



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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**File #:** RES 21-093, **Version:** 2

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**Development Business** - *Lori Johnson, City Planner*

### Title

**Granting a Conditional Use Permit Amendment to Allow for 2,900 Square Feet of Retail Space in a PBD (Planned Business District) Zoning District at 1237 97<sup>th</sup> Avenue NE. Unclaimed Freight Discount LLC (Case File No. 21-0017/EES)**

### Executive Summary

Unclaimed Freight is requesting a conditional use permit amendment to allow for a portion of their office/warehouse space to be used for retail of surplus goods and unclaimed freight. The site meets current performance standards and adequate parking has been provided. Staff recommends approval.

### Schedule of Actions

Planning Commission Public Hearing	04/13/21
City Council (Conditional Use Permit)	05/03/21
Action Deadline	06/25/21

### Background

*Staff report prepared by Elizabeth Showalter, Community Development Specialist*

There are three existing office/warehouse buildings at the northwest corner of 97<sup>th</sup> Avenue and Ulysses Street that are currently home to a variety of industrial and warehouse uses. The applicant is currently operating a business in one of these buildings, processing and reselling unclaimed freight. The applicant has a storefront in Columbia Heights where most of the products are sold, but wants to be able to sell larger items, such as furniture, out of the space in Blaine.

The property is zoned PBD (Planned Business District) and the Conditional Use Permit (CUP) for the construction of these three buildings outlined the allowed uses as warehouse, office, and manufacturing. The CUP specifically indicated that a CUP amendment would be required for any retail uses. At this time the applicant is requesting the amendment to allow for the use of approximately one third of the tenant space for retail.

The parking for the industrial buildings was determined with a mix of office, warehouse, and manufacturing. The applicant is converting office space to retail. Since both have the same parking requirement (one space for every 200 square feet of floor area), no additional parking is required.

The site currently meets landscaping and other design standards, therefore no site upgrades are

required as part of this conditional use permit amendment.

### **Strategic Plan Relationship**

Not applicable.

### **Board/Commission Review**

The Planning Commission voted unanimously to approve the conditional use permit amendment. The applicant spoke at the public hearing and was looking forward to operating in Blaine.

### **Financial Impact**

Not applicable.

### **Public Outreach/Input**

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the city website.

### **Staff Recommendation**

By motion, approve the resolution.

### **Attachment List**

Zoning and Location Map

Floor Plan

Parking Layout

Applicant Narrative

Draft Planning Commission Minutes 4/13/21

**WHEREAS**, an application has been filed by Unclaimed Freight Discount LLC as Conditional Use Permit Amendment Case File No. 21-0017; and

**WHEREAS**, said case involves the land described as follows:

Lot 1 Block 2 LUDEL ADDITION

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on April 13, 2021; and

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

**WHEREAS**, the Blaine City Council has reviewed said case on May 3, 2021.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Conditional Use Permit Amendment is hereby approved per Sections 27.04 and 30.50 of the Zoning Ordinance to allow for 2,900 square feet of retail space in a PBD (Planned Business District) zoning district, based on the following conditions:

1. Business operations must occur as described in the narrative attached to the staff report.
2. Retail sales are limited to salvage and surplus goods.
3. A certificate of occupancy is required prior to utilizing the space for retail.
4. All business signage by separate review and permit.
5. All conditions of Resolution 07-249, except for condition 4 remain unchanged. Condition 4 is amended to allow for the limited retail use allowed in this resolution. Any expansion or other retail uses on the property requires a conditional use permit amendment.

**PASSED** by the City Council of the City of Blaine this 3<sup>rd</sup> day of May, 2021.