



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-126, Version: 1

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

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE
CONSTRUCTION OF THREE (3) BUILDINGS ON ONE (1) LOT AND TO ALLOW
FOR A STRUCTURE OVER 50-FEET IN HEIGHT IN AN I-1 (LIGHT INDUSTRIAL)
ZONING DISTRICT, LOCATED AT 9843 NAPLES STREET NE. CROWN IRON
WORKS. (CASE FILE NO. 18-0032/LSJ)**

Planning Commission (Public Hearing)	06/12/18
City Council (Conditional Use Permit)	06/21/18
Action Deadline	07/08/18

The Planning Commission voted unanimously to approve the conditional use permit. 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.

Conditional Use Permit

There are two elements of this request that require a conditional use permit. The first is related to the fact that there is more than one building being proposed on a lot. The other is related to the height of the tower, which is 100 feet. The Zoning Ordinance requires a conditional use

permit for any structure over 50 feet.

The principal building that Crown is proposing to construct would be 61,740 square feet. This building would contain the office space required for the business as well as labs and warehouse space. The extraction building would be 5,000 square feet and would contain only equipment related to the extraction process. The tower is proposed to be 576 square feet and would also contain only equipment related to the pilot plant for the Liquids group. More details on the floor plan, equipment and processes related to the tower are provided in the narratives attached to this report. The extraction plant and tower, because they contain only equipment and have very specific processes that they house, must be separated from the main building.

The principal structure on site is comprised of precast concrete wall panels, glass and aluminum elements. There is also an overhead conveyor belt system between the extraction building and the principal building.

The total building square footage on site would be 67,000 square feet. For this square footage, 133 parking stalls would be required on site, and the applicant has proposed 193 stalls on site with proof of parking.

The landscape plan that has been provided does not meet the requirements prescribed by the Zoning Ordinance. The following trees are required on site, and the calculation is based on the greater of the perimeter and square footage tree requirements:

Overstory trees:	33
Conifer trees:	28
Ornamental trees:	28

The landscape plan must be amended prior to issuance of site plan approval. It should also be noted that ornamental trees must be at least 2 inch caliper when they are installed. The landscape plan provides a good tree buffer between the buildings and I-35W.

There is also a 4-foot high concrete wall surrounding the extraction building. Details of this wall should be presented during the site plan approval process.

It is not clear how trash will be handled for this site so the details of trash storage should be presented during the site plan approval process.

All lighting on site must meet the requirements of the Zoning Ordinance. All lighting shall be downlit and shielded to prevent glare or spill. Freestanding light poles are limited to 20-feet in overall height.

All signage is issued under a separate permit process.

Site plan approval is required before any work can begin on site.

By motion, approve the Resolution.

Attachments

See Report for Preliminary Plat.

WHEREAS, an application has been filed by Crown Iron Works as Conditional Use Permit Case File No. 18-0032; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on June 12, 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 June 21, 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 31.04 (h) and 31.04 (j) of the Zoning Ordinance to allow for multiple buildings on one lot and a building component over 50 feet (100 feet to be exact) at 9843 Naples Street NE, based on the following conditions:

1. Site plan approval is required prior to any work being performed on site.
2. Rice Creek Watershed District approval is required prior to site plan approval being granted.
3. The landscape plan that has been provided does not meet the requirements prescribed by the Zoning Ordinance. The following trees are required on site, and the calculation is based on the greater of the perimeter and square footage tree requirements:

Overstory trees: 33

Conifer trees: 28

Ornamental trees: 28

The landscape plan must be amended prior to issuance of site plan approval. It should also be noted that ornamental trees must be at least 2 inch caliper when they are installed.

4. All exterior lighting on site must meet the requirements of the Zoning Ordinance and be approved by the City through Site Plan Approval. All lighting shall be downlit and shielded to prevent glare or spill. Freestanding light poles are limited to 20-feet in overall height.
5. All signage is issued under a separate permit process.
6. No wall signage is permitted on the 576 square foot tower/building
7. Owner to submit details of trash storage should be presented during the site plan approval process.
8. Details of the 4-foot concrete wall around the extraction building should be presented during the site plan approval process.
9. Plans that substantially deviate from the submitted attachments and descriptions may require subsequent City Council review through a CUP amendment.

PASSED by the City Council of the City of Blaine this 21st day of June, 2018.