# City of Blaine
## Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

## Legislation Text

**File #:** RES 20-52, **Version:** 2

**DEVELOPMENT BUSINESS** - *Lori Johnson, City Planner*

### GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT A 720 SQUARE FOOT BRICK STORAGE BUILDING IN A B-2 (COMMUNITY COMMERCIAL) ZONING DISTRICT, LOCATED AT 10103 UNIVERSITY AVENUE NE. KING OF GLORY LUTHERAN CHURCH (CASE FILE NO. 20-0001/EES)

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| Planning Commission (Public Hearing) | 03/10/20 |
| City Council (Conditional Use Permit) | 04/06/20 |
| Action Deadline | 04/09/20 |

The Planning Commission voted unanimously to approve the conditional use permit with an amendment requested by the applicant. The applicant requested an amendment to the resolution to allow the existing shed to remain until the certificate of occupancy is issued for the new storage building is constructed. The resolution includes a provision to allow the shed to remain with an escrow.

King of Glory Lutheran Church is proposing to construct a 720 square foot storage building on the north side of the existing church building. A conditional use permit is required for multiple buildings on a single lot in the B-2 zoning district, therefore the applicant is requesting a conditional use permit.

The church previously owned a property on the south side of 101st where a childcare center operated and the church used the extra space for storage. The church sold the property in 2019 and now needs additional storage space on the church property. Additionally, the church site has an existing 250 square foot nonconforming shed on the east side of the building. The new storage building will eliminate the need for the nonconforming shed. Removal of the nonconforming shed is listed as a recommended condition of approval.

The primary point of review for requests for multiple buildings is compatibility of materials and design. The building is proposed to be constructed of brick, the primary material of the church. A condition has been included that the color of the brick match the existing church building. The building is quite simple in design, however the location of the building results in limited viewing of the structure from outside of the property. From all public roads, the structure will be screened by the church building, and existing large conifer trees will screen the

structure from the property to the north.

By motion, approve the Resolution.

**Attachments**
Zoning and Location Map
Site Plan
Building Plan

**WHEREAS**, an application has been filed by King of Glory Lutheran Church as Conditional Use Permit Case File No. 20-0001; and

**WHEREAS**, said case involves the land described as follows:
LOT 1, BLOCK 2, CARDINAL COURT, ANOKA COUNTY, MINNESOTA

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on March 10, 2020; and

**WHEREAS**, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

**WHEREAS**, the Blaine City Council has reviewed said case on April 6, 2020.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 30.14(s) of the Zoning Ordinance to allow of a conditional use permit to construct a 720 square foot brick storage building in a B-2 (Community Commercial) zoning district based on the following conditions:

1. Building to be constructed consistent with submitted materials attached to the staff report
2. Building to be constructed of brick in a color that matches the existing church building.
3. The applicant must obtain site plan approval prior to any work being performed on site and prior to issuance of a building permit.
4. The existing shed on the property shall be removed prior to issuance of a building permit for the new storage building or the applicant shall provide a $5,000 cash escrow. The escrow will be returned after the shed is removed.
5. Building to be used for storage purposes only and not for any other use that includes assembly of people.

**PASSED** by the City Council of the City of Blaine this 6th day of April, 2020.