



# 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 14-074, Version: 2

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**ITEM: 11.6 DEVELOPMENT BUSINESS** - *Bryan K. Schafer, Planning and Community Development Director*

**GRANTING A CONDITIONAL USE PERMIT TO OPERATE A 107,835 SQUARE FOOT SELF STORAGE FACILITY THAT INCLUDES A THREE STORY ADDITION TO THE EXISTING BUILDING IN A B-3 (REGIONAL COMMERCIAL) ZONING DISTRICT AT 9941 CENTRAL AVENUE NE. METRO STORAGE BLAINE, LLC.  
(CASE FILE NO. 14-0011/LSJ)**

Planning Commission (Public Hearing) 04/08/14  
City Council (Conditional Use Permit) 05/01/14  
Action Deadline 05/22/14

### Planning Commission

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

The former Blaine Dodge site has been vacant for some time and a new use has come forward with a request to operate on and redevelop the site. Metro Storage is proposing to occupy the existing building and build a three story addition to the building to be used as a self-storage facility. This use requires the approval of a conditional use permit in the B-3 (Regional Commercial) zoning district.

The proposed facility will comprise 107,835 square feet between the existing building, the drive-thru and the proposed three story addition. The drive-thru will allow customers to enter the building in a vehicle for loading and unloading purposes. The entire building will be fully climate controlled and fire sprinkled. There will be an office on the first floor as well as some exterior access climate controlled units. The storage units become smaller the higher you go in the building.

Metro Storage will staff the property with an average of 1.5 people per day and the entire property will be monitored by security cameras from the office with web-based viewing available. The following hours of operation will be utilized:

Monday through Friday

9:30 a.m. to 6:00 p.m.

Saturday	8:00 a.m. to 4:30 p.m.
Sunday	10:00 a.m. to 3:00 p.m.

Monthly rates for the facility will range from \$65 to \$305 per unit.

This property was exempted from the Highway 65 Overlay District requirements when that district was created in 1998. However, this use is a conditional use which allows the City some discretion in how the site and building are designed.

The exterior of the building will contain metal, glass, stone veneer and concrete block. These materials are comparable with what is required in the Highway 65 Overlay District.

The landscape plan that has been submitted does meet the requirements of the Highway 65 Overlay District and must provide the following number of trees on site:

Overstory Trees	44
Conifer Trees	44
Ornamental Trees	44

Additionally, 25% of the trees must be located adjacent to Highway 65 and this is shown on the landscape plan.

Parking is sufficient for this use with 58 stalls provided on site.

All lighting on site must be downlit and shielded to prevent glare or spill. Pole mounted lighting is limited to 20-feet in height. A lighting plan must be submitted that meets the requirements of the Zoning Ordinance.

Absolutely no outside storage of any materials or vehicles is allowed on site at any time.

The large pylon sign formerly used for the auto sales will be removed for new signage meeting current requirements. All signage is issued under a separate permit process. This includes temporary signage.

The property currently consists of four (4) separate tax parcels that will need to be combined through Anoka County (lot combination) prior to Site Plan Approval or issuance of a building permit. Park dedication is not required as the site previously paid with site development.

By motion, approve the Resolution.

## **Attachments**

Zoning and Location Map  
Site Plans  
Floor Plans  
Elevations  
Grading Plan  
Landscape Plan  
Narrative

**WHEREAS**, an application has been filed by Metro Storage Blaine, LLC as Conditional Use Permit Case File No. 14-0011; 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 30.24 (y) of the Zoning Ordinance to operate a 107,835 square foot self storage facility that includes a three story addition to the existing building in a B-3 (Regional Commercial) zoning district based on the following conditions:

1. The building and landscaping must be constructed and landscaped as shown on the submittal for this conditional use permit.
2. Underground irrigation will be required for all landscaping on site.
3. No outside storage of any materials or vehicles is allowed on site at any time.
4. The large pylon sign formerly used for the auto sales is to be removed and replaced with new business signage meeting current requirements. All signage is issued under a separate permit process. This includes temporary signage.
5. All lighting on site must be downlit and shielded to prevent glare or spill. Pole mounted lighting is limited to 20-feet in height. A lighting plan must be submitted that meets the requirements of the Zoning Ordinance.
6. Any major changes or additions to the site plan, landscape plan or building will require a conditional use permit amendment.
7. Site plan approval is required prior to issuance of building permits or grading activity.
8. Trash disposal and dumpster enclosure details will need to be provided.
9. A Coon Creek Watershed permit is required prior to any site work or issuance of a

building permit.

10. The property currently consists of four (4) separate tax parcels that will need to be combined through Anoka County (lot combination) prior to Site Plan Approval or issuance of a building permit.

**PASSED** by the City Council of the City of Blaine this 1<sup>st</sup> day of May 2014.