



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 14-2285, Version: 3

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

GRANTING A REZONING FROM I-1 (LIGHT INDUSTRIAL) TO DF (DEVELOPMENT FLEX) FOR THE LAKES OF RADISSON 59th ADDITION AT 123rd COURT/CLOUD DRIVE NE. GORHAM DEVELOPMENT, INC. (CASE FILE NO. 14-0029/LSJ)

SECOND READING

Planning Commission (Public Hearing)	06/10/14
City Council (1 st Reading Rezoning)	06/19/14
City Council (Comp Plan, 2 nd Reading Rezoning, Plat, CUP)	07/10/14
Action Deadline (Extended by City)	08/22/14

Planning Commission

The Planning Commission voted unanimously to recommend approval of the Comprehensive Land Use Plan Amendment, Rezoning, Preliminary Plat and Conditional Use Permit. The applicant spoke at the public hearing on his behalf.

The property (5 lots) in question is vacant land that is currently zoned I-1 (Light Industrial). This particular property has seen at least two previous zoning changes over the years. Originally, in 2006, the City Council rezoned this property to I-2 (Heavy Industrial) due to its proximity to other heavy industrial uses with outside storage and due to the need for more heavy industrial property within the City. More recently, in early 2014, the City Council rezoned this property to LI (Light Industrial) based on the site's close proximity to other residential uses in The Lakes which does not create an ideal location for heavy industrial uses. The property has now been vacant for several years as marketing efforts for heavy industrial or light industrial uses have not been successful.

At this time Gorham Development, LLC wishes to change the land use and zoning of the property to LDR (Low Density Residential) and DF (Development Flex) in order to subdivide and construct 25 single family homes. A preliminary plat and a conditional use permit are also required for such development.

Land Use/Zoning Changes

As stated earlier the applicant is proposing a land use change from LI (Light Industrial) to LDR (Low Density Residential) and a zoning change from I-1 (Light Industrial) to DF (Development Flex). The rationale for these changes are as follows:

1. The nature of the adjacent land uses to the west of this site are more consistent with single family home development. Those land uses include a large elementary school, large neighborhood park, senior housing, day care and office.
2. Land uses to the south and east include a variety of residential types located in The Lakes Development.
3. Substantial efforts can be made to screen the immediately adjacent heavy industrial uses to the north (3 lots) from the new residential uses.

By motion approve the Ordinance for the rezoning.

Attachments

Zoning and Location Map

Existing Conditions

Preliminary Plat

Site and Utility Plans

Grading Plan

Landscape Plan

Elevations and Floor Plans

Narratives from the Developer

Color Sketch Plan

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown in brackets with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

LOTS 1 AND 2, BLOCK 1, AND LOTS 1, 2, AND 3, BLOCK 2, THE LAKES OF RADISSON THIRTY-SECOND ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, ANOKA COUNTY, MINNESOTA; AND

LOT 2, BLOCK 1, AND THAT PART OF LOT 1, BLOCK 1, THE LAKES OF RADISSON COMMERCIAL PARK, ACCORDING TO THE RECORDED PLAT THEREOF ANOKA COUNTY, MINNESOTA, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 01 DEGREES 05 MINUTES 20 SECONDS WEST, ASSUMED BEARING, ALONG THE WEST LINE THEREOF 538.89 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING OF SAID LINE TO BE DESCRIBED; THENCE SOUTH 89 DEGREES 38 MINUTES 54 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LOT 1 AND ITS EASTERLY EXTENSION 653.77 FEET TO THE EASTERLY LINE OF SAID LOT 1 AND SAID LINE THERE TERMINATING.

Section 2. The above described property is hereby rezoned from:

[I-1 (~~Light Industrial~~)
to
DF (Development Flex)]

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 19th day of June 2014.

PASSED by the City Council of the City of Blaine this 10th day of July 2014.