



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 17-2370, Version: 3

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

SECOND READING

AMENDING SECTION 31.30 OF THE ZONING ORDINANCE OF THE CITY OF BLAINE TO ADD MOTORCYCLE SALES AND MAINTENANCE AS A USE ALLOWED BY CONDITIONAL USE PERMIT IN THE PBD (PLANNED BUSINESS DISTRICT) ZONING DISTRICT. CITY OF BLAINE. (CASE FILE NO. 16-0055/BKS)

Planning Commission (Public Hearing)	01/10/17
City Council (1 st Reading)	01/19/17
City Council (2nd Reading)	02/02/17

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

The PBD (Planned Business District) was created as a higher standard zoning district for commercial and industrial uses in the 1990's. Since that time a number of amendments have been made to either modify some of the standards or add to the list of allowed uses within the district. The last amendment was in 2015 to add a brewer taproom as an allowed use.

Harley Davidson has submitted a development proposal for a larger relocated dealership facility at 98th and Highway 65 (Ulysses Street). The proposal was reviewed by the City Council in August and it was the consensus that a code amendment should be initiated to add ***Motorcycle Sales and Maintenance*** as one of the allowed uses in the PBD zoning chapter.

All uses in the PBD require CUP (Conditional Use Permit) review and approval. Harley Davidson has a CUP request that is being processed concurrently on this agenda.

In Planning Case File No. 16-0055 the recommendation to approve the code amendment to the PBD (Planned Business District) Zoning District to add ***Motorcycle Sales and Maintenance*** as a use allowed by Conditional Use Permit is based on the following rationale:

1. The added use of ***Motorcycle Sales and Maintenance*** given the development standards of the PBD will allow a new use consistent with many other retail and service uses that

are also permitted by the district.

2. The amendment will allow development of a new larger dealership which will not only retain current jobs (from the current facility) but add a much larger job base along Highway 65.

By motion, approve the Ordinance.

Proposed Code Amendment

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

31.33 LAND USES

Uses Allowed By Conditional Use Permit (CUP) for PBD (*Planned Business District*)

23. Motorcycle Sales and Maintenance

INTRODUCED and read in full the 19th day of January, 2017.

PASSED by the City Council of the City of Blaine the 2nd day of February, 2017.