



City of Blaine

Planning Commission

September 10, 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 Noon 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.** 2024-260 Approval of the August 14, 2024 Planning Commission Minutes.
Sponsors:

4. Public Hearing

- 4.1.** 2024-377 Case File No. 24-0053 // Next Level Athletes // 11820 Ulysses Street NE
The applicant is requesting a conditional use permit for a specialized youth training facility (fitness center) in the Planned Business District (PBD) zoning district.
Sponsors: Shawn Kaye, Planner
- 4.2.** 2024-387 Case File No. 24-0054 // EB Blaine Development LLC
The applicant is requesting amendments to the City of Blaine Zoning Code Section 30.90 - 105th Avenue Redevelopment District (RD).
Sponsors: Sheila Sellman, City Planner

5. Adjournment



City of Blaine

Planning Commission

August 14, 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 Wednesday, August 14, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth, Gorzycki, Homan, Swanson, and Vice Chair Halpern.

Members Absent: Commission Member Olson and Chair Goracke.

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

3. Approval of Minutes

3.1. 2024-259 Approval of the June 9, 2024 Planning Commission Minutes.
Sponsors:

Motion by Commissioner Deonauth to approve the minutes of June 9, 2024, as presented. Motion seconded by Commissioner Homan. The motion passed 5-0.

4. Public Hearing

4.1. 2024-315 Case File No. 24-0046 // Old Dominion Freight Line // 3701 85th Avenue NE
The applicant is requesting a variance to store semi-trailers in the front yard.
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 24-0046 was opened at 7:10PM.

Gary Schutta, 3801 85th Avenue NE, explained he lived adjacent to Old Dominion and would be most affected by the proposed variance. He explained he submitted a two page comment letter to the commission prior to this meeting. He indicated it appears these trailers are being innocently parked on the lot, but they do not get there without being pushed and pulled back and forth 24 hours a day seven days a week. He stated the beeping, crashing and honking echoes across the new cement slab and impacts the adjacent neighborhood. He anticipated more than 100 homes were being impacted by this business by noise. He indicated when the trailers are dropped they shake his home and it was very disturbing. He explained the police department has better things to do than respond to continual noise complaints from this property. He did not believe any of the planning commissioners would enjoy living next to this business. He requested the commission deny the variance request.

Judy McGovern, 3824 86th Avenue NE, stated she lived directly behind Old Dominion. She explained she had the same concerns as Mr. Schutta with Old Dominion. She indicated the vibrating trucks, banging and noise is a constant from the Old Dominion property. She reported this was very disruptive to the neighborhood. She noted she has written a couple of letters to the city regarding her concerns. She explained her property value was 39% less than her neighbors because her home was adjacent to a commercial property. She asked that Old Dominion build a higher fence to assist with buffering the noise. She questioned why Old Dominion kept requesting variances after the work had already been done. She did not believe it was right for Old Dominion to keep getting more and more because the impact on the neighbors was too great. She asked that the City of Blaine not approve any further variances for Old Dominion.

Lisa Peterson, 8521 Xebec Street NE, explained she sent a letter to the city. She reported she has been seriously impacted by the noise coming from the Old Dominion property, which included banging, honking, phone dialing, and announcements over the PA. She indicated she has to sleep with a fan on every night, even in the winter, to buffer the noise. She commented on how Old Dominion has increased their noise level and number of trucks since their operation began. She discussed how Old Dominion built a chain link fence with barbed wire at the top without a variance. She understood the city council approved this fence after the fact and that the only penalty was that Old Dominion had to pay the application fee twice. She expressed frustration with the fact more homeowners were not notified of this public hearing. She discussed Old Dominion was now parking trucks closer to homes and had requested another variance. She stated this variance would be detrimental to the adjacent homes and requested the planning commission deny this request.

Vice Chair Halpern thanked the neighbors who had sent in letters voicing their concerns to the planning commission.

The public hearing was closed at 7:23PM.

Vice Chair Halpern requested staff speak to the city's requirements regarding the

notification area for this variance request.

Community Development Specialist Showalter explained city code requires staff to notify residents living within 350 feet of a property. She reported city staff elected to post a sign regarding the public hearing on the Old Dominion property as well.

Commissioner Deonauth asked if the applicant was in attendance to address the concerns that have been voiced by the neighbors.

Jim Bailey, consultant for Old Dominion, discussed the CUP approvals he received for the fencing and parking improvements. He reported the fencing along 85th was encroaching and the CUP brought the fence into compliance with setbacks. In addition, removing the small area of concrete in Area C with a berm created a 10 foot screening fence. He explained Old Dominion was working to be a good neighbor and was trying to alleviate some of the noise concerns.

Kevin Davidson, Director of Real Estate for Old Dominion, introduced himself to the planning commission. He stated Old Dominion wanted to be a good neighbor. He explained he appreciated the neighbor's comments. He discussed how his business has grown as Blaine has grown. He commented on how employee parking has shifted on the site and noted he has done his best to eliminate and reduce noise on the site. He reported Areas A, B and C were critical to his operations.

Commissioner Homan asked if a barrier or taller fence could be built to further buffer the property from the neighbors. Mr. Davidson explained the wooden fence was put in place to address this concern and stated he did not believe he could build a taller fence.

Vice Chair Halpern encouraged Old Dominion to speak with city staff regarding fence height requirements.

Commissioner Gorzycki stated Area C does not have a building on it, noting this would provide a decent noise blocker or buffer from the adjacent neighborhood. He indicated without a Building on Area C, Area B would be generating a great deal of noise for the neighbors.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0046 approval of a variance to allow storage of semi-trailers in the front yard meeting a 190-foot setback based on the following rationale:

Case 24-0046:

- 1. Storage area A was legally used by the prior occupant of the truck terminal (Consolidated Freight) and could still be used for trailer storage legally, if the use had not lapsed for a year between Consolidated Freight occupancy and Old Dominion occupancy.**
- 2. Storage area A is set back 190 feet from the road right of way, limiting visual impact to the traveling public.**
- 3. While the area between 40 and 190 feet from the right of way could be front yard if the building were located at the front setback line, the appearance of**

the trailers would be mitigated by the building which provides a point of visual focus and some screening.

- 4. Storage area A has no other reasonable use given the proximity to the truck terminal.**
- 5. Storage in areas B and C is not in harmony with the intent of the zoning code and would change the essential character of the area.**

And subject to the following conditions:

- 1. Chain link fencing enclosing storage areas B and C shall be relocated to enclose only storage area A and signage shall be installed stating that no trailer storage shall occur in the area closer than 190 feet to the front property line.**

Motion seconded by Commissioner Homan. The motion passed 5-0.

Vice Chair Halpern noted this would be on the agenda of the September 4, 2024 city council meeting.

4.2. 2023-522 Case File No. 23-0074 // Park of Four Seasons // 50 113th Avenue NE
The applicant is requesting the following:

1. Code Amendment to modify the storm shelter requirement in the R-4 district to match state rules.
2. Manufactured Home Park Plan to add eight additional lots in an existing manufactured home park.

Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 23-0074 was opened at 7:39PM.

Hilary Wright, 128 116th Avenue NE, explained she was a nine year resident of Four Seasons. She reported she supported the storm shelter being improved. She asked how many residents had been notified of this public hearing.

Community Development Specialist Showalter reported notices were sent to anyone that owns property within 350 feet of the parcels impacted as well as to the homes that are located within 350 feet of the areas proposed for expansion within the park.

Ms. Wright indicated her initial concern was with the six homes proposed to be placed within the greenspace. She explained this greenspace was a main thoroughfare for the park and she did believe adding more traffic and cars to this congested area would be a concern. She commented on the lack of maintenance and crime that was occurring within the park and believed that eight more units would compound these concerns. She suggested action on this item be delayed in order to allow more residents from the park to be in attendance.

Angela Dehne, 31 115th Lane NE, resident of Four Seasons, explained she did not get notified of this public hearing until 8:48AM yesterday morning. She reported she had to leave work early in order to attend this meeting. She commented on how disheartening it was that she had only just received a shelter key after living within the park for five years. She expressed concern with the fact the park was not meeting current city codes. She recommended the park be brought into compliance with all city codes, prior to allowing the park owners to add eight new lots within the manufactured home park. She requested action on this item be delayed in order to allow for more public comment.

The public hearing was closed at 7:47PM.

Commissioner Deonauth requested the applicant speak to the maintenance concerns that were addressed by the Four Season residents. She asked that staff speak to when notices were sent to Four Seasons residents regarding the public hearing.

Community Development Specialist Showalter reported city notices were sent by mail 10 days in advance of the public hearing. She indicated the applicant notified residents via email regarding the neighborhood meeting. She explained the code violation regarding the storm shelter was considered a legal non-conforming or grandfathered requirement. She stated the city has no mechanism to require the storm shelter to be expanded without the park plan amendment.

Neil Sander, Independence Engineering, reported the storm shelter was an existing non conformity. He stated the plan amendment would bring the storm shelter into conformance with state code. He explained there was not enough room on the property to bring the site into compliance with city code. He commented a large portion of the clubhouse would be converted in order to provide additional emergency storm shelter space. He stated he received approval from the Coon Creek Watershed District for the additional eight lots. He indicated the eight new homes would not front on the circle, but rather would front on the side roads. He stated the maintenance issues that were brought up by the park residents, were not under his purview and should be brought to the attention of the park manager. He reported to bio retention areas were being added to the park to address storm water drainage concerns.

Commissioner Swanson asked if the only way to gain the additional storm shelter space was to add eight additional lots. Mr. Sander indicated this was an opportunity to bring the property into conformance with storm shelter requirements.

Community Development Specialist Showalter reported any park plan amendment would require bringing the storm shelters into compliance.

Motion by Commissioner Homan to recommend approval of Planning Case 23-0074A approving the code amendment. Motion seconded by Commissioner Gorzycki. The motion passed 7-0.

Motion by Commissioner Homan to recommend approval of Planning Case 23-0074B a park plan to create eight (8) additional lots within the existing footprint of the Park of Four Seasons with the following conditions:

Case 23-0074B:

- 1. Park dedication shall be paid for 8 units at the amount in effect at the time of release of the park plan for recording at Anoka County.**
- 2. SAC and WAC payment shall be paid prior to release of the park plan for recording, at the rate in effect at the time of payment.**
- 3. A final park plan shall be submitted for review by the City Council which shall contain:**
 - a. Landscape plan depicting one overstory tree per new lot.**
 - b. One additional parking stall adjacent to the community building and modification to the parking lot to meet the Minnesota Accessibility Code.**
 - c. Detailed plans showing the proposed changes to the office/community building and maintenance building to provide storm shelter space in compliance with Minnesota Administrative Rules, Chapter 1370 for all lots in the park, including explanation of the operation of any dual-purpose spaces. Based on a total lot count of 580 lots, a total of 7,056 square feet of shelter space shall be required.**
- 4. Prepare a revised emergency management plan for review by the Director of Emergency Management.**
- 5. Building permits to install new homes in the proposed lots will not be issued until a Coon Creek Watershed District permit has been issued and all conditions have been satisfied, including, but not limited to, conversion of existing buildings to storm shelters, installation of utilities and landscaping, and modification/expansion of the community building parking lot.**

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

Vice Chair Halpern noted this would be on the agenda of the September 4, 2024 city council meeting.

- 4.3.** 2024-317 Case File No. 24-0048 // City of Blaine // 10001 and 10041 Polk Street NE
The City is requesting a rezoning from Light Industrial (I-1) and Medium Density Multifamily (R-3B) to Low Density Multi-Family (R-3A).
Sponsors: Erik Thorvig, Community Development Director

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0048 was opened at 8:01PM.

John Dahl, property owner, explained he has owned this property for many years. He indicated he appreciated the position the city was in, because these were commercial buildings in a bad spot. He requested he be allowed to use his property as existing and that this be allowed until things change.

Caroline Dahl, 10041 Polk Street, requested the memo drafted by staff be made a part of the record.

Community Development Specialist Showalter reported this could be done.

The public hearing was closed at 8:05PM.

Commissioner Deonauth asked what the current uses were on this land and if the uses would be legal non-conforming uses.

City Planner Sellman explained the current uses would be legal non-conforming uses going forward.

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0048 a rezoning from Light Industrial (I-1) and Medium Density Multifamily (R-3B) to Low Density Multi-Family (R-3A). Motion seconded by Commissioner Swanson. The motion passed 5-0.

Vice Chair Halpern noted this would be on the agenda of the September 4, 2024 city council meeting.

- 4.4.** 2024-255 Case File No. 24-0040 // PinPoint Community Development, LLC (Society Cigars) // 2180 105th Avenue NE, #110
The applicant is requesting amendments to the City of Blaine Zoning Ordinance Section 39.901 Definitions, and Section 30.904 Permitted Uses in the 105th Avenue Redevelopment District to add Cigar lounge as a permitted use.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0040 was opened at 8:10PM. As no one wished to appear, the public hearing was closed at 8:10PM.

Vice Chair Halpern questioned if sampling would occur within the cigar lounge, and what other cities have allowed this use.

City Planner Sellman explained the proposed use would allow for the purchasing and smoking of cigars within the lounge. She indicated Maple Grove had a cigar lounge that was defined as retail.

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0040 approving amendments to the City of Blaine Zoning Ordinance Section 39.901 Definitions, and Section 30.904 Permitted Uses in the 105th Avenue Redevelopment District to add Cigar lounge as a permitted use. Motion seconded by Commissioner Deonauth. The motion passed 5-0.

Vice Chair Halpern noted this would be on the agenda of the August 19, 2024 city council meeting.

- 4.5.** 2024-318 Case File No. 24-0047 // City of Blaine
The City is proposing amendments to Section 29.010 Farm Residential (FR) and Section 29.020 Residential Estate (RE), adding ground mounted solar systems as accessory uses.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0047 was opened at 8:PM. As no one wished to appear, the public hearing was closed at 8:PM.

Vice Chair Halpern indicated requests, like the one from Aveda for the ground mounted solar farm, would be addressed through these new regulations.

Planner Kaye reported this was the case, but noted the area for a solar farm would be less.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0047 approval of amendments to the City of Blaine Zoning Ordinances 29.010 Farm Residential (FR) and 29.020 Residential Estate (RE) adding ground mounted solar systems as accessory uses. Motion seconded by Commissioner Homan. The motion passed 5-0.

Vice Chair Halpern noted this would be on the agenda of the September 4, 2024 city council meeting.

5. Adjournment

Motion by Commissioner Deonauth to adjourn the regular planning commission meeting. Motion seconded by Commissioner Homan. The motion passed 5-0.

Adjournment time was 8:20PM.



City of Blaine Staff Report

File Number: 2024-377

Agenda Date	Status
September 10, 2024	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.1

Case File No. 24-0053 // Next Level Athletes // 11820 Ulysses Street NE

The applicant is requesting a conditional use permit for a specialized youth training facility (fitness center) in the Planned Business District (PBD) zoning district.

Background

Zoning	Planned Business District (PBD)
Land Use	Planned Commercial (PC)
Area	2.5 Acres
Applicable Regulations	Sections 27.04 and 30.50
Attachments	Zoning and Location Map Site Plan Floor Plans (2) Narrative Parking Analysis Resolution 19-135
Schedule	Planning Commission: 09/10/24 City Council: 10/7/24

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

Executive Summary

Planning Analysis

The applicant is requesting a conditional use permit for a specialized youth athletic training facility. The facility will provide a training environment that emphasizes proper technique, physical development, and sportsmanship for young people. The facility will include areas dedicated to various forms of training, such as strength training, speed and agility drills, and sport-specific skill development. The business proposes to operate Monday-Saturday from 7AM-7PM

Surrounding Zoning and Uses

The parcels to the west and south are zoned R-1AA (single family residential) and are developed with single-family homes to the west and a pond to the south. The property to the north is zoned PBD and is developed with a multi-tenant office/daycare building.

Existing Conditions

The existing building was approved in 2019 to allow office, medical and general retail uses.

Site Plan

The building is existing, and the proposed use will occupy approximately 4,500 square feet of the 14,000 square foot building.

Parking

A parking analysis has been provided for all uses occupying the building. The youth training facility requires 15 parking stalls at 1 parking stall for every 300 sf. The two other uses in the building are an existing hair salon and a chiropractic office. The salon requires 39 parking stalls and the chiropractic office requires 10 parking stalls, for a total of 64 stalls on site. The site has 90 parking stalls, therefore parking requirements are met.

Landscaping

No new landscaping is proposed or required.

Tree Preservation

No trees are being removed.

Engineering Analysis

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 point 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. (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 use will not create an excessive burden on existing parks, schools or streets.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The use is going into an existing retail building and adequate parking is being provided on site. Therefore, it is compatible with adjoining properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The use is going into an existing building. The appearance will not change.
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 Planned Business District is to promote a planned environment for integrated industrial, office, commercial and multi-floor residential uses which feature design continuity and to encourage orderly development of property through conditional uses, since proposed uses may be traditionally considered incompatible or may present special problems in an environment of mixed uses. The proposal meets the intent.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is not in conflict with the comprehensive plan.
7. The use will not cause traffic hazards 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.

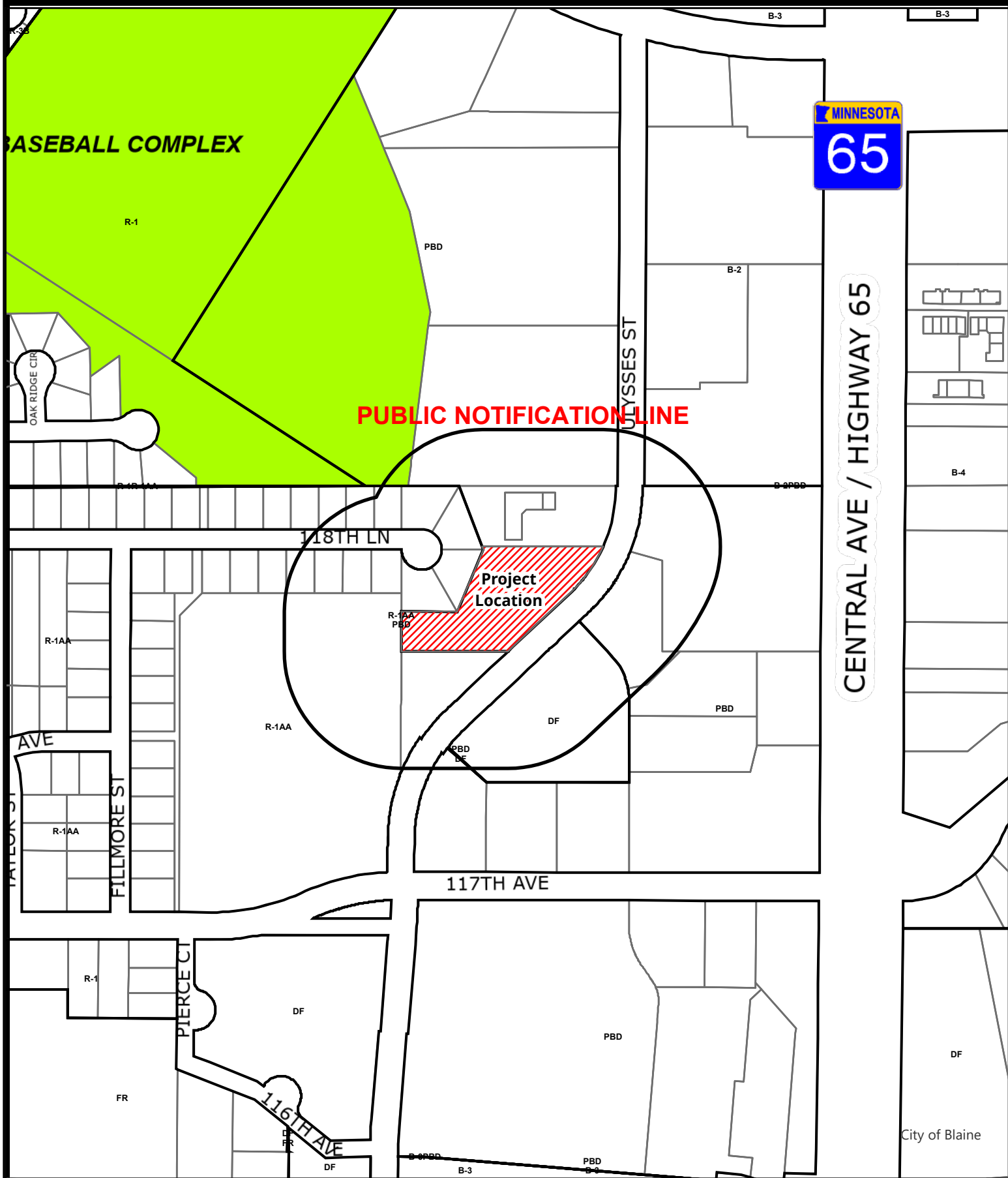
Recommendation

In Planning Case File No. 24-0053, it is recommended that the Planning Commission recommend approval of a conditional use permit for a specialized youth training facility (fitness center) in the Planned Business District (PBD) zoning district with the following conditions:

1. A Certificate of Occupancy permit is required.
2. No activity/training permitted outside of the building.

Attachment List

1. Attachments



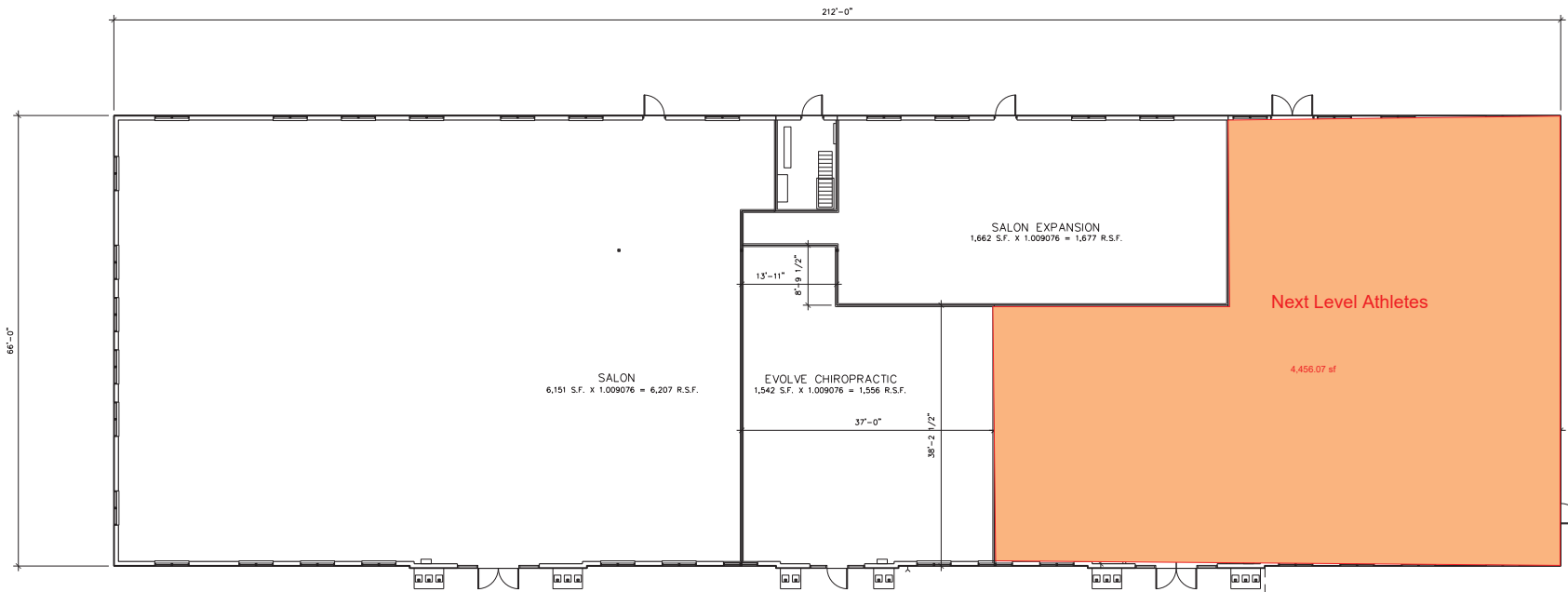
BlaineMN.gov

Case File No. 24-0053 Next Level Athletes

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







1 FLOOR PLAN
A2 SCALE: 1/8" = 1'-0"

14,015 S.F.



COMMON AREA FACTOR
14,015/ 13,889 = 1.009072



LAMPERT
ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.757.1311 Fax: 763.757.2849
lampoer@lampoer-arch.com

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

PRELIMINARY
NOT FOR
CONSTRUCTION

LEONARD LAMPERT
PROJ. NO. 190228
DATE

NORTH CENTRAL PLAZA
Blaine, Minnesota

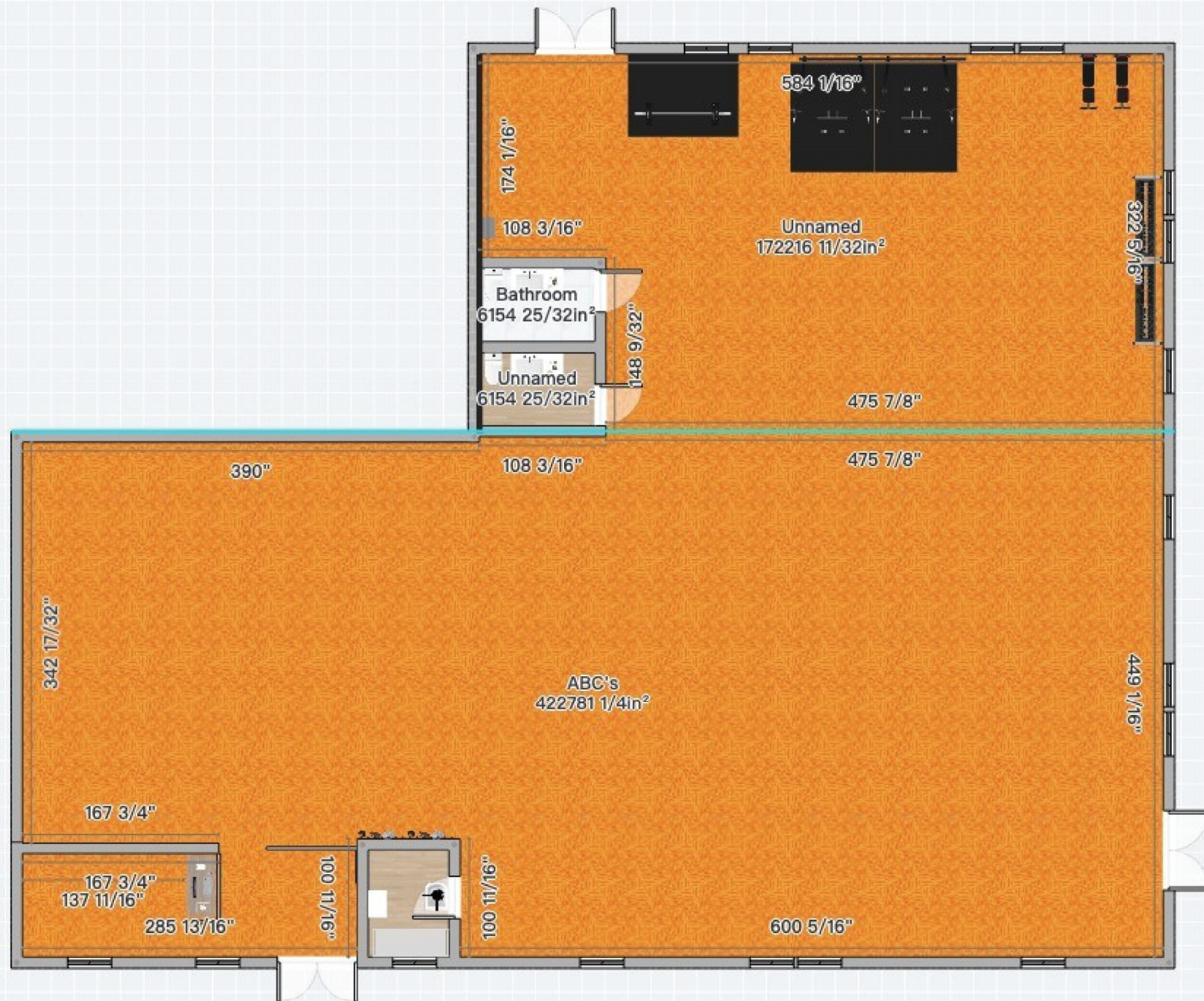
Copyright 2019
Leonard Lampert Architects Inc.
Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

MASTER PLAN

Sheet Number

LH

Project No. 190228-4



Project Name: Next Level Athletes Athletic Complex
Location: 11820 Ulysses St NE, Blaine, MN 55434
Applicant: Next Level Athletes, Jon and Deanna Maring
Date: 8/13/2024

1) Introduction

Next Level Athletes respectfully submit this application for a Conditional Use Permit to develop and operate a youth-focused athletic facility. Our mission is to provide a training environment that emphasizes proper technique, physical development, and sportsmanship for youth of all ages. Next Level Athletes will operate Monday-Saturday from 7am-7pm.

2) Project Description and Facility Overview

The proposed facility will serve as a state-of-the-art training center designed to cater to athletes from the ages of 6 to 18. The complex will include areas dedicated to various forms of training, such as strength training, speed and agility drills, and sport-specific skill development.

- **Stage 1: Pre-Athlete Training (Ages 6-9)**
Focus on introducing proper exercise techniques and foundational movements in a safe, structured environment.
- **Stage 2: Middle School Athlete Training (Ages 10-13)**
Emphasis on developing strength, speed, and agility, with progressively more advanced exercises to prepare them for competitive sports.
- **Stage 3: High School Athlete Training (Ages 14+)**
Preparation for high-level competition through specialized training programs tailored to the demands of their specific sport.

3) Community Need

Blaine is a growing community without dedicated youth athletic training facility in the City of Blaine. The establishment of a facility like Next Level Athletes will meet a critical need. It will also provide a resource for all youth in the community to experience the benefits of physical activity.

4) Community Outreach

Feedback has been overwhelmingly positive, with strong support for the project's potential to enhance youth athletic development in Blaine.

5) Conclusion

Next Level Athletes is committed to creating a facility that serves as a cornerstone for youth athletic development in Blaine. The proposed athletic complex will provide significant benefits to the community, from improving youth health and fitness to contributing to the local economy. We respectfully request the approval of this Conditional Use Permit to allow us to move forward with this vital project.

Revision 1.2

Parking Analysis for 11820 Ulysses St NE, Blaine, MN

Building Overview:

- **Total Building Size:** Approx. 14,000 sq ft
- **Total Tenants:** 3 (including proposed Next Level Athletes)

Current Tenants:

1. Next Level Athletes (Proposed Business)

- **Business Type:** Youth Gym with exercise programs for children aged 5-18
- **Hours of Operation:** Monday - Saturday, 7 AM - 7 PM
- **Proposed Size:** Approx. 4,500 sq ft
- **Tenant 1 and Tenant 2 in attached floor plan**
- **Parking Requirement:** Youth gyms typically fall under the "recreational facility" category, requiring 1 parking space per 300 sq ft.
- **Estimated Parking Required:** 15 stalls

2. Salons by JC (Suite 100)

- **Business Type:** Salon Suites (multiple independent stylists and service providers)
- **Approx. Size:** 7885 sq ft
- **Parking Requirement:** As per Blaine Zoning Ordinance, salons require 1 parking space per 200 sq ft.
- **Estimated Parking Required:** 39 stalls

3. Evolve Chiropractic (Suite 140)

- **Business Type:** Chiropractic Care
- **Approx. Size:** 1556 sq ft
- **Parking Requirement:** Chiropractic care falls under "Medical and Dental Clinics," which require 1 parking space per 150 sq ft.
- **Estimated Parking Required:** 10 stalls

4. Vacant Property

- **There is no vacant property at this time**
- **Approx. Size:N/A**

Total Estimated Parking Needs:

- **Salons by JC:** 39 stalls
- **Evolve Chiropractic:** 10 stalls
- **Next Level Athletes:** 15 stalls
- **Total Required Parking:** 64 stalls
- **Total Available Parking:** 90 stalls

On-Site Parking Analysis Conclusion:

The site provides adequate parking to meet zoning requirements. There are approximately 90 parking stalls available on the property, which exceeds the required 64 stalls.

Attached: NLA Suite Floor Plan



City of Blaine
Anoka County, Minnesota
Signature Copy

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Resolution: RES 19-135

File Number: RES 19-135

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW
CONSTRUCTION OF A 14,013 SQUARE FOOT OFFICE BUILDING
IN A PBD (PLANNED BUSINESS DISTRICT) ZONING DISTRICT
LOCATED AT 11820 ULYSSES STREET NE. NORTH CENTRAL
PLAZA. NORTH CENTRAL PROPERTIES, INC. (NOTTINGHAM
CONSTRUCTION) (CASE FILE NO. 19-0020/EES)**

WHEREAS, an application has been filed by North Central Properties, Inc.
(Nottingham Construction) as Conditional Use Permit Case File No. 19-0020; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on
August 13, 2019; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use
Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on September 4,
2019.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
Blaine that a Conditional Use Permit is hereby approved per section 31.30 of the
Zoning Ordinance to allow construction of a 14,013 square foot office building, with
office, medical and general retail uses in a PBD (Planned Business District) zoning
district based on the following conditions:

1. As the tenant spaces are filled, staff will monitor the uses to ensure that enough parking is provided on site. Medical uses require more parking than office and retail and therefore may be limited on the site.
2. The building must be constructed as submitted with this application, and the building construction must meet the requirements of the Highway 65 Overlay District.
3. The dumpster enclosure on the site must be constructed of the same materials as the building.
4. All lighting on site must be downlit and shielded to prevent glare or spill. Pole

mounted lighting is limited to 20-feet in height.

5. Signage is issued under a separate permit process. Temporary signage regulated under Zoning Ordinance Section 34.13. Permanent freestanding monument signage is limited to 14 feet in height and 140 square feet.
6. Site plan and grading plan approval is required prior to any work being performed on site and issuance of building permits.
7. The following landscaping is required on site to meet the Highway 65 Overlay District requirements:
 - a) Overstory Trees: 18
 - b) Conifer Trees: 10
 - c) Ornamental Trees: 10
 - d) Shrubs are also required
8. The plan must also meet oversizing requirements of the Highway 65 Overlay District, which states that 25% of the trees on site must be oversized. Overstory trees should be oversized to 3 inch caliper, conifer trees must be oversized to 8 feet in height and oversizing is not recommended for ornamental trees. The applicant should be aware that the 25% of the oversized trees do not count as extra trees towards the overall site requirements.
9. A Coon Creek Watershed District permit is required prior to city plan approval.
10. The applicant will need to install water services for domestic and fire suppression.
11. Screening on the western property line to include a 6 foot maintenance free fence and 8 foot conifer trees.
12. The proposed patio is limited to staff use and cannot be used as an outdoor dining space for customers.

PASSED by the City Council of the City of Blaine this 4th day of September, 2019.



Signed by

Tom Ryan
Tom Ryan, Mayor

Date

9-4-19

Attest by

Catherine Sorensen
Catherine Sorensen, CMC, City Clerk

Date

9-4-19



City of Blaine Staff Report

File Number: 2024-387

Agenda Date	Status
September 10, 2024	
In Control	File Type
Planning Commission	Report

Public Hearing - Sheila Sellman, City Planner

Agenda Item # 4.2

Case File No. 24-0054 // EB Blaine Development LLC

The applicant is requesting amendments to the City of Blaine Zoning Code Section 30.90 - 105th Avenue Redevelopment District (RD).

Background

Attachments
Schedule

Proposed Ordinance
Planning Commission: 09/10/24
City Council: 09/16/24 and 10/07/24

Staff report prepared by Sheila Sellman, City Planner.

The development team for the 105th Redevelopment Project is requesting ordinance amendments to the 105th Avenue Redevelopment District (RD) to reflect the current approved master plan.

In 2022, the City created a new zoning district based on a redevelopment plan adopted by the Council. In 2023, a master developer was selected for the 105th Redevelopment area. In July 2024 a master plan was approved along with a final plat in August 2024. The master plan resolution identified the following uses:

- Food Halls
- Hotel with or without water park
- Indoor recreation
- Medical office
- Multi-family (7-story apartments)
- Outdoor recreation
- Parking ramp
- Restaurants
- Shared parking/access

- Stadium

The approved list of uses are currently permitted or conditional in the RD District, with the exception of medical office, which is not currently allowed.

The proposed amendments include additions of permitted uses, reduction in conditional uses and some modifications to development standards based on the approved master plan. Some modifications for consistency within the ordinance. Below is a summary of the changes, with strikethrough for the language removed and underline for the proposed language. The full amendment is attached.

Changes in permitted uses:

- (h) Market or grocer under 5,000 square feet.
- (i) Multi-family residential.
 - (1) Multi-level multiple unit (apartments).
 - (2) Townhomes.
- (j) Professional office ~~not including medical or clinics~~ or clinic.
- (k) Restaurants.
 - (1) Class I.
 - (2) Class II under 20,000 ~~3,000~~ square feet without drive-thru.
 - (3) Food hall.
- (l) Hotel with or without banquet/convention space.
- (m) Indoor recreation, not including fitness uses.
- (n) Shared or off-site parking within the 105th Redevelopment Area.
- (o) Structured parking including parking ramps.

Changes in Conditional Uses include:

- ~~(b) Buildings over 50 feet in height~~
- ~~(d) Hotel with or without banquet/convention space~~ (moved to permitted)
- ~~(e)-(c) Indoor/~~Outdoor recreation, such as a driving range, sports field, axe throwing, pickleball, minigolf, bowling not including fitness uses. (moved Indoor recreation to permitted)
- ~~(j)-(h) Shared or off-site parking~~ Off-site parking outside of the 105th Redevelopment Area. (Moved shared or off site parking within the district to permitted)
- ~~(l) Structured parking including parking ramps~~ (moved to permitted)
- (l) Any signage not specifically permitted pursuant to Section 30.916 of the zoning code.

Changes in Residential Standards:

Building height is a minimum of two stories and a maximum of 150 feet in height. ~~There shall be no height limitations, provided all~~ All buildings ~~are~~ must be in compliance with Federal Aviation Administration regulations. ~~Any building over 50 feet requires a conditional use permit, with a maximum height of 150 feet~~

Shared parking.

- (1) One or more residential buildings may provide the required off-street parking facilities by joint use of one or more sites where the total number of spaces provided are less than the sum of the total required for each residential use should they provide them separately.
- (2) The following are required for shared parking.

(aa) The building or use for which off-street parking facilities will be provided by another building or use shall be located within 800 feet of such parking facilities.

(bb) There shall be demonstrated no substantial conflict in using shared facilities through a professional parking analysis.

(cc) Shared parking facilities shall record with the county an irrevocable covenant running with the land. A certified copy of the recorded agreement shall be provided to the zoning administrator prior to issuance of a building permit.

Changes in Commercial Standards:

Remove buildings over 50 feet require a conditional use permit and remove the max of 150 feet.

Remove conditional use permit language for shared parking.

Language for off site parking outside of the 105th Redevelopment area.

Recommendation

In Planning Case File No. 24-0054, it is recommended that the Planning Commission recommend approval of amendments to the City of Blaine Zoning Code Section 30.90 -105th Avenue Redevelopment District (RD) as outlined in the draft ordinance.

Attachment List

1. Proposed Ordinance

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are show in overstrike)

30.90 – 105th AVENUE REDEVELOPMENT DISTRICT (RD)

30.901 Definitions.

Professional office uses means those commercial activities that take place in office buildings, where goods are not produced, sold, or repaired. ~~does not include medical or clinics.~~

30.903 Development procedure.

- (a) All new buildings and additions require site plan approval through the planning commission and city council.
- (b) A development agreement is required as part of the development approval and shall address, at a minimum, approved site and building design criteria, approved sign locations and design criteria, construction phasing, parking, cash escrow and/or letter of credit for construction of on-site and off-site improvements generated by the development.
- (c) All buildings are subject to and must meet the design guidelines for the district.
- (d) The district shall be governed by and maintained through an ~~owner's~~ association or under the terms of a reciprocal easement and maintenance agreement or similar document which will provide maintenance on sidewalks, private streets, landscaping, snow removal, trash removal and parking for the district.

(Ord. No. 22-2506, 7-18-2022)

30.904 Permitted uses.

- (a) Art galleries and studios.
- (b) Bakery.
- (c) Candy or ice cream shops.
- (d) Coffee shop.
- (e) Delicatessen stores.
- (f) Entertainment - such as live music.
- (g) General retail.
- (h) Market or grocer under 5,000 square feet.
- (i) Multi-family residential.
 - (1) Multi-level multiple unit (apartments).

- (2) Townhomes.
- (j) Professional office ~~not including medical or clinics or clinic.~~
- (k) Restaurants.
 - (1) Class I.
 - (2) Class II under 20,000 ~~3,000~~ square feet without drive-thru.
 - (3) Food hall.
 - (l) Hotel with or without banquet/convention space.
 - (m) Indoor recreation, not including fitness uses.
 - (n) Shared or off-site parking within the 105 Redevelopment Area.
 - (o) Structured parking including parking ramps.

(Ord. No. 22-2506, 7-18-2022)

30.905 Conditional uses.

All land uses listed below shall be reviewed and approved pursuant to the conditional use permit procedures in Section 27.04 of the zoning code.

- (a) Brewer tap room as associated with and on the same site as a licensed brewery.
- (b) ~~Buildings over 50 feet in height.~~
- ~~(c) (b) Farmers market.~~
- ~~(d) Hotel with or without banquet/convention space.~~
- ~~(e) (c) — Outdoor recreation, such as a driving range, sports field, axe throwing, pickleball, minigolf, not including fitness uses. Indoor/outdoor recreation, such as driving range, sports field, axe throwing, bowling, not including fitness uses.~~
- (f) (d) Licensed cocktail room with and on the same site as a licensed distillery/micro distillery or winery.
- ~~(g) (e) More than one principal building on one lot.~~
- (h) (f) Outdoor seating/dining.
- (i) (g) Rooftop signage.
- ~~(j) (h) Shared or off-site parking. Off-site parking outside of the 105 Redevelopment Area.~~
- (k) (i) Spa as defined in this ordinance.
- ~~(l) Structured parking including parking ramps.~~
- ~~(m) (j) Taproom. (Ord. No. 22-2514, 12-19-2022)~~
- ~~(n) (k) Drive-thru located on south of 105th Avenue NE, limit to one per parcel.~~
- (l) Any signage not specifically permitted pursuant to Section 30.916 of the zoning code.

(Ord. No. 22-2506, 7-18-2022; Ord. No. 22-2514, 12-19-2022; Ord. No. 23-2527, 9-6-2023)

30.907 Residential standards.

- (b) Building height is a minimum of two stories and a maximum of 150 feet in height. ~~There shall be no height limitations, provided all~~ All buildings ~~are must be~~ in compliance with Federal Aviation Administration regulations. ~~Any building over 50 feet requires a conditional use permit, with a maximum height of 150 feet.~~

30.908 Residential parking.

- (a) Minimum spaces required: 1.5 spaces per unit for multi-unit building minimum of one underground. Townhouse two garage spaces per unit.
- (b) Parking areas shall have access to a public alley or street. Driveways shall be located to minimize interference with traffic movement. Parking will be reviewed as part of the site plan a parking analysis is required as part of the review.
 - (1) Surface parking.
 - (aa) Parking lots shall be located to the rear of the buildings, or side yards if a rear location is not feasible.
 - (bb) When parking areas abut the street, the sidewalk edge must be delineated with landscaping, architectural fencing (meeting design guidelines) or other decorative features.

(c) Shared parking.

- (1) One or more residential buildings may provide the required off-street parking facilities by joint use of one or more sites where the total number of spaces provided are less than the sum of the total required for each residential use should they provide them separately.
- (2) The following are required for shared parking.
 - aa) The building or use for which off-street parking facilities will be provided by another building or use shall be located within 800 feet of such parking facilities.
 - (bb) There shall be demonstrated no substantial conflict in using shared facilities through a professional parking analysis.
 - (cc) Shared parking facilities shall record with the county an irrevocable covenant running with the land. A certified copy of the recorded agreement shall be provided to the zoning administrator prior to issuance of a building permit.

(Ord. No. 22-2506, 7-18-2022)

30.910 Commercial standards.

- (b) *Building height.* All buildings shall be in compliance with Federal Aviation Administration regulations. ~~Any building over 50 feet, with a maximum height of 150 feet, requires a conditional use permit.~~

30.911 Commercial parking.

- (c) *Shared parking.*
 - (1) ~~A conditional use permit may be granted for~~ One or more businesses ~~to may~~ provide the required off-street parking facilities by joint use of one or more sites where the total number of spaces provided are less than the sum of the total required for each business should they provide them separately.
 - (2) ~~Conditions~~ The following are required for shared parking.
 - (aa) The building or use for which ~~application is being made to utilize~~ off-street parking facilities will be provided by another building or use shall be located within 800 feet of such parking facilities.
 - (bb) ~~The application shall demonstrate there is~~ There shall be demonstrated no substantial conflict in using shared facilities through a professional parking analysis.
 - (cc) Shared parking facilities shall record with the county an irrevocable covenant running with the land. A certified copy of the recorded agreement shall be provided to the zoning administrator prior to issuance of a building permit.
- (d) *Off-site parking.* Any ~~off-site parking~~ located outside of the 105 Redevelopment Area which is used to meet the requirements of this Section 30.911 below shall be a conditional use conditional use if the following conditions are met:
 - (1) Reasonable access from the off-site parking facilities to the use being served shall be provided.
 - (2) An agreement or lease shall be approved as part of the conditional use permit. The agreement/lease shall specify the total number and location of parking spaces under contract.
- (e) The off-street parking requirements shall be established by the zoning administrator based upon the characteristics and functional similarities between uses including, but not limited to: the size of building, type of use, number of employees, expected volume and turnover of customer traffic, and expected frequency and number of delivery or service vehicles. For structures containing multiple uses, each shall be calculated separately. The requirements may be revised upward or downward by the city council as part of an application for a conditional use permit based on verifiable information pertaining to parking.
 - (1) ~~Approved parking spaces must be located on the same lot as the principal use, unless shared parking or off-site parking is approved for the use.~~

30.915 District lighting.

Any lighting used to illuminate off-street parking and driving areas, signs, or structures shall, consist of downcast style fixtures with a concealed or shielded light source to prevent glare or spill to adjacent right-of-way or properties.

- (a) Pole-mounted lighting shall not have pole heights exceeding ~~20~~100 feet.
- (b) No light or combination of lights, including illuminated signs, that cast light upon a public street shall exceed one foot-candle meter reading as measured at the edge of roadway. No light or combination of lights that cast light upon a residentially zoned property shall exceed .4 foot-candle meter reading as measured at the residential property line. All measurements shall be made after dark at the property line or edge of roadway. The city may limit the hours of operation of outdoor lighting if it is deemed necessary by the city to reduce impacts on the surrounding neighborhood.
- (c) Light fixtures shall be consistent with design guidelines or receive express approval from the City Zoning Administrator.

(Ord. No. 22-2506, 7-18-2022)

30.916 District signage.

(j) *Prohibited signage.*

(12) All other signs not expressly permitted by this section or approved through site plan review.