City of Blaine
Planning Commission

October 10, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

The Planning Commission is an advisory board to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters. For each agenda item, the Commission will receive reports prepared by city staff, open the public hearing, discuss and act on the application.

Public comments prior to the meeting must be received by 4:30PM on the Monday prior to the meeting date. Email comments to: Planning@BlaineMN.gov or phone 763-785-6180.

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

3.1. 2023-474 Approval of the September 12, 2023 Planning Commission Minutes
Sponsors:

4. Public Hearing

4.1. 2023-446 Case File No. 23-0071 // Rainbow Village // 551 87th Lane NE
The applicant is requesting a conditional use permit for a zero lot line with shared parking and access in the B-3 (Regional Commercial) zoning district.
Sponsors: Sheila Sellman, City Planner

4.2. 2023-397 Case File No. 23-0069 // Pearson Properties // 12600 Xebec Street NE
The applicant is requesting a conditional use permit for a total of 2,456 square feet of garage and accessory building space and a shed in the front yard in the FR (Farm Residential) zoning district.
Sponsors: Elizabeth Showalter, Community Development Specialist

4.3. 2023-445 Case File No. 23-0064 // Blaine Crossing II Addition // 1351 113th Avenue NE
The applicant is requesting the following:

1. A 10 foot variance from the 30 foot front yard parking lot setback on the south side.

2. Preliminary plat to subdivide one lot into three lots.
3. Conditional use permit for shared access with zero lot line parking in the B-3 (Regional Commercial) zoning district.

Sponsors: Elizabeth Showalter, Community Development Specialist

4.4. 2023-398 Case File No. 23-0068 // City of Blaine
The City is requesting the following:

1. A text amendment to the Comprehensive Plan to create an MDR/CC (Medium Density Residential/Community Commercial) land use category.
2. Comprehensive plan amendment to land use designations on certain parcels from HDR/PC (High Density Residential/Planned Commercial) to MDR/CC (Medium Density Residential/Community Commercial), CC (Community Commercial) to HDR2/PC (High Density Residential/Planned Commercial), and CC (Community Commercial) to MDR/CC Medium Density/Community Commercial.

Sponsors: Sheila Sellman, City Planner

5. Adjournment

City of Blaine
Planning Commission

September 12, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, September 12, 2023. Acting Chair Halpern called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Gorzycki, Halpern, Homan, Olson.

Members Absent: Commissioner Member Deonauth, Swanson and Chair Goracke.

Staff Present: Elizabeth Showalter, Community Development Specialist
Teresa Barnes, Project Engineer

3. Approval of Minutes

3.1. 2023-391 Approval of the August 8, 2023 Planning Commission Minutes
Sponsors:

Motion by Commissioner Olson to approve the minutes of August 8, 2023, as presented. Motion seconded by Commissioner Homan. The motion passed 4-0.

4. Public Hearing

4.1. 2023-390 Case File No. 23-0067 // Stinson Electric // 8888 Xylite Street NE
The applicant is requesting a rezoning from I-1 (Light Industrial) to I-1A (Light Industrial).
Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Elizabeth Showalter, Community Develompent Specialist. The public hearing for Case File 23-0067 was opened at 7:09PM.

Paul Archambault, Stinson Electric representative, introduced himself to the planning commission and thanked staff for the detailed report. He reviewed his office hours noting there would be no one onsite after 5:30PM and discussed the type of activity that would occur onsite. He stated he would have very little traffic entering and exiting the property on a daily basis. He reported the west side of the property abutted the airport and noted the trees to the north would remain undisturbed. He commented on the landscaping that would be installed along the remaining property lines. He stated the building would be scaled back to 20,000 square feet or 11% of the acreage. The storage yard would be 9,600 square feet or 5.5% of the acreage. He described the equipment that would be stored outdoors, which included spare service vans, long light poles and trenching equipment.

Caitlyn Reggy, 8867 Xylite Street, explained she lived directly across from the subject property. She reported she attended the neighborhood meeting and she heard the plans for this site. She stated she still had concerns because this business would be directly facing her home. She asked that the request not be considered because this would add extra traffic and outdoor storage to the neighborhood. She stated she had concerns with theft and vandalism and how that would impact her neighborhood. She understood there were grandfathered businesses in her neighborhood with outdoor storage. She commented on how she has to call the city regularly in order to address the outdoor and trucking storage concerns. She feared how yet another business in the neighborhood would impact her quality of life. She did not want to have to continually monitor and police the businesses surrounding her residential home. She urged the city to further consider how the storage pond will impact the neighborhood, noting she wants the groundwater protected. She expressed concern with the number of semi-trucks that would be visiting this property on a weekly basis. She reported she recently paid for a new street and she did not want to have to pay additional assessments to fix her street. Lastly, she feared how the value of her property would be impacted by the new business. She encouraged the commission to not support this request because it was not a good fit for the neighborhood.

Acting Chair Halpern requested staff speak to how business operation violations are handled by the city.

Community Development Specialist Showalter explained the property to the south has substantial grandfathering rights. She noted this property received a CUP in 1985 and requirements were very different at that time. She reported the city could not hold them to anything stricter than what was approved in 1985. As such, this business has substantially more storage than would be allowed today. She indicated code enforcement staff was very familiar with this property and works to rectify concerns when staff becomes aware of them. She stated the city addresses code enforcement concerns on a proactive basis in conjunction with fire inspections, or if there is a complaint. It was noted the subject property would have no grandfathering rights.

Acting Chair Halpern requested comment from staff regarding the proposed ponding.

Community Development Specialist Showalter explained the plans for this site would have to be reviewed by the watershed district to ensure that water quality and quantity would be managed and the review would include making sure there is adequate separation between ground water and any stormwater treatment that infiltrates water.

Acting Chair Halpern questioned what the differences were between I-1 and I-1A.

Community Development Specialist Showalter reported I-1 was more restrictive than I-1A and I-1A was more restrictive than I-2. It was noted I-1 does not permit outside storage, I-1A permits limited outside storage and I-2 permits general outside storage.

Jody Coleman, 2610 Rice Creek, stated her main concern was with how traffic along this roadway would be impacted, especially if the number of large trucks were increased.

Project Engineer Teresa Barnes explained whether the property remained I-1 or was rezoned to I-1A, a similar building would be constructed and there would be business traffic. She indicated the city could potentially require all truck traffic to use the south access point as part of a conditional use permit.

Mr. Archambo stated when researching this property he understood a 70,000 square foot building could be constructed that was 50 feet tall. He reported he was proposing to build a 20,000 square foot building that was 30 feet tall. He stated he was proposing to have regular business hours with very limited traffic. He indicated the site could house a warehouse business that runs in three shifts. He was of the opinion that his business was a much better fit for the neighborhood than what could be located on this property. He noted he was proposing to construct his building 400 feet (one city block) back from the street, which would further buffer the building from the neighbors. He explained he was requesting the rezoning in order to allow for minor outdoor storage, which would be properly screened.

Dustin Dobitz, 8847 Xylite Street NE, questioned what other tenant would be located on the site. He stated he had concerns regarding what the hours of operation would be for this other tenant.

The public hearing was closed at 7:37PM.

Commissioner Homan asked if residents would be able to contact Mr. Archambo directly should a concern arise from the neighbors.

Mr. Archambo stated he has a staff member onsite 11 hours a day and the neighbors would be able to call should a concern arise. He explained he did not want to tarnish his business reputation by being a bad tenant or landlord in the community.

Commissioner Homan questioned who the other tenant would be on the property.

Mr. Archambo explained he was constructing the building to meet the future needs of the company, so he does not have to move in the future. He commented on what the potential rental rates would be for the business space and stated he would choose wisely when considering a tenant.

Commissioner Olson reported the commission was being asked to consider if outside storage should be allowed on this property. She indicated a CUP would still be required for the outside storage. She stated she supported the proposed business moving forward on this property.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0067 based on the following rationale:

<u>Case 23-0067:</u>

1. **The I-1A (Light Industrial) zoning is consistent with the industrial properties to the south, including the adjacent auto repair use with extensive outside storage of vehicles.**
2. **The I-1A district provides sufficient controls on the outside storage in 31.15(l) and the ability to add additional conditions through a Conditional Use Permit (CUP) provides sufficient protection to ensure outside storage is compatible with adjacent residential uses.**
3. **The I-1A district is consistent with the LI (Light Industrial) land use designation.**

Motion seconded by Commissioner Gorzycki. The motion passed 4-0.

5. Adjournment

Motion by Commissioner Homan to adjourn the regular planning commission meeting. Motion seconded by Commissioner Olson. The motion passed 4-0.

Adjournment time was 7:41PM.

City of Blaine
Staff Report

File Number: 2023-446

Agenda Date	Status
October 10, 2023	
In Control	**File Type**
Planning Commission	Report

Public Hearing - Sheila Sellman, City Planner

Agenda Item # 4.1

Case File No. 23-0071 // Rainbow Village // 551 87th Lane NE
The applicant is requesting a conditional use permit for a zero lot line with shared parking and access in the B-3 (Regional Commercial) zoning district.

Background

Zoning	B3 (Community Commercial)
Land Use	CC (Community Commercial)
Area	Approximately 12.72 Acres
Applicable Regulations	27.04 and 30.24(y)
Attachments	Zoning and Location Map Narrative Preliminary Plat RES 22-214
Schedule	Planning Commission: 10/10/23 City Council: 11/06/23

Staff report prepared by Sheila Sellman, City Planner, and Teresa Barnes, Project Engineer

Executive Summary

Zoning

The subject site is zoned B-3 Regional Commercial.

Surrounding Zoning and Uses

The parcels to the north and east of the site are zoned R-1 (Single-Family) and guided LDR (Low Density Residential). Properties to the west and south are zoned B-3 and have a land use designation of CC (Community Commercial).

History and Existing Conditions

The existing strip center was built in 1990. The existing uses are retail and surface parking. In December 2022 a preliminary plat was approved that created a property line down the middle of the existing Rainbow Foods building and the building to the west, resulting in two lots. A condition of the preliminary plat was to obtain a CUP for a 0-lot line and shared parking.

Evaluation of Request

No new development is being proposed at this time.The CUP is for a 0-lot line associated with the approved preliminary plat and for shared parking in the existing parking lot.

Grading/Storm Drainage

No new development is proposed at this time, therefore, no additional grading of the property will occur. No storm water drainage requirements are necessary for the creation of the zero-lot line condition.

Utilities

City utility services are provided to the property. Standard Water Access Charges and Sanitary Swere Access Charges (WAC& SAC) will become due with any new building permit at the rate established at the time the building permit is issued.

Wetlands/Watershed

There are no wetlands on the subject property. Any future development will need to submit to Coon Creek Watershed District (CCWD) for review, approval and permits prior to any development receiving City approval and the beginning of any site work.

The property is not located within an existing FEMA designated area.

Access/Street Design/Sidewalks/Trails

The property will have access to 87th Avenue NE through the existing commercial access drives. No new public streets, sidewalks or trails will be required at this time.

Easements/Right-of-way/Permits

Standard drainage and utility easements shall be dedicated over all lot lines (where possible) and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage sales, and storm water management ponds.

Conditional Use Permit

A city exercises “quasi-judicial” authority when considering a CUP application. This means the city’s role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

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 0-lot line and shared parking are for existing buildings and parking lot, therefore no burden is created.
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 use is an existing retail center. When it was built it was determined to be compatible with the adjoining properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
    - No new development is proposed with this CUP request.
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 B-3 zoning district requires a CUP for a 0-lot line and shared parking. The request is consistent with the district.
6. The use shall not be in conflict with the comprehensive plan of the City.
    - The use is existing and is not in conflict with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
    - The proposed zero lot line will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
    - The proposed zero lot line will still have adequate utilities, access roads, drainage and necessary facilities to service any proposed uses.

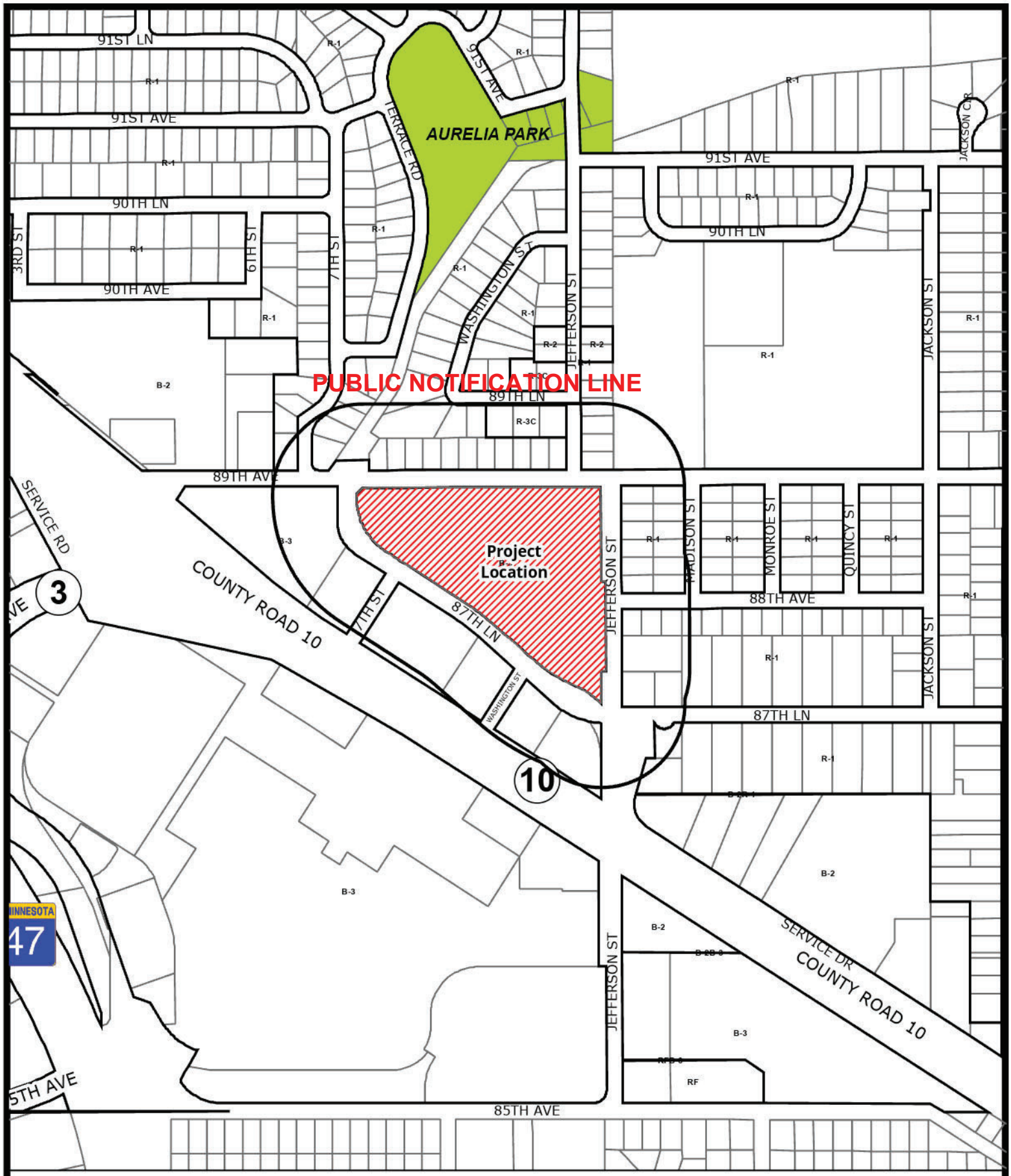
Recommendation

In Planning Case File No. 23-0071, it is recommended that the Planning Commission recommend approval of a conditional use permit for a zero lot line with shared parking and access in the B-3 (Regional Commercial) zoning districtwith the following conditions:

1. A shared parking and access agreement shall be recorded with Anoka County.
2. Final plat approval is required per Resolution No. 22-214.

Attachment List

1. Attachments



Case File No. 23-0071
Rainbow Village

BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

Project Narrative

551 87th Lane NE, Blaine, MN 55434

Purpose: Apply for conditional use permit for a 'zero lot line' that will happen with the replat/lot-split that has been preliminarily approved by the city of Blaine. This conditional use permit will also entail a cross-parking agreement as well as an access easement between the two properties.

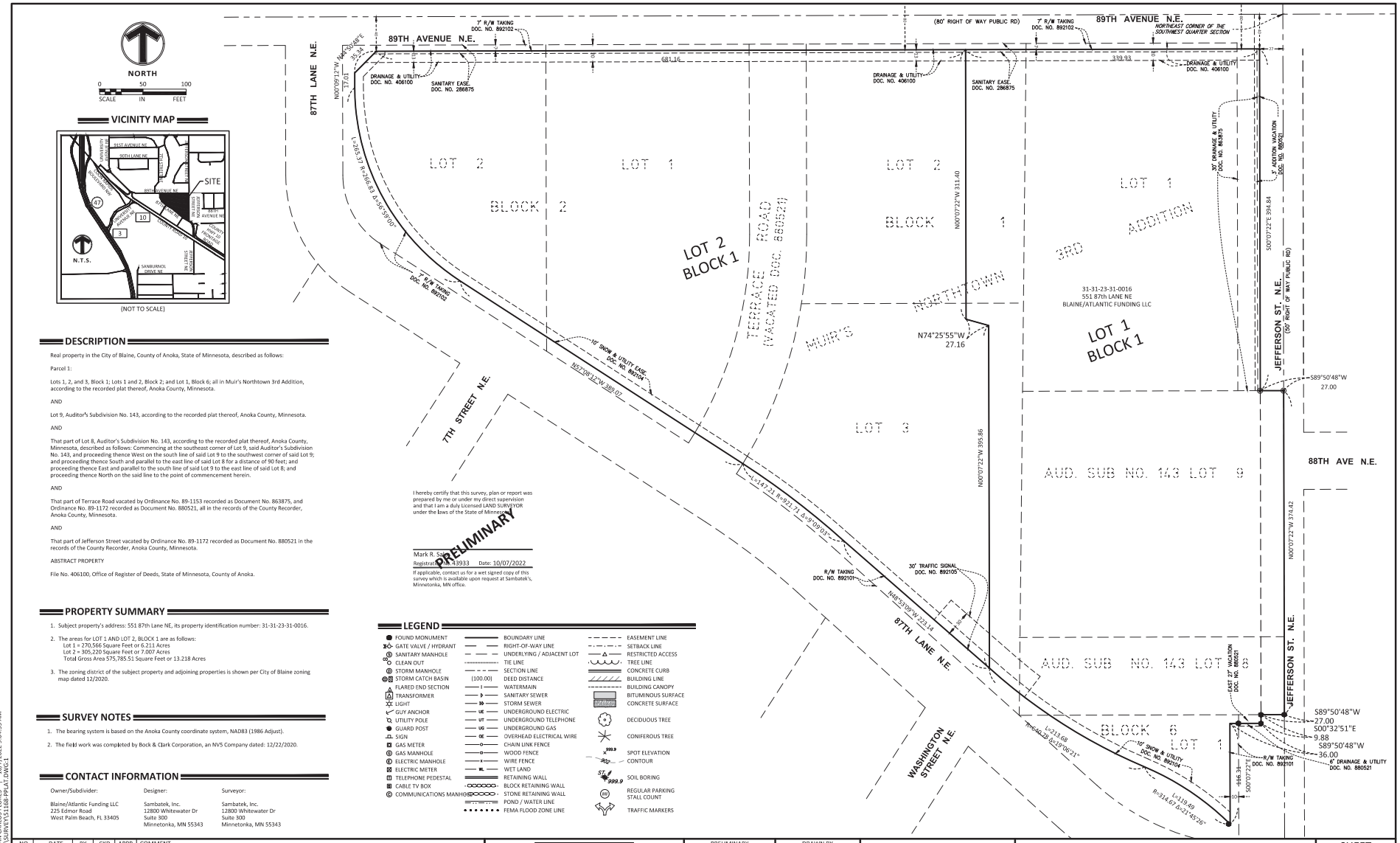
Lot Split details:
Property 31-31-23-31-0016 is preliminarily approved to be split into two separate lots; Lot 1 Block 1 (east empty Rainbow building) and Lot 2 Block 1 (west multi-tenant retail building). The applicant (Brian Scholten) and the current owner (William O. Cooley) are aware of the split.

Conditional Use Permit details:
Once the lot split is finalized, Lot 2 Block 1 will need an access agreement since the access road to the property will be entirely on Lot 1 Block 1 parcel. Also on the conditional use permit, the owners are instituting a cross-parking agreement to allow overflow parking from one parcel to the other. This document is currently being drafted.

Please contract Brian Scholten at Brian@caspianrealty.com or via call/text at 763.392.201.

Very respectfully,

Brian Scholten



VICINITY MAP

(NOT TO SCALE)

DESCRIPTION

Real property in the City of Blaine, County of Anoka, State of Minnesota, described as follows:

Parcel 1:

Lots 1, 2, and 3, Block 1; Lots 1 and 2, Block 2; and Lot 1, Block 6; all in Muir's Northtown 3rd Addition, according to the recorded plat thereof, Anoka County, Minnesota.

AND

Lot 9, Auditor's Subdivision No. 143, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of Lot 8, Auditor's Subdivision No. 143, according to the recorded plat thereof, Anoka County, Minnesota, described as follows: Commencing at the southeast corner of Lot 9, said Auditor's Subdivision No. 143, and proceeding thence West on the south line of said Lot 9 to the southwest corner of said Lot 9; and proceeding thence South and parallel to the east line of said Lot 8 for a distance of 90 feet; and proceeding thence East and parallel to the south line of said Lot 9 to the east line of said Lot 8; and proceeding thence North on the said line to the point of commencement herein.

AND

That part of Terrace Road vacated by Ordinance No. 89-1153 recorded as Document No. 863875, and Ordinance No. 89-1172 recorded as Document No. 880521, all in the records of the County Recorder, Anoka County, Minnesota.

AND

That part of Jefferson Street vacated by Ordinance No. 89-1172 recorded as Document No. 880521 in the records of the County Recorder, Anoka County, Minnesota.

ABSTRACT PROPERTY

File No. 406100, Office of Register of Deeds, State of Minnesota, County of Anoka.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LAND SURVEYOR under the laws of the State of Minnesota.

PRELIMINARY

Mark R. Sambatek
Registration No. 43933 Date: 10/07/2022

If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek's, Minnetonka, MN office.

PROPERTY SUMMARY

1. Subject property's address: 551 87th Lane NE, its property identification number: 31-31-23-31-0016.
2. The areas for LOT 1 AND LOT 2, BLOCK 1 are as follows:
   Lot 1 = 270,566 Square Feet or 6.211 Acres
   Lot 2 = 305,220 Square Feet or 7.007 Acres
   Total Gross Area 575,785.51 Square Feet or 13.218 Acres
3. The zoning district of the subject property and adjoining properties is shown per City of Blaine zoning map dated 12/2020.

SURVEY NOTES

1. The bearing system is based on the Anoka County coordinate system, NAD83 (1986 Adjust).
2. The field work was completed by Bock & Clark Corporation, an NV5 Company dated: 12/22/2020.

LEGEND

FOUND MONUMENT	BOUNDARY LINE	EASEMENT LINE
GATE VALVE / HYDRANT	RIGHT-OF-WAY LINE	SETBACK LINE
SANITARY MANHOLE	UNDERLYING / ADJACENT LOT	RESTRICTED ACCESS
CLEAN OUT	TIE LINE	TREE LINE
STORM MANHOLE	SECTION LINE	CONCRETE CURB
STORM CATCH BASIN	(100.00) DEED DISTANCE	BUILDING LINE
FLARED END SECTION	WATERMAIN	BUILDING CANOPY
TRANSFORMER	SANITARY SEWER	BITUMINOUS SURFACE
LIGHT	STORM SEWER	CONCRETE SURFACE
GUY ANCHOR	UNDERGROUND ELECTRIC	DECIDUOUS TREE
UTILITY POLE	UNDERGROUND TELEPHONE	CONIFEROUS TREE
GUARD POST	UNDERGROUND GAS	SPOT ELEVATION
SIGN	OVERHEAD ELECTRICAL WIRE	CONTOUR
GAS METER	CHAIN LINK FENCE	SOIL BORING
GAS MANHOLE	WOOD FENCE	REGULAR PARKING STALL COUNT
ELECTRIC MANHOLE	WIRE FENCE	TRAFFIC MARKERS
ELECTRIC METER	WET LAND	
TELEPHONE PEDESTAL	RETAINING WALL	
CABLE TV BOX	BLOCK RETAINING WALL	
COMMUNICATIONS MANHOLE	STONE RETAINING WALL	
	POND / WATER LINE	
	FEMA FLOOD ZONE LINE	

CONTACT INFORMATION

Owner/Subdivider:	Designer:	Surveyor:
Blaine/Atlantic Funding LLC 225 Edmor Road West Palm Beach, FL 33405	Sambatek, Inc. 12800 Whitewater Dr Suite 300 Minnetonka, MN 55343	Sambatek, Inc. 12800 Whitewater Dr Suite 300 Minnetonka, MN 55343

NO	DATE	BY	CKD	APPR	COMMENT

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Sambatek
Engineer MARK ANDERSON, P.E.
P.E. No. 37402 Date 10/07/2022

PRELIMINARY 10-07-2022	DRAWN BY JCF
DESIGN REVIEW	DESIGNED BY JW
PERMIT SUBMITTAL	CHECKED BY MRS
CONSTRUCTION DOCUMENTS	PROJECT NO. 51168

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

PRELIMINARY PLAT
BLAINE / ATLANTIC FUNDING, LLC
LOTS 1 AND 2, BLOCK 1
BLAINE, MINNESOTA

SHEET
C1.02
2 OF 5
REV. 0

22.05 (LMS TECH) | JUAN CARLOS FLORES | 10/7/2022 9:04:35 AM
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City of Blaine
Anoka County, Minnesota
Signature Copy

Resolution: RES 22-214

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

File Number: RES 22-214

Granting Preliminary Plat Approval to Subdivide 12.72 Acres into Two Lots to be Known as Blaine Lakes Apartments Plat at 551 87th Lane NE. Sambatek (PC22-0069/SAS)

WHEREAS, an application has been filed by Sambatek, Case File No. 22-0069 for a preliminary plat known as Blaine Lakes Apartments; and

WHEREAS, said case involves the division of land described as follows:

Parcel 1:
Lots 1, 2, and 3, Block 1; Lots 1 and 2, Block 2; and Lot 1, Block 6; all in Muir's Northtown 3rd Addition, according to the recorded plat thereof, Anoka County, Minnesota.

AND

Lot 9, Auditor's Subdivision No. 143, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of Lot 8, Auditor's Subdivision No. 143, according to the recorded plat thereof, Anoka County, Minnesota, described as follows: Commencing at the southeast corner of Lot 9, said Auditor's Subdivision No. 143, and proceeding thence West on the south line of said Lot 9 to the southwest corner of said Lot 9;
and proceeding thence South and parallel to the east line of said Lot 8 for a distance of 90 feet; and proceeding thence East and parallel to the south line of said Lot 9 to the east line of said Lot 8; and proceeding thence North on the said line to the point of commencement herein.

AND

That part of Terrace Road vacated by Ordinance No. 89-1153 recorded as Document No. 863875, and Ordinance No. 89-1172 recorded as Document No. 880521, all in the records of the County Recorder, Anoka County, Minnesota.

AND

That part of Jefferson Street vacated by Ordinance No. 89-1172 recorded as Document No. 880521 in the records of the County Recorder, Anoka County, Minnesota. (ABSTRACT

PROPERTY)

WHEREAS, the Blaine Planning Commission has reviewed said case file on November 9, 2022; and

WHEREAS, the preliminary plat meets the general requirements of section 74-81 of the Blaine Zoning Code; and

WHEREAS, the Blaine Planning Commission held a public hearing on November 9, 2022 and recommend approval regarding said plat with conditions; and

WHEREAS, the Blaine City Council reviewed the preliminary plat on December 3, 2022 and denied the request; and

WHEREAS, the Blaine City Council rescinded the vote on the preliminary plat at the December 19, 2022 meeting and reconsidered the plat; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 74-42 of the subdivision regulations is hereby granted for Blaine Lakes Apartments permitting preparation of a final plat for approval per Section 74-43 subject to the listed conditions. **NOW, THEREFORE, BE IT FURTHER RESOLVED** The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of Blaine Lakes Apartments.

1. Park dedication is required for the two lots at the rate that is in effect at the time of recording the plat. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. All development signage by separate review.
3. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the city prior to issuance of building permits.
4. A CUP is required for the 0-lot line and shared parking
5. Shared access and parking agreement shall be recorded by the applicant and a copy submitted to the city.
6. Final plat approval is required.

PASSED by City Council of the City of Blaine this 19th day of December 2022.

Signed by _____ **Date** December 19, 2022

Tim Sanders, Mayor

Attest by _____ **Date** December 19, 2022

Catherine Sorensen, CMC, City Clerk

City of Blaine
Staff Report

File Number: 2023-397

Agenda Date	Status
October 10, 2023	
In Control	**File Type**
Planning Commission	Report

Public Hearing - Elizabeth Showalter, Community Development Specialist

Agenda Item # 4.2

Case File No. 23-0069 // Pearson Properties // 12600 Xebec Street NE
The applicant is requesting a conditional use permit for a total of 2,456 square feet of garage and accessory building space and a shed in the front yard in the FR (Farm Residential) zoning district.

Background

Zoning	FR (Farm Residential)
Land Use	LDR (Low Density Residential)
Area	4.76 Acres
Applicable Regulations	29.014(j) and (k) and 27.04
Attachments	Zoning and Location Map Site Plans Pictures of Structures Narrative
Schedule	Planning Commission: 10/10/23 City Council: 11/06/23

Staff report prepared by Elizabeth Showalter, Community Development Specialist, and Teresa Barnes, Project Engineer

Executive Summary

Zoning

The property is zoned FR (Farm Residential).

Surrounding Zoning and Uses

The surrounding properties are allowed zoned FR and are occupied by large lot single family homes.

Existing Conditions

The property is occupied by a single family home, a detached garage, and three detached sheds.

History
No prior city council approvals apply to this property. An addition to the detached garage was permitted in 2007. At that time, the property was outside of the Metropolitan Urban Service Area (MUSA) and up to 3,000 square feet of garage/accessory building space was allowed without a CUP. The property is now located within the MUSA, meaning it can be served by regional sewer service, and therefore a CUP is required for the increase in accessory building space.

Evaluation of Request
Site Plan
The applicant is requesting approval for three existing sheds and a previously approved garage. The structures are:

- 1492 square foot detached garage
- 240 square foot shed in front yard
- 120 square foot shed in rear yard
- 600 square foot shed in rear yard

Accessory buildings other than the primary garage are not permitted in front yards, without a conditional use permit and with a setback of at least 100 feet. The front yard shed is setback 120 feet from the front property line and has a paved driveway access from the driveway serving the garage. The side yard setbacks for the sheds are listed on the site plan and all exceed the required 20 foot side yard setback and 30 foot rear yard setback.

Building permits are required for all sheds over 200 square feet in size. Both the large rear yard shed and the front yard shed are larger than that threshold. A building permit will be required for the large rear yard shed, since it was built relatively recently. The front yard shed was built approximately 10 years ago, and therefore instead of a permit, the building inspections department will perform a walk-through and identify any corrections needed. The applicant will be required to make those corrections by June 30, 2024.

Architecture
The architectural and color style of garages and accessory buildings must be consistent with the principal building. All of the sheds are neutral in color and are generally in the tan/beige family. Since the front yard shed is visible from the road, staff has recommended a condition that it be painted to match the house. The other sheds are not visible from the road or adjacent properties, so the generally consistent colors are acceptable.

Grading/Storm Drainage
The accessory structures have already been constructed; therefore, no grading is currently proposed on site. However, two of the three structures are within the Atlas 14 flood plain area, therefore, the portions of the buildings that are at or below the 900 elevation contour should either be relocated or the necessary flood plain compensation provided at a 1:1 ratio elsewhere on the property.

Wetlands/Watershed
There are no documented wetlands within the area of the existing structures. However, two of the

three structures are within the Atlas 14 flood plain area; therefore, the portions of the buildings that are at or below the 900 elevation contour should either be relocated or the necessary flood plain compensation provided at a 1:1 ratio elsewhere on the property.

Access/Street Design/Sidewalks/Trails

The property will be served by the existing residential driveway; no additional access to public right-of-way will be granted. No street design,sidewalk or trail will be required.

Easements/Right-of-way/Permits

No additional easement, right-of-way or permits other than previously mentioned will be required.

Conditional Use Permit

A city exercises "quasi-judicial" authority when considering a CUP application. This means the city's role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards

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.
    - Additional accessory building square footage will not increase the burden on public facilities or utilities.
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.
    - Additional accessory building square footage is consistent with the rural nature of the surrounding properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
    - With the recommended conditions, the sheds will have an appearance that is consistent with the home and will not have an adverse impact upon 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 FR district is intended to retain the rural nature of land not currently served by public utilities. The additional accessory building size is consistent with that intent.
6. The use shall not be in conflict with the comprehensive plan of the City.
    - The use is consistent with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
    - The existence of additional accessory structures will not result in any traffic hazards or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.

- The accessory structures will not have utilities provided. The property will be served by the existing driveway access point; two of the three structures are within the Atlas 14 flood plain area. 1:1 flood plain compensation will need to be provided for any portion of any building located below the 900 elevation.

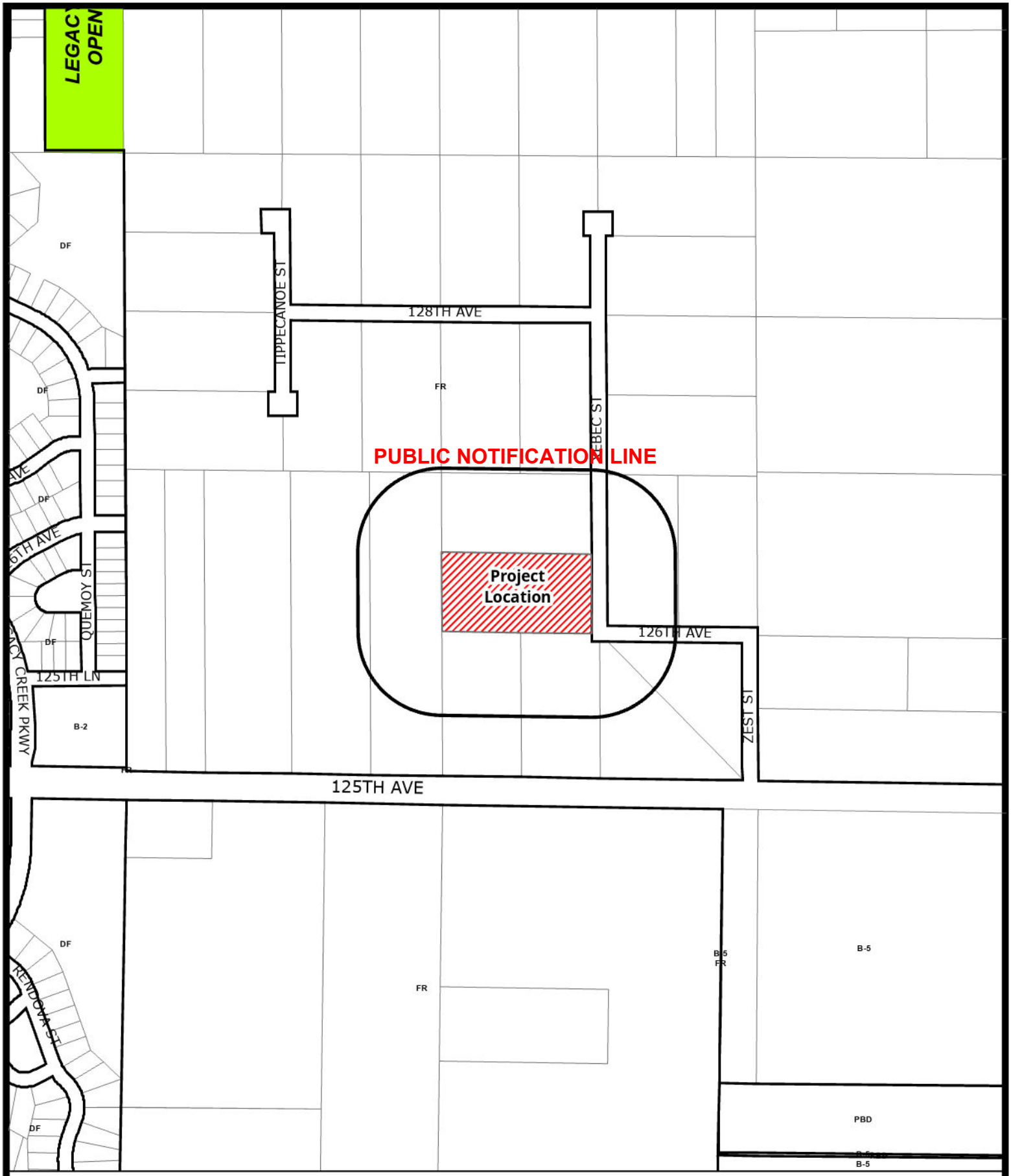
Recommendation

In Planning Case File No. 23-0069, it is recommended that the Planning Commission recommend approval of a conditional use permit for a combined total of 2,456 square feet of garage and accessory building space with a shed located in the front yard in an FR (Farm Residential) zoning district with the following conditions:

1. Applicant to obtain permits for the 600 square foot rear yard shed and pass final inspections by June 30, 2024.
2. Applicant will schedule an inspection with building inspections staff to inspect the front yard shed and the applicant shall make any required corrections by June 30, 2024.
3. Applicant to paint the shed located in the front yard to match the home by June 30, 2024.
4. The front yard shed cannot be relocated within the front yard and must maintain the 120 foot setback from the front property line.
5. The 1:1 flood plain compensation for any portion of any building located below the 900 ft elevation shall be excavated and as-built documentation provided to the City and Coon Creek Watershed District by June 30, 2024.

Attachment List

1. Attachments



Case File No. 23-0069
Pearson Properties

BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

Garage
1496 sq ft
22' from
property
line
Shed
12x20. 22'
from
property
line
Shed
10x12
Shed
20x30.86'
from
property
line

Front Yard Shed

Large Rear Yard Shed

Small Rear Yard Shed

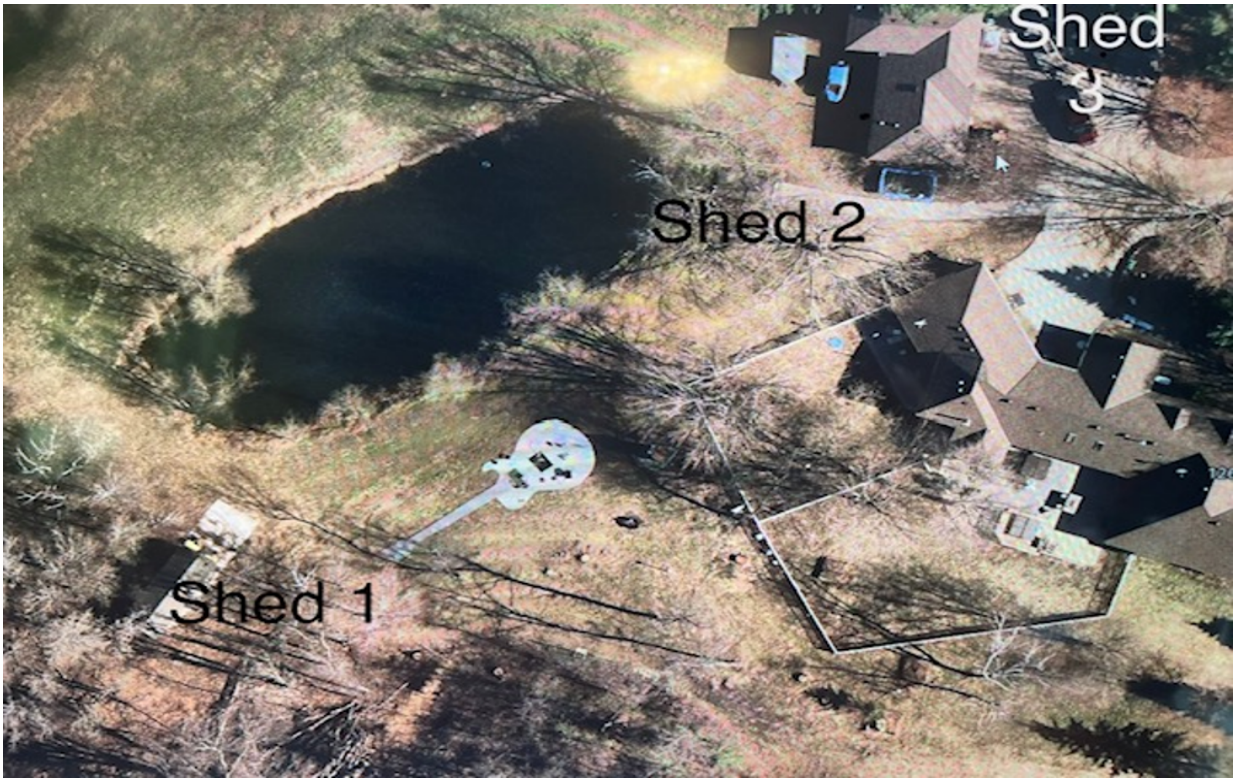
We are writing to apply for a conditional use permit for 3000 Sq Ft of outside storage buildings on our property at 12600 Xebec ST NE Blaine.

Shed #1 is the where we have our four wheelers, lawn mowers and misc storage.

Shed #2 is storage for our log splitter, brush hog and push mowers.

Shed #3 houses a collector car.

Our garage consists of a personal golf simulator in the large North section, a Tractor, motorcycle, Polaris side by side. And the Southern most part is our personal work shop with controls for our sprinkler system and yard tools.



City of Blaine
Staff Report

File Number: 2023-445

Agenda Date	Status
October 10, 2023	
In Control	**File Type**
Planning Commission	Report

Public Hearing - Elizabeth Showalter, Community Development Specialist

Agenda Item # 4.3

Case File No. 23-0064 // Blaine Crossing II Addition // 1351 113th Avenue NE
The applicant is requesting the following:

1. A 10 foot variance from the 30 foot front yard parking lot setback on the south side.
2. Preliminary plat to subdivide one lot into three lots.
3. Conditional use permit for shared access with zero lot line parking in the B-3 (Regional Commercial) zoning district.

Background

Zoning	B3 (Community Commercial)
Land Use	CC (Community Commercial)
Area	Approximately 3.33 acres
Applicable Regulations	27.04, 27.06, and 30.24(y) of the Zoning Code and 75-32 of the Code of Ordinances
Attachments	Zoning and Location Map Narrative Applicant's Variance Rationale Preliminary Plat Lot 1 Concept Plan Lot 2 Site Plan Lot 2 Landscape Plan Lot 2 Elevations
Schedule	Planning Commission: 10/10/23 City Council: 11/06/23

Staff report prepared by Elizabeth Showalter, Community Development Specialist, and Teresa Barnes, Project Engineer

Zoning
The property is zoned B-3 (Regional Commercial) and is located in the Highway Overlay District.

Land Use Designation
The property is guided CC (Community Commercial). The proposed commercial development is consistent with that designation.

Surrounding Zoning and Uses
The adjacent uses are:

- North: Bowlero (Zoned B-3 - Regional Commercial)
- West: Detached townhomes across Ulysses Street (zoned DF - Development Flex)
- East: Highway 65
- South: A garage door company and an auto repair business across 113th Ave (zoned B-3 - Regional Commercial)

Existing Conditions
The 3.3 acre property has an existing 13,600 square foot multitenant commercial building on the east side of the site. The west side of the site is vacant land.

History
The property was platted as Brunswick Bowl Addition in 2006 and a conditional use permit was approved in 2007 for two buildings on a lot. This lot was intended at that time to have two approximately 13,000 square foot buildings on the one lot. When the first building was built, it was initially occupied by Regency Beauty School. It is now occupied by several retail and medical uses. The second building was never built.

As part of that review, the east and west property lines were designated as the front property lines with the north and south property lines being designated as side property lines. The zoning code specifies that a property has a maximum of two front yards and that any additional yards abutting public streets shall be designated as rear or side yard by the Zoning Administrator.

Preliminary Plat
Section 74-81 General requirements:

1. The Planning Commission and the Council, in their review of the preliminary plat, will consider the requirements of the community, the best use of the land being subdivided, the size and arrangement of the proposed lots, open space requirements, and necessary fire protection.
2. The subdivision shall conform to the adopted comprehensive plan, official maps, and the zoning ordinance.
3. The arrangement, character, extent, width and location of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographic conditions, to water supply, and sewage disposal, to drainage of stormwater, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be served by such streets. Wherever possible and necessary, the arrangement of streets in new subdivisions shall provide for the continuation of existing streets in adjoining areas. Where

adjoining unsubdivided areas may be subdivided, the arrangement of streets in a new subdivision shall make provision for the proper projection of streets into adjoining areas by carrying the new streets to the boundaries of the new subdivision at appropriate locations.

Evaluation of Request

Plat

The current property owner is seeking to subdivide the existing lot into three lots. One for the existing building and two lots to the west for new buildings. There are no minimum lot sizes in the B-3 district and the applicant has provided concept plans for each lot demonstrating how a conforming building could be located on the property.

Architecture

The architecture of the proposed new buildings is not relevant to any of the requested approvals, but the standard B-3 architectural standards will apply, which include a four-sided building design and the use of at least three premium materials.

Setbacks

Currently, the one existing lot has two front yards (east and west) and two side yards (north and south). With the subdivision, no lot will have more than two yards abutting a public right of way, therefore, all yards abutting public right of way are considered front yards. The applicable setbacks for each lot are:

Lot 1:

- Front yards (west and south): 50 foot building, 30 foot parking
- Side yards (north and east): 20 foot building, 10 foot parking

Lot 2:

- Front yard (south): 50 foot building, 30 foot parking
- Side yards (east and west): 20 foot building, 10 foot parking
- Rear yard (north): 20 foot building, 10 foot parking

Lot 3:

- Front yards (east and south): 50 foot building, 30 foot parking
- Side yards (north and west): 20 foot building, 10 foot parking

The required setbacks are being met on the existing building and proposed concept plans, except for the internal parking setback which is proposed as shared parking with zero lot line (the requested CUP), and the parking setback from 113th, which is the subject of the requested variance.

Landscaping

The typical landscaping requirements of 33.07, as modified for properties in the Highway Overlay District in 32.54, will apply when lots 1 and 2 are developed. A landscape plan was provided for Lot 2 that does not meet the code requirements.

For reference, the following landscape quantities will be required based on the concept plan submitted for Lot 2 :

- Overstory Trees: 11
- Conifer Trees: 6
- Ornamental Trees: 6
- Shrubs: 38
- Of the 23 required trees, 5 must be oversized

And the following landscape quantities will be required based on the concept plan for Lot 1:

- Overstory Trees: 12
- Conifer Trees: 6
- Ornamental Trees: 6
- Shrubs: 40
- Of the 24 required trees, 6 must be oversized

Tree Preservation
A tree removal plan was not submitted. If tree removal is necessary, it will be reviewed as part of the building permit and will be subject to the standard tree replacement requirements.

Park Dedication
Park dedication for commercial properties is paid on a per acre basis and was paid when this property was platted in 2006. No further park dedication is required.

Grading/Storm Drainage
The developer is proposing to grade the lot as shown on the Coon Creek Watershed District 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.

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.

Water and sanitary services will be obtained from existing service stubs along Ulysess Street. Coordination of the use of the stub services will need to occur to allow for utility services on the remaining empty lot.

Wetlands/Watershed/FEMA

The developer will need to submit the project to Coon Creek Watershed District (CCWD). Review, approval and permits are required prior to city plan approval and start of site work.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from Ulysses Street and 113th Avenue via the existing driveway access points. No additional access will be granted.

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

The applicant is requesting a conditional use permit for shared access with zero lot line parking. Many commercial areas have shared parking with continuous parking between the buildings. This can be accomplished either as a single lot with multiple buildings (as was approved for this lot in 2007) or as multiple lots with shared access and zero lot line parking (as is now requested). The appearance of both is the same, it is simply a difference in land ownership.

A city exercises "quasi-judicial" authority when considering a CUP application. This means the city's role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

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 shared/zero lot line parking will not have a greater impact on public facilities or utilities.
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 shared/zero lot line parking is common in the B-3 district and facilitates efficient use of land and limited access points on roads.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
    - The shared/zero lot line parking will look very similar to the previously approved multiple buildings on a lot, which also involved shared parking.
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 shared parking facilitates more efficient development of the property, which is consistent with the purpose of the district to provide retail and services to a regional trade area.
6. The use shall not be in conflict with the comprehensive plan of the City.

- The use is consistent with the Community Commercial land use designation.

7. The use will not cause traffic hazard or congestion.
    - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage, and necessary facilities. The proposed use will have adequate utilities, access, drainage and necessary facilities upon completion of construction.
    - The proposed use will have adequate utilities, access, drainage and necessary facilities upon completion of construction.

Variances (Section 27.06)

The property line adjacent to 113th Avenue (south) was designated as a side yard in 2007. At that time, the development included the full property and the code limits the number of front yards to two. By designating the east and west as front yards, the south was a side yard. Following the subdivision, lots 1 and 3 would have two front yards and lot 2 would have one front yard. The existing parking lot on the proposed lot 3 has a 20 foot setback from the property line, as opposed to the required 30 feet. This met the parking setback requirement for a side yard,, but with the subdivision, it would become a front yard, no longer meeting the setback. The applicant is requesting a variance to allow the parking lot to remain in that location, and to extend the nonconformity to lots 1 and 2 such that the parking lot will have a consistent setback along 113th Avenue.

A city exercises “quasi-judicial” authority when considering a variance application. This means the city’s role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

(a) Criteria for granting variances. A variance to the provision of the zoning ordinance may be issued by the City Council to provide relief to the land owner in those cases where the ordinance imposes practical difficulty on the property owner in the use of his land. No use variances may be issued.

(1) Variances shall only be permitted:

(a) When they are in harmony with the general purposes and intent of the ordinance

- The proposed reduced setback is in harmony with the intent of the ordinance to preserve the attractiveness of Blaine, since it will allow for a consistent setback off of 113th Avenue.

(b) When the variances are consistent with the comprehensive plan.

- The proposed commercial development is consistent with the Community Commercial land use designation and the goals of the land use section of the code to encourage and support development of under utilized areas.

(2) Variances may be granted when the applicant for the variances establishes that there are practical difficulties in complying with the zoning. Practical difficulties, as used in connection with the granting of a variance, means that:

(a) The property owner proposes to use the property in a reasonable manner not permitted by the zoning code;

- The functional use of the property will be the same as when a similar plan was approved with multiple buildings on a single lot with the proposed setbacks. The desire to split the lot ownership

(b) The plight of the landowner is due to circumstances unique to the property not created by the land owner; and

- The plight of the landowner is due to the existing location of the parking lot in relation to the southern property line. While the applicant was the property owner at the time of development, the setback met the requirements applied at that time, and it is reasonable to request a continuation of that non-conformity.

(c) The variance, if granted, will not alter the essential character of the locality.

- The variance will not alter the essential character of the locality, since the proposed setback would be permitted if the development were achieved through multiple buildings on a lot, which would have no difference in appearance from having multiple lots with shared parking.

(d) Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

- The variance is to achieve a more consistent appearance from 113th by maintaining the existing parking setback.

(e) The variance requested is the minimum variance which would alleviate the unique circumstances.

- The requested variance is the minimum to allow for the consistent parking setback and continuation of the nonconformity.

Recommendation

In Planning Case File No. 23-0064, it is recommended that the Planning Commission recommend approval of a 10 foot variance from the 30 foot parking setback on the south side of the property with the following rationale:

1. The variance is due to the previous determination that the southern property line was a side yard and the development is materially similar to that which was approved by resolution 07-78.
2. The variance allows for a consistent setback along 113th Avenue.
3. The variance alleviates the unique circumstance of change in the configuration of front and side yards over the history of the property.

In Planning Case File No. 23-0064, it is recommended that the Planning Commission recommend approval of a preliminary plat to create three lots with the following conditions:

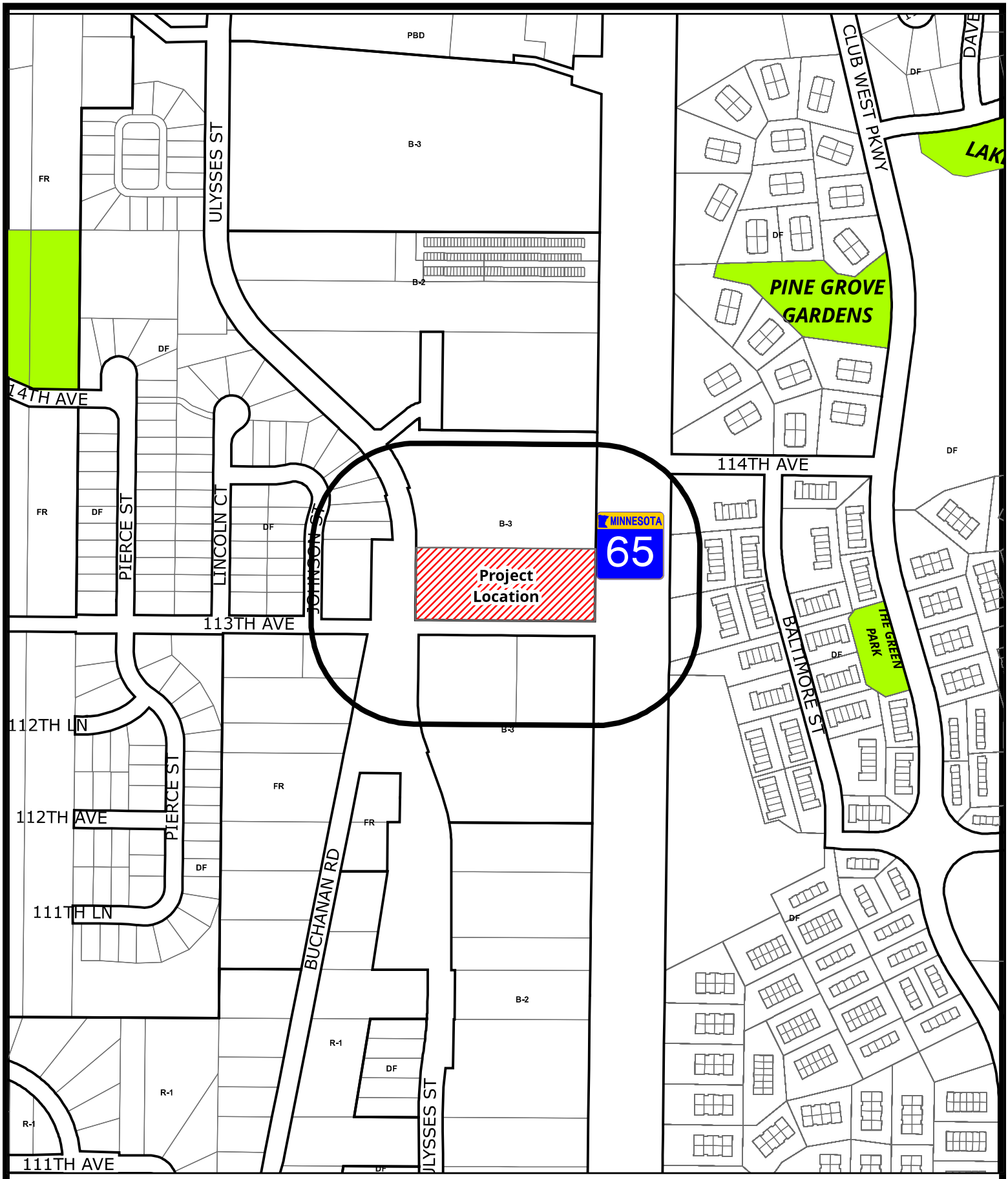
1. The applicant is responsible for recording plat mylars with Anoka County and providing proof of recording to the City prior to issuance of building permits on lots 1 and 2.

In Planning Case File No. 23-0064, it is recommended that the Planning Commission recommend approval of a conditional use permit for shared parking with a zero lot line split with the following conditions:

1. This resolution voids previously issued Conditional Use Permits on this property approved as Resolutions 07-78 and 07-96.

Attachment List

1. Attachments



Case File No. 23-0064
Blaine Crossing II Addition

BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

Preliminary and Final Plat Application
Lot 2 Block 1 Brunswick Bowl Addition
July 18, 2023

Owner and Owner's Representative (defined herein) are submitting this application for the Preliminary and Final Plat for the parcel described. This Plat will result in an Outlot, described herein as Lot 1 Block 1 Brunswick Bowl Addition. This is subject to the grant of a Variance which is included as a part of this application.

Upon the approval of the Preliminary and Final Plat, and the grant of the Variance, My Salon Suites will construct a freestanding building, in line with the existing building, on the site.

This concept, as indicated on the space plan, will allow individual stylists and other personal care professionals to operate their business within their own space.

It is important to note that a Reciprocal Easement Agreement ('REA') will be in place upon the sale of the property. A REA allows tenants, customers, and service providers to cross and park throughout the named properties, allows for the common maintenance of the named properties as though they are all commonly owned.

Applicant Variance Criteria

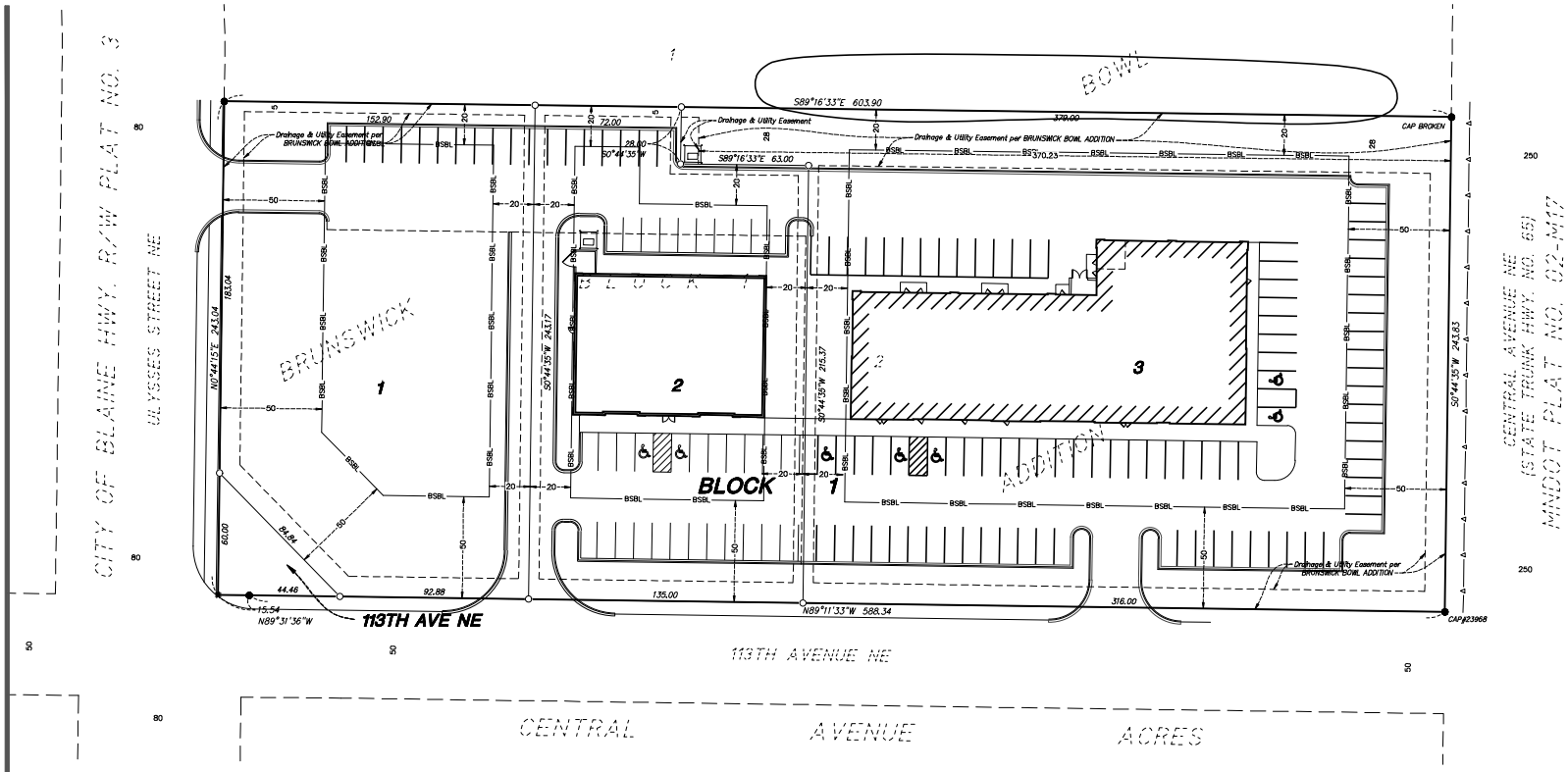
1. **The property owner proposes to use the property in a reasonable manner not permitted by the zoning code.**
   This proposed variance will be to allow two free-standing buildings to be constructed and operated in conjuction with and alongside the existing multi-tenant shopping center. The zoning code would suggest that the two proposed free-standing buildings and the existing multi-tenant building be connected. It is reasonable, indeed customary, in Blaine (and elsewhere), to allow free standing buildings in c;lose proximity to multi-tenanted buildings.

2. **The plight of the landowner is due to circumstances unique to the property not created by the landowner.**
   The proposed free-standing buildings will be operated in a manner consistent with the multi-tenant shopping center. The uses will be retail and/or professional services - uses permitted in this zoning district. Further, all of the buildings will be linked together through a Reciprocal Easement Agreement, covering maintenance, shared access and parking.

3. **The variance, if granted, will not alter the essential character of the locality.**
   The depth of the property (fronting Central and backing Ulysses) creates an essential characteristic suggesting the appropriateness of multiple buildings on the site. It should be noted that there are many other examples in the city where this is the case (109th to the south - VFW and Mattress Firm, 99th - Holiday and Blaine Retail Center and 117th - Auto Zone and Taco Bell). In no way will this Variance create any alteration of the essential character of the locality. In fact, breaking up the facade of the building with three buildings versus one long building will enhance the attractiveness and character of the site.

4. **Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.**
   This is not a request due to economic consideration, Rather, it is a request to allow construction of a more attractive environment.

5. **The variance requested is the minimum variance which would alleviate the unique circumstances.**
   We believe that this Variance request shall attain the desired outcome for the owners, the tenants, the neighborhood and the city in general, and that this request is a minimal request and no more.



LEGAL DESCRIPTION

(Per Anoka County tax records)

Lot 2, Block 1, BRUNSWICK BOWL ADDITION, Anoka County, Minnesota.

GENERAL NOTES

SURVEYOR:
Loucks
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

OWNER/DEVELOPER:
M & E Realty Co.
501 Eighth Street S
Minneapolis, MN 55404
612-255-2398

1. Prepared March 1, 2023.
2. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 1351 113th Avenue NE Blaine, MN, 55434.
3. The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1986 Adjust).
4. This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27003C0336E, Community Panel No. 2740070336E, effective date of December 16, 2015.
5. The field work was completed on February 20, 2023.

ZONING INFORMATION

Current Zoning: B-3 - Regional Commercial

Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, was researched to the best of our ability and is open to interpretation. Per the City of Blaine Zoning Map and City Code, on May 07, 2020, information for the subject property is as follows:

Current Setbacks:
- Front 50 feet
- Side 20 feet
- Rear 20 feet
- Height 3 stories or 50 feet

Proposed Zoning: B-3 - Regional Commercial

Proposed Setbacks:
- Front 50 feet
- Side 20 feet
- Rear 20 feet

SITE DATA

Areas

Total Property Area	= 146,981 +/- square feet or 3.37 +/- acres
Right of Way Dedication Area	= 1,798 +/- square feet or 0.04 +/- acres
Lot 1, Block 1	= 35,365 +/- square feet or 0.81 +/- acres
Lot 2, Block 1	= 31,077 +/- square feet or 0.71 +/- acres
Lot 3, Block 1	= 78,741 +/- square feet or 1.81 +/- acres
Net Property Area	= 145,183 +/- square feet or 3.33 +/- acres

LEGEND

- FOUND OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"
- FOUND 3/4 INCH REBAR MONUMENT
- BSBL — BUILDING SET BACK LINE
- EXISTING BUILDING

SCALE 0 30 60 IN FEET

BLAINE CROSSING II ADDITION

1351 113TH AVE NE
BLAINE, MN 55434

M & E REALTY CO.

501 8TH ST S
MINNEAPOLIS, MN 55404

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD files drawing files and data subject to execution of a mutually agreeable hold harmless agreement. Because data stored on electronic media can be altered, unauthorized reviews, additions, or deletions to these CADD files shall be made at the full risk of that party making such reviews, additions or deletions and that party shall hold harmless and indemnify the Consultant from any liability, claims, and liabilities.

SUBMITTAL/REVISIONS

03/02/23	PLAT ISSUED

PROFESSIONAL SIGNATURE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

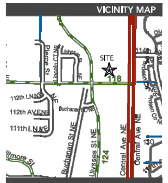
Max L. Sjaardsma - PLS

License No. 48988
Date 03/02/2023

QUALITY CONTROL

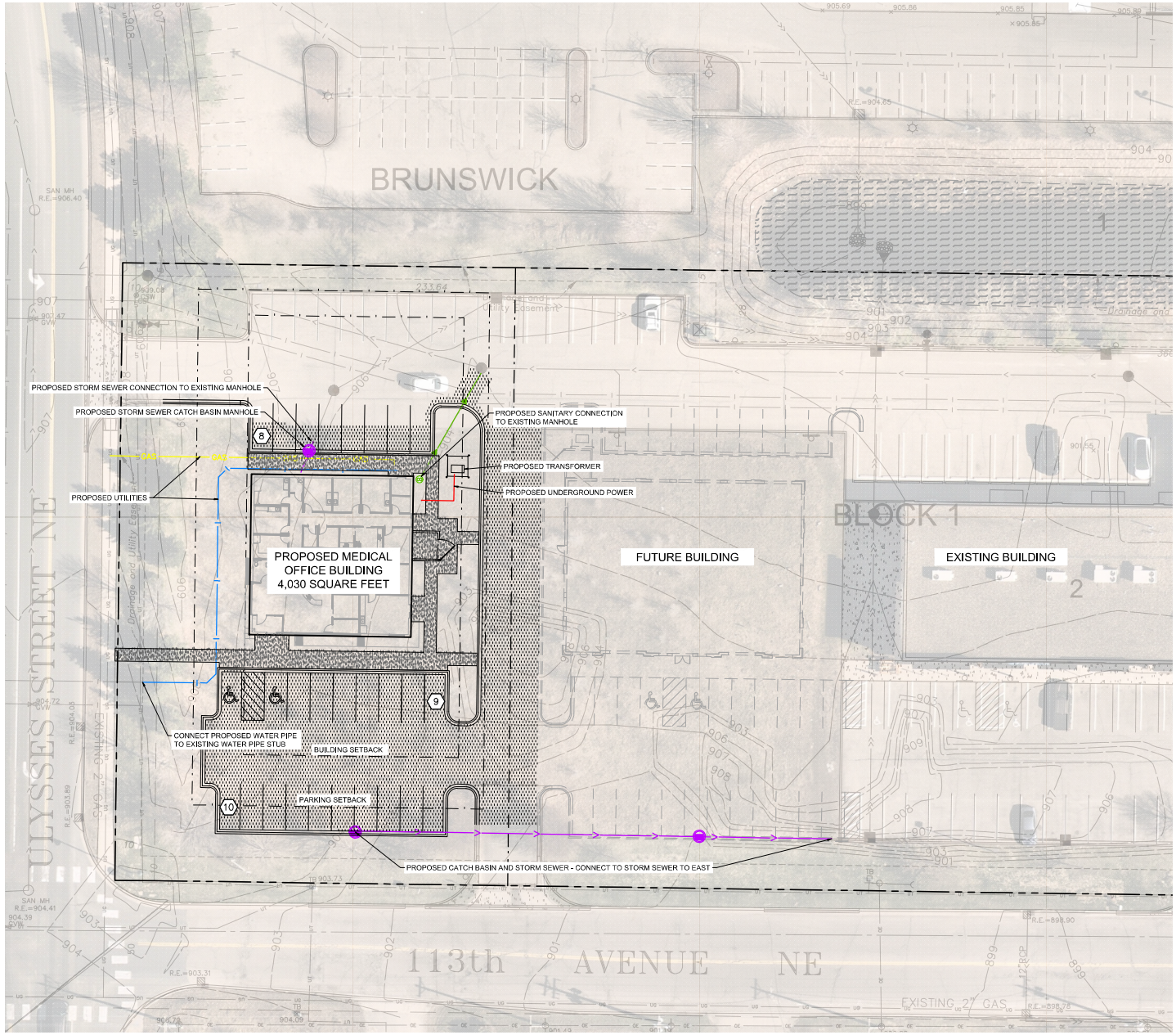
Loucks Project No.	20220A
Project Lead	MLS
Drawn By	SLS
Checked By	MLS
Field Crew	CMS

VICINITY MAP



PRELIMINARY PLAT OF BLAINE CROSSING II ADDITION

1 OF 1



LEGEND

- PROPERTY LINE
- SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT
- PROPOSED FENCE
- PROPOSED CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVMENT SEE DETAILS FOR SECTION
- CONCRETE SIDEWALK SEE DETAILS FOR SECTION
- STORM WATER AREA SEE GRADING PLAN FOR DETAILS

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS, REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED, DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 20-FEET IN LENGTH UNLESS OTHERWISE INDICATED.

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	0.863 AC / 37,592 SF
DISTURBED AREA (APPROXIMATE)	0.65 AC / 28,500 SF
EXISTING IMPERVIOUS AREA	0.17 AC / 7,393 SF / 19.7%
EXISTING PERVIOUS AREA	0.69 AC / 30,199 SF / 80.3%
PROPOSED IMPERVIOUS AREA	0.52 AC / 22,716 SF / 60.4%
PROPOSED PERVIOUS AREA	0.34 AC / 14,876 SF / 39.6%
NET INCREASE IN IMPERVIOUS AREA	0.35 AC / 15,323 SF

SITE DATA	
EXISTING ZONING	B-3 - REGIONAL COMMERCIAL
PROPOSED ZONING	B-3 - REGIONAL COMMERCIAL
PROPOSED LAND USE	COMMERCIAL
PARKING SETBACKS	FRONT = 30' SIDE/REAR = 10'
BUILDING SETBACKS	FRONT = 50' SIDE = 20' REAR = 20'

BUILDING DATA	
TOTAL BUILDING AREA	4,030 SF
PERCENT OF TOTAL PROPERTY AREA	10.72%

PARKING SUMMARY	
REQUIRED PARKING	27 SPACES @ 1/150 SF
TOTAL PROPOSED PARKING	27 SPACES
REQUIRED ACCESSIBLE PARKING	2 STANDARD SPACES 1 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	2 STANDARD SPACES 2 VAN ACCESSIBLE

811 Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE IN FEET 0 10 20 40

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

FIRST M. LAST
DATE: XX/XX/XXXX LIC. NO. 12345

KHA PROJECT 12345678
DATE XX/XX/XXXX
SCALE ########
DESIGNED BY XXX
DRAWN BY XXX
CHECKED BY XXX

PRELIMINARY - NOT FOR CONSTRUCTION

SITE DIMENSION PLAN

PROJECT NAME
PREPARED FOR
CLIENT NAME

CITY STATE

SHEET NUMBER
C400

K:\TWC_LDEV\Avenue Development\Blaine Crossing MOB\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg August 28, 2023 - 6:06pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE NOTES

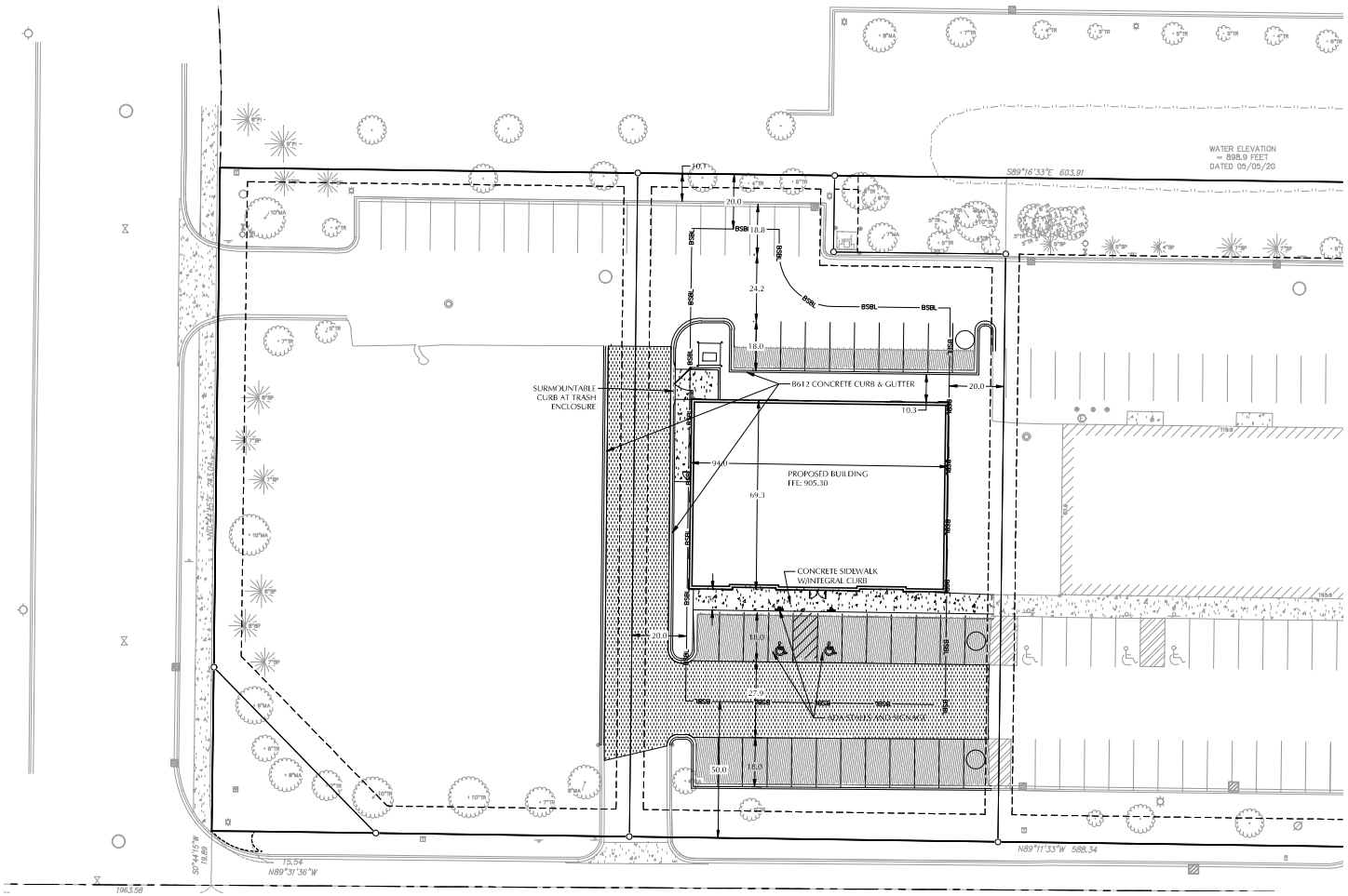
1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. TYPICAL FULL SIZED PARKING STALL IS 9' X 18' UNLESS OTHERWISE NOTED.
6. ALL CURB RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.
7. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
8. REFER TO ARCHITECTURAL SITE PLAN FOR BUILDING SETBACKS.

SITE DATA

CURRENT ZONING: B-3 REGIONAL COMMERCIAL
PROPOSED ZONING: B-3 REGIONAL COMMERCIAL

PROPERTY AREA:	0.71 +/- AC
DISTURBED AREA:	0.56 AC
EXISTING IMPERVIOUS AREA:	0.16 AC (20%)
PROPOSED IMPERVIOUS AREA:	0.58 AC (72%)
PROPOSED WET POND AREA:	0.0 AC (0%)
TOTAL IMPERVIOUS AREA:	0.58 AC (72%)

TOTAL PARKING: 31 STALLS PROVIDED (LOT)
2 HC STALLS (LOT)
131 STALLS PROVIDED (TOTAL DEV.)
7 HC STALLS (TOTAL DEV.)



PAVEMENT LEGEND

- DENOTES LIGHT DUTY BITUMINOUS PAVEMENT
- DENOTES HEAVY DUTY BITUMINOUS PAVEMENT
- DENOTES CONCRETE PAVEMENT

PROJECT BENCHMARK

SITE BENCHMARK: TOP NUT OF HYDRANT LOCATED AT THE NORTHEAST CORNER OF LOUISIANA AVE. AND 150TH ST. AS SHOWN HEREON. ELEVATION = 887.86 (NGVD 29)

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

GENERAL NOTES

1. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
8. ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
10. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
11. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
12. EXISTING TOPOGRAPHY PROVIDED BY LOUCKS ASSOCIATES, TOPOGRAPHIC SURVEY DATED 11/30/16.
13. SUBGRADE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2112. THE TOP 3 FEET SHALL BE COMPACTED TO 100% OF THE STANDARD PROCTOR DENSITY.
14. AGGREGATE BASE SHALL BE MNDOT 3211 CLASS 5. COMPACTION SHALL BE BY THE QUALITY COMPACTION METHOD.
15. PLANT MIXED BITUMINOUS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT 2360 WITH MIX DESIGN AS SHOWN ON THE DETAILS. COMPACTION SHALL BE BY THE ORDINARY COMPACTION METHOD.
16. CONCRETE CURB & GUTTER SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2531. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS EVERY 200 FEET AT ALL FIXED OBJECTS. CONTRACTIONS JOINTS EVERY 10 FEET.
17. CONCRETE WALK SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2521. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS AT ALL FIXES OBJECTS. CONTRACTION JUNTS EVERY 5 FEET.
18. WORKING HOURS ARE 7 AM - 7 PM (MONDAY - FRIDAY) AND 9 AM - 7 PM (SATURDAY.) A 48 HOUR NOTICE IS REQUIRED FOR SATURDAY WORK.
19. THE CONTRACTOR MUST HAVE A CITY LICENSE.
20. A CITY RIGHT-OF-WAY PERMIT IS REQUIRED TO WORKING WITHIN CITY ROW.

N

0 20 40
SCALE IN FEET

MY SALON SUITE
BLAINE, MINNESOTA

NORHLAND SALONS
BLAINE OWNER, LLC
4324 W. LAKE HARRIET PKWY
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SUBMITTAL/REVISIONS

04.26.23 PRELIMINARY SUBMITTAL
05.05.23 PRELIMINARY SUBMITTAL
05.26.23 PRELIMINARY SUBMITTAL

Draft Print

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Michael J. St. Martin - PE
License No. 24440
Date

QUALITY CONTROL

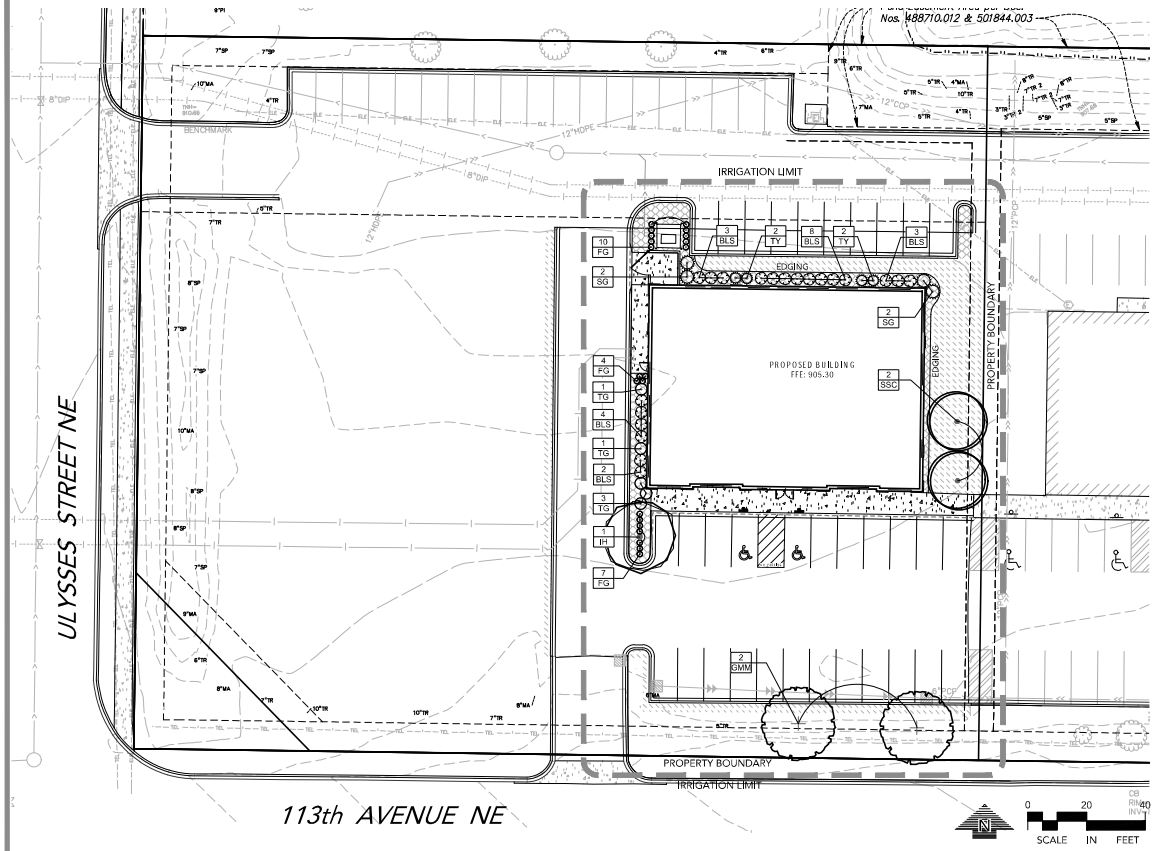
Loucks Project No.	20220B
Project Lead	MJS
Drawn By	TRG
Checked By	MJS
Review Date	

SHEET INDEX

C1.0 EXISTING CONDITIONS & DEMOLITION PLAN
C2.0 SITE PLAN
C3.0 GRADING & DRAINAGE PLAN
C3.1 GRADING & DRAINAGE PLAN
C4.0 EROSION & SEDIMENT CONTROL PLAN
C5.0 SWPPP NOTES & DETAILS
C6.0 UTILITY PLAN
C7.0 DETAIL SHEET
C7.1 DETAIL SHEET

SITE PLAN
C2-1

Plotted: 05 / 26 / 2023 11:7 AM W:\2020\20220\CADD DATA\CIVIL_dwg Sheet Files\C2-1 - Site Plan



LANDSCAPE PLAN

GENERAL NOTES

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. CONTRACTOR SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
GMM	2	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain' TM	B & B	2.5"Cal
IH	1	IMPERIAL HONEYLOCUST	Gleditsia triacanthos 'Impcole' TM	3" Cal.	B&B

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
SSC	2	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	B & B	2.5"Cal

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
BLS	20	BIRCH-LEAF SPIREA	Spirea x betulifolia 'Tor'	5 gal	24" HGT

GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
FG	33	FEATHER REED GRASS	Calamagrostis x acutiflora 'Karl Foersler'	1 gal	

CONIFEROUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
SG	7	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	5 gal	18" SPRD
TY	4	TAUNTON YEW	Taxus x media 'Taunton'	5 gal	18" SPRD
TG	5	TECHNY GLOBE ARBORVITAE	Thuja occidentalis 'Techny Globe'	5 gal	

GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
SM	1,347 sf	STONE MULCH GRAY TRAP ROCK 1-1/2" - 3" DEPTH OVER LANDSCAPE FABRIC		None	
SOD	2,691 sf	TURF SOD		sod	

LANDSCAPE LEGEND

EXISTING DECIDUOUS TREE

EXISTING CONIFEROUS TREE

SOD / TOPSOIL - SEE NOTES

CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

MY SALON SUITE

BLAINE, MINNESOTA

NORHLAND SALONS
BLAINE OWNER, LLC

4324 W. LAKE HARRIET PKWY
MINNEAPOLIS, MN 55410

LOUCKS

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SUBMITTAL/REVISIONS

04.24.23 PRELIMINARY SUBMITTAL

Draft Print

05.26.2023 3:29:13 PM

PROFESSIONAL SIGNATURE

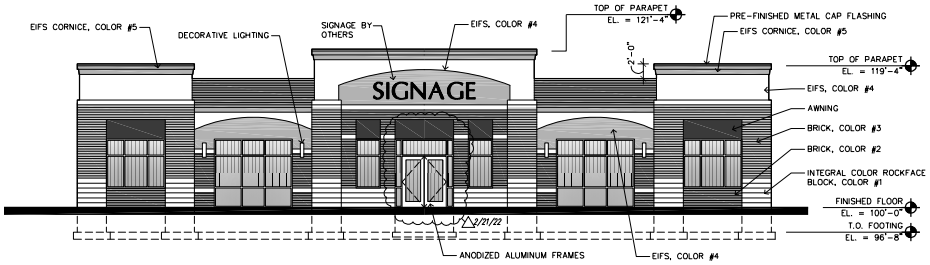
QUALITY CONTROL

C1.0 EXISTING CONDITIONS & DEMOLITION PLAN
C2.0 SITE PLAN
C3.0 GRADING & DRAINAGE PLAN
C4.0 UTILITY PLAN
C5.0 SITE DETAILS & SPECS
C6.0 SWPPP NOTES & DETAILS
C7.0 UTILITY PLAN
C8.0 UTILITY DETAILS
C9.0 UTILITY DETAILS

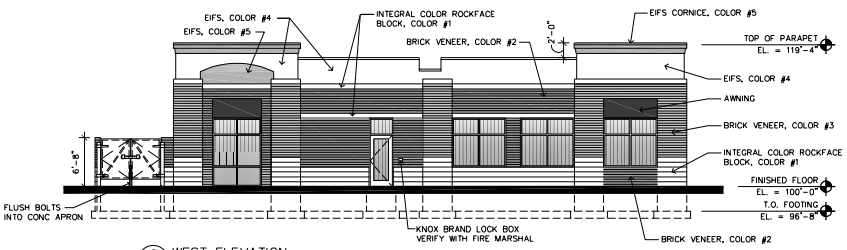
LANDSCAPE PLAN

L1-1

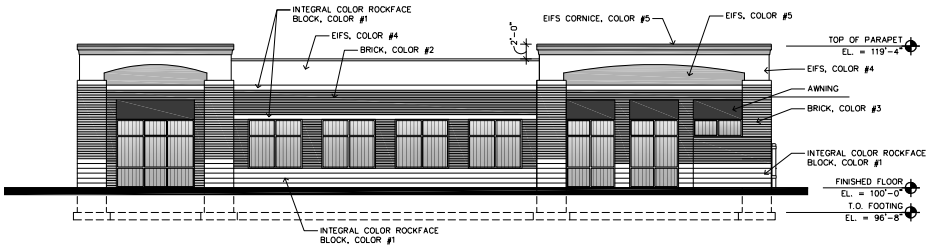
Plotted: 05 / 26 / 2023 12:14 PM W:\2020\2020\2020\CADD DATA\LANDSCAPE_dwg Sheet Files\L202201 L1-1 Landscape Plan



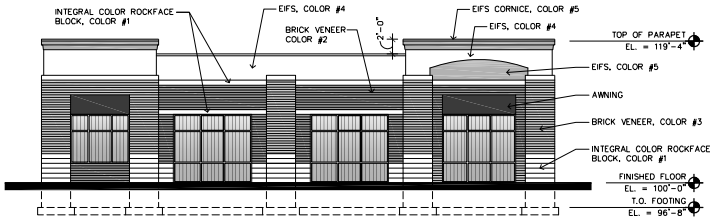
1 A3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 A3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 A3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS

- COLOR #1: ROCKFACE BLOCK ANCHOR 'AUTUMN TAN'
- COLOR #2: BRICK VENEER ACME OCHS – MODULAR 'MONTCLAIR' VELOUR ALTERNATE: MERIDIAN 'CONCORDE'
- COLOR #3: BRICK VENEER SIOUX CITY BRICK – MODULAR 'TOASTED FINE ART' VELOUR
- COLOR #4: EIFS DRYVIT – 449 'BUCKSKIN'
- COLOR #5: EIFS DRYVIT – 457 'WHOLE WHEAT'
- ANODIZED ALUMINUM FRAMES CLEAR ANODIZED

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY NOT FOR CONSTRUCTION

SIGNATURE
LEONARD LAMPERT
PRINTED NAME
13669
LICENSE NO.
DATE

MY SALON SUITE
At Blaine Crossing II
Blaine, Minnesota

Copyright 2021
Leonard Lampert Architects Inc.

Project Designer: L. SCHMIDT
Drawn By:
Checked By: LL
Revisions

4/12/23	PRELIMINARY

BUILDING ELEVATIONS

Sheet Number
A3

Project No.

Filename: My Salon Suite – Blaine\My Salon Site – Blaine – A3.dwg

City of Blaine
Staff Report

File Number: 2023-398

Agenda Date	Status
October 10, 2023	
In Control	**File Type**
Planning Commission	Report

Public Hearing - Sheila Sellman, City Planner

Agenda Item # 4.4

Case File No. 23-0068 // City of Blaine
The City is requesting the following:

1. A text amendment to the Comprehensive Plan to create an MDR/CC (Medium Density Residential/Community Commercial) land use category.
2. Comprehensive plan amendment to land use designations on certain parcels from HDR/PC (High Density Residential/Planned Commercial) to MDR/CC (Medium Density Residential/Community Commercial), CC (Community Commercial) to HDR2/PC (High Density Residential/Planned Commercial), and CC (Community Commercial) to MDR/CC Medium Density/Community Commercial.

Background

Zoning	B-2 (Community Commercial) and B-3 (Regional Commercial)
Land Use	HDR/PC (High Density Residential/Planned Commercial, MDR (Medium Density Residential), CC (Community Commercial)
Area	Northtown Area
Applicable Regulations	27.03
Attachments	Zoning and Location Map Existing and Proposed Land Use Map
Schedule	Planning Commission: 10/10/23 City Council: 11/06/23 and 11/20/23

Staff report prepared by Sheila Sellman

Northtown District Vision Plan
In July 2022, the City Council adopted the Northtown District Vision Plan (the Plan). The Plan serves to

guide decision-making, investments, and priorities for transforming the district into a feasible, vibrant mixed-use neighborhood. This Plan was created to identify redevelopment opportunities with the overall goal of meeting the market and community objectives. The Plan presents a long-range framework for redevelopment in the district, which includes the Northtown Mall and surrounding retail areas. The Plan identifies short-term to long-term steps. The short-term actions (1-5 years) identified include changing the zoning to some type of mixed-use district. Staff and the Council will be discussing zoning at future workshops.

As part of rezoning, the comprehensive land use plan will need to change. Changes to the comp plan have been discussed at several council workshops. The changes proposed are based on those discussions and direction. Also identified as a short-term action is to prepare an Alternative Urban Areawide Review (AUAR). This process is a hybrid of the environmental assessment worksheet (EAW) and Environmental Impact Statement (EIS) review process. Responsible Government Units (RGU's) (the City) can use the AUAR as a planning tool to understand how different development scenarios will affect the environment of their community before the development occurs. The process is designed to look at cumulative impacts anticipated by development scenarios within a geographical area. The AUAR incorporates scenarios based on the comprehensive plan and will include the proposed land uses, if approved.

Comprehensive Plan Amendment
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.

When a change to a city's Comprehensive Plan is requested, it is the city's responsibility to determine if the change is in the best long-range interests of the city. The standard of review of a city's action in approving or denying a Comprehensive Plan amendment is whether there exists a rational basis. A rational basis standard has been described to mean having legally sufficient reasons supportable by the facts which promote the general health, safety and welfare of the city.

<u>Current Zoning</u>
B-2 (Community Commercial), B-3 (Regional Commercial) and RF (Residential Flex).

<u>Current Comp Plan Designation</u>
HDR/PC (High Density Residential/Planned Commercial), MDR (Medium Density Residential) and CC (Community Commercial).

<u>The Proposed Land Use Designation Intent</u>
The following changes are proposed:

1. Eight parcels changing from HDR/PC (High Density Residential/Planned Commercial) to MDR/CC(Medium Density Residential/Community Commercial)
2. Eight parcels changing from CC (Community Commercial) to HDR2/PC (High Density Residential 2/Planned Commercial)
3. One parcel changing from CC (Community Commercial) to MDR/CC (Medium Density Residential/Community Commercial)

The intent of the MDR land use designation is to allow for attached single family homes such as triplexes, quads, townhomes at a low to medium scale. The intent of HDR2/PC is to provide flexibility in development and to allow for the possibility of a mixture of uses within the same area. Development should be designed in a manner which is oriented towards pedestrians. The scale is large and the expected residential mix is 25 percent.

The MDR/CC district is a new district and requires a text amendment, which is part of this request. The MDR/CC is intended to provide flexibility in development to allow for the possibility of a mixture of uses within the same area. The scale is medium to large. Community Commercial is intended for retailing and services that serve larger areas, from neighborhood to regional scale. The expected residential mix is 50 percent.

The proposed land use amendments meets goal #3 of Chapter 4 Economic Development of the Comprehensive Plan "The City will continue to support the viability and economic health of the Northtown commercial area, as it represents a significant economic and employment center. The City will collaborate with Northtown to develop a strategy for private reinvestment, as well as explore and be receptive to new ways for the Northtown area to remain successful, including use of innovative infrastructure management requirements."

The proposed land use amendment also meets goal #7 in Chapter 5 Land Uses, "The City will continue programs and strategies to improve and revitalize aging commercial, industrial and residential structures." Chapter 11: Implementation, identifies Action or Strategy plan for implementation of the comprehensive plan. Under Economic Development 4.5, it states "The City should support the viability and economic health of the Northtown area commercial center through a strategy for private reinvestment."

At this time staff is proposing to leave the Northtown Mall and associated parcels as CC (Community Commercial). The mall is under new ownership and staff have been working with the owner on some redevelopment opportunities. Since these discussions are in the beginning stages and will include some workshops with the Council, it is premature to change the land uses at this time.

Recommendation

In Planning Case File No. 23-0068, it is recommended that the Planning Commission recommend approval of a comprehensive plan text amendment to create an MDR/CC (Medium Density Residential/Community Commercial) land use category.

In Planning Case File No. 23-0068, it is recommended that the Planning Commission recommend approval of a comprehensive land use plan amendment for certain parcels from HDR/PC (High Density Residential/Planned Commercial) to MDR/CC (Medium Density Residential/Community Commercial), CC (Community Commercial) to HDR2/PC (High Density Residential/Planned Commercial) and CC (Community Commercial) to MDR/CC (Medium Density/Community Commercial); based on the following rationale:

1. The proposed land use amendments meet goal #3 of Chapter 4 Economic Development of the Comprehensive Plan "The City will continue to support the viability and economic health of the

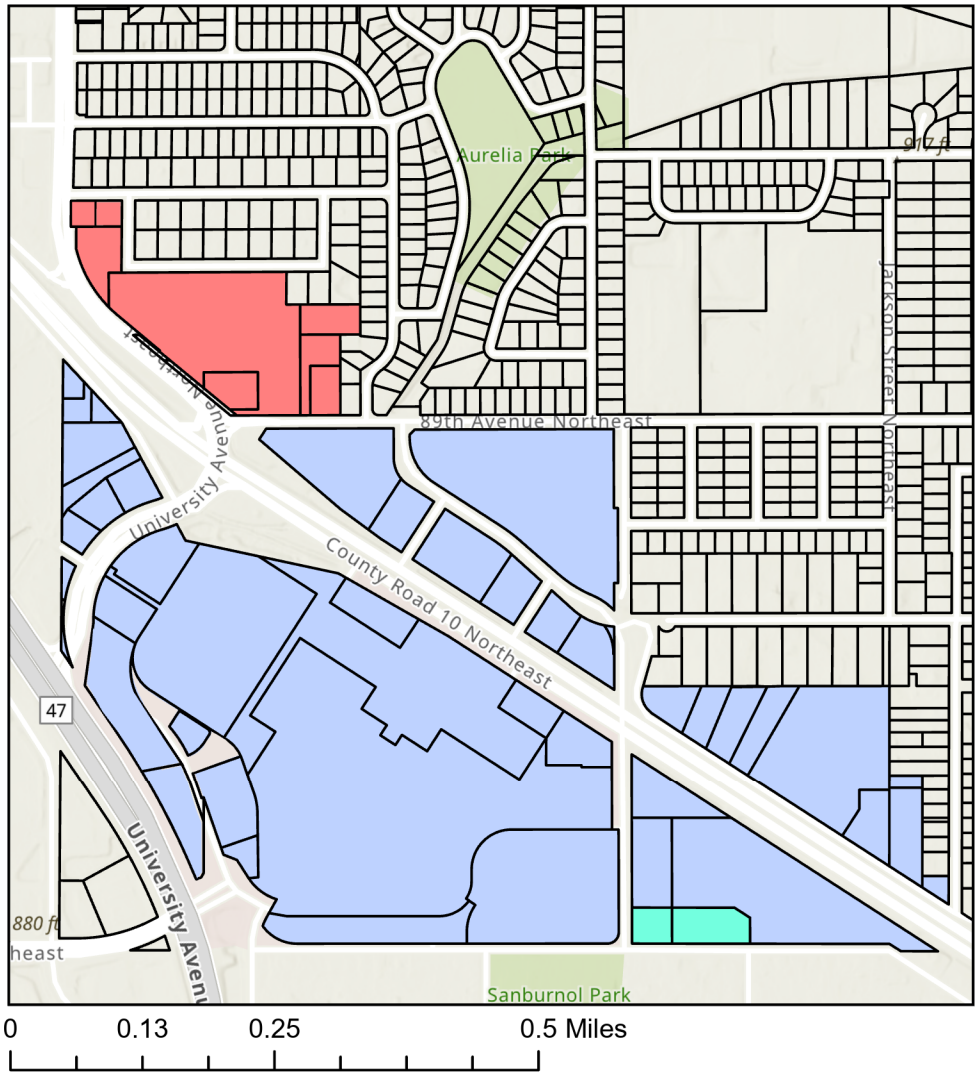
Northtown commercial area, as it represents a significant economic and employment center. The City will collaborate with Northtown to develop a strategy for private reinvestment, as well as explore and be receptive to new ways for Northtown to remain successful, including use of innovative infrastructure management requirements."

2. The proposed land use amendment meets the goal #7 in Chapter 5 Lane Uses of the comprehensive plan "The City will continue programs and strategies to improve and revitalize aging commercial, industrial and residential structures."
3. Chapter 11: Implementation, identifies Action or Strategy plan for Implementation. Under Economic Development 4.5, it states "The City should support the viability and economic health of the Northtown area commercial center through a strategy for private reinvestment."

Attachment List

1. Land Use Change
2. MDR/CC

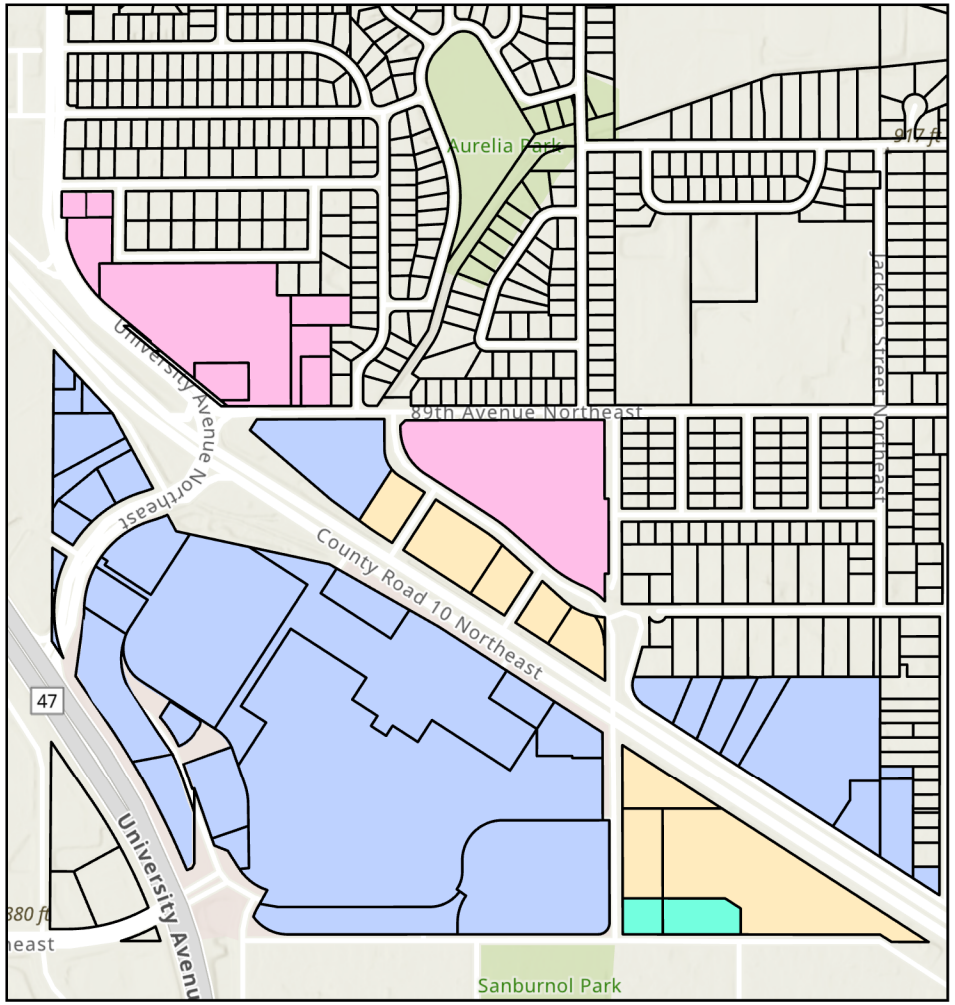
Existing Land Use



0 0.13 0.25 0.5 Miles

- CC - Community Commercial
- MDR - Medium Density Residential
- HDR/PC - High Density Residential/Planned Commercial

Proposed Land Use



- CC - Community Commercial
- MDR - Medium Density Residential
- HDR-2/PC - High Density Residential 2/ Planned Commercial
- MDR/CC - Medium Density Residential/ Community Commercial

Code	District Name	Summary	Description	Supporting Imagery
MDR/CC	Medium Density Residential – Community Commercial	Density: 6-12 units/acre Uses: attached single family homes such as quads and townhomes. Big box retail and commercial centers, restaurants, limited office and service Expected residential mix: 50% Scale: medium to large Intensity: medium to heavy	Combined category designation. This land use category is intended to provide flexibility in development to allow for the possibility of a mixture of uses within the same area. See individual category definitions for more information.	