



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-167, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR EXTERIOR STORAGE OF VEHICLES AND EQUIPMENT IN THE I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT AT 9937 GOODHUE STREET NE. RAM CONSTRUCTION SERVICES. (CASE FILE NO. 15-0056/LSJ)

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|--|-----------------|
| Planning Commission (Public Hearing) | 09/08/15 |
| City Council (Conditional Use Permit) | 10/01/15 |
| Action Deadline | 10/05/15 |

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments at the public hearing.

RAM Construction Services is proposing to operate a contractor's yard at 9937 Goodhue Street. They are proposing to have an outdoor storage area for their construction related equipment in the rear of the site. This use requires a conditional use permit in the I-2 (Heavy Industrial) Zoning District.

RAM Construction Services is a waterproofing and restoration contractor and they currently operate out of a rented warehouse space Little Canada. The Goodhue site is perfect for their needs as it is almost three times the size of where they are currently located. They need to store their equipment outside on site, and potentially some rigid extruded insulation that they may also store inside the building.

The proposed outdoor storage area is in the rear of the site as shown on the aerial site plan that has been provided. The items to be stored in the area may include:

- bobcat trailers
- enclosed trailers
- one-ton trucks
- pickup trucks
- bobcats
- forklifts

- tow-behind air compressors
- rigid extruded insulation

The vehicles will be parked in the parking lot overnight and will be at the job sites during the day. Some may even stay at the job sites for extended periods of time.

The outdoor storage area will need to be fenced as shown on the aerial site plan. Staff will need to see a detail of the fencing prior to a building permit being issued for the fence.

The site itself meets all other applicable zoning ordinance requirements.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Narrative

Aerial Site Plan

Photos of Equipment

WHEREAS, an application has been filed by RAM Construction Services as Conditional Use Permit Case File No 15-0056; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on September 8, 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 October 1, 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 31.14(h) of the Zoning Ordinance to allow for exterior storage of vehicles and equipment in the I-2 (Heavy Industrial) zoning district at 9937 Goodhue Street NE based on the following conditions:

1. The applicant to obtain a certificate of occupancy from the City prior to occupying the site.
2. The applicant must obtain a building permit for the fencing to be installed around the outdoor storage area, and must submit a detail of the fencing to the Planning Department prior permit being issued.

3. Landscape plan be submitted for the additional landscaping (five- 6 foot conifers) required for screening along the north property line.
4. The following items (and those similar to and related to the business) will be allowed to be stored outside in the fenced in portion of the site:
 - bobcat trailers
 - enclosed trailers
 - one-ton trucks
 - pickup trucks
 - bobcats
 - forklift
 - tow-behind air compressors
 - rigid extruded insulation

**The trucks may be parked in unfenced paved portions of the lot.
5. Any items not listed in #4 and that are not similar in nature to those in #4 may not be stored outside on the lot at anytime.
6. The height of any outdoor storage is limited to 12 feet in height.
7. All lighting on site must meet current ordinance requirements and be downlit and shielded to prevent glare or spill. Pole-mounted lighting is limited to 20 feet in height. This includes new and existing lighting.
8. Any changes to the size of the outdoor storage area or the type of outdoor storage requires a conditional use permit amendment.

PASSED by the City Council of the City of Blaine this 1st day of October, 2015.