



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: ORD 15-2322, Version: 3

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

### SECOND READING

#### **GRANTING A CODE AMENDMENT TO CHAPTER 31 TO ESTABLISH THE PBD-A (PLANNED BUSINESS DISTRICT-AIRPORT) ZONING DISTRICT. CITY OF BLAINE. (CASE FILE NO. 15-0053/BKS)**

Planning Commission (Public Hearing)	08/11/15
City Council (1 <sup>st</sup> Reading)	09/03/15
<b>City Council (2<sup>nd</sup> Reading)</b>	<b>09/17/15</b>

The Planning Commission voted unanimously to approve the code amendment. One public comment included question regarding the allowable uses.

*The City Council amended the text of the proposed zoning section at the September 3, 2015 CC meeting. The attached ordinance, with reduced list of use options, is consistent with that direction. Additionally a 50-foot minimum setback requirement has been added when adjacent to residential zoned property (MAC South Site).*

MAC (Metropolitan Airport Commission) is preparing to market excess land at two locations for non-aviation commercial development. The locations are at the corner of 105<sup>th</sup> and Radisson and along 85<sup>th</sup> Avenue at Airport Road (see map). As part of the process an airport type business district needs to be established that will set the parameters and general standards for commercial/industrial development. The City's PBD (Planned Business District) zoning text was used as the template with uses worked thru and generally agreed to between the City and MAC.

The process will involve:

- City Initiated zoning text review and adoption to create the PBD-A (Planned Business District-Airport) zoning chapter (this case file).
- MAC has applied for a Comprehensive Plan Land Use amendment from (AP) Airport to (ABD) Airport Business District. This will also involve review by Met Council.
- MAC has also applied for a rezoning of MAC's two development sites (MAC South Site

and MAC North Site) from A (Airport) to PBD-A (Planned Business District-Airport).

The proposed zoning text for the PBD-A district, as modified by the City Council on September 3, 2015, identifies specific uses for both the MAC sites.

By motion, approve the Ordinance.

**THE CITY OF BLAINE DOES ORDAIN:** (Added portions are underscored and deleted portions are shown in brackets with overstrike.)

### **31.50 PLANNED BUSINESS DISTRICT- AIRPORT(PBD-A)**

#### **LAND USES**

**All uses allowed in this district require a Conditional Use Permit (CUP) from the City.**

**Land Uses may include industrial, office and retail developments as specifically indicated below. All land uses not specified below are prohibited. All land uses shall be reviewed and approved pursuant to the Conditional Use Permit procedures (Zoning Section 27.04).**

**The proposed land uses, their mix, lot sizes, and location must be compatible and complementary both internally and with adjacent land uses. The proposed land uses must not create any internal and/or external traffic congestion or traffic flow problems.**

**This zoning category applies to only two (2) separate locations located entirely on the MAC property generally described as the MAC South site (NW corner of 93<sup>rd</sup> Lane Extension and 85<sup>th</sup> Avenue) and the MAC North site (SW corner of 105<sup>th</sup> Avenue and Radisson Road).**

**The MAC South Site and MAC North Site are allowed the following uses:**

- 1. Offices - business, medical, professional and governmental**
- 2. Research and development laboratories**
- 3. Hotels and motels**
- 4. Financial institution with drive thru**
- 5. Restaurants (Class I) with out drive thru**
- 6. Outdoor dining associated with Class I restaurant**
- 7. Athletic clubs**
- 8. Manufacturing with warehouse limited to not more than 50%**
- 9. Freestanding car wash**
- 10. Automotive accessory stores including minor auto repair**

- 11. Vet clinic
- 12 Garden centers

## **STANDARDS**

### **(a) Building Setbacks (minimum)**

- (1) Front Yard - Fifty (50) feet, or one-half (1/2) the total building height, whichever is greater.
- (2) Side Yard - Fifteen (15) feet, or one-half (1/2) the total building height, whichever is greater.
- (3) Rear Yard - Twenty (20) feet, or one-half (1/2) the total building height, whichever is greater.
- (4) Minimum building setback from existing residential districts is Fifty (50) feet. Additional setback from residential may be required in the CUP review process,
- (5) All setbacks shall be determined from the planned Right-of-Way (ROW), as designated in the City, County or State Transportation Plan, and normally defined in the subdivision regulations.

### **(b) Parking Lot Setbacks (minimum)**

- (1) Front Yard - Thirty (30) feet.
- (2) Side Yard - Fifteen (15) feet.
- (3) Rear Yard - Twenty (20) feet.
- (4) Minimum parking and driveway setback from existing residential districts is Fifty (50) feet. Additional setback from residential may be required in the CUP review process,
- (5) All setbacks shall be determined from the planned Right-of-Way (ROW), as designated in the City, County or State Transportation Plan, and normally defined in the subdivision regulations.

### **(c) Building Sizes (minimum)**

**(1) Industrial - Twelve thousand (12,000) sq. ft.**

**(2) Freestanding Commercial - Five thousand (5,000) sq. ft. with the exception of freestanding restaurants which shall have a minimum building size of four thousand (4,000) sq. ft.**

**(d) Building Height**

**There shall be no height limitations, provided all buildings are in compliance with Metropolitan Airport Commission regulations.**

**(e) Building Exteriors**

**Major exterior surfaces of all walls shall be face brick, stone, glass, stucco, architecturally treated concrete cast in place or pre-cast panels, decorative block, wood, or architectural metal, or approved equivalent, as determined by the Zoning Administrator. Wood and metal may be used, provided that they are appropriately integrated into the overall building design and not placed in areas which will be subject to damage associated with heavy use.**

**Under no circumstances shall sheet aluminum, corrugated aluminum, asbestos, iron, plain or painted plain concrete block be deemed acceptable as major exterior wall materials on buildings within the City.**

**(f) Landscaping**

**In addition to the provisions of Section 33.08 of the Ordinance, the following requirements shall be met:**

**(1) Underground irrigation shall be required for all yards.**

**(2) Traffic safety islands and/or general parking islands, were deemed appropriate by the Zoning Administrator, shall be landscaped and irrigated. At least five percent (5%) of the surface area of land within a parking area shall be landscaped.**

**(3) On any given site there shall be at least three (3) different shrub species.**

**(g) Open Space**

**The minimum area of permeable surface shall be thirty percent (30%) of the total**

project area. The Zoning Administrator may approve a modification to the requirement provided additional architectural or landscape enhancements are provided.

**(h) Loading Spaces/Overhead Doors:**

Loading spaces/overhead doors shall be located primarily in designated rear yards and secondarily in designated side yards. Overhead doors will be permitted in front yards under unusual circumstances, as approved by the Zoning Administrator.

- (1) Loading spaces and overhead doors should be designed to be compatible with the principle building. Architectural techniques should be employed to reduce visual impacts from adjacent properties and roadways.**
- (2) Loading spaces and overhead doors should be designed to be compatible with the principle building. Architectural techniques should be employed to reduce visual impacts from adjacent properties and roadways.**
- (3) Overhead doors limited to not more than one door per 10,000 square feet of building area with the exception that all buildings are allowed a minimum of three overhead doors and all City approved multi-tenant spaces are allowed a minimum of two overhead doors.**
- (4) Outside storage of trucks or semi trailers is limited to not more than the number of dock or overhead doors.**

**(i) Refuse Enclosures**

Refuse enclosures should be primarily located in designated rear or side yards and shall be constructed of similar materials as the principle building.

**(j) Roof-Top Equipment**

All roof top facilities shall either be:

- (1) Screened from the eye level view of adjoining properties by use of exterior wall(s); or**
- (2) Painted to match or complement the building structure; or**
- (3) Incorporated into an architectural design, as approved by the Zoning**

**Administrator.**

**(k) Lighting**

**A lighting plan shall be submitted depicting type and design, layout of fixtures, and the illumination pattern. The design shall preclude any off-site glare.**

**(l) Business signage as permitted and regulated by Zoning Sections 34.07 (a) (1) and (2)**

**INTRODUCED** and read in full the 3<sup>rd</sup> day of September, 2015.

**PASSED** by the City Council of the City of Blaine the 17<sup>th</sup> day of September, 2015.