



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-108, Version: 1

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF ONE (1) 99,056 SQUARE FOOT OFFICE WAREHOUSE/BUILDING ON AN EXISTING LOT, AND FOR SHARED PARKING AND ACCESS IN A PBD (PLANNED BUSINESS DISTRICT) ZONING DISTRICT AT 95TH AVENUE/HAMLIN AVENUE. BLAINE PONDS JOINT VENTURE, LLC. (CASE FILE NO. 15-0036/SLK)

City Council (Conditional Use Permit) 06/18/2015
Action Deadline 07/30/2015

The master development plan for Ponds of Blaine was approved in 2006 with the possibility of approximately 800,000 square feet of industrial/office space contained in this development. The overall square footage proposed for the development has been reduced with the construction of the school using the entire south side of 95th Avenue for a school campus. When each site develops a conditional use permit is required and the City Council reviews the details of each site.

The proposed building is located north of 95th Avenue NE and west of Hamline Avenue. The entire site of the proposed development is zoned PBD (Planned Business District).

All uses/sites in the PBD (Planned Business District) require a conditional use permit. The applicant is proposing to construct one (1) 99,056 square foot office/warehouse building on Lot 2, Block 1. There are no definite tenants for this building at this time however the approved land uses will include office, office/showroom, light manufacturing and warehouse. Outside storage is not permitted in the PBD.

There are 230 parking stalls provided on Lot 2. The number of parking stalls shown on the plan are required according to the zoning ordinance; however, the extra/proof of parking stalls provide the applicant with the ability to provide more office than warehouse space in the building if they so choose. Lot 2 provides 120 proof of parking stalls on the rear side of the building. Therefore, the parking is considered sufficient on site.

All setbacks are being met with both the building and parking areas. The site does share access with the sites to the west, north, and south which is another aspect of the conditional use

permit. A cross access agreement will be required for the shared access.

The following landscaping must be provided on the proposed Lot 2:

LOT 2

Overstory Trees	50
Conifer Trees	50
Ornamental Trees:	50

The building itself mainly consists of masonry panels, brick, and glass.

Site plan approval is required on this site.

The plat's primary access point will be a single location on 95th Avenue, with a full intersection serving both sides of the development. The location is approximately 850 feet west of Hamline Avenue. A second access for the north part of the development will be constructed with this project and connect to Hamline Avenue consistent with the earlier CUP and plat approvals.

A RCWD permit is required for the proposed development. The Watershed requires infiltration basins be incorporated into the storm water management for the plat. These infiltration basins are not allowed within public right-of-way.

Park dedication was previously paid with the creation of the plat.

By motion, approve the Resolution.

Attachments

- Zoning and Location Map
- Site Plan
- Grading Plan
- Landscape Plan
- Building Elevations

WHEREAS, an application has been filed by United Properties as Conditional Use Permit Case File No. 15-0036; and

WHEREAS, the Blaine City Council has reviewed said case on June 18, 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 31.33 of the Zoning Ordinance to

allow for construction of one (1) 99,056 square foot office warehouse/building on an existing lot, and for shared parking and access at Lot 2 Block 1 Blaine Preserve Business Park based on the following conditions:

1. The following landscaping must be provided on Lot 2:

Overstory Trees

50

Conifer Trees 50

Ornamental Trees: 50

2. A cross access agreement will be required for the shared access with all adjacent sites.
3. Underground irrigation must be provided for the entire site.
4. All site lighting shall be downlit and shielded. All lighting within the development must meet requirements established by Section 33.02 of the Zoning Ordinance.
5. Site plan approval is required with additional conifer trees (exchanged with other trees) added along Hamline Avenue for better screening.
6. No outside display or storage of products is allowed at any time within the development.
7. Permanent signage requires a separate permit approval process.
8. A 3-4 foot high earth berm along Hamline Avenue to block headlights and help mitigate off-site impacts to remain on the site.
9. Standard SAC and WAC payments will be required as part of the issuance of a building permit.

PASSED by the City Council of the City of Blaine this 18th day of June, 2015.