



# 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 13-066, Version: 2

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**ITEM: 11.6 DEVELOPMENT BUSINESS** - *Bryan K. Schafer, Planning and Community Development Director*

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF AN 8,960 SQUARE FOOT DOLLAR TREE STORE IN A PBD (PLANNED BUSINESS DISTRICT) ZONING DISTRICT AND A SHARED ACCESS AT 11763 ULYSSES LANE NE. DOLLAR TREE. (CASE FILE NO. 13-0015/LSJ)**

Planning Commission (Public Hearing) 04/09/13  
City Council (Conditional Use Permit) 05/02/13  
Action Deadline 05/13/13

### Planning Commission

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

The Dollar Tree is proposing to construct a building near the northeast corner of 117<sup>th</sup> Avenue and Ulysses Lane NE. This building would be immediately west of the KFC building. The site is zoned PBD (Planned Business District) and each use in this district requires a conditional use permit. In addition, the site needs to meet the Highway 65 Overlay District requirements for landscaping and building elevations.

The building being proposed is 8,960 square feet in size. The building has a front entrance facing the east (Highway 65). A total of 45 parking stalls are required for this site after doing a parking calculation for a retail use. There are 46 stalls provided on site.

The building being proposed must meet the Highway 65 Overlay District Standards with regard to materials used on each elevation. The drawings for the building elevations do not meet these standards. At least 50% of all wall finishes must be comprised of at least three of the following: brick, natural stone, glass, stucco. Currently, the building only uses stucco and glass on the building elevations. The canvas on the canopies does not count towards the Highway 65 Overlay District requirements for materials used on the building. Integral color rock face block would count towards the overlay requirements, but it is not clear that this is what is being proposed. In addition, all four sides of the building must be treated equally with regards to the materials used. This will need to be addressed prior to Site Plan Approval and issuance of a building permit

The landscaping plan that has been proposed meets the Highway 65 Overlay District standards. The following landscaping is being proposed and is required on site:

Overstory Trees	15
Conifer Trees	8
Ornamental Trees	8

In addition, at least 25% of the trees must be oversized and this is indicated on the plan. Overstory trees must be oversized to 3 inch caliper and conifer trees must be oversized to 8 feet in height.

All signage is issued under a separate permit.

All pole mounted lighting is limited to 20-feet in height. The applicant must supply a lighting plan and fixture cut-sheets prior to issuance of building permits.

Park dedication was previously paid when the property was platted.

A copy of the shared access agreement for the private road must be provided prior to issuance of site plan approval.

By motion, approve the Resolution.

### **Attachments**

Zoning and Location Map

Site Plan

Grading, Drainage and Utility Plan

Elevations

Landscape Plan

**WHEREAS**, an application has been filed by Dollar Tree as Conditional Use Permit Case File No. 13-0015; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on April 9, 2013; and

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

**WHEREAS**, the Blaine City Council has reviewed said case on May 2, 2013.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 31.33 of the zoning ordinance to allow for construction of an 8,960 square foot Dollar Tree store in a PBD (Planned Business District) and shared access based on the following conditions:

1. At least 50% of all wall finishes must be comprised of at least three of the following: brick, natural stone, glass, stucco. Currently, the building only uses stucco and glass on the building elevations. The canvas on the canopies does not count towards the Highway 65 Overlay District requirements for materials used on the building. Integral color rock face block would count towards the overlay requirements, but it is not clear that this is what is being proposed. In addition, all four sides of the building must be treated equally with regards to the materials used.
2. The landscaping plan that has been proposed meets the Highway 65 Overlay District standards. The following landscaping is being proposed and is required on site:

Overstory Trees	15
Conifer Trees	8
Ornamental Trees	8

In addition, at least 25% of the trees must be oversized and this is indicated on the plan. Overstory trees must be oversized to 3 inch caliper and conifer trees must be oversized to 8 feet in height.

3. All signage is issued under a separate permit.
4. All pole mounted lighting is limited to 20-feet in height. The applicant must supply a lighting plan and fixture cut-sheets prior to issuance of building permits.
5. A copy of the shared access agreement for the private road must be provided prior to issuance of site plan approval.
6. No exterior overnight storage of pallets or delivered products.
7. No overnight storage of semi trailers or delivery vehicles.
8. Applicant should be aware of future MNDot improvements at the intersection of TH 65 and 117<sup>th</sup> Avenue NE. As part of MNDot's Access Management Plan there is a proposed improvement that is directly adjacent to the proposed site. The proposed improvement will include a full interchange at this intersection. This MNDot improvement currently does not have a scheduled timeframe or allocated funding. Applicant to recognize that future changes made to Highway 65 could impact how the site is accessed in the future.
9. Storage or display of retail items not permitted in the parking area, driveway surface, or front sidewalk area. All display items to be inside the building
10. Site plan and grading plan approval is required prior to any work being performed on site and issuance of building permits.
11. Applicant to obtain Coon Creek Watershed District permit prior to start of site work.

**PASSED** by the City Council of the City of Blaine this 2<sup>nd</sup> day of May 2013.