



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: WS 17-59, Version: 1

WORKSHOP ITEM *Bryan Schafer, Community Development Director*

MAC PARCEL - 105TH AND RADISSON (LAND USE DISCUSSION)

In September of 2015, after working with MAC for several months, the City Council created the PBD-A (Planned Business District-Airport) zoning district. In November of 2015 the City Council, at the request of MAC, rezoned two MAC parcels, one of which was the 105th/Radisson parcel, from Airport to PBD-A. MAC has been marketing the 3 acre site since that time. A potential buyer emerged early this spring and in discussions was suggesting they would like the ability to have gas sales as part of their proposal. They were aware the PBD-A does not allow gas and have been told the background on why the City Council did not want gas on this corner.

The buyer recently asked to have a City Council workshop to discuss this further. Attached is their concept for the site and as well as a brief narrative explaining why they believe gas is important at this site. They have not yet closed on the site.

The City's rationale for not allowing gas on this site is as follows:

- The site is immediately adjacent to a very active ball field area and parking facility. It would sit at the entrance of what most residents feel is still a City park even though it is MAC land and now controlled by the NSC. The interaction between commercial traffic as well as truck deliveries, while sharing access raises the possibility of vehicle/pedestrian conflicts.
- The City has established the land use options for two PBD-A areas, this one and the 85th and Airport Road site. Any change to the PBD-A text would also apply to the 85th Avenue MAC site and adding a gas option on that site might not be what the City Council feels is appropriate. While MAC no longer owns the 85th Avenue site it is not known what the new owner intends to do with the property.
- The Radisson corridor is not missing out on gas as the Kwik-Trip will be building in the spring and there is a Holiday at 109th (one-half mile to the north). While market factors should not necessarily be used in all land use decisions, when the City is being asked to add uses into an established zoning district it is fair to consider the market in those cases.
- This site has different characteristics and therefore a different zoning than the Kwik-Trip lot on the north side of 105th. The recent rezoning of that site to PBD for Kwik-Trip to allow gas was fulfilling the vision set by the City as part of the 2008 Comprehensive Plan and is consistent with the PC land use adopted at that time.

Provide direction to staff and the potential property owner as to whether the City Council is receptive to adding gas sales into the PBD-A zoning.

Narrative from potential buyer

Development concept