

30.40 PLANNED COMMERCIAL (PC)



30.41 INTENT (Entire Section added 4-2-87 Ord. 87-1016)

CITY OF BLAINE
9150 CENTRAL AVENUE NE
BLAINE MN 55434

The purpose of this district is to provide a planned commercial environment for a limited mixture of commercial and office related developments and related services. This planned commercial environment shall be developed utilizing an overall master development plan. This district shall encourage the development of subregional and/or metropolitan area clientele commercial uses requiring large lots accessible to major highways/minor arterials and utilizing City services of sanitary sewer, water, street, and storm drainage.

30.42 MASTER DEVELOPMENT PLAN

Prior to any development of lands within a Planned Commercial district, the applicant(s) shall receive approval by the City Council of a master development plan encompassing the entire zoned area. The master development plan shall be kept on file for reference and implementation by the Community Development Department. Such a plan shall consist of maps and descriptive statements of objectives and shall contain the following components: land use, circulation, subdivision design, services and facilities, and construction order. Amendments to the master development plan can be proposed and implemented upon City Council approval.

- (a) **LAND USE COMPONENT:** A Land Use Component shall consist of a map or maps, setting forth the distribution, location and extent of the acres of land devoted to each category of land use proposed as part of the Master Development Plan. Such uses may include office facilities; service facilities, entertainment and financial facilities, general types of commercial facilities, recreation, open space, public and semi-public facilities. Said component shall also contain a descriptive statement of objectives, principles and standards used for its formulation.
- (b) **CIRCULATION COMPONENT:** A Circulation Component shall consist of a map or maps, setting forth the general location and extent of all transportation facilities proposed as part of the Master Development Plan. Such facilities may include major and local thoroughfares, transportation routes; and the delineation of such systems on the land; one-way street systems; grade separations, divided roads; left-turn lanes; pedestrian and bicycle paths and such other matters as may be related to the provision for the circulation of traffic. Said component shall include a designation of proposed street widths. Said component shall also contain a description statement of objectives, principles and standards used for its formulation.
- (c) **SUBDIVISION DESIGN COMPONENT:** A Subdivision Design Component shall contain a descriptive statement of the principles governing the proposed subdivision of land including lot design for various proposed land uses. This component shall be in sufficient detail so that it can serve as the basis for determining the conformity of any site plan to the Master Development Plan.
- (d) **SERVICES AND FACILITIES COMPONENT:** A Services and Facilities Component shall contain a map or maps setting forth the general location and extent of any and all existing and proposed City systems for sanitary sewer, water, refuse disposal, storm drainage, local utilities and rights-of-way, easements, facilities and appurtenances necessary therefor. Said component shall contain a statement describing the proposed ownership, method of operation, and maintenance of each such service and facility if not controlled and/or owned by the City.
- (e) **CONSTRUCTION ORDER COMPONENT:** A Construction Order Component shall contain a map or maps setting forth the proposed chronological order of construction (phasing) relating each proposed use and structure to the construction of the various services and facilities as may be required herein or as part of the Master Development Plan.
- (f) **ADDITIONAL COMPONENTS:** The Master Development Plan may include any additional components including, but not limited to, an economic feasibility study if such is considered necessary

by the applicant or required by the City Council for the physical development of the project or to aid in evaluating the impact and effect on other existing or proposed facilities and services of the City; a Recreation Component; and any others required, depending upon the nature of the particular proposed development.

30.43 PERMITTED USES

- (a) Cinema and theaters.
- (b) Financial institutions.
- (c) Hotels/motels.
- (d) Medical and dental clinics.
- (e) Exhibition and showroom centers.
- (f) Restaurants with live entertainment.
- (g) Trade and convention centers.
- (h) Research and development facilities.
- (i) Offices - business and professional.

30.4 ACCESSORY USES

- (a) Car rental accessory to a hotel/motel use, provided the cars are stored in the hotel/motel off-street parking area, without occupying space otherwise required for hotel/motel parking, and provided there are no exterior signs.
- (b) Within a building containing one or more permitted uses, provided the permitted use meets the minimum floor area requirement of Section 30.46(j), and provided that each individual accessory use does not exceed twenty (20) percent of the total floor area of the permitted use(s) and provided the total of all accessory uses does not exceed forty (40) percent of the total floor area of the permitted use(s):
 - (1) Apparel shops.
 - (2) Barber and beauty shops.
 - (3) Boutiques.
 - (4) Branch post office.
 - (5) Camera and optical goods shops.
 - (6) Day care facilities which have been approved by The City in buildings primarily occupied by business and professional offices, provided there are no exterior signs for such day care facilities.
 - (7) Floral shops.
 - (8) Jewelry shops.
 - (9) Blue-printing, duplicating, Photostatting, mailing, and graphic arts services.

- (10) Shops which include and are limited to the sale of tobacco, candy, books, magazines, newspapers, gift cards, stationary, and office supplies.
- (11) Travel agencies.
- (12) Utility collection.
- (13) Coffee shop, cafeteria, or restaurant, not to exceed twenty-five (25) percent of the total floor area of the permitted use(s).

30.45 CONDITIONAL USES (Amended 9/20/90 Ord. 90-1228)

- (a) Athletic clubs.
- (b) Indoor/outdoor commercial recreation of regional clientele.
- (c) Multi-use building(s) consisting of two or more permitted and/or conditional uses.
- (d) Two or more buildings on the same lot.
- (e) Stadiums.

30.46 STANDARDS

- (a) Minimum lot size - 3 acres.
- (b) Minimum lot width - 300 feet.
- (c) Minimum lot depth - 300 feet.
- (d) Front yard building setback - 75 feet.
- (e) Corner side yard building setback - 75 feet.
- (f) Side yard building setback - 50 feet.
- (g) Rear yard building setback - 50 feet.
- (h) Building height - there shall be no height limitations provided all buildings are sprinkled and contain other fire and life safety standards denoted in N.F.P.A. 101 and subject to Metropolitan Airport Commission regulations.
- (i) Minimum building size - 30,000 gross square feet and 7,000 gross square feet for restaurants.
- (j) Parking and driveways may be constructed to within the following minimum setbacks of property line:
 - (1) Front yard/corner side yard..... 50 feet.
 - (2) Side yard..... 30 feet.
 - (3) Rear yard..... 30 feet.

If rear yard parking setback is adjacent to I-35W, or any collector/arterial street as designated in the City's Transportation Plan, the rear yard parking setback shall be 50 feet.

30.47 LANDSCAPING

- (a) Notwithstanding the provisions of Section 33.08, the following requirements shall be met:
- (1) Landscaping minimums set forth under Section 33.08 shall be increased by ten (10) percent.
 - (2) Each site development shall introduce a flowering plant "theme" as part of the overall landscape plan and shall be implemented to compliment the building and site plan.
 - (3) Underground irrigation shall be required for all front yards, corner side yards, and rear yards if adjacent to I-35W, or adjacent to any collector/arterial street as designated in the City's Transportation Plan. Such irrigation shall extend to include the public boulevard except along I-35W and into general parking islands, except natural areas to be preserved.
 - (4) Traffic safety islands and/or general parking islands where deemed appropriate shall be landscaped.
 - (5) There shall be a landscaped yard adjacent to the building which shall represent a minimum of fifty (50) percent of the building footprint.
 - (i) Such landscape yard shall be a minimum of thirty (30) feet in depth when adjacent to building front and side yards.
 - (ii) A landscape yard credit of up to twenty-five (25) percent shall be given to a site plan which contains exterior sculptures, fountains, decorative walks, additional ponds beyond those required for storm drainage purposes, courtyards, decorative accent lighting for the building, and on-site arboretum. Such credit shall be approved by the Community Development Department on a case-by-case basis, depending upon the nature and scope of such a facility proposed for credit.
 - (6) Ground covers used in lieu of grass shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within twelve (12) months after planting.
 - (7) In the event the landscape plan as submitted does not adequately address the total landscape needs of the site plan, even if planting minimums are met as reviewed by the Community Development Department, the Community Development Department shall have the recourse to review the landscape plan in front of the Architectural Review Board for further action.

For this occurrence, the Architectural Review Board shall retain an independent landscape architect as a voting member to hear both the Community Development Department staff concerns and counter agreements, if any, from the site developer. The Architectural Review Board, plus the independent landscape architect must render a four-fifths (4/5) vote to require additional landscaping above the minimums set forth in Sections 33.08 and 31.27.

30.48 LOADING FACILITIES

- (a) Loading facilities - all facilities must be screened (100% opaqueness) when adjacent to and/or visible from any public street. Such screening shall be achieved by a combination of berms, shrubs, trees, and/or architectural design to minimize the impact onto the public street.
- (b) Loading facilities in the side yard and/or rear yard and visible only to another lot shall be screened (100% opaqueness), using a combination of berms, shrubs, trees, fencing, and/or architectural design.

For additional information and requirements, refer to Section 33.15.

30.49 STORAGE/REFUSE FACILITIES

- (a) There shall be no outdoor storage of any kind within this district.
- (b) Refuse facilities shall be located only in the side yards or rear yards except when such yard is adjacent to I-35W, or any collector/arterial street as designated in the City's Transportation Plan. Such facilities must be constructed of coarse concrete block and contain exterior surfacing as constructed on the principal building(s). If refuse facility entrance is visible from public view such as from parking lots or street, such facilities shall have gates constructed of wood, utilizing 2X4 construction and 1X4 board-on-board slats as a minimum.

30.491 LIGHTING

- (a) Lighting shall not be directed onto another lot or obscure driver's vision on public streets.
- (b) No lighting fixture shall create more than two (2) foot candles of light density at the property line.
- (c) No freestanding light fixture shall be higher than 40 feet.
- (d) Off-street parking areas shall be illuminated to a average of one (1) foot candle at eye level over the entire surface of the parking area during operating hours.

30.492 MECHANICAL/ELECTRICAL EQUIPMENT

- (a) All mechanical/electrical equipment on the ground or roof, such as heating, air conditioning, transformers, shall be screened on all sides so as not to be visible from public streets or adjoining property. Such screening shall be designed and constructed of material(s) that is compatible with the principal building(s).

30.493 ARCHITECTURAL CONTROL

- (a) All buildings erected shall be a type of construction as defined in the Uniform Building Code, except Type V.
- (b) Any building shall be constructed so that all exterior sides shall be surfaced equivalent to the front building elevation.
- (c) Exterior wall surfaces of all buildings shall be faced with brick, stone, pre-cast panel, cast-in-place panel, architectural concrete in combination with other permitted materials, or glass.

Use of metal materials of any kind shall be considered and limited to building trim only. Use of such materials must receive at least 4-1 vote from the Architectural Review Board.

- (d) The building design should exhibit architectural control which seeks to be creative and maximize building lines, shades, and angles to maximize architectural uniqueness.

In addition, the City is desirous of such building design which will enhance energy conservation and attempt to use active or passive solar design.

- (e) All building design and exterior wall surface materials shall be reviewed and approved by the architectural Review Board upon a three-fifths (3/5) vote.

All building design shall be submitted to the Board. The submittal shall consist of a colored site plan, examples of exterior surface materials, and colored building perspectives.

The Architectural Review Board shall consist of the following persons: One (1) member of the City Council, one (1) building owner representative in the Planned Commercial development, one (1) architect who resides in the community, the City Community Development Director, and the City Planner. The Council member shall be appointed annually, and the building owner representative and architect shall be appointed by the full City Council and his/her term shall be for three (3) years.

(f) Site plan approval shall be obtained from the Community Development Department as required under Section 33.07. In addition, the following items for plan preparation should be prepared by the following individuals:

- (1) building design - architect/engineer
- (2) lot survey - land surveyor
- (3) site plan - site planner/landscape architect
- (4) landscape plan - landscape architect
- (5) irrigation plan - landscape architect/product company
- (6) lighting plan - engineer/product company

30.494 INTERIM PROVISIONS

(a) The provisions of this section notwithstanding, any residential or commercial/industrial use in existence on the effective date of this section shall be deemed to be a conforming use for a period of ten (10) years from such effective date or until such time as that phased portion of such Planned Commercial development is activated by the City, whichever occurs first. During the effective term of this subsection, such residential and commercial/industrial uses shall be governed by the respective sections of the Zoning Ordinance as amended.