



# 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 14-146, Version: 3

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

### **GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A SHARED ACCESS DRIVE WITH THE ADJACENT LOT TO THE NORTH OF 10004 GOODHUE STREET NE. PROTOFAB ENGINEERING. (CASE FILE NO. 14-0037/BDJ)**

Planning Commission (Public Hearing) 07/08/14  
City Council (Conditional Use Permit) 08/07/14  
Action Deadline (Extended by City) 09/19/14

#### **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, Protofab Engineering, has recently applied for a building permit for an addition on the west side of their building. In order to adequately access the doors on the rear of the building addition, a driveway connection to the north is necessary. Therefore, a Conditional Use Permit is being requested to allow for a shared access and drive with the adjacent lot to the north of this parcel.

The landscaping requirements for this property are being met with the Site Plan Approval process for the addition and it will include four trees (two ornamental, two conifer) that will be planted on the south side of the property in the area of the loading dock.

By motion, approve the Resolution.

#### **Attachments**

Zoning and Location Map  
Site Plan  
Landscape Plan  
Grading Plan

**WHEREAS**, an application has been filed by Protofab Engineering as Conditional Use Permit Case File No. 14-0037; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on July 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 August 7, 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 34.14(q) of the zoning ordinance to allow for a shared access drive with the adjacent lot to the north of 10004 Goodhue Street NE based on the following conditions:

1. A shared access agreement will need to be provided for the shared access prior to issuance of a building permit.
2. Must meet the landscape requirements as spelled out by the site plan approval process with two (2) conifer trees and two (2) ornamental trees to be planted on the south side of the property in the area of the loading dock.
3. All disturbed areas are to be restored with 4" of topsoil and sodded.
4. All new and existing lighting must meet current ordinance requirements and must be downlit and shielded to prevent glare or spill.
5. Site plan approval is required prior to installation of new drive.

**PASSED** by the City Council of the City of Blaine this 7<sup>th</sup> day of August 2014.