



# 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 19-118, Version: 1

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**DEVELOPMENT BUSINESS** - *Erik Thorvig, Community Development Director*

**GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW  
CONSTRUCTION OF A NEW WAREHOUSE BUILDING LOCATED SOUTH OF THE  
EXISTING WAREHOUSE BUILDING IN A PBD (PLANNED BUSINESS DISTRICT)  
LOCATED AT 10251 BALTIMORE STREET NE. MENARD, INC. (CASE FILE NO. 19-  
0008/SLK)**

Planning Commission (Public Hearing)	07/09/19
City Council (Conditional Use Permit)	08/05/19
Action Deadline	09/21/19

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

The property (21.2 acres) on the southeast corner of Baltimore Street NE and 103<sup>rd</sup> Avenue is zoned PBD (Planned Business District) and I-2 (Heavy Industrial) (101<sup>st</sup> Avenue). At this time, Menards wishes to construct an additional warehouse building on the south side of their property.

A conditional use permit is required for all uses in the PBD district. Therefore, the applicant is requesting approval of both a preliminary plat and conditional use permit for Menards construction of a 16,166 square foot warehouse at this time.

The proposed warehouse building is proposed to be located just south of the existing warehouse building. The elevations attached to the report propose a fence that will match the existing fence on site to screen the warehouse building.

### Preliminary Plat

The applicant is proposing to relocate existing ponding on the south side of the site in order to have a location to construct the proposed second warehouse building. The relocated ponding will be located on Outlot AB. Therefore, a plat is required to create an Outlot AB for Menards to purchase from the existing property owner on 101<sup>st</sup> Avenue. The property owner on 101<sup>st</sup> Avenue will retain Lot 2 Block 1 for their existing building. Lot 1 Block 1 will include the existing Menards site and the area that will be used to construct the new warehouse building.

Outlot A will be used for ponding/storm drainage.

Menards has presented a preliminary plat that contains two lots and two outlots. The total acreage of the site is 21.2 acres. Lot 1, Block 1, on which the Menards site is to be located, is approximately 16.2 acres.

Park dedication will be required for the additional area that is being platted with Lot 1 Block 1 (new warehouse building).

Coon Creek Watershed District (CCWD) reviewed the site and has concurred with the project. No site work will be allowed until a CCWD permit has been obtained.

This property will require extensive grading to construct the new ponds. There is an existing storm sewer from 101<sup>st</sup> Avenue that runs through the new lot. A 10' wide easement must be dedicated on the plat or by separate document to cover the storm sewer.

The size of grading on this site requires a National Pollutant Discharge Elimination System (NPDES) permit from the Minnesota Pollution Control Agency (MPCA.)

A portion of this parcel is shown on the FEMA flood maps as an area determined to be in an A-Zone, an area that can be inundated by 100 year flooding. This designation will require the developer to process a Letter of Map Revision with FEMA.

### Signage

Any signage that is placed on this site requires a separate permit process and is addressed as such in the conditions.

By motion, approve the Resolution.

### **Attachments**

See preliminary plat report.

**WHEREAS**, an application has been filed by Menard, Inc. as Conditional Use Permit Case File19-0008; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on July 9, 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 August 5, 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 31.33 (11) of the Zoning Ordinance to allow construction of a new 16,166 warehouse building located south of the existing warehouse building in a PBD (Planned Business District) zoning district based on the following conditions:

1. No outside display or storage of products except in the enclosed outdoor storage yard is allowed at any time on site. This includes any type of garden sales.
2. Site, buildings, and landscaping to be constructed consistent with submitted materials made part of this Conditional Use Permit application.
3. Site plan approval required prior to site work and building permits.
4. Permanent signage requires a separate permit approval process.
5. All lighting on site must meet requirements established by Section 33.02 of the Zoning Ordinance. Freestanding light structures limited in height to not more than 40 feet.
6. This amendment is in addition to and does not replace Resolution No. 02-147.

**PASSED** by the City Council of the City of Blaine this 5<sup>th</sup> day of August, 2019.