



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-07, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR GASOLINE SALES, A CARWASH, AND OUTDOOR DINING IN A PBD (PLANNED BUSINESS DISTRICT) ZONING DISTRICT AT 12260 FRAIZER STREET NE. KWIK TRIP, INC. (CASE FILE NO. 17-0048/SLK)

Planning Commission (Public Hearing)	12/12/17
City Council (Conditional Use Permit)	01/04/18
Action Deadline	01/07/18

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

Kwik Trip is proposing to locate on the northeast corner of Lexington Avenue and 122nd Avenue NE. The site is zoned PBD (Planned Business District) and will require a Conditional Use Permit to allow a gas station/convenience store with car wash in this zoning district. The site is guided in the comprehensive plan as PC (Planned Commercial).

The proposed convenience store is a 7,243 square foot building and the associated attached car wash is a 3,047 square foot structure. All setbacks have been met for this site. However, to allow a greater setback than the existing 20 foot parking setback on the south side of the site (the 7 parking stalls on the southeast corner) the parking setback on the north side of the site should be reduced to 15 feet and this would allow the usable site to be shifted north. Also, the 7 parking stalls on the southeast corner of the site can be reduced to 18 feet in length to allow a greater setback for these parking stalls. Site access will consist of a right-in/right-out on 122nd Avenue NE and a full access onto Fraizer Street NE.

The building will be constructed of brick, stucco, and glass. The building itself meets the requirements of the Highway Overlay District and it will present a nice appearance for the traveling public.

The 10 gasoline pumps are designed to serve 20 vehicles at one time. The gas pumps are located on the east side of the building adjacent to Fraizer Street. A canopy is provided over the gas

pumps, and is approximately 18 feet in height from the ground to the top of the canopy.

All signage requires a separate permit meeting the requirements of the Zoning Ordinance. The convenience store lot will be allowed three elevations of wall signage meeting the requirements of the Sign Ordinance. The three elevations allowed for the convenience store lot would also include any elevation used on the canopy for signage.

The City has also required other convenience stores to provide a more attractive canopy structure by constructing the canopy columns of brick that matches the building. Staff believes it is appropriate to require the brick on the canopy columns in this case. A condition has been added that requires the canopy columns (to a minimum height of 5 feet) to be constructed with a brick façade.

Another condition of the conditional use permit addresses outdoor speaker systems. The use of any speaker system at this gas pumps must be limited in volume so as to not create any off-site impacts.

The number of plantings identified on the landscape plan does meet the Highway Overlay District requirements. The landscape plan must also include 25% of the landscaping in the front yard adjacent to Lexington Avenue and Fraizer Street, and those trees must be oversized. Oversized trees should be as follows: overstory trees (3 inch caliper) and conifer trees (eight feet in height). The following plantings will be required on site:

Overstory trees: 13 (2 ½ " caliper) and 3 (3" caliper)=16
Conifer trees: 6 (6' in height) and 2 (8' in height)=8
Ornamental trees: 6 (2" caliper) and 2 (2 ½" caliper)=8

The parking provided on site exceeds parking requirements for automobile service stations and retail uses with 29 stalls provided on site, including those at the gas pumps. Therefore, the parking provided is acceptable.

The applicant is proposing two outdoor tables with seating for 8 (eight) at each table on the south side of their parking lot. Also, on the northwest side of the proposed site the applicant has provided a vacuum station.

The carwash is proposed to be a dual bay carwash. The vehicles would enter the carwash from the north side of the building. The vehicles would be parked in the carwash and a gantry would move front to back over the vehicle. Once the wash is complete the vehicle will exit the building. A condition has been added that requires the carwash doors to be shut immediately after the vehicle has entered and exited the wash. Therefore, the carwash doors should be completely shut at all

times except when vehicles are entering and exiting the wash.

The applicant has indicated that the store would be open 24 hours.

Site plan approval will be required prior to issuance of building permits for this site.

Development exceeds one acre and requires a National Pollutant Discharge Elimination System (NPDES) Phase II permit from the Minnesota Pollution Control Agency (MPCA). A construction Stormwater Pollution Protection Plan (SWPPP) must be filed for dealing with erosion control and water quality.

The applicant will need to obtain a permit from Rice Creek Watershed District prior to site plan approval.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Color Site Plan

Grading Plan

Utility Plan

Landscape Plan

Building Elevations

Canopy Elevations

WHEREAS, an application has been filed by Kwik Trip, Inc. as Conditional Use Permit Case File No. 17-0048; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on December 12, 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 January 4, 2018.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 31.33 (8)(16) of the Zoning Ordinance to allow for gasoline sales, a carwash, and outdoor dining at 12260 Fraizer Street NE based on the following conditions:

1. The exterior building materials to match those on the submitted plans.
2. Site plan approval is required prior to issuance of building permits. All site improvements to be included in site improvement agreement and covered by an acceptable financial guarantee.
3. All site lighting to be down lit-style lamps to reduce glare and to meet the requirements of the Zoning Ordinance. Final site plan to include detailed lighting plan. Pole mounted lighting is limited to 20 feet in height.
4. Applicant to install underground piping for future Stage I vapor recovery system.
5. Storage or display of retail items not permitted in the parking area, pump islands, driveway surface. All display items must meet the outside display section of the Zoning Ordinance (Section 30.181).
6. All signage requires a separate permit meeting the requirements of the Zoning Ordinance. The site will be limited to three wall signs including convenience store/car wash building and canopy, any signage on the canopy will count as wall signage. One monument sign will be permitted with a maximum height of 14 feet and 140 square feet of signage.
7. The landscape plan must include 25% of the landscaping in the front yard adjacent to Lexington Avenue and Fraizer Street and those trees must be oversized. The following plantings will be required on site:

Overstory trees: 13 (2 ½" caliper) and 3 (3" caliper)=16

Conifer trees: 6 (6' in height) and 2 (8' in height)=8

Ornamental trees: 6 (2" caliper) and 2 (2 ½" caliper)=8

8. Temporary signage to be regulated under Zoning Ordinance Section 34.13.
9. No exterior overnight storage of pallets or delivered products.
10. No overnight storage of semi trailers or delivery vehicles.
11. The use of any speaker system at this gas pumps must be limited in volume so as to not create any off-site impacts.
12. The gas and diesel canopies must have columns, to a minimum height of five (5) feet, that are faced with brick that matches the building.
13. The outdoor seating area limited to 2 (two) tables with seating for a total of 8 seats.
14. Obtain all necessary permits from Anoka County Highway Department for proposed construction in their respective Right-of-Way.
15. A National Pollutant Discharge Elimination System Phase II permit required from the MN Pollution Control Agency. Building permits will not be issued until a copy of the permit is sent to the City.
16. A Rice Creek Watershed District permit is required. Building permits will not be issued until a copy of the permit is sent to the city.
17. To allow a greater setback than the existing 20 foot parking setback on the south side of

the site (the 7 parking stalls on the southeast corner), the parking setback on the north side of the site should be reduced to 15 feet and this would allow the usable site to be shifted north. Also, the 7 parking stalls on the southeast corner of the site to be reduced to 18 feet in length to allow a greater setback for these parking stalls.

18. The uses permitted by this Conditional Use Permit to be operated in accordance with all applicable City regulations and ordinance requirements. Violation of these standards or any conditions of the Conditional Use Permit shall be enforceable, by the City as a misdemeanor violation.

PASSED by the City Council of the City of Blaine this 4th day of January, 2018.