



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 20-2454, Version: 3

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

SECOND READING

GRANTING A REZONING FROM POD (PLANNED OFFICE DISTRICT) / PBD (PLANNED BUSINESS DISTRICT) TO I-1 (LIGHT INDUSTRIAL) FOR 40.09 ACRES LOCATED AT 10580 NAPLES STREET NE. NAPLES STREET OFFICE WAREHOUSE (JSN PROPERTIES) (CASE FILE NO. 20-0029/SLK)

Planning Commission (Public Hearing)	09/08/20
City Council (1 st Reading)	09/21/20
City Council (2 nd Reading)	10/05/20
Action Deadline	10/17/20

(Staff report prepared by Shawn Kaye)

The planning commission voted unanimously to approve the rezoning. 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 that 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 wetland impacts.

By motion, approve the ordinance.

Zoning and Location Map

Preliminary Plat

Site Plan

Utility Plan

Grading Plan

Landscape Plan

Narrative

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown 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:

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

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

~~POD (Planned Office District) / PBD (Planned Business District)~~

to

I-1 (Light Industrial)

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 21st day of September, 2020.

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