



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: WS 18-44, Version: 1

WORKSHOP ITEM *Bryan Schafer, Community Development Director*

TWIN CITY TRANSPORT (TOWING FACILITY) LAND USE DISCUSSION - FLOWERFIELD ROAD

Twin City Transport purchased the former Auto Medics use at 3760 Flowerfield Road a couple years ago. Similar to Auto Medics they are a vehicle towing and short term storage or impound facility. Auto Medics also did major auto repair which Twin City Transport does not do. The land use and zoning for this facility is HI (Heavy Industrial) and I-2A (Heavy Industrial).

Twin City Transport (TCT) has been trying to expand their yard and attempted to buy the vacant industrial lot to the west, but the land was not available for purchase. The church (Sonlight Church of the Nazarene) which owns the building and 4 acres to the east of the site approached TCT and asked if they wanted to buy a portion of their lot as the church is small and does not need all of the parking that they have. That in turn resulted in a tentative agreement for TCT to purchase all of the church property and then TCT would lease the church the building and the parking they need.

TCT would propose to subdivide the church property and create an acre parcel that would be combined to the TCT property. The new parcel would need to be rezoned and guided from B-2 to I-2A. The expansion of the TCT yard would be governed by the I-2A zoning standards (permitted use) and Site Plan Approval which can address site issues such as providing 100% screening (landscaping and fencing). The remaining 3 acres used (leased) by the church would remain zoned B-2 (Community Commercial).

The primary issue in this discussion is that there is a single family residential area to the south east of the current TCT impound lot. The closest house is approximately 450-feet from the edge of the current yard. If the rezoning were to occur and the yard expanded to the east the closest house would be just over 300 feet. This will need to be considered when looking at this issue.

Another option to consider is to gain concurrence from TCT and have their entire parcel rezoned I-2 rather than the heavier I-2A. The I-2 zoning would deal with the TCT expansion in the same manner (permitted use with screening) but would eliminate the possibility of a trucking facility locating on the property in the future.

A representative from TCT will be present to answer any questions.

...ATTACHMENTS

Zoning/Location map of current facility

Aerial sketch w notes

Concept plan

Discuss and provide feedback to Twin City Transport and staff regarding their possible application for a land use and zoning change.