



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 23-17, **Version:** 2

Development Business - *Sheila Sellman, City Planner*

Title

Granting a Conditional Use Permit for a Car Wash in a B-2 (Community Commercial) Zoning District at 9280 Baltimore Street NE. Silverstar Car Wash (Midwest Fidelity Partners, LLC) (Case File No. 22-0084/SLK)

Executive Summary

The applicant is requesting a conditional use permit to construct a car wash in the B-2 Zoning District.

Schedule of Actions

Planning Commission Public Hearing	01/10/23
City Council (Conditional Use Permit)	02/06/23
Action Deadline	04/05/23

Background

Staff report prepared by Shawn Kaye, Planner and Teresa Barnes, Project Engineer

Zoning

The parcel is zoned B-2 (Community Commercial) and has a CC (Community Commercial) land use.

Surrounding Zoning and land uses

The properties to the north and south have a B-2 zoning and a CC land use. The properties to the east have an I-1 (Light Industrial) zoning and LI (Light Industrial) land use. State Highway 65 is located to the west.

Existing Conditions

The parcel currently has a single-family home located on the parcel. All existing buildings on the lot will be removed prior to a building permit being issued for the site. The site also has several trees located on the lot.

History

This is a parcel with a single-family home and no previous approvals.

Evaluation of Request

Site Plan

The applicant is proposing to construct a 4,808 square foot Silverstar car wash. The car wash will consist of three drive lanes to enter the car wash. The cars entering the one bay car wash will enter from the north side of the car wash building and exit on the south side of the car wash. The car wash is open seven days a week and the hours of operations are typically October - April, 8AM - 7PM, and May - September, 8AM - 8PM.

The car wash site has provided 33 parking stalls that will provide parking for employees and vacuum stalls.

Setbacks

The setbacks on the submitted site plan meet the B-2 zoning requirements. The site has two front yards and two side yards because of frontage on Baltimore Street and State Highway 65.

Building

- Front: 50 feet
- Side: 20 feet

Parking

- Front: 30 feet
- Side: 10 feet

Architecture

The car wash elevations have been attached and include the following materials:

- glass
- textured precast panel
- brick

The proposed building meets the Highway 65 Overlay District requirements.

Landscaping

The submitted landscape plan does meet zoning ordinance requirements.

Tree Preservation

The tree preservation ordinance requires that 8 trees per acre be replaced on site. The developer will be required to replace 15 trees on site. This requirement is being met with the submitted landscape plan.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the Coon Creek Watershed District (CCWD) and city approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's engineer. The plans include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection, Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.

Utilities

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Hydrant locations must be reviewed and approved by the Fire Department.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation, at least 15-feet in width (but 25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in the easement.

The developer will need to submit the project to CCWD review, approval and permits required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents, provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to Baltimore Street NE. There will be no connection permitted to State Highway 65. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Conditional Use Permit

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area. *The carwash use does not create an excessive burden on parks, schools, and streets in the area.*
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. *The B-2 district is intended to provide retailing and services of both a convenience and durable nature to shoppers. The use meets this intent.*
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties. *The building is being constructed to meet the Highway Overlay District architectural*

requirements. The use will not have an adverse effect on adjacent properties.

4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use. *The use meets the purpose of the B-2 district.*
6. The use shall not be in conflict with the comprehensive plan of the City. *The comprehensive plan designation is Community Commercial which is for retailing and services that serve larger areas, from neighborhood to regional scale. The use is not in conflict with the Comprehensive Plan.*
7. The use will not cause traffic hazard or congestion. *The proposed development will not result in any additional traffic hazards or additional congestion to the area.*
8. The use shall have adequate utilities, access roads, drainage, and necessary facilities. *The proposed development, once constructed, will have the required utility services, adequate roads and necessary drainage facilities to service the proposed development.*

Strategic Plan Relationship

Not applicable.

Board/Commission Review

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

Financial Impact

Not applicable.

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 website.
4. Posted (sign) on the property with contact information for the Planning Department.

Staff Recommendation

By motion, adopt the Resolution.

Attachment List

Zoning and Location Map

Site Plan

Grading Plan

Landscape Plan

Building Elevations (2)

Tree Inventory

Narrative

Unapproved Planning Commission Minutes 1/10/23

WHEREAS, an application has been filed by Midwest Fidelity Partners, LLC as Conditional Use Permit Case File No. 22-0084 for Silverstar Car Wash; and

WHEREAS, said case involves the property described as follows:

Commencing on the north line of Section 32, Township 31, Range 23, where said north line intersects the east line of Trunk Highway No. 5 as the same is now laid out over and across said Section 32; thence east on the north line of said Section 32, a distance of 30 rods; thence at right angles south and parallel with the east line of said Section, a distance of 16 rods; thence west parallel with north line of said Section, 30 rods to the east line of said Trunk Highway No. 5; thence north on the east line of said Trunk Highway No. 5 to the point of beginning, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Anoka County, Minnesota.
(Abstract Property)

WHEREAS, the Blaine Planning Commission held a public hearing on January 10, 2023, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on February 6, 2023; and

WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 30.14 (f) and 27.04 of the Zoning Ordinance to allow a car wash in a B-2 (Community Commercial) zoning district with the following conditions:

1. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.
2. All site lighting to be down lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.
3. All signage requires a separate permit meeting the requirements of the zoning ordinance. The building will be permitted to have wall signage on two elevations.
4. City shall receive a copy of the issued Coon Creek Watershed Permit prior to the issuance of the building permit.

PASSED by the City Council of the City of Blaine this 6th day of February, 2023.