



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 19-160, Version: 2

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT A NEW PARKING LOT AND USE AN EXISTING PARKING LOT FOR OUTSIDE STORAGE IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT LOCATED AT 10075 XYLITE STREET NE. MCBLAINE PROPERTIES, LLC (MCDONOUGH SEWER SERVICE) (CASE FILE NO. 18-0063/EES)

Planning Commission (Public Hearing)	09/10/19
City Council (Conditional Use Permit)	10/07/19
Action Deadline	11/29/19

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

McDonough Sewer Service operates a drain cleaning business out of a 5,000 square foot building at the southeast corner of 101st Avenue and Xylite Street. They are proposing to construct a new parking area on the north side of the building and use the existing parking lot south of the building for outside storage of vehicles, flatbed trailers, and hoses. The I-2 Zoning District requires a conditional use permit for outside storage.

Outdoor storage requests are generally reviewed for screening and containment of the storage. A chain link fence is already in place around the proposed outdoor storage area and has slats on the side facing Xylite Street, providing containment of the storage and visual screening. The building obstructs site lines from 101st Ave to the storage area. Storage is limited to the area shown on the attached graphic and within the fenced area. No outdoor storage may occur on the new northern parking lot.

General industrial buildings require six parking spaces plus one per 500 square feet, which totals 16 spaces for a 5,000 square foot building. The site plan shows 19 parking spaces, therefore the parking requirement is met. This is an increase from 16 parking space currently on the site.

The grading plan shows the removal of ten trees. The tree preservation ordinance requires replacement of the first eight trees removed per acre. Since the property has approximately 1.5

acres of buildable area, all ten trees must be replaced. Replacement trees must be 2.5 caliper inch overstory trees or 6 foot conifers. The replacement trees should be placed in the setback areas in both front yards of the site where possible-along 101st Avenue and Xylite Street.

The site currently meets the landscaping requirements. Since all trees proposed for removal must be replaced, the site will still meet the landscaping standards after the new parking lot is constructed.

The project involves wetland fill, which has been approved by the Rice Creek Watershed District.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Floor Plan

Narrative

WHEREAS, an application has been filed by McBlaine Properties, LLC (McDonough Sewer Service) as Conditional Use Permit Case File No.18-0063; and

WHEREAS, said case involves the land described as follows:
THE WEST 529 FEET OF THE NORTH 412 FEET, AS MEASURED ALONG THE NORTH AND WEST LINES THEREOF, OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA.

WHEREAS, a public hearing has been held by the Blaine Planning Commission on September 10, 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 October 7, 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 31.14(e) of the Zoning Ordinance to construct a new parking lot and use an existing parking lot for outside storage in an I-2 (Heavy Industrial) zoning district based on the following conditions:

1. Outdoor storage is limited to the area shown on the site plan presented for approval with this conditional use permit and within the chain link fence.
2. Outdoor storage is limited to the materials described in the narrative dated August 7, 2019.
3. The first 10 trees to be removed on the site must be replaced in accordance with the tree preservation requirements. Replacement trees must be at least 2.5 caliper inch overstory trees or 6-foot high conifers.
4. Site plan approval, a signed Site Improvement Performance Agreement and associated financial guarantee, are required prior to any work being performed on site.
5. Landscape plan depicting the locations and species of proposed replacement trees to be reviewed by staff during the site plan review. The replacement trees should be placed in the setback areas in both front yards of the site where possible-along 101st Avenue and Xylite Street.

PASSED by the City Council of the City of Blaine this 7th day of October, 2019.