



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 20-149, Version: 1

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR 1,200 SQUARE FEET OF ACCESSORY BUILDING SPACE (1,192 SF ATTACHED GARAGE) IN AN R-1AA (SINGLE FAMILY) ZONING DISTRICT LOCATED AT 2247 125TH AVENUE NE. ALLEN HAMBLETON. (CASE FILE NO. 20-0025/SLK)

Planning Commission (Public Hearing)	09/08/20
City Council (Conditional Use Permit)	10/05/20
Action Deadline	11/26/20

Staff Report Prepared by Shawn Kaye

The planning commission voted unanimously to approve the conditional use permit.

Please note, the description of the planning commission discussion mostly revolved around the variance requested for the same lot, which is detailed in separate report.

The applicant and an adjacent property owner were the only speakers at the public hearing. The adjacent property owner stated he had no concerns with the proposed accessory buildings. The applicant indicated he thought this was a very unique lot. He understood the accessory structure would be in his front yard, but he had 12.8 acres of land that was 220 yards from Main Street. He stated he would like to have the additional accessory structure to store his items indoors versus in the yard. He explained the structure could be placed behind the pond (north), but this would require him to remove a number of trees.

A member of the planning commission questioned whether the property could be rezoned to permit the larger detached building. Staff did not recommend the rezoning of properties to accommodate the standards needed for each individual property owner, as it sets a precedence of zoning changes when needed for certain standards. Also, the properties to the west and north are still required to meet the single family (similar) zoning standards.

The commissioners also did not see an extraordinary circumstance on this lot.

The property is located in the R-1AA (Single Family) zoning district. This district permits accessory buildings (including attached garages) to have up to 1,000 square feet with the application of a building permit. The district allows up to 1,200 square feet of accessory building space with a conditional use permit. A new home is proposing to be constructed on Lot 5 of Radisson Woods on Main. The new home is proposing to have a 1,192 square foot attached garage, which requires a conditional use permit.

Sanitary sewer and water service to serve Lot 5 was installed with the Partridge Preserve plat directly to the north of the lot. Lot 5 will require an individual sewage lift station. Water service to Lot 5 will need to be oversized to maintain proper pressure at the house/attached garage and if approved the detached accessory building (see variance item). The final design of the service for Lot 5 will be based on the house size applied for with a building permit. All structures (home, attached garage, and any detached accessory building) on Lot 5 will require individual fire suppression systems due to their distance from a public street. The fire suppression requirement was a condition of the platting approval in 2018.

Staff recommends approval of the conditional use permit for the 1,192 square foot attached garage on this lot with conditions that are typical for most accessory building conditional use permits.

By motion, approve the Resolution.

Attachments

See variance report

WHEREAS, an application has been filed by Allen Hambleton as Conditional Use Permit Case File No. 20-0025; and

WHEREAS, said case involves the land described as follows:

LOT 5, BLOCK 1, RADISSON WOODS ON MAIN

WHEREAS, a public hearing has been held by the Blaine Planning Commission on September 8, 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 October 5, 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 29.044 (h) 29.045 (k)(l) of the Zoning Ordinance to allow for 1,200 square feet of accessory building space (1,192 sf attached garage) in an R-1AA (Single Family) zoning district based on the following conditions:

1. The total attached garage accessory building space limited to a total of 1,200 square feet.
2. The applicants' proposed garage must be used for personal storage space only, and it may not be used for a home occupation/business.
3. Garage/accessory building doors shall not exceed ten (10) feet in height.
4. All structures (home, attached garage, and detached accessory buildings) on Lot 5 will require individual fire suppression systems due to their distance from a public street.

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