



City of Blaine

Planning Commission

October 8, 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.** 2024-261 Approval of the September 10, 2024 Planning Commission Minutes.
Sponsors:

4. Public Hearing

- 4.1.** 2024-433 Case File No. 24-0058 // Walters Recycling & Refuse, Inc. // 10191 Xylite Street NE
The applicant is requesting a conditional use permit amendment to increase the annual capacity at a solid waste transfer and recycling facility in the Heavy Industrial (I-2) zoning district.
Sponsors: Shawn Kaye, Planner
- 4.2.** 2024-425 Case File No. 24-0057 // Lexington Crossings (HJ Development) // Southwest Corner Lexington Avenue and 125th Avenue NE
The applicant is requesting a comprehensive plan amendment to change from Planned Commercial (PC) to High Density Residential 2 (HDR2).
Sponsors: Sheila Sellman, City Planner
- 4.3.** 2024-316 Case File No. 24-0050 // EB Blaine Development LLC (Blaine Town Center Stadium) // 1985 105th Avenue NE
The applicant is requesting a conditional use permit for a multi-purpose

stadium, building over 50 feet in height, and lighting over 50 feet in height, in the 105th Redevelopment District (RD).

Sponsors: Sheila Sellman, City Planner

4.4. 2024-426

Case File No. 24-0059 // As-Suffah Islamic Center // 3629 95th Avenue NE
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), K-8 elementary school, and a daycare/pre-school in the Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

4.5. 2024-424

Case File No. 24-0056 // 4th Dimension Properties, LLC // 100 Northtown Drive

The applicant is requesting preliminary plat approval to divide one existing lot into two lots to be known as Northtown Revitalization Second Addition.

Sponsors: Elizabeth Showalter, Community Development Specialist

4.6. 2024-427

Case File No. 24-0060 // City of Blaine

The City is proposing annual revisions to the Blaine Zoning Ordinance.

Sponsors: Elizabeth Showalter, Community Development Specialist

5. Adjournment



City of Blaine

Planning Commission

September 10, 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, September 10, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Deonauth and Swanson.

Staff Present: Shawn Kaye, Planner
Shelia Sellman, City Planner

3. Approval of Minutes

3.1. 2024-260 Approval of the August 14, 2024 Planning Commission Minutes.
Sponsors:

Motion by Commissioner Homan to approve the minutes of August 14, 2024, as presented. Motion seconded by Commissioner Halpern. The motion passed 5-0.

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

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0053 was opened at 7:04PM.

John Maring, Next Level Athletes, thanked the commission for considering his request.

The public hearing was closed at 7:05PM.

Chair Goracke requested further information regarding Next Level Athletes.

Mr. Maring explained his training facility would focus on strength, agility and mobility for young athletes. He stated the core of his business would be to provide a facility for the community that provides beginner baseline information on health and fitness. He noted this was his first facility after working in the IT world.

Chair Goracke questioned how many people would be working at this facility.

Mr. Maring anticipated he would have one or two employees, besides himself and his wife.

Commissioner Halpern questioned if a certified athletic trainer would be onsite.

Mr. Maring reported this would be the case.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0053 based on the following conditions:

Case 24-0053:

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

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

Chair Goracke noted this would be on the agenda of the October 7, 2024 city council meeting.

- 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

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0054 was opened at 7:14PM.

Will O'Keefe, Bader Development, stated he was available to answer questions.

Chair Goracke commented on how the lighting height was moved from 20 feet to 100 feet. He asked if 100 foot lighting was allowed anywhere else in Blaine.

City Planner Sellman explained the NSC lights at the sports center are taller than 100 feet.

Commissioner Halpern asked if the 100 foot lighting was for a golf range or other amenity.

Mr. O'Keefe stated the request as a whole would align the district ordinance with what has been approved to date by the Council, which included a stadium and golf range.

Commissioner Olson reported she supported keeping the ordinance as is because the commission could then review future requests under the conditional use permit process.

City Planner Sellman explained the stadium and lighting over 50 feet are a conditional use currently. She indicated the proposed changes would clean up the language for the overall development.

Mr. O'Keefe stated the request was being made to align with what has already been approved by the city council.

Commissioner Olson expressed concern with if this ordinance amendment were approved, 100 foot lights would be allowed in the entire 105th Avenue Redevelopment District. She recommended this not move forward as it would set a precedent. She suggested lighting requests over 50 feet be considered on a case by case basis.

Commissioner Halpern stated he agreed with Commissioner Olson and recommended the lighting language remain as is. He did not support opening the city up for increased lighting height throughout the entire redevelopment district.

Mr. O'Keefe commented he heard what the commission was saying, but noted at the same time, if he were to bring a use forward that was not on the permitted list, he could not do it or a CUP would be required.

Commissioner Olson stated because this development was new and applications would be brought to the city, she supported each application being fully reviewed by the planning commission and city council versus having the uses permitted.

Chair Goracke asked if this ordinance were passed, would the city lose its management control over 100 foot lights.

City Planner Sellman explained at this time, light height was limited to 20 feet and if the proposed language were approved, any project within the redevelopment district could have 100 foot lights.

Commissioner Olson indicated she appreciated many of the language changes within the ordinance but noted she did not support the language changes regarding building height, lighting height or parking structures. She recommended these items remain conditional uses so each request could be considered and discussed by the planning commission and city council.

Mark Berger, owner of Mark's Welding, expressed concern that Blaine could have three 100 foot parking structures and 100 foot lights throughout the district. He recommended the city keep control over these issues.

The public hearing was closed at 7:28PM.

Mr. O'Keefe commented there are uses that have been approved by the city council and he stated he was simply trying to align city code with what has already been approved. He explained if the lighting and building height language were removed from the ordinance it would be a hurdle for him when he speaks to lenders.

Chair Goracke asked if the ordinance should be approved as is, with a recommendation for the city council to remove the lighting language, or should the planning commission remove the lighting language.

City Planner Sellman recommended the planning commission make a recommendation with the language change to the ordinance.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0054 recommending approval of amendments to the City of Blaine Zoning Code Section 30.90 -105th Avenue Redevelopment District (RD) as outlined in the draft ordinance, requiring parking structures to be a conditional use, that buildings over 50 feet be a conditional use, and that lighting height remain at 20 feet and anything over 20 feet be a conditional use. Motion seconded by Commissioner Gorzycki. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the September 16, 2024 city council meeting.

5. Adjournment

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

Adjournment time was 7:33PM.



City of Blaine Staff Report

File Number: 2024-433

Agenda Date	Status
October 8, 2024	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.1

Case File No. 24-0058 // Walters Recycling & Refuse, Inc. // 10191 Xylite Street NE

The applicant is requesting a conditional use permit amendment to increase the annual capacity at a solid waste transfer and recycling facility in the Heavy Industrial (I-2) zoning district.

Background

Zoning	Heavy Industrial (I-2)
Land Use	Heavy Industrial (HI)
Area	7.19 Acres
Applicable Regulations	Sections 27.04 and 31.20 of the Zoning Ordinance and Section 62 Article IV
Attachments	Zoning and Location Map Site Survey (Existing Conditions) Site Plan Building Elevation Landscape Plan Narrative Resolution 12-100 Resolution 18-35 Resolution 22-096 Neighborhood Meeting Summary Public Comments
Schedule	Planning Commission: 10/08/24 City Council: 11/04/24

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

Executive Summary

The applicant is requesting a Conditional Use Permit (CUP) amendment to increase the annual volume

of the solid waste transfer and recycling facility from 140,000 tons of solid waste material per year to not more than 340,000 tons of solid waste, organic food scrap bags, construction and demolition debris at their existing solid waste transfer and recycling facility.

Surrounding Zoning and land uses

The property to the east of the subject site is zoned I-2A (Heavy Industrial). The parcel to the west is zoned I-2 (Heavy Industrial) and the building/site to the north known as Sanctuary Business Center is zoned I-1 (Light Industrial).

Existing Conditions

The subject parcel has an existing transfer station building, outside storage of residential carts, commercial containers, and trailers for the carts. The front of the site has a berm with conifer trees and additional plantings on all sides. The parking lot is paved.

History

In 2001, a CUP was approved to allow outside storage and a waste transfer facility.

A CUP was approved in 2012 to store dumpster containers outside and for the construction and operation of a new solid waste transfer and recycling facility, with an annual capacity of not more than 99,000 tons of material per year.

A CUP amendment was approved in 2018 to increase the annual capacity at the solid waste transfer and recycling facility from 99,000 tons of solid waste material per year to not more than 140,000 tons of solid waste, construction, and demolition debris.

In 2022, a CUP amendment was approved for two or more buildings on one lot, truck wash, and the outside storage of residential carts, commercial containers and roll-off boxes. The applicant has stated that with the proposed addition they will no longer be constructing the freestanding building for the truck wash that received approval in 2022.

Planning Analysis

Site Plan

The proposed building expansion would increase the building's footprint from about 12,000 square feet to about 34,000 square feet.

The overall purpose of the facility expansion is to receive and sort organic materials out of the municipal solid waste stream. The organic material is already in the waste stream and comprises approximately 20-25% of the existing volume by weight. Ramsey and Washington Counties have implemented an organic food scrap collection program under which Food Scrap Bags (FSBs) are used by residents to separate their organic food scraps from their other Municipal Solid Waste (MSW). These FSBs are then placed by residents in the same collection cart as their MSW which is then collected by waste haulers and delivered to the Recycling and Energy (R&E) Center or one of two partnering transfer stations.

Walters has been selected as one of the two partnering transfer stations and will be servicing the northern section of the metro area. Therefore, an addition to their existing transfer station will be used to receive and sort the FSB's using artificial intelligence-driven robots to pick the bags out of the waste

stream. They propose deploying the same system being used in the Newport, MN facility. R&E is currently working with a potential partner to service the central section of the metro area, while the R&E Center in Newport will serve as the southern facility.

This project also allows licensed waste hauling partners who provide organics collection service to efficiently collect organics materials without the need to put additional trucks and carts on the street. Over time, this will result in a substantial reduction in greenhouse gas emissions verses the alternative method of collection which requires additional trucks and carts.

The applicant estimates their system will enable approximately 13,000 tons of organic materials to be diverted from landfills and incineration annually upon program maturity for Ramsey and Washington counties. Once expanded to Anoka County, they estimate this volume of diverted materials could double to close to 25,000 tons annually. They believe this will be a substantial driver in closing the gap to reach the state mandate of getting to a 75% recycling rate by 2030, and a huge win for the environment and residents of Blaine and the north metro.

The facility estimates processing approximately 315,000 total tons of waste material annually at the expanded facility at maturity.

There have been occasional odor complaints about the existing facility. The applicant has proposed to address any future odor incidents with the following:

- Their studies have shown the preponderance of issues that have arisen with wet yard waste during the July–August “grass-cutting” season when there is heavy rain combined with heat and humidity. Over time, they expect the volume of yard waste transferred will decrease as more MSW is brought in for FSB sorting.
- Organic material is already included in the MSW waste stream moving through the facility. The positive benefit of sorting out non-permeable bags containing organics that may have otherwise been loose in the stream. Much of the organic material will be more contained than it is today, helping to control any odors from escaping the facility.
- They have proactively engaged a 3rd party firm with expertise in odor management to review practices and make any recommendations on how to improve. They are following best practices and are acting on some of the immediate recommendations, which should further help mitigate any occasional odor from escaping the property. A couple of actions they have already or plan on taking based on the 3rd party firm recommendations:
 1. They purchased a granulated odor neutralization product for use in areas where minor amounts of liquids that may cause odors are present. They recently started using it, and are testing to see if there are improvements.
 2. Potentially investing in roof-mounted high plume fans to both replace the existing side wall fans but also to install in the proposed building. These systems are designed for industrial applications by discharging large volumes of air up and away from a building. Exhausted air will be neutralized with the same product used in our overall system and naturally diluted in the atmosphere and carried away by air currents. They stick up about 8–10 feet from the roof. The Ramsey/Washington Recycling and Energy facility in Newport installed these and are pleased with the results.

Hours of operation will be from 6AM to 10PM. The evening hours will be limited to running the sorting equipment to separate FSB's, as well as routine maintenance on the system. Inbound truck traffic after 6PM is not anticipated on site. The expansion and corresponding sorting system will require the addition of 3 incremental employees once complete.

Below is a short summary of the **current** operations that helps clarify the volume of operations at this facility:

- Limited in annual volume to not more than 140,000 tons
- Average receipt of 480 tons per day
- Average of 200 vehicles entering per day (refuse collection vehicles, transfer trailers, private citizens, and employees; 35% are public drop-off customers).

Below is a short summary of the **proposed** operations that helps clarify the volume of operations expected at this facility:

- Limited annual volume to not more than 340,000 tons
- Average receipt of 1300 tons per day
- Average of 205 vehicles entering per day (refuse collection vehicles, transfer trailers, private citizens, and employees). As the FSB program grows, they will likely need to scale back the public drop, greatly minimizing that traffic and replacing it with trucks.

Parking

The site will have 11 parking stalls striped for employees on the site. The site has an additional hard surfaced area for 6 parking stalls located adjacent to the building if additional parking is needed.

Setbacks

The proposed addition will meet the setbacks required in Section 62 of the Code of Ordinances:

Transfer station building setbacks

- (1) Front yard: 150 feet
- (2) Side yard: 100 feet
- (3) Rear yard: 100 feet

The site will not change or add any hard surfaces, therefore the parking setbacks meet requirements.

Architecture

The proposed building elevations for the addition are proposed to be the same materials as the existing building. The materials are poured concrete walls and a textured metal wall painted to match the existing building.

Landscaping

A landscape plan has been provided that meets zoning ordinance requirements as the site was brought up to standards in 2022 with the proposed truck wash and repair building. The existing landscaping on the south side of the site includes an existing 8-10-foot berm with conifers planted. The applicant is

proposing to add 6 trees on the west side of the proposed addition.

Neighborhood Meeting

As required by the adopted neighborhood meeting policy, the developer held a neighborhood meeting on October 1, 2024, at Blaine City Hall. There were 8 addresses represented with 11 residents attending. None of the surrounding businesses attended. A summary of the meeting is attached for review.

Engineering Analysis

Grading/Storm Drainage

Given the work that was completed on-site in 2023, 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 that are already on-site. 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 submission was made to Coon Creek Watershed District to verify that the proposed changes to the site plan are still accounted for within the existing storm drainage system on-site.

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.

Transportation/Traffic

The proposed development will result in some increase in truck traffic with a reduction in automotive traffic, as explained in the current and proposed operations narrative. The truck traffic entering the site is limited to using Xylite Street from the south to its intersection with Radisson Road/101st Avenue NE. The additional truck traffic will not be an impediment to the local roadway system.

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.

Resource recovery/solid waste transfer facilities may be permitted only as a conditional use within the heavy industrial (I-2) zoning district, and shall be subject to all appropriate provisions of this article. Yard

waste dropoff facilities shall not be considered a resource recovery/solid waste transfer station facility as regulated by this article. The council shall consider and make findings with respect to the following criteria:

1. The proposed resource recovery/solid waste transfer facility is developed and operated in accordance with all applicable local, state and federal laws, rules and regulations regarding, but not limited to, groundwater pollution, water quality, air pollution, noise, odors, or vibration;
 - The applicant will be required to obtain an MPCA (Metropolitan Pollution Control Agency) permit to ensure that all rules and regulations are followed.
2. The proposed resource recovery/solid waste transfer buildings and/or uses shall be located no closer than 50 feet of any state department of natural resources designated wetland or body of water and be designed and operated according to the applicable rules and regulations of the state department of natural resources;
 - A building permit will be required for the building addition and will need to meet all setback requirements.
3. The proposed resource recovery/solid waste transfer buildings shall be located no lower than two feet above the HUD 100-year floodplain as determined by the FEMA west of T.H. 65 and by the city engineer east of T.H. 65;
 - A building permit will be required for the building addition and will need to meet the 100-year floodplain standards.
4. Sufficient safeguards against spills, fires, and explosions are established to protect the public health, safety and welfare to the greatest extent reasonably possible utilizing Uniform Building Code, Uniform Fire Code, and Federal Hazardous Waste regulations as standards, if otherwise applicable to the proposed use;
 - A building permit will be required for the building addition and will need to meet all building and fire codes.
5. The proposed site for resource recovery/solid waste transfer facilities shall be developed in such a way so as to provide for opaque screening and landscaping to minimize the negative visual impacts from such a facility on any adjacent property;
 - The visual impact from 101st Avenue is minimized by an 8-10 foot berm with large conifers. The surrounding sites are zoned industrial with outside storage to the west and east.
6. The proposal is consistent with all applicable codes and regulations of the city Code;
 - The site is consistent with all applicable codes and regulations.
7. The proposal shall be consistent with the city adopted comprehensive plan;
 - The use is consistent with the Heavy Industrial (HI) land use, with small to large scale industry with a need for outdoor uses and related services. Chapter 2 of the Comprehensive Plan identifies natural resources and sustainability goals. Goals number 4 and 7 state: Become a more sustainable city by continuing to focus on programs and policies that advance environmental enhancement and Incorporate climate change resiliency into city planning and decision-making. The proposed addition is required to operate a system that will result in a substantial reduction in greenhouse gas emissions vs. the alternative method of collection which requires additional trucks and carts.
8. The proposed site for resource recovery/solid waste transfer facilities be developed in such a way so as to provide for adequate off-site access defined as a minimum of a two-lane, nine-ton roadway with turning lanes;

- A building permit will be required for the building addition at which time the site plan will be reviewed to ensure that the site provides adequate access.
9. The proposed site shall be reviewed using section 27.04(a) of the city zoning ordinance.

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The addition to the existing transfer station will not create an excessive burden. The truck traffic entering the site is limited to using Xylite Street from the south to its intersection with Radisson Road/101st Avenue NE. The additional truck traffic will not be an impediment to the local roadway system.
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 intent of the I-2 District is to provide for the development of heavy industrial uses ranging from small to large scale industry with a need for outdoor uses and storage and related services. The use meets this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The visual impact from 101st Avenue is minimized by an 8-10 foot berm with large conifers. The surrounding sites are zoned industrial with outside storage to the west and east.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The use meets the purpose of the I-2 district. This I-2 district's 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 storage and related services.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is consistent with the Heavy Industrial land use, with small to large scale industry with a need for outdoor uses and related services. Chapter 2 of the Comprehensive Plan identifies natural resources and sustainability goals. Goals number 4 and 7 state: Become a more sustainable city by continuing to focus on programs and policies that advance environmental enhancement and Incorporate climate change resiliency into city planning and decision making. The proposed addition is required to operate a system that will result in a substantial reduction in greenhouse gas emissions vs. the alternative method of collection which requires additional trucks and carts. The use is not in conflict with the comprehensive plan.
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.

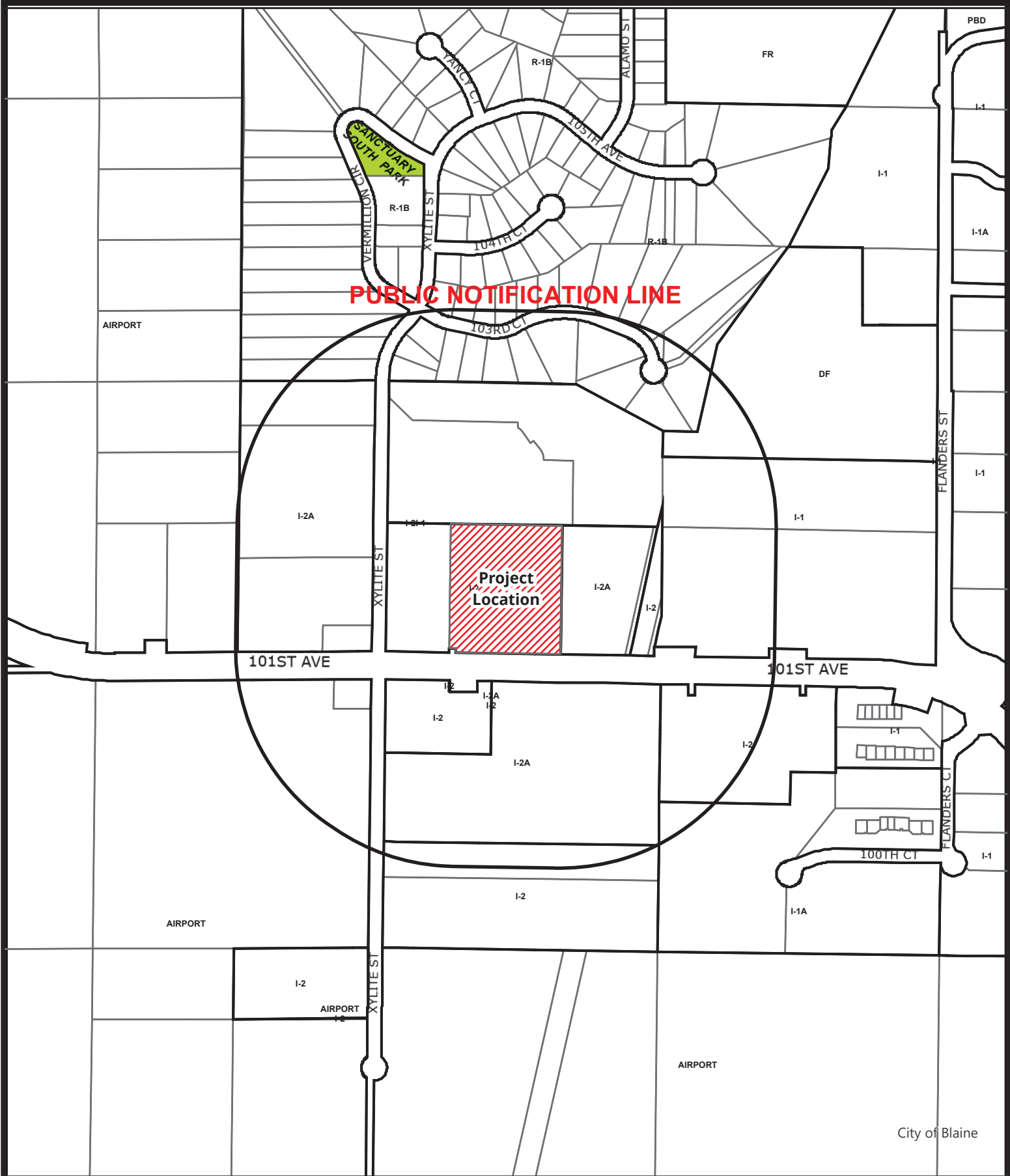
Recommendation

In Planning Case File No. 24-0058, it is recommended that the Planning Commission recommend approval of a conditional use permit amendment to increase the annual capacity at a solid waste transfer and recycling facility from 140,000 tons of solid waste material per year to not more than 340,000 tons of solid waste, organic food scrap bags, construction and demolition debris in the Heavy Industrial (I-2) zoning district with the following conditions:

1. Applicant to provide the City with a copy of any written comments regarding site or operational issues received from any other regulatory agencies within five business days of receipt.
2. The applicant shall be responsible for litter control and clean-up along roadways leading to the transfer facility site including Xylite Street, 101st Avenue, and County State Aid Highway 52 from I35W to 105th Avenue.
3. The solid waste transfer facility shall be operated in accordance with the attached narrative and as further limited and regulated by MPCA permitting.
4. Truck traffic site access is limited to using Xylite Street south to its intersection with Radisson Road/101st Avenue.
5. This amendment is in addition to and does not replace Resolution No.12-100.
6. Resolution 18-35 becomes null and void with the adoption of this Conditional Use Permit (CUP).

Attachment List

1. Attachments
2. Public Comments

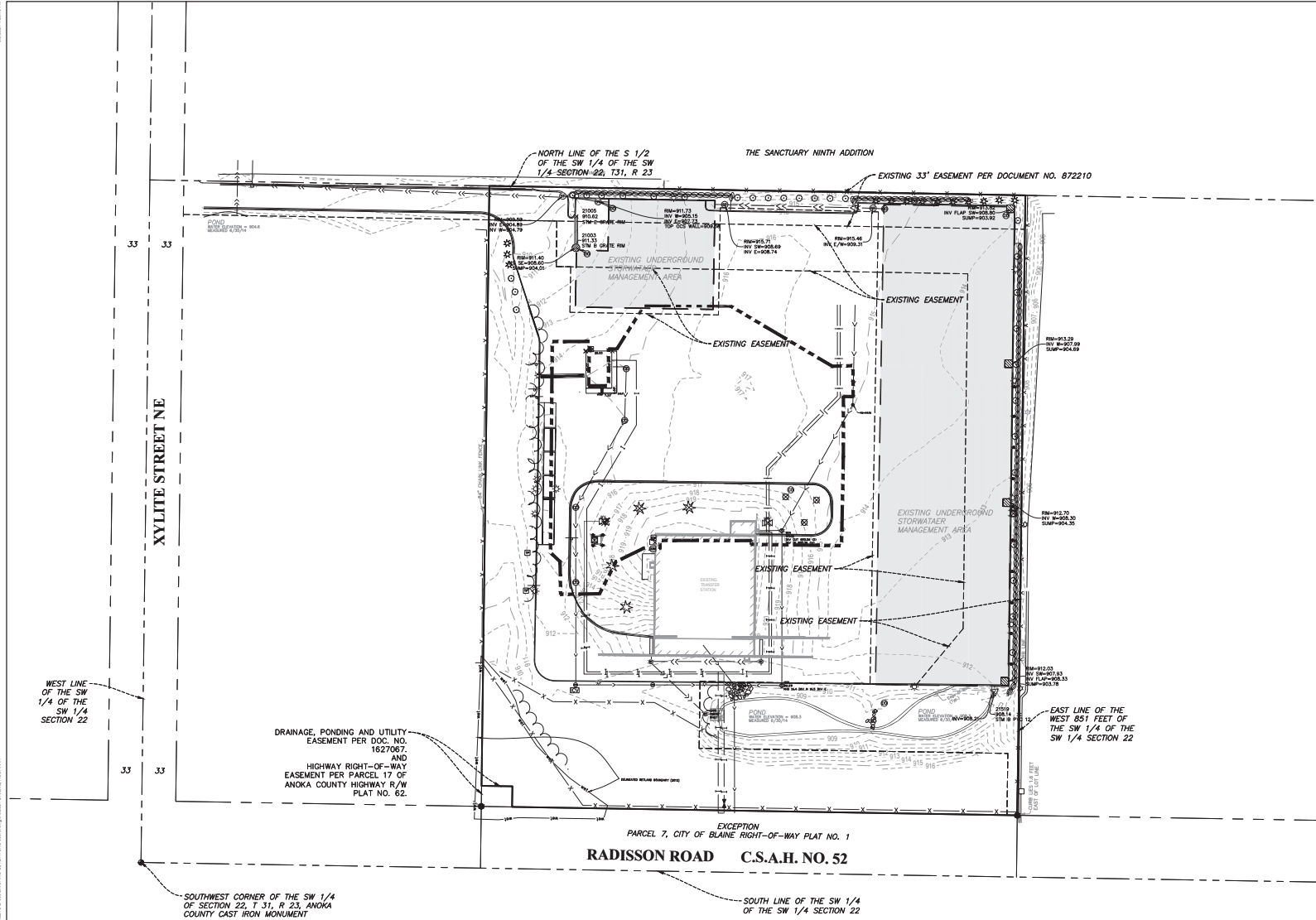


BlaineMN.gov

Case File No. 24-0058 Walters Transfer Station Expansion

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





GRAPHIC SCALE
0 50 100
(IN FEET)
1 inch = 50 ft

LEGEND

- PROPERTY BOUNDARY
- - - QUARTER/EIGHTH SECTION LINE
- - - RIGHT OF WAY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING FENCE LINE
- - - EXISTING RETAINING WALL LINE
- - - EXISTING STORM SEWER
- - - EXISTING SANITARY SEWER
- - - EXISTING WATERMAIN
- - - EXISTING MINOR CONTOUR
- - - EXISTING MAJOR CONTOUR
- - - EXISTING WETLAND BOUNDARY
- - - EXISTING CONCRETE SURFACE
- - - EXISTING UNDERGROUND STORMWATER FOOTPRINT
- - - EXISTING IRRIGATION CONTROL VALVE
- - - EXISTING EDGE OF PAVEMENT
- - - EXISTING CURB AND GUTTER
- - - EXISTING TREELINE
- - - EXISTING SANITARY MANHOLE
- - - EXISTING CLEANOUT
- - - EXISTING STORM SEWER MANHOLE
- - - EXISTING STORM SEWER INLET
- - - EXISTING HYDRANT
- - - EXISTING WATER VALVE
- - - EXISTING TREE

733 MARQUETTE AVENUE
SUITE 1000
MINNEAPOLIS, MN 55402
PHONE: 612-712-2000
WWW.STANTEC.COM

OWNER:

**WALTERS
RECYCLING AND
REFUSE, INC.**

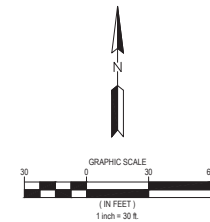
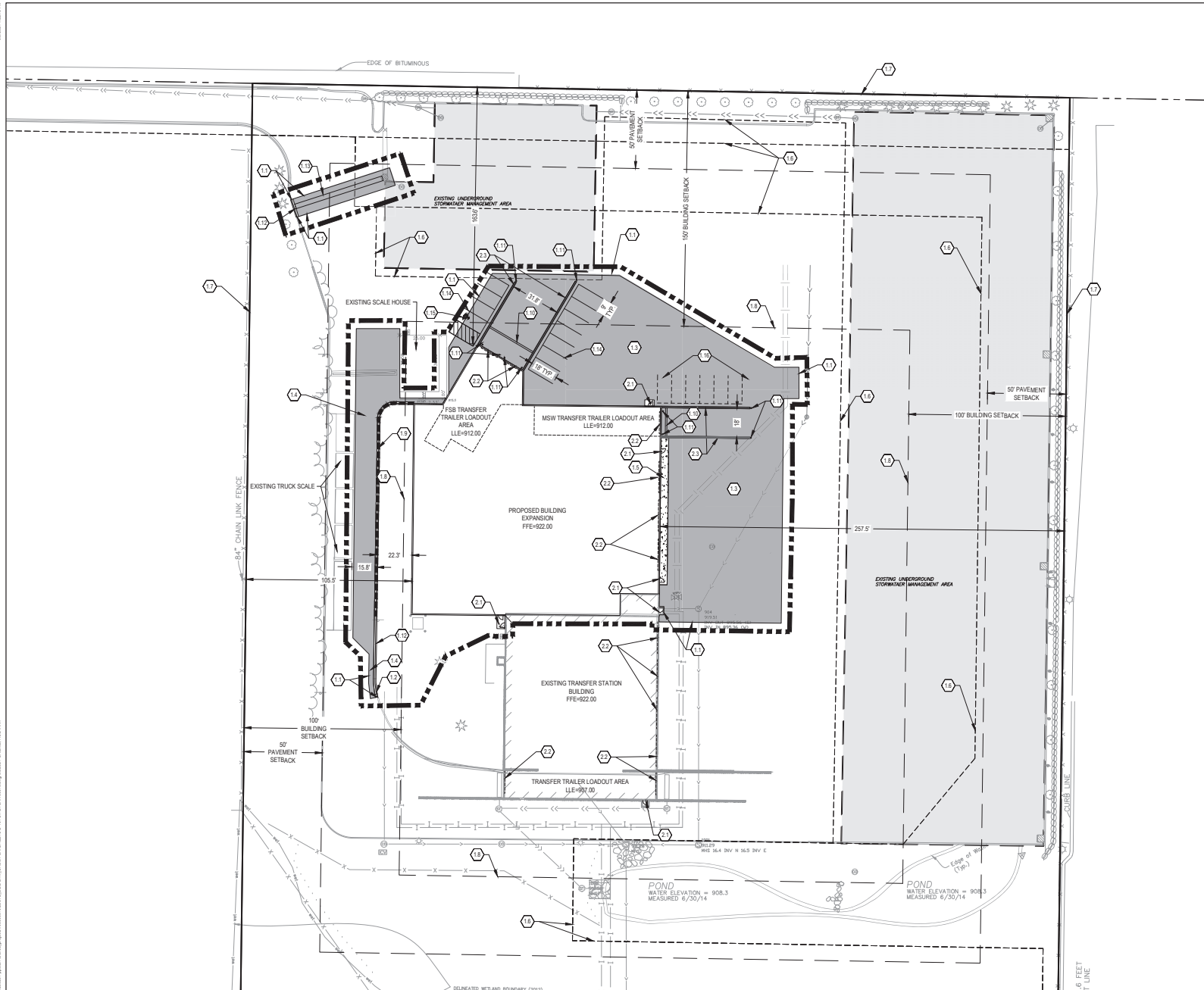
PROJECT TITLE:
TRANSFER STATION EXPANSION

10191 XYLITE ST NE BLAINE, MN

ISSUE NO.	DESCRIPTION	DATE
A	WATERSHED SUBMITTAL	09/20/24
B	BLAINE CUP SUBMITTAL	09/20/24

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

PROJECT NO.: 193806970
 DWN BY: THR CHKD BY: RAG APPD BY: RAG
 ISSUE DATE: 09/06/2024
 SHEET TITLE: EXISTING CONDITIONS
 SHEET NO.: C-001



LEGEND

- PROPERTY BOUNDARY
- SETBACK LINE
- RIGHT OF WAY LINE
- QUARTER/8TH SECTION LINE
- EXISTING EASEMENT LINE
- CURB AND GUTTER
- CURB AND GUTTER - TIP OUT
- HEAVY DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- RETAINING WALL
- CONSTRUCTION LIMITS
- UNDERGROUND STORMWATER MANAGEMENT AREA

NOTES

1. SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. DESIGN BY OTHER ITEMS SHOWN FOR REFERENCE ONLY. EXACT LOCATION, DETAIL AND DESIGN BY OTHERS. COORDINATE WITH PROJECT PARTNERS TO OBTAIN RELATED CONSTRUCTION DOCUMENTS/DRAWINGS.

KEYNOTES

1. STANTEC CIVIL DESIGN ITEMS
- 1.1. MATCH EXISTING (TYP)
- 1.2. 2' CURB TRANSITION - EXISTING TO PROPOSED
- 1.3. HEAVY DUTY BITUMINOUS PAVEMENT - SEE DETAIL 9/C-801
- 1.4. PATCH BITUMINOUS PAVEMENT - MATCH EXISTING SECTION
- 1.5. HEAVY DUTY CONCRETE PAVEMENT - SEE DETAIL 9/C-801
- 1.6. EXISTING EASEMENT LINE
- 1.7. EXISTING PROPERTY LINE
- 1.8. BUILDING SETBACK LINE
- 1.9. 8612 TIP OUT CURB AND GUTTER - SEE DETAIL 9/C-801
- 1.10. TRENCH DRAIN - SEE SHEET 03-C02 FOR DETAILS
- 1.11. BOLLARD - SEE DETAIL 10/C-801
- 1.12. 8612 CURB AND GUTTER - SEE DETAIL 9/C-801
- 1.13. SPEED BUMP
- 1.14. 4" WIDE WHITE PAINT STRIPE
- 1.15. HANDICAP PARKING STALL W/ ACCESS AISLE
- 1.16. PROOF OF PARKING
2. DESIGNED BY OTHERS - SEE NOTE 3 THIS SHEET
- 2.1. DOOR LOCATION WITH STOOP - SEE ARCH/STRUC. PLANS
- 2.2. OVERHEAD DOOR LOCATION - SEE ARCH/STRUC. PLANS
- 2.3. RETAINING WALL - SEE ARCH/STRUC. PLANS



733 MARQUETTE AVENUE
SUITE 1000
MINNEAPOLIS, MN 55402
PHONE: 612-712-2000
WWW.STANTEC.COM

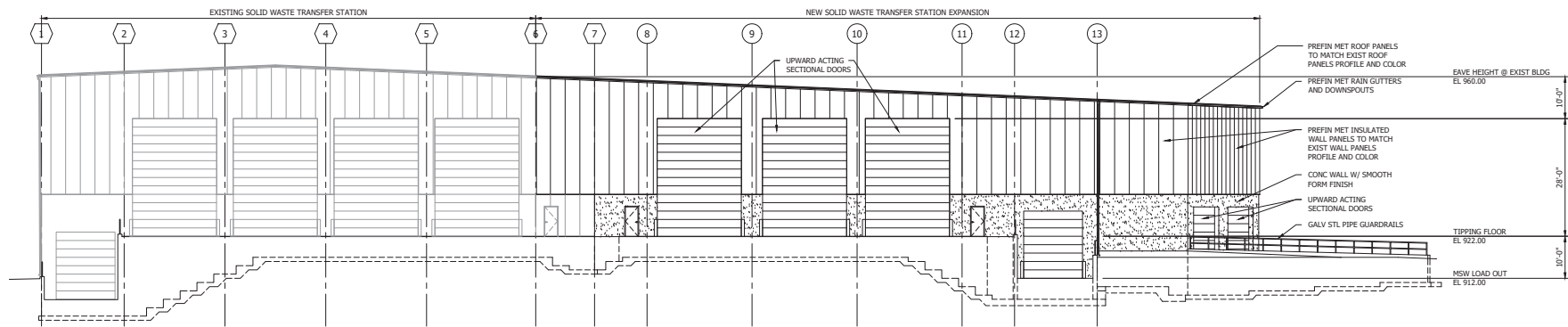


WALTERS
RECYCLING AND
REFUSE, INC.

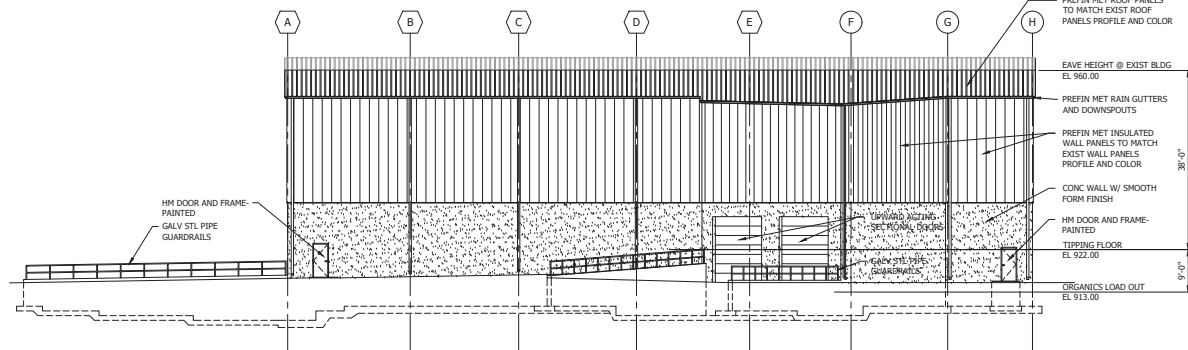
TRANSFER STATION EXPANSION

10191 XYLITE ST NE BLAINE, MN

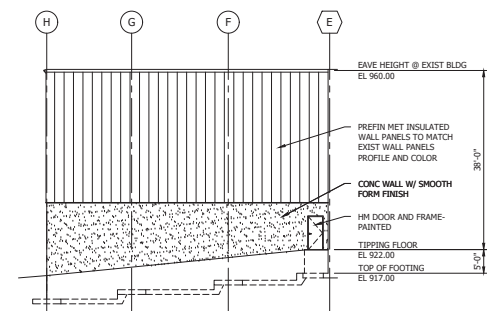
PROJECT TITLE		PROJECT NO.	
ISSUE NO.	DESCRIPTION	DATE	DATE
A	WATERSHED SUBMITTAL	09/06/2024	
B	BLAINE CUP SUBMITTAL		
CERTIFICATION:		PROJECT NO. 193806970	
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.		DWN BY: THR	
		CHKD BY: RAG	
		APPD BY:	
		ISSUE DATE: 09/06/2024	
		ISSUE NO. B	
		SHEET TITLE: ENLARGED SITE PLAN	
		SHEET NO. C-102	



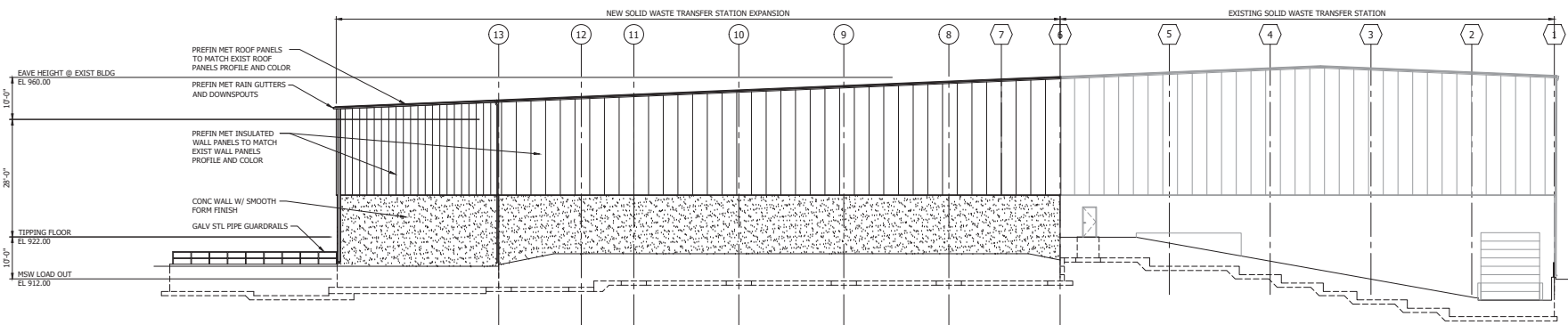
1 EAST ELEVATION



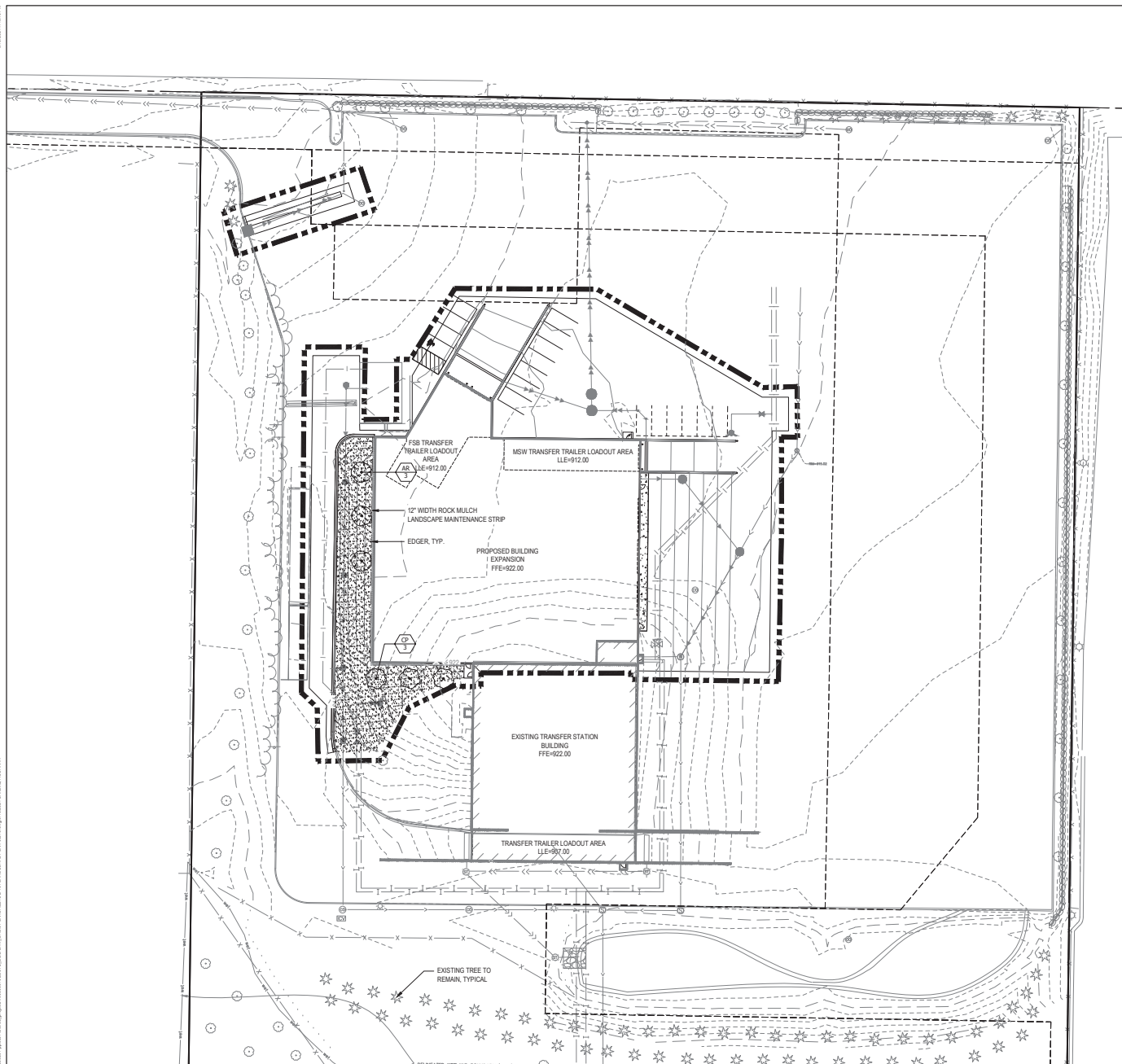
2 NORTH ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION



PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CA</u>
<u>UNDERSTORY TREE</u>						
	AR	3	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	B&B	2"
	CP	3	CELTIS OCCIDENTALIS 'JFS-KSU'	PRAIRIE SENTINEL® HACKBERRY	B&B	2"

Bldg Area (SF)	34952
Lot Perimeter (LF)	2248

Code Requirements for trees/landscaping						
	Bldg Area		Lot Perimeter		Greater of 2 Req'd Qty	15%+/-2 Reduction Final Qty Req'd
	Requirement	Qty	Requirement	Qty		
Dec. Overstory Trees	2000	17.5	100	22.5	22.5	
Coniferous Trees	2000	17.5	200	11.2	17.5	
Understory Shrub	300	116.5	30	74.9	116.5	1
Ornamental Tree	2000	17.5	200	11.2	17.5	

Existing Vegetation on-site (approx.)		
	Qty	
Deciduous Overstory	41	(assumes 3 trees removed in 2025 expansion)
Coniferous Tree	63	(assumes 2 trees removed in 2025 expansion)
Ornamental Tree	13	
Understory Shrub	21	

Proposed Vegetation	
	Qty
Deciduous Overstory	0
Coniferous	0
Ornamental Tree	6
Shrubs	0

Existing & Proposed Veg. Vs. Requirement	
	Qty
Deciduous Overstory	+21
Coniferous	+48
Ornamental Tree	+5
Understory Shrub	-79

CIANER



WALTERS
RECYCLING AND
REFUSE, INC.

TRANSFER STATION EXPANSION

10191 XYLITE ST NE BLAINE, MN

PROJECT TITLE:

DATE: 05/10/2024

CERTIFICATION:

I HEREBY CERTIFY THAT THE FOLLOWING SPECIFICATION, OR REPORT PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A FULLY LICENSED LANDSCAPE ARCHITECT UNDER THE BOARD OF THE STATE OF MINNESOTA

MARK FOR FILE:

License No.: 56551

Exp: 06/30/2024

PROJECT NO: 19380697

DRAWN BY: JMSF **CHKD BY:** JMSF **ASST BY:** JMSF

ISSUE DATE: 09/06/2024

ISSUE NO: B

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO:

PROJECT TITLE:

ISSUE NO:

DATE:

DESCRIPTION:

WATERING SUBMITTAL
BLANK CLIP SUBMITTAL



2830 101st Ave NE - Blaine, MN 55449 - (763) 780-8464 - waltersrecycling.com

September 6, 2024

Shawn Kaye
City of Blaine – Planning Department

Reference: Walters Recycling & Refuse – Transfer Station Expansion Project Narrative

Walters Recycling & Refuse (Walters) is proposing to expand our existing transfer station facility located at 10191 Xylite Street NE in Blaine. The proposed building expansion would increase the building footprint from about 12,000 square feet to about 34,000 square feet and would be located entirely within the existing 7.19-acre transfer station property (PID #22-31-23-33-0011). In addition to the building expansion, the proposed project also includes sanitary sewer and storm sewer improvements, water and sewer service relocations, pavement reconstruction, and landscaping. Based on the existing and proposed use of the site, a CUP amendment application is required. This narrative is provided per City requirements to accompany the CUP amendment application and highlight key aspects of the project.

The overall purpose of the facility expansion is to receive and sort organics materials out of the municipal solid waste stream. It's important to note that this organics material is already in the waste stream and comprises approximately 20-25% of the existing volume by weight. Ramsey and Washington Counties have implemented an organic food scrap collection program under which food scrap bags (FSBs) are used by residents of the counties to separate their organic food scraps from their other municipal solid waste (MSW). These FSBs are then placed by residents in the same collection cart as their MSW which is then collected by waste haulers and delivered to the Recycling and Energy (R&E) Center or one of two partnering transfer stations. Walters has been selected as one of the two partnering transfer stations and will be servicing the northern section of the counties. We are proposing to build an addition to our existing transfer station that will be used to receive and sort the FSB's using artificial intelligence driven robots to pick the bags out of the waste stream. We will be deploying the same system now installed and being used by R&E in their Newport, MN facility. R&E is currently working with a potential partner to service the Central section of the counties, while the R&E Center in Newport will serve as the Southern facility.

In addition, we are planning to expand the transfer station more than needed to meet the R&E contract requirements for two reasons:

- 1) Given the State mandate of hitting a 75% recycling rate by 2030 and corresponding push for diverting organics, we believe cities in Anoka County will soon be ready to commit in a bigger way than simply requiring that organics collection drop off centers be available to residents. We believe we will be positioned well to leverage our facility to add additional sorting capacity to scale the FSB program much deeper in the north metro.
- 2) FSB sorting is the ideal model for residential purposes. However, given the size of most commercial customers' volume, using traditional organics carts or containers will most likely still be the model for collection. Outside of the HERC Brooklyn Park transfer station, which is focused exclusively on Hennepin County waste, there is no transfer capacity in the north metro focused on organics. We believe that by adding additional tip floor and throughput capacity, we will be well positioned to be the north



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metro transfer station that can scale up for all haulers to efficiently transfer their commercial organics loads. This is a need today in the north metro but as demand grows over the upcoming years it will become a critical bottleneck in the organics supply chain. We believe we will be well positioned to help provide this needed capacity.

This project also allows licensed waste hauling partners who provide organics collection service to efficiently collect organics materials without the need to put additional trucks and carts on the street. Over time this will result in a substantial reduction in greenhouse gas emissions vs. the alternative method of collection which requires additional trucks and carts.

We estimate that our system will enable approximately 13,000 tons of organics materials to be diverted from landfills and incineration annually upon program maturity for Ramsey and Washington Counties alone. Once expanded to Anoka County we estimate this volume of diverted materials could double to close to 25,000 tons annually. This will be a substantial driver in closing the gap to reach the State mandate of getting to a 75% recycling rate by 2030 and a huge win for the environment and residents of Blaine and the North Metro.

We are estimating processing approximately 315,000 total tons of waste material annually at the expanded facility at maturation. Please reference the Transportation Plan narrative included with this CUP amendment application for more information on waste processing and facility operations.

There have been occasional odor complaints about the existing facility, primarily from one resident on 103rd Ct to the north of the facility. We take this issue very seriously and have always endeavored to be a good neighbor. We realize that this expansion could be a cause for concern and believe we are being proactive to address any future incidents:

- Our studies have shown the preponderance of issues have arisen with wet yard waste during the July-August “grass-cutting” season when there have been heavy rains combined with heat and humidity. Over time, we expect our volume of yard waste transferred will decrease as more MSW is brought in for FSB sorting.
- Organic material is already included in the MSW waste stream moving through the facility. The positive benefit of what we will be doing is sorting out non-permeable bags containing organics that may have otherwise been loose in the stream. Much of the organic material will be more contained than it is today, helping to control any odors from escaping the facility.
- We have proactively engaged a 3rd party firm with expertise in odor management to review our practices and make any recommendations on how we can improve. The report from Foth Engineering is included in the packet for review. You will see we are following best practices and are acting on some of their immediate recommendations, which should further help mitigate any occasional odor from escaping the property.

Our hours of operation will be from 6:00am to 10:00pm. The evening hours will be limited to running the sorting equipment to separate FSB's inside the building that have been dropped off that day, as well as routine maintenance on the system. We don't anticipate any inbound truck traffic after 6:00pm. The expansion and corresponding sortation system will require the addition of 3 incremental employees once complete.



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We were previously approved for a plan to build a container maintenance and office building on the north side of the property. Given the importance of this new FSB initiative, our plans for building the maintenance building have been cancelled and we will look at another site for that purpose.

If there are any questions about the information presented in this narrative, please contact Mike Moroz:

Mike Moroz – President/CEO

Walters Refuse & Recycling, Inc.

763-780-8464

mikem@waltersrecycling.com



2830 101st Ave NE - Blaine, MN 55449 - (763) 780-8464 - waltersrecycling.com

September 6, 2024

Shawn Kaye
City of Blaine – Planning Department

Reference: Walters Recycling & Refuse – Transfer Station Expansion Transportation Plan

This transportation plan narrative is provided for the proposed Walters Recycling & Refuse (Walters) transfer station expansion project, located at 10191 Xylite Street NE in Blaine, to accompany the CUP amendment application as required by the City. This narrative details proposed operation of the site, anticipated waste volumes processed, and transportation routes. Please see the separate Project Narrative for more general information about the proposed project.

Inbound trucks will be asked to scale in upon arrival at our 10191 Xylite Street NE location. Trucks will be entering the site from both the east bound and west bound lanes of Radisson Road NE. Depending on their origin and material type they will be directed to a specific tipping floor to empty their trucks. The following will be the general rules that will be followed:

1. Inbound municipal solid waste (MSW) from Ramsey or Washington county will be tipped on our new floor where the material will be loaded onto the new food scrap bag (FSB) sorting belts. From there the robotic system will separate the FSB tonnage from the inbound MSW tons. The FSB's will be loaded directly into a waiting Roll Off or trailer to be transported. All residual MSW will be deposited back onto the tipping floor where it will be loaded into a waiting semi-trailer for final transportation.
2. Inbound MSW tons from all other counties where the FSB sorting program is not rolled out will tip on our existing floor where the tons will be transloaded into a semi-trailer for delivery to its needed destination.
3. Inbound MSW tons from all other counties where the FSB sorting program IS rolled out will be tipped on our new floor and loaded on to the new FSB sorting belt. From there it will be run through the robotic system that will separate the FSB tonnage from the MSW tons. Again, The FSB's will be loaded directly into a waiting Roll Off or trailer to be transported. All residual MSW will be deposited back onto the tipping floor where it will be loaded into a waiting semi-trailer for final transportation. These tons will have their own designated sorting line so as to not contaminate or get mixed with those tons from Ramsey or Washington county to ensure proper reporting.
4. All inbound Yard Waste tonnage will be tipped onto our existing floor where it will be transloaded into a semi and trailer combination and hauled to its needed destination.
5. All inbound construction and demolition (C&D) debris tonnage will be tipped onto our existing floor via Roll Off trucks where it will be transloaded into a semi and trailer combination and hauled to its needed destination.



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Below are several additional items to note regarding inbound processing:

- All of the materials listed above will be brought inbound, sorted, and transported to their designated destination(s) within 48 business hours. However, we would expect 80% to be completed within 24 hours.
- Walters will not be accepting or processing any hazardous waste.
- Ramsey and Washington inbound tons that are currently going to either DEMCON or Republic are merely transitioning to our facility and thus do not add incremental traffic flow in our area. The amount of total inbound Ramsey and Washington trucks in the area will remain similar even at full maturation.
- We are estimating the following annual amounts at maturation:
 - Total Inbound Tons – 315,000
 - Number of loads on the floor – We have the square footage to hold an estimated 500 tons or 25 loads on our existing floor, and 750 tons or an estimated 37 loads on the new floor.

Outbound loads will be taken to the following destinations via either a semi tractor and trailer combination or roll off truck depending on weight and frequency needs:

1. Ramsey or Washington County MSW will be brought to Ramsey/Washington Recycling & Energy (R&E) Center located at 100 Red Rock Rd, Newport, MN 55055. They will be taking the following general route: East on Radisson Rd, I-35W S., US-10 E, I-694 E, I-35E S/US-10 E, I-94 E and US-10 E/US-61 S to Maxwell Ave in Saint Paul.
2. MSW from all other counties will be transported to Elk River Landfill located at 22460 US-169 Elk River, MN 55330 and will be transported via the following route: East on Radisson Rd, I-35W S, US-10W, US-169 N.
3. FSBs will be brought to Shakopee Mdewakanton Sioux Community Organics Recycling Facility (SMSC) located at 1905 Mystic Lake Dr S, Shakopee, MN 55379 until the DemCon anaerobic digester is up and running. The DemCon anaerobic digester site will be located at 13142 Dem Con Dr, Shakopee, MN 55379. They will be taking the following general route to SMSC: East on Radisson Rd, I-35W S., US-10 E, MN-610 E, US-169S to Canterbury Rd. Then when the DemCon anaerobic digester site is ready, they will be taking the following general route to DemCon: East on Radisson Rd, I-35W S., US-10 E, MN-610 E, US-169S, MN 41 N.
4. Yard waste from all counties will be taken to Elk River Compost taking the following general route: East on Radisson Rd, I-35W S, US-10W, US-169 N.
5. C&D from all counties will be taken to Vonco Waste Management Campus located at 15301 Sherburne Ave, Becker, MN 55308 and will be transported via the following route: East on Radisson Rd, I-35W S., US-10 E, MN-610 E, I-94 W, Exit 193 MN-25.



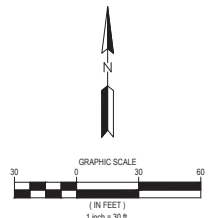
2830 101st Ave NE - Blaine, MN 55449 - (763) 780-8464 - waltersrecycling.com

Below are our estimated annual load quantities for outbound processing:

- Number of outbound loads – New tipping floor
 - MSW – Ramsey Washington - 2361
 - MSW – All Other Counties - 4342
 - FSB - 1786
- Number of outbound loads – Existing tipping floor
 - MSW – Ramsey Washington (Primarily Commercial) - 835
 - MSW – All Other Counties - 5045
 - Yard Waste (Seasonal) - 792
 - C&D (Seasonal) - 116
- Average Daily Loads
 - R&E Recycling Center – 12 loads/day
 - Elk River Landfill – 36 loads/day
 - Elk River Compost (9 months/year) – 4 loads/day
 - SMSC – 7 loads/day – changes to 0 loads/day once DemCon is operational
 - DemCon Anerobic Digester – 7 loads/day once operational
 - Vonco (3 months/year) – 2 loads/day

If there are any questions about the information presented in this narrative, please contact Mike Moroz:

Mike Moroz – President/CEO
Walters Recycling & Refuse, Inc.
763-780-8464
mikem@waltersrecycling.com



PROPERTY BOUNDARY

SETBACK LINE

RIGHT OF WAY LINE

QUARTEREIGHTH SECTION LINE

EXISTING EASEMENT LINE

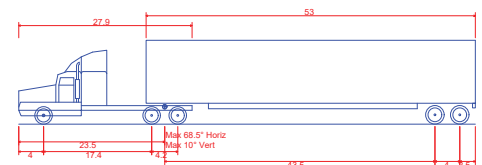
CURB AND GUTTER

HEAVY DUTY BITUMINOUS PAVEMENT

HEAVY DUTY CONCRETE PAVEMENT

CONSTRUCTION LIMITS

UNDERGROUND STORMWATER MANAGEMENT AREA



WB-67 - Interstate Semi-Trailer
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Max Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

73.501ft
8.500ft
13.500ft
1.334ft
8.500ft
6.00s
28.40°

10151 KATELLO, J. L. AND DEANINE, M. J.

[illegible]

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

LICENSE NO.: _____
DATE: _____

PROJECT NO.:	193806970
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OWN BY:	CHKD BY:	APPD BY:
THR	RAG	RAG

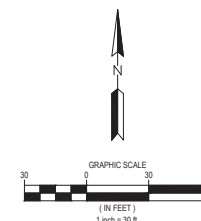
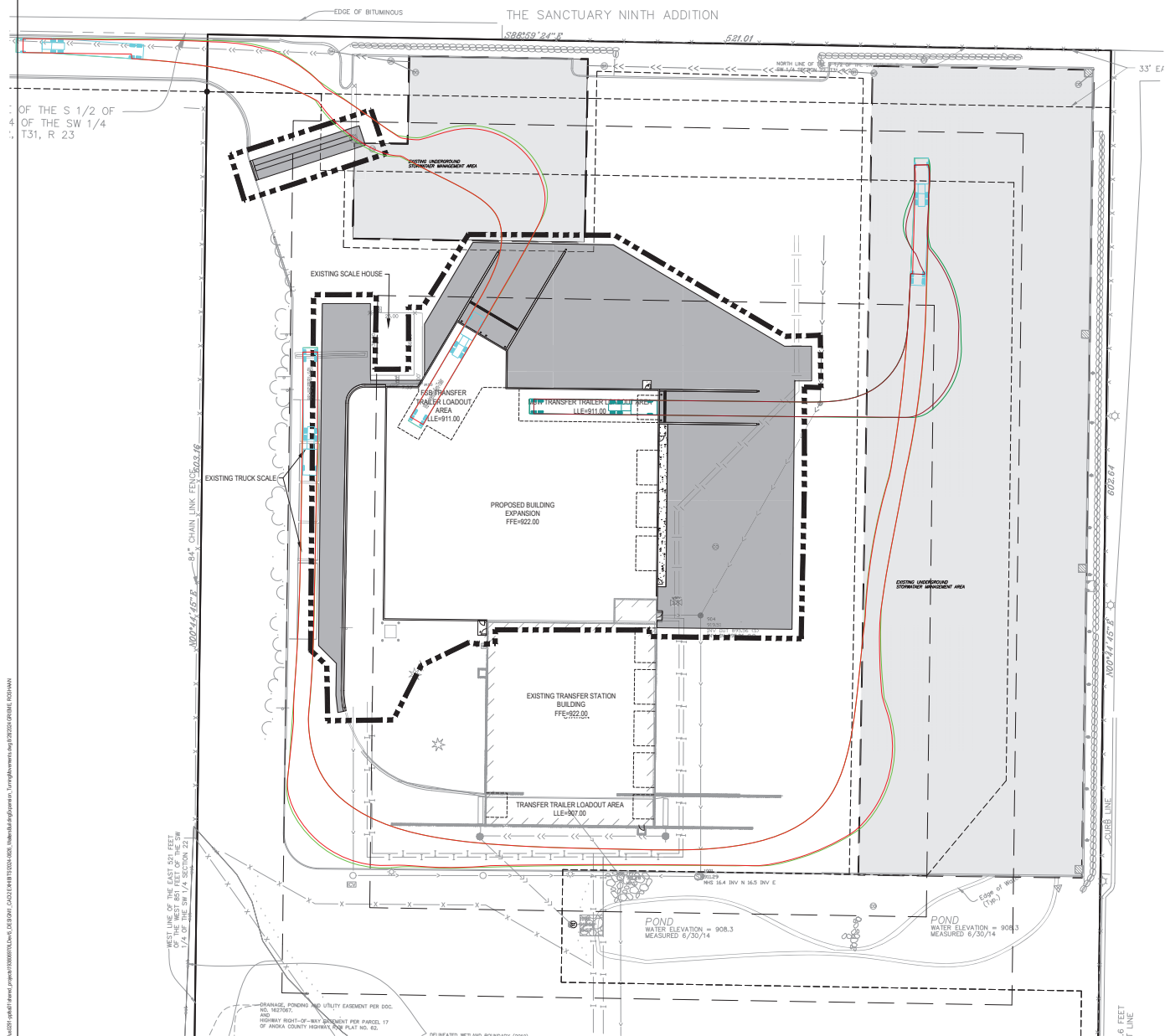
ISSUE DATE: 09/06/2024

ISSUE NO.: B

VEHICLE TURNING - WB-67
SEMI WITH TRAILER

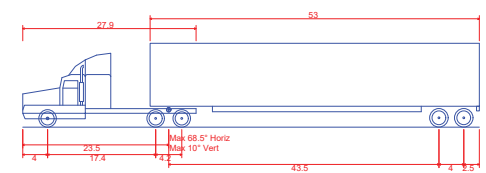
SHEET NO.: **EX-1**

EX. 1



LEGEND

- | | |
|--|--|
| | PROPERTY BOUNDARY |
| | SETBACK LINE |
| | RIGHT OF WAY LINE |
| | QUARTER/EIGHTH SECTION LINE |
| | EXISTING EASEMENT LINE |
| | CURB AND GUTTER |
| | HEAVY DUTY BITUMINOUS PAVEMENT |
| | HEAVY DUTY CONCRETE PAVEMENT |
| | CONSTRUCTION LIMITS |
| | UNDERGROUND STORMWATER MANAGEMENT AREA |



WB-67 - Interstate Semi-Trailer	
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



733 MARQUETTE AVENUE
SUITE 1000
MINNEAPOLIS, MN 55402
PHONE: 612-712-2000
WWW.STANTEC.COM



WALTERS
RECYCLING AND
REFUSE, INC.

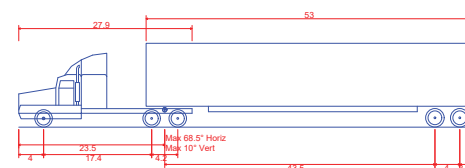
TRANSFER STATION EXPANSION

10191 XYLITE ST NE BLAINE, MN

PROJECT TITLE	
ISSUE NO.	A
	B
DESCRIPTION:	
DATE:	
WATERED GUMMUTAL	
09/26/2024	
NAME OF LUMINAL	
CERTIFICATION:	
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DAILY LICENSED PROFESSIONAL SEAL OF THE STATE OF MINNESOTA.	
LIC. NO.	
DATE:	
PROJECT NO.	19380697
DWN BY:	APP'D B
TDR:	RAG
ISSUE DATE:	09/06/2024
ISSUE NO. B	
SHEET TITLE:	
VEHICLE TURNING - WB-6/7 SEMI WITH TRAILER	
SHEET NO.	



- | | |
|---|--|
|  | PROPERTY BOUNDARY |
|  | SETBACK LINE |
|  | RIGHT OF WAY LINE |
|  | QUARTER/EIGHTH SECTION LINE |
|  | EXISTING EASEMENT LINE |
|  | CURB AND GUTTER |
|  | HEAVY DUTY BITUMINOUS PAVEMENT |
|  | HEAVY DUTY CONCRETE PAVEMENT |
|  | CONSTRUCTION LIMITS |
|  | UNDERGROUND STORM/WATER
MANAGEMENT AREA |



WB-67 - Interstate Semi-Trailer
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Max Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

73.501ft
8.500ft
13.500ft
1.334ft
8.500ft
6.00s
28.40°



OWNER-



WALTERS
RECYCLING AND
REFUSE, INC.

TRANSFER STATION EXPANSION

10191 XYLITE ST NE BLAINE, MN

DATE	DESCRIPTION	ISSUE NO.	PROJECT TITLE
08/10/2024	WATERSHED SUBMITTAL	A	TRA
09/09/2024	BLAINE CUP SUBMITTAL	B	

CERTIFICATION:

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

LICENSE NO.: _____

DATE: _____

PROJECT NO.:	1938069
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DWN BY:	CHKD BY:	APP'D:
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THR	RAG	RAG
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ISSUE DATE: 09/06/2024

ISSUE NO.: B

SHEET TITLE:

VEHICLE TURNING - WB-6

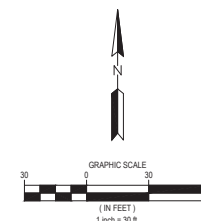
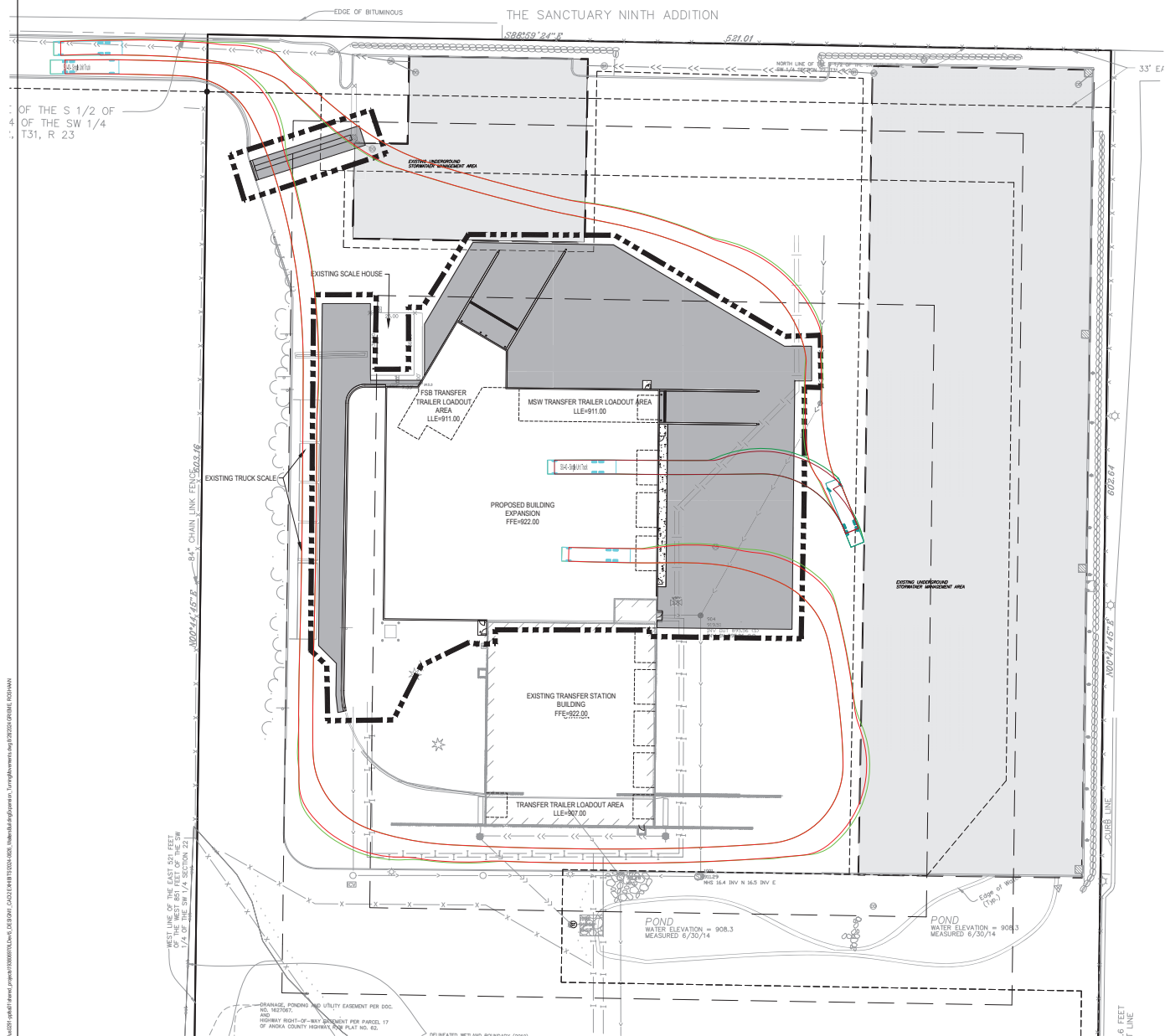
SEMI WITH TRAILER

SHEET NO.:

EV 2

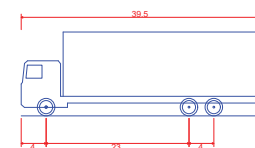
EX. 3

doi:10.1371/journal.pone.0291079.g005



LEGEND

- | | |
|---|--|
|  | PROPERTY BOUNDARY |
|  | SETBACK LINE |
|  | RIGHT OF WAY LINE |
|  | QUARTER/EIGHTH SECTION LINE |
|  | EXISTING EASEMENT LINE |
|  | CURB AND GUTTER |
|  | HEAVY DUTY BITUMINOUS PAVEMENT |
|  | HEAVY DUTY CONCRETE PAVEMENT |
|  | CONSTRUCTION LIMITS |
|  | UNDERGROUND STORM/WATER
MANAGEMENT AREA |



SU-40 - Single Unit Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

39.500ft
8.000ft
13.500ft
1.367ft
8.000ft
5.00s
31.80°



733 MARQUETTE AVENUE
SUITE 1000
MINNEAPOLIS, MN 55402
PHONE: 612-712-2000
WWW.STANTEC.COM

OWNER:



WALTERS
RECYCLING AND
REFUSE, INC.

TRANSFER STATION EXPANSION

10191 XYLITE ST NE BLAINE, MN

37

ISSUE NO.:	PROJECT TITLE:
	TR

12

DATE	DESCRIPTION
08/15/2024	WATERSHED SUBMITTAL
09/05/2024	BLAINE CUP SUBMITTAL

C8

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

1

LICENSE NO.: _____

D	
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PROJECT NO.:	193806970
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DWN BY: TJD	CHKD BY: BAG	APP'D BY: BAG
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THR	RAG	RAG
ISSUE DATE: 00/06/2024		

ISSUE DATE: 05/06/2024

ISSUE NO.: B

SHEET TITLE:

VEHICLE TURNING - SU-40
TRUCK

TRUCK	
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SHEET NO.:

EX 4



City of Blaine
Anoka County, Minnesota
Signature Copy

10801 Town Square Dr.
Blaine MN 55449

Resolution: RES 12-100

File Number: RES 12-100

**GRANTING A CONDITIONAL USE PERMIT TO STORE DUMPSTER
CONTAINERS AND FOR THE CONSTRUCTION AND OPERATION OF
A NEW SOLID WASTE TRANSFER FACILITY AND RECYCLING
FACILITY AT 2665 101st AVENUE NE. WALTER'S RECYCLING AND
REFUSE. (CASE FILE NO. 12-0020/SLK)**

PER SECTION 31.14(e) OF THE ZONING ORDINANCE

WHEREAS, an application has been filed by Walter's Recycling and Refuse as conditional use permit Case File No. 12-0020; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on July 10, 2012; and

WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on August 2, 2012.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 31.14(e) of the zoning ordinance to store dumpster containers outside and for the construction and operation of a new solid waste transfer and recycling facility, with annual capacity of not more than 99,000 tons of material per year, at 2665 101st Avenue NE based on the following conditions:

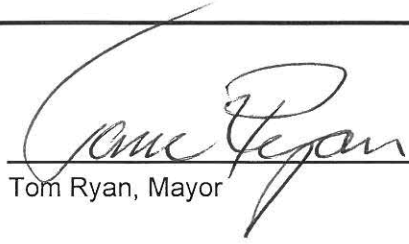
1. Site grading plan to be developed with every effort taken to preserve maximum number of existing trees at site perimeter. Construction limits to be detailed on final site plan. Submission of final site, building, grading, utility and landscape plans to be approved by the City prior to any site activity.
2. Site improvement performance agreement and financial guarantee to cover the completion of site improvements is required prior to site plan approval.

3. Grading plan must be modified to show additional detail for drainage ditch, storm water detention basin and driveway contours.
4. Site plan must be modified to provide proper radii on the driveway for trucks to maneuver on site.
5. The building and parking/storage area to meet the required setbacks as outlined in Section 62-157, including the 100 foot building side yard setback and the 50 foot front, rear, and side yard parking setbacks. Perimeter of outside storage to be fenced. No outside storage of transfer waste at any time.
6. Provision for onsite hydrant(s) at necessary locations as directed by the Fire Marshal as part of site plan approval.
7. All building construction to meet the I-2 (Heavy Industrial) zoning standards. The use of modern metal paneling materials or its equivalent shall not exceed 35 percent of any individual wall surface.
8. Applicant to provide City with copy of any written comments regarding site or operational issues received from any other regulatory agencies within five business days.
9. The solid waste transfer facility shall be operated in accordance with all applicable local, state and federal laws, rules and regulations regarding, but not limited to, groundwater pollution, water quality, air pollution, noise, odors, vibration, solid waste and operations volume.
10. Applicant shall be responsible for litter control and clean-up along roadways leading to transfer facility site including 101st Avenue and County State Aid Highway 52 from I35W to 105th Avenue.
11. Landscape plan to be amended to meet the minimum criteria outlined by Section 62-157 with increased amounts and over-sizing of plant materials. Additional landscape plantings may be necessary along 101st Avenue to create the desired landscape buffer/screening intended by ordinance.
12. Payment of park dedication for the parcel at the 2012 rate of \$5,016 per upland acre. Calculation for acreage to include all upland areas including areas to be used for drainage ponds.

13. The outside storage to be limited to trucks and equipment that are actively used on the on-going business operations and the outside storage of dumpster containers in the location identified on the site plan.
14. The north 33 feet of this property is shown on the Anoka County half section as a recorded access easement. This easement must be kept free of improvements.
15. A separate domestic water service is required from the fire service line from the public right-of-way to the building. Indicate on the utility plan how the building will be served with sanitary sewer and water services.
16. Rice Creek Watershed District review of the site plan is required. If a RCWD permit is required, approval must be received prior to issuance of site plan approval.
17. The plan should indicate the removal of the gate, driveway, roadbed and culvert in the 101st Avenue right-of-way. A permit from the Anoka County Highway Department will be required for work in the right-of-way.
18. Site access to Xylite Street will need to be improved to urban standards with concrete curb and gutter and a minimum width of 24' face to face. Written permission to use this access and to construct improvements is required prior to site plan approval. The address for this site is 10199 Xylite Street NE.
19. A National Pollutant Discharge Elimination System (NPDES) permit is required from the Minnesota Pollution Control Agency (MPCA) when over five acres are graded.
20. Site Plan Approval is required prior to any work on the site.
21. The solid waste transfer facility shall be operated in accordance with the attached narrative (with revised operations volume by this CUP) and as further limited and regulated by MPCA permitting.
22. The property may be assessed for a portion of the costs associated with the future installation of a traffic signal at the intersection of 101st Avenue and Xylite Street.

PASSED by the City Council of the City of Blaine this 2nd day of August 2012.

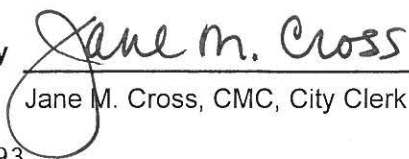
Signed by


Tom Ryan, Mayor

Date

8-2-12

Attest by


Jane M. Cross, CMC, City Clerk

Date

8-2-12

COUNCIL ACTION: 12-193



City of Blaine
Anoka County, Minnesota
Signature Copy

Blaine City Hall
10801 Town Sq Dr NE
Blaine, MN 55449

Resolution: RES 18-35

File Number: RES 18-35

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO INCREASE THE ANNUAL CAPACITY AT THE SOLID WASTE TRANSFER AND RECYCLING FACILITY FROM 99,000 TONS OF SOLID WASTE MATERIAL PER YEAR TO NOT MORE THAN 140,000 TONS OF SOLID WASTE, CONSTRUCTION, AND DEMOLITION DEBRIS AT 10191 XYLITE STREET NE. WALTER'S RECYCLING AND REFUSE, INC. (CASE FILE NO. 17-0011/SLK)

WHEREAS, an application has been filed by Walter's Recycling and Refuse, Inc. as Conditional Use Permit Case File No. 17-0011; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on July 10, 2012; and

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

WHEREAS, the Blaine City Council has reviewed said case on August 2, 2012, April 20, 2017, and March 15, 2018.

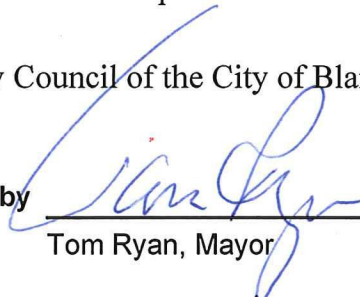
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit Amendment is hereby approved per Section 62-154 of the Code of Ordinances to increase the annual capacity at the solid waste transfer and recycling facility from 99,000 tons of solid waste material per year to not more than 140,000 tons of solid waste, construction, and demolition debris at 10191 Xylite Street NE. Walter's Recycling and based on the following conditions:

1. Applicant to provide City with copy of any written comments regarding site or operational issues received from any other regulatory agencies within five business days.
2. The solid waste transfer facility shall be operated in accordance with all applicable local, state and federal laws, rules and regulations regarding, but not limited to, groundwater pollution, water quality, air pollution, noise, odors, vibration, solid waste and operations volume.

3. Applicant shall be responsible for litter control and clean-up along roadways leading to transfer facility site including 101st Avenue and County State Aid Highway 52 from I35W to 105th Avenue.
4. The solid waste transfer facility shall be operated in accordance with the attached narrative (with revised operations volume by this CUP) and as further limited and regulated by MPCA permitting.
5. The property may be assessed for a portion of the costs associated with the future installation of a traffic signal at the intersection of 101st Avenue and Xylite Street.
6. With the exception of allowing an increase in annual tonnage this amendment is in addition to and does not replace Resolution No. 12-100.

PASSED by the City Council of the City of Blaine this 15th day of March, 2018.

Signed by


Tom Ryan, Mayor

Date

3-15-18



Attest by


Catherine Sorensen, CMC, City Clerk

Date

3-15-18



City of Blaine
Anoka County, Minnesota
Signature Copy

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Resolution: RES 22-096

File Number: RES 22-096

Granting a Conditional Use Permit Amendment for Two or More Buildings on One Lot, Truck Wash, and the Outside Storage of Residential Carts, Commercial Containers and Roll-off Boxes in an I-2 (Heavy Industrial) Zoning District at 10191 Xylite Street NE. Walter's Recycling (Case File No. 22-0029/SLK)

WHEREAS, an application has been filed by Stantec as Conditional Use Permit Case File No. 22-0029 for Walter's Recycling and Refuse, Inc.; and

WHEREAS, said case involves the property described as follows:

THE E 521 FT OF W 851 FT OF S1/2 OF SW1/4 OF SW1/4 OF SEC 22 TWP 31 RGE 23, EX RD, SUBJ TO EASE OF REC

WHEREAS, the Blaine Planning Commission held a public hearing on May 10, 2022, and recommended approval regarding said conditional use permit; and

WHEREAS, the Blaine City Council has reviewed said case on June 6, 2022; and

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

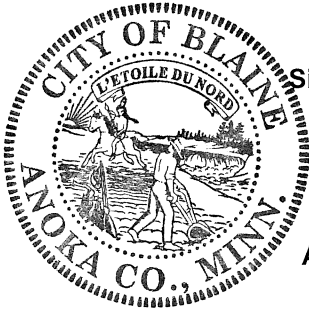
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 31.24 (e) (g) (l) and 27.04 of the Zoning Ordinance to allow for two or more buildings on one lot, truck wash, and the outside storage of residential carts, commercial containers and roll-off boxes in an I-2 (Heavy Industrial) zoning district with the following conditions:

1. Site plan approval is required as a part of the issuance of a building permit. All site improvements to be included in site improvement performance agreement and covered by an acceptable financial guarantee.
2. 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.
3. All site lighting to be down lit style lamps to reduce glare and to meet the requirements of the zoning ordinance. Pole mounted lighting is limited to 20 feet in height.
4. All building construction to meet the I-2 (Heavy Industrial) zoning standards.
5. The outside storage area shall be limited to a 42,000 square foot area on the east side of the site. This area to be generally for the storage of dumpsters, cart/containers, and trailers for carts/containers.
6. All signage requires a separate permit meeting the requirements of the zoning

ordinance.

7. A Rice Creek Watershed District permit is required. Building permits will not be issued until a copy of the permit is sent to the City.
8. The approval of this request is in addition to Resolution No. 01-145.

PASSED by the City Council of the City of Blaine this 6th day of June, 2022.



Signed by: 
Tim Sanders, Mayor

Date June 6, 2022

Attest by: 
Catherine Sorensen, CMC, City Clerk

Date June 6, 2022

Walters Recycling and Refuse 10/1/2024 Neighborhood Meeting Summary

The meeting was scheduled from 5:30-6:30 but after much discussion wrapped up at around 7:30. There were 8 addresses represented with 11 residents attending. None of the surrounding businesses attended. Both Ward 2 Councilmembers Leslie Larson and Jess Robertson were also in attendance.

Overall, it was a very open dialogue with the attendees all supporting the reason for the addition – that being an easy method for increasing residential organics collection and following the state statute requiring all homeowners pay, just like the single-stream recycling program. One of the attendees already separates organics and brings it to the drop off at city hall so was particularly excited about having a curbside program.

There was also overall support for Walters as a key partner in the city. Attendees stated this is a tough meeting because they were incredibly complimentary of drivers, staff, service, ownership, and brand. We were complimented several times by different people as a "great corporate citizen". One attendee prior to the meeting had asked for a material safety data sheet on the odor neutralizer we use and stated at the meeting she appreciated our responsiveness in getting that to her immediately. We also brought copies of that and the 3rd party odor management study we had done and handed out one MSDS sheet upon request.

There seemed to be consensus that of any potential issues today or in the future, the residents rank from low to high priority – litter, traffic and odors. We informed them that we walk Radisson Road and Xylite St to pick up litter and street sweep our property weekly. Most of the residents did not know that.

After some discussion about traffic there was agreement that this isn't a real issue today and shouldn't be in the future. There was a question of how we calculated traffic counts, and we explained that our calculation factors our public drop off traffic decreasing over time (it's 35% of the traffic now) which will be slightly offset by larger trucks and trailers. We shared some counts on other traffic flows which we think helped give some perspective that while traffic will increase it is still relatively low and not an issue given the stop light at Xylite and Radisson Road. One point of reference given was that we currently have more traffic in/out of our HQ facility every day than we are projecting for the addition in the future, and that this is done safely and seamlessly without a traffic light on Radisson like there is at Xylite.

This led to the bulk of the conversation which was around odor management. Residents referenced the complaints made this year between July and September that came from 4 people (there were 7 complaints made over 3 separate days, with 4 of those complaints all coming in the day after Labor Day. A hot, humid long weekend with materials in the building). They commented that the new Opus building between Walters and the

neighborhood has been a helpful buffer except for the cul-de-sac area of 103rd Ct. that is still visible from the facility.

One resident stated that we have historically done nothing to mitigate odors. After an explanation of all the measures we have taken that the attendees were not aware of, including monitoring and measuring odors throughout the area 3x per week for the last 2 years, the conversation then turned towards the future and what the new building would have related to odor management. We explained the proposed upblast propeller fans with integrated odor neutralizer system that we will install if we are granted the CUP Amendment and their corresponding significant cost of more than \$300,000. While there was appreciation for this the conversation continued to circle around “This is great but what happens if this doesn’t work?”

The question was asked of the residents, “How often do you have an odor issue? 12 months of the year (answer was no), 6 months of the year (answer was no), for a month of the year (answer was no). For those who have noticed an odor (one had not at their home but was concerned about the future) the answer was 4-5 times per year for a short period of time each as it blows through.

The struggle with the conversation was that the residents want something but can’t quantify what they want. To guarantee that there will never be any odors can’t be done and they were told that last night. If an odor 4-5 times per year for a short period today is a problem, what does that look like in the future? Just because of the size and volume of the addition, will there be additional odors? Or because much of the organics materials which are the cause of any odors will be contained should that mitigate any increase? We explained that our research and discussions with 3rd party consulting firms who are experts in this field, with various vendors who supply these systems and with the team at Ramsey/Washington Recycling and Energy who installed this same system and recommend it leads us down the path to invest in the upblast fan/neutralizer system. But we circled back with the question, what if it doesn’t work?

Smell is a subjective sense so tough to quantify. The residents were encouraged to think about what they want and be prepared to discuss if they so desired at the Planning Commission meeting. We reiterated that we want to be a good neighbor and are fully committed into the future to do what we reasonably can, but it is difficult to commit to a solution now when we don’t know if there will be a problem, and we assume the major investment in a new system will prove effective. We can’t simply spend incremental capital forever because a few people are inconvenienced a handful of times per year for a short period of time when we are in full compliance with all ordinances and regulations.

The meeting was cordial and professional with one resident who is an engineer asking for detailed specs on the proposed upblast system. We committed to getting him those materials in the next day or so.

From: [The DePoint's](#)
To: [Planning](#)
Subject: Walter's
Date: Monday, September 30, 2024 8:08:46 AM

Hi there,

Extremely concerned and disappointed to hear the news that Blaine is even considering Walter's expanding their use from 140k tons to 340k tons of garbage per year. It already smells at 140k and this will only make it worse.

Are we a city that's putting money over people? Have we even considered the health consequences that could come with this as well with residents living RIGHT NEXT to the facility? This is poor planning. Anyone that puts themselves in the shoes of residents in the Sanctuary neighborhood in Blaine would come to the same conclusion.

Please do the right thing. This can't go through; residents will not go for this. Happy to discuss and talk further at any time.

James DePoint
2793 103rd Ct.
Blaine, MN 55449
763-350-8015

From: [Brian Roemen](#)
To: [Planning](#)
Subject: Walters expansion
Date: Tuesday, October 1, 2024 10:50:32 AM

I heard that Walters is planning on an expansion of the transfer/recycle facility off of Xylite. I am opposed to this due to more garbage in the road on Xylite and Radison, smell, noise and Large truck traffic in the neighborhood to name a few of my concerns.

This is:
Brian Roemen
2716 105th AVE NE

Thank you

From: [LT Todd Wright](#)
To: [Planning](#)
Subject: Walters CUP
Date: Tuesday, October 1, 2024 11:16:56 AM
Attachments: [image001.png](#)

Hello,

I wanted to write and share my experience being a neighbor to Walters. There are several neighbors who share concerns about the Conditional Use Permit proposed by Walters. There are several days per year that we experience a foul odor. I know it can be tough to comprehend, but imagine a lingering smell of sour milk/rotten food. This is an experience that drives us indoors against our desire to enjoy the outdoors. On the days of high odor we are impacted in the following ways: Not able to play catch in the yard, not able to rollerblade in the cul-de-sac, not being able to eat dinner on the deck, or enjoy an evening relaxing outdoors.

I also have growing concerns of what impacts having a transfer station this close to a residential neighborhood has on the health of residents. What steps has the planning team taken to research the topic of health impact for this project?

Thank you for your time and care. 2788 103rd ct NE Blaine, MN

Todd Wright

Director of Groups & Recovery Ministries
Todd.Wright@eaglebrookchurch.com | 612.259.9191





City of Blaine Staff Report

File Number: 2024-425

Agenda Date	Status
October 8, 2024	
In Control	File Type
Planning Commission	Report

Public Hearing - Sheila Sellman, City Planner

Agenda Item # 4.2

Case File No. 24-0057 // Lexington Crossings (HJ Development) // Southwest Corner Lexington Avenue and 125th Avenue NE

The applicant is requesting a comprehensive plan amendment to change from Planned Commercial (PC) to High Density Residential 2 (HDR2).

Background

Zoning	Town Commercial (B-5)
Land Use	Planned Commercial (PC)
Area	Approximately 3.34 Acres
Applicable Regulations	27.03
Attachments	Zoning and Location Map Narrative Concept Plan Examples of Other Developments Public Comments
Schedule	Planning Commission: 10/08/24 City Council: 11/04/24

Staff report prepared by Sheila Sellman, City Planner

Comprehensive Plan Amendment

Section 27.03 Criteria for granting zoning/comprehensive plan amendments:

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

When a change to a city's Comprehensive 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.

Current Zoning

The subject site is zoned Town Commercial (B-5). This zoning district does not permit multi-family residential, therefore a rezoning will be necessary if the comprehensive land use plan is amended.

Current Comp Plan Designation

The current Comp Plan Designation is Planned Commercial (PC). The applicant is requesting to amend this designation to Multi-family Residential 2 (HDR2).

Surrounding Zoning and uses

The subject site is located at the southwest corner of 125th Avenue and Lexington Avenue. The property to the west is zoned Farm Residential (FR) with a single family home. The property to the south is zoned Planned Business District and is developed with the city's water treatment plant #4 and water tower. To the north is 125th Avenue and the east is Lexington Avenue.

Evaluation of Request

Request

The applicants, HJ Development LLP and Northshore Development Partners, are proposing a market-rate apartment and commercial community. The proposed apartment community would encompass 3.34 acres on the west side of the site and the remaining portion would be comprised as commercial, greenspace, and stormwater treatment and retention. A concept plan is attached to illustrate the potential development.

However, at this time, the applicant is requesting a land use change from Planned Commercial (PC) to HDR2 for 3.34 acres of the 40 acre site. The proposed apartment is 120 units. The commercial that has been identified is Jerry's Foods grocery store, and other ancillary commercial uses. According to the applicants, the commercial uses can't move forward without the multi-family component as the required infrastructure improvements cannot be absorbed by the commercial alone. High-density residential compliments and benefits nearby commercial.

Land Use Designations Intent

The purpose of the existing land use category of PC is to accommodate commercial, retail and office uses in a planned, cohesive style of development. Planned commercial are in areas with good visibility and access from major roadways and are sufficiently sized to accommodate a larger-scale planned design and concept.

While the proposed development as a whole meets this intent, this land use designation does not permit multi-family residential. The applicant is therefore requesting the change to HDR2 to accommodate the multi-family development while intending to build the commercial as part of an overall development for the southwest corner of 125th Avenue and Lexington Avenue.

The HDR2 is for multi-family residential purposes, including apartments, co-ops, and condominiums and should be located in a multi-use/mixed use development scenario and designed in a manner which is oriented to pedestrians, bicyclists and transit users. The scale, architecture, landscaping, open space and recreational space should be consistent with the community's general character.

The density is 25-60 units an acre. As proposed, the density is 37 units/acre. As indicated in the applicant's narrative, this development will be part of an overall development that will have commercial uses which would be considered a mixed use development as intended with the HDR2 and PC land uses.

Site Plan

A concept plan has been submitted with the application and the applicants have indicated the commercial will not develop without the multi-family residential due to the required infrastructure improvements for the site. In order to develop (as shown on the concept plan), the comp plan amendment will need to be approved and a rezoning will be necessary since the B-5 district does not allow multi-family development. Depending on the zoning district, a conditional use permit may be required as well. At that time, a detailed review of the development will occur.

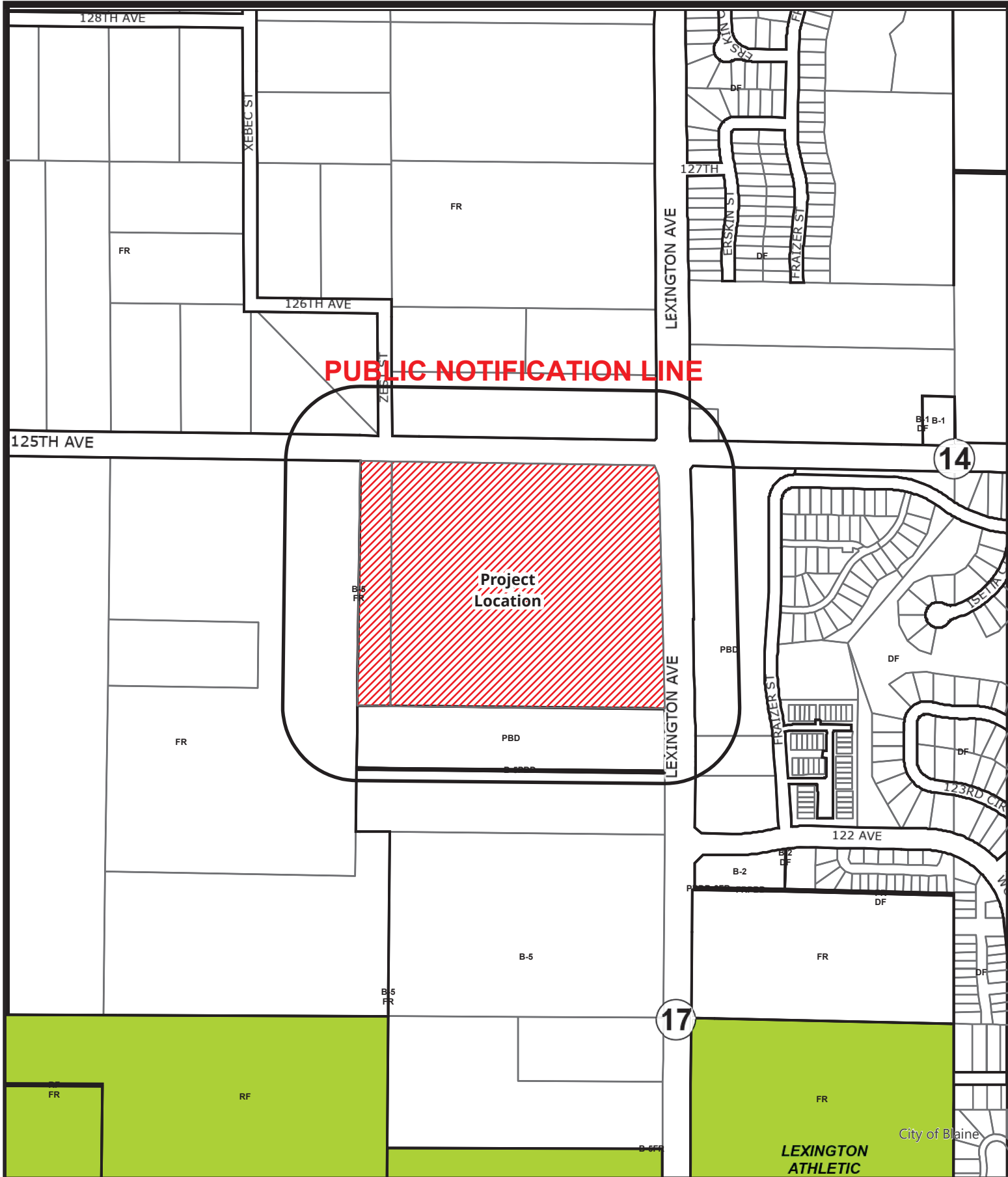
Recommendation

In Planning Case File No. 24-0057, it is recommended that the Planning Commission recommend approval of a comprehensive plan amendment, subject to Metropolitan Council approval, with the following rationale:

1. The proposed land use meets the goals of the land use chapter to recognize varied housing densities as a means of accommodating community growth through the encouragement of appropriately designed and located townhomes and apartments.
2. The proposed amendment meets the goals of the housing chapter to provide housing opportunities that meet the needs of all generations and income levels, and supports the development of housing that meets the needs of the population today as housing preferences change.

Attachment List

1. Attachments
2. Public Comments

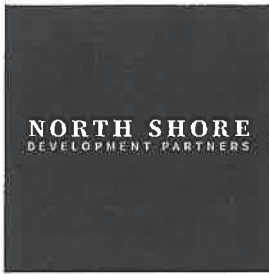


BlaineMN.gov

Case File No. 24-0057 Lexington Crossings

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





September 6, 2024

Ms. Sheila Sellman, City Planner
Members of the Blaine City Council & Planning Commission
City of Blaine
10801 Town Square Drive NE
Blaine MN 55449
Sent Via E-mail and U.S. Mail

**RE: COMPREHENSIVE PLAN AMENDMENT
SW Corner of 125th Ave NE & Lexington Ave NE**

Ms. Sellman and Members of the City Council/ Planning Commission:

HJ Development, LLP and Northshore Development Partners (Co-Applicants) are pleased to present this request for a Comprehensive Plan Amendment for a proposed market-rate apartment and commercial community to be located near the intersection of 125th Ave NE and Lexington Ave NE . The proposed apartment portion of the site would encompass approximately 3.34 acres+/- acres on the west side of the future Zest Ave. The balance of the approximately 40 acre site would be commercial, greenspace, and stormwater treatment and retention. An illustration of the proposed site areas is included as an exhibit to this narrative.

In connection with the Comprehensive Plan Amendment application, the Co-Applicants are providing the following narrative for consideration:

This request is intended to apply only the 3.34+/- acres which is highlighted in the attached illustration. The subject property is currently guided in the 2040 Comp Plan for Planned Commercial (PC). This application is a request to amend the Comp Plan to reflect a High Density Residential 2 "HDR2" guide plan allowing for 26-60 units an acre which will in turn allow for construction of a 120 unit apartment project on site.

To accommodate the proposed apartment development, the plat will be re-platted to create a separate legal parcel which would have the HDR2 (High Density Residential) Comp Plan designation. The remaining portion of the property would remain commercial and no request is currently being made for its land use designation as it will be home to a Jerry's Foods grocery store and other ancillary commercial uses as detailed in the enclosed site plan. In order for the commercial to move forward this Comp Plan amendment is required and if the request is denied the project will not move forward as the required infrastructure improvements cannot be absorbed by the commercial alone.

Integrating high-density housing in close proximity to commercial/retail uses is a common land use pattern which serves to complement and benefit the nearby commercial businesses. Further, it offers convenient housing for the employees while the apartment dwellers enjoy convenient access to retail and services.

Similar land use patterns can be found within the City of Blaine. One example can be found at Lexington Ave NE and 109th Ave NE where apartments abut commercial uses. Another nearby example is at 117th Ave NE and Ulysses St NE near Walmart and Lowes where you have both market rate multi family and assisted living in close proximity to commercial. High density housing often provides an appropriate transitional use between higher intensity commercial/retail areas and lower density housing developments. With the ever-changing retail industry and the continuing housing shortage, retail developers are finding success in combining a high-density housing component to their commercial development plans. Numerous examples can be found in the Twin Cities. For reference, a list of other metro area projects that are similar to what is being proposed here are:

- Lake Jonathan Flats, Chaska- Pioneer Trail and North Chestnut Street
- The Reserve at Mendota Village, Mendota Heights – Highway 62& Highway 149
- The Reserve at Arbor-Lakes, Maple Grove – Elm Creek Blvd-North & Hemlock Ln North
- Gallery On Nicollet, Burnsville – Highway 13 & Nicollet Ave
- City Vue Apartments, Eagan – Promenade Ave & Yankee Doodle Rd
- Paravel Apartments, Eden Prairie – Flying Cloud Drive and Prairie Center Drive
- The Exchange Apartments, New Brighton – Silver Lake Rd NW & Palmer Drive
- Grove 80, Cottage Grove – 80th St S & Hemingway Ave S

We are confident that the required utility connections and stormwater management rules can be addressed with this proposed development as they have already been discussed with city staff. The development will preserve a large amount of existing wetlands as open space within the development.

On behalf of our development team, we are excited to bring a high-quality multifamily and commercial community to the City of Blaine. If you have any questions, please do not hesitate to contact us:

Chris Moe
HJ Development, LLP
952-476-9400
cmoe@hjdevelopment.com

Matt Alexander
North Shore Development Partners
952-250-5485
malexander@northshoredp.com

Respectfully,



Chris Moe
Principal
HJ Development



Matt Alexander
Principal
Northshore Development



SITE DATA	
Total Site Area (AC.)	40.33
Lot Area (AC.)	17.98
Lot 1 - Grocery Store	7.89
Lot 2 - Retail / Restaurant	1.38
Lot 3 - Retail / Restaurant	1.40
Lot 4 - Automotive	0.77
Lot 5 - Office / Retail	1.57
Lot 6 - Apartments	3.25
Lot 7 - Daycare Facility	1.72
Outlot Area (AC.)	15.31
Outlot A	10.45
Outlot B	1.06
Outlot C	3.36
Outlot D	0.44
ROW Area (AC.)	7.04

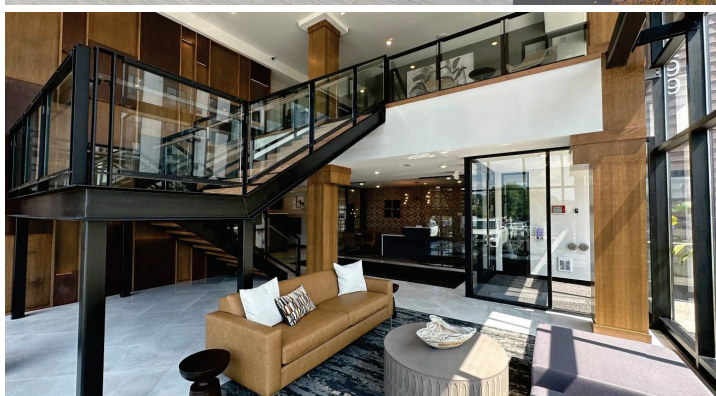
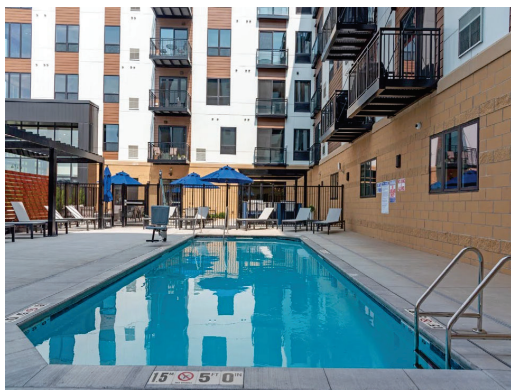
LEXINGTON & MAIN CONCEPT PLAN

Blaine, MN | 09/05/24

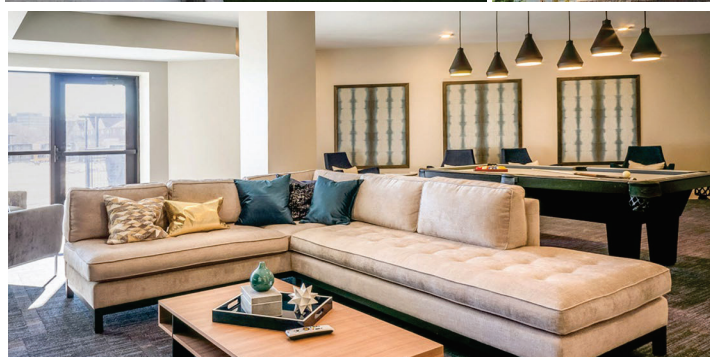
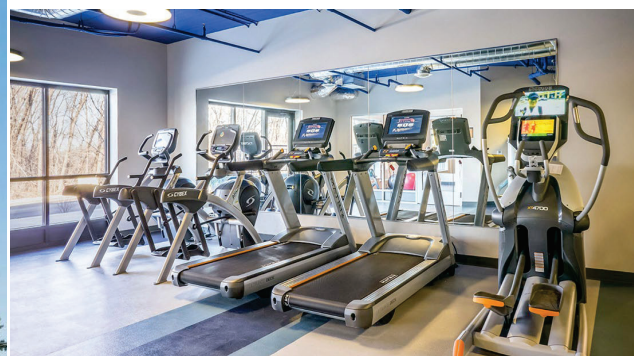
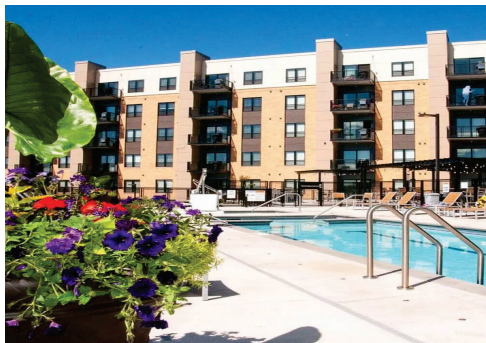




Grove 80 | Cottage Grove, MN | 120 Units



The Exchange Apartments | New Brighton, MN | 132 Units



The Axis | Plymouth, MN | 157 Units

From: [Ryan Hinz](#)
To: [Planning](#)
Subject: Development on Lexington & 125th
Date: Thursday, October 3, 2024 6:37:17 PM

My community is talking about the proposed development on the SW corner of Main (125th) & Lexington. I hear most, if not all, that attended the meeting opposed the project.

I just wanted to send a quick note to say I am not concerned about the development and hope you can continue to build out the land along Lexington.

The only thing I wanted to highlight is ensuring Anoka County puts a stop light at 112th Ave NE & Lexington. It is already sketchy at times to turn left onto Lexington from 112th during rush hour and it will continue to get worse as Lexington is developed. Also, you may want to work with Anoka County to consider closing the left turn lane from Lexington to 114th Lane NE since I do see the residents or their guests make illegal left turns from 114th onto Lexington.

I appreciate the work you do. Hope you can get momentum on the project.

Ryan Hinz
763-248-0053



City of Blaine

Staff Report

File Number: 2024-316

Agenda Date	Status
October 8, 2024	
In Control	File Type
Planning Commission	Report

Public Hearing - Sheila Sellman, City Planner

Agenda Item # 4.3

Case File No. 24-0050 // EB Blaine Development LLC (Blaine Town Center Stadium) // 1985 105th Avenue NE

The applicant is requesting a conditional use permit for a multi-purpose stadium, building over 50 feet in height, and lighting over 50 feet in height, in the 105th Redevelopment District (RD).

Background

Zoning	105th Redevelopment District (RD)
Land Use	Planned Commercial (PC)
Area	6.25 Acres
Applicable Regulations	Sections 27.04, 30.90, 33.02
Attachments	Zoning and Location Map Site Plan Overall Plan Exterior Elevations Parking
Schedule	Planning Commission: 10/08/24 City Council: 10/21/24

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

Executive Summary

Zoning

The subject site is zoned 105th Avenue Redevelopment District (RD).

Surrounding Zoning and Uses

The surrounding zoning is 105th Avenue Redevelopment District or Regional Recreation. To the west of the subject site is the National Sports Center soccer fields, to the east is Invictus and land the EDA owns, to the north is open space, and to the south is 105th Avenue.

Existing Conditions

The site is currently vacant, and soil mining is taking place.

History

An Interim Use Permit (IUP) has been issued for the site for soil removal. A master site plan was approved in July 2024 and amended in September 2024. The proposed stadium is consistent with the approved site plan. A final plat was approved in August 2024.

Evaluation of Request

The applicant is requesting a conditional use permit for a multi-purpose event stadium with a height exceeding 50 feet, and in addition, lights over 50 feet. The stadium is a 5,000 person capacity stadium that is roughly 56 feet tall, with light poles that are about 76 feet tall. As proposed, the stadium has 3,034 fixed seats. The stadium will include a food hall that will be open during events and on non-event days. The developer plans to commence construction in spring 2025 with completion in fall 2026.

Site Plan

The master site plan was approved in July 2024 and amended in September 2024. The proposed stadium is consistent with the approved plan.

Section 30.910 outlines commercial standards for the 105th Redevelopment District.

Setbacks. A consistent street edge must be maintained at the right-of-way line along all street frontages. Street edge elements may consist of the principal building, landscaping, outdoor seating, or a combination of these elements. Exceptions may include: property is adjacent to a water feature, surface parking or other instances the city council deems appropriate.

- The stadium lot will need to be platted into a lot and block prior to any building permits being issued. It is intended that the stadium will maintain the consistent street edge.

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.

- The proposed stadium will be roughly 56 feet tall, and a conditional use permit is being considered with this proposal.

Sidewalks are required along all public and private streets. The location and alignment of new sidewalks shall connect directly to existing sidewalk network.

- The developer continues to work with city staff on the placement of sidewalks and walking paths. Details will be formalized with the building permit for each development/building.

Mechanical equipment. All mechanical equipment shall be screened and properly maintained with material similar to the material used on the main structure. Screened mechanical equipment shall not be located in the front or street side yards.

- Mechanical screening will be reviewed with the building permit.

Trash enclosure. Refuse facilities shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the zoning administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

- Staff and the developer will continue to work on these details. At this time, it is not clear how this will work for the district, but any enclosures will meet this requirement.

Architecture

(1) [Exterior wall finishes.] At least seventy-five percent (75%) of all exterior wall finishes on any building shall be comprised of a combination of at least three of the following materials with all materials present on each elevation. All buildings must meet and be consistent with design guidelines.

- (a) Brick.
- (b) Natural or cultured stone.
- (c) Glass.
- (d) Stucco.
- (e) Cementous siding.
- (f) Architectural metal.
- (g) Integrally colored rock-faced block.
- (h) The remaining portion of all exterior wall finishes shall be comprised of any combination of decorative, rock faced concrete block and other comparable or superior materials as approved by the zoning administrator. All materials subject to zoning administrator approval.
- (i) All buildings to incorporate four-sided design.
- (k) Building articulation elements shall be provided at a maximum average spacing of 40 feet.
- (l) Façade articulation shall be provided through any of the following elements:
 - (1) A projecting bay, entry vestibule, or recess extending from the ground level through the second floor.
 - (2) A ground-level recess.
 - (3) A change in the rhythm of windows at the ground level and second floor, combined with a change of parapet height or material.
- (m) All buildings shall have at least one customer entrance facing an abutting public or private street, rather than just the parking area. A building may have more than one entrance. Customer entrances shall be open to the public during business hours.
- (n) Main building entrances shall be architecturally emphasized and visible from the street by utilizing design features such as awnings, pillars, special building materials or architectural details.
- (o) All buildings shall provide ground floor windows along facades, parks, plazas or other public outdoor spaces. Darkly tinted windows or windows that block two-way visibility are prohibited.

- The proposed stadium meets architectural requirements.

Landscaping

An overall landscape plan will be approved for the 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 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.

There are no residentially zoned properties adjacent to the subject site. The applicant has applied for a conditional use permit for the lighting to exceed 50 feet in height. As proposed the stadium lighting will be approximately 76 feet in height. An overall development lighting plan will be approved for the district.

Section 30.911 regulates commercial parking.

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. On street parking, parking structure, and shared parking are encouraged.

A parking analysis is required and has been submitted. According to the analysis, the stadium requires 1,667 stalls and the food hall requires 76 for a total of 1,743 stalls. The 105th Redevelopment District encourages shared parking and it is expected that the district as a whole will have shared parking for the majority of the uses. The developer is proposing a temporary parking plan for the stadium as the parking and district details are worked out. It is anticipated that each building/development will have parking and will share this with the rest of the district. As things develop, the temporary lots will shift. The developer has provided two temporary parking plans that are attached, and staff anticipates that the temporary parking will be some combination of the plans. One of the plans shows shared parking with the existing parking lot at NSC and the other plan shows the parking without that lot. Both scenarios meet the parking demands shown in the analysis. The parking will need to be a hard surface and meet all code requirements.

Signage

Section 30.916 regulates signage for the district. A sign plan will be reviewed by council at a later date. Any signage requires a sign permit.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the Coon Creek Watershed District (CCWD) and city approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's Engineer. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, 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 be constructing the associated master development roadway system, associated utility main lines and regional storm water systems as per construction drawings to be approved by the City and CCWD. The roadways and utility systems as identified in the master development plan are required to be completed prior to the opening of the proposed stadium.

The developer will submit construction documents directly pertinent to the construction of the proposed stadium that include grading, erosion and sediment control, and utility laterals. These construction drawings will show how the proposed stadium relates to the regional streets and utility plan sheets.

Utilities

The developer will be responsible to extend the required sanitary sewer, water main, and storm sewer to adequately serve the development. The extension of utilities, sizing, looping, and location will need to follow city standards and specifications.

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

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

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

There are no documented wetlands or FEMA flood plain on the property for the proposed stadium.

The developer will continue to follow the CCWD approved plan for the master development. Review, approval and permits are required prior to city plan approval and start of site work.

Access/Street Design/Sidewalks/Trails

All local roads, trails and sidewalks shall be constructed with the master development plan.

As part of the street design, the development will be required to provide street lights 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 the lights that are installed that reflect the normal and typical lighting requirements by the City. The developer or development association will be required to maintain all other lighting.

Easements/Right-of-way/Permits

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

Conditional Use Permit

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

Section 27.04 Criteria for granting conditional use permits:

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The master plan provided an AUAR and identified mitigation measures for any impacts. The AUAR has indicated that with mitigation measures there is not an excessive burden on existing parks, schools, streets or other public facilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The intent of the 105th 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. The stadium is part of the master plan and expands recreational activities to the area. The use will be located, designed and maintained to be compatible with the adjoining properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The use is consistent with the master plan and is designed as a multi-purpose stadium with elevated finishes which will not have an adverse effect on adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The intent of the 105th 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. The stadium is part of the master plan and expands recreational activities to the area. The use is consistent with the purposes of the zoning district and code. .
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The land use designation for the subject site is Planned Commercial (PC). The purpose of this land use category is 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 large-scale planned design and concept. The stadium is consistent with the master plan which is a large scale plan. The 105th area has been identified in the 2040 Comprehensive Land Use Plan as a key redevelopment priority area.
7. The use will not cause traffic hazards or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion. The master development plan provided an AUAR that addressed the additional traffic that

would be generated by the development, which included the proposed stadium. The mitigation measures listed in the AUAR will be required to be installed as the development infrastructure is installed.

8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - o The existing structure will be served with the required utility services, roadway, and storm drainage infrastructure that the master development will be installing.

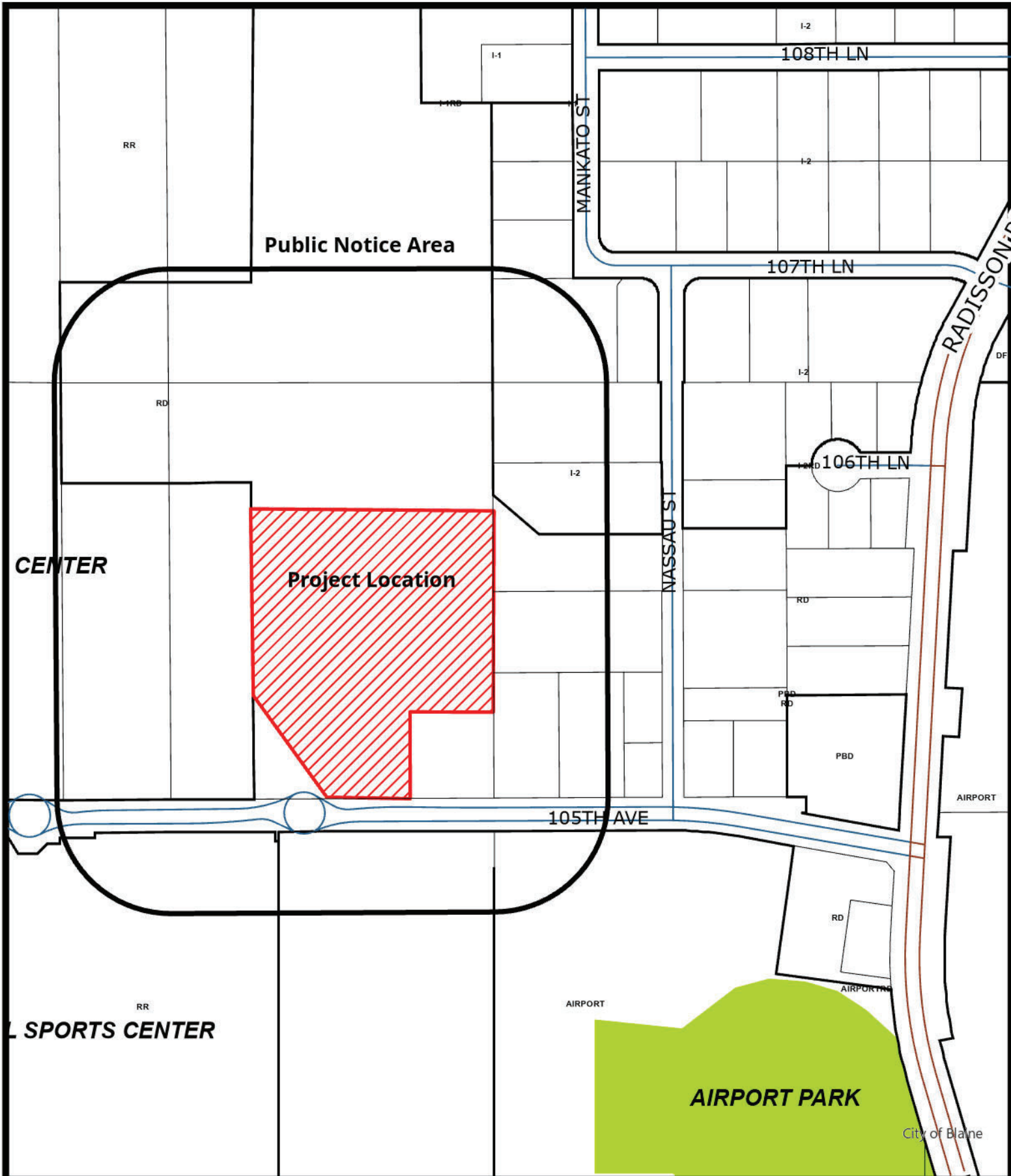
Recommendation

In Planning Case File No. 24-0050, it is recommended that the Planning Commission recommend approval of a conditional use permit for a multi-purpose stadium, building over 50 feet in height, and lighting over 50 feet in height in the 105th Redevelopment District (RD) with the following conditions:

1. Lighting is limited to the locations and heights shown on the attached site plan.
2. Lighting is subject to approval by the Federal Aviation Administration (FAA). Proof of FAA approval shall be submitted to the City prior to approval of building permits for the lighting installation.
3. Post-installation light intensity readings shall be provided along the northern edge of the northern property area (adjacent to the 109th Avenue right-of-way).
4. Installation of cellular equipment is not permitted on the light poles without a separate Conditional Use Permit (CUP).
5. The lot in which the stadium will be built on must be platted into a lot and block before any building permits will be issued.
6. Temporary parking must be a hard surface and meet all applicable code requirements.

Attachment List

1. Attachments



BlaineMN.gov

Case File No. 24-0050 Town Center Stadium

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



Per the 105th Avenue Redevelopment District code we are submitting a Conditional Use Permit request for the proposed multi-purpose stadium. The code was written to provide flexibility in uses, design, and height for this district – we are requesting approval to construct a 5,000 person capacity multi-purpose stadium that will be roughly 56’ tall with light poles at 76’.

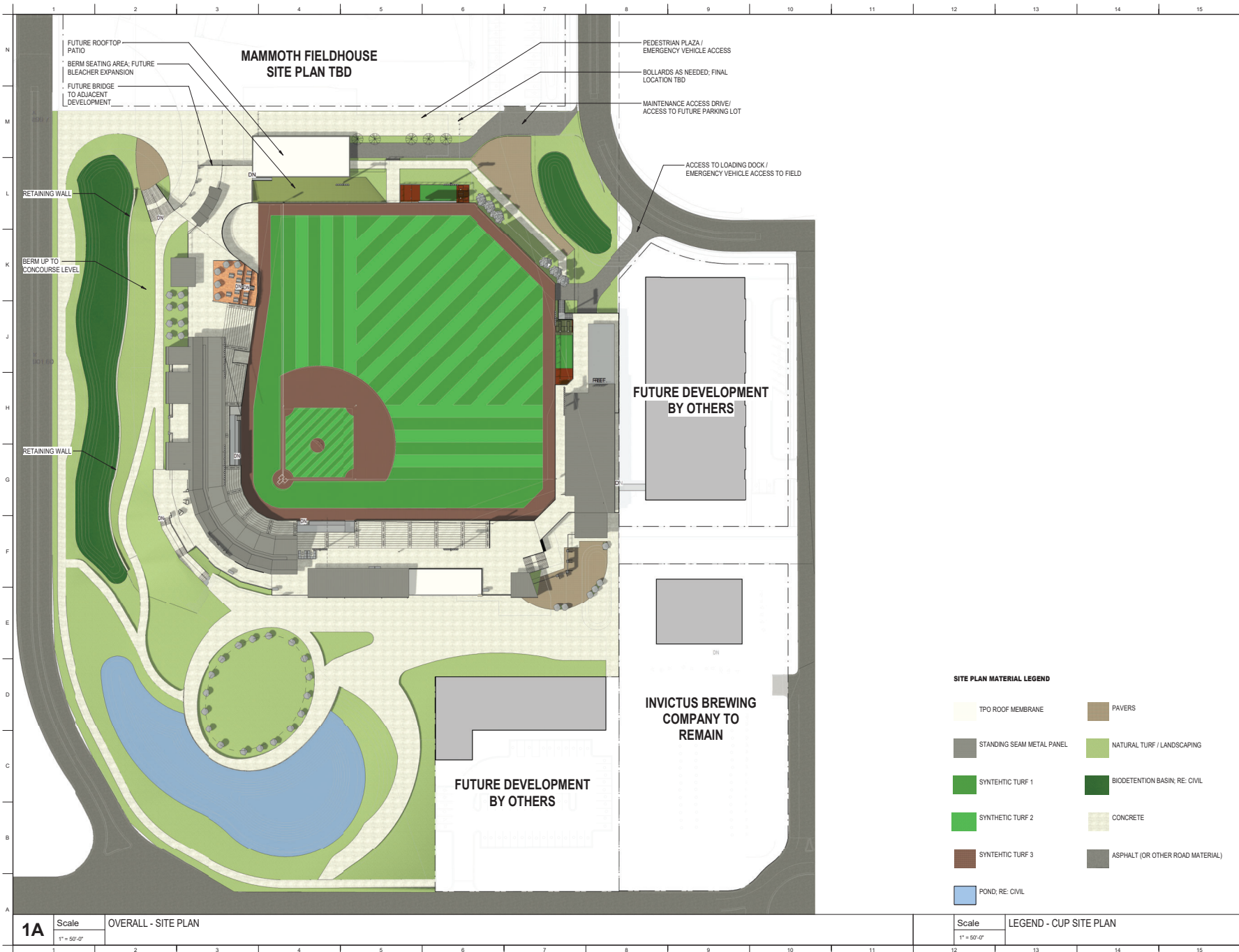
The stadium's design includes elements that exceed the standard height limit of 50 feet, specifically the height of the structure itself and the light poles. This variance is necessary to accommodate the design and functionality of the stadium, which is intended to serve multiple purposes and host a variety of events.

We are committed to creating a state-of-the-art facility that not only meets the needs of our anticipated events but also enhances the experience for all attendees. The height of the structure and light poles is essential for providing optimal visibility and lighting conditions, which are crucial for both daytime and nighttime events.

Our plan is to commence construction in Spring 2025 with completion of fall 2026.

We intend to provide a more detailed lighting, signage and parking plan as we move forward.

Our request for the CUP is driven by our vision to deliver a premier venue that will be a valuable addition to the community, offering a versatile space for sports, entertainment, and cultural events. We believe that this stadium is an integral part of the City’s vision for the 105th Avenue Redevelopment District and look forward to beginning this work.



1A Scale OVERALL - SITE PLAN
1" = 50'-0"

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Mammoth Sports Construction

Project Status

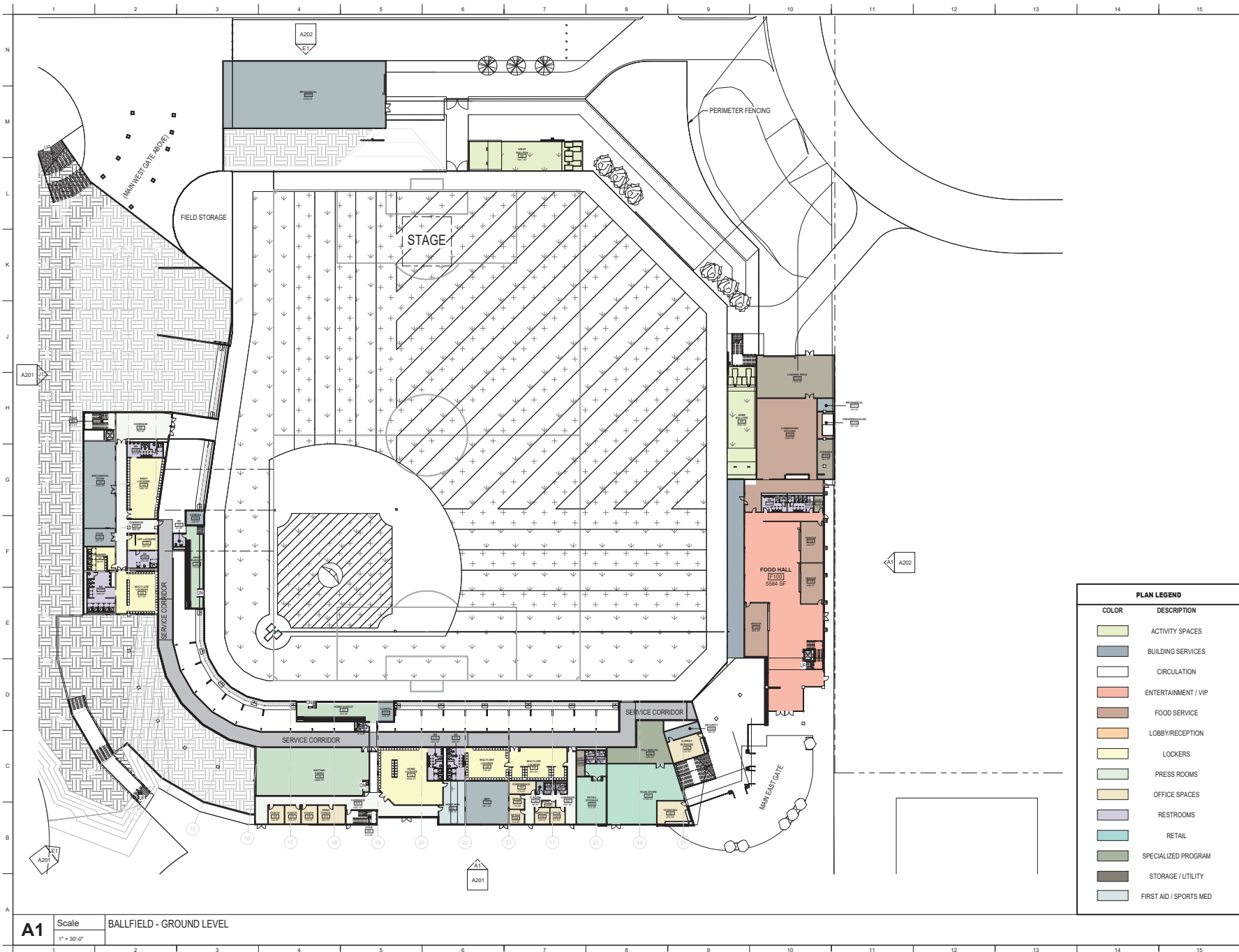
Blaine Multi-use Stadium
Schematic Design

NOT FOR CONSTRUCTION

Revision Key		
No.	Date	Description

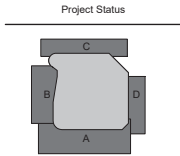
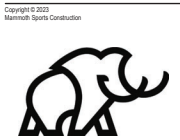
Project Manager: _____
Project Architect: _____
Checked By: _____
Project Number: _____
Date of Issue: _____
Sheet Number: _____

AS101
SITE PLAN - OVERALL



A1 Scale BALLFIELD - GROUND LEVEL
1" = 30'-0"

PLAN LEGEND	
COLOR	DESCRIPTION
	ACTIVITY SPACES
	BUILDING SERVICES
	CIRCULATION
	ENTERTAINMENT / VIP
	FOOD SERVICE
	LOBBY/RECEPTION
	LOCKERS
	PRESS ROOMS
	OFFICE SPACES
	RESTROOMS
	RETAIL
	SPECIALIZED PROGRAM
	STORAGE / UTILITY
	FIRST AID / SPORTS MED

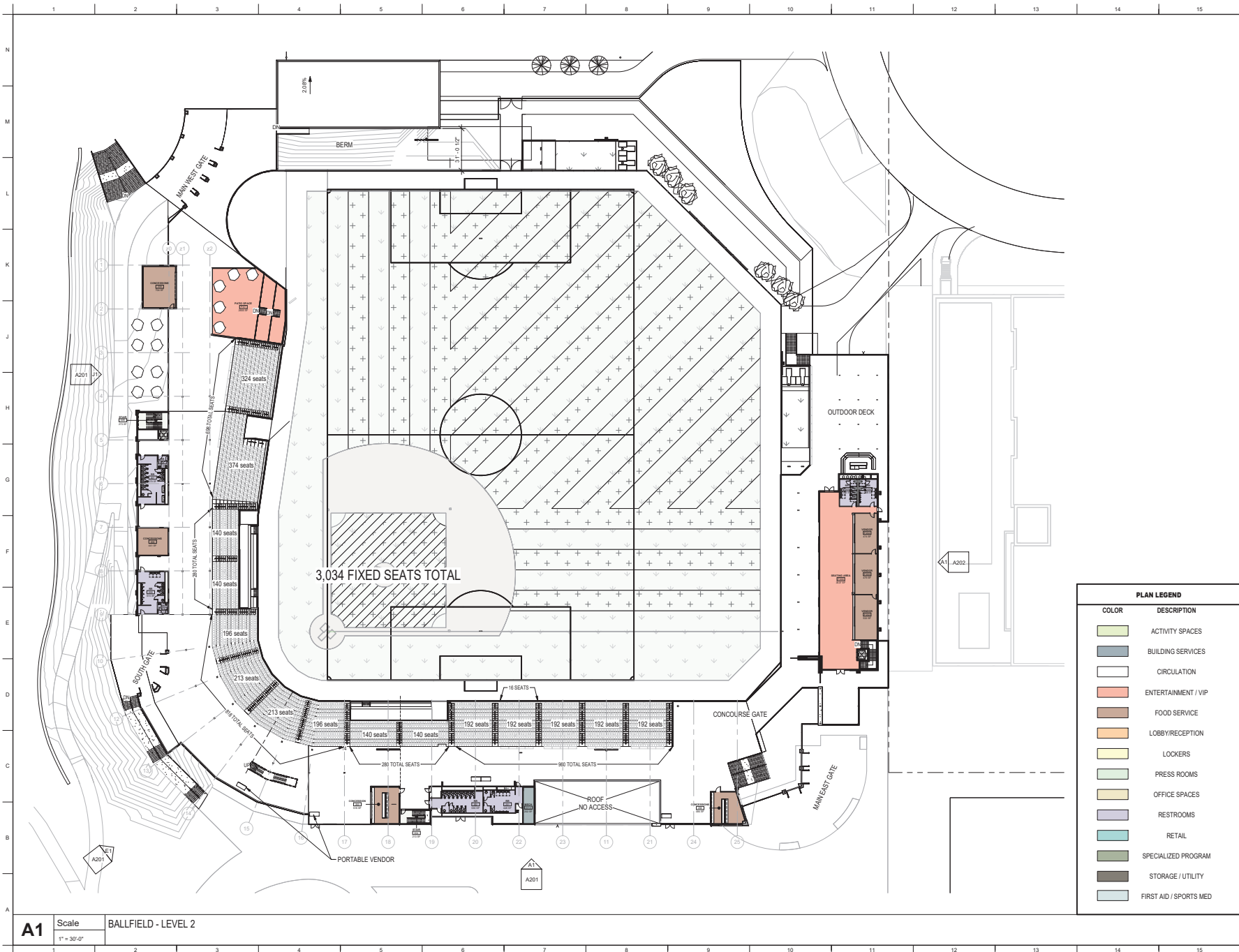


Blaine Multi-use Stadium
Schematic Design

NOT FOR CONSTRUCTION

Revision Key		
No.	Date	Description
Project Manager: _____ Project Manager		
Project Architect: _____ Project Engineer		
Checked By: _____ Checker		
Project Number: _____ Project Number		
Date of Issue: _____ 05-17-2024		
Sheet Number: _____		

A101
OVERALL PLAN- LEVEL
1



PLAN LEGEND	
COLOR	DESCRIPTION
[Light Green]	ACTIVITY SPACES
[Light Blue]	BUILDING SERVICES
[White]	CIRCULATION
[Light Orange]	ENTERTAINMENT / VIP
[Light Brown]	FOOD SERVICE
[Light Yellow]	LOBBY/RECEPTION
[Light Green]	LOCKERS
[Light Green]	PRESS ROOMS
[Light Yellow]	OFFICE SPACES
[Light Purple]	RESTROOMS
[Light Blue]	RETAIL
[Light Green]	SPECIALIZED PROGRAM
[Light Brown]	STORAGE / UTILITY
[Light Blue]	FIRST AID / SPORTS MED

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Project Status

Blaine Multi-use Stadium
Schematic Design

NOT FOR CONSTRUCTION

Revision Key

No.	Date	Description

Project Manager: _____

Project Architect: _____

Checked By: _____

Project Number: _____

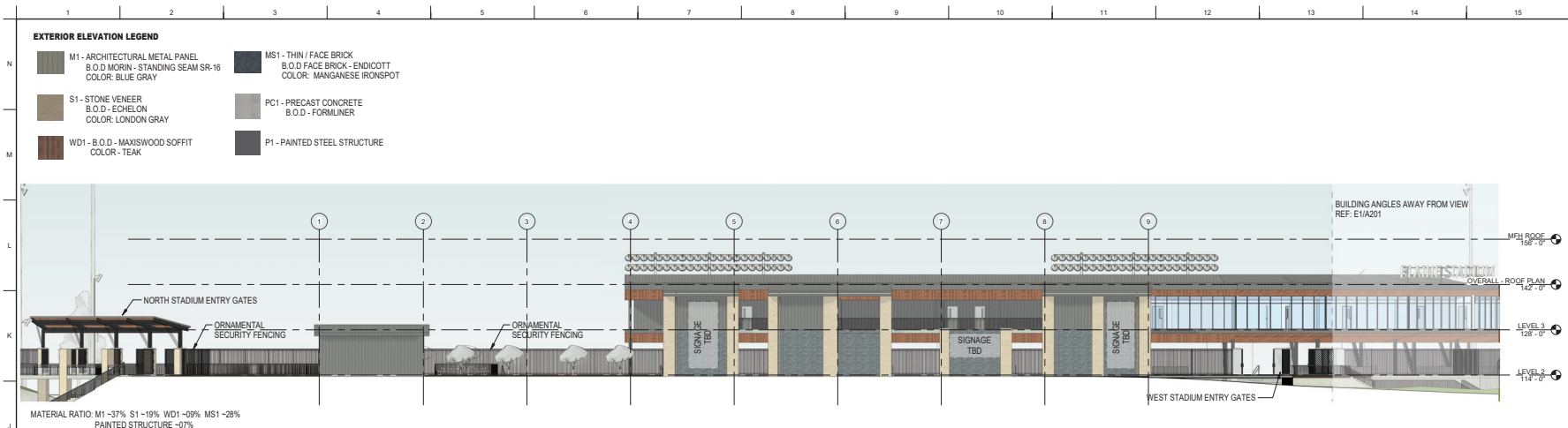
Date of Issue: 05-17-2024

Street Number: _____

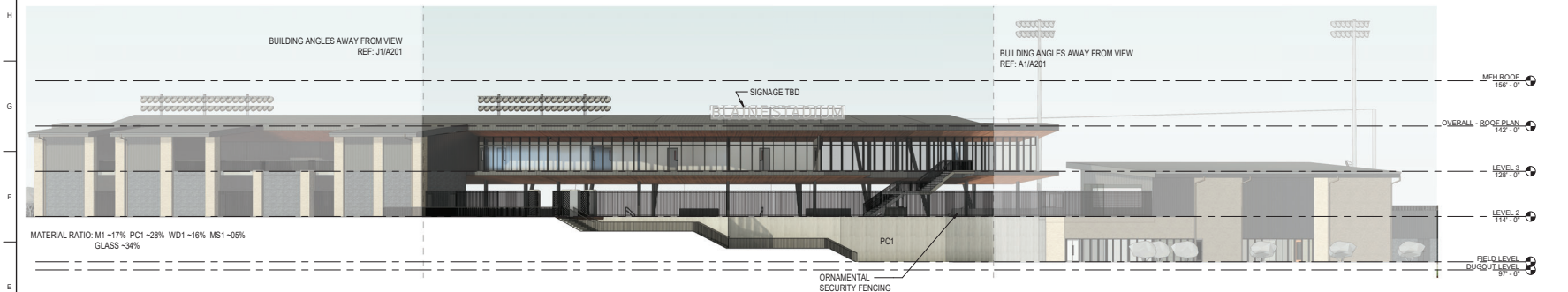
A102

OVERALL PLAN - LEVEL 2

A1 Scale BALLFIELD - LEVEL 2
1" = 30'-0"



J1 Scale Overall Elevation - North West
1/16" = 1'-0"



E1 Scale Overall Elevation - South West
1/16" = 1'-0"



A1 Scale Overall Elevation - South East
1/16" = 1'-0"

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Mannhoff Sports Construction



Project Status

Blaine Multi-use Stadium
Schematic Design

NOT FOR CONSTRUCTION

Revision Key

No. Date Description

Project Manager: Project Manager

Project Architect: Project Engineer

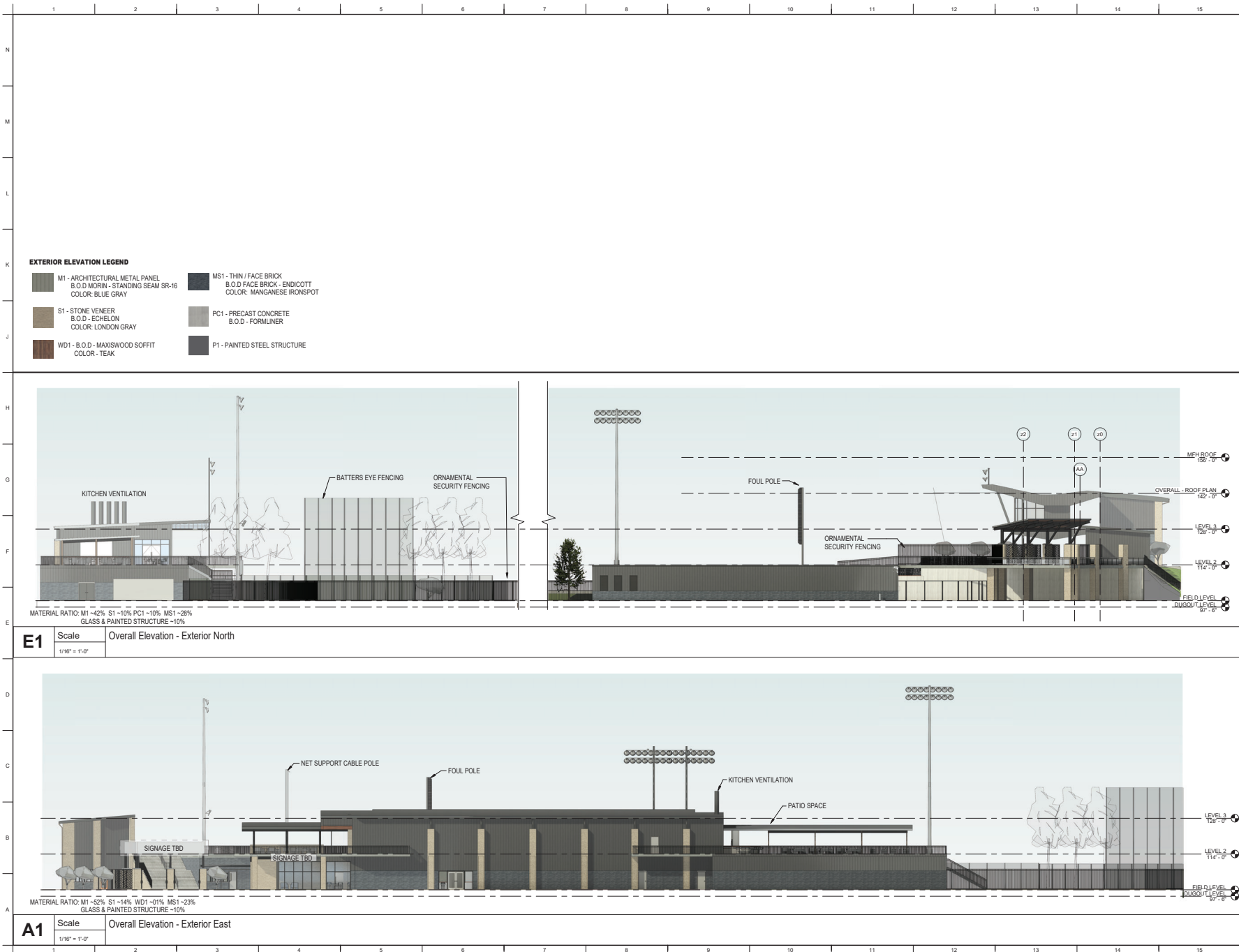
Checked By: Checker

Project Number: Project Number

Date of Issue: 05-17-2024

Sheet Number:

A201
EXTERIOR ELEVATIONS



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Project Status

Blaine Multi-use Stadium
Schematic Design

NOT FOR CONSTRUCTION

Revision Key		
No.	Date	Description

Project Manager:	Project Manager
Project Architect:	Project Engineer
Checked By:	Checker
Project Number:	Project Number
Date of Issue:	05-17-2024
Sheet Number:	

A202
EXTERIOR ELEVATIONS

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify

SUBMITTAL/REVISIONS

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05-10-24 PRELIMINARY CITY SUBMITTAL
*****
06-10-24 PHASE 1 CCWD RESUBMITTAL
*****
07-10-24 PHASE 1 CCWD RESUBMITTAL
*****
08-15-24 PHASE 1 CCWD RESUBMITTAL
*****
09-01-24 PHASE 1 CCWD RESUBMITTAL
*****
*****
```

PROFESSIONAL SIGNATURE

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

Licen. _____ Date _____ 49933

QUALITY CONTROL	
Locks Project No.	23026C
Project Lead	PJD
Drawn By	TRG
Checked By	PJD
Review Date	05-21-24

SHEET INDEX

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C2-1 OVERALL SITE PLAN
C2-2 thru 4 SITE PLANS
C3-1 OVERALL GRADING PLAN
C3-6 thru 8 SWPP PLANS
C4-1 THROUGH C4-7 WATER MAINS
C5-1 THROUGH C5-9 OVERALL SEWER
C6-1 thru 4 DETAILS & FEES
```



WARNING:

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

THE CONTRACTOR SHALL CONTACT Gopher State ONE CALL AT 651-454-4545 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES. DURING THE DIGGING, THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN NEEDED DURING CONSTRUCTION AT NO COST TO THE OWNER.



TEMPORARY
PARKING (NO
WEST LOT)

EXHIBIT



City of Blaine Staff Report

File Number: 2024-426

Agenda Date	Status
October 8, 2024	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.4

Case File No. 24-0059 // As-Suffah Islamic Center // 3629 95th Avenue NE

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), K-8 elementary school, and a daycare/pre-school in the Development Flex (DF) zoning district.

Background

Zoning	Planned Business District (PBD)
Land Use	Planned Industrial/Planned Commercial (PI/PC)
Area	3.67 Acres
Applicable Regulations	Sections 27.03, 27.04, and 29.110
Attachments	Zoning and Location Map Narrative/Floor Plan Site Plan Existing CUP Resolution (Medway) Public Comments
Schedule	Planning Commission: 10/08/24 City Council: 11/4/24 and 11/18/24

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

Zoning

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

Land Use Designation

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

Surrounding Zoning and uses

The site is surrounded by properties zoned Planned Business District (PBD) and guided PI/PC on the south, east, and west. A vacant single family parcel is to the north (located in the City of Lexington). The surrounding properties on the south, east, and west are part of Blaine Preserve Business Park.

Existing Conditions

The site was developed as the Rasmussen College and is currently occupied by Medway, a mental health therapy medical office.

History

In 2006, the City approved a code amendment to allow a post-secondary education use as a conditional use in the PBD. 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 (Pheasant Ridge Drive) 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 August 2009, Rasmussen College received a Conditional Use Permit (CUP) to construct a 25,000 square foot college (post-secondary education), and for a zero-lot line for a shared driveway access between sites. Also in 2009, a preliminary and final plat was approved to subdivide 30.57 acres into one lot for the Rasmussen College building and 3 outlots.

In 2022, Rasmussen College closed the Blaine location. The building was leased by Medway to operate a mental health therapy medical office in 2022.

In May 2022, the Council approved a CUP for a medical office (Medway) to operate a mental health therapy use focused on children. This medical office (Medway) plans to remain on the site for approximately 2 years, therefore, their existing CUP will remain in place.

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 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;
 - Not applicable. This project involves a school, not housing. The proposal is very similar / almost identical to the East Blaine Mosque and Academy project that was approved by the Blaine City Council earlier this year. Although this proposal does not include housing, this project does provide for a wider range of amenities than what could be accomplished under the existing code, because the proposal includes an elementary school, which is currently not permitted under the existing zoning (house of worship and daycare uses are currently permitted under existing zoning).

- b. That the proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning;
 - o This proposal involves re-purposing an existing building that was originally intended for post-secondary education to elementary school purposes. The proposal provides amenities that are greater than the minimum requirements under existing zoning because an elementary school is not currently permitted, only post-secondary and pre-K education purposes are currently permitted (house of worship and daycare uses are currently permitted under existing zoning).
- 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 compatible with the purposes and intents of the ordinance and the comprehensive plan. This project simply re-purposes an existing development, permitting diversified uses is one intent of Development Flex zoning, and supporting educational opportunities for Blaine citizens is one of the purposes and intents of the comprehensive plan.
- 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 project is not detrimental in any way to the environment. This project does not alter the Subject Property in any meaningful way. Rather, all currently existing environmental aspects and natural features of the subject property will remain in place, and it is simply the use of the building that is going to slightly change from its original use of post-secondary education to the proposed use of elementary education (house of worship and daycare uses are currently permitted under existing zoning).
- 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 not be any undue burden upon the public services and facilities. This project simply proposes the re-purposing of an existing building that was originally designed for a use that is nearly identical to what is currently being proposed. Moreover, no additional Sewer Access Charges (SAC) are being assessed, as the proposed use does not exceed the SAC units afforded to the current use. Streets and other systems serving the property are sufficient to accommodate the proposed use of an elementary school, mosque, and daycare. There are two main entrances to the business park where the Subject Property is located: one off of Hamline Avenue to the east, and the other off 95th Avenue to the south, both of which are arterial roads that can easily handle anticipated traffic.
- 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 Yes. The current building, the old Rasmussen College building, was built as the "last" parcel in a business park (i.e., the subject property is the parcel located the farthest from either entrance into the business park), and it is well integrated into the overall scheme of the surrounding properties and the business park. This proposal will not have any effect on the land uses of the surrounding properties or of the business park as a whole.
- g. That the proposal be consistent with all other applicable city and state regulations.
 - o The applicant, As-Suffah Islamic Center, is working with all other regulatory agencies such as the Building Inspections Department and the fire marshall, to meet all other applicable

city and state regulations. This proposal is consistent with all other applicable city and state regulations.

Evaluation of Request

Planning Analysis

Site Plan

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

The mosque, school, and daycare will utilize the existing building and parking with minimal interior renovations. The mosque will have capacity for approximately 118 people for worship services. Currently, the applicant projects that approximately 150 students will enroll for grades K-8 at the time of relocation from 8710 Central Avenue NE, where they have been located since 2019. The enrollment is proposed to increase to approximately 200 students over the next two years when the space occupied by Medway is converted to school space. The school will operate from 8AM - 3:15PM Monday to Friday. The classroom size for each grade will be around 20 students per class.

Students will be dropped off and picked up. Students will not be transported by bus. As-Suffah Academy will instruct its students and families to follow the traffic plan in order to control and manage the flow of traffic during peak hours. The traffic plan includes stacking of cars within the parking lot. As-Suffah Academy will have staff directing student arrival and dismissal with radio communication, and will direct traffic during drop-off and pick-up times as necessary.

The applicant intends to use the same drop-off procedure that it uses at its current location. Families will be allowed to drop off children at school between 7:15 and 8AM. and pick-up will divide student dismissal into two (2) time slots, with families given specific time slots for pick-up. The first dismissal will begin at 3:15PM, and the second will begin at 3:30PM.

The main purpose of having a mosque in the same facility as As-Suffah Academy is to serve the needs of the students during the school year, although community members will be allowed to pray at the mosque when school is not in session. Outside of school hours, the mosque will be available to community members for prayer and worship.

The applicant intends to install a fenced-in playground in a location on the southwest corner of the building consisting of approximately 4,500 square feet.

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 118 people. Mosques don't have seats for worship, but parking is calculated the same way, therefore requiring 30 parking stalls. Schools, elementary, junior high, public or private: At least three (3) parking spaces per classroom, plus necessary spaces for student drop off and may be reduced at the zoning administrator's discretion.

There are 11 classrooms proposed, therefore the parking requirement for the school is 33 stalls. The

daycare use requires at least one (1) parking space for each three hundred (300) square feet of floor area. There is 866 s.f of daycare proposed, therefore the parking requirement is 3 stalls.

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 (889 s.f) will require 4 parking stalls.

The existing use of the building Medway is proposed to remain as a tenant for approximately 2 years. The required parking for medical clinics is at least one (1) space for each one hundred fifty (150) square feet of floor area. Therefore, the 6,482 sf used by Medway will require 43 parking stalls.

In total, 113 parking stalls are required for the proposed uses. The submitted site plan indicates there are 168 parking stalls available on site after site modifications for the proposed playground and drive aisles. Parking is met. The site plan indicates a stacking area on site for pickup or drop off.

Other schools that are in industrial areas

Karner Blue Education Center (K-8 school, focusing on providing learning for students who have emotional behavioral disorders, autism and developmental cognitive disabilities) is located at 3764 95th Avenue NE and is zoned DF and guided PI. In 2013, the property was rezoned from PBD to DF to allow the school. A CUP and rezoning to DF was approved by the City Council in June 2024 to allow a mosque (Place of Worship), K-8 School, and daycare at the previously owned Minnesota School of Business in the DF zoning district

Different types of schools and where they are allowed

The proposed use is a K-8 school and a daycare. Schools that are K-12, regardless of whether they are public or private, are allowed in residential zoning districts, and certain commercial districts. K-12 schools are not permitted in the PBD. "Preschools", or schools that offer education/care for children prior to kindergarten, are defined in the zoning code as a Day Care Center. Day care centers, including preschools, are licensed by the Minnesota Department of Human Services, which is different from a K-12 school. Religious schooling that occurs during worship services (e.g. Sunday School), are considered an accessory use to the primary place of worship, and do not require city approval.

Engineering Analysis

Transportation Plan

The narrative provided included a site plan with the proposed vehicular stack shown. The City of Blaine would state that the property allows for six vehicles to be in an area with active drop-off/pick-up with an additional twelve cars in the queue. As stated in the narrative, this provides additional vehicular stack as compared to the existing school site. Should additional stacking of vehicles become necessary, the City can work with the school to create additional areas to allow for additional vehicle accommodation.

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

In the Planned Business District, places of worship and a daycare 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.
 - o The building is existing. The proposed use as a mosque and school will not create an excessive burden on existing parks, schools, streets and other public facilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - o The use of a mosque and school 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.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o 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.
 - o 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 their property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties. The use of a mosque and school is consistent.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The site is guided PI/PC. 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.
 - o 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.
 - o The proposed development, once constructed, will have the required utility services, adequate roads and necessary drainage facilities to service the proposed development.

Recommendation

In Planning Case File No. 24-0059, it is recommended that the Planning Commission recommend approval of a rezoning from Planned Business District (PBD) to Development Flex (DF) with the following rationale:

1. The DF zoning district affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole. The DF 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.
2. The DF zoning allows the City the opportunity to apply standards consistent with other recent developments.

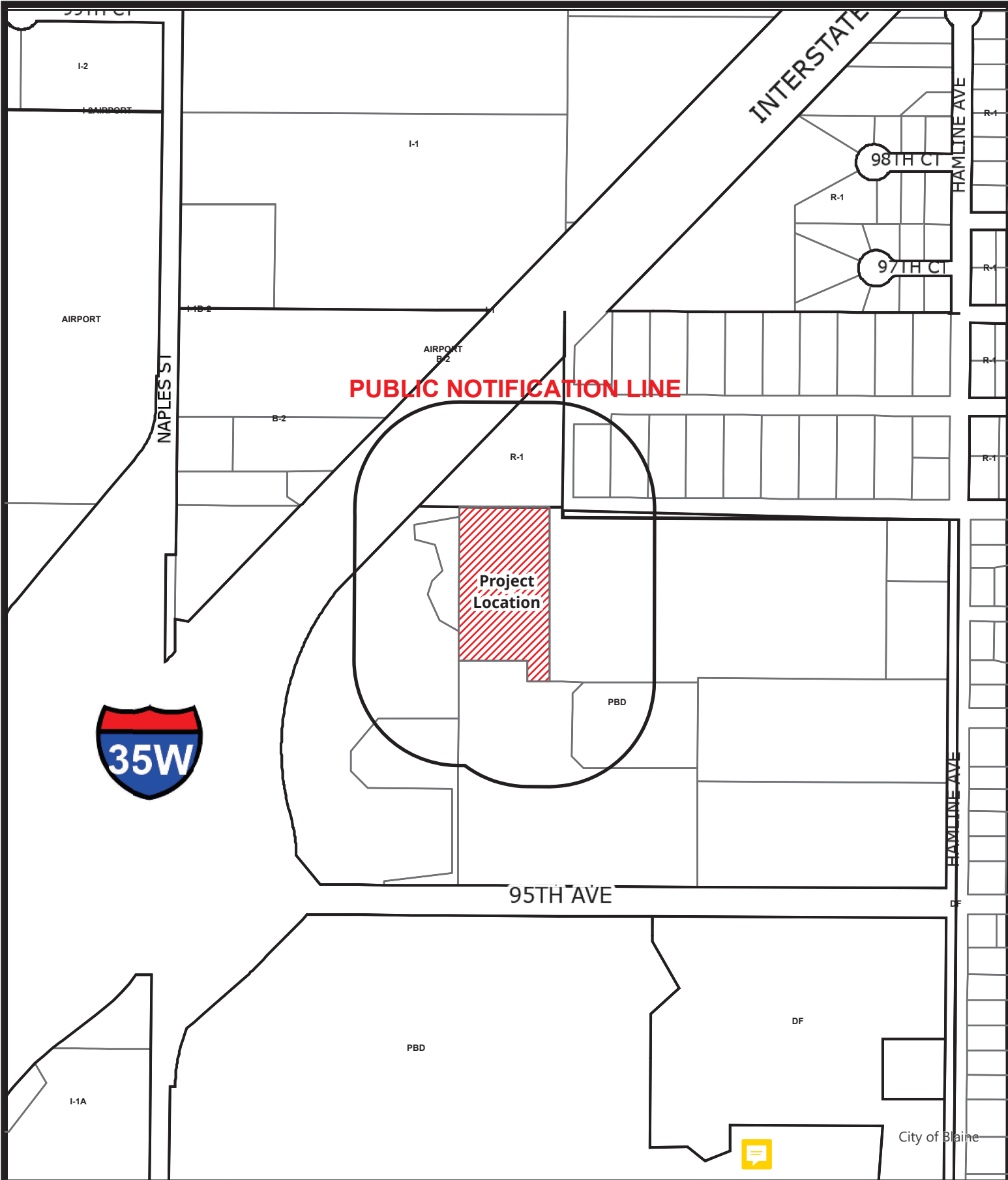
In Planning Case File No. 24-0059, it is recommended that the Planning Commission recommend approval of a conditional use permit to allow a Mosque, K-8 elementary school, and a daycare/pre-school in the Development Flex (DF) zoning district with the following conditions:

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 and school to provide on-site traffic management.
3. All signage requires separate permits meeting the requirements of the zoning code.
4. Directional signage shall be provided in the parking lot for the drop-off and pick-up area.
5. Temporary uses such as outdoor events, are not permitted without a specific special event licensed issued by the City.
6. School hours shall be limited to 8AM to 4PM.

7. Each classroom is capped at 25 students.

Attachment List

1. Attachments
2. Public Comments



BlaineMN.gov

Case File No. 24-0059 As-Suffah Islamic Center

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



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September 6, 2024

Ms. Sheila Sellman
Planning & Community Development
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449
ssellman@blainemn.gov

Sent Via On-Line Portal & Email

**RE: As-Suffah Islamic Center (ASIC)
Application for Conditional Use Permit and Rezoning to Development Flex
3629 95th Avenue NE, Blaine, MN 55014
Property Parcel ID No.: 26-31-23-32-0010**

Dear Ms. Sellman:

I am the attorney for As-Suffah Islamic Center (ASIC), a Minnesota non-profit religious organization and private elementary school. This letter accompanies As-Suffah's application (the "**Application**") for a conditional use permit and request to re-zone the old Rasmussen University building located at 3629 95th Avenue NE in Blaine (the "**Property**").

The purpose of this Application is to request re-zoning of the Property to Development Flex District, and a conditional use permit (or an amendment to the existing conditional use permit) so that As-Suffah Islamic Center can operate a daycare, house of worship, and elementary school at the Property.

As-Suffah Islamic Center has recently signed an enforceable purchase agreement to buy the Property from its current owner, Farasle Group, LLC, conditioned on the City's approval of As-Suffah's re-zoning request and conditional use permit Application.

The current zoning for the Property, Planned Business District, already permits the Property to be used for daycare and house of worship purposes, but elementary school purposes are not allowed in a Planned Business District,¹ and it is for that reason As-Suffah Islamic Center requests that the Property be re-zoned to Development Flex.

This letter also provides the City of Blaine with some background information about As-Suffah Islamic Center and a narrative about how it plans to use the Property.

¹ However, the current zoning does allow for post-secondary education and private instruction.

As-Suffah Islamic Center & As-Suffah Academy

As-Suffah Islamic Center (ASIC) is a non-profit organization that operates a private, kindergarten to 8th-grade religious elementary school under the name As-Suffah Academy. As-Suffah Islamic Center also operates a mosque that primarily serves to support religious instruction and religious services for the As-Suffah Academy students.

As-Suffah Academy has been in continuous operation since 2019, when it first opened as the Darul Arqam Islamic School as part of the Darul Arqam Center for Excellence, located at 8710 Central Avenue NE in Blaine.

In 2023, As-Suffah Academy registered with the state of Minnesota as its own non-profit entity: As-Suffah Islamic Center (ASIC). As-Suffah Academy is still located at its original location in the Darul Arqam Center for Excellence.

As-Suffah's current enrollment is approximately 110 students in kindergarten through 8th grade, and As-Suffah currently employs 13 full-time staff and 4 part-time staff. As-Suffah estimates that when it moves to the Property, it will have a maximum K–8 student enrollment of around 150 students, as well as a better learning environment.

School hours at the Property will be 8:00 a.m. to 3:15 p.m., Monday to Friday. The classroom size for each grade will be around 20 Students per class.

Subject to approval of a new certificate of occupancy, As-Suffah Academy intends to use the Property in its "as-is" condition, without performing any remodeling work or construction prior to occupying the Property and using it as an elementary school. Although designed as a post-secondary school, the current layout and design of the Property are more than adequate for As-Suffah Academy's pre-K–8th Grade needs.

As-Suffah Islamic Center also intends to operate a pre-K / daycare at the Property, subject to obtaining any needed licensing and/or building approvals.

The Mosque at As-Suffah Islamic Center

The main purpose of having a mosque in the same facility as As-Suffah Academy is to serve the needs of the students at As-Suffah Academy during the school year, although community members will be allowed to pray at the mosque when school is not in session.

Outside of school hours, the mosque will be available to community members for prayer and worship. The anticipated maximum attendance by community members at any one time will be approximately fifty (50) congregants. As-Suffah anticipates that its prayer room at the Property will be approximately 1,120 square feet.

Because of the fairly small number of non-students that will be using the mosque's prayer area at any one time, As-Suffah Academy intends to use the Property for a mosque in its "as-is" condition, without performing any remodeling work or construction prior to occupying the Property and using it as a house of worship.

The traditional Muslim call to prayer will not be broadcast outside of the building, and there will not be any other external noises related to any of the prayer activities taking place at the mosque. The only exterior activities planned at the Property will be playground or recess activities associated with As-Suffah Academy. As-Suffah Islamic Center does not host funerals or weddings.

Existing CUP, MedWay Support Services & ASIC's Plans for Growth

The current owner of the Property, Farasle Group, LLC is under common control with the Property's current and sole occupant: MedWay Support Services, a health provider.

As-Suffah Islamic Center has agreed with Farasle Group that MedWay Support Services can continue to operate at the Property for, at most, two (2) years from the date that As-Suffah Islamic Center purchases the Property.

While Medway transitions out of the Property, As-Suffah Islamic Center will develop plans to convert the existing MedWay space to expand the school over the next two years to a maximum of around 200 students. As-Suffah will then implement those changes once MedWay Support Services has moved out of the Property.

MedWay Support Services provides the following health services to its patients:

- Children's Therapeutic Services and Supports (CTSS)
- Early Intensive Developmental and Behavioral Intervention (EIDBI)
- Home-Based Children's Mental Health Services
- School-Based Children's Mental Health Services with special Ed needs.
- Mental Health Career Program

Approximately 25 to 30 patients visit MedWay Support Services each day, and there are approximately the same number of MedWay staff members that support those patients. Based on scheduling of the patients' appointments and staffing needs, MedWay Support Services uses a maximum of approximately 25 to 30 parking spaces at a time.

As-Suffah Islamic Center has no concerns about occupying the Property at the same time as MedWay Support Services. As-Suffah Islamic Center believes that the school, mosque, and daycare can all operate at the Property in harmony with MedWay Support Services, and that none of these four proposed occupants of the Property will cause any undue interruption to the others.

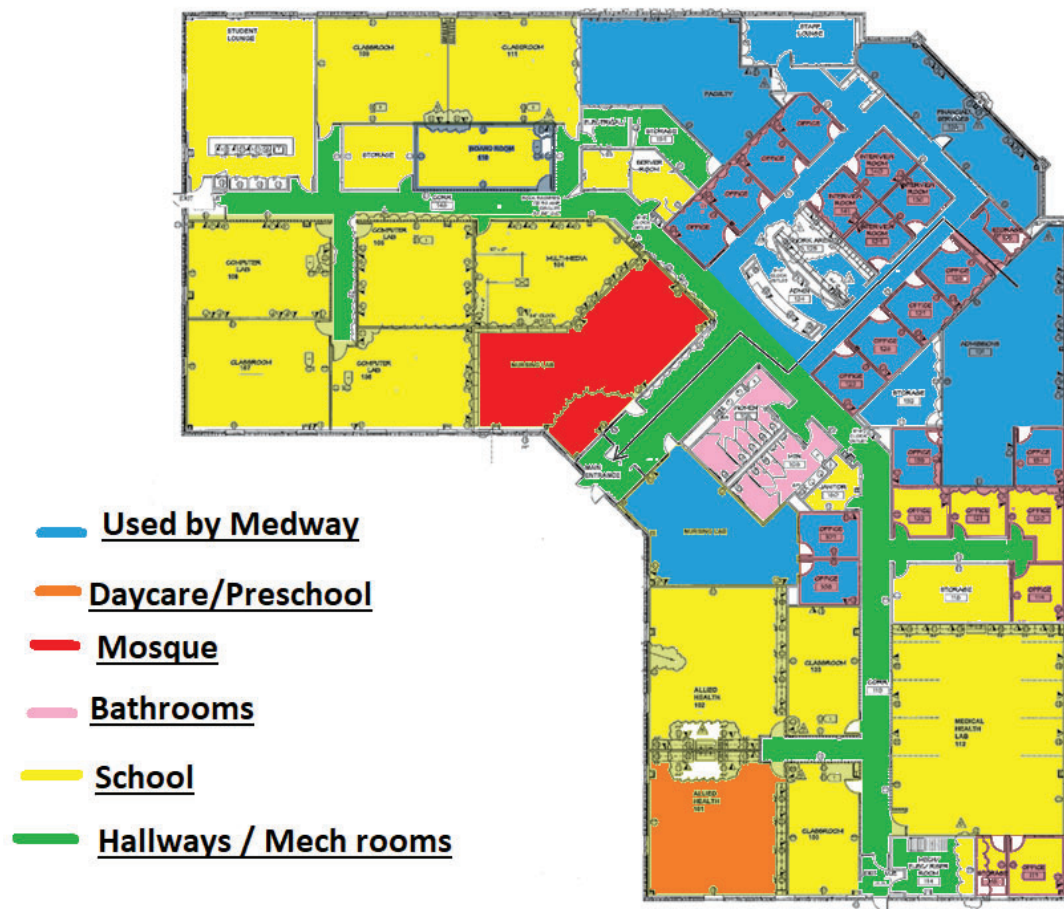
MedWay Support Services currently operates at the Property pursuant to a conditional use permit that was approved by the City of Blaine on May 2, 2022.

Because MedWay Support Services will continue to operate at the Property after ASIC purchases the Property, ASIC requests that MedWay's current conditional use permit remain in effect until MedWay vacates the Property, whether that entails the City approving ASIC's requested uses of mosque, daycare, and elementary school under a second conditional use permit, or by amending the current conditional use permit.

Internal Layout of the Property: Shared Space

As-Suffah Islamic Center and MedWay Support Services have agreed to share use of the Property. The following diagram roughly shows how the Property will be divided among the various users. A fully detailed site-plan is also provided with this Application.

Floor Plan



General Information Regarding Shared Use of the Building

Square Feet. The building on the Property consists of approximately 24,585 square feet.

Mosque. The prayer room will be in the “Nursing Lab” identified in red on the above floorplan and is approximately 1,120 square feet.

Daycare. The proposed daycare location, around 866 square feet, is identified in orange, above.

Medway Support Services. The space allocated to MedWay Support Services is identified in blue on the above diagram, and it consists of approximately 6,482 square feet. MedWay’s use of the Property has not changed in any meaningful way from when it applied for its conditional use permit with the City of Blaine, and it currently has: 2 offices, 1 file room, 2 storage rooms, 4 other general-use staff rooms, 3 group therapy rooms, and 9 individual therapy rooms.

As-Suffah Academy. Approximately 16,117 square feet of the building will be used exclusively by As-Suffah Academy for the elementary school. As-Suffah Academy will have 11 classrooms, 1 lunchroom, 6 offices, 3 storage rooms, and a staff lounge.

Bathrooms. The bathrooms (in pink, above) are shared by all building occupants as common areas. The bathrooms are included in the elementary school square footage.

ASIC Office Space. The total building space dedicated to ASIC office space (inclusive of the school *and* the mosque) is 889 square feet.

Detailed Floorplan. Please refer to the following chart, which corresponds to the detailed site plan on the subsequent page, to note precisely which rooms are intended for which purposes. The site plan also includes square footage measurements for each room.

The fully detailed site plan, on page 7 below, is also attached to this Application as a separate PDF document.

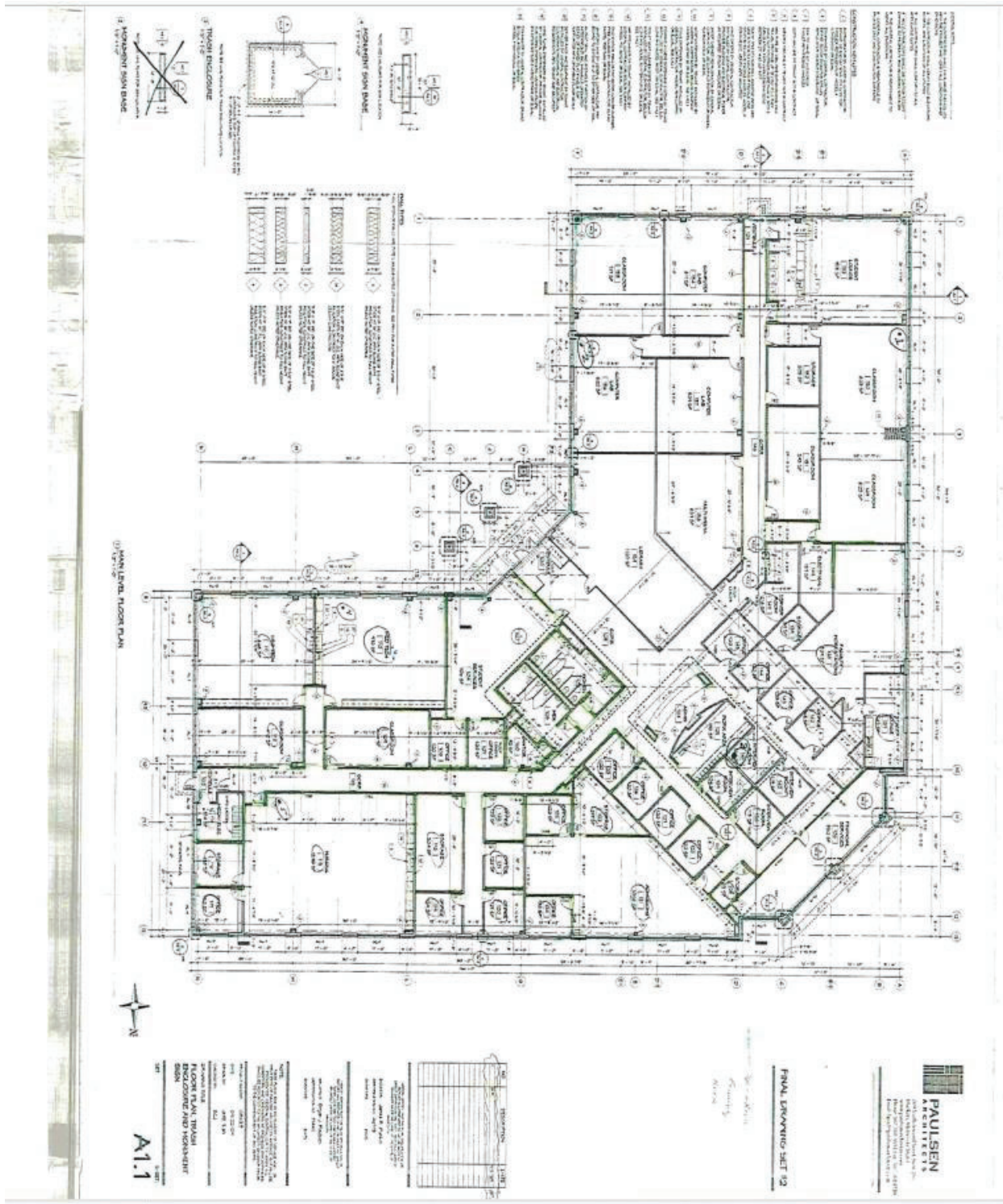
SITE PLAN REFERENCE CHARGE

(Site plan is on the following page.)

ASIC Use (Mosque, School, Daycare)	
Room No. (on site plan)	Planned Activity
153	Student Lounge: Cafeteria / Lunchroom As-Suffah Students will eat here between 11 AM and 1 PM.
150	Classroom
149	Classroom
152	Storage Room
151	Classroom
154	Classroom
155	Classroom
156	Classroom
157	Classroom
158	Staff Lounge
159	Mosque
120	Principal's office
121	Vice Principal's office
122	Imam's office (Mosque use)
107	Accounting Office
108	Accounting Office
119	Admission office
118	Storage Room
109	Classroom
112	Classroom
110	Classroom
111	Pre-k/ Daycare
116	Storage Room
117	Admission office
115	Classroom

Medway Use	
Room No. (on site plan)	Planned Activity
136	Group therapy activity room
123	Office
126	Storage Room
127	Skill Therapy training room
128	Skill Therapy room
135	File Room
145	Office
142	Skill Therapy room
143	Skill Therapy room
144	Skill Therapy room
137	Staff Lounge
138	Staff work area
139	Storage Room
125	Work & print & copy Area
124	Front Desk Area
107	Speech room
108	OT room
104	OT/Speech group room
131	Group therapy activities room
132	Storage Room
133	Skill Therapy room
134	Skill Therapy room

(Also attached to this Application in PDF format.)



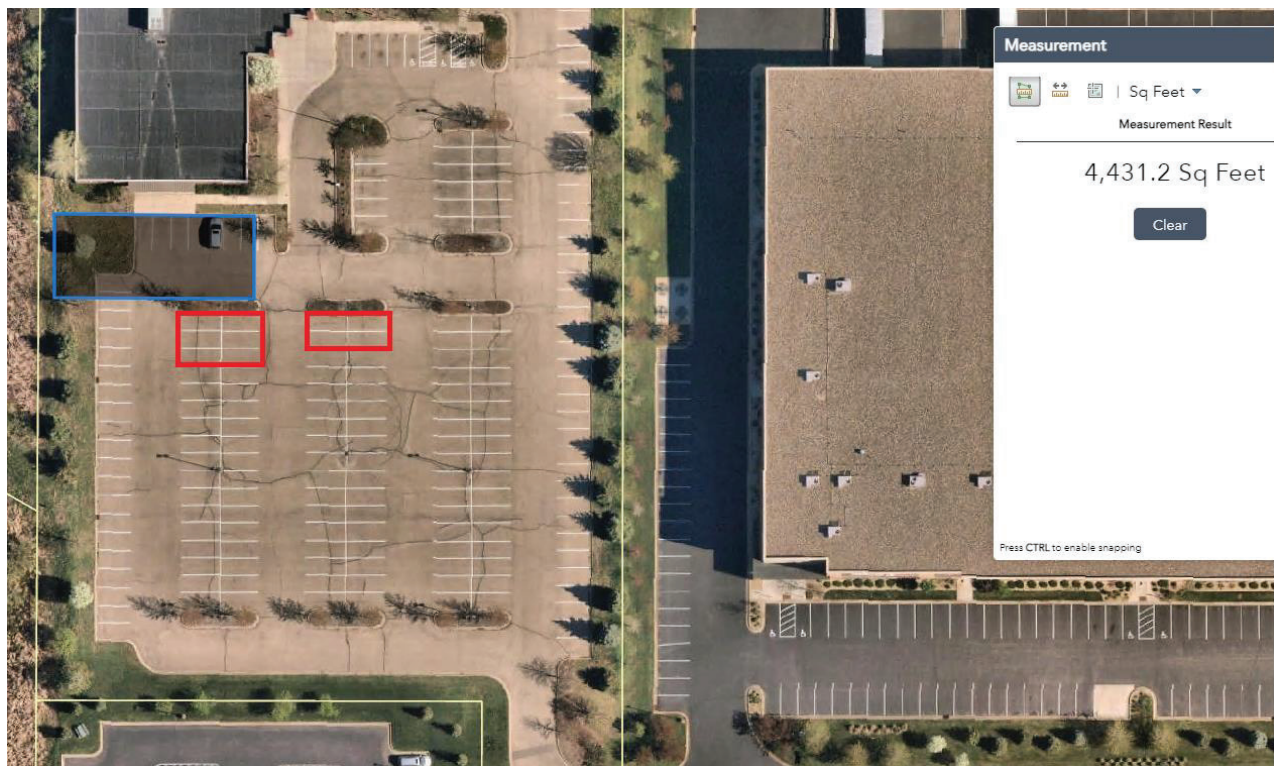
Outside Areas: Playground & Parking

The Property currently has approximately one hundred eighty-six (186) standard parking stalls, and approximately seven (7) ADA accessible parking stalls.

As-Suffah Academy intends to install a fenced-in playground in the approximate location of the area marked in blue on the diagram below, consisting of approximately 4,500 square feet. Construction the playground in this location may require a new travel lane.

Therefore, As-Suffah intends, subject to the City's review and approval, to remove the parking stalls from one or both of the areas outlined in red, to replace the driving lanes eliminated by the playground area. This will reduce the total number of standard parking stalls to between approximately 168 and 172 parking stalls. The impacted median divider islands will be moved and re-curbed to appropriate locations to the south, to demarcate the new driving lanes.

Additionally, As-Suffah is very willing to consider other areas on the Property that the City might suggest as more appropriate for the playground location. As-Suffah will follow all licensing, permitting, and building code procedures and regulations in constructing the playground area.



As-Suffah Academy also requests that if it proves too complicated or difficult to finalize the location of the playground in connection with the current Application, that the construction of the playground can be approved and completed after the CUP and re-zoning have been approved. As-Suffah will construct the playground because it wants its students to have an area to play and exercise, but building the playground area is not required for As-Suffah Academy to open its school.

The following diagram shows how the parking lot will be divided for use between ASIC and MedWay Support Services. Around thirty-five (35) parking stalls will be allocated to MedWay Support Services, and around sixty (60) stalls for As-Suffah Islamic Center.



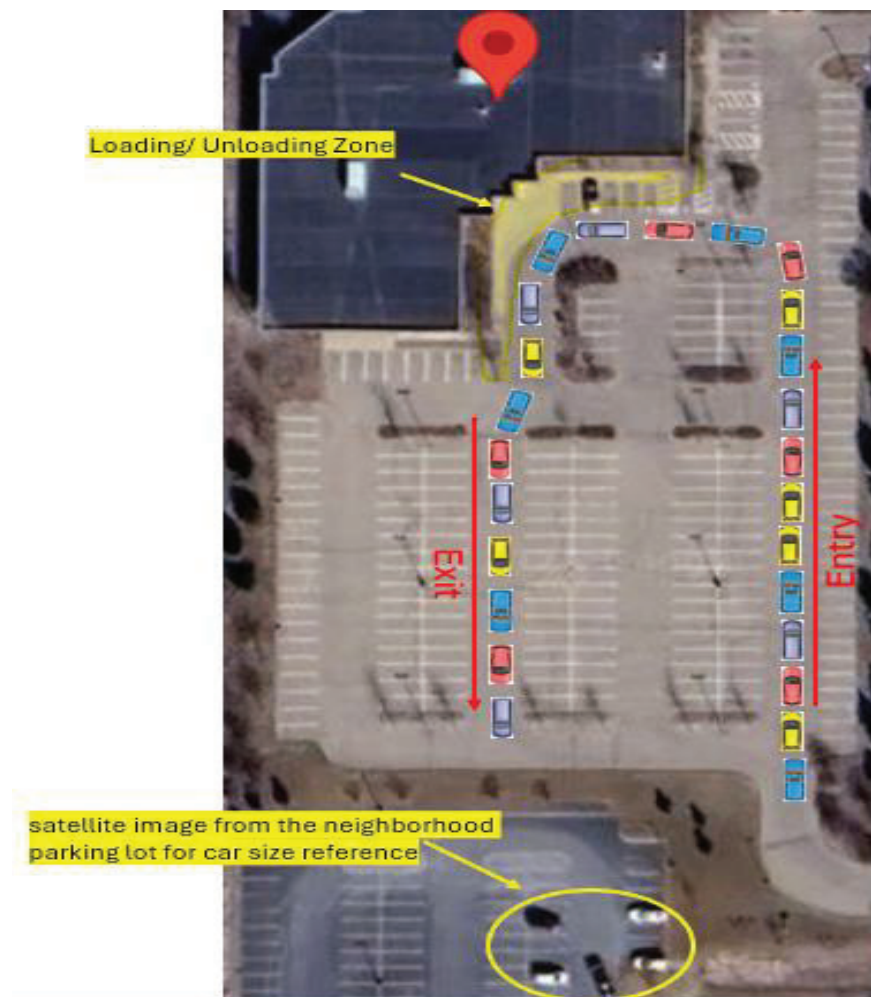
Please also see the attached parking-lot site plan for referencing stall sizes and dimensions.

Traffic Plan: Student Pick-up & Drop-off

As-Suffah Academy will instruct its students and families to follow the traffic plan on the next diagram, in order to control and manage the flow of traffic during peak hours. Students will not be transported by bus. As-Suffah Academy will require its families to drop-off and pick-up students to and from school, and there is plenty of room in the large parking lot located on the Property to accommodate the anticipated traffic. As-Suffah Academy will have staff directing student arrival and dismissal with radio communication, and will direct traffic during drop-off and pick-up times as necessary.

Stacking of Vehicles During Pick-Up and Drop-Off.

Based on the following satellite image and the average vehicle size, As-Suffah estimates that with proper traffic control, at least 25 vehicles can be “stacked” in a single the a car- line between the “loading zone” and the end of the driveway that leads into the Property, without the car-line encroaching on any neighboring driveway.



However, although As-Suffah Academy estimates that at least 25 cars can be stacked before they arrive at the loading zone, 25 cars is far less than the current number of cars that stack in the car-line at As-Suffah's current location. At its current location, there are only around 10 to 15 vehicles in the car-line at any one time, and As-Suffah currently uses the same pick-up and drop-off procedure that it is proposing now.

Additionally, if the number of cars in the car-line exceeds the capacity of the indicated stacking lane, As-Suffah has the option to additionally use the middle lane, between the entrance lane and the exit lane, to accommodate incoming traffic. In that case, cars entering the Property would form two stacking lanes, one in the eastern-most lane and one in the middle lane, and As-Suffah would have additional traffic control measures in place to ensure that the two lanes merge smoothly into the loading zone.

Student Drop-Off.

As-Suffah intends to use the same drop-off procedure that it uses at its current location. Families will be allowed to drop-off children at school between 7:15 and 8:00 a.m. Between this time, around 55 to 60 cars are expected. Based on traffic patterns at As-Suffah's current site, As-Suffah expects that there will not be more than 10 to 12 cars in the car-line at any one time during drop off. Because this is the same procedure that As-Suffah currently uses, As-Suffah has no reason to expect that the average number of cars in the car-line will change at the new location.

Student Pick-Up.

As-Suffah intends to divide student dismissal into two (2) time slots, with families given specific time slots for pick-up. The first dismissal will begin at 3:15 p.m., and the second will begin at 3:30 p.m.

From 3:15 to 3:30 p.m., As-Suffah expects between 25 to 30 cars, and from 3:30 to 3:45 p.m., we expect approximately around the same number of vehicles, for a total of approximately 55 to 60 cars at dismissal. Dividing dismissal time into two sessions will help alleviate traffic congestion during the dismissal process.

Again, this is the same procedure that As-Suffah uses at its current location, where there are only between 10 to 15 cars in the car-line at any one time during the afternoon pick-up. As-Suffah expects that to stay the same at its new location.

Building Inspections Pending; Property to be Utilized "As-Is";

Because the Rasmussen building was designed and intended as a school, As-Suffah Academy does not intend to make any structural or non-structural changes to the Property. As-Suffah Academy is not going to perform any construction or make any alterations or improvements to the Property other than installing a playground.

Except for installing the playground and making any changes to the parking lot necessary as a result (both of which could be completed after the CUP and re-zoning are approved), As-Suffah Academy intends to use the School Building and the Property as-is, in its current condition. Even though the School Building was originally intended for post-secondary education, it easily suits As-Suffah Academy's needs for its pre-K to 8th grade students, as well as the mosque and daycare.

However, As-Suffah is committed to making whatever changes are required, if any, by the City of Blaine Fire Marshal and Department of Building Inspections in order to receive a new certificate of occupancy.

Building and Fire Marshal inspections of the Property are currently pending, and the sewer availability inspection has already been completed. No additional sewer availability charges (SAC) are required for As-Suffah's intended use of the Property.

REZONING

Additionally, As-Suffah Academy believes that this Application meets the City's criteria for approval for re-zoning and conditional use permit for use of the Property as a school, house of worship, and daycare for the following reasons:

- As-Suffah's proposed use of the Property provides amenities, facilities, and open spaces greater than the minimum requirements under existing zoning;
- As-Suffah's proposed use of the Property is compatible with the purposes and intents of the Development Flex District and with the comprehensive plan;
- As-Suffah's proposed use of the Property will 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.
- As-Suffah's proposed use of the Property will 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
- As-Suffah's proposed use of the Property will not disturb the already "desirable and unified" environment within the boundaries of the Property, nor will As-Suffah's use of the Property be detrimental to any future land uses in the surrounding areas.
- As-Suffah's proposed use of the Property is consistent with all other applicable City and State regulations.

CONDITIONAL USE PERMIT REQUIREMENTS

- As-Suffah's proposed use of the Property will 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 because there is no new development being proposed.
- As-Suffah's proposed use of the Property will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district because As-Suffah is not planning to make any changes to the Property.
- As-Suffah's proposed use of the Property will have an appearance that will not have an adverse effect upon adjacent properties because it is not changing.
- As-Suffah's proposed use of the Property will be reasonably related to the overall needs of the City and to the existing land use because the building on the Property was already designed as a school, and the City has recognized having sufficient educational resources as one of the City's needs.
- As-Suffah's proposed use of the Property is consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use because two of the proposed uses (daycare and house of worship) are already permitted at the Property, and the additional use, elementary school, is very similar to other uses that are already permitted, such as post-secondary education.
- As-Suffah's proposed use of the Property does not conflict with the comprehensive plan of the City.
- As-Suffah's proposed use of the Property will not cause traffic hazard or congestion because the Property was already designed to accommodate a large number of students driving to and from the Property for education purposes.
- The Property has adequate utilities, access roads, drainage and necessary facilities to accommodate As-Suffah's proposed use of the Property because the proposed use of the Property is consistent with the originally proposed use and the current design of the Property.

[This space is blank.]

Attachments and Conclusion

Please note that the following items are included with this letter and As-Suffah Academy's Application:

1. Owner Consent Form, signed by Farasle Group LLC, authorizing As-Suffah Islamic Center to submit this Application
2. Approval of Existing Conditional Use Permit (MedWay Support Services)
3. 2022 ALTA Survey of the Property
4. Internal Site Plan of the Building
5. Parking-Lot Site-plan with stall size and dimensions
6. Original Site Construction Plans dated July 17, 2009 (Rasmussen University)

In summary, ASIC respectfully requests re-zoning of the Property to Development Flex, and a new conditional use permit (or an amendment to the existing conditional use permit) that will allow the Property to be used for all of ASIC's proposed uses, plus the existing use of the Property by MedWay Support Services.

Thank you for your attention to this letter. We look forward to working with the City in approving As-Suffah Academy's request for rezoning and a conditional use permit.

Please contact me if you have any questions or if you would like any additional information.

Sincerely,



Jay Smigielski
Attorney at Law

cc: Land Title, Inc. (Imountain@landtitleinc.com)
John Cameron, Esq., *Attorney for Current Property Owner, Farasle Group, LLC*
(john@cameronlawoffice.com)

KEY NOTES

1. CONSTRUCT BITUMINOUS PAVEMENT AS SPECIFIED BELOW.
2. BIT. WEAR COURSE
3. BIT. BASE COURSE
4. AGGREGATE BASE (CLASS 5)
5. COMPACTION DENSITY BETWEEN 95% AND 100% OF THE MARSHALL DENSITY. 100% FOR AGGREGATE BASE.
6. SOILS SPECIFICATION SUPERSEDES ABOVE LISTED SPECS.
7. 8" (4") CONCRETE CURBS & GUTTERS PER DETAIL SHEET SIDEWALK (4") WITH CLASS 5 AGGREGATE (4"), WIDTH VARIES.
8. PED. RAMP PER STANDARD SIDEWALK RAMP DETAILS. SEE DETAIL SHEET C-7. MINOT STANDARD PLATE TOP. USE PARALLEL RAMP OPTION.
9. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY-WHITE ON BLUE BACKGROUND.
10. CONSTRUCT TRASH ENCLOSURE ON 6" CONCRETE PAD, SEE ARCHITECTURAL PLANS.
11. INSTALL LIGHT BOLLARD PER DETAIL ON PHOTOMETRICS PLAN.
12. MATCH EXISTING CURBS AND GUTTERS.
13. MATCH EXISTING BITUMINOUS PAVEMENT.
14. REFER TO LIGHTING & PHOTOGRAPHIC PLAN FOR LIGHT LOCATIONS & SPECIFICATIONS.
15. TRANSFORMER PAD BY GENERAL CONTRACTOR. INSTALL PER UTILITY COMPANY SPECIFICATIONS.
16. FIRE LANE NO PARKING SIGN - WHITE.
17. NOT USED.
18. PLANTING AREA - SEE LANDSCAPE PLAN.
19. INSTALL TYPE II TRAFFIC BARRIER TO BE REMOVED AT TIME OF FUTURE STREET CONSTRUCTION.
20. ACCESSIBLE PARKING SIGN (MINOT 87-84 AND 87-88). CENTER SIGN ON PARKING STALL LOCATION PER GENERAL CONTRACTOR. MOUNT ON FLANGED CHANNEL POST.

SITE LEGEND:

- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- EX CONCRETE PAVEMENT
- 8" (4") CURB AND GUTTER
- EX CURB AND GUTTER
- 5" CONCRETE SIDEWALK
- PROPERTY BOUNDARY
- UTILITY AND DRAINAGE EASEMENT
- PARKING COUNT
- DIRECTION OF TRAFFIC FLOW

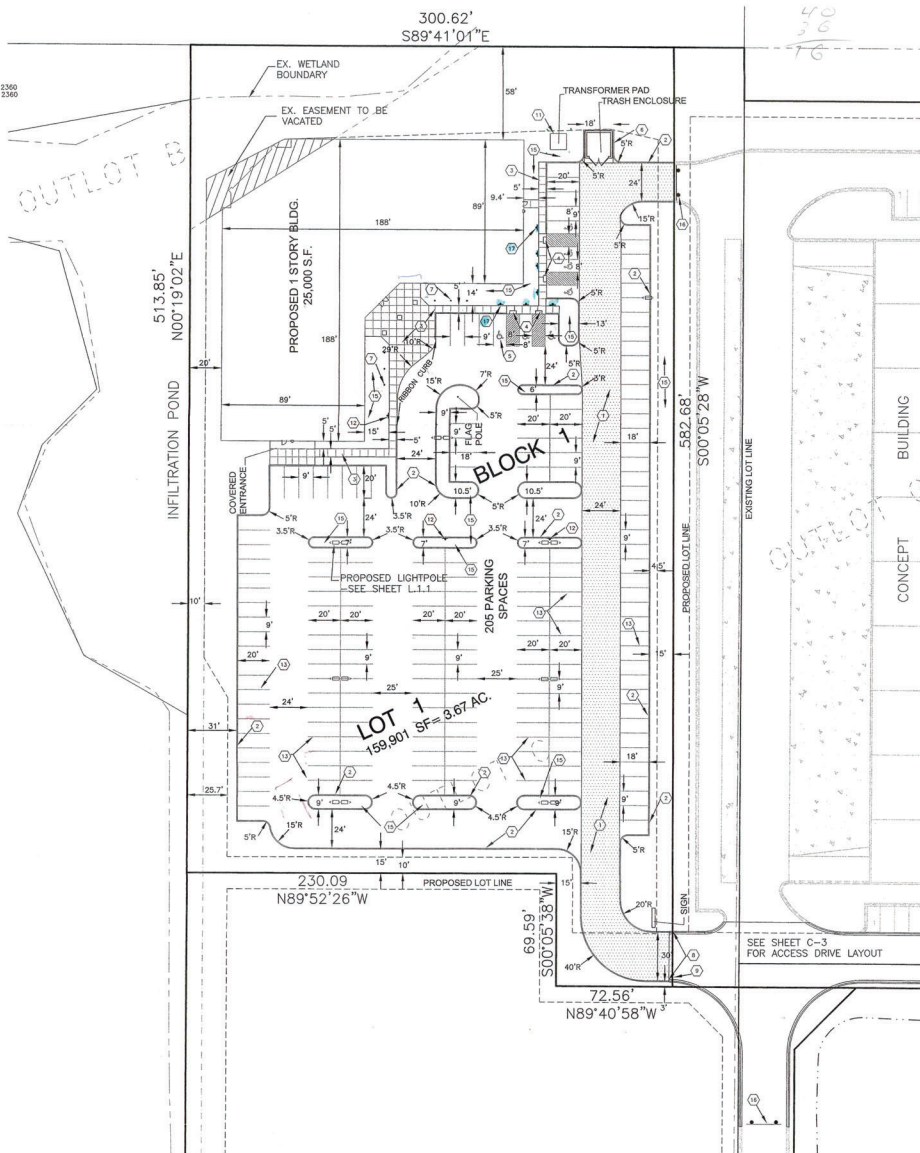
SITE PLAN NOTES:

1. ALL DIMENSIONS SHOWN ARE TO TOP FACE OF CURBS, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND SPECIFICATIONS AND LOCATIONS OF EXITS, STAIRS, APERTURES, AND STOPS.
2. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
3. ALL CONCRETE SIDEWALKS ADJACENT TO BUILDING SHALL BE SEPARATED WITH A 1/2" EXPANSION JOINT.
4. CONSTRUCT ACCESSIBLE PEDESTRIAN RAMP PER ADAAG & MINOT STANDARDS. PROVIDE CONTRACTING DETECTABLE WARNING STRIP. MAX. SLOPE 1:20.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FIRE MARSHAL FOR POSTING OF FIRE LANCES, CURB MARKING & SIGNAGE.
6. SEE SHEET C-2 FOR ACCESS DRIVE LAYOUT AND IMPROVEMENTS TO BE COMPLETED BY OTHERS.

BENCHMARK:

IN LIND LAKES, WEST ON TH 49 FROM JCT OF TH 49 AND FAI 35W THEN LT ON ULAC TO SUNSET AND THEN LT ON SUNSET AVE TO FAI 35W, AT NW COR OF CO RD 12 (SUNSET AVE) BRD OVER FAI 35, 20.0 FT WEST OF SUNSET AVE, 215 FT WEST OF GUARDRAIL, 8.6 FT NORTH OF NW COR OF BRD, 3.7 FT SOUTH OF WET POST, 37.69 FT EAST OF RM 1, 223.23 FT NORTH OR RM 2.

ELEV.=929.29 NHD 88



LEGAL DESCRIPTION
OUTLOT C OF BLAINE PRESERVE BUSINESS PARK, ANOKA COUNTY, MINNESOTA

DEVELOPMENT DATA

COMPREHENSIVE PLAN LAND USE: Business / Office Park
EXISTING ZONING: Planned Business District (PBD)

PROPOSED PERFORMANCE STANDARDS:

Parking Setback	ROW	30'
	Side	15'
	Rear	20'
Building Setback	ROW	50' or one-half (1/2) of building height, whichever is greater
	Side	15' or one-half (1/2) of the total building height, whichever is greater
	Rear	20' or one-half (1/2) of the total building height, whichever is greater
	All setbacks shall be determined from Planned Right-of-Way (ROW).	

PARKING STALL REQUIREMENTS:

Office Area	1 / 200 SqFt
Warehouse Area	1 / 2,000 SqFt
Handicapped	1 per 25 Stalls

SITE DATA

Total Area =	159,901 SF = 3.67 AC
Proposed Impervious Area =	108,672 SF = 2.50 AC
Percent Proposed Impervious vs Total Area =	68%

PARKING STALL PROVIDED:

New Building (25,625 sf)	205 Stalls (8/1000 SqFt)
Includes 7 HC Stall	

DEVELOPER:
UNITED PROPERTIES INVESTMENT, LLC
3500 AMERICAN BLVD W.
SUITE 200
BLAINE, MN 55431
(952) 837-8525
CONTACT: BILL KATTER

RASMUSSEN COLLEGE
LOT 1, BLOCK 1, BLAINE PRESERVE BUSINESS PARK
SECOND ADDITION
BLAINE, MINNESOTA
SITE CONSTRUCTION PLANS

SITE PLAN

PREPARED BY:
QUALITY SITE DESIGN, LLC
DATE: 8/14/19
BY: Scott Dahlke
CHECKED BY: [Signature]
DATE: 8/14/19
BY: [Signature]

DATE: 12-12-08	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
DATE: 12-12-08	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
DATE: 12-12-08	DESIGNED BY: [Signature]	CHECKED BY: [Signature]

FILE NO.: 00321
SHEET NUMBER
C-2
SHEET

SHEET INDEX

- C-0 COVER SHEET
- C-1 EXISTING CONDITIONS
- C-2 SITE PLAN
- C-3 OVERALL BUSINESS PARK LAYOUT PLAN
- C-4 GRADING, DRAINAGE & EROSION CONTROL PLAN
- C-5 SWPP PLAN
- C-6 UTILITY PLAN
- C-7 SANITARY SEWER & WATER MAIN DETAILS
- C-8 STORM SEWER & GRADING DETAILS
- C-9 LANDSCAPE PLAN
- EP SITE PHOTOMETRICS PLAN

DEVELOPER AND OWNER:
UNITED PROPERTIES INVESTMENT, LLC
C/O WILLIAM P. KATTER
3500 AMERICAN BLVD. WEST
SUITE 200
BLOOMINGTON, MN 55431
PH (952) 837-8525

PROJECT ARCHITECT:
ACI BOLLARD
C/O MIKE MRSKVIC
11477 OLIVE CROWN ROAD
SUITE 100
ST. LOUIS, MO 63141
PH (314) 991-9993

CIVIL ENGINEER:
QUALITY SITE DESIGN, LLC
C/O SCOTT DAHLKE
3600 HOLLY LAKE BL
SUITE 100
PLYMOUTH, MN 55447
PH (763) 550-9058
FX (763) 746-2993

OCCUPANT:
RASMUSSEN COLLEGE
C/O ZACH WASLEW
745 MCCLINTOCK DRIVE
SUITE 145
BURN ROSE, IL 60057
PH (630) 366-2822



City of Blaine
Anoka County, Minnesota
Signature Copy

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Resolution: RES 22-078

File Number: RES 22-078

Granting a Conditional Use Permit to Occupy and Operate a Mental Health Therapy Use (Medical Office) Focused on Children and Adolescents in a PBD (Planned Business District) Zoning District at 3629 95th Avenue NE. MedWay Support Services (Case File No. 22-0026/SLK)

WHEREAS, an application has been filed by Minnesota Management Inc. as Conditional Use Permit Case File No. 22-0026 for MedWay Support Services; and

WHEREAS, said case involves the property described as follows:

Lot 1 Block 1 Blaine Preserve Business Park Second Addition

WHEREAS, the Blaine City Council held a public hearing and has reviewed said case on May 2, 2022; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 30.52 (d) and 27.04 of the Zoning Ordinance to occupy and operate a mental health therapy use (medical office) focused on children and adolescents in PBD (Planned Business District) zoning district with the following conditions:

1. All signage requires a separate permit meeting the requirements of the zoning ordinance.
2. The applicant must obtain a certificate of occupancy from the City prior to occupying the building.

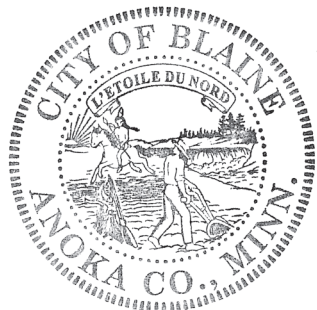
PASSED by the City Council of the City of Blaine this 2nd day of May, 2022.

Signed by:

Tim Sanders, Mayor

Date

May 2, 2022



Attest by:



Catherine Sorensen, CMC, City Clerk

Date

May 2, 2022

From: Amadu Barrie <amadubarrie@yahoo.com>

Sent: Friday, September 20, 2024 10:23 AM

To: Alan Goracke <agoracke@blainemn.gov>; Sheila Sellman <ssellman@blainemn.gov>

Cc: Jarai Barry <jaraibarry@gmail.com>

Subject: 3629 95th Ave NE Circle Pine MN -As-Suffah Academy Approval

Amadu Barrie

11238 Pierce Street NE

Blaine, MN 55434

amadubarrie@yahoo.com

Cell: 2145977512

Work Cell: 6518020217

09/20/2024

City Planners of Blaine

10801 Town Square Drive NE

Blaine, MN 55449

Dear City Planners,

I am writing to express my strong support for the approval of the school building for As-Suffah Academy. As a resident of Blaine, and a parent who is deeply invested in my children's education, I believe this project is vital to the future of our community.

I currently serve as a Quality Engineer Senior Supervisor at Abbott Medical. My family and I recently moved from Hugo to Blaine specifically for the opportunity to have my children attend As-Suffah Academy. This school provides a unique and valuable educational environment that aligns with our values and aspirations for their academic and personal growth.

Our journey to Minnesota began when my family and I relocated from Texas, motivated by the state's strong job market and excellent quality of education. My wife-Jarai Barry, who is a nurse working for Health Partners, and I were both drawn to Minnesota for its opportunities. Since arriving, we have been impressed by the educational standards and the welcoming nature of the community. I firmly believe that As-Suffah Academy will further strengthen Blaine's reputation as a city that supports high-quality education, diversity, and the growth of its residents.

The approval of this school building will have a positive impact not only on families like mine but also on the broader community by providing another strong educational institution. I kindly urge you to consider the long-term benefits this project will bring to our city.

Thank you for your time and consideration. Please feel free to forward my email to others on your team if I missed anyone.

Sincerely,

Amadu Barrie

Proud Resident of Blaine MN



City of Blaine

Staff Report

File Number: 2024-424

Agenda Date	Status
October 8, 2024	
In Control	File Type
Planning Commission	Report

Public Hearing - Elizabeth Showalter, Community Development Specialist

Agenda Item # 4.5

Case File No. 24-0056 // 4th Dimension Properties, LLC // 100 Northtown Drive

The applicant is requesting preliminary plat approval to divide one existing lot into two lots to be known as Northtown Revitalization Second Addition.

Background

Zoning	County Road 10 Mixed Used District (MU)
Land Use	Community Commercial (CC)
Area	11 acres
Applicable Regulations	75-32 of the Code of Ordinances
Attachments	Zoning and Location Map Preliminary Plat Narrative Parking Memo
Schedule	Planning Commission: 10/08/24 City Council: 11/04/24

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

Preliminary Plat Standards of Review

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.

Zoning

The property is zoned County Road 10 Mixed Use (MU) which was established specifically for the Northtown Mall area.

Land Use Designation

The property is guided Community Commercial (CC).

Surrounding Zoning and Uses

All surrounding uses have the same zoning and land use (MU and CC). The neighboring properties are other parts of the Northtown Mall property, including the main mall parcel and outlot/parking lot parcels.

Existing Conditions

The lot proposed for platting consists of two existing anchor spots in the mall (Hobby Lobby and the former LA Fitness), and a portion of the adjacent parking lot.

History

The property was platted earlier this year as Northtown Revitalization. The applicant is requesting to replat one lot from that subdivision to facilitate separate ownership of land.

Evaluation of Request

Planning Analysis

Plat

The applicant is proposing to subdivide one existing lot into two lots. There is no minimum lot size in the MU district.

A Conditional Use Permit (CUP) was issued earlier in 2024 concurrently with the original Northtown Revitalization plat for shared access and zero lot line buildings. That CUP allows for the two lots to be created without direct public access and without setbacks from the property lines. Revised access agreements must be recorded to the two new lots.

A parking analysis is attached to this report based on the use of the former LA fitness for another fitness use. That use would require a CUP. The parking analysis demonstrates adequate parking is available. Compliance with the parking requirements will be reviewed for any proposed use of the vacant space as part of a CUP or building permit application.

No development is proposed with this subdivision.

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

No new connections are proposed.

Wetlands/Watershed/FEMA

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

Access/Street Design/Sidewalks/Trails

No new access point will be granted. No additional street design, sidewalks or trails will be required.

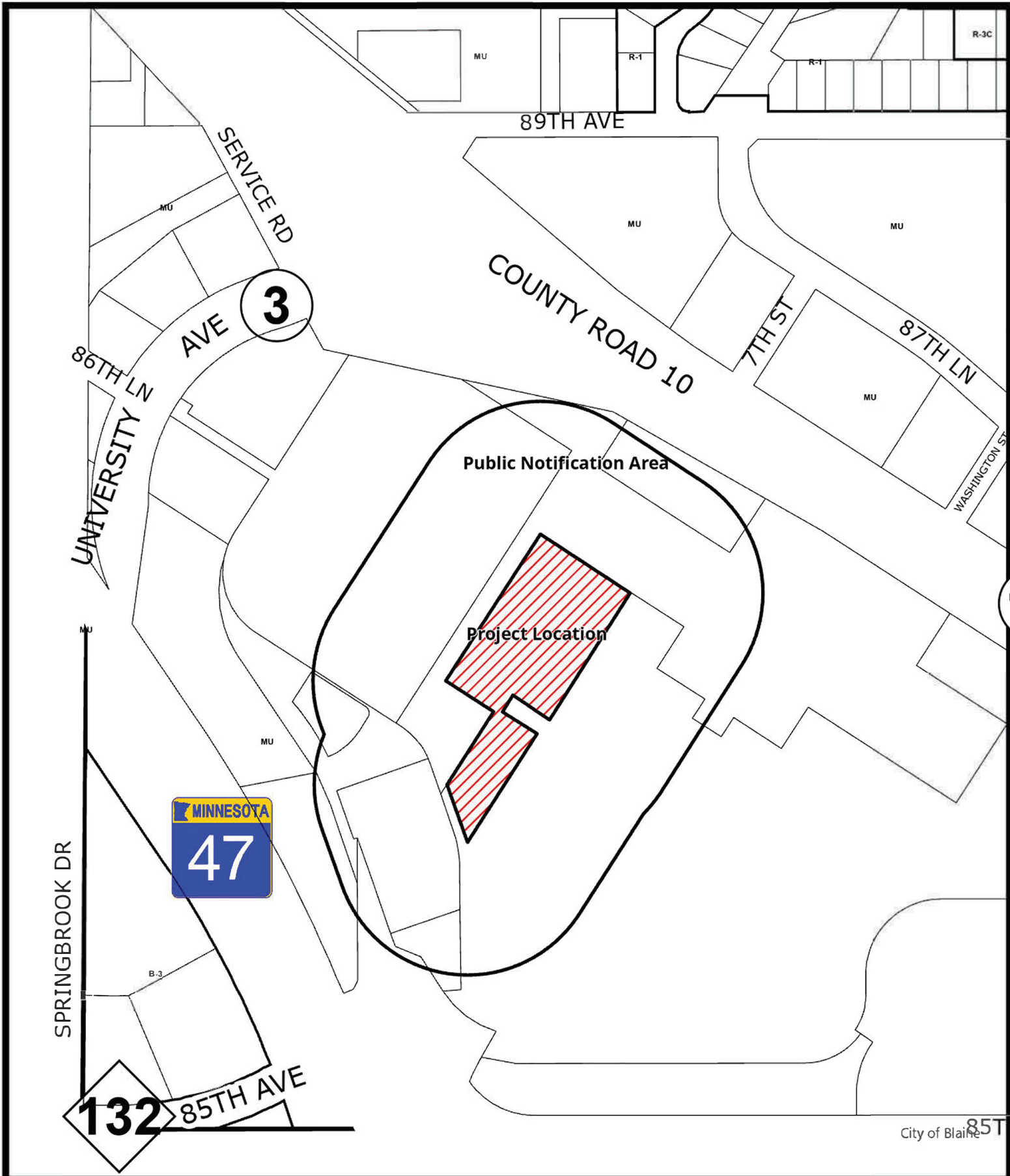
Recommendation

In Planning Case File No. 24-0056, it is recommended that the Planning Commission recommend preliminary plat approval to subdivide one existing lot into two new lots to be known as Northtown Revitalization Second Addition, with the following conditions:

1. The applicant is responsible for recordings plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
2. The building official shall 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 access easements and shared parking agreements with Anoka County.

Attachment List

1. Attachments



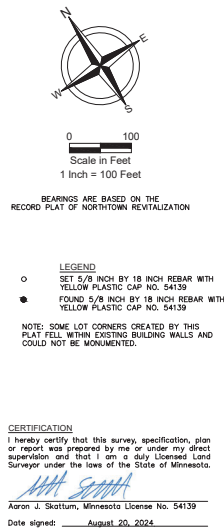
BlaineMN.gov

Case File No. 24-0056
Northtown Revitalization Second Addition

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



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





- | | |
|---|-----------------------------|
|  | GATE VALVE |
|  | WATER SHOOT |
|  | CURBSTOP |
|  | SANITARY SEWER MANHOLE |
|  | SANITARY SEWER CLEANOUT |
|  | STORM SEWER MANHOLE |
|  | STORM CATCH BASIN |
|  | CULVERT |
|  | SIDEWALK ADA |
|  | BUILDING |
|  | CONCRETE SURFACE |
|  | BITUMINOUS SURFACE |
|  | LANDSCAPED SURFACE |
|  | EDGE OF TREES |
|  | E UNDERGROUND ELECTRIC LINE |
|  | F UNDERGROUND FIBER LINE |
|  | X FENCE |
|  | SS SANITARY SEWER LINE |
|  | ST STORM SEWER LINE |
|  | W WATER LINE |

PARKING STALLS:		
LOT	REGULAR	HANDICAP
1	149	8
2	157	5

AREAS:		
LOT	SQ. FT.	ACRES
1	139,131	3.19
2	119,676	2.75

CLIENT:	SURVEYED PROPERTY ADDRESS:
4TH DIMENSION	398 NORTHTOWN DR
PROPERTIES, LLC	BLAINE, MN 55434



DRAWN ON:	08.20.24	PROJECT NO.
DRAWN BY:	LFB	23348
CHECKED BY:	AJS	
PROJECT MANAGER:	TJG	V-102
FIELD BOOK:	263	
PAGE:	27	
DATE OF FIELDWORK:	03.20.24	
REVISED:	----	SHEET 2 OF



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



Date: September 9, 2024
To: Sheila Sellman
From: Tom Goodrum, Moore Engineering Project Manager
Topic: Northtown Re-Plat of Lot 13 Narrative

Our request to re-plat and subdivide Lot 13 of NORTHTOWN REVITALIZATION will split the lot in half creating a new north and south lot. Lot 13 currently consists of the west anchor store area of the mall and surrounding parking. It is currently 5.94 acres in size and consists of 319 parking stalls. The re-plat will create two new lots as NORTHTOWN REVITALIZATION SECOND ADDITION.

- Lot 1 (north lot) will be 3.19 acres including 56,883 sq ft of building area and 157 parking stalls
- Lot 2 (south Lot) will be 2.75 acres with 45,984 sq ft of building area and 162 parking stalls

The purpose of the subdivision is to support the purchase of the newly created south lot (Lot 2) by a purchaser who intends to renovate the former LA Fitness space. They will have an opening to the interior of the mall and an opening which already exists (the former LA fitness opening) to help flow of traffic to and from the mall, as well as the main parking lot.

The new south lot will also include the south parking field consisting of 162 parking stalls, which includes 5 handicapped stalls. Along with the lot's designated stalls, the site is also served by the shared parking and drive aisle agreement that encompasses the mall site.

The proposed tenant use provides the type of alternative peak hour parking that is envisioned for the mall site as noted in the April 19, 2024, Parking Memo. For the proposed tenant of Lot 2 we are using the category *Fitness Centers*: 1 space for each three hundred (300) square feet of floor area. With 45,984 square feet of building space the parking code required 153 stalls. Well below the 162 stalls allotted with the proposed lot.

We are excited as we continue our growth at Northtown Mall.



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



Date: September 9, 2024
To: Sheila Sellman
From: Tom Goodrum, Moore Engineering Project Manager
Topic: Northtown Re-Plat of Lot 13 Parking Memo

As noted in the previous parking memo we stated that as this area is built out, we will be evaluating the parking demands for each of the future owners. It is recognized that if parking demand exceeds the current available parking allotment there may be a need to construct alternative parking options.

Our request to re-plat and subdivide Lot 13 of NORTHTOWN REVITALIZATION will split the lot in half creating a new north and south lot. Lot 13 currently consists of the west anchor store area of the mall and surrounding parking. It is currently 5.94 acres in size and consists of 319 parking stalls. The re-plat will create two new lots as NORTHTOWN REVITALIZATION SECOND ADDITION.

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The parking allotment for Lot 1 will be evaluated once a tenant is approved for the space.



City of Blaine Staff Report

File Number: 2024-427

Agenda Date	Status
October 8, 2024	
In Control	File Type
Planning Commission	Report

Public Hearing - Elizabeth Showalter, Community Development Specialist

Agenda Item # 4.6

Case File No. 24-0060 // City of Blaine

The City is proposing annual revisions to the Blaine Zoning Ordinance.

Background

Attachments
Schedule

Proposed Ordinance
Planning Commission: 10/08/24
City Council: 11/04/24 and 11/18/24

Staff report prepared by Elizabeth Showalter, Community Development Specialist.

Annually, staff reviews the zoning code to identify areas for improvement. This process was established following substantial revisions to the zoning code in 2020 to ensure that the code remains current and prevent the need for such substantial revisions. Changes generally serve to address situations not covered by the code, improve clarity, modify code requirements to address issues brought up by Council and Planning Commission, and to maintain compliance with state statute and other legal requirements.

Landscaping

Staff is proposing to modify the landscaping requirements in three ways:

1. Revise the language that allows oversize trees to count as multiple trees when there is not sufficient space on site to plant the required number of trees. The revision brings the code into alignment with long standing practices and improves clarity.
2. Revise the buffer yard flexibility requirement which allows for a reduction in the setback for commercial and industrial properties next to residential properties when additional landscaping is provided. The revision improves clarity and better balances installation of plant materials that are effective buffers with the need to maintain appropriate spacing of plant materials for long term success.

3. Remove the requirement for wetland buffers which conflicts with a similar requirement in the stormwater section of the code of ordinances.

Multifamily R-3 Districts

Earlier this year, a variance was granted to allow for larger decks to be installed on nonconforming quad homes in the R-3C district. As part of the analysis of that variance request, staff identified that many townhome and quad home developments in the R-3A, R-3B, and R-3C districts do not meet the setback requirements which prevents any expansion to the size of decks as well as additions to the homes. Staff is proposing modifications to the townhome and quad home setbacks in all three R-3 districts to bring existing homes into conformance with the code. The proposed changes would establish setbacks from through streets (any street not contained within the development), internal streets, and all other lot lines. These changes would result in the vast majority of homes meeting the setback requirements, however some nonconformities would remain. The proposed setback requirements are:

Setback from streets:

- From any public or private street internal to the quad or townhome development:
 - Side of home with garage door: 25 feet
 - Side of home without garage door: 15 feet
- From any other street: 40 feet
- Setback from other lot lines:
 - No setback required for unit lots.
 - All other lots: 20 feet.
- Minimum distance between homes: 30 feet.

Staff is also proposing to eliminate the minimum unit sizes in the R-3 districts, which are based on outdated norms for townhome and apartment building design.

Accessory Building and Pool Equipment Setbacks

A variance to allow a 96 square-foot shed to be placed 3-feet from an adjacent property line in an R-1A zoning district was approved in 2023, where a 5-foot setback from rear and side yard property lines is required. At that time, council directed staff to look at the setbacks in the Residential (R) districts.

Staff is proposing to allow accessory structures less than 120 square-feet in area to meet a 1-foot setback from rear and side yard property lines in the R-1AA and R-1A zoning districts. This is consistent with the current accessory structure setbacks in the R-1 district.

Pool equipment (which includes the filter unit, pump, heating unit, and other noise-making mechanical equipment), is currently only allowed in the rear yard with the requirement that it meets a 10-foot setback from property lines. Staff is proposing to allow pool equipment in the side yard as well, subject to the same 10-foot setback. This increases the number of locations to place pool equipment on the property and is not expected to adversely affect adjacent property owners.

Parking Structures

Staff is proposing to allow parking ramps as an accessory use in the RR, Mixed Use, B-3 and B-5 zoning

districts, and add as a conditional use in the POD and PBD zoning districts. Staff is proposing the following standards to comply for all parking structures:

1. Parking structures shall meet parking setbacks for the applicable district.
2. Any signage placed on the parking structure may result in the reduction or forfeiture of signage permitted on the principal building.
3. Parking structures must be constructed of at least 2 exterior materials. The material and color of the parking structure shall be compatible with the principal building.
4. Parking structures shall have no more than 3 levels of parking above grade. The parking structure shall not exceed the height of the principal building.

Commercial and Industrial Intent Statements

The zoning code includes an intent statement for each zoning district which outlines the purpose for the various districts and how they differ from one another. These intent statements are used when reviewing requests for rezoning and conditional use permits. These statements are currently inconsistent in structure between the different commercial and industrial districts, and in some cases, are outdated.

Staff is proposing revision to all commercial and industrial intent statements to follow a common pattern. That pattern includes: the types of uses allowed in the district, what uses the district should be located near, and what type of roads the district should be located on. For example, the intent statement for the B-1 district (which is a highly restrictive district used in areas surrounded by residential) would read, "The purpose of this district is to allow small commercial areas serving residential neighborhoods with low traffic uses. This district may be located adjacent to residential and commercial districts and shall be primarily located on collector roads." The B-3 district (located along Highway 65), would read "The purpose of this district is to allow commercial uses serving regional trade areas with moderate to high traffic uses. This district may be located adjacent to residential, commercial, and industrial districts and shall be located on arterial roads."

The revised intent statements provide more clear guidance to applicants, staff, the Planning Commission and City Council about the intended use of each zoning district.

Solar in the Planned Office District (POD)

Freestanding solar is an accessory conditional use in the Planned Business District (PBD) and all industrial districts. The Planned Office District (POD) is similar to these districts as it allows for largely the same industrial uses as the PBD district and is intended for office, manufacturing, and corporate campus uses that lend themselves well to accessory freestanding solar arrays. Staff is proposing adding freestanding solar as an accessory use in the POD district, which will allow for solar on the State Emergency Operations Center property as well as other POD properties.

Improving Clarity and Removing Inconsistencies

The following nonsubstantive changes are included:

1. Correcting inconsistent language on the type of approval required for a land reclamation permit to reference an interim use permit in all cases.

2. Adding a definition for tattoo parlors which was added as a prohibited use in the Highway Overlay District (HOD) earlier this year.
3. Revising the definition of principal structure/use to improve clarity

Park Dedication

A recent Minnesota Supreme Court ruling found that park dedication fees for commercial and industrial development cannot be based on an acreage-based formula, and instead must be based on an individualized determination. A revision to the park dedication portion of the subdivision code was prepared by staff and the City Attorney to comply with the court ruling. Since the park dedication ordinance is not part of the zoning code, review and recommendation by the Planning Commission is not required.

Recommendation

In Planning Case File No. 24-0060, it is recommended that the Planning Commission recommend approval of amendments to the Blaine Zoning Ordinance with the following rationale:

1. Routine updates to the zoning code facilitate the code remaining current.
2. The changes being proposed will improve the clarity of the code and address legal requirements.
3. The changes to the parking requirements promote a balance between efficient use of land and provision of adequate parking.
4. The changes continue to promote the health, safety and welfare of the residents, property owners and businesses within the City of Blaine.

Attachment List

1. 2024 Code Updates

2024 Zoning Code Updates

THE CITY OF BLAINE DOES ORDAIN: (added portions are underscored and deleted portions are shown in overstrike.)

Part II - Code of Ordinances:

Chapter 18 – Buildings and Building Regulations

Article IX. - Swimming Pools

Division 3. - Design and Construction Standards

Sec. 18-421. -Location

(3) The filter unit, pump, heating unit, and other noise-making mechanical equipment shall be located no closer than ten feet to any lot line and be located in the rear yard- or side yard.

Chapter 34 – Environment

Article V. Earth Removal and Land Reclamation

Division 2. - Permit

Section 34-151

- (a) Earth removal, land reclamation, material storage or filling, shall be permitted in all zoning districts, on any lot or parcel except that it shall be unlawful for any person to remove, store, excavate, or place as fill any rock, sand, dirt, gravel, clay or other like material within the city, in excess of 100 cubic yards without first having applied for and having obtained a permit from the city. When 5,000 or more cubic yards of material is to be removed or deposited on any lot or parcel, an interim conditional ~~conditional~~ use permit shall be required.

Part III - Blaine Zoning Ordinance:

Chapter 25 – Definitions

Tattoo Parlors/Shops: Any room or space where tattooing (body art) or body piercing is performed, not including beauty salons or cosmetology businesses involving ear piercing or permanent cosmetic services.

Principal structure or use: One (1) which determines the predominant use as contrasted to accessory use or structure. The main use of land, buildings or other structures as distinguished from an accessory use.

Chapter 29 - Residential Districts

29.040 Single Family (R-1AA)

29.045 Standards

(d) Garages and accessory buildings shall have rear and side yard setbacks of not less than five (5) feet, ~~and corner yard setbacks of not less than 20 feet with the exception that accessory buildings less than 120 square feet shall meet a one (1) foot setback.~~ Garages and accessory buildings shall meet a corner side yard setback of not less than 20 feet.

29.050 Single Family (R-1A)

29.055 Standards

(e) Rear yard and side yard setback for detached garage – Fifteen (15) feet, and accessory buildings Five (5) feet. ~~Rear yard and side yard setback for accessory buildings less than 120 square feet - one (1) foot.~~ Corner yard setback for garages and accessory buildings – twenty five (25) feet.

29.080 – Low Density Multi-family (R-3A)

29.085 - Standards—quad, townhouse.

(a) Reserved.

(b) Minimum frontage—None.

(c) Minimum depth—None. Minimum width—None.

(d) Setback from streets:

1. From any public or private street internal to the quad or townhome development:

(a)Side of home with garage door: 25 feet

(b)Side of home without garage door: 15 feet

2. From any other streets: 40 feet

(e) Setback from other lot lines:

1. No setback required for unit lots.

2. All other lots: 20 feet.

(d) ~~Front yard—Thirty-five (35) feet:~~

(e) ~~Rear yard—Twenty (20) feet:~~

(f) ~~Side yard—Twenty (20) feet:~~

(g) Reserved.

(h) ~~Reserved. Minimum dwelling size:~~

(1) ~~Two-bedroom multi-level—Nine hundred sixty (960) square feet on first finished floor:~~

(2) ~~More than two (2) bedrooms—One hundred twenty (120) square feet for each additional bedroom:~~

(i) ~~Minimum distance between buildings—~~ Thirty (30) feet. ~~Forty (40) feet.~~

29.090 – Medium Density Multi-family (R-3B)

29.095 - Standards—quad, townhouse.

(a) Reserved.

(b) Minimum frontage—None.

(c) Minimum depth—None. Minimum width—None.

(d) Setback from streets:

1. From any public or private street internal to the quad or townhome development:

(a)Side of home with garage door: 25 feet

(b)Side of home without garage door: 15 feet

2. From any other streets: 40 feet

(e) Setback from other lot lines:

1. No setback required for unit lots.

2. All other lots: 20 feet.

(d) ~~Front yard—Thirty-five (35) feet.~~

(e) ~~Rear yard—Twenty (20) feet.~~

(f) ~~Side yard—Twenty (20) feet.~~

(g) Reserved.

(h) Reserved. Minimum dwelling size:

(1) ~~Two-bedroom multi-level—Nine hundred sixty (960) square feet on first finished floor.~~

(2) ~~More than two (2) bedrooms—One hundred twenty (120) square feet for each additional bedroom.~~

(i) Minimum distance between buildings— Thirty (30) feet. ~~Forty (40) feet.~~

29.096 - Standards – Multiple Dwelling

(i) Reserved. Minimum dwelling size: ~~Six hundred (600) square feet plus one hundred twenty (120) square feet for each additional bedroom over one (1).~~

29.100 – High Density Multi-family (R-3C)

29.105 - Standards—quad, townhouse.

(a) Reserved.

(b) Minimum frontage—None.

(c) Minimum depth—None. Minimum width—None.

(d) Setback from streets:

1. From any public or private street internal to the quad or townhome development:

(a) Side of home with garage door: 25 feet

(b) Side of home without garage door: 15 feet

2. From any other streets: 40 feet

(e) Setback from other lot lines:

1. No setback required for unit lots.

2. All other lots: 20 feet.

(d) ~~Front yard—Thirty-five (35) feet.~~

(e) ~~Rear yard—Twenty (20) feet.~~

(f) ~~Side yard—Twenty (20) feet.~~

(g) Reserved.

(h) Reserved. Minimum dwelling size:

(1) ~~Two-bedroom multi-level—Nine hundred sixty (960) square feet on first finished floor.~~

(2) ~~More than two (2) bedrooms—One hundred twenty (120) square feet for each additional bedroom.~~

(i) Minimum distance between buildings— Thirty (30) feet. ~~Forty (40) feet.~~

29.106 - Standards – Multiple Dwelling

(i) ~~Minimum dwelling size: Six hundred (600) square feet plus one hundred twenty (120) square feet for each additional bedroom exceeding one.~~ Reserved.

Chapter 30 – Commercial Districts

30.00 Neighborhood Business (B-1)

30.01 Intent

~~The purpose of this district is to allow small commercial areas to serve principally residential neighborhoods. These areas are generally located along or at the intersection of collector streets and arterials with a minimum lot size of one (1) acre.~~

The purpose of this district is to allow small commercial areas serving residential neighborhoods with low traffic uses. This district may be located adjacent to residential and commercial districts and shall be primarily located on collector roads.

30.10 Community Commercial (B-2)

30.11 Intent

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

The purpose of this district is to allow commercial uses serving surrounding neighborhoods with low to moderate traffic uses. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads.

30.20 Regional Commercial (B-3)

30.21 Intent

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

The purpose of this district is to allow commercial uses serving regional trade areas with moderate to high traffic uses. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on arterial roads.

30.23 Accessory Uses

~~(a) Signs as regulated in Section 34.07(a)~~

~~(b) parking structures as regulated in section 33.13(k)~~

30.30 Office Park (B-4)

~~B-4 The intent of this district is to encourage contemporary, professional and research offices in a park like setting for both individually developed lots or planned parks within the district. This district serves to provide for professional services to immediate residential neighborhoods and the City as well.~~

The purpose of this district is to allow office uses and supporting commercial uses serving a local or regional trade area. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads.

30.40 Regional Recreation (RR)

30.42 Conditional Uses

(k) parking structures as an accessory use, as regulated in section 33.13(k)

30.50 Planned Business District (PBD)

30.51 Intent

~~It is the intent of the Planned Business District to accomplish the following:~~

~~(a) To promote a planned environment for integrated industrial, office, commercial and multi-floor residential uses which feature design continuity. A development shall reflect a common theme using compatible architectural design and consistency in signage, landscaping, and lighting.~~

~~(c) To provide opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs.~~

~~(d) To encourage patterns of development in harmony with the objectives of the City's Comprehensive Plan.~~

~~(e) To encourage more attractive and enduring business neighborhoods.~~

~~(f) To encourage development compatible with the environmental values of the area and to preserve natural vegetation, wetlands, natural topography, and other such features of the District.~~

~~(g) To accommodate uses requiring access to major highways.~~

~~(h) To provide a uniform set of standards to be applied equally to all owners and developers in this District.~~

The purpose of this district is to allow commercial, multifamily residential and limited light industrial uses serving a local or regional trade area. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads.

30.52 Land Uses

(x) parking structures as an accessory use, as regulated in Section 33.13(k)

30.60 County Road 10 Mixed Use District (MU)

30.64 Conditional Uses

(z) parking structures as an accessory use, as regulated in Section 33.13(k)

30.70 Planned Office District (POD)

30.71 Intent

~~It is the intent of the Planned Office District (POD) to accomplish the following:~~

~~(a) To promote a planned environment for integrated business, office and manufacturing uses which feature design continuity. POD development shall reflect a common theme using compatible architectural design and consistency in signage, landscaping, and lighting.~~

~~(c) To provide opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs.~~

~~(d) To encourage patterns of development that result in high quality, high value, physical development and employment generation consistent with the objectives of the City's Comprehensive Plan.~~

~~(e) To encourage more attractive and enduring business parks or corporate office campuses.~~

~~(f) To encourage development compatible with the environmental values of the area and to preserve natural vegetation, wetlands, natural topography, and other such features of the District.~~

~~(g) To accommodate large scale uses requiring access to major roadways~~ ~~s(h) To provide a uniform set of standards to be applied equally to all owners and developers in this District.~~

~~(h) To provide a uniform set of standards to be applied equally to all owners and developers in this District.~~

The purpose of this district is to allow office, manufacturing uses and supporting commercial uses in a corporate campus environment. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads.

30.72 Land Uses

(l) ground mounted solar as an accessory use

(m) parking structures as an accessory use, as regulated in Section 33.13(k)

30.80 Town Commercial (B-5)

30.81 Intent

~~It is the intent of this district to accomplish the following:~~

~~(a) To promote a planned environment for integrated commercial uses which feature design continuity. A development shall reflect a common theme using compatible architectural design and consistency in signage, landscaping, and lighting.~~

~~(b) To encourage orderly development of property.~~

~~(c) To provide opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs.~~

~~(d) To encourage patterns of development in harmony with the objectives of the City's Comprehensive Plan.~~

~~(e) To encourage more attractive and enduring business neighborhoods.~~

~~(f) To encourage development compatible with the environmental values of the area and to preserve natural vegetation, wetlands, natural topography, and other such features of the District.~~

~~(g) To accommodate uses requiring access to major highways.~~

~~(h) To provide a uniform set of standards to be applied equally to all owners and developers in this District.~~

The purpose of this district is to allow limited commercial uses that are appropriate for highly visible properties serving a local or regional trade areas with elevated architectural and site design. This district may be located adjacent to residential, commercial, and industrial districts and shall be primarily located on collector or arterial roads.

30.84 Accessory Uses

(b) parking structures as an accessory use, as regulated in Section 33.13(k)

Chapter 31 – Industrial Districts

31.00 Light Industrial (I-1)

31.01 Intent

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

The purpose of this district is to allow light industrial uses ranging from small to large scale industry and related services. Uses shall be compatible with neighboring nonindustrial uses through architectural standards and intensity of uses. This district may be located adjacent to residential, commercial, and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

31.10 Light Industrial (I-1A)

31.11 Intent

~~The purpose of this district is to provide for the development of industrial uses ranging from small to large scale industry and related services and allow minimal outside storage. 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 light industrial areas can be located next to heavy industrial, commercial, residential, and airport districts and shall be free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants.~~

The purpose of this district is to allow light industrial uses ranging from small to large scale industry and related services, including limited outside storage. Uses shall be compatible with neighboring nonindustrial uses through architectural standards, intensity of uses and screening of limited outside storage. This district may be located adjacent to residential, commercial, and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

31.20 Heavy Industrial (I-2)

31.21 Intent

~~The purpose of this district is to provide for the development of heavy industrial uses ranging from small to large scale industry with a need for outdoor uses and storage and related services. 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 light industrial and airport districts and shall be free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants.~~

The purpose of this district is to allow heavy industrial uses ranging from small to large scale industry and related services, including outdoor uses and storage. This district may be located adjacent to commercial and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

31.30 Heavy Industrial (I-2A)

31.31 Intent

~~The purpose of this district 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.~~

The purpose of this district is to allow heavy industrial uses ranging from small to large scale industry and related services, including outdoor uses, storage and trucking oriented businesses. This district may be located adjacent to commercial and industrial districts and shall have access to collector or arterial roads without passing through residential districts.

Chapter 33 – Performance Standards

33.07 - Landscaping

(d) Minimum size of plantings:

(5) In the event the site plan layout does not have adequate open space for the plant materials required in (c), materials may be oversized to reduce the number of trees required. Overstory deciduous trees measuring 3 inch caliper or more, and coniferous trees reaching a height of 8-feet or more shall be counted as two (2) trees, subject to Zoning Administrator approval.

~~In the event a site plan layout does not have adequate open space to accommodate plant quantities as per Section 33.07(d) , such quantities per species can be combined into less quantities per species, provided total required height or caliper is maintained. (Ord. No. 86-956, amended 7-10-1986)~~

~~(l) Preservation of Shoreland, Wetland, and Marsh Areas:~~

~~(1) A protective buffer strip of natural vegetation at least 15 feet (25 feet average width) shall surround all wetlands. Reserved.~~

33.13 Parking

(k) Parking Structures

- (1) Parking structures shall meet parking setbacks for the applicable district.
- (2) Any signage placed on the parking structure may result in the reduction or forfeiture of signage permitted on the principal building.
- (3) Parking structures must be constructed of at least 2 exterior materials. The material and color of the parking structure shall be compatible with the principal building.
- (4) Parking structures shall have no more than 3 levels of parking above grade. The parking structure shall not exceed the height of the principal building.

33.20 - Buffer yard flexibility.

The 100 foot side and rear yard setback for buildings in specified commercial, industrial and multifamily residential districts adjacent to residential uses may be reduced to as narrow as 25 feet

with the installation of a 7-foot fence constructed of solid maintenance free materials and installation of additional plant material as specified in the following table:

Setback	Minimum spacing of additional 8 foot conifer trees	Minimum spacing of additional 2.5" overstory trees
75-99 feet	20 feet	None Required
50-74 feet	15 feet	30 feet
25-49 feet	12 feet	20 feet

To determine the number of additional trees required, the length of the building at the reduced setback shall be divided by the minimum spacing of additional trees. Trees required under this section do not count towards the landscaping requirements under 33.07. Existing trees may be utilized under this section, subject to Zoning Administrator approval.

All mechanical equipment shall meet a 50-foot setback or be roof mounted and screened from view.

~~If a reduction to the setback buffer is requested, the Director of Community Development may consider a reduction in five-foot increments down to twenty-five (25) feet, provided the applicant agrees to provide additional plant materials in the setback area using the following standards for each five-foot increment:~~

~~Required plant units/one hundred (100) lineal feet:~~

~~.3 overstory deciduous trees (minimum size two and one-half-inch caliper b&b)~~

~~.6 ornamental trees (minimum size one and one-half-inch caliper b&b)~~

~~2.0 shrubs (minimum size twenty-four-inch pot)~~

~~1.1 evergreens/conifers (minimum size six-foot b&b)~~

~~Also, there shall be seven-foot-high solid fence constructed of maintenance free materials required along the lot line, all mechanical equipment shall be roof mounted (screened from view), no wall fans, no flood lighting or directional security lighting will be allowed to create glare or spill over onto adjacent properties:~~

~~(Ord. No. 86-937, amended)~~