



# 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 18-125, Version: 1

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

**GRANTING A VARIANCE TO SECTION 31.093 OF THE ZONING ORDINANCE REGARDING ARCHITECTURAL CONTROL TO ALLOW FOR A 5,000 SQUARE FOOT BUILDING THAT DOES NOT MEET REQUIREMENTS FOR EXTERIOR SURFACING AT 9843 NAPLES STREET NE. MDI NAPLES BLAINE LLC (CROWN IRON WORKS) (CASE FILE NO. 18-0032/LSJ)**

Planning Commission (Public Hearing)	06/12/18
<b>City Council (Variance)</b>	<b>06/21/18</b>
Action Deadline	07/08/18

The Planning Commission voted unanimously to recommend approval of the variance. There were no comments at the public hearing.

Crown Iron Works Company is a global industrial equipment and engineering services provider for the oilseed processing and edible oil refining industries. In order to sustain its research and development activities, Crown is proposing to move its world headquarters to Blaine. The site they have chosen is the former Mortenson Buildings site on Naples Street. The company will be relocating 102 jobs with an average income over \$90,000 to the new facility in Blaine. Crown Iron Works was previously in Roseville.

In order to facilitate the construction of the site and building, the applicant needs to secure several approvals from the City before obtaining a grading/building permit. A preliminary plat is required to combine two lots into one lot and secure all necessary easements on the site. A variance is required to the exterior materials requirement of the I-1 (Light Industrial) Zoning District. A conditional use permit is required for multiple buildings on one lot, and for a structure exceeding 100-feet in height. These requests are outlined further in the following paragraphs.

### **Variance**

The I-1 (Light Industrial) section of the Zoning Ordinance requires that buildings cannot have more than 35% metal on the exterior of the building. Crown is proposing to construct three building on this lot: a principal building, an extraction building and a tower. The principal

building will meet this requirement. Because of the function of the extraction building and the tower, the buildings need to be constructed of all metal wall panels.

The extraction building and the tower need to be separate buildings because they have specific processes involved inside the building that trigger the need to be separated according to the National Fire Protection Association standards. The activity in these buildings also requires them to be constructed of light, non-combustible materials. Crown is proposing to include metal paneling on the majority of the exterior of these buildings to meet the NFPA standards. The metal paneling will match the color of the principal building and will include design elements to match that building as well. Creatively, the metal paneling will have a graphic texture that is a subtle reference to the forms of chemical compounds. The tower will also include elements of glass to provide more of a dynamic appearance.

Staff is amenable to approving a variance of this type because this is a very unique request because of the uniqueness of the processes taking place in these buildings. It is doubtful that these types of building would ever be constructed elsewhere within the City.

By motion, approve the Resolution.

#### **Attachments**

See Report for Preliminary Plat.

**WHEREAS**, an application has been filed by MDI Naples Blaine LLC (Crown Iron Works) as Case File No. 18-0032; and

**WHEREAS**, said case involves the land described as follows:  
LOT 1, BLOCK 1 AND LOT 1A, BLOCK 1 JW BLAINE YARD ADDITION, ANOKA COUNTY, MINNESOTA.

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on June 12, 2018; and

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

**WHEREAS**, the Blaine City Council has reviewed said case on June 21, 2018.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a variance is hereby approved per Section 31.093 of the Zoning Ordinance to allow for all metal paneling on the extraction building and tower at 9843 Naples Street NE, with the

following rationale:

1. Exceptional and extraordinary circumstances apply to this site/use because of the need for these buildings to be separated and be constructed with lighter materials per NFPA standards. These circumstances are likely not be commonly required on other sites in Blaine.
2. The variance would not be detrimental to other properties within this Zoning District.

**PASSED** by the City Council of the City of Blaine this 21<sup>st</sup> day of June, 2018.