



# 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 19-34, Version: 1

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

**GRANTING A CONDITIONAL USE PERMIT AMENDMENT FOR A 40,000 SQUARE FOOT BUILDING ADDITION AND ASSOCIATED PARKING TO THE EXISTING 42,550 VILLAGE BANK BUILDING AND SITE LOCATED AT 9298 CENTRAL AVENUE NE. AMCON CONSTRUCTION (VILLAGE BANK) (CASE FILE NO. 19-0002/LSJ)**

Planning Commission (Public Hearing)	02/12/19
City Council (Conditional Use Permit)	03/07/19
Action Deadline	03/11/19

The Planning Commission voted unanimously to approve the conditional use permit amendment, but the Commission did not approve of using a portion of the dog park for parking for this development.

In 1997, the City granted a conditional use permit to allow for the construction of the Village Bank building at the southwest corner of the intersection of Highway 65 and Cloverleaf Parkway. At this time, the owner of the bank would like to expand the size of the building, and in doing so, is requesting that a variance be approved for the front yard building setback on the north side of the site. A conditional use permit amendment is required for the building addition.

### **Conditional Use Permit**

The current 4-story bank building is 42,550 square feet in size. The height of the building is 50-feet. The proposed building addition would create an additional 40,000 square feet on four floors on the north side of the existing building. All setbacks are met on site, with the exception of the building setback on the north side of the site. The variance request and staff's response are detailed in a separate report.

The project needs a permit from the Coon Creek Watershed District prior to any plan approval by the City. This permit must include the proof of parking stalls.

The applicant should be made aware that the intersection of TH 65 and Cloverleaf Parkway/93<sup>rd</sup> Lane is slated for an intersection revision at some time in the future. The City, Anoka County

and MnDOT have entered into a study to examine the timing and impacts of intersections on the TH65 Corridor. Any future intersection improvement will likely need additional right-of-way along Cloverleaf Parkway, thus affecting the building as it is proposed and having the proposed building closer to the right-of-way through a City granted variance for reduced setback could impact costs of any intersection improvement project. Allowing a building expansion with a reduced setback definitely seems counter to protecting the public interest and welfare.

The parking plan that is being proposed includes the appropriate number of stalls (352 when 331 are required) but the plan includes proof of parking stalls on land that is owned by the City of Blaine and that is currently being used for a dog park. Proof of parking means that the applicant would not necessarily construct these stalls at the present time, but over time as the stalls are necessary, they could construct the stalls as shown. While staff may be amenable to a proof of parking scenario, an agreement would need to be reached between the applicant and the City regarding the use of the land as parking. The applicant has proposed that he would lease the property from the City rather than own the property. A condition has been added that indicates that site plan approval for this project is dependent upon the applicant and the City reaching an agreement for use of park land for parking.

The landscape plan for this site meets the requirements of the Zoning Ordinance including the Highway 65 Overlay District.

The building addition architecture will match the existing building.

Site plan approval will be required prior to any work being performed on site. This will include the submission of a Site Improvement Performance Agreement and the associated financial guarantee.

By motion, approve the Resolution.

### **Attachments**

Zoning and Location Map

Narratives

Site Plan/ Variance Exhibit

Grading and Erosion Control Plan

Landscape Plan

Floor Plans

Building Elevations

Colored Site and Building Renderings

Public Comments

**WHEREAS**, an application has been filed by Amcon Construction (Village Bank) as Conditional Use Permit Case File No.19-0002; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on February 12, 2019; and

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

**WHEREAS**, the Blaine City Council has reviewed said case on March 7, 2019.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 31.30 of the Zoning Ordinance to allow for the construction of a 40,000 square foot office building addition and associated parking based on the following conditions:

1. Site plan approval is required prior to any work being performed on site. This includes the submission of a site improvement performance agreement and the associated financial guarantees.
2. Site plan approval will not be granted until the applicant and the City have signed a use agreement for the proof of parking area on City-owned property.
3. All signage issued under separate permit.
4. The landscape plan must meet the requirements of the Zoning Ordinance including the Highway 65 Overlay District.
5. All lighting on site to be downlit and shielded to prevent glare or spill. Pole mounted lighting to be limited to 20-feet in height.
6. A permit is needed from the Coon Creek Watershed District prior to any plan approval by the City.
7. The Conditional Use Permit includes the uses of financial institution with business and professional offices. Other uses such as, but not limited to, retail sales uses, restaurants, day cares, etc., would require a separate Conditional Use Permit review.

**PASSED** by the City Council of the City of Blaine this 7<sup>th</sup> day of March, 2019.