



# 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 18-185, Version: 1

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

**GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO EXPAND AN  
EXISTING CHAPEL TO ALLOW FOR MORE AUDIO VISUAL EQUIPMENT  
INSTALLATION AT KOZLAK-RADULOVICH FUNERAL CHAPEL AT 1385 107<sup>TH</sup>  
AVENUE NE. (CASE FILE NO. 18-0061\SLK)**

City Council (Conditional Use Permit)	9/20/18
Action Deadline	10/28/18

The property (3 acres) located just west of Highway 65 and north of 107th Avenue is zoned B-2 (Community Commercial). At this time, the applicant wishes to expand an existing 1,747 square foot chapel to an expanded chapel of approximately 3,000 square feet. A conditional use permit is required for a funeral home in the B-2 Zoning District. Therefore, the applicant is requesting approval of a conditional use permit amendment for the small funeral home expansion at this time.

The site plan indicates 95 parking spaces to serve the funeral home building. Also, the site plan identifies 30 proof of parking stalls on the north side of the site. The chapel expansion would require a total of 111 parking stalls on site. The total available parking on site would be 125 stalls with the proof of parking included. It appears that adequate parking is available on site.

The site will continue to be accessed from two driveway locations. The two accesses are off of 107<sup>th</sup> Avenue NE.

The applicant has made an application for Technical Assistance to the Coon Creek Watershed. It is not anticipated that any additional site improvements will be required by the watershed.

Future improvements shown on the site plan are not being approved at this time.

The City of Blaine is currently participating in a project with Anoka County and MnDOT for future upgrades to TH 65. The proposals under consideration propose construction of a frontage road on the west side of TH 65 with a proposed frontage road alignment along the west side of this parcel using Ulysses Street right-of-way. It is also possible that the alignment of the future

service road could be along the east side of the site in which case right-of-way would need to be obtained as part of that service road project. This purchase, if needed, would impact a row of parking for the funeral home that could be replaced on the north side of the site. Once a frontage road is in place to provide an alternative access to businesses adjacent to TH 65, current driveway accesses and some City street accesses to TH 65 are proposed to be eliminated. The applicant should be aware that a frontage road and 107<sup>th</sup> Avenue at TH 65 closure is probable in the future.

The building expansion being proposed meets the Highway 65 Overlay District requirements, as it is composed primarily of brick, cultured stone, and stucco. Staff believes the applicant has made this an attractive building and the elevations presented are recommended for approval. A condition has been added that states the building must be constructed consistent with submitted materials made part of this conditional use permit amendment application.

By motion, approve the Resolution.

#### **Attachments**

Zoning and location map

Site plans (2)

Floor plan

Exterior elevations (2)

**WHEREAS**, an application has been filed by KOMA, INC./Kozlak-Radulovich Funeral Chapel as Conditional Use Permit Amendment Case File No.18-0061.; and

**WHEREAS**, the Blaine City Council has reviewed said case on September 20, 2018.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Conditional Use Permit Amendment is hereby approved per Section 30.14 (x) of the Zoning Ordinance to allow for expansion of an existing chapel to allow for more audio visual equipment installation based on the following conditions:

1. Site and buildings to be constructed consistent with submitted materials made part of this Conditional Use Permit amendment application. However, the site plan will be subject to further site plan review related to landscaping and all site improvements.
2. Site plan approval required prior to site work and building permits.
3. Permanent signage requires a separate permit approval process.
4. The building must be designed and maintained in accordance with the MN Uniform Fire Code.
5. Future expansion is limited to availability of on-site parking and will require a CUP amendment.

6. Chapel expansion may be subject to additional SAC (Sewer Access Charges) if determined by Metro Waste.
7. All site lighting to meet the requirements set forth in Section 33.02 of the Zoning Ordinance.
8. No building permits will be issued for the site until the final plat (Danielle's Addition) that was approved in 2005 is recorded by Anoka County. The final plat approved in 2005 was to re-plat a 3.06 acre outlot into one buildable lot for a funeral chapel.

**PASSED** by the City Council of the City of Blaine this 20<sup>th</sup> day of September, 2018.