



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 16-2340, Version: 3

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

SECOND READING

REZONING FROM I-1 (LIGHT INDUSTRIAL) TO I-2 (HEAVY INDUSTRIAL) AT THE NORTHEAST CORNER OF NAPLES STREET/101ST AVENUE NE. CITY OF BLAINE. (CASE FILE NO. 15-0077/BKS)

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

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

During recent discussions as part of and subsequent to the Crown Trucking applications the City Council has determined that portions of the Naples Street industrial area would be better served by a rezoning from I-1 (Light Industrial) to I-2 (Heavy Industrial). Specifically the City Council directed staff to initiate a land use and zoning change for seven (7) parcels on the east side of Naples Street (see attached map). The proposed action would amend the land use for this area from LI (Light Industrial) to HI (Heavy Industrial) and would change the zoning from I-1 to I-2.

The change to heavy industrial would allow these property owners greater flexibility in pursuing potential buyers for their property or be more consistent with their intended plans. The change would also be more in keeping with the heavy industrial uses located on the west side of Naples.

These parcels all share a common element in that they all contain wetlands over a portion or significant portion of their sites. This results in making the sites more difficult to market for larger scale light industrial users.

Because these parcels are on the northern part of Naples Street, they are farther away from 35W. Because of the area's greater distance and more limited visibility from the freeway, this

area is a good candidate for development of appropriately designed outside storage uses.

In Planning Case File No. 15-0077 it is recommended that the Planning Commission recommend approval of a Rezoning from I-1 (Light Industrial) to I-2 (Heavy Industrial) based on the following rationale:

1. The I-2 zoning supports a wider range of industrial uses given the ability for outside storage which is a zoning category in high demand but with limited opportunities within the city.
2. The area to be rezoned has good access to 35W which is commonly desired by heavy industrial users.
3. The area to be rezoned is not readily visible from 35W which limits the impact of outside storage areas.
4. The I-2 zoning is more in keeping with the heavy industrial land uses located on the west side of Naples.

By motion, approve the Ordinance.

Zoning and Location Map

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

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

THE N 330 FT OF S 759 FT OF W1/2 OF NW1/4 OF SW1/4 OF SEC 23 TWP 31 RGE 23,
SUBJ TO EASE OF REC

AND

THE N 660 FT OF S 759 FT OF NW1/4 OF SW1/4 OF SEC 23 TWP 31 RGE 23 LYG E OF
W1/2 OF SD 1/4 1/4, SUBJ TO EASE OF REC

AND

UNPLATTED CITY OF BLAINE E1/2 OF SW1/4 OF SW1/4 OF SEC 23-31-23 SD PARCEL
CONSISTING OF 20 ACRES, +OR- TOG/W A DRIVEWAY EASE PER 11-12-68; EX RDS;
SUBJ TO EASE OF REC

AND

THE S1/2 OF W1/2 OF SW1/4 OF SW1/4 OF SEC 23 TWP 31 RGE 23, EX RDS, SUBJ TO
EASE OF REC

AND

UNPLATTED CITY OF BLAINE THE N1/2 OF W1/2 OF SW1/4 OF SW1/4 SEC 23-31-23
ANOKA CNTY(SUBJ TO RESTRICTIONS RESERVATIONS COVENANTS & EASE OF

RECORD IF ANY)

AND

THE S 99 FT OF NW1/4 OF SW1/4 OF SEC 23 TWP 31 RGE 23, EX RD SUBJ TO EASE
OF REC

AND

UNPLATTED CITY OF BLAINE THE W1/2 OF THE N 330 FT OF THE S 429 FT OF
NW1/4 OF SW1/4 OF SEC 23-31-23(SUBJ TO ROADWAY EASE OVER THE W 33 FT
THEREOF & RESTRICTIONS OF RECORD)

Section 2. The above described property is hereby rezoned from:

~~[I-1 (Light Industrial)]~~

to

I-2 (Heavy Industrial)

Section 3. The City Manager is hereby directed to make the appropriate changes in the
Official Zoning Map of the City of Blaine to reflect and show the changes in zoning
classification as set forth above.

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

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