



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

---

File #: RES 19-105, Version: 2

---

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

**GRANTING A CONDITIONAL USE PERMIT THAT WOULD ALLOW FOR A SHARED PRIVATE ACCESS BETWEEN HOME DEPOT/NORTHTOWN MALL AND A NEW 4,982 SQUARE FOOT SPIRE CREDIT UNION IN A B-3 (REGIONAL COMMERCIAL) ZONING DISTRICT LOCATED 10 UNIVERSITY AVENUE NE. SPIRE CREDIT UNION. (CASE FILE NO. 19-0027/LSJ)**

|                                       |          |
|---------------------------------------|----------|
| Planning Commission (Public Hearing)  | 06/11/19 |
| City Council (Conditional Use Permit) | 07/08/19 |
| Action Deadline                       | 07/13/19 |

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

Spire Credit Union is proposing to construct a building on the northeast corner of University Avenue NE and 86<sup>th</sup> Lane NE, which is directly to the northwest of, and immediately adjacent to the Northtown Home Depot. In order to develop this site, the applicant is required to obtain a conditional use permit for the private access that this site will share with Northtown and Home Depot.

The proposed building is 4,982 square feet and will include a drive thru on the west side of the building. All setbacks are being met on site. The site provides 50 parking spaces for the bank building, and only 13 are required. This will be helpful should the building ever be reused at any time in the future.

The landscape plan that has been presented meets all ordinance requirements, with the exception that ornamental trees must be 2 inch caliper trees.

The exterior elevations of the building indicate that metal, stone, brick and glass will be used on the building, which meets all ordinance requirements.

With regard to the shared access, the applicant will be required to provide a signed copy of the shared access agreement prior to issuance of a building permit.

Site plan approval will be required for this site. This process includes the submission of a Site Improvement Performance Agreement and the corresponding financial guarantee.

A separate domestic water service is required in addition to the fire suppression service. The size of the domestic water service needs to be verified with the city's building department.

All site signage is issued under a separate permit.

All site lighting must be downlit and shielded and pole mounted lights cannot exceed 20 feet in height.

A Coon Creek Watershed District permit is required prior to issuance of site plan approval. The parcel is adjacent to a flood zone AE which will require the applicant to process a Letter of Map Amendment prior to final release of escrow.

By motion, approve the resolution.

#### **Attachments**

Zoning and Location Map

Key Plan

Site Plan

Grading Plan

Utility Plan

Landscape Plan

Floor Plan

Building Elevations

**WHEREAS**, an application has been filed by Spire Credit Union as Conditional Use Permit Case File No.19-0027; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on June 11, 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 July 8, 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 30.24(w) of the Zoning

Ordinance to allow for a shared private access between Home Depot/Northtown Mall and a new 4,982 square foot Spire Credit Union in a B-3 (Regional Commercial) zoning district based on the following conditions:

1. Site plan approval will be required for this site. This process includes the submission of a Site Improvement Performance Agreement and the corresponding financial guarantee.
2. All plans to be submitted for site plan approval must be consistent with the plans submitted for the shared access conditional use permit approval.
3. Ornamental trees must be 2 inch caliper trees.
4. The applicant will be required to provide a signed copy of the shared access agreement prior to issuance of a building permit.
5. All site signage is issued under a separate permit.
6. All site lighting must be downlit and shielded and pole mounted lights cannot exceed 20 feet in height.
7. A Coon Creek Watershed District permit is required prior to issuance of site plan approval. The parcel is adjacent to a flood zone AE which will require the applicant to process a Letter of Map Amendment prior to final release of escrow.
8. A separate domestic water service is required in addition to the fire suppression service. The size of the domestic water service needs to be verified with the city's building department.

**PASSED** by the City Council of the City of Blaine this 8<sup>th</sup> day of July, 2019.