



City of Blaine
Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-122, Version: 3

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN 18,026 SQUARE FOOT ABRA AUTO BODY BUSINESS IN A B-2 (COMMUNITY COMMERCIAL) ZONING DISTRICT AT 8620 CENTRAL AVENUE NE. ABRA AUTO BODY REPAIR. (CASE FILE NO. 18-0038/LSJ)

WHEREAS, an application has been filed by Abra Auto Body Repair as Conditional Use Permit Case File No. 18-0038; 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 the Conditional Use Permit for Abra Auto Body on June 21, 2018; and

WHEREAS, the Blaine City Council failed to approve said Conditional Use Permit on June 21, 2018; and

WHEREAS, by motion taken on July 12, 2018, the Blaine City Council voted to repeal action on the Conditional Use Permit taken on June 21, 2018; and

WHEREAS, the Blaine City Council has reconsidered the Conditional Use Permit request on July 12, 2018.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 30.10 of the Zoning Ordinance to allow for an 18,026 square foot Abra Auto Body business at 8620 Central Avenue NE based on the following conditions:

1. Site plan approval is required prior to any work being performed on site.

2. The applicant will need to provide percentages of the materials used on the building to ensure the Highway 65 Overlay District requirements are being met.
3. The landscaping on site also needs to meet the Highway 65 Overlay District requirements for landscaping and the buffer yard flexibility ordinance. The Overlay District requires 1.5 times the amount of normal landscape requirements for the site, and some oversizing of trees. The buffer yard flexibility ordinance also adds additional landscaping requirements. The landscape plan that has been provided does not meet the Zoning Ordinance requirements. The following trees must be provided on a landscape plan:

Overstory Trees:	21
Conifer Trees:	15
Ornamental Trees:	15

At least 25% of the trees must be oversized and must be placed in the front yards of the site. Overstory trees should be oversized to 3 inch caliper and conifer trees should be oversized to 8 feet in height. Oversizing is not recommended for ornamental trees. The landscape plan must be revised as part of the Site Plan Approval process (administrative). Additionally a minimum of 2 overstory trees, 3 ornamental trees and 6 conifer trees should be installed on the west side of the building to meet the buffer yard flexibility requirements. These trees are in addition to the quantities listed above.

4. The 8-foot high privacy fence will be required to be a maintenance free vinyl fence. If there is a front gate installed on this fence, the applicant will need to work with the Fire Department to ensure that adequate access for Department. Masonry columns (matching the building) be installed on corners and strategic locations on the fence to provide a more desirable appearance of the large fence. The details of this fence to be presented during the site plan approval process.
5. All lighting on site must be downlit and shielded to prevent glare or spill and must meet Zoning Ordinance requirements. There shall be no lighting on the west side of the building facing the residential neighborhood. All pole-mounted lighting is limited to 20-feet in overall height.
6. All signage is issued under a separate permit process. There shall be no signage on the west side of the building facing the residential neighborhood.
7. A Coon Creek Watershed District permit is required prior to issuance of Site Plan Approval.
8. No work on any vehicle is allowed outside at any time other than occasional, very minor, adjustments to vehicles that are needed to get them indoors. .
9. All cars waiting for service must be located within the 8-foot fenced in parking area.
10. The overhead doors on the building should be closed when vehicles are being repaired to the extent possible.
11. There shall be no speaker system in the parking lot to address employees or other

individuals in the outside parking area.

12. All cars stored outside (in the fenced lot) must be driveable with no missing critical auto body parts.
13. No outside storage of materials, auto parts, tires or similar items is permitted.
14. No parking or storage on any portion of the designated Fire Lane.
15. All vehicles that need to be repaired are required to be dropped off in the screened yard during normal business hours or provided access to the yard through an access agreement with Abra. No cars are to be dropped or left in the front driveway or parking area.

PASSED by the City Council of the City of Blaine this 12th day of July, 2018.