



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-081, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR INDOOR AUTO SALES IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT. C.A.S. AUTO. (CASE FILE NO. 15-0020/LSJ)

Planning Commission (Public Hearing)	04/14/15
City Council (Conditional Use Permit)	05/07/15
Action Deadline	05/15/15

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

The applicant, C.A.S. Auto, is preparing to occupy a tenant space at 10661 Nassau Street NE. The site is zoned I-2 (Heavy Industrial). The owner of the business intends to do automobile repair and auto body repair in this space, which is a permitted use in the I-2 Zoning district. He also intends to have a dealer's license, and for the City to allow this license to be issued by the state, a conditional use permit must be granted for an indoor vehicle showroom.

The applicant has stated that he intends to sell vehicles from time to time but will not have any vehicles for sale outdoors on site. Because the conditional use permit is for an indoor showroom, the City does not allow any cars to be for sale outside on the premises. The City has had code enforcement issues with the owner of this business in the past that were in direct correlation to having too many vehicles and parts outside on another site in the City. Because of these issues, a condition has been added that requires a site inspection every six (6) months to ensure that there are no cars for sale outside, and that there is no outside storage related to the auto repair business.

The tenant space that will be occupied is 3,000 square feet. The floor plan indicates plenty of room to store vehicles inside if necessary.

The site itself meets ordinance requirements for landscaping and parking. The applicant will need to obtain a certificate of occupancy and meet all building and fire code requirements.

By motion, approve the Resolution.

Attachments

Zoning and Location Map Narrative

Site Plan

Floor Plan

WHEREAS, an application has been filed by C.A.S. Auto as Conditional Use Permit Case File No. 15-0020; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on April 14, 2015; 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 7, 2015.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 31.14(y) of the Zoning Ordinance to allow for indoor auto sales in an I-2 (Heavy Industrial) zoning district based on the following conditions:

1. There shall be no vehicles for sale outside on site at any time.
2. A site inspection will be conducted every six (6) months to ensure that there are no cars for sale outside, and that there is no outside storage related to the auto repair business.
3. The applicant must obtain a certificate of occupancy for this tenant space and meet all fire and building codes.

PASSED by the City Council of the City of Blaine this 7th day of May, 2015.