



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: RES 16-048, Version: 2

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

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A SHARED DRIVEWAY BETWEEN THE TWO SUBJECT PROPERTIES AT 1525 99<sup>TH</sup> LANE AND 10040 DAVENPORT STREET NE (GREEN LIGHTS RECYCLING). HIGH TIDES PROPERTIES, LLC. (CASE FILE NO. 16-0008/LSJ)**

Planning Commission (Public Hearing)	03/08/16
<b>City Council (Conditional Use Permit)</b>	<b>04/07/16</b>
Action Deadline	04/28/16

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

In 2012/2013, the applicant subdivided property on the northwest corner of Davenport Street and 99<sup>th</sup> Lane. The plat was called Twin Tides Addition. Green Lights Recycling is a tenant in the building at 1525 99<sup>th</sup> Lane on Lot 1 of the plat, and they occupy the building at 10040 Davenport Street. Lot 2 of the plat is located in between Lot 1 and 10040 Davenport Street and is vacant at this time.

When the plat was approved by the City Council, it was suggested that a driveway could be constructed between 1525 99<sup>th</sup> Lane and 10040 Davenport via Lot 2 of the plat. A condition of plat approval, and also a requirement of the Zoning Ordinance, was that a driveway connection between the lots would require a conditional use permit, which is why the current application has been submitted.

The attached exhibit indicates how a driveway could be constructed between the two lots. The driveway will be required to be hard surfaced.

When the City Council approved the final plat for Twin Tides Addition in 2012, there was a condition that required that Lot 2 of the plat to be combined with the 10040 Davenport Street property because Lot 2 does not meet minimum lot size requirements in the I-2 zoning district. The applicant has been working on this and it will need to be addressed prior to issuance of site plan approval, which will be required prior to installation of the driveway. Site plan approval will include the submission of a Site Improvement Performance Agreement and financial

guarantee to ensure that the driveway construction is completed.

A shared access agreement will be required since one of the parcels has common ownership.

By motion, approve the Resolution.

### **Attachments**

Zoning and Location Map

Aerial

Driveway Exhibit

**WHEREAS**, an application has been filed by High Tides Properties, LLC as Conditional Use Permit Case File No. 16-0008; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on March 8, 2016; and

**WHEREAS**, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

**WHEREAS**, the Blaine City Council has reviewed said case on April 7, 2016.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 33.14(q) of the Zoning Ordinance to allow for a shared driveway between the two subject properties at 1525 99<sup>th</sup> Lane and 10040 Davenport Street NE based on the following conditions:

1. The driveway is required to be hard surfaced.
2. Lot 2 of the plat of Twin Tides Addition must be combined with the Green Lights Recycling property because Lot 2 does not meet minimum lot size requirements in the I-2 zoning district.
3. Site plan approval is required prior to installation of the driveway. Site plan approval will include the required submission of a Site Improvement Performance Agreement and associated financial guarantee.
4. A shared access agreement will be required between the parcels.

**PASSED** by the City Council of the City of Blaine this 7<sup>th</sup> day of April, 2016.