



# 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 22-2510, Version: 3

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

### Title

### Second Reading

**Granting a Rezoning of Three Properties from I-1 (Light Industrial) to I-1A (Light Industrial) at 8830 Xylite Street NE. Nancy Arndt (MJ Arndt Construction/MJA Building LLC) (Case File No. 22-0047/SAS)**

### Executive Summary

The applicant is requesting to rezone three properties from I-1 (Light Industrial) to I-1A (Light Industrial) to bring the property into conformance with city code.

### Schedule of Actions

|                                      |          |
|--------------------------------------|----------|
| Planning Commission (Public Hearing) | 08/10/22 |
| City Council (1st Reading)           | 09/07/22 |
| City Council (2nd Reading)           | 09/19/22 |
| Action Deadline                      | 11/22/22 |

### Background

*Staff report prepared by Sheila Sellman, City Planner*

### Zoning

The subject site is zoned I-1, Light Industrial.

### Surrounding Zoning and uses

The property to the north is zoned I-1 (Light Industrial), the property to the west is zoned Airport, the property to the south is zoned I-2 (Heavy Industrial), and the property to the east is zoned R-1AA (Single Family Residential).

### Comprehensive Land Use

The land use designation for the subject site is Light Industrial (LI). LI is small to large scale industry and related services. Development in these areas should be free of hazardous or objectionable outputs (noise, odor, dust, smoke, glare, pollutants etc.), accessible to major highways, and have full municipal services. The proposed rezoning is compatible with this land use designation.

### Existing Conditions

The proposed rezoning is for three properties: property one is located at 8830 Xylite Street NE, property two is adjacent on the south side, and the third property is adjacent to that on the south

(PIDs 33-31-23-41-0007/property one, 33-31-23-41-0005/property two, and 33-31-23-41-0001/property three). There is an existing multi-tenant building located at 8830 Xylite Street with some outdoor storage related to the business. The other two properties are not developed and have some outdoor storage present. At this time no new development is proposed.

### History

A multi-tenant building was constructed at 8830 Xylite Street NE in 1981 and a building addition was added in 1984.

### **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.* Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed district is consistent with the Comprehensive Plan.
- How the proposed district differs from the existing district.
- How the proposed district meets the goals and policies of the city.

The I-2A district intent is to provide for the development of industrial uses ranging from small to large scale industry and related services and allow minimal outside storage. This district shall encourage the development of industrial uses accessible to major highways and utilizing city services of sanitary sewer, water, street, and storm drainage. Such light industrial areas can be located next to heavy industrial, commercial, residential, and airport districts and shall be free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants.

*The existing multitenant use meets the intent of the I-2A district. There is currently outdoor storage related to the users of the multitenant space, rezoning will afford the property to come into compliance. The use is not proposing to change. If rezoned, a conditional use permit application will be necessary for the existing outdoor storage.*

### **Strategic Plan Relationship**

N/A

### **Board/Commission Review**

The Planning Commission voted unanimously to approve the rezoning. There were no comments at the public hearing.

### **Financial Impact**

N/A

### **Public Outreach/Input**

Notices 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, approve the ordinance.

### Attachment List

Zoning and Location Map

Unapproved Planning Commission Minutes 8/10/22

**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:

The S 6 acres of N 14 acres of E1/2 of NE1/4 of SE1/4 of Sec 33 Twp 31 Rge 23, Ex rd, Subj to Ease of Rec.

AND

Property Unplatted City of Blaine S 1/2 of S 4 acres of N 16 acres of E 1/2 of NE 1/4 of SE 1/4 Sec 33 31 23.

AND

Property E1/2 of NE1/4 of SE1/4 of Sec 33 T31 R23;Ex N 16 acres thereof; also Ex Rd; subj to ease of rec.

Section 2. The above-described properties are hereby rezoned from:

~~I-1 (Light Industrial)~~

to

I-1A (Light Industrial)

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 7<sup>th</sup> day of September, 2022.

**PASSED** by the City Council of the City of Blaine this 19<sup>th</sup> day of September, 2022.