



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 19-2425, Version: 3

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

SECOND READING

GRANTING A REZONING FROM B-2 (COMMUNITY COMMERCIAL) TO I-2 (HEAVY INDUSTRIAL) FOR PARCEL A / WEST 33 FEET OF PARCEL B, AND FROM I-2A (HEAVY INDUSTRIAL) TO I-2 (HEAVY INDUSTRIAL) FOR PARCEL C, LOCATED AT 3760/3860 FLOWERFIELD ROAD. TWIN CITIES TRANSPORT & RECOVERY (KKR REAL ESTATE HOLDINGS III, LLC). (CASE FILE NO. 18-0047/SLK)

Planning Commission (Public Hearing	04/09/19
City Council (1 st Reading)	05/06/19
City Council (2 nd Reading)	05/20/19
Action Deadline	06/21/19

The Planning Commission voted unanimously to approve the rezoning. There were comments at the public hearing related to traffic and speeding on Flowerfield Road, noise (trucks from other industrial sites and back-up beeping), lighting, tree removal, fencing, drainage/ponding, oil/gas containment, berm and landscaping on site. The Planning Commission recommended looking at additional plantings on the southwest side/corner of Parcel B to screen the proposed parking expansion from the south.

Twin City Transport & Recovery (TCTR) purchased the former Auto Medics site/use at 3760 Flowerfield Road several years ago. They are a vehicle towing and short term storage or impound facility. The land use and zoning for their existing facility is HI (Heavy Industrial) and I-2A (Heavy Industrial).

TCTR has been trying to expand their yard and attempted to buy the vacant industrial lot to the west, but the land was not available for purchase. The church (Sonlight Church of the Nazarene) which owns the building and 5 acres to the east of the site approached TCTR and asked if they wanted to buy a portion of their lot as the church is small and does not need all of the parking that they have. That in turn resulted in a tentative agreement for TCTR to purchase all of the church property and then TCTR would lease the church the building and some of the

site for the parking they need.

The church property is zoned B-2 (Community Commercial) and a portion of the site would need to be rezoned to allow TCTR to utilize for impound vehicle storage. In June 2018 the city council reviewed TCTR's proposal at a workshop meeting and was receptive to rezoning both parcels to I-2 rather than the heavier I-2A. The I-2 zoning would deal with the TCTR expansion in the same manner (permitted use with screening) but would eliminate the possibility of a more intense trucking facility locating on the property in the future. However, TCTR would be permitted to continue to have truck storage related to the towing/impound lot on the existing site (Parcel C) as that use exists today under a CUP granted in 2001.

TCTR is proposing to split the church property by adjusting the lot line (Parcel B) 33 feet between the two properties to allow the 33 feet to be combined with the parcel to west (Parcel A). Once the west 33 feet of Parcel B is subdivided it will be required to be combined with Parcel A. Parcel A and the west 33 feet of Parcel B (labeled Area to be Conveyed) will be required to be combined with the existing site to the west (Parcel C).

The new parcel (Parcel A and the West 33 feet of Parcel B) would need to be rezoned and guided from B-2 to I-2. The expansion of the TCTR yard would be governed by the I-2 zoning standards (permitted use) and Site Plan Approval which can address site issues such as providing 100% screening (landscaping and fencing). The fence on the new site will need to meet Zoning Ordinance requirements of 7 feet in height. An 8 foot high chain-link and board on board fence with an entry gate is being proposed for the outside storage area, this will need to be changed with Site Plan Approval. Barbed wire will be placed on top of the entire chain link fence for security purposes.

Existing parking lot lighting along the east side of the existing TCTR yard will need to be relocated. The existing driveway on Flowerfield Road for Parcel A will need to be removed and replaced with concrete curbing.

The remaining 3 acres used (leased) by the church would remain zoned B-2 (Community Commercial). The city's 2040 Comprehensive plan would continue to show the remaining area as CC (Community Commercial). Eventual redevelopment of the church building and property will likely spur future land use discussions.

Park dedication will not be required for the parking lot expansion as there is no building permit being issued for the expansion. However, park dedication will be required for Parcel B (church property) if it is redeveloped in the future.

By motion, approve the ordinance.

Zoning & Location Map
Lot Line Adjustment Survey
Grading/Site Plan
Mitigation Plan
Landscape Plan

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown in brackets with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

THE NORTH 263.64 FEET OF THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA, LYING WEST OF THE EAST 500 FEET THEREOF.

AND

THE NORTH 350 FEET OF THE WEST 33 FEET OF THE EAST 500 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA.

Section 2. The above described property is hereby rezoned from:

~~{B-2 (Community Commercial)}~~
to
I-2 (Heavy Industrial)

AND

THE EAST 310 FEET OF LOT 1, BLOCK 1, ROBERTS ADDITION, ANOKA COUNTY, MINNESOTA.

Section 3. The above described property is hereby rezoned from:

~~{I-2A (Heavy Industrial)}~~
to
I-2 (Heavy Industrial)

Section 4. The city manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 6th day of May, 2019.

PASSED by the City Council of the City of Blaine this 20th day of May, 2019.