



# 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 18-168, Version: 2

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

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A VETERINARY CARE CLINIC IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT, LOCATED AT 2181 108<sup>TH</sup> LANE NE. BLAINE CENTRAL VETERINARY CARE CLINIC. (CASE FILE NO. 18-0051/NBL)**

Planning Commission (Public Hearing) (08/15/18)  
**City Council (CUP)** (09/06/18)  
Action Deadline (09/08/18)

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments at the public hearing.

The Blaine Central Veterinary Care Clinic has been operating out of their current location at 10950 Club West Parkway, Suite 190 in Blaine since 2006. Their current location is located in a B-2 (Community Commercial) zoning district and the business use falls under the permitted uses for that zoning district. Over the years their business has grown and they are looking to move to a larger building. The property they would like to relocate to is at 2181 108<sup>th</sup> Lane NE. This is in an I-2 (Heavy Industrial) zoning district and a veterinary use requires a conditional use permit under Section 31.14 (x).

The attached narrative details the hours of operation are Monday through Friday 8 a.m. to 6 p.m. and Saturdays from 8 a.m. to 12 p.m.. The business does not board pets or keep any pets overnight. The narrative also details that there is no need for a fenced area for pets outside of the building. The applicant should keep in mind that, if in the future, an outside area for pets is desired, then a conditional use permit amendment would be required.

Parking is one of the concerns that typically arises with the request for a conditional use permit. The detailed narrative explains that between the number of employees present and the number of clients present on site there would be a daily requirement for approximately 11-13 parking stalls. The site currently provides approximately 27 parking stalls. The city uses a specific calculation for parking on industrial sites in order to ensure that the current use, or any future use, can provide enough parking on site. This site, based on the size of the existing building,

requires 29 parking stalls. The applicant will be adding a number of parking stalls as part of the site upgrades that will be discussed below. Therefore, parking is not a concern with this use on this site.

The site plan indicates that the existing generator will be removed and replaced with additional parking. The site currently has a shared drive access with the site to the west, 2161 108<sup>th</sup> Lane NE. There was no record of approval from the City for this shared drive. Therefore the drive will be required to be removed and that area will need to be curbed and landscaped. It is a condition of approval that the applicant put up an escrow with the City to ensure that this site work gets appropriately completed.

The site plan shows the existing landscaping on site. The applicant has indicated that there is one dead pine tree on the east side of the building. It is a condition of approval that the dead tree be removed and replaced.

By motion, approve the Resolution.

Zoning and Location Map

Floor Plan (2)

Legend

Site Plan

Narrative

**WHEREAS**, an application has been filed by Blaine Central Veterinary Clinic as Conditional Use Permit Case File No. 18-0051; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on August 15, 2018; and

**WHEREAS**, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Blaine City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 31.15 (x) of the Zoning Ordinance to allow for a Veterinary Care Clinic in an I-2 (Heavy Industrial) zoning district based on the following conditions:

1. The business to operate as described in the attached narrative.
2. The business must adhere to the signage requirements, both permanent and temporary, of the Zoning Ordinance. This property must follow the signage requirements for the I-2 (Heavy Industrial) zoning district and obtain all necessary sign permits.

3. The interior tenant finish work to be completed with review and permit meeting all Building and Fire Code requirements.
4. No activity is to be conducted outside the building. A CUP Amendment will be required if in the future the business requests to have any fenced area outside for pets.
5. The dead pine tree along the east side of the building to be removed and replaced with a conifer tree that is a minimum of 6 feet in height.
6. The generator, in the front of the building on the west side, to be removed and replaced with additional parking.
7. The drive access isle between 2181 and 2161 108<sup>th</sup> Lane to be removed and replaced with approved curbing and landscaping.
8. A Certificate of Occupancy is required prior to occupying the space.
9. The applicant must deposit an escrow in the amount of \$3,000.00 with the Planning Department Prior to obtaining a Certificate of Occupancy. This escrow can be returned upon inspection and completion of conditions 5-7.

**PASSED** by the City Council of the City of Blaine this 6<sup>th</sup> day of September, 2018.