



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 12-155, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF AN 864 SQUARE FOOT ATTACHED STORAGE/ACCESSORY BUILDING AT 10030 3rd STREET NE. THIEN AN BUDDHIST TEMPLE. (CASE FILE NO. 12-0038/SLK)

Planning Commission (Public Hearing) 11/13/12
City Council (Conditional Use Permit) 12/06/12
Action Deadline (Extended by City) 01/14/13

Planning Commission

The Planning Commission voted unanimously to approve the conditional use permit. At the public hearing the nearby church (King of Glory) spoke of parking and drainage issues. The drainage issue was caused when King of Glory removed the hard surfaced area that was on-site to create a play area. This area was not graded properly to drain to an infiltration basin in the southeast corner of the site. There is room for the church to correct this if they desire. A letter was also received from the Alexandra House with parking concerns. The Temple has asked that the 3rd Street cul-de-sac be posted no parking. All of the adjacent property owners should concur with this before a council action is initiated.

The applicant has provided a letter stating the dates that special events/holiday events will take place at the Temple in 2013. Also, a letter has been attached from the applicant stating a parking agreement between the Temple and University Avenue Aces (school to the south) has been arranged to provide parking for the Temple when needed for special events.

A Buddhist Temple is currently located on a parcel at 10030 3rd Street NE. The applicant is proposing to construct a 24'x 36' attached addition to the south of the existing building. The proposed addition will be used for the storage of tables, maintenance tools, yard equipment, etc.

The proposed addition will meet the required setbacks in a B-2 (Community Commercial) zoning by using buffer yard flexibility which requires additional landscaping and fencing. The submitted site/landscape plan meets the requirements of the Zoning Ordinance. The site plan identifies the addition of six conifer trees being planted on the south side of the proposed addition. These trees are in addition to a solid tree buffer already existing along the south

property line. The applicant has also identified a 60 foot long and 8 foot high board on board fence along the property line just south of the proposed addition.

A fire suppression system will be required by the MN State Fire Code in the newly constructed addition consistent with the system already installed in the primary building.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Elevations/Floor Plans (2)

SECTION 30.04(B) OF THE ZONING ORDINANCE

WHEREAS, an application has been filed by Thien An Buddhist Temple as Conditional Use Permit Case File No. 12-0038; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on November 13, 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 December 6, 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(t) of the Zoning Ordinance to allow for construction of an 864 square foot attached storage/accessory building at 10030 3rd street NE based on the following conditions:

1. The applicant to plant 6- six foot conifers just south of the proposed building addition.
2. The applicant to construct an 8 foot high maintenance free board on board fence (60 feet in length) that is located just south of the proposed addition.
3. A fire suppression system is required by the Mn State Fire Code in the newly constructed addition.
4. The applicant to obtain site plan approval, including provision of financial guaranty, and meeting all building and fire codes and landscape requirements prior to any site work.
5. The proposed addition is limited to the storage of materials used with the Buddhist Temple.

6. This CUP is in addition to, and does not replace, earlier CUP approval for operation of a church (temple).

PASSED by the City Council of the City of Blaine this 6th day of December 2012.