



# City of Blaine

## Planning Commission

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March 12, 2024 | 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 the City staff, open the public hearing, discuss and act on the application.

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

### AGENDA

**1. Call to Order**

**2. Roll Call**

**3. Approval of Minutes**

- 3.1.** 2024-728 Approval of the February 13, 2024 Planning Commission Minutes  
*Sponsors:*

**4. Public Hearing**

- 4.1.** 2024-707 Case File No. 23-0087 // Blaine Quality Automotive // 9664 Central Avenue NE  
The applicant is requesting a conditional use permit amendment to increase the number of vehicles allowed for overnight outside storage from 11 to 16 in the Community Commercial (B-2) zoning district.  
*Sponsors: Elizabeth Showalter, Community Development Specialist*

- 4.2.** 2024-712 Case File No. 24-0012 // 35W Logistics Center // 11008 Sunset Avenue NE  
The applicant is requesting the following:
1. Rezoning from Farm Residential (FR) to Light Industrial (I-1).
  2. Preliminary plat to create two lots.
  3. Conditional use permit for shared access and zero lot line parking in the Light Industrial (I-1) zoning district.

*Sponsors: Sheila Sellman, City Planner*

- 4.3.** 2024-713 Case File No. 24-0013 // Highway 65 Overlay District // City of Blaine  
The City is requesting an amendment to the zoning code 32.50 Highway 65  
Overlay District (HOD) adding conditional uses, prohibited uses and  
modifying performance standards.

*Sponsors: Sheila Sellman, City Planner*

## **5. Adjournment**



# City of Blaine

## Planning Commission

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February 13, 2024 | 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, February 13, 2024. Chair Goracke called the meeting to order at 7:00PM.

#### 2. Roll Call

Members Present: Commission Members Gorzycki, Halpern, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Members Deonauth and Homan.

Staff Present: Shawn Kaye, Planner  
Elizabeth Showalter, Community Development Specialist  
Shelia Sellman, City Planner  
Teresa Barnes, Project Engineer

#### 3. Approval of Minutes

3.1. 2024-697 Approval of the January 9, 2024 Planning Commission Minutes  
*Sponsors:*

**Motion by Commissioner Olson to approve the minutes of January 9, 2024, as presented. Motion seconded by Commissioner Swanson. The motion passed 5-0.**

#### 4. Public Hearing

4.1. 2024-37 Case File No. 23-0088 // Diane O'Brien // 10617 Quincy Boulevard NE  
The applicant is requesting a variance to allow a 9-foot fence along the south side-yard property line.  
*Sponsors: Shawn Kaye, Planner*

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0088 was opened at 7:05PM.

Diane O'Brien, 10617 Quincy Boulevard NE, explained there has been conflict with her neighbor and reported the nine-foot fence was necessary given the grade changes between her property and the neighbor's property. She reported the nine-foot fence would assist with obstructing the garage door, which was her main concern. She expressed concern with how the neighbor's rear garage was misrepresented to her and asked that the commission support her nine-foot fence request.

The public hearing was closed at 7:09PM.

Chair Goracke asked when the eight-foot fence was granted to the property six houses down.

Planner Shawn Kaye reported the eight-foot fence was approved in 2023.

Chair Goracke explained city code allows for a six-foot fence. He questioned if the city had ever allowed for a fence higher than eight-feet.

Planner Shawn Kaye did not recall this had ever occurred.

Commissioner Halpern inquired if the nine foot fence would resolve the camera issues that were occurring on the property. He asked if this concern has been brought to the Blaine Police Department.

Ms. O'Brien reported she has been in contact with the police department and explained the sergeant in charge of problem properties has never seen a camera spying over a six foot privacy fence. She noted she had gone to court regarding this matter and was told this was a police matter. She stated after court she has not addressed the matter with the police. She indicated she would like to resolve the matter by putting lattice on top of her existing six foot fence making it nine feet in height.

Chair Goracke commented variance requests were considered very carefully by the planning commission. He stated he understood this lot was configured differently. He asked for comments or recommendations from the commission.

**Motion by Commissioner Halpern to recommend approval of Planning Case 23-0088 based on the following conditions:**

**Case 23-0088:**

- 1. A fence permit is required.**
- 2. A fence over 7-feet in height requires a building permit with plans drawn by a MN licensed engineer. The engineer's stamp must be on the plans. These plans must contain the installation details (i.e. depth/size of footings, spacing of supports, types of fasteners, etc.) and provide verification that it meets the 90 mph wind loads the fence may be subjected to. The plans must also include the**



types of materials to be used for the project and prove that the installation of the fence will not alter the existing storm water drainage patterns.

3. The applicant must locate the property line on the south side of the lot to ensure the fence is on the property.
4. The fence cannot exceed 8 feet in height and the fence is limited to starting at the rear of the garage, extending along the south property line to the rear property line.

**Motion seconded by Commissioner Gorzycki. The motion passed 5-0.**

Chair Goracke noted this would be on the agenda of the March 4, 2024 city council meeting.

**4.2.**    2024-38            Case File No. 23-0089 // Alexander Woods 4th Addition // 1000 113th Avenue NE

The applicant is requesting the following:

1. Preliminary plat approval to subdivide approximately 1.16 acres into three lots.
2. Conditional use permit to allow for the construction of two additional single-family homes in a Development Flex (DF) zoning district. The existing home will remain.

*Sponsors: Elizabeth Showalter, Community Development Specialist*

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 23-0089 was opened at 7:17PM. As no one wished to appear, the public hearing was closed at 7:17PM.

Chair Goracke asked if the previous preliminary plat and CUP for this property expired.

Community Development Specialist Showalter reported this was the case. She explained the request before the planning commission was exactly the same, except for minor changes in lot widths to accommodate an existing driveway.

**Motion by Commissioner Olson to recommend approval of Planning Case 23-0089A a preliminary plat to subdivide approximately 1.16 acres into three lots to be known as Alexander Woods 4th Addition with the following conditions:**

**Case 23-0089A:**

1. Plans and specifications must be approved by the City prior to start of construction.
2. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

3. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.
4. Developer to obtain Coon Creek Watershed district permit review prior to start of construction.
5. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
6. Construction contract documents shall 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.
7. The development plan shall indicate all structures will be protected from flooding.
8. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
9. Park dedication will be required for the two new lots being constructed at the rate of \$4,894 per unit, for a total park dedication fee of \$9,788 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
10. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
11. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
12. Each lot in this development shall have two front yard overstory trees with a minimum size of 2.5 caliper inches.
13. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.

**Motion by Commissioner Olson to recommend approval of Planning Case 23-0089B a conditional use permit to allow for the construction of two single-family homes in a DF (Development Flex) zoning district based on the following conditions:**

**Case 23-0089B:**

**Single Family - DF Development Standards**

**Permitted Uses**

1. Single-family detached dwellings
2. Group family daycare

**Accessory Uses**

1. Private attached garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

### **Conditional Uses**

1. Home occupations listed as Conditional Uses in Section 33.10

### **Standards**

1. Front yard setback - 25 feet
2. Side yard setback - 7.5 feet
3. Corner side yard setback - 20 feet
4. Rear yard setback - 30 feet
5. Maximum building height - 2 1/2 stories or 35 feet.
6. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. One detached accessory storage building below 120 square feet is permitted provided it meets 5-foot side and rear yard setbacks and be located within the rear yard.
7. The minimum finished floor area above grade for all homes shall be 1,300 square feet for a single level.
8. All homes shall have a minimum depth and width of 24 feet.
9. All homes to incorporate multiple gables or varied roof lines and articulation of the front façade.
10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
11. Driveways shall not be constructed closer than three feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city-approved material that is consistent in durability and quality.
12. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.
13. Each lot shall contain two front yard trees and a third tree is required in the side yard for corner lots. Trees must be at least 2.5 caliper inches.
14. Developer to execute and record where deemed appropriate by the city engineer with the sale of single-family lots, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots have not been corrected to accommodate general building

**construction or pools, and that additional effort may be required by the homeowner to stabilize those soils before additional construction could occur.**

**Motion seconded by Commissioner Swanson. The motion passed 5-0.**

Chair Goracke noted this would be on the agenda of the March 4, 2024 city council meeting.

- 4.3.**    2024-39            Case File No. 24-0003 // Noodles and Company // 12351 Ulysses Street NE, #120  
The applicant is requesting a conditional use permit to allow outdoor dining with 14 seats in the Regional Commercial (B-3) zoning district.  
*Sponsors: Shawn Kaye, Planner*

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0003 was opened at 7:20PM. As no one wished to appear, the public hearing was closed at 7:20PM.

**Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0003 based on the following conditions:**

**Case 24-0003:**

- 1. The outdoor dining area is subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Met Council to determine the amount required for this use.**
- 2. No outdoor advertising on the building or outdoor dining area without obtaining a temporary sign permit is allowed.**
- 3. The outdoor dining area will be limited to no more than 14 seats in the outdoor dining area.**
- 4. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.**
- 5. No amplified outdoor music system is allowed.**
- 6. Per the Minnesota Building Code, exit doors in any railing or fence in the outdoor dining area shall be openable from the inside without the use of a key or any special knowledge or effort.**
- 7. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.**
- 8. Applicant to provide the City with an updated liquor liability certificate of insurance that includes the outdoor seating area and that the area is compact and contiguous to the already-established licensed premise.**

**Motion seconded by Commissioner Halpern. The motion passed 5-0.**

Chair Goracke noted this would be on the agenda of the March 4, 2024 city council meeting.

- 4.4.** 2024-47 Case File No. 24-0004 // Havenpark Heartland Living LLC // 10454 Central Avenue NE  
The applicant is requesting a conditional use permit to operate a manufactured home sales office in the Manufactured Home Residential (R-4) zoning district.  
*Sponsors: Elizabeth Showalter, Community Development Specialist*

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 24-0004 was opened at 7:23PM.

Kaoko Moua, 10503 Able Street NE, explained the subject property was located directly behind her home. She questioned if construction would now occur within the manufactured home park.

Community Development Specialist Showalter reported no construction would occur. Rather, the applicant was requesting to complete sales and clerical work from the office building.

The public hearing was closed at 7:24PM.

**Motion by Commissioner Olson to recommend approval of Planning Case 24-0004 based on the following conditions:**

**Case 24-0004:**

- 1. Homes for sale must be located on an approved lot in the manufactured home park and meet all setback requirements of the R-4 district.**
- 2. All home sales must involve a home that is located, or will be located after the sale, within the Blaine International Village manufactured home park.**
- 3. A rental license is required prior to occupancy for the lease of any home.**

**Motion seconded by Commissioner Halpern. The motion passed 5-0.**

Chair Goracke noted this would be on the agenda of the March 4, 2024 city council meeting.

- 4.5.** 2024-161 Case File No. 24-0005 // Uram Property // 8628 Central Avenue NE  
The applicant is requesting a comprehensive plan amendment to change the current land use designation of Low Density Residential (LDR) to Community Commercial (CC).  
*Sponsors: Sheila Sellman, City Planner*

The report to the planning commission was presented by Sheila Sellman, City Planner. The

public hearing for Case File 24-0005 was opened at 7:28PM. As no one wished to appear, the public hearing was closed at 7:28PM.

Chair Goracke commented all of the surrounding property was community commercial.

City Planner Sellman reported this was the case. She stated no application has been made to develop the site at this time. She anticipated if a request were to come to the city, the subject property along with the applicant's surrounding properties would be developed together.

Commissioner Olson stated she believed it made sense to change the land use for this property to match the surrounding properties.

**Motion by Commissioner Olson to recommend approval of Planning Case 24-0005 based on the following conditions:**

**Case 24-0005:**

- 1. A change in land use is consistent with the development along Central Avenue and is necessary for this site to develop.**
- 2. The land use change meets goals of the land use chapter to encourage and support development of underutilized areas, particularly where such redevelopment fosters job growth, increased property values, and a positive community image. The plan will include the target corridors of University Avenue and Highway 65, as well as locations identified as target redevelopment sites in the plan.**
- 3. The land use change meets goals of the land use plan in continuing to support programs and strategies to improve and revitalize aging commercial, industrial and residential structures.**

**Motion seconded by Commissioner Gorzycki. The motion passed 5-0.**

Chair Goracke noted this would be on the agenda of the March 4, 2024 city council meeting.

- 4.6.**     2024-48     Case File No. 24-0006 // Chris Rice // 4726 115th Avenue NE  
The applicant is requesting a conditional use permit to allow a 1,610 square-foot garage in the Farm Residential (FR) zoning district.  
*Sponsors: Shawn Kaye, Planner*

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0006 was opened at 7:32PM. As no one wished to appear, the public hearing was closed at 7:32PM.

**Motion by Commissioner Swanson to recommend approval of Planning Case 24-0006 based on the following conditions:**

**Case 24-0006:**

- 1. The proposed attached garage to match the home in terms of architectural style, exterior color and materials.**
- 2. The attached garage to be used for personal storage only.**
- 3. The attached garage (total accessory building space) is limited to 1,610 square feet.**
- 4. No land disturbance to occur within platted drainage and utility easement and wetland areas.**
- 5. An issued Rice Creek Watershed District permit will be required to be provided prior to the issuance of the building permit.**

**Motion seconded by Commissioner Halpern. The motion passed 5-0.**

Chair Goracke noted this would be on the agenda of the February 21, 2024 city council meeting.

- 4.7.**    2024-682      Case File No. 24-0009 // Foxtail Hollow LLC // 121st Avenue and Radisson Road NE  
The applicant is requesting a conditional use permit amendment to clarify the side yard and front yard setbacks in the Foxtail Hollow Townhome Development that is in the Development Flex (DF) zoning district.  
*Sponsors: Shawn Kaye, Planner*

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0009 was opened at 7:35PM. As no one wished to appear, the public hearing was closed at 7:35PM.

**Motion by Commissioner Olson to recommend approval of Planning Case 24-0009 based on the following conditions:**

**Case 24-0009:**

- 1. Internal Private Drive Setbacks are as follows:**
  - o Front yard: Townhomes must be setback at least 20 feet from the private drive.**
  - o Side Yard: Townhomes must be setback at least 10 feet from the private drive.**
- 2. All other conditions listed in Resolution 55-2023 will remain.**

**Motion seconded by Commissioner Swanson. The motion passed 5-0.**

Chair Goracke noted this would be on the agenda of the February 21, 2024 city council meeting.

**4.8.** 2024-160 Case File No. 24-0002 // Northtown // City of Blaine  
The City is requesting the following:

1. Amendment to the Blaine Zoning Ordinance to create a new zoning district, County Road 10 Mixed Use District.
2. Rezoning certain parcels in the Northtown area from Community Commercial (B-2), Regional Commercial (B-3) and Residential Flex (RF), to County Road 10 Mixed Use District.

*Sponsors: Sheila Sellman, City Planner*

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0002 was opened at 7:40PM.

William Melin, Northtown Mall representative, questioned if oil change uses would be contingent upon having a gas station or would a Jiffy Lube be allowed in the Northtown area.

City Planner Sellman explained this was something the planning commission would have to dialogue and make a recommendation to the city council on as written the ordinance does not allow these types of uses.

Chair Goracke inquired if Mr. Melin had an interest in an oil change company.

Mr. Melin reported he was a representative from the mall ownership and stated Take Five had approached the mall expressing interest in a mall outlot.

The public hearing was closed at 7:43PM.

Chair Goracke stated the city of Blaine was embarking on two very unique redevelopment areas, one being the Northtown Mall area and the other being the 105th Redevelopment area. He commended city staff and the council for their efforts and vision. He asked if the commission supported allowing oil changes as a conditional use in the Northtown area.

Commissioner Olson questioned why the city would not allow oil changes when Perfect 10 and a brake replacement establishment were already in place. She indicated she supported allowing oil changes in the Northtown area through a CUP.

City Planner Sellman clarified that Perfect 10 was located in Spring Lake Park. She explained the city currently had a moratorium on car washes and a study was being conducted on this use. She reported through council discussion at workshop meetings, she understood the council was not in favor of allowing car washes, minor or major car repair in this district.

Commissioner Halpern supported the moratorium on car washes for this redevelopment area. He explained there were other automotive uses outside the Northtown redevelopment area. He recommended oil change uses not be allowed within the district



but rather that entertainment and food uses be pursued.

Commissioner Halpern stated he appreciated the city's vision for this area and indicated he could support the ordinance amendment as recommended by staff and the city council.

Commissioner Gorzycki asked if there was another opportunity for the oil change applicant if this code amendment were approved.

City Planner Sellman explained the applicant had made a request for a change and the council could opt to make a change, or the oil change use would have to find another location.

Commissioner Halpern thanked Take Five for their interest in Blaine but noted he did not believe this use fit the vision for the Northtown Redevelopment area.

**Motion by Commissioner Halpern to recommend approval of Planning Case 24-0002A recommending approval of an amendment to the Blaine Zoning Ordinance to create a new zoning district, County Road 10 Mixed Use District without oil change uses. Motion seconded by Commissioner Olson. The motion passed 5-0.**

**Motion by Commissioner Halpern to recommend approval of Planning Case 24-0002B recommending approval of a rezoning for certain parcels in the Northtown area from Community Commercial (B-2), Regional Commercial (B-3) and Residential Flex (RF), to County Road 10 Mixed Use District. Motion seconded by Commissioner Olson. The motion passed 5-0.**

Chair Goracke noted this would be on the agenda of the February 21, 2024 city council meeting.

## **5. Adjournment**

**Motion by Commissioner Gorzycki to adjourn the regular planning commission meeting. Motion seconded by Commissioner Olson. The motion passed 5-0.**

Adjournment time was 7:50PM.



# City of Blaine

## Staff Report

File Number: 2024-707

| Agenda Date         | Status    |
|---------------------|-----------|
| March 12, 2024      |           |
| In Control          | File Type |
| Planning Commission | Report    |

**Public Hearing** - Elizabeth Showalter, Community Development Specialist

### Agenda Item # 4.1

Case File No. 23-0087 // Blaine Quality Automotive // 9664 Central Avenue NE

The applicant is requesting a conditional use permit amendment to increase the number of vehicles allowed for overnight outside storage from 11 to 16 in the Community Commercial (B-2) zoning district.

### Background

|                        |                                                                                         |
|------------------------|-----------------------------------------------------------------------------------------|
| Zoning                 | Community Commercial (B-2)                                                              |
| Land Use               | Community Commercial (CC)                                                               |
| Area                   | 2.23 Acres                                                                              |
| Applicable Regulations | Sections 27.04 and 30.14(e)                                                             |
| Attachments            | Zoning and Location Map<br>Narrative<br>Site Layout<br>Landscape Plan<br>Public Comment |
| Schedule               | Planning Commission: 03/12/24<br>City Council: 04/01/24                                 |

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

### Executive Summary

#### Zoning

The property is zoned B-2, Community Commercial.

#### Surrounding Zoning and Uses

The property is located between Highway 65 and Central Avenue (a stretch of frontage road that runs from Cloverleaf Parkway to 97th Avenue). The property to the west and south, across the frontage road, is zoned R-4, Manufactured Home, and is occupied by the Northview Villa manufactured home park.

The property abuts 97th Avenue to the north.

#### Existing Conditions

The property has an existing approximately 1,300 square foot auto repair shop.

#### History

The building on the property was constructed in 1971 as a service station with gas pumps and auto repair. The property was vacated by the gas station use around 1983. A CUP was requested in 1995 for minor auto repair, which involved removal of the gas pumps/tanks and site improvements. At that time, the applicant requested the ability to have 4 vehicles stored outside overnight. The CUP approved by the City Council on July 6, 1995 required any customer vehicles left overnight to be stored inside. A new CUP was approved on September 21, 1995 which allowed 4 vehicles to be stored outside overnight. The property was sold to the current owner in 1997.

Between 2002 and 2005, there were many discussions regarding the property and a desire by the property owner to have more outside vehicle storage. The City Council considered revoking the 1995 CUP due to failure to comply with the conditions prohibiting overnight outside storage of vehicles, but ultimately did not. The property owner indicated a desire to add on to the building during that time, which would have required variances from the setback requirements and parking requirements. The property owner was advised that he could apply for the necessary variances and CUP amendment to add on or apply for a CUP amendment for additional outside overnight storage, but no applications were received.

A complaint was received in 2021 and the City provided numerous opportunities to come into compliance with the CUP and code at that time, or apply for an amendment to the CUP to allow for increased storage of vehicles. In 2023, following the issuance of a county citation, the applicant applied for a CUP amendment to allow for outside overnight storage of vehicles. The applicant requested storage of up to 13 stalls, which were to be located along the west and north sides of the site, without storage along the Highway 65 frontage. The dimensions in those areas only allowed for 11 cars. The amendment was approved with the following conditions:

1. Outside overnight storage shall be limited to the 11 parking stalls indicated on the attached site plan.
2. Any vehicle storage beyond the 11 vehicles permitted by this CUP shall be removed by October 31, 2023.
3. All stalls must meet the dimensional requirements listed in 33.13 of the zoning code.
4. One accessible parking stall is required, which shall include the associated access aisle.
5. The parking lot shall be striped, including any required accessible parking stalls, by October 31, 2023. A scaled site plan depicting the proposed striping shall be submitted to the city prior to commencing the work.
6. Two six foot tall conifer trees and thirteen shrubs shall be planted along the Highway 65 frontage prior to October 31, 2023. A landscape plan showing the proposed trees and shrubs shall be provided by August 31, 2023.
7. Hours of operation are limited to 7:00 am to 7:00 pm on weekdays and 8:30 am to 1:00 pm on Saturday.
8. All vehicle parking to be on-site. No vehicle parking on the frontage road.
9. No vehicle repair may occur outside.

10. All vehicles stored outside must be licensed with current registration and appear drivable. Vehicles on blocks may not be stored outside overnight.
11. All exterior storage other than vehicles must be removed by October 31, 2023.

As of the writing of this report, none of the conditions of the amended CUP have been met. Condition 11, requires removal of tires and storage containers that are currently on the south side of the building. These cannot be stored outside since outside storage, other than passenger vehicles, is prohibited in the B-2 zoning district. Since there is not an opportunity for that condition to be changed with the requested amendment, the City is pursuing compliance with that code requirement through the code enforcement process. A final notice was sent on November 14, 2023, and staff has sent the formal complaint to the City Attorney's office to be issued as a County citation.

The applicant is requesting an amendment to the CUP to allow for additional storage of vehicles for a total of 16 vehicles.

### **Evaluation of Request**

The applicant submitted a site plan showing 21 parking spaces. The code requires that 2 stalls per bay door be reserved for daily parking without outside overnight storage and an accessible parking stall with an access aisle is required by the Accessibility Code. This leaves up to 16 stalls that could be used for overnight storage of cars, if allowed by a CUP (21 stalls less 4 stalls for daily parking and 1 access aisle). The applicant is requesting an amendment to the current CUP, which allows for 11 vehicles to be stored overnight, to allow for all 16 stalls to be used for overnight storage.

### Other Similar Sites

When considering whether to allow an increased amount of outside overnight vehicle storage, commissioners should consider what has been required of other auto repair businesses in commercial zones and what is similar and different between those sites and the subject site. Please note that given the proximity of the subject site to Highway 65, this site is highly visible to the traveling public and is across the Central Ave Service Drive from residential.

The following sites are generally similar in scale and visibility to the subject property, and are located in the B-2 or B-3 districts:

- Blaine Wholesale Transmission (30 County Road 10): CUP amendment approved in 2023 allowing for outside storage in 4 stalls (previously prohibited), located away from the County Road 10 frontage road with installation of concrete curb, landscaping, and a masonry trash enclosure. The required work was completed in September 2023. The site is similar in scale, visible from County Road 10, and is not near residential.
- AC Automotive (611 109th Avenue NE): Current CUP limits outside storage of vehicles to the fenced area behind the building. Violation of the CUP in 2023 resulted in code enforcement and the business complied with the requirement. The business is similar in scale, is on a busy but lower traffic road, and is immediately adjacent to a residential use.
- North Country Tire (11290 Central Ave NE): Current CUP limits outside storage of vehicles to 8 stalls. The business is larger in scale, is highly visible from Highway 65, and is not near residential uses.

- Bourke Brothers Auto (10112 Sunset Ave NE): Overnight outdoor storage is limited to two vehicles. The business is similar in scale, is visible from a busy, but lower traffic road and immediately adjacent to a residential use.

### Site Plan

The site meets current requirements for building and parking setbacks, except for a small area to the north of the southern entrance off of the frontage road that has an approximately 6 foot setback, instead of the required 10 foot setback (this is legal nonconforming).

The applicant is proposing expanding the trash enclosure to accommodate storage of used tires awaiting pickup. Storage within the trash enclosure is limited to refuse that has a regular pickup. When the building was constructed, trash enclosures could be constructed of solid wood fencing, but now are required to be constructed of masonry materials that are consistent with the building. Additionally, the fire code regulates refuse enclosures, and the enclosure must be constructed of noncombustible materials due to the proximity to the roof eaves. The existing enclosure can remain, but cannot be expanded. Regardless of the requested CUP amendment, the applicant may construct a masonry enclosure for refuse containers, used tires awaiting pickup, and other refuse with regularly scheduled pickup. The applicant is advised that additional fire code and environmental regulations may apply to the storage of tires.

### Architecture

The building is primarily painted brick with glass around the office/waiting area and in the bay doors. The roof is mansard style with asphalt shingles. The building design does not meet the standards for the zoning district or the Highway 65 Overlay District, both of which require three premium materials on each side, totaling at least 50% of each walls. Glass is the only premium material present. Staff does not consider the architectural design to be related to the CUP request, therefore, no conditions relative to the building design are recommended.

### Landscaping

If the building were constructed today, the following landscaping quantities would be required:

- 11 Overstory Trees
- 6 Conifer Trees
- 6 Ornamental Trees
- 38 Shrubs

The landscape plan approved in 1995 has 7 overstory trees, 4 conifers, 4 ornamentals and 25 shrubs, which met the requirements at that time. Since then, the Highway Overlay District has been created which requires 50% more landscaping for properties in the district.

Two of the conifer trees on the landscape plan from 1995 are not present and were either never planted or were removed. Some shrubs are also missing. The landscaping would be restored to what was required with the 1995 plan through planting of 2 conifer trees and 13 shrubs. The 2023 CUP amendment required the installation of those materials prior to October 31, 2023, but they have not yet been installed and a plan for installation has not been provided. The Commission may choose to

recommend additional landscaping to provide more screening of the proposed outdoor storage.

#### Grading/Storm Drainage

The proposed project does not include any alterations to the existing grading or storm water drainage patterns on the property.

#### Utilities

The subject site will utilize the existing utilities into the building. No new connections are proposed.

#### Wetlands/Watershed/FEMA

There are no wetlands or FEMA flood plain on the existing site. A Coon Creek Watershed District review is not required.

#### Access/Street Design/Sidewalks/Trails

The site will utilize the existing access points to the existing parking area. No new access points will be granted. No additional street design, sidewalks or trails will be required.

#### Easements/Right-of-way/Permits

The applicant will need to obtain any and 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

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.

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 outside storage is not anticipated to increase the burden on public utilities or facilities.
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.
  - When the 2023 CUP was issued, the City Council found that storage of up to 11 vehicles, located away from the Highway 65 frontage, was compatible with the adjoining properties and the character of the B-2 and Highway 65 Overlay Districts. The Commission should consider whether storage of vehicles along the Highway 65 frontage is compatible with adjoining properties and the districts in which the property is located.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
  - The mature landscaping present on the site and the additional landscaping required by the recommended conditions will reduce the visual impact. The Planning

Commission may recommend conditions requiring additional landscaping or screening if deemed necessary to prevent the appearance from having an adverse effect upon adjacent properties, or may find that storage of vehicles along the Highway 65 frontage would have an adverse impact that cannot be sufficiently mitigated through additional conditions.

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.
  - o The B-2 zoning district is intended to provide retail and services to the trade area of nearby neighborhoods.
  - o The Highway 65 Overlay was established to create a community image of quality and visual aesthetics.
  - o Two of the purposes of the zoning code are to preserve the attractiveness of Blaine and to provide compatible and appropriate land uses in the city.
  - o The Commission should consider whether the storage of cars along the Highway 65 frontage meets the purposes of the overlay district and the zoning code as proposed, and if not, whether it would meet those purposes with additional landscaping.
6. The use shall not be in conflict with the comprehensive plan of the City.
  - o The use is consistent with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
  - o The limitations on occupancy will prevent any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
  - o The existing structure is served with the required utility services, adequate roadway infrastructure, and necessary drainage facilities to service the proposed uses.

## Recommendation

In Planning Case File No. 23-0087, staff is recommending that the Planning Commission consider whether the request for outside storage meets the criteria for granting a conditional use permit. Staff has provided potential conditions of approval if the Commission finds that the criteria are met, and potential rationale for denial if the Commission does not find that the criteria are met.

### Potential Conditions of Approval

If the Commission finds that the criteria listed above are met, the Planning Commission may recommend approval of a conditional use permit amendment replacing Resolution 23-105 to allow 16 vehicles to be stored outside overnight at an existing minor auto repair business in a B-2 (Community Commercial) zoning district with the following conditions:

1. Any vehicle storage beyond the 16 vehicles permitted by this CUP shall be removed by June 30, 2024.
2. All stalls must meet the dimensional requirements listed in 33.13 of the zoning code.
3. One accessible parking stall is required, which shall include the associated access aisle.
4. The applicant shall mark the proposed striping on site prior to final striping to verify the dimensional requirements of 33.13 are met prior to June 30, 2024.

5. Outside overnight storage shall be limited to the 16 parking stalls indicated on the attached site plan. If the proposed stalls do not fit on site at the dimensions required by 33.13, the applicant will need to reduce the number of vehicles stored outside overnight to have 4 stalls remaining that are not used for storage and vehicles may not be stored in the required access aisle.
6. The parking lot shall be striped, including any required accessible parking stalls, by July 31, 2024.
7. Two six foot tall conifer trees and thirteen shrubs shall be planted along the Highway 65 frontage prior to July 31, 2024. A landscape plan showing the proposed trees and shrubs shall be provided by June 30, 2024.
8. Hours of operation are limited to 7AM to 7PM on weekdays, and 8:30AM to 1PM on Saturday.
9. All vehicle parking to be on-site. No vehicle parking on the frontage road.
10. No vehicle repair may occur outside.
11. All vehicles stored outside must be licensed with current registration and appear drivable. Vehicles on blocks may not be stored outside overnight.

If the Planning Commission believes additional screening or aesthetic improvements are needed to mitigate the appearance of overnight outside storage of vehicles, additional conditions may be added, such as additional landscaping along the Highway 65 frontage.

#### Potential Findings For Denial

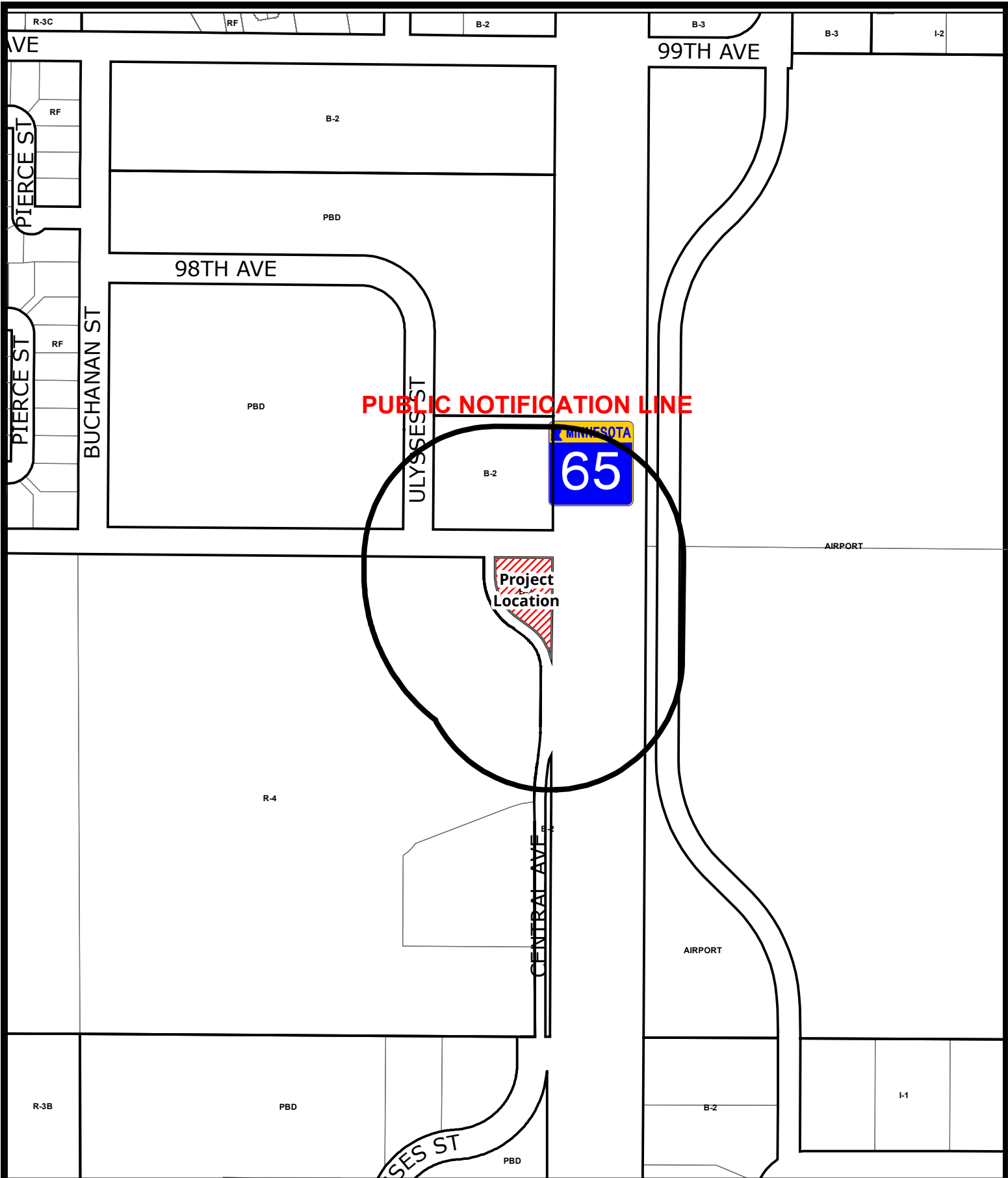
If the Planning Commission finds that the criteria for granting a CUP have not been met, the Commission may recommend denial with the following findings:

1. Conditional Use Permits may only be granted when they are consistent with the purpose of the zoning code, which includes conserving the attractiveness of Blaine and providing for the compatible and appropriate use of land throughout the City of Blaine.
2. The previously approved overnight outside storage of 11 cars is the maximum number that are appropriate for unscreened storage on a high visibility parcel, and any further outside storage of vehicles would be inconsistent with the high-finish buildings constructed in the area over the past 20 years, and would not further the intent of the code to conserve the attractiveness of Blaine.
3. The property is located within the Highway 65 Overlay District which was established to promote a community image of quality and visual aesthetics. Overnight outside storage of vehicles along the Highway 65 frontage would conflict with the purpose of the overlay district.
4. The proposed storage of vehicles along the Highway 65 frontage would have an appearance that will cause an adverse effect upon adjacent properties.

#### **Attachment List**

1. Attachments

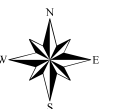




BlaineMN.gov

## Case File No. 23-0087 Blaine Quality Automotive

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

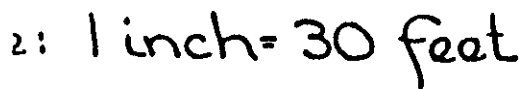


12/18/23

Applicant has presented his drawing showing 21 parking spaces that will fit on the property, he needs as many spaces as he can get. Because of the nature of his business sometimes people will leave vehicles there for a few days after completion and they sometimes get towed there at night. He doesn't always have control over what is there and when. With the additional spaces he will have more control and allows for the required driveway width. The site plan shows an outline in yellow that is proposed to be an 8-foot opaque fence for screening of refuse.



\* Front yard underground irrigation required.



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## Patricia Robinson

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**From:** Mark Ouellette <ouellettem01@gmail.com>  
**Sent:** Monday, March 4, 2024 12:25 PM  
**To:** Planning; Lori Saroya  
**Subject:** 23-0087 Quality Automotive

I cannot attend the planning commission meeting. I would like to point out that the owner did not comply with the resolution from case 23-0042. The lot was not striped I do not see that the trees were planted. There is not room on this site for 17 vehicles, he was rejected from 13 last year

Thanks  
Mark Ouellette  
763.496.8970  
[Ouellettem01@gmail.com](mailto:Ouellettem01@gmail.com)



# City of Blaine Staff Report

File Number: 2024-712

| Agenda Date         | Status    |
|---------------------|-----------|
| March 12, 2024      |           |
| In Control          | File Type |
| Planning Commission | Report    |

**Public Hearing** - Sheila Sellman, City Planner

## Agenda Item # 4.2

Case File No. 24-0012 // 35W Logistics Center // 11008 Sunset Avenue NE

The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Light Industrial (I-1).
2. Preliminary plat to create two lots.
3. Conditional use permit for shared access and zero lot line parking in the Light Industrial (I-1) zoning district.

## Background

|                        |                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Zoning                 | Farm Residential (FR)                                                                                                 |
| Land Use               | High Density Residential/Planned Industrial (HDR/PI)                                                                  |
| Area                   | 27.01 Acres                                                                                                           |
| Applicable Regulations | Sections 27.03, 27.04 and 31.00                                                                                       |
| Attachments            | Zoning and Location Map<br>Narrative<br>Preliminary Plat<br>Proposed Plans<br>Draft Traffic Study<br>Workshop Minutes |
| Schedule               | Planning Commission: 03/12/24<br>City Council: 04/1/24 and 4/15/24                                                    |

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

### Zoning

The subject site is zoned Farm Residential (FR) and the applicant is requesting a rezoning to Light Industrial (I-1), which is consistent with the comprehensive plan land use designation of High Density Residential/Planned Industrial. Currently, the zoning is in conflict with the comprehensive plan.

### Land Use Designation

The land use designation is High Density Residential/Planned Industrial. This land use category is intended to provide flexibility in development and to allow for the possibility of a mixture of uses in the same area with a medium to large scale and medium to heavy density.

### Surrounding Zoning and Uses

The subject site is surrounded by Farm Residential (FR) properties with single family homes present.

### Existing Conditions

The subject property is 27 acres and has been vacant since the home on the property was demolished in 1992.

### History

The subject property is 27 acres and has been vacant since the home on the property was demolished in 1992. The property was guided for medium and high density residential development in the Northeast Area Plan (adopted in 2002). The land use was changed to High Density Residential/Planned Commercial in the 2030 plan (adopted in 2009), and High Density Residential/Planned Industrial in the 2040 plan (adopted in 2018).

The property has been on and off the market for many years and previous developers have struggled with how to develop the property with the constraint of the large wetland in the center of the property and poor soils throughout the property. Additionally, a lift station is needed for sewer service to the property, which increases the development cost. Staff have encouraged all prospective developers to consider the high visibility of the site from both 35W and 109th in their site design as well as buffering for the neighboring rural style residential lots that surround the property. The surrounding properties are all zoned FR, but are guided Low Density Residential (LDR), which calls for suburban style residential development at a density of 2.5-6 units per acre.

This property was reviewed by the City Council at the fall retreat in 2022 as part of a proactive review of properties with High Density Residential land uses. Feedback at the time was to retain the existing High Density Residential/Planned Industrial land use. A concept plan similar to the proposal was reviewed at the April 10, 2023, workshop (minutes attached). Generally, council supported the rezoning to Light Industrial (I-1) as it is compatible with the land use designation and has greater setbacks to residential areas than the Planned Business District (PBD). Council mentioned traffic may be a concern and asked the applicant to review traffic. The applicant has submitted a traffic study which is attached to this report.

### **Rezoning**

Section 27.03 Criteria for granting zoning/comprehensive plan amendments:

The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:



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

The purpose of the I-1 district is to provide for the development of industrial uses ranging from small to large scale industry and related services. This district shall encourage the development of industrial uses accessible to major highways and utilize city services of sanitary sewer, water, street, and storm drainage. Such light industrial areas can be located next to heavy industrial, commercial, residential, and airport districts, and shall be free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants.

### **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**

The applicant is requesting to rezone the subject site from Farm Residential (FR) to Light Industrial (I-1), a preliminary plat to create two lots, and a Conditional Use Permit (CUP) for shared access/parking and a zero lot line. The proposal includes two light industrial buildings totaling 378,000 gross square feet. The building on the north side of the site will be 178,500 square feet, and the building on the south side of the site will be 199,500 square feet. Users have not been identified at this time, but it is anticipated the users will range from office/manufacturing, assembly and fulfillment, to sophisticated medical device or electronics product development operations. All of these are permitted uses in the I-1 district.

#### Plat

The preliminary plat creates two lots. Lot 1 as proposed is 10.6 acres and Lot 2 as proposed is 16.2 acres. The minimum lot size in the I-1 is one acre.

#### Architecture

The I-1 district requires exterior wall surfaces of all buildings to be primarily faced with brick, stone,



precast panel, cast-in-place panel, architectural concrete with other permitted materials, or glass. Use of modern metal paneling materials or its equivalent shall be considered for exterior wall surfaces provided such materials are used in conjunction with other materials listed above. Use of modern metal paneling materials or its equivalent shall not exceed thirty-five percent (35%) of any individual wall surface. The building materials meet this requirement and include glass storefront windows, painted concrete and metal panel accents.

### Setbacks

The I-1 requires the following setbacks:

- Front yard building setback - Forty (40) feet.
- Corner side yard building setback - Forty (40) feet.
- Side yard building setback -Fifteen (15) feet.
- Rear yard building setback -Twenty (20) feet.

When a light industrial district is adjacent to any residential district, building setbacks shall be one hundred (100) feet along any side adjacent to a residential district.

Parking setbacks:

- Front yard/corner side yard - 25 feet.
- Side yard - 10 feet.
- Rear yard - 10 feet.

If the rear yard or side yard parking setback is adjacent to a residential district, the parking setback shall be twenty-five (25) feet. Such setback shall be opaquely screened with berms, shrubs, trees, fence, or a combination thereof.

As proposed all setbacks are met.

### Parking

The applicant has indicated the breakdown of users would be 10% office, 15% manufacturing and 75% warehouse. Based on code requirements and using this breakdown, the northern building requires 215 parking stalls and the southern building requires 192 stalls for a total of 407 stalls. The proposed combined parking is 443 stalls. The CUP allows for shared parking, therefore the parking requirements are met.

### Landscaping

Staff reviewed the proposed landscaping plan and found the proposed number of conifers did not meet code requirements. Giving credit for the preservation of 22 significant trees on site, along with credit for the higher number of overstory trees proposed than what code requires, the landscaping plan needs to be revised to include either 23 6-foot conifers, 12 8-foot conifers, or 8 12-foot conifers to meet code requirements.

In addition, a seven (7) foot opaque fence shall be constructed along the west property line, and a six (6) foot opaque fence shall be constructed along the north property line to provide adequate screening from residential properties.

## Minimum Required Quantities and Sizes

- Overstory Trees: 161 - 2 ½ inch caliper
- Ornamental Trees: 161 - 2 inch caliper
- Conifer Trees: 161 - 6 feet in height
- Shrubs: 1,072 – 24 inch pot

## Tree Preservation

The tree preservation ordinance requires 8 trees per acre of upland be replaced. The applicant is proposing to remove a majority of the trees onsite. Not all trees being removed are significant, but there will be approximately 22 acres of disturbance resulting in a replacement requirement of 176 trees. The landscape plan shows a mix of conifers, ornamental and overstory trees being planted for a total of 366 trees. The tree replacement requirements are met.

## Park Dedication

Park dedication is required for the two lots at a rate of \$6,702 an acre. The subject site is 27 acres requiring \$180,954 in park dedication fees that is due at the time of final platting.

## Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the Rice Creek Watershed District (RCWD) and city approved grading, drainage, erosion protection and sediment control plans prepared by the developer's engineer. The plans shall 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

The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 7 is \$7,196.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 25.92 acres of upland for a total sewer area charge of \$186,520.

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.

Utilities will be extended to the edge of the plat for future connection to adjacent parcels.

Hydrant locations must be reviewed and approved by the Fire Department. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

## Wetlands/Watershed/FEMA

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

The developer will need to submit the project to RCWD. 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 two driveway connections to 109<sup>th</sup> Avenue NE. As this is a county road, the developer will need to construct any improvements as outlined in the development review of Anoka County's plat review comments.

Trails shall be required to be constructed in accordance with current city standards. Location to be determined in the plan review process.

#### Traffic Study

A traffic study was prepared by Transportation Collaborative and Consultants, LLC on behalf of the developer. The study generally addresses factors concerning the proposed development access locations, trip generation/destination, and development access improvements, i.e. turn-lane requirements. The location of the access points are currently being reviewed by the county to determine if they are in alignment with the county guidelines for spacing. As stated in the study, the trip generation is based on the proposed space and not specific users as most are not identified at this time.

The study indicates that there will be an increase in the daily trips from 5500 to 6500 average daily trips or an increase of 20% on 109th Avenue. While 109th Avenue has the capacity to handle this volume of traffic, the study scope did not include any analysis of the nearby intersections of Sunset Avenue, Nation Street, and Pheasant Ridge Drive. Per the information provided, the vehicles per day count increases with an anticipated split of 75% headed west to Lexington Avenue and 25% headed east along CSAH 12/Apollo Drive to Lake Drive. The study did not address or comment on the current weight restrictions posted on the Sunset Avenue bridge.

While this study has recently been reviewed by city staff, and given that 109th Avenue NE is a county road, final approval of necessary improvements will be required from Anoka County. Please note that the scope and preparation of this study was prepared by the developer without consultation or review by city staff and additional information will be requested for the other interactions on the corridor.

#### 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.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, 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) The Conditional use permit request is for shared access/parking and a zero lot line.

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.
  - o Shared access/parking and a zero lot line will not create a burden on existing parks, schools, or public facilities and utilities. The applicant has prepared a traffic study to determine if the site is adequately served by 109th Avenue (County Road 12) and Sunset Avenue (County Road 53).
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.
  - o The subject development is surrounded by large-lot single-family homes and roadways to the south and east of the site. Shared access/parking and zero lot line meets the intended character of the I-1 zoning district.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
  - o The shared access/parking and zero lot line do 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.
  - o The proposed use is consistent with the purposes of the I-1 zoning district.
6. The use shall not be in conflict with the comprehensive plan of the City.
  - o The I-1 district is consistent with the land use designation of High Density Residential/Planned Industrial (HDR/PI) and the uses are permitted in the I-1 district.
7. The use shall not cause traffic hazard or congestion.
  - o Per the submitted traffic impact study, 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.
  - o The proposed development, once constructed, will have the required utility services, adequate roads and necessary drainage facilities to service the proposed development.

## Recommendation

In Planning Case File No. 24-0012, it is recommended that the Planning Commission recommend approval of a rezoning from Farm Residential (FR) to Light Industrial (I-1) based on the following rationale:

1. Light Industrial is consistent with the land use designation High Density Residential/Planned Industrial (HDR/PI).

2. The current zoning of Farm Residential (FR) is not consistent with the land use designation.

In Planning Case File No. 24-0012, it is recommended that the Planning Commission recommend approval of a preliminary plat to create two lots with the following conditions:

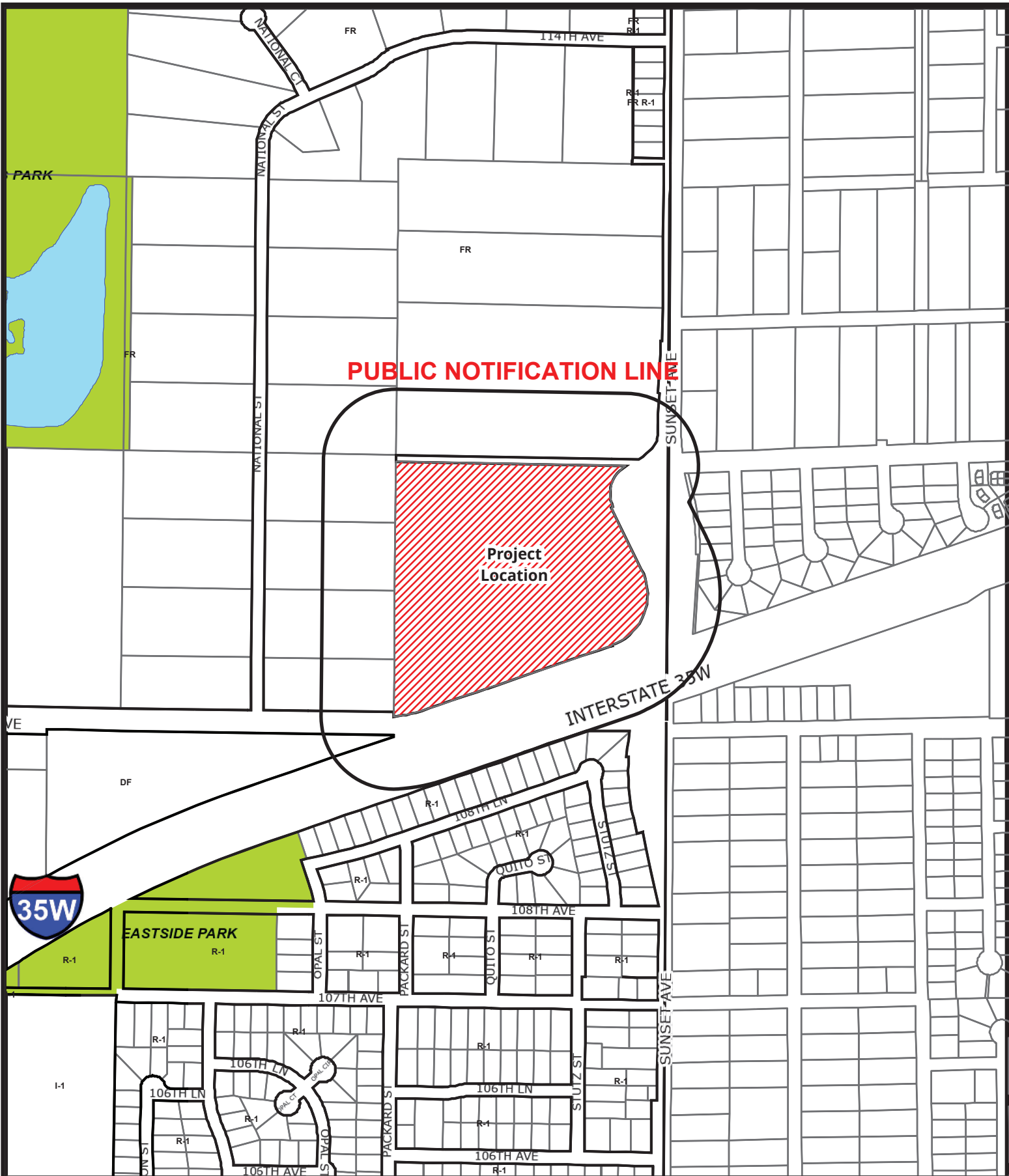
1. Park dedication is required for the two new lots being constructed at the rate of \$6,702 an acre, for a total park dedication fee of \$180,954 if paid and recorded in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. The developer will be responsible for trunk sanitary sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 7 is \$7,196.00 per upland acre, and will be applied to the acreage platted. This phase is proposing to develop 25.92 acres of upland for a total sewer area charge of \$186,520.
3. All development signage by separate review.
4. 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.
5. Site plan approval is required as 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.
6. A revised landscape plan must be submitted with the building permit and shall include either 23 6-foot conifers, 12 8-foot conifers, or 8 12-foot conifers, and a 7-foot opaque fence along the west property line and a 6-foot opaque fence along the north property line.
7. Trails shall be required to be constructed in accordance with current city standards. Location to be determined in the plan review process.

In Planning Case File No. 24-0012, it is recommended that the Planning Commission recommend approval of a conditional use permit for shared access and zero lot line parking in the Light Industrial (I-1) zoning district with the following conditions:

1. A shared parking and access agreement shall be recorded with Anoka County.
2. Final plat approval is required.

## Attachment List

1. Attachments



BlaineMN.gov

## Case File No. 24-0012 35W Logistics Center

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





## **Capital Partners**

Capital Partners is a Twin Cities based real estate investment, development, and management company with over \$1.2 billion in value of industrial real estate under ownership and management in the Twin Cities and Milwaukee. The firm is built on the strength of our partnerships and unique position within the market. With our equity partners, local industry relationships, and ability to attract and retain great tenants, along with our hands on approach we are one of the fastest growing industrial real estate companies in Minnesota. We actively and aggressively seek out investments and development opportunities in the Twin Cities and Milwaukee with the best potential and use our integrated platform to operate at maximum efficiency.

In addition to our portfolio of 13 million square feet of industrial assets, we are currently under contract on land positions to develop approximately one million square feet of state-of-the-art industrial buildings throughout the Twin Cities, including the proposed 35W Logistics Center. The 35W Logistics Center will be a major investment to bring jobs and modern facilities to better serve our valued tenants and area businesses.

## **35W Logistics Center**

The proposed 35W Logistics Center developed by Capital Partners includes two light industrial buildings totaling 378,000 gross square feet of rentable space. The building clear height is 32' and is 210' deep. Structural bays are 50' X 50' along with a 60' X 50' speed bay, facilitating efficient layout of numerous business uses. The building will be constructed of architectural insulated precast concrete wall panels, along with a steel-framed roof structure. Exterior materials will include glass storefront window systems, painted concrete, and metal panel accents.

Parking is provided at a rate sufficient to support a variety of office, assembly, manufacturing, and warehouse uses. The truck docks are configured to support multiple building tenants and can be configured for a mix of car parking and truck access if more parking is required for an individual user. Landscaping will include overstory trees and the use of coniferous trees to shield truck docks from view to the west and east. Foundation plantings will include shrubs and flowers, and a surface stormwater pond will further enhance the overall appearance of the development.

Industrial buildings of this sort are in high demand as they provide an attractive, efficient, sustainable, and highly flexible setting for a broad range of business tenants ranging from office/manufacturing, assembly, and fulfillment to sophisticated medical device or electronics product development operations. The buildings are purposefully flexible enough to house a variety of users, and to provide companies with the opportunity to configure, reconfigure, and expand or contract their real estate footprint as market and business conditions change over time. The economies inherent in constructing the buildings from durable, sustainable, and economical materials is reflected in rental rates, making 35W Logistics Center an attractive option for growing businesses hoping to make Blaine their home.

### **Capital Partners Management**

5201 Eden Avenue S, Suite 50

Edina, MN 55436

[www.CapitalPartnersMN.com](http://www.CapitalPartnersMN.com)

## **Project Overview**

- Land Area: 27.89 acres
- 2040 Land Use: High Density Residential/Planned Industrial
- Existing Zoning: FR, Farm Residence
- Proposed Zoning: I-1, Light Industrial
- Lots: 2 Lots
- Access: Two new driveway accesses to 109<sup>th</sup> Avenue NE
- Utilities: City sewer and water available in 109<sup>th</sup> Avenue NE
- Purpose: Project will fulfill unmet demand for industrial office/warehouse space in the north metro

## **Request**

Capital Partners is seeking approval for Rezone, Preliminary Plat, and Conditional Use Permit for the subject property. The rezoning will change the zoning from Farm Residence to Light Industrial which meets the 2040 land use guiding. The preliminary plat will create two lots, one for each building. The conditional use permit will allow for shared access and zero lot line parking along the common lot line.

The proposed buildings will be 210 feet deep and 32 feet clear in height, with the north building totaling 178,500 square feet and the south building totaling 199,500 square feet. The buildings will be for-lease buildings with expected 10 percent office finish, 15 percent manufacturing, and 75 percent warehouse. With the site's visibility to Highway 35W, the project will attract great tenants that the city will be proud to have.

## **Schedule**

The project is scheduled for construction in the fall of 2024. Earthwork is anticipated to begin in July, with building construction starting in August 2024. It is our intention to have the south building ready for tenant improvements no later than Q1 2025. Pending lease up of the south building, construction on the north building would likely commence in the spring of 2025 and be ready for tenant improvements Q1 2026.



## **Closing**

We are excited to partner with the City of Blaine to bring this development to the community. Your guidance and feedback are welcomed. If you have questions or require further information, please contact me at 612-730-2265 or via email at [joe@capitalpartnersmn.com](mailto:joe@capitalpartnersmn.com).

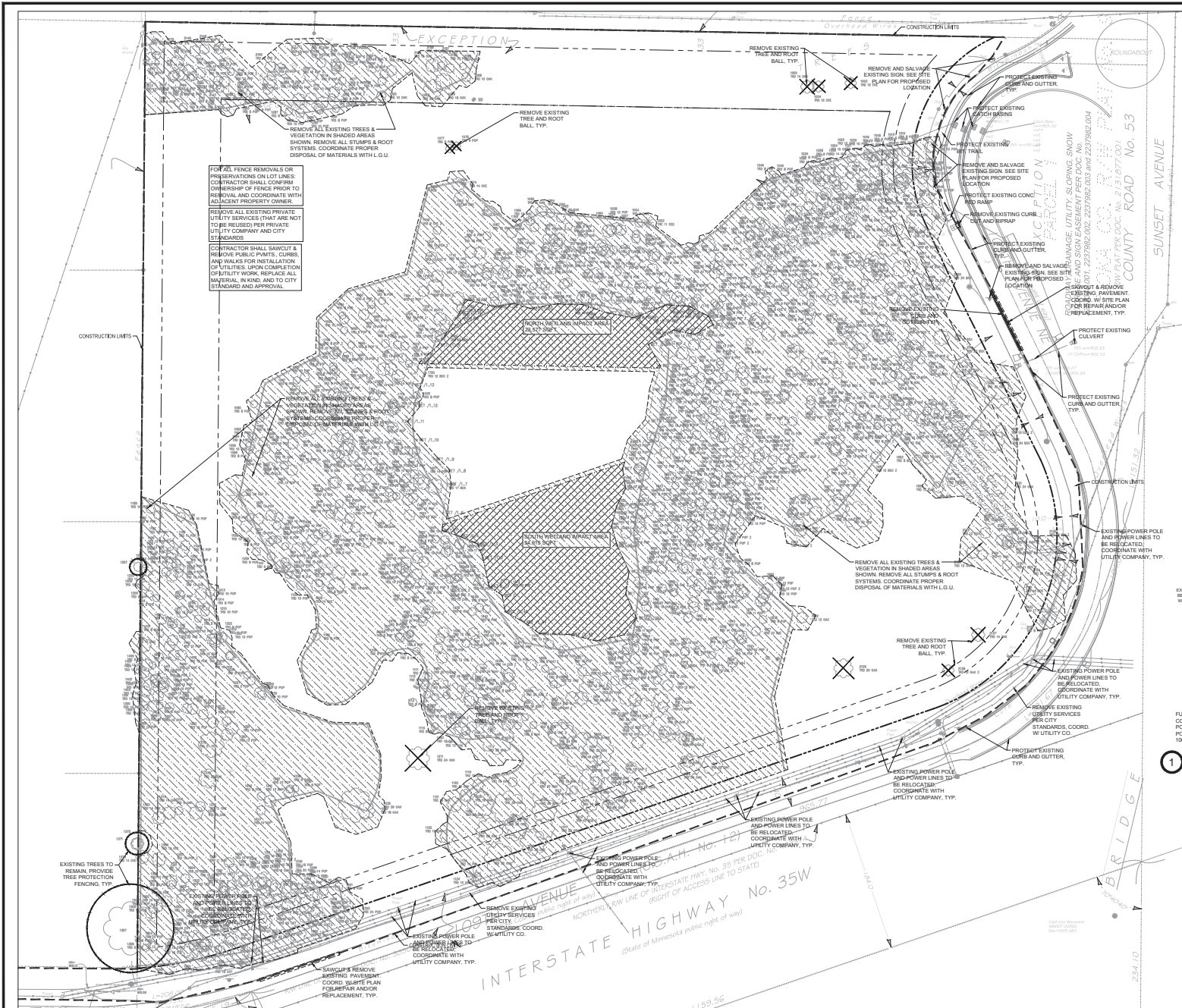
Respectfully,

A handwritten signature in blue ink, appearing to read "Joe T. R.", is positioned above the printed name.

Joseph Radach PE  
Capital Partners

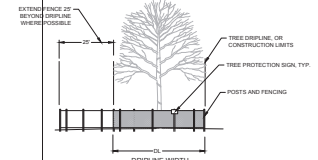
cc: Peter Mork – Capital Partners

**CivilSite**  
GROUP  
Civil Engineering • Surveying • Landscape Architecture  
5000 Glenwood Avenue  
Golden Valley, MN 55422  
civilsitegroup.com 612-615-0060



REMOVAL NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "COPPER STATE ONE CALL" (865-454-6002 OR 800-352-1186) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MINN. STAT. AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. SITE SECURITY MAY BE REQUIRED AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT. DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT, SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS AT NO POINT ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO U.S.A. POSTS ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100 FT ALONG A GROVE OR MULTI-TREE PROTECTION AREA.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "COPPER STATE ONE CALL" (865-454-6002 OR 800-352-1186) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



1 TREE PROTECTION NOTES

REMOVALS LEGEND:

- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT, CONC. AND GRAVEL PAVEMENTS
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS
- REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
- CONSTRUCTION LIMITS
- PROPERTY LINE
- REMOVE CURB AND GUTTER, IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

CITY OF BLAINE REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

OWNER INFORMATION

CAPITAL PARTNERS  
301 DEN AVENUE  
SUITE 100  
BLAINE, MN 55414  
(763) 425-1100  
JOSEPH@CAPITALPARTNERS.COM

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.3



PRELIMINARY:  
NOT FOR CONSTRUCTION

PROJECT  
**35W LOGISTICS CENTER**  
11008 SUNSET AVE NE, BLAINE, MN 55014  
CAPITAL PARTNERS  
301 DEN AVENUE, SUITE 100, BLAINE, MN 55414

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

*Joseph A. Liles*  
Joseph A. Liles  
01/15/2024  
11/08/2024

| DATE       | DESCRIPTION                      |
|------------|----------------------------------|
| 11/08/2024 | DESIGN/REVISION/PROJECT APPROVAL |

REVISION SUMMARY

| DATE | DESCRIPTION |
|------|-------------|
|------|-------------|

REMOVALS PLAN

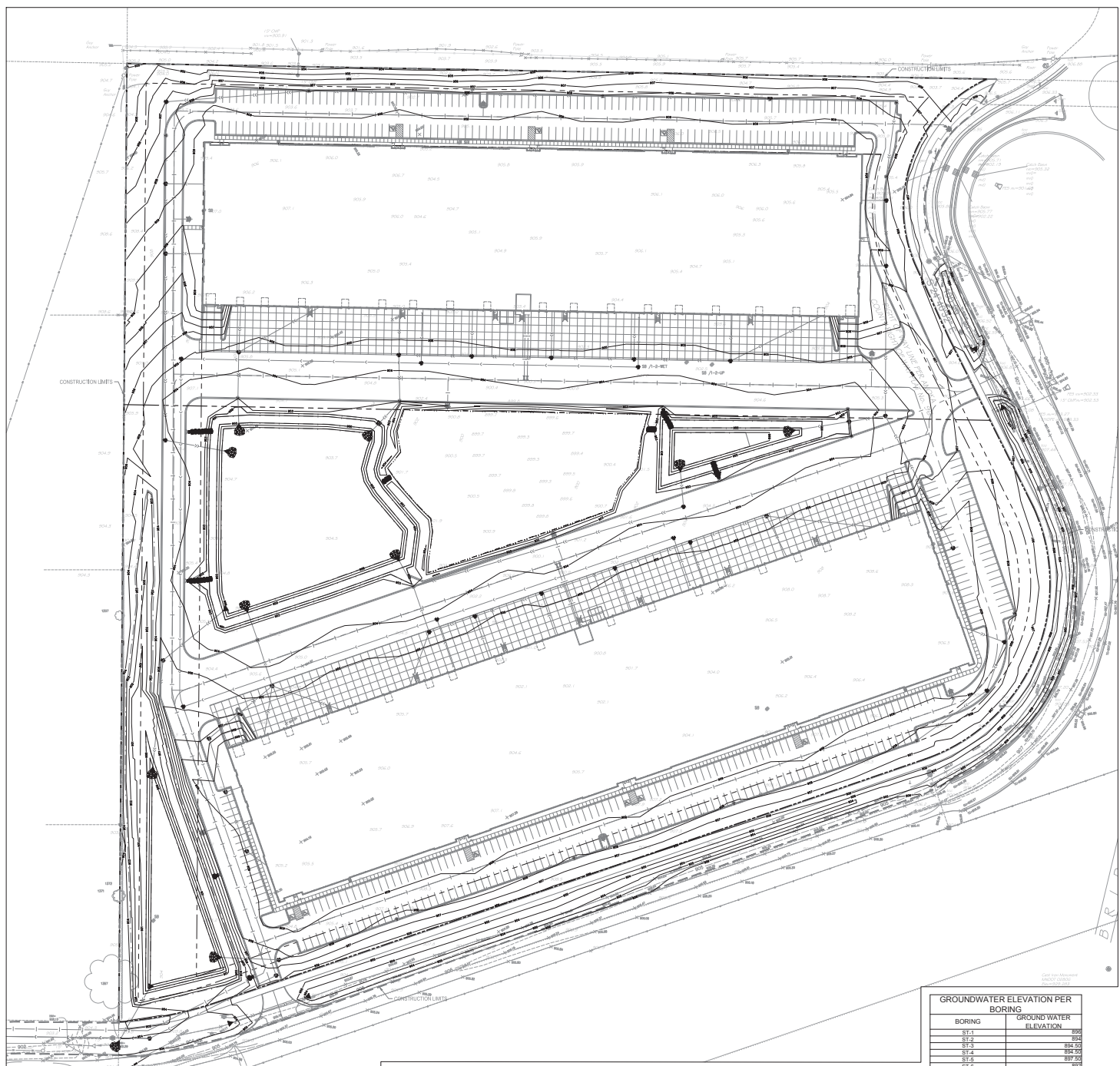
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- GENERAL GRADING NOTES:**
- CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LIFE, GFS, PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIAL. VERIFICATION OF COORDINATION SHALL BE COMPLETED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.
  - ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (800-454-0002 OR 800-252-1186) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
  - SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
  - THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
  - ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE.
  - ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (800-454-0002 OR 800-252-1186) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
  - GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
  - PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
  - GRADES OF PAVING SHALL BE INSTALLED WITH 1% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
  - PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
  - PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
  - IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
  - EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESEEDING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESEED CUT AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
  - FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BEEN RUPTURED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
  - PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SURGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 35 TONS. THE TEST ROLLING SHALL BE IN THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
  - TOLERANCES
    - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - AREAS WHICH ARE TO RECEIVE TOPSOIL, SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
  - MAINTENANCE
    - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUPTURED AREAS TO SPECIFIED TOLERANCES, DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD. ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDING AND MULCHED.
    - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESEED, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

**GRADING PLAN LEGEND:**

- 1'00' EX - 1' CONTOUR ELEVATION INTERVAL
- 1'0' CONTOUR ELEVATION INTERVAL
- GRADE BREAK - HIGH POINTS
- CURB AND GUTTER (T.O. + T.O. OUT)
- EMERGENCY OVERFLOW
- CONSTRUCTION LIMITS

| GROUNDWATER ELEVATION PER BORING |                        |
|----------------------------------|------------------------|
| BORING                           | GROUND WATER ELEVATION |
| ST-1                             | 896.00                 |
| ST-2                             | 896.50                 |
| ST-3                             | 896.50                 |
| ST-4                             | 896.50                 |
| ST-5                             | 896.50                 |
| ST-6                             | 896.50                 |
| ST-7                             | 896.50                 |
| ST-8                             | 896.50                 |

PER GEOTECHNICAL REPORT COMPLETED BY BRADY INTERTEC, INC. ON 08/29/2021.

- CITY OF BLAINE GRADING NOTES:**
- RESERVED FOR CITY SPECIFIC GRADING NOTES.
- EROSION CONTROL NOTES:**
- SEE SWPPP ON SHEETS SW1.0 - SW1.3

**CivilSite**  
Civil Engineering • Surveying • Landscape Architecture  
1000 Glenwood Avenue  
Golden Valley, MN 55402  
612.919.0588  
civilsiteapp.com

**Capital Partners**

**PRELIMINARY:  
NOT FOR CONSTRUCTION**

**35W LOGISTICS CENTER**  
11008 SUNSET AVE NE, BLAINE, MN 55004  
CAPITAL PARTNERS  
5601 CONNOR, SUITE 100, MINNEAPOLIS, MN 55412

**PROJECT**

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.

**Revised A. L. L. 08/29/2021**

| DATE       | DESCRIPTION             |
|------------|-------------------------|
| 08/29/2021 | ISSUE/SUBMITTAL SUMMARY |
| 08/29/2021 | REVISION SUMMARY        |

**GRADING PLAN - OVERALL**

**C3.0**

Know what's below. Call before you dig.

811 logo







| PLANT SCHEDULE: NORTHWEST SHRUBS AND PERENNIALS |                                                                            |     |         |                 |                     |  |
|-------------------------------------------------|----------------------------------------------------------------------------|-----|---------|-----------------|---------------------|--|
| CODE                                            | COMMON / BOTANICAL NAME                                                    | QTY | SIZE    | NATIVE PLANTS   | POLLINATOR FRIENDLY |  |
| SHRUBS                                          |                                                                            |     |         |                 |                     |  |
| BE                                              | Bloomerust Endless Summer Hydrangea / <i>Hydrangea macrophylla</i> 'HIMM'™ | 21  | #1 CONT | NOT NATIVE      | Y                   |  |
| HL                                              | Limelight Hydrangea / <i>Hydrangea paniculata</i> 'Limelight'              | 10  | #1 CONT | NOT NATIVE      | Y                   |  |
| RL                                              | Reveley / Lemonade Limebush / <i>Fraxinus viridis</i> '2LEVEY'™            | 10  | #1 CONT | NATIVE CULTIVAR | Y                   |  |
| SUBTOTAL:                                       |                                                                            | 65  |         |                 |                     |  |
| GRASSES                                         |                                                                            |     |         |                 |                     |  |
| GF                                              | Kochlander Hair Grass / <i>Deschampsia cespitosa</i> 'Kochlander'          | 10  | #1 CONT | NATIVE          | Y                   |  |
| SAS                                             | Astoria Moor Grass / <i>Sesleria autumnalis</i>                            | 27  | #1 CONT | NOT NATIVE      | N                   |  |
| SUBTOTAL:                                       |                                                                            | 67  |         |                 |                     |  |
| PERENNIALS                                      |                                                                            |     |         |                 |                     |  |
| ACB                                             | Camassia / <i>Anemone discus</i>                                           | 1   | #1 CONT | NOT NATIVE      | Y                   |  |
| HD                                              | Delta Dawn Coral Bell / <i>Heuchera</i> s. 'Delta dawn'                    | 27  | #1 CONT | NOT NATIVE      | Y                   |  |
| HG                                              | Gusconee Plantain Lily / <i>Hosta</i> s. 'Gusconee'                        | 5   | #1 CONT | NOT NATIVE      | Y                   |  |
| HT                                              | Tough or China Plantain Lily / <i>Hosta</i> s. 'Tough or China'            | 24  | #1 CONT | NOT NATIVE      | Y                   |  |
| SUBTOTAL:                                       |                                                                            | 67  |         |                 |                     |  |

**CivilSite**  
GROUP  
Civil Engineering • Surveying • Landscape Architecture  
5000 Glenwood Avenue  
Golden Valley, MN 55422  
civilsitegroup.com 612-615-0060



PRELIMINARY:  
NOT FOR  
CONSTRUCTION

PROJECT

---

CAPITAL PARTNERS

2001 E CORN AVE, SUITE 60, EDINA, MN 55430

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 LANDSCAPE ARCHITECT UNDER  
THE LAWS OF THE STATE OF MINNESOTA.

ISSUE/SUBMITTAL SUMMARY

| DATE      | DESCRIPTION                  |
|-----------|------------------------------|
| 8/20/2013 | EXTENDED CONCERNANCE HEARING |

|          |              |
|----------|--------------|
| 2/8/2014 | CPV 8.888741 |
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| REVENUE BY      | 75,000  |
| PROJECT MANAGER | 75      |
| PROJECT MANAGER | 100,000 |

REVISION SUMMARY

| DATE | DESCRIPTION |
|------|-------------|
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LANDSCAPE PLAN.

LANDSCAPE PLAN :  
NORTHWEST

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Page 44 of 86

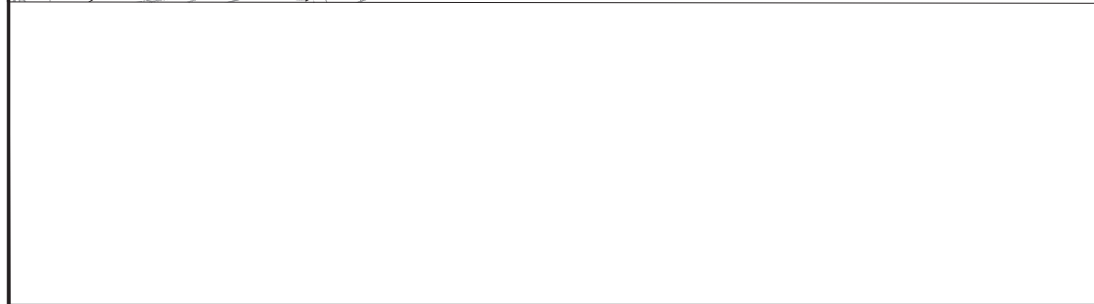
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| PLANT SCHEDULE: NORTHEAST SHRUBS AND PERENNIALS |                                                                     |     |         |                 |                     |
|-------------------------------------------------|---------------------------------------------------------------------|-----|---------|-----------------|---------------------|
| CODE                                            | COMMON / BOTANICAL NAME                                             | QTY | SIZE    | NATIVE PLANTS   | POLLINATOR FRIENDLY |
| <b>SHRUBS</b>                                   |                                                                     |     |         |                 |                     |
| 1                                               | Gold Tyme Forsythia / Forsythia x. Goudseide™ TM                    | 16  | 6" CONT | NOT NATIVE      | Y                   |
| 1B                                              | Bloomerange Summer Hydrangea / Hydrangea macrophylla 'BLOOMERANGE'™ | 10  | 6" CONT | NOT NATIVE      | Y                   |
| 2                                               | Amur Maids Rhamnus / Rhamnus alaternifolia L.                       | 16  | 6" CONT | NATIVE          | Y                   |
| 12K                                             | Kalm's Elm / Juniperus horizontalis 'Mophead'                       | 16  | 6" CONT | NATIVE          | Y                   |
| 13R                                             | Rosemary Lemonade Nornah / Viburnum opulus 'LEMONADE'               | 20  | 6" CONT | NATIVE CULTIVAR | Y                   |
| 13S                                             | Red Feather Arrowwood Viburnum / Viburnum dentatum 'Red Feather'    | 20  | 6" CONT | NATIVE CULTIVAR | Y                   |
|                                                 | <b>SUBTOTAL:</b>                                                    | 62  |         |                 |                     |
| <b>GRASSES</b>                                  |                                                                     |     |         |                 |                     |
| 10                                              | Scotchless Hair Grass / Deschampsia cespitosa 'Scotchless'          | 23  | #1 CONT | NATIVE          | Y                   |
| 10A                                             | Autumn Moor Grass / Sesuvia autumnalis                              | 23  | #1 CONT | NOT NATIVE      | N                   |
|                                                 | <b>SUBTOTAL:</b>                                                    | 43  |         |                 |                     |
| <b>PERENNIALS</b>                               |                                                                     |     |         |                 |                     |
| 101                                             | Fortune Aster Hyssop / Agastache x. 'Blue Fortune'                  | 10  | #1 CONT | NATIVE CULTIVAR | Y                   |
| 102                                             | Delta Dandel Cord Bell's / Heuchera x. 'Delta Dandel'               | 23  | #1 CONT | NOT NATIVE      | Y                   |
| 103                                             | Forest of Clouds Penstemon / Penstemon 'Forest of Clouds'           | 23  | #1 CONT | NATIVE          | Y                   |
| 2A                                              | Golden Alexander / Zizia aurea                                      | 9   | #1 CONT | NATIVE          | Y                   |
|                                                 | <b>SUBTOTAL:</b>                                                    | 65  |         |                 |                     |

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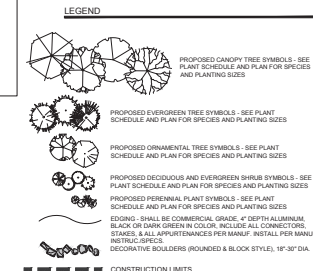


| PLANT SCHEDULE: SOUTHWEST SHRUBS AND PERENNIALS |                                                                                              |     |          |                 |                     |
|-------------------------------------------------|----------------------------------------------------------------------------------------------|-----|----------|-----------------|---------------------|
| CODE                                            | COMMON / BOTANICAL NAME                                                                      | QTY | SIZE     | NATIVE PLANTS   | POLLINATOR FRIENDLY |
| <b>SHRUBS</b>                                   |                                                                                              |     |          |                 |                     |
| C4                                              | New Jersey Tea / <i>Cercocarpus americanus</i>                                               | 10  | 18" CONT | NATIVE          | Y                   |
| C4B                                             | Muscadine Grape / <i>Coccoloba racemosa</i> 'Muskingham'                                     | 10  | 36" CONT | NATIVE CULTIVAR | Y                   |
| C4C                                             | Fraseria Dogwood / <i>Cornus sericea</i> 'Blasdenline TM'                                    | 20  | 48" CONT | NATIVE CULTIVAR | Y                   |
| C4D                                             | Yucca Toga / <i>Yucca filifolia</i> x <i>Yucca nodulosa</i> TM                               | 40  | 48" CONT | NOT NATIVE      | Y                   |
| N2J                                             | Kalm's Tea / <i>Johnsdrift</i> / <i>Hypericum kalmianum</i>                                  | 16  | 18" CONT | NATIVE          | Y                   |
| M2                                              | Prune Saver / <i>Moss alternans</i>                                                          | 16  | 18" CONT | NATIVE          | Y                   |
|                                                 | SUBTOTAL:                                                                                    | 111 |          |                 |                     |
| <b>GRASSES</b>                                  |                                                                                              |     |          |                 |                     |
| P3                                              | Northland Switch Grass / <i>Panicum virgatum</i> North Wind                                  | 102 | 18" CONT | NATIVE CULTIVAR | Y                   |
| NF                                              | Hanging Oatgrass / <i>Roegneria spicata</i> x <i>Setochloa purpurea</i> 'Blandford Oatgrass' | 175 | 18" CONT | NATIVE CULTIVAR | Y                   |
| B3                                              | Prairie Oatgrass / <i>Sporobolus heterostachys</i>                                           | 24  | 18" CONT | NATIVE          | Y                   |
|                                                 | SUBTOTAL:                                                                                    | 315 |          |                 |                     |
| <b>PERENNIALS</b>                               |                                                                                              |     |          |                 |                     |
| NF                                              | Blue Yucca Arisaema / <i>Agave</i> x 'Blue Fortune'                                          | 20  | 18" CONT | NATIVE CULTIVAR | Y                   |
| EP2                                             | Pink/White Coral Bells / <i>Echinacea purpurea</i> P34702918 TM                              | 10  | 18" CONT | NATIVE CULTIVAR | Y                   |
| JA                                              | Golden Alexander / <i>Zinnia aurea</i>                                                       | 10  | 18" CONT | NATIVE          | Y                   |
|                                                 | SUBTOTAL:                                                                                    | 48  |          |                 |                     |









PRELIMINARY:  
NOT FOR  
CONSTRUCTION

|                |                                                           |
|----------------|-----------------------------------------------------------|
| <b>SUBJECT</b> | <b>35W LOGISTICS CENTER</b>                               |
|                | 11009 SUNSET AVE NE, BLAINE, MN 55014                     |
|                | <b>CAPITAL PARTNERS</b><br>CORPORATE REAL ESTATE SERVICES |

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 LANDSCAPE ARCHITECT UNDER  
THE LAWS OF THE STATE OF MINNESOTA.

[illegible]

LANDSCAPE PLAN  
SANITARY SEWER  
CORRIDOR  
**L1.5**

| PLANT SCHEDULE: TOTAL SHRUBS AND PERENNIALS |                                                                           |     |       |                 |                     |
|---------------------------------------------|---------------------------------------------------------------------------|-----|-------|-----------------|---------------------|
| CODE                                        | COMMON / BOTANICAL NAME                                                   | QTY | SIZE  | NATIVE PLANTS   | POLLINATOR FRIENDLY |
| SHRUBS                                      |                                                                           |     |       |                 |                     |
| 02A                                         | New Jersey Teal / <i>Coronilla americana</i>                              | 40  | #1 FT | NATIVE          | Y                   |
| 03M                                         | Muskegon Gray Dogwood / <i>Cornus sericea</i> 'Muskegon'                  | 30  | #3 FT | NATIVE CULTIVAR | Y                   |
| 04                                          | Firecracker Flower / <i>Malva</i>                                         | 25  | #2 FT | NATIVE CULTIVAR | Y                   |
| 05                                          | Red Tied Forsythia / <i>Forsythia x</i> 'Cordata TM'                      | 70  | #2 FT | NOT NATIVE      | Y                   |
| 06                                          | Icecream Summer Symply / <i>Hydrangea macrophylla</i> 'Pinkie II' TM      | 31  | #2 FT | NOT NATIVE      | Y                   |
| 07                                          | Winged Hydrangea / <i>Hydrangea paniculata</i> 'Limelight'                | 28  | #2 FT | NATIVE          | Y                   |
| 08Z                                         | Jack S Johnson / <i>Hydrangea</i>                                         | 43  | #2 FT | NATIVE          | Y                   |
| 09                                          | Raspberries / <i>Rubus</i>                                                | 28  | #2 FT | NATIVE          | Y                   |
| 0A2                                         | Prairie Rose / <i>Rosa americana</i>                                      | 38  | #2 FT | NATIVE          | Y                   |
| 001                                         | Red Fizzler Arrowwood / <i>Viburnum x</i> 'Viburnum dentatum Red Fizzler' | 39  | #2 FT | NATIVE CULTIVAR | Y                   |
| SUBTOTAL:                                   |                                                                           | 369 |       |                 |                     |
| GRASSES                                     |                                                                           |     |       |                 |                     |
| 01                                          | Reese's Hair Grass / <i>Deschampsia cespitosa</i> 'Reese's'               | 55  | #1 FT | NATIVE          | Y                   |
| 03B                                         | Northwind Switch Grass / <i>Panicum virginia</i> 'North Wind'             | 208 | #3 FT | NATIVE CULTIVAR | Y                   |
| 04                                          | Stamens / <i>Stachytarax scoparium</i> 'Standing Ovation'                 | 28  | #2 FT | NATIVE CULTIVAR | Y                   |
| 0A3                                         | American Moor Grass / <i>Setaria autumnalis</i>                           | 47  | #1 FT | NOT NATIVE      | N                   |
| 0B3                                         | Prairie Dropseed / <i>Sporobolus heterostachys</i>                        | 71  | #1 FT | NATIVE          | Y                   |
| SUBTOTAL:                                   |                                                                           | 408 |       |                 |                     |
| PERENNIALS                                  |                                                                           |     |       |                 |                     |
| 0F                                          | Blue Fortune Arise Hysop / <i>Agastache x</i> 'Blue Fortune'              | 70  | #1 FT | NATIVE CULTIVAR | Y                   |
| 003                                         | Goodbye / <i>Anemone</i>                                                  | 21  | #1 FT | NOT NATIVE      | Y                   |
| 0P2                                         | Powdow White Coneflower / <i>Echinacea purpurea</i> 'PAST02018 TM'        | 20  | #1 FT | NATIVE CULTIVAR | Y                   |
| 04                                          | Dark Green Gold / <i>Hebe</i>                                             | 20  | #1 FT | NATIVE CULTIVAR | Y                   |
| 0H                                          | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NOT NATIVE      | Y                   |
| 0H2                                         | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NOT NATIVE      | Y                   |
| 0H3                                         | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NOT NATIVE      | Y                   |
| 0H4                                         | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H5                                         | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H6                                         | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H7                                         | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H8                                         | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H9                                         | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H10                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H11                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H12                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H13                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H14                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H15                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H16                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H17                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H18                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H19                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H20                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H21                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H22                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H23                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H24                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H25                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H26                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H27                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H28                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H29                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H30                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H31                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H32                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H33                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H34                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H35                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H36                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H37                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H38                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H39                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H40                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H41                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H42                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H43                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H44                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H45                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H46                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H47                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H48                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H49                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H50                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H51                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H52                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H53                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H54                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H55                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H56                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H57                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H58                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H59                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H60                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H61                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H62                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H63                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H64                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H65                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H66                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H67                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H68                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H69                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H70                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H71                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H72                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H73                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H74                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H75                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H76                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H77                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H78                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H79                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H80                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H81                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H82                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H83                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H84                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H85                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H86                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H87                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H88                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H89                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H90                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H91                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H92                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H93                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H94                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H95                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H96                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H97                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H98                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H99                                        | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| 0H100                                       | Hebe / <i>Hebe</i>                                                        | 20  | #1 FT | NATIVE          | Y                   |
| SUBTOTAL:                                   |                                                                           | 281 |       |                 |                     |

**1 AGGREGATE MAINTENANCE STRIP**  
NTS

- FACE OF BUILDING, WALL OR STRUCTURE
- MULCH LAYER OF ROOF MULCH AS SPECIFIED
- 1/2" VERY FINE PLANT MATERIAL TO BE APPLIED PRIOR TO INSTALLATION
- STANDERD LANDSCAPE GRADING AS SPECIFIED
- MANUFACTURER'S INSTRUCTIONS
- WATER PERMEABLE GEOTEXTILE FABRIC AS SPECIFIED
- COMPACTED SUBGRADE

**2 DECIDUOUS & CONIFEROUS TREE PLANTING**  
NTS

- PRUNE AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT TO IMPROVE APPEARANCE (RETAIN NORMAL, SHARP FOR SPECIES)
- THREE 2"x4"x8" WOODEN STAKES, STANDED BROWN WITH TWO STRAKES OF NAIL TWISTED TOGETHER (STAKES SHALL BE PLACED AT 1' TO 1 1/2' FROM TRUNKS, WHERE PLANT IS PLANTED THROUGH TRUNKS, STAKES SHALL BE PROVIDED BY CONTRACTOR)
- THREE FURF, ANCHOR PLANT TIE 1/2" ABOVE EXISTING GRADE
- COMPACT BOTTOM OF PIT 1" TIGHT
- CUT AND REMOVE TREE SUB AT TOP OF TOP 1/2" OF ROOT BALL, NON-Biodegradable, REMOVE COMPLETELY
- MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE, ROOF OR ORGANIC MULCH (SEE GENERAL LANDSCAPE NOTES AND LAND NOTES FOR MULCH TYPE, KEEP MULCH 2" FROM PLANT STEM)
- EXISTING GRADE
- SLOPE SIDES OF HOLE OR VERTICAL SIDES AT EDGE OF PLANTING BED
- RULE OF THUMB, MODIFY EXISTING BASED ON LOCATION OF PLANT MATERIAL AND DESIGN OF BEDS OR OVERLAP PLANTMENT

**3 DECIDUOUS & CONIFEROUS SHRUB PLANTING**  
NTS

- PRUNE AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT TO IMPROVE APPEARANCE (RETAIN NORMAL, SHARP FOR SPECIES)
- PLANT TOP OF ROOTBALL, 1/2" ABOVE SURROUNDING GRADE
- ROOF OR ORGANIC MULCH, SEE GENERAL LANDSCAPE NOTES AND LAND NOTES FOR MULCH TYPE, KEEP MULCH MIN. 2" FROM PLANT STEM
- ROOTS AT OUTER EDGE OF ROOTBALL, LOOSENED TO INSURE PROPER BACKFILL TO ROOTS CONTACT
- EXISTING GRADE
- SLOPE SIDES OF HOLE OR VERTICAL SIDES AT EDGE OF PLANTING BED
- SHRUBS AS PER SPECIFICATION
- DO NOT EXCAVATE BELOW ROOTBALL
- RULE OF THUMB, MODIFY EXISTING BASED ON LOCATION OF PLANT MATERIAL AND DESIGN OF BEDS OR OVERLAP PLANTMENT

**4 PERENNIAL BED PLANTING**  
NTS

- PLANT TOP OF ROOTBALL, 1/2" ABOVE SURROUNDING GRADE
- ROOF OR ORGANIC MULCH, SEE GENERAL LANDSCAPE NOTES AND LAND NOTES FOR MULCH TYPE, KEEP MULCH MIN. 2" FROM PLANT STEM
- ROOTS AT OUTER EDGE OF ROOTBALL, LOOSENED TO INSURE PROPER BACKFILL TO ROOTS CONTACT
- EXISTING GRADE
- SLOPE SIDES OF HOLE OR VERTICAL SIDES AT EDGE OF PLANTING BED
- SHRUBS AS PER SPECIFICATION
- DO NOT EXCAVATE BELOW ROOTBALL
- MODIFY EXISTING BASED ON LOCATION OF PLANT MATERIAL AND DESIGN OF BEDS OR OVERLAP PLANTMENT

**CivilSite**  
GROUP  
Civil Engineering • Surveying • Landscape Architecture  
5000 Glenwood Avenue  
Golden Valley, MN 55422  
civilsitegroup.com 612-615-0060



PRELIMINARY:  
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CONSTRUCTION

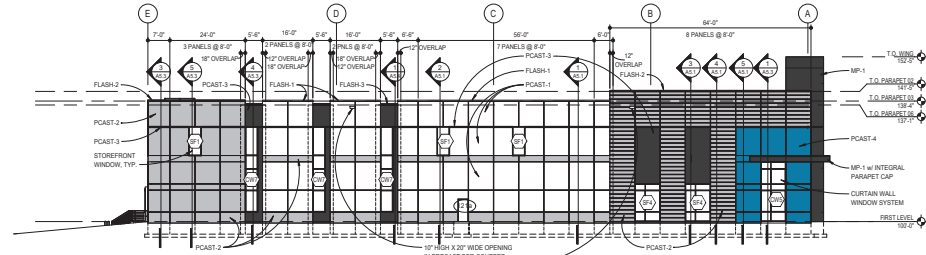
35W LOGISTICS CENTER  
11008 SUNSET AVE. NE, BLAINE, MN 55014  
CAPITAL PARTNERS  
8001 CEDAR AVE., SUITE 50, EDINA, MN 55425

[illegible]

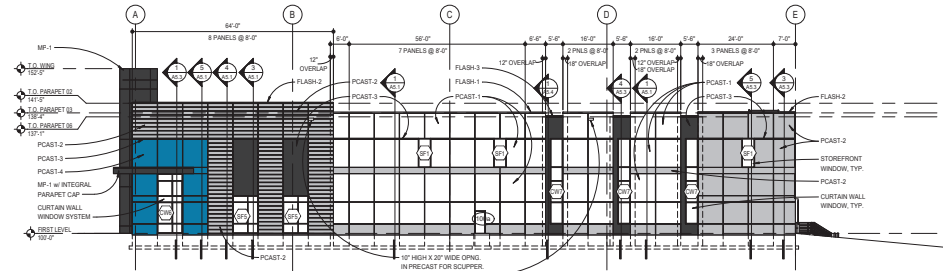


| EXTERIOR MATERIAL FINISH SCHEDULE |                              |                    |               |                                        |                                                       |
|-----------------------------------|------------------------------|--------------------|---------------|----------------------------------------|-------------------------------------------------------|
| MATERIAL ID                       | MATERIAL                     | MANUFACTURER       | FINISH        | COLOR                                  | LOCATION                                              |
| CETN-1                            | STONE VENEER BASE            | AMERICAN ARTISTONE | SMOOTH        | COLOR TO BE NATURAL GRAY               | SEE ELEVATIONS                                        |
| PCAST-1                           | PRECAST CONCRETE WALL PANELS | FABCON             | PAINTED       | SHERWIN WILLIAMS SW 7054 SNOWBOUND     | SEE ELEVATIONS                                        |
| PCAST-2                           | PRECAST CONCRETE WALL PANELS | FABCON             | PAINTED       | SHERWIN WILLIAMS SW 9143 TYN LIZZE     | SEE ELEVATIONS                                        |
| PCAST-3                           | PRECAST CONCRETE WALL PANELS | FABCON             | PAINTED       | SHERWIN WILLIAMS SW 6258 TRICORN BLACK | SEE ELEVATIONS                                        |
| PCAST-4                           | PRECAST CONCRETE WALL PANELS | FABCON             | PAINTED       | SHERWIN WILLIAMS SW 6706 BLUE PLATE    | SEE ELEVATIONS                                        |
| MP-1                              | METAL PANEL                  | REYNOLDS           | COLORWELD 550 | DEEP BLACK                             | FIN SIGN, ENTRANCE CANOPIES                           |
| FLASH-1                           | CAP FLASHING                 | UNA-CLAD METAL     | KYNAR 500     | STONE WHITE                            | FLASHING AT PCAST-1 (FRONT ELEVATION ONLY)            |
| FLASH-2                           | CAP FLASHING                 | UNA-CLAD METAL     | KYNAR 500     | CITYSCAPE                              | FLASHING AT PCAST-2                                   |
| FLASH-3                           | CAP FLASHING                 | UNA-CLAD METAL     | KYNAR 500     | WHITE BLACK                            | FLASHING AT PCAST-3                                   |
| FLASH-4                           | CAP FLASHING                 | REYNOLDS           | COLORWELD 550 | DEEP BLACK                             | INTEGRAL CAP FLASHING AT FIN SIGN & ENTRANCE CANOPIES |
| AFS FLASH-1                       | WINDOW SILL FLASHING         | UNA-CLAD METAL     | KYNAR 500     | MATTE BLACK                            | FLASHING BELOW CURTAIN WALL AND STOREFRONT WINDOWS    |
| AFS-1                             | ALUMINUM WINDOW FRAMES       | KAMNEER            | ANODIZED      | BLACK                                  | SEE ELEVATIONS, SEE SHEET A 7.1                       |
| AFS-2                             | ALUMINUM WINDOW FRAMES       | KAMNEER            | ANODIZED      | BLACK                                  | SEE ELEVATIONS, SEE SHEET A 7.1                       |
| AFS-3                             | ALUMINUM WINDOW FRAMES       | KAMNEER            | ANODIZED      | BLACK                                  | SEE ELEVATIONS, SEE SHEET A 7.1                       |

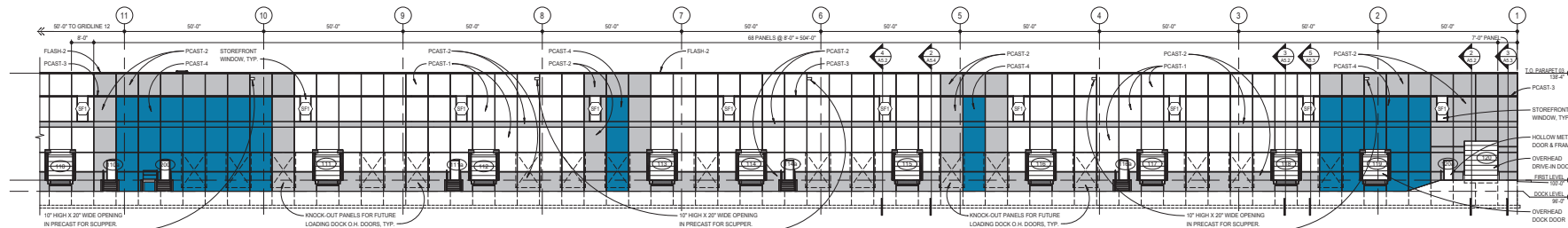
NOTE: THE "BASIS OF DESIGN" MATERIALS FOR THE PROJECT ARE LISTED ON THE SCHEDULE ABOVE. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL INFORMATION AND OTHER APPROVE D SUBSTITUTIONS.



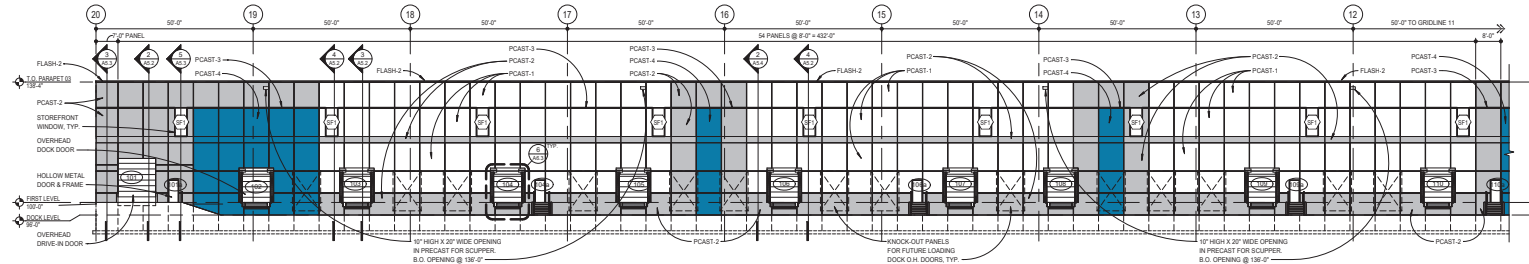
5 WEST ELEVATION - OVERALL - ENLARGED  
1/16" = 1'-0"



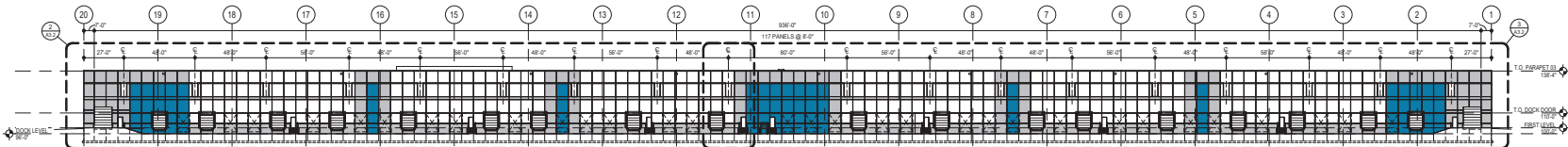
4 EAST ELEVATION - OVERALL - ENLARGED  
1/16" = 1'-0"



3 NORTH ELEVATION - AREA B WEST - ENLARGED  
1/16" = 1'-0"



2 NORTH ELEVATION - AREA A EAST - ENLARGED  
1/16" = 1'-0"



1 NORTH ELEVATION - OVERALL  
1/32" = 1'-0"



11008 Sunset Avenue NE  
Blaine, MN 55449



| SHEET<br>NUMBER | SHEET NAME                                             | NO.0021 PRECAST & STEEL |
|-----------------|--------------------------------------------------------|-------------------------|
| GENERAL         |                                                        |                         |
| A0.1            | TITLE SHEET                                            | 1                       |
| A0.2            | PARTITION TYPES, SYMBOLS, ABBREVIATIONS                | 1                       |
| A0.3            | CODE DATA & FIRST LEVEL CODE FLOOR PLAN                | 1                       |
| ARCHITECTURAL   |                                                        |                         |
| A2.1            | OVERALL FIRST LEVEL FLOOR PLAN                         | 1                       |
| A2.2            | ENLARGED FIRST LEVEL FLOOR PLAN - AREA A WEST          | 1                       |
| A2.3            | ENLARGED FIRST LEVEL FLOOR PLAN - AREA B - EAST        | 1                       |
| A3.1            | EXTERIOR ELEVATIONS, EXTERIOR MATERIAL FINISH SCHEDULE | 1                       |
| A3.2            | EXTERIOR ELEVATIONS                                    | 1                       |
| A3.3            | FIN SIGN EXT. ELEVATIONS & DETAILS                     | 1                       |
| A4.1            | OVERALL ROOF PLAN                                      | 1                       |
| A4.2            | ROOF DETAILS                                           | 1                       |
| A5.1            | WALL SECTIONS                                          | 1                       |
| A5.2            | WALL SECTIONS                                          | 1                       |
| A5.3            | WALL SECTIONS                                          | 1                       |
| A5.4            | WALL SECTIONS                                          | 1                       |
| A5.5            | WALL SECTIONS                                          | 1                       |
| A6.1            | CONSTRUCTION DETAILS                                   | 1                       |
| A6.2            | CONSTRUCTION DETAILS                                   | 1                       |
| A6.3            | CONSTRUCTION DETAILS                                   | 1                       |
| A7.1            | OPENING SCHEDULE, DOOR TYPES, FRAME TYPES              | 1                       |
| STRUCTURAL      |                                                        |                         |
| S0.1            | GENERAL STRUCTURAL NOTES                               | 1                       |
| S1.1            | FOUNDATION PLAN - NORTH                                | 1                       |
| S1.2            | FOUNDATION PLAN - SOUTH                                | 1                       |
| S2.1            | ROOF FRAMING PLAN - NORTH                              | 1                       |
| S2.2            | ROOF FRAMING PLAN - SOUTH                              | 1                       |
| S3.1            | SECTIONS AND DETAILS                                   | 1                       |
| S3.2            | SECTIONS AND DETAILS                                   | 1                       |

C:\Revit Projects\2021\11419-01000A\_CP BIM Logistics-02\_R21\_schiller\_P06.rvt

To: Joseph Radach, PE  
Capital Partners

From: Matt Pacyna, PE, Principal  
Transportation Collaborative & Consultants, LLC

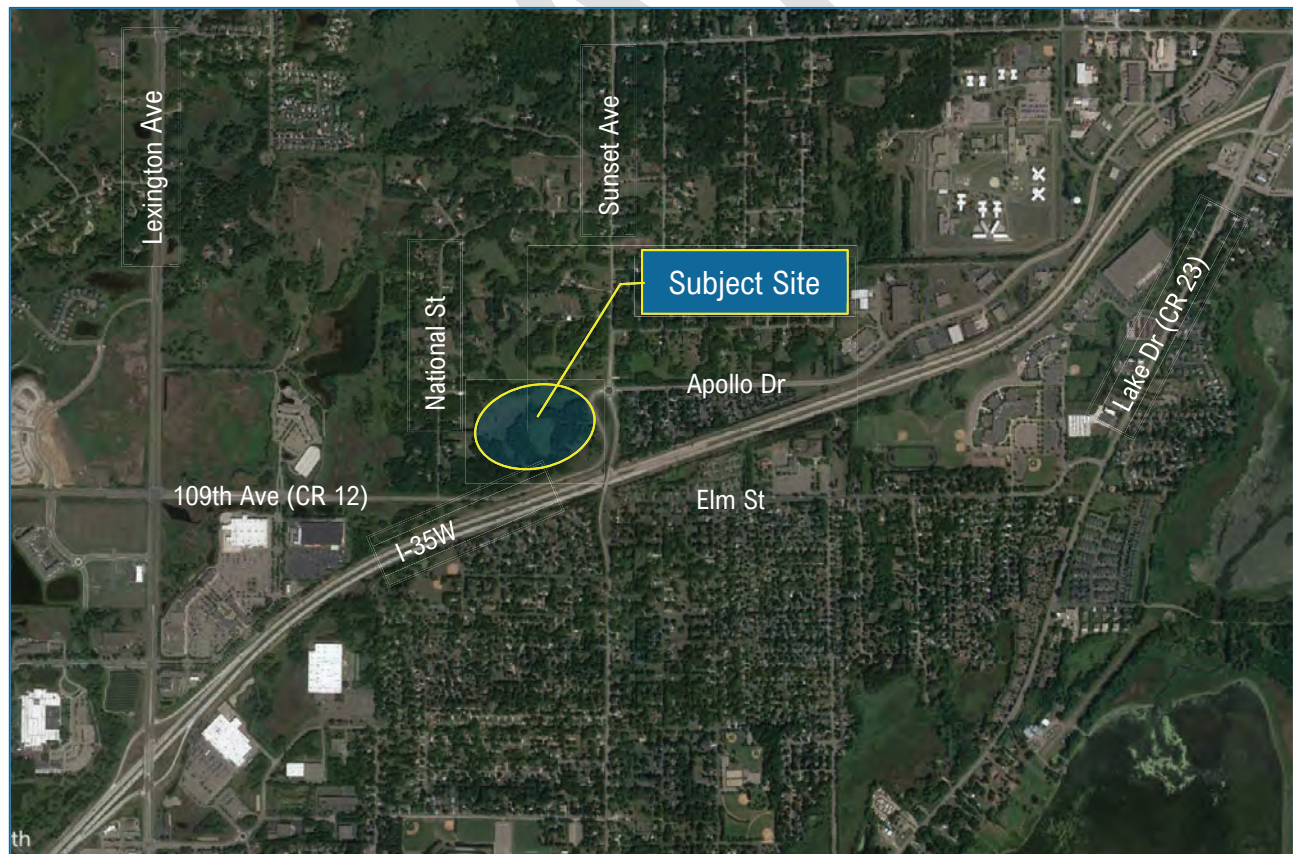
Date: June 7, 2023

Subject: 35W Logistics Center Traffic Study; Blaine, MN

## INTRODUCTION

TC2 has completed a traffic study for the proposed 35W Logistics Center in the City of Blaine. The subject site, shown in [Figure 1](#), is along the north side of 109<sup>th</sup> Avenue (CR 12) between National Street and Sunset Avenue. The main objectives of this study are to estimate the trip generation of the project, identify potential impacts to the adjacent roadway network, and document any improvement considerations needed to ensure safe and efficient operations for all users. The following information provides a summary of the study approach and findings offered for consideration.

*Figure 1 Subject Site*

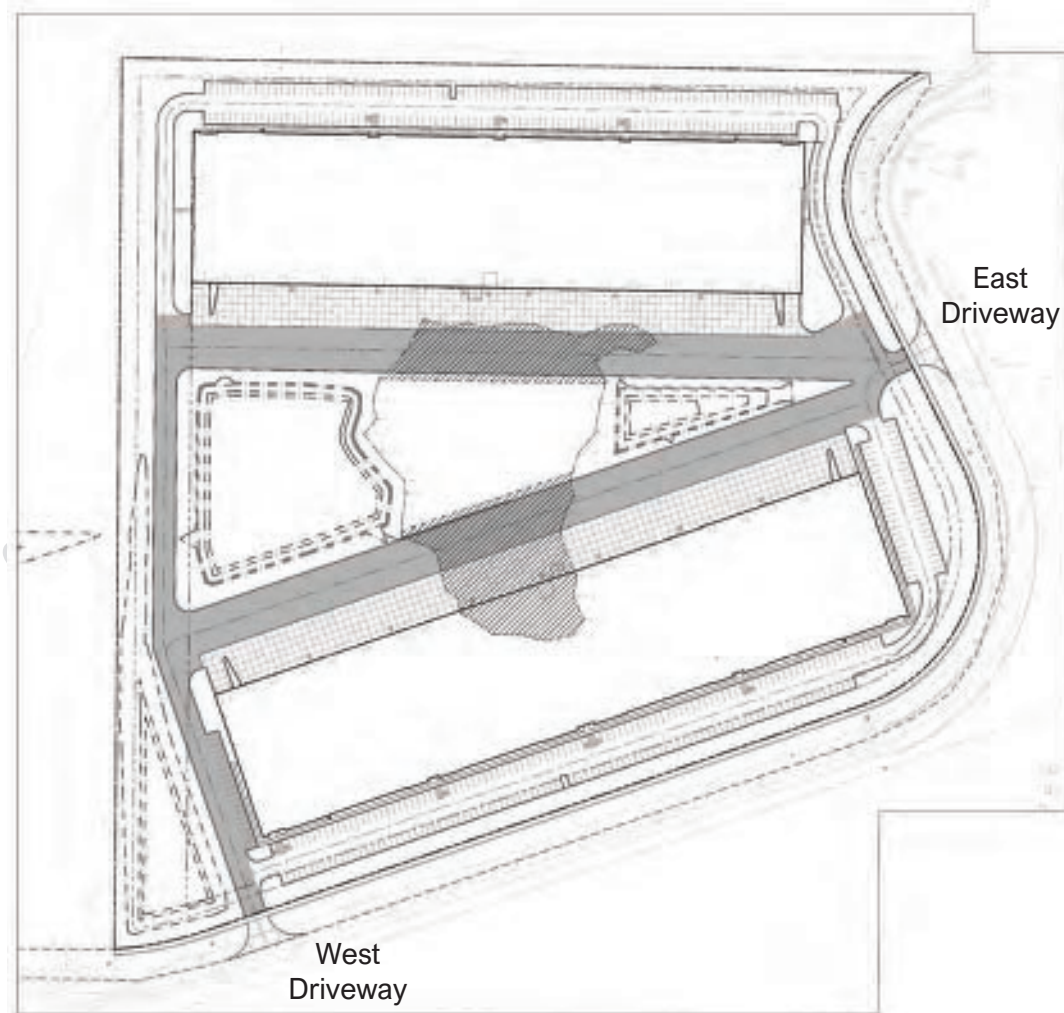


## PROPOSED DEVELOPMENT

The proposed 35W Logistics Center includes a total of approximately 380,000 square feet of industrial warehouse/office space within two separate buildings and approximately 443 parking spaces. Since specific tenants have not been identified, this study assumed the overall development would include approximately 80% warehouse and 20% office space. This assumption is consistent with recent similar developments and market conditions.

Two driveways are proposed along 109<sup>th</sup> Avenue (CR 12). The east driveway is located approximately 450' west of Sunset Avenue; the west driveway is located approximately 1,000' east of National Street (or 1,320' west of the east driveway). Both driveways will provide access for employees and heavy commercial vehicles (i.e., trucks). The site is currently vacant and construction was assumed to be completed by 2025.

Figure 2 Proposed Site Plan





## TRIP GENERATION

A trip generation estimate for the proposed development was established using the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition*. A summary of the trip generation, provided in [Table 1](#), indicates that the proposed development is estimated to generate approximately 166 a.m. peak hour, 163 p.m. peak hour, and 1,340 daily vehicular trips. Of these trips, heavy commercial vehicle activity (i.e., trucks) represent approximately five (5) percent of the peak hour trip generation and approximately 15% of the overall daily trip generation.

*Table 1 Trip Generation Summary*

| Land Use (ITE Code)                        | Size              | A.M. Peak Hour |           | P.M. Peak Hour |            | Daily        |
|--------------------------------------------|-------------------|----------------|-----------|----------------|------------|--------------|
|                                            |                   | In             | Out       | In             | Out        |              |
| Warehousing (150)                          | 302,773 SF        | 40             | 11        | 15             | 39         | 518          |
| General Office Building (710)              | 75,693 SF         | 101            | 14        | 19             | 90         | 822          |
| <b>Total Site</b>                          | <b>378,466 SF</b> | <b>141</b>     | <b>25</b> | <b>34</b>      | <b>129</b> | <b>1,340</b> |
|                                            |                   |                |           |                |            |              |
| Heavy Commercial Vehicle Activity (Trucks) |                   | 3              | 3         | 5              | 4          | 182          |

*Note that the trip generation is based upon an 80% warehouse / 20% office land use assumption, which provides a more conservative estimate as there is office space inherently included as part of the “warehousing” land use.*

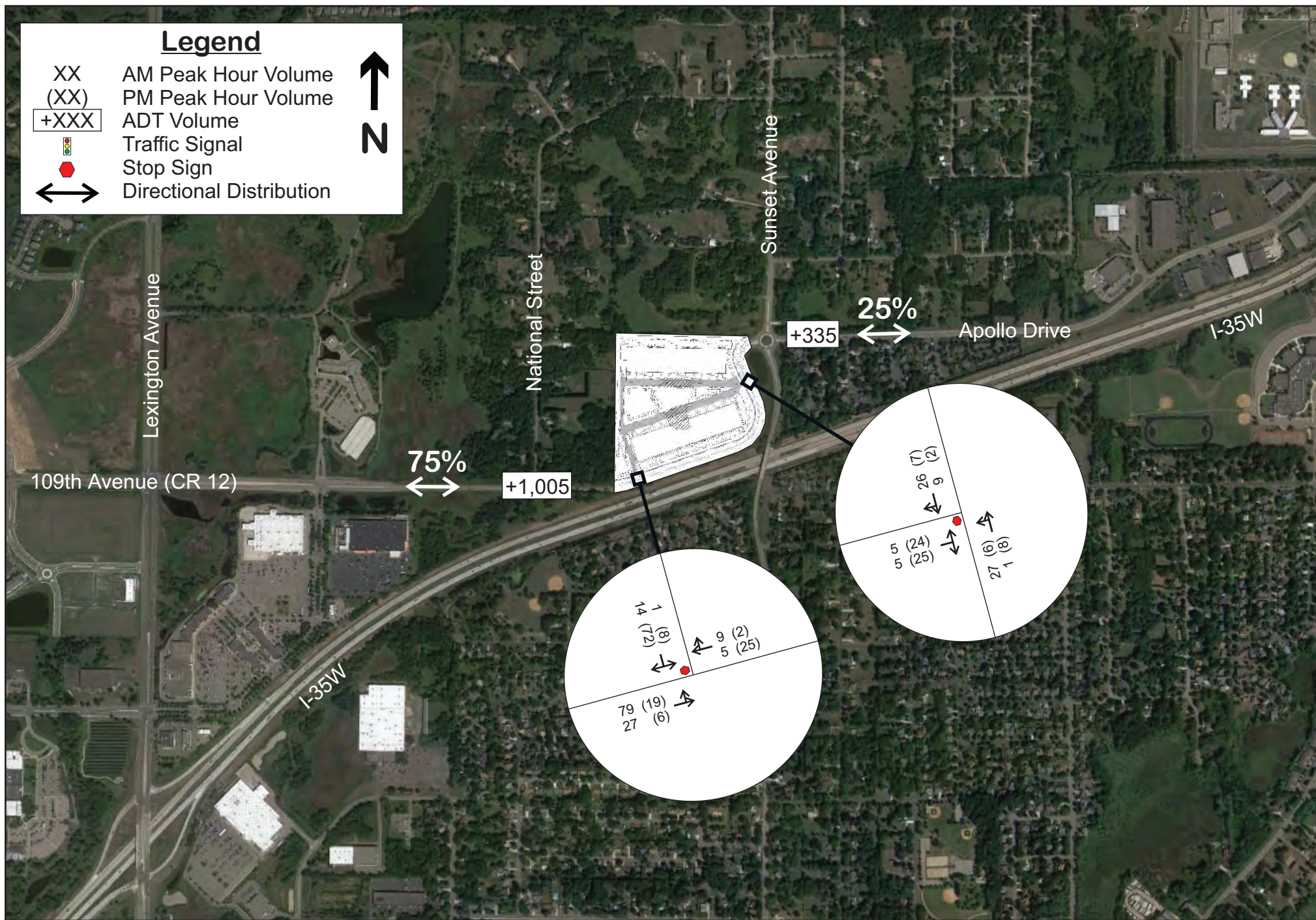
## TRAFFIC ROUTING

To illustrate the traffic volume impact to area roadways associated with the proposed development, the trips generated were routed to the adjacent roadway network and site driveways as illustrated in [Figure 3](#). The routing is based on the directional distribution shown, which was developed using a combination of existing travel patterns, freeway access/market areas, and engineering judgement. The general traffic distribution assumes approximately 75% of motorists to/from the west (i.e., towards Lexington Avenue), with 25% to/from the east (i.e., via Sunset Avenue/Apollo Drive).

## TRAFFIC OPERATIONS

109<sup>th</sup> Avenue (CR 12) within the immediate vicinity of the proposed development is a 2-lane roadway. The roadway has an urban cross-section (i.e., curb) from the Sunset Avenue roundabout to 1,000' to the west; the rest of the roadway has a 2-lane rural cross-section until the roadway expands to a 4-lane facility just east of Pheasant Ridge Drive. The latest Average Daily Traffic (ADT) volume along 109<sup>th</sup> Avenue (CR 12) is approximately 5,500 vehicles per day (vpd). The planning level roadway capacity of a 2-lane urban roadway is approximately 10,000 vpd (i.e., a collector in a developing area).

Given the distribution of site generated trips, the proposed development is estimated to add between 335 and 1,005 daily trips along 109<sup>th</sup> Avenue (CR 12), depending on the location. This represents a future ADT of approximately 6,500 vpd, which equates to a volume-to-capacity (V/C) ratio of 0.65. Note that a V/C ratio of 1.0 represents a roadway at capacity and a V/C between 0.85 to 1.0 represents a roadway approaching capacity. With the addition of the proposed development trips, 109<sup>th</sup> Avenue (CR 12) is expected to continue to operate under capacity and no significant operational issues are expected as a result of the proposed development from a roadway/intersection capacity perspective.



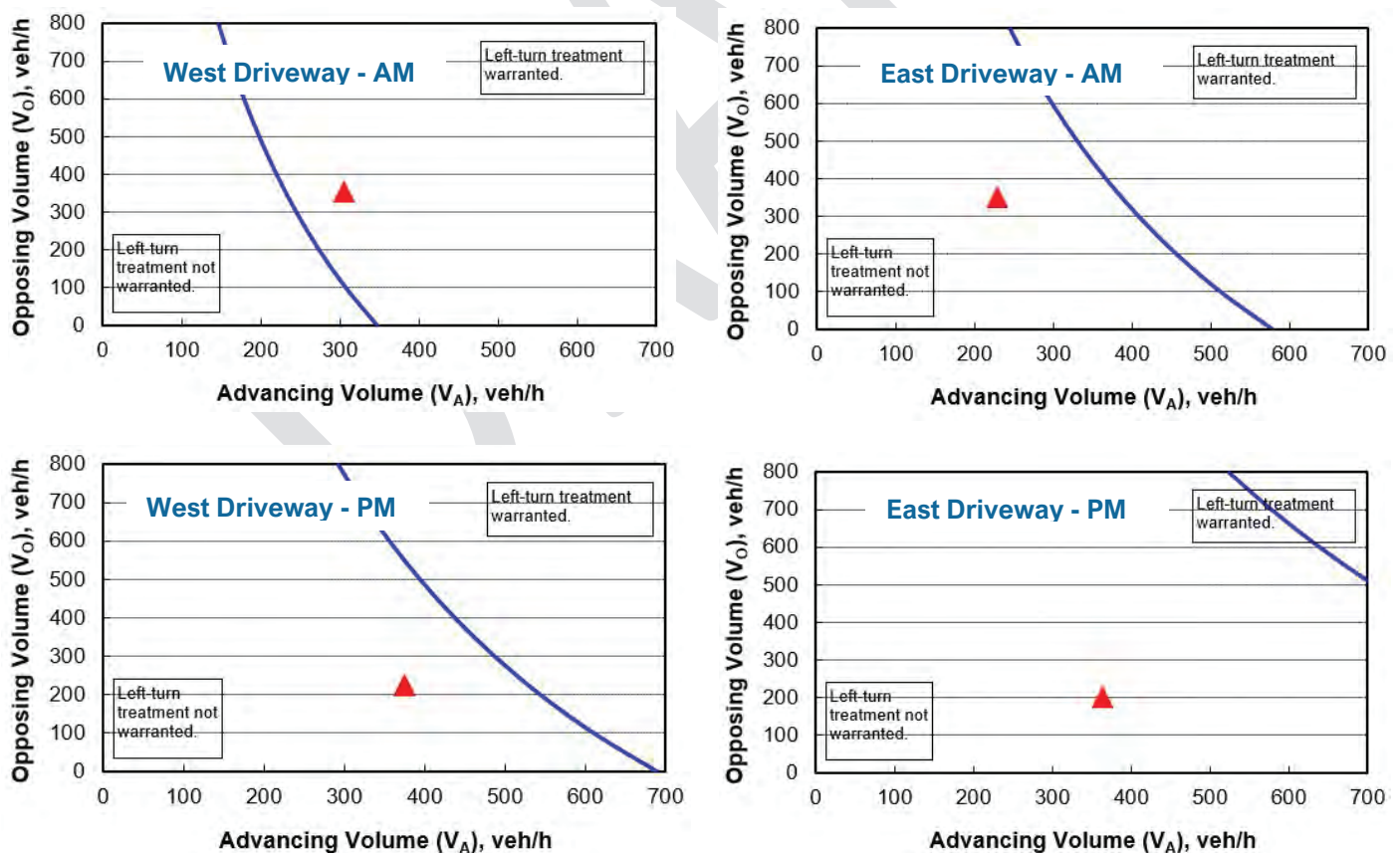


## TURN LANE NEEDS

The need for turn lanes and/or geometric modifications at the proposed driveways was reviewed. This assessment included review of various turn lane guidance, including *MnDOT's Access Management Manual*, *AASHTO's Geometric Design of Highways and Streets*, and the *NCHRP Report on Evaluating Intersection Improvements: An Engineering Study Guide*. Each of these studies consider traffic volumes along the corridor, including hourly directional, left-/right-turning, and ADT volumes.

The following charts illustrate if a left-turn lane treatment would be warranted based on the expected traffic volumes at each driveway during the a.m. and p.m. peak periods. Based on this approach, an eastbound left-turn lane at the West Driveway meets the volume criteria for consideration during the a.m. peak hour. However, given the 3-legged T-intersection configuration at the west driveway, an eastbound bypass lane could provide a similar benefit/function.

Additional considerations regarding potential left-turn treatments include the size, timing, and tenants of development and their respective operations (i.e., the number of employees, any shift-changes/remote work policies, level of heavy commercial vehicle activity, etc.), as well as any future reconstruction plans and associated speed limit changes along 109<sup>th</sup> Avenue (CR 12). Therefore, further discussion with the project team and area agencies should occur to determine if/when an eastbound left-turn lane or eastbound bypass lane should be implemented at the West Driveway. Note that the volumes at the East Driveway do not meet the criteria for a left-turn lane, nor do the volumes at either driveway meet the threshold to warrant a right-turn lane into the proposed development.





## SITE PLAN CONSIDERATIONS

A cursory review of the proposed site plan was completed. The following items are offered for consideration and/or further discussion with the project team.

- 1) The existing access locations are reasonable and in line with Anoka County Access Spacing guidelines for a Minor Arterial (i.e., 1,320' spacing at 50-55 mph; 660' spacing at 40-45 mph; 300' to 660' at <40 mph).
  - a. Note that the east driveway is located approximately 450' west of Sunset Avenue, while the west driveway is located approximately 1,000' east of National Street and 1,320' west of the east driveway. Although the east driveway is less than 1,320' from Sunset Avenue, the adjacent roundabout and roadway curvature results in motorists traveling closer to 40-mph near the proposed East Driveway. Furthermore, the East Driveway is located in the middle of the tangent section of 109<sup>th</sup> Avenue (CR 12), which maximizes the potential sight-distance for motorists.
- 2) Locate signage / landscaping and remove any obstructions (i.e., trees, shrubs, etc.) to ensure adequate sight distance is provided at each access.
- 3) Provide a multimodal connection from the existing trail along 109<sup>th</sup> Avenue (CR 12) into the site and/or each building area
- 4) Preserve/dedicate the right-of-way or extend the existing trail along the north side of 109<sup>th</sup> Avenue (CR 12) within the project limits of the proposed development to provide future connectivity.
- 5) Review heavy commercial vehicle maneuverability to minimize or eliminate any conflicts with adjacent roadways, each driveway, and internal on site.

## CONCLUSIONS

The proposed 35W Logistics Center includes a total of approximately 380,000 square feet of industrial warehouse/office space. Once fully operational, the proposed development is estimated to generate 166 a.m. peak hour, 163 p.m. peak hour, and 1,340 daily vehicular trips; the majority of which are expected to travel to/from the west along 109<sup>th</sup> Avenue (CR 19). With the addition of the proposed development trips, 109<sup>th</sup> Avenue (CR 12) is expected to continue to operate under capacity and no significant operational issues are expected as a result of the proposed development from a roadway/intersection capacity perspective.

Further discussion with the project team and area agencies should occur to determine if/when an eastbound left-turn lane or eastbound bypass lane should be implemented at the West Driveway. The volumes at the East Driveway do not meet the criteria for a left-turn lane, nor do the volumes at either driveway meet the threshold to warrant a right-turn lane into the proposed development. However, several site plan considerations are offered to reduce conflicts and improve safety for all users, which should be discussed further with project staff and incorporated as appropriate.



# City of Blaine

## City Council Workshop

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April 10, 2023 | 5:30 PM  
Blaine City Hall  
10801 Town Square Drive NE  
Blaine, MN 55449

### MINUTES

#### NOTICE OF WORKSHOP MEETING

In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

#### 1. Call to Order

The meeting was called to order by Mayor Sanders at 5:30PM.

## ROLL CALL

**PRESENT:** Mayor Tim Sanders, Councilmembers Terra Fleming, Chris Massoglia, Tom Newland, Jess Robertson, and Lori Saroya.

**ABSENT:** None.

Quorum Present.

**ALSO PRESENT:** City Manager Michelle Wolfe; Community Development Director Eric Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Joe Huss; Public Works Director Nick Fleischhacker; City Attorney Tom Loonan; Parks & Recreation Manager Jerome Krieger; and City Clerk Catherine Sorensen.

#### 2. New Business

- 2.1.** 2023-110      Closed Session Pursuant to MN Statute 13D.05(3)(c)(3) - Property Acquisitions Related to 105th Avenue Development Area  
*Sponsors: Erik Thorvig, Community Development Director*

The Council met in closed session pursuant to MN Statute 13D.05 (3)(c)(3) to discuss

property acquisitions related to 105<sup>th</sup> Avenue Development Area.

## **2.2. 2023-111 Veterans Memorial Park Update**

*Sponsors: Michelle Wolfe, City Manager*

City Manager Wolfe reported staff invited the representatives from Veterans Memorial Park to provide an update. She discussed the work being done at this park by a private entity. She explained staff was interested in finding better ways to work together, while also planning for the park's future. She stated staff was creating a map of the park noting the infrastructure that was already in place to assist with future planning needs. In addition, she noted an agreement must be in place with the 501C3.

Steve Guider provided the Council with an update on Veterans Memorial Park. He commented on the history of the park and reviewed photos of the park's transformation. He described the vision for the park and described how the landscaping of the park had been enhanced. He stated the neighbors in the apartments have thanked him for improving the park. He discussed the relationship he has with Ryan at Fergus Falls Monuments. He reviewed the monuments that were already within the park and noted the monuments that would be added. The plans for the women in the military and POW MIA monuments were further described. He indicated donor bricks were available at the park for individuals, families, and businesses, along with monument sponsorship opportunities. He commented further on the research he did for each of the monuments and noted the veterans that were being honored. He explained he has partnered with the Anoka County Master Gardeners to improve the landscaping at the park. He discussed his fundraising efforts and noted the individual that would be recognized on Memorial Day noting a freedom rock would be added to the park this fall.

Councilmember Fleming thanked Mr. Guider for his efforts on behalf of the City of Blaine.

Councilmember Massoglia thanked Mr. Guider for his genuine care and heart serving those in the military and veterans.

Councilmember Robertson stated she has attended a number of the monument dedications and programs at Blaine High School. She appreciated the fact Blaine was telling the stories of its military heroes. She thanked Mr. Guider for his tremendous efforts on Veterans Memorial Park.

Mr. Guider introduced the members on his board that were in attendance and described how each individual assisted with fundraising or maintenance of the park.

Councilmember Newland requested staff place the PowerPoint presentation on the City's website to provide the public with further information on Veteran's Memorial Park. He suggested a short informational video be created for the park and that this be posted to the City's website as well.

Councilmember Saroya asked if tours were available for the park. Mr. Guider stated he has thought about providing tours on Saturdays.

Councilmember Saroya encouraged Mr. Guider to apply for grants to assist with funding future monuments in the park. She noted she wrote grants for her profession and would be willing to assist Mr. Guider with this task.

Mayor Sanders thanked Mr. Guider for creating an inspiring destination park for both residents and visitors to Blaine.

Mr. Guider invited the Council to attend the Blaine High School Memorial Program as well as the Memorial Day program at the Veterans Memorial Park.

Mayor Sanders recessed the workshop meeting at 6:19PM.

Mayor Sanders reconvened the workshop meeting at 6:30PM.

**2.3. 2023-69 35W Logistics Center (Corner of 109th and Sunset)**  
*Sponsors: Sheila Sellman, City Planner*

City Planner Sellman stated the subject property is 27 acres and has been vacant since the home on the property was demolished in 1992. The property was guided for medium and high-density residential development in the Northeast Area Plan (adopted in 2002). The use was then changed to HDR/PC (High Density Residential/Planned Commercial) in the 2030 Comp Plan (adopted in 2009) and HDR/PI (High Density Residential/Planned Industrial) in the 2040 Comp Plan (adopted in 2018). The property has been on and off the market for many years and previous developers have struggled with how to develop the property with the constraint of the large wetland in the center of the property and poor soils throughout the property. Additionally, a lift station is needed for sewer service to the property, which increases the development cost. Staff have encouraged all prospective developers to consider the high visibility of the site from both 35W and 109th in their site design as well as buffering for the neighboring rural style residential lots that surround the property. The surrounding properties are all zoned FR (Farm Residential), but are guided LDR (Low Density Residential), which calls for suburban style residential development at a density of 2.5 to 6 units per acre.

Ms. Sellman explained this property was reviewed by the City Council at the fall retreat in 2022 as part of a proactive review of properties with HDR (High Density Residential) land uses and the feedback at the time was to retain the existing HDR/PI land use. Capital Partners is proposing construction of two 189,000 square foot speculative light industrial buildings. Capital Partners recently completed construction of Naples Office/Warehouse (at the northern end of Naples Street across from the gun club) and is currently developing Naples Office/Warehouse II immediately to the south. Staff commented further on the approvals that would be required to move this project forward and requested feedback from the Council on how proceed.

Councilmember Robertson discussed the current zoning and guidance for this property. She understood staff was asking if the Council supported rezoning the property to PBD or I-1. She indicated she preferred PBD over HDR or I-1. She stated she could not envision this

property as industrial because it was surrounded by residential. She supported a traffic study being completed for this property to better understand how semi-truck traffic would impact the area. She reported the proposed buildings were nine hundred feet long, which was massive. She supported the size of the proposed buildings being scaled down.

Councilmember Newland stated this site was challenging due to access. He indicated the proposed buildings were large, but noted he could support industrial over HDR.

Councilmember Massoglia indicated he supported the proposed use being industrial. He explained he would support high density as well. He agreed the south entrance would be an issue due to the curve, which would create traffic issues.

Tim McShane, Capital Partners, introduced himself to the Council and thanked the Council for considering his project.

Joel Raddick, Capital Partners, explained he was comfortable with the truck traffic on the site. He reviewed how trucks would flow to and through the site. He noted the location of the primary truck entrance and stated he would be happy to complete a traffic analysis for the Council. He reported, industrial uses have less traffic than residential uses.

Councilmember Robertson asked if the proposed buildings had to be this large. Mr. Raddick explained he would need a certain amount of square footage to make the economies of the project work. He commented further on the proposed setbacks for the project. Mr. McShane discussed how the front elevation would be broken up with articulations.

Ms. Sellman reported the property would have 100-foot setbacks if it were zoned I-1. She noted a PBD zoning district would require 15-foot setbacks, however these could be increased through the conditions.

Community Development Director Thorvig discussed the finish standards for PBD versus industrial. He indicated the developer was meeting the PBD finish standards. He stated the main concern for the developer at this time was how the space had to be divided within the buildings, noting the buildings would be built on spec.

Councilmember Robertson reported she supported the property being rezoned PBD as this would allow the City to have more control over the future development of this property.

Mr. McShane questioned if the PBD could move forward while relaxing the space percentages.

Councilmember Robertson stated she could support this. Ms. Sellman reported this would require an ordinance amendment or a variance.

Councilmember Massoglia indicated he could support light industrial on the property, but he understood Councilmember Robertson's concerns.

Councilmember Newland stated he supported the property being rezoned to I-1. Councilmember Fleming supported the property having larger setbacks if the site were rezoned to industrial.



Councilmember Saroya commented she was pleased the property was not being proposed for apartments. She did not see an issue with rezoning the property to PBD or I-1. She supported a traffic study being completed for this project.

Councilmember Robertson anticipated the neighbors would have a difficult time with any type of change on this property because it has sat vacant for so long. She reiterated that she supported the property being rezoned to PBD because this would offer the City more control over the future redevelopment.

Mayor Sanders stated this property had significant tree coverage which would help screen the proposed use from the neighboring properties. He indicated he did not believe the PBD requirement would be worth the risk, knowing that the developer was willing to work with the City and the industrial zoning district would provide larger setbacks for the neighbors. He stated he did not have a problem rezoning the property to industrial so long as the developer continues to work with the City and the county.

Councilmember Robertson explained she would be willing to door knock and speak with the neighbors to make them aware of the proposed development.

Council consensus was to direct the applicant to continue working with staff on this project.

#### **2.4. 2023-104 Fleet Rightsizing Discussion**

*Sponsors: Joe Huss, Finance Director/Asst. City Manager*

Finance Director Huss stated in late 2020, toward the end of the 2021 budget process, the City manager proposed a fleet rightsizing initiative. The desired outcomes of the study were to deliver data-driven information that would provide the most cost effective, economical processes for determining fleet additions and replacements such that the optimal number of vehicles and equipment needed to support operations would be achieved; and to bring operational efficiencies to vehicle maintenance, including the creation of a separate Fleet Services operations internal service fund and establishing a reliable method of charging departments to fund fleet maintenance operations and capital additions and replacement.

Mr. Huss explained in November 2021, the Council approved a contract with Management Partners for a Fleet Rightsizing study. The study was completed in May 2022 with Management Partners providing a comprehensive report containing 63 recommendations. Since that time, staff has worked diligently with Management Partners to understand the recommendations and determine the feasibility of implementing the recommendations. To facilitate implementation, the recommendations were placed into eight categories. For each category, cross-functional teams, representing departments across the City, were formed and have been assigned responsibility for the implementation of the recommendations that fell into their respective categories. Staff commented further on the software being used to assist with managing the City's fleet, work that has been completed to date and the actions remaining for full implementation of the plan.

Councilmember Newland asked what it would cost the City to implement the next phase of

this plan. Mr. Huss explained there were very few incremental costs. He commented on the cost of the contracts with Management Partners. He stated the recommendations were still being considered by staff taking into consideration the growth of the City.

Councilmember Newland asked if City staff was already using the Dossier software program. Mr. Huss described how staff was already taking advantage of this program. Public Works Director Fleischhacker commented further on how his staff was utilizing Dossier.

Councilmember Massoglia indicated he did not understand why the EDA or staff had to have a line item charging back to an internal fund for fleet right sizing. Mr. Huss explained this was based on users and users of vehicles. He reported the majority of vehicles were assigned to public works, engineering, community standards, and the police department. He commented further on how fleet expenses would be charged to specific departments going forward. It was noted the same money would be expended, but now the proper departments would be charged.

Councilmember Robertson explained she would like to further discuss the fleet right sizing when the Council holds budget discussions.

Councilmember Massoglia reported the 2023 budget was not on the City's website. He asked that this be posted to the website.

### **3. Other Business**

Ms. Wolfe reported with the election being held on Tuesday, April 11, the canvas for the election will occur on Monday, April 17. It was noted the oath of office for the newly elected Councilmember would occur at the first Council meeting in May.

Ms. Wolfe explained she needed feedback from the Council regarding upcoming town hall ideas.

Ms. Wolfe indicated the strategic plan would be updated at the end of May, along with a SWAT analysis.

City Clerk Sorensen asked if the Council supported fire board applications being collected April 14 through May 15. The Council supported this recommendation.

Ms. Wolfe stated staff received a bid for the sod replacement (along Jefferson Street) and the low bid came in over \$900,000. She reported the Council would be discussing this topic further on April 17. Staff estimated that almost four hundred residents submitted a request to have their sod replaced and it would cost almost \$3,000 per property.

### **4. Adjournment**

The Workshop was adjourned at 7:43PM.



# City of Blaine

## Staff Report

File Number: 2024-713

| Agenda Date         | Status    |
|---------------------|-----------|
| March 12, 2024      |           |
| In Control          | File Type |
| Planning Commission | Report    |

**Public Hearing** - Sheila Sellman, City Planner

### Agenda Item # 4.3

Case File No. 24-0013 // Highway 65 Overlay District // City of Blaine

The City is requesting an amendment to the zoning code 32.50 Highway 65 Overlay District (HOD) adding conditional uses, prohibited uses and modifying performance standards.

### Background

|             |                                                                                |
|-------------|--------------------------------------------------------------------------------|
| Attachments | HOD Map<br>Proposed Ordinance<br>B-2 & B-3 Zoning Ordinances<br>Public Comment |
| Schedule    | Planning Commission: 03/12/24<br>City Council: 04/01/24 and 04/15/24           |

Staff report prepared by Sheila Sellman, City Planner

At the December 11, 2023, Council Workshop, council directed staff to create an ordinance/overlay for properties south of Highway 10 along Central Avenue/Highway 65 and to create performance standards for self-storage in this area. This was in response to a development proposal for the property at 8634 Central Avenue. The proposal included self-storage, which is not currently allowed.

The Highway 65 Overlay (HOD) is an existing overlay in the zoning code, Section 32.50. This overlay district applies to all properties which are zoned Community Commercial (B-2), Regional Commercial (B-3), Office Park (B-4), Planned Business District (PBD), Light Industrial (I-1), Heavy Industrial (I-2), Medium Density Multi-Family (R-3B) and High Density Multi-Family (R-3C), and located within seven hundred fifty (750) feet of the centerline of the right-of-way of Highway 65. Where only a portion of a parcel lies within seven hundred fifty (750) feet of the Highway 65 centerline, the ordinance applies to the entire parcel.

The purpose of this overlay district is to establish minimum standards for exterior architecture, design, landscaping, and signage of buildings that contribute to a community image of quality, visual aesthetics,

permanence, and stability which are in the best interest of the citizens of the City. Since there is already a zoning overlay in place, staff suggests amending and updating this ordinance instead of creating a whole new district. The same objectives can be accomplished by amending this ordinance. At the February 12, 2024, council workshop, council agreed to this method and directed staff to proceed with the ordinance amendment.

The underlying zoning provides the list of permitted and conditional uses with development standards and the overlay is an added layer that also has development parameters that need to be met. Certain uses can be allowed or prohibited in the overlay that might be in conflict with what the underlying zoning district has. The overlay district will supersede the underlying district. The majority of the properties in the HOD are zoned B-2 and B-3. Those ordinances are attached as reference.

Based on council direction, staff have added a new section to the HOD for development south of Highway 10. This area is proposed to allow self-storage as a conditional use (with development parameters) and allow for reduced setbacks. It should be noted that some of the current property uses may become legal non-conforming uses if the proposed changes are made or if the council wants to prohibit more uses.

In 2023, the City Council adopted a moratorium to study zoning related to car washes in the city. The City Council discussed this topic at two workshops and provided direction to prohibit new car washes in the Highway 65 Overlay District. This would prohibit new stand-alone and car washes accessory to convenience stores in the district.

### Recommendation

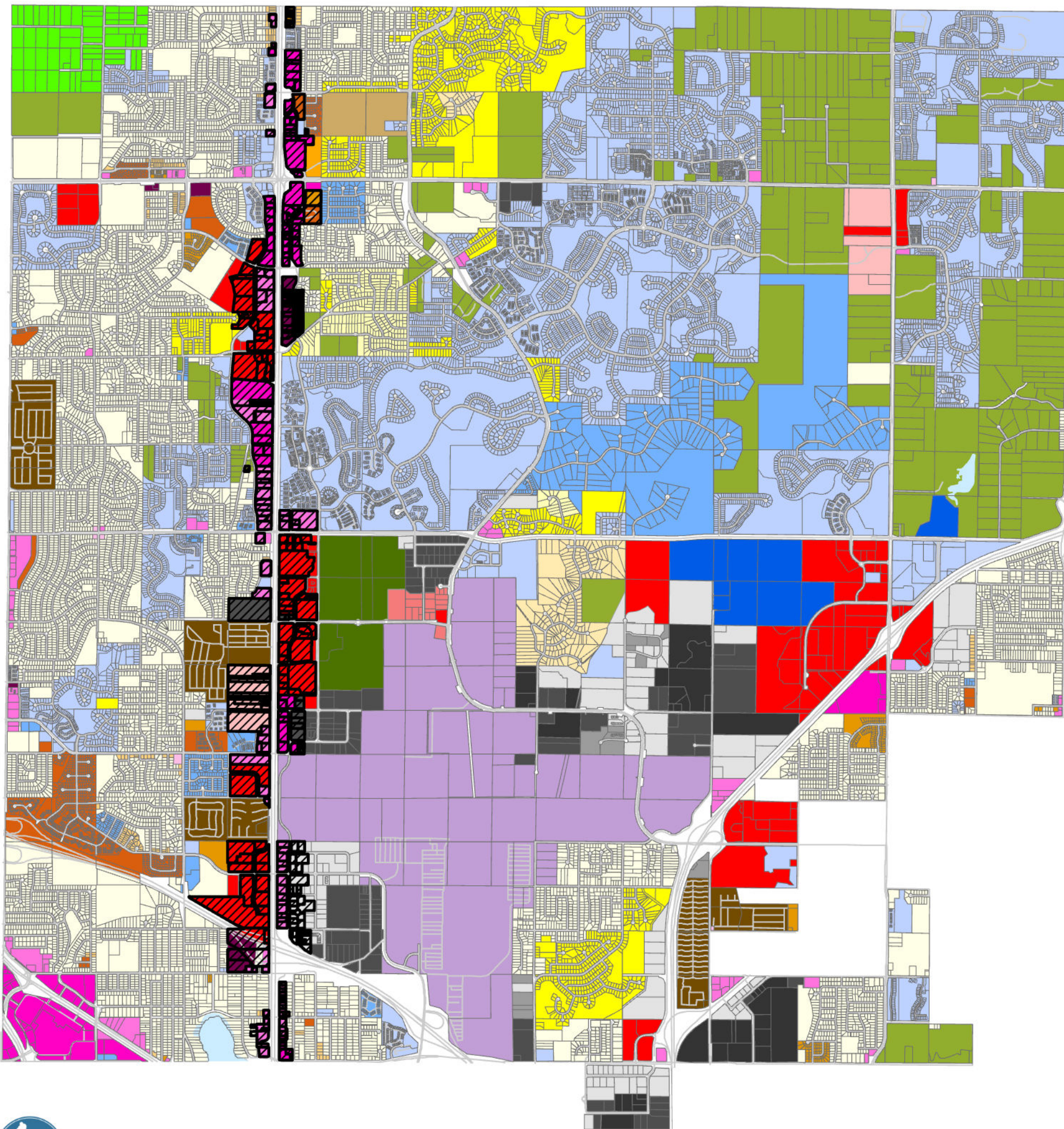
In Planning Case File No. 24-0013, it is recommended that the Planning Commission recommend approval of the code amendment.

### Attachment List

1. Attachments



# Zoning Map



0 1/4 1/2 3/4 1 Miles

Disclaimer: This document has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. Every effort has been made to make sure the completeness and accuracy on this document. The City of Blaine does not represent that the data can be used for exact measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found, please contact (763) 717-2639.

This map is in draft form and should not be looked upon as a legal document.  
Map Created By City of Blaine GIS  
Data provided by City of Blaine Planning Department  
Map Date: January 2024



## Legend

- |                                       |                                 |                                 |                                    |
|---------------------------------------|---------------------------------|---------------------------------|------------------------------------|
| B-1 - Neighborhood Business           | PBD - Planned Business District | AG - Agriculture                | R-3B - Medium Density Multi-Family |
| B-2 - Community Commercial            | RR - Regional Recreation        | FR - Farm Residence             | R-3C - High Density Multi-Family   |
| B-3 - Regional Commercial             | Airport                         | RE - Residential Estate         | R-4 - Mobile Homes                 |
| B-4 - Office Research Park            | I-1 - Light Industrial          | R-1 - Single Family             | DF - Development Flex              |
| B-5 - Town Commercial                 | I-1A - Light Industrial         | R-1A - Single Family            | RF - Residential Flex              |
| RD - 105th Ave Redevelopment District | I-2 - Heavy Industrial          | R-1AA - Single Family           | Highway Overlay District           |
|                                       | I-2A - Heavy Industrial         | R-1B - Single Family            |                                    |
|                                       | POD - Planned Office District   | R-2 - Two Family                |                                    |
|                                       |                                 | R-3A - Low Density Multi-Family |                                    |



## **32.50 HIGHWAY 65 OVERLAY DISTRICT (HOD)**

### **32.51 Intent.**

The purpose of this overlay district is to promote the development of an attractive view of the community from Highway 65 through architectural and signage controls, landscaping, screening, building orientation to establish and establish minimum standards, ~~for exterior architecture, design, landscaping, and signage of buildings~~ that contribute to a community image of quality, visual aesthetics, permanence, and stability ~~which are in the best interest of the citizens of the City. along the Highway 65 corridor.~~

~~These standards are further intended to ensure coordinated design of building exteriors, additions and accessory structure exteriors in order to prevent visual disharmony; minimize adverse impacts on adjacent properties from buildings which are or may become unsightly, and buildings that detract from the character and appearance of the area. It is not the intent of this ordinance to unduly restrict design freedom when reviewing and approving project architecture in relationship to the proposed land use, site characteristics and interior building layout.~~

(Ord. No. 98-1746, added 10-15-1998; Ord. No. 20-2447 , 7-20-2020)

### **32.52 Scope of application.**

This overlay district shall apply to all properties which are zoned B-2 (Community Commercial), B-3 (Regional Commercial), B-4 (Office Park), B-5 (Town Commercial) PBD (Planned Business District), I-1 (Light Industrial), I-2 (Heavy Industrial) R-3B (Medium Density Multi-Family) and R-3C (High Density Multi-Family), which are located within seven hundred fifty (750) feet of the centerline of the right-of-way of Highway 65. Where only a portion of a parcel lies within seven hundred fifty (750) feet of the Highway 65 centerline, the ordinance shall apply to the entire parcel. (Ord. No. 98-1746, added 10-15-1998)

(Ord. No. 20-2447 , 7-20-2020)

### **32.53 Prohibited uses.**

~~The following uses are prohibited within the Highway 65 Overlay District:~~

~~(a) Carwashes•~~

~~(b)–Outside display area for boat sales or recreational vehicles.~~

~~(c) Pawn shop~~

~~(d) Self Storage facility north of Highway 10~~

~~(e)•–Small equipment rental yards.~~

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(Ord. No. 98-1746, added 10-15-1998; Ord. No. 07-2139, amended 8-2-2007; Ord. No. 20-2447, 7-20-2020)

### **32.54 ~~Architectural Control~~Standards.**

For development of properties within the Highway 65 Overlay District, the following standards shall be applied:

(a) ~~Construction materials.~~

- (1) At least fifty percent (50%) of all exterior wall finishes on any building shall be comprised of a combination of at least three (3) of the following materials with all materials present on each elevation:

- Brick.
- Natural or cultured stone.
- Glass.
- Masonry stucco or EIFS.
- Cementitious siding.
- Architectural metal.
- Integrally colored rock faced block.
- Other comparable or superior material as approved by the Zoning Administrator.

- (2) The remaining fifty percent (50%) of all exterior wall finishes shall be comprised of any combination of decorative or rock face concrete block and textured concrete panels or other comparable or superior materials as approved by the Zoning Administrator. All building materials subject to approval of the Zoning Administrator. (Ord. No. 99-1807, amended 8-19-1999)

- (3) Buildings may be constructed of primarily one (1) of the materials listed in subsection (1), if the design exceeds the intent of the ordinance.

(4) Buildings shall be oriented towards Highway 65 or at a minimum, give the appearance of having a front facing Highway 65 if adjacent to Highway 65.

(5) Building articulation elements shall be provided at a maximum of average spacing of 40 feet.

~~(b) Architectural design.~~

- ~~(1) Each building design will be reviewed for at least the following considerations:~~

- ~~Appropriate location of structures on the site with relationship to other site amenities, restrictions, adjacent land usage, etc.~~
- ~~General massing, roof treatments, proportion and quantity of exterior openings.~~
- ~~Use of exterior materials as they relate to adjacent structures, and their impact on the quality and character of the immediate area.~~
- ~~Screening of mechanical equipment, tanks, loading docks, refuse handling, ancillary equipment, etc., whether on the roof or on the site.~~

(6) No more than 75% of the building sides visible from Highway 65 may be constructed of decorative concrete block, pre-cast concrete or stucco.

(7) The exterior of the building shall have varied and interesting detailing. Large undorned walls shall be prohibited (50' or more). All large walls viewable from Highway 65 must be relieved by architectural detailing, such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals in keeping with the size, mass and scale of the wall and its views from the public right-of-way.

(8) Exterior building material colors shall be complimentary of other buildings within the district.

(c) *Landscaping.*

- (1) Applicable landscaping requirements set forth in Section 33.07 shall apply at least twenty-five percent of the required trees must be oversized. ~~be increased by 1.5 times, which shall include at least twenty-five percent (25%) of the number of ornamental, conifer and overstory trees exceeding minimum size requirements in the front yard adjacent to Highway 65 or the service drive adjacent to Highway 65.~~

~~(d) *Signage.*~~

- ~~(1) All wall signs shall be comprised of individual letters.~~
- ~~(2) All monument signs shall incorporate materials and architectural design consistent with the principal building.~~

- (e) *Truck Parking.* Truck parking shall not be permitted in any yard adjacent to Highway 65. Sites where it can be anticipated that there will be a need or occasion for parking of trucks shall provide space for semi-tractor/trailer parking. Such parking shall be located in a yard not adjacent to Highway 65 and shall be effectively screened from Highway 65 by principal ~~or accessory~~ buildings, or landscaping, berming, etc.

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- (f) ~~Gasoline Sales Standards. Each Conditional Use Permit for gasoline sales will be reviewed. (Ord. No. 98-1746, added 10-15-1998)~~

(Ord. No. 20-2447 , 7-20-2020)

**32.55 ~~Property South of Highway 10 R-3B (medium density multi-family) and R-3C (high density multi-family) residential.~~**

- (a) ~~Conditional uses (in addition to what is permitted with the underlying zoning district):  
Self Storage Facility as part of a mixed use~~

~~(1)) Self Storage Facility Standards:~~

~~(aa) Must be part of a mixed-use project with a minimum of XXX square feet of other commercial use not related to the operations of the storage facility.~~

~~(bb) Storage units must be climate controlled~~

~~(cc) The self storage facility must be located in the rear of the property and not adjacent to Highway 65~~

~~(dd) No self storage facility may be located within 1,500 feet of another storage facility~~

~~(ee) Setback from residential is 100 feet.~~

~~(b) Building Setbacks along Central Avenue frontage road~~

~~(aa) front yard setback -30 feet~~

~~(bb) side yard setback – 20 feet – when adjacent to residential districts 50 feet~~

~~(i) A reduction in the required setback buffer may be requested by following the requirements of section 33.20, Buffer Yard Flexibility~~

~~(cc) Rear yard setback – 20 feet -when adjacent to residential districts 50 feet~~

~~(i) A reduction in the required setback buffer may be requested by following the requirements of Section 33.20 Buffer Yard Flexibility~~

~~(c) Parking and driveways minimum setbacks from the property line:~~

~~(aa) Front yard/corner side -25 feet~~

~~(bb) Side yard -10 feet~~

~~(cc) Rear yard – 10 feet~~

~~(dd) When adjacent to any residentially zoned property, the side yard and rear yard parking/driveway setback shall be a minimum of 25 feet.~~

~~Landscaping. Applicable landscaping requirements set forth in Section 33.07 shall be increased by 1.5 times, which shall include at least twenty-five percent (25%) of the number of ornamental, conifer and overstory trees exceeding minimum size~~

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~~requirements in the front yard adjacent to Highway 65 or the service drive adjacent to Highway 65.~~

- ~~(b) An opaque buffer screen along Highway 65 shall be established comprised of a combination of berming, fencing and landscaping as approved by the Zoning Administrator. Degree of opaqueness based on landscape plantings providing coverage four (4) years after planting.~~

~~(Ord. No. 98-1746, added 10-15-1998; Ord. No. 20-2447, 7-20-2020)~~

### **32.56 Standards for mini-storage facilities.**

~~Existing legal non-conforming self-storage facilities shall be required to follow the standards of Section 32.54 for any portion of a building that lies within two hundred (200) feet of a public right-of-way. Those buildings beyond two hundred (200) feet may be constructed of decorative masonry block designed architecturally compatible with Section 32.54 as approved by the Zoning Administrator. All other sections of Section 32.50 shall apply to mini-storage facilities.~~

~~(Ord. 99-1807, added 8-19-1999; Ord. No. 20-2447, 7-20-2020)~~



### **30.10 COMMUNITY COMMERCIAL (B-2)**

#### **30.11 Intent.**

Intended to provide retailing and services of both a convenience and durable nature to shoppers, such as apparel, furniture, food, banking and financial services for a trade area of nearby residential neighborhoods.

(Ord. No. 20-2447 , 7-20-2020)

#### **30.12 Permitted uses.**

- (a) General retail, except when specifically listed elsewhere in the ordinance
- (b) Banks.
- (c) Restaurants.
- (d) Brew Pubs.
- (e) Personal services, including massage, hair salons, and similar businesses.
- (f) Dry cleaning and laundry.
- (g) Repair services, excluding repair of vehicles and small engines.
- (h) Business and professional offices, including medical offices.
- (i) Personalized instructional services and fitness centers, total floor area limited to 4,000 square feet without a conditional use permit. ( Ord. No. 22-2514 , 12-19-2022)
- (j) Portrait or art studio.
- (k) Medical cannabis dispensary.
- (l) Taproom. ( Ord. No. 22-2514 , 12-19-2022)

(Ord. No. 20-2447 , 7-20-2020; Ord. No. 22-2514 , 12-19-2022)

#### **30.13 Accessory uses.**

Signs as regulated in Section 34.07(c).

(Ord. No. 20-2447 , 7-20-2020)

### **30.14 Conditional uses.**

- (a) Animal hospitals.
- (b) Amusement and recreation.
- (c) Fitness center not meeting the requirements of subsection 30.12(i). ( Ord. No. 22-2514 , 12-19-2022)
- (d) Gasoline station.
- (e) Minor auto repair.
- (f) Car wash.
- (g) Construction and contractor's offices.
- (h) Day care centers—Commercial. (Ord. No. 89-1140, amended 5-18-1989)
- (i) Educational uses not meeting the requirements of 30.12 (i).
- (j) Small equipment rental; moving van rental and minor repair. Moving vans are limited to single rear axle vans and trucks up to thirty-three (33) feet in total overall length. Repair activities are limited to moving vans owned or leased by the equipment rental facility. (Ord. No. 95-1575, amended 9-21-1995)
- (k) Meeting/assembly halls.
- (l) Motels/hotels.
- (m) Open sales lot.
- (n) Private clubs.
- (o) Restaurants with live entertainment or outdoor dining. (Ord. No. 95-1573, amended 9-21-1995)
- (p) Theaters.
- (q) Vocation, technical, and trade schools.
- (r) Zero lot line splits with shared parking and/or access.
- (s) Off-Sale Liquor Stores. (Ord 86-928, amended 2-20-1986)
- (t) Two (2) or more buildings on same lot. (Ord. No. 88-1087, amended 6-16-1988)
- (u) Churches. (Ord. No. 91-1266, amended 10-3-1991)
- (v) Adult Uses-Principal. As defined and licensed under Article VI - Blaine Municipal Code. (Ord. No. 93-1320, amended 1-7-1993)

- (w) Domestic animal indoor kennel and training facilities. (Ord. No. 93-1479, amended 11-18-1993)
- (x) Major automobile repair for passenger vehicles. (Ord. No. 94-1534, amended 9-1-1994)
- (y) Funeral Homes. (Ord. No. 03-1983, added 6-26-2003; Ord. No. 03-1990, Amended 8-21-2003)
- (z) Vehicle Rental Agency with up to 15 vehicles on site. (Ord. No. 05-2063, added 10-20-2005; Ord No. 18-2407, amended 6-21-2018)
- (aa) Pawn shop. (Ord. No. 09-2179, added 2-19-2009)
- (bb) Indoor vehicle sales associated with and on the same property as major automobile repair.  
(Ord. No. 14-2295, added 10-16-2014; Ord. No. 20-2447 , 7-20-2020; Ord. No. 22-2514 , 12-19-2022)

### **30.15 Standards.**

- (a) Reserved. ( Ord. No. 22-2514 , 12-19-2022)
- (b) Front yard setback—Fifty (50) feet. (Ord. No. 93-1491, amended 12-16-1993)
- (c) Side yard setback—Twenty (20) feet when adjacent to commercial or industrial districts; corner lot fifty (50) feet; when adjacent to residential districts—One hundred (100) feet. (Ord. No. 93-1491, amended 12-16-1993)
  - (1) A reduction in the required setback buffer may be requested by following the requirements of Section 33.20 , Buffer Yard Flexibility. (Ord. No. 86-937, amended 4-3-1986)
- (d) Rear yard setback—Twenty (20) feet when adjacent to commercial or industrial districts; when adjacent to residential districts—One hundred (100) feet.
  - (1) A reduction in the required setback buffer may be requested by following the requirements of Section 33.20, Buffer Yard Flexibility. (Ord. No. 86-937, amended 4-3-1986; Ord. No. 22-2514 , 12-19-2022)
- (e) In the event where front, side or rear setback requirements from a differing adjacent district fall within a public street or highway right-of-way, the minimum setback shall be twenty (20) feet from the property line but not less than the required setback from the adjacent differing district boundary.
- (f) Maximum building height shall not exceed three (3) stories, or fifty (50) feet in height, whichever is less.

(g) Parking and driveways may be constructed to within the following minimum setbacks of property line: (Ord 85-898, amended 8-15-1985)

(1) Front yard/corner side yard ..... 30 feet.

(2) Side yard ..... 10 feet.

(3) Rear yard ..... 10 feet.(Ord. No. 95-1553, amended 4-20-1995)

When a B-2 zoning district is located adjacent to any residentially zoned property, the side yard and rear yard parking/driveway setback shall be a minimum of twenty-five (25) feet.

(h) Off-street loading—Refer to Section 33.15.

(i) Major Automobile Repair Standards. (Ord. No. 94-1534, amended 9-1-1994)

(1) No outside storage of vehicle that have exterior damage or are dismantled.

(2) No air quality or noise impact to adjacent properties shall be permitted.

(3) Additional screening as determined by the Zoning Administrator.

(4) A seventy-five-foot landscaped buffer between a major automobile repair facility and all residential zoning districts.

(Ord. No. 94-1539, amended 11-17-1994; Ord. No. 20-2447 , 7-20-2020; Ord. No. 22-2514 , 12-19-2022)

### **30.16 Landscaping.**

(a) All open areas of any lot not used for parking, driveways, or storage, shall be landscaped with trees, shrubs, berms, and planted ground covers.

(b) It shall be the owners responsibility to see that the landscaping is maintained in an attractive and well maintained condition. The owner shall also replace any dead or damaged trees or shrubs with a similar species. Any dead or damaged sod shall also be replaced.

(c) All vacant lots or portions of lots shall be maintained in an orderly manner, free of litter and junk.

(d) All lots in this district shall provide a landscaped yard. This yard shall be kept clear of all structures, storage and off-street parking. Except for driveways, the yard shall extend along the entire boundaries of the site. This yard shall have a minimum width of not less than ten (10) feet.

(e) For additional landscaping requirements, refer to Section 33.07.

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- (f) Underground irrigation shall be required for all yards. Such irrigation shall extend to include public boulevards and into landscaped parking islands, except natural areas to be preserved. (Ord. No. 88-1075, amended 3-17-1988; Ord. No. 89-1177, added 1-4-1990; Ord. No. 20-2447 , 7-20-2020)

### **30.17 Screening.**

On a lot adjacent to a lot in a residential district, there shall be an opaque screen made up of trees and/or berms and a six foot high solid fence made of maintenance free materials.

(Ord. No. 20-2447 , 7-20-2020)

### **30.18 Storage.**

- (a) Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.
- (b) No outdoor storage of any materials is permitted except as provided for in Section 30.19. (Ord. No. 02-1948, amended 6-20-2002)
- (c) Employee service vehicles with a maximum of 10,000 GVW, associated with a commercial retail business that is specifically mentioned in this zoning district, may be parked outside under conditions as approved by the Zoning Administrator. Vehicles associated with a commercial retail business specifically mentioned in this zoning district greater than 10,000 GVW may be parked in a loading area with at least one overhead door approved by the Zoning Administrator and meeting the requirements of 33.14 of the Zoning Code. (Ord. No. 91-1267, amended 10-3-1991)

(Ord. No. 20-2447 , 7-20-2020; Ord. No. 22-2494 , 1-19-2022)

### **30.19 Outside display.**

Outside display in B-2 retail sites is allowed provided the following standards are met:

- (a) Outside display area is limited to a maximum of thirty percent (30%) of the width of a building frontage and is not to exceed a total of one hundred



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fifty (150) square feet of area for buildings under 40,000 square feet and not to exceed 400 square feet for buildings larger than 40,000 square feet. Building frontage is defined as the dimension or width of a store front occupied by the retailer establishing the outside display. For purposes of this ordinance a frontage must contain a public or customer entrance or exit and no space is allowed more than two (2) frontages.

- (b) Outside display to be located immediately adjacent to and within the dimensions of the building frontage and shall not extend from the front building edge more than fifty (50) inches.
- (c) Outside display shall not exceed a height of sixty (60) inches.
- (d) Vending machines or cabinets for items such as beverages, ice and propane are exempt from the height and area restrictions provided they are limited to a maximum of three (3) machines or cabinets per frontage.
- (e) Outside display shall not be located so as to block pedestrian walkways, doorways, parking stalls, drive aisles (including access for emergency services). Thirty-six (36) inches is the minimum width required to maintain pedestrian access.
- (f) Outside display to be maintained in an orderly and attractive manner that does not detract from the image of the community or adjacent businesses.
- (g) Outside display should be a representation of the products sold on site, not a storage area for inventory on pallets.
- (h) Products shall be able to be sold from the display.

(Ord No. 02-1948, added 6-20-2002; Ord. No. 20-2447 , 7-20-2020)

### **30.191 Architectural control.**

- (a) At least fifty percent (50%) of all exterior wall finishes on any building shall be comprised of a combination of at least three (3) of the following materials with all materials present on each elevation.
  - (1) Brick.
  - (2) Natural or cultured stone.
  - (3) Glass.
  - (4) Stucco or EIFS.
  - (5) Cementitious siding.

- 
- (6) Architectural metal.
  - (7) Integrally colored rock faced block.
  - (b) The remaining portion of all exterior wall finishes shall be comprised of any combination of decorative, rock faced concrete block and textured concrete panels or other comparable or superior materials as approved by the zoning administrator. All materials subject to Zoning Administrator approval.
  - (c) Buildings may be constructed of primarily one of the materials listed in subsection (a) if the design meets or exceeds the intent of the ordinance.
  - (d) All buildings to incorporate four sided design.
  - (e) Gasoline canopies support columns shall be constructed of masonry materials consistent with the principal building to a minimum height of 5 feet.
- (Ord. No. 20-2447 , 7-20-2020)

### ***30.20 REGIONAL COMMERCIAL (B-3)***

#### **30.21 Intent.**

Intended to provide retailing and services of both a convenience and durable nature to shoppers, such as apparel, furniture, food, banking and financial services for a regional trade area.

(Ord. No. 93-1491, amended 12-16-1993; Ord. No. 20-2447 , 7-20-2020)

#### **30.22 Permitted uses.**

- (a) General retail, except when specifically listed elsewhere in the ordinance.
- (b) Banks.
- (c) Restaurants.
- (d) Brew Pubs.
- (e) Personal services, including massage, hair salons, and similar businesses.
- (f) Dry cleaning and laundry.
- (g) Repair services, excluding repair of vehicles and small engines.
- (h) Business and professional offices, including medical offices.
- (i) Personalized instructional services and fitness centers, total floor area limited to 4,000 square feet without a conditional use permit. ( Ord. No. 22-2514 , 12-19-2022)
- (j) Portrait or art studio.
- (k) Medical cannabis dispensary.
- (l) Taproom. ( Ord. No. 22-2514 , 12-19-2022)

(Ord. No. 84-850, amended 11-15-1984; Ord. No. 20-2447 , 7-20-2020; Ord. No. 22-2514 , 12-19-2022)

#### **30.23 Accessory uses.**

Signs as regulated in Section 34.07(a).

(Ord. No. 93-1491, amended 12-16-1993; Ord. No. 20-2447 , 7-20-2020)

#### **30.24 Conditional uses.**

- (a) Animal hospitals.
- (b) Amusement and recreation.
- (c) Fitness center not meeting the requirements of 30.12(i). ( Ord. No. 22-2514 , 12-19-2022)
- (d) Vehicle sales lot, for passenger vehicles only subject to the following standards.

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- (1) Minimum lots size shall be four (4) acres.
  - (2) Minimum building size shall be twenty five thousand (25,000) square feet.
  - (3) Site shall incorporate extensive berming along street frontages.
  - (4) Vehicle storage and display areas to have minimum twenty-five (25) foot setback from all interior property lines and forty (40) foot setback from any public right-of-way.
- (e) Gasoline station.
  - (f) Minor auto repair.
  - (g) Indoor vehicle sales.
  - (h) Boat sales and display areas.
  - (i) Bowling alleys.
  - (j) Car wash.
  - (k) Construction and contractor's offices.
  - (l) Dance Hall.
  - (m) Day care centers—Commercial. (Ord. No. 89-1140, amended 5-18-1989)
  - (n) Educational uses.
  - (o) Meeting/assembly halls.
  - (p) Manufactured home sales lots.
  - (q) Hotels.
  - (r) Private clubs.
  - (s) Recreational vehicle sales lots and showrooms.
  - (t) Restaurants with live entertainment or outdoor dining. (Ord. No. 95-1573, amended 9-21-1995)
  - (u) Skating rinks.
  - (v) Small equipment rental; moving van rental and minor repair. Moving vans are limited to single rear axle vans and trucks up to thirty-three (33) feet in total overall length. Repair activities are limited to moving vans owned or leased by the equipment rental facility. (Ord. No. 95-1575, amended 9-21-1995)
  - (w) Theaters.
  - (x) Vocational, technical, and trade schools.
  - (y) Zero lot line split with shared access and/or parking.
  - (z) Off-Sale Liquor Stores. (Ord No. 86-928, amended 2-20-1986)
  - (aa) Two (2) or more buildings on same lot. (Ord. No. 88-1087, amended 6-16-1988)
  - (bb) Churches. (Ord. No. 91-1266, amended 10-3-1991)
  - (cc) Adult Uses—Principal. As defined and licensed under Article VI—Blaine Municipal Code. (Ord. No. 93-1320, amended 1-7-1993)
  - (dd) Domestic animal indoor kennel and training facilities. (Ord. No. 93-1479, amended 11-18-1993)
  - (ee) Major automobile repair for passenger vehicles. (Ord. No. 94-1534, amended 9-1-1994)

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- (ff) Funeral homes. (Ord. No. 03-1983, added 6-26-2003; Ord. No. 03-1990, amended 8-21-2003)
  - (gg) Vehicle Rental Agency with up to 15 vehicles on site. (Ord. No. 05-2063, added 10-20-2005; Ord. No. 18-2407, amended 6-21-2018)
  - (hh) Pawn shop. (Ord. No. 09-2179, added 2-19-2009)
- (Ord. No. 20-2447 , 7-20-2020; Ord. No. 22-2514 , 12-19-2022)

### **30.25 Standards.**

- (a) Reserved. ( Ord. No. 22-2514 , 12-19-2022)
- (b) Front yard setback—Fifty (50) feet.
- (c) Side yard setback—Twenty (20) feet when adjacent to commercial or industrial districts; when adjacent to residential districts—one hundred (100) feet. ( Ord. No. 22-2514 , 12-19-2022)
  - (1) A reduction in the required setback buffer may be requested by following the requirements of Section 33.20, Buffer Yard Flexibility. (Ord. No. 86-937, amended 4-3-1986; Ord. No. 22-2514 , 12-19-2022)
- (d) Rear yard setback—Twenty (20) feet when adjacent to commercial or industrial districts; when adjacent to residential districts—one hundred (100) feet. ( Ord. No. 22-2514 , 12-19-2022)
  - (1) A reduction in the required setback buffer may be requested by following the requirements of Section 33.20, Buffer Yard Flexibility. (Ord. No. 86-937, amended 4-3-1986; Ord. No. 22-2514 , 12-19-2022)
- (e) In the event where front, side or rear setback requirements from a differing adjacent district fall within a public street or highway right-of-way, the minimum setback shall be twenty (20) feet from the property line but not less than the required setback from the adjacent differing district boundary.
- (f) Buildings exceeding three (3) stories or fifty (50) feet in height, whichever is less, must obtain a conditional use permit. (Ord. No. 90-1235, amended 10-18-1990)
- (g) Parking and driveways may be constructed to within the following minimum setbacks of property line: (Ord. No. 85-898, amended 8-15-1985)
  - (1) Front yard/corner side yard ..... 30 feet.
  - (2) Side yard ..... 10 feet.
  - (3) Rear yard ..... 10 feet. (Ord. No. 95-1553, amended 4-20-1995)

When a B-3 zoning district is located adjacent to any residentially zoned property, the side yard and rear yard parking/driveway setback shall be a minimum of twenty-five (25) feet.
- (h) Reserved. ( Ord. No. 22-2514 , 12-19-2022)
- (i) Off-street loading—Refer to Section 33.14.
- (j) Major Automobile Repair Standards: (Ord. No. 94-1534, amended 9-1-1994)
  - (1) No outside storage of vehicles that have exterior damage or are dismantled.
  - (2) No air quality or noise impact to adjacent properties shall be permitted.
  - (3) Additional screening as determined by the Zoning Administrator.
  - (4) A seventy-five-foot landscaped buffer between a major automobile repair facility and al residential zoning districts. (Ord. No. 94-1539, amended 11-17-1994)



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(Ord. No. 85-898, amended 8-15-1985; Ord. No. 86-937, amended 4-3-1986; Ord. No. 20-2447 , 7-20-2020; Ord. No. 22-2514 , 12-19-2022)

### **30.26 Landscaping.**

- (a) All open areas of any lot not used for parking, driveways, or storage, shall be landscaped with trees, shrubs, berms, and planted ground covers.
- (b) It shall be the owners responsibility to see that the landscaping is maintained in an attractive and well maintained condition. The owner shall also replace any dead or damaged trees or shrubs with a similar species. Any dead or damaged sod shall also be replaced.
- (c) All vacant lots or portions of lots shall be maintained in an orderly manner, free of litter and junk.
- (d) For additional landscaping requirements, refer to Section 33.07.
- (e) Underground irrigation shall be required for all yards. Such irrigation shall extend to include public boulevards and into landscaped parking islands, except natural areas to be preserved. (Ord. No. 89-1177, added 1-4-1990)

(Ord. No. 88-1075, amended 3-17-1988; Ord. No. 20-2447 , 7-20-2020)

### **30.27 Screening.**

On a lot adjacent to a lot in a residential district, there shall be an opaque screen made up of trees and/or berms and a six foot high solid fence constructed of maintenance free materials.

(Ord. No. 20-2447 , 7-20-2020)

### **30.28 Storage.**

- (a) Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.
- (b) No outdoor storage of any materials is permitted except as provided for in Section 30.29. (Ord. No. 02-1948, amended 6-20-2002)
- (c) Employee service vehicles with a maximum of 10,000 GVW, associated with a commercial retail business that is specifically mentioned in this zoning district, may be parked outside under conditions as approved by the Zoning Administrator. Vehicles associated with a commercial retail business specifically mentioned in this zoning district greater than 10,000 GVW may be parked in a loading area with an overhead door approved by the Zoning Administrator and meeting the requirements of 33.14 of the Zoning Code. (Ord. No. 91-1267, amended 10-3-1991)

(Ord. No. 20-2447 , 7-20-2020; Ord. No. 22-2494 , 1-19-2022)

### **30.29 Outside display.**

Outside display in B-3 retail sites is allowed provided the following standards are met:

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- (a) Outside display area is limited to a maximum of thirty percent (30%) of the width of a building frontage and is not to exceed a total of one hundred fifty (150) square feet of area for buildings under 40,000 square feet and not to exceed 400 square feet for buildings over 40,000 square feet. Building frontage is defined as the dimension or width of a store front occupied by the retailer establishing the outside display. For purposes of this ordinance a frontage must contain a public or customer entrance or exit and no space is allowed more than two (2) frontages.
  - (b) Outside display to be located immediately adjacent to and within the dimensions of the building frontage and shall not extend from the front building edge more than fifty (50) inches.
  - (c) Outside display shall not exceed a height of sixty (60) inches.
  - (d) Vending machines or cabinets for items such as beverages, ice and propane are exempt from the height and area restrictions provided they are limited to a maximum of three (3) machines or cabinets per frontage.
  - (e) Outside display shall not be located so as to block pedestrian walkways, doorways, parking stalls, drive aisles (including access for emergency services). Thirty-six (36) inches is the minimum width required to maintain pedestrian access.
  - (f) Outside display to be maintained in an orderly and attractive manner that does not detract from the image of the community or adjacent businesses.
  - (g) Outside display should be a representation of the products sold on site, not a storage area for inventory on pallets.
  - (h) Products shall be able to be sold from the display.

(Ord. No. 02-1948, added 6-20-2002; Ord. No. 20-2447 , 7-20-2020)

### **30.291 Architectural control.**

- (a) At least fifty percent (50%) of all exterior wall finishes on any building shall be comprised of a combination of at least three (3) of the following materials with all materials present on each elevation.
  - (1) Brick.
  - (2) Natural or cultured stone.
  - (3) Glass.
  - (4) Stucco or EIFS.
  - (5) Cementitious siding.
  - (6) Architectural metal.
  - (7) Integrally colored rock faced block.
- (b) The remaining portion of all exterior wall finishes shall be comprised of any combination of decorative, rock faced concrete block and textured concrete panels or other comparable or superior materials as approved by the zoning administrator. All materials subject to Zoning Administrator approval.
- (c) Buildings may be constructed of primarily one of the materials listed in subsection (a) if the design meets or exceeds the intent of the ordinance.
- (d) All buildings to incorporate four sided design.
- (e) Gasoline canopies support columns shall be constructed of masonry materials consistent with the principal building to a minimum height of 5 feet.

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(Supp. No. 52)

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(Ord. No. 20-2447 , 7-20-2020)

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(Supp. No. 52)

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**From:** Louise Brask <[wheezums@gmail.com](mailto:wheezums@gmail.com)>  
**Sent:** Monday, February 19, 2024 11:06:00 AM  
**To:** Michelle Wolfe <[mwolfe@blainemn.gov](mailto:mwolfe@blainemn.gov)>  
**Subject:** Do not endorse storage building south Blaine

To City Manager Michelle Wolfe,

Please do not endorse this storage locker development project in South Blaine. I oppose addition of the business and building in the neighborhood. There's already plenty of existing storage options in the area on University Ave & Hwy 65. Please do not support!

Thank you,  
Louise Brask, RN, BA  
Resident of Blaine since 2023

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