



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 17-087, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT AN 11,200 SQUARE FOOT OFFICE/WAREHOUSE BUILDING WITH ONE (1) ACRE OF OUTSIDE STORAGE OF VEHICLES AND EQUIPMENT RELATED TO THE BUSINESS IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT AT 10351 NAPLES STREET NE. SCA INVESTMENTS LLC (ACS ASPHALT CONCRETE SOLUTIONS) (CASE FILE NO. 17-0017/LSJ)

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|--|-----------------|
| Planning Commission (Public Hearing) | 06/13/17 |
| City Council (Conditional Use Permit) | 07/13/17 |
| Action Deadline | 8/20/17 |

Public comment was received concerning the type of materials that would be stored on the property and concern for any fumes that might be emitted.

ACS Asphalt Concrete Solutions has purchased a site on Naples Street NE with the intention of operating their business, a commercial paving contractor, on site. This company has also proposed outdoor storage of equipment totaling one acre. The site is zoned I-2(Heavy Industrial) and the outdoor storage requires a conditional use permit in this zoning district.

The building being proposed on site is an 11,200 square foot office/warehouse building. In the rear of the site, the applicant is proposing to store items such as:

- Semi-trucks(2)
- Quad axle trucks(6)
- Asphalt milling machine
- Seal coat truck rigs with 1,500 gal tanks(3)
- Rolling machines(4)
- Skid loaders(4)
- Pickup trucks(15)
- Miscellaneous equipment on trailers
- 7,000 gal storage tanks (2)

- Diesel fueling station
- Pallets of crack-fill rubber (5)

The storage yard will be paved with a 7-foot high security fence. This will be a chain link fence with barbed wire around the top of the fence. It should be noted that the total height of the fence must be no greater than 7 feet, and the barbed wire portion of the fence should be included in the overall 7-foot height requirement. Parking for employees will also be provided in the rear storage yard. Also included in the proposal is service and repair of the vehicles and equipment inside the building.

The outside storage area is limited to not more than an acre in order to allow the smaller building size of 11,200 square feet. A 20,000 building would be required if the storage area was greater than an acre. Given however the ample paved area in the rear of the site, parking is not an issue in this situation. There are also proof of parking stalls provided in the front of the building.

The landscape plan that has been provided for the site meets the following requirements:

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|-------------------|----|
| Overstory trees: | 13 |
| Conifer trees: | 6 |
| Ornamental trees: | 6 |

You will also notice that a row of conifer trees have been provided on the east side of the fence, which are in addition to the landscape requirements listed above. A large number of trees are also placed along the side lot lines to screen the storage area from adjacent sites. With these additional trees the site should be well screened from the north, east and south.

The building will be constructed of metal panels, fiber cement siding panels, brick veneer and glass. All four sides of the building must be treated equally with regard to materials used on the building. New elevations have been submitted since the Planning Commission meeting that indicate this has been accomplished.

This site is unplatted property and therefore park dedication has never been collected for this site. The City has the ability to collect park dedication fees upon development of unplatted property. Park dedication will be required for this lot in the amount of \$6,702 per acre. The City has been utilizing a policy that requires park dedication for only upland/useable portions of the property. The total site acreage is 4.76 acres. The usable upland portion of the property is 2.49 acres, so the total amount due prior to issuance of site plan approval is \$16,688.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Narrative

Site Plan

Grading Plan

Landscape Plan

Building Elevations

Floor Plan

Public Comment

WHEREAS, an application has been filed by SCA Investments LLC (ACS Asphalt Concrete Solutions) as Conditional Use Permit Case File No.17-0017; and

WHEREAS, said case involves the land described as follows:
THE NORTH 330 FEET OF THE SOUTH 759 FEET OF THE WEST 1/2 OF THE
NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 31, RANGE
23, ANOKA COUNTY, MINNESOTA.

WHEREAS, a public hearing has been held by the Blaine Planning Commission on June 13, 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 July 13, 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 31.14(e) of the Zoning Ordinance to allow for construction of an 11,200 square foot office/warehouse building with one (1) acre of outside storage of vehicles and equipment related to the business in an I-2 (Heavy Industrial) zoning district at 10351 Naples Street NE based on the following conditions:

1. This site is unplatted property and therefore park dedication has never been collected for this site. The City has the ability to collect park dedication fees upon development of unplatted property. Park dedication will be required for this lot at the 2017 rate in the amount of \$6,702 per acre. The City has been utilizing a policy that only requires park dedication for upland/useable portions of the property. The total site acreage is 4.76 acres however the usable upland portion of the property is 2.49 acres, so the total amount due prior to issuance of site plan approval is \$16,688 if paid in 2017.
2. A fence permit is required prior to construction of the fence and gates. It should be noted

that the total height of the fence must be no greater than 7 feet, and the barbed wire portion of the fence should be included in the overall 7-foot height requirement.

3. The landscape plan that is provided for this application must be adhered to and the number of trees shown on the plan must be installed.
4. A Rice Creek Watershed permit is required prior to any site work being performed.
5. Site plan approval is required prior to issuance of any work being performed on site and prior to issuance of building permits.
6. Signage is issued under a separate permit.
7. All four sides of the building must be treated equally with regard to materials used on the building.

PASSED by the City Council of the City of Blaine this 13th day of July, 2017.