



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 17-018, Version: 1

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

GRANTING APPROVAL OF A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR CONSTRUCTION OF ONE (1) 248,816 SQUARE FOOT OFFICE/WAREHOUSE BUILDING, AN EIGHT (8) FOOT SOLID FENCE ON NORTH PROPERTY LINE AND FOR SHARED PARKING AND ACCESS, IN A PBD (PLANNED BUSINESS DISTRICT) ZONING DISTRICT FOR BLAINE BUSINESS PARK FOURTH ADDITION AT 3705 95TH AVENUE NE. UNITED PROPERTIES INVESTMENT, LLC. (CASE FILE NO. 15-0062/SLK)

Planning Commission (Public Hearing)	11/10/15
City Council (Conditional Use Permit)	11/19/15
City Council (CUP Amendment)	02/02/17

On September 7, 2006 Blaine Ponds, LLC received Preliminary Plat and Master Development Plan approval for a business park development to be known as Blaine Preserve Business Park. In November 2015, United Properties received approval to construct a 201,600 square foot office/warehouse building. At this time, United Properties Investment, LLC is requesting approval of a conditional use permit amendment for the development of a larger building (248,816 square feet), a zero lot line for a shared access, and an 8 foot fence on the north property line.

The original Master Plan approved in 2006 proposed three buildings in the location where the current building is being proposed. The three buildings proposed in the original Master Plan in 2006 were 63,500 square feet and two were 79,500 square feet for a square foot total of just over 220,000 square feet.

In November of 2015 the City Council approved an amendment to the CUP to allow a single building of 201,600 square feet. The plans associated with that approval were developed but not built as the developer continued to work with the proposed tenant(s). Based on more recent discussions with possible tenant(s) with stronger degree of interest the building has grown in size to 248,816 square feet.

Conditional Use Permit

All uses/sites in the PBD (Planned Business District) require a conditional use permit. United Properties is proposing to construct a 248,816 square foot office/warehouse building on proposed Lot 1 Block 1. There are no definite tenants for this building at this time however the approved land uses will include office, office/showroom, light manufacturing and warehouse. Outside storage is not permitted in the PBD. The building will be located west of Hamline Avenue and north of 95th Avenue NE.

There are 236 parking stalls provided on Lot 1 with 139 proof of parking stalls identified for a total of 375 parking stalls. The number of parking stalls shown on the plan are required according to the zoning ordinance; however, the ability to provide additional parking on the site is possible if necessary. Therefore, the parking is considered sufficient on site.

All setbacks are being met with both the building and parking areas. The site does share access with the sites to the west, east, and south which is another aspect of the conditional use permit. A cross access agreement will be required for the shared access.

The following landscaping must be provided on the proposed Lots 1:

LOT 1

Overstory Trees: 90
Conifer Trees: 85
Ornamental Trees: 85

The landscape plan that has been provided meets the PBD standards for a building of this size. All landscape areas will need to be provided with underground irrigation and sod. The applicant has shown a 2-3 foot berm on the north property line (that backs onto rear yards of homes that are in the City of Lexington) with an 8 foot fence and landscaping.

The building itself mainly consists of brick, pre-cast panel and glass. It is an attractive building that carries a higher degree of finish.

Site plan approval is required on the site.

Notice was sent to adjacent (Blaine) property owners and the City of Lexington.

By motion, approve the Resolution.

Attachments

Zoning and Location Map
Site Plan (2)

Grading Plan (2)
Utility Plan (2)
Landscape Plan
Building Elevations
Master/Concept Plan 2006

WHEREAS, an application has been filed by United Properties Investment, LLC as Conditional Use Permit Case File No. 15-0062; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on November 10, 2015; and

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

WHEREAS, the Blaine City Council has reviewed said case on November 19, 2015 and February 2, 2017.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.80 of the Zoning Ordinance to allow for construction of one (1) 248,816 square foot office/warehouse building, an eight (8) foot solid fence on north property line and for shared parking and access, in a PBD (Planned Business District) zoning district for Blaine Business Park Fourth Addition at 3705 95th Avenue NE, based on the following conditions:

1. No outside display or storage of products is allowed at any time within the development.
2. Permanent signage requires a separate permit approval process.
3. A cross access agreement will be required for the shared access with all adjacent sites.
4. The following landscaping must be provided on the proposed Lot 1:

Overstory Trees:	90
Conifer Trees:	85
Ornamental Trees:	85
5. Underground irrigation must be provided for the entire site.
6. All site lighting shall be downlit and shielded. All lighting within the development must meet requirements established by Section 33.02 of the Zoning Ordinance.
7. Site plan approval is required.
8. Developer to create a 2-3 foot high earth berm on the north property line to help mitigate off-site impacts.
9. The developer to construct an 8 foot solid board on board fence on the north property line.

10. Resolution 15-189 is null and void with the approval of this Resolution.

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