



# 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 19-135, Version: 2

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

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF A  
14,013 SQUARE FOOT OFFICE BUILDING IN A PBD (PLANNED BUSINESS  
DISTRICT) ZONING DISTRICT LOCATED AT 11820 ULYSSES STREET NE. NORTH  
CENTRAL PLAZA. NORTH CENTRAL PROPERTIES, INC. (NOTTINGHAM  
CONSTRUCTION) (CASE FILE NO. 19-0020/EES)**

Planning Commission (Public Hearing)	08/13/19
City Council (Conditional Use Permit)	09/04/19
Action Deadline	09/21/19

The Planning Commission voted unanimously to approve the conditional use permit. There was one question from the public inquiring if medical uses would be allowed since there are several other medical buildings nearby.

In 2007, the City Council approved a preliminary plat for a six lot development on the west side of Ulysses Street and north of 117<sup>th</sup> Avenue. The plat included four residential lots on a cul-de-sac at the end of 118<sup>th</sup> Lane and two commercial lots. At the time, one was proposed to be for childcare with a tenant space, and the other was a multitenant medical/office building. The commercial properties were rezoned to PBD, similar to the other properties along Ulysses Street. Conditional use permits were approved for both commercial buildings, although the medical/office building was never constructed.

At this time, the applicant is proposing a multi-tenant office building on the southern commercial lot. The original conditional use permit expired and some minor modifications have been made to the site plan for that site, therefore the applicant is requesting a new conditional use permit for an office building, as required by the PBD zoning.

The proposed 14,013 square foot office building has five tenant spaces. The largest space is currently proposed to be a spa. A 400 square foot patio is proposed for the spa. The applicant has indicated that the patio will be for staff use, and will not be used as a customer space. A condition has been included memorializing that the space cannot be used for outdoor dining. Under this conditional use permit, the multitenant spaces may be used for office, medical, and general retail uses.

All setbacks are met on the site, including a 25 foot rear yard setback from the residential district for parking.

The building architecture includes stone, glass, brick and composite siding. This building meets the requirements of the Highway 65 Overlay District. As a reminder, the City Council has directed staff to require that all buildings in the PBD (Planned Business District) meet the Highway 65 Overlay District requirements for architecture and landscaping, regardless of their location, through the conditional use permit process.

The following landscaping is required on site to meet the Highway 65 Overlay District requirements for the site perimeter:

- a) Overstory Trees: 18
- b) Conifer Trees: 10
- c) Ornamental Trees: 10

The landscape plan that has been provided does not meet these requirements. The plan must also meet oversizing requirements of the Highway 65 Overlay District, which states that 25% of the trees on site must be oversized. Overstory trees should be oversized to 3 inch caliper, conifer trees must be oversized to 8 feet in height and oversizing is not recommended for ornamental trees. The applicant should be aware that the 25% of the oversized trees do not count as extra trees towards the overall site requirements. The site is currently wooded. The disturbed portion of the site is 1.9 acres. Therefore the tree replacement requirement of 16 trees is met by the required overstory and conifer trees.

The site is served with a 4" sanitary sewer service and a 1" water service. The applicant will need to install larger water services to serve domestic and fire suppression uses.

The property abuts single family residential to the west. The site plans depict a 6 foot high wooden fence, however staff recommends a condition for the fence to be constructed out of maintenance free materials. This is consistent with the original CUP approval for the project and typical requirements for CUPs requiring screening. The current landscape plan includes several 8 foot conifers on the northern side of the building. Staff recommends modification to the landscape plan to provide the conifers on the western side of the building to provide screening for the residential property.

All signage is issued under a separate permit.

By motion, approve the Resolution.

## Attachments

Zoning & Location Map

Existing Conditions

Grading, Drainage & Erosion Control Plan

Landscape Plan

Site Plan

Floor Plan

Building Elevations

**WHEREAS**, an application has been filed by North Central Properties, Inc. (Nottingham Construction) as Conditional Use Permit Case File No. 19-0020; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on August 13, 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 September 4, 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 31.30 of the Zoning Ordinance to allow construction of a 14,013 square foot office building, with office, medical and general retail uses in a PBD (Planned Business District) zoning district based on the following conditions:

1. As the tenant spaces are filled, staff will monitor the uses to ensure that enough parking is provided on site. Medical uses require more parking than office and retail and therefore may be limited on the site.
2. The building must be constructed as submitted with this application, and the building construction must meet the requirements of the Highway 65 Overlay District.
3. The dumpster enclosure on the site must be constructed of the same materials as the building.
4. All lighting on site must be downlit and shielded to prevent glare or spill. Pole mounted lighting is limited to 20-feet in height.
5. Signage is issued under a separate permit process. Temporary signage regulated under Zoning Ordinance Section 34.13. Permanent freestanding monument signage is limited to 14 feet in height and 140 square feet.
6. Site plan and grading plan approval is required prior to any work being performed on site and issuance of building permits.
7. The following landscaping is required on site to meet the Highway 65 Overlay District

requirements:

- a) Overstory Trees: 18
  - b) Conifer Trees: 10
  - c) Ornamental Trees: 10
  - d) Shrubs are also required
8. The plan must also meet oversizing requirements of the Highway 65 Overlay District, which states that 25% of the trees on site must be oversized. Overstory trees should be oversized to 3 inch caliper, conifer trees must be oversized to 8 feet in height and oversizing is not recommended for ornamental trees. The applicant should be aware that the 25% of the oversized trees do not count as extra trees towards the overall site requirements.
9. A Coon Creek Watershed District permit is required prior to city plan approval.
10. The applicant will need to install water services for domestic and fire suppression.
11. Screening on the western property line to include a 6 foot maintenance free fence and 8 foot conifer trees.
12. The proposed patio is limited to staff use and cannot be used as an outdoor dining space for customers.

**PASSED** by the City Council of the City of Blaine this 4<sup>th</sup> day of September, 2019.