



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 19-69, Version: 1

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

GRANTING A WAIVER OF PLATTING TO ADJUST THE LOT LINE (PARCEL B) 33 FEET BETWEEN TWO PROPERTIES TO ALLOW THE 33 FEET TO BE COMBINED WITH THE PARCEL TO THE WEST (PARCEL A) 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 (Waiver of Platting)	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 Rd., 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 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).

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 resolution.

Attachments

See Rezoning (Second Reading)

WHEREAS, an application has been filed by Twin Cities Transport & Recovery (KKR Real Estate Holdings III, LLC as Waiver of Platting Case No. 18-0047 and;

WHEREAS, said case involves the division of a parcel into two separate lots, Anoka County, Minnesota, described as follows:

Existing Legal Description for PID 35-31-23-42-0002:

The north 350 feet of the west 120 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.

Parcel A: Remnant Parcel

The north 350 feet of the east 87 feet of the west 120 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.

Parcel B: 33 foot parcel to be conveyed

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.

WHEREAS, the Blaine Planning Commission has reviewed said case on April 9, 2019;
and

WHEREAS, the Blaine Planning Commission has recommended said case be approved;
and

WHEREAS, the City Council of the City of Blaine has reviewed said case on May 20, 2019.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Waiver of Platting per Sections 27.03 and 31.1984(i) of the Zoning Ordinance is hereby granted to Twin Cities Transport & Recovery (KKR Real Estate Holdings III, LLC), allowing to record the above described division with the Anoka County Recorder's Office, based on the following conditions:

1. The waiver of platting must be recorded with Anoka County with the parcel to be acquired from Parcel B (west 33 feet) combined as one tax parcel with Parcel A and Parcel C at the Anoka County Recorder's Office prior to Site Plan approval.
2. All individual parcels (four parcels) labeled as Parcel B (except west 33 feet) to combined as one tax parcel and recorded at Anoka County Recorder's Office prior to Site Plan approval.
3. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or

administration of the waiver of platting.

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