



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 14-073, Version: 2

ITEM: 11.5 DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

**CONDITIONAL USE PERMIT TO OPERATE AN AUTOMOTIVE REPAIR SHOP
(PASSENGER VEHICLE SERVICE) IN AN I-1 (LIGHT INDUSTRIAL) ZONING
DISTRICT AT 9245 BALTIMORE STREET NE. FAMILY AUTO CARE. (CASE FILE
NO. 14-0009/SLK)**

Planning Commission (Public Hearing) 04/08/14
City Council (Conditional Use Permit) 05/01/14
Action Deadline 05/05/14

Planning Commission

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

The applicant, Family Auto Care, is applying for a conditional use permit to open an automotive repair shop at 9245 Baltimore Street NE. The business will occupy an approximately 11,000 square foot building. The applicant will be expanding his business and opening this location in addition to his existing Family Auto Care located on 91st Avenue, south of this proposed location. The zoning of the property in which the building is located is I-1 (Light Industrial).

Automotive repair shops are listed as a conditional use within the I-1 zoning district under passenger vehicle service. The applicant states that business activities will be limited to general automotive repairs such as transmission work; no auto body or auto glass work shall be performed. Serviced vehicles will be stored in the rear of the building or within the building at all times. A condition of the CUP requires that all serviced vehicles be stored within the rear parking area. This area is required to be fenced so that the storage of vehicles is screened with 100 percent opaqueness.

The building is already equipped with an automatic fire suppression system and therefore is not an added requirement with this CUP.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Floor Plan

Narrative

WHEREAS, an application has been filed by Family Auto Care as Conditional Use Permit Case File No. 14-0009; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on April 8, 2014; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on May 1, 2014.

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 (e) of the Zoning Ordinance to allow an automotive repair shop (passenger vehicle service) in an I-1 (Light Industrial) zoning district at 9245 Baltimore Street NE based on the following conditions:

1. No work pertaining to the business can be conducted outside.
2. Inside use of the building must comply with all fire and building codes. The applicant shall obtain a Certificate of Occupancy through the Building Department prior to occupying the building.
3. All serviced vehicles must be stored indoors at all times or stored in the rear parking area.
4. The rear parking area to be fenced so that the storage of vehicles is screened. A 6 foot maintenance free board on board fence to be constructed on the perimeter of the rear parking area prior to any vehicles being stored outside.
5. Two conifer trees to be planted on site, one on each side of the rear parking access drive.
6. No auto body or auto painting work shall be permitted.

PASSED by the City Council of the City of Blaine this 1st day of May 2014.