

**City of East Bethel**  
**City Council Agenda**  
Work Meeting - 6:00 PM  
Date: Wednesday, May 21, 2014



**Item**

- |         |            |                             |
|---------|------------|-----------------------------|
| 6:00 PM | <b>1.0</b> | <b>Call to Order</b>        |
| 6:01 PM | <b>2.0</b> | <b>Adopt Agenda</b>         |
| 6:02 PM | <b>3.0</b> | <b>Zoning Map Amendment</b> |
| 7:15 PM | <b>4.0</b> | <b>Adjourn</b>              |



# City of East Bethel City Council Work Meeting Agenda Information

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**Date:**

May 21, 2014

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**Agenda Item Number:**

Item 3.0

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**Agenda Item:**

Zoning Map Amendment to the Official Map of the City of East Bethel

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**Requested Action:**

Consider the approval for the rezoning of three different, separate boundaries of land noticed as follows:

- Contiguous Boundary of Land west of Ulysses St NE, South of 189<sup>th</sup> Avenue NE, Current Zoning B3, proposed change to I – Light Industrial
- Contiguous Boundary of Land east of Highway 65 and North of Klondike Dr NE, Current Zoning R2, proposed change to B3 – Highway Commercial
- Contiguous Boundary of Land North of Viking Blvd NE, approx. ½ mile east of Hwy. 65, Current Zoning R1 and R2, proposed change to B3, Highway Commercial

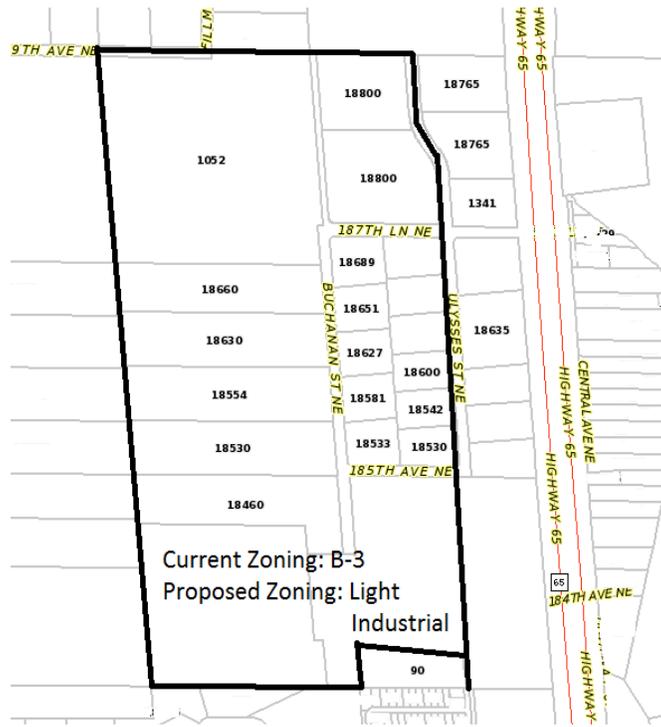
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**Background Information:**

The need to rezone the area known as Classic Commercial Park was the catalyst for requesting the zoning changes that are presented for this consideration. The other two areas were ready for rezoning and constituted more than one parcel. These were attached to the request for the rezoning of the Classic Commercial Park area to minimize the number of submissions to MET Council for rezoning approvals. Future rezoning of the Hwy 65 and County Road 22 Corridors are intended to be in one submission and at a date to be determined.

The Planning Commission at their April 22, 2014 meeting conducted a Public Hearing to discuss this matter. There were no objections filed or presented at the Public Hearing and the Planning Commission recommended the zoning changes as outlined for City Council for approval.

The following information represents the requested rezoning parcels, along with maps and narrative:



Property Address	Owner	PID #
1052 189 <sup>th</sup> Ave NE	T & G Land, Inc	32-33-23-22-0002
18660 Buchanan St NE	Gladys Murphy	32-33-23-23-0008
18630 Buchanan St NE	Shaw Trucking, Inc	32-33-23-23-0006
18554 Buchanan St NE	Shaw Trucking, Inc	32-33-23-23-0009
18530 Buchanan St NE	Shaw Trucking, Inc	32-33-23-23-0010
18460 Buchanan St NE	Metropolitan Council	32-33-23-32-0003
(no address)	Village Green	32-33-23-32-0001
18800 Ulysses St NE	AHI Investments, LLC	32-33-23-21-0013
18800 Ulysses St NE	CD Properties North, LLC	32-33-23-21-0014
18689 Buchanan St NE	Rickey Properties, LLC	32-33-23-21-0003
18651 Buchanan St NE	JSN Properties, LLC	32-33-23-24-0003
18581 Buchanan St NE	Truck Body Specialists, LLC	32-33-23-24-0005
18533 Buchanan St NE	JP Investments, LLC	32-33-23-24-0006
(no address)	T & G Land, Inc	32-33-23-31-0004
(no address)	Debbie Landwehr	32-33-23-21-0004
(no address)	Muller Prop of E Bethel, LLC	32-33-23-24-0011
(no address)	Muller Prop of E Bethel, LLC	32-33-23-24-0010
18600 Ulysses St NE	Mark & Debbie Landwehr	32-33-23-24-0009
18542 Ulysses St NE	Classic Holdings, LLC	32-33-23-24-0008
18530 Ulysses St NE	David Ebertowski	32-33-23-24-0007

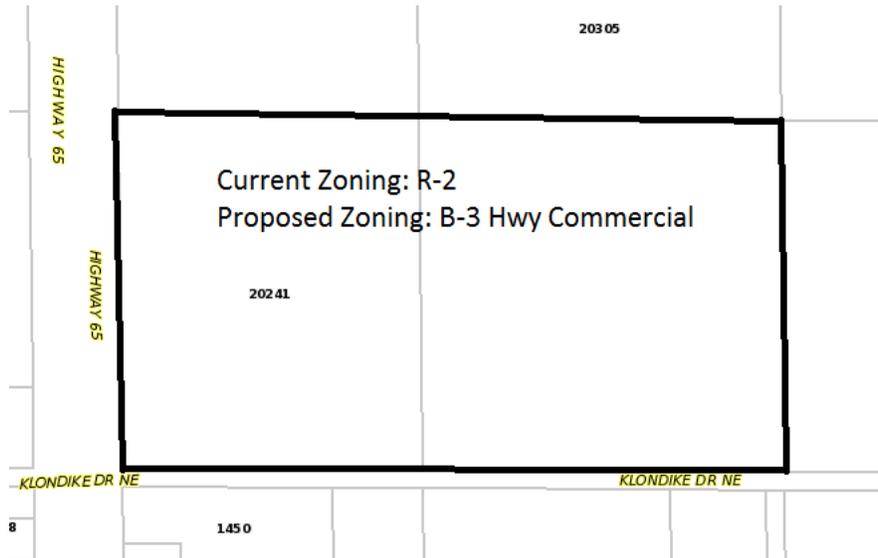
The need to rezone the area described as the Classic Commercial Park (see location map) is:

- To avoid leaving the land use decision to interpretation. This was the case with Aggressive Hydraulics and a differing interpretation of uses within the current zoning designation could have prevented their location on their current site and probably their decision to locate within the City
- To maximize the use of this area to its highest and best use. The use within this area is to service businesses and light manufacturing and future land use will follow this pattern. The change zoning will permit these activities to continue but still allow for commercial development
- The new zoning classification would provide increased development flexibility over the current designation
- To provide the zoning framework for continuation of the predominant use of this area which is trades and service oriented business, transportation and light manufacturing. To continue the highway commercial zoning designation of these parcels is ignoring the economic and market realities of the geography of this area and creating a situation where every new use may face a rezoning or CUP request
- There were no objections from any of the affected property owners regarding this proposed zoning change

Classic Commercial Park and adjoining areas to the west and north is an area that consists of primarily construction, services and trades and manufacturing companies. This is an area that has been discussed and proposed for rezoning for the past two years and contains potential “shovel ready” sites for light industrial uses. There are 60 acres within this area that are developable.

Properties within this area are more suited and more likely to be developed for manufacturing, warehousing and other trade related uses. The current zoning of B-3, B-2 and R-2, limits the flexibility for uses in this area. Rezoning to Light Industrial would permit a continuation of the uses which would be currently standard to this zone, while at the same time permitting B-2 and B-3 utilization. The portion of the area that fronts Hwy. 65 would remain B-3 and is excluded from this rezoning request.

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Property Address	Owner	PID #
20241 Hwy 65 NE	Minnesota Fresh Farm, LLC (Bruce & Sharon Johnson)	20-33-23-13-0001
(Same)	(Same)	20-33-23-14-0001

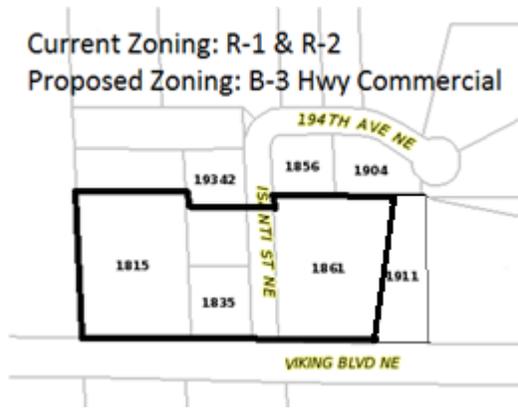
The need to rezone the area described as Minnesota Fresh LLC (see location map) is:

- These parcels were inappropriately rezoned in 2008
- This is the only residential zone on the east side of Hwy. 65 between 181<sup>st</sup> and 225<sup>th</sup> Avenue would eliminate the “spot” zoning of these parcels
- These parcels are more suited to business use
- The property owners previously requested that the R-2 zoning be changed to B-3.

The property located at 20241 Hwy. 65 is currently zoned R-2 and is subject to a Significant Natural Environment Overlay. These parcels are currently being used as an agri-business by Minnesota Fresh LLC as authorized by an IUP, approved by City Council on December 4, 2013. The IUP was approved with recommendation for rezoning consideration when other rezoning matters were proposed for future deliberation.

This property is adjacent to Hwy. 65 and properties both to the north and south are zoned B-2. A B-2 zoning designation for these parcels is appropriate for its location and future growth patterns along Hwy. 65.

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Property Address	Owner	PID #
1815 Viking Blvd NE	Builders By Design	28-33-23-23-0009
(no address)	Builders By Design	28-33-23-23-0014
1835 Viking Blvd NE	RL Automotive	28-33-23-23-0015
1861 Viking Blvd NE	Gordy's Cabinet Shop	28-33-23-23-0011

The need to rezone the area described as the intersection of Isanti Street and Viking Boulevard (see location map) is:

- These parcels were previously zoned for commercial use
- A B-3 zoning designation would provide for better screening regulations that would protect residential properties to the north of this area
- A B-3 zoning designation would permit the expansion of the businesses located on these parcels. As this area is currently zoned R-2, the businesses located at this intersection are non-conforming uses and no expansion is permitted
- There were no objections from any of the affected property owners regarding this proposed zoning change.

There are three businesses located at the intersection of Isanti Street and Viking Boulevard and the property immediately to the west is zoned City Center which permits business uses. At one time this area was zoned commercial and should revert to that zoning classification due to the pattern of development and use along this particular section of Viking Boulevard. The impact to the residential area is minimal and having these businesses be designated as B-3 provides better screening standards between the businesses and the residential areas.

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**Recommendation:**

City Staff requests City Council to approve to the Zoning Map Amendments as presented to the Official Map of the City of East Bethel.

1. Final approval of the Zoning Map Amendments to the Official Map of the City of East Bethel is contingent of the final approval of the land use amendment to the City of East Bethel's 2030 Comprehensive Plan by the Metropolitan Council. The 2030 Comprehensive Plan Amendment will be submitted to Metropolitan Council for review upon final approval by City Council.

**Attachments:**

1. Location Maps

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**City Council Action**

Motion by: \_\_\_\_\_

Second by: \_\_\_\_\_

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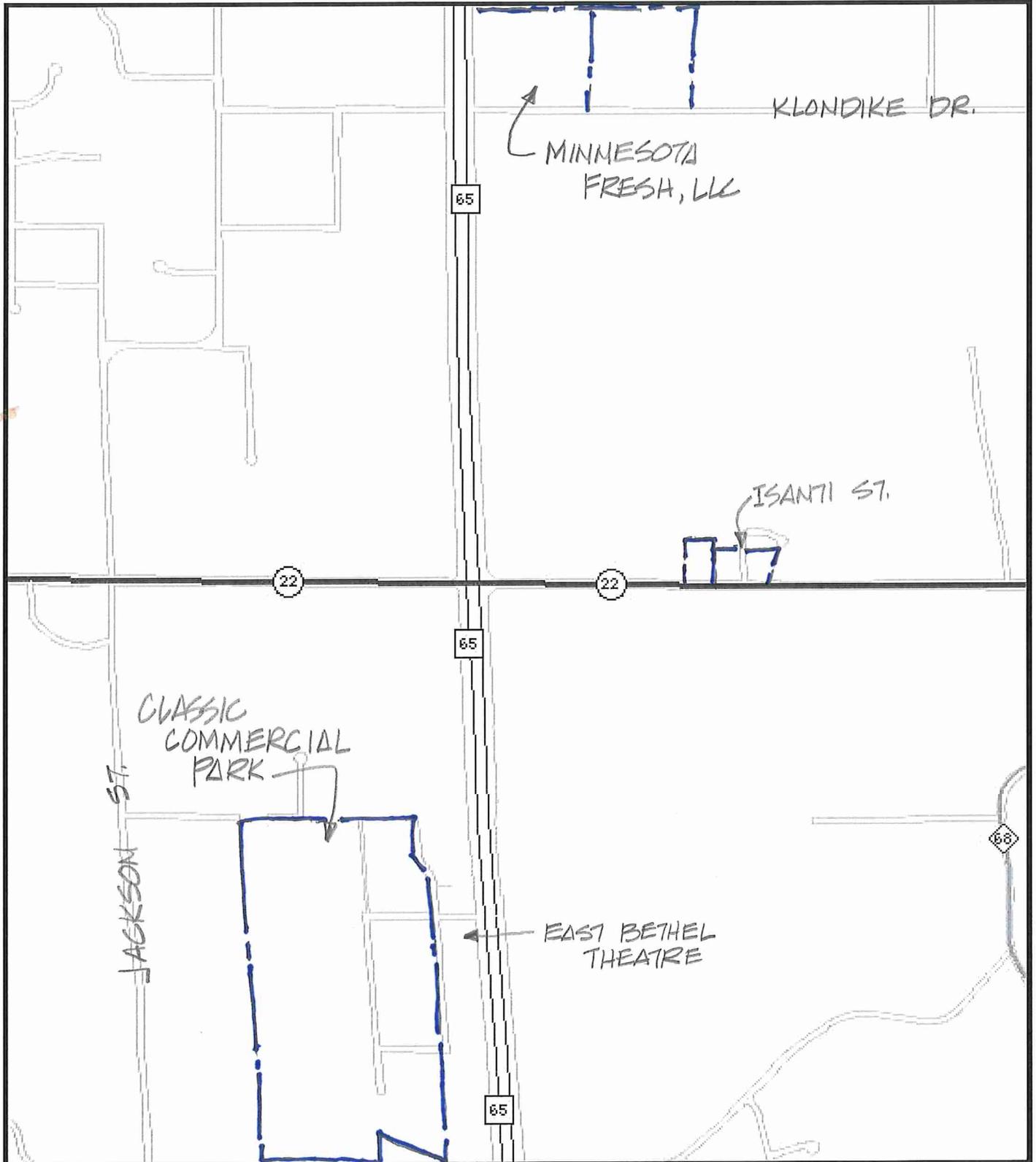
Vote Yes: \_\_\_\_\_

Vote No: \_\_\_\_\_

No Action Required: \_\_\_\_\_



# LOCATION Map



Disclaimer: Maps and documents made available to the public by the City of East Bethel are not legally recorded maps or surveys and are not intended to be used as such. The maps and documents are created as part of the Geographic Information System (GIS) that compiles records, information, and data from various city, county, state and federal resources.  
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