



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 13-126, Version: 2

ITEM: 11.1 DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

CONDITIONAL USE PERMIT TO ALLOW FOR A ZERO LOT LINE FOR TWO SHARED ACCESSSES IN AN I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT AT 1580 AND 1610 94TH LANE NE. ARROW CRYOGENICS. (CASE FILE NO. 13-0039/SLK)

Planning Commission (Public Hearing) 07/09/13
City Council (Conditional Use Permit) 08/01/13
Action Deadline (Extended by City) 09/14/13

Planning Commission

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments at the public hearing.

The applicant, Arrow Cryogenics has recently purchased the two properties listed above. The two properties were connected by two existing shared accesses (north (A) and south (B)) between the properties. Therefore, a Conditional Use Permit is being requested to allow the drive accesses between the two properties to remain.

The applicant is proposing to relocate the northern access in order to meet the required 25 foot front yard setback and will be providing concrete curb and gutter in the location of the new northern (A) shared access. The southern (B) shared access is proposed to remain in its current location, but will be improved with concrete curb and gutter. The concrete curb and gutter will be required on the north and south side of the southern (B) shared access.

The applicant has proposed to close the eastern driveway entrance of 1580 94th Lane NE.

The property (1580- 94th Lane NE) has minimal landscaping on site as it was developed prior to current landscape requirements. Therefore, it is recommended that 3 trees be planted within the Davenport Street front yard setback area and 2 trees be planted within the 94th Lane NE front yard setback area.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

WHEREAS, an application has been filed by Arrow Cryogenics as conditional use permit Case File No. 13-0039; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on July 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 August 1, 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 31.04(l) of the zoning ordinance to allow for a zero lot line and two shared accesses in an I-1 (Light Industrial) zoning district based on the following conditions:

1. A shared access agreement will need to be provided if either property is sold or conveyed to another owner.
2. The two drive accesses (A and B) will be required to be constructed with concrete curb and gutter. Concrete curb and gutter will be required on the north and south side of both the northern and southern (A and B) shared accesses.
3. Three (3) trees (overstory deciduous) to be planted within the Davenport Street front yard setback area and two (2) trees (overstory deciduous) be planted within the 94th Lane NE front yard setback area.