



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 16-2342, Version: 3

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

SECOND READING

GRANTING A CODE AMENDMENT TO THE I-2 (HEAVY INDUSTRIAL) AND I-2A (HEAVY INDUSTRIAL) ZONING DISTRICTS THAT WOULD ESTABLISH NEW MINIMUM BUILDING STANDARDS FOR OUTSIDE STORAGE USES (GREATER THAN ONE ACRE) AND TRUCK TERMINALS. CITY OF BLAINE. (CASE FILE NO. 15-0076/BKS)

Planning Commission (Public Hearing)	01/12/16
City Council (1 st Reading)	02/04/16
City Council (2nd Reading)	02/18/16

The Planning Commission voted unanimously to approve the code amendment. There were no comments at the public hearing.

During recent City Council land use discussions, the Council has considered changes to the standards in heavy industrial zoning areas that apply to outside storage and truck related uses. From that discussion the City Council asked to have changes to the two Heavy Industrial zoning districts (I-2 and I-2A).

The proposed changes are aimed at establishing higher building standards for those uses that require larger outside storage areas or that are involved in heavy trucking or truck storage. The specifics of the proposed amendments are as follows:

I-2 and I-2A Heavy Industrial

- Uses that have outside storage areas larger than one (1) acre in size would have a larger building requirement of 20,000 sq ft vs. the typical of 5,000 sq ft.

I-2A Heavy Industrial

- Freight shipping related uses (cross dock transfer terminal) would require a 50,000 square foot minimum building.

In Planning Case File No. 15-0076 it is recommended that the Planning Commission recommend approval of a code amendment to the I-2 (Heavy Industrial) and I-2A (Heavy Industrial) zoning districts that would establish new minimum building standards for outside storage uses (greater than one acre) and truck or freight terminals based on the following rationale:

1. Generally the City has a very limited supply of heavy industrial land and it is the City's goal to see that land developed with higher levels of investment and employment whenever possible.
2. The proposed changes would require greater investment in buildings in order to utilize large areas of industrial land for outside storage
3. The proposed changes would require freight/heavy trucking uses to make more significant investments in land and buildings which would result in higher property values and greater employment numbers.

By motion, approve the Ordinance.

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

Section 31.14 Conditional Uses for I-2 (Heavy Industrial)

- (e) Outdoor storage of materials or equipment other than passenger vehicles. All outside storage areas greater than one (1) acre require additional building standards outlined in 31.15 (i).

Section 31.15 Standards for I-2 (Heavy Industrial)

- (i) Minimum building size - 5,000 square feet. A site with an outside storage area greater than one (1) acre in size requires a minimum building size of 20,000 square feet. A golf driving range under 31.14(s) is excluded from the building size [~~this~~] requirement.

Section 31.1984 Conditional Uses for I-2A (Heavy Industrial)

- (e) Outdoor storage of materials or equipment other than vehicles. All outside storage areas greater than one (1) acre require additional building standards outlined in 31.1985 (i).
- (i) Truck or transportation terminal or outside parking of trucks, or semitrailers exceeding the number of docks and/or bay doors. The minimum building size for a truck terminal, transportation terminal, or cross dock shipping facility shall be 50,000 square feet.

Section 31.1985 Standards for I-2A (Heavy Industrial)

- (i) Minimum building size - 5,000 square feet. A site with an outside storage area greater than one (1) acre in size requires a minimum building size of 20,000 square feet.

INTRODUCED and read in full the 4th day of February, 2016.

PASSED by the City Council of the City of Blaine the 18th day of February 2016.