



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 19-2434, Version: 3

DEVELOPMENT BUSINESS - *Erik Thorvig, Community Development Director*

SECOND READING

GRANTING A REZONING FROM B-1 (NEIGHBORHOOD BUSINESS) AND DF (DEVELOPMENT FLEX) TO PBD (PLANNED BUSINESS DISTRICT) FOR APPROXIMATELY 2.32 ACRES LOCATED AT 12475 LEXINGTON AVENUE NE. ROYAL LAKES RETAIL CENTER (CLASSIC CONSTRUCTION, INC.) (CASE FILE NO. 19-0032/SLK)

Planning Commission (Public Hearing)	08/13/19
City Council (1 st Reading)	08/19/19
City Council (2 nd Reading)	09/04/19
Action Deadline	09/09/19

The Planning Commission voted unanimously to approve the rezoning with the recommendation of adding a driver feedback sign on Fraizer Street. There were comments at the public hearing related to traffic, lighting, property values, and the type of uses permitted in the Planned Business District.

The applicant is proposing to construct a multi-tenant building on the southeast corner of Lexington Avenue and 125th Avenue. The site is zoned B-1 (Neighborhood Business)/ DF (Development Flex) and will need to be rezoned to PBD (Planned Business District) to allow a retail building with a conditional use permit. The site is guided in the comprehensive plan as CC (Community Commercial)/PC (Planned Commercial)/HDR (High Density Residential). The proposed PBD is the correct zoning to implement the CC/ PC land use and a conditional use permit is required for the intended uses.

A preliminary plat is included as a part of the application to combine the two existing parcels into one lot.

The proposed retail building is an 11,284 square foot building. All setbacks have been met for this site. Site access will consist of a right-in/right-out on 125th Avenue and a full access off of Frazier Street. The existing right in/right out on Lexington Avenue will be removed as a part of the development of this parcel. Anoka County Highway Department is requiring an additional 10' of

permanent roadway easement plus 5' of permanent utility, drainage, slope, and trail easement adjacent to 125th Avenue.

The building will be constructed of brick, EIFS, rock face block and glass. The building meets the requirements of the Highway Overlay District.

All signage requires a separate permit meeting the requirements of the Zoning Ordinance. A menu ordering board is proposed for the tenant space on the east side of the building. The ordering board has been directed southward which should eliminate any potential audible noise from the ordering board becoming a nuisance to the residential properties to the east.

The number of plantings identified on the landscape plan meets the Overlay District requirements. A number of new conifer trees were planted by the developer of the Parkside North 7th Addition (detached villas to the east) on the eastern portion of the subject site. Those trees were not required as part of any prior development approval and therefore can be removed. This lot was sold by the master housing developer to the developer of the Royal Lakes Retail Center project.

The parking provided on site meets parking requirements for an approximately 1,500 square foot restaurant, an approximately 5,500 square foot restaurant with ten percent bar area, and approximately 4,200 square feet of general retail.

Site plan approval will be required prior to issuance of building permits for this site. Additional detailed comments will be generated with site plan review.

Park dedication will be required at the rate of \$8,704/acre for the parcel that was part of the Parkside North 9th development (outlot).

Trunk sanitary sewer charges become due with developing in the amount of \$6,621 per acre (2019 rate) for the original site parcel only. There are 1.39 acres on this parcel for a charge of \$9,203.

Development exceeds one acre and requires a National Pollutant Discharge Elimination System (NPDES) Phase II permit from the Minnesota Pollution Control Agency (MPCA). A construction Stormwater Pollution Protection Plan (SWPPP) must be filed for dealing with erosion control and water quality.

The applicant will need to obtain a permit from Rice Creek Watershed District prior to site plan approval.

By motion, introduce the Ordinance for first reading and direct it be placed on file for second reading on September 4, 2019.

Zoning and Location Map

Site Plan

Floor Plan

Building Elevations

Landscape Plan

Grading Plan

Preliminary Plat

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown in brackets with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

PARCEL A:

THE NORTH 319 FEET OF THE WEST 316 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA.

EXCEPT PARCEL 36, ANOKA COUNTY HIGHWAY RIGHT -OF-WAY PLAT NO 61.

AND

EXCEPT PARCEL 16, ANOKA COUNTY RIGHT-OF-WAY PLAT NO 81.

AND

EXCEPT PARCEL 58, ANOKA COUNTY RIGHT-OF-WAY PLAT NO 46.

AND

EXCEPT PARCEL 8, ANOKA COUNTY RIGHT-OF-WAY PLAT NO 50.

PARCEL B:

OUTLOT A, PARKSIDE NORTH 9TH ADDITION, ANOKA COUNTY, MINNESOTA.

Section 2. The above described property is hereby rezoned from:

~~[B-1 (Neighborhood Business) and DF (Development Flex)]~~

to
PBD (Planned Business District)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 19th day of August, 2019.

PASSED by the City Council of the City of Blaine this 4th day of September, 2019.