



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 13-2268, Version: 3

ITEM: 11.4A DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

GRANTING A REZONING FROM I-1 (LIGHT INDUSTRIAL) TO I-1A (LIGHT INDUSTRIAL) AT 3102 103rd LANE NE. HOMECO INSULATION, INC. (CASE FILE NO. 13-0036)

SECOND READING

Planning Commission (Public Hearing)	06/11/13
City Council (1 st Reading Rezoning)	06/20/13
City Council (2 nd Reading Rezoning/CUP)	07/11/13
Action Deadline	07/22/13

The Planning Commission voted unanimously to recommend approval of the rezoning and conditional use permit. There were no comments at the public hearing.

Homeco Insulation, Inc. is an insulation subcontractor established in 1986. They specialize in the installation of commercial and residential insulation and are proposing to relocate their business from Coon Rapids to 3102 103rd. Homeco Insulation, Inc. has proposed to locate a storage area for five (5) cube vans at 3102 103rd Lane NE. The parcel is currently zoned I-1 (Light Industrial). This zoning district does not permit outdoor storage. The I-1A (Light Industrial) zoning district allows limited outdoor storage (up to 50% of the total building footprint) with the issuance of a Conditional Use Permit (CUP). Therefore, the applicant has requested approval of a rezoning of the parcel from I-1 (Light Industrial) to I-1A (Light Industrial) and a CUP to allow limited outdoor storage. Other sites in this business park have been zoned to I-1A and issued CUPs under similar requests.

In the I-1A zoning district, outside storage of materials is permitted with a conditional use permit only if the area of outside storage is less than 50% of the building footprint. The site plan for Homeco Insulation, Inc. indicates that the outside storage area will meet this requirement. The building is 17,446 square feet, and the proposed outdoor storage area is 810 square feet. The outdoor storage area will be limited to the storage for five (5) cube vans.

The vehicles to be stored outside are consistent with an insulation business.

The ordinance requires that all outside storage areas be hard surfaced. In addition, the area must be screened and fenced to delineate the storage area. The applicant is proposing a maintenance free fence to enclose (3 sides) the storage area.

By motion, approve the Ordinance amending the zoning classification based on the rationale that the I-1A zoning district will accommodate the applicant's need for outside storage on the property while maintaining the light industrial integrity of the surrounding area.

Attachments

Zoning and Location Map

Site Plan

Narrative

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown in brackets with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

LOT 1, BLOCK 2, FLANDERS INDUSTRIAL PARK SOUTH 2nd ADDITION, ANOKA COUNTY, MINNESOTA.

Section 2. The above described property is hereby rezoned from:

[I-1 (Light Industrial)]

to

I-1A (Light Industrial)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 20th day of June 2013.

PASSED by the City Council of the City of Blaine this 11th day of July, 2013.