



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 20-2444, Version: 3

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

SECOND READING

GRANTING A CODE AMENDMENT TO THE PBD (PLANNED BUSINESS DISTRICT) ZONING DISTRICT TO ADD MEETING/ASSEMBLY HALLS UNDER 6,000 SQUARE FEET AS A USE ALLOWED BY A CONDITIONAL USE PERMIT. (CASE FILE NO. 19-0050/SLK)

Planning Commission (Public Hearing)	01/14/20
City Council (1 st Reading)	02/03/20
City Council (2 nd Reading)	02/19/20

The Planning Commission voted 4-1 to deny the code amendment. Comments at the public hearing included traffic, drivers using private streets, 124th Avenue and Ghia Street, and possible outdoor dining noise.

The PBD (Planned Business District) was created as a higher standard zoning district for commercial and industrial uses in the 1990's. In general there are various commercial areas (Victory Village, National Market Center, 117th and Ulysses St.) and industrial parks (Blaine Preserve and Lexington Preserve) that are zoned PBD. Since the establishment of the district a number of amendments have been made to either modify some of the standards or add to the list of allowed uses within the district. The last amendment was in August 2019 to add ground mounted solar as an accessory use.

The city has been presented with an application by Exquisite Reception, an event center to be located in the Royal Lakes Retail Center at the corner of Lexington Ave. and Main St. Currently, the zoning ordinance does not support such use in the PBD zoning district.

At the December 2, 2019 workshop the proposal for Exquisite Reception was heard by the city council. Staff presented two options to allow the use. The first option is to rezone the property to B-2 Community Commercial or amend the PBD ordinance to allow event centers. Staff is proposing a code amendment that would allow meeting/assembly halls under 6,000 square feet as a conditional use in the PBD (Planned Business District). This is the zoning district in which Royal Lakes Retail Center is located. Staff and council's main concern with a code amendment

to the PBD district was it could potentially allow the use in various industrial parks that are zoned PBD. By limiting the use to no more than 6,000 sf. it would prevent large spaces in industrial parks zoned PBD from being used as an event center.

In addition, allowing this use as a conditional use, the planning commission and city council will be able to more closely review parking related issues associated with this type of business, and it allows the city to notify adjacent neighborhoods of such use. If the property were to be rezoned to B-2 Community Commercial it would eliminate the conditional use permit review for many of the uses that could go in the building.

Hold the second reading and either approve or deny the ordinance.

Code Amendment

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

31.33 - Land uses for PBD (Planned Business District)

25. Meeting/assembly halls under 6,000 square feet.

INTRODUCED and read in full this 3rd day of February, 2020.

PASSED by the City Council of the City of Blaine this 19th day of February, 2020.