



City of Blaine

Planning Commission

December 10, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

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

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

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

- 3.1.** 2024-263 Approval of the November 12, 2024 Planning Commission Minutes.
Sponsors:

4. Public Hearing

- 4.1.** 2024-541 Case File No. 24-0065 // CSM Corp // Pheasant Ridge Drive
The applicant is requesting the following:
1. Preliminary plat to develop 12.45 acres (an outlot) into two lots to be known as CSM Lexington Fifth Addition.
 2. Conditional use permit to allow the construction of two office/industrial buildings and a zero lot line shared access/parking in the Planned Business District (PBD) zoning district.

Sponsors: Shawn Kaye, Planner

- 4.2.** 2024-542 Case File No. 24-0067 // Dave McNeil // 4324 117th Avenue NE
The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Single Family Residential (R-1).

2. Preliminary plat to subdivide 1.39 acres into two lots, to be known as McNeil Addition.

Sponsors: Alex Koberoski, Zoning Technician

- 4.3. 2024-543 Case File No. 24-0069 // City of Blaine
The city is proposing amendments to the City of Blaine Zoning Ordinance related to regulations for cannabis.
Sponsors: Shawn Kaye, Planner

- 4.4. 2024-568 Case File No. 24-0071 // 105th BBP B2 LLC (National Sports Village) // 2180 105th Avenue NE
The applicant is requesting an amendment to the City of Blaine Zoning Ordinance Section 30.916 District Signage.
Sponsors: Sheila Sellman, City Planner

5. New Business

6. Adjournment



City of Blaine

Planning Commission

November 12, 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, November 12, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Halpern and Olson.

Staff Present: Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

3. Approval of Minutes

3.1. 2024-262 Approval of the October 8, 2024 Planning Commission Minutes.
Sponsors:

Motion by Commissioner Deonauth to approve the minutes of October 8, 2024, as presented. Motion seconded by Commissioner Gorzycki. The motion passed 5-0.

4. Public Hearing

4.1. 2024-507 Case File No. 24-0061 // Minnesota Education Trust (MAS Blaine) // 12175 Aberdeen Street NE
The applicant is requesting a conditional use permit to allow continued operations of a mosque (place of worship) in the Regional Commercial (B-3) zoning district.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0061 was opened at 7:06PM.

Imam Asad Zaman, Director of the Muslim Society of Minnesota, thanked the Planning Commission for considering this request. He explained since 2007, he has been in the Blaine community. He discussed how the Muslim community has grown in Blaine, because Blaine was an amazing place to live. He reported as the community becomes more affluent, the Blaine mosque was becoming a draw for the community. He indicated he was happy to be part of the amazing growth that was happening in the community and he thanked Blaine for being a welcoming place. He commented on how the new Coon Rapids mosque has positively impacted the parking situation in Blaine. He stated he would continue to have multiple prayer services in order to address parking concerns. He explained he looks forward to another two decades of being good citizens in this community.

Chair Goracke reported he visited this place of worship several years ago on a Friday, and noted he appreciated how greatly committed this congregation was.

Dalen Johnson, 217 Stardust Boulevard in Circle Pines, explained he was a charter member of Oak Park Church, where the shuttle service was provided. He asked if the building would be updated to meet fire code requirements for safety purposes given their expanded services.

City Planner Sellman explained when the mosque applied for a remodeling permit in 2017, code was reviewed and approved and inspections were approved.

Mr. Johnson commented on how the overflow parking from the mosque were impacting the adjacent bank. He encouraged the congregation to shuttle from the Oak Park Church versus parking at the bank.

Chair Goracke hoped that the multiple services would assist with addressing the overflow parking needs as well.

Greg Anderson, 1708 121st Avenue NE, explained he lived three blocks east of the mosque. He indicated he had no issues with the mosque but discussed how traffic at the intersection of 121st and Aberdeen was a concern. He commented on how it was difficult to see pedestrians at this intersection. He stated he appreciated how all of the buildings along Aberdeen have been repurposed but noted the parking for these businesses was not adequate and often times this parking was spilling over to adjacent buildings or into the neighborhood.

Walid Shadi, 137 24th Avenue NE, thanked the Commission for their consideration and support. He thanked the police officers who assist with directing parking each week. He explained he has switched to four prayer sessions each Friday to assist with addressing the parking concerns. He commented on how he was working to build relationships with neighboring businesses while also working to address their feedback. He indicated he would focus on the shuttle to assist with getting more visitors to use the shuttle service.

The public hearing was closed at 7:22PM.

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0061 based on the following conditions:

Case 24-0061:

- 1. The applicant shall explore additional traffic controls/direction on 121st Avenue and work with the police department and Engineering department and included in the traffic management plan.**
- 2. A traffic mitigation plan shall be submitted and approved by the City no later than January 31, 2025.**
- 3. One-way traffic flow is required, directional signage shall be painted on the parking lot no later than June 1, 2025. Temporary signage shall be displayed until the lot is painted.**
- 4. Any off-site parking requires a parking agreement that must be submitted to the city no later than January 31, 2025.**
- 5. Any off-site parking shall require a shuttle service provided by the applicant.**
- 6. Temporary uses such as outdoor events are not permitted without a specific special event license issued by the City.**

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

Chair Goracke noted this would be on the agenda of the December 2, 2024 city council meeting.

5. Adjournment

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

Adjournment time was 7:23PM.



City of Blaine Staff Report

File Number: 2024-541

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

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.1

Case File No. 24-0065 // CSM Corp // Pheasant Ridge Drive

The applicant is requesting the following:

1. Preliminary plat to develop 12.45 acres (an outlot) into two lots to be known as CSM Lexington Fifth Addition.
2. Conditional use permit to allow the construction of two office/industrial buildings and a zero lot line shared access/parking in the Planned Business District (PBD) zoning district.

Background

Zoning	Planned Business District (PBD)
Land Use	Planned Industrial (PI)
Area	Approximately 12.45 Acres
Applicable Regulations	Sections 27.04, 30.50 and 75-32
Attachments	Zoning and Location Map Preliminary Plat Site Plan Grading Plan Landscape Plan Building Elevations Narrative
Schedule	Planning Commission: 12/10/24 City Council: 01/06/25

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

Preliminary Plat

Section 74-81 General requirements:

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

Evaluation of Request

Planning Analysis

Current Zoning

The property is zoned PBD. It is the intent of the Planned Business District to accomplish the following:

1. 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.
2. To encourage orderly development of property through conditional uses, since proposed uses may be traditionally considered incompatible or may present special problems in an environment of mixed uses.
3. To provide opportunity for greater flexibility in arranging land uses according to relative compatibility, convenience, and community needs.
4. To encourage patterns of development in harmony with the objectives of the City's Comprehensive Plan.
5. To encourage more attractive and enduring business neighborhoods.
6. 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.
7. To accommodate uses requiring access to major highways.

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

Land Use Designation

The property has a land use of Planned Industrial (PI).

Land use description: Industrial, office and related services that utilize an overall master development plan with special attention paid to aesthetics and design in a corporate campus style of development. Planned industrial areas are concentrated in areas with convenient access to the airport and interstate highway system.

Existing Conditions

The site is a vacant parcel.

History

The parcel was platted as an Outlot in 2009 with CSM Lexington Third Addition.

Plat

The proposed preliminary plat consists of two lots. The preliminary plat has lots labeled with A and B because the property is Torrens, and it must be platted as such with Anoka County.

The lot sizes are the following:

- Lot 1: 5.84 acres
- Lot 2: 6.61 acres

Architecture

Building elevations have been included in the report and meet the zoning ordinance requirements.

The building elevations include the following materials:

- precast panel
- glass
- architectural metal wall panel

Setbacks

Building

- Front: 50 feet
- Side: 15 feet
- Rear: 20 feet

Parking

- Front: 30 feet
- Side: 15 feet
- Rear: 20 feet

All setbacks have been met on site, except for the south parking setback lot line of Lot 1 and the north parking setback lot line of Lot 2. These have a zero-lot line for a shared parking area, which is allowed with a Conditional Use Permit (CUP).

Parking

There are 141 parking stalls (each lot) required for the type of uses proposed on Lot 1 and Lot 2. One hundred and forty-six parking stalls are provided on Lot 1 and 139 parking stalls are provided on Lot 2. The two lots have a zero-lot line and shared parking; therefore, adequate parking is provided on the

sites.

Landscaping

The landscape plan that is provided meets the zoning ordinance requirements.

Park Dedication

The property was previously platted as an outlot and park dedication has not been paid for the property. Outlots are subject to park dedication fees at the time they are developed. Park dedication is due for the platted lots, which is a total of 12.45 acres, at the PBD rate in effect at the time of final plat approval. Payment is required prior to release of final plat mylars for recording. The proposed PBD rate for park dedication in 2025 is \$7,825 per acre for a total of \$97,421 if platted in 2025.

Engineering Analysis

Grading/Storm Drainage

While the site has been previously rough graded for development, the developer will perform some additional minor grading across the entire site as shown on the RCWD and city submitted grading, drainage, erosion protection and sediment control plans prepared by the developer's engineer.

The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

Utilities

The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer Trunk is \$4,628.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 10 acres of upland for a total sewer area charge of \$46,280.00.

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.

Wetlands/Watershed/FEMA

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

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

The development shall ensure that all structures are at least 1.5 feet above the documented 100-year flood elevation.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to Pheasant Ridge Drive NE. No additional street design, sidewalk or trail design will be required.

Easements/Right-of-way/Permits

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

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

Conditional Use Permit

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

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - o The proposed use will not create an excessive burden on 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.
 - o The adjoining properties have a PBD zoning with similar uses of office, manufacturing, and warehousing and are consistent with the proposed use.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The building is designed to have similar exterior finishes to the existing buildings in the development and the appearance 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.
 - o The purpose of the zoning district is 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. The use and proposed building is consistent with that purpose.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The property is guided for Planned Industrial (PI) in the 2040 Comprehensive Plan. The proposed use is consistent with that land use.

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 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. 24-0065, it is recommended that the Planning Commission recommend approval of a preliminary plat to develop 12.45 acres (an outlot) into two lots to be known as CSM Lexington Fifth Addition with the following conditions:

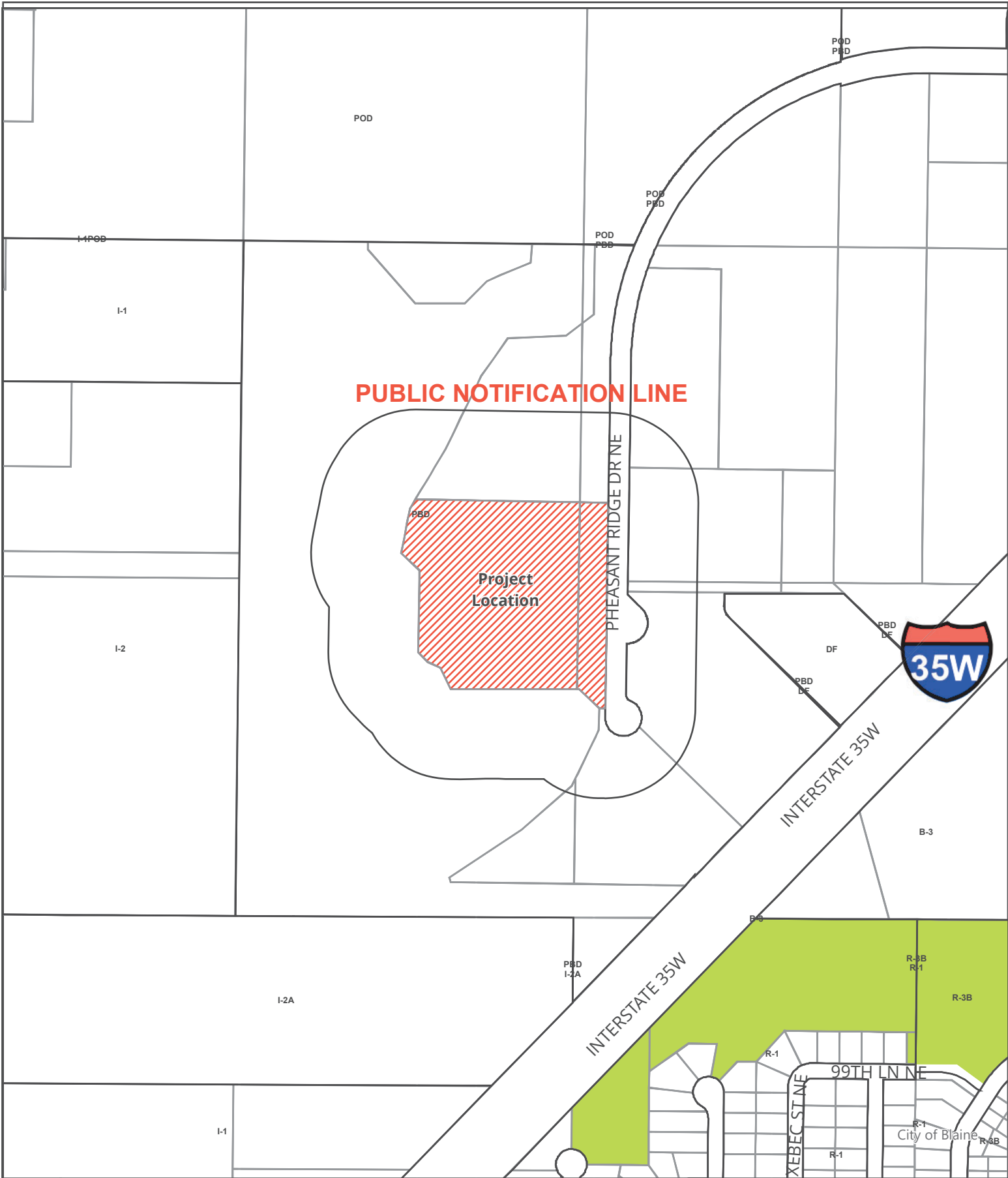
1. The applicant is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
2. Park dedication is required for 2 new lots being developed at the proposed 2025 rate of \$7,825 per acre, for a total park dedication fee of \$97,421 if paid in 2025. Park Dedication is due prior to issuance of a building permit at the rate in effect at the time the payment is received by the City.
3. The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer Trunk is \$4,628.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 10 acres of upland for a total sewer area charge of \$46,280.00.
4. All development signage by separate review.

In Planning Case File No. 24-0065, it is recommended that the Planning Commission recommend approval of a conditional use permit to allow the construction of two office/industrial buildings and a zero lot line shared access/parking with the following conditions:

1. Site plan approval is required as part of the building permit application. All site improvements to be included in the Site Improvement Performance (SIPA) Agreement and covered by an acceptable financial guarantee.
2. A copy of the shared access/parking agreement between lots must be submitted to the Planning Department prior to any work being allowed on site.

Attachment List

1. Attachments

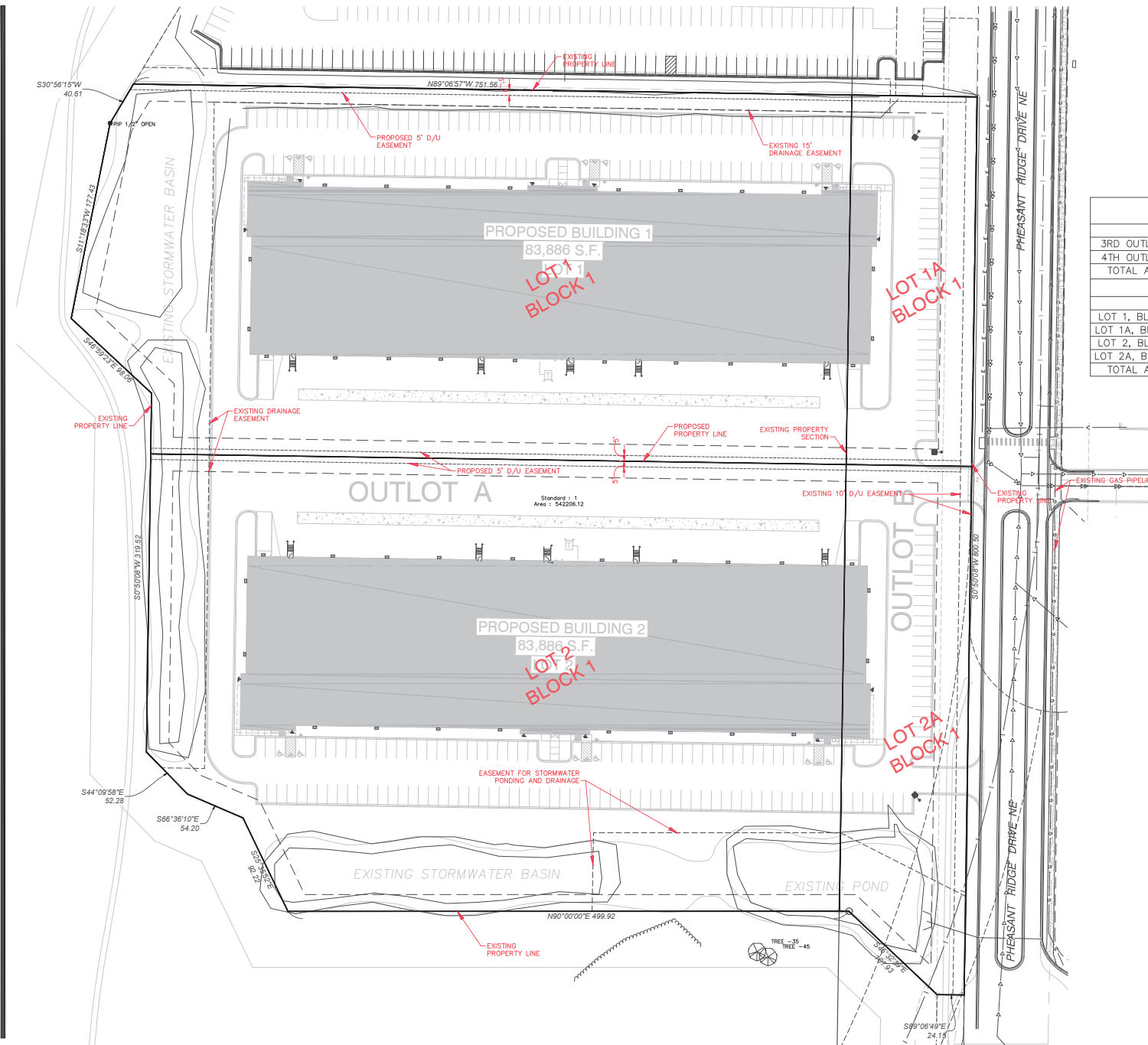


BlaineMN.gov

Case File No. 24-0065 CSM Lexington Fifth Addition

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





LOT AREA TABLE		
EXISTING		
3RD OUTLOT A	456,081 S.F.	10.470 AC
4TH OUTLOT B	86,125 S.F.	1.977 AC
TOTAL AREA	542,206 S.F.	12.447 AC
PROPOSED		
LOT 1, BLOCK 1	217,409 S.F.	4.991 AC
LOT 1A, BLOCK 1	36,822 S.F.	0.845 AC
LOT 2, BLOCK 1	238,670 S.F.	5.479 AC
LOT 2A, BLOCK 1	49,305 S.F.	1.132 AC
TOTAL AREA	542,206 S.F.	12.447 AC



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SCALE IN FEET



LEXINGTON PRESERVE BUSINESS PARK V
PHEASANT RIDGE DR. NE.
BLAINE, MINNESOTA

PRELIMINARY
PRELIMINARY PLAT

DATE	DESCRIPTION
11/15/24	PRELIMINARY SUBMISSION
11/15/24	WATER-RESUBMITTAL

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 in the State of Minnesota.

For Review
PRELIMINARY
NOT FOR CONSTRUCTION

40022
License No.

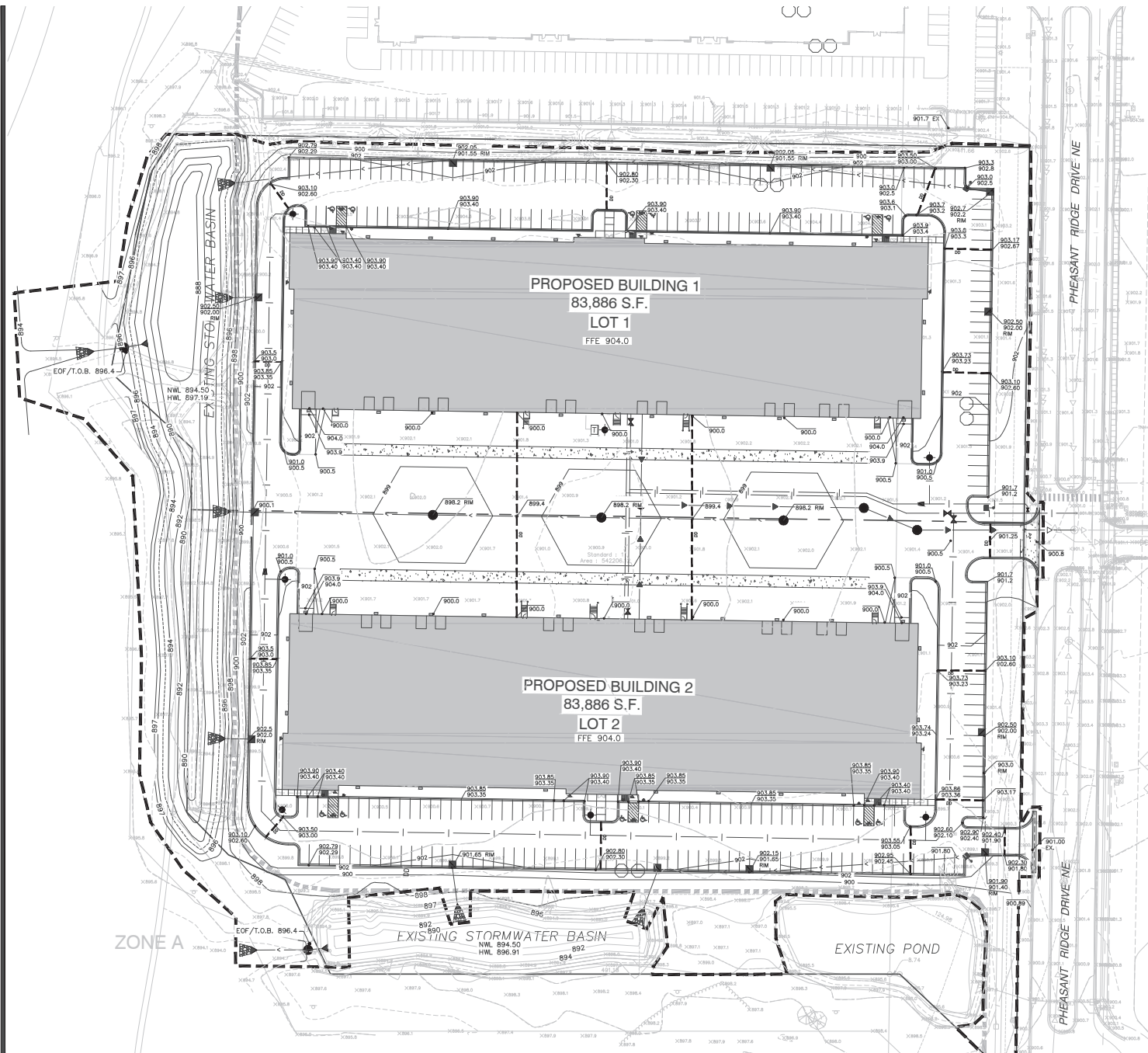
QA/QC CHECK

By _____ Date _____

PROJECT TEAM DATA

Designed By: MK
Drafted By: TLM
Project No.: 4000413.00

C-1.1



GRADING NOTES:

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND WATERSHED.
3. NOTIFY Gopher State One Call AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
4. ALL IMPROVEMENTS TO CONFORM WITH CITY OF EDEN PRAIRIE CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
5. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
6. REFER TO GEOLOGICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
7. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZATION METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 4" TOPSOIL.
10. THE GENERAL CONTRACTOR MUST DISCUSS DRAINAGE PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES REQUIREMENTS. IF DRAINAGE IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHODS. REFER TO DRAINAGE NOTES.
11. REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATION, DESCRIPTIONS, NOTES AND DETAILS INCLUDING CONCRETE WASHOUT STATION INSTRUCTIONS.
12. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
13. A 4 FOOT SAFETY RAILING IS REQUIRED ATOP ALL WALLS 3/4" IN HEIGHT OR GREATER.
14. CONTACT CITY OF BLAINE WATER RESOURCES STAFF MINIMUM OF 24-HOURS PRIOR TO EXCAVATION OF STORMWATER BASINS TO ARRANGE INSPECTIONS AT CRITICAL STEPS DURING CONSTRUCTION ACTIVITIES OF STORMWATER TREATMENT FEATURES.

LEGEND:

- 886 — PROPOSED CONTOUR
- - - 886 - - - EXISTING CONTOUR
- - - DD - - - DRAINAGE DIVIDE
- TOP OF CURB
- FLOW LINE
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- 2.00% DRAINAGE DIRECTION ARROW
- FFE FINISHED FLOOR ELEVATION
- SILT FENCE
- INLET PROTECTION
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- FREE PROTECTION FENCE
- CONSTRUCTION LIMITS



LEXINGTON PRESERVE BUSINESS PARK V
PHEASANT RIDGE DR. NE.
BLAINE, MINNESOTA

PRELIMINARY
GRADING PLAN

DATE DESCRIPTION
PRELIMINARY SUBMISSION
WATERSHEDS/INITIAL

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 in the State of Minnesota.
FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

40022
License No.

DATE/CHECK

By Date

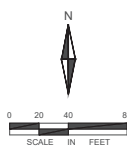
PROJECT TEAM DATA

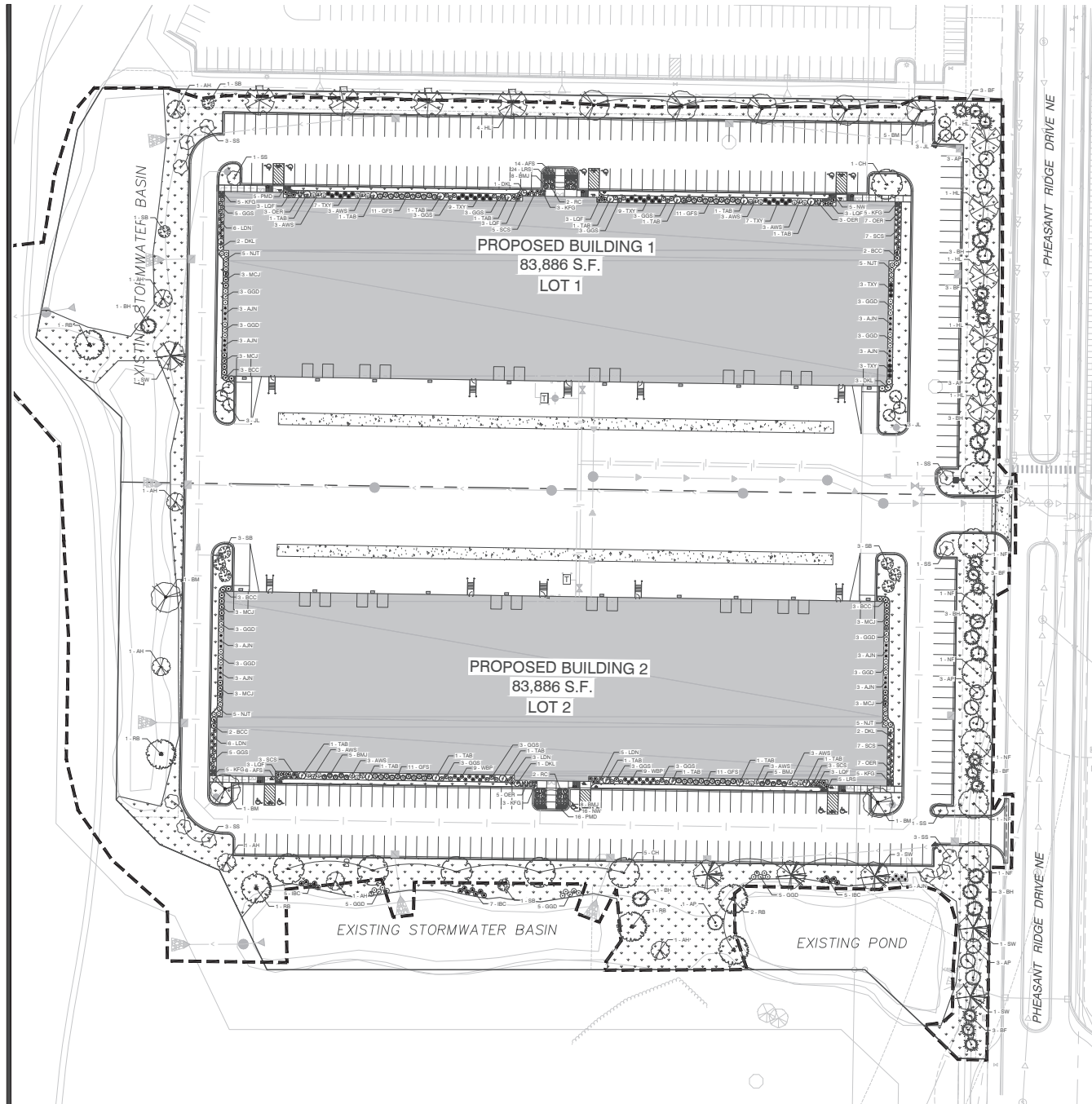
Designed By: MK
Drafted By: TSM
Project No.: 400413-00

C-3.0



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LEGEND



OVERSTORY DECIDUOUS TREES



CONIFEROUS TREES



SHRUBS AND PERENNIALS



LOW MAINTENANCE TURF MIX
MN STATE SEED MIX 25-131

LANDSCAPE REQUIREMENTS

TREES REQUIRED: TOTAL SQ. FT./2,000
SQUARE FT. = 167,300

OVERSTORY TREES REQUIRED= 84/42 @3" TREES
CONIFER TREES REQUIRED= 84/42 @8" TREES
ORNAMENTAL TREES REQUIRED= 84/42 @2" TREES
SHRUBS/PERENNIALS REQUIRED= 558

OVERSTORY TREES PROPOSED: 42
CONIFER TREES PROPOSED: 42
ORNAMENTAL TREES PROPOSED: 42
SHRUBS/PERENNIALS PROPOSED: 558

LANDSCAPE SCHEDULE

#	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
OVERSTORY TREES				
8	BM	Burgundy Belle Maple Acer rubrum 'Magnificent Magenta'	3" Cal. B&B	Straight Trunk, No V-Crotch
6	CH	Common Highberry Celtis occidentalis	3" Cal. B&B	Straight Trunk, No V-Crotch
9	HL	Skyline Honey Locust Gleditsia triacanthos inermis 'Skyline'	3" Cal. B&B	Straight Trunk, No V-Crotch
7	NF	Northern Flare Sugar Maple Acer saccharum 'Siseton'	3" Cal. B&B	Straight Trunk, No V-Crotch
6	RB	River Birch Betula nigra	12" Ht. B&B	Clump Form
6	SW	Swamp White Oak Quercus bicolor	3" Cal. B&B	Straight Trunk, No V-Crotch
42 TOTAL OVERSTORY TREES				
CONIFER TREES				
13	AP	Austrian Pine Pinus nigra	8" Ht. B&B	Straight Trunk, No V-Crotch
15	BF	Balsam Fir Abies balsamea	8" Ht. B&B	Straight Trunk, No V-Crotch
14	BH	Black Hills Spruce Picea glauca densata	8" Ht. B&B	Straight Trunk, No V-Crotch
42 TOTAL CONIFER TREES				
ORNAMENTAL TREES				
7	AH	American Hophornbeam Ostrya virginiana	2" Cal. B&B	Straight Trunk, No V-Crotch
9	JL	Ivory Silk Japanese Tree Lilac Syringa reticulata 'Ivory Silk'	6" Ht. B&B	Clump Form
4	RC	Red Baron Crabapple Malus x 'Red Baron'	2" Cal. B&B	Straight Trunk, No V-Crotch
9	SR	Summer Silence Serviceberry Amelanchier x 'graciosa autumn'	6" Ht. B&B	Clump Form
13	SS	Spring Snow Crabapple Malus x 'Spring Snow'	2" Cal. B&B	Straight Trunk, No V-Crotch
42 TOTAL ORNAMENTAL TREES				
SHRUBS				
29	AJN	Amber Jubilee Ninebark Physocarpus opulifolius 'Jefam'	#5 Gal. Cont.	Min. 15" Ht.
9	AW5	Anthony Waterer Spirea Spirea x Bumalda 'Anthony Waterer'	#5 Gal. Cont.	Min. 15" Ht.
13	BCC	Bailly's Compact Cranberrybush Viburnum triflorum 'Bailly Compact'	#5 Gal. Cont.	Min. 15" Ht.
26	BMM	Broommoor Juniper Juniperus sabina 'Broommoor'	#5 Gal. Cont.	Min. 15" Ht.
9	DKL	Dwarf Korean Lilac Syringa meyeri 'Palibin'	#5 Gal. Cont.	Min. 15" Ht.
44	GFS	Gro-Low Fragrant Sumac Rhus aromatica 'Gro-Low'	#5 Gal. Cont.	Min. 15" Ht.
39	GGD	Garden Glow Dogwood Cornus hessei 'UMH910507'	#5 Gal. Cont.	Min. 15" Ht.
14	GGS	Glow Girl Spirea Spirea betulifolia 'Tor Gold'	#5 Gal. Cont.	Min. 15" Ht.
17	IBC	Inquisit Beauty Chokeberry Aronia melanocarpa 'Morton'	#5 Gal. Cont.	Min. 15" Ht.
20	LDN	Little Devil Ninebark Physocarpus opulifolius 'Donna May'	#5 Gal. Cont.	Min. 15" Ht.
18	LQF	Little Quick Fire Hydrangea Hydrangea paniculata 'SMHPLQF'	#5 Gal. Cont.	Min. 15" Ht.
18	MJ	Money Juniper Juniperus chinensis 'Money'	#5 Gal. Cont.	Min. 15" Ht.
20	NJT	New Jersey Tea Ceanothus americanus	#5 Gal. Cont.	Min. 15" Ht.
25	OER	Oso Easy Peasy Rose Rosa x 'Phyllis Sherman'	#5 Gal. Cont.	Min. 15" Ht.
25	SCS	Sixteen Candles Summersweet Clethra alnifolia 'Sixteen Candles'	#5 Gal. Cont.	Min. 15" Ht.
16	TAB	Techy Arborvitae Thuja occidentalis 'Techy'	4" Ht. B&B	Clump Form
45	TYT	Taunton Yew Taxus media 'Taunton'	#5 Gal. Cont.	Min. 15" Ht.
18	WBP	White Bud Mugo Pine Pinus mugo 'White Bud'	#5 Gal. Cont.	Min. 15" Ht.
PERENNIALS				
20	APS	Autumn Fire Sedum Sedum x 'Autumn Fire'	#1 Gal. Cont.	
29	LRS	Little Spire Russian Sage Perovskia angustifolia 'Little Spire'	#1 Gal. Cont.	
21	WLC	Walkers Low Catmint Rudbeckia 'Goldstrum'	#1 Gal. Cont.	
21	PMD	Pardon Me Daylily Hemerocallis x 'Pardon Me'	#1 Gal. Cont.	
21	KFG	Karl Foerster Reed Grass Calamagrostis x acutiflora 'Karl Foerster'	#1 Gal. Cont.	
558 TOTAL SHRUBS & PERENNIALS				

Note: Quantities on plan supersede schedule in event of discrepancy

LEXINGTON PRESERVE BUSINESS PARK V
PHEASANT RIDGE DR. NE.
BLAINE, MINNESOTA

PRELIMINARY
LANDSCAPE PLAN

DATE	DESCRIPTION
05/24/24	PRELIMINARY SUBMISSION

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 in the State of Minnesota.

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: 05/24/24
LICENSE NO.: 0000000000

QA/QC CHECK

By: _____ Date: _____

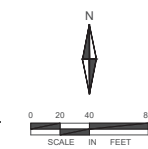
PROJECT TEAM DATA

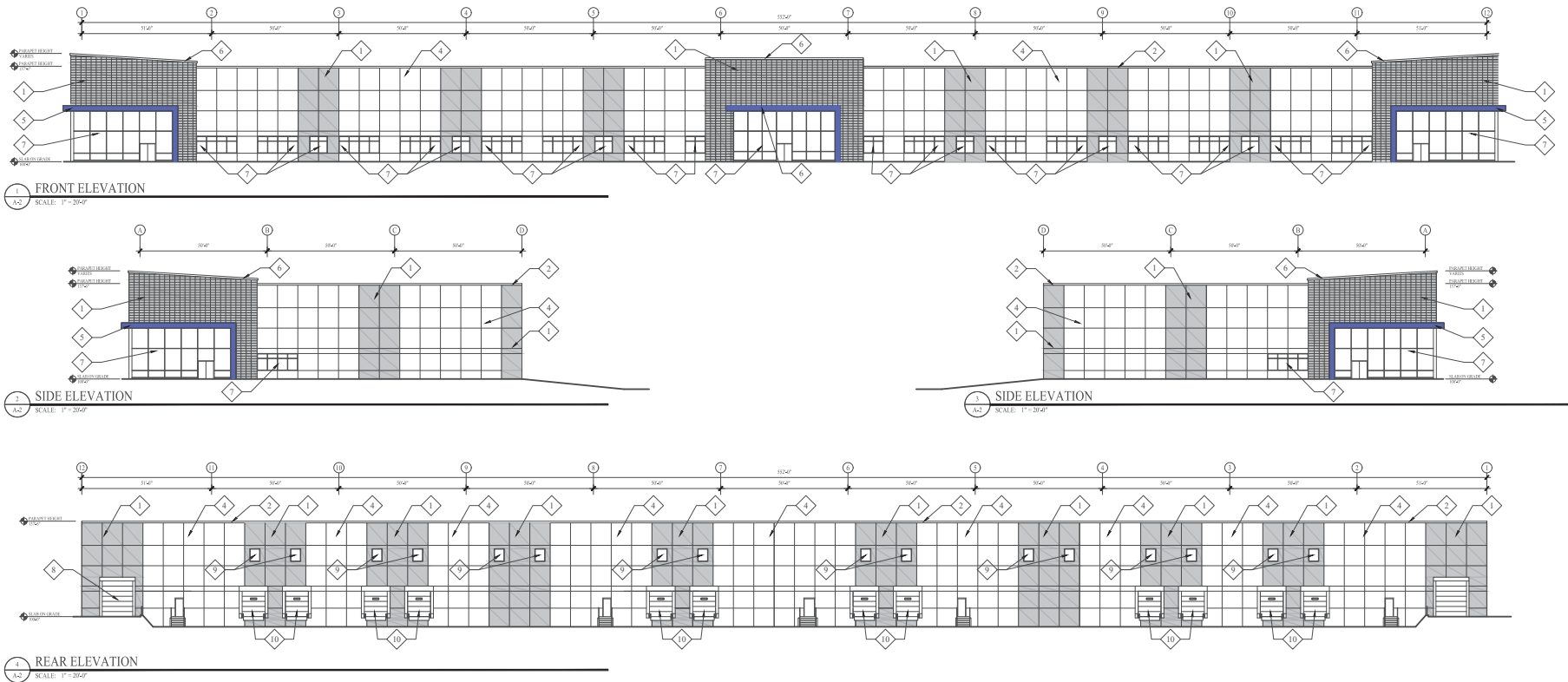
Designed By: JAK
Drawn By: JAK
Project No.: 4000413.00

L-1.0



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





MATERIAL KEY	
1	ARCHITECTURAL PRECAST CONCRETE PANELS - EXPOSED AGGREGATE. PROVIDE SMOOTH BAND AND REVEALS AS SHOWN. COLOR: PREMIUM GRAY
2	PREFINISHED METAL COPING TO MATCH CLEAR ANODIZED WINDOWS.
3	NOT USED
4	ARCHITECTURAL PRECAST CONCRETE PANELS - EXPOSED AGGREGATE. PROVIDE SMOOTH BAND AND REVEALS AS SHOWN. COLOR: PREMIUM WHITE
5	METAL PANEL CANTILEVERED ACCENT EYEBROW. COLOR: BLUE METALLIC
6	PREFINISHED METAL COPING TO MATCH INSULATED METAL PANEL COLOR.
7	STOREFRONT WINDOW SYSTEM WITH CLEAR ANODIZED FINISH
8	12'-0" X 14'-0" OVERHEAD DRIVE-IN DOOR
9	CLERESTORY WINDOWS WITH CLEAR ANODIZED FRAME.
10	8'-0" X 10'-0" DOCK DOOR

EXTERIOR MATERIAL PERCENTAGES
FRONT ELEVATION (21,590 SF) ARCHITECTURAL PRECAST PANELS (FIELD COLOR) = 9,862 SF = 45% ARCHITECTURAL PRECAST PANELS (ACCENT COLOR) = 7,098 SF = 33% WINDOWS = 4,240 SF = 20% METAL PANEL CANOPIES = 390 SF = 2% SIDE ELEVATIONS (5,970 SF) ARCHITECTURAL PRECAST PANELS (FIELD COLOR) = 2,950 SF = 49% ARCHITECTURAL PRECAST PANELS (ACCENT COLOR) = 2,006 SF = 34% WINDOWS = 884 SF = 15% METAL PANEL CANOPIES = 130 SF = 2% REAR ELEVATION (22,697 SF) ARCHITECTURAL PRECAST PANELS (FIELD COLOR) = 12,761 SF = 56% ARCHITECTURAL PRECAST PANELS (ACCENT COLOR) = 7,390 SF = 33% WINDOWS = 320 SF = 1% DOCK DOORS = 2,226 SF = 10%



LEXINGTON PRESERVE BUSINESS PARK

PHASE V
PHEASANT RIDGE DRIVE N.E.
BLAINE, MN

DATE: OCTOBER 3, 2024
DRAWN BY: JOHN FERRIER



CSM 500 Washington Avenue South, Suite 3000
Minneapolis, MN 55415
Bus: (612) 355-7000 Fax: (612) 355-7002
DEVELOPING REAL ESTATE FOR PEOPLE,
BUSINESS & COMMUNITIES

A-3



Lexington Preserve V Project Narrative

CSM Corporation seeks approval for (2) 83,886 sf speculative office/production/warehouse buildings at our Lexington Preserve Business Center development on Pheasant Ridge Drive NE in Blaine. The development is zoned Planned Business District (PBD) so the new proposed phase requires a Conditional Use Permit (CUP). We will also be submitting for preliminary and final plat concurrently. As part of the platting process, each building will be on separate lots with zero lot line as required. We are anticipating that each building will have an approximate breakdown of 10% office, 15% production, and 75% warehouse per our market research. This would require 90 stalls per building. However, we are providing parking just in case a higher finish is needed, so the north building has 146 stalls and the south building has 139 stalls for flexibility of uses.

The buildings are designed to be consistent with the look and finishes of the most recently completed adjacent Streamworks building in the development. The front and side façades will be a mixture of precast, glass, and metal panel accent “eyebrows” at the entries. The precast will have a field color (white) and an accent color (dark gray) to break up the façade. We understand that in the PBD zoning district 50% of the exterior needs to be brick, natural/cultured stone, glass, stucco, architectural metal or integrally colored rock faced block. At the Streamworks building, integrally colored exposed aggregate precast panels were approved as an alternate material. Office warehouse buildings across the metro are now exclusively precast panel because of the financial infeasibility of using masonry. Planning staff has indicated that they will accept precast as an alternate material. In addition, Planning Staff has indicated that on the dock side, the precast accent color would be acceptable as a 3rd material as is required.

The two 32-foot clear buildings will be identical with a shared loading dock area. The generous loading dock area of over 180 feet wide is ample space for trucks to maneuver at both buildings simultaneously. There will be (12) dock-height doors and (2) drive-in doors at each building for a total of (14) overhead doors. This meets the district standard of one door per 6,000 sf of floor area. The overhead doors will be a compatible color to the building to reduce their visual impact. The dock side of the building will have clerestory windows above the overhead doors to bring natural light into the space.

The landscaping plan will comply with the City’s zoning standards for the district. The plan uses trees, shrubs, and plants that are native to the area. Use of native vegetation conserves water, reduces pesticide use, reduces plant mortality, and lowers maintenance costs. The irrigation system utilizes drip irrigation in the areas close to the building. This system delivers water directly to the roots so less water is wasted and eliminates potential staining of the building which can happen with more typical irrigation systems.

**CSM**500 Washington Avenue South, Suite 3000
Minneapolis, MN 55415DEVELOPING REAL ESTATE FOR PEOPLE,
BUSINESS & COMMUNITIES

CSM anticipates starting construction in the late winter months of 2025 with the buildings being ready for tenants by Fall of 2025. We believe now is the optimal time to deliver speculative office/warehouse buildings in Blaine. The northcentral market is seeing unprecedented occupancy in industrial buildings, with a 2.5% vacancy rate with no new speculative development planned in the immediate future in the area with the scarcity of land positions available for competitive developers.



City of Blaine Staff Report

File Number: 2024-542

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

Public Hearing - Alex Koberoski, Zoning Technician

Agenda Item # 4.2

Case File No. 24-0067 // Dave McNeil // 4324 117th Avenue NE

The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Single Family Residential (R-1).
2. Preliminary plat to subdivide 1.39 acres into two lots, to be known as McNeil Addition.

Background

Zoning	Farm Residential (FR)
Land Use	Low Density Residential (LDR)
Area	Approximately 1.39 Acres
Applicable Regulations	Sections 27.03, 29.010 and 29.030
Attachments	Zoning and Location Map Existing Conditions Survey Preliminary Plat Site Plan Ghost Plat
Schedule	Planning Commission: 12/10/24 City Council: 01/06/25 and 01/22/25

Staff report prepared by Alex Koberoski, Zoning Technician, and Teresa Barnes, Project Engineer

Rezoning

Section 27.03 Criteria for granting zoning/comprehensive plan amendments:

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

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

The purpose of the Single Family (R-1) district is to allow low density single family units in developing portions of the city where sanitary sewer and water services are available. The proposed rezoning is consistent with the intent of the R-1 district, as the property is located in an area guided low density residential (LDR). The R-1 lot size requirements are consistent with the single family homes located to the north, and there is sanitary sewer and water available.

Preliminary Plat

Section 75-32 General requirements:

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

Evaluation of Request

Planning Analysis

Current Zoning

The property is currently zoned Farm Residential (FR), and this district is intended for areas where urban services are not presently available. This district requires a minimum lot size of 10 acres, which is a requirement in an effort to retain lands in their natural uses and agricultural uses pending proper timing of economical provision for parks, streets, utilities, and other public facilities, so that orderly development will occur.

Proposed Zoning

The applicant is proposing to rezone the property to Single Family Residential (R-1). The intent of the R-1 district is to allow low-density single family units in developing portions of the city where sanitary sewer and water services are available. Single family houses zoned Development Flex (DF) are located across the street from the property proposed to be rezoned. The FR district requires a minimum lot size of 10 acres, and rezoning to R-1 would allow the property to be subdivided, while remaining consistent with surrounding uses.

Surrounding Zoning and Uses

Properties to the west, east, and south are zoned FR. Single family homes are located to the north, across 117th Avenue and are zoned Development Flex (DF). The average lot size for those properties is 15,000 square feet, and the average lot width is 80 feet, which is the minimum lot width requirement for the R-1 district.

Land Use Designation

The property is guided Low Density Residential (LDR), which requires a minimum of 2.5 units per acre. The applicant has submitted a ghost plat, showing the lot has the capability of being subdivided further into a total of 4 lots that meet the R-1 standards, with a potential future street on the south portion of the lot, which would allow for the minimum 60 feet of frontage. The ghost plat is conceptual and cannot be constructed without development activity on neighboring parcels since there would otherwise be no legal access to those lots. The potential future development shown in the ghost plat results in a density of 2.59 units per acre, which meets the minimum LDR density requirements. This method has been historically used and accepted throughout the city in anticipation of future potential growth.

Existing Conditions

There is an existing single family dwelling that was built in 1967, and a large outbuilding. The outbuilding is 30.4' x 40.2' (1,222 square feet). This outbuilding will need to be removed before mylars are recorded, as the structure does not meet required setbacks for the R-1 district (minimum 10-foot side yard setback, 30 foot rear yard setback), it exceeds the maximum square footage allowed for accessory structures in the R-1 district (maximum 1,000 square feet of accessory space, 1,200 with a CUP), and accessory structures are not allowed on a lot without a principal building in R-1.

History

There are no previous approvals recorded for the property. The ghost plat is included, showing how the lot can be developed in the future. When water was installed in 117th Avenue in 2006, there were two service hookups created for this parcel based on the width of the property, which were intended to support a future subdivision.

Plat

The applicant is proposing to subdivide the 1.39 acre property into two lots. The proposed subdivision meets all R-1 requirements, including the minimum lot width of 80 feet, and minimum depth of 125 feet. The minimum lot size for R-1 is 10,000 square feet, and the smaller lot will be 11,506 square feet. A site plan is included, which shows the proposed 60 x 60 building pad that meets all R-1 setbacks.

Tree Preservation

No trees are proposed to be removed with the application. Any tree removal will be reviewed as part of the building permit for conformance with tree preservation and replacement requirements as stated in Section 33.09.

Park Dedication

Park dedication is required for this plat at the rate in effect at the time of each final plat. The 2024 rate is \$4,894 per unit for residential lots. The amount of park dedication for one residential unit will be due at the time of recording the final plat mylars.

Engineering Analysis

Grading/Storm Drainage

Minor grading will occur during the removal of the existing outbuilding and associated driveway. Existing drainage patterns will be maintained.

Utilities

When water and sanitary sewer were extended along 117th Ave NE, two service connections were provided to the existing lot. These will be the services utilized as development of the existing lot (existing house) and proposed lot move forward.

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 norther portion of the existing site. A Rice Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The existing driveway will remain for the existing lot. A new driveway access will be evaluated once building is proposed. No additional street design, sidewalk or trail installation 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.

Recommendation

In Planning Case File No. 24-0067, it is recommended that the Planning Commission recommend approval of a rezoning from Farm Residential (FR) to Single Family Residential (R-1) with the following rationale:

1. The R-1 district is intended for single family residential properties to be developed where sanitary sewer and water is available. The property in question is located in a low density area that has access to sewer and water services, while also able to meet the R-1 lot size and setback standards.

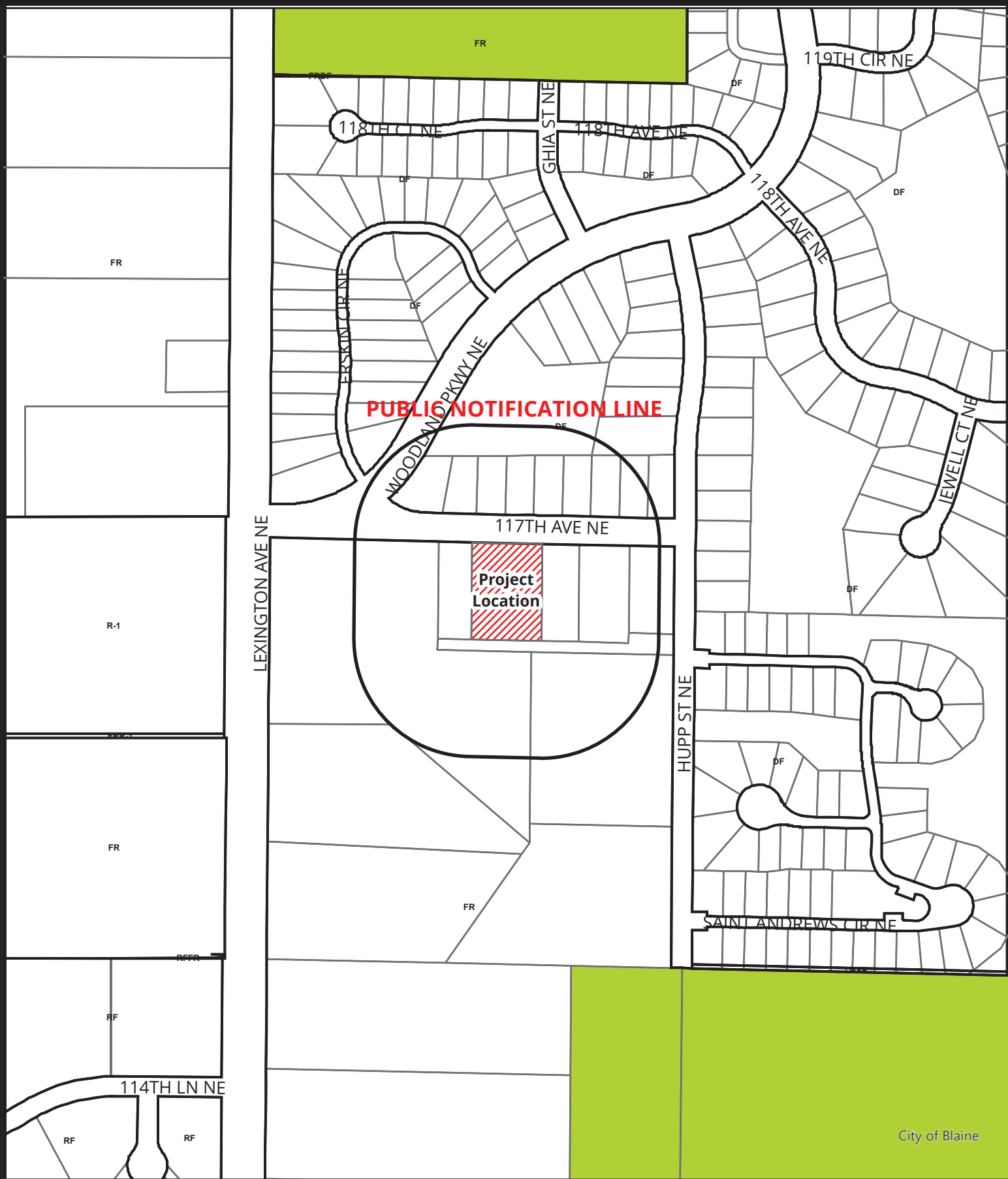
In Planning Case File No. 24-0067, it is recommended that the Planning Commission recommend approval of a preliminary plat to subdivide 1.39 acres into two lots to be known as McNeil Addition with the following conditions:

1. Park dedication is required for the newly created lot at the time of final plat mylars, at the residential rate of \$4,894 per unit if paid in 2024. Park dedication must be paid prior to releasing final plat mylars for recording at Anoka County.
2. The driveway extending to the existing outbuilding to be removed prior to recording of plat mylars.
3. The existing outbuilding shall be removed prior to recording of plat mylars.
4. The applicant is responsible for recording the plat mylars with Anoka County.

5. 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.

Attachment List

1. Attachments



BlaineMN.gov

Case File No. 24-0067 McNeil Addition

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



EXISTING CONDITIONS SURVEY

~for~ DAVE MCNEIL
~of~ MCNEIL ADDITION

PROPERTY DESCRIPTION

[PER ANOKA COUNTY WARRANTY DEED DOCUMENT NO. 2378628.001.]

West Two Hundred Ten (210) feet of the East Six Hundred Thirty-eight (638) feet of the South Two Hundred Ninety (290) feet of the North Three Hundred Fifty (350) feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota, with a road easement over the North Sixty (60) feet of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23).

AREA

TOTAL AREA = 60,906± S.F. OR 1.40 ACRES

EXISTING ZONING

FR - FARM RESIDENTIAL

LAND USE

LDR - LOW DENSITY RESIDENTIAL

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 09/19/24.
- Fee ownership is vested in Rachel McNeil and Dave McNeil.
- Address of the surveyed premises: 4324 117TH AVENUE NE, Blaine, MN 55449.
- Bearings shown are on the Anoka County Coordinate System.
- Parcel ID Number: 13-31-23-0003.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Flood Zone A (No Base Flood Elevations determined) according to Flood Insurance Rate Map No. 27003C0345E Community No. 270007 Panel No. 0345 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2015.
- Location of utilities existing on or serving the surveyed property determined by:
 - Observed evidence.
 - Markings requested by E.G. Rud and Sons, Inc. per Gopher State One Call Ticket No. 242534166.
 - Record drawings provided by the City of Blaine's engineering department.
- Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location.
- Contours shown are based on a combination of field shots and LIDAR Topography.
- For purposes of this survey only the individual trees within the northwest quarter of the surveyed premises were located.
- Elevations shown are based on Anoka County Benchmark No. 2008, Elevation = 908.04 feet NAVD83. Using said benchmark, the elevations for the sanitary, storm and water utilities were 0.44 feet higher than the city's as-built plans.

FACILITY OPERATORS NOTIFIED

(PER GOPHER STATE ONE TICKET NO. 242534166)

CODE	COMPANY NAME	MARKING CONCERNS	DAMAGE	CUSTOMER SERVICE
ANOKAC01	ANOKA COUNTY	(763)324-3127	(763)324-3100	(763)324-3100
CITY OF BLAINE		(763)785-6165	(763)785-6165	(763)785-6165
COMM01	COMCAST	(800)778-9140	(651)493-5143	
CTLM01	CENTURYLINK - CTQL	(800)778-9140	(303)260-4929	(877)366-8344
CANOKK01	CORNEXUS ENERGY	(763)323-2415	(763)323-2600	
MINGAS03	CENTER POINT ENERGY	(800)778-9140	(612)321-5200	(612)321-4421
XCEL03	XCEL ENERGY	(651)229-2427	(888)968-9235	(800)895-4999

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

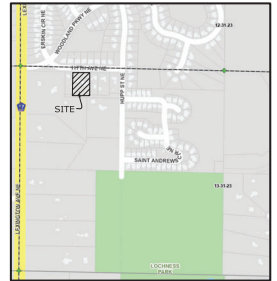
James E. Napier
JAMES E. NAPIER
Date: 11/04/24 License No. 25343

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

www.egrud.com

VICINITY MAP

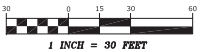
PART OF SEC. 13, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)



NORTH
GRAPHIC SCALE



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 25343
- ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- ⊕ DENOTES CATCH BASIN
- ⊕ DENOTES CURB STOP
- ⊕ DENOTES ELECTRICAL BOX
- ⊕ DENOTES EXISTING SPOT ELEVATION
- ⊕ DENOTES GAS METER
- ⊕ DENOTES HYDRANT
- ⊕ DENOTES LIGHT POLE
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES FENCE
- ⊕ DENOTES RETAINING WALL
- ⊕ DENOTES EXISTING CONTOURS
- ⊕ DENOTES TREE LINE
- ⊕ DENOTES EXISTING SANITARY SEWER
- ⊕ DENOTES EXISTING STORM SEWER
- ⊕ DENOTES EXISTING WATER MAIN
- ⊕ DENOTES OVERHEAD UTILITY
- ⊕ DENOTES UNDERGROUND ELECTRIC LINE
- ⊕ DENOTES UNDERGROUND GAS LINE
- ⊕ DENOTES UNDERGROUND CABLE LINE
- ⊕ DENOTES BITUMINOUS SURFACE
- ⊕ DENOTES CONCRETE SURFACE
- ⊕ DENOTES PAVEMENT SURFACE

TREE DETAIL

- ⊕ DENOTES ELEVATION
- ⊕ DENOTES TREE QUANTITY
- ⊕ DENOTES TREE SIZE IN INCHES
- ⊕ DENOTES TREE TYPE

DRAWN BY:	JEN	JOB NO.:	241006PP	DATE:	09/26/24
CHECK BY:	JEN	FIELD CHECK:	JK-C		
1	11-04-24	CITY SUBMITTAL	JEN		
2					
3					
NO.	DATE	DESCRIPTION	BY		

BENCHMARK

ANOKA COUNTY BENCHMARK NO. 2008
ELEVATION = 908.04 FEET (NAVD83)

PRELIMINARY PLAT

~for~ DAVE MCNEIL
~of~ MCNEIL ADDITION

PROPERTY DESCRIPTION

[PER ANOKA COUNTY WARRANTY DEED DOCUMENT NO. 2378628.001.]

West Two Hundred Ten (210) feet of the East Six Hundred Thirty-eight (638) feet of the South Two Hundred Ninety (290) feet of the North Three Hundred Fifty (350) feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota, with a road easement over the North Sixty (60) feet of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23).

EXISTING ZONING

FR - FARM RESIDENTIAL

LAND USE

LDR - LOW DENSITY RESIDENTIAL

AREA COMPUTATIONS

TOTAL SITE AREA: 60,906± S.F., OR 1.40 ACRES
PROPOSED LOTS: 2 SINGLE FAMILY RESIDENTIAL LOTS
GROSS DENSITY: 1.42 LOTS/ACRE
NET DENSITY: 1.42 LOTS/ACRE

CITY OF BLAINE

DENSITY CALCULATIONS

Number of Residential Units Proposed	2
Total Acreage	1.40
Exclusions	
Wetlands and required buffers (don't include stormwater ponding)	
Slows, threatened, or endangered species preservation	
Public parks and public open spaces	
Arterial Roads	
Future Development	
Commercial Uses	
Gross Density	1.4286
Net Density	1.4286

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

LDR	1.5-4 units per acre
LDR	2.5-12 units per acre
HDR	15-12 units per acre
HDR	15-25 units per acre
HDR	12-25 units per acre
HDR	12-40 units per acre

SEE GHOST PLAT FOR GHOST PLAT DENSITY.

PROPOSED ZONING AND SETBACKS

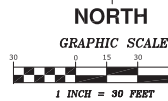
PROPOSED ZONING IS R-1 - SINGLE FAMILY RESIDENTIAL

BUILDING SETBACKS:
FRONT STREET: 30 FEET
SIDE YARD HOUSE: 10 FEET
SIDE YARD GARAGE: 5 FEET
REAR YARD: 30 FEET

MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM LOT DEPTH: 125 FEET
MINIMUM LOT WIDTH: 80 FEET

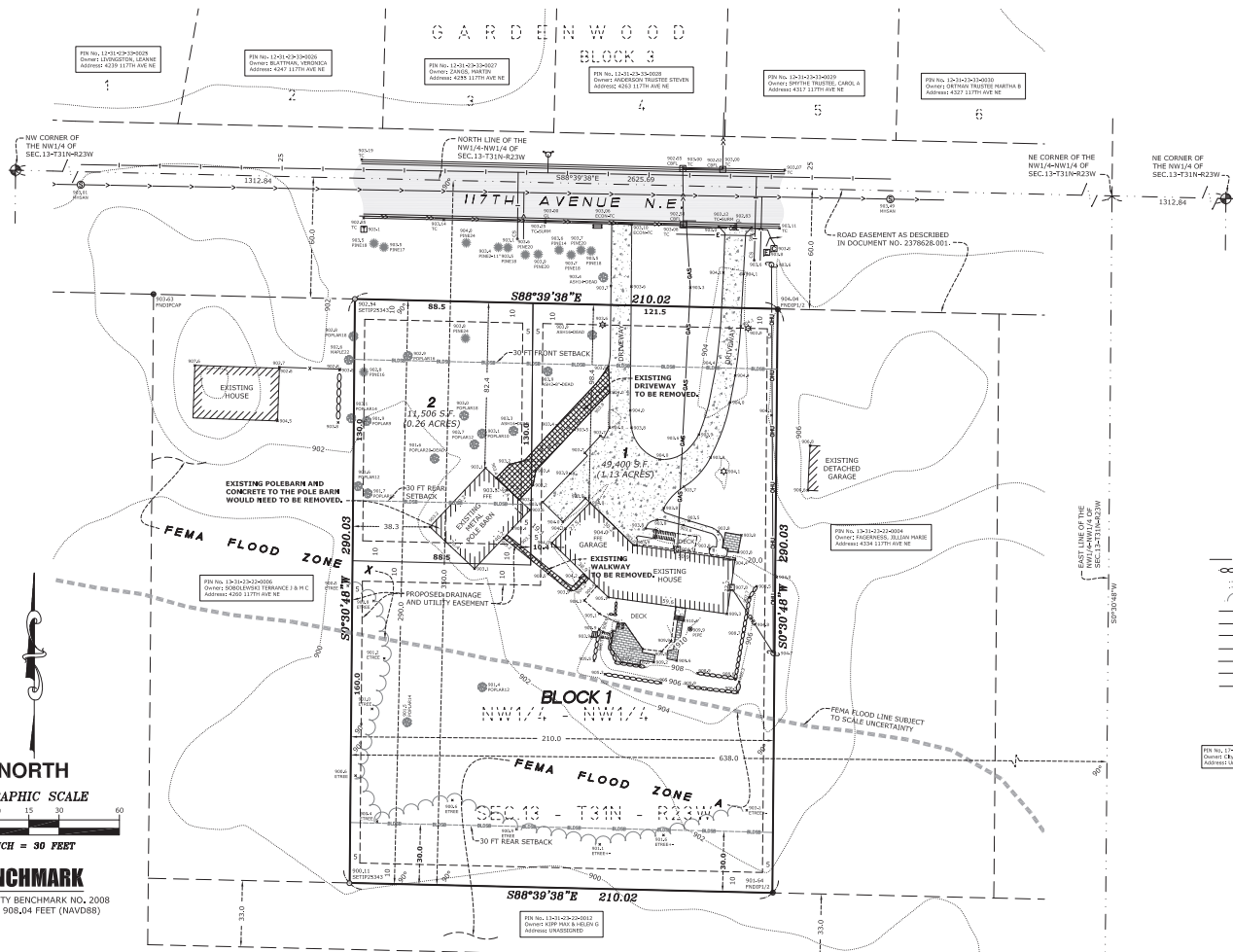
NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 09/19/24.
- Fee ownership is vested in Raquel McNeil and Dave McNeil.
- Address of the surveyed premises: 4324 117TH Avenue NE, Blaine, MN 55449.
- Bearings shown are on the Anoka County Coordinate System.
- Parcel ID Number: 13-31-23-22-0005.
- Curbs shown are taken at the top and back of curbs.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Surveyed premises shown on this survey may be in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplains), and Flood Zone A (No Base Flood Elevations determined), according to Flood Insurance Rate Map No. 27003C0345E Community No. 270007 Panel No. 0345 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2015.
- Location of utilities existing on or serving the surveyed property determined by:
 - Observed evidence.
 - Markings requested by E.G. Rud and Sons, Inc. per Gopher State One Call Ticket No. 242534166.
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- For purposes of this survey only the individual trees within the northwest quarter of the surveyed premises were located.
- Elevations shown are based on Anoka County Benchmark No. 2008, Elevation = 908.04 feet NAVD88. Using said benchmark, the elevations for the sanitary, storm and water utilities were 0.4 feet higher than the city's as-built plans.
- Geotechnical borings and Civil Engineering may be required to determine lowest floor and lowest opening elevations for the proposed new lot.



BENCHMARK

ANOKA COUNTY BENCHMARK NO. 2008
ELEVATION = 908.04 FEET (NAVD88)

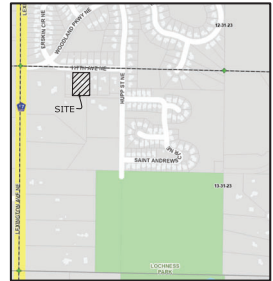


I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
JAMES E. NAPIER
Date: 11/04/24 License No. 25343

VICINITY MAP

PART OF SEC. 13, TWP. 31, RANG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 25343
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- DENOTES CURB STOP
- DENOTES ELECTRICAL BOX
- DENOTES EXISTING SPOT ELEVATION
- DENOTES GAS METER
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES FENCE
- DENOTES EXISTING WATER MAIN
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES PAVEMENT SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

DRAWN BY: JEN	JOB NO: 241006PP	DATE: 11/04/24
CHECK BY: JEN	FIELD CREW: JH-C	
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NO.	DATE	DESCRIPTION
		BY

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55114
Tel. (651) 361-8200 Fax (651) 361-8701

SITE PLAN

~for~ DAVE MCNEIL
~of~ MCNEIL ADDITION

PROPERTY DESCRIPTION

[PER ANOKA COUNTY WARRANTY DEED DOCUMENT NO. 2378628,001.]

West Two Hundred Ten (210) feet of the East Six Hundred Thirty-eight (638) feet of the South Two Hundred Ninety (290) feet of the North Three Hundred Fifty (350) feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota, with a road easement over the North Sixty (60) feet of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23).

EXISTING ZONING

FR - FARM RESIDENTIAL

LAND USE

LDR - LOW DENSITY RESIDENTIAL

AREA COMPUTATIONS

TOTAL SITE AREA: 60,906± S.F., OR 1.40 ACRES
PROPOSED LOTS: 2 SINGLE FAMILY RESIDENTIAL LOTS
GROSS DENSITY: 1.42 LOTS/ACRE
NET DENSITY: 1.42 LOTS/ACRE

CITY OF BLAINE

DENSITY CALCULATIONS

Number of Residential Units Proposed	2
Total Acreage	1.40
Exclusions	
Wetlands and required buffers (don't include stormwater ponding)	
Slaves, threatened, or endangered species preservation	
Public parks and public open spaces	
Arterial Roads	
Future Development	
Commercial Uses	
Gross Density	1.4286
Net Density	1.4286
Net density must match the land use designation from the Comprehensive Plan	
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre
LDR	12.54 units per acre

SEE GHOST PLAT FOR GHOST PLAT DENSITY.

PROPOSED ZONING AND SETBACKS

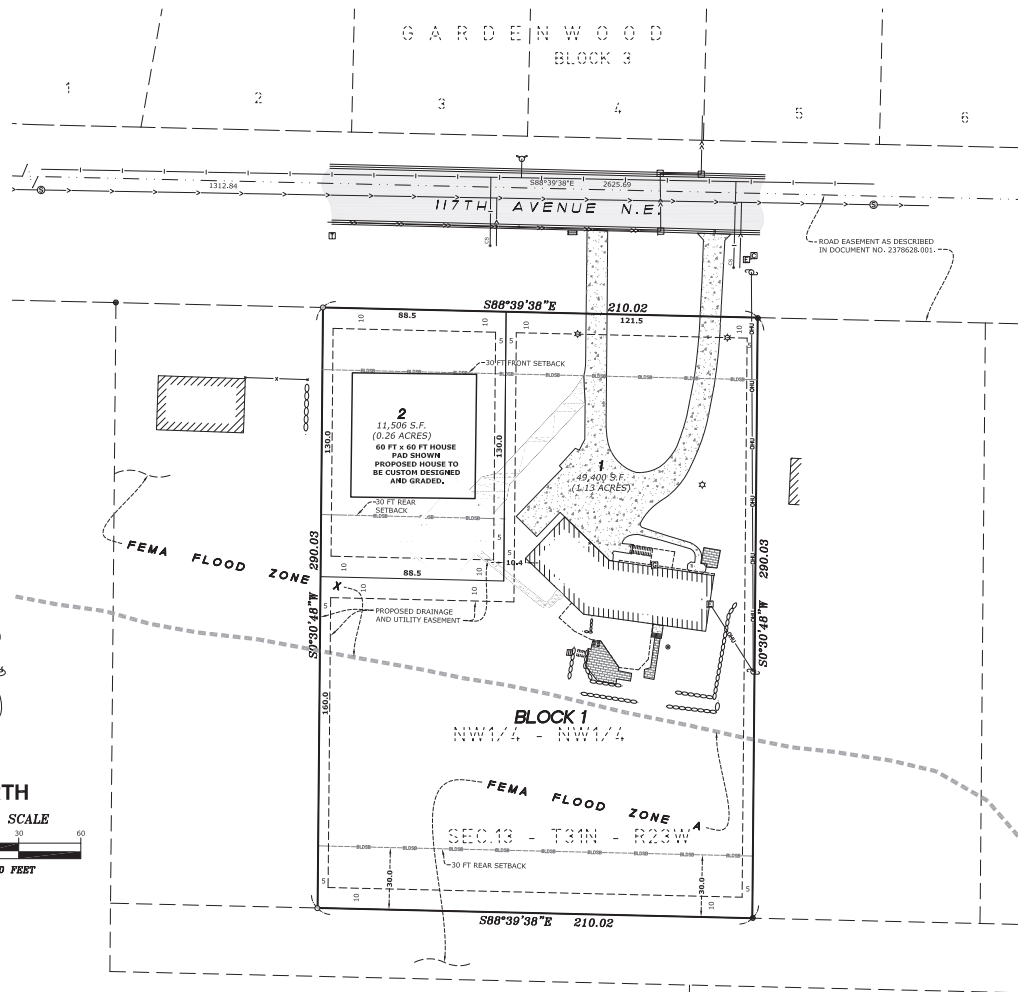
PROPOSED ZONING IS R-1 - SINGLE FAMILY RESIDENTIAL

BUILDING SETBACKS:
FRONT STREET: 30 FEET
SIDE YARD HOUSE: 10 FEET
SIDE YARD GARAGE: 5 FEET
REAR YARD: 30 FEET

MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM LOT DEPTH: 125 FEET
MINIMUM LOT WIDTH: 80 FEET

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 09/19/24.
- Fee ownership is vested in Raquel McNeil and Dave McNeil.
- Address of the surveyed premises: 4324 117TH Avenue NE, Blaine, MN 55449.
- Bearings shown are on the Anoka County Coordinate System.
- Parcel ID Number: 13-31-23-22-0005.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Surveyed premises shown on this survey may be in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Flood Zone A (No Base Flood Elevations determined,) according to Flood Insurance Rate Map No. 27003C0345E Community No. 270007 Panel No. 0345 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2015.
- Location of utilities existing on or serving the surveyed property determined by:
 - Observed evidence.
 - Markings requested by E.G. Rud and Sons, Inc. per Gopher State One Call Ticket No. 242534166.
 - Record drawings provided by the City of Blaine's engineering department.
- Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- Contours shown are based on a combination of field shots and LIDAR Topography.
- For purposes of this survey only the individual trees within the northwest quarter of the surveyed premises were located.
- Elevations shown are based on Anoka County Benchmark No. 2008, Elevation = 908.04 feet NAVD88. Using said benchmark, the elevations for the sanitary, storm and water utilities were 0.44 feet higher than the city's as-built plans.
- Geotechnical borings and Civil Engineering may be required to determine lowest floor and lowest opening elevations for the proposed new lot.

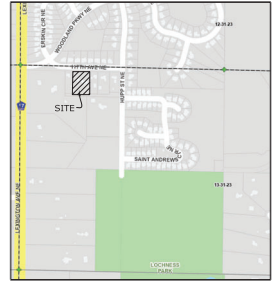


I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
JAMES E. NAPIER
Date: 11/04/24 License No. 25343

VICINITY MAP

PART OF SEC. 13, TWP. 31, RANG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 25343
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- DENOTES CURB STOP
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- DENOTES GAS METER
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- DENOTES TELEPHONE PEDESTAL
- DENOTES FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES PAVEMENT SURFACE

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADDING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

DRAWN BY: JEN	JOB NO: 241006PP	DATE: 11/04/24
CHECK BY: JEN	FIELD CREW: JHC	
1		
2		
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NO.	DATE	DESCRIPTION
		BY

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

241006PP - SHEET 3 OF 4 SHEETS

GHOST PLAT

~for~ DAVE MCNEIL
~of~ MCNEIL ADDITION

PROPERTY DESCRIPTION

[PER ANOKA COUNTY WARRANTY DEED DOCUMENT NO. 2378628,001.]

West Two Hundred Ten (210) feet of the East Six Hundred Thirty-eight (638) feet of the South Two Hundred Ninety (290) feet of the North Three Hundred Fifty (350) feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23), Anoka County, Minnesota, with a road easement over the North Sixty (60) feet of said Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Thirteen (13), Township Thirty-one (31), Range Twenty-three (23).

EXISTING ZONING

FR - FARM RESIDENTIAL

LAND USE

LDR - LOW DENSITY RESIDENTIAL

AREA COMPUTATIONS

TOTAL SITE AREA: 60,906± S.F. OR 1.40 ACRES

CITY OF BLAINE GHOST PLAT DENSITY CALCULATIONS

Number of Residential Units Proposed	1
Total Acreage	1.4
Exclusions	
Wetlands and required buffers (don't include stormwater ponding)	
State, threatened, or endangered species preservation	
Public parks and public open spaces	
Arterial Roads	0.14
Future Development	
Commercial Uses	
Gross Density	2,8571
Net Density	3,1745

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

LDR	0.5-6 units per acre
LDRH	0.5-10 units per acre
MDR	6-12 units per acre
MDHR	6-25 units per acre
HDR	12-25 units per acre
MDHR	12-60 units per acre

SEE PLAT FOR PLATTED LOT DENSITY.

SOUTHERLY GHOST PLATTED LOTS FALL WITHIN FEMA FLOOD ZONE A. ANOKA COUNTY HAS OTHER CONSTRAINTS THAT WILL LIKELY MAKE ADDITIONAL SPLITTING OF THE PROPERTY DIFFICULT.

PROPOSED ZONING AND SETBACKS

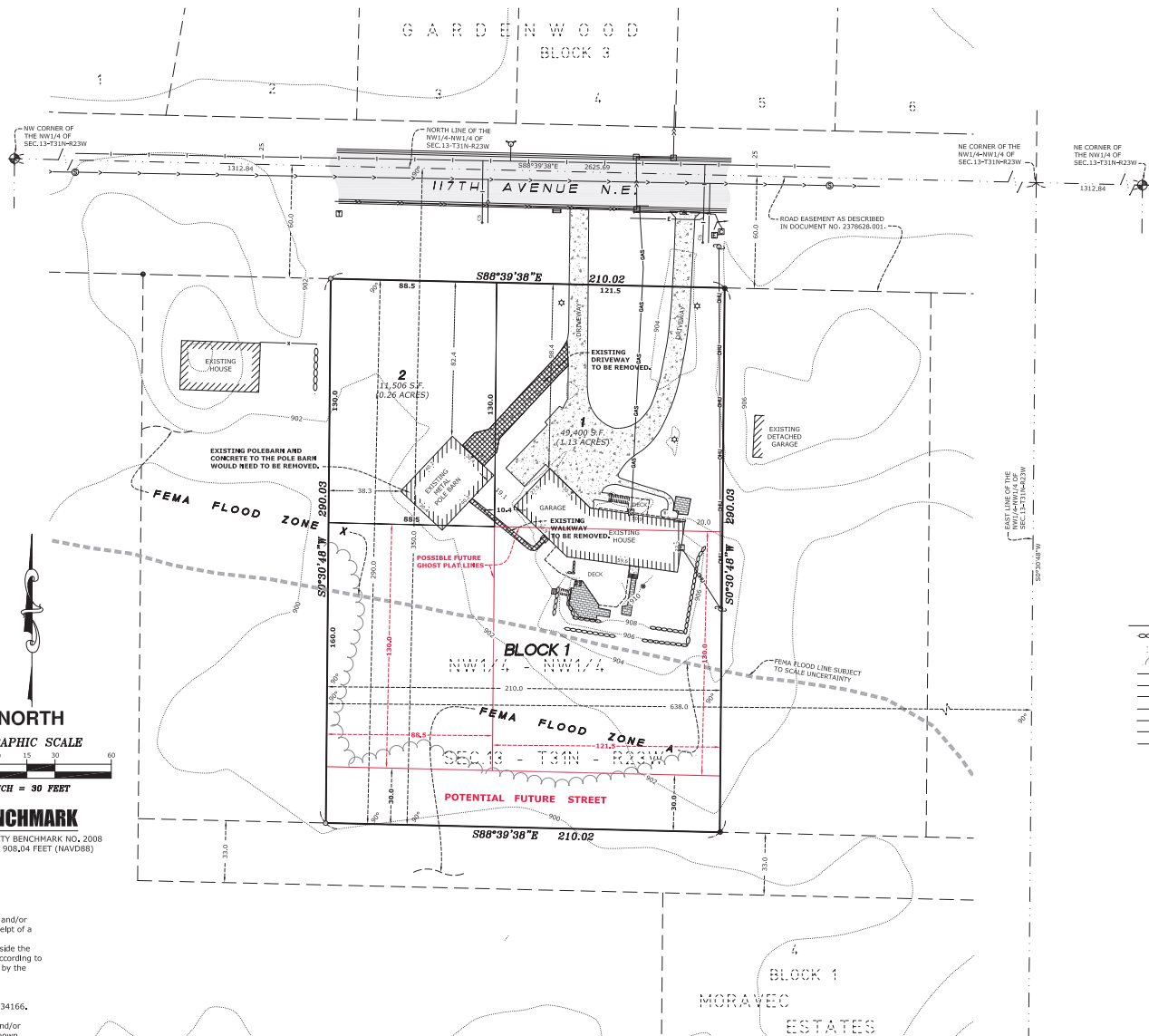
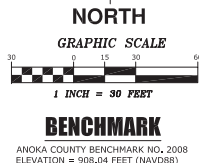
PROPOSED ZONING IS R-1 - SINGLE FAMILY RESIDENTIAL

BUILDING SETBACKS:	30 FEET
FRONT STREET:	10 FEET
SIDE YARD HOUSE:	5 FEET
SIDE YARD GARAGE:	30 FEET
REAR YARD	

MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM LOT DEPTH:	125 FEET
MINIMUM LOT WIDTH:	80 FEET

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- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Flood Zone A (No Base Flood Elevations determined), according to Flood Insurance Rate Map No. 270030304SE Community No. 270007 Panel No. 0345 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2015.
- Location of utilities existing on or serving the surveyed property determined by:
 - Observed evidence.
 - Markings requested by E.G. Rud and Sons, Inc. per Gopher State One Call Ticket No. 242534166.
 - Record drawings provided by the City of Blaine's engineering department.
- Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
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- Elevations shown are based on Anoka County Benchmark No. 2008, Elevation = 908.04 feet NAVD88. Using said benchmark, the elevations for the sanitary, storm and water utilities were 0.4-4 feet higher than the city's as-built plans.
- Geotechnical borings and Civil Engineering will be required to determine lowest floor and lowest opening elevations for the proposed lots.

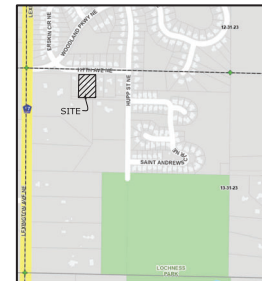


I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

James E. Napier
JAMES E. NAPIER
Date: 11/04/24 License No. 25343

VICINITY MAP

PART OF SEC. 13, TWP. 31, RANG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
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- DENOTES UNDERGROUND GAS LINE
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DRAWN BY: JEN	JOB NO: 241006PP	DATE: 11/04/24
CHECK BY: JEN	FIELD CREW: JH-CB	
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NO.	DATE	DESCRIPTION
		BY

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6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

241006PP - SHEET 4 OF 4 SHEETS



City of Blaine Staff Report

File Number: 2024-543

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

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.3

Case File No. 24-0069 // City of Blaine

The city is proposing amendments to the City of Blaine Zoning Ordinance related to regulations for cannabis.

Background

Attachments
Schedule

Proposed Ordinance
Planning Commission: 12/10/24
City Council: 01/06/25 and 01/22/25

Staff report prepared by Shawn Kaye, Planner.

Adult-use cannabis was legalized in Minnesota in August 2023. The legislation created the framework for licensing and establishing the Office of Cannabis Management (OCM) for regulation, and requires cities to issue a retail registration to a cannabis microbusiness (an indoor facility that may cultivate up to 5,000 square feet of plant canopy) with retail operations endorsements, cannabis mezzobusiness (indoor facility that may cultivate up to 15,000 square feet of plant canopy) with a retail operations endorsement, a cannabis retailer, or a medical cannabis retailer that:

- Has a valid license issued by the OCM.
- Has paid the registration fee.
- Is found to be in compliance with the requirements of the applicable state laws through a preliminary compliance check performed by the city.
- Is current on all property taxes and assessments at the location where the retail establishment is located.

The City Council discussed preliminary zoning and code regulations at the July 8, 2024, and October 7th, 2024 workshops.

The following guidance was provided for the regulations that are proposed in the Code of Ordinances that will be reviewed by the City Council in January 2025.

Location of Registrations

State Statute allows cities to adopt restrictions for cannabis businesses if they choose by prohibiting registrations within:

- 1,000 feet of a school
- 500 feet of a daycare
- 500 feet of a residential treatment facility
- 500 feet from an attraction in a public park regularly used by minors, such as a playground or athletic field.

Hours of Operation

Hours of operation are proposed to be 10AM-9PM all days of the week.

Number of Registrations

State statute permits cities to limit the number of cannabis retailers, but this limit can be no fewer than one registration for every 12,500 residents. Based on the Metropolitan Council's most recent population estimate of 73,546, Blaine must allow for 6 cannabis licenses (assuming the number of licenses is rounded up and not down).

Zoning

The following guidance from City Council was provided for the regulations for retail locations based on zoning.

Cannabis retail and/or medical cannabis businesses licensed for cannabis retail (subject to the standards listed in Chapter 23 of the Blaine Code of Ordinances) are being proposed as permitted uses.

Guidance from the City Council was given to allow registrations in the following zoning districts:

- Community Commercial (B-2)
- Regional Commercial (B-3)
- Planned Business District (PBD)
- County Road 10 Mixed Use (MU)

Two definitions are proposed to be added to clarify Cannabis Cultivation and Cannabis Retail:

1. Cannabis Cultivation: A cannabis business licensed to grow cannabis plants within the approved amount of space from seed or immature plant to mature plant, harvest cannabis flower from mature plant, package and label immature plants and seedlings and cannabis flower for sale to other cannabis businesses, transport cannabis flower to a cannabis manufacturer located on the same premises, and perform other actions approved by the office.
2. Cannabis Retail Businesses: A retail location and the retail location(s) of a mezzobusinesses with a retail operations state license and city registration, microbusinesses with a retail operations

state license and city registration, medical combination businesses operating a retail location, and excluding lower-potency hemp edible retailers.

In addition to retail locations, other cannabis-related industrial operations are able to be licensed by the State. These include cultivating, manufacturing, testing, transporting or wholesaling. If enclosed within an existing building (nothing outside), these types of operations are similar to other types of manufacturing/warehousing/distribution facilities that exist elsewhere in Blaine's industrial zoning. However, the City Council raised some concerns related to the uses in industrial zoned districts. An exception has been added to the permitted manufacturing use in these districts that does not permit cannabis cultivation and cannabis manufacturing in I-1, I-1A, I-2, and I-2A.

Recommendation

In Planning Case File No. 24-0069, it is recommended that the Planning Commission recommend approval of the code amendments to allow regulations for cannabis.

Attachment List

1. Code Amendment

25.02 - Definitions.

Cannabis Cultivation: A cannabis business licensed to grow cannabis plants within the approved amount of space from seed or immature plant to mature plant, harvest cannabis flower from mature plant, package and label immature plants and seedlings and cannabis flower for sale to other cannabis businesses, and transport cannabis flower to a cannabis manufacturer located on the same premises.

Cannabis Retail Businesses: A retail location and the retail location(s) of a mezzobusinesses with a retail operations state license and city registration, microbusinesses with a retail operations state license and city registration, medical combination businesses operating a retail location, and excluding lower-potency hemp edible retailers.

~~Medical cannabis dispensary:~~ A retail store that sells medical cannabis as defined and regulated by Minnesota Statute 152.22—152.37.

30.10 - COMMUNITY COMMERCIAL (B-2)

30.12- Permitted uses.

(k) ~~Medical cannabis dispensary~~ Cannabis retail and/or medical cannabis businesses licensed for cannabis retail (subject to the standards listed in Chapter 23 of the Blaine Code of Ordinances).

30.20 - REGIONAL COMMERCIAL (B-3)

30.22- Permitted uses.

(k) ~~Medical cannabis dispensary~~ Cannabis retail and/or medical cannabis businesses licensed for cannabis retail (subject to the standards listed in Chapter 23 of the Blaine Code of Ordinances).

30.50 – PLANNED BUSINESS DISTRICT (PBD)

30.52 - Land uses.

(a) General retail,

(h) ~~Medical cannabis dispensary~~ Cannabis retail and/or medical cannabis businesses licensed for cannabis retail (subject to the standards listed in Chapter 23 of the Blaine Code of Ordinances).

(j) Manufacturing, except for cannabis cultivation and cannabis manufacturing.

30.60 – COUNTY ROAD 10 MIXED USE DISTRICT (MU)

30.63 - Permitted Uses

(k) ~~Medical cannabis dispensary~~ Cannabis retail and/or medical cannabis businesses licensed for cannabis retail (subject to the standards listed in Chapter 23 of the Blaine Code of Ordinances).

31.00 – LIGHT INDUSTRIAL (I-1)

31.02 - Permitted uses.

(a) Manufacturing uses: manufacturing, compounding, processing, packaging, storage, treatment, or assembly of products and materials within a structure, except for rendering/slaughtering/refining facilities, cannabis cultivation and cannabis manufacturing.

31.10 – LIGHT INDUSTRIAL (I-1A),

31.12 - Permitted uses.

(a) Manufacturing uses: manufacturing, compounding, processing, packaging, storage, treatment, or assembly of products and materials within a structure, except for rendering/slaughtering/refining facilities, cannabis cultivation and cannabis manufacturing.

31.20 – HEAVY INDUSTRIAL (I-2)

31.22 - Permitted uses.

- (a) Manufacturing uses: manufacturing, compounding, processing, packaging, storage, treatment, or assembly of products and materials within a structure, except for rendering/slaughtering/refining facilities, cannabis cultivation and cannabis manufacturing.

31.30 – HEAVY INDUSTRIAL (I-2A)

31.32- Permitted uses.

- (a) Manufacturing uses: manufacturing, compounding, processing, packaging, storage, treatment, or assembly of products and materials within a structure, except for rendering/slaughtering/refining facilities, cannabis cultivation and cannabis manufacturing.



City of Blaine Staff Report

File Number: 2024-568

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

Public Hearing - Sheila Sellman, City Planner

Agenda Item # 4.4

Case File No. 24-0071 // 105th BBP B2 LLC (National Sports Village) // 2180 105th Avenue NE
The applicant is requesting an amendment to the City of Blaine Zoning Ordinance Section 30.916 District Signage.

Background

Attachments	Proposed Ordinance
Schedule	Planning Commission: 12/10/24 City Council: 01/06/25 and 01/22/25

Staff report prepared by Sheila Sellman, City Planner.

In 2022, the 105th Redevelopment Zoning District was created. This district is a City Council priority for redevelopment and has been identified in the comprehensive plan and strategic plan as such. The majority of the district is north of 105th Avenue, west of Radisson Road, south of 109th Avenue and east of the soccer fields. There are two parcels south of 105th Avenue, west of Radisson Road that are also zoned 105th Redevelopment District.

When creating the zoning ordinance, the Council meticulously reviewed all uses and design standards for the redevelopment district and were selective in uses and development parameters to fit within the vision. In addition to the ordinance, there are also design guidelines that apply. Minor amendments have been made to the ordinance including adding a drive-thru to the south side of 105th Avenue, adding more permitted uses and some clarifying language.

The applicant owns the two buildings south of 105th Avenue and is requesting to amend Section 30.916 of the Zoning Code which regulates signage for the 105th Redevelopment District. According to the applicant's narrative, the existing signage is not adequate enough to support the needed traffic flow for the new business (Scooters Coffee). The proposed changes would increase visibility along Radisson Road.

Current Code Wall Signs

Currently, the code allows two signs per building, one wall sign and an additional three-dimensional sign, projecting sign or awning sign with a maximum of 150 square feet for the building with no one sign larger than 10% of the building wall.

Requested Change

The applicant is requesting to increase the maximum wall signage to 300 square feet, and to allow an additional wall sign per building.

In other commercial zoning districts, two wall signs (if frontage on two streets) are allowed with a maximum of 200 square feet with no one sign larger than 10% of the building wall.

Current Code Monument Signs

Currently, the code allows a 15 square foot monument sign no taller than five feet.

Requested Change

The applicant is requesting to increase the maximum monument signage to 45 square feet, and to include business names and addresses.

In other commercial districts, the freestanding signage allowed is quite a bit larger depending on frontage. The monument signage for the 105th District was intended to be a development identification sign and not the typical monument signage used to identify the businesses.

Originally, the subject site was intended to be part of the overall redevelopment area. However, as this redevelopment area continues to evolve, the south side of 105th Avenue is developing more independently of the master plan and as such, changes have been made the ordinance. This continues to be the trend and the Planning Commission should determine if increased signage should be part of these changes and continue to be reviewed more independently. The ordinance amendment is written to add a section for signage on the south side of 105th Avenue and the proposed changes would only apply to the south side.

Recommendation

Staff is providing two options for the Planning Commission to consider.

1. If the Planning Commission finds that the area south of 105th Avenue should continue to be reviewed more independently from the whole redevelopment district, and signage should be increased, the attached ordinance amendment should be approved.
2. If the Planning Commission finds that the area south of 105th Avenue should continue to be part of the overall redevelopment district and not increase signage, the attached ordinance amendment should be denied.

Attachment List

1. Ord Amend

30.917 District Signage South of 105th Avenue

The following sign standards apply only to this district if not regulated in this section, Chapter 34 of the City Code shall apply. All signage must meet and be consistent with design guidelines. In addition to the signs allowed without a permit pursuant to Chapter 34, two signs are allowed per business. The two allowed signs must be one wall sign and either a three-dimensional sign, projecting sign or awning sign. One additional wall sign per building may be approved through the sign plan.

- a) All signs shall adhere to the following design standards:
 - (1) Use simple sign shapes to complement the architecture of the building.
 - (2) Signs shall not obscure architectural features of buildings, including window or door openings.
 - (3) Sign shall be used to display the primary name of the business only.
 - (4) Use only one line of lettering, if possible.
 - (5) Only one sign containing the business name or graphic logo shall be permitted per street facing side. Projecting signs are allowed in addition to the one sign allowed facing the street. Use simple, bold lettering with sufficient contrast between the lettering and the background.
- b) Sign Lighting
 - (1) Indirect incandescent lighting shall be permitted.
 - (2) Place spotlights discreetly to shield from pedestrians and vehicular traffic.
 - (3) Neon signage may be used if approved as part of the overall sign plan.
- c) Wall signs. Wall signs shall meet the following requirements:
 - (1) The total building signage may have an aggregate area not exceeding one square foot for each foot of building face parallel or substantially parallel to a street lot line with a maximum of 300 square feet.
 - (2) It must not project more than 12 inches from the wall to which the sign is affixed.
- d) Multi-Tenant Wall Signs
 - (1) Design the sign plan to emphasize the whole width and geometry of the building and individual storefronts and tenant spaces.
 - (2) Placement of individual tenant signs shall be coordinated to achieve a unified signage appearance in sign heights, widths, depths, coloring and lettering sizing.
 - (3) Signs shall use a common lettering style and color scheme.
 - (4) A sign shall not span across different buildings.
- e) Monument Signs
 - (1) The area of a monument sign may not exceed 45 square feet.
 - (2) A monument sign may be located in a required yard but must be pedestrian in scale and does not block architecture features, including window and door openings.
 - (3) A monument sign may not project higher than five feet, as measured from the base of the sign or grade of the nearest roadway, whichever height is less.

(4) Signs shall use a common lettering style and color scheme.

f) Awning Signs

- (1) Signage on awnings is permitted on the end panel or valance only. Lettering size shall be proportional to the space available as approved by the Zoning Administrator.
- (2) The gross surface area of an awning or canopy sign may not exceed 50 percent of the gross surface area of the smallest face of the awning or canopy to which the sign is affixed.

g) Projecting Signs

- (1) The total area of a projecting sign may not exceed six square feet.
- (2) It must be easily visible from the sidewalk and not be a hazard to pedestrians.
- (3) The bottom of the sign and bracket must be at least eight feet above sidewalk grade.
- (4) Projecting signs shall generally be oriented to visibility by pedestrians and small in size so that they do not obscure other signs.
- (5) No part of any sign shall be placed higher than the height of the sills of the second story windows of a multi-story building.
- (6) The mounting bracket for a projecting sign shall be a black metal material and designed as a decorative element of the sign that is complementary of the building's architectural style.

h) Roof signs

- (1) One roof sign shall be permitted for each building, but no roof sign shall be permitted for a building exceeding 80 feet in height. Individual letter signs only and shall be six feet or less in height and shall not exceed 100 square feet.
- (2) The roof signage can be in combination with wall signage but both signs shall not exceed the overall sign square footage allotment for the building. A conditional use permit is required.

i) Sandwich Board Signage

- (1) Definition. "Sandwich board signs" are freestanding signs that advertise items or specials that are available from the business and which have no more than twenty percent of the total area for such a sign utilized for business identification.
- (2) Display Standards.
 - (aa) Sign size and types of signs. Signs may not exceed a width of two feet and a height of three feet. The signs shall be either an A-Frame style or poster style sign that is attached to a frame and a base.
 - (bb) Sign placement. Sandwich board sidewalk signs shall be placed only within the boundaries of the applicable business - street frontage. The sign may be placed on the edge of the sidewalk that is furthest from the street and closest to the business. The sign cannot be placed on property that is adjacent to the street side of the sidewalk. Further, the sandwich board sign shall be positioned so that it will not:
 - (cc) Reduce the sidewalk clearance below a width of thirty-six inches;

- (dd) Impede any line of sight for motorists at vehicular public right-of-way intersections, as determined by the City Engineer; or
- (ee) Interfere with persons entering or exiting parked cars.
- (ff) Sandwich board signs may not be displayed from vehicles parked in front of or adjacent to the businesses, whether on public or private property.
- (gg) Stabilization. The sign shall be stabilized so as to withstand wind gusts or shall be removed during windy conditions.
- (hh) Sign elements. Signs shall be designed to incorporate the colors and other architectural features of the building in front of which they are to be placed. (A white sign background and/or white framing is acceptable in any situation.) Signs made of plywood, pressboard, or paper products shall not be permitted; signs made of polyethylene, metal, burnished wood, or other materials having a natural appearance shall be permitted. Finishes shall be of high quality and durable.
- (ii) Display time and removal. Sandwich board signs may be displayed from the time that the business opens until the time that the business closes. The sandwich board sign shall be removed at the close of each business day.
- (jj) Advertising. Advertising on both sides is permitted.
- (kk) Illumination. The sandwich board sign shall not be illuminated.
- (ll) Attachments. Nothing shall be attached to the sandwich board sign and shall have nothing attached to it such as balloons or streamers.
- (3) No Signs in the Public Right-of-way. A sandwich board sign shall not be placed in the public right-of-way.

j) *Prohibited Signage*

- (1) Signs that, by reason of position, shape or color, would interfere with the proper function of a traffic sign or signal.
- (2) Signs within a public right-of-way , except for signs installed by governmental subdivisions.
- (3) Signs within an easement, except for signs installed by governmental subdivisions or approved by the holder of the easement.
- (4) Signs that resemble any official marker erected by a governmental agency or that displays such words as "Stop" or "Danger", which are not erected by legal authority.
- (5) Flashing signs, including indoor signs, which are visible from the public streets.
- (6) With the exception of search lights, which may be approved in conjunction with an administrative permit as provided in Section 34.13 of this ordinance, no rotating beam, beacon of flashing illumination shall be used in conjunction with any display.
- (7) Sign or sign structures that obstruct any window, door, fire escape, stairway or opening intended to provide ingress or egress for any building structure.
- (8) Banners, balloons, and stringers, unless approved in conjunction with an administrative permit, as provided in Section 34.13 of City Code.
- (9) Sign posters, that are tacked or posted on trees, fences, utility posts, or other such supports.
- (10) Portable signs with the exception of sandwich boards.
- (11) Billboards

- (12) All other signs not expressly permitted by this section or approved through site plan review.
- (13) Signs placed on or affixed to vehicles and/or trailers which are parked on a public right-of-way, public property, or private property so as to be visible from a public right-of-way where the apparent purpose is to advertise a product or direct people to a business or activity located on the same or nearby property.
- (14) Signs which have become rotted, unsafe or unsightly.
- (15) Signs for citywide community events, sponsored by government or non-profit organizations unless approved in conjunction with an administrative permit, as provided in Section 34.13 of city code.
- k) Other signage may be considered if meeting the design guidelines and are approved as part of the site plan.