



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 20-147, Version: 1

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING PRELIMINARY PLAT APPROVAL TO PLAT 40.09 ACRES INTO ONE LOT TO BE KNOWN AS NAPLES STREET OFFICE WAREHOUSE LOCATED AT 10580 NAPLES STREET. JSN PROPERTIES. (CASE FILE NO. 20-0029/SLK)

Planning Commission (Public Hearing)	09/08/20
City Council (Preliminary Plat)	10/05/20
City Council (Final Plat)	TBD
Action Deadline	10/17/20

Staff Report Prepared by Shawn Kaye

The planning commission voted unanimously to approve the preliminary plat. The planning commission questioned what types of uses were interested in the property. The applicant's representative indicated the proposed building would house industrial or wholesale users.

A property owner to the east was the only speaker at the public hearing. He stated he was concerned with how the proposed development would impact the Metro Gun Club, how many of the 40 acres was upland, and where the driveway for the proposed building would be located. He was informed just over 8 acres would be developed out of the 40 acres and the location of the proposed driveways would be located north and south of his existing driveway. He encouraged the applicant to make future tenants aware of the fact the Metro Gun Club was located in close proximity.

Rezoning

The applicant, JSN Properties is proposing to construct a 120,000 square foot, office/warehouse building at 10580 Naples Street NE. The parcel is currently zoned PBD (Planned Business District)/POD (Planned Office District) which would require high office use with limited warehousing. The applicant believes there is little demand for highly finished office space in this area, and would like to have the zoning changed to I-1 (Light Industrial). The proposed zoning of I-1 (Light Industrial) will provide a buffer between the existing I-2A (Heavy Industrial) adjacent to the south and the POD (Planned Office District) zoning to the north of this property. The I-1(Light Industrial) zoning does not permit any outside storage on site.

The applicant has provided a sample list of prospective tenants/users who will be targeted to fill

the available space. The I-1 zoning could attract the following type of users:

- Manufacturing companies
- Companies that do light assembly of products that are manufactured elsewhere.
- Warehousing companies (Many e-businesses need local locations to service the north metro and region.)
- Wholesale companies (Due to COVID-19, some businesses have moved online.)
- Machine shops

Preliminary Plat

The proposed plat creates one lot. Lot 1 is 40.09 acres and is the site of the proposed Naples Street Office Warehouse Building.

Park dedication will be due with the platting of one lot. The 2020 park dedication rate for industrial development is \$6,702/acre for a total due of \$52,208 (for 7.79 developed acres). This fee will need to be paid, at the rate in effect at the time of final plat, prior to release of final plat mylars for recording at Anoka County.

The applicant will need to receive a Rice Creek Watershed District Permit prior to any site work. The applicant has been working with the Watershed District for the filling of wetland on the site and will possibly be purchasing wetland credits from the City of Blaine to compensate for the filling.

By motion, approve the Resolution.

See Rezoning (2nd Reading) report

WHEREAS, an application has been filed by JSN Properties as subdivision Case File No. 20-0029; and

WHEREAS, said case involves the division of land described as follows:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22
TOWNSHIP 31 RANGE 23, ANOKA COUNTY, MINNESOTA

WHEREAS, the Blaine Planning Commission has reviewed said case file on September 8, 2020; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 20-0029 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on October 5, 2020.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 74-42 of the subdivision regulations is hereby granted for Naples Street Office Warehouse permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. Applicant to submit copy of Rice Creek Watershed permit to city prior to any site work.
2. Park dedication will be due with the platting of one lot. The 2020 park dedication rate for industrial development is \$6,702/acre for a total due of \$52,208 (for 7.79 developed acres). This fee will need to be paid, at the rate in effect at the time of final plat, prior to release of final plat mylars for recording at Anoka County.
3. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreements and releases related to the approval, recording or administration of Naples Street Office Warehouse Building.

PASSED by City Council of the City of Blaine this 5th day of October, 2020.