



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: RES 12-004, Version: 2

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**ITEM: 11.1 Development Business - *Bryan K. Schafer, Planning Director***

**CONDITIONAL USE PERMIT TO OPERATE A MAJOR AUTO REPAIR BUSINESS  
IN A B-2 (COMMUNITY COMMERCIAL)  
ZONING DISTRICT**

**HONEST-1 AUTO CARE  
10705 UNIVERSITY AVENUE NE**

**CASE FILE NO. 11-0044**

Planning Commission Public Hearing: 12/13/11  
City Council: 01/05/12

Currently, the building located at 10705 University Avenue is vacant, but prior to the building being vacant, a video store operated out of the building. Prior to the video store occupying the building an auto repair business (Crown Auto) operated from this building. The original building was built in 1987.

The applicant would like to use the 5 bay building to repair passenger vehicles. The business would include full service vehicle maintenance and repair. These services would range from oil changes to engine and transmission replacement, but will not include body work. The hours of operation will be Monday thru Friday, 7 a.m. to 6 p.m., and Saturday from 8 a.m. to 4 p.m. The business will be closed on Sunday.

The applicant has submitted a landscape plan with some additional plantings on site. There are a couple mature trees on site, and some areas of the site could use some additional landscaping. A condition has been added that two overstory trees be added to the south side of the site in addition to the proposed trees identified on the submitted landscape plan. A site improvement performance agreement and financial guarantee will be required prior to Site Plan approval and occupying the site. The existing parking lot drains to a curb cut at the southwest corner of the site. This outlet has filled in over the years and will need to be cleaned out.

Parking is adequate on site for the size of the existing building.

The applicant must submit a lighting plan that indicates how the lighting on site will be addressed. All lighting must be downlit and shielded, and light poles cannot exceed 20 feet in height.

The overhead doors that were originally built with the building (Crown Auto) are located on the east face of the building. Across the street on the east side from the building is a storm drainage pond with fairly heavy tree growth around the perimeter. Behind the pond, approximately 230-270 feet from the overhead doors, are the rows of detached garages for the Stonegate Apartments. Given this orientation and separation, noise from the auto service use should be minimized. The applicant should recognize however that there is a residential use directly to the east of their site and that managing the sound by closing doors when possible would be beneficial.

A Certificate of Occupancy must be obtained for the building prior to occupancy. Also, the State Building/Fire Code now requires that the building be sprinkled because of the type of use (conversion from general retail to automotive repair) that will be occupying the building.

By motion, approve the Resolution.

Zoning and Location Map

Site/Landscape Plan

Floor Plan

Building Elevations

**WHEREAS**, an application has been filed by Honest-1 Auto Care as Conditional Use Permit Case File No. 11-0044; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on December 13, 2011; and

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

**WHEREAS**, the Blaine City Council has reviewed said case on January 5, 2012.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 30.14 (w) of the Zoning Ordinance to operate a major auto repair business in a B-2 (Community Commercial) zoning district based on the following conditions:

1. No merchandise storage or sales is allowed on the exterior of the building. There can be no outside storage of any kind on site at any time. This includes storage of parts or other equipment associated with the business.

2. All signage for the site is issued under a separate permit. All temporary signage for advertising or sales purposes is permitted only by obtaining a temporary sign permit.
3. The applicant must submit a lighting plan to City staff for review to ensure ordinance requirements are met.
4. No work pertaining to the business can be performed outside of the building.
5. Inside use of the building must comply with all fire and building codes and a Certificate of Occupancy must be obtained before the tenant space is occupied.
6. The number of cars parked outside overnight on site is limited to five cars.
7. Two overstory trees be added to the south side of the site in addition to the proposed trees identified on the submitted landscape plan.
8. No outside storage of vehicles that have exterior damage or are dismantled.
9. No air quality or noise impact to adjacent properties shall be permitted.
10. Clean and restore storm water outlet from parking lot.

**PASSED** by the City Council of the City of Blaine this 5<sup>th</sup> day of January 2012.