



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-159, **Version:** 2

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

GRANTING A COMPREHENSIVE PLAN LAND USE AMENDMENT FROM A (AIRPORT) TO ABD (AIRPORT BUSINESS DISTRICT) AT 2030 105TH AVENUE NE. METROPOLITAN AIRPORTS COMMISSION. (CASE FILE NO. 15-0045/BKS)

Planning Commission (Public Hearing)	08/11/15
City Council (Comp Plan Amendment)	09/17/15
Action Deadline (Extended by City)	11/13/15

The Planning Commission voted unanimously to approve the comprehensive plan land use amendment. There were no comments offered at the public hearing.

MAC (Metropolitan Airports Commission) has made an application to re-guide and rezone approximately 3 acres located on the southwest corner of 105th Avenue and Radisson Road (see attached site concept). MAC has approved non-aviation commercial uses for this site and has directed that MAC staff begin marketing the site for possible development. At this point no development applications have been received.

The site has high visibility along the Radisson Road corridor and is in close proximity to the National Sports Center making retail, gas or restaurants a likely choice. Future site access would be limited to one single location on 105th Avenue as well as a possible right/in right/out on Radisson Road (Anoka County). The proposed PBD-A zoning would allow office, manufacturing, limited warehouse, hotel, restaurants and other limited commercial uses. Any future use would require a CUP (Conditional Use Permit) and formal Site Plan Review.

Because the site cannot be used for aviation purposes the PBD-A land use and zoning would be appropriate and would provide a zoning framework and support for the type of commercial uses envisioned if this site was a privately owned. The PBD-A would not allow any outside storage or other heavy truck use uses that tend to create site or traffic conflicts.

The attached concept plan shows a possible development scenario for the roughly 3 acre site. The site is currently leased (thru 2015) to the City of Blaine for use as soccer fields with discussions underway between MAC and the City on multi-year extensions.

By motion, approve the Resolution.

Zoning and Location Map
Site Concept (MAC)

WHEREAS, Minnesota Statutes, Chapter 462.355, Subdivision 2, prescribes the procedure for amending the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on August 11, 2015, and recommended approval regarding the Comprehensive Plan amendment request for:
APPROXIMATELY 2.65 ACRES IN THE NORTHEAST CORNER OF THE NE1/4 OF SW1/4 SEC 21-31-23, UNPLATTED CITY OF BLAINE

WHEREAS, the City Council has reviewed the Comprehensive Plan amendment request and finds the change to be in general conformance to the adopted Comprehensive Plan for land use compatibility.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that the land use plan be amended to change portions of the property, as described above, and based on land use maps contained within Case File No. 15-0045, from A (Airport) to ABD (Airport Business District) at 2030 105th Avenue NE based on the following rationale:

1. The site is suited for industrial/office and limited commercial uses given the site's proximity and visibility at 105th Avenue/Radisson Road as well as proximity to the National Sports Center.
2. The change to ABD and PBD-A will allow the site to be used for commercial development consistent with the uses expected if the land were privately held and developed.
3. The potential future commercial uses should not create any unreasonable negative impacts on the adjacent uses of industrial, future commercial and recreation and might provide some benefit based on the services that could be provided.

PASSED by the City Council of the City of Blaine this 17th day of September, 2015.