



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 22-2507, Version: 3

Development Business - *Sheila Sellman, City Planner*

Title

Second Reading

Granting a Rezoning for Certain Parcels from I-2 (Heavy Industrial), PBD-A (Planned Business District-Airport) and RR (Regional Recreation) to RD (105th Avenue Redevelopment District) and certain properties from I-2 (Heavy Industrial) to Planned Business District (PBD). City of Blaine (Case File No. 22-0030/SAS)

Executive Summary

The proposed request is for the 105th Redevelopment District. It will rezone the properties to RD, Redevelopment District.

Schedule of Actions

Planning Commission (Public Hearing)	06/14/22
City Council (1st Reading)	07/06/22
City Council (2nd 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 master plan was approved by the EDA 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.

Rezoning

Section 27.03 Criteria for granting zoning/comprehensive plan amendments:

The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City.

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 rezoning. An attorney representing the property owner of 2043 105th Avenue sent a letter in opposition to the rezoning and comp plan amendment and requested the letter be read into the record. An attorney representing the property owner of 10550 Nassau Street also wrote a letter in opposition to the rezoning and comp plan amendment and was present at the meeting. He asked if this property could be excluded from the new redevelopment district or that the city explore options that would allow some additional flexibility for existing industrial uses rather than turning them into legal non-conforming uses. The property owner of 2170 106th Lane spoke at the hearing and was concerned about his ability to sell his business. The City Planner explained legal non-conforming uses and that he could sell his business to the same or similar user.

Financial Impact

None

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within the redevelopment area 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

Unapproved Planning Commission Minutes 06/14/22

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:

From Regional Recreation to Redevelopment District

The east 500 feet of the southwest quarter of the northwest corner of section 21, township 31, range 23, except the north 350 feet thereof, Anoka County, MN.

From I-2 to PBD

THAT PRT OF NE1/4 OF SW1/4 OF SEC 21 TWP 31 RGE 23 LYG NLY OF NLY R/W LINE OF 105TH AVE NE & LYG WLY OF WLY R/W LINE OF ANOKA COUNTY R/W PLAT NO 62

From I-2 to RD

THE S 685 FT OF THE W 550 FT OF THE SE1/4 OF NW1/4 OF SEC 21-31-23 ANOKA CNTY

THAT PRT OF E 350 FT OF W 900 FT OF SE1/4 OF NW1/4 OF SEC 21 TWP 31 RGE 23 LYG SLY OF N 450 FT THEREOF & LYG NLY OF S 685 FT THEREOF

THAT PRT OF E 350 FT OF W 900 FT OF SE1/4 OF NW1/4 OF SEC 21 TWP 31 RGE 23 LYG SLY OF N 450 FT THEREOF & LYG NLY OF S 685 FT THEREOF

THE E 350 FT OF THE W 900 FT OF THE N 300 FT OF THE S 685 FT OF THE SE1/4 OF NW1/4 OF SEC 21-31-23

THE E 350 FT OF THE W 900 FT OF N 100 FT OF THE S 385 FT OF THE SE1/4 OF NW1/4 OF SEC 21-31-23

THE E 185 FT OF THE W 735 FT OF THE S 285 FT OF THE SE1/4 OF NW1/4 OF SEC 21-31-23 ANOKA CNTY, MN

THE E 165 FT OF THE E 350 FT OF THE W 900 FT OF THE S 285 FT OF THE SE1/4 OF NW1/4 OF SEC 21-31-23 CITY OF BLAINE ANOKA CNTY, MN

THAT PRT OF S 512.69 FT OF SE1/4 OF NW1/4 LYG E OF W 900 FT THEREOF, EX S 363 FT OF SD 1/4, 1/4

THE N 150 FT OF S 662.69 FT OF SE1/4 OF NW1/4 OF SEC 21 TWP 31 RGE 23 LYG E OF W 900 FT THEREOF

THE N 150 FT OF S 812.69 FT LYG E OF W 900 FT OF SE1/4 OF NW1/4 OF SEC 21 TWP 31 RGE 23

Lots 4, 5, 6, Block 1 Northway Estates, Anoka County, MN

From PBD-A to RD

That part of the North One-Half of the East One-Half of the Northeast Quarter of the Southwest Quarter of Section 21, Township 31, Range 23, lying southerly of the southerly right of way line of 105th Avenue NE and lying Westerly of County State Aid Highway No. 52 (Radisson Road), except the Westerly 175 feet thereof, Anoka County, MN.

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

~~[I-2 Heavy Industrial, PBD-A Planned Business District-Airport and Regional Recreation]~~
to
RD (105th Avenue Redevelopment District)

~~[I-2 Heavy Industrial]~~
to
PDB

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 6th day of July, 2022.

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