



City of Blaine

Planning Commission

April 12, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

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

Public comments prior to the meeting must be received by 4:30 PM on the Monday prior to the meeting date. Email comments to: Planning@BlaineMN.gov or phone 763-785-6180.

AGENDA

1. **Call to Order**
2. **Administration of Oaths of Office - Gorzycki, Olson**
3. **Election of Chair and Vice Chair**
4. **Roll Call**
5. **Approval of Minutes**
 - 5.1. **2023-80** Approval of the March 14, 2023 Planning Commission Minutes
Sponsors:
6. **Public Hearing**
 - 6.1. **2023-72** **Case File No. 23-0027 // Blaine Wholesale Transmission // 30 County Road 10 NE**

The applicant is requesting a conditional use permit amendment to store up to five outdoor vehicles as part of an auto repair business in a B-3 (Regional Commercial) zoning district.

Sponsors: Elizabeth Showalter, Community Development Specialist
 - 6.2. **2023-73** **Case File No. 23-0029 // Star Party Room Rental (Star Party, LLC) // 12074 Central Avenue NE**

The applicant is requesting a conditional use permit to operate an approximately 1,700 square foot themed party room in a B-2 (Community Commercial) zoning district.

Sponsors: Shawn Kaye, Planner

6.3. **2023-75 Case File No. 23-0032 // South Side Entertainment District // 2030
105th Avenue NE**

The applicant is requesting the following:

1. Code amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the south side of 105th Avenue as a conditional use permit.
2. Preliminary plat to create two lots.
3. Conditional use permit for two buildings on one lot, outdoor dining, shared parking and drive-thru.

Sponsors: Sheila Sellman, City Planner

6.4. **2023-74 Case File No. 23-0031 // City of Blaine**

The City is proposing an amendment to section 18-121 of the Code of Ordinances and 34.11 of the Zoning Ordinance to remove the requirement for signs to be installed by licensed contractors.

Sponsors: Elizabeth Showalter, Community Development Specialist

7. Adjournment

**UNAPPROVED
CITY OF BLAINE
PLANNING COMMISSION MEETING MINUTES
March 14, 2023**

The Blaine planning commission met in the City Hall Chambers on Tuesday, March 14, 2023. Chair Goracke called the meeting to order at 7:00PM.

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

Members Absent: Commission Members Deonauth, Halpern and Homan.

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

APPROVAL OF MINUTES

Motion by Commissioner Olson to approve the minutes of February 14, 2023, as presented. Motion seconded by Commissioner Swanson. The motion passed 4-0.

PUBLIC HEARING

Item 4.1 – Case File No. 22-0082 – Public Hearing – The applicant is requesting the following:

1. Rezoning from PBD (Planned Business District) to B-2 (Community Commercial).
 2. Conditional use permit for a standalone carwash in a B-2 zoning district.
- TOMMY'S EXPRESS CAR WASH, 4252 122ND AVENUE NE.

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 22-0082 was opened at 7:07PM.

Arthur Cyrankowski, 12263 Ghia Ct NE, Unit A, explained he was against the car wash at the proposed location. He indicated this loud industrial use would impact the quiet enjoyment of his property. He asked that the commission reconsider this use as he feared the car wash would adversely impact the value of his property.

Nathan Warner, 4324 122nd Circle NE, reported the proposed car wash would be directly in his backyard. He noted he left Minneapolis to get away from the noise but now he would have a car wash in his backyard. He indicated the Kwik Trip was already loud enough. He

encouraged the city to find another use for this property. He suggested a fast-food use or restaurant be considered for this property.

The public hearing was closed at 7:10PM.

Tanner Brant, Christianson Companies, introduced himself to the commission. He reviewed the site plan in further detail and commented on the features within the car wash. He reported 33% of the water would be reclaimed from each wash. He noted the location of the dumpsters and vacuums. He explained the car wash was 366 feet from the east property line, which meant the noise from the car wash would be no greater than ambient noise. He discussed how noise mitigation efforts could be pursued if the city were to receive complaints.

Shawn Engvalson, developer, explained he was a resident of Blaine. He noted he and his wife, along with two other residents of Blaine would be the owners and operators of the Tommy's Express Car Wash. He reported he has been working with landowners in Blaine for over a year and noted this property was only a few blocks from where he lived. He discussed how the proposed property fit his intended use perfectly and has been slated for development for quite some time. He indicated the noise at the property line would be no greater than the ambient noise from Lexington Avenue due to the 366 foot buffer between the car wash and the adjacent residential property. He discussed how Tommy's Car Wash was different than other car washes and stated his family was eager to bring this experience to Blaine residents.

Chair Goracke asked if the applicant would support hours of operation being from 7AM to 7PM.

Mr. Engvalson stated he could support this recommendation.

Chair Goracke questioned if the building could be flipped in order to assist with addressing noise concerns. Mr. Brant stated he would be open to looking into this further.

Chair Goracke inquired how many employees the Tommy's car wash would have.

Mr. Engvalson reported his Mounds location had 15 full time employees and six part time employees.

Commissioner Gorzycki requested further information regarding the noise mitigation measures that could be pursued.

Mr. Grant stated mufflers could be placed on the vacuums to assist with reducing noise.

Chair Goracke questioned if this was the right location for a car wash given the close proximity to Kwik Trip.

Mr. Engvalson commented on the differences between his tunnel car wash compared to a gas station car wash. He indicated he would be offering a very high quality car wash in 90 seconds versus eight to nine minutes at Kwik Trip.

Commissioner Olson asked who governs noise issues by the city.

City Planner Sellman reported the city had a noise ordinance that could be enforced, along with the conditions for approval. She noted the city's code enforcement department was complaint based.

Chair Goracke thanked staff for including the notes from the city council workshop meeting where the council discussed this matter.

Commissioner Olson discussed how flipping the building may create traffic flow issues. She questioned if this project would proceed if this were the case.

City Planner Sellman explained if flipping the building were a condition for approval and the traffic flow issues could not be addressed, the request would not move forward. However, the plans could be revised and be brought back to the commission for further consideration.

Motion by Commissioner Olson to recommend approval of Planning Case 22-0082A the rezoning from PBD (Planned Business District) to B-2 (Community Commercial) in Case File No. 22-0082, the following rationale shall be made:

Case 22-0082A:

1. The proposed district is consistent with the Comprehensive Plan.
2. How the proposed district differs from the existing district.
3. How the proposed district meets the goals and policies of the City.

Motion by Commissioner Olson to recommend approval of Planning Case 22-0082B a conditional use permit for a standalone carwash in a B-2 (Community Commercial) zoning district with the following conditions:

Case 22-0082B:

1. 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.
2. 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 and covered by an acceptable financial guarantee.
3. All signage requires a separate permit meeting the requirements of the zoning ordinance.
4. The exit car wash door to be shut immediately after the vehicle has exited the wash.
5. Hours of operation shall be limited to 7AM to 7PM.
6. The car wash shall meet the noise limits set by the Minnesota Pollution Control Agency (MPCA).
7. Revised landscape plan shall be submitted and approved prior to issuance of a building permit.
8. A revised site plan meeting the B-2 requirements with the car wash building flipped to have the exit facing Lexington, shall be submitted and approved prior to issuing a building permit.

Motion seconded by Commissioner Swanson. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the April 3, 2023 city council meeting.

Item 4.2 – Case File No. 23-0009 – Public Hearing – The applicant is requesting the following:

1. Conditional use permit to have 1,200 square feet of garage and accessory building space and a total of three accessory buildings in an R-1 (Single Family) zoning district (attached garage, shop building, shed).
2. A 185 square foot variance from the 1,200 square feet maximum area of garage and accessory building space with a conditional use permit, to permit a total of 1,385 square feet of garage and accessory building space.

DAN HEATHFIELD, 11391 PRESIDENT DRIVE NE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 23-0009 was opened at 7:33PM.

Scott Pederson, 11380 7th Street NE, stated the shed was the same color as the house. He explained he did not mind the shed that was currently in place. He didn't see why the city wouldn't allow Mr. Heathfield's request to be approved.

Khris Adelmann, 11385 President Drive NE, reported she did not object to the shed. She reported Mr. Heathfield takes very good care of his property and the shed. She indicated she supported Mr. Heathfield being able to keep his shed in place.

Nick Kier, 11395 President Drive NE, stated he supported the shed remaining in place along with the other structures.

The public hearing was closed at 7:36PM.

Chair Goracke explained he drove by the property today. He indicated he was pleased to see the applicant had the support of his neighbors.

Commissioner Swanson noted she drove by the property today as well. She stated she believed the house looked very nice and she could barely see the sheds from the street. She indicated she could support the variance as requested.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0009A a conditional use permit for 1,200 square feet of garage and accessory building space in an R-1 (Single Family) zoning district with the following conditions:

Case 23-0009A:

1. Any remaining accessory buildings shall be painted to match the existing home.

Motion by Commissioner Swanson to recommend approval of Planning Case 23-0009B approving the 185 square foot variance as requested, with the following condition:

Case 23-0009B:

1. The shop building and shed shall be modified to match the siding and trim of the home.

Motion seconded by Commissioner Olson. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the April 3, 2023 city council meeting.

Item 4.3 – Case File No. 23-0014 – Public Hearing – The applicant is requesting approval of a conditional use permit to operate an approximately 3,000 square foot

meeting/assembly hall with an occupancy limit of 60 attendees in a B-2 (Community Commercial) zoning district.
THE GATHERING CORNER, 1250 126TH AVENUE NE.

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 23-0014 was opened at 7:43PM.

Gerald Gus, Big Dipper Creamery, commented he would be happy if more parking spaces were added to the property. He stated he was pleased by the fact the event center had reduced the proposed occupancy for their venue. He explained he was concerned with the safety of pedestrians using the parking lot and estimated there would still be 40 to 50 cars in the parking lot if an event were held at the proposed event space. He feared that if the event space were approved, he would not have any parking available for his customers. He questioned how the city was going to control parking within the designated tenant parking spaces. He discussed how the parking lot size had been reduced due to the poor snow removal this winter. He stated he has been at this location for the past 20 years and he has not had any problems with parking until the event center decided to locate on the property.

The public hearing was closed at 7:49PM.

Chair Goracke questioned who would enforce the proposed parking.

Community Development Specialist Showalter reported the city is not responsible for enforcing private parking agreements or signage. She indicated the property owner would be responsible for having the vehicle towed.

Chair Goracke asked if the applicant supported an occupancy of 58.

Community Development Specialist Showalter explained the applicant was amenable to this number.

Chair Goracke stated he visited this property today and noted the landlord had to do something to remove the large piles of snow onsite.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0014 based on the following conditions:

Case 23-0014:

1. Events are limited to 58 occupants and one staff person. If additional staff people are utilized in the future, or for separate events, the number of attendees shall be reduced by two for each staff person.

2. Applicant shall install a sign stating “Conditional Use Permit Occupancy: 59” immediately under the occupancy limit sign required by the building code prior to issuance of a Certificate of Occupancy.
3. The eight additional parking spaces shall be constructed by August 31, 2023 and shall meet a 30-foot setback from the north property line.
4. An executed site improvement performance agreement and associated financial guarantee to guarantee completion of the proof of parking area shall be provided prior to issuance of a certificate of occupancy.

Motion seconded by Commissioner Gorzycki. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the April 3, 2023 city council meeting.

Item 4.4 – Case File No. 23-0015 – Public Hearing – The applicant is requesting the following:

1. Comprehensive plan amendment to change the current land use from HDR (High Density Residential) to MDR (Medium Density Residential).
 2. Preliminary plat to subdivide 8.41 acres into 76 townhome lots and one outlot.
 3. Conditional use permit amendment to allow 76 townhomes in a DF (Development Flex) zoning district.
- RADISSON ROAD TOWNHOMES (RON CLARK CONSTRUCTION), 11967 AND 11985 RADISSON ROAD NE.

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0015 was opened at 7:59PM.

Shirley Tresler, 12046 Vermillion St NE, Unit C, explained she objected to the proposed access for this townhome development. She recommended the development have access to Radisson Road.

Nicole Voit, 2423 121st Circle, Unit B, commented on the need for a fence to keep trespassers from her property, but rather that pedestrians use the sidewalk. She discussed the concerns she had with traffic. She recommended a right-in, right-out on Radisson Road be pursued with the Anoka County. She recommended an all way stop also be installed at 121st Avenue and Vermillion.

Justin Korman, 12009 Urbank Circle NE, explained he had concerns with traffic. He requested a stop sign be installed at Urbank Circle and Vermillion for safety purposes.

The public hearing was closed at 8:07PM.

Chair Goracke stated he was pleased this application had come back with less density. He asked if staff had any information regarding the requested right-in, right-out along Radisson Road.

Project Engineer Teresa Barnes explained Radisson Road was a county-maintained road and therefore they determined access to the road. She indicated the more points of access the more points of conflict that are created. She reported Applewood Pointe had requested a right-in, right-out and she understood there was division at the county on this issue. She commented another request has been made to the county and the city has been told there would be no access granted to Radisson Road. She stated even if access had been granted to Radisson Road, a second access point would be required onto 121st. She discussed how a second access point would be created for this site once the property to the south develops.

Project Engineer Teresa Barnes addressed the stop sign concerns. She reported the city does not install stop signs without meeting traffic warrants. She explained a stop sign would be installed where 121st t's into Vermillion. She noted traffic counts would have to be met in order to install additional stop signs.

Chair Goracke requested further comment from the applicant regarding the fence request.

Mike Waldo, Ron Clark Construction, commented he was trying to figure out what the height of the fence would be and what the fence material would be. He agreed the fence was the right thing to do and was a reasonable request. He stated he would support additional traffic calming measures along 121st.

Chair Goracke questioned how the traffic would be impacted by the townhouses versus Applewood Pointe.

Project Engineer Barnes explained the townhouses would have a higher traffic count than the senior housing apartment complex.

Mr. Waldo discussed how traffic patterns were changing since COVID and more people were able to work from home.

Commissioner Olson supported the city advocating for a right-in, right-out from Radisson Road.

Project Engineer Barnes commented staff has spoken to the county, but noted the final decision rests with them.

Commissioner Olson questioned if the proposed fence was made a condition for approval.

Planner Kaye stated this was not a condition for approval, but the commission could add this recommendation.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0015A a comprehensive plan amendment to change the current land use from High Density Residential to Medium Density Residential according to the following rationale:

Case 23-0015A:

1. The proposed land use meets the goals of the land use chapter to recognize varied housing densities as a means of accommodating community growth through the encouragement of appropriately designed and located townhomes and apartments, a variety of single-family detached homes with clustering varying lot sizes and shared open space.
2. The proposed amendment meets the goals of the housing chapter to provide housing opportunities that meet the needs of all generations and income levels and supporting the development of housing that meets the needs of the population today as housing preferences change.
3. The proposed amendment is consistent with the existing land use of MDR on the parcels to the north, south, and east.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0015B a preliminary plat to subdivide 8.41 acres into 76 townhomes and one outlot with the following conditions:

Case 23-0015B:

1. Park dedication is required for the 76 units being constructed at the rate of \$4,894 per unit (2023 rate), for a total park dedication fee of \$371,944. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. All development signage by separate review.
3. The developer must meet the City's tree preservation requirements by planting 64 replacement trees for the 8.02 disturbed acres. This is part of the overall landscape plan that includes 228 trees be planted.
4. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.

5. Plans and specifications must be approved by the City prior to start of construction.
6. CCWD permit is required prior to city approval of construction plans and specifications.
7. Anoka County Highway Department permit for work in the right of way is required prior to approval of construction plans and specifications.
8. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
9. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.
10. The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.
11. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
12. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to insure access.
13. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back-to-back of width.
14. All streets will follow the Anoka County street name grid system.
15. Street and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
16. Sidewalks and or trails are required on all streets and location will be determined in the plan review process.

17. Streetlights shall be installed in the manner, location and type prescribed by the City Engineer. The Developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the Developer will be required to be maintained by the Homeowners Association.
18. Hydrant locations must be reviewed and approved by the Fire Department.
19. Developer is responsible to pay for the trunk area charges for Sanitary Sewer District 6. The upland area for this project contains 8 acres of upland at the district 6 area rate of \$6,853 per acre for a total charge of \$54,824.
20. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
21. Developer shall explore water source for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.
22. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
23. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
24. The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.
25. 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.
26. 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.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0015C a conditional use permit amendment to allow 76 townhomes in a DF (Development Flex) zoning district with the following conditions:

Case 23-0015C:

1. The construction of all townhomes to be generally guided by the approved CUP resolution and consistent with the depictions, drawings and information on the plans attached to the staff report.
2. All site plan and unit plans require approval from the Planning Department prior to any work being performed onsite.
3. No detached accessory structures are allowed except if needed to house underground irrigation controls.
4. All homes within 500 feet of 125th Avenue NE, to incorporate the Noise Abatement Standards with central air conditioning to mitigate noise impacts.
5. Townhomes must be setback at least 20 feet from private drive.
6. Decks must be located within the townhome lot.
7. Approval is contingent upon the Metropolitan Council review and approval of the requested comprehensive plan amendment.
8. The following trees are required onsite: 1 overstory deciduous, 1 coniferous, and 1 ornamental per unit, for a total of 228 trees.
9. Underground irrigation must be used for all landscaped areas.
10. Sod shall be required on all disturbed areas.
11. Developer to require homeowner's associations to be responsible for maintenance and upkeep of landscape improvements along and within the right-of-way.
12. In addition to the two garage stalls per unit and driveway parking, there shall be one parking space for each three units for guest parking. Guest parking may include on street parking spaces on private roads if the width of the street meets the public road on street parking requirements.
13. Perimeter setbacks are as follows:
 - a. Radisson Road setback - Building 50 feet and Parking 30 feet.

- b. North, South, and East property line setbacks - Building 30 feet and Parking 20 feet.
14. Requiring the applicant to install a five-foot maintenance free and non-climbable fence.

Motion seconded by Commissioner Gorzycki. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the April 3, 2023 city council meeting.

Item 4.5 – Case File No. 23-0016 – Public Hearing – The applicant is requesting the following:

1. Preliminary plat to develop 10.31 acres (three existing parcels) into one lot.
 2. Conditional use permit amendment to allow an expansion of a church and parking lot in a PBD (Planned Business District) zoning district.
- RENOVATION CHURCH, 12390 FRAIZER STREET NE.

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0016 was opened at 8:27PM.

Kathie Kelly, 4285 124th Avenue NE, stated she had trepidation when the church was built. She explained her two streets were private and she did not want church traffic spilling onto her roadways. She indicated the church has been a great neighbor and she has had no issues at all. She asked that the parking lot have no new additional entrance points. She reported Fraizer Street could handle no additional traffic.

Christine Kendall, 12356 Ghia Street NE, commented the church has been a great neighbor and she had no complaints. However, she agreed that Fraizer Street could handle no additional traffic. She discussed how the existing parking lot could not handle the number of patrons attending the church on Sundays. She requested the city consider posting a “No Parking” sign on Fraizer Street.

The public hearing was closed at 8:32PM.

Chair Goracke asked if the city could post “No Parking” signs on Fraizer Street.

Project Engineer Barnes explained the city received a letter from Anoka County and the access point to 125th has been approved. She noted the access point to Lexington Avenue was still being discussed. She indicated the city can discuss posting “No Parking” signs on Fraizer Street.

Commissioner Olson asked if access to Lexington Avenue was a condition for approval.

Planner Kaye reported the condition states the applicant was required to meet Anoka County highway department requirements.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0016A a preliminary plat to develop 10.31 acres (3 existing parcels) into one lot with the following conditions:

Case 23-0016A:

1. Park dedication will be required for Outlot A Parkside North 12th (.93 acres) at the Commercial rate of \$8,704 per unit (2023 rate), for a total park dedication fee of \$8,094. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. The 2023 Sanitary Sewer District 7 is \$7,295 per upland acre and will be applied to the additional lot acreage platted. There are three undeveloped lots that will be part of this proposed development with approximately 2.3 acres of upland for a total sewer area charge of \$16,778.
3. Anoka County Highway Department will require additional easement of record along a portion of the frontage along Lexington Ave NE (CSAH 17) to allow for future roadway maintenance and/or expansion. The plat will be required to meet Anoka County Highway Department requirements.
4. 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.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0016B a conditional use permit amendment to allow an expansion of a church and parking lot in a PBD (Planned Business District) zoning district with the following conditions:

Case 23-0016B:

1. The City reserves the right to require the church to provide on-site traffic management.
2. A building permit will not be issued for the site until the parcel is platted into a lot and block.
3. The building is limited to the proposed use as a church as shown in the attached site plan. Other uses such as childcare, pre-school or school, exclusive of religious education classes, are not permitted by the CUP and would require subsequent CUP review and approval.

4. 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.
5. 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.
6. All signage requires a separate permit meeting the requirements of the zoning ordinance.
7. Temporary uses such as outdoor events, are not permitted without a specific Special Events License issued by the city.
8. All landscape areas will need to be provided with underground irrigation and sod.

Motion seconded by Commissioner Gorzycki. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the April 3, 2023 city council meeting.

NEW BUSINESS

Item 5.1 – Case File No. 23-0018 – The applicant is requesting site plan approval. SOUTH SIDE ENTERTAINMENT DISTRICT, 2030 105TH AVENUE NE.

The report to the planning commission was presented by Sheila Sellman, City Planner.

Chair Goracke asked if there were any other underground ponding works.

Project Engineer Barnes discussed how stormwater is stormed in an isolation chamber underground and is then filtered. She noted the Blaine Square 3rd Subdivision, which was approved last year has underground ponding.

Chair Goracke questioned if both buildings would have outdoor patios.

City Planner Sellman explained that building one will have a rooftop patio of 3,000 square feet and a ground patio of 1,000 square foot and the other building would have an outdoor patio as well.

Tony Capra, development consulting team member, stated he was excited to be bringing this project to the city of Blaine. He discussed how he has been working with Anoka County, the NSC and MAC in order to pull this project together.

Chair Goracke questioned when work would begin on this project.

Mr. Capra stated he hoped to have the buildings open by this fall.

Commissioner Gorzycki questioned if the site was properly parked.

Kevin Bull, civil engineer for the project, explained the underground stormwater would assist with maximizing the parking on the site. He noted the property would have shared parking with the NSC.

Commissioner Olson commended the developers on all of their hard work on this project.

Motion by Commissioner Olson to recommend approval of Planning Case 23-0018 based on the following conditions:

Case 23-0018:

1. Conditional Use Permit must be applied for and approved prior to issuance of a building permit for the following:

- a. More than one principal building on one lot
 - b. Outdoor seating/dining
 - c. Shared parking
2. Revised elevations should be submitted showing how the mechanical equipment is screened and the materials for the trash enclosure.
3. Detailed signage package shall be submitted.
4. Preliminary and final plat approval shall be completed prior to the issuance of a building permit.
5. Coon Creek Watershed District (CCWD) review, approval and permits required prior to City plan approval and start of site work.
6. A shared parking and access agreement shall be submitted with the conditional use permit application.

Motion seconded by Commissioner Swanson. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the April 3, 2023 city council meeting.

ADJOURNMENT

Motion by Commissioner Gorzycki to adjourn the regular planning commission meeting. Motion seconded by Commissioner Olson. The motion passed 4-0. Adjournment time was 8:49PM.

Respectfully submitted,

Heidi Guenther
Minute Maker Secretarial



City of Blaine Staff Report

File Number:

Agenda Date	Status
April 12, 2023	
In Control	File Type
Planning Commission	Report

Public Hearing -

Agenda Item # 6.1

Case File No. 23-0027 // Blaine Wholesale Transmission // 30 County Road 10 NE

The applicant is requesting a conditional use permit amendment to store up to five outdoor vehicles as part of an auto repair business in a B-3 (Regional Commercial) zoning district.

Background

Background

Zoning	B-3 (Regional Commercial)
Land Use	CC (Community Commercial)
Area	0.28 Acres
Applicable Regulations	27.04 and 30.24 (f)
Attachments	Zoning and Location Map Site Plan Narrative
Schedule	Resolution 01-35 Planning Commission: 04/12/23 City Council: 05/01/23

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

Executive Summary

Zoning

The property is zoned B-3, Regional Commercial and guided Community Commercial.

Surrounding Zoning and Uses

Surrounding properties are also zoned B-3. Murray Animal Hospital is directly to the west and Cabinets to Go/Lumber Liquidators Flooring is directly south of the property. The northwestern

property line is adjacent to County Road 10 Service Drive.

Existing Conditions

The property has an existing auto repair business.

History

The building was constructed in 1949, prior to the incorporation of the City and adoption of zoning regulations. A CUP was issued for the property in 2001 (Resolution 01-35/Case File 01-05) for a transmission shop with no overnight storage of vehicles. A condition of that CUP was that curbing and landscaping be installed in order to bring the nonconforming property closer to compliance with current site design standards. The improvements to the property were never made.

At this time, the applicant is requesting an amendment to that conditional use permit to allow for outside storage of vehicles.

Evaluation of Request

Site Plan

The applicant has submitted the site plan that was approved in 2001. It shows the establishment of a curbed area defining two distinct access points onto the service drive which should reduce right of way encroachment.

The dumpster is currently located on the west side of the building, without a trash enclosure. A trash enclosure is proposed, which is required by the zoning code and does not currently exist. At the time the submitted plan was originally developed, properties in the B-3 district were permitted to have trash enclosures made of board on board fencing. The current standards require the enclosure to be made of masonry in a color complimentary to the building. A recommended condition of approval is construction of a trash enclosure that meets current requirements.

Parking

The submitted site plan shows 12 total parking stalls, including one accessible stall. The required access aisle for the accessible stall is not shown, the number of available stalls is actually 11. The parking requirement for auto repair businesses is two stalls per service bay and four additional stalls. Traditionally, this has been interpreted that the two stalls per bay may not be used for overnight outside storage and are intended for use for customer cars during the day and staff use. The shop has three bays, therefore six stalls must be reserved for daily use, allowing five to be used for overnight outside storage. Staff recommends that the overnight outside storage be limited to the stalls labeled 5-9 on the attached site plan. All stalls must be striped and a parking lot permit from the Building Inspections Department will be required to ensure compliance with the Minnesota Accessibility Code.

Setbacks

Due to construction prior to the City's adoption of zoning regulations, neither the building nor the parking lot meet setback requirements. The parking lot has no setback from the western (rear) and northeastern (front) property lines and is set back approximately 40 feet from the southern (side) property line. The building is setback approximately 5 feet from the southern side yard property line, 18 feet from the northeastern front yard property line and 30 feet from the western rear yard property line. No changes to the setback are proposed.

Architecture

No changes to the building are proposed. The existing building is brick on the two sides visible from County Road 10 and white painted block on the other two sides of the building. This does not meet the current architectural standards, which require four sided design and the use of three premium materials on each side of the building. The architecture is legal nonconforming (grandfathered).

There are three bay doors on the front of the building. Bay doors may be located on the front of the building when permitted by the Zoning Administrator with screening. The proposed new landscaping will achieve the necessary screening.

Landscaping

There are no existing trees or shrubs on the property. If the building were constructed today, 5 overstory trees, 3 conifer trees, 3 ornamental trees, and 18 shrubs would be required. The submitted plan shows 2 overstory trees, 3 conifer trees, 2 ornamental trees, and 10 shrubs.

A new landscaped area is proposed adjacent to County Road 10 to provide visual screening and to establish two distinct entrances. This area must be surrounded by concrete curb, and ground cover shall be rock mulch and sod.

With the conditional use permit, the city is attempting to mitigate any impacts from the requested conditional use, which in this case is achieved through requiring some landscaping to mitigate the appearance of outdoor storage of vehicles. Staff believes that the proposed landscaping achieves a reasonable level of mitigation in relation to the request.

Grading/Storm Drainage

The proposed project does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

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

Wetlands/Watershed/FEMA

There are no wetlands or FEMA flood plain on the existing site.

A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The proposed construction of the landscape island will allow for the creation of two standard access points to the property. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

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

Conditional Use Permit

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

Section 27.04 Criteria for granting conditional use permits:

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The addition of five vehicles being stored outside will not create an excessive burden on public facilities or utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The improvements proposed will make the use compatible with the adjoining properties and the character of the zoning district. The adjacent properties were built after the adoption of zoning regulations, but prior to the current setback and landscaping regulations and are therefore also nonconforming in substantial ways.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - With the addition of landscaping and curbing, the appearance of the use will not have an adverse effect upon adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The use is consistent with the purposes of the zoning code and zoning district.
6. The use shall not be in conflict with the comprehensive plan of the City.

- The use is consistent with the comprehensive plan.
- 7. The use will not cause traffic hazard or congestion.
 - The limitations on occupancy will prevent any additional traffic hazard or congestion.
- 8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

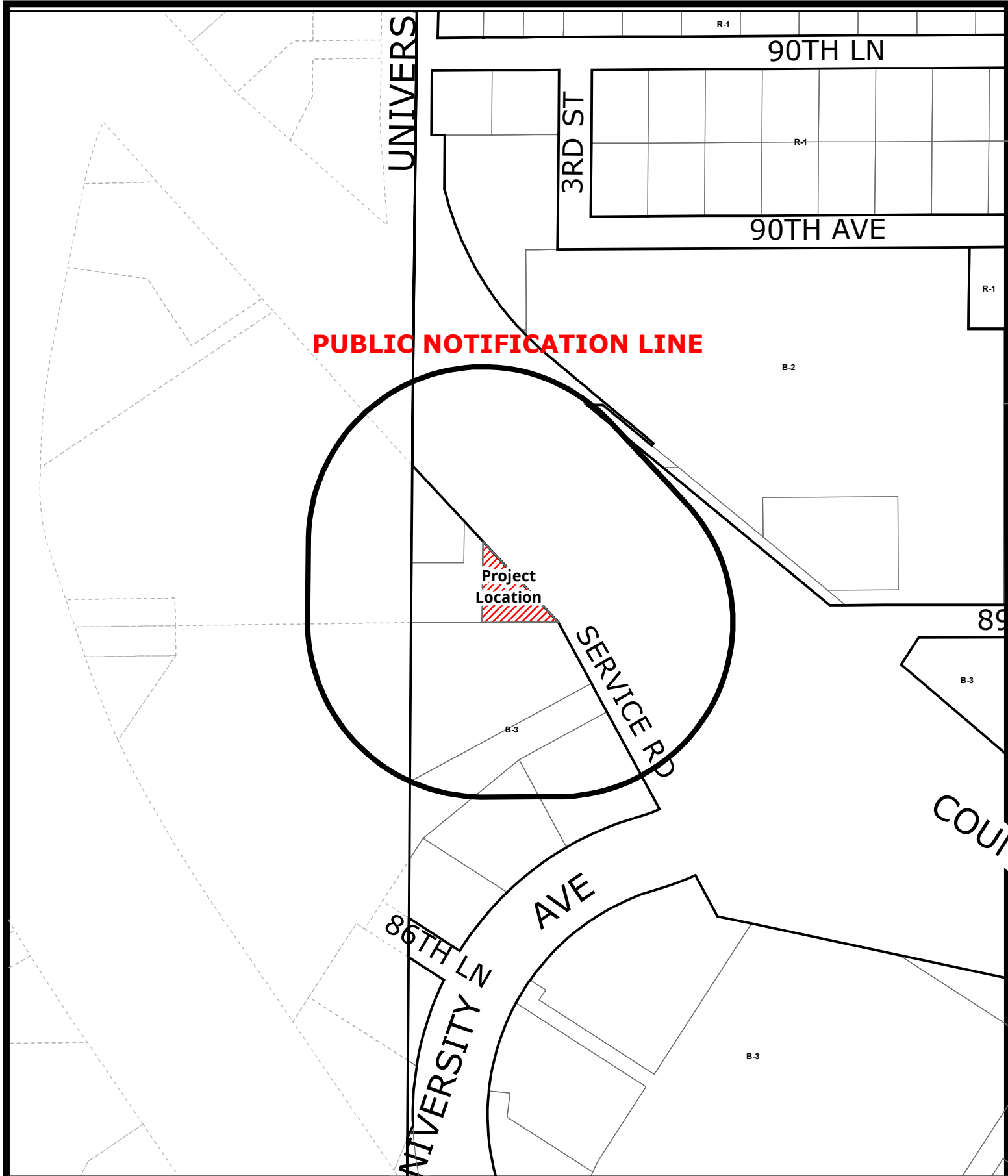
Recommendation

In Planning Case File No. 23-0027, it is recommended that the Planning Commission recommend approval of a conditional use permit amendment to allow for the outside storage of up to five vehicles related to an auto repair business in a B-3 (Regional Commercial) zoning district with the following conditions:

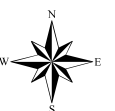
1. Site improvements must be constructed as shown on the attached site plan by September 30, 2023, with the following modifications:
 - a. The trash enclosure shall be constructed of rock faced block in a color matching the front of the building.
2. Applicant shall apply for administrative site plan approval and provide a Site Improvement Performance Agreement and associated financial guarantee by July 31, 2023.
3. Overnight vehicle storage shall be limited to stalls 5-9 on the attached site plan.
4. No repair work can be done outside.
5. The new landscape area adjacent to County Road 10 must be surrounded by concrete curb, and ground cover shall be rock mulch and sod.
6. This resolution replaces Resolution 01-35.

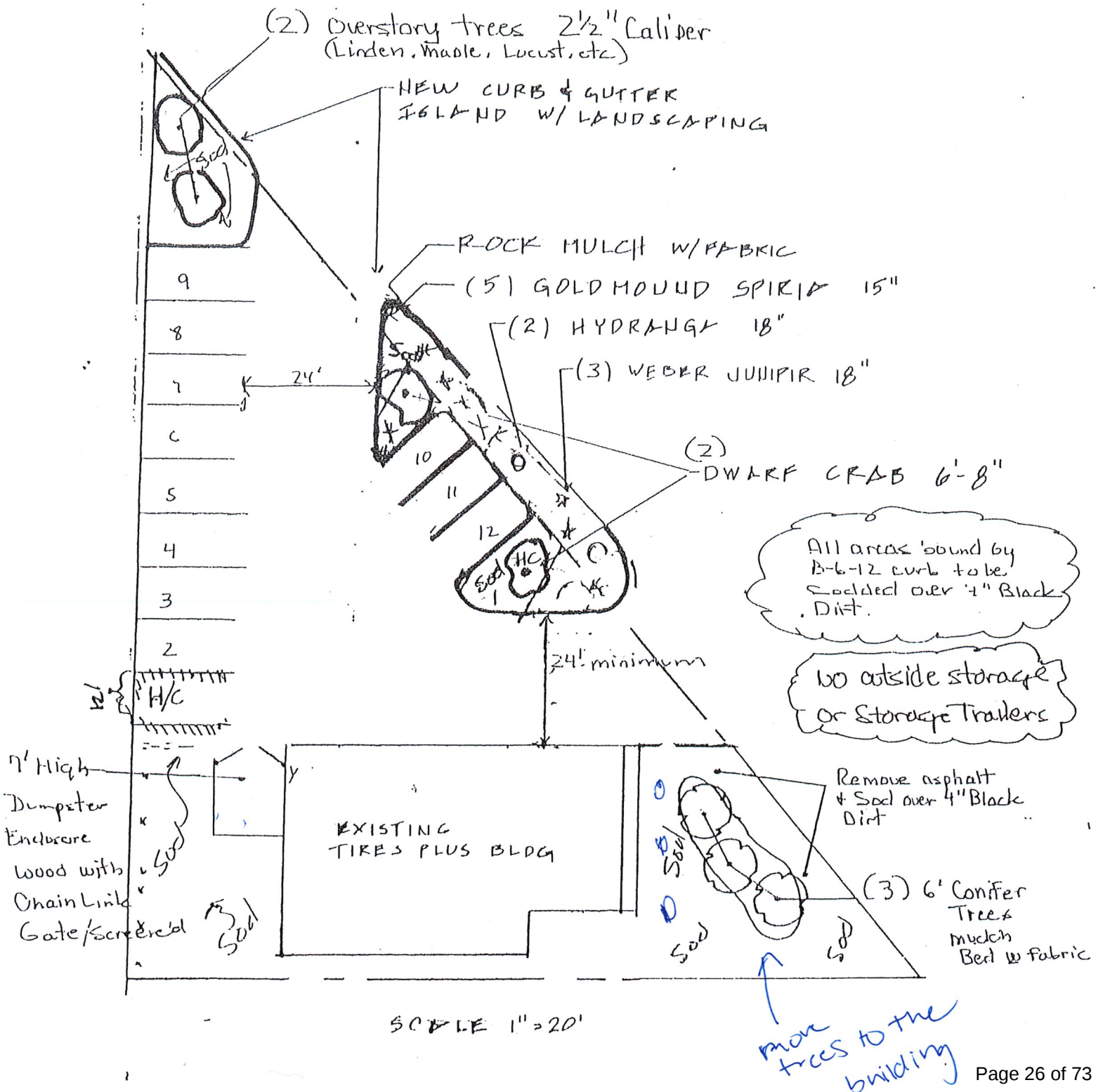
Attachment List

1. Attachments



Case File No. 23-0027
Blaine Wholesale Transmission





Blaine Wholesale Transmission Operations

Four employees

8-5 Monday through Friday, 8-12 Saturday

Three bays

Vehicles need to be stored outside when towed in at night

Typically work is completed on a vehicle in 3-4 days, can be longer when vehicle owner needs to get loan for the repairs.

CITY OF BLAINE

RESOLUTION NO. 01-35

**GRANTING A CONDITIONAL USE PERMIT
PER SECTION 30.24 (ee) OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
WHOLESALE TRANSMISSION
30 HIGHWAY 10 NE**

WHEREAS, an application has been filed by Wholesale Transmission as Conditional Use Permit Case File No. 01-05; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on February 13, 2001; and

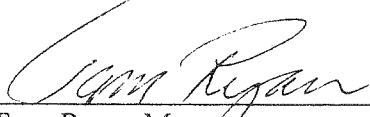
WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on March 1, 2001.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 30.24 (ee) of the zoning ordinance to allow a transmission shop at 30 Highway 10 based on the following conditions:

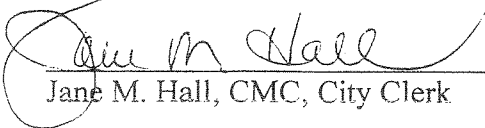
1. No outdoor display areas or overnight storage of vehicles is allowed.
2. No work pertaining to the business can be done outside.
3. Inside use of the building must comply with all fire and building codes and a Certificate of Occupancy must be obtained.
4. Any signage to be used must meet City requirements and requires a separate permit.
5. The additional landscaping required on site should coincide with the attached site plan, and the owner should sign a letter of intent and provide \$2,500 letter of credit prior to Certificate of Occupancy to ensure the installation of the landscape improvements.
6. This Conditional Use Permit and conditions are based on the expectation that this site and building, given its close proximity to Northtown and other shopping facilities, may be part of a larger redevelopment effort at some time in the near future. If however that does not occur the site will need to be further modified to meet all appropriate zoning and site performance criteria within five (5) years of this action or March 1, 2006.

PASSED by the City Council of the City of Blaine this 1st day of March, 2001.



Tom Ryan, Mayor

ATTEST:



Jane M. Hall, CMC, City Clerk



City of Blaine

Staff Report

File Number:

Agenda Date	Status
April 12, 2023	
In Control	File Type
Planning Commission	Report

Public Hearing -

Agenda Item # 6.2

Case File No. 23-0029 // Star Party Room Rental (Star Party, LLC) // 12074 Central Avenue NE

The applicant is requesting a conditional use permit to operate an approximately 1,700 square foot themed party room in a B-2 (Community Commercial) zoning district.

Background

Zoning	B-2 (Community Commercial)
Land Use	CC (Community Commercial)
Area	1.34 Acres
Applicable Regulations	27.04, 30.14 (k) of the Blaine Zoning Code
Attachments	Zoning and Location Map Site Plan Floor Plan Parking Plan Narrative Parking Agreement
Schedule	Planning Commission: 04/12/23 City Council: 05/01/23

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

Executive Summary

Zoning

The property is zoned B-2 (Community Commercial) and guided CC (Community Commercial).

Surrounding Zoning and Uses

The property to the east is occupied by Small World Daycare and is zoned B-2. On the west is

Ulysses Street and a property that is zoned PBD (Planned Business District) with a park and ride parking lot. The property to the south is Blainebrook Entertainment Center which is also zoned B-2.

Existing Conditions

The subject property is occupied by the Blaine Convenience Center building which includes a variety of gas, retail, and office. The site has a shared drive and access with the properties to the east and south.

History

The site received a Conditional Use Permit to operate a convenience store and gas station in 1981. In 1994, the site received a CUP amendment to allow the expansion of 2 gas pumps. A variance to the front yard setback from 30 feet to 11 feet was granted for Paul Parkway in 1994.

Evaluation of Request

Site Plan

The applicant is proposing to operate a themed party room (event venue) in a suite with no more than 40 people for birthday parties and similar small events. Event venues/centers are regulated as meeting and assembly halls in the zoning code and are a conditional use in the B-2 district.

The building and parking appear to be legal non-conforming as it was built in the 1980s before current Zoning Standards were adopted. However, a variance was approved in 1994 for the front yard setback adjacent to Paul Parkway for the construction of an updated parking lot.

Typical hours of operation would be:

Monday-Thursday 3pm-10pm

Friday 3pm-Midnight

Saturday 9am-midnight

Sunday 9am-10pm

Earlier times by request on a case by case basis

Parking

The primary concern with event centers is provision of adequate parking. The code requires a minimum of one stall per 100 square feet for dining areas within establishments serving food and beverage, including event centers. Following the feedback provided by the Planning Commission and City Council, staff are currently reviewing the parking requirements in general, and are specifically reviewing the parking for event centers. Upon review of other cities' parking requirements, staff will be recommending a parking requirement of parking spaces equal in number to one-half the seating capacity plus employee parking. Through the conditional use permit process, the City can apply a higher parking requirement if necessary.

The center has several vacant tenant spaces currently. Therefore, parking was calculated at a general retail number for each of the tenants, with the exception of 3,000 square feet of potential restaurant, and 1,676 square feet of theme party room space. To meet the needs of the current tenants (including the small party room), 92 stalls are required under the requirements of the current code, or 95 stalls under the proposed new requirement. The proposed changes have not been reviewed by Planning Commission or City Council and are not enforceable as a standard at this time.

Tenant	Ratio	Stalls
Retail (9,160 sf)	1/200	45
Restaurant (3,000 sf)	1/100	30
Party Room (1,676 sf)	1/100 -- 1 per 2 seats plus employees	17/20
Total		92/95

The parking lot for the shopping center identifies 31 parking stalls. The applicant has provided a shared parking agreement with the property owner to the south (Blainbrook Entertainment Center) who has a very large parking lot with over 300 parking stalls. The agreement allows the applicant and other tenants of the multi-tenant building to use the 86 parking stalls just south of the Blaine Convenience Center. This brings the total amount of parking provided to 117 stalls.

Architecture

The building is constructed of concrete block, brick, and glass.

Landscaping

The site has two trees on the northwest corner of the site and several trees on the east side of the site.

Grading/Storm Drainage

The proposed project does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

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

Wetlands/Watershed/FEMA

There are no wetlands or FEMA flood plain on the existing site.

A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The development will utilize the existing access points to the existing parking area. No new

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

Easements/Right-of-way/Permits

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

Conditional Use Permit

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

Section 27.04 Criteria for granting conditional use permits:

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

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The limitations on occupancy will prevent excess burdens on streets and the use in general will not create burden on parks, schools, or other public facilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
 - No changes are proposed to the design of the building which is compatible with adjoining properties. The shared parking agreement allows compatibility with the adjacent properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The use will not change the appearance of the existing building.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The use of a small room rental is consistent with the intent of the Community Commercial zoning district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is consistent with the Community Commercial land use designation which is intended to include retail and services serving neighborhood or regional needs.
7. The use will not cause traffic hazards or congestion.
 - The limitations on occupancy will prevent any additional traffic hazard or congestion.

8. The use shall have adequate utilities, access road, drainage and necessary facilities.
 - o The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

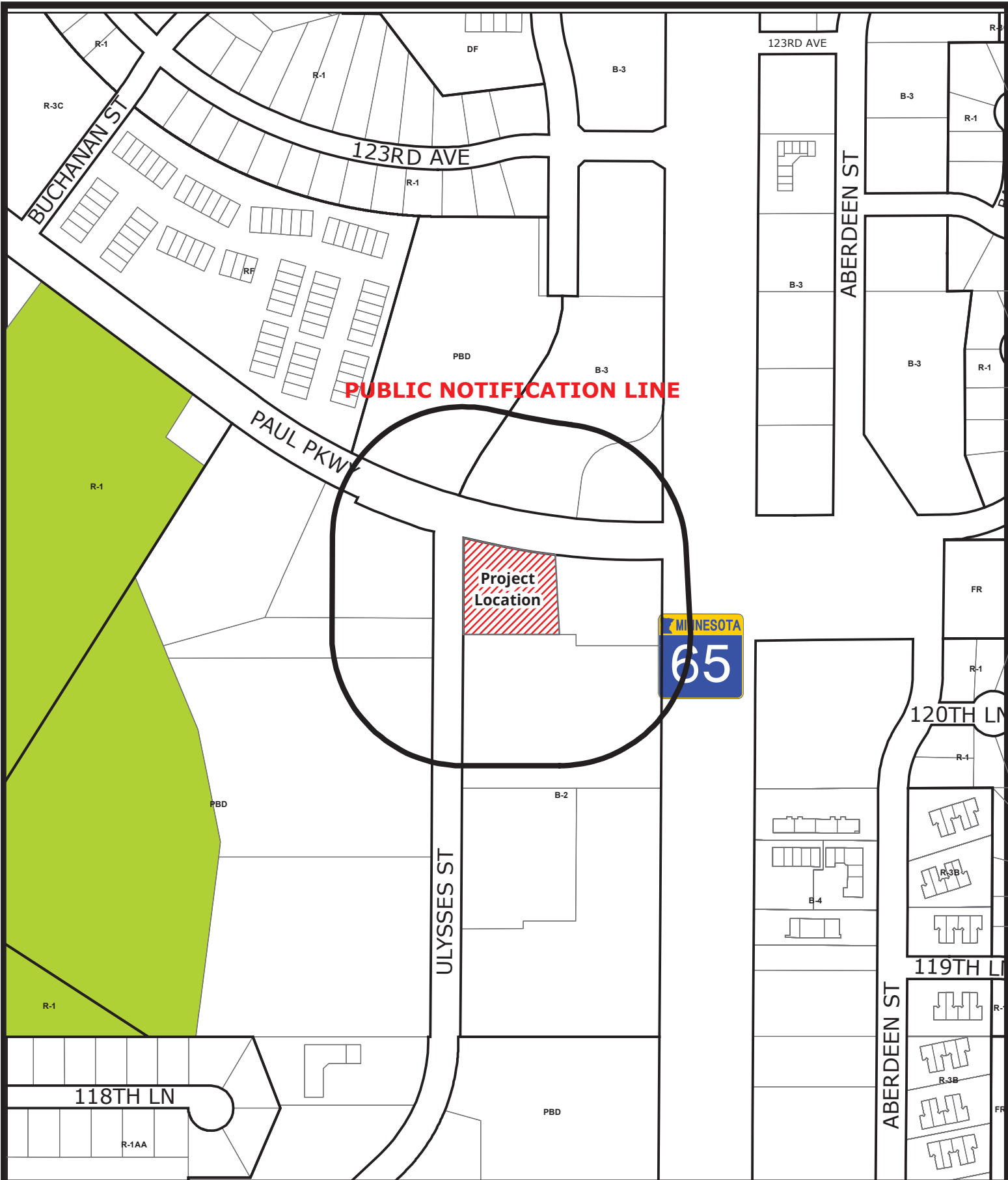
Recommendation

In Planning Case File No. 23-0029, it is recommended that the Planning Commission recommend approval of a conditional use permit to operate a 1,700 square foot themed party room in a B-2 (Community Commercial) zoning district with the following conditions:

1. The applicant to show proof that the signed parking agreement allowing the shared parking of 86 parking stalls has been recorded (Anoka County) on the property prior to any occupancy of the tenant space.

Attachment List

1. Attachments



BlaineMN.gov

Case File No. 23-0029 Star Party Room Rental

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

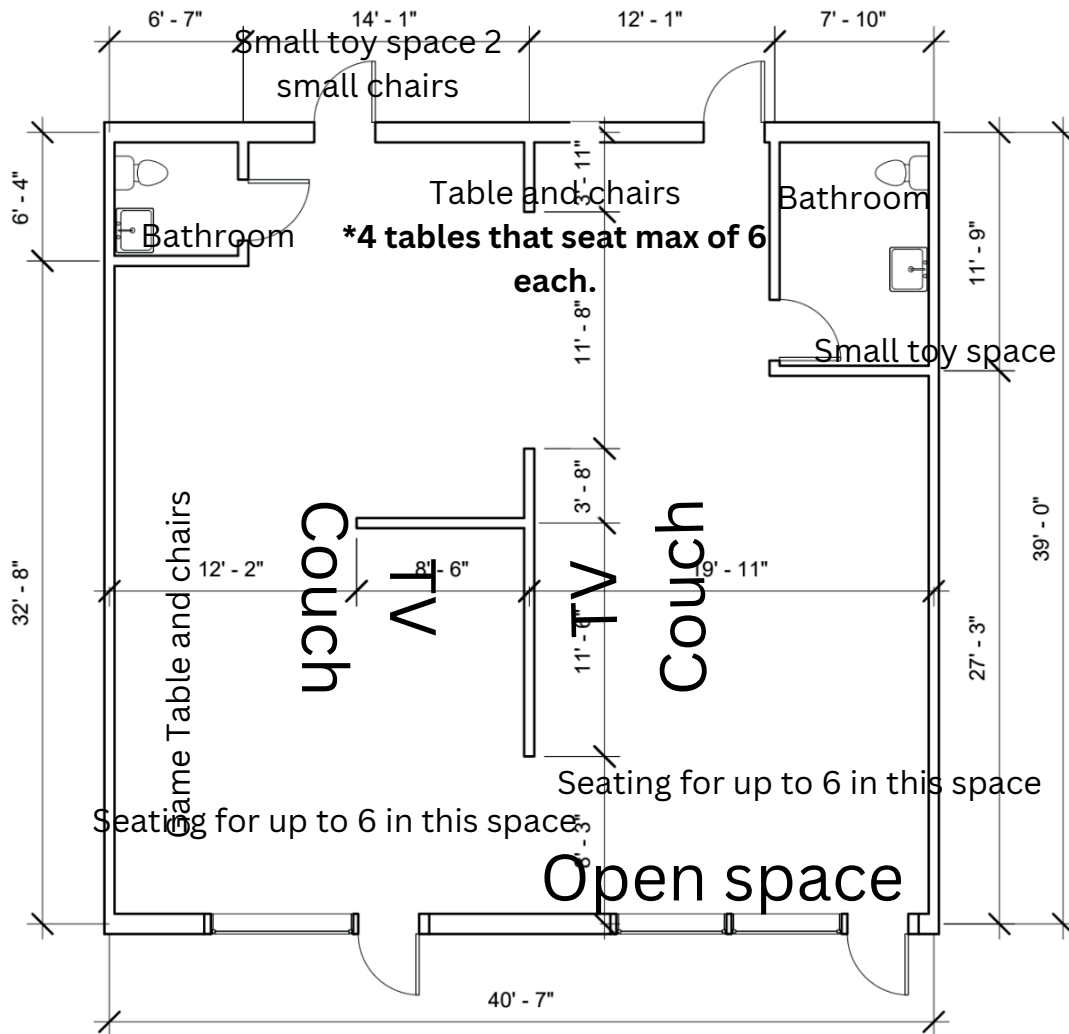


EXHIBIT C
FLOORPLAN

Tenant's premises is highlighted in Red below



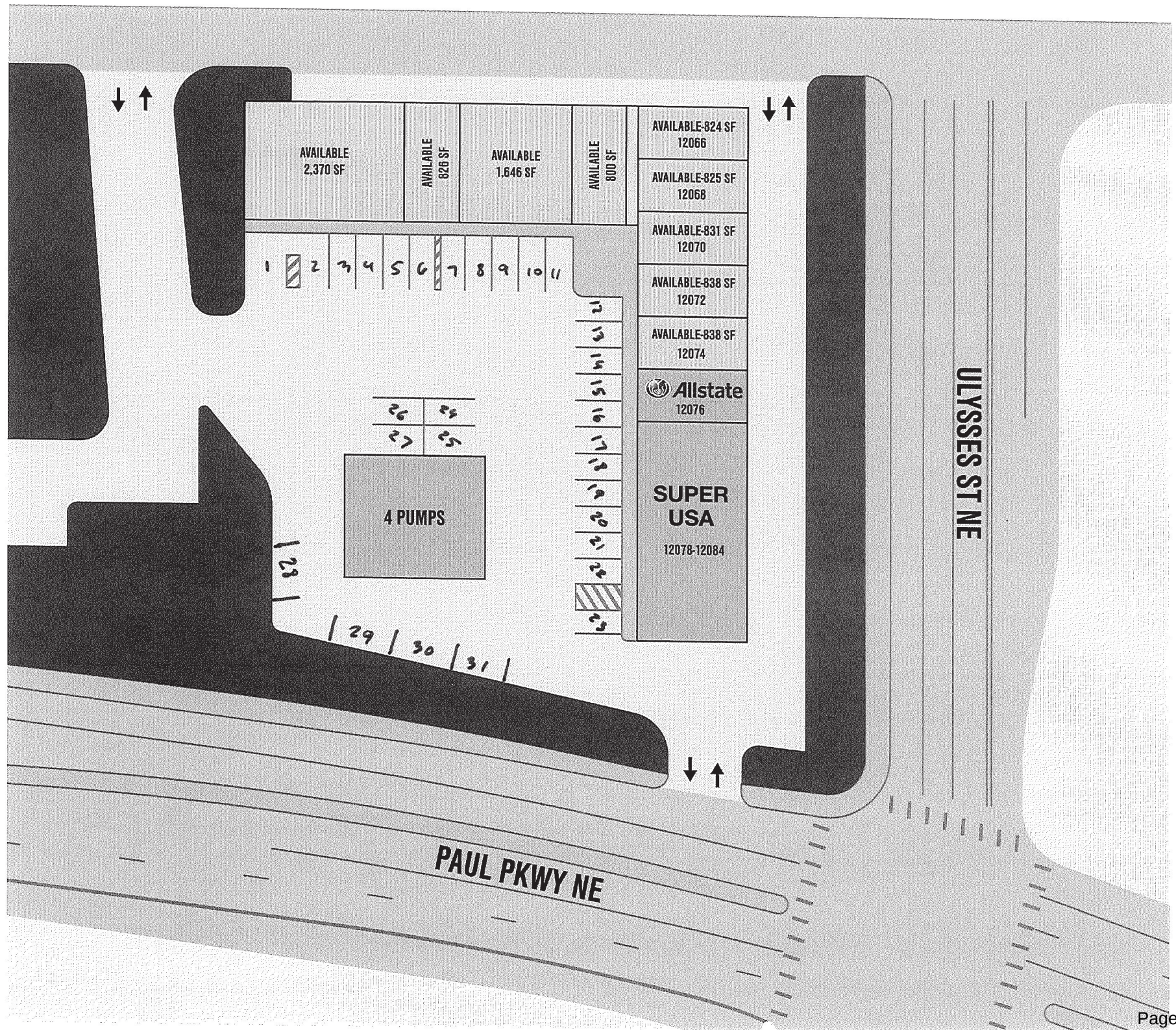
Red Space is Star Party.- There is not a demising wall between the bays as it appears on this layout from the building owner.



This space is just used for it's theme and tables and chairs.

There is no food service.

Total seats in the space for 38





Star Party Narrative

Star Party is a little dream that my son and I had when we were celebrating his high school graduation. We were visiting Star Wars Galaxy Edge in Disney and we started talking about how it would have been so fun to have had a birthday party for him when he was little at a place like this. Fully decked out in a Star Wars theme instead of some back room at a pizza joint. You can always order pizza! He replied "Forget when I was little, I would love that now." My 22 year old son everyone!

With that conversation in the middle of this we discussed how to make this as simple as possible. So the basic thought is this. A parent, or person with interest, would schedule a time to use the room. They would pay for the time they use, clean up after themselves and then the next people could use the space.

There is no open to close time in reality but a party would likely never start before 9am or start after 9pm. Midnight would be the latest someone would be there cleaning up.

On weekdays I am assuming that the use would be very limited, as it would only be open if someone requested a party.

Typical hours of operation would look like:

Monday-Thursday 3pm-10pm

Friday 3pm-Midnight

Saturday 9am-midnight

Sunday 9am-10pm

*Earlier times by request on a case by case basis

I would like a max capacity of 40 people. I do not foresee that being the regular attendance of a party but would like the option. Typical party would be less than 20 people.

People would host their own party, bring their own refreshments (if desired) and clean up after themselves.

I would imagine that if it was a child's party many parents would drop off their child with the adult in charge and few would stay.

Overall we hope to be a fun positive addition to this area and hope that our little Star Wars dream will make another little's party a couple hours of birthday fun a memory they will carry forever!

D & D Realty, LLC.

To whom it may concern:

This letter is be used as proof of the shared parking agreement between D & D Realty, LLC. (Business currently occupying this space is Blainbrook Bowling) located at 12000 Central Ave NE, Blaine, MN 55434, and Blaine Retail Center, LLC. Located at 12050 Central Ave NE, Blaine, MN 55434.

D & D Realty, LLC. PID: 08-31-23-31-0008	Legal Description	TRACT A REG LAND SURVEY NO 187 , EX RD SUBJ TO EASE OF REC
---	-------------------	---

Blaine Retail Center, LLC. PID: 08-31-23-31-0001	Legal Description	OUTLOT F DONNAYS OAK PARK 15TH EX THE N 410.50 FT OF THE S 1073.27 FT OF SD OUTLOT EX PT PLATTED AS REG LAND SURVEY NO 77 EX RD SUBJ TO EASE OF REC
---	-------------------	---

Effective immediately, D & D Realty gives permission for Blaine Retail Center patrons to use 86 parking stalls in the north parking lot of 12000 Central Ave NE, as needed, for overflow cases that there is not adequate parking available within the convenience center lot.

The term of the agreement shall automatically renew every year unless mutually agreed with a notice of termination being delivered to the City.

This letter serves as an update to the previously held agreement from 1981.

Notary Acknowledgment

The State of _____

County of _____

Please wait to sign document until notary instructs you to.

This instrument was acknowledged before me on _____
by _____ (name of signatory)

Signature

Notary Public Signature

Print: _____

Title: _____

Printed Name

Position: Owner of D & D Realty

My commission expires: _____

Acting in County of: _____

Stamp



City of Blaine Staff Report

File Number:

Agenda Date	Status
April 12, 2023	
In Control	File Type
Planning Commission	Report

Public Hearing -

Agenda Item # 6.3

Case File No. 23-0032 // South Side Entertainment District // 2030 105th Avenue NE

The applicant is requesting the following:

1. Code amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the south side of 105th Avenue as a conditional use permit.
2. Preliminary plat to create two lots.
3. Conditional use permit for two buildings on one lot, outdoor dining, shared parking and drive-thru.

Background

Zoning	105th Avenue Redevelopment District
Land Use	Planned Commercial
Area	3 acre
Applicable Regulations	30.90 Code of Ordinances
Attachments	Zoning and Location Map Narrative Site Plan Elevations Tree removal Landscape Plan Parking Analysis Future Phases Preliminary Plat
Schedule	Planning Commission: 04/12/23 City Council: 05/01/23 and 05/15/23

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

Zoning

The subject site is zoned 105th Avenue Redevelopment District.

Surrounding Zoning and Uses

The site is at the corner of 105th Avenue and Radisson Road. Kwik Trip is across 105th Avenue and is zoned PBD (Planned Business District). The parcels to the west and south are zoned Airport and consist of soccer fields or ball fields. Across Radisson Road is Victory Links Golf Course, also zoned Airport.

Existing Conditions

The site is open green space with some trees along Radisson Road.

History

The subject site is 36.33 acres and includes soccer fields, baseball fields, golf greens, and parking lots. The Metro Airport Commission (MAC) owns the site.

Code Amendment

The applicant is proposing a code amendment to Sections 30.905 Conditional Uses and Section 30.906 Prohibited Uses to add drive-thrus south of 105th Avenue as a conditional use. The 105th Redevelopment Zoning District was created in 2022 specifically for this redevelopment area. The Council meticulously reviewed all possible uses for this redevelopment district and specifically prohibited drive-thrus. If the Council determines that a drive-thru is appropriate for a portion of this area, staff suggests specific language under Conditional Uses: Drive-thru south of 105th Avenue, limited to one drive-thru per parcel. This would allow a drive-thru on the south side of 105th Avenue and limit it to one drive-thru per lot, not per development, to keep the number of drive-thrus at a minimum.

Preliminary Plat

Section 74-81 General requirements:

1. The Planning Commission and the Council, in their review of the preliminary plat, will consider the requirements of the community, the best use of the land being subdivided, the size and arrangement of the proposed lots, open space requirements, and necessary fire protection.
2. The subdivision shall conform to the adopted comprehensive plan, official maps, and the zoning ordinance.
3. The arrangement, character, extent, width and location of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographic conditions, to water supply, and sewage disposal, to drainage of stormwater, to public convenience and safety, and in their appropriate relation to the

proposed use of the land to be served by such streets. Wherever possible and necessary, the arrangement of streets in new subdivisions shall provide for the continuation of existing streets in adjoining areas. Where adjoining unsubdivided areas may be subdivided, the arrangement of streets in a new subdivision shall make provision for the proper projection of streets into adjoining areas by carrying the new streets to the boundaries of the new subdivision at appropriate locations.

Evaluation of Request

Plat

The preliminary plat creates two new lots. Lot 1, Block 1 National Sports Village is 2.975 acres and Outlot A is 33.33 acres. Lot 1 is proposed to be developed with two commercial buildings and the outlot is to remain as is; no new development is proposed at this time.

Site Plan

The proposed site plan includes two buildings on one lot. A Conditional Use Permit (CUP) is required for two buildings on one lot. The first building at the corner of Radisson Road and 105th Avenue, is proposed to be a 9,100 square foot Pizza Pub Prime with a 3,000 square foot roof top patio and a 1,000 square foot ground patio. The second building will consist of 20,000 square feet of mixed uses. As proposed, there will be a Mexican restaurant, private member club, office, health/athletic services, retail and grab and go food. Building two will have roof top patios and ground floor patios. Outdoor dining requires a CUP. A drive-thru is proposed on the southern side of building two. The 105th Avenue Redevelopment District does not allow drive-thrus, therefore the applicant is requesting a code amendment. All CUP's have been applied for and are part of this review.

Architecture

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

- (a) Brick.
- (b) Natural or cultured stone.
- (c) Glass.
- (d) Stucco.
- (e) Cementous siding.
- (f) Architectural metal.
- (g) Integrally colored rock-faced block.

- The proposed buildings are comprised of brick, glass, composite wood (similar to cementous siding) and architectural metal. All buildings incorporate a four-sided design.

Façade articulation shall be provided through any of the following elements:

- (1) A projecting bay, entry vestibule, or recess extending from the ground level through the second floor.
- (2) A ground-level recess.
- (3) A change in the rhythm of windows at the ground level and second floor, combined with a change of parapet height or material.

- The buildings incorporate all three façade articulations listed above.

All buildings shall have at least one customer entrance facing an abutting public or private street, rather than just the parking area. A building may have more than one entrance. Customer entrances shall be open to the public during business hours.

- The buildings mainly face Radisson Road. Due to the high volume of traffic along this road, entrances are not provided on this side.

Main building entrances shall be architecturally emphasized and visible from the street by utilizing design features such as awnings, pillars, special building materials or architectural details.

- The buildings have metal awnings that provide a material change, which are visible from the street.

All buildings shall provide ground floor windows along facades, parks, plazas or other public outdoor spaces. Darkly tinted windows or windows that block two-way visibility are prohibited.

- The buildings meet this requirement.

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

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

- Building one is located at the corner of 105th Ave and Radisson Road. The northern portion of the building is along the street edge. The east side is adjacent to Radisson Road with a building setback of 30 feet. The proposed outdoor patio has a 20 foot setback. Building two is internal to the site and only adjacent to Radisson Road. The setback varies from 58 feet to 68 feet. The patio is about 50 feet from the property line along Radisson Road. With the speeds and traffic on Radisson Road, it is appropriate to have a greater setback.

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

- The proposed building height is about 31 feet or 36 feet as measured to the rooftop mechanical equipment.

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

- There is existing sidewalk along 105th Avenue and Radisson Road.

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

- The proposed elevations show the building equipment screened with a material that is identified but appears to be brick. Staff suggests using the metal paneling that is on the buildings.

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

- This requirement is met.

Section 30.912 Outdoor seating and service of food and beverages.

(a) The use shall not be located in the interior or rear yard if the use is adjacent to a parcel that is occupied by a residential use. This will not apply if the first floor of the building located on the adjacent parcel is not occupied by a residential use or if a residential use is located above the principal use.

- The outdoor dining is not adjacent to residential uses.

(b) Additional parking will not be required if the outdoor seating area does not exceed 500 square feet or ten percent of the gross floor area of the principal use, whichever is less. Parking will be required at the same rate as the principal use for that portion of outdoor seating area in excess of 500 square feet or ten percent of the gross building area, whichever is less.

- The outdoor dining areas are part of the submitted parking analysis and are accounted for in the parking calculations.
- Fencing is required around patios and shall comply with design guidelines.

Section 30.911 Commercial Parking

Parking areas shall have access to a public alley or street. Driveways shall be located to minimize interference with traffic movement. Parking will be reviewed as part of the site plan approval process. A parking analysis is required as part of the review. On street parking, parking structure, and shared parking are encouraged.

(a) Surface parking.

(1) Parking lots when feasible should be located to the rear of the buildings, or side yard.

- This requirement is met.

(2) When parking areas abut the street, the sidewalk edge must be delineated with landscaping, architectural fencing (meeting design guidelines) or other decorative features.

- Landscaping is proposed, this requirement is met.

(b) Shared parking.

(1) A conditional use permit may be granted for one or more businesses to provide the required off-street parking facilities by joint use of one or more sites where the total number of spaces provided are less than the sum of the total required for each business should they provide them separately.

(2) Conditions required for shared parking.

(aa) The building or use for which application is being made to utilize off-street parking facilities provided by another building or use shall be located within 800 feet of such parking facilities.

(bb) The application shall demonstrate there is no substantial conflict in using shared facilities through a professional parking analysis.

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

- The parking analysis that was submitted indicated that at peak weekday demand there is a need for 232 parking spaces. The analysis showed there is a need for 198 stalls for the restaurants which includes the patios, 19 for the office space, 15 for retail. The site plan shows 157 stalls onsite. There will be shared parking with the NSC of their existing parking lot to the west which has about 136 stalls. Combined that is a total of 293 stalls. Shared parking requires a CUP. The 105th Redevelopment District does not have specific numbers for parking and rely on the parking analysis. Applying the typical requirements the required parking would be 208 parking stalls, the site is adequately parked with the shared parking.

Landscaping

The submitted landscape plan includes a mixture of trees and shrubs and meets the landscape requirements. Existing trees that are being removed are being replaced onsite.

Lighting

The site lighting shall follow the design guidelines and be approved with the building permit.

Signage

All signage must be approved by City Council. Detailed sign design with specification and detail shall be submitted for approval. Signage for the development should not deviate from what is approved, any deviations from the approved sign plan will require city council approval. Staff suggests the applicant review the design guidelines and be creative with signage. Roof top signage and incorporating signage with the metal awnings should be explored.

Park Dedication

Park dedication is being waived for the plat as part of the city's financial commitment to the project that was approved on March 20, 2023.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the CCWD and city approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's Engineer. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

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

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.

Utilities will be extended to the edge of the plat for future connection to adjacent parcels.

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

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

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet

in width around all wetlands. This buffer strip shall be placed in easement.

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

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

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from an existing access drive to 105th Ave NE and a connection to Radisson Road NE. As Radisson Road is a county road, the developer will need to construct any improvements as outlined in the development review of Anoka County's plat review comments.

Easements/Right-of-way/Permits

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

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

Conditional Use Permit

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable (Ord. No. 20-2447, 7-20-2020). The applicant is requesting CUP's for two buildings on one lot, shared parking, outdoor dining and a drive-thru on the south side of building two. If the ordinance amendment is not approved the CUP for the drive-thru would not be allowed.

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The uses 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.

- The use is located and designed to meet the intended character of the redevelopment area. The design is of higher finishes and four-sided design. The proposed uses are compatible with adjoining properties.
- 3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The design is of higher finishes and four-sided design. The proposed uses will not have an adverse effect on adjacent properties.
- 4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
- 5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The uses are consistent with the purposes of the zoning code and the redevelopment district.
- 6. The use shall not be in conflict with the comprehensive plan of the City.
 - The subject site is guided planned commercial the proposed uses are not in conflict with the comprehensive plan.
- 7. The use will not cause traffic hazard or congestion.
 - The proposed development will not result in any additional traffic hazards or additional congestion to the area.
- 8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.
 - The proposed development, once constructed, will have the required utility services, adequate roads and necessary drainage facilities to service the proposed development.

Recommendation

In Planning Case File No. 23-0032, it is recommended that the Planning Commission recommend approval of a code amendment to the 105th Avenue Redevelopment District to allow drive-thru's on the south side of 105th Ave NE, limited to one drive-thru per parcel, as a conditional use permit.

In Planning Case File No. 23-0032, it is recommended that the Planning Commission recommend approval of a preliminary plat to create one lot and one outlot to be known as National Sports Village with the following conditions:

1. 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.
2. 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.
3. The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.
4. Plans and specifications must be approved by the City prior to start of construction.
5. An Anoka County right-of-way permit is required prior to start of any site work.
6. CCWD permit is required prior to city approval of construction plans and specifications.

7. Development requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.
8. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.
9. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
10. A protective buffer strip of natural vegetation, at least 15-feet in width around all wetlands. This buffer strip shall be placed in easement.
11. Access connections and utility extensions are required to the edge of the plat for each future connection to the adjacent parcels.
12. Hydrant locations must be reviewed and approved by the Fire Department.
13. Water and sanitary sewer availability charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
14. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
15. The Developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final FEMA documents, to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

In Planning Case File No. 23-0032, it is recommended that the Planning Commission recommend approval of a conditional use permit for two buildings on one lot, outdoor dining, shared parking and drive-thru with the following conditions:

1. Shared parking facilities agreement shall be recorded with the county an irrevocable covenant running with the land. A certified copy of the recorded agreement shall be provided to the zoning administrator prior to issuance of a building permit.
2. The outdoor dining area is subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Metropolitan Council to determine the amount required for this use.
3. Plans for amplified music or a public address system for the outdoor dining area is to be reviewed by the City and approved by the management company prior to installation.

Noise level of the music in the outdoor dining area is not to exceed normal conversation level.

4. No outdoor advertising on building or patio area without obtaining a permit.
5. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
6. Exit doors in any railing or fence in the outdoor dining area shall be openable from the inside without the use of a key or any special knowledge or effort, per the Minnesota Building Code. Fencing must meet the design guidelines for the district.
7. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.
8. One drive-thru is allowed on the southern end of the building as shown on the attached plans.
9. A sign plan must be approved by the City Council and be consistent with the design guidelines.

Attachment List

1. Attachments
2. Code Amendment



Case File No. 23-0032 South Side Entertainment District



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



**Project Narrative RE: South Side Entertainment District
February 10th, 2023
Presented by: PinPoint Community Development, LLC
Owner: 105th Blaine Business Park, LLC**

Summary:

PinPoint Community Development, LLC is proud to present a two-phase development plan to accentuate the ambitious city of Blaine goals to expand opportunities for local residents and traveling guests to enjoy more options in the realm of restaurants, retail, entertainment and Class A office space. At its completion, local and traveling folks will find plenty to enjoy for the entire day and into the evening; even overnight at the upcoming adjacent city center hotel located next to Kwik Trip. Phase I will consist of two commercial buildings of mixed use.

Building One will be a 9,100+ square foot Pizza Pub Prime (7,000 FFL, 2,100 SFL) with a 3,000+ square foot roof top patio and 1,000+ square feet of ground patio space. This is the 10th Pizza Pub to be built, with the 9 previous restaurants all operating today and at a profit. The design is to provide customers with unique experiences at each visit, as the interior and multiple floors and patios will enjoy different ambiances. Features will include a condensed version of the Pizza Pub staple menu plus a new addition to the Blaine pub, the enhanced Prime menu featuring higher end appetizers and entrees. The main level will be constructed to accommodate families and the 2nd floor will serve and entertain more of an adult crowd, including private banquets and events. The design scheme will show a higher end finish without intimidating a family that enjoyed a day at the NSC, Victory Links or other activities. A true balance of higher end feel but built to endure higher athletic traffic as well.

Building Two will consist of 20,000+ square feet (12,000 FFL, 8,000 SFL) mixed use of a Mexican restaurant with a Tequila Bar focus, private member club, office, health/athletic services, retail and grab n' go food. Many tenants to be determined, thus the buildings final design to be finalized, however, a planned concept to fill tenants to suite is also accompanied in the package. Both buildings will tie together in exterior aesthetics and carry into phase II if successful. Amenities in building two will include roof top patios for the Private Club and Restaurant as well as office tenants, courtyard design in the middle for smaller retailers and a shared elevator for 2nd floor tenants and ground patios. Synergistic mixed uses of the site will be the lead determining factor in tenant and use selection.

PinPoint for a potential Phase II, not for contemplation today, is in negotiations to expand to the south 12 acres, to include but not limited to: 40,000 square foot indoor Pickle Ball facility, 15,000 square foot Minnesota Hockey Hall of Fame, 13,000 square foot Day Care with drop and go, two more 12,000 square foot retail buildings and another restaurant/clubhouse facility. This phase is in vision development along with negotiations with the MAC, NSC and Blaine. The site plan for phase I is constructed with ability to enable phase II expansion.

Timeline:

Phase I is positioned to start ground development by April 2023 pending planning and council approvals. Building one will start vertical construction immediately upon ground work being completed. Building two will start vertical construction once 80%+ of the building is leased. The Pizza Pub Prime has an internal goal of opening by the first week of the 2023-2024 NFL season, but no later than mid-November. Building two construction will take 8 months upon achieving leasing targets. The optimal scenario would be to be constructing building two in close consort of building one but starting no later than the fall of 2023.

Phase II has too many variables at this stage to create timeline commitments, however, the goal is to have contract negotiations with the MAC and NSC completed by middle summer 2023, preliminary site enthusiasm from the city of Blaine and Anoka County by Fall and begin construction in Spring of 2024.

As the developer, the value of each site being built out as quickly as possible is a foundational main objective as the energy and attraction being fully developed will bring the anticipated success and potentially more.

The Team:

PinPoint Community Development, LLC will be the developer including the overseer of construction and tenant procurement. Micheal Breese will be the lead contact and will work closely with the rest of the development team. The core development team members are:

- Kevin Bohl with BKBM Engineers will provide all civil engineering services.
- Jeremy Nelson with Little Box Inc is the lead Architect.
- Jesse Symynkywicz with Damon Farber is the landscaping Architect.
- Keegan Wallace with PinPoint will be the project manager.
- Tony Capra with PinPoint will focus on due diligence and lease procurement.
- Jerry McConnell is the founder of The Pizza Pub and expert in restaurant operations.
- Michael Klemm, council with HJ Law Firm to provide beneficial contracts and leasing agreements.

This team has worked together on other projects and enjoys a positive, high energy & creative approach to design and development. Our projects stand out from others as we strive to be unique, local and different. Jeremy has designed over 600 restaurants, 400 franchises and 200 custom designs as an example. The combined backgrounds and experiences by all will draw out the full potential of the site's excellent location.

Capital Stack, Planning & Public Contributions:

- Local Bank Debt
- Investor cash
- Developer cash
- City Economic Development Funding for infrastructure (NSC conditions, dirt, underground water management)
- Anoka County – Radisson road turn lane, right in/right out 100' south of the re-platted boundary
- National Sports Center/Metropolitan Airport Commission (NSC/MAC)

The site plan sits on a 'golden' opportunity for development expansion with the location and potential county approval to provide needed access for residents and travelers to safely and conveniently enjoy Blaine's newest potential in a quest to raise the standards on commercial development in line with its destination vision. The site has a history of sod farming then a conversion into a soccer field. The combination of its history, land being leased from the MAC, along with a high-water table has created unique challenges to ground work that will require City & County assistance to enable both phases of the project. In today's environment of peak construction costs; developers are faced with extra-ordinary challenges to deliver a better product at a suitable risk for investors and a manageable cost to prospective qualified tenants, while importantly keeping consumer costs at market norms. With the required assistance, PinPoint can deliver this vision in a responsible way to fit the long-term outlook for the city's residents. Investor and bank funding are contingent to public development funds to retro fit the site that has been degraded over time from its use as a sod farm. Additionally, as mentioned, access will be critical from Radisson road as the 105th medians, NSC traffic and the upcoming City Center create new peak volumes of traffic flow with limited turning. The new private road connections and Radisson road right in, right out will safely and effectively resolve intense traffic pressure as demonstrated in the traffic analysis. The NSC & MAC have also agreed in principle (legal documentation in process) to a shared use agreement of an existing adjacent parking lot with conditions, parking which enables the site to 'park out' based on the parking analysis. The agreement will be co-terminus (NSC/PinPoint) with the MAC to protect the parking and accesses being delivered by adjacent land through the entirety of the developers land lease.

Impact:

Through countless community interviews, market analysis and collaboration with city officials; South Side Entertainment District will infuse a 'bolt' of energy residents are desperately looking for. Local brands with local owners that will be the majority make up of this new site and will enhance the local culture desired by all for new developments. The site will bring opportunity for local residents and businesses to flourish for the foreseeable future. The economic impact, even although still to be determined, will undoubtedly provide net positive growth with

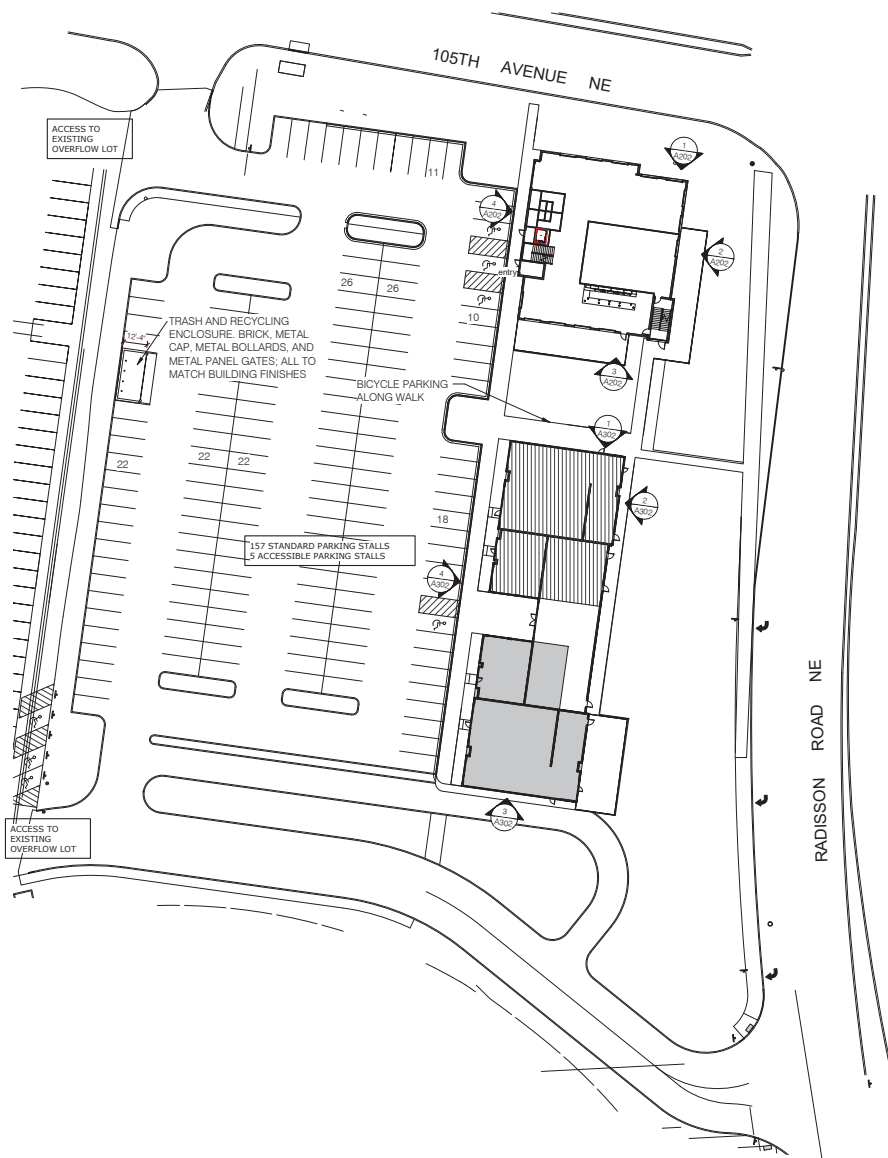
sustainability protected if the plan is approved and followed. The core mission is to ensure that the growth of revenues stays within the city of Blaine to promote continued development of similar projects in the future, including phase two of the potentially expanded site as well as many others yet to come around the city of Blaine. The site is currently tax exempt; thus, all improvements will yield new significant revenues for the county and city upon stabilization.

Summary:

PinPoint is proud to present this project to the Planning Commission and hopefully eventually to the city council for review and approval. Conceptually, the mixed-use plan promotes activities and experiences for residents and guests to enjoy for the foreseeable future. Community engagement will be front and center to the site plan; promoting a coming together for all to enjoy as Blaine enters into a new era of diverse development to serve all. Blaine is full of potential; we are excited to explain in greater detail how this site plan will tap into the bottled-up energy the residents keenly await to use. Thank you for your time and look forward to continuing the exciting collaborative work with the city of Blaine, Anoka County, NSC, MAC and the Minnesota Sports Authority.

Sincerely,

Micheal Breese
Chief Executive Officer
PinPoint Community Development
MJB@pinpointnational.com
612-978-3688



RESTAURANT PARKING COUNT

Ground floor - 6900 total sqft
 1898 general
 2480 kitchen / 200 = 13
 2522 dining / 100 = 26

2nd floor - 6900 sqft
 1898 general
 380 bar / 200 = 2
 4622 dining / 100 = 47

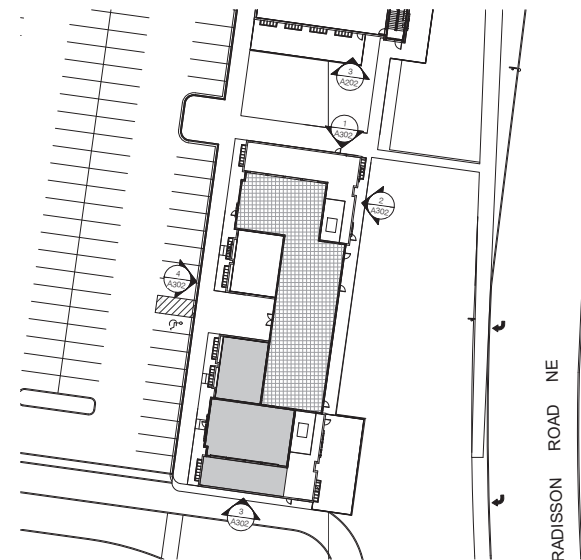
Restaurant Parking = 88

BUILDING 2 PARKING COUNT

Ground floor - 10,040 total sqft
 4200 restaurant
 2000 kitchen / 200 = 10
 1800 dining / 100 = 18
 4600 retail / 200 = 23

2nd floor -
 2692 restaurant
 400 kitchen / 200 = 2
 400 club / 16 = 25
 1700 dining / 100 = 17
 3970 business / 200 = 20

Building 2 Parking = 125



1
A100
ARCHITECTURAL SITE PLAN
SCALE: 1/32" = 1'-0"

2
A100
BUILDING 2 2ND FLOOR
SCALE: 1/32" = 1'-0"

PINPOINT

Contact: Mike Bressa
 Phone: 612-979-3688
 Email: mike@pinpointeg.com

little box

Address: 2744 Lyndale Ave S
 Minneapolis, MN 55408
 Phone: 612-904-6314
 Email: jnelson@littleboxinc.com

BKBM
 ENGINEERS

Address: 6120 Earle Brown Dr. Ste 700
 Minneapolis, MN 55430
 Phone: 763-843-0427
 Email: kbohl@bkbm.com

DF/ DAMON FARBER
 LANDSCAPE ARCHITECTS

Address: 310 S 4th Ave. Ste 7050
 Minneapolis, MN 55415
 Phone: 763-257-7008
 Email: jaymykiewicz@damonfarber.com

South Side
 Entertainment
 District

A Development By:
 PinPoint Equity Group

NO	DESCRIPTION	DATE

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 DATE 2023/01/13
 DRAWN BY Author
 CHECK BY Checker

NOT FOR CONSTRUCTION

BUILDING AREAS
 AND PARKING

A100



RENDERING - RESTAURANT FROM LOT



RENDERING - RESTAURANT FROM INTERSECTION



RENDERING - RETAIL FROM LOT



RENDERING - RETAIL FROM SE

PINPOINT

Contact: Mike Brees
Phone: 612-978-3668
Email: mike@pinpointeg.com

little box
Address: 2744 Lyndale Ave S
Minneapolis, MN 55408
Phone: 612-804-6314
Email: jnelson@littleboxinc.com

BKBM
ENGINEERS
Address: 6120 Earle Brown Dr. Ste 700
Minneapolis, MN 55430
Phone: 763-843-0427
Email: kbohl@bkbm.com

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LANDSCAPE ARCHITECTS
Address: 310 S 4th Ave. Ste 7050
Minneapolis, MN 55415
Phone: 763-257-7968
Email: jaymyntkiewicz@damonfarber.com

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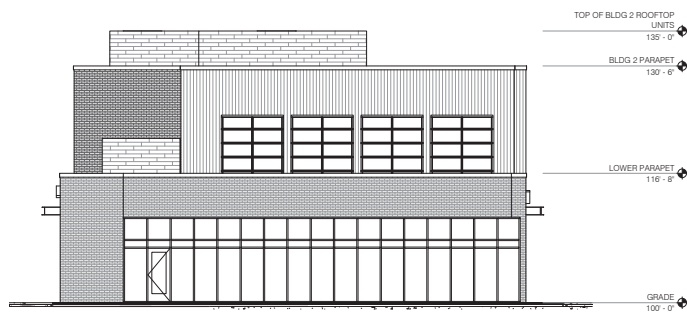
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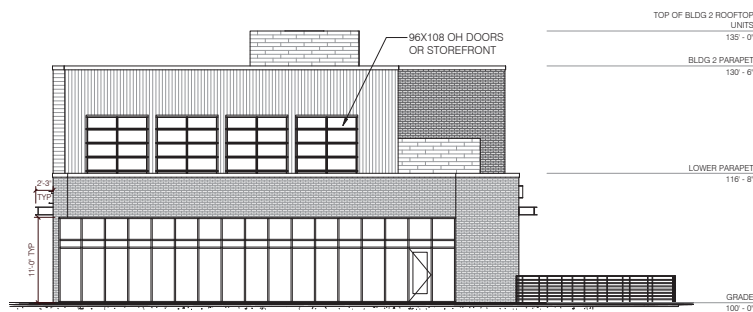
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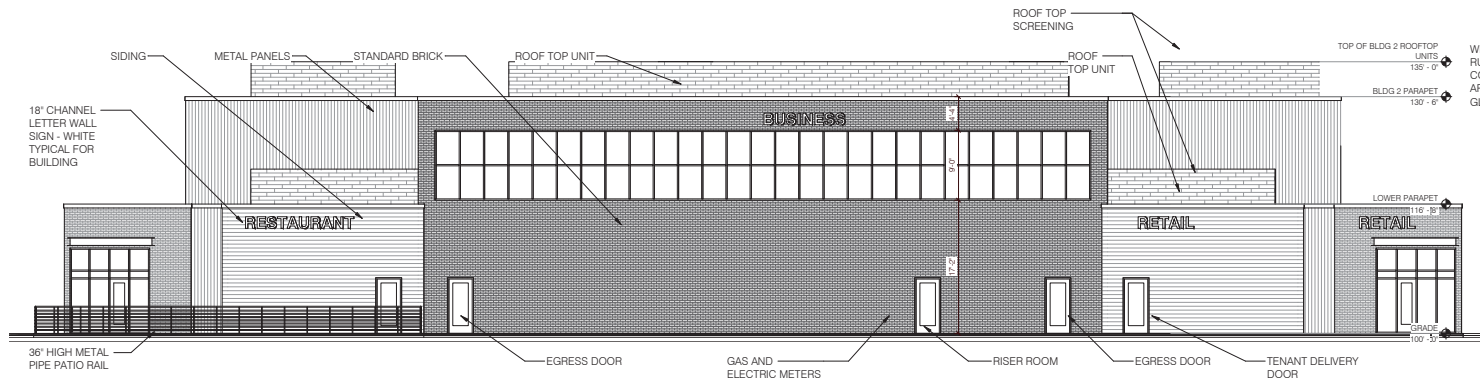
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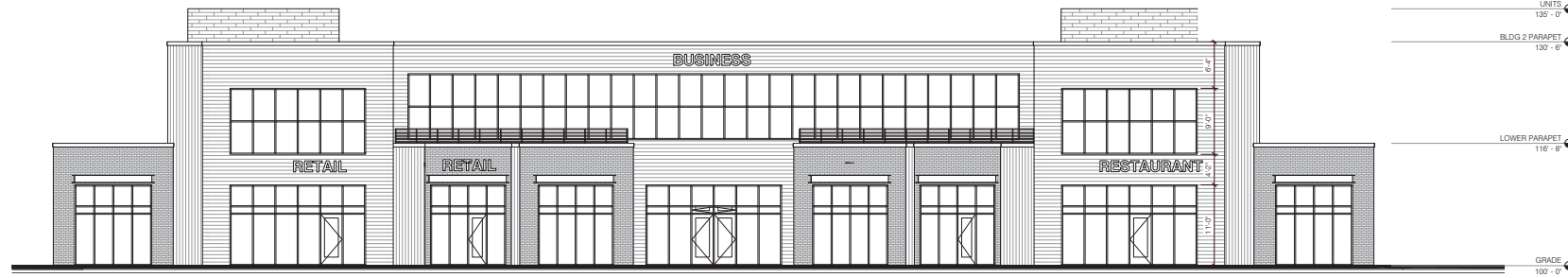
1 ELEVATION - RETAIL NORTH
SCALE: 1/8" = 1'-0"



3 ELEVATION - RETAIL SOUTH
SCALE: 1/8" = 1'-0"



2 ELEVATION - RETAIL EAST
SCALE: 1/8" = 1'-0"



4 ELEVATION - RETAIL WEST
SCALE: 1/8" = 1'-0"

MATERIAL PERCENTAGES BY ELEVATION:

NORTH:
RUNNING BOND STANDARD BRICK - 646 SQFT = 34.1%
COMPOSITE WOOD RAINSCREEN SIDING - 23 SQFT = 01.1%
ARCHITECTURAL METAL PANELS - 374 SQFT = 19.8%
GLAZING / DOORS - 850 SQFT = 45.0%
TOTAL 1,893 SQFT

EAST:
RUNNING BOND STANDARD BRICK - 2,150 SQFT = 41.2%
COMPOSITE WOOD RAINSCREEN SIDING - 880 SQFT = 16.9%
ARCHITECTURAL METAL PANELS - 1,096 SQFT = 21.0%
GLAZING / DOORS - 1,089 SQFT = 20.9%
TOTAL 5,215 SQFT

SOUTH:
RUNNING BOND STANDARD BRICK - 646 SQFT = 34.1%
COMPOSITE WOOD RAINSCREEN SIDING - 23 SQFT = 01.1%
ARCHITECTURAL METAL PANELS - 374 SQFT = 19.8%
GLAZING / DOORS - 850 SQFT = 45.0%
TOTAL 1,893 SQFT

WEST:
RUNNING BOND STANDARD BRICK - 788 SQFT = 15.1%
COMPOSITE WOOD RAINSCREEN SIDING - 1,422 SQFT = 27.3%
ARCHITECTURAL METAL PANELS - 628 SQFT = 12.0%
GLAZING / DOORS - 2,377 SQFT = 45.6%
TOTAL 5,215 SQFT

PINPOINT

Contact: Mike Brees
Phone: 612-978-3688
Email: mike@pinpointeng.com

little box
Address: 2744 Lyndale Ave S
Minneapolis, MN 55408
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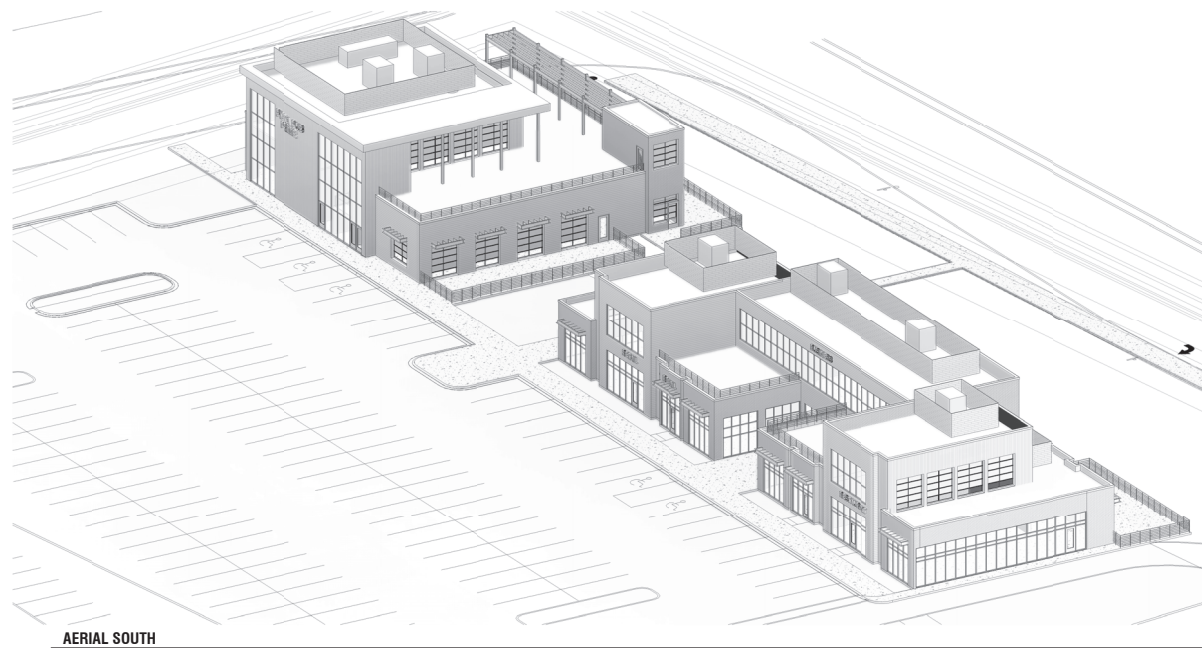
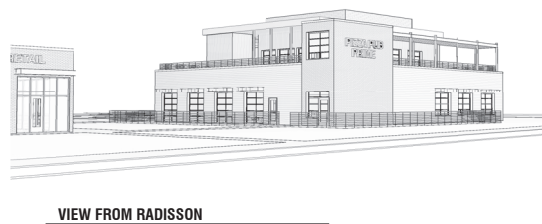
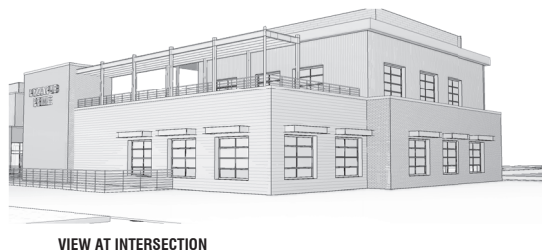
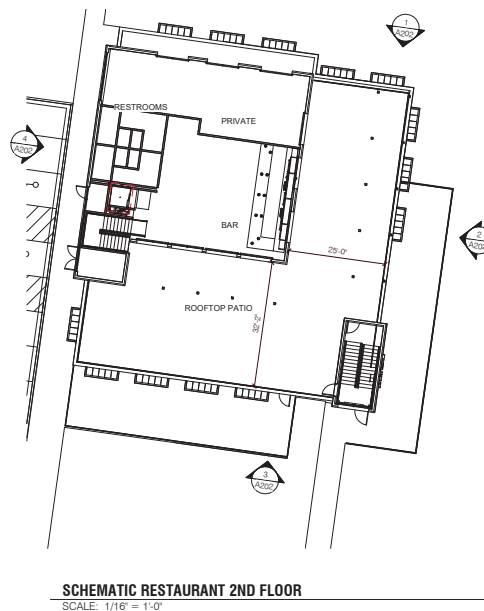
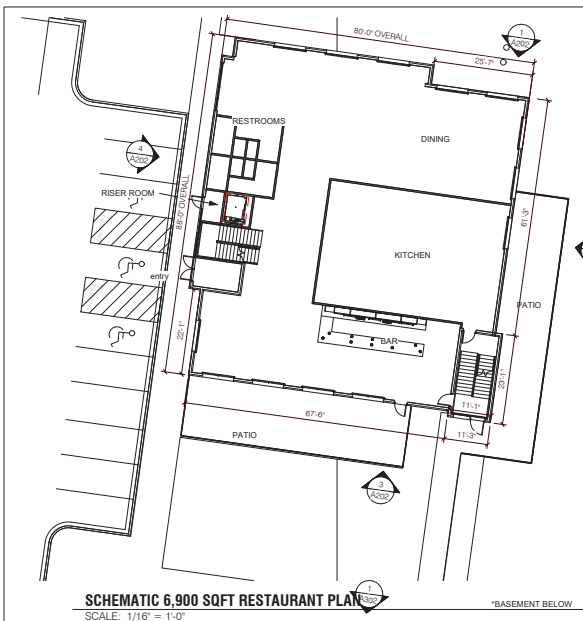
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PINPOINT
Contact: Mike Bressa
Phone: 612-979-3688
Email: mike@pinpointeg.com

little box
Address: 2744 Lyndale Ave S
Minneapolis, MN 55408
Phone: 612-904-6314
Email: jnelson@littleboxinc.com

BKBM
ENGINEERS
Address: 6120 Earle Brown Dr. Ste 700
Minneapolis, MN 55430
Phone: 763-843-0427
Email: kb@bkbm.com

DF/ DAMON FARBER
LANDSCAPE ARCHITECTS
Address: 310 S 4th Ave. Ste 7050
Minneapolis, MN 55415
Phone: 763-257-7908
Email: jaymykiewicz@damonfarber.com

South Side
Entertainment
District
A Development By:
PinPoint Equity Group

NO	DESCRIPTION	DATE

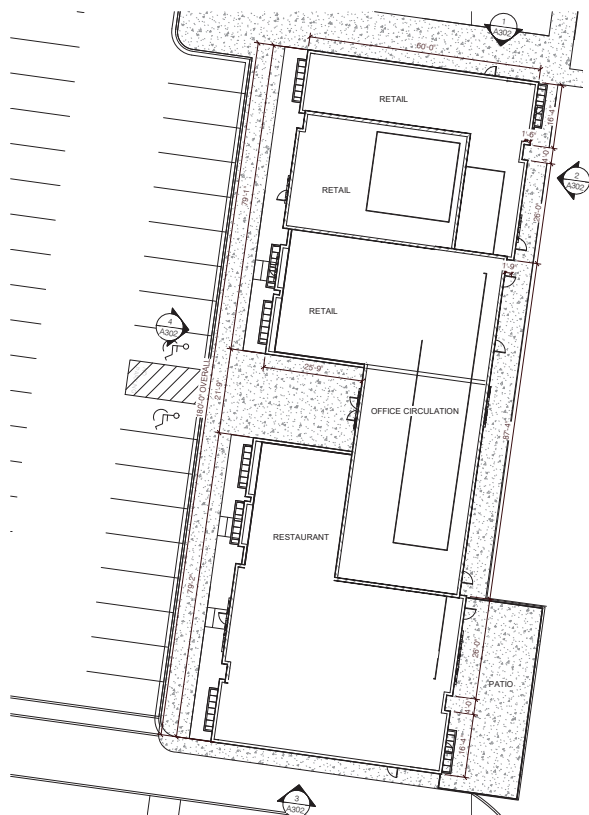
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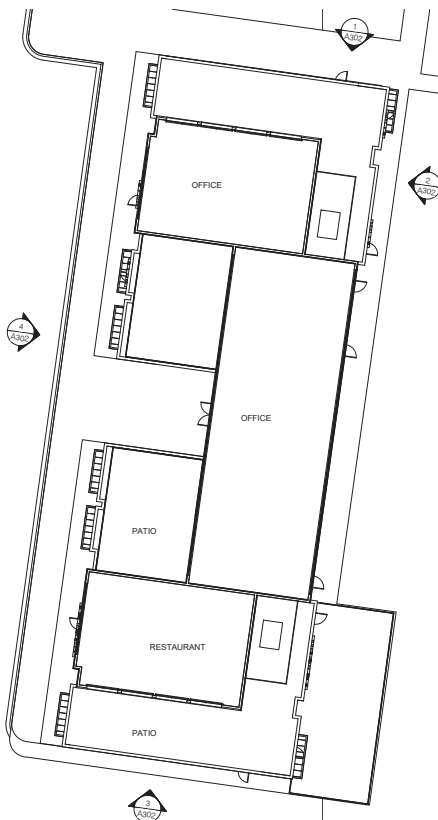
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DESIGN FOR
RESTAURANT

A201



SITE PLAN RETAIL 1
SCALE: 1/16" = 1'-0"



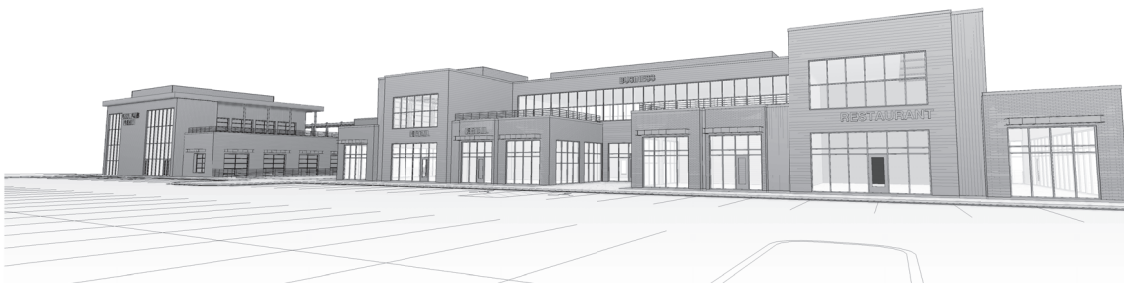
2ND FLOOR
SCALE: 1/16" = 1'-0"



FROM NE



FROM SE



WEST VIEW

PINPOINT

Contact: Mike Bressa
Phone: 612-575-3688
Email: mike@pinpointeg.com

little box

Address: 2744 Lyndale Ave S
Minneapolis, MN 55408
Phone: 612-804-6314
Email: jnelson@littleboxinc.com

BKBM
ENGINEERS

Address: 6120 Earle Brown Dr. Ste 700
Minneapolis, MN 55430
Phone: 763-843-0427
Email: kbobi@bkbm.com

DF/ DAMON FARBER
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Address: 310 S 4th Ave. Ste 7050
Minneapolis, MN 55415
Phone: 763-257-7908
Email: jaymykewicz@damonfarber.com

**South Side
Entertainment
District**

A Development By:
PinPoint Equity Group

NO	DESCRIPTION	DATE

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**DESIGN FOR
PHASE 1 RETAIL**

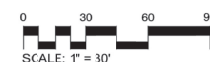
A301



SYMBOL	DESCRIPTION	CAU/SIZE	TYPE	STATUS
T-01	DEMO	9	EVERGREEN - SPRUCE	DEMO
T-02	DEMO	9	EVERGREEN - SPRUCE	DEMO
T-03	DEMO	10	EVERGREEN - SPRUCE	DEMO
T-04	DEMO	(2) 22	SOFTWOOD - COTTONWOOD	DEMO
T-05	DEMO	25	SOFTWOOD - COTTONWOOD	DEMO
T-06	DEMO	8	EVERGREEN - SPRUCE	DEMO
T-07	DEMO	7	EVERGREEN - SPRUCE	DEMO
T-08	DEMO	12	EVERGREEN - SPRUCE	DEMO
T-09	DEMO	10	EVERGREEN - SPRUCE	DEMO
T-10	DEMO	8	EVERGREEN - SPRUCE	DEMO
T-11	DEMO	(3) 23	SOFTWOOD - COTTONWOOD	DEMO
T-12	DEMO	(2) 20	SOFTWOOD - COTTONWOOD	DEMO
T-13	DEMO	7	HARDWOOD - OAK	DEMO
T-14	DEMO	(2) 23	SOFTWOOD - COTTONWOOD	DEMO
T-15	DEMO	42	SOFTWOOD - COTTONWOOD	DEMO
T-16	PRESERVE	15	HARDWOOD - OAK	PRESERVE
T-17	PRESERVE	18	HARDWOOD - OAK	PRESERVE
T-18	DEMO	(2) 20	SOFTWOOD - COTTONWOOD	DEMO
T-19	DEMO	8	EVERGREEN - SPRUCE	DEMO
T-20	DEMO	10	EVERGREEN - SPRUCE	DEMO
T-21	DEMO	12	EVERGREEN - SPRUCE	DEMO
T-22	DEMO	48	SOFTWOOD - COTTONWOOD	DEMO
T-23	DEMO	22	SOFTWOOD - COTTONWOOD	DEMO
T-24	DEMO	22	SOFTWOOD - COTTONWOOD	DEMO
T-25	DEMO	18	HARDWOOD - OAK	DEMO
T-26	DEMO	26	SOFTWOOD - COTTONWOOD	DEMO
T-27	DEMO	(3) 20	SOFTWOOD - COTTONWOOD	DEMO
T-28	DEMO	24	SOFTWOOD - COTTONWOOD	DEMO
T-29	DEMO	28	SOFTWOOD - COTTONWOOD	DEMO
T-30	PRESERVE	5	HARDWOOD - OAK	PRESERVE
T-31	PRESERVE	3	HARDWOOD - OAK	PRESERVE

LEGEND

- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- ✕ REMOVE EXISTING TREE



PINPOINT

Contact: Mike Bress
Phone: 612-778-3888
Email: mke@pinpointeg.com

little box

Address: 2744 Lyndale Ave S
Phone: Minneapolis, MN 55406
Email: jnelson@littleboxinc.com

BKBM
ENGINEERS

Address: 6129 Earle Brown Dr Ste 200
Phone: Minneapolis, MN 55426
Email: 763-443-0-27 kb@bkbm.com

DF/ JANON FARBER
LANDSCAPE ARCHITECTS

Address: 3105 4th Ave Ste 750
Phone: Minneapolis, MN 55415
Email: jfarber@dfjanonfarber.com

South Side
Entertainment
District

A Development By:
PinPoint Equity Group

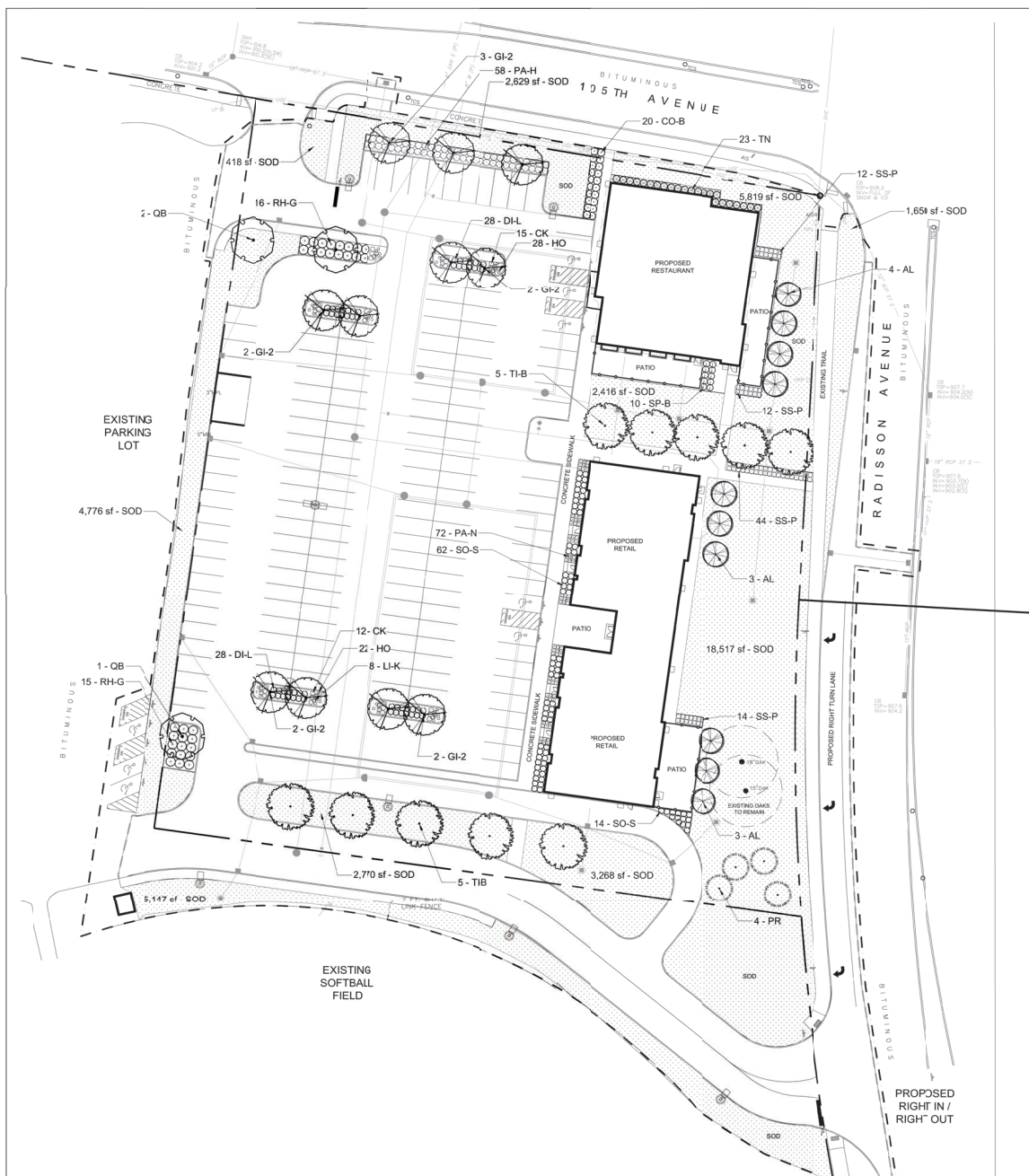
NO.	DESCRIPTION	DATE
1	CITY RESUBMITTAL	02/27/2023

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S
DATE: 2/23/2023
DRAWN BY: Author
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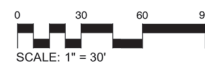
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TREE REMOVAL /
PRESERVATION
PLAN
L000



PLANT SCHEDULE L100

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AL	10	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG MAPLE
	GI-2	11	QLEDITSIA TRIACANTHOS INEIMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST
	QB	3	QUERCUS BICOLOR / SWAMP WHITE OAK
	TI-B	10	TLIA AMERICANA 'BOULEVARD' / BOULEVARD LINDEN
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
	PR	4	PNUS RESINOSA / RED PINE
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CO-B	20	CORNUS SERICEA 'BALADELINE' TM / FIREDANCE DOGWOOD
	DI-L	56	DERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	RH-G	31	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	SO-S	76	SORBARIA SORBIFOLIA 'SEM' / SEM ASH LEAF SPIREA
	SP-B	10	SPIRAEA BETULIFOLIA 'TOR GOLD' TM / GLOW GIRL BIRCHLEAF SPIREA
	TN	23	TXLUS X MEDIA 'TAUNTON' / TAUNTON YEW
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	CK	27	CALAMAGROSTIS X ACUTIFLOA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
	PA-H	58	PNICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS
	PA-N	72	PNICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS
	SS-P	76	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' / PRAIRIE BLUES LITTLE BLUESTEM
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME
	HO	50	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY
	LI-K	18	LATRIS SPICATA 'KOBOLD' / KOBOLD BLAZING STAR
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	SOD	47,410 SF	SOD



PINPOINT

Contact: Mike Bressa
Phone: 612-978-3688
Email: mike@pinpointeng.com

little box

Address: 2744 Lyndale Ave S
Minneapolis, MN 55408
Phone: 612-904-0314
Email: jneson@bkbm.com

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ENGINEERS

Address: 6120 East Brown Dr. Ste 700
Minneapolis, MN 55430
Phone: 763-843-9427
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LANDSCAPE ARCHITECTS

Address: 311 S 4th Ave. Ste 7050
Minneapolis, MN 55415
Phone: 763-257-7928
Email: jmyrnykewicz@damonfarber.com

South Side
Entertainment
District

A Development By:
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NO	DESCRIPTION	DATE
1	CITY RESUBMITTAL	02/27/2023

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LANDSCAPE
PLAN

L100

To:	Mike Breese	From:	Ed Terhaar, PE
	PinPoint Community Development, LLC		
File:	193806052	Date:	February 9, 2023

Reference: Trip Generation and Parking Information for Commercial Development in Blaine, MN

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



DATE: February 9, 2023

Edward Terhaar
License No. 24441

Purpose and Background

This memorandum presents trip generation and parking information for the proposed commercial development located in the southwest quadrant of the Radisson Road NE/105th Avenue NE intersection in Blaine.

Existing Conditions

The project site currently consists of athletic fields and parking lots. The proposed development will be located in the southwest quadrant of the Radisson Road NE/105th Avenue NE intersection.

Proposed Development Characteristics

The proposed project consists of constructing new commercial buildings in two phases. The land uses and sizes for each phase are as follows:

Phase 1

- Sit-down restaurant – 12,000 square feet
- Sit-down restaurant – 9,000 square feet
- Retail – 7,500 square feet
- Office – 7,500 square feet

Phase 2

- Daycare – 12,000 square feet
- Retail – 12,000 square feet
- Retail – 12,000 square feet
- Sit-down restaurant – 8,500 square feet
- Pickleball facility with 18 courts and 6,500 square foot restaurant
- Hockey Hall of Fame – 15,000 square feet

Access will be provided at a full movement location on 105th Avenue NE and a right in/right out only location on Radisson Road.

Trip Generation

Weekday a.m. and p.m. peak hour trip generation for the proposed development were calculated based on data presented in the eleventh edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE). Trip generation estimates for the pickleball facility are based on customer count estimates provided by the owner. The Strip Retail land use (ITE 822) was used for the Hockey Hall of Fame. The resultant trip generation estimates are shown in **Table 1**.

Table 1
Trip Generation for Proposed Project

Land Use (ITE Land Use Code)	Size	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily
		In	Out	Total	In	Out	Total	Total
Phase 1								
Sit-down restaurant (932)	12,000 SF	0	0	0	66	43	109	1268
Sit-down restaurant (932)	9,000 SF	0	0	0	50	31	81	965
Retail (822)	7,500 SF	11	7	18	25	24	49	408
Office (712)	7,500 SF	10	3	13	6	10	16	108
Phase 2								
Daycare (565)	12,000 SF	70	62	132	63	70	133	571
Retail (822)	12,000 SF	17	11	28	40	39	79	653
Retail (822)	12,000 SF	17	11	28	40	39	79	653
Sit-down restaurant (932)	8,500 SF	0	0	0	47	30	77	911
Sit-down restaurant (932)	6,400 SF	0	0	0	35	23	58	686
Pickleball facility	18 courts	72	72	144	72	72	144	1872
Hockey Hall of Fame (822)	15,000 SF	21	14	35	49	50	99	817
Totals		218	180	378	493	431	924	8912

Notes: SF=square feet

Sit-down restaurants are not open during the a.m. peak hour.

Trip Distribution

Trip distribution percentages for the subject development trips were established based on the nearby roadway network, existing and expected future traffic patterns, and location of the subject development in relation to major attractions and population concentrations.

The distribution percentages for trips generated by the proposed development are described below:

- 35 percent to/from the north on Radisson Road
- 35 percent to/from the south on Radisson Road
- 30 percent to/from the west on 105th Avenue

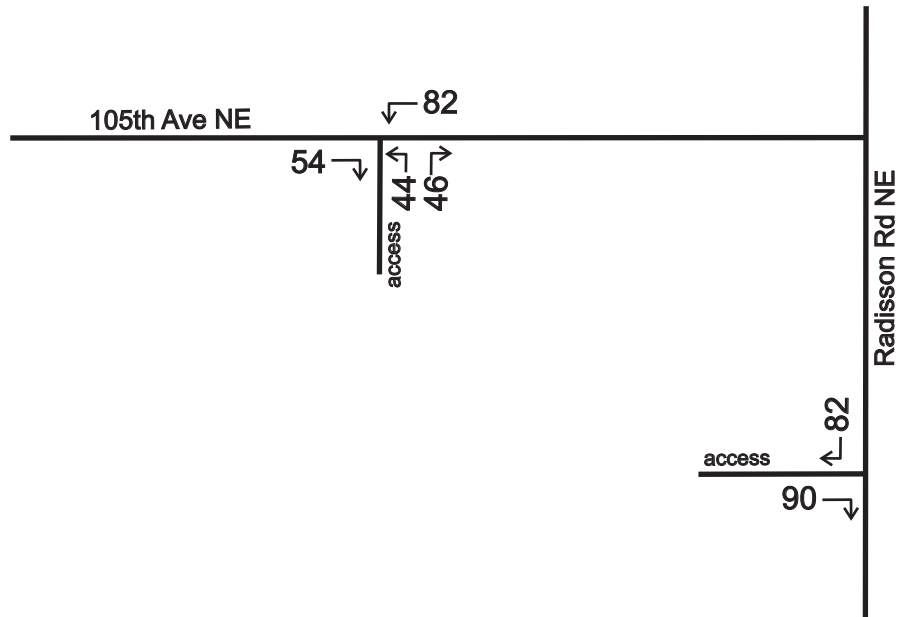
Using the preceding trip distribution percentages, trips were assigned to the access locations. The resultant number of trips added at each location are shown in Figure 1.

Parking Demand for Phase 1

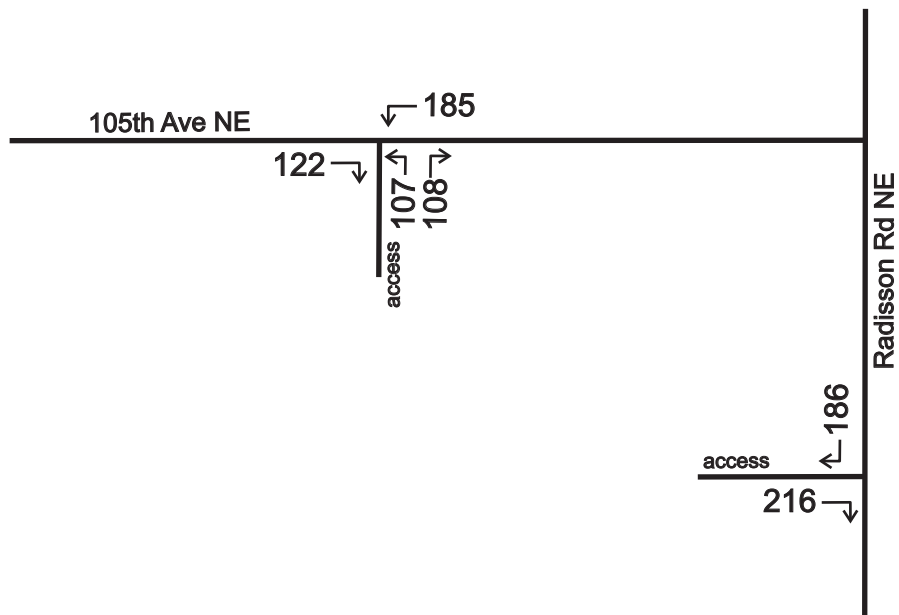
Parking data from the Institute of Transportation Engineers (ITE) was used to determine the expected parking demand for the proposed land uses in Phase 1. Data provided in the ITE publication *Parking Generation*, 5th Edition, indicates the various proposed uses peak at different times during the day.

Based on the ITE data, the peak weekday parking demand is 232 spaces, which occurs between 11 am and 2 pm. This includes 198 spaces for the sit-down restaurants, 19 spaces for the office, and 15 spaces for the retail. The parking demand by time of day is shown in Table 2.

WEEKDAY AM PEAK HOUR



WEEKDAY PM PEAK HOUR



BLAINE COMMERCIAL
DEVELOPMENT

FIGURE 1

**WEEKDAY AM AND PM
PEAK HOUR TRIP
DISTRIBUTION**

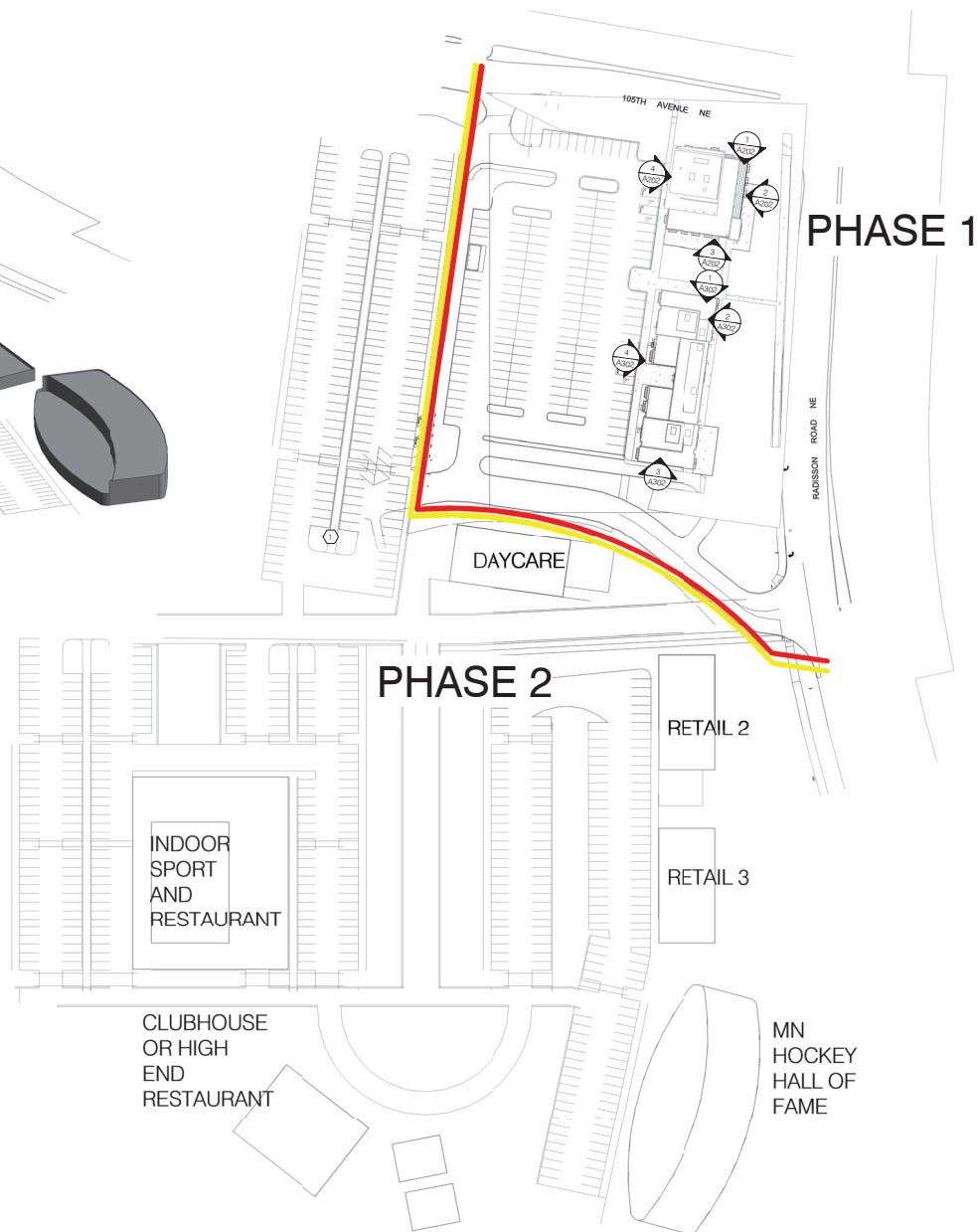
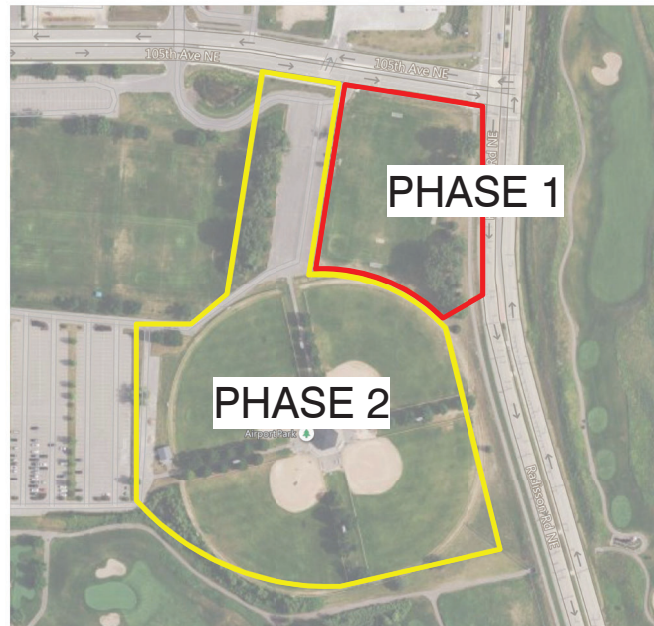
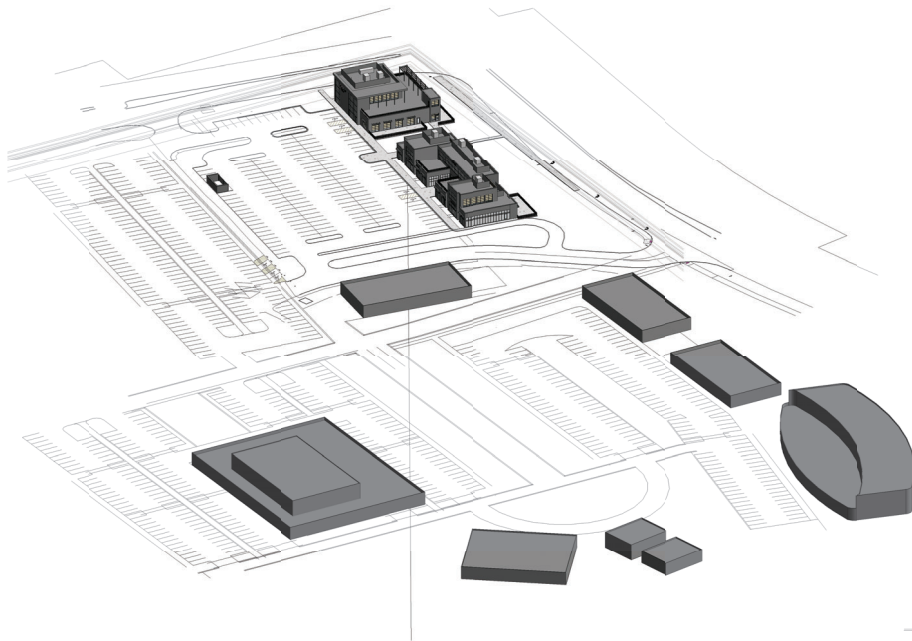
TABLE 2
PHASE 1 - WEEKDAY PARKING DEMAND

Land Use	Size	Unit	Gross Parking Rate	Adjustment Factor for Walking, Transit Multi-Purpose, and Vacancies	Month of Year Adjust. Factor (MAX)	Time of Day Factor						Net Parking Needs by Time of Day					
						6 am- 8 am	8 am- 11 am	11 am- 2 pm	2 pm- 4 pm	4 pm- 6 pm	6 pm- 9 pm	6 am- 8 am	8 am- 11 am	11 am- 2 pm	2 pm- 4 pm	4 pm- 6 pm	6 pm- 9 pm
Sit down restaurant	12000	sq. ft.	9.44/1000	0%	100%	10%	10%	100%	60%	100%	100%	11	11	113	68	113	113
Sit down restaurant	9000	sq. ft.	9.44/1000	0%	100%	10%	10%	100%	60%	100%	100%	8	8	85	51	85	85
Office	7500	sq. ft.	2.56/1000	0%	100%	50%	100%	100%	100%	75%	10%	10	19	19	19	14	2
Retail	7500	sq. ft.	1.95/1000	0%	100%	10%	75%	100%	80%	80%	10%	1	11	15	12	12	1

Note: Gross parking rates from ITE Parking Generation, 5th edition

TOTAL PARKING DEMAND

30 49 232 150 224 201



PINPOINT

Contact: Mike Bressa
Phone: 612-979-3688
Email: mike@pinpointeg.com

little box

Address: 2744 Lyndale Ave S
Minneapolis, MN 55408
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NO	DESCRIPTION	DATE

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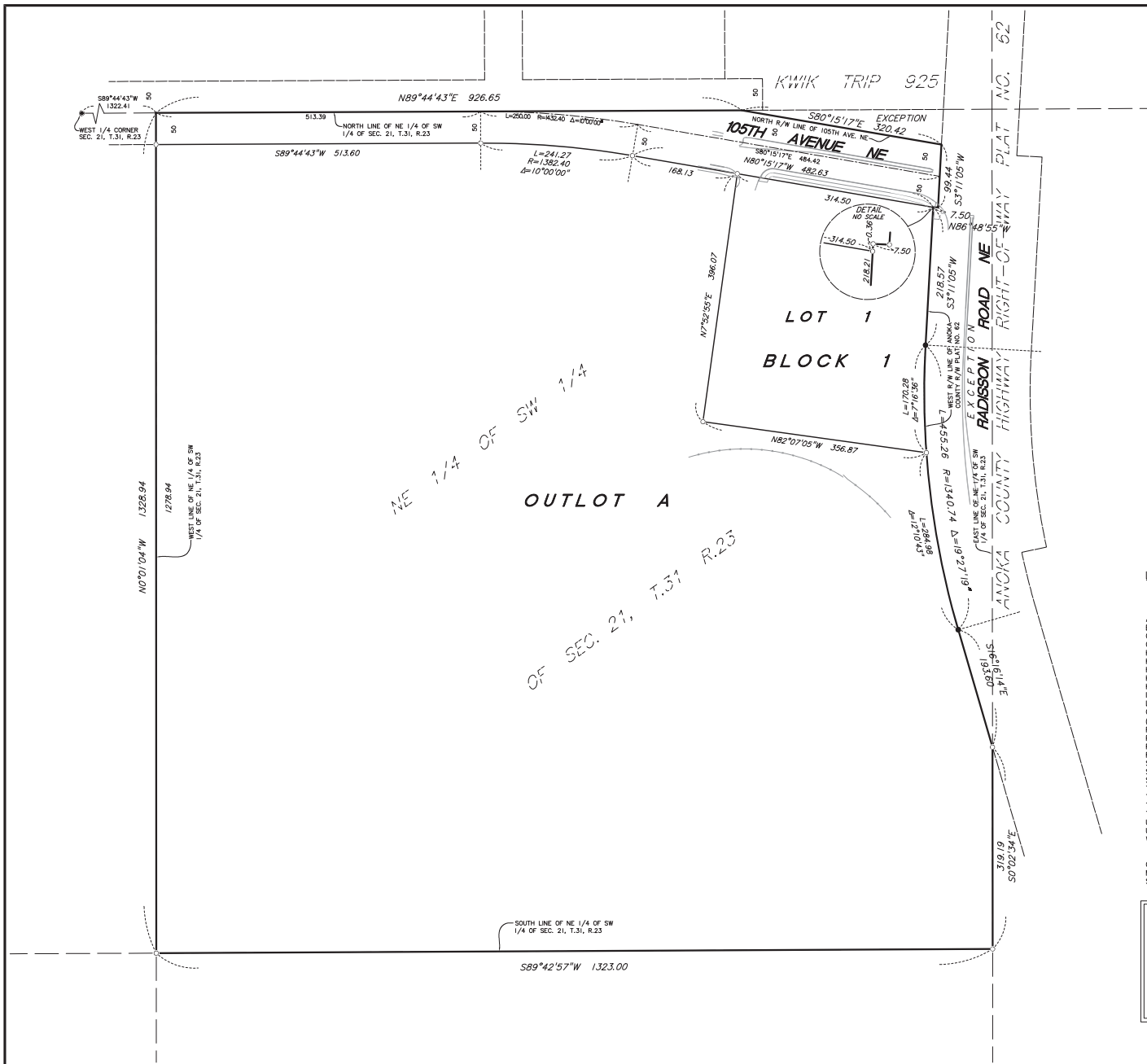


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DATE: 2023/01/13
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FUTURE PHASE

A500



DESCRIPTION OF PROPERTY SURVEYED

(Per CHB Title, LLC as agent for Old Republic National Title Insurance Company, Commitment for Title Insurance Commitment No. 58092, commitment date February 27, 2023)

The Northeast Quarter of the Southwest Quarter of Section 21, Township 31, Range 23, EXCEPT that part of the Northeast Quarter of the Southwest Quarter of Section 21, Township 31, Range 23 lying northerly of the northerly right-of-way line of 105th Avenue Northeast and lying westerly of the westerly right-of-way line of Anoka County Right of Way Plat No. 62, Anoka County, Minnesota.

Abstract Property

TITLE COMMITMENT

CHB Title, LLC as agent for Old Republic National Title Insurance Company, Commitment for Title Insurance Commitment No. 58092, commitment date February 27, 2023, was relied upon as to matters of record.

Schedule B Exceptions:

- A portion of the property contains wetlands which may be subject to federal, state, or local regulation. The right to use or improve these wetlands is excepted herein.
- Terms and conditions of Declaration of Restrictions and Covenants for Replacement Wetland, filed January 12, 2012, as Document No. 2026980.001.
- Terms and conditions of Resolution: RES 18-34 Granting a Waiver of Platting for a 40.34 Acre Parcel, filed March 27, 2018, as Document No. 2195708.002.

GENERAL NOTES

- Survey coordinate basis: Anoka County Coordinate System (NAD83-1996 Adjustment)
- Latitude: 45° 09 37.3 - Northeast corner of Lot 1
Longitude: -93° 12 54.2
- At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

UTILITY NOTES

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 223620341 and 223620349.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for prelocate onsite location of utilities prior to any excavation.
- Private utilities are shown as marked by Hance Locating Services, Inc. on January 5, 2023. Private utilities are those utilities installed for the use of their owner, typically by someone other than a Gopher State One Call registered utility operator.

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44890
- AIS Denotes advertising and information sign
- BTL Denotes beaver/kill curb
- CB Denotes catch basin
- GW Denotes guy wire
- HCR Denotes disabled ramp
- HCS Denotes disabled sign
- HHC Denotes communication handhole
- HIF Denotes fiber optic handhole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LP Denotes light pole
- OHE Denotes overhead electric line
- (P) Denotes per plan
- PEP Denotes polyethylene pipe
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TAD Denotes truncated domes plate
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TL Denotes traffic light
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- W Denotes water line

- COT Denotes Cottonwood tree
- MPL Denotes Maple tree
- SPR Denotes Spruce tree

OWNER:
Minneapolis-Saint Paul Metropolitan
Airports Commission

APPLICANT:
Wald Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, Minnesota 55101
Contact: Eric Liner
651-227-7773

BENCHMARKS (BM)

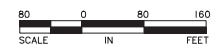
- Top of top nut of 1st fire hydrant west of Radisson Road NE on the north side of 105th Avenue NE.
Elevation = 910.46 feet
- Top of top nut of 2nd fire hydrant west of Radisson Road NE on the north side of 105th Avenue NE.
Elevation = 907.00 feet

AREAS

Lot 1 = 129,610 square feet or 2.975 acres
Outlot A = 1,451,843 square feet or 33.330 acres
Dedicated 105th = 86,025 square feet or 1.975 acres
Total = 1,667,478 square feet or 38.280 acres

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

Dated this **PRELIMINARY** day of **JANUARY**, 2023.
By: **SUBJECT TO REVISION**
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890



Revision	By	Date
	MJP	

Drawing Title:
PRELIMINARY PLAT OF:
PLAT NAME
2030 105TH AVE. NE, BLAINE, MN

SUNDE
LAND SURVEYING
www.sunde.com

900 East Bloomington Freeway (396) • Suite 118
Bloomington, Minnesota 55425-3435
651-881-2465 (Fax: 651-888-8606)

Project: 2022-156 By/Pg: 1248/46 Date: 1/16/2023
Township: 31 Range: 23 Section: 21
Sheet: 1 of 2

Proposed Ordinance

Section 30.90 105th AVENUE REDEVELOPMENT DISTRICT (RD)

30.905 Conditional uses.

- (m) Drive-thru located on south of 105th Avenue NE, limit to one per parcel

30.906 Prohibited use.

- (a) Auto sales - indoor or outdoor sales.
- (b) Automobile repair.
- (c) Car washes.
- (d) Daycare.
- (e) Drive-thru facilities, except when located south of 105th Avenue NE



City of Blaine

Staff Report

File Number:

Agenda Date	Status
April 12, 2023	
In Control	File Type
Planning Commission	Report

Public Hearing -

Agenda Item # 6.4

Case File No. 23-0031 // City of Blaine

The City is proposing an amendment to section 18-121 of the Code of Ordinances and 34.11 of the Zoning Ordinance to remove the requirement for signs to be installed by licensed contractors.

Background

Attachments
Schedule
Proposed Ordinance
Planning Commission:
04/12/23
City Council: 05/01/23 and
05/15/23

Staff report prepared by Elizabeth Showalter, Community Development Specialist.

The City of Blaine requires either verification of a state contractor license or issuance of a city contractor license for most construction work, including sign installation. Sign contractors are currently required to obtain a sign installer license which requires submitting proof of insurance and payment of a \$35 license fee. There is a substantial administrative burden related to enforcing this requirement since many sign contractors only install a few signs in the City per year. Additionally, updated insurance certificates are needed throughout the year (which does not typically occur at the same time as the license expires) which results in most licenses being reviewed by staff twice a year. Staff estimates that on average, each contractor license takes at least an hour of staff time when accounting for assisting applicants with the application, reviewing the application, reviewing updated insurance certificates, and verifying permit applications are tied to a licensed contractor.

The licensing of sign contractors is not a universal requirement. To potentially reduce

administrative inefficiencies and effort required by applicants, staff identified revisiting the licensing requirement as a goal for 2023. Staff surveyed peer communities and found that of the eight cities surveyed, four required a city license (Maple Grove, Plymouth, Brooklyn Park, and Coon Rapids) and four did not (Woodbury, Eden Prairie, Eagan, and Burnsville).

The City Attorney reviewed the ordinance and did not identify that the licensing requirement was protecting the city from liability. The State does require sign installers to post a compliance bond with the Department of Labor and Industry (Minnesota Statute 326B.865).

At this time, staff is recommending that the sign contractor licensing requirement be removed from the code and no longer require contractor licenses for sign installers. This improves customer service for the contractors and will make it easier for staff to efficiently process sign permit applications.

Commercial general contractor licenses will still be required for signs that require a building permit, which are freestanding signs over ten feet in height.

Recommendation

In Planning Case File No. 23-0031, it is recommended that the Planning Commission recommend approval of amendments to the City Code based on the following rationale:

1. Requiring a contractor license for sign installation provides no protection to the City of Blaine.
2. Removing the license requirement for sign contractors will reduce staff review time and improve efficiency for applicants.

Attachment List

1. Proposed Ordinance

Proposed Ordinance

Blaine Code of Ordinances

Sec. 18-121. 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 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) ~~Sign and billboard erecting.~~ Reserved.
 - (8) Excavators (for basements, foundations, grading of lots, etc.)
 - (9) Heating, ventilating or air conditioning.
 - (10) Automatic sprinkler system design and installation contractor.

Blaine Zoning Ordinance

34.11 ~~Contractor's license.~~ Reserved

~~No person, firm, or corporation shall engage in the business of erecting, altering, extending, repairing or maintaining signs or sign structures within the City without first having procured a license as required in Section 6-40 of the Blaine Code, except that the owner, lessee or occupant of the property upon which the sign is located may perform the actual work himself provided he had obtained a permit for the sign.~~