



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 13-2269, **Version:** 1

Lori Johnson, Planner III

Public Hearing Case File No. 13-0037 // City of Blaine

The City is requesting the following for eight lots at Cloud Drive/123rd Court NE:

- a) Comprehensive land use amendment from HI (Heavy Industrial) to LI (Light Industrial).**
- b) Rezoning From I-2 (Heavy Industrial) to I-1 (Light Industrial).**

Zoning:	I-2 (Heavy Industrial)
Land Use:	HI (Heavy Industrial)
Area:	15.68 Acres
Applicable Regulations:	Zoning Chapter 27.03
Attachments:	Zoning and Location Map Comprehensive Land Use Map
Schedule:	Planning Commission Public Hearing: 06/11/13 City Council 1 st Reading Rezoning: 06/20/13 City Council 2 nd Reading Rezoning and Comprehensive Plan Amendment: 07/11/13

The Cloud Drive industrial area consists of 8 platted lots (approximately 15 acres). One of the lots has a vacant building (formerly Peterson Stucco) and the remaining lots have never been developed. All of the lots are adjacent to 123rd Court, a cul-de-sac that was installed in early 2006 when some of the lots were platted. During the discussion of the industrial platting in 2005 staff suggested to the City Council that the I-2 (Heavy Industrial) zoning may be out of place with the Lakes Development that was occurring to the south and east as well as Jim Peterson Park to the west. Since then North Pointe Elementary has built on the west side as well. At that time the City's land use designation for the area was LI (Light Industrial) and the City Council directed that the land use be amended to HI (Heavy Industrial) and that the I-2 zoning remain over the parcels.

Currently there are no active uses on the 8 lots as the nursery no longer uses any of the rear lots for storage and the stucco company has vacated the one building. As industrial development is starting to see some increase in opportunities, staff asked the City Council at a recent workshop if there is any interest in taking a second look at the zoning for this area. Staff still believes I-1 (Light Industrial) without the possibility of heavy outside storage, large trucks and contractor storage yards to be a better fit in this area and in the long run would be a better neighbor to the developed neighborhoods in The Lakes and create higher investment overall. The City Council workshop consensus was to bring the zoning change (I-2 to I-1) and land use amendment (HI to LI) forward.

If the change is made to LI/I-1 the sites would have the ability in the future to request at time of development a rezoning to I-1A if the intended use required some limited outside storage. The I-1A has been used successfully in other light industrial parks to permit a limited amount of outside storage with the review and issuance of a

Conditional Use Permit (CUP).

The I-1 zoning text is attached which lists the allowed range of uses and development standards for that district.

In **Planning Case File No. 13-0037A** it is recommended that the Planning Commission recommend approval of the comprehensive land use amendment from HI (Heavy Industrial) to LI (Light Industrial) for eight lots on 123rd Court/East of Cloud Drive NE based on the following rationale:

1. The land use of I-1 (Light Industrial) is more compatible with surrounding residential uses and the elementary school in the area.
2. Light industrial uses generally result in a higher level of investment in the community through larger building sizes and higher finish. Light industrial uses also tend to generate greater and more desired employment numbers.
3. The City is seeing more requests for light industrial land at this time and the small lot layout of this area is much more conducive to that type of development. Heavy Industrial uses usually require larger lots for storage needs as well as bigger areas for large truck circulation.

In **Planning Case File No. 13-0037B** it is recommended that the Planning Commission recommend approval of the rezoning from I-2 (Heavy Industrial) to I-1 (Light Industrial) for eight lots on 123rd Court/East of Cloud Drive NE based on the following rationale:

1. The I-1 (Light Industrial) zoning district is more compatible with the surrounding residential uses and the elementary school in the area.
2. Light industrial uses generally result in a higher level of investment in the community through larger building sizes and higher finish. I-1 uses also tend to generate greater and more desired employment numbers.
3. The City is seeing more requests for light industrial land at this time and the small lot layout of this area is much more conducive to that type of development. Heavy Industrial uses usually require larger lots for storage needs as well as bigger areas for large truck circulation.