



# 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 16-077, Version: 2

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

**GRANTING A VARIANCE TO THE 30-FOOT FRONT YARD PARKING SETBACK ALONG SPRINGBROOK DRIVE FOR A PROPOSED DRIVE THROUGH (PANERA BREAD) AT 8601 SPRINGBROOK DRIVE NW. CORE STATES GROUP. (CASE FILE NO. 16-0016/SLK)**

Planning Commission (Public Hearing)	04/12/16
<b>City Council (Variance)</b>	<b>05/05/16</b>
Action Deadline	05/09/16

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

Panera Bread is located in a multi-tenant building that is the home to several tenants and is requesting the approval of a 19-foot variance to the 30-foot front yard parking setback to allow for a drive through to be constructed adjacent to Springbrook Drive NW. This would leave an 11-foot setback between the property line and the curb of the parking area.

Panera Bread's location within the building makes this area the only suitable location for a drive through window.

The proposed construction of the drive through requires the removal of a couple parking stalls. The applicant is proposing to add some additional stalls on site to replace the removed stalls. The proposed number of parking stalls on site will meet the Zoning Ordinance requirements. At other Panera Bread sites where a drive thru is added it has had a positive impact on parking availability as a significant percentage of customers will switch to the drive-thru vs. parking the vehicle and walking inside.

The submitted landscape plan should include some additional trees (conifers) within the front yard setback. Three conifer trees should be planted adjacent to the drive through (in the 11 foot setback area) and also three conifers to be planted adjacent to the proposed drainage area as you exit the drive through window. These additional tree requirements will be required as a part of Site Plan approval.

By motion, approve the Resolution.

**Attachments**

Zoning and Location Map

Site/Landscape Plan

Grading Plan

**WHEREAS**, an application has been filed by Core States Group as Case File No. 16-0016; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on April 12, 2016; and

**WHEREAS**, the Blaine Planning Commission recommends said Variance be approved; and

**WHEREAS**, the Blaine City Council has reviewed said case on May 5, 2016.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a variance is hereby approved per Section 30.25 (h)(1) of the Zoning Ordinance to allow a 19-foot variance to the 30-foot front yard parking setback along Springbrook Drive for a proposed drive through (Panera Bread) at 8601 Springbrook Drive NW, with the following rationale:

1. The applicant is not being given any special privilege by granting the variance, as many other existing sites in the City have been accommodated by variance approvals in order to properly use existing sites.

**PASSED** by the City Council of the City of Blaine this 5<sup>th</sup> day of May, 2016.