



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 22-2506, Version: 3

Development Business - *Sheila Sellman, City Planner*

Title

Second Reading

Amending Chapter 28 Zoning Districts - Provisions, Chapter 30 - Commercial Districts of the Zoning Code Creating a Redevelopment District (RD) (Case File No. 22-0030/SAS) and Amending Chapter 6 - Alcoholic Beverages of the Code of Ordinances of the City of Blaine

Executive Summary

The proposed amendment creates the zoning requirements for the 105th Redevelopment District and amends Chapter 6 Alcoholic Beverages.

Schedule of Actions

Planning Commission Public Hearing	06/15/22
City Council (1 st Reading)	07/06/22
City Council (2 nd Reading)	07/18/22

Background

Staff report prepared by Sheila Sellman, City Planner

Redevelopment Study

The 105th Avenue/Radisson Road industrial area was and has been identified in the 2030 and 2040 Comprehensive Plans as a priority redevelopment area. It has also been identified as one of the four priority areas by the City Council through the visioning process that occurred in early 2021, and in the “Growth Management” portion of the City’s strategic plan. Based on direction from the City Council, the City embarked on a visioning/design process for this area to assist in future marketing and development efforts.

Much of the industrial area consists of older industrial buildings that have either become antiquated due to their age or have excessive outdoor storage which is not consistent with the vision for the area. The EDA has been active in purchasing property over the last six years and continues to discuss further acquisitions as property becomes available. The National Sports Center (NSC) and Metropolitan Airports Commission (MAC) are also key property owners in this area.

General discussions by the Council identified this as a potential “city core” where walkable, entertainment type of uses that take advantage of the NSC and be an amenity to Blaine residents and visitors should be encouraged. Staff led the planning/design process that included key stakeholders to establish the vision for this area both visually and descriptively.

The master plan is attached. The purpose of the master plan is not to dictate exactly where, what

type, and how development will occur, but instead provide a framework and guide for development. There are some inconsistencies in the plan versus what is allowed via the proposed zoning ordinance (e.g., the plan shows medical office which is not permitted). The master planning effort also looked at the vacant land in front of city hall. This area is not included in the proposed actions for this item and will be reviewed in the future. The EDA approved the master plan at the June 20, 2022, meeting.

After the zoning ordinance, rezoning and comprehensive plan amendment are in place, the City will be soliciting a request for proposals to select a master developer to initially focus on development efforts for existing city owned property. The City will also identify various funding sources for the public infrastructure components of the plan including the water feature, roads, open space, and public parking ramp.

Ordinance Amendment

As part of this redevelopment process, it has been determined that a new ordinance is necessary to obtain the goals and objectives of the master plan. This ordinance only applies to this area and is written specifically for this area and master plan. The ordinance is written to provide flexibility and to maximize development. All new buildings and building additions will need to go through site plan review through the Planning Commission and the City Council.

The ordinance provides flexible standards and is more focused on the design and uses of a development. Setbacks are not the standards typically seen in our commercial districts, whereas in this ordinance there is not a certain distance from property line to building, rather it is encouraged to be close to the street.

Parking is unique for this district as it is recognized that shared and structured parking will be used throughout. Parking will be reviewed per development through a professional parking analysis that will be part of the application. Design guidelines will be adopted and will be used when reviewing development.

In addition to the zoning code amendments, staff is requesting amendments to the liquor licensing portion of code to allow for the new proposed license types along with amendments that will align with recent law changes and allow small brewers to sell up to 128 ounces per customer per day versus the 64 ounces currently allowed.

Strategic Plan Relationship

Implementation of the 105th redevelopment area is part of the Growth Management strategic priority.

Board/Commission Review

The Planning Commission voted unanimously to approve the code amendment. There were no comments at the public hearing specifically on the proposed ordinance. There were three property owners that voiced opposition of the rezoning and comp plan amendment that is also proposed for this area.

Financial Impact

None

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within the redevelopment boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City's website.

Staff Recommendation

By motion, approve the Ordinance.

Attachment List

Zoning Map

Land Use Map

Master Plan

Correspondence

Redevelopment District Proposed Ordinance

Unapproved Planning Commission Minutes 06/14/22

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

See attached ordinance

INTRODUCED and read in full this 6th day of July, 2022.

PASSED by the City Council of the City of Blaine this 18th day of July, 2022.