



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 21-2484, Version: 3

Development Business - *Erik Thorvig, Community Development Director*

Title

Second Reading

Granting a Rezoning from PBD (Planned Business District) to I-1 (Light Industrial) for the Land Being Proposed to be Added to the Parcels with Existing Buildings on Lots 1 and 2 Block 1 at 104th Lane and Flanders Street NE. The Blaine Back 40 (Aerojet LLC) (Case File No. 21-0026/SLK)

Executive Summary

The applicant is requesting a rezoning from PBD (Planned Business District) to I-1 (Light Industrial) for the land proposed to be added to existing parcels for potential expansion of existing light industrial buildings.

Schedule of Actions

| | |
|--------------------------------------|----------|
| Planning Commission (Public Hearing) | 09/14/21 |
| City Council (1st Reading) | 10/04/21 |
| City Council (2nd Reading) | 10/18/21 |
| Action Deadline | 12/06/21 |

Background

Staff report prepared by Shawn Kaye, Associate Planner

Rezoning

The applicant, Aerojet, LLC, is proposing to plat three parcels into four lots and one outlot. The proposed plat would allow the construction of two new office/manufacturing/warehouse buildings (site plan approval required) and increase the lot sizes (Lot 1 Block 2 and Lot 3 Block 1) for two existing lots that front on 104th Lane NE on the south.

The northern 40 acre parcel is currently zoned PBD (Planned Business District) which requires an office/manufacturing use with limited warehousing. The applicant would like to rezone the property just north of his two existing buildings that front 104th Lane NE from PBD (Planned Business District) to I-1 (Light Industrial) to allow for the future expansion of the existing buildings. The remainder of the 40-acre parcel will remain at the PBD zoning (Lot 3 Block 1 and Lot 1 Block 2).

The I-1 and PBD zoning does not permit any outside storage on site.

Preliminary Plat

The proposed plat creates four lots for two future building additions and the construction of two new buildings. The plat also has one outlot for existing wetlands.

- Lot 1 Block 1 is 8.53 acres - proposed I-1 zoning
- Lot 2 Block 1 is 4.64 acres - proposed I-1 zoning
- Lot 3 Block 1 is 6.01 acres - PBD zoning
- Lot 1 Block 2 is 8.57 acres - PBD zoning
- Outlot A - PBD zoning

Park dedication will be due with the platting of Lots 1 and 2 Block 1 for that portion of the lots that has not paid park dedication in the past with the development of the existing buildings. The two new lots (Lot 3 Block 1 and Lot 1 Block 2) will be required to pay park dedication for the developable area on each parcel. The 2021 park dedication rate for industrial development is \$6,702/acre for a total due of \$54,554 (for 8.14 developed acres). This fee will need to be paid at the rate in effect at the time of the final plat, prior to release of mylars for recording at Anoka County.

A grading plan must be submitted for city approval prior to work being performed on site. Tree preservation, erosion control details, protection of existing wetlands, and lowest floor elevations to protect from flooding must be included on the grading plan.

Internal utility and street improvements will be the developer's responsibility. Plans and specifications require city approval before construction can begin. Developer will need to obtain additional right-of-way for Flanders Street to be extended north. The proposed plat shows right-of-way for the street extension on the adjacent parcel to the west.

A portion of the south side of the proposed plat is an unnumbered A-zone on the Federal Emergency Management Agency flood insurance map. This designation indicates an area susceptible to 100-year flooding. The developer will be required to keep lowest opening elevations two feet above the 100-year flood elevation. An as-built survey will be required for each structure to verify lowest opening elevation.

Standard utility and drainage easements must be dedicated along all lot lines, over delineated wetlands, and storm water treatment and detention basins. Street name shall be Flanders Street NE to be consistent with Anoka County grid system and the plat to the north.

The applicant will need to receive a Rice Creek Watershed District Permit prior to any site work.

Wetland setback/buffer requirement will need to be met or a variance received from the Rice Creek Watershed District.

Review of the proposed site plan will occur during the site plan approval process and building permit approval. This would include meeting proper fire access and parking requirements. Therefore, there are no approvals being granted at this time for building/parking placement and size.

Strategic Plan Relationship

Not Applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. There were comments at the public hearing related to potential lighting and noise from future buildings/businesses. Staff explained that there is a large wetland on the north side of the site and the proposed building pads are

approximately 125 feet to 350 feet from the north property line. The lighting ordinance also requires all lighting to be down lit and shielded.

Financial Impact

Not Applicable.

Public Outreach/Input

Notice 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's website.
4. Posted (sign) on the property with contact information for the Planning Department.

Staff Recommendation

By motion, adopt the Ordinance.

Attachment List

Zoning and Location Map

Preliminary Plat

Grading Plan (3)

Utility Plan (3)

Unapproved Planning Commission Meeting Minutes 091421

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:

That part of the Southwest Quarter of the Northeast Quarter of Section 22, Township 31, Range 23, Anoka County, Minnesota described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence on an assumed bearing of South 88 degrees 49 minutes 06 seconds East, along the south line of said Southwest Quarter of the Northeast Quarter, a distance of 30.00 feet to the point of beginning of the parcel to be described; thence continuing South 88 degrees 49 minutes 06 seconds East, along said south line, a distance of 842.53 feet; thence North 01 degree 07 minutes 46 seconds East a distance of 320.00 feet; thence North 41 degrees 21 minutes 18 seconds West a distance of 270.11 feet; thence South 47 degrees 57 minutes 34 seconds West a distance of 18.63 feet; thence southwesterly a distance of 98.48 feet along a tangential curve concave to the northwest, said curve having a radius of 330.00 feet and a central angle of 17 degrees 05 minutes 54 seconds; thence South 65 degrees 03 minutes 28 seconds West, tangent to last described curve, a distance of 191.31 feet; thence southwesterly a distance of 129.81 feet along a tangential curve concave to the northwest, said curve having a radius of 430.00 feet and a central angle of 17 degrees 17 minutes 49 seconds; thence South 82 degrees 21 minutes 17 seconds West, tangent to last described curve, a distance of 143.04 feet; thence westerly southwesterly and southerly a distance of 221.96 feet along a tangential curve concave to the southeast, said curve having a radius of 155.00 feet and a central angle of 82 degrees 02 minutes 50 seconds; thence South 00 degrees 18 minutes 27 seconds West, tangent to last described curve, a distance of 149.92 feet to the point of beginning.

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

~~[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 4th day of October, 2021.

PASSED by the City Council of the City of Blaine this 18th day of October, 2021.