



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: ORD 22-2495, Version: 2

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**Development Business** - *Sheila Sellman, City Planner*

### Title

### Second Reading

**An Interim Ordinance for the 105<sup>th</sup> Avenue and Radisson Road Redevelopment Area. City of Blaine (Case File No. 22-0001/SAS)**

### Executive Summary

The interim ordinance is for a moratorium on development in order to complete the 105<sup>th</sup> area redevelopment study, the moratorium is for 6 months.

### Schedule of Actions

City Council (First Reading)	01/19/22
City Council (Second Reading)	02/07/22

### Background

*Staff report prepared by Sheila Sellman, City Planner*

In the 2030 and 2040 Comprehensive Plan, the City Council identified an area near 105th Avenue, Nassau Street, and Radisson Road for future redevelopment. Initial discussion from the City Council has identified this area as a potential entertainment hub to capitalize on the activity at the National Sports Center and serve the entire Blaine community. The City is embarking on a visioning study to identify future land uses in this area to guide redevelopment. The final product will be an illustrative master plan that can be used to market the area for future development.

### Purpose of the Development Moratorium

The development of a master plan, as outlined above, is underway and expected to take approximately 7-8 months with an additional 3-4 months to establish new or modified land use or zoning controls necessary to implement the plan. The purpose of the moratorium is to allow the City the time to conduct this study, without the pressure of land development decisions, by establishing a moratorium on all development controls including re-zonings, conditional use permits, interim use permits, site plan, variances, subdivision, or platting.

### Moratorium Term

The proposed moratorium would be for a term of 6 months (second reading is in February therefore the term is until August) unless rescinded earlier by City Council action. It could be extended for an additional time period, should the City deem necessary, as provided by state statute.

### Moratorium Area

The area impacted by the moratorium is outlined in Exhibit A.

### Strategic Plan Relationship

The moratorium is consistent with Growth Management in the Strategic Plan. An initiative identified in the plan is to implement 105<sup>th</sup> Avenue corridor study and this moratorium is part of that process.

**Board/Commission Review**

Interim ordinances are only reviewed by the City Council.

**Financial Impact**

N/A

**Public Outreach/Input**

Interim ordinances are posted on the City's Proposed Ordinance Changes webpage.

**Staff Recommendation**

By motion, approve the Ordinance.

**Attachment List**

Exhibit A

**THE CITY OF BLAINE DOES ORDAIN:** (Added portions are underscored and deleted portions are shown with overstrike.)

**CITY OF BLAINE INTERIM ORDINANCE FOR THE 105<sup>TH</sup> AVENUE AND RADISSON ROAD REDEVELOPMENT AREA**

WHEREAS, the 2040 Comprehensive Plan for the City of Blaine ("City") identifies the area immediately northwest of the intersection of 105<sup>th</sup> Avenue and Radisson Road as a Priority Redevelopment Area (hereafter referred to as the "105<sup>th</sup> Avenue Redevelopment Area");

WHEREAS, the 105th Avenue Redevelopment Area is depicted on the map attached to this interim ordinance as Exhibit A;

WHEREAS, heavy industrial uses currently predominate the 105th Avenue Redevelopment Area;

WHEREAS, the Blaine Economic Development Authority ("EDA") defines Priority Redevelopment Areas as areas in which the City has determined would garner a higher level of possible assistance from the City and a higher level of attention from the City staff;

WHEREAS, with its 2030 Comprehensive Plan, the City changed the future land use designation for the 105th Avenue Redevelopment Area from Heavy Industrial to Planned Commercial/Planned Industrial;

WHEREAS, in accordance with the Planned Commercial/Planned Industrial designation land use designation, the City anticipates future changes to the official controls for the 105th Avenue Redevelopment Area;

WHEREAS, the EDA has identified the 105th Avenue Redevelopment Area as an area of the City in which service, retail, office, and other commercial uses are desirable;

WHEREAS, the EDA has been investing in the 105th Avenue Redevelopment Area by acquiring properties to facilitate and aid in redevelopment;

WHEREAS, in September 2021, the City made a request for proposals to qualified architectural firms to assist the City in the preparation of a master plan 105th Avenue Redevelopment Area;

WHEREAS, the City has selected Sperides Reiners Architects ("SRA") to study the 105th Avenue Redevelopment Area and develop a master plan for it;

WHEREAS, SRA is presently conducting a study of the 105th Avenue Redevelopment Area, which the City anticipates will be completed in Spring 2022;

WHEREAS, the City believes changes to the official controls for the properties in the 105th Avenue Redevelopment Area will be required following completion of the master plan for the area;

**WHEREAS,** pursuant to Minnesota Statutes Section 462.355, Subd. 4, the City has the authority to establish interim ordinances that regulate, restrict, or prohibit any use, development, or subdivision within the City or a portion thereof, for up to one year, while the City is conducting a study, has authorized a study to be conducted, or has scheduled a hearing to consider the adoption or amendment of the comprehensive plan or official controls;

**WHEREAS,** the City believes preserving the current development status of the 105th Avenue Redevelopment Area is necessary to protect the planning process as a part of the City's current study of the area and development of a master plan for it;

**WHEREAS,** the health, safety, and welfare of the residents of Blaine will be enhanced by preserving the current development status of the 105th Avenue Redevelopment Area until the study of the area and master plan are complete;

**NOW, THEREFORE, THE CITY OF BLAINE DOES ORDAIN:**

1. The City is presently conducting a study on amendments to official controls and use designations in and the redevelopment of the 105<sup>th</sup> Avenue Redevelopment Area, which is depicted on attached Exhibit A;
2. Pursuant to the authority granted by Minnesota Statutes Section 462.355, Subd. 4, the City hereby adopts an interim ordinance placing a temporary moratorium on the filing and consideration of applications for rezoning, conditional use permits, interim use permits, site plan, variances subdivision, and platting within the 105<sup>th</sup> Avenue Redevelopment Area until August 1, 2022;
3. The City shall not grant approval of any application for rezoning, conditional use permits, interim use permits, site plan, variances subdivision, or plat in the 105th Avenue Redevelopment Area until August 1, 2022;
4. This interim ordinance shall be in full force and effect from and after its adoption and publication as required by law.

**INTRODUCED AND READ** in full this 19<sup>th</sup> day of January, 2022.

**PASSED** by the City Council of the City of Blaine this 7<sup>th</sup> day of February, 2022.