



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 22-003, **Version:** 1

Public Hearing - *Sheila Sellman, City Planner*

Title

Granting a Conditional Use Permit to Allow for Indoor Auto Sales in an I-2 (Heavy Industrial) Zoning District at 1680 99th Lane NE, Suite 120. Mystique Auto Sales (PC21-0086/EES)

Executive Summary

Mystique Auto Sales is requesting a Conditional Use Permit for indoor auto sales to allow their existing business to relocate to a new property. Staff recommends approval.

Schedule of Actions

City Council (Conditional Use Permit)	01/03/22
Action Deadline	02/11/22

Background

Staff report prepared by Elizabeth Showalter, Community Development Specialist

Mystique Auto Sales currently operates an auto body and detailing business with indoor auto sales at 9999 Goodhue Street NE and is proposing to move to 1680 99th Lane NE. The business occasionally has the opportunity to purchase vehicles from dealers and private owners who bring cars in for repairs. When the work on these vehicles are more than the owner would like to spend, Mystique Auto Sales will buy the vehicles and resell them when the repairs have been made. This requires the applicant receive a dealer's license from the State of Minnesota.

The new location is an approximately 12,000 square foot existing building separated into four tenant spaces. Mystique Auto Sales will be using one for detailing, one for body work, and one for indoor auto sales. The fourth space (Suite 100) is not needed and will be leased to a different tenant. Auto repair, including body work, is a permitted use in the I-2 district. Any outside storage of vehicles is limited to vehicles being serviced and must be screened with 100% opaqueness (a solid fence). Vehicles being sold may not be stored outside.

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The public hearing is being held at the City Council meeting, therefore no review or recommendation was received from the Planning Commission.

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.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

Zoning and Location Map

Narrative

Floor Plan

WHEREAS, an application has been filed by Mystique Auto Sales as Conditional Use Permit Case File No. 21-0086; and

WHEREAS, said case involves the land described as follows:

Lot 4 Block 2 BLAINE INDUSTRIAL SQUARE 2ND

WHEREAS, the Blaine City Council has reviewed said case on January 3, 2022.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 31.24(v) of the Zoning Ordinance to allow for indoor auto sales in an I-2 (Heavy Industrial) zoning district based on the following conditions:

1. Vehicles being sold shall not be stored or displayed outside.
2. Outside storage of vehicles being repaired is permitted when screened with 100% opaqueness on all four sides. Screening to be approved by the Zoning Administrator prior to any outside storage of vehicles.
3. The applicant must meet all requirements of the Building and Fire Codes prior to obtaining the license with the State of Minnesota.
4. Any expansion of the use (indoor auto sales) beyond Suite 120 would require a CUP amendment.
5. This CUP does not approve any use for the rental tenant space (Suite 100). A separate Certificate of Occupancy is required for that space.

PASSED by the City Council of the City of Blaine this 3rd day of January, 2022.