



# 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 19-120, Version: 1

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

### **TEMPORARY ZONING APPROVAL FOR MATERIALS STOCKPILE AND CRUSHING ASSOCIATED WITH 35W MNPASS PROJECT LOCATED AT 3211 101<sup>ST</sup> AVENUE NE. AMES CONSTRUCTION. (CASE FILE NO. 19-0036/EES)**

City Council (Temporary Zoning Approval)	08/05/19
Action Deadline	09/16/19

The 35W MnPass project started this construction season and will be continuing through the 2021 construction season. Ames Construction is the prime contractor for the project and is responsible for pavement removal and reconstruction. Ames has been utilizing a property owned by MN Streetworks, a street sweeping company, for stockpiling and crushing of concrete materials into class 6 aggregate for reuse in the project. The site is located at 3211 101<sup>st</sup> Avenue NE.

The MN Streetworks site was previously owned by Northern Asphalt, and is bordered by the Tiller asphalt plant to the north and west, a Connexus substation to the south, and Code Welding to the west. The property is zoned I-2A. All adjacent properties are zoned I-2 or I-2A and the nearest property without industrial zoning is over 1,000 feet away.

Concrete crushing and outdoor storage are conditional uses in the I-2A zoning district. Specific standards for building size and concrete crushing are outlined in the code. Those standards and the degree of compliance are listed below.

Standards already being met:

- Crushing and storage in the rear yard only
- Storage of demolition materials to meet a 10 foot setback

Standards the applicant has agreed to meet:

- Storage bunkered on three sides
- Maximum storage height of fifteen feet
- Maximum storage volume of 20,000 cubic yards

- Crushing activity limited to no more than 45 days in a two year period

Standards unable to be met:

- Minimum lot size of 10 acres: The lot is under 6 acres in size.
- Minimum building size of 20,000 square feet: The building is approximately 12,000 square feet.

Due to the shortfalls from the lot size and building size requirements, a permanent conditional use permit cannot be granted to allow the volume of outside storage or the crushing activity. The resolution is for a temporary zoning approval for the stockpiling and crushing of material directly related to the 35W MnPass project and will last the duration of the project.

By motion, approve the Resolution.

### **Attachments**

Location and Zoning Map

Narrative

Site Plan

**WHEREAS**, an application has been filed by Ames Construction as Case File No.19-0036; 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 temporary zoning approval is hereby approved to allow temporary stockpiling and crushing of concrete related to the 35W MnPass project based on the following conditions:

1. Total stockpile volume limited to 20,000 cubic yards
2. Storage bunkered on three sides
3. Crushing activity is limited to 45 days in a 24 month period
4. Maximum storage height of 15 feet
5. Stockpiling and crushing activity must be directly related to the 35W MnPass project
6. All stockpiling and crushing must be completed by August 1, 2021
7. A Rice Creek Watershed District permit is required
8. Applicant to utilize best practices in terms of site erosion and maintenance of access drives and public streets
9. Operator to provide a \$7,500 cash deposit to ensure removal of materials and site restoration at the end of the project

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