



City of Blaine

Planning Commission

May 14, 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 or phone 763-785-6180.

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

- 3.1.** 2024-77 Approval of the April 9, 2024 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2024-772 Case File No. 24-0022 // Boulder Villas (Boulder Contracting) // 9240 W 35W Service Drive NE

The applicant is requesting the following:

1. Rezoning from Single Family Residential (R-1AA) to Development Flex (DF).
2. Preliminary plat to subdivide 4.84 acres into 11 single family lots and one common lot for wetlands and storm ponding to be known as Boulder Villas.
3. Conditional use permit to allow for the construction of 11 single family lots in the Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

- 4.2.** 2024-777 Case File No. 24-0023 // East Blaine Mosque and Academy // 3680 Pheasant Ridge Drive
The applicant is requesting the following:
1. Rezoning from Planned Business District (PBD) to Development Flex (DF).
 2. Conditional use permit to allow a Mosque (place of worship) and K-8 school in the Development Flex (DF) zoning district.
- Sponsors: Sheila Sellman, City Planner*
- 4.3.** 2024-78 Case File No. 24-0026 // JD Trailers Properties LLC (Capacity Spotter Trucks) // 10070 Davenport Street NE
The applicant is requesting a rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to allow truck sales.
Sponsors: Shawn Kaye, Planner
- 4.4.** 2024-79 Case File No. 24-0027 // 4th Dimension Properties, LLC (Northtown Mall) // 100 Northtown Drive NE
The applicant is requesting the following:
1. Preliminary plat to create 13 lots to be known as Northtown Revitalization.
 2. Conditional use permit for zero lot line shared access/parking in the County Road 10 Mixed Use (MU) Zoning District.
- Sponsors: Sheila Sellman, City Planner*
- 4.5.** 2024-80 Case File No. 24-0028 // City of Blaine
The City is proposing the following amendments to the City of Blaine Zoning Ordinance related to regulations for car washes:
1. Section 26.06 Nonconforming structures, uses.
 2. Section 30.15 B-2 Community Commercial Standards
 3. Section 30.25 B-3 Regional Commercial Standards
 4. Section 30.54 Planned Business District (PBD) Standards
- Sponsors: Erik Thorvig, Community Development Director*
- 4.6.** 2024-126 Case File 24-0029 // City of Blaine
The City is proposing the following:
1. Rezoning from Regional Recreation (RR) to 105th Redevelopment District (RD).
 2. Comprehensive plan amendment from Major Recreation (MR) to Planned Commercial (PC).

Sponsors: Sheila Sellman, City Planner

5. Adjournment



City of Blaine

Planning Commission

April 9, 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, April 9, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Member 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. 2024-809 Approval of the March 12, 2024 Planning Commission Minutes
Sponsors:

Motion by Commissioner Deonauth to approve the minutes of March 12, 2024, as presented. Motion seconded by Commissioner Olson. The motion passed 6-0.

4. Public Hearing

4.1. 2024-773 Case File No. 24-0016 // Jacob Andersen // 10900 National Street NE
The applicant is requesting a conditional use permit to construct a 1,440 square foot detached accessory building in a Farm Residential (FR) zoning district.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 24-0016 was opened at 7:04PM. As no one wished to appear, the public hearing was closed at 7:05PM.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0016 based on the following conditions:

Case 24-0016:

- 1. The proposed accessory structure to match the existing dwelling in terms of architectural style and exterior color.**
- 2. Any proposed home occupation shall meet the requirements as outlined in section 33.10 of the zoning code.**
- 3. The detached accessory structure (total accessory building space) is limited to 2,084 square feet.**
- 4. The driveway shall be paved with asphalt for the first 35 feet off of National Street. This work shall be completed at the time of the Certificate of Occupancy (C/O) walk through.**

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 6, 2024 city council meeting.

- 4.2.** 2024-774 Case File No. 24-0017 // Clover Leaf Farms 5th Addition (Parkway I Townhome Association) // 288-591 97th Lane NE, 292-570 96th Lane NE and 405-595 Clover Leaf Parkway NE

The applicant is requesting a variance to the front, side, and rear yard setbacks for decks for all units within Clover Leaf Farms 5th Addition.

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 24-0017 was opened at 7:10PM. As no one wished to appear, the public hearing was closed at 7:10PM.

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0017 based on the following conditions:

Case 24-0017:

- 1. The nonconforming nature of the existing townhomes limits the ability to have reasonably sized decks and constitutes a practical difficulty.**
- 2. The nonconforming property lines are generally within the subdivision or are adjacent to similarly nonconforming townhome and quad developments.**

Properties that are adjacent to single family neighborhoods have at least 50 foot building setbacks, which ensures that the proposed deck expansions would still be in harmony with the intent of the zoning ordinance and not alter the essential character of the locality.

3. The variance is not for economic reasons.

4. The requested variance is the minimum necessary to facilitate the proposed maximum deck size of 10 feet by 20 feet, which is a reasonable deck size on a quad home.

Motion seconded by Commissioner Halpern. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 6, 2024 city council meeting.

4.3. 2024-775 Case File No. 24-0018 // 99th Apartments Sand Companies // 111 99th Avenue NE

The applicant is requesting a conditional use permit to allow for the construction of a 48-unit apartment in a Development Flex (DF) zoning district.

Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner and Teresa Barnes, Project Engineer.

Megan Carr, Sand Companies, stated she was proposing to construct 48 units on this site. She explained she had spoken with the city staff and the Alexandra House regarding this proposal. She noted adjustments have been made to address the concerns that were raised with the previous development. She indicated it was her plan to manage the property long term. She thanked the commission for their consideration and stated she was available for comments or questions.

Chair Goracke indicated the previous plan for this property had 111 units and the project before the commission was now for 48 units. Ms. Carr reported her focus was on family housing, which meant this building would have a mix of one, two and three bedroom units. She indicated her ideal building size was between 40 and 60 units. She was recommending 48 units for this property after hearing the feedback from the neighbors on the previous project. She commented further on the green features that would be incorporated into this building.

The public hearing for Case File 24-0018 was opened at 7:32PM.

Rose Cragel, 10093 Pleasure Creek Parkway, stated her community would be overwhelmed by this apartment building with 48 units. She anticipated this building would have 100 to 150 extra people. She indicated this was a private area of Blaine that had a lot of senior citizens. She urged the commission to consider how much extra activity and traffic would be created and how this would adversely impact the existing residents. She recommended another area be considered for this project.

Sue Langeenbrunner, 9873 7th Street NE, reported her driveway came out right where the new building driveway was proposed. She explained she preferred the design of this building, over the previous design. She believed the building was well done. However, she indicated her main concern was with how traffic would adversely impact 101st and 99th.

Michelle Foard, 9807 6th Street NE, stated she moved to this neighborhood in 1986. She commented on how traffic has changed over the years along 101st and 99th. She discussed how she uses 97th to get to 6th Street. She expressed concern with how traffic and the speed of traffic would impact the pedestrians in the neighborhood, especially in the summer months.

Jeremy Schroeder, commented on the enrollment outlook for the school district. He discussed the new developments that were being constructed in the area and stated he believed this would stress the school system. He stated traffic in the area was already difficult and noted he feared how this would be made worse by the proposed roundabout. He urged the city to think about the people in this neighborhood.

Jane Daniels, 770 96th Lane NE, stated she has lived in this neighborhood for over 42 years. She indicated she walks in her neighborhood every day. She reported in the 1990's she was a Planning and Zoning Commissioner and then served on the City Council for a number of years. She discussed how this landowner has had this property for sale many times over the years and a number of projects have been turned down over the years. She commented on how the development flex zoning district offered the city more options and control over developments and building materials. She explained she has had to call the city numerous times to have this property cleaned up and mowed over the years. She was of the opinion that the proposed 48 apartments would not be a problem for the neighborhood. She supported the neighborhood having a more diverse housing population and younger families. She believed this development would be an asset to the community and she encouraged the commission to support this project.

Diane Lloyd, 9737 6th Street NE, explained traffic was a problem on 6th Street and this development would compound these concerns. She suggested sidewalks be installed for the children trying to get to the schools. She recommended 97th not be connected to 6th Street.

Lori Saroya, 782 101st Avenue NE, indicated she was a Ward 1 City Councilmember. She explained the bigger issue with this project was how Ward 1 residents have been treated. She was of the opinion there has been a lot of neglect in Ward 1 and it was difficult for people to accept a new massive apartment building when there has been a rise in crime and improper upkeep of roads and parks. She noted she has lived in her home for the past 20 years in Ward 1 and she has witnessed what everyone else was trying to convey. She wanted people to understand that this was not a good location or a good time to bring this project forward. She suggested this massive apartment building be considered once the Northtown Area was redeveloped. She feared there were too many issues in this neighborhood and the development did not seem fair. She recommended this project be moved to Ward 2 or Ward 3 as this area was not a good space. She explained the 48 units was too large for this 3.5 acre site. She was concerned with how many people could be crammed onto this space. She indicated the rezoning for this property was originally denied in 2022 and a motion to rescind was made by former Councilmember Jeppson. She was

concerned about what was going on behind the scenes and with the fact former councilmembers were afraid to vote against the previous project. She questioned why the decision on this project was already made by staff. She understood the city council had not formally discussed purchasing this property and noted she brought this action up to the Community Development Director and City Manager in December of 2023. She felt staff was making decisions to move projects forward without consulting residents or the councilmembers. She reported she was interested in exploring if this property could be used to meet future park needs. She indicated she sympathized with the property owner because they wanted to sell their property, but this project was not the solution. She believed the city had other options. She commented on how the Veterans Park of Blaine has a donated F-5 jet and stated this would be the perfect space for this jet. She contested that there were environmental concerns and endangered species on this property. She suggested something better be envisioned for this property with nature trails, a veterans memorial and a playground for children. She was of the opinion this would be the fair thing to do for the residents of Ward 1. She wished the city had a way to do the right thing for residents instead of rubber stamping projects.

The public hearing was closed at 7:57PM.

Chair Goracke explained the public hearing was a time for hearing questions and was not a time for debate. He stated the previous project had 111 apartment units and the proposed project would have 48 units. He commented on how the number of traffic trips would be less than previously considered.

City Planner Sellman requested Project Engineer Barnes to respond to the traffic concerns and that the developer speak to the number of residents that would be in the proposed building.

Project Engineer Barnes discussed the timeframe for the traffic study noting it was completed in April of 2023. She indicated the city also has a significant amount of historical traffic data taken over a broad period of time with counts for these roadways that was taken into consideration for the traffic study. She discussed why the project had to have access from 99th Avenue. She stated there was a potential to cut 97th off from University Avenue. She explained this option was being evaluated by staff because traffic counts on 99th Avenue would then be increased, along with response times from emergency personnel. She reported it was her understanding the city would be installing sidewalks on both sides of 99th Avenue in 2025 as part of a capital improvement street reconstruction project. She commented on the proposed roundabout at 99th and Cloverleaf Parkway noting this project was being further studied and discussed how warrants would change if this development were to move forward.

Chair Goracke suggested a solar powered speed sign be installed in this neighborhood to assist with slowing traffic down in the area.

Ms. Carr commented on the visitor parking that had been included in the project and stated she did not anticipate there would be any overflow issues. She estimated this building would have 125 to 130 total residents.

Chair Goracke asked how occupancy levels would be enforced. Ms. Carr stated all

individuals that live in a unit would have to be listed on the lease. She indicated all individuals over 18 would have a criminal background check conducted on them and income verifications would be conducted. She reported with each lease renewal the individuals living within a unit would be verified. She commented further on the guest policy Sand Companies has in place.

City Planner Sellman explained the watershed district completed an environmental review of this property and the findings do not stop a project, but provide mitigation measures. She reported the size of this project did not meet the threshold for an EAW. She addressed the comment that staff was making decisions on behalf of the city council. She clarified that staff provides recommendations based on city code, city policies and direction of the city council. She indicated there was a recommendation from staff before the planning commission. She explained city staff members were working professionals that took their jobs very seriously and provided the planning commission and city council with professional recommendations. She stated the comment made that something was happening behind the scenes was not pertinent. She commented on Councilmember Saroya's request from December for the city to purchase this property. She reported one individual councilmember can't make a request to purchase a property, rather there is a process and this process was described to Councilmember Saroya through an email exchange.

Chair Goracke explained he respected Councilmember Saroya but stated after living in Blaine for 32 years, he believed the city had tremendous staff members but they did not run the show or set agenda items. Rather applicants brought items forward and staff did the groundwork to answer questions. He indicated some of the comments made by Councilmember Saroya were beyond the purview of the planning commission. He reported the planning commission was not looking at the zoning for this property, rather was being asked to consider the conditional use permit.

Commissioner Olson stated as a resident of Blaine for the past 25 years, she was a member of the community too. She indicated her street was a thoroughfare as well, and those speeding down the street were her neighbors. She commented she was a fan of the driver awareness signs. She explained she cared about Blaine, she would not be bullied and she would do her part to make the best decisions should could for the community. She reported she worked in real estate and noted Blaine needed more housing options. She indicated she had a new apartment building going into her neighborhood. She stated she appreciated the process that had to be followed for these types of projects and thanked all of the residents who were in attendance.

Chair Goracke commented on how he was recently pulled over by the Blaine Police Department for speeding in his neighborhood.

Commissioner Deonauth asked staff to speak further to the safety of the Alexandra House. City Planner Sellman reported staff and the developer had met with representatives from the Alexandra House to go over the proposal. She indicated the Alexandra House did not have concerns with the new proposal and appreciated the affordability within this project because this may be an option for some of their residents.

Commissioner Swanson stated she lived very close to this property for 30 years. She commented on how crime in this neighborhood was a concern, but indicated this has a lot

to do with the bus system. She appreciated the fact the tenants of this building would be background checked.

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0018 based on the following conditions:

Case 24-0018:

- 1. The elevations and site plan shall be consistent with the attached plans.**
- 2. The following setbacks shall be met:**
 - **Front (101st Avenue and 99th Avenue): 50-foot building/50 foot parking**
 - **Rear (west): 25 foot building/50 foot parking**
 - **Side (north): 25 foot building - no parking is proposed on this side of the building**
 - **Side (south): 25 foot building/15 foot parking**
 - **Driveway: 30 feet**
- 3. The following tree quantities are required:**
 - **Overstory: 11**
 - **Conifers: 11**
 - **Shrubs: 76**
 - **Ornamental: 11**
- 4. A final plat shall be approved prior to issuance of a building permit.**
- 5. All disturbed areas, except for those within stormwater basins or associated buffers, shall be sodded.**

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 6, 2024 city council meeting.

- 4.4.** 2024-776 Case File No. 24-0021 // 88 Legacy Xylite Building (RJ Ryan) // 8888 Xylite Street NE
The applicant is requesting a conditional use permit to allow a 14,524 square foot outside storage area in the Light Industrial (I-1A) 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 24-0021 was opened at 8:20PM. As no one wished to appear, the public hearing was closed at 8:21PM.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0021 based on the following conditions:

Case 24-0021:

- 1. The building, outside storage, and landscaping shall be consistent with the attached site plan.**

2. The outside storage area is limited to 14,524 square feet or half of the square footage of the building, whichever is less.
3. The outside storage area shall be enclosed by an 8-foot opaque fence. The northern side of the fence shall be a maintenance-free solid fence, such as vinyl or composite. The remaining sides may be a maintenance free solid fence or PVC coated chain link with slats in a color matching the maintenance free solid fence.
4. Storage is limited to 12 feet in height.
5. Storage is limited to vehicles under 10,000 GVW, trailers that can be towed by a pick-up truck, equipment that can be towed by a pick-up truck (such mini excavators, scissor lifts, and skid steers), and cargo containers. One vehicle over 10,000 GVW is permitted for each dock door present on the building.

Motion seconded by Commissioner Swanson. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 6, 2024 city council meeting.

- 4.5.** 2024-771 Case File No. 24-0020 // Crispin Cove (Capital Trust Investment LLC) // 4255
125th Avenue NE
The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Development Flex (DF).
2. Preliminary plat to subdivide 21.52 acres into 40 single family lots and two outlots to be known as Crispin Cove.
3. Conditional use permit to allow for the construction of 40 single family lots 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 24-0020 was opened at 8:26PM.

Cathy Wetmore, 4318 124th Lane NE, asked if there was a way to complete this project without disturbing the trees along 125th Avenue. She explained she did not want the eagles nesting in the trees to be disturbed.

Mitchell MacBeth, 12654 Erskin Street NE, stated he emailed several questions to city staff. He reported he was new to the neighborhood. He indicated Lexington Avenue was a very busy road and noted his home backs up to this roadway. He discussed how adding additional units would further compound the traffic concerns along Lexington Avenue. He supported Ms. Witmore's request and asked that the trees along 125th Avenue be saved. He questioned if the vinyl fence would connect to the Lexington Woods vinyl fence. He asked how the emergency vehicle roundabout that cuts into his property would be addressed with the addition of Erskin.

Dan Wetmore, 4318 124th Lane NE, stated he was concerned with the fact Fraizer Street would be coming onto 125th. He questioned if the neighbors would have to bring this

concern to Anoka County.

The public hearing was closed at 8:31PM.

Aaron Briske, engineer on the project, introduced himself to the commission. He explained the fence would be located just outside of the county right of way and would go up to the existing fence.

Planner Kaye indicated the intent would be to connect the fences.

Chair Goracke requested the applicant speak to the issue of the trees.

Mr. Briske stated his intent would be to save as many trees as possible, but with the setbacks, he would not have much of a buffer. He indicated the east side of the property would have a buffer between the wetland and the school.

Commissioner Olson asked if all of the trees along 125th would be lost.

Mr. Briske commented within the limits of the grading plan, there were portions of the trees that would be saved.

Planner Kaye reported with the proposed grading plan, the trees along 125th and Lexington Avenue would be lost. She explained 119 trees would be replanted. She indicated on the east side of the property, trees would be preserved adjacent to the wetland.

Commissioner Halpern questioned if the vinyl fence would have the same look as the existing fence.

Planner Kaye reported the intent would be to have the new fence the same material and color.

Commissioner Olson requested further information regarding the access points.

Project Engineer Barnes reported because this project was adjacent to a county road, the access points were determined by the county. She stated originally the county wanted to deny access to 125th completely but would allow a right out only.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0020A a rezoning from Farm Residential (FR) to Development Flex (DF) with the following rationale:

Case 24-0020A:

- 1. The Development Flex (DF) zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create quality homes with a desired range in appearance, style, density, and construction value and market appeal.**

2. Development Flex is consistent with the land use designation Low Density Residential (LDR).
3. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0020B a preliminary to subdivide 21.52 acres into 40 single family lots and two outlots to be known as Crispin Cove with the following conditions:

Case 24-0020B:

1. Park dedication is required for the 40 new lots being constructed at the rate of \$4,894 per unit, for a total park dedication fee of \$195,760 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. The developer is 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 \$7,451.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 9.5 acres of upland for a total sewer area charge of \$70,784.50.
3. Plans and specifications must be approved by the City prior to the start of construction.
4. An Anoka County right-of-way permit is required prior to the start of any site work.
5. A Rice Creek Watershed District (RCWD) permit is required prior to city approval of construction plans and specifications.
6. All development signage by separate review.
7. All existing structure removals require demolition permits. All wells and septic systems shall be properly abandoned per all local and state requirements.
8. The developer must meet the City's tree preservation requirements by planting 59 replacement trees for the 7.38 disturbed acres. This is part of the overall landscape plan that includes 119 trees being planted.
9. Each lot in the development will be required to have the standard two trees per lot (one front yard and one rear yard) with an additional tree on corner lots. The landscape plan also includes an extensive screening effort along Lexington Avenue and 125th Avenue. This landscaping will also help to meet tree preservation requirements. All trees to be a minimum of 2.5 inch caliper for overstory or 6 feet in height for conifers.
10. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
11. 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.

12. The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.
13. 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.
14. A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.
15. 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 ensure access.
16. The developer has the responsibility for constructing 125th Avenue NE improvements associated with this development per Anoka County plat review comments.
17. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.
18. All streets will follow the Anoka County street name grid system.
19. Sidewalks and/or trails are required on all streets and location will be determined in the plan review process.
20. Street lights shall be installed in the manner, location and type prescribed by the City Engineer. The Developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the Developer, will be required to be maintained by the Homeowners Association.
21. Hydrant locations must be reviewed and approved by the Fire Department.
22. 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.
23. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
24. 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.
25. A 6-foot maintenance free fence, tan/light beige to match the fence in Lexington Woods must be provided along the west side of the lots on Lexington Avenue and south side of the lots on 125th Avenue. A site plan with fence details is required prior to mylars being released for recording with Anoka County.
26. 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.
27. The Developer to require the Homeowners Association to maintain the six-foot fence along the west side of the lots along Lexington Avenue and 125th Avenue. If/when the fence needs replacement, the entire fence must be consistent in style regardless of whether lots are under the same ownership or controlled by an HOA.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0020C a conditional use permit to allow for the construction of 40 single family lots in the Development Flex (DF) zoning district with the following conditions:

Case 24-0020C:

Single Family - DF Development Standards

Permitted Uses

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

Accessory Uses

- 1. Private 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 for house and 7.5 feet for garage**
- 3. Corner side yard setback - 20 feet**
- 4. Rear yard setbacks:**
 - a. 25 feet**
 - b. 50 feet (Lexington Avenue and 125th Avenue lots)**
- 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 is located within the rear yard.**
- 7. The minimum finished floor area above grade for all homes shall be 1,500 square feet.**
- 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. 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.
11. 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.
12. Each lot in the development will be required to have the standard two trees per lot (one front yard and one rear yard) with an additional tree on corner lots. Trees must be a minimum of 2.5 inch caliper for overstory or 6 feet in height for conifers. The landscape plan also to include an extensive screening effort along Lexington Avenue and 125th Avenue. This landscaping will also help to meet tree preservation requirements.
13. A 6-foot maintenance free fence, tan/light beige to match the fence in Lexington Woods must be provided along the west side of the lots on Lexington Avenue and south side of the lots on 125th Avenue.

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 6, 2024 city council meeting.

5. Adjournment

Motion by Commissioner Olson to adjourn the regular planning commission meeting.

Motion seconded by Commissioner Deonauth. The motion passed 6-0.

Adjournment time was 8:41 PM.



City of Blaine Staff Report

File Number: 2024-772

Agenda Date	Status
May 14, 2024	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.1

Case File No. 24-0022 // Boulder Villas (Boulder Contracting) // 9240 W 35W Service Drive NE
The applicant is requesting the following:

1. Rezoning from Single Family Residential (R-1AA) to Development Flex (DF).
2. Preliminary plat to subdivide 4.84 acres into 11 single family lots and one common lot for wetlands and storm ponding to be known as Boulder Villas.
3. Conditional use permit to allow for the construction of 11 single family lots in the Development Flex (DF) zoning district.

Background

Zoning	Single Family (R-1AA)
Land Use	Low Density Residential (LDR)
Area	4.71 Acres
Applicable Regulations	Sections 27.04 and 29.11
Attachments	Zoning and Location Map Preliminary Plat Grading Plan Landscape Plan Tree Inventory Plan House Elevation and Floor Plan Narrative Public Comments
Schedule	Planning Commission: 05/14/24 City Council: 06/03/24 and 6/17/24

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

Zoning

The subject site is zoned Single Family (R-1AA) and the applicant is requesting a rezoning to Development Flex (DF).

Land Use Designation

The land use is Low Density Residential (LDR) which allows for 2.5 to 6 units per acre. The proposed subdivision meets that density requirement with 2.98 units per acre.

Surrounding Zoning and Uses

The subject site has R-1AA zoned property to the west and southwest with single family homes present. A Light Industrial (I-1) zoned property with Commers Water is located south of the property. Single family homes zoned R-1 are located to the north. The 35W frontage road and I-35W are located to the east. A trail is located on the property southwest of the subject parcel.

Existing Conditions

The existing parcel has trees, a ditch and wetland on the south area of the parcel, and a wetland located on the north side of the property.

History

There are no previous approvals on this property. A church applied for a Conditional Use Permit (CUP) in 2020 but withdrew the application prior to the Planning Commission meeting.

The applicant requested feedback on rezoning to Development Flex (DF) for 22 townhomes with a private street at a January 2024 City Council Workshop meeting, and there was not a consensus that a rezoning would be supported for 22 townhomes. The concerns were potential traffic and loss of trees.

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 Development Flex (DF) District is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The Development Flex District also attempts to create a reasonable balance between the interests of the property owner in freely developing their property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties in the following ways:

- a. By encouraging a more creative approach in housing developments, that will result in quality living environments through innovative design and aesthetic controls;

- b. By permitting a combination of housing types and style, including single, two-family, and multiple family dwellings, with the exception of mobile homes;
- c. By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments;
- d. By allowing for any type of ownership, private, condominium, or rental;
- e. By allowing flexibility in setback and height restrictions;
- f. By allowing non-residential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such non-residential uses will enhance the character, amenities, and convenience of those who live in the proposed development;
- g. By providing an efficient use of land resulting in more cost efficient installation of utilities, streets, and other facilities.
- h. By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas;
- i. By contributing to the tax base of the community without making undue demands on the community services; and
- j. By providing the means for greater creativity and flexibility in environmental design than is provided under the strict application of the Blaine Zoning Ordinance and Subdivision Ordinance, while, at the same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the City of Blaine and its inhabitants.

The proposed development meets the following criteria for the Development Flex Zoning District:

- a. That the proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zoning;
 - o By utilizing the development flex zoning, this will provide the setbacks and lot areas needed to meet the required density requirements. The applicant proposes to construct 11 single family villas.
- b. That the proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning;
 - o This project does propose providing a 3.17 acre common area in Lot 12. This will include the green areas, storm water ponding, existing wetlands, county ditch, and project screening.
- c. That the proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan;
 - o The development is compatible with the purpose and intent of the ordinance and aligns with the comprehensive plan as it is being developed into single family homes with a density of 2.98 units per acre.
- d. That the proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible;
 - o The development has been designed in a way that will have little to no impact to the existing wetlands and ditch. The site as designed will also preserve the existing flood plain volume and provide the necessary storm water system for the project. Existing trees will be removed, although a tree inventory was completed to confirm the majority of these are low quality Poplar and Boxelders. New tree plantings will be provided with this project.

- e. That the proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems;
 - o There will be no undue burden to the public services and facilities. The developer followed the density and unit count required by the City of Blaine land use plan. There is public sewer and water available in the public road adjacent to the project.
- f. That the proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas;
 - o The project has been designed in a manner that has taken into account the surrounding environment. This includes the existing flood plain, county ditch, wetlands, parcel boundary, and setback requirements to the adjacent frontage road.
- g. That the proposal be consistent with all other applicable City and State regulations.
 - o The project has been submitted to Rice Creek Watershed in conjunction with the city's application process, and has been designed to accommodate their requirements. In addition, this plat will be submitted to The Anoka County Surveyor's Office for their review. The adjoining streets fall under the City's jurisdiction.

Preliminary Plat

Section 74-81 General requirements:

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

Evaluation of Request

Plat

The preliminary plat creates 11 single family lots and one common lot for ponding, wetlands, and common areas. The DF zoning district does not have minimum lot sizes. The narrowest lot width is 53 feet (one lot) with most lots being 53 feet wide.

As proposed, the lot sizes are as follows:

- Single family Lots 1-11 range from 6,598 s.f to 6,625 s.f.

- Lot 12 (ponding, wetland, and common area): 3.17 acres

Architecture

The proposed single-family homes will have varying roof styles and exterior treatments. Vinyl/metal siding can be utilized on all elevations, which is proposed with a stone/brick element on the front elevation.

Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP.

The setbacks are as follows:

- Front yard setback - 25 feet
- Side yard setback – 6.5 feet for house and 6.5 feet for garage.
- Corner side yard setback – 6.5 feet (private street) 30 feet (public street)
- Rear yard setback - 30 feet

Landscaping

The standard landscaping requirements are proposed, which are two trees on all lots. The side yards of Lots 1 and 11 adjacent to the frontage road will require three additional conifers for Lot 1 and 2 additional conifers for Lot 11.

Tree Preservation

Approximately 3.4 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 27 trees would be required for tree replacement purposes. The developer has proposed a total of 27 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication

Park dedication will be required for the 11 new single family lots being constructed at the rate of \$4,894 per unit (2024 rate) for a total park dedication fee of \$53,834 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the 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.

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

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

For each lot a house is proposed to be constructed on, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

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 6 is \$6,999 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 2.5 acres of upland for a total sewer area charge of \$17,550.

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.

The developer shall be responsible for assessments for sanitary sewer and water lateral installments is \$10,269.

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 Rice Creek Watershed District (RCWD). Review, approval and permits are required prior to city plan approval and start of site work.

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

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to West 35W Service Drive NE.

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)

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 proposed single family subdivision is consistent with the development to the north, west, and south and is guided LDR which allows up to 6 units per acre and will not create excessive burden on public facilities or utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The architectural standards listed in the proposed conditions will ensure the use is compatible with neighboring properties and the intent of the DF zoning district.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The architectural standards listed in the proposed conditions will ensure the use is compatible with neighboring properties and the intent of the DF zoning district.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The use is consistent with the purpose of the district to allow for flexible residential development.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is consistent with the LDR land use.
7. The use will not cause traffic hazard or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

In Planning Case File No. 24-0022, it is recommended that the Planning Commission recommend approval of a rezoning from Single Family (R-1AA) to Development Flex (DF) with the following rationale:

1. The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create an attractive benchmark of quality homes with a desired range in appearance, style, density, and construction value and market appeal.
2. The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.

In Planning Case File No. 24-0022, it is recommended that the Planning Commission recommend approval of a preliminary plat to subdivide 4.84 acres into 11 single family lots and one common lot for wetlands and storm ponding to be known as Boulder Villas with the following conditions:

1. Park dedication will be required for the 11 new lots being constructed at the rate of \$4,894 per unit, for a total park dedication fee of \$53,834 if paid 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 6 is \$6,999 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 2.5 acres of upland for a total sewer area charge of \$17,550.
3. The developer shall be responsible for assessments for sanitary sewer and water lateral installments of \$10,269.
4. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
5. All development signage by separate review.
6. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.
7. The developer must meet the City's Tree Preservation requirements by planting 27 replacement trees for the lots that were preliminary platted (3.4 disturbed acres). The Developer is required to plant two trees per lot for the overall preliminary plat which will account for 22 of the replacement trees. A landscape plan for the remaining five trees must be presented to the Planning Department prior to release of mylars for recording at Anoka County. The side yards of Lots 1 and 11 adjacent to the frontage road will require three additional conifers for Lot 1 and two additional conifers for Lot 11.
8. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
9. RCWD permit is required prior to city approval of construction plans and specifications.
10. A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.
11. All streets will follow the Anoka County street name grid system.
12. Street lights shall be installed in the manner, location and type prescribed by the City Engineer. The lights will be required to be maintained by the Homeowners Association.

13. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
14. 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.
15. Site plan approval is required as part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.

In Planning Case File No. 24-0022, it is recommended that the Planning Commission recommend approval of a conditional use permit to allow for the construction of 11 single family lots in the Development Flex (DF) zoning district with the following conditions:

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

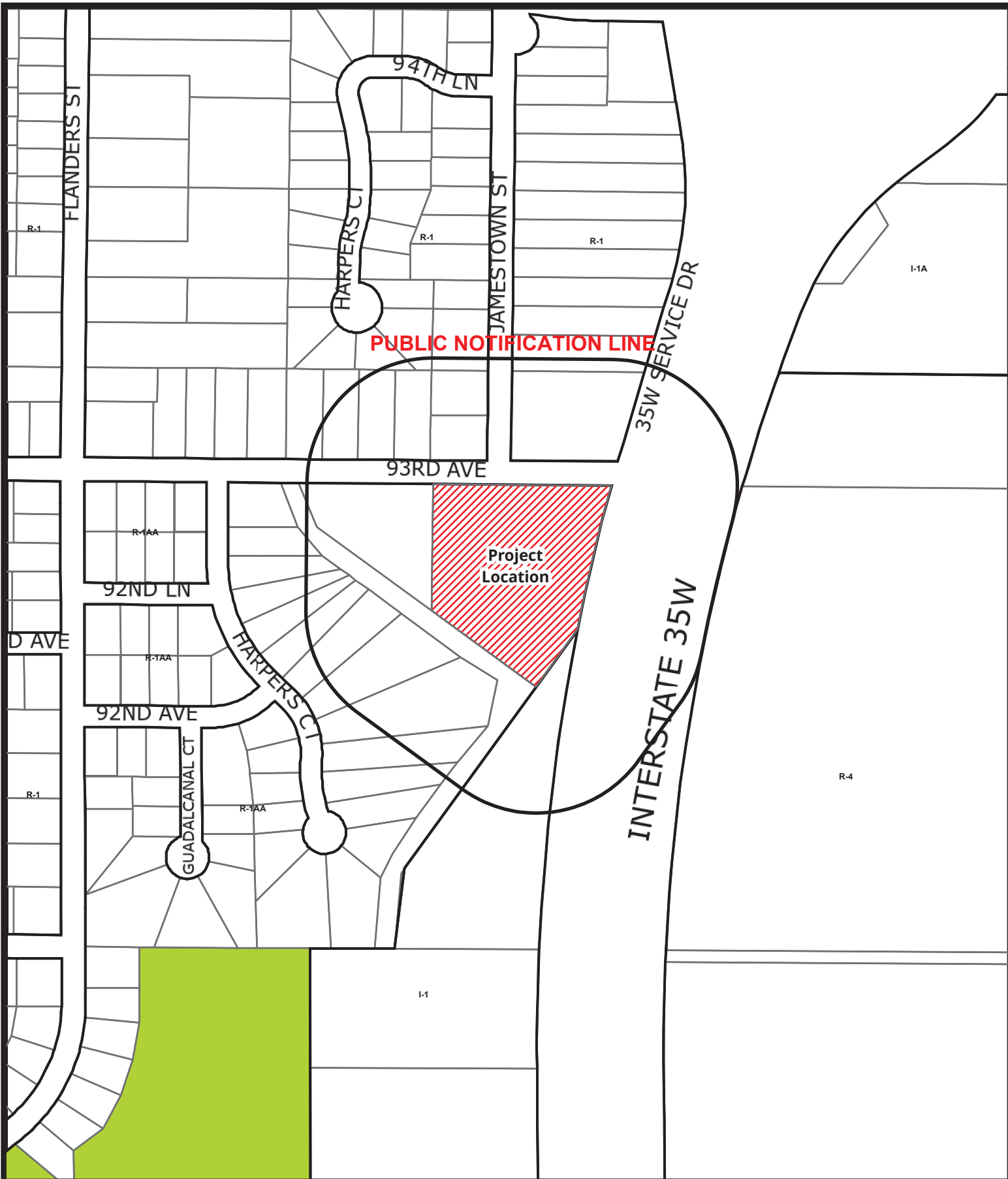
Standards

1. Front yard setback - 25 feet
2. Side yard setback - 6.5 feet for house and 6.5 feet for garage.
3. Corner side yard setback - 6.5 feet (private street) 30 feet (public street)
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 1,400 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. Vinyl/metal siding can be utilized on all elevations. Use of premium materials such as brick or natural stone are to be used on all front elevations.
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 in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.
14. The side yards of Lots 1 and 11 adjacent to the frontage road will require three additional conifers for Lot 1 and two additional conifers for Lot 11.

Attachment List

1. Attachments
2. Public Comments



BlaineMN.gov

Case File No. 24-0022 Boulder Villas

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



PRELIMINARY PLAT

~of~ BOULDER VILLAS

Applicant: BOULDER CONTRACTING, LLC
2322 171ST LANE NE
HAM LAKE, MN 55304
Contact: BRIAN JANSEN
612-369-2746

PROPERTY DESCRIPTION

That part of Lot 2, Block 1, ASPEN RIDGE SECOND ADDITION, Anoka County, Minnesota lying east of a line described as commencing at the northwest corner of said Lot 2; thence North 89 degrees, 49 minutes, 25 seconds East, assumed bearing along the north line thereof 373 feet to the point of beginning of the line to be described; thence South 00 degrees, 10 minutes, 35 seconds East 352 feet to the south line of said Lot 2 and said line there terminating.

AREA COMPUTATIONS

TOTAL AREA : 4.84 ACRES
 TOWNHOME UNITS: 11 UNITS
 COMMON AREA LOTS: 1 LOT
 DENSITY: 2.27 UNITS PER ACRE

CITY OF BLAINE DENSITY CALCULATIONS

Number of Residential Units Proposed	
Total Acreage	4.84
Exclusions	
Wetlands (does not include buffers or stormwater ponding)	1.10
State, threatened or endangered species preservation	
Public parks and open spaces	
Arterial Roads	
Future Development	
Commercial Uses	
Gross Density	2.27271
Net Density	2.98101

Net density must match the land use designation from the Comprehensive Plan.

Use	S.F. units per acre
1-600R	5.5 units per acre
1-600R	5.5 units per acre
1-600R	5.5 units per acre
1-600R	5.5 units per acre
1-600R	5.5 units per acre
1-600R	5.5 units per acre

ZONING AND SETBACKS

EXISTING: R-1A - SINGLE FAMILY
 SURROUNDING: R-1A - SINGLE FAMILY (WEST)
 R-1 - SINGLE FAMILY RESIDENTIAL (NORTH)
 I-1 - LIGHT INDUSTRIAL

PROPOSED: DF (DEVELOPMENT FLEX) FAMILY

THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING.

PROPOSED TOWNHOME SETBACKS:

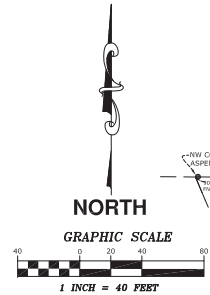
FRONT SETBACK FROM PRIVATE STREET: 25 FEET FROM CURB
 SETBACK FROM PUBLIC RIGHT OF WAY: 30 FEET
 SETBACK BETWEEN BUILDINGS: 13 FEET (6.5 FROM SIDE LOT LINE)
 REAR PROPERTY SETBACK: 30 FEET
 PRIVATE SIDE STREET: 20 FEET FROM CURB

PROPOSED TOWNHOME DEVELOPMENT REQUIREMENTS:
 MINIMUM LOT AREA: 6,625 S.F. LOTS 1-4, 6-8, 10 AND 11
 MINIMUM LOT WIDTH: 6,598 S.F. LOTS 5 AND 9
 MINIMUM LOT DEPTH: 53.0 FEET
 MINIMUM LOT DEPTH: 125.0 FEET

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

Signature
 JASON E. BUD
 Date: 04/19/24 License No. 41578

DRAWN BY:	JEN	JOB NO.:	230084PP	DATE:	03/07/24
CHECK BY:	JEN	FIELD DRAW:	DT-CT		
1	03/13/24	TURN AREAS ON		JEN	
2	04/19/24	REVISED EASEMENTS		JEN	
3					
NO.	DATE	DESCRIPTION		BY	



BENCHMARK:

MNDOT STATION NAME: 0280 Z
 ELEV. = 906.07 FEET (NAVD83)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES GATE VALVE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES TELEPHONE PEDESTAL
- DENOTES CABLE PEDESTAL
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SPOT ELEVATION
- DENOTES RESTRICTED ACCESS
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

VICINITY MAP

PART OF SEC. 34, TWP. 31, RING. 23

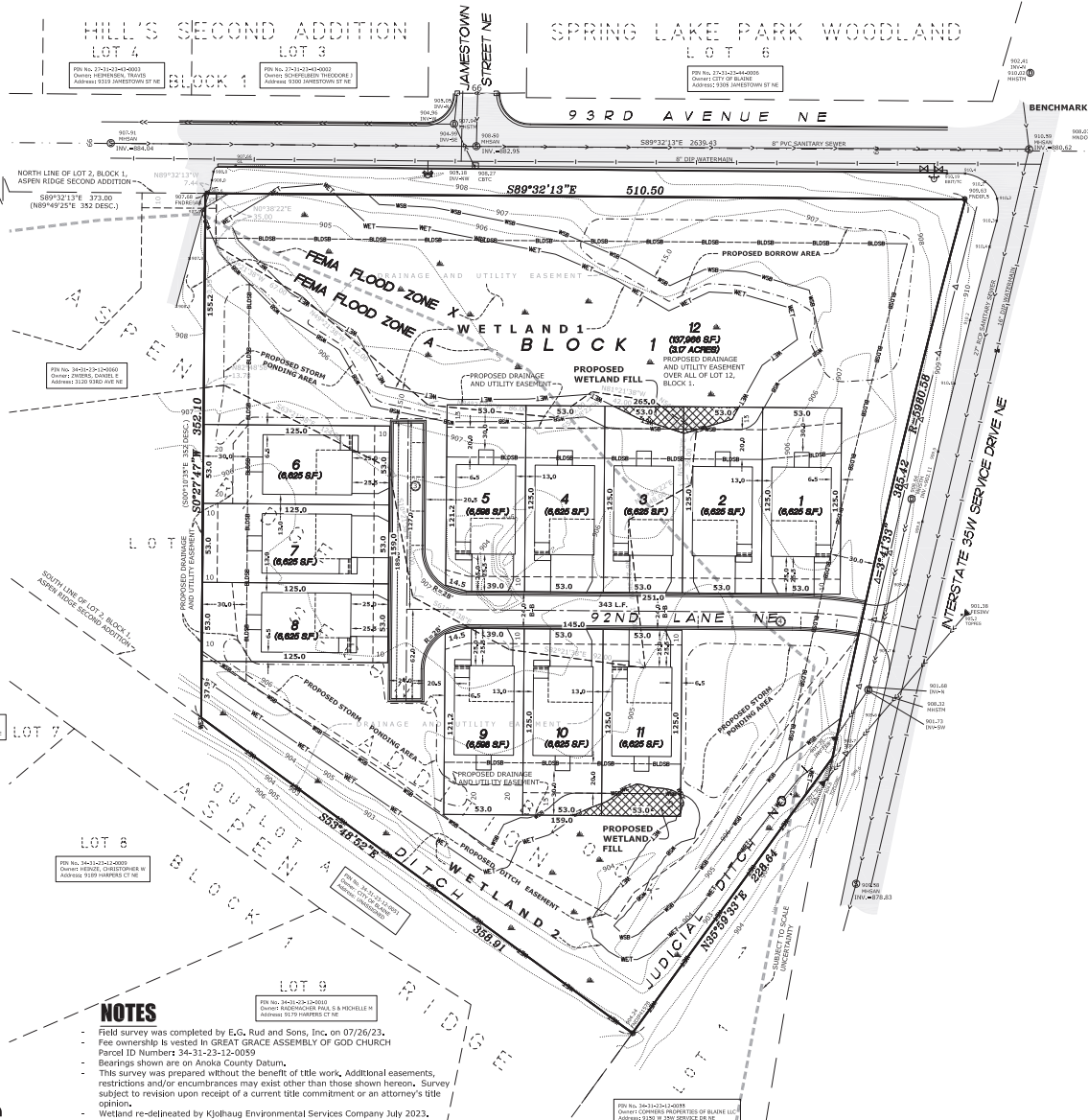


ANOKA COUNTY, MINNESOTA
 (NO SCALE)

E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 07/26/23.
- Fee ownership is vested in GREAT GRACE ASSEMBLY OF GOD CHURCH
- Parcel ID Numbers 34-31-23-12-0059
- Bearings shown are on Anoka County Datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland re-delineated by Kjo/haug Environmental Services Company July 2023.
- Wetland 2 location was provided by Kjo/haug Environmental Service on 10/20/23.
- Contours are shown at 1 foot interval, but were field located at 2 interval accuracy.
- Total proposed wetland fill = 1,903 S.F.
- See Tree Inventory Survey prepared by E.G. Rud & Sons, Inc. for tree locations and tree removals.
- See Site Plan Prepared by E.G. Rud & Sons, Inc. for proposed buildings, driveways and sidewalk locations.
- Underlying drainage and utility easements per the plat of ASPEN RIDGE SECOND ADDITION will need to be vacated.



GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL Gopher State One Call at least 48 hours prior to any excavations for existing utilities locations.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL UTILITY AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
6. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
7. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

TIMING FOR EROSION & SEDIMENT CONTROL

ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY REQUIREMENTS.

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. PROVIDE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL SILT FENCE AS SHOWN ON PLAN.
- 3.1. ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
- 3.2. THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
- 3.3. SILT FENCE SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
- 3.4. CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL FOR ANY SLOPES THAT APPEAR TO BE FAILING.
4. INSTALL INLET PROTECTION FOR ALL EXISTING STORM SEWER STRUCTURES.
5. INSTALL TREE PROTECTION FENCING AS APPLICABLE.
6. PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
- 6.1. CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 OF THE NPDES PERMIT, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
- 6.2. PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES IN PLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
7. STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY.
8. FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP/SCRAPE ADJACENT STREETS WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS OR AS DIRECTED BY CITY.

PHASE II

1. PROVIDE TEMPORARY SEED FOR DISTURBED AREAS.
2. INSTALL RIP-RAP AT FLARED-END SECTIONS (AS APPLICABLE).
3. INSTALL TEMPORARY INLET PROTECTION FOR ALL STORM SEWER INLET STRUCTURES IN PAVING AREAS.
4. INSTALL UTILITIES INCLUDING SANITARY SEWER, WATER MAIN, STORM SEWER.
5. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND/OR SOO.
6. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY AFTER SITE HAS BEEN STABILIZED.

LEGEND

- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- ⊙ EXISTING MANHOLE
- ◻ EXISTING FLARED-END SECTION
- ◻ EXISTING CATCH BASIN
- ⌋ EXISTING GATE VALVE
- ⌋ EXISTING HYDRANT
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ◻ PROPOSED STORM MANHOLE
- ◻ PROPOSED CATCH BASIN
- ◻ PROPOSED FLARED-END SECTION
- ⌋ PROPOSED GATE VALVE
- ⌋ PROPOSED HYDRANT
- ◻ PROPOSED RIP-RAP
- ⊙ PROPOSED INLET PROTECTION
- PROPOSED DIRECTION OF DRAINAGE

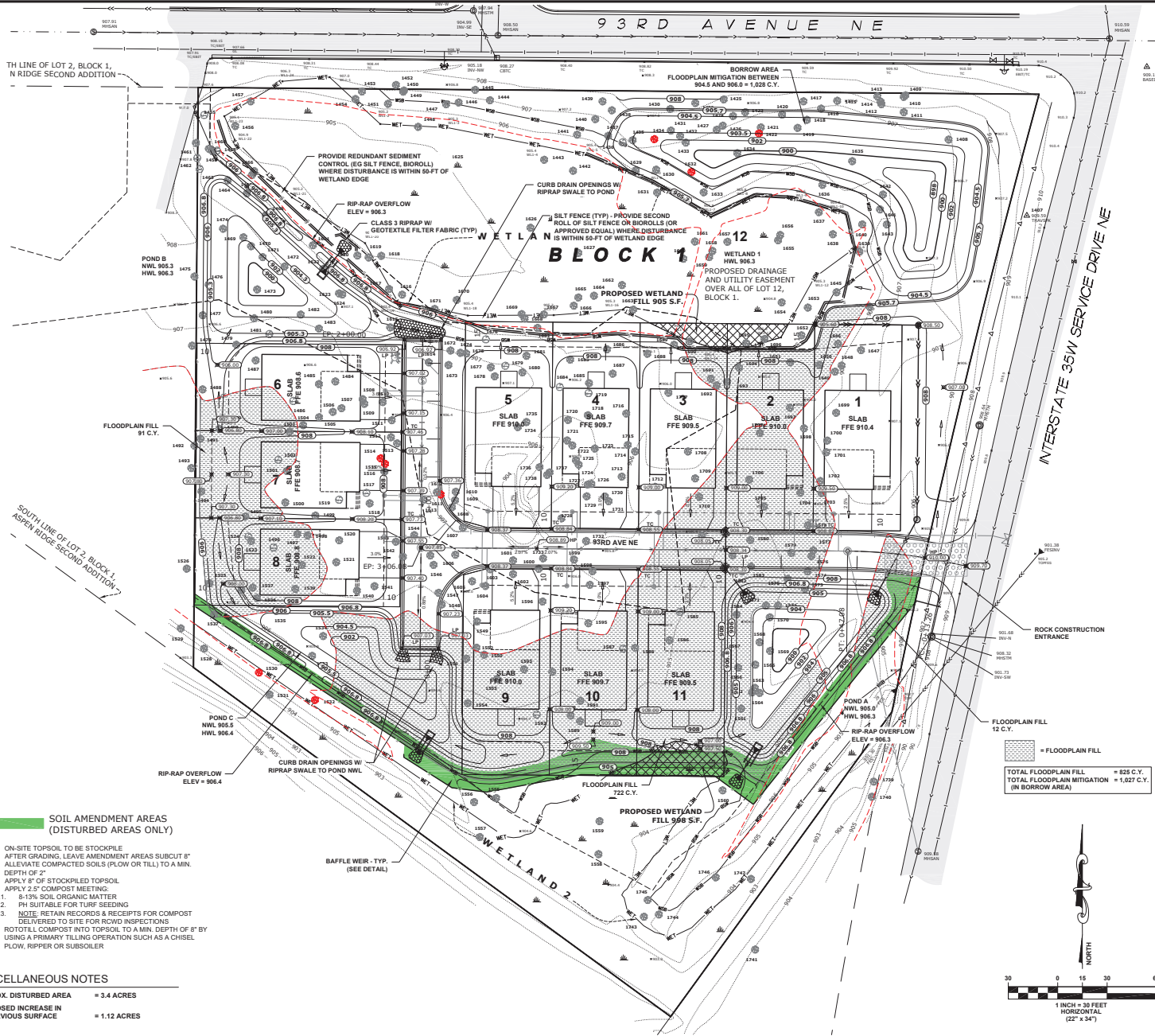
- ⊙ PROPOSED POINTS
(GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
HP = HIGH POINT; LP = LOW POINT;
TC = TOP OF CURB
- WETLAND DELINEATION
- WETLAND SETBACK

SOIL AMENDMENT AREAS (DISTURBED AREAS ONLY)

1. ON-SITE TOPSOIL TO BE STOCKPILE
2. AFTER GRADING, LEAVE AMENDMENT AREAS SUBCUT 8"
3. ALLEVATE COMPACTED SOILS (PLOW OR TILL) TO A MIN. DEPTH OF 2"
4. APPLY 8" OF STOCKPILED TOPSOIL
5. APPLY 2.5" COMPOST MEETING
 - 5.1. 8-13% SOIL ORGANIC MATTER
 - 5.2. PH SUITABLE FOR TURF SEEDING
6. NOTE: RETAIN RECORDS & RECEIPTS FOR COMPOST DELIVERED TO SITE FOR RCWD INSPECTIONS
7. ROTOTILL COMPOST INTO TOPSOIL TO A MIN. DEPTH OF 8" BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER OR SUBSOILER

MISCELLANEOUS NOTES

- APPROX. DISTURBED AREA = 3.4 ACRES
- PROPOSED INCREASE IN IMPERVIOUS SURFACE = 1.12 ACRES



PLOWE
ENGINEERING, INC.
4774 LAKE DRIVE
SUITE 100
MINNETONKA, MN 55345
PHONE: (952) 941-0710
FAX: (952) 941-0701

NO.	DATE	DESCRIPTION
1	04-19-24	REVISED COMMENTS
2	05-01-24	
3	05-01-24	
4	05-01-24	
5	05-01-24	
6	05-01-24	
7	05-01-24	

PRELIMINARY
ADAM CANNELL
Date: 04-19-2024
License No. 43903

This preliminary plan was prepared by me or under my direct supervision and I am a duly licensed professional engineer under the laws of the State of Minnesota.

BOULDER VILLAS
BLAINE, MN
GRADING, DRAINAGE & ESC PLAN
PREPARED FOR: BOULDER CONTRACTING

SHEET

C1.1

23-2124

S:\PLOWE\CAD\23PROJ\23124 35W SERVICE RD PROJECT\23124 CAD\23124 BASE 6.DWG
Plowe, April 19, 2024 11:40:00 AM

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE LOCATION OF UTILITIES AND NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. THE CONTRACTOR SHALL STATE ONE AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF INSTALLATIONS.
4. ALL UTILITIES AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DESIGN.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
6. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREET OR SIDEWALK.
7. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL ELECTRICAL, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, AND TRAFFIC LIGHTS, THROUGHOUT THE PROJECT DURATION.

Total area of site	4.84 acres
Disturbed area	3.40 acres
Minus wetlands	1.11 acres
Minus pond NWLs	0.31 acres
Minus impervious	1.12 acres
Net disturbed upland	0.86 acres

PER 33.09 (a) (3) (cc): ON RESIDENTIALLY ZONED LOTS, ON PUBLIC RIGHT-OF-WAY IN RESIDENTIAL ZONING DISTRICTS AND ON RESIDENTIALLY ZONED LOTS EXCEEDING ONE (1) ACRE IN SIZE THE TOTAL NUMBER OF REPLACEMENT TREES SHALL NOT EXCEED EIGHT (8) TREES PER ACRE OF UPLAND.

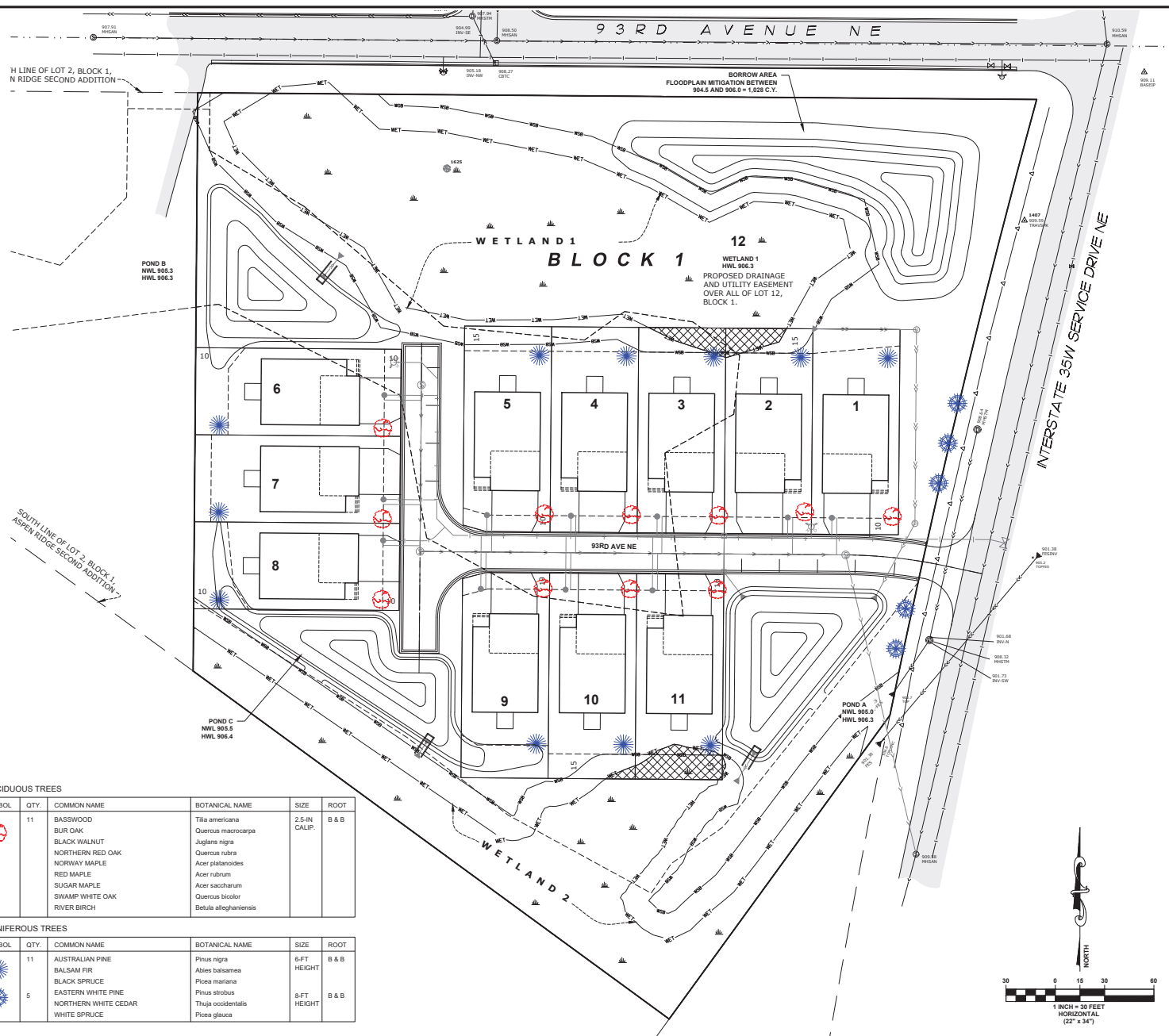
NET UPLAND
TREES REQUIRED

■ 0.86 ACRES
■ 0.86 x 8
■ 6.88
■ 7 REPLACEMENT TREES REQUIRED

	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER
	EXISTING MANHOLE
	EXISTING FLARED-END SECTION
	EXISTING CATCH BASIN
	EXISTING GATE VALVE
	EXISTING HYDRANT
	PROPOSED WATER PIPE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED STORM SEWER PIPE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED FLARED-END SECTION
	PROPOSED GATE VALVE
	PROPOSED HYDRANT
	PROPOSED RIP-RAP
	PROPOSED INLET PROTECTION
	PROPOSED DIRECTION OF DRAINAGE
	PROPOSED POINTS
	(GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
	HP = HIGH POINT; LP = LOW POINT;
	TC = TOP OF CURB
	WETLAND DELINEATION
	WETLAND SETBACK

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	11	BASSWOOD	Tilia americana	2-5 IN.	B & B
		BUR OAK	Quercus macrocarpa	CALIF.	
		BLACK WALNUT	Juglans nigra		
		NORTHERN RED OAK	Quercus rubra		
		NORWAY MAPLE	Acer platanoides		
		RED MAPLE	Acer rubrum		
		SUGAR MAPLE	Acer saccharum		
		SWAMP WHITE OAK	Quercus bicolor		
		RIVER BIRCH	Betula alleghaniensis		

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	11	AUSTRALIAN PINE BALSAM FIR BLACK SPRUCE	Pinus nigra Abies balsamea Picea mariana	6-FT HEIGHT	B & B
	5	EASTERN WHITE PINE NORTHERN WHITE CEDAR WHITE SPRUCE	Picea strobus Thuja occidentalis Picea glauca	8-FT HEIGHT	B & B



PLOWE
ENGINEERING, INC.
776 LAKE DRIVE
SUITE 110
MINO LAKES, MN 55014
PHONE: (651) 361-8210

[illegible]

BOULDER VILLAS
BLAINE, MN
LANDSCAPE PLAN

SHEET

C1.3

TREE INVENTORY SURVEY

~of~ BOULDER VILLAS

Applicant: **BOULDER CONTRACTING, LLC**
2322 171ST LANE NE
HAM LAKE, MN 55304
Contact: **BRIAN JANSEN**
612-369-2746

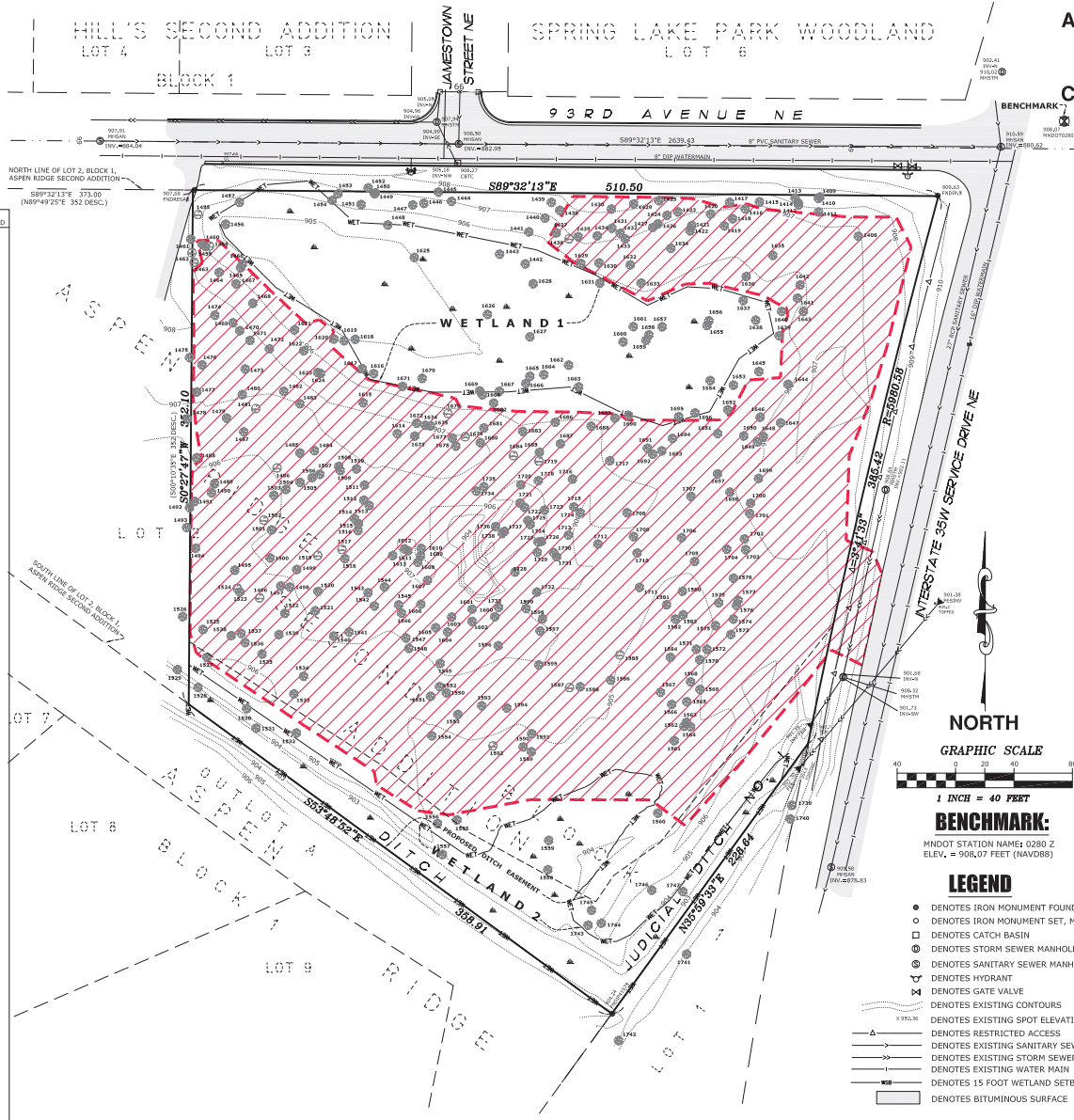
TREE LEGEND

BOX DENOTES BOX ELDER
CHE DENOTES CHINESE ELM
COT DENOTES COTTON WOOD
OS DENOTES TREE IS OFF SITE
3-16-11-10 DENOTES 3 TRUNKS AND THE SIZES
REMOVED TREE REMOVAL AREA

THERE WILL BE 6 OAK TREES TO BE REMOVED (A TOTAL OF 97 DBHS)

TREE INVENTORY

POINT #	SPECIES	SIZE	TO BE REMOVED	POINT #	SPECIES	SIZE	TO BE REMOVED	POINT #	SPECIES	SIZE	TO BE REMOVED
1408	BOX	2-11	X	1522	POPLAR	12	X	1635	POPLAR	9	X
1409	POPLAR	12	X	1523	POPLAR	12	X	1636	POPLAR	8	X
1410	POPLAR	9	X	1524	CHE	9	X	1637	POPLAR	10	X
1411	BOX	11	X	1525	POPLAR	11	X	1638	POPLAR	9	X
1412	BOX	9	X	1526	POPLAR	11	OS	1639	BOX	9	X
1413	BOX	13	X	1527	POPLAR	10	X	1640	POPLAR	8	X
1414	BOX	9	X	1528	POPLAR	11	X	1641	POPLAR	8	X
1415	POPLAR	11	X	1529	POPLAR	11	OS	1642	BOX	20	X
1416	POPLAR	9	X	1530	OAK	3-16-11-10		1643	POPLAR	9	X
1417	POPLAR	11	X	1531	POPLAR	9	X	1644	BOX	13	X
1418	POPLAR	8	X	1532	OAK	24	X	1645	POPLAR	9	X
1419	POPLAR	9	X	1533	POPLAR	12	X	1646	BOX	12	X
1420	POPLAR	10	X	1534	POPLAR	12	X	1647	POPLAR	9	X
1421	POPLAR	12	X	1535	POPLAR	9	X	1648	BOX	14	X
1422	OAK	20	X	1536	POPLAR	10	X	1649	BOX	8	X
1423	POPLAR	12	X	1537	POPLAR	9	X	1650	POPLAR	11	X
1424	POPLAR	9	X	1538	POPLAR	8	X	1651	POPLAR	10	X
1425	POPLAR	11	X	1539	POPLAR	9	X	1652	POPLAR	11	X
1426	POPLAR	8	X	1540	POPLAR	10	X	1653	POPLAR	11	X
1427	POPLAR	9	X	1541	POPLAR	12	X	1654	POPLAR	9	X
1428	POPLAR	9	X	1542	POPLAR	14	X	1655	POPLAR	8	X
1430	POPLAR	9	X	1543	POPLAR	15	X	1656	POPLAR	10	X
1431	POPLAR	12	X	1544	POPLAR	10	X	1657	POPLAR	11	X
1432	POPLAR	12	X	1545	POPLAR	10	X	1658	MAPLE	24	X
1433	POPLAR	8	X	1546	POPLAR	14	X	1659	POPLAR	10	X
1434	OAK	14	X	1547	BOX	12	X	1660	POPLAR	10	X
1435	POPLAR	12	X	1548	POPLAR	9	X	1661	POPLAR	10	X
1436	CHE	15	X	1549	POPLAR	13	X	1662	MAPLE	24	X
1437	POPLAR	12	X	1550	POPLAR	12	X	1663	MAPLE	18	X
1438	POPLAR	13	X	1551	POPLAR	9	X	1664	MAPLE	14	X
1439	POPLAR	11	X	1552	POPLAR	9	X	1665	MAPLE	2-16-18	
1440	POPLAR	13	X	1553	POPLAR	9	X	1666	MAPLE	8	X
1441	POPLAR	12	X	1554	POPLAR	11	X	1667	POPLAR	8	X
1442	MAPLE	9	X	1555	POPLAR	24	X	1668	POPLAR	8	X
1443	POPLAR	24	X	1556	POPLAR	10	X	1669	POPLAR	8	X
1444	MAPLE	2-14-20		1557	POPLAR	10	X	1670	BOX	11	X
1445	POPLAR	8	X	1558	POPLAR	9	X	1671	BOX	11	X
1446	POPLAR	8	X	1559	POPLAR	9	X	1672	BOX	11	X
1447	POPLAR	8	X	1560	POPLAR	11	X	1673	MAPLE	16	X
1448	MAPLE	22	X	1561	POPLAR	8	X	1674	POPLAR	8	X
1449	BOX	10	X	1562	POPLAR	8	X	1675	POPLAR	10	X
1450	BOX	14	X	1563	POPLAR	10	X	1676	CHE	10	X
1451	MAPLE	3-10-14-16		1564	POPLAR	11	X	1677	POPLAR	14	X
1452	COT	14	X	1565	POPLAR	10	X	1678	POPLAR	11	X
1453	BOX	8	X	1566	POPLAR	10	X	1679	CHE	11	X
1454	MAPLE	16	X	1567	POPLAR	8	X	1680	BOX	10	X
1455	ELM	12	X	1568	POPLAR	10	X	1681	POPLAR	12	X
1456	POPLAR	10	X	1569	POPLAR	11	X	1682	POPLAR	11	X
1457	COT	16	X	1570	POPLAR	12	X	1683	BOX	9	X
1458	ELM	6	X	1571	POPLAR	12	X	1684	CHE	12	X
1459	POPLAR	9	X	1572	POPLAR	8	X	1685	POPLAR	11	X
1460	POPLAR	8	X	1573	POPLAR	12	X	1686	POPLAR	9	X
1461	POPLAR	8	X	1574	POPLAR	8	X	1687	POPLAR	12	X
1462	CHE	9	X	1575	POPLAR	8	X	1688	POPLAR	9	X
1463	CHE	9	X	1576	POPLAR	12	X	1689	BOX	8	X
1464	POPLAR	11	X	1577	POPLAR	9	X	1690	MAPLE	22	X
1465	BOX	14	X	1578	POPLAR	10	X	1691	BOX	10	X
1466	POPLAR	14	X	1579	POPLAR	9	X	1692	BOX	8	X
1467	BOX	11	X	1580	POPLAR	9	X	1693	POPLAR	11	X
1468	BOX	12	X	1581	POPLAR	8	X	1694	POPLAR	10	X
1469	POPLAR	12	X	1582	POPLAR	8	X	1695	POPLAR	10	X
1470	POPLAR	11	X	1583	CHE	8	X	1696	POPLAR	9	X
1471	POPLAR	8	X	1584	POPLAR	8	X	1697	POPLAR	11	X
1472	POPLAR	11	X	1585	CHE	11	X	1698	POPLAR	8	X
1473	POPLAR	9	X	1586	POPLAR	8	X	1699	POPLAR	10	X
1474	POPLAR	11	X	1587	CHE	8	X	1700	POPLAR	12	X
1475	POPLAR	9	X	1588	POPLAR	10	X	1701	POPLAR	9	X
1476	POPLAR	9	X	1589	BOX	9	X	1702	POPLAR	8	X
1477	BOX	11	OS	1590	POPLAR	10	X	1703	POPLAR	9	X
1478	BOX	11	OS	1591	POPLAR	10	X	1704	POPLAR	12	X
1479	BOX	26	X	1592	CHE	14	X	1705	POPLAR	11	X
1480	BOX	18	X	1593	POPLAR	9	X	1706	POPLAR	8	X
1481	CHE	12	X	1594	POPLAR	11	X	1707	POPLAR	11	X
1482	POPLAR	16	X	1595	POPLAR	11	X	1708	POPLAR	12	X
1483	POPLAR	16	X	1596	POPLAR	12	X	1709	POPLAR	10	X
1484	BOX	11	X	1597	POPLAR	12	X	1710	POPLAR	9	X
1485	POPLAR	14	X	1598	POPLAR	9	X	1711	POPLAR	9	X
1486	CHE	12	X	1599	POPLAR	9	X	1712	POPLAR	9	X
1487	POPLAR	12	X	1600	POPLAR	12	X	1713	POPLAR	11	X
1488	BOX	12	X	1601	POPLAR	12	X	1714	BOX	9	X
1489	POPLAR	10	X	1602	POPLAR	10	X	1715	POPLAR	12	X
1490	POPLAR	8	X	1603	POPLAR	10	X	1716	POPLAR	12	X
1491	BOX	10	X	1604	POPLAR	10	X	1717	POPLAR	14	X
1492	POPLAR	12	X	1605	POPLAR	8	X	1718	POPLAR	14	X
1493	POPLAR	12	X	1606	POPLAR	10	X	1719	POPLAR	12	X
1494	POPLAR	8	X	1607	POPLAR	12	X	1720	POPLAR	9	X
1495	POPLAR	9	X	1608	POPLAR	13	X	1721	POPLAR	12	X
1496	CHE	9	X	1609	POPLAR	12	X	1722	POPLAR	8	X
1497	POPLAR	12	X	1610	POPLAR	14	X	1723	POPLAR	10	X
1498	POPLAR	11	X	1611	POPLAR	11	X	1724	OAK	9	X
1499	POPLAR	12	X	1612	POPLAR	11	X	1725	POPLAR	8	X
1500	POPLAR	11	X	1613	POPLAR	20	X	1726	POPLAR	11	X
1501	BOX	16	X	1614	POPLAR	13	X	1727	POPLAR	11	X
1502	CHE	8	X	1615	POPLAR	16	X	1728	POPLAR	10	X
1503	POPLAR	11	X	1616	BOX	12	X	1729	POPLAR	11	X
1504	POPLAR	10	X	1617	POPLAR	10	X	1730	POPLAR	9	X
1505	POPLAR	10	X	1618	MAPLE	22	X	1731	POPLAR	12	X
1506	POPLAR	12	X	1619	POPLAR	9	X	1732	POPLAR	11	X
1507	BOX	13	X	1620	BOX	11	X	1733	POPLAR	10	X
1508	BOX	10	X	1621	POPLAR	10	X	1734	POPLAR	10	X
1509	POPLAR	8	X	1622	BOX	8	X	1735	POPLAR	9	X
1510	POPLAR	12	X	1623	POPLAR	12	X	1736	POPLAR	8	X
1511	POPLAR	10	X	1624	BOX	12	X	1737	POPLAR	10	X
1512	POPLAR	9	X	1625	ASH	9	X	1738	POPLAR	10	X
1513	POPLAR	11	X	1626	POPLAR	20	X	1739	POPLAR	10	X
1514	OAK	18	X	1627	MAPLE	60 CLUMP		1740	BOX	2-14	OS
1515	OAK	22	X	1628	MAPLE	26	X	1741	POPLAR	14	OS
1516	POPLAR	10	X	1629	POPLAR	12	X	1742	POPLAR	8	X
1517	POPLAR	9	X	1630	POPLAR	8	X	1743	POPLAR	8	X
1518	POPLAR	14	X	1631	POPLAR	8	X	1744	POPLAR	8	X
1519	CHE	14	X	1632	OAK	14	X	1745	POPLAR	8	X
1520	POPLAR	10	X	1633	POPLAR	8	X	1746	POPLAR	8	X
1521	POPLAR	14	X	1634	POPLAR	8	X	1747	POPLAR	8	X



VICINITY MAP

PART OF SEC. 34, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION

That part of Lot 2, Block 1, ASPEN RIDGE SECOND ADDITION, Anoka County, Minnesota lying east of a line described as commencing at the northwest corner of said Lot 2; thence North 89 degrees, 49 minutes, 25 seconds East, assumed bearing along the north line thereof 373 feet to the point of beginning of the line to be described; thence South 00 degrees, 10 minutes, 35 seconds East 352 feet to the south line of said Lot 2 and said line there terminating.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 07/26/23. Trees were located on 02/06/24.
- Fee ownership is vested in GREAT GRACE ASSEMBLY OF GOD CHURCH Parcel ID Number: 34-31-23-12-0059
- Bearings shown are on Anoka County Datum.
- Boundary area of the surveyed premises: 4.84 Acres
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon.
- Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland re-delineated by KJHag Environmental Services Company July 2023.
- Wetland 2 location was provided by KJHag Environmental Service on 10/20/23.
- Contours are shown at 1 foot interval, but were field located at 2 interval accuracy.

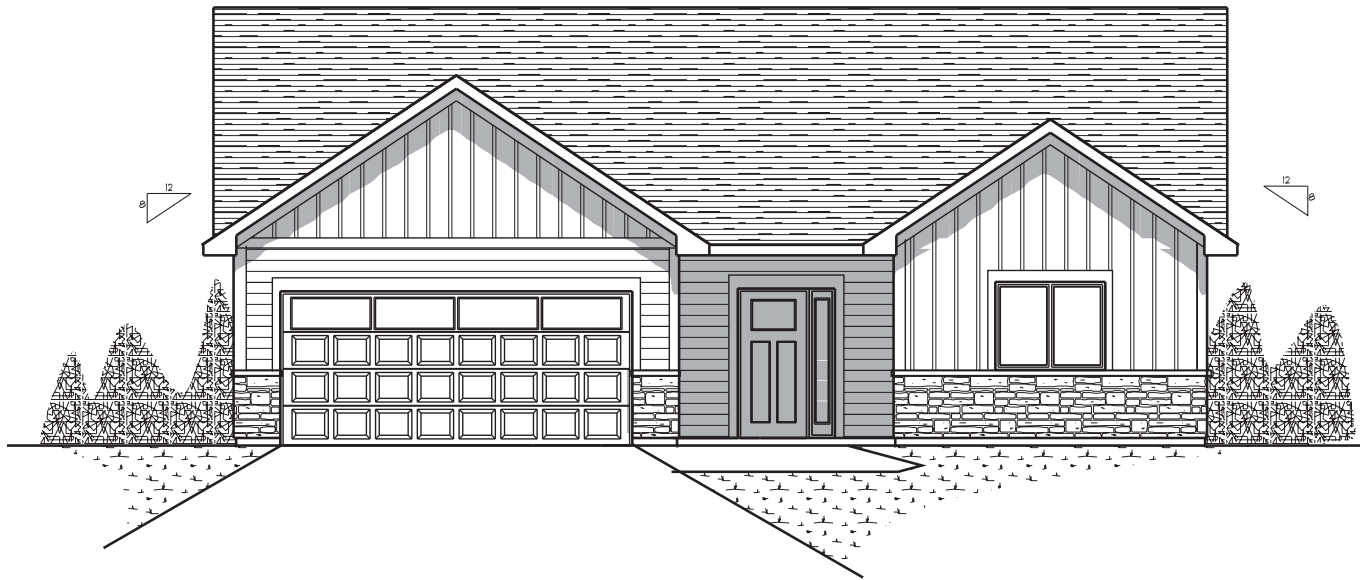
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 04/19/24 License No. 41578

DRAWN BY: JEN	JOB NO: 230084PP	DATE: 03/07/24
CHECK BY: JER	FIELD CREW: CB-HR	
1	04/19/24	REVISE TREE CLEARING LIMITS
2		
3		
NO.	DATE	DESCRIPTION

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

230084PP - SHEET S-4



FRONT ELEVATION

NOTICE: THESE PLANS ARE DESIGNED EXCLUSIVELY FOR THE USE OF HOME PLANNING ASSOCIATES INC. AND ANY REPRODUCTION OR OTHER USE IS STRICTLY PROHIBITED, WITHOUT THE EXPRESS WRITTEN CONSENT OF HOME PLANNING ASSOCIATES INC.

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN DESIGNING AND PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE INSTALLER, OWNER, OR CONTRACTOR MUST VERIFY ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR ANY CHANGES OR ADJUSTMENTS REQUIRED DURING CONSTRUCTION.

REVISIONS

PLAN FOR:
MOUNDS VIEW VILLA

SQ. FT. **1461**

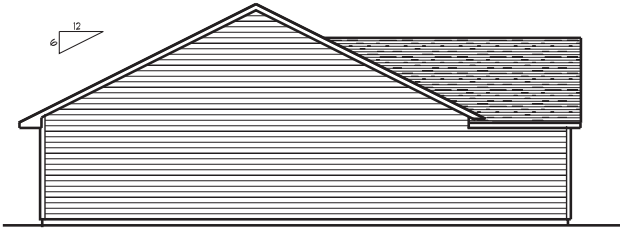
DATE:
2-20-24



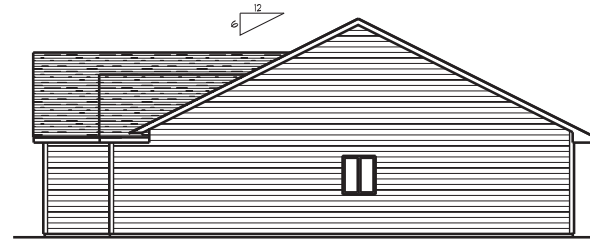
HOME PLANNING ASSOCIATES INC.

1900 7TH STREET NW, SUITE 115
NEW BRIGHTON, MINNESOTA 55112
(763) 786-6069
homeplanningest.net

SHEET NUMBER
OF **ONE** SHEETS
PLAN NUMBER
24013

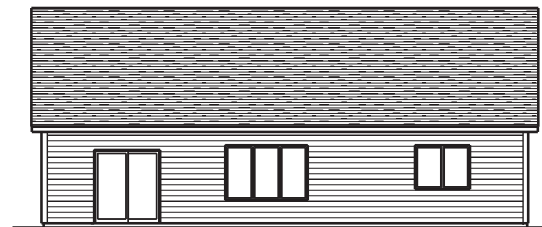


LEFT ELEVATION



RIGHT ELEVATION

240* ASPHALT SHINGLES

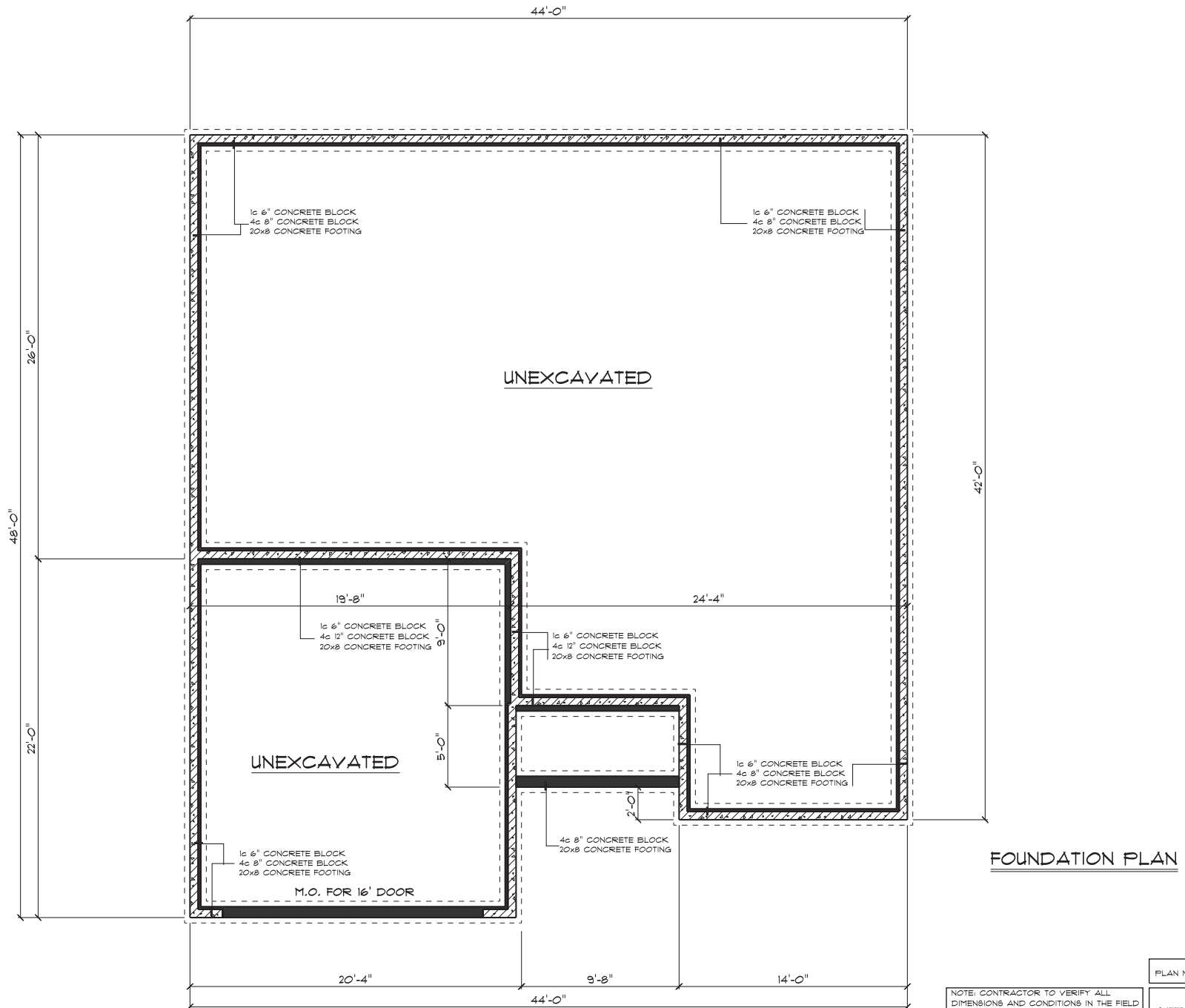


REAR ELEVATION

PLAN NUMBER: 24013

NOTE: CONTRACTOR TO VERIFY ALL
DIMENSIONS AND CONDITIONS IN THE FIELD
AND BE RESPONSIBLE FOR SAME

SHEET 5 OF 5





BOULDER VILLAS PROJECT NARRATIVE

APPLICANT INFORMATION:

Boulder Contracting is a family owned and operated custom home builder in Ham Lake, Minnesota. For over 30 years, they have been building homes in Blaine, Andover, Coon Rapids, and neighboring suburbs north of Minneapolis and St. Paul. They pride themselves on quality craftsmanship and affordability.

Their owner Brian Jansen has worked with the City of Blaine on other prior projects, which includes the development of BOULDER ESTATES 2ND ADDITION in 2020. This project was successfully developed and fully occupied with 9 custom-built single-family homes over a 3 year period.

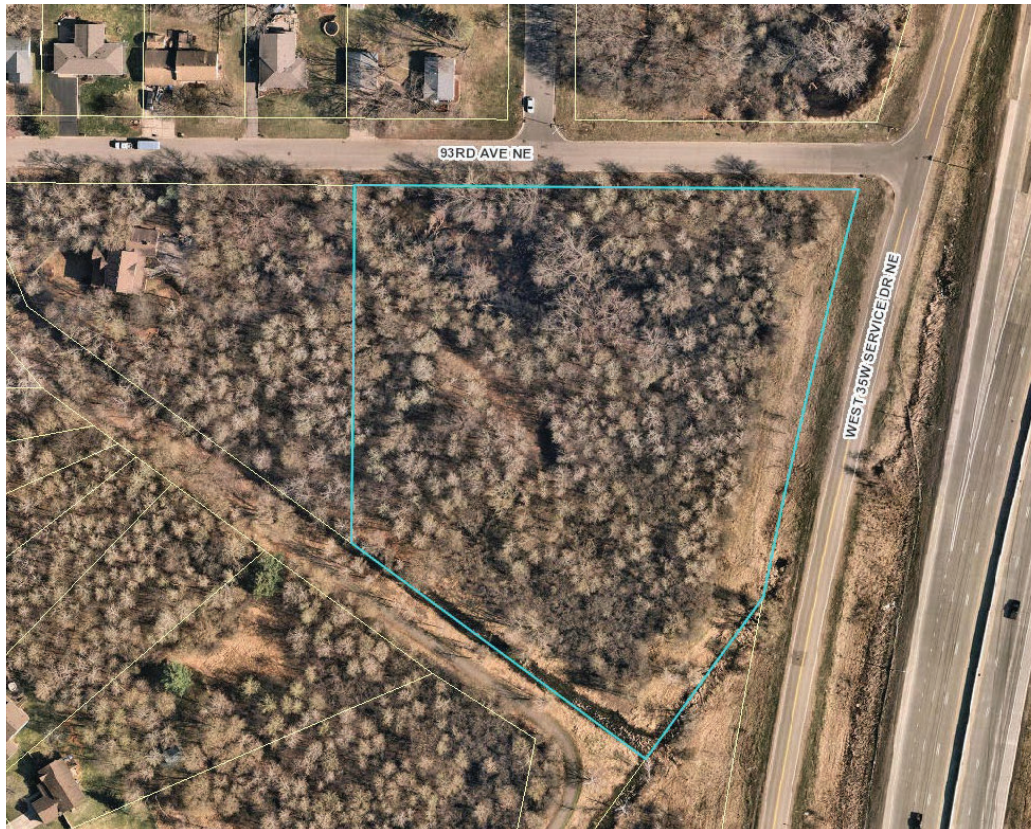
BOULDER ESTATES/ 2020 Project Developed by Boulder Contracting



BOULDER VILLAS- PARCEL CHARACTERISTICS

Boulder Contracting was approached to consider the development of a vacant parcel at the southwest corner of 93rd Avenue and the 35W Service Road. This vacant parcel has characteristics similar to Brian's prior development, in that it is in proximity to 35W, adjoins existing single-family housing, and has existing trees and other site features to take into consideration.

PROPOSED BOULDER VILLAS- GIS Photo



This parcel has three main natural features that need to be taken into consideration for any future development. These include the following:

- 1.) There is an existing county ditch along the southern boundary.
- 2.) There is a wetland associated with the county ditch, and another sizable wetland on the northern part of the parcel.
- 3.) There is an existing floodplain that encumbers the parcel.

As part of the site research and due diligence, Boulder Contracting had a wetland delineation completed in 2023, which has been approved by Rice Creek Watershed. In addition, a land survey was completed to inventory the trees, confirm the existing topography, ditch location, and flood plain extents.

SITE PLANNING AND LAYOUT

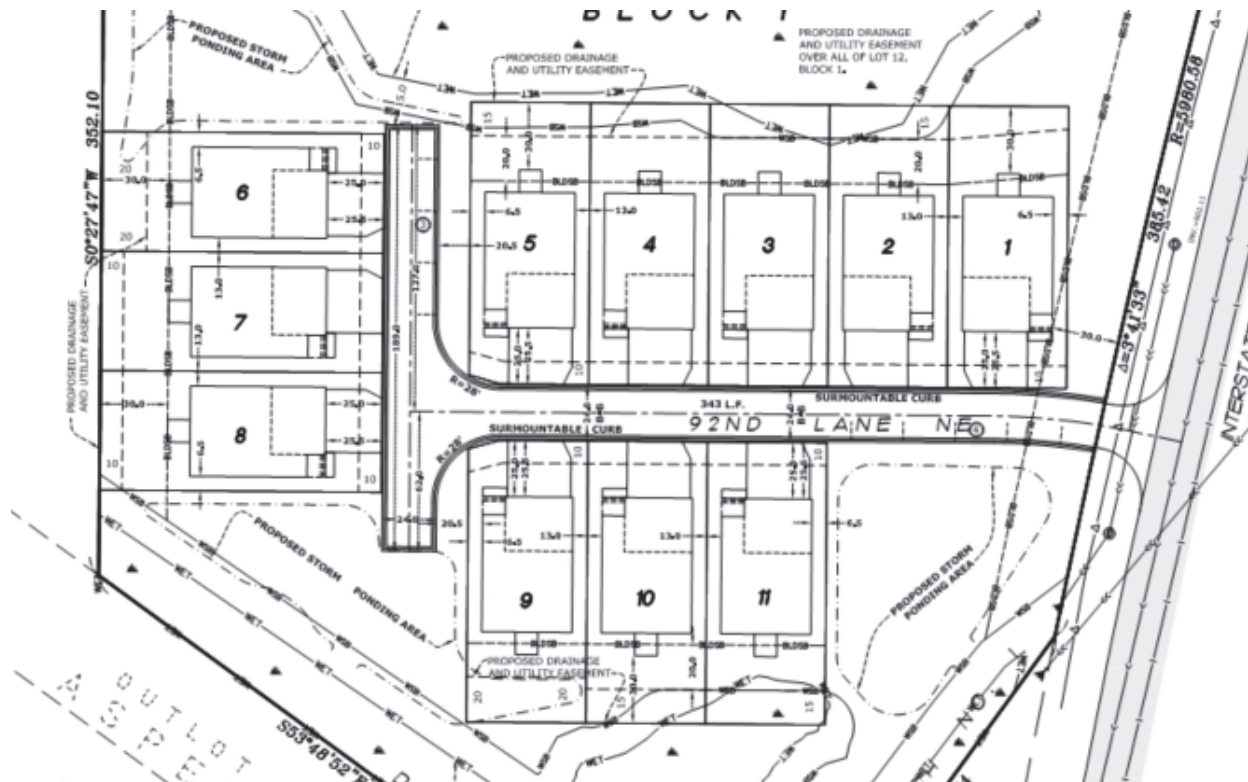
Boulder Contracting contacted the City of Blaine Planning staff early on to confirm the city requirements. The parcel is zoned R-1AA and guided LDR, which has a density requirement of 2.5 to 6 units per acre.

To accommodate this density, a sketch plan was prepared that proposed 3 unit and 4-unit townhomes. This type of product would have provided a higher density, although it also required a comp plan amendment to do so. Since a supermajority vote is required to approve the amendment, the project was presented to the city council at a workshop for their review and

feedback. The townhome layout was not seen favorably in the eyes of the council, so Boulder Contracting was advised by staff to pursue a single-family development.

As a result, Boulder Contracting is proposing the construction of 11 single-family villa lots.

PROPOSED BOULDER VILLAS- Site Plan



The project is to be served by public sewer and water and a 24-foot-wide private drive that would have on street parking. The request to develop the site with a private drive, is due to the existing site features listed previously. Even though there are wetlands to the north and south, this development has proposed minimal wetland impact, which falls under the Rice Creek Watershed's de minimis wetland fill requirement.

The villas are proposed at setbacks that are agreeable to the city staff and have been utilized in prior developments in The City of Blaine. Again, these standards provide a means to develop the project with reduced wetland impact and flood plain fill.

In completing the existing tree inventory, it has been determined that the majority of the site has lower quality trees, in that it is primarily comprised of poplars and boxelders. The trees that fall within the wetlands will be saved, which will allow some natural screening along the northerly and southerly parcel boundaries. The rest of the trees on site will be removed by the development of the project, due to the need to provide flood plain mitigation and storm water ponding.

As a result, Boulder Contracting plans to provide new screening along the frontage road in the form of fencing and 8 foot conifers. In addition, a landscape plan has been prepared for the planting of new trees for each home.

NEW INFRASTRUCTURE- MAINTENANCE

As noted, BOULDER VILLAS will be served by public utilities, which will be covered by public drainage and utility easements. This will also be the case with the storm sewer and storm water ponds, which the city deems need to be covered by drainage and utility easements. Furthermore, a maintenance agreement will most likely be required by Rice Creek Watershed District pertaining to the maintenance of storm water features.

This project will be comprised of a homeowner's association. The members of the association will have regular dues paid, which will be utilized to employ a private firm to maintain the private drive and to care for the common areas.

CONCLUSION:

Others have considered the development of this parcel, most recently in 2020 the parcel was considered for the development of a church. It appears that these prior attempts were unsuccessful due to the site constraints that have been described.

Boulder Contracting has been able to complete the necessary research and due diligence to design BOULDER VILLAS. This project meets the required city zoning and density requirements, while still taking into consideration the natural wetland and floodplain features.

In summary, the applicant is hopeful of receiving The City of Blaine's support and approval for this project. As a result, they can continue to provide affordable, yet high quality custom single-family housing, as they have done for over 30 years.

From: [Shane Hoeft](#)
To: [Planning](#)
Subject: Boulder Villas
Date: Friday, May 10, 2024 2:40:17 PM

Dear City of Blaine,

I am opposing this new development which will be right down from my house at 9247 Harpers Court NE. These are the reason why:

The noise from 35W is already getting too loud and now you want to knock down the only buffer of trees that I have for any kind of a noise barrier since when you redid 35 you decided not to put up a noise wall???

How can you even build on that land, it's a wetland, I had to get permission just to put in a fence in my backyard and I was told I couldn't use concrete to secure it?? Did I not have enough money to buy enough people to change what can be built on a wetland???

If this gets built, I will definitely be looking into how you can build permanent structures on wetlands that should be protected and then get enforced against current residences of Blaine of 20 years. Seems a little suspicious that whoever has the most money can do whatever they want and everyone else has to play by different rules...

Thanks for your time

A resident of Blaine for 19 years,
Shane Hoeft
9247 Harpers Court NE

Sent from [Outlook](#)



City of Blaine Staff Report

File Number: 2024-777

Agenda Date	Status
May 14, 2024	
In Control	File Type
Planning Commission	Report

Public Hearing - Sheila Sellman, City Planner

Agenda Item # 4.2

Case File No. 24-0023 // East Blaine Mosque and Academy // 3680 Pheasant Ridge Drive
The applicant is requesting the following:

1. Rezoning from Planned Business District (PBD) to Development Flex (DF).
2. Conditional use permit to allow a Mosque (place of worship) and K-8 school in the Development Flex (DF) zoning district.

Background

Zoning	Planned Business District (PBD)
Land Use	PI (Planned Industrial)
Area	4.68 Acres
Applicable Regulations	Sections 27.03, 29.110, and 27.04
Attachments	Zoning and Location Map Narrative Site Plans Workshop Minutes 2/13/23 Public Comments
Schedule	Planning Commission: 05/14/24 City Council: 06/03/24 and 06/17/24

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

Zoning

The subject site is currently zoned Planned Business District (PBD).

Land Use Designation

The current land use designation is Planned Industrial (PI).

Surrounding Zoning and Uses

The site is surrounded by properties zoned PBD and guided PI. The surrounding properties are part of Lexington Ridge Business Park and Pheasant Ridge Business Park.

Existing Conditions

The site is developed with Minnesota School of Business and is currently vacant.

History

In 2006, the City approved a code amendment to allow a post-secondary education use as a conditional use in the PBD for a 46,800 square foot office/classroom building in the CSM business park campus. At that time, the PBD zoning did not contain a provision for schools or education uses, but did and currently encourages business and professional offices, research facilities and financial institutions as some of the primary non-manufacturing land uses.

The rationale in 2006 for supporting the proposed code amendment to allow post-secondary education was based on the following findings:

- Post-secondary education, particularly of a business or technical nature, would provide convenient employee training locations for support of the existing work force and Blaine employers.
- The presence of post-secondary colleges and institutions would create a positive reflection on the community and business environment.
- The specific location and proposal by Minnesota School of Business would add significant value to the CSM Business Park and help set the standard, both in land use and building architecture, for the CSM development and the I-35 corridor.

In April 2006, the Minnesota School of Business received a conditional use permit to construct a three-story, 46,800 square foot college (post-secondary education), and for a zero-lot line for a shared driveway access between sites. Also in 2006, a preliminary and final plat was approved to subdivide 4.69 acres into one lot for the Minnesota School of Business building.

In 2017, the Minnesota School of Business closed all Minnesota locations. The building has been listed for sale/lease since that time, and has not been occupied since.

In February 2023, the Council discussed at a workshop either rezoning this site, or an ordinance amendment to the PBD district to allow for a K-8 school. The council consensus was not to change the zoning or ordinance to allow for an elementary school and to keep it PBD for business park type development.

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 DF District (formerly known as the Residential Flex District), is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The DF District also attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties in the following ways:

- By encouraging a more creative approach in housing developments, that will result in quality living environments through innovative design and aesthetic controls;
- By permitting a combination of housing types and style, including single, two-family, and multiple family dwellings, with the exception of mobile homes;
- By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments;
- By allowing for any type of ownership, private, condominium, or rental;
- By allowing flexibility in setback and height restrictions;
- By allowing non-residential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such non-residential uses will enhance the character, amenities, and convenience of those who live in the proposed development;
- By providing an efficient use of land resulting in more cost efficient installation of utilities, streets, and other facilities.
- By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas;
- By contributing to the tax base of the community without making undue demands on the community services; and
- By providing the means for greater creativity and flexibility in environmental design than is provided under the strict application of the Blaine Zoning Ordinance and Subdivision Ordinance, while, at the same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the City of Blaine and its inhabitants.

The applicant proposes that the proposed project meets the following criteria for the DF zoning district:

- That the proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zoning;
 - N/A. The proposal is for a mosque and religious academy. There will be no additional housing with this proposal.
- That the proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning;
 - The amenities and facilities already exist and are already greater than the minimum requirements under existing zoning. The proposal solely concerns the use of the existing building.

- c. That the proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan;
 - o The proposed development is limited to the interior of an existing building. That said, as stated more fully in the narrative, allowing for a second mosque and religious academy is in harmony with the comprehensive plan as it serves the growing community and its ever-changing demographics.
- d. That the proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible;
 - o This proposal utilizes an existing building, and thereby there is no detrimental impact on the environment, but rather a positive impact, as the building will no longer be an eye-sore or blight on the community.
- e. That the proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems;
 - o There is no undue burden as this proposal utilizes an existing building, wherein all the public services and facilities set forth are already in place.
- f. That the proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas; and
 - o This proposed development is for an existing building which is already in harmony with the surrounding area.
- g. That the proposal be consistent with all other applicable city and state regulations.
 - o The proposal is consistent with all applicable state and local regulations.

Evaluation of Request

The applicant is requesting to rezone from PBD to DF, and a conditional use permit for a religious institution (mosque) and K-8 school. The PBD zoning does not allow K-8 schools (elementary), therefore the applicant is requesting a rezoning.

The mosque and school will utilize the existing building and parking with interior renovations. The mosque will have capacity for up to 300 people for worship services. The K-8 school will begin as a K-2 school. Currently, the applicant projects that approximately 50 families will enroll for grades K-2 with the student count under 60. The first year of instruction is anticipated for the 2024-2025 school year beginning in September. With each passing year, and as the initial students grow and move to the next grade, the school will increase its capacity until it reaches K-8. It is anticipated that at full capacity there will be no more than 20 students per grade level, with a strict maximum of 25. Bussing is not proposed. Students will be dropped off and picked up. The school will operate from 8:15AM - 3:30PM.

Parking

Places of worship require at least one (1) parking space for each four (4) seats in accordance with the design capacity of the main auditorium. According to the submitted plans, the capacity is 300 people. Mosques don't have seats for worship, but parking is calculated the same way, therefore requiring 75 parking stalls.

Schools, elementary, junior high, public or private: At least three (3) parking spaces per classroom, plus

necessary spaces for student drop off. May be reduced at the zoning administrator's discretion. There are 22 classrooms proposed, therefore the parking requirement for the classroom is seven.

Business and professional offices or public administration buildings: At least one (1) parking space for each two hundred fifty (250) square feet of floor area. Based on the submitted plans, the proposed office space will require 4 parking stalls. In total, 86 parking stalls are required for the proposed uses. The submitted site plan indicates there are 278 parking stalls on site. Parking is met. The site plan indicates plenty of stacking area on site for pick up or drop off. Directional signage should be painted in the parking lot to indicate traffic flow for drop off and pick up.

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 proposed development will utilize the existing utilities into the building. No new connections are proposed.

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.

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 development 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 developer 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.

In the Planned Business District, places of worship are permitted through a CUP and can be approved regardless of the outcome of the rezoning. All uses in the Development Flex zone require a CUP.

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 building is existing. The proposed use as a mosque will not create an excessive burden on existing parks, schools, streets and other public facilities. The Planning Commission should determine if a K-8 school creates a burden.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The use of a mosque in an existing building is deemed compatible with the adjoining properties and the intended character of the zoning district. The DF district is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The DF district also attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land uses, and at the same time protect the interests of surrounding properties. The Planning Commission should determine if a K-8 school meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The building is existing and does not have an adverse effect.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The DF district is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The DF district also attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties. The use of a mosque is consistent. The Planning Commission should determine if the K-8 use is consistent.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The site is guided PI. Other schools and places of worship are located within the PI land use and are not in conflict.
7. The use will not cause traffic hazard or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Recommendation

Staff recommends the Planning Commission determine if rezoning to DF and allowing a K-8 school is appropriate for the subject site.

Staff recommends approval of a CUP for the mosque (place of worship) regardless if the rezoning is approved or not, as a place of worship is a conditional use in the PBD district.

Potential conditions for the mosque are as follows:

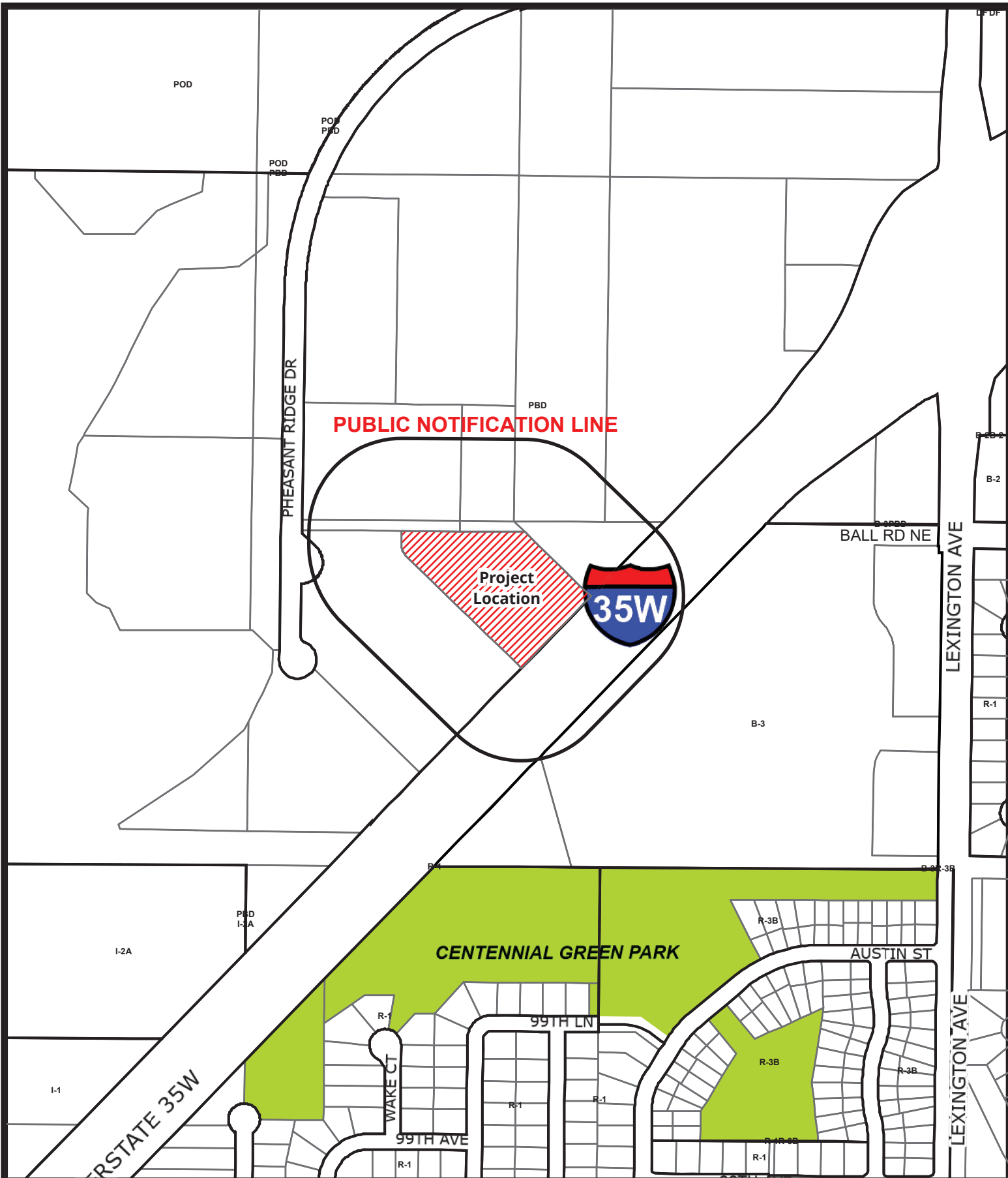
1. Site plan approval is required as part of the building permit application. All site improvements, if any, to be included in the Site Improvement Performance Agreement (SIPA), and covered by an acceptable financial guarantee.
2. The City reserves the right to require the mosque to provide on-site traffic management.
3. All signage requires separate permits meeting the requirements of the zoning code.
4. Temporary uses such as outdoor events, are not permitted without a specific special event licensed issued by the City.

Potential conditions for a K-8 school CUP:

1. Site plan approval is required as part of the building permit application. All site improvements, if any, to be included in the Site Improvement Performance Agreement (SIPA), and covered by an acceptable financial guarantee.
2. School hours shall be limited to 8AM to 3:30PM.
3. Directional signage shall be painted on the parking lot for the drop-off and pick-up area.
4. All signage requires separate permits meeting the requirements of the zoning code.
5. Each classroom is capped at 25 students.

Attachment List

1. Attachments
2. Public Comments



BlaineMN.gov

Case File No. 24-0023 East Blaine Mosque and Academy

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



Libby Law Office, P.A.

Attorneys at Law

Kirsten J. Libby, Esq. kirsten@libbylawoffice.com
Christopher J. Heinze, Esq. chris@libbylawoffice.com
Justin P. Holinka, Esq. justin@libbylawoffice.com

855 Rice Street, Suite 100
St. Paul, MN 55117

Office (651) 487-1208
Fax (651) 487-0662

March 8, 2024

Ms. Sheila Sellman
City Planner
Planning & Community Development
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

Re: Application for Conditional Use Permit and Rezoning for 3680 Pheasant Ridge Drive

Ms. Sellman:

Please find this application for Conditional Use Permit and Rezoning to Development Flex District for the real property located at 3680 Pheasant Ridge Drive, in Blaine, Minnesota.

Our client, East Blaine Community Center LLC, d/b/a East Blaine Mosque and Academy, has purchased this property and are planning on using the property as a mosque and as Islamic K-8 private elementary school.

The Property

Location: 3680 Pheasant Ridge Drive, Blaine, Minnesota
Site Size: 4.68 Acres
Building Size: 46,800 square feet (existing building)

The property is the former home of the now defunct Minnesota School of Business, which permanently ceased operations seven years ago, in 2017. The property currently is zoned as Planned Business District, or “PBD.” The property includes the existing building with 278 parking stalls.

The Need for a New Mosque, Preschool/daycare and Religious K-8 School in Blaine

As the City of Blaine continues its growth, so continues the growth of its Muslim community. In 2010, the City’s population was approximately 57,000.00.¹ In 2020, the City’s population was

¹ City of Blaine 2040 Comprehensive Plan, p. 9.

70,000 (10th largest in Minnesota).² Along with that growth in overall numbers is the City's growth in diversity, which continues to grow just as the City's overall population grows.³ And in just two years, the City has added another 2,000 citizens, and is the most populous city in Anoka County.⁴ Within the next 15 years, it is anticipated that the City's population will increase to approximately 93,000 citizens.⁵

The City has several goals when it comes to its land use. Specifically, the City "encourages and supports development of underutilized areas, particularly where such redevelopment fosters job growth, increased property values, and a positive community image."⁶ Further, the "City prioritizes the incorporation of community amenities and functional gathering spaces," and wants to "maintain flexibility in land use districts to respond to market conditions regarding the mix of industrial, commercial, and residential."⁷

Currently only 2% of the City's land use is being used for institutional purposes, specifically schools, places of worship, hospitals, cemeteries, city halls, museums, and fairgrounds.⁸

Blaine currently has only one mosque – MAS Blaine Masjid. Right now, this mosque is unable to handle the demand, as the mosque conducts several services on Fridays in an attempt to keep up with the community's needs. Compare, for example, that there are thirty (30) Christian churches in the City.⁹

While there are a few Christian K-8 schools in the City to serve the community (Northside Christian School, Avail Academy, Way of the Shepherd, etc.), there is no current religious institution available to those Muslim citizens in the City.

Muslims, like many of the State's immigrant populations, have been in Minnesota since at least 1880. Four years ago, in 2020, the total Muslim population in Minnesota was approximately 140,000 people,¹⁰ which is up from a population of 70,000 to 80,000 just twenty years ago.¹¹

The Muslim population continues to grow in the Twin Cities, especially in its northern cities, including Blaine. There is a deficiency in the City for places of worship for the Muslim community, and there are very few Islamic K-8 schools in the state, and none in the City. Operating a new mosque and K-8 school will cure these deficiencies.

² <https://www.blainemn.gov/655/Population-Demographics>

³ <https://www.blainemn.gov/655/Population-Demographics>

⁴ <https://metro council.org/Data-and-Maps/Research-and-Data/Annual-Population-Estimates.aspx>

⁵ City of Blaine 2040 Comprehensive Plan, p. 17.

⁶ City of Blaine 2040 Comprehensive Plan, p. 103.

⁷ City of Blaine 2040 Comprehensive Plan, p. 103.

⁸ City of Blaine 2040 Comprehensive Plan, p. 109.

⁹ <https://www.churchangel.com/churches-by-state/minnesota/blaine/>

¹⁰ <https://religionismn.carleton.edu/exhibits/show/history-muslims/muslims-mn>

¹¹ <https://www.minneapolisfed.org/article/2002/size-of-twin-cities-muslim-population-difficult-to-determine>

Planned Use of the Property

The existing building is three stories in height. The first floor would house the mosque and related community spaces. The second and third floors would house the Preschool and K-8 school.

1. The Mosque

The mosque will have capacity for up to 300 persons for worship services. Mosques do not have seating areas (as compared to Christian churches, e.g.), and as set forth in the enclosed floor plans, there is plenty of room to accommodate the number of anticipated patrons. The property has enough parking capacity to meet the needs for the anticipated attendees, and because the typical hours of worship are not the same as rush hour, the regular flow of traffic should not be disrupted.

2. Preschool/K-8 School

The K-8 school will begin as a K-2 school. Currently our client projects that approximately 50 families will enroll their children in the school, for grades K-2, with the precise number of students being just under 60. The first year of instruction will be 2024-2025, beginning in September of 2024. With each passing year, and as the initial students grow and move onto the next grade, the school will increase its capacity, going from a K-2 during school year 2024-25, to a K-3 in 2025-26, to a K-4 in 2026-2027, and so on, until reaching K-8. The school anticipates that at full capacity there will be no more than 20 students per grade level, with a strict maximum of 25.

The property has 278 parking stalls. As the school will open with only four grade levels, with a maximum of 100 students, transportation should not be an issue. While traffic is always a concern to any city planning commission, the number of vehicles that will be used to drop off and pick up students will not significantly impact traffic. Further, as set forth in the site plan, there is plenty of parking for those parents who wish to park and bring their children into the school, along with all teachers, staff, and administration needs. Additionally, due to the helpful layout of the building and parking areas, an automotive queue for drop off and pick up has been established which should help ease transportation issues at the beginning and ending of the school day. The school day will run from approximately 8:15 a.m. to 3:30 p.m.

The Need for Rezoning

There is nothing prohibiting the current zoning (Planned Business District, or “PBD”) from the Petitioner’s use of the facility in as a mosque: Under Blaine City Zoning Code, religious institutions are an enumerated allowed use under § 30.52(m).¹² For Petitioner to use the facility

¹² The code specifically covers “Churches,” which must by law include all religious institutions (not only Christianity) or must be interpreted as “a building for public worship” as set forth in the Merriam-Webster Dictionary. <https://www.merriam-webster.com>

as a mosque, Petitioner would simply need to apply for a Conditional Use Permit (“CUP”), which, because the use is expressly set forth in the ordinance, the application for the CUP would be largely perfunctory.¹³

It is notable that the City has, by its zoning ordinance, already found that the following property uses may all exist in harmony with a mosque:

- | | | |
|----------------------|----------------------|--------------------|
| • General Retail | • Restaurants with | • Commercial |
| • Massage Salons | Outdoor Dining | Childcare |
| • Hair Salons | • Brew Pubs | • Theaters |
| • Personalized | • Medical Offices | • Indoor Amusement |
| Instruction Services | • Banks | Parks |
| • Dry Cleaning | • Hotels | • Corporate Office |
| Services | • Trade Centers | Park |
| • Laundromats | • Convention Centers | • Distribution |
| • Businesses | • Fitness Centers | Centers |
| • Law Offices | • Gas Stations | • Warehouses |
| • Accountants | • Manufacturing | • Post Secondary |
| • Portrait Studios | Park | Education |
| • Art Studios | • Industrial Park | • Motorcycle Sales |
| • Medical Cannabis | • Multifamily | • Motorcycle |
| Dispensaries | Residential | Maintenance |
| • Restaurants | • Research | • Liquor Stores |
| • Restaurants with | Laboratories | |
| Live Entertainment | | |

In other words, the City has already determined that all of these uses can and do exist in harmony with a mosque. However, elementary education is not one of the enumerated uses under the existing language for PBD zoning in Blaine, and absent an amendment to § 30.52 of the zoning code, a rezoning is in order.

Development Flex District zoning, as set forth in § 29.110, *et seq.* of the zoning code (“Development Flex”) was enacted in part to help with properties and land uses that don’t fit the stricter parts of the code. To wit: Development Flex “attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land uses. . . [b]y allowing non-residential uses. . .which will serve the inhabitants.” § 29.111.

¹³ If the ordinance expressly authorizes the proposed use, the county may **only** deny the conditional use permit “for reasons relating to public health, safety, and general welfare.” C.R. Investments, Inc. v. Village of Shoreview, 304 N.W.2d 320, 324 (Minn.1981) (emphasis added).

Development Flex states that the criteria to be used in processing an application to be rezoned as Development Flex as follows:

- That the proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning;
- That the proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan;
- That the proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible;
- That the proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems;
- That the proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas; and
- That the proposal be consistent with all other applicable City and State regulations.

§ 29.112.¹⁴ This application for a CUP and rezoning meets all of the foregoing.

Application Materials

Pursuant to § 29.114(b) of the Blaine zoning code, our client's application includes the following:

- Certificate of survey including all existing structures;
- Grading plan existing and proposed grades at 2 foot contour intervals to a known datum, sufficient spot elevations on all proposed hard surfaces, location of proposed stormwater facilities, identification of areas within a flood hazard zone, finished floor elevations of all buildings;
- Utility plan proposed location and size of all utility lines;
- Site plan including location of all proposed buildings and proposed uses, location of driveway and parking areas, building and parking setbacks, location of refuse areas, location of outdoor storage areas;
- Tree preservation plan meeting the requirements of § 33.09 of the Blaine zoning code;
- Landscape plan meeting the requirements of § 33.07 of the Blaine zoning code;
- Floor plan of proposed buildings including dimensions of proposed rooms, specification of uses;
- Elevations of the proposed building identifying exterior treatment, materials, and colors;

¹⁴ § 29.112(a), regarding housing types, is inapplicable to this application.

- Calculation of necessary parking spaces; and
- Narrative explaining the operation of the property.

§ 29.144(b).

Conclusion

In sum, our client shall take a building that has been vacant for over 7 years and will redevelop it where it will be used continually, by both the mosque, Preschool, and the K-8 school. It will increase the City's positive image, providing for its growth and the diverse needs of its citizens. The property will be a functional gathering space for Muslims who not only live in Blaine, but for those looking to relocate to the City, to add to its tax base, and become part of the community.

Very Truly Yours,

LIBBY LAW OFFICE, P.A.

Christopher J. Heinze

Encl.

c: clients

GENERAL SITE NOTES

- A. THIS DOCUMENT WAS GENERATED FROM EXISTING ARCHITECTURAL AND LAND SURVEY DOCUMENTS AND GOOGLE EARTH. LOCATIONS, SIZE, AND TYPE OF ROOFTOP TECHNICAL UNITS HAS NOT BEEN FIELD VERIFIED.
- B. NO CHANGES TO PARKING LOT STRIPING, NUMBER OF STALLS, DRAINAGE, LIGHTING OR GENERAL LANDSCAPING ARE ANTICIPATED IN THIS PROPOSAL.
- C. NO CHANGES IN THE BUILDING ENVELOPE ARE ANTICIPATED IN THIS PROPOSAL.

PARKING REQUIREMENTS

PER CITY OF BLAINE ORDINANCE CHAPTER 11.04, APPENDIX 'B'

PROPOSED USE: MOSQUE AND COMMUNITY SPACES ON GROUND FLOOR WITH PRE-SCHOOL TO JUNIOR HIGH CLASSROOMS ON SECOND AND THIRD FLOORS.

HOUSES OF WORSHIP: 1 STALL PER 4 SEATS IN THE CHAPEL OR NAVE PLUS 1 STALL PER 100 SQUARE FEET OF NON-CHAPEL AREA.

OFFICE AREAS: 1 STALL PER 300 SQUARE FEET.

EDUCATION: 1 STALL PER TEACHER/ADMINISTRATOR

NARRATIVE

MOSQUES DO NOT HAVE SEATING AREAS, BASED ON OCCUPANCY CALCULATIONS FOR THE MOSQUE AREA, THE OCCUPANCY IS 3000 PERSONS. IF PARKING RATIO IS 1:4, 75 STALLS ARE REQUIRED FOR THE WORSHIP AREA.

DESIGNATED NON-CHAPEL COMMUNITY AREAS TOTAL 5,430 SQUARE FEET, REQUIRING 53.4 STALLS.

ADMINISTRATION OFFICES TOTAL 965 SQUARE FEET AND REQUIRE 32 STALLS.

TOTAL NUMBER OF PRE-SCHOOL THRU JUNIOR HIGH CLASSROOMS IS 31.1 STALLS SHALL BE PROVIDED FOR EACH STALL.

CALCULATIONS

MOSQUE AREA: 2,100 SF 1:4 75 STALLS

COMMONS AREA: 2,975 SF

OBSERVATION: 720 SF

EXISTENCE AREA: 1,464 SF

5,361 SF

1:100 SF 53.6 STALLS

ADMINISTRATION OFFICES: 965 SF

1:300 SF 32 STALLS

CLASSROOMS/TEACHERS: 30 STALLS

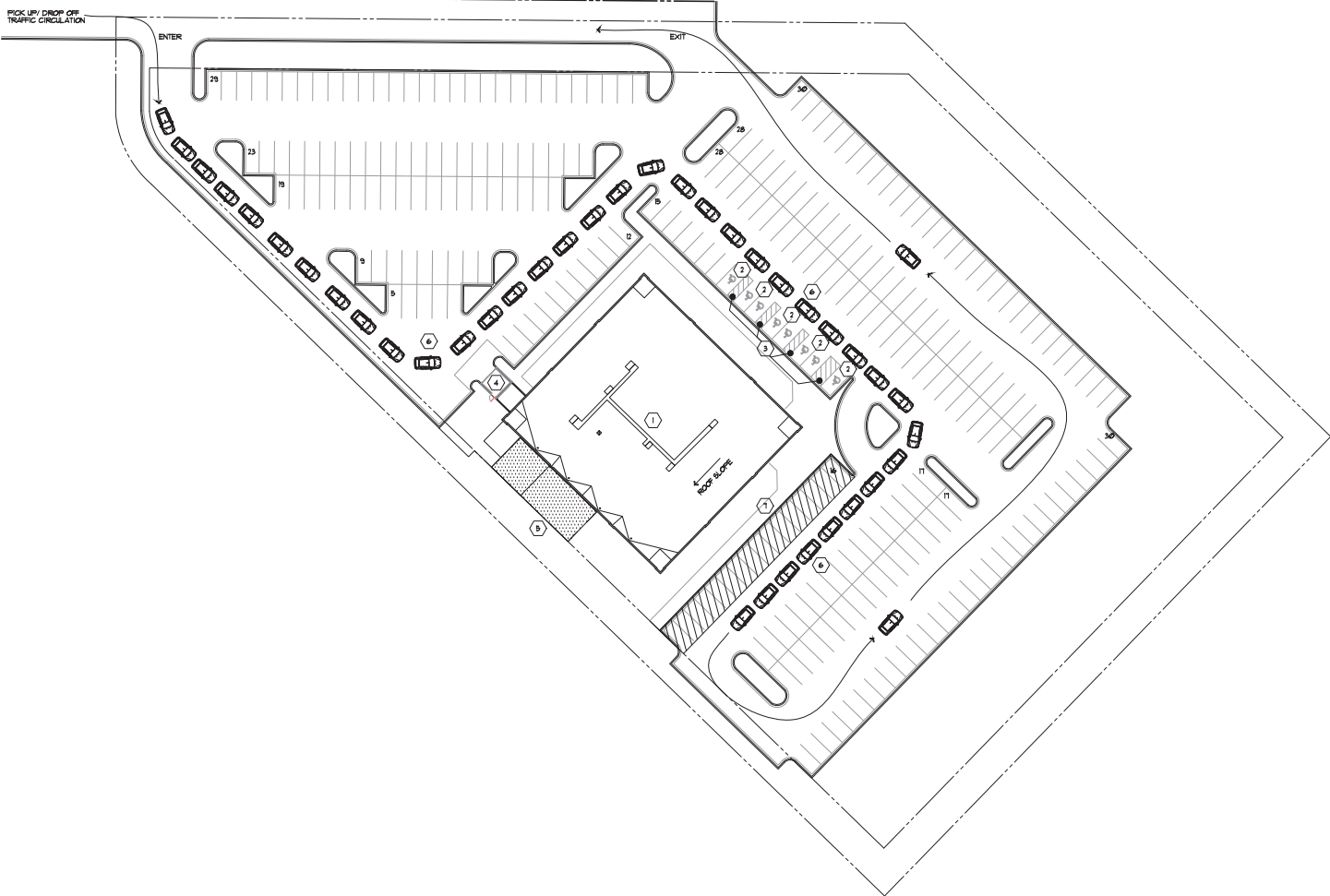
PARKING REQUIRED 155.6 + 55 STALLS

EXISTING SITE PARKING 210 STALLS

TEMPORARY PARKING FOR VISITORS, OR FOR ADDITIONAL STAFF WILL BE ACCOMMODATED IN THE 15 EXCESS PARKING STALLS. SOME STALLS MAY BE BLOCKED DURING LOADING PERIODS.

KEY NOTES

- EXISTING ROOF ASSEMBLY AND SYSTEMS TO REMAIN
- EXISTING HANDICAP STALLS
- EXISTING HANDICAP ACCESS AISLE
- EXISTING TRASH ENCLOSURE
- FUTURE PLAY AREA-1900 SF.
- DROP-OFF AUTO STACKING-UP TO 40 AUTOMOBILES
- PROPOSED DROP OFF ZONE



1 SITE PLAN
a010 1/32" = 1'-0"



118 E. 26th Street
Suite 300
Minneapolis, MN 55404
P:612-879-8225
F:612-879-8152
www.tanek.com

Blaine Mosque
3680 Pheasant Ridge Dr
Blaine, MN, 55449

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of Minnesota.

Nathaniel Shea date
name date
24515
license number signature

scale as noted
name ed/ns

03.07.2024
site plan and parking analysis
level 01



CITY OF BLAINE
ANOKA COUNTY, MINNESOTA
CITY COUNCIL WORKSHOP
Monday, February 13, 2023

6:00PM
Cloverleaf Farm Room A
10801 Town Square Drive

CALL TO ORDER

The meeting was called to order by Mayor Sanders at 6:00PM.

ROLL CALL

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Chris Massoglia (attending remotely from 1305 Cape Coral Parkway E, Cape Coral, Florida 33904), 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; City Engineer Dan Schluender; Stormwater Coordinator Megan Hedstrom; Communications Manager Ben Hayle; Deputy Public Works Director Nick Fleischhacker; Public Works Stormwater Maintenance Supervisor Matt Withrow; and City Clerk Catherine Sorensen.

3.1 Minnesota School of Business (3680 Pheasant Ridge Drive) Proposed Change.

City Planner Sellman stated the subject site was developed in 2006 with a 46,800 square foot building on 4.68 acres for the Minnesota School of Business (MSB). A conditional use permit was issued for post-secondary education use, a zero-lot line, and shared driveway access. The building has been vacant since 2017. There have been very little inquiries for the property. The site is zoned Planned Business District (PBD), guided Planned Industrial (PI) and located within Pheasant Ridge Business Park. All uses in the PBD district require a conditional use permit. Pioneers Academy is interested in purchasing the MSB building and using it as a full-time private K-8 school with Saturday classes. This location allows for the expansion of their educational programs in serving over 400 students within the next three years. There will be no bussing, just drop off and pick up during the hours of 8:15-8:30AM and 3:30-3:45PM. A playground will be added as part of the improvements to the site. The PBD zoning district does not allow primary or secondary education uses. In order for this school to occupy this

space, a code amendment or rezoning is necessary. Staff would encourage a rezoning rather than a code amendment if the Council is favorable of the proposed use.

Mayor Sanders asked what other parcels were available for redevelopment in this area. Ms. Sellman explained the surrounding area was zoned PBD and were for sale by the original owner of the business park.

Councilmember Newland stated he was not aware that MSB had closed. He preferred this site remaining part of the development and not becoming an elementary school in the middle of an office/industrial park.

Councilmember Fleming expressed concern with the fact the proposed school would not have any bussing which meant there would be hundreds of cars driving through the office/industrial park twice a day.

Councilmember Saroya asked why another educational facility was not allowed in this building. Ms. Sellman explained MSB was a post-secondary for profit school then commented on the differences between primary/post-secondary schooling requirements within City code.

Councilmember Robertson stated this property was located within an industrial park and while she appreciated the fact another school was interested in locating in Blaine, she did not believe this location was the right fit for an elementary school.

Councilmember Saroya explained she would support this request. She believed a school would benefit the community, especially given the fact the existing schools in Blaine were over capacity. She reiterated that this property had been used for education in the past.

Mayor Sanders commented MSB was a post-secondary for profit educational institutional. He explained if this property were rezoned to allow an elementary school the property would be taken off the property tax rolls. He stated he supported the City maintaining this business park and did not believe an elementary school was the right fit for this industrial park.

Councilmember Massoglia explained while he supported non-profits he agreed this was not the right location for this use. He supported this parcel being reserved for future redevelopment given the fact it was in a high visibility location within the office/industrial park.

Councilmember Saroya asked if the Religious Lane Use and Institutionalized Persons Act would come into effect on this parcel. Ms. Sellman reported the request before the Council was if this property should be rezoned for an elementary educational use. Community Development Director Thorvig explained the request before the Council was for an elementary school and not a religious institution.

Mr. Asada, Pioneers Academy, stated he has worked for the 501C3 tax exempt educational organization for the past 19 years. He stated his current building in Brooklyn Park was too small and he was seeking another location. He understood the MSB building has been vacant for several years and he was looking to move his institution to Blaine. He reported he teaches an Islamic education which includes the Arabic language and the Koran.

Councilmember Saroya asked if this was a religious organization. Mr. Asada stated his school teaches religion, but he operates an educational organization.

Council consensus was to not support the proposed zoning change.

3.2 Stormwater Inspection and Maintenance Programs.

Stormwater Coordinator Hedstrom stated the Minnesota Pollution Control Agency (MPCA) issues the City its Municipal Separate Storm Sewer (MS4) Permit and is the regulatory agency that sets criteria for inspection and maintenance activities. Best Practices for stormwater facilities include an annual inspection program and major maintenance on a five-year cycle. Staff described the current activities being conducted by the City to meet these requirements and the potential impacts these were having on Blaine residents. She noted the City has over 500 ponds to maintain then explained Area 1 would be worked on this spring. She requested the Council provide staff with feedback on how to improve communication plans.

Mayor Sanders thanked Ms. Hedstrom for all her great work on behalf of the City. He stated he was a huge proponent for creating a replanting or reseeding program for residents.

Councilmember Robertson thanked Ms. Hedstrom for this information. She understood the objective of the City's stormwater program and agreed the City needed to work on its communication plan with residents. While she appreciated how responsible the City was with its water management, she believed the City's communication plan could not be a one size fits all plan and questioned if door knocking would be the most effective manner to communicate with residents.

City Manager Wolfe agreed a one size fits all communication plan would not work. She commented on how the City had been divided into five stormwater management areas. She explained that as routine maintenance begins to occur in the City, residents will not be as impacted by the removal of buckthorn, willows, and trees.

Public Works Stormwater Maintenance Supervisor Matt Withrow discussed how some residents have opted to install fences along stormwater ponds and commented on how they would be impacted if trees were to fall on these fences. He anticipated the City would begin receiving insurance claims from these residents when trees begin falling.

Mayor Sanders asked what staff would allow to grow in the area surrounding a stormwater pond. Mr. Withrow explained milkweed, conifers, prairie grasses and black-eyed Susan's would be allowed.

Councilmember Robertson encouraged staff to provide the Council with the maintenance schedule and what messaging should be provided to residents.

Councilmember Newland agreed door knocking should occur to ensure residents know what type of maintenance would be occurring around the City's stormwater ponds.

Councilmember Robertson indicated she would be willing to assist staff with door knocking.

Councilmember Saroya stated the communication efforts for the residents surrounding Pleasure Creek was well done.

Councilmember Newland asked if the City had thought about posting temporary signage near stormwater ponds. Ms. Hedstrom explained in new developments trees were not allowed to be planted in the stormwater buffer zone. She agreed posting temporary signage would be helpful.

Mayor Sanders suggested staff post a video on the City's website showing the type of stormwater pond maintenance the City would be conducting and the type of equipment that would be used.

Council consensus was to encourage staff to door knock prior to completing any stormwater pond inspections and maintenance.

3.3 Northtown Discussion Part III.

Ms. Sellman stated the Blaine Economic Development Authority (EDA) owns six parcels in the Northtown area - a cluster of three lots at the corner of University Avenue and 90th Lane totaling 2.1 acres and a cluster of three lots off 89th Avenue NE, east of Auto Zone (formerly K-Mart), totaling 2.8 acres. The adopted Northtown Plan ("Plan") shows some level of residential on the EDA properties.

Mr. Thorvig explained for Area 1, the plan shows townhomes and green space. For Parcel 2, the plan shows an apartment building. Staff asked if the Council agreed with having some level of residential on these parcels. If so, the EDA has the opportunity to help begin redevelopment in this area. If there is consensus, staff can begin actively marketing the sites and start cleaning these up to prepare for development.

Councilmember Robertson asked what the current zoning was for these properties. Mr. Thorvig explained the properties were zoned high density residential and commercial.

Councilmember Newland supported switching the high density residential to townhomes. He believed this would provide a better transition for the adjacent neighborhoods.

Mayor Sanders anticipated Parcels 1 and 2 would develop faster than the other parcels.

Councilmember Saroya requested further information on why the EDA owned these parcels. Finance Director Huss reported the EDA purchased these parcels to more easily guide the redevelopment of these areas.

Councilmember Saroya supported townhomes in this area or commercial.

Councilmember Robertson recommended Lot 1 remain greenspace. She discussed how the adjacent residents would be impacted if this parcel were redeveloped. She supported Lot 2 being slab or two-story townhouses. Safety Services Director/Police Chief Podany discussed how greenspace in Blaine could possibly attract unsheltered individuals and encampments.

Ms. Sellman asked if multi-family would be acceptable on the other parcels.

Councilmember Robertson did not support these parcels being multi-family.

Mayor Sanders stated he would like this area to remain commercial.

Councilmember Saroya questioned if a community center could be considered for these parcels. Mr. Thorvig reported this would require a community wide vote.

Councilmember Robertson commented the Council had a community center on the ballot twice and both times was voted down. She explained community centers don't typically generate revenue but rather cost the City money. She indicated a partnership with private entity may be a way to move this use forward.

Mayor Sanders stated the Council would have to consider what amenities should be included in the community center such as an indoor pool or play structure for kids. He reported the City had a great park system and gathering spaces. He discussed how neighboring communities have been burdened by their community centers. Mr. Thorvig stated in March a private entity would be coming before the Council with a community center type proposal.

Councilmember Fleming questioned what would happen if a commercial developer wanted to develop Parcel 2. Mr. Thorvig explained because the City owns the land, they have control over the future use.

Councilmember Saroya inquired if single family homes could be built on Parcel 2. Mr. Thorvig stated this could occur, but he anticipated attached townhomes would be more desirable given the proximity to Highway 10.

Ms. Sellman requested comment from the Council on how the Rainbow Village property should redevelop.

Councilmember Robertson supported this area being a mixed-use development in order to support the adjacent commercial uses. She indicated this mixed use could include medical or other creative use.

Mayor Sanders stated there had to be new people and new housing surrounding Northtown to support the renovations that would occur in this area.

Councilmember Newland asked if townhomes were one of the recommendations for the Rainbow Village. Ms. Sellman indicated townhomes and office were recommended for this site.

Councilmember Newland anticipated townhomes would be an easier sell for the Rainbow Village considering how close it was to a residential neighborhood.

Mayor Sanders stated the City asked Roers to construct townhomes and they reported to the City that this would not be financially feasible. He supported the City keeping this property medium density in the hopes of a developer finding a way to make a project work on this site. He noted the current storefronts have been vacant for nine years.

Councilmember Saroya asked if the City had reached out to large employers in surrounding communities to see if they would be interested in constructing satellite offices in this area. Mr. Thorvig stated staff has not done this. He reported the market study shows there was a market for office in this area. He indicated staff would also like to explore medical office in this location, especially given the challenges with retail.

Mr. Thorvig questioned if the entire center was gone, would the Council support multi-family on this parcel if it was oriented away from the single-family neighborhood.

Councilmember Robertson explained she would be open to this if the property owner demoed the 12-acre site.

Councilmember Fleming asked if it would make sense to construct condos over retail on this property. Mr. Thorvig indicated Councilmember Massoglia had proposed a mixed-use concept. He stated it was his understanding this type of project was difficult to finance and

construct. He commented on the unique developments that were occurring in the Fargo area that were a hybrid of office, retail and residential.

Councilmember Massoglia discussed how difficult it was to get financing for mixed use projects and stated he would be willing to support multi-family on this parcel. He indicated the City would have to consider how much assistance they would be willing to offer this redevelopment area.

Councilmember Newland agreed this project area would require TIF financing.

Councilmember Saroya stated she did not know if she would be able to support TIF funding for apartments on this property. She believed a large apartment complex would not fit with the surrounding neighborhood, given that it was in an older part of Blaine.

Councilmember Newland understood this was an older part of Blaine but that the area was in need of redevelopment. He supported the use of TIF to assist with this redevelopment. He believed now was the time to make changes to the Northtown area. He hoped this Council would be willing to affect change to bring a positive change to the Northtown Mall and the surrounding properties.

Mayor Sanders reported any TIF request would be around redevelopment and that he wanted to see this area with something drastically new. He indicated this was the most urban area in Blaine and he hoped a new concept would come forward for the Council to consider.

Councilmember Fleming agreed this was the most urban area of Blaine. She hoped this area could begin to redevelop and thrive while maintaining an urban feel and its surrounding community.

Councilmember Saroya stated she did not mean old Blaine in a negative way but rather this was the more historic portion of Blaine. She hoped this area could be touristy versus just having an apartment building.

Councilmember Robertson indicated she did not just want to put apartments on this property. She understood change was difficult and wanted to find what the change should be. She did not want to exclude multi-family apartments if the right project came forward. She commented on how complex TIF was but how beneficial it would be for this redevelopment area.

Mayor Sanders stated the consensus of the Council was to support medium density housing and retail in the Rainbow Village area.

Councilmember Robertson recommended the Council still consider multi-family housing in the event a unique concept were to come forward.

Mayor Sanders commented on how staff needed proper direction to understand what concepts should be brought before the Council in the future.

Mr. Thorvig discussed how challenging this property was to redevelop and thanked the Council for their feedback. He explained the City had a good relationship with the property owner and would continue conversations.

Ms. Sellman commented on Area C noting this area was owned by Kraus Anderson. She reported the space was 68% occupied at this time. She questioned how the Council would like to see this area redevelop.

Mayor Sanders understood this property owner was interested in redevelopment.

Councilmember Newland indicated residential would be a natural extension to this development, due to the adjacent senior living complex. He was of the opinion Kraus Anderson could buy into this.

Mayor Sanders asked if Kraus Anderson would support retail along with apartments and row homes. Ms. Sellman indicated Kraus Anderson would be open noting their space was currently 68% occupied.

Councilmember Saroya questioned if this could be a mixed-use development with Trader Joe's. Ms. Sellman stated she was uncertain what the future tenants would be. She asked if the Council supported row homes adjacent to the senior living project.

Councilmember Newland supported this recommendation.

Councilmember Saroya inquired if a traffic study had been completed for this area. Ms. Sellman reported a traffic study had not been completed but staff was working on this area.

Mayor Sanders encouraged staff to also speak with Anoka County about this area. City Engineer Dan Schluender stated before a traffic study was completed staff would like the Council to define the future uses that would be allowed on these properties. A traffic study would then be completed based on this information.

Mr. Thorvig reported utility and stormwater studies would also have to be done for this area.

Councilmember Robertson stated she supported the proposed land use and explained she looked forward to learning more about how the roadway would be reworked. She indicated she wanted to see this area being more pedestrian friendly.

Ms. Sellman asked if the Council wanted to create an amenity surrounding Spring Brook Creek. She noted there was property for sale in this area. She indicated the watershed district has expressed interest in a partnership with the City.

Mr. Thorvig reviewed the five properties that the creek runs through.

Mayor Sanders commented it would be tough to make this an amenity given the fact the City does not own all these properties. He questioned how much funding the City had available to purchase additional property. Mr. Thorvig stated staff would have to reevaluate this further.

Councilmember Fleming supported making the area greenspace. She believed residents would enjoy having this amenity in the newly developed area.

Councilmember Robertson asked how much the five properties would cost. Ms. Sellman estimated each parcel would cost \$500,000.

Councilmember Robertson discussed how important the water element would be to the overall redevelopment area. She supported the City looking to purchase the five parcels. Mr. Thorvig commented on where the City limits were for Blaine, noting the creek flows from Coon Rapids.

Mayor Sanders asked if the Council had to take immediate action to purchase property on the creek or could action on this wait. Mr. Thorvig anticipated the City could purchase the one available property at this time and then could wait for the others to sell over time.

Councilmember Massoglia agreed the City should pursue these parcels noting the creek would be a valuable amenity to the overall development.

Ms. Sellman questioned how the staff should be completing outreach. She explained at the recent retreat staff discussed open houses that would be held and noted staff has reached over 65,000 with social media posts. She commented further on the number of people that were receiving emails, texts, and newsletters regarding this project.

Mr. Thorvig reported the City has not been targeting neighborhoods with this information but noted this could be done in the future.

Councilmember Saroya supported the City targeting the surrounding neighborhoods, Ward 1 specifically, to ensure they have a voice throughout this redevelopment process. She noted she was receiving many emails and calls regarding this project.

Councilmember Newland commented on how well the community engagement was conducted by the project in Colorado. He wanted to see the residents in Blaine involved in order to properly move this project forward.

Mayor Sanders agreed community feedback would be important throughout the entire redevelopment process, however, the residents would also have to understand that not all recommendations would be followed. He noted most of the people that live surrounding Northtown would not be living in this area in 30 years. He indicated the Council would have to consider what was best for the City when constructively moving this project forward.

Councilmember Saroya explained there was a distrust of the City among the residents who live in this area of Blaine. She supported the City have these residents a part of the conversations regarding this redevelopment project. She believed there was a disconnect and she wanted to see the City reaching out and making an effort.

Councilmember Robertson indicated she would like to hear from Damon Farber to learn how they conducted public outreach for the Southdale and Ridgedale projects. She stated she would also like to know how much this would cost the City. She reiterated that the feedback received would have to be gauged through a 30-year lens.

Councilmember Newland commented on the leadership and direction that would be needed to move this project forward and onto completion over the next 30 years.

Mayor Sanders stated it was disheartening to learn that the residents in this area believed they would be driven from their homes. He indicated this was not the City's intention or goal, rather the City was trying to save this area.

Councilmember Fleming understood the Council and staff was working to make this area better for the City. She noted Blaine was larger than just Ward 1 and hoped that all voices would be heard.

Councilmember Robertson commented on the wins the Council had already agreed upon based on the feedback from the neighbors. She stated the Council cares and hoped that this could be conveyed to the neighborhoods.

Councilmember Massoglia indicated he would like to hear more from the mall owners. Ms. Sellman explained she reaches out to the mall owner on a weekly basis.

Councilmember Saroya requested an organized forum be held with residents to gather feedback and comments regarding Northtown. Mr. Thorvig indicated a third-party facilitator may be the best option for this type of forum. Ms. Sellman reported staff was always available to meet with residents to discuss this project and any concerns residents may have regarding this project.

Ms. Sellman reviewed the next steps for this project, which included having a discussion on the core of the mall. She noted staff would reach out to Damon Farber as well.

OTHER BUSINESS

City Clerk Sorensen inquired about interviews for Planning Commission vacancies. The Council agreed to meet on Monday, February 27.

Councilmember Saroya requested the Council consider interviewing Fire Board applicants as well as reopening the application process to allow for more applicants.

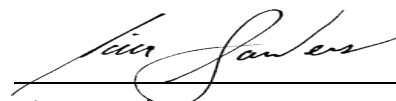
Ms. Wolfe reported the NRCB was lacking a chair at this time then indicated the Board would have an interim chair Gene Rafferty for the next two months and a new chair would be appointed in April.

Ms. Wolfe provided the Council with an update from the legislature. She explained both the federal and local lobbyists were working diligently on behalf of the City of Blaine.

Councilmember Robertson commented on a session she attended regarding FMLA and discussed how changes to FMLA would adversely impact local small businesses.

Ms. Wolfe noted she would be out of town for the rest of the week and explained Mr. Huss would be Acting City Manager in her absence.

The Workshop was adjourned at 8:46PM.



Tim Sanders, Mayor

ATTEST:



Catherine Sorensen, CMC, City Clerk
Submitted by Minute Maker Secretarial

From: [Howard Clarys](#)
To: [Planning](#)
Subject: Re: proposed Blaine Mosque
Date: Monday, April 1, 2024 9:28:25 PM

Hello -

I'm writing regarding the proposed rezoning to allow East Blaine Mosque and Academy.

My question is this: will the 'Adhan' - the Muslim 'announcement', or call to prayer that happen five times a day - be allowed to be publicly broadcast from the facility?

Until recently, it was limited to being played only during daylight hours in Minneapolis. A change in city ordinance occurred allowing it to be played at regular intervals regardless of time of day, and without consideration of the neighborhood. I don't have first-hand knowledge or experience with the situation in Minneapolis, but I can only imagine it to be disruptive.

I would propose that it not be allowed in this situation as it could violate noise ordinance. Short of not being allowed, it should be limited to daylight hours, and at decibel levels limiting it to only be heard within close proximity to the Mosque.

Howard Clarys
3945 88th Lane NE
Blaine, MN 55014

Sent from my Verizon, Samsung Galaxy smartphone

From: [Sheila Sellman](#)
To: howard.clarys@hotmail.com
Cc: [Patricia Robinson](#)
Subject: proposed Blaine Mosque
Date: Friday, April 5, 2024 10:17:27 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Howard, I apologize in the delayed response but I just heard back from the Mosque. They said that they will be using an internal system for this and it will not be amplified so you shouldn't hear it outside.

Also please note they have requested to be postponed to the May 14th Planning Commission meeting. We will be sending out new public hearing notices next month.

Please let me know if you have any other questions.



Sheila Sellman

City Planner

City of Blaine

Community Development Department
10801 Town Square Drive NE, Blaine MN 55449

p: 763-785- 6198 c: 612-422-3300

BlaineMN.gov

Hello -

I'm writing regarding the proposed rezoning to allow East Blaine Mosque and Academy.

My question is this: will the 'Adhan' - the Muslim 'announcement', or call to prayer that happen five times a day - be allowed to be publicly broadcast from the facility?

Until recently, it was limited to being played only during daylight hours in Minneapolis. A change in city ordinance occurred allowing it to be played at regular intervals regardless of time of day, and without consideration of the neighborhood. I don't have first-hand knowledge or experience with the situation in Minneapolis, but I can only imagine it to be disruptive.

I would propose that it not be allowed in this situation as it could violate noise ordinance. Short of not being allowed, it should be limited to daylight hours, and at

decibel levels limiting it to only be heard within close proximity to the Mosque.

Howard Clarys
3945 88th Lane NE
Blaine, MN 55014

From: [Molly Herseth](#)
To: [Planning](#)
Subject: Request for Reconsideration of Zoning Proposal: Case PC24-0023
Date: Friday, April 5, 2024 3:02:42 PM

Dear Planning Commission of Blaine,

I am writing to express my concerns regarding the zoning proposal for Case PC24-0023, which seeks to replace the planned business zoning with the construction of a mosque and associated development. As residents who moved to this area three years ago, my husband and I were attracted by the tranquility, open fields, and sense of community that this area offered.

Unfortunately, we have observed the disappearance of those fields and the rapid construction of housing developments without thoughtful planning. This lack of consideration is disheartening. If these open areas are to be developed, it is crucial to prioritize businesses that can unite the community rather than further divide it.

Our community currently lacks a downtown area or gathering space where people from all backgrounds, regardless of their religious affiliation, can come together and feel welcome. My concern lies in the potential harm that a religiously segregated housing development and business district may cause. I firmly believe that neighborhoods should not be associated exclusively with one religion, as this can create divisions and exclusion among residents.

In particular, the proposed homes for this development include special bathrooms for religious purposes, which may not be inviting and inclusive for everyone. While I wholeheartedly support the construction of a mosque or place of worship for any religion, the concept of an entire community designed solely to serve one religion may prove to be highly divisive for our diverse community.

I kindly request that you reconsider the approval of this zoning proposal in order to prevent further division within our community. If this land is to be developed, I urge you to consider businesses that will foster unity and ensure that everyone feels welcome. By doing so, we can create a thriving community that embraces diversity and guarantees a sense of belonging for all residents.

Thank you for dedicating your time and considering my concerns. I trust that you will carefully assess the potential impacts of this zoning proposal and make a decision that best serves the interests of our community as a whole.

Sincerely, Molly Herseth

Sent from my iPhone

From: [Sheila Sellman](#)
To: [Patricia Robinson](#)
Subject: Please add to public comment 24-0023
Date: Friday, April 5, 2024 1:58:09 PM
Attachments: [image001.png](#)

Yes, you can absolutely include my email below with the additional concern of 50-100+ cars coming in and out of a business park would be very dangerous for all parties involved considering the amount of semi's and box trucks that travel this route daily. It would be a major concern for neighboring business within the business park.

Thank you for the information, I greatly appreciate your response. I am assuming this would then be tax exempt and that the city would not want to convert such a prime business space and remove it from tax roll? Since I built my building next to this site I would not be in favor of any religious or K-8 school of any kind within the business district I moved within.

Since I do not have or know all the facts can you share with me your opinion?

Sincerely,

Joe Klohn

Chief Operating Officer

651.766.1262 [direct](#)

651.486.0252 [main](#)

Streamworks

3640 Pheasant Ridge Drive NE

Blaine, MN 55449

streamworksmn.com



imagewerks | MAIL SOURCE
MARKETING

[LinkedIn](#) | [Twitter](#) | [Facebook](#)

CONFIDENTIALITY NOTICE: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you are an unintended recipient or believe you received this e-mail in error, please notify the sender immediately and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, or distributing this information is strictly prohibited.

For convenient, secure file upload, visit: <https://streamworksmn.com/filemanager>

From: [Trace Ludewig](#)
To: [Planning](#)
Subject: trong Support for Rezoning and Conditional Use Permit (Minnesota School of Business Property)
Date: Monday, May 6, 2024 9:28:19 AM

Dear Planning Commission Members and Blaine City Council,

My name is Trace Ludewig and I am a resident of the Blaine Lakes of Radisson Community. I am writing to express my enthusiastic support for the rezoning of the Minnesota School of Business property from Planned Business District (PBD) to Development Flex (DF) and the conditional use permit to allow a mosque and K-8 elementary school within this zoning district.

The Minnesota School of Business building has been vacant for an extended period of time. This redevelopment project will transform a blighted property into a vibrant community asset. A mosque and elementary school would provide much-needed and valuable services to our residents.

This proposal aligns well with our community's need for diverse educational options and places of worship that reflect our growing population. I believe it would enhance the quality of life in our neighborhood.

I urge you to approve this rezoning and conditional use permit.

Thank you for your time and consideration of this important matter.

Sincerely,

Trace Ludewig

Blaine, MN

651-233-7791

Patricia Robinson

From: Saed Wadi <saed@saffronmpls.com>
Sent: Thursday, May 9, 2024 7:04 PM
To: Planning
Subject: Case File No. 24-0023 Rezoning from Planned Business District (PBD) to Development Flex (DF)

Dear Planning Commission of Blaine,

I am writing to express my full support for the rezoning of the chartered Minnesota School of Business from Planned Business District to Development Flex and the conditional use permit for religious institutions and religious K-8 schools. I appreciate your time and consideration in this matter.

As a member of the Muslim community, I have called Blaine home for our family for the past 19 years. It has been amazing to see the growth during that time. Blaine is one of the MN suburbs with a diverse population from around the world with different ethnicities, backgrounds, languages, and religious beliefs.

The growth of our community requires rethinking our religious institutions & religious educational institutions. I urge the planning commission to promptly approve the rezoning and the conditional use permit.

Sincerely,

Saed Wadi

Patricia Robinson

From: Naji El-Araby <najielaraby01@gmail.com>
Sent: Friday, May 10, 2024 10:44 AM
To: Planning
Subject: Case File No. 24-0023 Rezoning from Planned Business District (PBD) to Development Flex (DF)

Hi Planning Commission of Blaine,

I am writing to you in full support for the rezoning of the chartered Minnesota School of Business from Planned Business District to Development Flex and the conditional use permit for religious institutions and religious K-8 schools. Thank you for time, and review of my understanding!

I was born and raised in the city of Blaine, and have been a long time member of the overall community. From being a 3 sport athlete & captain at Blaine High School, to working in many of the establishments around the city, I consider myself someone who is very proud to call Blaine home. After my time in Blaine I spent 6 years in the US Army, and was a played college football at Hamline.

During my time in service & my college experience, I began to push myself to get closer to my Muslim religion and community. As a child living in Blaine, I never had the opportunity as other Arab Americans to have the luxury of attending a private Muslim school/mosque, which I now feel robbed me of my experience to stay close to my family's heritage & religion. I look to invest into this project if possible to ensure my family and friends do not run into the same issues, and grow closer to their education and faith.

Now, as a homeowner in Blaine I wish for our city to invest into inclusion and diversity for all communities. I only see positive benefits in allowing the rezoning effort, and believe it will only continue to build Blaine into one of the best places to live in the nation!

Thank you for your review and consideration,

-Naji



City of Blaine Staff Report

File Number: 2024-78

Agenda Date	Status
May 14, 2024	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.3

Case File No. 24-0026 // JD Trailers Properties LLC (Capacity Spotter Trucks) // 10070 Davenport Street NE

The applicant is requesting a rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to allow truck sales.

Background

Zoning	Heavy Industrial (I-2)
Land Use	Heavy Industrial (HI)
Area	1.61 Acres
Applicable Regulations	Section 31.30 and 27.03
Attachments	Zoning and Location Map Site Plan Existing and Proposed Zoning Street View Pictures (2) Picture of Truck Narrative
Schedule	Planning Commission: 05/14/24 City Council: 06/03/24 and 06/17/24

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

Zoning

The subject property is zoned Heavy Industrial (I-2).

Surrounding Zoning and Uses

The surrounding properties to the west, east, and south are zoned I-2. The property to the north is zoned Planned Business District (PBD).

Comprehensive Land Use

The property is guided Heavy Industrial (HI). Both the I-2 (current) and Heavy Industrial (I-2A) (proposed) zoning districts are consistent with that land use designation.

History

In August 1991, a variance was granted to allow a 5-foot variance to the required 25 foot front yard parking setback, and a 3-foot variance to the required 10 foot side yard parking setback. A conditional use permit was also granted in August 1991 to allow the operation of a vehicle repair facility with all vehicles (trucks) waiting to be serviced to be stored in the rear and screened from public view. A conditional use permit amendment was approved in March 1992 to allow the outdoor storage of truck parts. In April 2015, a conditional use permit amendment was approved to allow an expanded outdoor truck storage area.

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 proposed district intent is to provide for the development of heavy industrial uses ranging from small to large scale industry with a need for outdoor uses and related services, including trucking and asphalt plants. This district shall encourage the development of industrial uses accessible to major highways and utilizing city services of sanitary sewer, water, street, and storm drainage. Such heavy industrial areas should be located next to heavy or light industrial and airport districts and shall be free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants.

Evaluation of Request

The applicant is requesting a rezoning from I-2 to I-2A to allow for truck sales. The I-2 district does not allow the sale of trucks, but the I-2A district does with a Conditional Use Permit (CUP).

This request involves a high level of discretion on the part of the city, since both the existing and proposed zoning districts are consistent with the comprehensive plan and the intent statements of both districts specify the same areas where the district may be located.

The property has been zoned I-2 since the 1980s. In 1998, the I-2A zoning district was created. At the time when the I-2A zoning district was established, properties deemed to be appropriate locations for trucking uses were rezoned to I-2A. The properties within the Blaine Industrial Square Park that was platted in 1979 were not rezoned to I-2A as they were not deemed to be suitable locations for such heavy truck storage/use/traffic given the smaller lots for outside storage of trucks and visibility to other properties. The site visibility to the public is due to the large amount of traffic passing the site to access the various large employers in the area.

When the I-2A ordinance adoption occurred in 1998, the following language was deleted from the conditional use permit section of the I-2 zoning district and added to the conditional use permit section of the I-2A zoning district:

- Truck or transportation terminal or outside parking of trucks or semitrailers exceeding the number of docks and/or bay doors.

In short, the outcome of that ordinance change prohibits any use involving the outside parking of trucks and trailers beyond the number of docks and/or bay doors in the I-2 district. Truck and trailer repair is still a conditional use in the I-2 district, however, Truckaline did receive a CUP in 1991 to store serviced trucks (CUP for truck repair) in the rear yard in an I-2 zoning district.

In addition, the following uses are listed in the I-2A but are not listed (allowed) in the I-2 zoning:

Conditional Uses

- Self storage facility, indoor
- Sale and rental of semi-tractors, trailers, trucks over 10,000GVW, farm implements, or boats with outside storage of trucks, boats or trailers exceeding the number of dock and/or bay doors on the building.

Interim Uses

- Asphalt processing and recycling facility meeting standards of Section 31.395.

The applicant operated Truckaline out of this location until early 2024. Truckaline has since moved from this location to a larger facility due to growing demand for services. The applicant would like to re-purpose the building and move their Capacity truck sales and service from 10011 Xylite Street (Blaine Brothers) to this site. The truck repair service is permitted under the current CUP. The applicant proposes having 1 or 2 vehicles for sale on the lot at one time.

The Capacity trucks proposed for sale are designed as a specialty-use-vehicle, mainly used off-road for moving semi-trailers around in large warehouse operations and truck terminals. The trucks have a short wheelbase and are equipped with a hydraulic fifth wheel so the driver can hook onto a semi-trailer and raise the trailer up without having to crank the support legs. This type of truck speeds the process of putting a semi-trailer into a dock door or parking the trailer on-site. Blaine Brothers is one of the largest Capacity truck dealers in the country. The majority of the trucks that are sold are delivered straight from the factory in Texas to the end user and primarily only the paperwork would be handled at this location.

If the rezoning is granted, the applicant would need to apply for a conditional use permit for the use.

Recommendation

In Planning Case File No. 24-0026, staff recommends the Planning Commission determine if a rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) is appropriate for the subject site with rationale.

Potential Denial Rationale:

1. The City Council elected not to rezone the site to the I-2A district due to the visibility of the site from public right of way and the desire to keep trucking uses in a more suitable location and clustered in a different area within the City. To rezone the site at this time would be a reversal of what was historically and currently envisioned for the site.
2. The site is visible due to the large amount of traffic passing the site to access the various large employers in the area.
3. The rezoning would be potential spot zoning and therefore would differ from the zoning surrounding the property.
4. A similar property that had requested a rezoning from I-2 to I-2A in the past several years was denied the request.

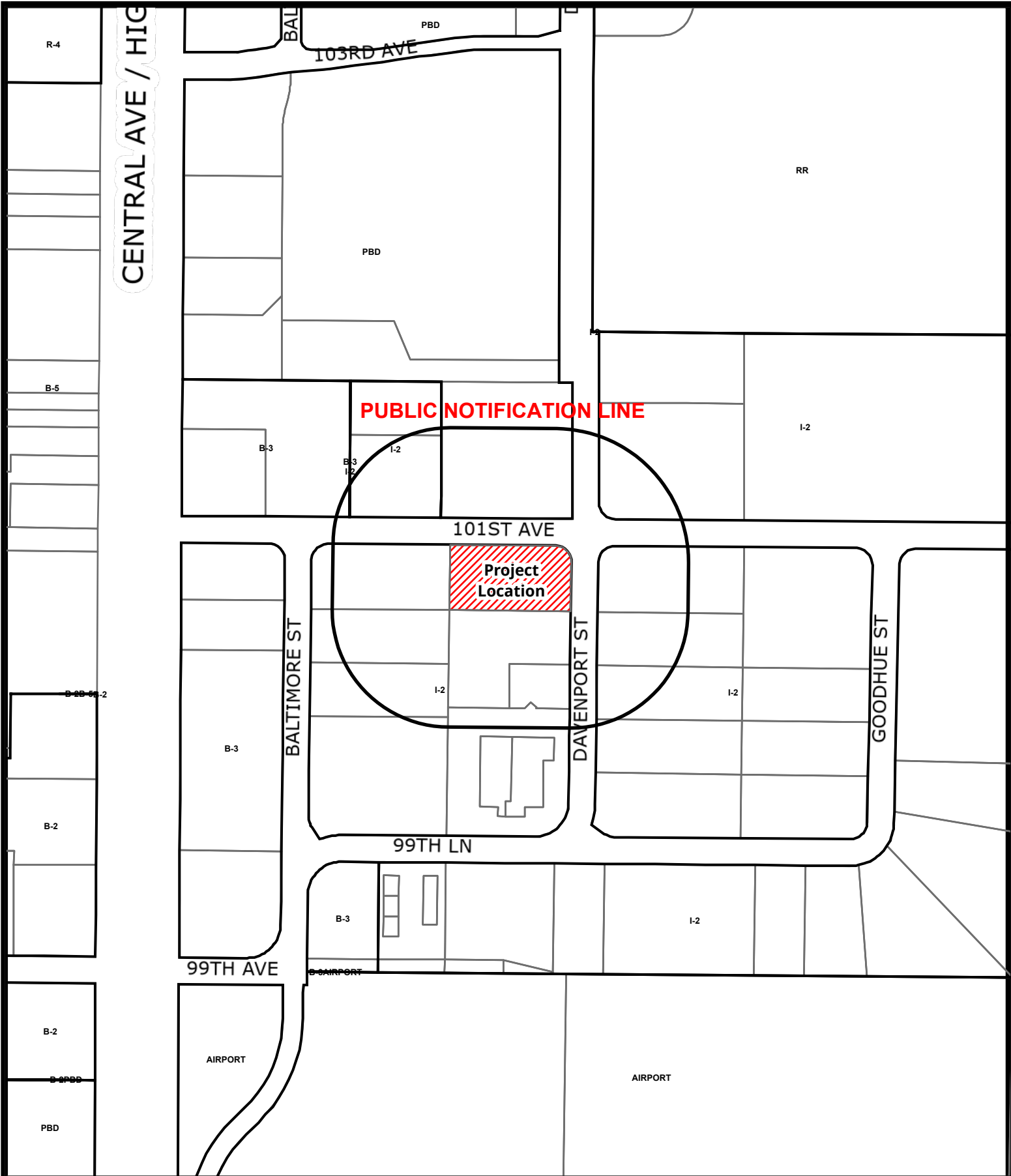
Potential Approval Rationale:

1. Truck storage has been approved by a previous CUP and truck sales would not increase the number of trucks allowed to be stored in the rear yard.
2. The truck storage and sales area is the rear yard, screened by a fence and landscaping.

If the rezoning is granted, the applicant would need to apply for a CUP for the use.

Attachment List

1. Attachments



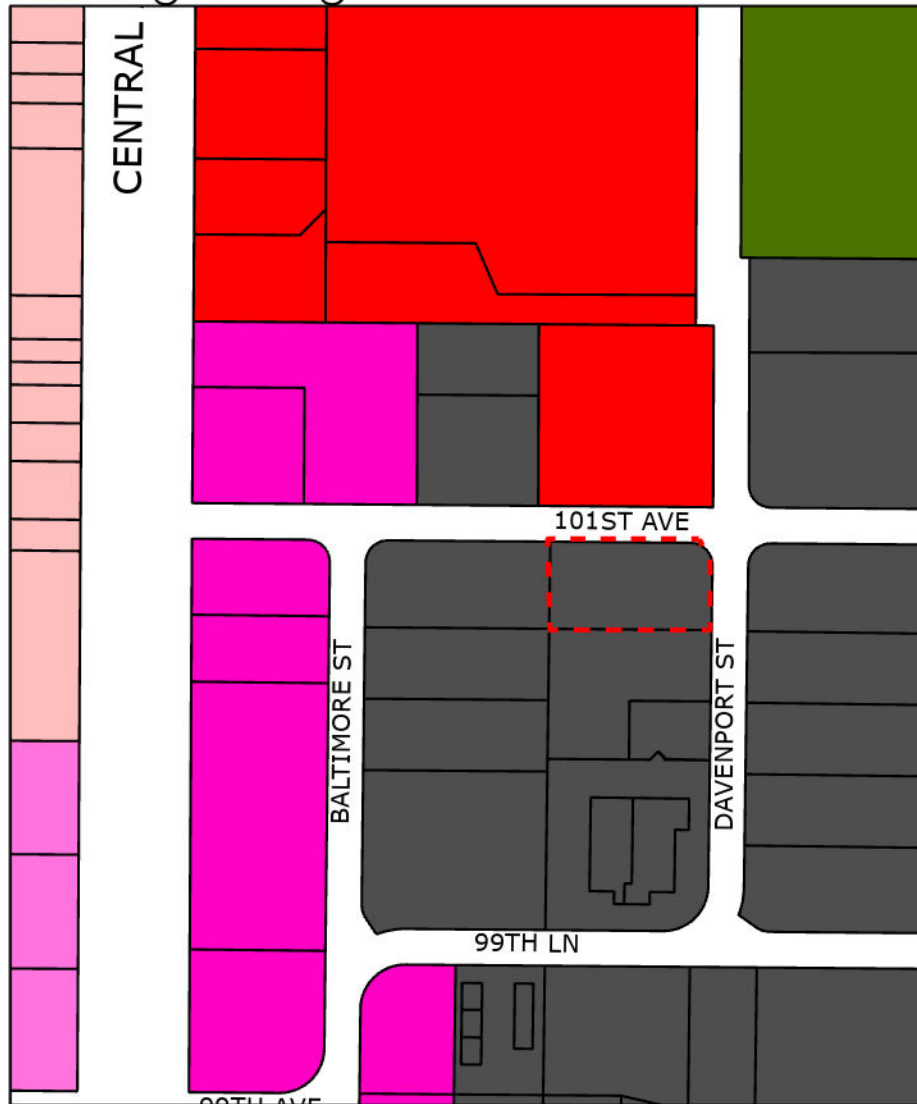
Case File No. 24-0026 Capacity Spotter Trucks



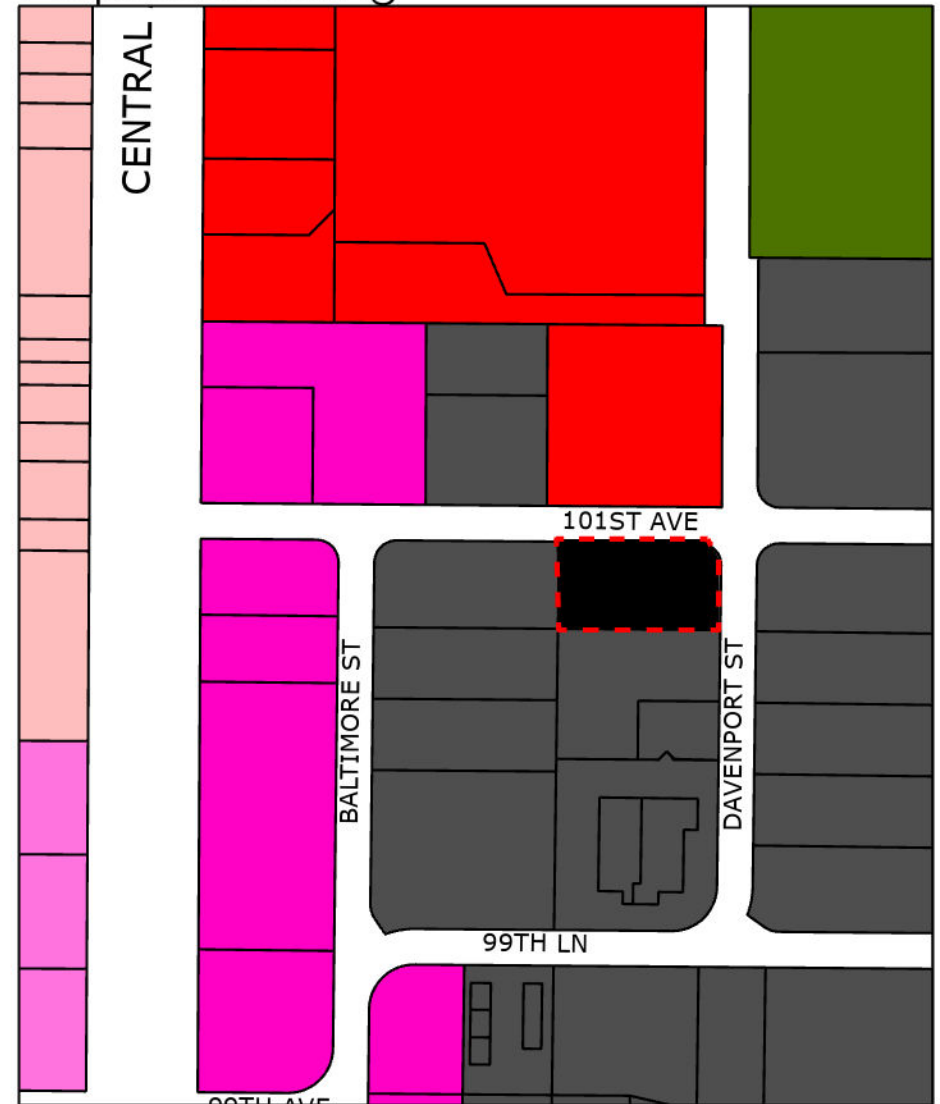


10070 Davenport St NE

Existing Zoning



Proposed Zoning



- | | |
|---|---|
|  B-2 - Community Commercial |  PBD - Planned Business District |
|  B-3 - Regional Commercial |  RR - Regional Recreation |
|  B-5 - Town Commercial |  I-2 - Heavy Industrial |
|  I-2A - Heavy Industrial | |



Google

Image capture: Oct 2022 © 2024 Google United States Terms Privacy





10070 Davenport Street NE

Blaine Brothers operated Truckaline out of this location from 2013 to 2024. Truckaline moved out of the location to a larger facility due to growing demand for services. Blaine Brothers would like to repurpose the building to move our Capacity sales and service from 10011 Xylite Street in Blaine to this site. This will alleviate the pressures on the Xylite Street location by moving a portion of the business offsite and make good use of the Davenport location.

The repair service and vehicle rental are permitted under current zoning regulations. Adding vehicle sales would not impact the site as we don't have more than 1 or 2 vehicles for sale on the lot. All vehicles will be parked in the fenced in lot in the rear of the building.

These trucks are designed as a specialty use vehicle, mainly used Off-Road, for moving semi trailers around in large warehouse operations and truck terminals. A few of the local companies that use them are Aveda, Old Dominion, TForce, Target, UPS and many others. The trucks are very short wheelbase and are equipped with a hydraulic fifth wheel so the driver can hook to a semi trailer and raise the trailer up without having to crank the support legs. The trucks speed the process of putting a semi trailer into a dock door or parking the trailer on-site.

Blaine Brothers is one of the largest Capacity Truck dealers in the country. But, in saying that, the majority of the trucks that we sell are delivered straight from the factory in Texas to the end user and only the paperwork is handled at our physical location



City of Blaine Staff Report

File Number: 2024-79

Agenda Date	Status
May 14, 2024	
In Control	File Type
Planning Commission	Report

Public Hearing - Sheila Sellman, City Planner

Agenda Item # 4.4

Case File No. 24-0027 // 4th Dimension Properties, LLC (Northtown Mall) // 100 Northtown Drive NE
The applicant is requesting the following:

1. Preliminary plat to create 13 lots to be known as Northtown Revitalization.
2. Conditional use permit for zero lot line shared access/parking in the County Road 10 Mixed Use (MU) Zoning District.

Background

Zoning	County Road 10 Mixed Use District (MU)
Land Use	Community Commercial (CC)
Area	53.33 Acres
Applicable Regulations	Sections 27.04 and 75-32
Attachments	Zoning and Location Map Narrative Preliminary Plat
Schedule	Planning Commission: 05/14/24 City Council: 06/03/24

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

Zoning

The subject parcels are zoned County Road 10 Mixed Use District (MU).

Land Use Designation

The subject parcels are guided Community Commercial (CC) in the 2040 Comprehensive Plan.

Surrounding Zoning and Uses

The proposed subdivision includes the Northtown Mall, Sky Zone, and Ire Vybes restaurant. The

surrounding uses are retail and restaurants which are zoned MU.

Existing Conditions

The subject site is developed with the Northtown Mall, Irie Vybz restaurant, Skyzone and parking lot.

History

The subject site is comprised of four different plats that were platted in 1971, 2014, 2019 and 2023. A conditional use permit was approved for Sky Zone (amusement and recreation) in 2017 and for Irie Vybz (live entertainment) in 2023.

Preliminary Plat

Section 74-81 General requirements:

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

Evaluation of Request

Plat

Thirteen new lots are being proposed. The breakdown is as follows:

- Lot 1: 0.68 acres with parking and no building.
- Lot 2: 1.89 acres with parking and no building.
- Lot 3: 7.08 acres with parking and the current Becker Outlot store (future Asia Mall).
- Lot 4: 2.18 acres with parking and no building.
- Lot 5: 4.04 acres with parking and the current Burlington store.
- Lot 6: 25.35 acres with parking and the Northtown Mall.
- Lot 7: 0.5 acres with parking.
- Lot 8: 1.03 acres with parking.
- Lot 9: 1.05 acres with parking.
- Lot 10: 1.97 acres with parking and Skyzone.
- Lot 11: 0.92 acres with parking and Irie Vybz restaurant.
- Lot 12: 0.31 acres parking and no building.

The MU district does not have minimum lot size requirements and allows for shared parking/access

with approval of a conditional use permit, which is part of this request.

A parking analysis was done based on the current uses. With the proposed shared parking and access, there is adequate parking available.

Grading/Storm Drainage

This preliminary plat does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

The existing buildings utilize the existing utility services. No new connections are being requested at this time.

Wetlands/Watershed/FEMA

Existing FEMA flood plain areas will remain unchanged with this preliminary plat. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

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

Easements/Right-of-way/Permits

No additional development is proposed at this time. Therefore, no additional easements, right-of-way or permits are required.

Conditional Use Permit

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

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. The conditional use permit is for shared access and parking.

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 and parking does not create an excessive burden on existing parks, schools, streets and other public facilities and utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - o Shared parking and access are compatible with the adjoining properties. The intent of the MU district is to promote development and redevelopment that encourages mixed-uses that combine new or existing retail development with a variety of housing, office, retail or other complementary uses. Shared parking and access meet this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.

- Share parking and access 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.
 - The intent of the MU district is to promote development and redevelopment that encourages mixed-uses that combine new or existing retail development with a variety of housing, office, retail or other complementary uses. Shared parking and access meet this intent.
- 6. The use shall not be in conflict with the comprehensive plan of the City.
 - The subject site has a land use designation of Community Commercial in the 2040 Comprehensive Plan. Allowing shared parking and access are not in conflict of the comprehensive plan.
- 7. The use will not cause traffic hazards or congestion.
 - The proposed plat does not create or change the existing traffic patterns or create any traffic hazards or congestion.
- 8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.
 - The proposed plat is adequately served and supported by existing utilities and does not require any additional services.

Recommendation

In Planning Case File No. 24-0002, it is recommended that the Planning Commission recommend approval of a preliminary plat to create 13 lots with the following conditions:

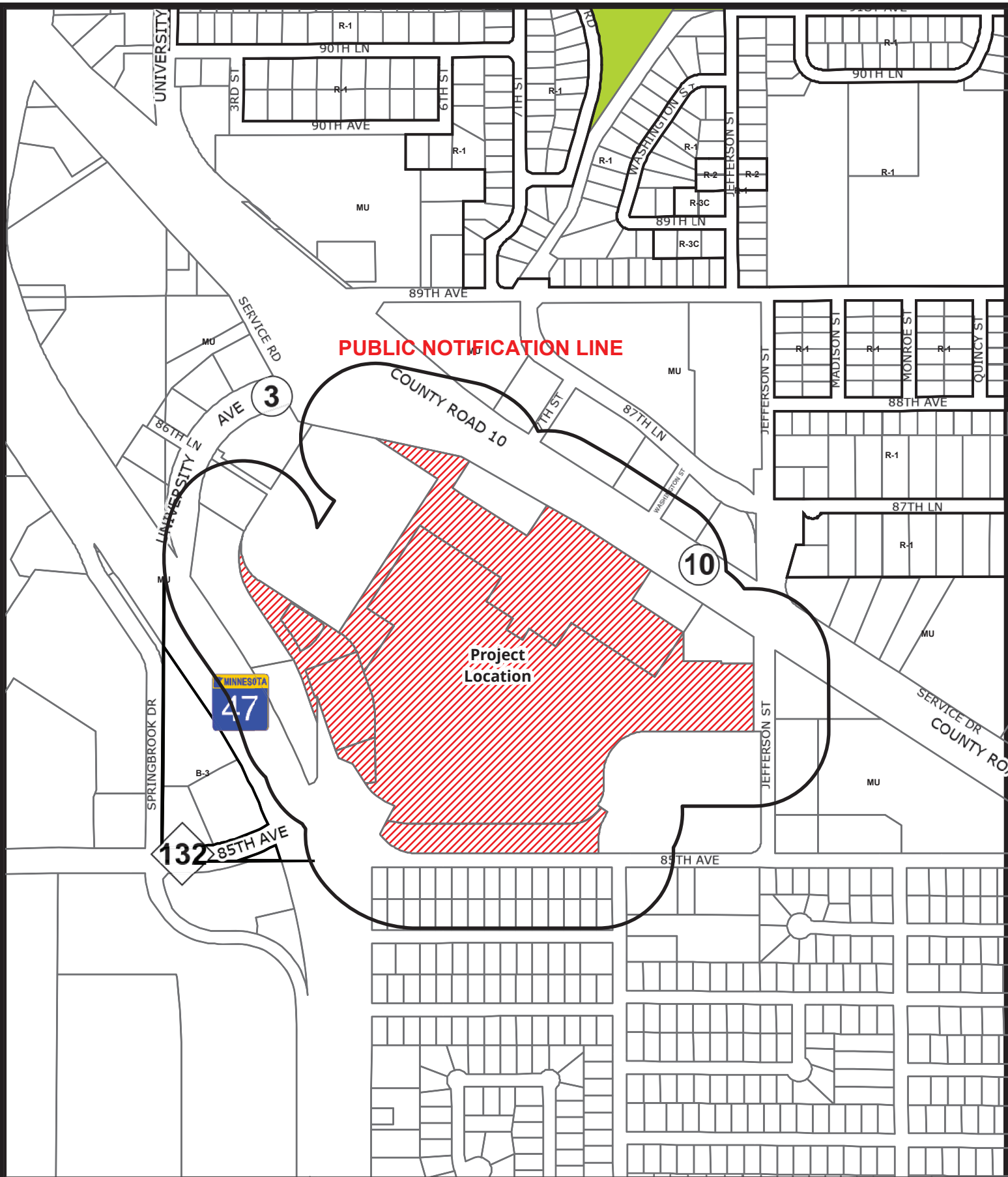
1. The applicant is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
2. The Building Official will need to review and approve copies of dedicated access easements that permit the owners of portions of the building located on either side access to the other side for purposes of maintaining fire and life safety systems.
3. The applicant is responsible for recording the access easements and shared parking agreements with Anoka County.

In Planning Case File No. 24-0027, it is recommended that the Planning Commission recommend approval of a conditional use permit to allow shared parking and shared access in the County Road 10 Mixed Use (MU) zoning district with the following conditions:

1. The applicant is responsible for recording the access easements and shared parking agreements with Anoka County.

Attachment List

1. Attachments



Case File No. 24-0027 Northtown Mall



NORTHTOWN MALL PRELIMINARY/FINAL PLAT AND CONDITIONAL USE PERMIT

4th Dimension Properties, LLC is the owner of the Northtown Mall and excited to bring more development opportunities to the city of Blaine. Our plat, "NORTHTOWN REVITALIZATION" consists of thirteen lots that will benefit by having shared parking and connectivity with the mall and surrounding area. Lot 6 will consist of the main portion of the mall plus a large area of the parking field and the internal ring road. Lot 6 will also include the parcel of land proposed for a future green space in coordination with the city between Lots 10 & 11. The other lots will allow for new buildings and independent parking along with shared parking easements. The plat creates the opportunity for independent ownership of three of the mall anchor tenants for private development, revitalizing the mall and the entire mall site.

In conjunction with the preliminary and final plat a conditional use permit is requested to allow for zero lot line splits and shared parking easements.

The proposed plat is consistent with the concept plan brought before the city council on October 9, 2023, and with the newly adopted Mixed-Use zoning district. Following the support we received during the concept review we have continued to gain positive interest in the proposed layout and have met with multiple potential buyers. We look forward to working with the city as we build the future of the Northtown Area together. We are eager to hear your comments.

Felix Reznick

4th Dimension Properties, LLC



Two Carlson Parkway
Suite 110
Plymouth, MN 55447
P: 218.998.4041



Date: April 19, 2024
To: Sheila Sellman
From: Tom Goodrum, Moore Engineering Project Manager
Topic: Northtown Preliminary Plat Parking Memo

With our request for preliminary plat of NORTHTOWN REVITALIZATION and a conditional use permit for zero lot line we are providing this supplemental parking memo. The proposed plat consists of 13 lots within the project site. There are no proposed changes to the existing conditions of the property. The mall and the two buildings near the transit station will remain as currently exist. The parking lot will also remain with the same number of stalls that exists today. Below is a basic analysis of the parking at the site:

There a total of 2,894 parking stalls, including handicap stalls on the site. A breakdown of lot sizes and parking stalls per lot are shown on the 2nd page of the preliminary plat.

All stalls are part of a shared parking agreement.

Proposed Lots with existing buildings

- Lot 10—Sky Zone: 30,740 square foot building with 66 parking stalls
- Lot 11-- Restaurant: 5,599 square foot building with 74 parking stalls

Proposed Lots attached to the Mall

- Lot 3 – Becker Furniture will contain 551 stalls
- Lot 5 – Burlington will contain 941 stalls
- Lot 13- Hobby Lobby will contain 306 stalls

Currently the mall parking is well under-utilized with ample available parking. The existing uses are well served with the parking stalls near their stores. Each of the current uses within the plat and around the mall site have received past city approvals for their current conditions.

At this time, we do not have signed agreements for the proposed lots so we cannot account for future parking expectations. We are working with several interested parties and will work with them on their parking needs. In assessing future parking, we understand that the city vision, and ours, is a more pedestrian oriented development with less reliance on individual vehicles. We expect a broader use of non-vehicle mobility, autonomous vehicle advancement, and mass transit. As this area is built out, we will be evaluating the parking demands for each of the future owners, knowing that they may not be the same as today's. It is recognized that if parking demand exceeds the current available parking allotment there may be a need to construct alternative ramp parking.

We will be promoting uses that have alternative peak parking demands as we provide activities that will serve the community throughout the entire day. By utilizing shared and complimentary parking models the site can create a vibrant visitor/customer experience.

PRELIMINARY PLAT OF NORTHTOWN REVITALIZATION

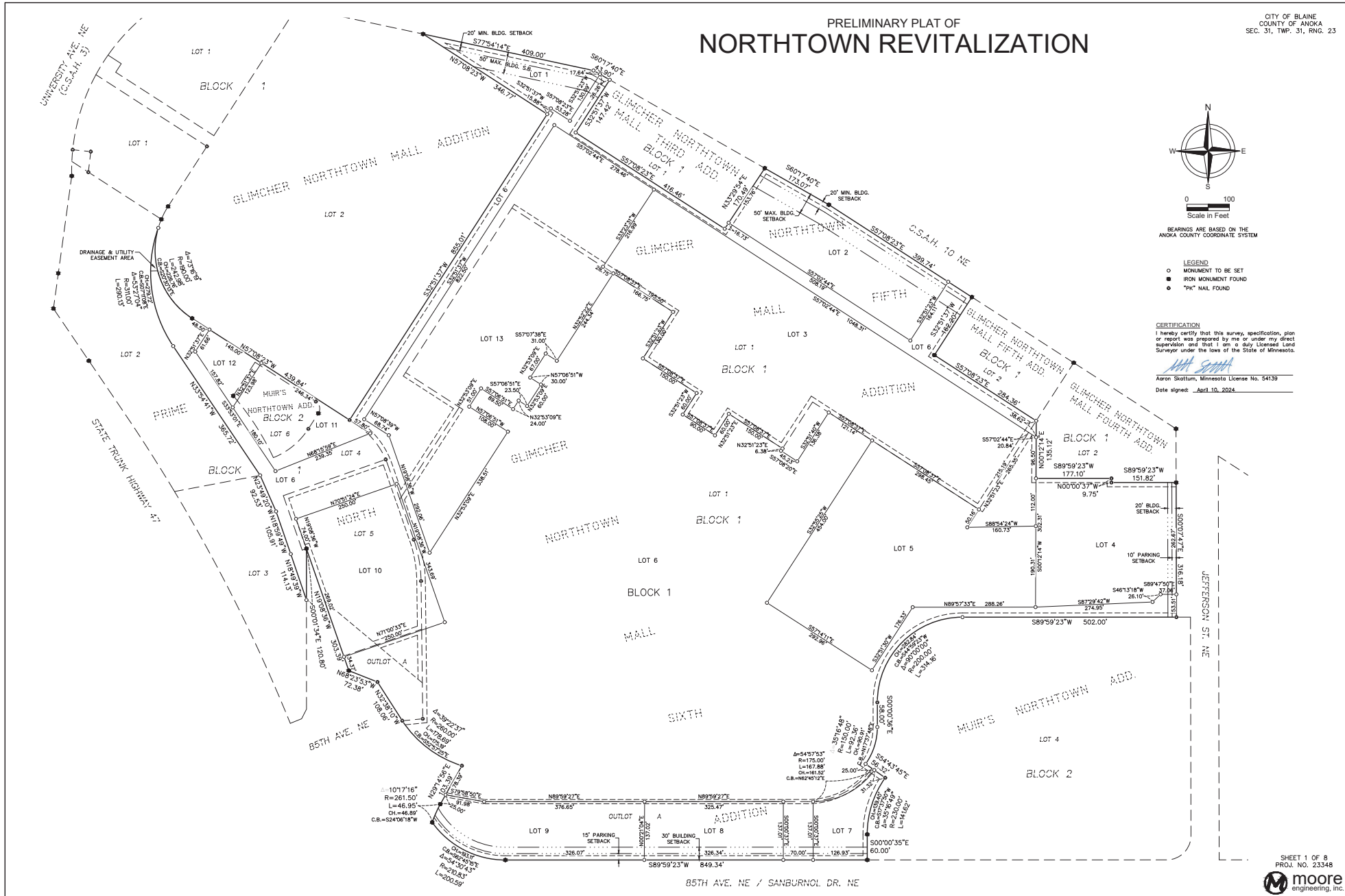
CITY OF BLAINE
COUNTY OF ANOKA
SEC. 31, TWP. 31, RING. 23



Scale in Feet
BEARINGS ARE BASED ON THE
ANOKA COUNTY COORDINATE SYSTEM

- LEGEND**
- MONUMENT TO BE SET
 - IRON MONUMENT FOUND
 - "P/C" NAIL FOUND

CERTIFICATION
I hereby certify that this survey, specification, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Aaron Skottum
Aaron Skottum, Minnesota License No. 54139
Date signed: April 10, 2024





City of Blaine Staff Report

File Number: 2024-80

Agenda Date	Status
May 14, 2024	
In Control	File Type
Planning Commission	Report

Public Hearing - Sheila Sellman, City Planner

Agenda Item # 4.5

Case File No. 24-0028 // City of Blaine

The City is proposing the following amendments to the City of Blaine Zoning Ordinance related to regulations for car washes:

1. Section 26.06 Nonconforming structures, uses.
2. Section 30.15 B-2 Community Commercial Standards
3. Section 30.25 B-3 Regional Commercial Standards
4. Section 30.54 Planned Business District (PBD) Standards

Background

Attachments	Car Wash Locations Zoning Map
Schedule	Planning Commission: 05/14/24 City Council: 06/03/24 and 6/17/24

Staff report prepared by Erik Thorvig, Community Development Director.

On September 6, 2023, the City Council adopted a six-month moratorium to study zoning related to car washes. The City Council first discussed the study at the December 18, 2023, workshop with general discussion related to zoning performance standards (setbacks, screening, CUP requirements, etc.), and limiting the location of car washes along major corridors. Additional discussion occurred at the February 12, 2024, workshop. Based on the direction provided by the City Council, the following changes are proposed to the zoning ordinance:

1. Performance standards within the B-2 and B-3 commercial zoning districts. - Standalone and car washes accessory to gas stations are allowed through a conditional use permit in these districts. The following performance standards are proposed for the B-2 and B-3 zoning districts. The City Council has the ability to add additional conditions to a conditional use permit approval on a case-by-case basis in addition to the requirements below.
 - o Neither the car wash building, nor an accessory vacuum shall be located within 300 feet of any residentially zoned or guided property line. This restricts the location of car washes to a very limited area in the City with this zoning designation. Many of the smaller commercial sites would be located too close to residential areas to allow car washes. The following are areas that would meet the distance requirement (see attached map with black circles). To note, any existing or new gas stations within these districts would not be able to have a car wash unless it is located in the areas listed below.
 - a. 109th and University (Oak Park Plaza area) - Only properties abutting University Avenue and not the strip center.
 - b. Ball Road and Lexington Avenue (Fleet Farm area) - Given the existing uses, it is not likely to have new development proposed in this area. If either of the existing car washes are rebuilt, they have non-conforming rights. However, if they expand, they will need to meet new requirements.
 - c. Naples Street and Lake Drive
 - d. 85th Avenue and Springbrook Drive
 - o All exterior lighting shall comply with existing zoning requirements.
 - o The City may require additional necessary conditions to limit the impact of drive-through lanes on surrounding property, including but not limited to: limiting hours of operation, restricting drive-through lane orientation, and/or requiring additional landscaping, berming, or other means of screening.
 - o The site and building(s) shall be designed to limit the effects of the washing operation on adjacent properties and public rights of way. Garage doors shall be positioned to limit exposure to main roadways and residential districts.
2. Standards for car washes as an accessory use to gas stations in the Planned Business District (PBD) - The PBD district conditionally permits car washes as an accessory use to gas stations. Standalone car washes are not permitted. If the same setback standards listed above are applied to the PBD district and car washes are prohibited along the Highway 65 corridor, the attached map identifies where gas stations could have a car wash in the PBD district (blue circles). The proposed changes to the PBD district are similar to the B-2 and B-3 zoning districts described above.
3. Nonconformities - If the proposed changes occur, certain existing car washes would become nonconforming. Minnesota State Statute and Blaine zoning ordinance address nonconforming uses. Nonconforming uses are uses that were lawful upon the time of approval. However, due to a change in the zoning ordinance, they do not comply with current ordinances. Nonconforming uses are allowed to continue, but cannot be expanded without conforming to current regulations. Nonconforming uses can be rebuilt in the same footprint without coming into conformity. If a non-conforming use ceases for a period of one year, nonconforming rights are lost. Maintenance and restoration of a nonconforming use is permitted. Some of the car washes that are accessory to gas stations are smaller. Given new technology, it may be appropriate to

allow expansion. Language is proposed that would allow expansion of existing non-conforming car washes provided the increase doesn't exceed more than 50%.

The zoning ordinance does have some standards in place for drive-through that businesses must meet:

- Stacking space for at least 6 vehicles per lane.
- Fence or screen of acceptable design along property lines abutting residential.
- Canopies covering the drive-thru shall be constructed with the same design and materials as those used for the building.
- Drive-thru shall be designed in a manner that allows drivers not using the drive-thru, or wishing to exit the drive thru area, to bypass the drive thru lanes.

Recommendation

In Planning Case File No. 24-0028, it is recommended that the Planning Commission recommend approval of the following amendments to the City of Blaine Zoning Ordinance related to regulations for car washes: Section 26.06 Nonconforming structures, uses; Section 30.15 Community Commercial Standards; Section 30.25 Regional Commercial Standards; Section 30.54 Planned Business District Standards.

26.06 Nonconforming structures, uses.

The lawful use of any land or building existing at the time of the adoption of this ordinance may be continued, even if such does not conform to the regulations of this ordinance, except as provided below:

(a) Nonconforming structures except nonconforming signs which are regulated by Section 34.03(Ord. No. 86-934, amended 6-5-1986)

(7) Car washes existing prior to July 17, 2024 that are non-conforming may be expanded provided the increase in size doesn't exceed more than 50% of the current footprint of the car wash

30.10 - COMMUNITY COMMERCIAL (B-2)

30.15 Standards

(j) Car Wash Standards

(1) Stand-alone car washes and car washes accessory to a gasoline station shall meet a 300' setback to any property zoned or guided in the comprehensive plan as residential and intended for residential buildings. The setback shall be measured from the car wash structure to the property line of the residential property.

(2) All exterior lighting shall comply with Section 33.02 of the city code as amended.

(3) Through the conditional use permit process, the City may require additional necessary conditions to limit the impact of drive-through lanes on surrounding property, including but not limited to: limiting hours of operation, restricting drive-through lane orientation, and/or requiring additional landscaping, berming or other means of screening.

(4) The site and building(s) shall be designed to limit the effects of the washing operation and vacuums on adjacent properties and public rights-of-way. Garage doors shall be positioned to limit exposure to residential districts.

30.20 - REGIONAL COMMERCIAL (B-3)

30.25 Standards

(k) Car Wash Standards

(1) Stand-alone car washes and car washes accessory to a gasoline station shall meet a 300' setback to any property zoned or guided in the comprehensive plan as residential and intended for residential buildings. The setback shall be measured from the car wash structure to the property line of the residential property.

(2) All exterior lighting shall comply with Section 33.02 of the city code as amended.

(3) Through the conditional use permit process, the City may require additional necessary conditions to limit the impact of drive-through lanes on surrounding property, including but not limited to: limiting hours of operation, restricting drive-through lane orientation, and/or requiring additional landscaping, berming or other means of screening.

(4) The site and building(s) shall be designed to limit the effects of the washing operation and vacuums on adjacent properties and public rights-of-way. Garage doors shall be positioned to limit exposure to residential districts.

31.50 - PLANNED BUSINESS DISTRICT (PBD)

30.54 Standards

(l) Car Wash Standards

(1) Car washes shall meet a 300' setback to any property zoned or guided in the comprehensive plan as residential and intended for residential buildings. The setback shall be measured from the car wash structure to the property line of the residential property.

(2) All exterior lighting shall comply with Section 33.02 of the city code as amended.

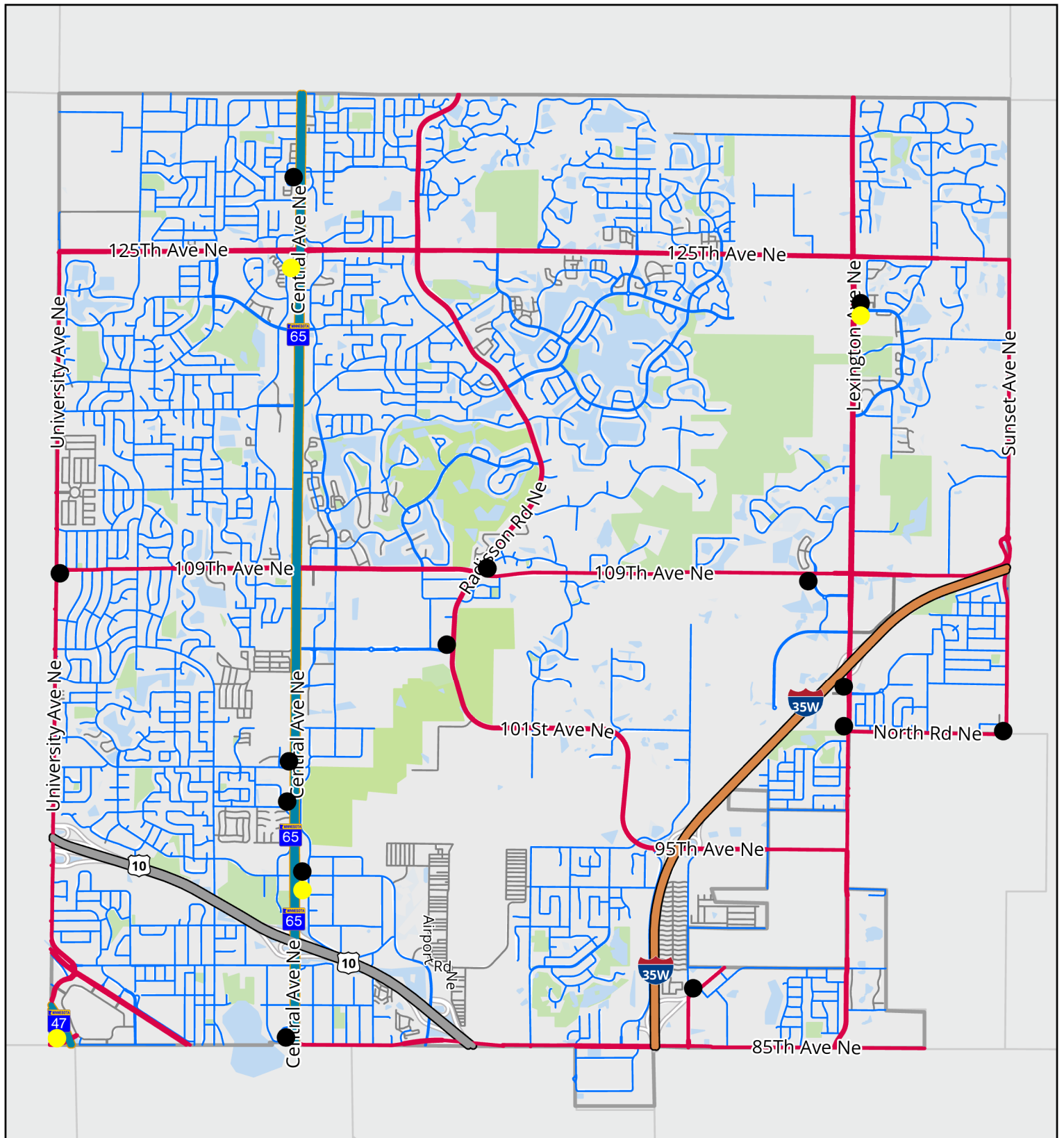
(3) Through the conditional use permit process, the City may require additional necessary conditions to limit the impact of drive-through lanes on surrounding property, including but not limited to: limiting hours of operation, restricting drive-through lane orientation, and/or requiring additional landscaping, berming or other means of screening.

(4) The site and building(s) shall be designed to limit the effects of the washing operation and vacuums on adjacent properties and public rights-of-way. Garage doors shall be positioned to limit exposure to residential districts.

Attachment List

1. Existing car washes
2. Locations

Blaine Car Washes

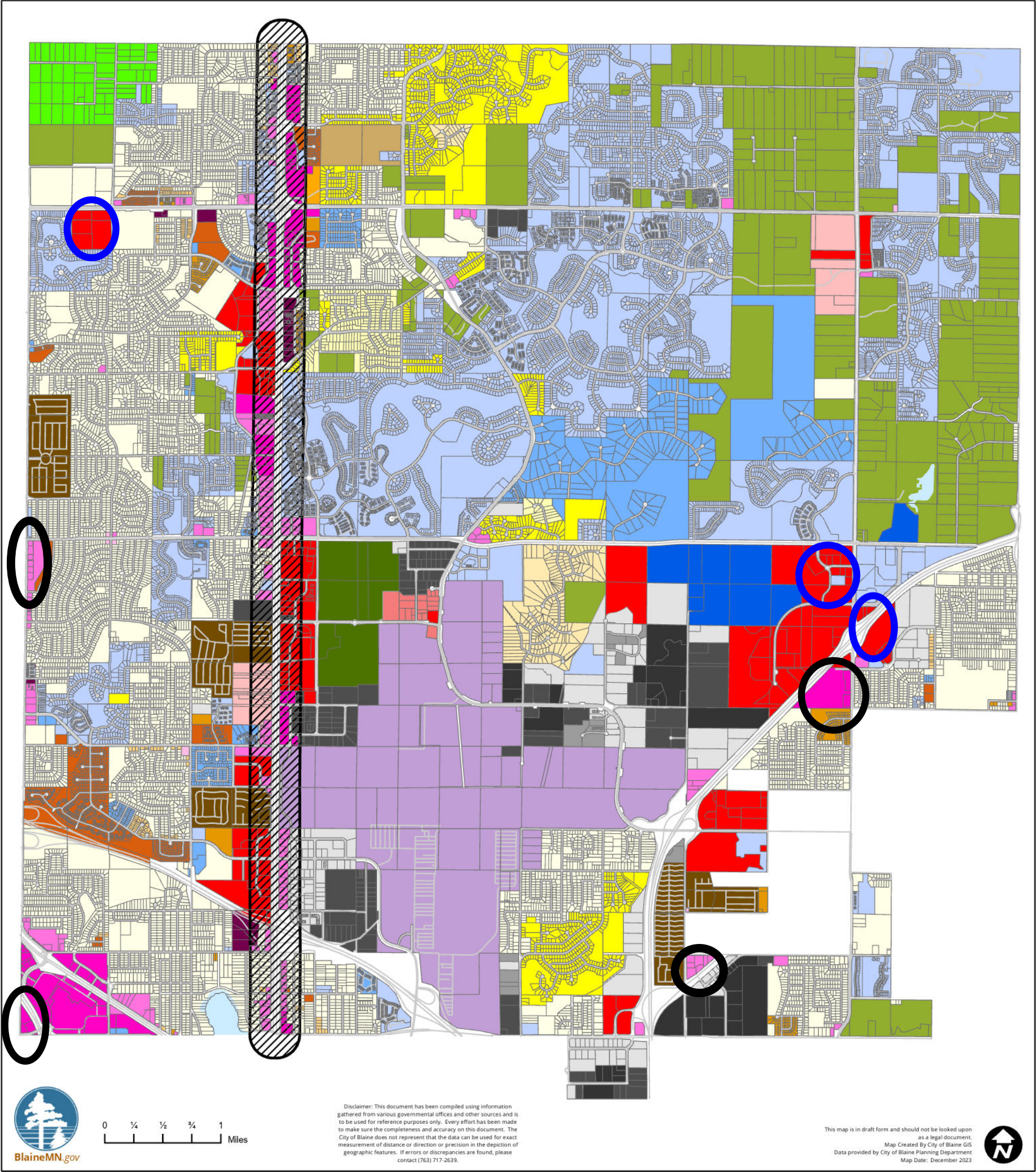


0 0.5 1 2 Miles

● Car washes accessory to a gas station

● Stand-alone car washes

Zoning Map



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 | |
| | I-2A - Heavy Industrial | R-1B - Single Family | |
| | POD - Planned Office District | R-2 - Two Family | |
| | | R-3A - Low Density Multi-Family | |
| | | | Highway Overlay Location |



City of Blaine Staff Report

File Number: 2024-126

Agenda Date	Status
May 14, 2024	
In Control	File Type
Planning Commission	Report

Public Hearing - Sheila Sellman, City Planner

Agenda Item # 4.6

Case File 24-0029 // City of Blaine

The City is proposing the following:

1. Rezoning from Regional Recreation (RR) to 105th Redevelopment District (RD).
2. Comprehensive plan amendment from Major Recreation (MR) to Planned Commercial (PC).

Background

Zoning	Regional Recreation (RR)
Land Use	Major Recreation
Area	30 Acres
Applicable Regulations	Section 27.03 and 30.90
Attachments	Zoning and Location Map Maps of Existing and Proposed Changes Rendering
Schedule	Planning Commission: 05/14/24 City Council: 06/03/24 and 06/17/24

Staff report prepared by Sheila Sellman, City Planner

Current Zoning

The subject site is zoned Regional Recreation (RR).

Current Comp Plan Designation

The subject site has a land use designation of Major Recreation (MR).

Surrounding Zoning and uses

Properties to the east are zoned Heavy Industrial (I-2) and are developed with various industrial uses. A portion of the properties to the east are zoned 105th Avenue Redevelopment District and are

anticipated to be redeveloped. Properties to the west are zoned Regional Recreation and are developed with parking lots or soccer fields. The north side abuts 109th Avenue and the south side abuts 105th Avenue.

Existing Conditions

The subject site is open space with ponding or parking.

History

The 105th Avenue/Radisson Road industrial area was and has been identified in the 2030 and 2040 Comprehensive Plans as a priority redevelopment area. It has also been identified as one of the four priority areas by the City Council through the visioning process that occurred in early 2021, and in the “Growth Management” portion of the City’s 2020-2023 strategic plan. This project is also identified in the City’s 2023-2026 Plan in the Economic Development priority. Based on direction from the City Council, the City embarked on a visioning/design process for this area to assist in future marketing and development efforts.

In 2022, the City created a new zoning district and ordinance and rezoned this area to 105th Avenue Redevelopment District and amended the land use to Planned Commercial and select parcels to High Density Residential. Changes to zoning and land use incorporated portions of the Minnesota Amateur Sports Commission (MASC)/National Sports Center (NSC) property that were identified in the visioning process.

In 2023, a master developer was selected for the 105h Redevelopment Area. In 2023, the City, MASC and developer entered into various agreements that allow for private development to occur on the east portion of the NSC campus. Based on the revised master plan, a larger portion of MASC property will be incorporated into the redevelopment project than was originally anticipated when zoning and land use changes were approved in 2022. As such, changes are proposed that expand the zoning district and land use on MASC/NSC property to accomplish the 105th Redevelopment plan.

Comprehensive Plan Amendment

Section 27.03 Criteria for granting zoning/comprehensive plan amendments:

The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. 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.

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

Proposed Intent

Planned Commercial (PC) is intended to accommodate commercial, retail, and office uses in a planned cohesive style of development. Planned Commercial areas are in areas with good visibility and access from major roadways and are sufficiently sized to accommodate a larger-scale planned design and

concept. The future development for this area meets this intent.

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 Proposed Intent

The intent of the redevelopment district is to promote development and redevelopment consistent with the master plan for the 105th Avenue redevelopment area by encouraging residential uses in conjunction with commercial and expanded recreational activities to create an entertainment district. To create greater flexibility in land uses, and at the same time protect the interest of surrounding properties. The proposed future development is consistent with the intent.

Evaluation of Request

Site Plan

As the planning for the 105th Redevelopment District continues, the subject area was added to the development plan. When the rezoning and comp plan changes took place in 2022, this area was not included in the plan. Since that time, the master developer is proposing to expand the development to include this area. This area may include a golf concept, hotel and restaurants. The plan is still in the design phase and may be subject to change. A rendering of the potential development is attached.

Recommendation

In Planning Case File No. 24-0029, it is recommended that the Planning Commission recommend approval of a rezoning from Regional Recreation (RR) to 105th Avenue Redevelopment District (RD) based on the following rationale:

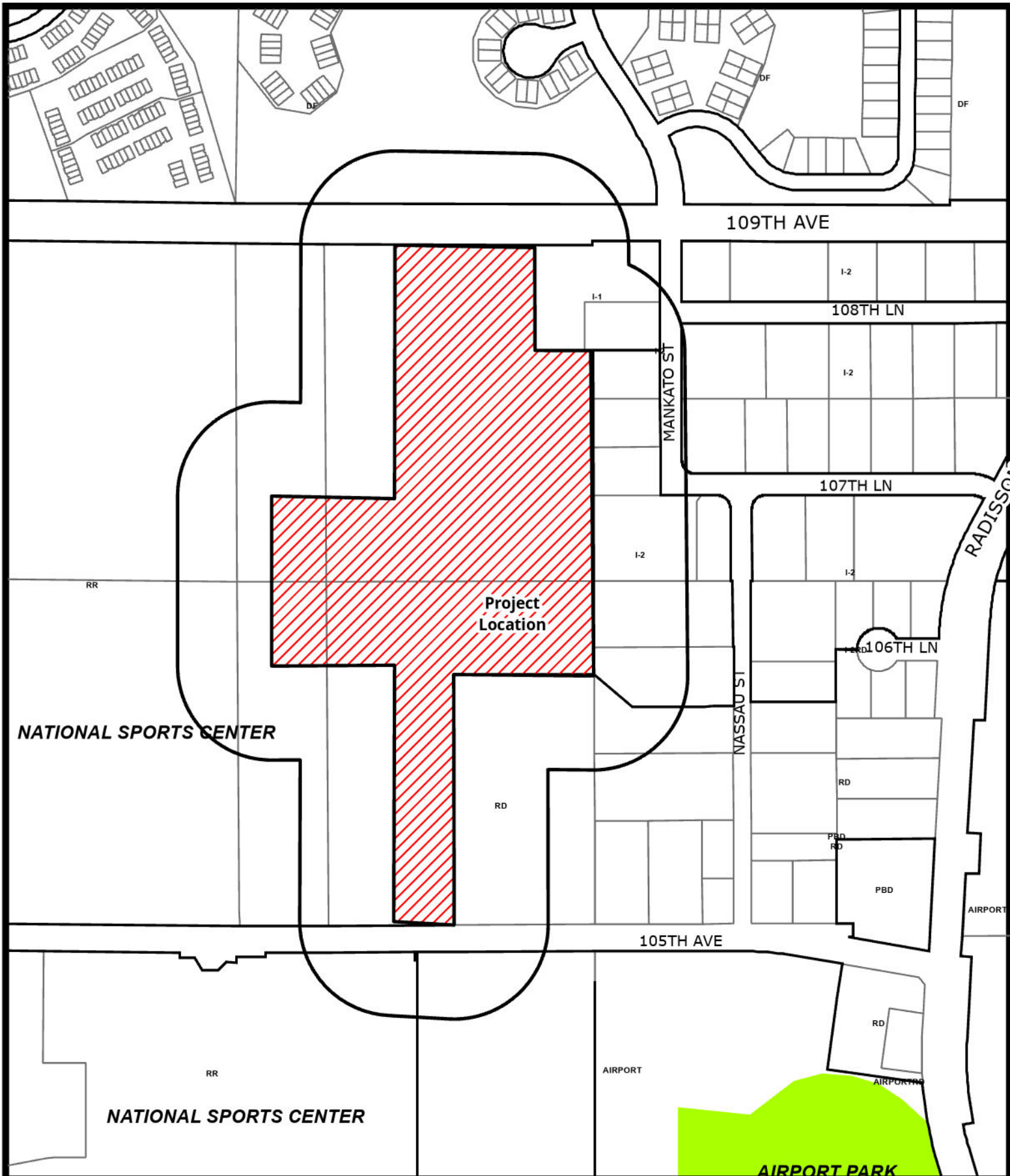
1. This area has been identified as a priority redevelopment area in the 2040 Comprehensive Land Use Plan and part of the 2020-2023 and 2023-2026 Strategic Plan.
2. A zoning district has been created for this purpose and in order to implement the plan a rezoning is necessary.

In Planning Case File No. 24-0029, it is recommended that the Planning Commission recommend approval of a comprehensive plan amendment from Major Recreation (MR) to Planned Commercial (PC) based on the following rationale:

1. The proposed land use amendment meets the goals of the land use chapter of the comprehensive plan by maintaining flexibility in land use districts to respond to market conditions regarding mixed use in this area.

Attachment List

1. Attachments



BlaineMN.gov

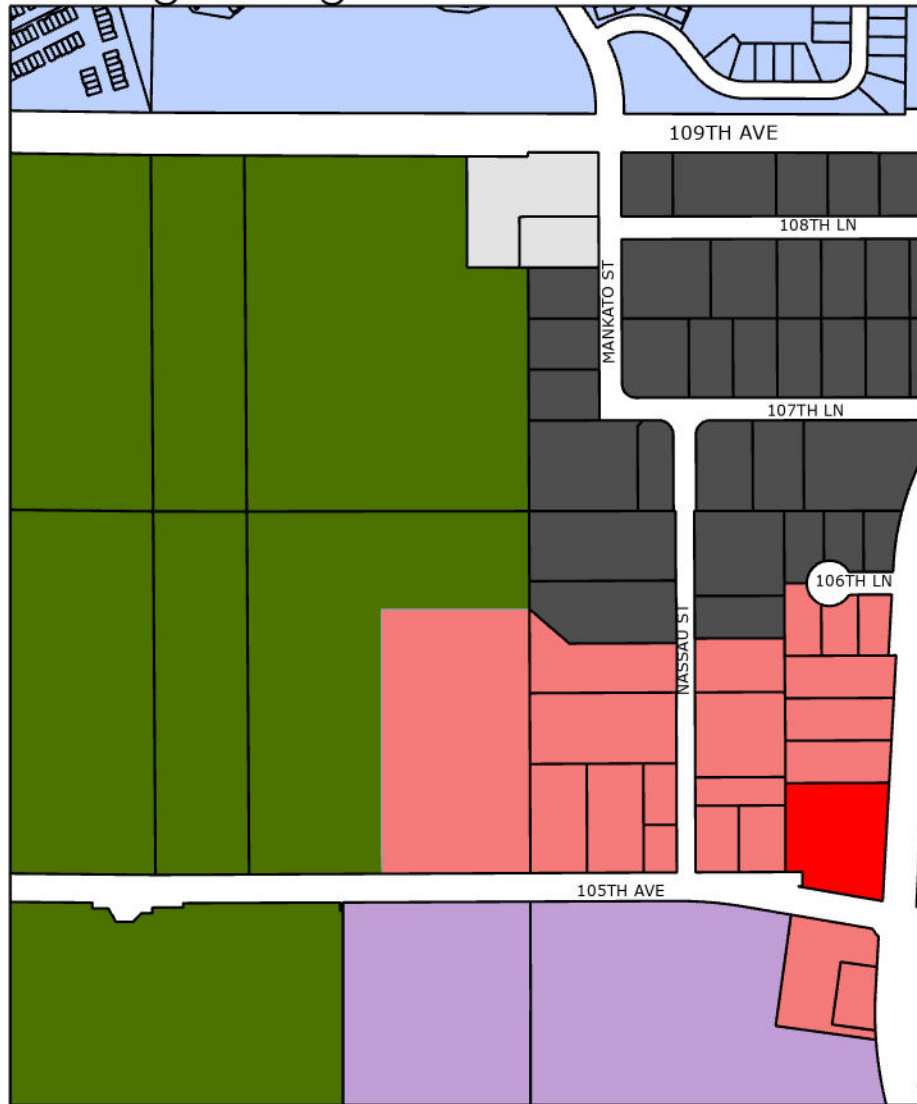
Case File No. 24-0029 NSC Properties

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

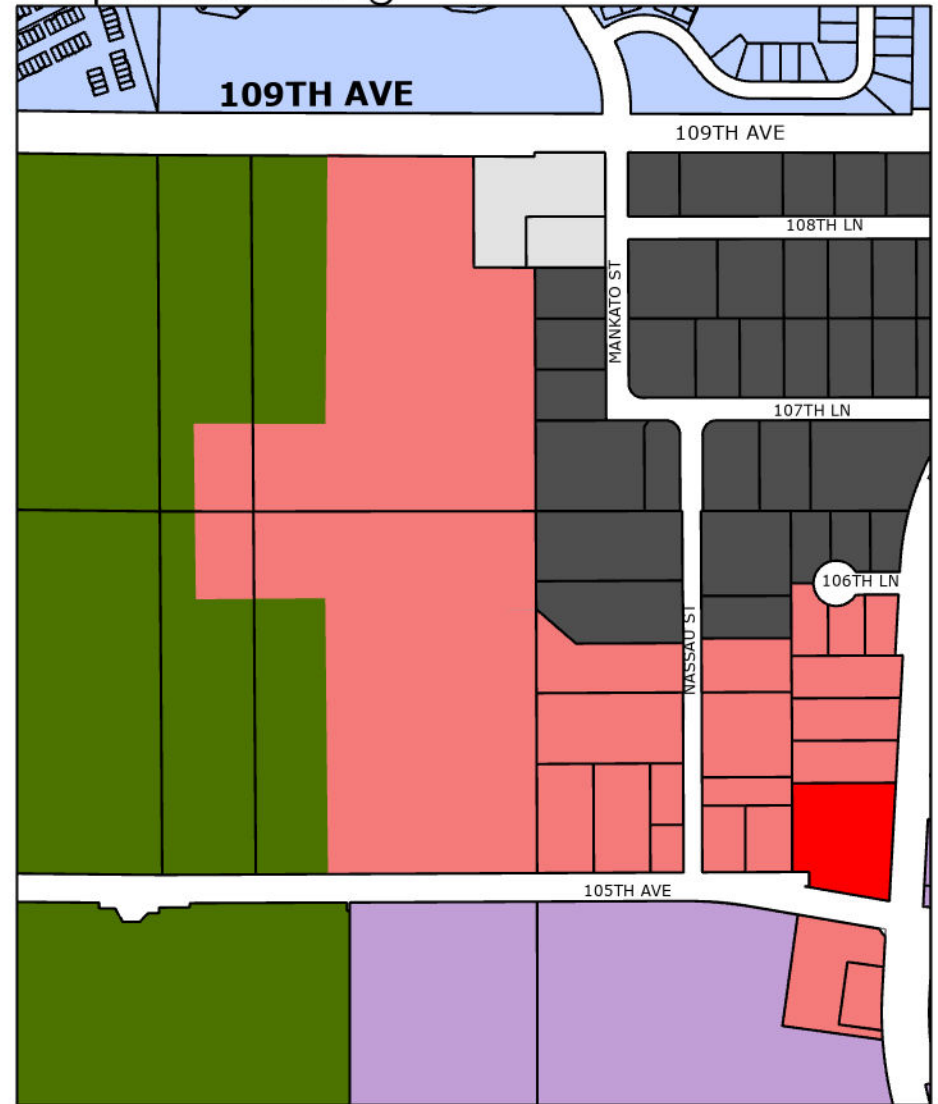


105th Redevelopment District

Existing Zoning



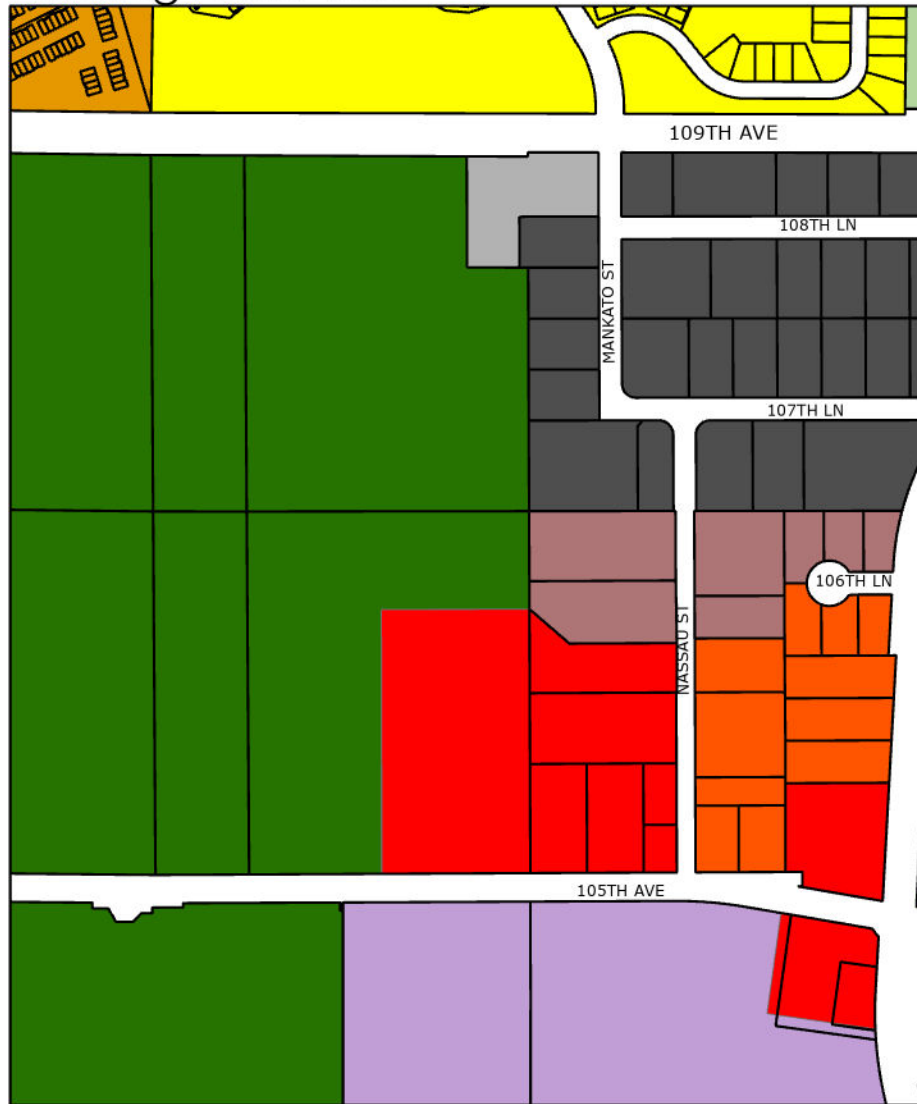
Proposed Zoning



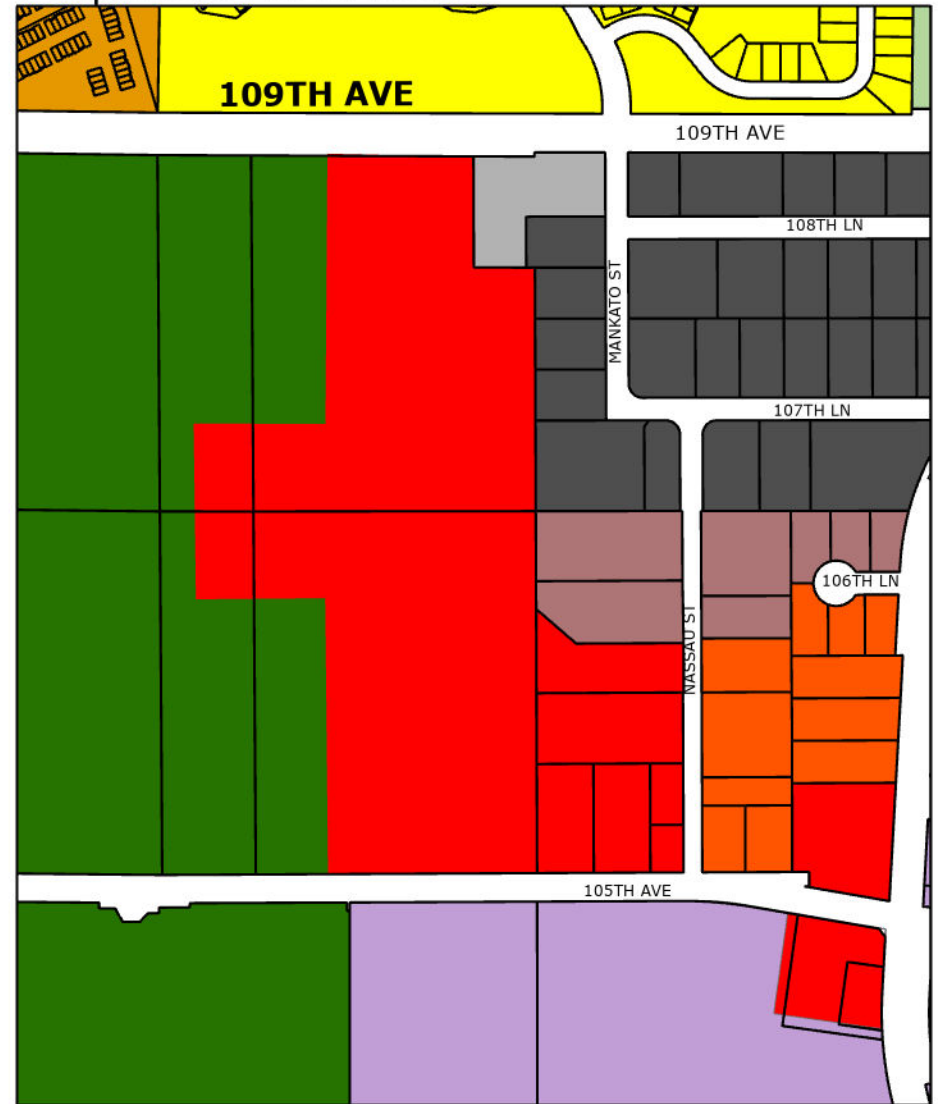
- | | |
|---|--|
| RD - 105th Ave Redevelopment District | I-1 - Light Industrial |
| PBD - Planned Business District | I-2 - Heavy Industrial |
| RR - Regional Recreation | DF - Development Flex |
| Airport | |

105th Redevelopment District

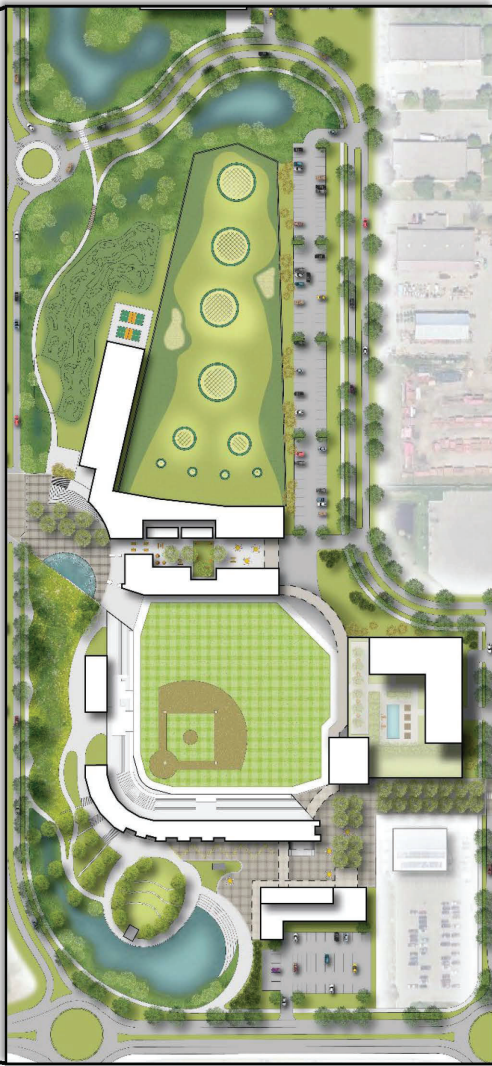
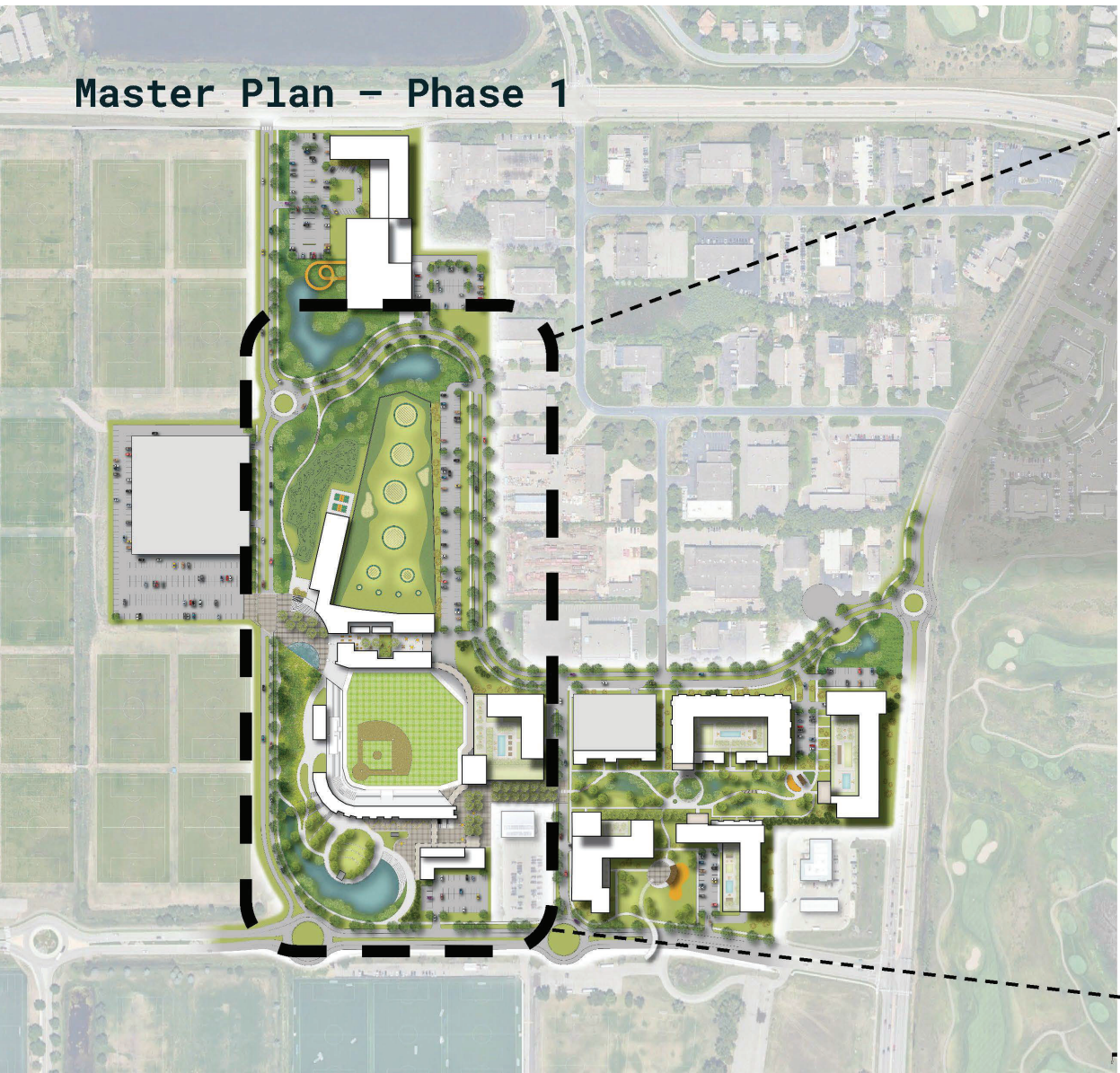
Existing Land Use



Proposed Land Use



Master Plan – Phase 1



Phase 1