



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 12-099, Version: 2

ITEM: 11.3 DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Coordinator*

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A 2,016 SQUARE FOOT ADDITION ONTO THE EXISTING BUILDING AT 10250 XYLITE STREET NE. UNITED TRAILER LEASING (CASE FILE NO. 12-0019/LSJ)

Planning Commission (Public Hearing)	07/10/12
City Council (Conditional Use Permit)	08/02/12
Action Deadline	08/06/12

Planning Commission

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

In 1996, United Trailer Leasing received a conditional use permit amendment that allowed for the business to operate a truck/trailer sales, leasing and repair business at this location as it is zoned I-2A, which allows this use as a conditional use permit. That conditional use permit outlined specific site improvements that were to be done to the site. Those improvements included hard surfacing of the parking areas, curb and gutter installation and landscaping. These improvements were to be completed by 1999 but have not been done. At this time, the business would like to add an addition to the existing building at some point in the future and is requesting a conditional use permit that would allow for the addition. The site improvements that were never completed will now need to be done according to the conditions of this conditional use permit.

This site is located south of the Sanctuary housing development on Xylite St. NE. There is currently a small building on site, while the remainder of the site is used for trailer parking on an unpaved, gravel surface. The proposed addition to the building is 2,016 square feet and would be on the south side of the building. There are no architectural plans for the addition at this time as the addition may not be immediately installed. When the addition is constructed it will need to match the architecture and materials of the existing building. The addition will be used for a new guest vestibule and offices.

The building currently has a well and septic that has been in use for this site. With the

improvements to the site, the building will be hooked up to City sewer and water.

Because this is a conditional use permit, and because the City aims to protect the volunteer firefighters in our jurisdiction, the existing and new structures must have an automatic fire suppression system installed.

Other site improvements that are proposed include hard surfacing the entire parking area and the installation of curb and gutter around the entire site. These improvements are required by the City's Zoning Ordinance.

There are many existing trees on site but more trees are being added to provide a buffer between the parking areas and Xylite Street. In addition to the existing trees along Xylite Street, the applicant is proposing to install several overstory and conifer trees. One area of concern is the northern property line. There is currently no landscaping in this area to buffer the parking area from the adjacent use. Even though this is a heavy industrial district, the City still aims to provide a natural buffer where appropriate. The landscape plan will need to be redrawn to include five (5) overstory trees and three (3) conifer trees along the north property line. With all of the existing and proposed plantings on site, the site meets landscaping requirements of the Zoning Ordinance.

The City will be requiring a Site Improvement Performance Agreement and a financial guarantee to ensure that the work is completed. The work must be completed no later than June 20, 2013. No building permits will be issued for the site until the City receives this SIPA and guarantee.

As development occurs in this area, an increase in traffic may warrant a traffic control signal at the intersection of 101st Avenue and Xylite Street in the future. The City and the Anoka County Highway Department will continue to monitor the traffic volumes and signal warrants. The applicant is advised that said property may be assessed for a portion of a future warranted signal system.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Grading Plan

Landscape Plan

Unapproved Planning Commission Minutes 07/10/12

PER SECTION 31.1984 OF THE ZONING ORDINANCE

WHEREAS, an application has been filed by United Trailer Leasing as conditional use permit Case File No. 12-0019; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on July 10, 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 August 2, 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 31.1984 of the zoning ordinance to allow for a 2,016 square foot addition onto the existing building at 10250 Xylite Street NE based on the following conditions:

1. When the addition is constructed it will need to match the architecture/materials of the existing building.
2. With the improvements to the site, the building must be hooked up to City sewer and water.
3. The existing and new structures must have an automatic fire suppression system installed.
4. The landscape plan will need to be redrawn to include five (5) overstory trees and three (3) conifer trees along the north property line.
5. The City will be requiring a Site Improvement Performance Agreement and a financial guarantee to ensure that the work is completed. The work must be completed no later than June 20, 2013. No building permits will be issued for the site until the City receives this documentation.
6. Applicant will need to obtain a Coon Creek Watershed District permit prior to start of site work.
7. The property may be assessed for a portion of the costs associated with the future installation of a traffic signal at the intersection of 101st Avenue and Xylite Street.

PASSED by the City Council of the City of Blaine this 2nd day of August 20 2012.