



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 17-069, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR UP TO 2,927 SQUARE FEET OF GARAGE/ACCESSORY SPACE IN AN RF (RESIDENTIAL FLEX) ZONING DISTRICT AT 3000 RODEO DRIVE NE. WILLIAM JEANS. (CASE FILE NO. 17-0014/LSJ)

Planning Commission (Public Hearing)	05/09/17
City Council (Conditional Use Permit)	06/01/17
Action Deadline	06/04/17

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

The applicant wishes to add on to an existing detached garage on this property in order to provide space to store a recreational vehicle. There is currently a 900 square foot attached garage on this property in addition to an existing 900 square foot detached garage. The applicant wishes to add 1,127 square feet onto the existing detached structure for a total square footage of 2,927.

The original zoning approval for this development requires any property to acquire a conditional use permit for garage/accessory space that exceeds 1,200 square feet. The City has approved several CUP amendments for similar type detached garages in this area.

There is currently a paved driveway to the existing detached structure. It is recommended that the driveway be expanded to include the area in front of the new garage door for the new portion of the structure. The garage door on the new portion of the structure will be 12 feet in height to accommodate the storage of the RV.

The garage will match the existing detached structure and house. No trees will be removed with this addition to the structure.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Certificate of Survey

Aerial Photograph

Exterior Elevations

Floor Plans

WHEREAS, an application has been filed by William Jeans as Conditional Use Permit Case File No. 17-0014; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on May 9, 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 June 1, 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 up to 2,927 square feet of garage/accessory space in a RF (Residential Flex) zoning district at 3000 Rodeo Drive NE based on the following conditions:

1. The structure to match the color of the house.
2. A building permit must be obtained prior to construction of the building.
3. The new accessory building space to be used for personal storage only.
4. The accessory building to be generally located in the rear yard as shown on attached sketch and meeting all required setbacks.
5. The driveway to be expanded to include the area in front of the new garage door for the new portion of the structure.
6. The new portion of the accessory building is limited to 1,127 square feet.
7. The proposed structure cannot be used for a home occupation.

PASSED by the City Council of the City of Blaine this 1st day of June, 2017.