



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 12-025, Version: 2

ITEM: 11.2 DEVELOPMENT BUSINESS: *Bryan K. Schafer, Planning and Community Development Director*

GRANTING A CONDITIONAL USE PERMIT PER SECTION 30.24(D)(Z) OF THE ZONING ORDINANCE FOR MINOR AUTOMOBILE REPAIR AND MULTIPLE BUILDINGS ON ONE (1) LOT IN A B-3 (REGIONAL COMMERCIAL) ZONING DISTRICT.

**TIRES PLUS
12507 CENTRAL AVENUE NE**

CASE FILE NO 12-0002

Planning Commission (Public Hearing)	02/14/12
City Council (Conditional Use Permit)	03/01/12
Action Deadline	03/12/12

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments at the public hearing.

The applicant (Tires Plus) is requesting to construct a 8,337-square foot minor auto repair facility on the same lot as Cub Foods on Highway 65. The site is zoned B-3 (Regional Commercial) and minor auto repair is listed as a conditional use in this zoning district. The facility will be located where the former Snyder Drug/multi-tenant retail building was located. Tires Plus will be leasing approximately one acre of the overall 12 acre site, so the new store will not be located on a separate parcel. Therefore, a conditional use permit is also required for multiple buildings on one lot.

The Highway 65 Overlay District requires that at least 50 percent of all exterior wall finishes on any building shall be comprised of a combination of at least three of the following materials: brick, natural stone, glass, and masonry stucco. All four sides of the building must be treated equally. The building elevations that have been submitted are close to meeting these requirements with the exception that all four walls need to be treated equally in terms of materials. Staff is suggesting that some type of glass element and brick be added to the

elevations that do not have any glass and brick to make sure all four sides of the building are treated equally.

The landscape plan is also required to meet the requirements of the Zoning Ordinance including the Highway 65 Overlay District. The following landscaping is required on site:

Overstory	12
Conifer	6
Ornamental	6

The landscape plan meets the Highway 65 Overlay District with two exceptions. Twenty-five (25) percent of the trees need to be oversized. This means that 6 of the trees located within the front yard must be oversized to the following standards:

Overstory	3 inch caliper
Conifer	8 feet in height

Additionally, ornamental trees need to be 2 inch caliper trees rather than the 1.5 inch trees that are proposed.

The developer of this lot must submit a copy of the shared parking/access agreement to the City prior to issuance of a building permit.

With regard to parking the site meets the parking requirements for the commercial use, which is one stall per 200 square feet of floor area. The building would need 41 stalls and the leased area alone provides 37 stalls. Because a shared parking agreement is required with the rest of the retail property there is no issue with the number of stalls proposed around the building.

A detail of the dumpster enclosure must be submitted with the site plan approval process. The dumpster must be constructed of materials that are used on the building.

All lighting on site must meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.

All signage must meet the requirements of the Zoning Ordinance, and all signage is issued under separate permit process. Site plan approval is required prior to issuance of building permits.

Park dedication has been paid with previous development.

By motion, approve the resolution.

WHEREAS, an application has been filed by Tires Plus as Conditional Use Permit Case File No. 12-0002; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on February 14, 2012; and

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

WHEREAS, the Blaine City Council has reviewed said case on March 1, 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 30.24 (d)(z) of the zoning ordinance to allow for minor automobile repair and multiple buildings on one (1) lot in a B-3 (Regional Commercial) zoning district at 12507 Central Avenue NE based on the following conditions:

1. The building must conform to Highway 65 Overlay District standards. The wall elevations are required by ordinance to have at least 50 percent of all wall finishes to be comprised of brick, natural stone, glass or stucco. This would include all elevations. Some type of glass element and brick must be added to the elevations that do not have any glass or brick to make sure all four sides of the building are treated equally.
2. Light standards to be maximum 30 feet in height, down lit and shielded to prevent glare or spill. Lighting schematic to be reviewed as part of site plan review process.
3. The applicant to obtain site plan and grading approval, meeting all building and fire codes and landscape requirements prior to any site work.
4. The landscape plan must meet the requirements of the Highway 65 Overlay District, and the following landscaping is required on site:

Overstory:	12
Conifer:	6
Ornamental:	6

Twenty-five (25) percent of the trees need to be oversized. This means that 6 of the trees located within the front yard must be oversized to the following standards:

Overstory: 3 inch caliper
Conifer: 8 feet in height

5. Ornamental trees must be at least 2 inch caliper trees.
6. A Site Improvement Performance Agreement and financial guarantee will be required prior to any work done on site.
7. All signage must meet the requirements of the Zoning Ordinance, and all signage is issued under separate permit process.
8. A detail of the dumpster enclosure must be submitted with the site plan approval process. The dumpster must be constructed of materials that are used on the building.
9. The developer of this lot must submit a copy of the shared parking/access agreement to the City prior to issuance of a building permit.
10. Applicant to obtain Coon Creek Watershed District Permit prior to start of site work.
11. Site landscaping plan to be constructed with sight line consideration of the inner curve of the Central Avenue frontage road and the site access to the south.

PASSED by the City Council of the City of Blaine this 1st day of March 2012.