



# 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 18-52, Version: 2

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

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR OUTSIDE STORAGE OF SEMI TRAILERS AND TRUCKS FOR A TRAILER REPAIR BUSINESS, NAFTA SOLUTIONS, INC., AT 10122 NAPLES STREET NE. FERNANDO VEGA. (CASE FILE NO. 18-0013/NBL)**

Planning Commission (Public Hearing)	03/13/18
<b>City Council (Conditional Use Permit)</b>	<b>04/05/18</b>
Action Deadline	04/20/18

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

The applicant is requesting a conditional use permit to allow for outside storage of trailers and semi-trucks. The I-2A (Heavy Industrial) zoning district requires a conditional use permit if the number of trucks and/or trailers to be stored outside exceeds the number of docks and/or bay doors on site. The applicant is proposing to build a 7,000 square foot building for a trailer repair business called NAFTA Solutions Inc. The plans submitted show two (2) loading dock doors and three (3) bay doors for service repair, for a total of five (5) dock/bay doors. The Applicant has indicated that there would be up to 15-20 trailers and trucks stored at one time.

The requested outside storage area will be paved and the area will be limited to not more than one acre to allow for a smaller building size of 7,000 square feet. Due to the size and location of this lot, a smaller building size is necessary. If the outside storage area were to exceed one acre in size, then a 20,000 square foot building would be required.

The proposed plans show a seven (7) foot chain link fence with vinyl inserts around all lot lines to the north of the proposed building. The plans also show future gates to be installed at both proposed entrances to the site. It will be a condition of approval that the proposed fence areas adjacent to 101<sup>st</sup> Avenue NE and adjacent to Naples Street NE, be PVC coated with no vinyl slats. The proposed gates will also need to be PVC coated. The areas of the fence along the north and west lot lines would not have to be PVC coated but should not have vinyl slats. A separate fence permit must be obtained from the building department, prior to any fence

construction.

The proposed building will be constructed of precast wall paneling, and glass windows. All four sides of the building are treated equally with regards to the materials used.

This parcel was part of the Blaine's Northern Asphalt Plat. This plat was approved in 1999, and park dedication fees were paid at that time.

The applicant will be required to obtain site plan approval that includes the submission of a Site Improvement Performance Agreement and associated financial guarantee.

The applicant has already been in contact with the Rice Creek Watershed District, and at this time the applicant has conditional approval from the watershed district for the project. A permit will need to be obtained from Rice Creek Watershed District before final site plan approval can be granted by the City.

Staff is not currently aware of how the trash on site will be handled, as the plans provided do not show a trash enclosure. A trash enclosure will need to be added on site, and the trash enclosure must be constructed to match the proposed building.

The landscape plan provided does not meet current requirements. This site will need to meet the landscape requirements as follows:

Overstory trees:	11
Conifer trees:	5
Ornamental trees:	5
Shrubs:	35

The landscape plan will need to be revised prior to issuance of site plan approval.

This site will require a total of 21 parking stalls. The plans currently show a total of 11 parking stalls, but there is the potential to add 10 stalls due to the large outside storage area. The applicant will need to provide a proof of parking plan that shows where the additional 10 stalls can be located if ever needed.

The site contains flood plain that is being mitigated on-site. The applicant will be required to process a Letter of Map Amendment with FEMA after construction is complete. There is a platted easement on the lot that will need to be partially vacated to reflect the floodplain fill.

A utility plan will need to be submitted for the site showing proposed utility routes. Additional topography will be needed on the grading plan to verify existing infrastructure.

The conditions you see below are similar to the conditions that have been approved on similar requests for outside storage.

By motion, approve the Resolution.

**Attachments**

Zoning and Location Map

Narrative

Site Plan

Floor Plans

Building Elevations

Color Building Elevations

Landscape Plan

Grading Plan

Plat (Blaine's Northern Asphalt)

**WHEREAS**, an application has been filed by Fernando Vega as Conditional Use Permit Case File No. 18-0013; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on March 13, 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 April 5, 2018.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Sections 31.1984(i) and 33.15 of the Zoning Ordinance to allow for outside storage of trailers and semi-trucks located at 10122 Naples Street NE, based on the following conditions:

1. A Rice Creek Watershed permit is required prior to City plan approval.
2. Site plan approval is required prior to any work being performed on site and prior to the issuance of any building permits. This includes the submission of a Site Improvement Performance Agreement and associated financial guarantee. Additional detail will be required for plan review associated with the Site Plan.
3. The landscaping must meet the following requirements:
  - Overstory trees: 11
  - Conifer trees: 5

Ornamental trees: 5

Shrubs: 35

4. 21 parking stalls must be provided on the site plan. Ten of those stalls can be shown as proof of parking.
5. A trash enclosure that matches the building must be provided on site if trash is to be handled outside of the building.
6. A fence permit is required prior to the construction of the fence and gates. The total height of the fence must not exceed 7 feet in height. It should be noted that the portions of the fence adjacent to 101<sup>st</sup> Avenue NE and adjacent to Naples Street NE must be PVC coated with no vinyl slats. The gates must also be PVC coated. The remaining portions of the fence adjacent to the north and west lot lines, do not have to be PVC coated or have vinyl slats.
7. All signage requires separate permits.
8. The outside storage is limited to 20 trailers and/or trucks at one time, and the designated area for outside storage must be clearly marked or striped on the site plan. Any changes to the proposed outside storage will require a conditional use permit amendment.
9. A utility plan will need to be submitted for the site showing proposed utility routes. Additional topography will be needed on the grading plan to verify existing infrastructure.
10. The site contains flood plain that is being mitigated on-site. The applicant will be required to process a Letter of Map Amendment with FEMA after construction is complete. There is a platted easement on the lot that will need to be partially vacated to reflect the floodplain fill.
11. WAC (Water Access Charge) and SAC (Sewer Access Charge) will be calculated and due at time of building permit.

**PASSED** by the City Council of the City of Blaine this 5<sup>th</sup> day of April, 2018.