



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 17-014, Version: 2

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

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE
CONSTRUCTION OF A 63,664 SQUARE FOOT RETAIL STORE FOR THE PURPOSE
OF MOTORCYCLE SALES AND MAINTENANCE, LOCATED AT 9751 ULYSSES
STREET NE. HARLEY DAVIDSON. (CASE FILE NO. 16-0053/LSJ)**

Planning Commission (Public Hearing)	01/10/17
City Council (Conditional Use Permit)	02/02/17
Action Deadline	02/06/17

The Planning Commission voted unanimously to approve the Conditional Use Permit. Comments at the public hearing included concerns regarding noise, traffic on Buchanan Street, and decreased property values.

DWR Holdings, LLC is requesting the approval of a conditional use permit that would allow for the construction of a 63,664 square-foot Harley Davidson retail sales facility in the PBD (Planned Business District). Maintenance and repair would also be included in the proposed use. All uses in this district require a conditional use permit. The location of the facility is south of the U-Haul site on 99th Avenue and Highway 65.

The proposed 2-story facility would replace the existing Harley Davidson facility on 85th Avenue and Highway 65. The first floor of the building includes the retail floor, showroom, offices and the service department. The second floor mezzanine includes additional offices and motorcycle storage.

The applicant has provided a site plan that includes 185 parking stalls on site. There will be 152 automobile parking stalls and 33 motorcycle stalls. A total of 106 parking stalls are required on site (one stall for 600 square feet) for this use, so the parking provided is adequate. There are two proposed entrances to the site off of Ulysses Street.

The applicant must make an application for site plan approval and provide the associated Site Improvement Performance Agreement and associated financial guarantee.

The building is constructed of brick, metal and glass, which meets the requirements of the Highway 65 Overlay District.

The landscape plan that has been provided does not meet zoning ordinance requirements. The following numbers of trees are required on site:

Overstory Trees:	54 (2 ½ inch caliper)
Conifer Trees:	48 (6 feet in height)
Ornamental Trees:	48 (2 inch caliper)

Shrubs are also required. These numbers are based on the required Highway 65 Overlay Standards for landscaping for this site. In addition, 25% of the plantings must be increased in size (3 inch caliper for overstory trees, 8 feet for conifer trees, oversizing not recommended for ornamental trees) and located within the front yard.

The applicant has proposed a small motorcycle display and event area on the southeast corner of the building. This would be allowed through this conditional use permit, but the applicant is reminded that outside storage of motorcycles is limited to the area shown on the site plan for this use. All event permits will need to be obtained through the City Clerk.

The applicant will need to obtain a permit from the Coon Creek Watershed District prior to issuance of site plan approval and building permits.

The applicant will need to obtain a permit from the Minnesota Department of Transportation for any work proposed in the TH65 Right- of -Way prior to issuance of a site plan approval and building permits.

All lighting on site must meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.

All signage is issued under a separate permit.

Park dedication has been paid for these parcels.

The site includes two parcels that must be combined into one parcel. The combination process must be started at Anoka County prior to issuance of site plan approval.

The applicant will need to initiate and follow through with the City's vacation process for the existing drainage and utility easement that currently divides the parcel.

A detail of the proposed dumpster enclosure must be submitted during the site plan approval

process to ensure the enclosure matches the proposed building.

In response to the comments and concerns at the public hearing, the applicant has provided the following information:

- The assumption is that the majority of customer traffic would come in from the south on Ulysses Street. As for traffic coming in from the north, they would only be driving approximately 400 feet on Buchanan Street between 99th Avenue and 98th Avenue.
- The dealership does not conduct customer test rides of motorcycles.
- Regarding technicians riding customer's motorcycles, the dealership will have a policy which prohibits employees riding through the residential neighborhood. We have this policy in place in order to be a good neighbor and to ensure the safety of our employees. The typical technician test ride route would be west on 98th Ave, north on Buchanan St, east on 99th Ave, south on 65, west on 97th Ave, north on Ulysses. This route is all right turns which is a major safety factor and it reduces traffic to the surrounding area.
- The dealership hours will be Monday - Saturday 8:30am - 7:00pm.
- During the summer, it is estimated that technicians riding customer motorcycles will occur about 15 times per day. These rides would typically occur between 10am and 5pm. Technicians are not permitted to ride customer motorcycles after dark or in inclement weather, so there will be not test riding during the winter months or at night.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Grading Plan

Utility Plan

Landscape Plan

Building Elevations

Colored Elevations

WHEREAS, an application has been filed by DWR Holdings, LLC as Conditional Use Permit Case File No. 16-0053; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on

January 10, 2017; and

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

WHEREAS, the Blaine City Council has reviewed said case on 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 31.33 (23) of the Zoning Ordinance to allow for the construction of a 63,664 square foot retail store for the purpose of motorcycle sales and maintenance based on the following conditions:

1. Site plan approval is required along with the associated Site Improvement Performance Agreement and financial guarantee.
2. The development of the site must meet the Highway 65 Overlay District requirements for the building and landscaping.
3. The landscape plan that has been provided does not meet zoning ordinance requirements. The following number of trees are required on site:

Overstory Trees:	54 (2 ½ inch caliper)
Conifer Trees:	48 (6 feet in height)
Ornamental Trees:	48 (2 inch caliper)

Shrubs are also required. These numbers are based on the required Highway 65 Overlay Standards for landscaping for this site. In addition, 25% of the plantings must be increased in size (3 inch caliper for overstory trees, 8 feet for conifer trees, oversizing not recommended for ornamental trees) and located within the front yard.

4. The applicant will need to obtain a permit for site development and wetland replacement from the Coon Creek Watershed District prior to issuance of site plan approval and building permits.
5. The applicant will need to obtain a permit from the Minnesota Department of Transportation prior to issuance of site plan approval and building permits.
6. All lighting on site must meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.
7. All signage is issued under a separate permit.
8. A lot combination of the two underlying parcels must be initiated at Anoka County prior to issuance of site plan approval.
9. The applicant shall record the vacation of the existing drainage and utility easement for the sanitary sewer, following the relocation of the sanitary sewer.
10. A detail of the proposed dumpster enclosure must be submitted during the site plan approval process to ensure the enclosure matches the proposed building.

11. The applicant has proposed a small motorcycle display and event area on the southeast corner of the building. This would be allowed through this conditional use permit, but the applicant is reminded that outside storage of motorcycles is limited to the area shown on the site plan for this use. All special event permits will need to be obtained through the City Clerk.

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