



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 21-225, **Version:** 2

Development Business - *Elizabeth Showalter, Community Development Specialist*

Title

Granting a Conditional Use Permit to Allow for the Construction of a 4,336 Square Foot Building with an Attached 875 Square Foot Canopy in a PBD (Planned Business District) Zoning District at 370 125th Avenue NE. Wings Financial Credit Union (Case File No. 21-0073)

Executive Summary

This application is a request to allow a new Wings Financial Credit Union and attached canopy in the PBD (Planned Business District) Zoning District.

Schedule of Actions

Planning Commission Public Hearing	11/09/21
City Council (Conditional Use Permit)	12/06/21
Action Deadline	12/14/21

Background

Staff report prepared by Shawn Kaye, Associate Planner

Wings Financial Credit Union is proposing to locate near the proposed Hy-Vee Development site, just south of 125th Avenue NE. The site is zoned PBD (Planned Business District) and will require a conditional use permit to allow bank/credit union in this zoning district. The site is guided in the comprehensive plan as HDR/PC (High Density Residential/Planned Commercial).

The proposed credit union is a 4,336 square foot building. The building includes an attached canopy of 875 square feet on the west side of the building. The total size of the building with the attached canopy is 5,211 square feet. All setbacks have been met for this site. Site access will be located on the south side of the site through a private and shared access drive. The site will share an access with Risor of Blaine, the senior apartment development to the south of this site.

It should be noted that the building and landscaping on this site must meet the requirements of the Highway Overlay District. In the past, the City Council has required that these regulations be met in high profile areas in the PBD (Planned Business District) through the conditional use permit process.

The building will be constructed of brick, metal panels and glass. The building itself meets the requirements of the Highway Overlay District and it will present a nice appearance for the traveling public.

All signage requires a separate permit meeting the requirements of the zoning ordinance.

The number of plantings identified on the landscape plan does not meet the Highway Overlay District requirements. The landscape plan will need to meet the following requirements:

- Applicable landscaping requirements shall be increased by 1.5 times, which shall include at least twenty-five percent (25%) of the number of ornamental, conifer and overstory trees exceeding minimum size requirements in the front yard adjacent to 125th Avenue, and those trees must be oversized.
- Oversized trees should be as follows: overstory trees (3-inch caliper) and conifer trees (eight feet in height).

The following plantings will be required on site:

- Overstory trees: 11 (2 ½" caliper) and 4 (3" caliper)
- Conifer trees: 5 (6' in height) and 2 (8' in height)
- Ornamental trees: 7 (2" caliper)

The parking provided on site exceeds parking requirements for banks with 15 parking stalls provided on site. Therefore, the parking provided is acceptable.

Site plan approval will be required prior to issuance of a building permit for this site.

The applicant will need to obtain a permit from the Coon Creek Watershed District prior to site plan approval.

The lot received final plat approval from the City Council on November 1, 2021.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments from residents at the public hearing.

The Planning Commission asked several questions related to the number of employees, how many Wings Financial Credit Union locations there are, landscaping on the west side of the site, and if the Blaine location of Wings will remain open.

The applicant representative explained that they currently have 31 branches across the United States with 26 in Minnesota; that five employees would work at this branch, and since the existing Blaine location is leased, it will relocate to this site.

City staff explained that there is a piped section of the ditch on the west side of the site and landscaping is not permitted in this area.

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 Resolution.

Attachment List

Zoning and Location Map

Overall Site Plan

Site Plan

Grading Plan

Utility Plan

Landscape Plan

Building Elevations (2)

Floor Plan

Public Comments

Unapproved Planning Commission Minutes 11/9/21

WHEREAS, an application has been filed by Wings Financial Credit Union as Conditional Use Permit Case File No. 21-0073; and

WHEREAS, said case involves the land described as follows:

Outlot B, Blaine Hy Vee, Anoka County, Minnesota

WHEREAS, a public hearing has been held by the Blaine Planning Commission on November 9, 2021; and

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

WHEREAS, the Blaine City Council has reviewed said case on December 6, 2021.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 30.50 of the Zoning Ordinance to allow for the construction of a 4,336 square foot building with an attached 875 square foot canopy over the drive-through and a zero lot line for a shared drive/access for a Wings Financial Credit Union in a PBD (Planned Business) zoning district based on the following conditions:

1. The exterior building materials to match those on the submitted plans.
2. Site plan approval is required prior to issuance of building permits. All site improvements to be included in site improvement performance agreement and covered by an acceptable financial guarantee.
3. All site lighting to be downlit-style lamps to reduce glare and to meet the requirements of the Zoning Ordinance. Flood lighting is not permitted. Final site plan to include detailed lighting plan and applicant shall make a plan to mitigate the effect of lights and headlights on the neighboring residential properties to the extent practicable. Pole mounted lighting is limited to

- 20 feet in height.
4. All signage requires a separate permit meeting the requirements of the Zoning Ordinance. One monument sign will be permitted with a maximum height of 14 feet and 140 square feet of signage.
 5. The landscape plan must meet the Highway Overlay District requirements and must include 25% of the landscaping in the front yard adjacent to 125th Avenue. These trees must be oversized.
 6. The following plantings will be required on site:
 - Overstory trees: 11 (2 ½ " caliper) and 4 (3" caliper)
 - Conifer trees: 5 (6' in height) and 2 (8' in height)
 - Ornamental trees: 7 (2" caliper)
 7. Two to three trees will need to be planted in the front yard (125th Avenue).
 8. Temporary signage to be regulated under Zoning Ordinance Section 34.13.
 9. A Coon Creek Watershed District permit is required. Building permits will not be issued until a copy of the permit is sent to the City.

PASSED by the City Council of the City of Blaine this 6th day of December, 2021.