



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-31, Version: 2

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

**GRANTING A 15-FOOT VARIANCE TO THE 30-FOOT FRONT YARD PARKING
SETBACK FOR THE WEST AND SOUTH SIDES OF THE SITE AT 10501
UNIVERSITY AVENUE NE. STEPHEN LINN (TUMBLE FRESH). (CASE FILE NO.
18-0005/LSJ)**

Planning Commission (Public Hearing)	02/13/18
City Council (Variance)	03/01/18
Action Deadline	03/22/18

There were comments and questions from two neighbors of the project that were in regard to site details and the use in general. They questioned the need for a laundromat and cited safety concerns. They also requested an 8-foot fence rather than a 6-foot fence on the Tumble Fresh site. Staff explained that the Zoning Ordinance does not allow for an 8-foot fence in this location and there is an extensive landscaping effort on the east side of the site to add to the screening provided.

10501 University was a former gas station site on the south east corner of 105th Avenue and University Avenue. The City's EDA (Economic Development Authority) purchased this property as a redevelopment effort for this dilapidated site. The building and gas tanks have been removed from the site. The EDA has come to an agreement with the owner of Tumble Fresh, a new laundromat concept, to purchase and redevelop the site. This new building and site plan will be a fresh new look for this site and neighborhood.

The laundromat use is a permitted use for this site and zoning district, which is B-2 (Community Commercial). No special approvals are required from the Planning Commission or City Council for this use. The new proposed site plan does, however, require the approval of a variance to make the redevelopment possible. Therefore, the applicant is requesting a 15-foot variance to the 30-foot front yard parking setback on the west and south sides of the site. All other setbacks are being met on site.

You will see on the site plan that there are three different setbacks listed on the west and south sides of the site in reference to the front yard parking setback. On the south side of the site the

front yard parking setback is 16.33 feet from the property line. On the west side of the site, the front yard parking setback is 15.64 and 19.31 feet from the property line. The front yard parking setback requirement in the B-2 zoning district is 30-feet.

As you may recall, the City has approved variances for sites in several other areas in the City where redevelopment would not be possible without the approval of a variance, and this includes the Cub Foods redevelopment just north of this site on University and 109th Avenues. This is also the case for this particular site. The proposed site plan will be a vast improvement for the site and neighborhood and staff is willing to recommend approval of a variance because it will not be detrimental to the ordinance, neighborhood or other property owners wishing to do the same type of redevelopment on other sites. Therefore, while the proposed front yard parking setback varies in three different locations, staff is recommending that a 15-foot front yard parking setback be granted on the west and south sides of the site to make the required setback consistent in the front yard areas. This does not mean that the site plan will be changed so the parking areas will meet the 15-foot setback; it simply means that the new front yard setback for this site is 15 feet and all parking areas can meet this requirement. The site will be constructed as shown on the attached plans.

Site Information

Since this use is a permitted use, you will not see conditions placed on the variance like you would a conditional use permit. The resolution of approval will contain rationale for the variance rather than conditions on the site plan. With that being said, it is important for the Planning Commission and City Council to know what is occurring on site and that it meets other ordinance requirements. In order to start the development process on this site, administrative site plan approval will be required.

The building being proposed is 4,422 square feet in size and the site has 20 parking stalls on site. All other setbacks are being met on site other than the front yard setbacks where the variance is requested. The site also meets the parking stall requirements of the Zoning Ordinance.

The landscape plan meets Zoning Ordinance requirements as well. There is a very significant amount of trees along the east side of the site since this side of the site abuts residential property. The Zoning Ordinance allows a reduction in the parking and building setbacks down to 30 feet along the rear lot line if the buffer yard flexibility landscaping ordinance is met, and in this case the landscaping provided is acceptable according to that ordinance. There is also requirement for a fence along this lot line and a six-foot vinyl fence is proposed.

The plan has been sent to the Anoka County Highway Department for their review and approval of the site and driveway along University Avenue. You will see that the proposed site plan also removes one of the accesses along 105th Avenue.

The new building on site will be constructed with stone, brick, EIFS and glass and will provide a much updated look for this site. The floor plan indicates what you would expect for a laundromat and it includes washers, dryers, seating and folding areas. There is also a small office in the building.

Signage for the site will be issued under separate approval process.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Grading Plan

Landscape Plan

Floor Plan

Building Elevations

WHEREAS, an application has been filed by Stephen Linn as Case File No. 18-0005;
and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on February 13, 2018; and

WHEREAS, the Blaine Planning Commission recommends said Variance be approved;
and

WHEREAS, the Blaine City Council has reviewed said case on March 1, 2018.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a variance is hereby approved per Section 30.15 (h) of the Zoning Ordinance to allow a 15-foot variance to the 30-foot front yard parking setback for the west and south sides of the site at 10501 University Avenue NE, with the following rationale:

1. The applicant is not being given any special privilege by granting the variance, as many other existing older sites in the City have been accommodated by variance approvals in order to properly reuse existing sites.
2. The variance is critical for the redevelopment of this site which is a goal of the community and beneficial to the adjacent area.
3. The granting of the variance will not be detrimental to the ordinance because the variance is being used a redevelopment tool.

PASSED by the City Council of the City of Blaine this 1st day of March, 2018.