



City of Blaine

Planning Commission

November 12, 2025 | 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.** 2024-482 Approval of the September 9, 2025 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2025-388 Case File No. 25-0031 // Ranger Development // 9011 and 9021 University Avenue NE and 120 90th Lane NE
The applicant is requesting the following:
1. Rezoning from County Road 10 Mixed Use District (MU) to Development Flex (DF).
 2. Preliminary plat approval to create 11 lots to be known as Northtown Villas.
 3. Conditional Use permit to allow construction of 4 twin homes (8 units) and 3 single-family (villas) in the Development Flex (DF) zoning district.

Sponsors: Sheila Sellman, Interim Community Development Director

- 4.2.** 2025-553 Case File No. 25-0047 // Nova Real Estate // 8501 Old West 35W Service Drive NE

The applicant is requesting a rezoning from Community Commercial (B-2) to Light Industrial (I-1).

Sponsors: Shawn Kaye, Planner

4.3. 2025-518

Case File No. 25-0044 // City of Blaine

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

Sponsors: Alex Koberoski, Assistant Planner

4.4. 2025-535

Case File No. 25-0046 // City of Blaine // 8550 Van Buren Street NE

The City is requesting the following:

1. Comprehensive plan amendment to change from Community Commercial (CC) to Low Density Residential (LDR).
2. Rezoning from County Road 10 Mixed Use (MU) to Single Family Residential (R-1).

Sponsors: Elizabeth Showalter, Community Development Specialist

5. Adjournment



City of Blaine

Planning Commission

September 9, 2025 | 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 9, 2025. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

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

Members Absent: Commission Members Geiselhart and Halpern.

Staff Present: Alex Koberoski, Zoning Technician
Sheila Sellman, Assistant Community Development Director
Teresa Barnes, Project Engineer

3. Approval of Minutes

3.1. 2024-481 Approval of the August 12, 2025 Planning Commission Minutes
Sponsors:

Motion by Commissioner Olson to approve the minutes of August 12, 2025, as presented. Motion seconded by Commissioner Gorzycki. The motion passed 5-0.

4. Public Hearing

4.1. 2025-454 Case File No. 25-0041 // Lucas Woolhouse // 1048 87th Avenue NE
The applicant is requesting the following:

1. Variance for a 27.25 foot setback from the front yard property line, where 30 feet is required.

2. Variance to allow an additional garage in the front yard, where only one (1) garage is permitted.
3. Conditional use permit for a total accessory structure square footage of 1,040 square feet in the Single Family (R-1) zoning district.

Sponsors: Alex Koberoski, Zoning Technician

The report to the planning commission was presented by Alex Koberoski, Zoning Technician. The public hearing for Case File 25-0041 was opened at 7:10PM.

Ray Hamdorf, 8740 Taylor Court, explained based on his knowledge and the activities that were occurring on the applicant's property, the applicant was not being fully transparent with the hardship request and the information that was provided to the city. He noted if the applicant was being fully transparent, the request would have to be denied by the city as granting the request would allow for an expansion of an illegal use. He stated the applicant is listed publicly as a co-owner of a construction company with his father. He reported the applicant was using his residential property as commercial property which was a clear violation of the city's zoning ordinances. He reviewed the numerous violations that were occurring on this applicant's property, which had to do with exterior storage of business materials, outdoor storage of heavy equipment, more than one employee using the property, as well as on street parking for equipment, employees and contractors. He stated the applicant would like to locate the garage in the front yard to enhance safety by allowing large vehicles and trailers to maneuver on site in a more safe and efficient manner. He noted this was an admission that large vehicles and trailers for a commercial business were being stored onsite. He recommended the commission not support the request as it would be an expansion of an illegal use in the R-1 zoning district.

Mai Vang, 1048 87th Avenue NE, requested the variance on her property. She understood there may be some hardship for her neighbors, but her goal was to get the vehicles off the street and onto her property. She believed moving the building closer to the street was not going to change the aesthetic of the neighborhood. She requested the commission support the requested variance.

The public hearing was closed at 7:18PM.

Commissioner Gorzycki asked if the vehicles in the photos were for personal or commercial use.

Ms. Vang explained these vehicles were for business use. She reported she has vehicles on her property, but she does not work out of her home. She indicated the proposed new driveway and garage would allow for the storage of these vehicles and trailers.

Commissioner Gorzycki questioned if storing commercial equipment on a residential property was considered a commercial use.

Zoning Technician Koberoski stated the exterior storage of heavy equipment in excess of 12,000 pounds was not allowed in the city or on the streets. She commented the storage of heavy equipment on a residential property would be in violation of the city zoning

ordinance.

Chair Goracke reported staff had a great alternative with the garage in the rear yard. He inquired why the applicant contested putting the garage in the rear yard.

Ms. Vang explained this was the first time she had seen this drawing or setup. She indicated she has a beautiful view of Laddie Lake and if the garage were placed in the rear yard, this view would be lost.

Chair Goracke stated while this may be the case, the applicants had to understand that city code did not allow for the storage of commercial equipment on city streets or in front yards.

Commissioner Gorzycki inquired if the proposed garage could be used for the storage of commercial vehicles.

Zoning Technician Koberoski explained all home occupation standards would have to be followed and anything associated with a home occupation can take no more than 300 square feet of an accessory structure.

Motion by Commissioner Gorzycki to recommend denial of Planning Case 25-0041A a variance for a 27.25 foot setback from the front yard property line, where 30 feet is required based on the following rationale:

Case 25-0041A:

- 1. There is adequate space on the property to locate the proposed shed, where it would meet the front yard setback requirement.**
- 2. The proposal does not constitute a practical difficulty, as the shed has the ability to meet all setbacks and requirements without needing a variance.**
- 3. The variance is for economic reasons, as the shed could be in a location that meets all required setbacks and requirements of the zoning ordinance.**

Motion by Commissioner Gorzycki to recommend denial of Planning Case 25-0041B a variance to allow an additional garage in the front yard, where only one (1) garage is permitted based on the following rationale:

Case 25-0041B:

- 1. There is adequate space on the property to locate the proposed shed in the rear yard.**
- 2. The proposal does not constitute a practical difficulty, as the shed has the ability to meet all setbacks and requirements without needing a variance.**
- 3. The variance is for economic reasons, as the shed could be constructed in a location that meets all required setbacks and requirements of the zoning ordinance.**

Motion by Commissioner Gorzycki to recommend approval of Planning Case 25-0041C

a conditional use permit for a total accessory structure square footage of 1,040 square feet in the Single Family (R-1) zoning district with the following conditions:

Case 25-0041C:

- 1. Any home occupations proposed to be conducted in the detached garage shall follow all standards of Section 33.10 Home Occupations.**
- 2. Driveway(s) shall meet all driveway standards as outlined in Section 33.13(j)(2), including no more than 36 feet in cumulative width in the front yard.**
- 3. Driveway(s) shall meet all access requirements as outlined in Section 33.13(c)(3), including no more than 30-feet in cumulative width in the public right-of-way.**
- 4. Total square footage for all driveways shall be limited to no more than 2,813 square feet, which is 45% of the square footage of the front yard as shown on the submitted site plan (6,250 square feet).**
- 5. Garage doors shall be limited to no more than 10-feet in height.**
- 6. The color of the proposed detached garage shall be compatible with the existing home.**
- 7. Any proposed tree removal shall follow the requirements as stated in Section 33.09 Tree Preservation.**
- 8. Any additional access will need to follow the existing requirements for width of total combined accesses.**

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

Chair Goracke noted this would be on the agenda of the October 6, 2025 city council meeting.

- 4.2.** 2025-455 Case File No. 25-0042 // Scott Uram // 8634 Central Avenue NE
The applicant is requesting the following:

1. Rezoning from Single Family Residential (R-1) to Community Commercial (B-2).
2. Conditional use permit for self-storage in the Community Commercial (B-2)/Highway 65 Overlay zoning district and a zero lot line/shared access.

Sponsors: Sheila Sellman, Assistant Community Development Director

The report to the planning commission was presented by Sheila Sellman, Assistant Community Development Director. The public hearing for Case File 25-0042 was opened at 7:30PM. As no one wished to appear, the public hearing was closed at 7:30PM.

Scott Uram, applicant, introduced himself and discussed his revised plans in further detail with the commission.

Chair Goracke asked if the applicant supported working with staff revising the final plan

before this matter is reviewed by the city council.

Mr. Uram indicated he would continue to work with staff, but explained he did not want to spend extra money on a wall that no one would see.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0042A a rezoning from Single Family Residential (R-1) to Community Commercial (B-2), with the following rationale:

Case 25-0042A:

1. The subject site has a land use designation of Community Commercial. Single Family Residential (R-1) zoning is in conflict with this designation. Rezoning to B-2 is an acceptable zoning for Community Commercial.

Motion by Commissioner Olson to recommend approval of Planning Case 25-0042B a conditional use permit for self-storage in the Community Commercial (B-2)/Highway 65 Overlay zoning district with a zero lot line and shared access, with the following conditions:

Case 25-0042B:

1. The corrugated metal for the entire building must be changed to an approved material: brick, natural cultured stone, stucco, EIFS, architectural metal, colored rock-faced block, glass. Each wall must have 50% of the wall containing three of the approved materials.
2. The garage doors shall match the color of the building.
3. All large walls viewable from Highway 65 must be relieved by architectural detailing, such as change in materials, change in color, offsets, or other significant visual relief provided in a manner or at intervals in keeping with the size, mass and scale of the wall and its view from the public right-of-way. The south elevation shall be modified to meet this requirement.
4. The building must be adjusted to meet the rear yard setback of 100 feet.
5. The side yard setback for the driveway must be adjusted to meet the 10 foot setback.
6. Developer to submit a copy of all required permits, including a Coon Creek Watershed District permit, prior to site work.
7. The revised plans shall be completed prior to this item being reviewed by the City Council.

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

Chair Goracke noted this would be on the agenda of the October 6, 2025 city council meeting.

The applicant is requesting a conditional use permit to construct a bank in an Office Research Park (B4) zoning district.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Alex Koberoski, Zoning Technician. The public hearing for Case File 25-0037 was opened at 7:35PM. As no one wished to appear, the public hearing was closed at 7:35PM.

Tim Niemiec, Trustone Financial Group representative, introduced himself to the commission and thanked the commission for considering his request.

Chair Goracke asked how many Trustone Credit Unions were in the area.

Matt Monicatti, Vice President of Facilities for Trustone, reported there were 19 Trustone branches in Minnesota and four in Wisconsin.

Chair Goracke questioned how many new jobs would be created by this Trustone Credit Union.

Mr. Monacotti estimated this site would have eight to ten FTE's.

Motion by Commissioner Swanson to recommend approval of Planning Case 25-0037 based on the following conditions:

Case 25-0037:

- 1. Site plan approval will be required as a part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.**
- 2. Drive-thru stacking (meeting zoning ordinance) will need to be provided on the site plan with the building permit submittal.**
- 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 signage requires a separate permit meeting the requirements of the zoning ordinance.**
- 5. Temporary signage to be regulated under Zoning Ordinance Section 34.13.**
- 6. An issued Coon Creek Watershed District permit will be required to be received by the City prior to the proposed project receiving any city approval.**

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

Chair Goracke noted this would be on the agenda of the October 6, 2025 city council meeting.

4.4. 2025-404

Case File No. 25-0038 // City of Blaine

The City is proposing an amendment to Section 34.02 of the Sign Ordinance to allow for pylon signs up to 50 feet in height along Hwy 65.

Sponsors: Alex Koberoski, Zoning Technician

The report to the planning commission was presented by Alex Koberoski, Zoning Technician. The public hearing for Case File 25-0038 was opened at 7:43PM. As no one wished to appear, the public hearing was closed at 7:43PM.

Chair Goracke thanked staff for being proactive on this matter.

Motion by Commissioner Howard to recommend approval of Planning Case 25-0038, an amendment to Section 34. 02 of the Sign Ordinance to allow for pylon signs up to 50 feet in height along Highway 65. Motion seconded by Commissioner Swanson. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the October 6, 2025 city council meeting.

5. Adjournment

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

Adjournment time was 7:44PM.



City of Blaine

Staff Report

File Number: 2025-388

Agenda Date	Status
November 12, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.1

Case File No. 25-0031 // Ranger Development // 9011 and 9021 University Avenue NE and 120 90th Lane NE

The applicant is requesting the following:

1. Rezoning from County Road 10 Mixed Use District (MU) to Development Flex (DF).
2. Preliminary plat approval to create 11 lots to be known as Northtown Villas.
3. Conditional Use permit to allow construction of 4 twin homes (8 units) and 3 single-family (villas) in the Development Flex (DF) zoning district.

Background

Zoning	County Road 10 Mixed Use (MU)
Land Use	High Density Residential/Planned Commercial (MDR/CC)
Area	2.17 Acres
Applicable Regulations	Sections 74-46, 101-3, and 101-4, Article XII
Attachments	Zoning and Location Map Site Plan Civil Plans
Schedule	Planning Commission: 11/12/25 City Council: 12/1/25 and 12/15/25

Staff report prepared by Sheila Sellman, Interim Community Development Director, and Teresa Barnes, Project Engineer

Rezoning

Section 101-3 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.

Preliminary Plat

Section 74-46 Preliminary Plat Standards of Review:

The planning commission shall make a recommendation on the preliminary plat considering conformance with the city's comprehensive plan, zoning ordinance, this chapter and all chapters of this Code.

Evaluation of Request Planning Analysis

The applicant is requesting to create 8 twin homes and 3 detached single-family villa lots as infill redevelopment in the Northtown Area. The proposal includes a rezoning from County Road 10 Mixed Use District (MU) to Development Flex (DF), a Conditional Use Permit (CUP) for development standards, and a preliminary plat.

Current Zoning

The site is currently zoned MU. The MU is a fairly new zoning district created in 2024 for the redevelopment of the Northtown area. The intent is to promote development and redevelopment that encourages mixed-uses that combine new or existing retail development with a variety of housing, offices, retail or other complementary uses. To create a mix of land uses and, at the same time, protect the interests of surrounding properties in the following ways:

- (a) By establishing a mixed-use land use pattern and neighborhood design that is consistent with the vision, goals, and policies of the Blaine Comprehensive Plan.
- (b) By creating cohesive, yet diverse, neighborhoods with increased economic and cultural opportunities, contributing to greater livability and a healthier local economy.
- (c) By providing for mixed-use development(s) that are carefully planned to promote efficient use of land, parking, and open space.
- (d) By creating attractive neighborhoods that promote pedestrian friendly, human interaction, safety and livability.

While the proposal meets the intent of the MU district, a rezoning to DF is necessary as the MU district permits attached townhomes with a minimum of three units and conditionally allows apartments. The proposal is for twin homes and detached single-family villa-style homes.

Proposed Zoning

The proposed zoning is DF. 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 use, and at the same time, protect the interests of surrounding properties in the following ways:

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

Land Use Designation

The subject site is designated Medium Density Residential/Community Commercial (MDR/CC) in the City's Comprehensive Land Use Plan. The MDR designation is for townhomes, quads, and triplexes with a density of 6-12 units an acre. The proposal meets this designation: twin homes and detached villas and a density of 7.7 units/acre.

Existing Conditions

The site is currently made up of three parcels with frontage on University Ave, 90th Lane and 3rd Street. The site has no buildings and there is a billboard on the southern lot.

History

The EDA acquired the subject parcels in separate real estate transactions in 2008 and 2012. The parcels contained a gas station and retail building which have since been demolished. The EDA acquired the properties in anticipation of redevelopment of the entire commercial area north of 89th Avenue and east of University Avenue.

Plat

The proposed plat has 11 lots and one outlot. The lots range in size from ~4,636 square feet (twin homes) to 7,940 square feet. There are no minimum lot sizes in the DF zoning district. This range is typical for detached townhomes.

Setbacks

Front yard: 18 feet
Side yard: 5 feet
Corner side yard: 10 feet
Rear yard: 30 feet
Zero lot line for twin homes

Architecture

All homes constructed are to be consistent in architecture, materials and style with the drawings/elevations submitted for conditional use permit approval and shall incorporate multiple gables or varied rooflines and articulation of the front facade

Landscaping

Single-family districts require each lot to contain two front yard overstory deciduous trees of two and one half caliper. One of the required trees may be replaced by a six-foot conifer or two ornamental trees of two caliper inches. One additional overstory tree shall be planted in side corner yards on corner lots. The DF zone does not provide minimum landscape requirements and those standards are set forth in the CUP. Typically, residential developments that are zoned DF meet the minimum standards as mentioned above. The submitted plan shows 2 deciduous trees per lot, one in the front and one in the rear. This has been an acceptable practice for small lots in the DF zoning district. Arborvite and confers are along University Avenue for noise and screening.

Tree Preservation

Approximately 0.5 acres will be disturbed during construction of the development, and the City's tree preservation requirement includes replacing 8 trees per acre for all disturbed portions. Based on the amount of disturbed area, 4 trees are required to meet the tree replacement standards. The replacement trees will be part of the landscape requirements.

Park Dedication

Park dedication is required for the new lots being constructed at the rate of 4,894 per unit. If paid in 2025, the total park dedication for 11 lots is \$53,834. This fee must be paid prior to releasing the plat mylars for recording.

Engineering Analysis

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

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and

hydrology report shall be included in the submittal for city review and approval.

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

Utilities

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.

Developer shall explore water source for landscape irrigation systems installed throughout the development, including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA

The developer will need to submit the project to CCWD. Review, approval and permits are required prior to city plan approval and start of site work.

Access/Street Design/Sidewalks/Trails

The development is proposing construction on 11 lots that will have driveway access to 90th Lane NE and 3rd Street NE.

The development will be required to construct the required right-turn lane along University Avenue NE as per the plan set approved by Anoka County.

The existing trail shall be adjusted to accommodate the turn lane and be constructed in accordance with current city standards along the east side of University Avenue NE.

Easements/Right-of-way/Permits

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

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of infiltration trenches, drainage swales, and storm water management ponds as depicted on the preliminary plat.

The developer has provided access for inspection and maintenance of storm water management infrastructure. This maintenance access shall be a minimum of 10-feet wide and allow for vehicular access. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.

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 101-4 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.
 - o Four twinhomes (8 units) and three single-family villa homes will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - o The proposed homes will be located in a single family neighborhood and will be compatible with adjoining properties. The development meets the intended character of the zoning district.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - o The use of single-family villas and twin homes 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 DF zoning 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 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.
6. The use shall not be in conflict with the comprehensive plan of the city.
 - o The land use designation is MDR/CC which allows for medium density residential development.
7. The proposed use will not generate any additional traffic hazard or congestion.
 - o The use will not cause a traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - o The site 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. 25-0031, it is recommended that the Planning Commission recommend preliminary plat approval to create 11 lots to be known as Northtown Villas with the following conditions:

1. Park dedication prior to releasing the plat mylars for recording at Anoka County is due at the rate in effect at the time the payment is received by the City. If paid in 2025, \$53,834 is due.
2. Each lot in the development is required to have the standard two trees with a minimum of 2½-inch caliper per lot, one in the front yard and one in the rear yard. Corner lots shall contain an additional yard tree.

3. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
4. The development will be required to construct the required right-turn lane along University Avenue NE, as per the plan set as approved by Anoka County, and adjust the existing trail to meet city standards.
5. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
6. Developer to obtain a Coon Creek Watershed District (CCWD) permit and submit a copy to the city prior to any site work.

In Planning Case File No. 25-0031, it is recommended that the Planning Commission recommend approval of a rezoning from County Road 10 Mixed Use District (MU) 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 city as a whole.

In Planning Case File No. 25-0031, it is recommended that the Planning Commission recommend approval of a conditional use permit for 4 twin homes (8 units) and 3 detached townhome/villas in the Development Flex (DF) zoning district subject to the following conditions:

Permitted Uses

1. Single-family detached dwellings.
2. Twin homes

Accessory Uses

1. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

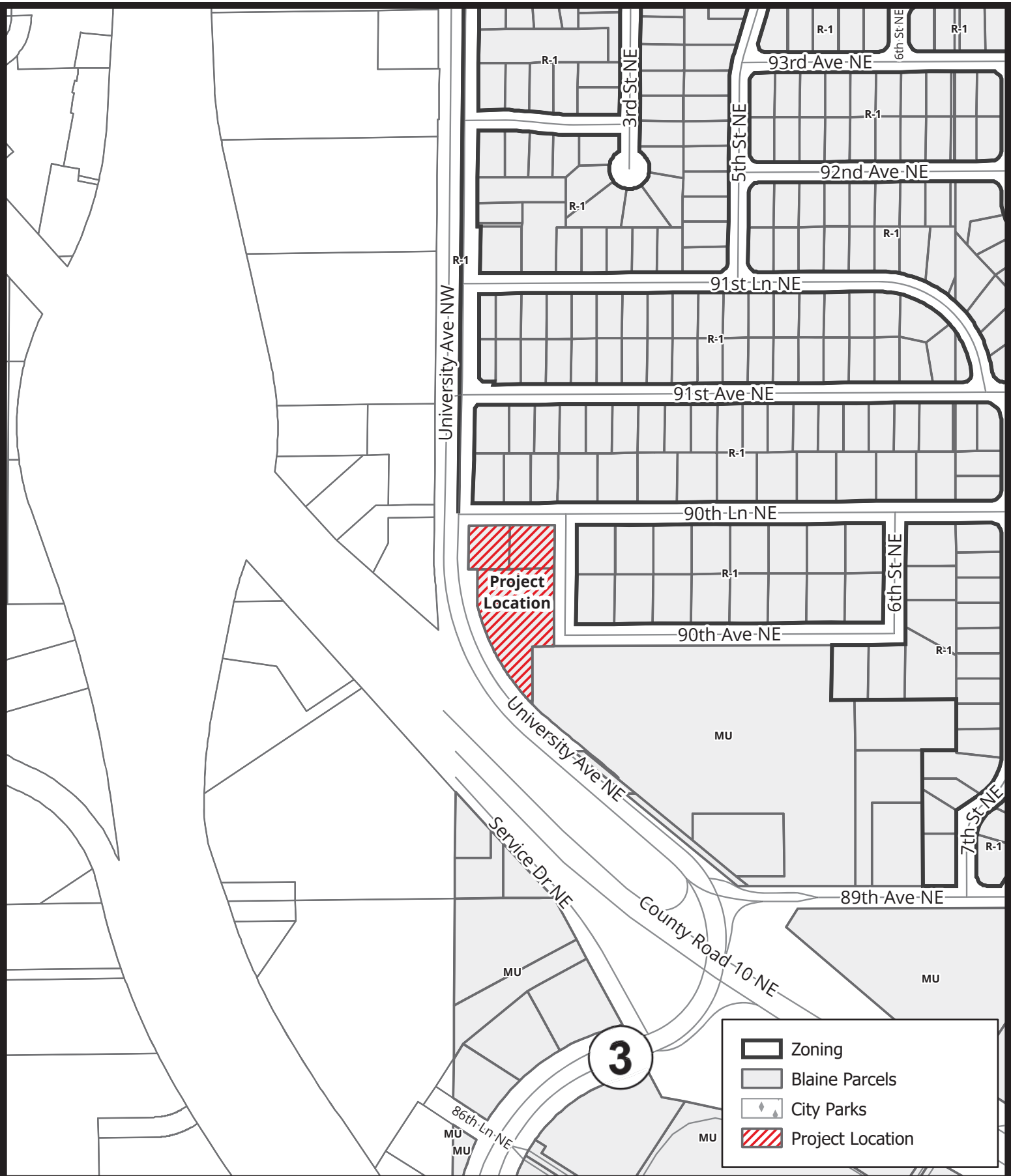
Performance Standards

1. Front yard setback: 18 feet
2. Side yard setback: 5 feet
3. Corner side yard: 10 feet
4. Rear yard setback: 30 feet
5. Maximum building height: 2 1/2 stories or 35 feet.
6. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimensions less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings are not permitted.
7. The minimum finished floor area above grade for all homes shall be 2,000 square feet.
8. All homes shall have a minimum depth and width of 24 feet.

9. All homes constructed are to be consistent in architecture, materials and style with the drawings/elevations submitted for conditional use permit approval and shall incorporate multiple gables or varied rooflines and articulation of the front facade.
10. Driveways shall not be constructed closer than 3 feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city-approved material that is consistent in durability and quality.
11. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
12. All development entrance signage by separate permit.
13. The developer to require the Homeowners Association to maintain the privacy fence along the west side and plantings outside the lots. The fence shall be of a maintenance-free material. If/when the fence needs replacement, the entire fence must be consistent in style regardless of whether lots are under the same ownership or controlled by an HOA.

Attachment List

1. Attachments Revised 110425
2. Public Comments



Case File No. 25-0031 Northtown Villas

0 0.03 0.05 0.1 Miles

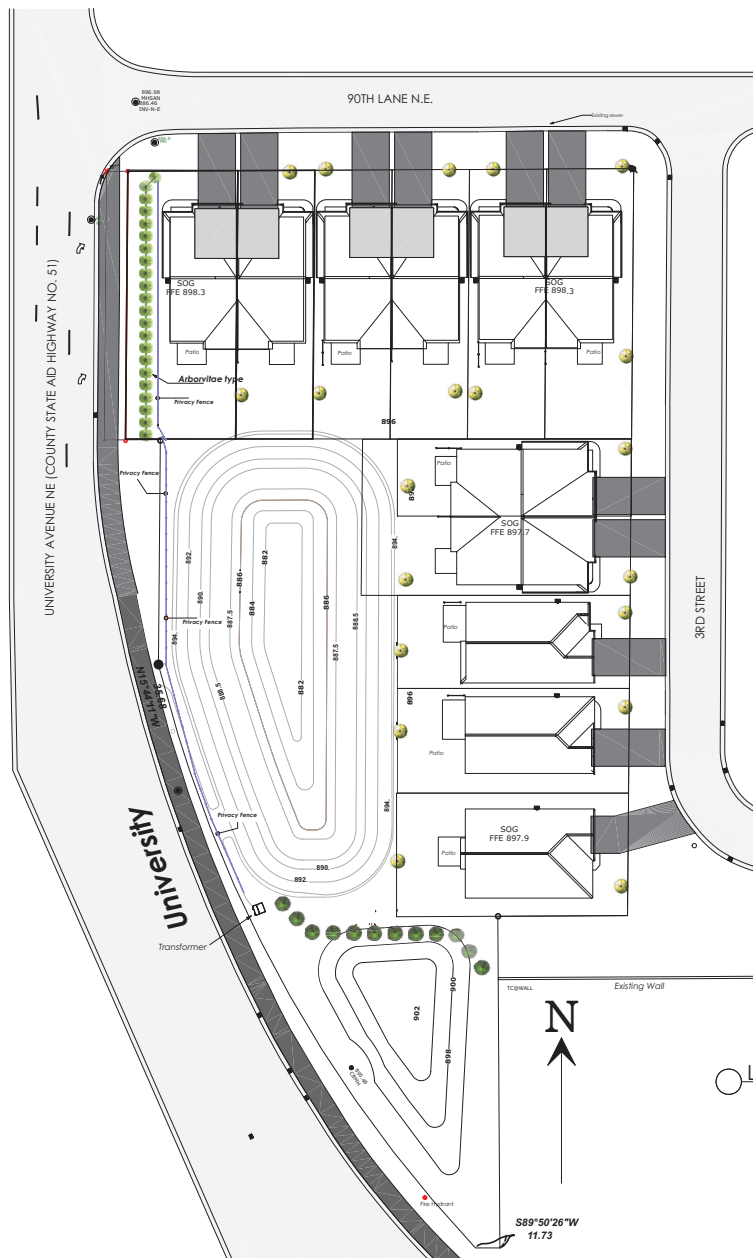
Scale: 1:4,456



BlaineMN.gov

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





DICIDIOUS TREES				
SYMBOL	Qty	Common Names	SIZE	ROOT
	13	Boulevard tree - Bur Oak, Basswood, Hackberry, Linden	2.5 CALIP.	B&B
	7	Boulevard tree - Bur Oak, Basswood, Hackberry, Linden	2.5 CALIP.	B&B
Totals:	20			

CONIFEROUS TREES					
SYMBOL	Qty	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	12	Black Hills, Colorado , Myer, Norway Spruce - Balsam Fir,	Picea glauca	8-10'	B&B
	22	American Arborvitae	Thuja occidentalis	7-8'	B&B
Totals:	34				



PRIVACY FENCE (6' tall Vinyl)



LANDSCAPE PLAN
1 in = 30 ft

Developer:
RANGER
DEVELOPMENT
4247 117th Ave, NE Blaine MN, 55449
763.242.3706 randy@rangerdevelopment.com

Builder:

Site Location:
**90TH LANE & 3RD STREET
BLAINE**

REVISION TABLE	
DATE	DESCRIPTION

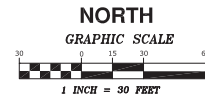
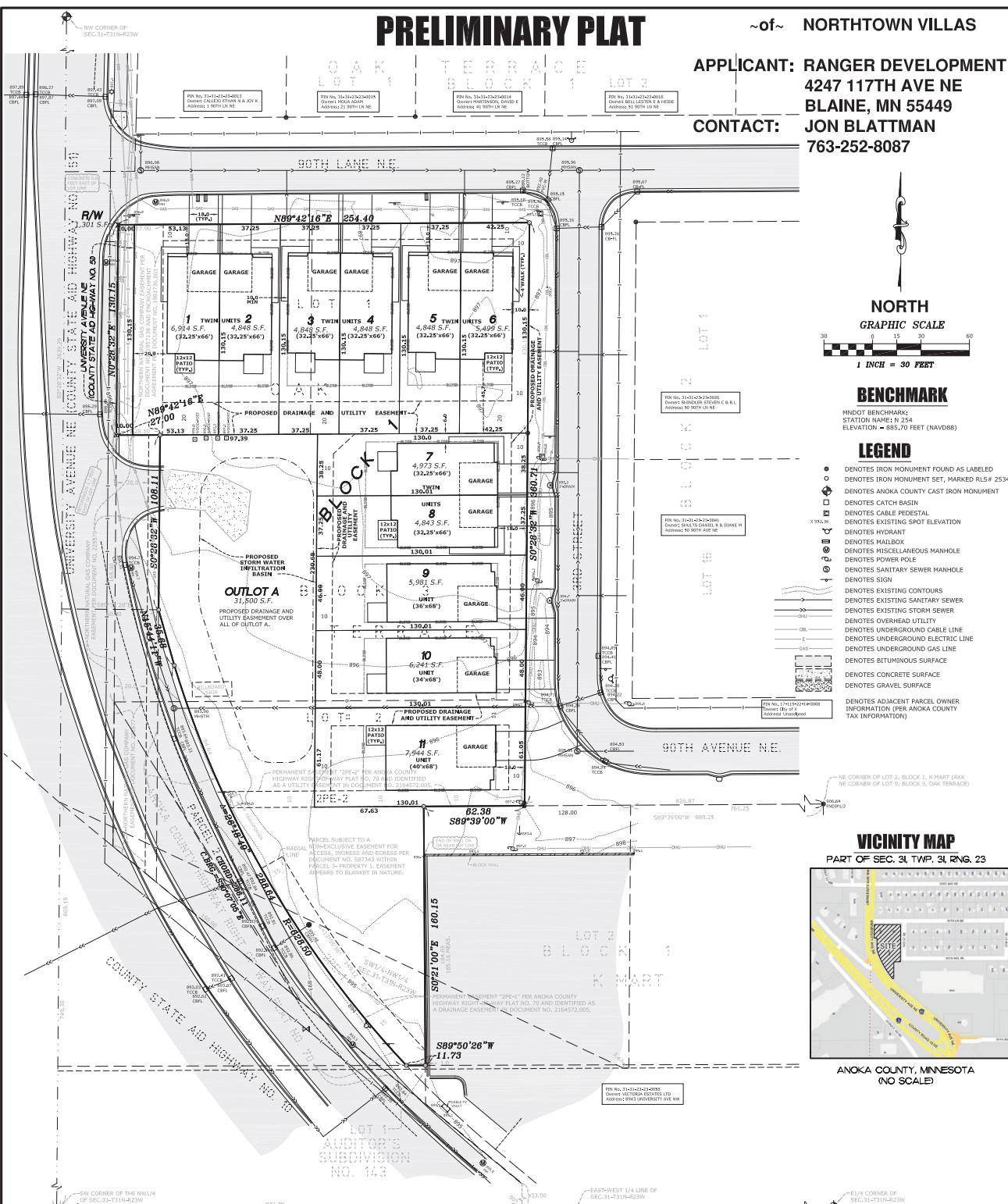
SHEET INDEX	
Label	Title
P-1	LANDSCAPE PLAN

LANDSCAPE
PLAN
SHEET: **P-1-1** DATE: 10-14-25

PRELIMINARY PLAT

~of~ NORTH TOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449
CONTACT: JON BLATTMAN
763-252-8087



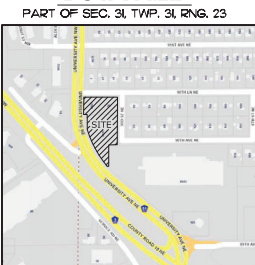
BENCHMARK

MNDOT BENCHMARK:
 STATION NAME: 1254
 ELEVATION = 885.70 FEET (NAVD88)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 25343
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- DENOTES EXISTING SPOT ELEVATION
- DENOTES HYDRANT
- DENOTES MAILBOX
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES OVERHEAD UTILITY
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

VICINITY MAP



EXISTING PROPERTY DESCRIPTION

PARCEL 1: The West 20 feet of Lot 1, Block 3, Oak Terrace, Anoka County, Minnesota.

PARCEL 2: Lot 1, Block 3, Oak Terrace, except the west 120 feet thereof, Anoka County, Minnesota.

PARCEL 3: Lot 2, Block 3, "Oak Terrace", Anoka County, Minnesota except that part thereof described as follows: Commencing at the Northwest corner of said Lot 2; thence East along the North line of said Lot 2 to the East line thereof; thence South along said East line 165 feet; thence West parallel to said North line to the West line of said Lot 2; thence North to the point of beginning.

And also that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Southwest corner of Lot 2, Block 3, "Oak Terrace"; thence South to the intersection of the West line of said Lot 2 to the intersection with the Northeast line of said Lot 1, as contained in the Amended Final Certificate dated March 28, 1947, recorded August 30, 1947 in the office of the Anoka County Recorder as Document No. 122855; thence Southeast along said East line of said Lot 1 to the intersection with the West line of said Lot 2; thence North along said North line to the intersection with the West line of said Lot 2; thence West along the South line of Lot 2 to the point of beginning.

Excepting from both of the described parcels the following described parcel that part of Lot 2, Block 3, "Oak Terrace", and that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Northeast corner of Lot 3, Block 3, "Oak Terrace"; thence West to the West line of said Lot 2; thence North to the intersection of the West line of said Lot 2 to the intersection with the Northeast line of said Lot 1, as contained in the Amended Final Certificate dated March 28, 1947, recorded August 30, 1947 in the office of the Anoka County Recorder as Document No. 122855; thence Southeast along said East line of said Lot 1 to the intersection with the West line of said Lot 2; thence North along said North line to the intersection with the West line of said Lot 2; thence West along the South line of Lot 2 to the point of beginning.

Excepting from the West 27 feet thereof and subject to Easements 2PE-1 and 2PE-2, Anoka County Highway Right-of-Way Plat No. 70.

Property 2: That part of Lot Numbered Two (2), Block Numbered Three (3), "Oak Terrace", Anoka County, Minnesota, that is described as follows:

Commencing at the Northwest corner of said Lot Numbered Two (2) and proceeding thence East along the North line of said Lot to the East line thereof, proceeding thence South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to the course to the West line of said Lot Numbered Two (2); proceeding thence North along said West line to the point of commencement.

Excepting the West 27 feet thereof and subject to easements, 2PE-1 and 2PE-2, Anoka County Highway Right-of-Way Plat No. 70.

(SAID EASEMENTS DO NOT FALL WITHIN PROPERTY 2.)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/09/25.
- For ownership is vested in the Blaine Economic Development Authority.
- PARCEL 1:** 31-131-23-2-0043 0021 University Avenue NE, Blaine, MN 55434
- PARCEL 2:** 31-131-23-2-0043 20 90th Lane NE, Blaine, MN 55434
- PARCEL 3:** 31-131-23-2-0059 9011 University Avenue NE, Blaine, MN 55434
- Boundaries shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top of curb.
- See Easements Conditions Survey regarding additional Boundary and Easement Information.

AREA COMPUTATIONS

TOTAL AREA: 2.17 ACRES
 TOWNSHIP UNITS: 11 UNITS
 OPEN (PUBLIC) SPACE: 0.72 ACRES
 PROPOSED RIGHT OF WAY: 0.03 ACRES
 GROSS DENSITY: 5.07 UNITS PER ACRE

ZONING AND SETBACKS

EXISTING: MU - CR 10 MIXED USE
 LAND USE: MD/CC - HIGH DENSITY RESIDENTIAL/
 PLANNED COMMERCIAL
 SURROUNDING: R-1 - SINGLE FAMILY RESIDENTIAL (NORTH AND EAST)
 MU - CR 10 MIXED USE (SOUTH AND EAST)

PROPOSED: DF (DEVELOPMENT FLEX) MULTI-FAMILY
 THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING.

PROPOSED TOWNSHIP SETBACKS:

FRONT PUBLIC RIGHT OF WAY: 18 FEET
 SIDE PUBLIC RIGHT OF WAY: 10 FEET
 BETWEEN BUILDINGS: 10 FEET (5 FROM SIDE LOT LINE)
 (0 LOT LINE ON TWINS)
 REAR PROPERTY SETBACK: 30 FEET

PROPOSED TOWNSHIP DEVELOPMENT REQUIREMENTS:
 MINIMUM LOT AREA: 4,843 S.F.
 MINIMUM LOT WIDTH: 37.25 FEET
 MINIMUM LOT DEPTH: 130.00 FEET

CITY OF BLAINE DENSITY CALCULATIONS

Number of Residential Units Proposed	
Total Acreage	2.17
Exclusions	
Water (does not include buffers or stormwater ponding)	0.00
Parks, preserves, or endangered species preservation	0.00
Public parks and open spaces	0.72
Arterial Road	0.03
Future Development	0.00
Commercial Uses	0.00
Gross Density	5.06812
Net Density	7.746848

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

Land Use	Units per Acre
Low	15-20 units per acre
Medium	25-30 units per acre
High	35-40 units per acre
Very High	45-50 units per acre
Ultra High	55-60 units per acre

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: 09/30/25 License No. 25343

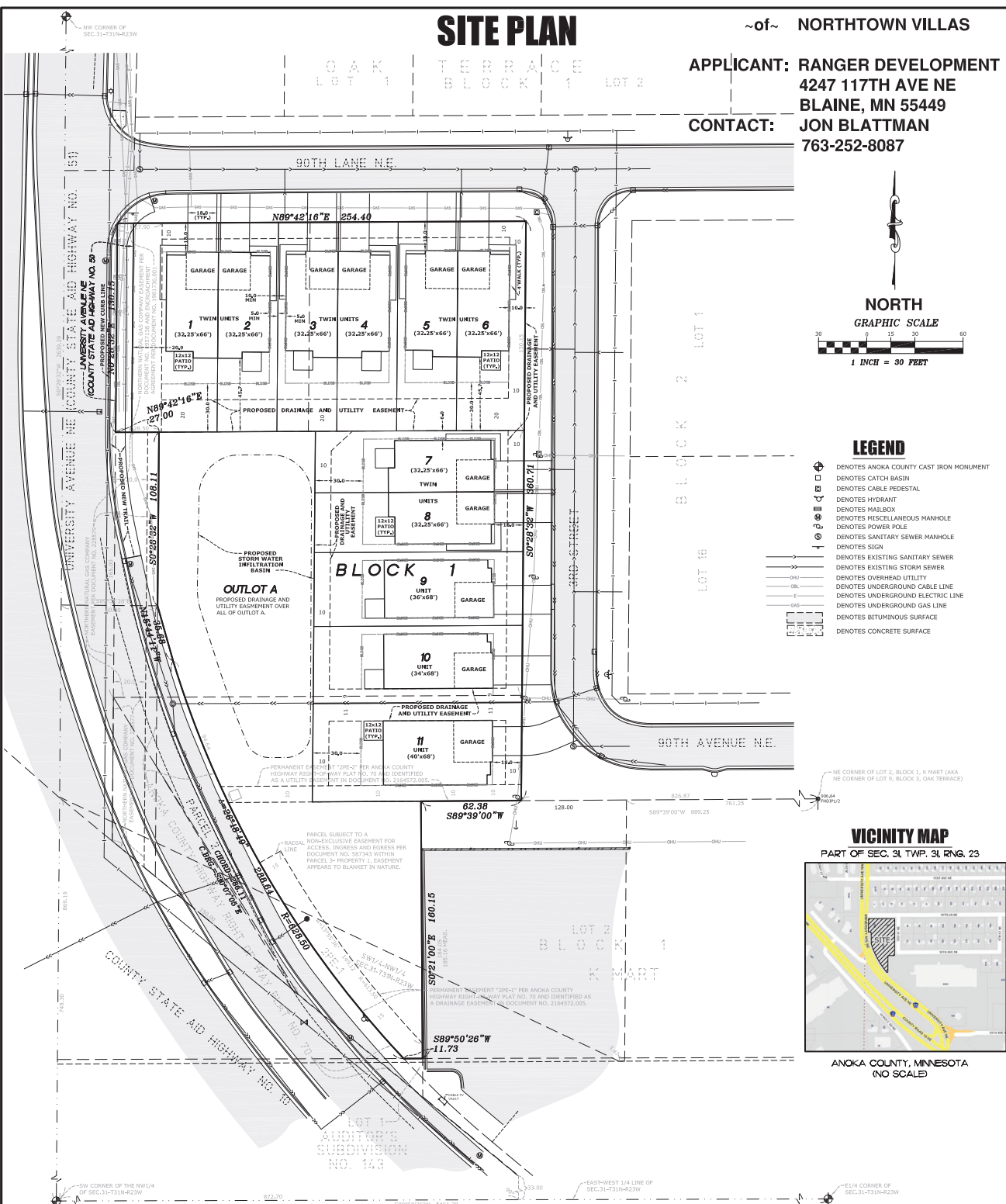
DRAWN BY:	JEN	JOB NO:	250557PP	DATE:	07/11/25
CHECK BY:	JEN	FIELD CREW:	JH-K		
1	07/11/25	REV. TO OUTLOT A DENSITY	JEN		
2	09/30/25	REV. LAYOUT	JEN		
3	NO.	DATE	DESCRIPTION	BY	

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

SITE PLAN

~of~ NORTH TOWN VILLAS

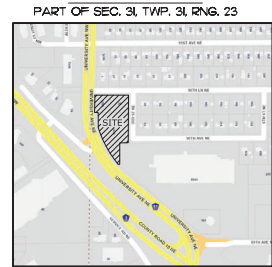
APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449
CONTACT: JON BLATTMAN
763-252-8087



LEGEND

- ⊙ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- ⊙ DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES MAILBOX
- ⊙ DENOTES MISCELLANEOUS MANHOLE
- ⊙ DENOTES POWER POLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES SIGN
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES OVERHEAD UTILITY
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

VICINITY MAP



ANOKA COUNTY, MINNESOTA
(NO SCALE)

EXISTING PROPERTY DESCRIPTION

PARCEL 1: The West 20 feet of Lot 1, Block 3, Oak Terrace, Anoka County, Minnesota.

PARCEL 2: Lot 1, Block 3, Oak Terrace, except the west 120 feet thereof, Anoka County, Minnesota.

PARCEL 3: Lot 2, Block 3, "Oak Terrace", Anoka County, Minnesota except that part thereof described as follows: Commencing at the Northwest corner of said Lot 2, thence East along the North line of said Lot 2 to the East line thereof; thence South along said East line 165 feet, thence West parallel to said North line to the West line of said Lot 2; thence North to the point of beginning.

PARCEL 4: And also that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Southwest corner of Lot 2, Block 3, "Oak Terrace", thence South to the extension Southerly of the West line of said Lot 2 to the intersection with the Northeastly right of way of US Highway No. 10 as contained in the Amended Final Certificate dated March 28, 1947, recorded August 30, 1947 in the office of the Anoka County Recorder as Document No. 122855, thence Southeastly along said right of way to the intersection with the North line of the South 20 acres of said Southwest Quarter of the Northwest Quarter; thence Easterly along said North line to the intersection with the extension South of the East line of Lot 2, Block 3, "Oak Terrace", thence North along said extension 145 feet to the Southeast corner of said Lot 2, thence West along the South line of Lot 2 a distance of 347 feet, thence Northwesterly along the Southwesterly line of Lot 2 to the point of beginning.

PARCEL 5: Excepting from both of the described parcels the following described parcel that part of Lot 2, Block 3, "Oak Terrace", and that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Northeast corner of Lot 3, Block 3, "Oak Terrace", thence West to the Westerly extension of the North line of said Lot 3, a distance of 128 feet, thence at a right angle Southerly a distance of 185.16 feet to its intersection with the Northeastly right of way of U.S. Highway No. 10, thence Southeastly along said right of way to its intersection with the South line of Lot 1, Auditor's Subdivision No. 143, thence Easterly along said South line of Lot 1 to the Southeast corner of said Lot 1, thence Northwesterly along the East line of said Lot 1 to the Northeast corner of said Lot 1, thence Westerly along the North line of said Lot 1 to the Southwest corner of Lot 3, Block 3, "Oak Terrace", thence Northwesterly along the West line of said Lot 3 to the point of beginning.

PARCEL 6: Excepting the West 27 feet therefrom and subject to Easements 2PE-1 and 2PE-2, Anoka County Highway Right-of-Way Plat No. 70.

PARCEL 7: That part of Lot Numbered Two (2), Block Numbered Three (3), "Oak Terrace", Anoka County, Minnesota, that is described as follows:

Commencing at the Northwest corner of said Lot Numbered Two (2) and proceeding thence East along the North line of said Lot to the East line thereof, proceeding thence South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to the course to the West line of said Lot Numbered Two (2); proceeding thence North along said West line to the point of commencement.

Excepting the West 27 feet therefrom and subject to easements, 2PE-1 and 2PE-2, Anoka County Highway Right-of-Way Plat No. 70.

(SAID EASEMENTS DO NOT FALL WITHIN PROPERTY 2.)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/05/25.
- For ownership is vested in the Blaine Economic Development Authority.
- PARCEL 1: 31-151-23-25-0043 2001 University Avenue NE, Blaine, MN 55434
- PARCEL 2: 31-151-23-25-0043 20 90th Lane NE, Blaine, MN 55434
- PARCEL 3: 31-151-23-25-0059 9011 University Avenue NE, Blaine, MN 55434
- Boundaries shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top back of curb.
- See Existing Conditions Survey regarding additional Boundary and Easement Information.
- See Preliminary Plat for Lot dimensions.

AREA COMPUTATIONS

TOTAL AREA: 2.17 ACRES
TOWNSHIP UNITS: 11 UNITS
OPEN (PUBLIC) SPACE: 0.72 ACRES
PROPOSED RIGHT OF WAY: 0.03 ACRES
GROSS DENSITY: 5.07 UNITS PER ACRE

ZONING AND SETBACKS

EXISTING: MU - CR 10 MIXED USE
LAND USE: MDR/C - HIGH DENSITY RESIDENTIAL/
PLANNED COMMERCIAL
SURROUNDING: R-1 - SINGLE FAMILY RESIDENTIAL (NORTH AND EAST)
MU - CR 10 MIXED USE (SOUTH AND EAST)

PROPOSED: DF (DEVELOPMENT FLEX) MULTI-FAMILY
THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING.

PROPOSED TOWNSHIP SETBACKS:

FRONT PUBLIC RIGHT OF WAY: 18 FEET
FRONT PRIVATE RIGHT OF WAY: 10 FEET
BETWEEN BUILDINGS: 10 FEET (5 FROM SIDE LOT LINE)
(10 LOT LINE ON TWINS)
REAR PROPERTY SETBACK: 30 FEET

PROPOSED TOWNSHIP DEVELOPMENT REQUIREMENTS:
MINIMUM LOT AREA: 4,843 S.F.
MINIMUM LOT WIDTH: 37.25 FEET
MINIMUM LOT DEPTH: 130.00 FEET

CITY OF BLAINE DENSITY CALCULATIONS

Number of Residential Units Proposed	11
Total Acreage	2.17
Exclusions	
Wetlands (does not include buffers or stormwater ponding)	0.00
Rare, threatened, or endangered species preservation	0.00
Public parks and open spaces	0.72
Arterial Road	0.05
Future Development	0.00
Commercial Uses	
Gross Density	5.06912
Net Density	7.74648

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

CR	12.54 units per acre
DR	25.08 units per acre
MDR	50.16 units per acre
MDR	50.16 units per acre
MDR	50.16 units per acre
MDR	50.16 units per acre

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: 09/30/25 License No. 25343

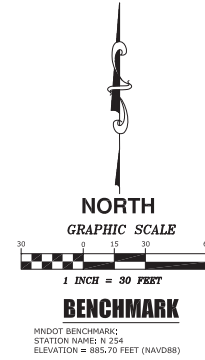
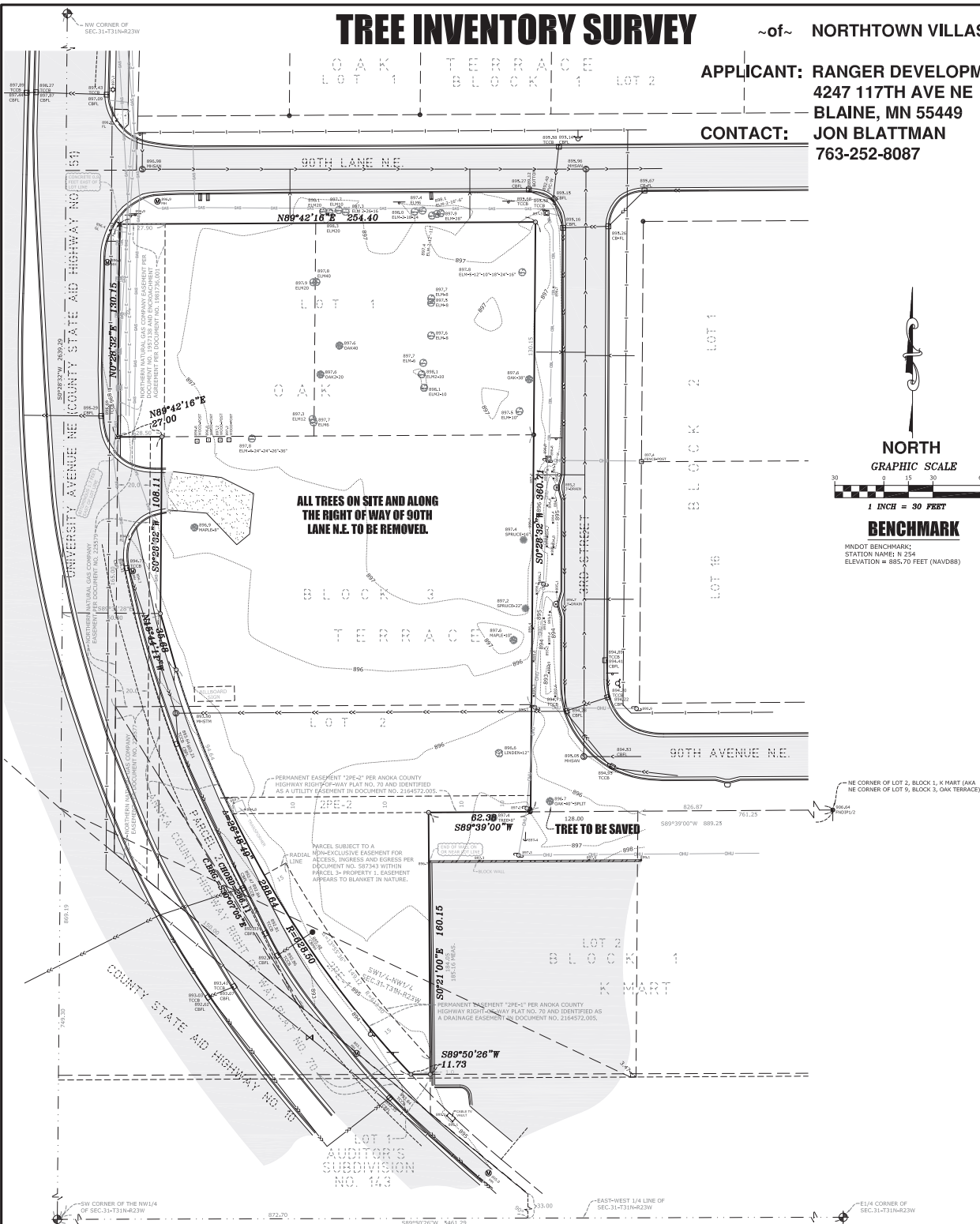
DRAWN BY: JEN	JOB NO: 250557PP	DATE: 07/11/25
CHECK BY: JEN	FIELD CREW: JH-JK	
1 07/18/25	REV: TO OUTLOT A & DENSITY	JEN
2 09/30/25	REV: LAYOUT	JEN
3		
NO.	DATE	DESCRIPTION

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

TREE INVENTORY SURVEY

~of~ NORTH TOWN VILLAS

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449
CONTACT: JON BLATTMAN
763-252-8087



EXISTING PROPERTY DESCRIPTION

PARCEL 1:
The West 120 feet of Lot 1, Block 3, Oak Terrace, Anoka County, Minnesota.

PARCEL 2:
Lot 1, Block 3, Oak Terrace, except the west 120 feet thereof, Anoka County, Minnesota.

PARCEL 3:
Property 1:
Lot 2, Block 3, "Oak Terrace", Anoka County, Minnesota except that part thereof described as follows: Commencing at the Northwest corner of said Lot 2; thence East along the North line of said Lot 2 to the East line thereof; thence South along said East line 165 feet; thence West parallel to said North line to the West line of said Lot 2; thence North to the point of beginning.

And also that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Southwestern corner of Lot 2, Block 3, "Oak Terrace"; thence South on the extension Southerly of the West line of said Lot 2 to the intersection with the Northeastery right of way of US Highway No. 70 as contained in the Amended Final Certificate dated March 28, 1947, recorded August 20, 1947 in the office of the Anoka County Recorder as Document No. 122855; thence Southeast along said right of way to the intersection with the North line of the South 20 acres of said Southwest Quarter of the Northwest Quarter; thence Easterly along said North line to the intersection with the exterior South of the East line of Lot 2, Block 3, "Oak Terrace"; thence North along said extension 1.45 feet to the Southeast corner of said Lot 2; thence West along the South line of Lot 2 a distance of 3.47 feet; thence Northwesterly along the Southwesterly line of Lot 2 to the point of beginning.

Excepting from both of the described parcels the following described parcel that part of Lot 2, Block 3, "Oak Terrace", and that part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Northeast corner of Lot 2, Block 3, "Oak Terrace"; thence West on the Westerly extension of the North line of said Lot 2 a distance of 128 feet; thence at a right angle Southerly a distance of 185.10 feet to its intersection with the Northeastery right of way of U.S. Highway No. 16; thence Southeast along said right of way to its intersection with the South line of Lot 1, Auditor's Subdivision No. 143; thence Easterly along said South line of said Lot 1 to the Southeast corner of said Lot 1; thence Northwesterly along the East line of said Lot 1 to the Northeast corner of said Lot 1; thence Westerly along the North line of said Lot 1 to the Southwest corner of Lot 3, Block 3, "Oak Terrace"; thence Northwesterly along the West line of said Lot 3 to the point of beginning.

Excepting the West 27 feet therefrom and subject to Easements 2PE-1 and 2PE-2, Anoka County Highway Right-of-Way Flat No. 70.

Property 2:
That part of Lot Numbered Two (2), Block Numbered Three (3), "Oak Terrace", Anoka County, Minnesota, that is described as follows:
Commencing at the Northwest corner of said Lot Numbered Two (2) and proceeding thence East along the North line of said Lot to the East line thereof, proceeding thence South along said East line for a distance of One Hundred Sixty-five (165) feet, proceeding thence West and parallel to the course to the West line of said Lot Numbered Two (2); proceeding thence North along said West line to the point of commencement.

Excepting the West 27 feet therefrom and subject to easements, 2PE-1 and 2PE-2, Anoka County Highway Right-of-Way Flat No. 70.
(SAID EASEMENTS DO NOT FALL WITHIN PROPERTY 2.)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/02/25.
- Fee ownership is vested in the Blaine Economic Development Authority.
- PARCEL 1: 31-31-23-23-043 20 90th Lane NE, Blaine, MN 55434
- PARCEL 2: 31-31-23-23-043 20 90th Lane NE, Blaine, MN 55434
- PARCEL 3: 31-31-23-23-043 20 90th Lane NE, Blaine, MN 55434
- Bearings shown are on the Anoka County Coordinate System.
- See Existing Conditions Survey for additional boundary and easement information.
- See Removals Plan by Howe Engineering for tree removals.

TREE DETAIL

- Denotes Elevation
- Denotes Tree Quantity
- Denotes Tree Size in Inches
- Denotes Tree Type

TREE NOTES

- All trees on site and along the right of way of 90th Lane N.E. to be removed.
- The Oak Tree within the right of way of 90th Avenue N.E. to be saved.
- There will be 3 Oak trees to be removed (38" + 40" + Twin 20" for total of 118 DBH)

LEGEND

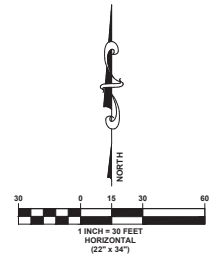
- Denotes Iron Monument Found, Marked RLS# 25343
- Denotes Anoka County Cast Iron Monument
- Denotes Catch Basin
- Denotes Cable Pedestal
- Denotes Existing Spot Elevation
- Denotes Hydrant
- Denotes Mailbox
- Denotes Miscellaneous Manhole
- Denotes Power Pole
- Denotes Sanitary Sewer Manhole
- Denotes Sign
- Denotes Existing Contours
- Denotes Existing Sanitary Sewer
- Denotes Existing Storm Sewer
- Denotes Overhead Utility
- Denotes Underground Cable Line
- Denotes Underground Electric Line
- Denotes Underground Gas Line
- Denotes Bituminous Surface
- Denotes Concrete Surface
- Denotes Gravel Surface

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

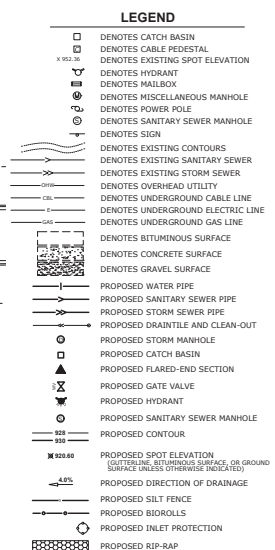
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
James E. Napier
Date: 09/30/25 License No. 25343

DRAWN BY:	JEN	JOB NO:	250557PP	DATE:	07/11/25
CHECK BY:	JEN	FIELD CREW:	3P-2H		
1	09/30/25	CITY RESUBMITTAL		JEN	
2					
3					
NO.	DATE	DESCRIPTION			

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DATA AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO EXISTING UTILITIES.
2. THE CONTRACTOR SHALL OBTAIN AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF ALL UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL UTILITY AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
6. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON CITY STREET OR SIDEWALKS.
7. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, CONE, BARRIERS, AND FLAGMEN TO MAINTAIN THE SAFETY OF FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.



TYPICAL GRADING BETWEEN TWIN HOMES
SCALE = 1:20 (THIS DETAIL ONLY)



Know what's below.
Call before you dig.

I hereby certify that this plan 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.

ADAM GINKEL
Date: 09/30/2025 License No. 43963

1	07.24.25	TRAIL ADJ; BERM ADJ
2	08.29.25	CCWD COMMENTS
3	09.30.25	SITE LAYOUT ADJUSTMENTS
4		
5		
6		
7		
8		
NO.	DATE	DESCRIPTION

DRAWN BY:	AG
JOB NO:	25-2205
CHECK BY:	MQA
DATE:	07/11/25



PLOWE
ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

SHEET

C1.1

Page 24 of 78
25-2205

GENERAL NOTES

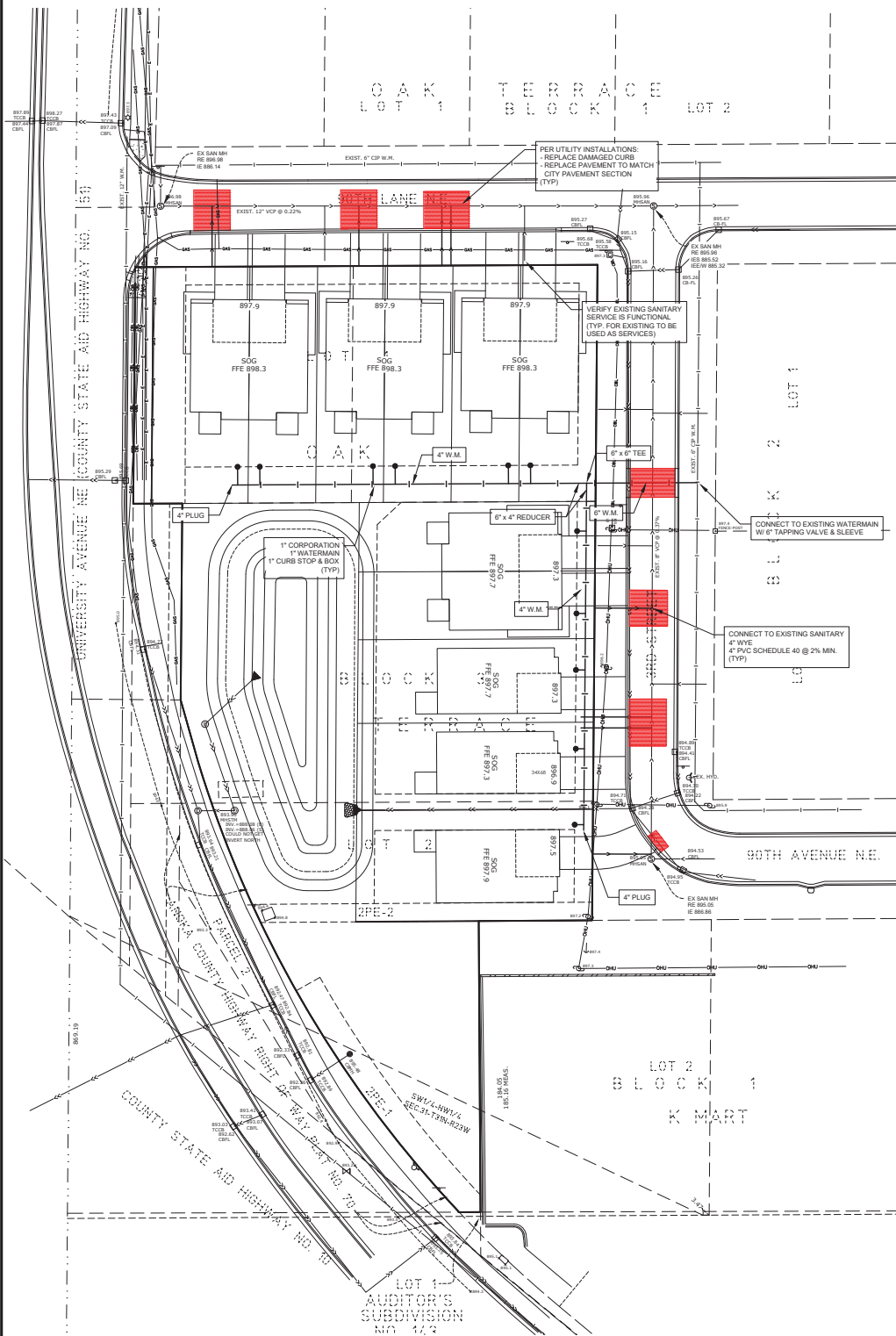
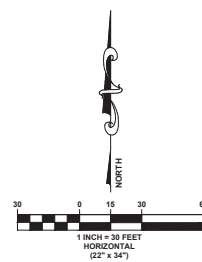
1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL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

SANITARY SEWER NOTES

1. SANITARY SEWER MATERIALS SHALL BE:
 - 1.1. SERVICES: 4" PVC SCHEDULE 40
2. FIELD VERIFY SIZE, ELEVATION AND LOCATION OF EXISTING SANITARY SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. CONTRACTOR TO CONTACT CITY ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO CONNECTION TO EXISTING PUBLIC SANITARY SEWER.

WATERMAIN NOTES

1. WATERMAIN MATERIALS SHALL BE:
 - 1.1. SERVICES: 1" HDPE ASTM D2320, PE 4710-250 PSW, SDR 7 "ENDOPURE" BY ENDOT INDUSTRIES, TRACER WIRE REQUIRED, DIAMETER MEASUREMENT IS MINIMUM FOR INSIDE DIAMETER.
2. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING WATERMAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. MAINTAIN A MINIMUM OF 7.5 FEET OF COVER OVER ALL WATERMAIN PIPE.
4. PROVIDE PREFORMED INSULATION, PPG FOAMGLASS, OR APPROVED EQUAL WHERE SANITARY SEWER OR STORM SEWER CROSSES WITHIN 24" OF WATERMAIN.
5. WATERMAIN SHUTOFF REQUIRES A MIN. 48 HOUR NOTICE TO CITY ENGINEERING DEPARTMENT AND ALL AFFECTED PROPERTY OWNERS.



LEGEND

- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- DENOTES EXISTING SPOT ELEVATION
- DENOTES HYDRANT
- DENOTES MAILBOX
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES OVERHEAD UTILITY
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED DRAINAGE AND CLEAN-OUT
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FLARED-END SECTION
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION (CATCH BASIN, RETURNING SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED DIRECTION OF DRAINAGE
- PROPOSED SILT FENCE
- PROPOSED BISCUICTS
- PROPOSED INLET PROTECTION
- PROPOSED RIP-RAP



Know what's below.
Call before you dig.

NORTHTOWN VILLAS BLAINE, MN UTILITY PLAN - SANITARY & WATERMAIN

PREPARED FOR: RANGER DEVELOPMENT

I hereby certify that this plan 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.

PRELIMINARY

ADAM GINKEL
Date: 09/30/2025 License No. 43963

NO.	DATE	DESCRIPTION
1	07/24/25	TRAIL ADJ. BERM ADJ.
2	08/29/25	SERVICES ADJ.
3	09/30/25	SITE LAYOUT ADJUSTMENTS
4		
5		
6		
7		
8		

DRAWN BY:
AD
JOB NO:
25-2205
CHECK BY:
MCA
DATE:
07/11/25



PLOWE
ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (855) 361-8210
FAX: (855) 361-8701

SHEET

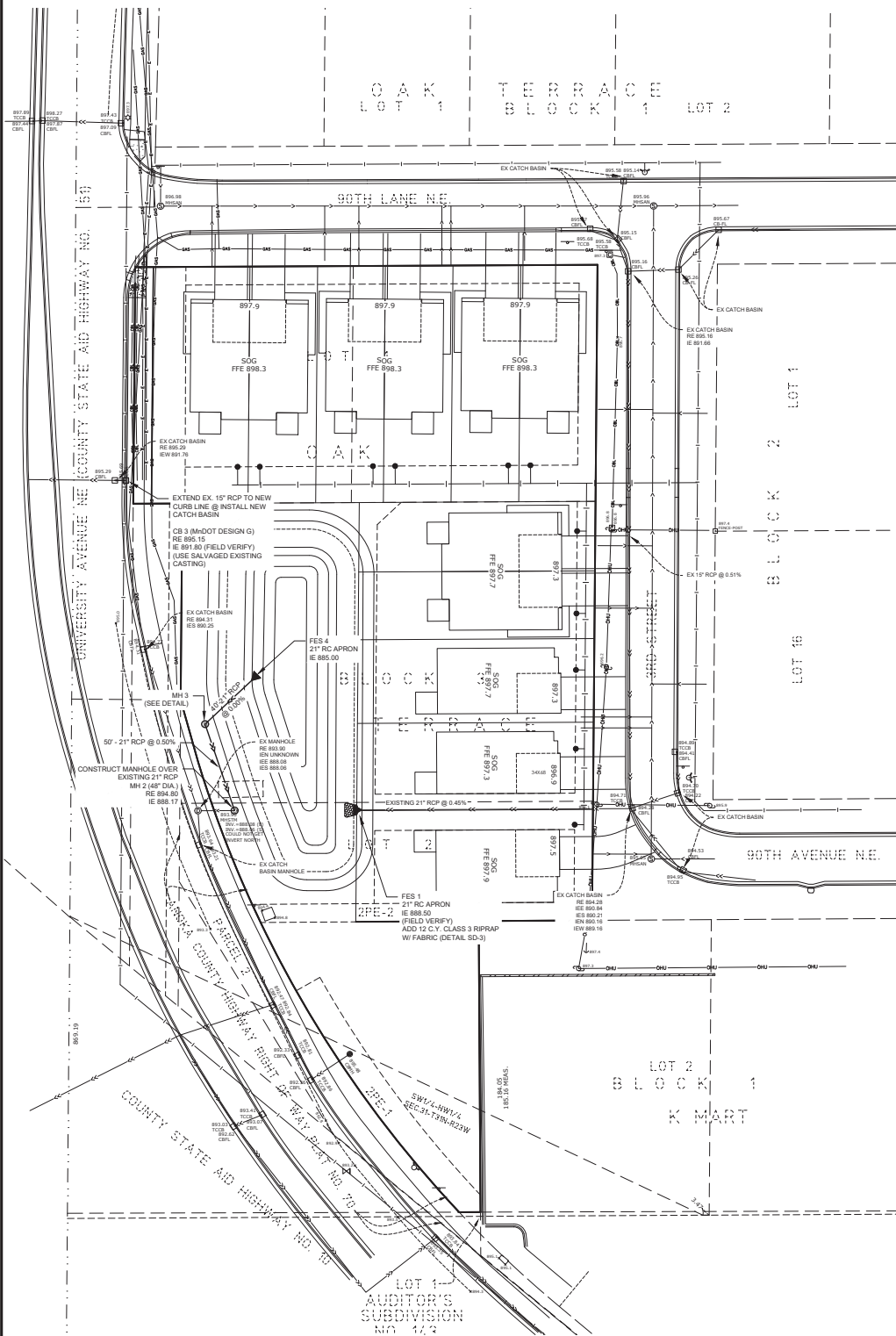
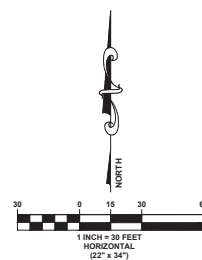
C2.1

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STORM SEWER NOTES

1. STORM SEWER MATERIALS SHALL BE:
 - 1.1. RCP
 - 1.2. HDPE
2. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.
4. PIPE FLARED-END SECTIONS SHALL INCLUDE RIPRAP. PIPES 24" IN DIAMETER AND LARGER REQUIRE TRASHGUARDS.



LEGEND

- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- DENOTES EXISTING SPOT ELEVATION
- DENOTES HYDRANT
- DENOTES MAILBOX
- DENOTES MISCELLANEOUS MANHOLE
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- PROPOSED SPOT ELEVATION (CATCH BASIN, RETURNED SURFACE OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED DIRECTION OF DRAINAGE
- PROPOSED SALT FENCE
- PROPOSED RIBSOLLS
- PROPOSED INLET PROTECTION
- PROPOSED RIP-RAP

NORTHTOWN VILLAS
BLAINE, MN
UTILITY PLAN - STORM SEWER

PREPARED FOR: RANGER DEVELOPMENT

I hereby certify that this plan 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.

PRELIMINARY

ADAM GINNEL
Date: 09/30/2025 License No. 43963

NO.	DATE	DESCRIPTION
1	07/24/25	STORM SEWER ADDED FOR TURN LANE
2	08/29/25	STORM SEWER ADJ.
3	09/30/25	SITE LAYOUT ADJUSTMENTS
4		
5		
6		
7		
8		

DRAWN BY:
AQ
JOB NO:
25-2205
CHECK BY:
MCA
DATE:
07/11/25



PLOWE
ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

SHEET

C2.2







My name is Mark Shindler and I live at 50 90th LN Ne Blaine Mn, right next door to the Northtown Villas Deveopment. I will not be able to attend the meeting on September 9th 2025 about the Northtown Villas Development. I have some comments and feedback for the Development that I would like to add.

Please see attachments with suggestions to the site plan showing some of my suggestions.

First Suggestion In the attached site plan, see image from google earth attached in email, I am requesting a proper turn lane be place in from University Avenue to 90th LN. Currently there is no turn lane and when people are turning onto 90th LN from University. There have been times where I have almost been rear ended turning onto 90th LN from University, and many times I have been honked at for attempting to turn onto 90th LN. A proper turn lane would make this turn safer.

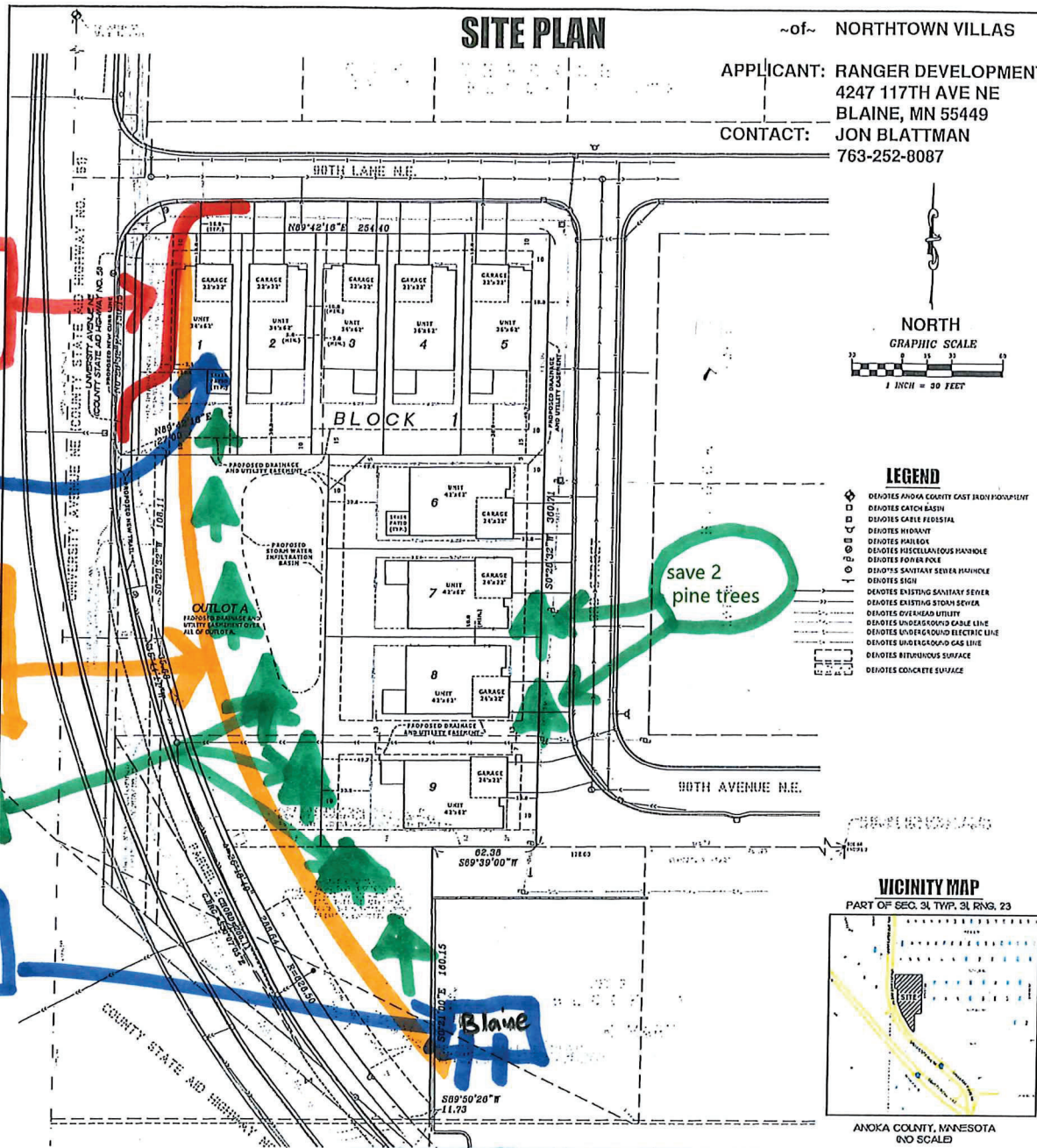
The second suggestion is to put up a sound wall or privacy wall. The people living right off University will appreciate not being just hung out there on the end next to a busy road. The sound from traffic can get very noisy at times, not only from University Ave, but from Coon Rapids Blvd, Hwy 10, and 610. All that sound carries thru that area. It would be nice to have some of the noise blocked off for people to have a quieter, more peaceful neighborhood.

The third suggestion I have is that house #1 should just be eliminated. This house is too close to a busy road, this would be a very uncomfortable place to live with all the traffic and noise, and the driveway might be difficult to turn into right around the corner. Eliminating this house will also add room for a proper turn lane.

Suggestion 4 is to add in some pine trees on the east side of the sound wall and privacy fence to help cut down noise and give more privacy and comfortable place to live.

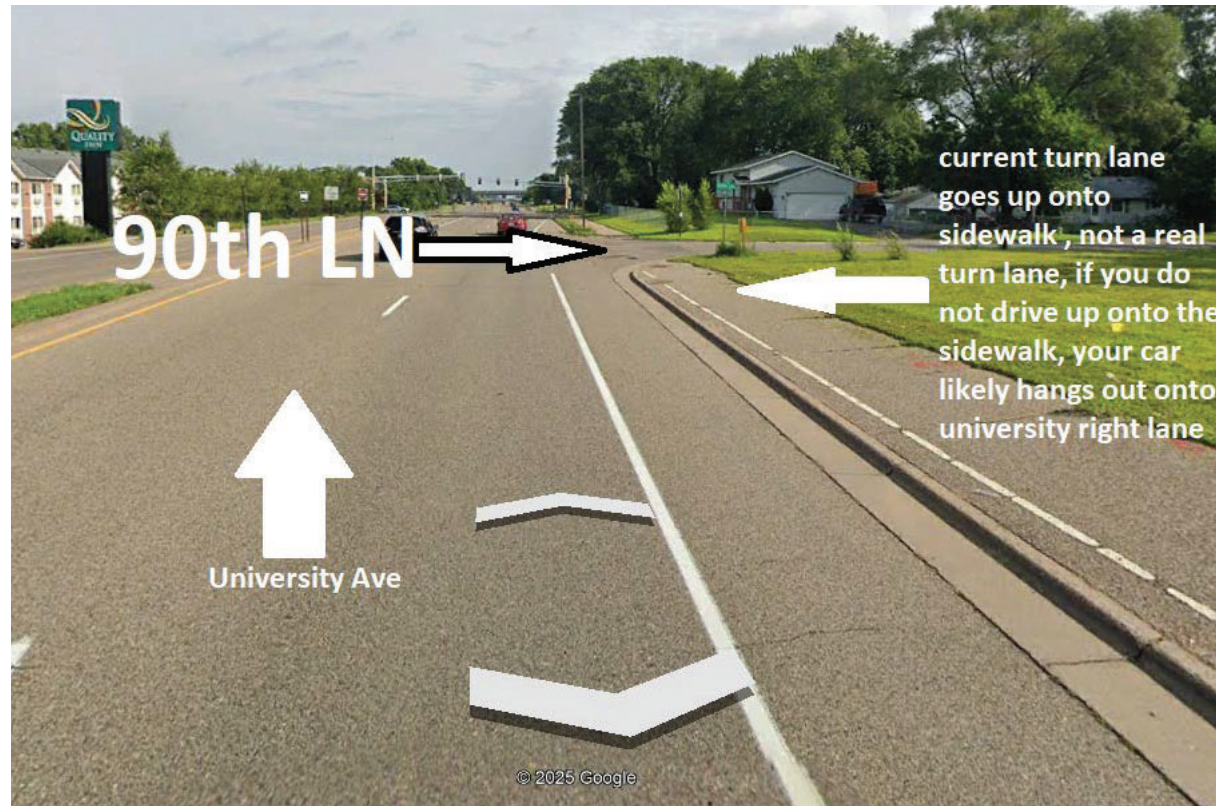
Mark Shindler
MS 9-4-25

APPLICANT: RANGER DEVELOPMENT
4247 117TH AVE NE
BLAINE, MN 55449
CONTACT: JON BLATTMAN
763-252-8087



1	07/18/85	REV. TO OUTLOT A & DENSITY	DEM
2			
3			
NO.	DATE	DESCRIPTION	RE

 **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
250557PP - SHEET S





City of Blaine Staff Report

File Number: 2025-553

Agenda Date	Status
November 12, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.2

Case File No. 25-0047 // Nova Real Estate // 8501 Old West 35W Service Drive NE

The applicant is requesting a rezoning from Community Commercial (B-2) to Light Industrial (I-1).

Background

Zoning	Community Commercial (B-2)
Land Use	Planned Industrial/Planned Commercial (PI/PC)
Area	2.85 Acres
Applicable Regulations	Chapter 121 Article II and Section 101-3
Attachments	Zoning and Location Map Site Plan Narrative
Schedule	Planning Commission: 11/12/25 City Council: 12/01/25 and 12/15/25

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

Rezoning

Section 101-3 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 Light Industrial (I-1) 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.

Planning Analysis

Surrounding Zoning and Uses

The surrounding properties to the west are zoned Planned Business District (PBD). The property to the north and east is 35W or 35W right of way, and 85th Avenue is located to the south.

Current Zoning

The subject property is zoned B-2. The purpose of the Community Commercial (B-2) 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.

Proposed Zoning

The proposed zoning is I-1. The purpose of the I-1 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.

Land Use Designation

The property is guided Planned Commercial/Planned Industrial (PC/PI). This land use category is intended to provide flexibility in development and to allow for the possibility of a mixture of uses within the same area.

- Planned Commercial - 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 larger-scale planned design and concept.
- Planned Industrial - 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. This site has very close access to the interstate highway system.

Existing Conditions

The site has two buildings for a truck and trailer sales business and an unpaved parking lot.

History

The property has been zoned commercially since the 1970s. A Conditional Use Permit (CUP) was approved in 2014 to allow a 62-foot digital billboard on the site. The site has had truck sales since the

late 70s/early 80s, therefore, truck sales are a legal non-conforming use on the site.

Evaluation of Request

The applicant is requesting a rezoning from B-2 to I-1 to allow a warehouse building.

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

There shall be no outdoor storage of any kind within the I-1 district. For purposes of this zoning district, cars, vans pickup trucks and utility trailers no longer than 15 feet in length parked outside and used by employees or visitors in the normal course of the business operation will not be construed to be outdoor storage when parked in the side yard outside the required parking stalls. Further, outside parked trucks, semi-trailers and any other vehicles larger than 10,000 GVW used in normal business commerce will not be construed to be outdoor storage provided: total number of vehicles over 10,000 GVW, including, but not limited to, box trucks, semi cab, and semi-trailers does not exceed the number of docks or bay doors. This would include trucks parked at the dock doors.

Architectural Control

The I-1 zoning district requires that the exterior wall surfaces of all buildings to be primarily faced with brick, stone, precast panel, cast-in-place panel, architectural concrete with other permitted materials, or glass. The use of modern metal paneling materials, or its equivalent, shall be considered for exterior wall surfaces provided such materials are used in conjunction with other materials listed above. Use of modern metal paneling materials or its equivalent shall not exceed 35 percent of any individual wall surface.

Engineering Analysis

Grading/Storm Drainage

The proposed project will demolish the existing site structures and proposes to build one single 25,000 sq ft structure with associated pavement areas. This proposed construction will need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

Utilities

The site is currently served by city water and sanitary sewer services. The proposed construction will be required to provide detailed construction drawings showing how the proposed new building will be served once constructed.

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 site is adjacent to a wetland area. The proposed construction will need to provide for a protective

buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in easement.

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

Access/Street Design/Sidewalks/Trails

The property will have a driveway access from Old West 35W Service Drive NE. Coordination of the exact location of the driveway access will occur during the site plan approval process.

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.

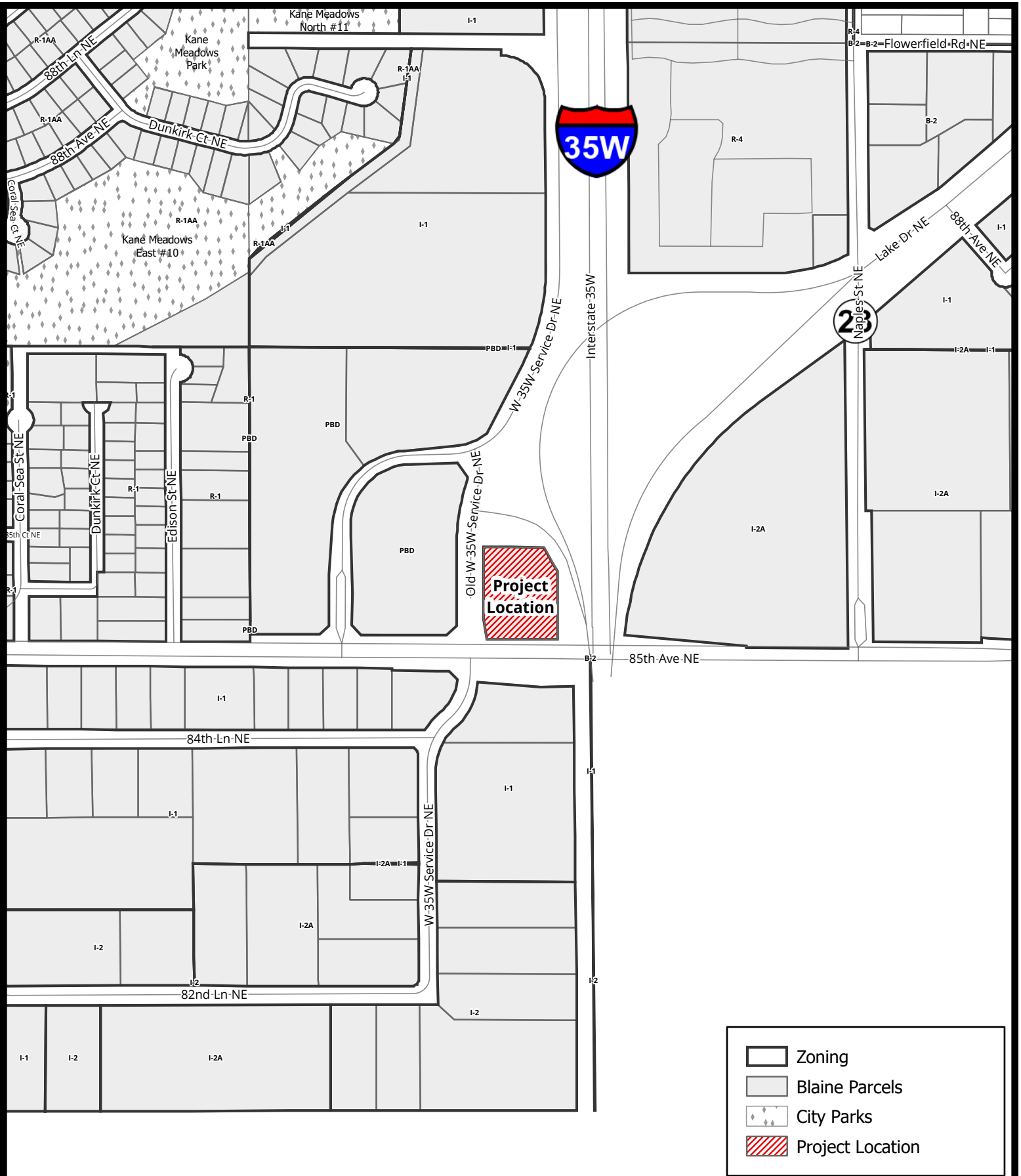
Recommendation

In Planning Case File No. 25-0047, it is recommended that the Planning Commission recommend approval of a rezoning from Community Commercial (B-2) to Light Industrial (I-1) with the following rationale:

1. Light Industrial (I-1) is consistent with the land use designation Planned Industrial (PI).
2. The I-1 zoning is consistent with the zoning south of 85th Avenue.

Attachment List

1. Attachments



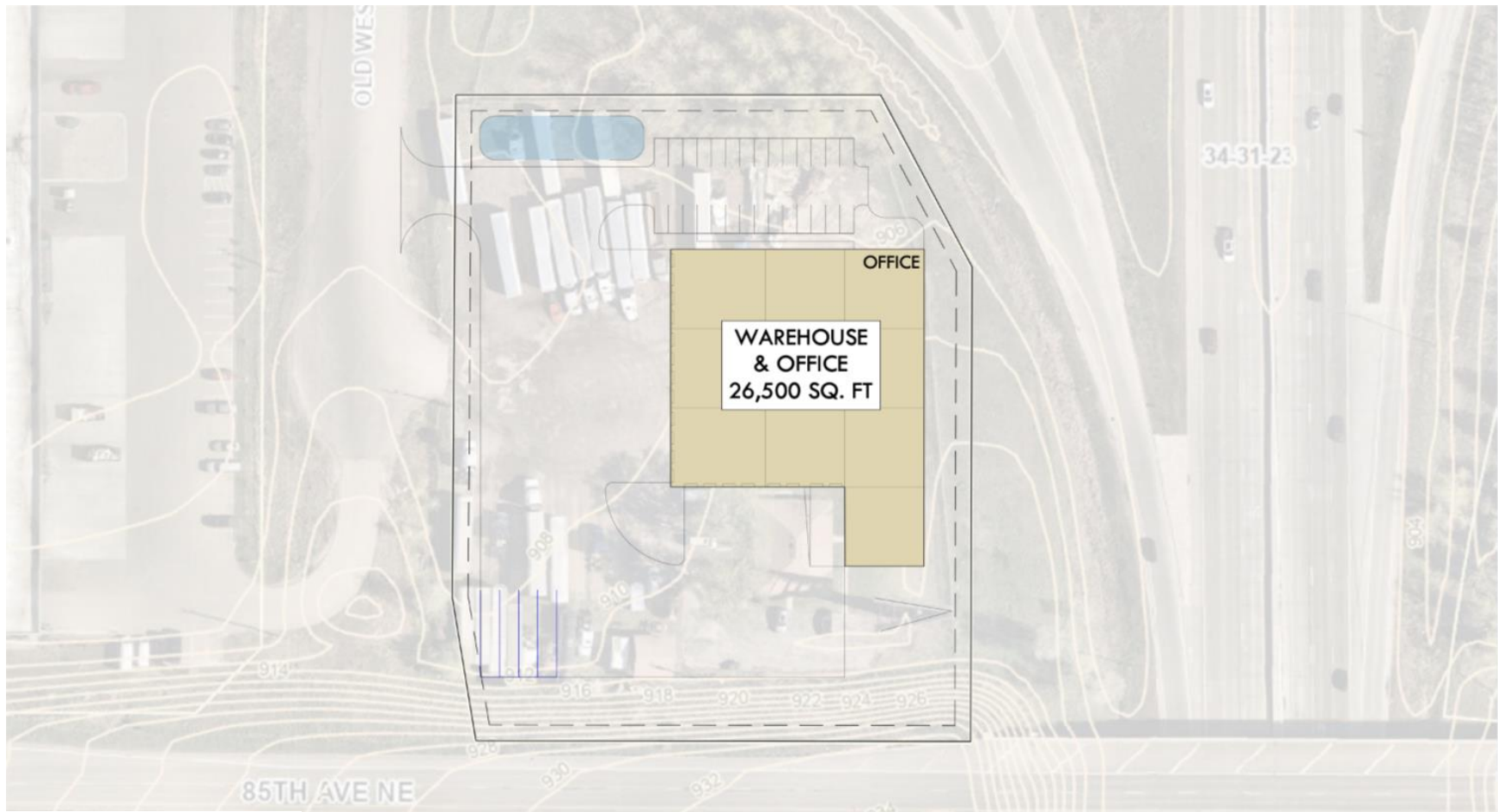
Case File No. 25-0047 **Nova Real Estate**

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



BlaineMN.gov





Nova Warehouse

CONCEPTUAL LAND PLAN
BLAINE, MINNESOTA
OCTOBER 2, 2025

measure



DATE: Oct 3rd, 2025
TO Blaine, MN City Planning Commission (Elizabeth Showalter)
FROM: Kevin Peterson
SUBJECT: 8501 W 35W Service Drive NE – Rezoning Application

Summary:

Kevin Peterson and Ryan Olson, owners of Nova Real Estate Holdings, Inc. are pursuing acquisition of the 2.85 acres located at 8501 W 35W Service Drive, Blaine, MN 55449. As part of the acquisition process, we are requesting a rezoning of the property; from B2 Commercial Zoning to I1 Commercial Zoning. We are requesting this change so we can build a 25,000 square foot warehouse on the property to support the growth of our businesses.

We currently rent warehouse space approximately 6 miles south of this location at 2100 Woodale Drive, Mounds View, MN 55112. We've leased this facility since 2015.

Both Kevin Peterson and Ryan Olson have strong ties to the north metro and Blaine, MN specifically. Both Ryan and Kevin graduated from Irondale High School in New Brighton. Ryan Olson currently lives in Blaine, MN with his wife and four kids. Kevin Peterson's mother and wife graduated from Blaine High School. We love being in the north metro. Our current warehouse is only a couple miles from where we grew up.

This opportunity is perfect for our business operations. We are eager to work with the city to complete a zoning change so we can build this new facility in Blaine, MN.

Site History:

The property was acquired in 1979 by the current owner's father. The current owner became the primary owner in 1984. To the best of the owner's knowledge, the property was rezoned to its current zoning in the 1990s. Additionally, the property went through an eminent domain proceeding around 2015.

Since original ownership the property has primarily been used for semi-truck and semi-trailer parking.

Existing Zoning and Comprehensive Plan Guidance:

We are requesting zoning changes to facilitate our proposed development on this parcel. The adjacent parcels to the west are zoned Planned Business District which allows for light industrial uses with the restriction that no more than 75% warehousing (with the 25% as manufacturing or office) and has a higher standard of design. We are requesting I1 zoning so we can maximize our warehousing square footage but are willing to work with the committee on exterior design required that align with the Planned Business District Zoning given the sites visibility to the freeway.

Zoning Text Amendment

After analysis of the property and adjacent properties, we believe the best zoning for the property is Planned Business District or I1. This is primarily based on the road accessibility and zoning of the adjacent properties. Essentially, this property is zoned B2 Commercial, but all the adjacent facilities are commercial warehouse buildings. We do acknowledge that the visibility to 35W provides some incentive to develop as a B2 property, but we believe the limited traffic and accessibility on the service road along with the adjacent facility types outweighs any benefit associated with 35W visibility to warrant development as a B2 commercial zoning.

Proposed Project Example

Warehouse Concept

- The proposed concept would align to the commercial uses in the adjacent properties and other commercial properties located in Blaine, MN.
 - We will make accommodations to the property to ensure adequate visuals from 35W.
 - Architecturally, this proposed building would be consistent with what the council has approved in the adjacent warehouse buildings.
- The developer intends to use rooftop solar to offset electricity needs for the facility, as well as look into other green energy and construction methods.
- Additionally, we intend to display a prominent American Flag on the property.



City of Blaine Staff Report

File Number: 2025-518

Agenda Date	Status
November 12, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Alex Koberoski, Assistant Planner

Agenda Item # 4.3

Case File No. 25-0044 // City of Blaine

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

Background

Attachments	Proposed Ordinance
Schedule	Planning Commission: 11/12/25 City Council: 12/01/25 and 12/15/25

Staff report prepared by Alex Koberoski, Assistant Planner.

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 City Council and Planning Commission, and to maintain compliance with state statute and other legal requirements.

Contractors - Licenses

City staff has noted some inconsistencies and outdated requirements in the current Contractors ordinance. Staff has proposed several changes, which include the following:

1. Creating a more thorough list of work requiring a city license and updating terminology to comply with what the City has currently been enforcing. The proposed changes are in an effort to reduce confusion and clarify requirements.
2. Adding "registration" of contractor work. The requirements for registration are the same as the city contractor license except there isn't an associated fee to become registered, just insurance verification. Examples of contractor work in this category include installing a new parking lot and cellular tower equipment installation.

Swimming Pools

City staff has noted some inconsistencies and outdated requirements in the current swimming pool ordinance. Staff has proposed several changes, which include the following:

1. Adding several new definitions, including those for principal structures, public pools, and two new definitions for on-ground and in-ground pools.
2. Removal of outdated language and replacement with terms and standards that align with Minnesota State Statutes and current building code requirements.
3. Soil verification requirements for in-ground pools are clarified.

Noise Ordinance

Staff has received multiple complaints regarding noise generated by dewatering equipment at construction sites. While these concerns are understood, it should be noted that dewatering is a critical process that supports safe and efficient construction operations. Dewatering helps prevent soil instability, collapse, and flooding, and is essential for preparing sites for the installation of footings, foundations, and other structural elements.

To maintain safety standards and minimize project delays, staff is proposing an amendment to the noise ordinance to exempt noise associated with dewatering equipment. By allowing for uninterrupted operation of this equipment, the exemption would help ensure the structural integrity of construction sites and promote overall project efficiency.

Assisted Living definitions

State-licensed residential facilities serving six or fewer persons, including but not limited to, assisted living facilities licensed under 144G are a permitted use in all residential single-family zoning districts. This language was updated for all single-family zoning districts in order to be consistent with Minnesota State Statutes.

Manufactured Home Setbacks

All manufactured homes have historically been required to meet a 20-foot setback from adjacent manufactured homes. As older manufactured home parks in the City continue to update their housing supply with larger, more modern manufactured homes, staff is proposing to modify the required setback.

The proposed amendment would allow for a 10-foot setback for replacement manufactured homes and any associated decks or porches, and keep the 20-foot setback for manufactured homes on newly created lots, established by a new manufactured home park plan. The proposed change is intended to support the ongoing reinvestment in existing parks while maintaining appropriate safety and spacing standards, which are consistent with the minimum setbacks required by state statute.

Indoor Cannabis Cultivation

Retail cannabis and/or medical cannabis businesses are a permitted use in the B-2, B-3, PBD, and MU zoning districts. Staff is proposing to restrict any proposed cultivation of cannabis/hemp to be indoors only. Outdoor cultivation of cannabis/hemp will not be allowed in these zoning districts with this proposed ordinance change.

Storage/Refuse facilities in Industrial Districts

Staff is proposing the following modifications to the storage/refuse facilities sections listed in the I-1A, I-2, and I-2A districts:

1. Refuse enclosures constructed of masonry materials will not be required if located within an outside storage area authorized by a CUP and screened from public view.
2. Detached silos, storage tanks, storage bin containers or similar detached structures are not permitted, unless approved through a CUP for outside storage.

Lighting

Currently, pole heights are restricted to no more than 20-feet in height without a CUP. Due to the minimal impact of 50-foot-high light poles, staff is proposing to permit pole heights up to 50-feet for commercial, industrial, or institutional parking areas exceeding 120 parking stalls or sites with developed areas or sports complexes greater than 2.5 acres. Pole heights exceeding 50-feet in height may be allowed through a CUP upon evidence that such special-purpose lighting is necessary to light the premises.

Landscaping

With the recommendation of the city forester, staff is proposing to require no more than 20 percent of the total number of overstory trees on a newly developed site to be composed of one genus. Staff is also proposing to add language allowing the city forester to determine best practices for all plantings.

Electric Vehicle Charging Standards

With the increased number of electric vehicles on the road, staff has recognized the need to address standards for stand-alone and accessory electric vehicle charging stations throughout the City. The following standards are proposed:

1. Electric vehicle chargers accessory to the primary use of the property are permitted in every zoning district.
2. Electric vehicle charging stations that are the primary use of the property are considered the same as gasoline stations and are only allowed in zoning districts that allow gasoline stations.
3. Staff is proposing specific standards for private electric vehicle chargers on single family and multi family properties.

Sign Ordinance Changes

Staff is proposing the following modifications to the sign ordinance:

1. Adding definitions for on-premise and off-premise signage, window signs and indoor signs. Modifying the current definition of monument-style signs.
2. Adding off-premise signs (with the exception of billboards) to the list of prohibited signage in the City of Blaine.
3. Re-organizing standards to improve clarity.

Other changes include the following:

- Modifying the definition of medical uses to include treatment of animals (without outdoor animal runs).
- Clarifying that carports must be attached in the FR, R-1 and RE zoning districts.

- Removing the requirement that traffic safety islands or general parking islands must be landscaped and irrigated in the B-4, B-5, POD, and PBD zoning districts.
- Removing the requirement that all buildings and additions must go through planning commission and city council prior to approval in the MU and RD districts.
- Modifying the definition for fences to clarify that fabric, flags, tarps, and banners cannot be considered fencing.
- Adding other clarifying language, including that vehicle and trailer parking is prohibited on lots without a home or other principal use.

Recommendation

In Planning Case File No. 25-0044, 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 addition of electric vehicle charging station standards allows staff to regulate properties with this type of use.
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. Proposed Ordinance

2025 Zoning Code Updates

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

Chapter 18 BUILDINGS AND CONSTRUCTION

ARTICLE III. - SWIMMING POOLS

Sec. 18-112. Definitions.

Health authority means ~~the county health department.~~ the applicable state and or county authority regarding pool regulations.

In-ground pool means a pool that is not installed entirely above ground.

On-ground storable residential swimming pool means a portable pool with flexible or non-rigid side walls that achieve their structural integrity by means of uniform shape, support frame or a combination thereof, and can be disassembled for storage or relocation.

Principal structure means the single-family home or a duplex, not including a deck or a porch.

Private residential swimming pool means a pool connected with a single-family residence or owner-occupied duplex, located on private property under the control of the homeowner or occupant, the use of which is limited to family members or the family's invited guests. A private residential pool is not a pool used as a part of a business.

Public swimming pool means ~~includes~~ any pool, other than a private residential swimming pool operated by any person whether the person is an owner, lessee, operator, or concessionaire., that is: (1) open to the public generally, whether for a fee or free of charge; (2) open exclusively to members of an organization and their guests; (3) open to residents of a multiunit apartment building, apartment complex, residential real estate development, or other multifamily residential area; (4) open to patrons of a hotel or lodging or other public accommodation facility; or (5) operated by a person in a park, school, licensed child care facility, group home, motel, camp, resort, club, condominium, manufactured home park, or political subdivision with the exception of swimming pools at family day care homes licensed under [Minnesota Statute] section 142B.41, subdivision 9, paragraph (a). The definitions in Minnesota Rules Part 4717.0250 are adopted by reference for terms, words, and phrases used in this division related to public pools..

Special purpose pool means any pool intended to accommodate a use other than normal swimming, diving, or wading. A special purpose pool includes, but is not limited to, spa pools, pools used for water therapy, dedicated plunge pools, flume water slides, and wave pools.

Wading pool means any pool with a maximum depth of 24 inches used or designed to be used exclusively for wading.

Sec. 18-113. Variances.

A variance to the provisions of this article may be issued by the city council to provide relief to the ~~landowner~~ ~~land owner~~ in those cases where the article imposes practical difficulty on the property owner in the use of their land. Section 101-6 shall apply to any variances from this article.

Sec. 18-114. Inspections; water sanitation.

- (a) The building official or designee is authorized to conduct such inspection as it deems necessary to ensure compliance with all provisions of this article and shall have the right of entry at any reasonable hour to a swimming pool for this purpose. Water in a pool shall be maintained in a suitable manner to avoid health hazards of any type and shall be subject to periodic inspection by the health authority and the Building Official or designee.

Sec. 18-115. Supervision.

Every swimming pool is under the supervision of a capable individual who shall assume ~~the~~ responsibility for compliance with all parts of this article relating to pool operation and maintenance and safety of the occupants of the pool. Above-ground pools with a removable means of entry consisting of ladders, staircases, or ladder and staircase combinations, which do not require a building permit and are not protected by a barrier/fence in accordance with section 18-177, must have the means of entry removed when the swimming pool is not under supervision.

Secs. 18-116—18-143. Reserved.

DIVISION 2. BUILDING PERMIT

Sec. 18-144. Required; application and plans.

- (a) ~~A building permit is required for the installation of any swimming pool except private residential prefabricated pools entirely above ground which do not exceed both 5,000 gallons in capacity and a 24 inch depth.~~
- (b) ~~An application for a building permit shall show, among other items, the following:~~
- ~~(1) Type and size of pool.~~
 - ~~(2) A site plan indicating the following:~~
 - ~~a. Location of pool;~~

- ~~b. Location of house, garage, barrier/fencing, and other improvements on the lot;~~
 - ~~c. Location of filter unit, pump, and wiring, indicating the type of such unit;~~
 - ~~d. Location of back flush and drainage outlet;~~
 - ~~e. Grading plan, finished elevations, and final treatment (decking, landscaping, etc.) around the pool;~~
 - ~~f. Location of existing overhead or underground wiring, utility easements, trees, and similar features;~~
 - ~~g. Location of any water heating unit.~~
- (a) A building permit is required to construct, enlarge, alter, repair, or move any pool except private residential prefabricated pools entirely above ground which do not exceed both 5,000 gallons in capacity and a 24-inch depth. Additional permits such as mechanical, plumbing, and electrical may also be required depending on the scope of the work. All work must comply with the Minnesota State Building Code.
- (b) An application and plans for a building permit for a private residential swimming pool shall show, among other items, the following:
- (1) Type and size of pool.
 - (2) A site plan indicating the following, including setbacks: location of pool; location of house, garage, barrier/fencing, and other improvements on the lot; location of filter unit, pump, and wiring, indicating the type of such unit; location of back-flush and drainage outlet; grading plan, finished elevations, and final treatment (decking, landscaping, etc.) around the pool; location of existing overhead or underground wiring, utility easements, trees, and similar features; location of any water heating unit.
 - (3) For in-ground pools, a geotechnical investigation report is required to verify that the soils can support the pool manufacturers' design. Additionally, the pool manufacturer's footing design and structural plans are required.
- (c) A building permit is required to construct, enlarge, alter, repair, or move any public swimming pool. An application and plans for a building permit for a public pool shall require any supporting plans and information as prescribed by the building official or designee for proper review and shall show, among other items, the following:
- (1) A site plan or interior floor plan, drawn to scale. A site plan shall indicate the following, including setbacks: location of pool; location of house, garage,

barrier/fencing, and other improvements on the lot; location of filter unit, pump, and wiring, indicating the type of such unit; location of back-flush and drainage outlet; grading plan, finished elevations, and final treatment (decking, landscaping, etc.) around the pool; location of existing overhead or underground wiring, utility easements, trees, and similar features; location of any water heating unit.

- (2) The plans shall be drawn to scale, designed by a Minnesota Design Professional, and accompanied by proper specifications and shall include as required to conduct a comprehensive engineering review of the plans and shall include geotechnical investigations; structural details; plumbing; mechanical HVAC; accessibility details; safety features including barriers; occupant loads; sanitary facilities; signage; and other plan requirements specified by the Health Authority and the Minnesota State Building Code.

Sec. 18-145. Fees.

~~After plan review and possible site inspections of any proposed swimming pool,~~ A permit fee shall be paid prior to issuance of the building permit for a swimming pool. The council shall act to create a fee schedule for this section, as provided in section 18-43.

DIVISION 3. DESIGN AND CONSTRUCTION STANDARDS FOR PRIVATE RESIDENTIAL SWIMMING POOLS

Sec. 18-174. Location.

a) *Proximity to utility lines; electric; location in easements.*

- (1) The location of all pools in relation to all electrical wiring, equipment, and systems shall comply with the current electrical code adopted by the State of Minnesota. ~~most current state/national electrical code.~~
- (b)(1) Pools shall not be located within ten feet of any side or any rear lot line, ~~nor within six feet of any principal structure or frost footing, unless part of the principal structure.~~ Pools shall not be located within six feet of any principal structure, including an attached garage or detached garage equal to or greater than 200 square feet.

Pools shall not be located within the required front yard but are permitted in the corner side yard provided the corner side yard house setback is met.

- (4) Exceptions: EXISTING pools and equipment that complied with the city requirements at the time they were constructed, permitted or approved by the city.

Sec. 18-175. Protection of other property and occupants thereof.

- (a) In the case of in-ground ~~underground~~ pools, due precautions shall be taken during the construction period to:
- (3) The construction sites for in-ground swimming pools shall be provided with construction fencing to surround the site from the time that any excavation occurs up to the time that the permanent barrier is completed. The fencing shall be not less than 4 feet in height.
- (c) Back-flush water or water from pool drainage shall be on the owner's property or into public drainageways with the approval of the City Engineer. Water shall not drain onto adjacent or nearby private land.
- (f) All pools shall be maintained and shall be removed if the structure shows signs of disrepair, including tearing, vegetation growing in or through the structure, degradation of water quality, or other signs of neglect as determined by City inspection staff, as designated by the City Manager.

Sec. 18-176. ~~Interference with rights of others; noise.~~ General standards

- (a) ~~No swimming pools shall be so located, designed, operated or maintained as to interfere unduly with the property rights of others. It is unlawful for any person to make, continue to cause to be made or continued in any swimming pool, any loud or unusual noise or any noise which annoys, disturbs, injures, or endangers the comfort, repose, peace or safety of others.~~

Above-ground private residential swimming pools that require a permit shall have a means of entry and exit consisting of not less than one ladder or a ladder and staircase combination.

- (b) ~~The use, or permitting the use of or operation of radios, musical instruments, audio speakers or other machine or device for the producing or reproducing of sound in such volume as to disturb the peace, quiet, comfort, or repose of adjacent property owners shall not be permitted.~~

Sec. 18-177. Standards for pool barriers.

- (a) Outdoor private residential swimming pools that require a building permit shall be surrounded by a pool barrier. All required private residential outdoor swimming ~~pools and~~ pool barriers, existing (subject to any variance heretofore granted by the council), modified, and hereafter constructed, shall meet the requirements of

these standards. Exceptions: EXISTING pools and equipment that complied with the city requirements at the time they were constructed, permitted or approved by the city.

- (b) Barrier/fencing and post materials shall be of substantial construction, decay or corrosion resistant, and capable of resisting a 200 pound lateral load applied in any direction at any point along the top. All fence posts shall be set in concrete bases or other suitable protection. Alternative barrier construction materials, climbing protection, and design must be approved by the building official or designee.
- (c) All private residential outdoor swimming pools shall be made inaccessible when not in use by a non-climbable barrier. It must also be positioned far enough away from permanent structures so that they do not provide climbing assistance. Exceptions: spas and hot tubs with a lockable safety cover that complies with ~~ASTMF 1346~~ ASTM F1346
- (d) The top of the barrier shall not be less than 48 inches above grade where measured on the side of the barrier that faces away from the pool. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet measured horizontally from the outside of the required barrier. The vertical clearance between grade and the bottom of the barrier shall not exceed 2 inches for grade surfaces that are not solid, such as grass, rocks, or gravel, where measured on the side of the barrier that faces away from the pool. The vertical clearance between a solid surface, such as concrete, and the bottom of the required barrier shall not exceed 4 inches where measured on the side of the required barrier that faces away from the pool. ~~high from finished ground level, as measured along the outside of the barrier, and should have no more than a two-inch gap from the bottom of the barrier to the ground. Such height shall exist around the entire perimeter for a distance of three feet where measured horizontally from the required barrier.~~ Openings in the barrier shall not allow passage of a four-inch diameter sphere.
- (e) Pedestrian access doors and gates shall ~~must~~ be self-closing, and shall ~~must~~ have a self-latching device, and shall be equipped to accommodate a locking device. ~~Utility/service~~ Utility or service doors or gates that are not meant for pedestrian use ~~must have a self-latching device and~~ shall be equipped to accommodate a locking device and shall remain locked when not in use. Double or multiple doors and gates shall be equipped to accommodate a locking device and shall have at least one leaf secured in place and the adjacent leaf shall be secured with a self-latching device ~~and shall be equipped to accommodate a locking device~~. For all gates ~~Where the~~ latch release mechanism of the self-latching device is located less than 54 inches from the bottom of the gate, the release mechanism shall be located on the poolside of the gate at least three inches below the top of the gate,

and the gate and barrier shall not have openings greater than $\frac{1}{2}$ ~~one-half~~ inch in any dimension within 18 inches of the latch ~~release mechanism~~

- (h) ~~Where the barrier is composed~~ When fences are comprised of diagonal members, the maximum opening formed by the diagonal members shall not be more than $1\frac{3}{4}$ inches. The angle of the diagonal members shall not be greater than 45 degrees from the vertical.
- (i) Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the pool side of the fence. Spacing between vertical members shall not exceed $1\frac{3}{4}$ inches in width. Where there are decorative cutouts within the vertical members, spacing within the cutouts shall not exceed $1\frac{3}{4}$ inches in width. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed 4 inches. Where the barrier is constructed of diagonal members, the maximum opening shall not be more than $1\frac{3}{4}$ inches. The angle of diagonal members shall not be greater than 45 degrees from vertical.
- (j) ~~The pool side of a parallel barrier shall not be less than 20 inches from the water's edge. Where equipment, including pool equipment such as pumps, filters and heaters, is on the same lot as a pool and such equipment is located outside of the barrier protecting the pool, such equipment shall be located not less than 36 inches from the outside of the barrier.~~
- (k) ~~Structures~~ A structure wall can serve as a barrier as approved by the building official or designee.

Secs. 18-178—18-207. Reserved.

DIVISION 4. PUBLIC ~~SWIMMING~~ POOLS

Sec. 18-208. ~~Permit~~ License required.

- (a) No person shall operate or ~~maintain~~ permit swimming in a public swimming pool unless the Health Authority has issued a valid license for the pool that is in full force and effect. ~~until such person has obtained a permit to operate such pool from the building official. No such permits shall be issued to operate a public swimming pool unless the pool conforms to the regulations in this division.~~
- (b) ~~No person shall begin construction of a public swimming pool or shall substantially alter or reconstruct any public swimming pool without first having submitted plans and specifications to the city for review and approval. All plans and specifications, including site plan, shall be submitted in duplicate. The zoning~~

~~administrator shall arrange for the review and approval of the plans and specifications by other appropriate departments concerned with such matters as zoning, electrical, structural and plumbing requirements. No permits to construct, alter, or renovate shall be issued until approval is granted by the other departments involved.~~

- ~~(c) The application for permit to construct or remodel a public swimming pool shall be on such forms as may be prescribed by the building official, together with any supporting data as may be required for the proper review of the plans.~~

Sec. 18-209. Plans.

~~The plans shall be drawn to scale and accompanied by proper specifications so as to permit a comprehensive engineering review of the plans, including the piping and hydraulic details, and shall include:~~

- ~~(1) Plans and sectional views with all necessary dimensions and details of the pool barrier and surrounding areas.~~
- ~~(2) A piping diagram showing all appurtenances including treatment facilities in sufficient detail, as well as pertinent elevation data, to permit a hydraulic analysis of the system.~~
- ~~(3) The specifications shall contain details on all treatment equipment, including catalog identification of pumps, chlorinators, and related equipment.~~

Sec. 18-210. Construction; facilities; adoption of state rules.

- ~~(b) Additional The criteria to be followed in the review and approval of plans shall be as set forth in the Minnesota Pool Code in Minnesota Administrative Rules Chapter 4717 relating to public swimming pools. Rules rules and regulations of the state commissioner of health, relating to public swimming pools, being Minnesota Rules ch. 4717. The same are hereby adopted by reference, and all terms of such regulations are made a part of this division as if fully set forth in this section.~~
- ~~(c) Whenever this ordinance conflicts with other applicable laws, regulations, and ordinances, the most restrictive shall prevail.~~
- ~~(d) This division shall apply to all public swimming pools, as defined in Minnesota Rules Part 4717.0250, subpart 8, that are located within the City of Blaine, Minnesota.~~

ARTICLE VII. CONTRACTORS

DIVISION 1. GENERALLY

Sec. 18-408. Required; exceptions.

- (a) Except as otherwise provided by law, before any person shall engage in the business of doing or performing any of the various types of work listed in this section, such person shall first obtain a City of Blaine general contractors license to do so as provided in this section:

- ~~(1) Cement work, cement block work, cement block laying or brick work.~~
- ~~(2) General construction, including erection, alteration, or repair of a building.~~
- ~~(3) The moving or wrecking of buildings.~~
- ~~(4) Plastering, outside stucco work, or lathing.~~
- ~~(5) Blacktopping (parking lots, driveways, etc.).~~
- ~~(6) Roofing.~~
- ~~(7) Reserved.~~
- ~~(8) Excavators (for basements, foundations, grading of lots, etc.).~~
- ~~(9) Heating, ventilating or air conditioning.~~
- ~~(10) Automatic sprinkler system design and installation contractor.~~

- (1) Commercial concrete, masonry or brick work.
- (2) Commercial general construction, including framing, window and doors, carpentry, steel erection, and the erection, alteration, or repair of a building or structure.
- (3) The partial or complete demolition of commercial buildings or structures.
- (4) Commercial siding and exterior wall covering.
- (5) Commercial roofing.
- (6) Sign and billboard erecting requiring a building permit.
- (7) Residential and commercial excavating (for basements, foundations, utility work, in-ground pools, grading of lots, etc.).
- (8) Commercial and residential heating, ventilating or air conditioning.
- (9) Automatic fire suppression sprinkler system installation.
- (10) Commercial fencing
- (11) Installation of a new cellular tower.

- (b) Except as otherwise provided by law, no person shall perform electrical, manufactured home installation, plumbing, water conditioning, roofing,

residential remodeling, residential building, or well water contracting work, septic system work, or any other work requiring a state-issued license for another within the city without first having provided a copy of their state-issued license. Every person holding a required state-issued license from the state board of electricity or the state commissioner of health and doing electrical, plumbing or well water contracting work for another within the city shall have on file with the building official a copy of the current license issued by the respective state agency or such other evidence of such license as may be provided by the respective agency.

(c) Except as otherwise provided by law, before any person shall engage in the business of doing or performing any of the various types of work listed in this section, such person shall first obtain a City of Blaine general registration to do so as provided in this section:

- (1) Performing one specialty skill in building construction or improvement services requiring construction contractor registration pursuant to Minnesota Statute 326B.701, and requiring a permit in the City of Blaine.
- (2) Installing above-grade outdoor private residential swimming pools that require a building permit as a construction contractor.
- (3) Installing residential fencing as a construction contractor.
- (4) Installing or expanding a commercial parking lot, or a commercial property exterior route for which a building permit is required.
- (5) Restriping of commercial parking lots due to surface seal coating, resurfacing and reconfigurations of parking spaces.
- (6) Cellular tower alterations and equipment installations.

Sec. 18-409. Scope of a City of Blaine general contractor's license; compliance by subcontractors.

A City of Blaine general contractor's license granted to a general contractor shall include the right to perform all the work included in such contractor's general contract. Such licenses shall include all of the persons performing the work which is classified and listed in section 18-408, provided that each person performing such work is in the regular employ of such general contractor and qualified under state law and the provisions of the building code to perform such work. In these cases, the general contractor shall be responsible for all of the work so performed. Subcontractors on any work shall be required to comply with the sections of this chapter pertaining to license, bond, qualifications, etc., for this particular type of work.

Sec. 18-411. Liability insurance; indemnification and hold harmless.

- (a) No City of Blaine general contractor's license or general registrations shall be issued until the applicant shall furnish general liability and worker's compensation if applicable ~~an umbrella or all perils policy~~ providing coverage of at least \$500,000.00. The insurance certificate shall show the City of Blaine as the certificate holder.
- (b) In addition, no City of Blaine general contractor's license or general registrations will be issued until the contractor agrees to hold the city harmless from all damages and claims of damages which may arise by reason of any negligence of the contractor or the contractor's agents or employees while engaged in the performance of this contract, and will indemnify the city for the amount of all claims, liens, expenses and claims for liens for work, tools, machinery, materials or insurance premiums and for the amount of all loss by reason of the failure of the contractor to fully perform its obligations under this contract, including, but not limited to, attorney fees and costs incurred relative to such claims and losses.

Sec. 18-412. Fee.

All City of Blaine general contractor's licenses and general registrations shall be obtained from the city manager. Application for City of Blaine general contractor's licenses and general registrations shall be filed with the building official on the forms furnished by the municipality. The fee for each City of Blaine general contractor's license shall be established by action of the council.

Sec. 18-413. Expiration; renewal.

- (a) All City of Blaine general contractor's licenses shall expire after the timeframe associated with the fee paid on July 1 following the date of issuance ~~unless~~ sooner revoked or forfeited. All general registrations shall expire 12 months unless sooner revoked or forfeited. If a license granted under this article is not renewed ~~previous to~~ by its expiration, then all rights granted by such license shall cease, and any work performed after the expiration of the license shall be in violation of this chapter. The City of Blaine general contractor's licenses and general registrations are not valid if the required insurance certificates are not current or valid.
- (b) Persons renewing their City of Blaine general contractor's license ~~after the expiration date~~ shall be charged the full ~~annual~~ license fee. No prorated license fee shall be allowed for renewals.

Sec. 18-414. Competency.

Each applicant for a City of Blaine general contractor's license shall satisfy the city manager that such applicant is competent by reason of education, special training, and experience, and that such applicant is equipped to perform the work for

which a license is requested in accordance with all state laws and city ordinances and the building code.

(Code 1963, § 37.045; Code 1980, § 6-45; Code 2004, § 18-127)

Sec. 18-415. Suspension or revocation.

- (a) The council shall have the power to suspend or revoke the City of Blaine general contractor's license or general registration if any person licensed or registered under the regulations of this article, whose work is found to be improper or defective or so unsafe as to jeopardize life or property, providing the person holding such license or registration is given 20 days' notice granting the opportunity to be heard before such action is taken. If and when such notice is sent to the legal address of the licensee or registrant and such licensee or registrant fails or refuses to appear at the hearing, the license or registration will be automatically suspended or revoked five days after date of hearing.
- (b) When a license or registration is suspended the period of suspension shall be not less than 30 days nor more than one year, such period being determined by the council.
- (c) When any person holding a City of Blaine general contractor's license or general registration as provided in this division has been convicted for the second time by a court of competent jurisdiction for violation of any of the provisions of this chapter, the council shall revoke the license or registration of the person so convicted. Such person may not make application for a new license or registration for a period of one year.

Chapter 50 OFFENSES

Sec. 50-236 Prohibited noises and acts

b. Operation of tools and domestic maintenance equipment powered by external air compressors or internal combustion engines, including, but not limited to, use of lawn mowers, hedge clippers, chain saws, mulchers, garden tillers, edgers, or other similar domestic power maintenance equipment. Snow removal, ~~and~~ street sweeping and dewatering equipment are exempt from this subsection;

Chapter 74 SUBDIVISIONS

ARTICLE IV. DESIGN STANDARDS

Sec. 74-106. Sewer and water facilities, general requirements.

(b) The subdivider shall install sewer and water mains and service connections, which are stubbed to the property line, to serve all lots in the subdivision. New lots zoned agriculture, residential estate, or farm residential may be created with provision of

water and sewer through private well and septic. New lots over ten acres ~~and~~ in size and zoned development flex may be created without connection to public water if approved by the city council as part of the conditional use permit establishing the development flex standards for the district.

Chapter 100 IN GENERAL

Sec. 100-2 Definitions

Garage, private, means a detached or attached accessory building or a portion of the principal building, ~~including a car port~~, which is used primarily for the storing of passenger vehicles, trailers, manufactured homes, trucks of a rated capacity not in excess of 10,000 pounds gross weight, in which only vehicles used by the tenants of the building on the premises are stored or sheltered.

Manufactured Home's Perimeter means the entirety of the manufactured home or mobile home, plus any accessory structures directly serving the dwelling including decks or porches regardless of whether they are permanently attached to the dwelling. Steps or ramps with landings no greater than 36 square feet are excluded from this definition. Sheds separated from the dwelling as required by the building code and fences shall not be included in a manufactured home's perimeter. Measurements taken from overhang to overhang.

Medical uses means those uses concerned with the diagnosis, treatment, and care of human beings or animals (without outdoor animal runs). The term "medical uses" includes hospitals, dental services, medical services, or clinics.

Chapter 101 ADMINISTRATION

Sec. 101-8 Financial guarantees.

(c) Single-family landscape escrows

(1) An escrow deposit shall be made prior to permit issuance for all single family homes, in an amount determined by the City Council. That escrow shall guarantee completion of landscaping, final grade, curb stop adjustment, and any other work required by ordinance or development agreement. ~~An additional escrow deposit shall be required prior to the issuance of a Certificate of Occupancy if landscaping work has not been completed between May 15 and October 15 of any year, in an amount determined by the City Council.~~ The costs of inspections occurring after the issuance of a Certificate of Occupancy shall be deducted from that escrow, in the amounts identified in the fee schedule. Additional fees may be charged by the City for work that is not completed within the required time frame.

Chapter 109 RESIDENTIAL DISTRICTS

ARTICLE II. AGRICULTURAL (AG)

Sec. 109-20. Permitted uses

(4) Group family day care--facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve 14 or fewer children or a state licensed day care facility serving 12 or fewer persons.

(5) ~~State licensed residential care facilities or housing with services established registered under M.S.A ch.144G serving six or fewer persons.~~ A state licensed residential facility serving six or fewer persons, including but not limited to, assisted living facilities licensed under 144G, as described in and required by Minnesota Statute 462.357.

ARTICLE III. FARM RESIDENTIAL (FR)

Sec. 109-51. Permitted uses

(4) Group family day care--facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve 14 or fewer children or a state licensed day care facility serving 12 or fewer persons.

(6) ~~State licensed residential care facilities or housing with services established registered under M.S.A ch.144G serving six or fewer persons.~~ A state licensed residential facility serving six or fewer persons, including but not limited to, assisted living licensed under 144G, as described in and required by Minnesota Statute 462.357.

Sec. 109-52. Accessory uses

(1) Private garages/accessory buildings/attached carports ~~attached to garages.~~

ARTICLE IV. RESIDENTIAL ESTATE (RE)

Sec. 109-83 Permitted uses.

(2) Group family day care--facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve 14 or fewer children or a state licensed day care facility serving 12 or fewer persons.

(3) ~~State licensed residential care facilities or housing with services established registered under M.S.A ch.144G serving six or fewer persons.~~ A state licensed residential facility serving six or fewer persons, including but not limited to, assisted living licensed under 144G, as described in and required by Minnesota Statute 462.357.

Sec. 109-84 Accessory uses.

- (1) Private garages/accessory buildings/attached carports ~~attached to garages.~~

Sec. 109-86 Standards.

- (6) Minimum lot size: ~~104,000 square feet (2.5 acres).~~

ARTICLE V. SINGLE-FAMILY (R-1)

Sec. 109-117 Permitted uses.

- (3) ~~State licensed residential care facilities or housing with services established registered under M.S.A ch.144G serving six or fewer persons.~~ A state licensed residential facility serving six or fewer persons, including but not limited to, assisted living licensed under 144G, as described in and required by Minnesota Statute 462.357.

Sec. 109-118 Accessory uses.

- (1) Up to two private garages/accessory buildings/attached carports

ARTICLE VI. SINGLE-FAMILY (R-1A)

Sec. 109-140 Permitted uses.

- (3) ~~State licensed residential care facilities or housing with services established registered under M.S.A ch.144G serving six or fewer persons.~~ A state licensed residential facility serving six or fewer persons, including but not limited to, assisted living licensed under 144G, as described in and required by Minnesota Statute 462.357.

ARTICLE VII. SINGLE-FAMILY (R-1AA)

Sec. 109-171 Permitted uses.

- (3) ~~State licensed residential care facilities or housing with services established registered under M.S.A ch.144G serving six or fewer persons.~~ A state licensed residential facility serving six or fewer persons, including but not limited to, assisted living licensed under 144G, as described in and required by Minnesota Statute 462.357.

ARTICLE VIII. SINGLE-FAMILY (R-1B)

Sec. 109-203 Permitted uses.

(3) ~~State licensed residential care facilities or housing with services established registered under M.S.A ch.144G serving six or fewer persons.~~ A state licensed residential facility serving six or fewer persons, including but not limited to, assisted living licensed under 144G, as described in and required by Minnesota Statute 462.357.

ARTICLE XIV. MANUFACTURED HOMES (R-4)

Sec. 109-398. - Standards

(7) ~~Minimum distance~~ 10-foot separation between replacement of manufactured homes ~~÷ 20 feet, on existing lots.~~ Manufactured homes placed on new lots established by a new manufactured home park plan shall meet a minimum 20-foot separation. All areas between mobile homes shall be kept free from excessive clutter and debris. Measurements taken from overhang to overhang.

(7) ~~Minimum distance~~ setbacks between adjacent manufactured homes: ~~20 feet.~~

(a) 10-feet between the closest points of two manufactured home perimeters on existing lots.

(b) 20-feet between the closest points of two manufactured home perimeters on new lots established by a new manufactured home park plan.

(c) 3-feet between the closest points of two manufactured home perimeters along the short sides of both homes.

Chapter 113 COMMERCIAL DISTRICTS

ARTICLE III. COMMUNITY COMMERCIAL (B-2)

Sec. 113-61. - Permitted uses.

(11) Cannabis retail and/or medical cannabis businesses licensed for cannabis retail (subject to the standards listed in Chapter ~~22~~ 23 of the Blaine Code of Ordinances). Microbusiness and Mezzobusiness cultivation of cannabis/hemp to be inside a building, no outdoor cultivation permitted.

Sec. 113-63. - Conditional uses.

(13) ~~open sales lot.~~ Reserved.

ARTICLE IV. REGIONAL COMMERCIAL (B-3)

Sec. 113-98. - Permitted uses.

(11) Cannabis retail and/or medical cannabis businesses licensed for cannabis retail (subject to the standards listed in Chapter 22 23 of the Blaine Code of Ordinances). Microbusiness and Mezzobusiness cultivation of cannabis/hemp to be inside a building, no outdoor cultivation permitted.

ARTICLE V. OFFICE RESEARCH PARK (B-4)

Sec. 113-130. Standards.

(4) ~~In the event where front, side or rear setback requirements from a differing adjacent district fall within a public street or highway right-of-way, the minimum setback shall be 20 feet from the property line but not less than the required setback from the adjacent differing district boundary.~~ Reserved.

ARTICLE VII. PLANNED OFFICE DISTRICT (POD)

Sec. 113-190. Standards.

(6) ~~b. Traffic safety islands or general parking islands, were deemed appropriate by the zoning administrator, shall be landscaped and irrigated. At least five percent of the surface area of land within a parking area shall be landscaped.~~ Reserved.

ARTICLE VIII. TOWN COMMERCIAL (B-5)

Sec. 113-224

(6) ~~b. Traffic safety islands or general parking islands, were deemed appropriate by the zoning administrator, shall be landscaped and irrigated. At least five percent of the surface area of land within a parking area shall be landscaped.~~ Reserved.

Chapter 117 MIXED USE DISTRICTS

ARTICLE II. 105TH AVENUE REDEVELOPMENT DISTRICT (RD)

Sec. 117-21. Development procedure.

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

ARTICLE III. PLANNED BUSINESS DISTRICT (PBD)

Sec. 117-60. Land uses.

- (2)a.8. Cannabis retail and/or medical cannabis businesses licensed for cannabis retail (subject to the standards listed in Chapter 22 23 of the Blaine Code of Ordinances). Microbusiness and Mezzobusiness cultivation of cannabis/hemp to be inside a building, no outdoor cultivation permitted.

- (2)(y) Multiple buildings on one lot.

Sec. 117-62 Standards.

- ~~(6) b. Traffic safety islands or general parking islands, were deemed appropriate by the zoning administrator, shall be landscaped and irrigated. At least five percent of the surface area of land within a parking area shall be landscaped. Reserved.~~

ARTICLE IV. COUNTY ROAD 10 MIXED USE DISTRICT (MU)

Sec. 117-85. - Permitted uses.

- (11) Cannabis retail and/or medical cannabis businesses licensed for cannabis retail (subject to the standards listed in Chapter 22 23 of the Blaine Code of Ordinances). Microbusiness and Mezzobusiness cultivation of cannabis/hemp to be inside a building, no outdoor cultivation permitted.

Sec. 117-84 Development procedure.

~~(a) All new buildings and additions require site plan approval through the Planning Commission and City Council.~~

(b)(a) A development agreement is required as part of the development approval and shall address, at a minimum, approved site and building design criteria, approved sign locations and design criteria, construction phasing, parking, cash escrow and/or letter of credit for construction of on-site and off-site improvements generated by the development.

Chapter 121 INDUSTRIAL DISTRICTS

ARTICLE III. LIGHT INDUSTRIAL (I-1A)

Sec. 121-105. Storage/refuse facilities.

(b) Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. ~~Such Refuse facilities~~ shall be located within an enclosure constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. ~~Such Refuse enclosures facilities~~ shall have solid gates. Refuse enclosures are not required for refuse facilities located within an outside storage area authorized by a conditional use permit and fully screened from public view by solid fencing or buildings, subject to Zoning Administrator approval.

(c) There shall be no detached silos, storage tanks, storage bin containers or similar detached structures within this district, unless approved as part of a conditional use permit for outside storage. Above ground fuel tanks are exempt from this requirement with Zoning Administrator approval of placement, screening and issuance of Building and Fire Department permits.

ARTICLE IV. HEAVY INDUSTRIAL (I-2)

Sec. 121-100. Conditional uses.

(5) Outdoor storage of materials or equipment other than passenger vehicles. All outside storage areas greater than one acre require additional building standards outlined in section 121-~~1052(9)~~.

(12) Manufacturing or repair of ~~semi-tractors, trailers,(excluding semi trailers), trucks over 10,000 GVW, farm implements, or boats, without outside storage of trucks, boats or trailers exceeding the number of dock and/or bay doors on the building.~~

Sec. 121-105. Storage/refuse facilities.

(b) Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. ~~Such Refuse facilities~~ shall be located within an enclosure constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. ~~Such Refuse enclosures facilities~~ shall have solid gates. Refuse enclosures are not required for refuse facilities located within an outside storage area authorized by a conditional use permit and fully screened from public view by solid fencing or buildings, subject to Zoning Administrator approval.

(c) There shall be no detached silos, storage tanks, storage bin containers or similar detached structures within this district, unless approved as part of a conditional use permit for outside storage. Above ground fuel tanks are exempt from this requirement with Zoning Administrator approval of placement, screening and issuance of Building and Fire Department permits.

ARTICLE V. HEAVY INDUSTRIAL (I-2A)

Sec. 121-135. Conditional uses.

(13) Manufacturing, sales, rental or repair of or driver education related to semi-tractors, trailers, trucks over 10,000 GVW, farm implements, or boats, with or without outside storage of trucks, boats or trailers exceeding the number of dock and/or bay doors on the building.

Sec. 121-140. Storage/refuse facilities.

(b) Refuse facilities, except for individual containers for public use, shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the Zoning Administrator. ~~Such Refuse facilities~~ shall be located within an enclosure constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. ~~Such Refuse enclosures facilities~~ shall have solid gates. Refuse enclosures are not required for refuse facilities located within an outside storage area authorized by a conditional use permit and fully screened from public view by solid fencing or buildings, subject to Zoning Administrator approval.

(c) There shall be no detached silos, storage tanks, storage bin containers or similar detached structures within this district, unless approved as part of a conditional use permit for outside storage. Above ground fuel tanks are exempt from this requirement with Zoning Administrator approval of placement, screening and issuance of Building and Fire Department permits.

Chapter 125 OVERLAY DISTRICTS

ARTICLE III. HIGHWAY 65 OVERLAY DISTRICT (HOD)

Sec. 125-54 Architectural control.

(2) *Landscaping.* Applicable landscaping requirements set forth in section 129-7 shall apply. At least 25 percent of the required conifer and overstory trees must be oversized.

Chapter 129 PERFORMANCE STANDARDS

ARTICLE I. IN GENERAL

Sec. 129-2 Lighting

(a) In all commercial, industrial, ~~or~~ multifamily residential zoning districts, institutions, sports complexes or schools, any lighting used to illuminate off-street parking and driving areas, signs, or structures shall, except as permitted under subsection (e) of this section, consist of downcast style fixtures with a concealed or shielded light source to prevent glare or spill to adjacent right-of-way or properties.

(b) Pole-mounted lighting in commercial, industrial, ~~or~~ multifamily residential zoning districts, institutions, sports complexes or schools, shall not have pole heights exceeding 20 feet. ~~Pole heights exceeding 20 feet for larger commercial or industrial parking areas (exceeding 120 parking stalls or sites with developed area greater than 2.5 acres), or outdoor recreational facilities in all zoning districts may be considered with review and issuance of a conditional use permit.~~ Pole heights up to 50 feet are permitted for commercial, industrial, or institutional parking areas exceeding 120 parking stalls or sites with developed areas greater than 2.5 acres and for sports complexes exceeding 2.5 acres. Pole heights exceeding the above listed standards may be considered with review and issuance of a conditional use permit for special purpose lighting upon evidence that such special purpose lighting is necessary to effectively light the premises.

Sec. 129-7 Landscaping

- (a) All building construction in the R-3A, R-3B, R-3C, RF, DF, B-1, B-2, B-3, B-4, I-1, I-1A, I-2, I-2A, PBD, RR, ~~and~~ POD, and MU, zoning districts shall be accompanied by a complete landscape plan. The landscape plan should be developed in accordance with the site plan submitted for approval.

(c)(7) A variety of species shall be provided. Not more than 20 percent of the total number of overstory trees shall be composed of one genus. A variety of conifers and ornamentals shall be provided. Spacing and species of trees and shrubs are subject to approval of the ~~zoning administrator~~ City Forester.

(c)(8) All plantings shall follow best practices as determined by the City Forester.

Sec. 129-8 Fences

(b) Definitions

Fence means any partition, structure, wall, or gate erected as a divider marker, barrier or enclosure and located along the boundary, or within the required yard. The term “fence” shall not include fabric, flags, tarps, banners, ~~naturally growing~~ shrubs, trees or other foliage.

(a) Special purpose fences.

- (1) Fences for special purpose and fences differing in construction, heights, or location, may be permitted in any multifamily residential, commercial or industrial district in the city, only by issuance of a conditional use permit approved by the city council after a recommendation by the planning commission, and upon evidence that such special purpose fence is necessary to protect, buffer, or improve the premises for which such fence is intended. Conditional use permits are not required for fences ~~surrounding recreational areas, such as tennis courts or baseball fields,~~ on publicly owned properties.

Sec. 129-9 Tree preservation

(3) Replacement

c. On residentially zoned lots. On public right-of-way in residential zoning districts and on residentially zoned lots exceeding one acre in size, the total number of replacement trees shall not exceed eight trees per acre of upland. On residentially zoned lots less than one acre in size, a one to one replacement of all trees will be required for the first seven trees removed from the lot. Two significant trees per year may be removed from the property, without requiring replacement.

(2) Forest Management Plan

d. Tree replacement may also be required as part of the forest management plan. The City Forester has the authority to decide how many trees are required to be replaced as part of the forest management plan. In no instance shall the number of trees

replaced be more than the amount outlined in subsection (3)(c) of this section. Tree replacement, as outlined in subsection (a)(3) (3)(c) of this section, shall be required if trees are removed without obtaining an approved approval for of a forest management plan.

Sec. 129-11 Permitted encroachments, yards.

- (1) Decks 30 inches or greater in height or attached to the home; balconies; open terraces; marques; flues; sills; lintels; pilasters; cornices; gutters; open canopies; open porches not enclosed by walls, screens, windows, or doors; and awnings; are permitted to encroach by up to 25 percent of the required setbacks in the front, side, and rear yard any yard.
- (4) Recreation equipment, picnic tables, arbors, trellises, pergolas, outdoor living rooms, outdoor eating facilities, patios, pool deck surrounds and aprons, detached decks less than 30 inches in height and laundry drying equipment are permitted in the rear yard with a minimum five-foot setback from the side and rear lot lines. Patios may be placed in the front, side or corner side yard meeting the setback requirements for attached decks.

Sec. 129-13 Parking

(9) ~~Residential (R-1, R-1A, R-1AA, R-1B, R-2, R-3A, R-3B, R-3C DE, RF) on-site parking requirements.~~ On-site parking requirements for Residential, with the exception of apartment buildings and the FR and RE zoning districts

(g) Vehicle and trailer parking is prohibited on lots without a home or other principal use.

Sec. 129-24 Electric Vehicle Charging Standards

(a) Permitted locations.

- (1) Electric vehicle chargers are permitted in every zoning district, when accessory to the primary use and intended solely to charge vehicles that would otherwise be on site.
- (2) If the primary use of the electric vehicle chargers is the retail charging of electric vehicles that would not otherwise be on site, then the use is considered a gasoline station for zoning purposes and allowed only in zoning districts that permit gasoline stations.

(b) *Electric vehicle charger standards.* Electric vehicle chargers must meet the following standards:

(1) *Design.* Parking must meet standards set in 129.13(7)

(2) *Minimum off-street required parking.* Parking spaces with electric vehicle chargers count toward satisfying the minimum off-street parking requirements of 129.13(8) unless the parking spaces with spaces with electric vehicle chargers constitute more than 5 percent of the parking spaces on the site.

(3) *Private single family and multi family home electric vehicle charger standards.* Electric vehicle chargers located on properties used for single family or multifamily homes must meet the following standards:

a. Must be solely for private use of the property owner, resident, or their non-paying guests.

b. Must be located in a garage, on the exterior wall of the home or garage, or freestanding pole with footing, adjacent to a parking space subject to principal building setbacks for single family homes and parking setbacks for multifamily, including apartments.

c. When located outside of garage, must be rated for outdoor use.

CHAPTER 133 SIGNS

Sec. 133-2 Definitions

Off-premise sign: Signage located off the property of where the product, service, or promotion is being sold, conducted or otherwise offered for sale.

On-premise sign: Signage located on the property of where the product, service, or promotion is being sold, conducted or otherwise offered for sale.

Sign, banner, means a flexible piece of cloth, nylon, canvas, plastic, or similar material attached to the wall of a building, upon which copy, images, branding, colors and the like may be located.

Sign, indoor: Signage placed on the interior walls of a building, and which cannot be viewed from outside of the structure.

~~*Sign, monument style:* Either, means a freestanding sign that contains a solid or enclosed base and where the sign support posts is/are not visible. Base shall be constructed of materials that are consistent with and complementary to the building. Width of base to be a minimum of two thirds the width of sign face.~~

(a) A freestanding sign that contains a solid or enclosed base and where the sign support post(s) is/are not visible. Base shall be constructed of materials that are

consistent with and complementary to the building. Width of base to be a minimum of two-thirds (2/3) the width of the sign face. Or:

(b) A freestanding sign with two masonry supports on either side of the sign, flush with the edges of the sign structure. Masonry supports must be at least 2-feet in width and total at least 50% of the width of the sign face.

Sign, window: Signage placed behind a pane of glass, visible from outside of the building.

Sec. 133-4. Prohibited signs. (Unless where expressly permitted in the underlying zoning district).

(12) Off-Premise signs, except for Billboards, except as provided in [section 133-8](#).

Sec. 133-5. General requirements and standards for permitted signs.

(f) A sign and/or its structural components shall not move as a result of wind pressure, with the exception of feather signs and flags.

Sec. 133-6. Permitted signs—No permit required.

(2) Pedestrian, vehicular-traffic, and parking directional signs in parking lots, provided such signs are less than eight square feet in area and less than five feet in height, for freestanding signs, and measure less than eight (8) square feet in area for signs located on the building, unless located on the building, provided such sign does not constitute a traffic hazard.

(4) ~~Signs denoting the architect, engineer, contractor, One sign per each of the following: the architect, engineer, contractor, financier, or owner when placed upon a worksite, which do not exceed an aggregate of 32 square feet in area. Such signs must be removed ten days after completion of construction.~~

(7) Signs or posters painted on or attached to the inside of a ~~display~~ window occupying less than 25 percent of the ~~display~~ window area. This shall include illuminated signs, but not flashing signs.

(11) a. Temporary signs for the purpose of selling or leasing individual lots or buildings, subject to the following standards: provided that such signs are less than ten square feet for residential property and 32 square feet for other property, have a maximum height of ten feet, unless located on the building,

~~and provided that only one sign is permitted for each property. The signs must be removed within ten days following the lease or sale.~~

1. Residential signs shall not exceed ten (10) square feet in area and ten (10) feet maximum height.

2. Non-residential signs shall not exceed thirty-two (32) square feet in area and ten (10) feet maximum height

3. All signs shall be removed within ten (10) days following the lease or sale.

~~(11)b.(12)~~ One sign per building for the purpose of leasing dwelling units or ~~office-commercial or industrial~~ space in a building containing two or more units, provided such signs are limited to ~~five~~ thirty-two (32) square feet in area.

~~(11)e.(13)~~ One sign for the purpose of announcing or promoting a residential, commercial, or industrial development shall be allowed subject to the following conditions: ~~Each residential project must contain at least six dwellings or lots. The sign must be located at least 130 feet from any preexisting home. The sign must be removed within two years of issuance of a first building permit in the development or when the particular development is 90 percent sold or rented, whichever is sooner. Each sign shall not exceed the following size limitations:~~

~~1. Project area under ten acres: 32 square feet;~~

~~2. Project area over ten acres: 140 square feet.~~

a. Each residential project must contain at least six (6) dwellings or lots

b. The sign must be located at least one hundred thirty (130) feet from any pre-existing home.

c. The sign shall be removed within two (2) years of issuance of a first building permit in the development or when the development is ninety percent (90%) sold or rented, whichever is sooner.

d. Projects under ten (10) acres are limited to a maximum sign area of thirty-two (32) square feet.

e. Projects over ten (10) acres are limited to a maximum sign area of one hundred forty (140) square feet.

~~(12)~~(14) One feather sign with a maximum width of 3.5 feet and a maximum height of 18 feet or a banner with a maximum area of 32 square feet is permitted without a temporary sign permit.

~~(13)~~ (15) Interim banner signs for new establishments installed according to the size, height, and area restrictions for wall or freestanding signs as outlined in this ordinance.

~~in the location of lawfully existing freestanding or wall signs not to exceed the size of the existing signs. Interim banner signs permitted for new establishments until permanent signs are installed or 60 days, whichever is less.~~

~~(14) (16) Garage sale signs that abide by all requirements as stated in Section 129-10.~~

Sec. 133-7. Permitted signs—Permit required.

~~(1)a. Single-tenant buildings. There shall not be more than one wall sign for each principal building except that where the building abuts two or more streets, one oriented to each abutting street, shall be permitted, provided that the design of which is approved by the zoning administrator. The gross surface area of a wall sign shall not exceed ten percent of the area of the building wall, including doors and windows, to which the sign is to be affixed or 200 square feet, whichever is smaller.~~

1. There shall not be more than one (1) wall sign for each principal building, except when the building abuts two (2) or more streets one (1) oriented to each abutting street, shall be permitted, provided that the design of which is approved by the Zoning Administrator.

2. The gross surface area of a wall sign shall not exceed ten percent (10%) of the area of the building wall, including doors and windows, to which the sign is to be affixed or two hundred (200) square feet, whichever is less.

~~(1)b. Multi-tenant buildings shall have wall signs of similar design. Each tenant is allowed one wall sign in accordance with subsection (a)(1)a of this section, except that a tenant space which has its only entrance on a side of the building not abutting a public street shall be allowed one sign meeting the size requirements of subsection (a)(1)a of this section and located on the same wall as the tenant's only entrance. No signage is permitted for tenant entrances immediately adjacent to residentially-zoned property. Future wall sign permits on multi-tenant buildings, including shopping centers, shall be issued only after the building owners have submitted a comprehensive sign plan approved by the zoning administrator. The comprehensive sign plan shall include similar design standards involving sign material, color, style, spacing, and size.~~

1. Wall signs for multi-tenant buildings shall not be allowed more than one (1) wall sign per tenant, except where the building abuts two (2) or more streets, one (1) oriented to each abutting street, shall be permitted, provided that the design of which is approved by the Zoning Administrator.

2. The gross surface area of a wall sign shall not exceed ten percent (10%) of the area of the building wall of the particular tenant space to which the sign is to be affixed, including doors and windows, or two hundred (200) square feet, whichever is smaller.

3. No signage is permitted for tenant entrances immediately adjacent to residentially-zoned property.

1.e. Proposed canopy or awning signs shall count towards the 10% wall area allowance as described under section 1a.2., and may result in a reduction of the number and/or size of wall signs on the building.

~~2.1.~~ Major shopping centers/commercial complexes are allowed a monument sign up to a maximum of 180 square feet in area and a maximum height of 25 feet. Major shopping center complexes are allowed one additional monument sign per arterial street upon which they front. ~~The width of the base may be reduced to 50 percent of the width of the sign with the zoning administrator's approval.~~

~~1.2.~~ If a multi-tenant building is not a major shopping center/ commercial complex but has a linear frontage of at least 400 feet and abuts a street which is at least an arterial street, one additional monument sign is allowed providing that the area of the additional sign does not exceed 140 square feet and the height does not exceed 14 feet. If the second sign is to be located on the same street frontage as the primary sign, the two signs shall be placed no less than 150 feet apart.

(2)a.8. Electronic Readerboards.

(iv) At least 50% of the area of the sign shall be static. In no instance shall a sign be entirely composed of an electronic readerboard.

(2)b.2. Electronic Readerboards.

(iv) At least 50% of the area of the sign shall be static. In no instance shall a sign be entirely composed of an electronic readerboard.

(2) b.(1) *Wall signs.* There shall not be more than one wall sign for each principal building except ~~that~~ ~~when~~ ~~re~~ the building abuts two or more streets, one oriented to each abutting street shall be permitted, provided that the design of which is approved by the zoning administrator. The gross surface area of a wall sign shall not exceed ten percent of the area of the building wall, including doors and windows, to which the sign is to be affixed or 64 square feet, whichever is smaller.

(1) Home Occupations. The following zoning districts are allowed one sign per household for a home occupation:

~~(2) Churches, synagogues, temples and other public places, and residential subdivisions or multifamily complexes may have one monument sign with a~~

~~maximum area of 36 square feet. Such signs shall not be located more than ten feet above ground level.~~

~~(3) Churches, schools and similar public facilities in residential zoning districts may have an electronic readerboard, provided the requirements of subsection (a)(2)a of this section have been met and the sign is located adjacent to a collector or arterial road as designated in the city's comprehensive plan.~~

~~(4) Churches, schools, fire stations, golf courses or other public buildings may have one wall sign. Said sign shall consist of non-illuminated block letters with a maximum area of 80 square feet.~~

(2) Places of worship, schools, and other public places, residential subdivisions and multi-family complexes:

a. May have one (1) wall sign except when the building abuts two (2) or more streets, one (1) oriented to each abutting street, shall be permitted, provided that the design of which is approved by the Zoning Administrator. Wall signs shall consist of non-illuminated block letters with a maximum area of eighty (80) square feet.

b. May have one (1) monument sign with a maximum area of thirty-six (36) square feet. Such signs shall not exceed ten (10) feet in height.

c. May have an electronic readerboard provided the requirements of Sec 133-7(2)8 have been met and the sign is located adjacent to a collector or arterial road as designated in the City's Comprehensive Plan.

~~(5)(3)~~ Golf courses, golf driving ranges, commercial stables, nurseries, garden supply stores and general farming or garden operations in the FR Farm Residential Zoning District may have one monument style freestanding sign with a maximum area of 36 square feet and a maximum height of ten feet above ground level.

(d) *Area identification signs.* Signs erected for the sole purpose of identifying the name of a recognized commercial or industrial area (not shopping center) shall be permitted in all commercial or industrial districts. Area identification signs are subject to the approval of the zoning administrator, provided that the monument sign does not exceed 50 square feet in area and 14 feet in height. ~~An accompanying landscape plan is required with this permit.~~ A written statement must also be submitted indicating the party responsible for the maintenance of the sign.

~~(2)~~ (1) Wall signs.

a. One wall sign shall be permitted per building.

1. Said signs shall not be greater than 50 square feet in size.

2. Said signs may be illuminated, if illumination is achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting, but not any lighting where the light source is visible or exposed on the face or sides of the characters.

~~(1)~~ (2) *Monument signs.* One monument sign shall be permitted per lot.

- b. Said sign shall be no greater than 50 square feet in size and stand no higher than ten feet nor longer than 14 feet.
- c. Said sign shall be constructed of the same exterior material as the front of the building and be architecturally compatible with the building.
- d. Said sign may be illuminated internally or by ground lighting only.
- e. Lots occupied and having at least 400 feet frontage on a second public street may be allowed an additional freestanding monument sign along its second public street frontage.

~~b. No other signs shall be permitted except building safety, address and traffic signs which must be approved by the city on the site plan.~~

Sec. 133-10. Permits.

(d) *Sign permits.* No sign shall hereafter be erected, re-erected or altered, including the replacement of the business message, except permitted changeable copy signs, unless a permit for each sign has been obtained, ~~unless~~ or no permit is required pursuant to section 133-6. In addition, electrical permits shall be obtained for all electric signs. Application for a sign permit shall be made in writing on forms furnished by the community development department. Such application shall contain the location by ~~street~~ property address and number of the proposed sign structures, the erector, a scaled drawing of the sign indicating material copy, ~~and~~ dimensions, color and location. Maintenance of signs, including repainting without changing the wording, composition, size, or colors; or minor nonstructural repairs, (except electrical repairs) shall not require a permit.

~~(2) A permit shall expire if the use of a sign has been discontinued for a period of 180 days.~~



City of Blaine Staff Report

File Number: 2025-535

Agenda Date	Status
November 12, 2025	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.4

Case File No. 25-0046 // City of Blaine // 8550 Van Buren Street NE

The City is requesting the following:

1. Comprehensive plan amendment to change from Community Commercial (CC) to Low Density Residential (LDR).
2. Rezoning from County Road 10 Mixed Use (MU) to Single Family Residential (R-1).

Background

Zoning	County Road 10 Mixed Use (MU)
Land Use	Community Commercial (CC)
Area	0.30 Acres
Applicable Regulations	101-3 of the Zoning Code
Attachments	Zoning and Location Map
Schedule	Planning Commission: 11/12/25 City Council: 12/01/25 and 12/15/25

Staff report prepared by Elizabeth Showalter, Community Development Specialist

The subject property was purchased by the Blaine Economic Development Authority in 2019 for potential use as a site for stormwater ponding, construction of a single-family home, or for use as part of a larger redevelopment in the area. The site had been occupied by Jimbo's Restaurant for many years. At the time of purchase, the vacant restaurant building and property required numerous improvements to comply with fire, building, and zoning codes.

At this time, staff is proposing construction of a single family home on the site through a sale to a single-family home builder. This report pertains to the land use entitlements necessary to facilitate that sale and construction. The sale of the land will be considered by the EDA at a separate time.

The property is currently guided Community Commercial (CC). Staff proposes a Comprehensive Plan Amendment to Low Density Residential (LDR). The property is zoned County Road 10 Mixed Use (MU) and staff proposes rezoning to Single Family (R-1).

Basis for Review

Section 101-3 (a) Criteria for granting zoning/comprehensive plan amendments:

The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City.

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

While 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.

Evaluation of Request

Surrounding Zoning and Uses

- North: Single-family homes (zoned R-1)
- South: County Road 10
- East: Twin home located at the corner of Van Buren and CR10 Service Drive (zoned R-2) with single-family homes (zoned R-1) to the north
- West: Borofuka furniture store (zoned CR 10 Mixed Use)

The LDR land use designation is consistent with the surrounding area and allows for reasonable development of the 0.3 acre parcel, which is too small to allow for commercial development meeting current parking ratios and setback requirements.

Current and Proposed Land Use

The property is guided CC and staff proposes a Comprehensive Plan amendment to LDR.

The proposed land use designation is consistent with the adjacent residential properties and is an appropriate land use for the intersection of two local roads.

Current and Proposed Zoning

The property is zoned County Road 10 Mixed Use (MU) and staff proposes rezoning to Single Family (R-1) to be compatible with the adjacent single family homes. The 0.3 acre parcel is too small to allow for a commercial development that meets parking ratios and setback requirements, therefore a single family home is a more appropriate use.

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. This site meets the intent of the R-1 district.

Recommendation

In Planning Case File No. 25-0046, it is recommended that the Planning Commission recommend approval of a comprehensive plan amendment to change from Community Commercial (CC) to Low Density Residential (LDR) with the following rationale:

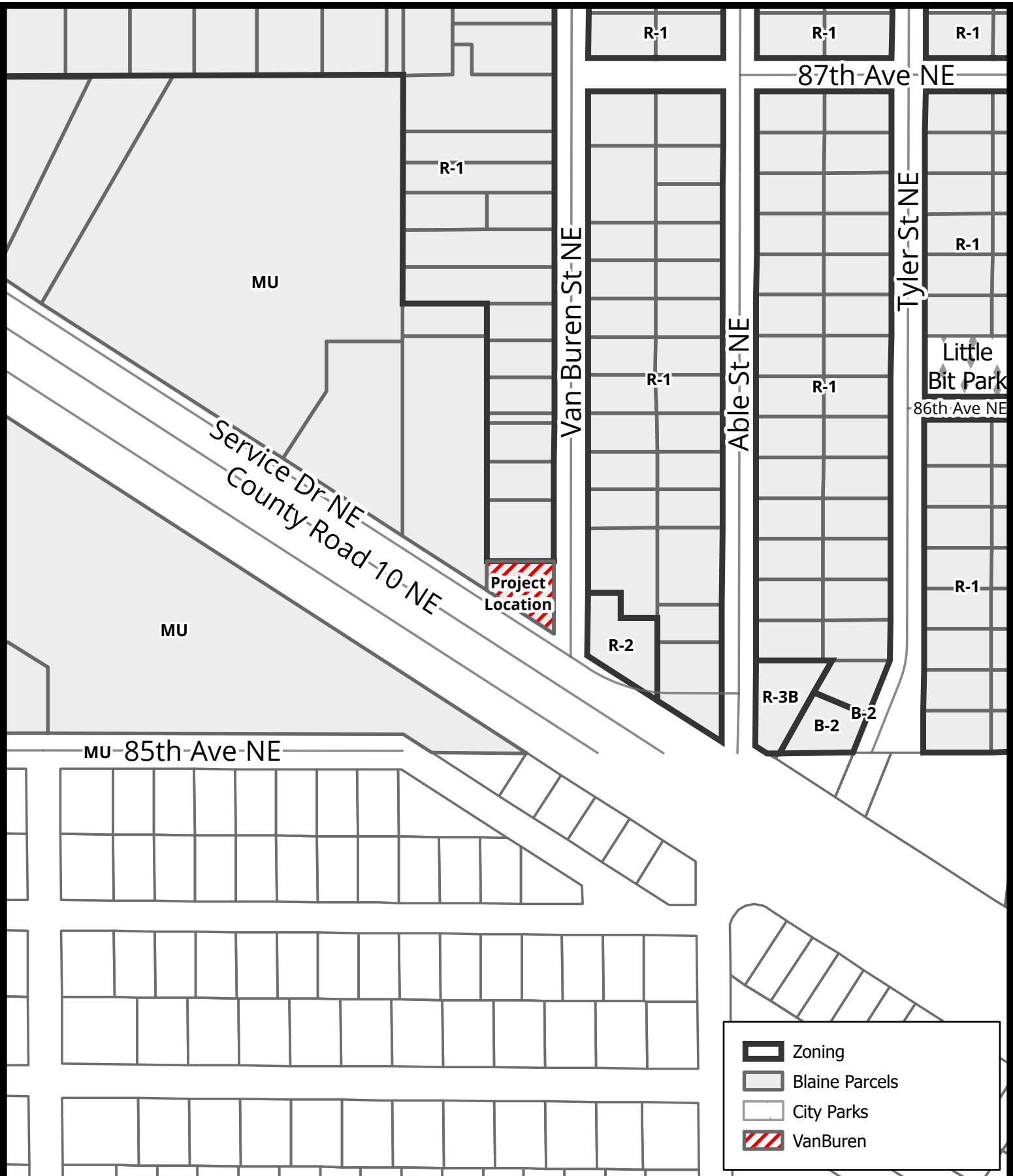
1. The proposed Low Density Residential land use is consistent with adjacent residential uses.
2. The site is not sufficiently sized to allow for development of uses consistent with the current Community Commercial designation.

In Planning Case File No. 25-0046, it is recommended that the Planning Commission recommend approval of a rezoning from Community Commercial (B-2) to Single Family Residential (R-1) with the following rationale:

1. The subject property is not sufficiently sized for a conforming commercial use.
2. The R-1 Single Family zoning is consistent with the adjacent residential uses.

Attachment List

1. Attachments



	Zoning
	Blaine Parcels
	City Parks
	VanBuren

Case File No. 25-0046
8550 Van Buren Street NE

0 0.01 0.03 0.06 Miles
 Scale: 1:2,952



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