



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-148, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A 105,000 SQUARE FOOT AT HOME STORE TO BE LOCATED IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT AT 4405 PHEASANT RIDGE DRIVE NE. AT HOME STORES LLC. (CASE FILE NO. 15-0049/LSJ)

Planning Commission (Public Hearing)	08/11/15
City Council (Conditional Use Permit)	09/03/15
Action Deadline	09/19/15

The Planning Commission voted unanimously to approve the conditional use permit. Tony Callaway, representative of the applicant, introduced himself and briefly detailed the project. There were no other comments at the public hearing.

As you know, Walmart is relocating from The Village to its new location on Ball Road in the Fall of 2015. This will leave the existing Walmart building vacant. At this time, a new user has come forward with a request to occupy the building, which is in the DF, Development Flex, zoning district. The new user is At Home, The Home Décor Superstore. Because of the DF zoning, this use requires a new conditional use permit as is being requested at this time.

At Home is a specialty big box concept store that provides home décor. The hours of operation are Monday through Saturday, 9:00 a.m. to 10:00 p.m. and Sunday, 9:00 a.m. to 9:00 p.m.

The existing building on this site is 146,000 square feet. At Home will occupy approximately 105,000 square feet of the building. The applicant's proposal is to save a portion of the building (the remaining 41,000 square feet) on the west side of the site for an additional tenant to be named at a later date. The site plan, floor plans and exterior elevations indicate the approximate location of the tenant space division. When a new tenant is declared, a conditional use permit amendment may be required for the new use in the tenant space.

The changes to the building, other than the floor plan, include painting the exterior of the building to the colors of the At Home design concept and moving the front door of the building further to the west of the current front door location of Walmart. The site plan and building

elevations depict this move.

The landscape plan that has been provided indicates that the dead trees along Pheasant Ridge Drive adjacent to this site will be replaced and the landscape island on the south side of the site will be extensively cleaned up. This will be a major improvement on this portion of the site. The remainder of the site contains heavy landscaping that was planted with the development of the site, so the site is in conformance with the requirements of the zoning ordinance. Please note the landscape plan does not yet reflect the move of the front door, and a new landscape plan will be submitted with the site plan approval process.

Since this site will remain retail in nature, the parking needs for the site do not change. Therefore, the number of stalls on site meets the parking requirements of the zoning ordinance.

The applicant is proposing to have a cardboard/paper baler (compactor) storage area in the rear of the building. This baler will be located within the existing fenced (slatted chain link) area that has been used for the refrigeration unit for Walmart.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

At Home Narrative

Site Plan

Floor Plan

Building Elevations

Landscape Plan

WHEREAS, an application has been filed by At Home Stores LLC as Conditional Use Permit Case File No. 15-0049; 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 29.83 of the Zoning Ordinance to allow for a 105,000 square foot At Home Store to be located in a DF (Development Flex)

zoning district based on the following conditions:

1. No outside display or storage of product on site is allowed.
2. Site to be reconstructed consistent with submitted materials made part of this Conditional Use Permit application.
3. Site plan approval required prior to obtaining a building permit. This will include the submission of a Site Improvement Performance Agreement and financial guarantee to cover the cost of the exterior and landscape replacement improvements on site.
4. Site to meet the permanent and temporary signage requirements of the Zoning Ordinance.
5. No exterior unscreened overnight storage of shopping carts, pallets or delivered products.
6. No overnight storage of semi trailers or delivery vehicles unless adjacent to loading dock areas.
7. A certificate of occupancy is required prior to occupancy of the building.
8. The existing chain link (slatted) fenced area in the rear of the building to be used for baler storage.
9. A conditional use permit amendment may be required prior to the occupancy of the future tenant space on the west side of the building.
10. Use of semi-trailers for temporary or seasonal storage is not permitted.

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