



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 17-2377, Version: 3

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

SECOND READING

GRANTING A REZONING FROM I-2 (HEAVY INDUSTRIAL) TO I-2A (HEAVY INDUSTRIAL) TO ALLOW FOR THE EXPANSION OF OUTDOOR STORAGE FOR THE ADJACENT ASPHALT PLANT AT LOT 6, BLOCK 1, ZIMMERMAN INDUSTRIAL PARK. TILLER CORPORATION. CASE FILE NO. 17-0009/LSJ

Planning Commission (Public Hearing)	04/11/17
City Council (1 st Reading Rezone)	05/04/17
City Council (2nd Reading Rezone, CUP)	05/18/17
Action Deadline	05/08/17

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

In 1999, Commercial Asphalt Company was granted a conditional use permit to operate a hot-mix asphalt plant that included asphalt and concrete recycling, a contractor yard with associated outside storage and a zero lot line for cross access to an adjacent parcel. The address of this site is 10280 Naples Street. The plant has been in operation since that time and is now owned by Tiller Corporation.

Since starting the operation, market conditions have improved and technology has changed, necessitating the need for more material stockpiling and processing. Tiller Corporation has purchased 11.2 acres to the west of the current facility and would like to stockpile materials on approximately 4.6 acres of the property. Please see the attached existing conditions plan for legal descriptions. The expansion does not include the whole “L-shaped property” that was purchased. The 11.2 acres includes two separate parcels. The expansion will occur on the 5.41 acre parcel adjacent to the existing Tiller site. There will be some wetland work done on the 5.8 acre property adjacent to Flanders Street, but the conditional use permit and rezoning do not apply to that parcel.

Rezoning

The 5.41 acre parcel where the stockpiling would occur would need to be rezoned to I-2A (Heavy

Industrial) to accommodate the use as an asphalt plant. The Zoning Ordinance does not allow asphalt plants in the I-2 (Heavy Industrial) zoning district. This rationale for the rezoning is because this parcel is adjacent to an existing I-2A use. The proposed zoning is also consistent with the (Heavy Industrial) land use of the property.

Please note the 5.8 acre property along Flanders is zoned I-1 (Light Industrial) and will remain as such.

Conditional Use Permit

A conditional use permit amendment to Resolution 99-154 is being requested to include the stockpiling of material on the new 5.41 acre parcel. The improvements will extend the existing stockpile and processing area onto this parcel. The improvements mainly consist of wetland work and the construction of storm water management features that will allow the stockpiling to occur in a contiguous manner.

Because Lot 6, Block 1 Zimmerman Industrial Park will be used in conjunction with 10280 Naples Street, a condition has been added that this parcel be combined with 10280 Naples Street prior to any site work being performed on the property.

The applicant has requested that condition #1 of Resolution 99-154 be removed from the approval. Condition #1 reads as such:

“Site plan be modified to preserve a large area of significant trees along the site’s western edge. This will involve reducing the size of the outside storage area and establishing the western edge of the storage area approximately 180 feet east of the site’s west property line.”

The trees in question were to act as a buffer for the Lot 6, Block 1 Zimmerman Industrial Park, and now the outside storage of material is moving to this property. Also, the trees in question are not of preservation quality. Staff is amenable to removing this condition.

All other conditions of the original resolution will remain in place. An additional condition has been added that the applicant work with and receive a permit from the Rice Creek Watershed District for all of the wetland work that is occurring. Wetland impacts associated with the expansion are proposed to be mitigated off-site through the purchase of wetland credits from the EDA Wetland Bank.

No park dedication is due with this application as it was paid when the Zimmerman Industrial Park was platted in 1985.

In Planning Case File No. 17-0009 it is recommended that the Planning Commission recommend approval of a Rezoning from I-2 (Heavy Industrial) to I-2A (Heavy Industrial) on Lot 6, Block 1

Zimmerman Industrial Park based on the following rationale:

1. The proposed rezoning would be consistent with the HI(Heavy Industrial) land use of the property.
2. The proposed rezoning is consistent with the zoning of adjacent parcel with I-2A land uses.

By motion, adopt second reading of Ordinance No. 17-2377.

Zoning and Location Map

Narrative

Existing Conditions Plan

Site Plan

Resolution No. 99-154

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

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

Lot 6, Block 1; Zimmerman Industrial Park

Section 2. The above described property is hereby rezoned from:

[~~I-2 (Heavy Industrial)~~]

to

I-2A (Heavy Industrial)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 4th day of May, 2017.

PASSED by the City Council of the City of Blaine this 18th day of May, 2017.