



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: RES 18-18, Version: 2

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

**GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR 1,666 SQUARE FEET OF ATTACHED ACCESSORY GARAGE SPACE AS PART OF A NEW HOME TO BE CONSTRUCTED IN AN RF (RESIDENTIAL FLEX) ZONING DISTRICT, LOCATED AT 11016 FLANDERS COURT NE. ROBERT AND ELIZABETH CARLSON. (CASE FILE NO. 17-0055/NBL)**

Planning Commission (Public Hearing)	01/09/18
<b>City Council (Conditional Use Permit)</b>	<b>02/01/18</b>
Action Deadline	03/10/18

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

The applicant is requesting a conditional use permit (CUP) amendment to construct 1,666 square feet of attached accessory garage space. The applicant is requesting the CUP at this time because they are planning to construct a new home on this parcel. The applicant has stated that they would like the additional garage square footage to compensate for not constructing a basement in the new home.

The South Oaks development was established in 1992 under the RF (Residential Flex) zoning provisions. The standards that guide construction on this property were incorporated into the original conditional use permit for this development. This request, if approved, would amend the conditional use permit for the applicant's lot and would put in place modified standards for that property. Other garages in this neighborhood/zoning district have exceeded 1,200 square feet through a conditional use permit, which is what the standard is in this zoning district.

The conditions as outlined below are similar to the conditions that have been placed on other conditional use permits for garages that have been approved throughout the city.

By motion, approve the Resolution.

### Attachments

Zoning and Location Map  
Narrative  
Certificate of Survey/Site Plan  
Building Elevations  
Floor Plan

**WHEREAS**, an application has been filed by Robert and Elizabeth Carlson as Conditional Use Permit Case File No. 17-0055; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on January 9, 2018; and

**WHEREAS**, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

**WHEREAS**, the Blaine City Council has reviewed said case on February 1, 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 29.80 of the Zoning Ordinance to allow for 1,666 square feet of attached accessory garage space as part of a new home to be constructed in an RF (Residential Flex) zoning district at 11016 Flanders Court NE based on the following conditions:

1. The proposed attached garage is limited to 1,666 square feet.
2. The proposed attached garage is to be constructed of materials and colors that will match the principal structure.
3. A building permit must be obtained prior to the start of any construction.
4. The proposed accessory garage space is to be used for personal storage only, and it may not be used for a home occupation.
5. All other items referenced in Resolution No. 92-85 remain unchanged.

**PASSED** by the City Council of the City of Blaine this 1<sup>st</sup> day of February, 2018.