



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Text

File #: 11-0011, **Version:** 1

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PUBLIC HEARING CASE FILE NO: 11-0040 // CITY OF BLAINE

THE CITY IS PROPOSING A CODE AMENDMENT TO SECTION 32.54(G)(6)(7) GASOLINE SALES STANDARDS OF THE HIGHWAY 65 OVERLAY DISTRICT.

Item: Code Amendment
Applicable Regulations: Section 32.54(g)(6)(7) of the Zoning Ordinance
Schedule: Planning Commission Public Hearing: 10/11/11
City Council: 11/03/11

The proposed code amendment deals with two specific development standards (canopy signage and landscape quantities) of the Highway 65 Overlay District.

In September 2011 the City Council approved a Conditional Use Permit for a Kwik Trip gas/convenience station. The applicant, Kwik Trip was concerned with the gasoline sales standards required in the Highway 65 Overlay District Section of the Zoning Ordinance. More specifically, one standard states that no graphics or signage is permitted on the gas canopy. Currently, the majority of gas stations, many along Highway 65, have some/limited signage on the canopy as this elevation may have been permitted in the past. All gas stations would be limited to the Sign Ordinance standard that allows one wall sign per street frontage. In order to be consistent with all gas stations it has been proposed to remove this standard from the Zoning Ordinance.

The landscaping requirements for gasoline sales within the Highway 65 Overlay District are required to be increased by 200 percent more than general landscaping standards in the Zoning Ordinance. The Highway 65 Overlay District requires that all other properties (not gasoline stations) within this district increase the general landscaping standard by 1.5 times. The landscaping requirement increasing the general landscaping by 1.5 times provides an abundant landscape plan meeting the intent of the Ordinance. Also, a condition may be added to the required Conditional Use Permit for Gasoline Sales to provide additional landscaping for screening where needed. Therefore, it is proposed to remove the standard requiring an increase by 200 percent for landscaping.

In Planning Case File No. 11-0040 it is recommended that the Planning Commission recommend approval of the code amendment to Section 32.54 (g)(6)(7) of the Zoning Ordinance.

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

32.00 Highway 65 Overlay District - Section 32.54(G) Gasoline Sales Standards

(g) Gasoline Sales Standards

Each Conditional Use Permit for gasoline sales will be reviewed in conjunction with the following standards:

1. At least 80 percent of exterior wall finish (exclusive of surface glass) shall be comprised of brick. The remaining 20 percent to be comprised of natural stone, masonry, stucco, or other comparable or superior material as approved by the Zoning Administrator.
2. Principal building utilize pitched roof system.
3. All building materials and exterior colors to be approved by the Zoning Administrator.
4. Site to incorporate extensive berming along street frontages.
5. Decorative entrance plantings or decorative fencing to be incorporated into site landscape plans.
6. ~~No graphics or signage on canopy.~~
7. ~~Applicable landscaping requirements set forth in Section 33.08 shall be increased by 200 percent, which shall include at least twenty-five (25) percent of the number of ornamental, conifer and overstory trees exceeding minimum size requirements in the front yard adjacent to Highway 65 or the service drive adjacent to Highway 65 or the service drive adjacent to Highway 65.~~