



# 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 13-123, **Version:** 1

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*Lori Johnson, Planner III*

### **Public Hearing Case File No. 13-0035 // 1 Stop Auto Care // 12351 Cloud Drive NE**

**The applicant is requesting a conditional use permit to allow for auto repair, auto body, multiple buildings on one lot and indoor auto sales in an I-1 (Light Industrial) zoning district.**

Zoning:	I-1 (Light Industrial-pending connected action)
Land Use:	LI (Light Industrial-pending connected action)
Area:	2.68 Acres
Applicable Regulations:	Section 31.04(e)(h)(k) of the Zoning Ordinance
Attachments:	Zoning and Location Map Aerial Map Site Plan Floor Plan Narrative
Schedule:	Planning Commission Public Hearing: 06/11/13 City Council: 07/11/13

The applicant, 1 Stop Auto Care, is purchasing the former Petersen Stucco building at 12351 Cloud Drive. The business includes auto repair, auto body, and indoor auto sales. As you know, earlier on this agenda, the Planning Commission reviewed the City's request to rezone this property to I-1 (Light Industrial) and to change the land use of the property to LI (Light Industrial). All of the uses that are proposed by the applicant are considered conditional uses in the I-1 zoning district, and the applicant is requesting the approval of such at this time. The applicant would also like to construct another building on the property within the year, and a conditional use permit is also required for multiple buildings on one lot.

The building was previously used for a stucco business and is approximately 11,820 square feet in size. The previous owner had several small storage structures in the rear yard of the property. The rear yard is also partially screened with a block wall on the south side of the site and with a chain link fence on the rear and north sides of the site. The previous owner intends to remove all of the small storage structures that currently exist on site, leaving nothing but pavement in the rear of the site.

The applicant has depicted how he intends to use the building with regard to the location of the auto body repair, auto sales and paint booth. The building will also have some retail and auto space. The retail space is limited to no more than 10% of the size of the building.

The parking required for this use is 29 stalls. The applicant is required to stripe 29 stalls on site as there is currently no striping on site at this time.

The second structure that the applicant intends to construct would be in the rear yard of the site and would be used for the indoor auto sales portion of the business. The applicant currently purchases salvage vehicles and repairs them before they are sold to the general public. Staff will review the building further when the applicant applies for a building permit and site plan approval, but the building will need to meet all required setbacks and the exterior materials of the structure will need to match what is on the principal structure.

On the north side of the paved area in the rear yard it appears that there is no setback established between the property line and the paving of the lot. A 10-foot side yard setback will need to be reestablished in this area.

A landscape plan for the existing site must be submitted that includes the following landscaping requirements:

- Overstory: 13 trees (2 ½ inch caliper)
- Conifer: 6 trees (6 feet)
- Ornamental: 6 trees (2 inch caliper)

When the applicant applies for site plan approval for the additional building, more trees may be required at that time due to the size of the building.

The lawn area on the south side of the block wall must be properly maintained and mowed.

All lighting on site must meet the requirements of the zoning ordinance and must be downlit and shielded.

The applicant should be aware that there shall be no cars for sale outside anywhere on the site. Outdoor auto sales are not permitted on this site. Additionally, any outside storage of vehicles for the auto body portion of the business must be located in the rear yard so they are screened by fencing. No work can be performed outside on site at any time. There shall be no outside storage of anything that is not an automobile.

In **Planning Case File No. 13-0035** it is recommended that the Planning Commission recommend approval of the conditional use permit to allow for auto repair, auto body, multiple buildings on one lot and indoor auto sales in an I-1 (Light Industrial) zoning district at 12351 Cloud Drive NE based on the following conditions:

1. The applicant must obtain a certificate of occupancy from the City prior to occupying the building.
2. All small storage buildings in the rear yard of the site to be removed.
3. The retail space for miscellaneous parts in the building is limited to no more than 10% of the size of the building.
4. Change of use will require a SAC (Sewer Access Charge) determination from Metropolitan Council Environmental Services. Payment of any SAC is the responsibility of the applicant.
5. The applicant is required to stripe 29 stalls on site as there is currently no striping on site at this time.
6. A 10-foot side yard setback will need to be reestablished on the north side of the paved area in the rear of the building.
7. A landscape plan for the existing site must be submitted that includes the following landscaping requirements:
  - Overstory: 13 trees (2 ½ inch caliper)
  - Conifer: 6 trees (6 feet)
  - Ornamental: 6 trees (2 inch caliper)

8. The applicant to submit a site plan application, a site improvement performance agreement and a financial guarantee for any work to be done on this site at this time prior to issuance of a certificate of occupancy. This will include the landscaping and restriping work.
9. The applicant will need to go through site plan approval again when he decides to construct the second building on site. The Planning Department will require the exterior of the building to match the principal building and more landscaping may be required.
10. The lawn area on the south side of the block wall must be properly maintained and mowed.
11. All lighting on site must meet the requirements of the zoning ordinance and must be downlit and shielded.
12. The applicant should be aware that there shall be no cars for sale outside anywhere on the site. Outdoor auto sales are not permitted on this site.
13. Any outside storage of vehicles for the auto body portion of the business must located in the rear yard so they are screened by fencing.
14. No work can be performed outside on site at any time.
15. There shall be no outside storage of anything that is not an automobile.
16. All signage (permanent and temporary) is issued under a separate permit.
17. Approval of this CUP is contingent upon the City Council adopting a land use and zoning change for this site from I-2 (Heavy Industrial) to I-1 (Light Industrial).