



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 17-071, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR INDOOR VEHICLE SALES IN AN I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT AT 3543 88TH AVENUE NE. NEIL MOOSAIE. (CASE FILE NO. 17-0016/LSJ)

Planning Commission (Public Hearing)	05/09/17
City Council (Conditional Use Permit)	06/01/17
Action Deadline	6/16/17

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

The applicant is requesting a conditional use permit to allow for indoor vehicle sales at 3543 88th Avenue NE. The site is zoned I-1 (Light Industrial) and indoor vehicle sales are allowed in this zoning district with the approval of a conditional use permit. This is a multi-tenant building and the applicant's space is 2,000 square feet.

The applicant, as you can see from his narrative, will sell motorcycles, scooters/mopeds, snowmobiles, ATVs and light passenger vehicles from this location. He will also have limited retail sales of apparel, safety gear and accessories but this will account for less than 8% of the warehouse square footage. The light industrial zoning district allows for retail sales provided it does not take up more than 10% of the square footage so this portion of the business is allowed at this location.

The applicant has indicated that there will be 2 to 3 vehicles at any given time throughout the year. There could be 5 to 10 motorcycles in the summer months and 1 to 5 motorcycles in the winter months stored at this site. There may be 1 to 2 ATV's at any given time. There may be 2 to 3 snowmobiles during the winter months. All of these vehicles will be stored inside at all times as the outside storage or display of vehicles is prohibited by the Zoning Ordinance.

Given that there will be no storage of cars outside on site, parking is not a concern. The site is also currently up to code with regard to landscaping.

This is a simple request for indoor auto sales and staff is recommends approval of the conditional use permit.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Aerial Photograph

Floor Plans and narrative

WHEREAS, an application has been filed by Neil Moosaie as Conditional Use Permit Case File No. 17-0016; 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 31.04(k) of the Zoning Ordinance to allow for 2,000 square feet of indoor vehicle sales in an I-1 (Light Industrial) zoning district at 3543 88th Avenue NE #300 based on the following conditions:

1. There shall be no outside storage or display of vehicles on site at any time.
2. The applicant must obtain a certificate of occupancy from the Building and Fire Departments prior to occupying the site.
3. The applicant to operate the business in general accordance with the narrative associated with this conditional use permit.

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