



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 13-2271, Version: 3

ITEM: 11.2 DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

SECOND READING

**CODE AMENDMENT TO SECTION 34.07 (A)(2)(BB) TO INCREASE THE SIZE ALLOWANCE FOR THE SECOND MONUMENT SIGN CURRENTLY ALLOWED ON COMMERCIAL SITES WITH MORE THAN 400 FEET OF LINEAL FRONTAGE ON A STREET THAT IS, AT LEAST, AN ARTERIAL ROADWAY. CITY OF BLAINE.
(CASE FILE NO. 13-0041/LSJ)**

Planning Commission (Public Hearing)	07/09/13
City Council (1 st Reading)	08/01/13
City Council (2 nd Reading)	08/15/13

Planning Commission

The Planning Commission voted unanimously to approve the code amendment. There were no comments at the public hearing.

Recently the Planning Department was reviewing the sign code with respect to the particular section that deals with multi-tenant building signage. After thinking about the ordinance and different commercial/industrial sites that exist in Blaine, staff determined that it is reasonable to allow a larger second monument sign for those sites that have at least 400 feet of lineal frontage and that abut a street that is at least an arterial. These larger sites are already allowed two signs but the current ordinance limits the second sign to not more than 75-square feet; staff is suggesting a larger size for the second monument sign.

The amendment would increase the allowable area to 140 square feet to match the size of the primary sign. When logically thinking about the visual impact of the larger sign, it makes sense to allow the extra square footage because generally the two signs are either not on the same side of the site, or are several hundred feet apart. The code amendment includes language that requires two signs to be at least 150 feet apart if they are located on the same side of the site.

By motion, approve second reading of the proposed Ordinance.

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted

portions are shown in brackets with overstrike.)

Section 34.07(a)(2)(bb)

- (2) Freestanding signs - Commercial (B-2, B-3, B-4). (Section Amended 2-17-94. Ord. 94-1502)
- (aa) Single tenant buildings and multi-tenant buildings may have one (1) monument sign up to a maximum of one hundred forty (140) square feet in surface area. Monument signs shall not exceed fourteen (14) feet in height.
- (bb) In the event that a multi-tenant building is not a major shopping center/commercial complex but has a lineal frontage of at least four hundred (400) feet and abuts a street which is at least an arterial street, one additional monument sign is allowed providing that the area of the additional sign does not exceed one hundred forty feet (140) ~~seventy-five (75)~~ square feet; and the height does not exceed fourteen (14) feet; ~~and providing that one of the signs identifies only the complex or building.~~ If the second sign is to be located on the same street frontage as the primary sign, the two signs shall be placed not less than 150 feet apart.

INTRODUCED AND READ in full the 1st day of August, 2013.

PASSED by the City Council of the City of Blaine this 15th day of August 2013.