



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-147, Version: 3

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

**GRANTING A CONDITIONAL USE PERMIT TO OPERATE A MAJOR
AUTOMOTIVE REPAIR SHOP (PASSENGER VEHICLE SERVICE) IN AN I-1
(LIGHT INDUSTRIAL) ZONING DISTRICT AT 3061 103RD LANE NE, SUITE 200. SM
SPEED LLC. (CASE FILE NO. 15-0052/EOW)**

Planning Commission (Public Hearing)	08/11/15
City Council (Conditional Use Permit)	09/03/15
Action Deadline	09/07/15

The Planning Commission voted unanimously to approve the conditional use permit. The City received a public comment with concern regarding noise.

The applicant, SM Speed LLC, is applying for a conditional use permit to open a major automotive repair shop at 3061 103rd Lane NE. The business will occupy unit 200 of the building, which is approximately 9,500 square feet in size. The zoning of the property in which the building is located is I-1 (Light Industrial).

Automotive repair shops are listed as a conditional use within the I-1 zoning district, under passenger vehicle service. The classification of this use as a major automotive repair shop comes as a result of the applicant's statement that the fabrication and installation of automotive engines and engine components will take place on the premises. The applicant also states that SM Speed's primary focus will be research and development of automotive components. The results of SM Speed's research practices will be used to provide consultation and automotive parts to their clients based upon their specific needs. Automotive repair services may occasionally be provided by SM Speed at the property in question, but only as a byproduct of their research and consultation services. The narrative states that vehicles belonging to SM Speed's clients will be stored indoors at all times. This meets the requirement of serviced vehicle storage being screened with 100% opaqueness.

The building is already equipped with an automatic fire suppression system and therefore is not an added requirement with this CUP. The existing property also meets the City's requirements pertaining to landscaping and the provision of adequate parking.

By motion, approve the Resolution.

Attachments

Zoning and Location Map
Site Plan of Existing Use
Floor Plan of Existing Building
Applicant's Narrative
Public Comment

WHEREAS, an application has been filed by SM Speed LLC as Conditional Use Permit Case File No. 15-0052; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on August 11, 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 September 3, 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 31.04(e) of the Zoning Ordinance to allow for operation of a major automotive repair shop (passenger vehicle service) in an I-1 (Light Industrial) zoning district based on the following conditions:

1. No work pertaining to the business can be conducted outside.
2. No outside storage of vehicles or any materials related to this business shall be permitted.
3. Inside use of the building must comply with all fire and building codes.
4. A certificate of occupancy must be obtained from the City by the applicant.

PASSED by the City Council of the City of Blaine this 3rd day of September, 2015.