City's architectural and exterior materials requirement for a building because of the hoop/fabric nature of the building.

The I-2 zoning district allows bulk storage buildings as an accessory use, and exempts them from the architectural standards, but the I-2A zoning does not. In order to accept an application and allow this type of structure in the I-2A the ordinance would need to be amended by the City Council. This is the process that was used in 2002 when the Public Works salt shed was built.

One significant difference in the use of this building vs. the salt shed is that K/A states it would be used for lumber and general storage, which would require fire suppression. The City's salt shed is used exclusively for salt storage which allows it to be built without fire suppression. Any hoop structure used for flammable material storage greater than 2,000 square feet would require fire suppression.

The existing hoop structures shown on the aerial were built without permits and need to be removed.

Discuss and provide direction to staff and K/A whether the City Council supports an

amendment to the I-2A zoning that would allow bulk storage buildings that do not meet the City's architectural and exterior material standards.

- Site aerial
- Site Plan
- Hoop profile