CITY OF
BLAINE

DATE: 7.5.2013

TO: Bryan Schafer, Planning & Community Development Director

FROM: Liz Hanson, Planning/Landscape Intern

SUBJECT: Big Box Store Locations in Relation to Housing

Background:

Over the years, the City of Blaine has had a few occurrences of big box stores locating near housing. Brief research was done to evaluate other communities' examples of big box stores next to housing. This was done to compare circumstances within the City of Blaine.

Findings:

Based on the findings, it was a common occurrence for big box stores to locate next to or near housing in other cities around the metropolitan area. Walmarts and Super Targets were the main box stores that were researched in terms of their locations. Some stores were located as close as one-hundred (100) feet from the nearest home.

There was a mixture of housing types that were located near big box stores. Single family and multi family homes were both subjects of this circumstance. The same can be said for the age of the housing. Both older and newer developments were seen next to these big box developments. Generally, there is no indication to suggest that the big box developments are locating next to a specific housing type.

In many cases the rear of the big box store was facing the homes. This is an unfortunate circumstance due to the rear of large retail uses containing the dock and truck delivery service areas. Most of the Google images showed vegetation as a screening mechanism between the housing and big box stores. This helps to minimize the impacts large retail stores have on the housing. Some cases did not show thoughtful separation mechanisms. Tall privacy walls or stormwater ponds were some other ways the stores attempted to separate the different uses, which does not provide the most appropriate screening. Screening needs to be used as a way to enhance the appearance or mitigate the negative impacts.

Comparison:

Blaine currently has four locations where big box stores are located near housing with another location being proposed in the near future. The first example that was looked at was the Lowe's Home Improvement and new Walmart located at 11651 Ulysses Street NE. Both stores (edges of building) are approximately 200 feet from future housing that will be developed west of Ulysses Street. Anticipating that condition those plans were approved with heavy vegetated screening in the rear with a privacy fence. Noise is mitigated by these measures as well as the service road separation between the stores and housing.

The second Blaine example was the Fleet Farm located at 10250 Lexington Avenue. This store (edge of building) is approximately 280 feet from the townhomes located just to the south. The edge of parking is approximately 335 feet from the single family homes east of Lexington Avenue. The rear of the store faces 35W.

The third example that was looked at was the Rainbow Foods (Rainbow Village) is located on 87th Lane near Northtown. This 132,000 square foot retail/grocery development (edge of building) is only 160 feet away from the single family homes on 89th Avenue and 130 feet away from Jefferson on the east. This store is very close to the single family homes which accounts for the large landscaped berm and retaining wall structures that were built into that design.

The fourth example that was evaluated was the Cub Foods located at 12595 Central Avenue NE. It was approximately 165 feet from the multi family development to the north. In this case there was dense vegetation used to screen the rear of the building from the adjacent single and multi family development to the east, which provided an appropriate separation from the two uses.

The final example is the proposed Wal-Mart on Ball Road. The preliminary site plan for that development indicates that nearest edge of parking would be approximately 500 feet from the nearest home. The south building edge would be 920 feet from the closest house on Ball Road and Hupp Street. The rear of the building (loading area) is in the site's northeast corner and backs onto another industrial use (Bermo) and would be 1,500 feet from the closest house on to the east (Marmon Street). The existing Home Depot store in The Village is actually closer to parts of the neighborhood (Marmon/107th) with the closest home at just over 1,000 feet.

Summary Blaine Examples:

	Parking Edge to Homes	*Building to Homes*
• Wal-Mart/Lowes (Ulysses)	350 feet	200 feet
• Fleet Farm (Lexington Ave)	335 feet (East)	280 feet (South)
• Rainbow Village (87 Lane)	130 feet	160 feet
• Cub Foods (125th)	65 feet	165 feet
• Proposed Wal-Mart (Ball Road)	500 feet	920 feet

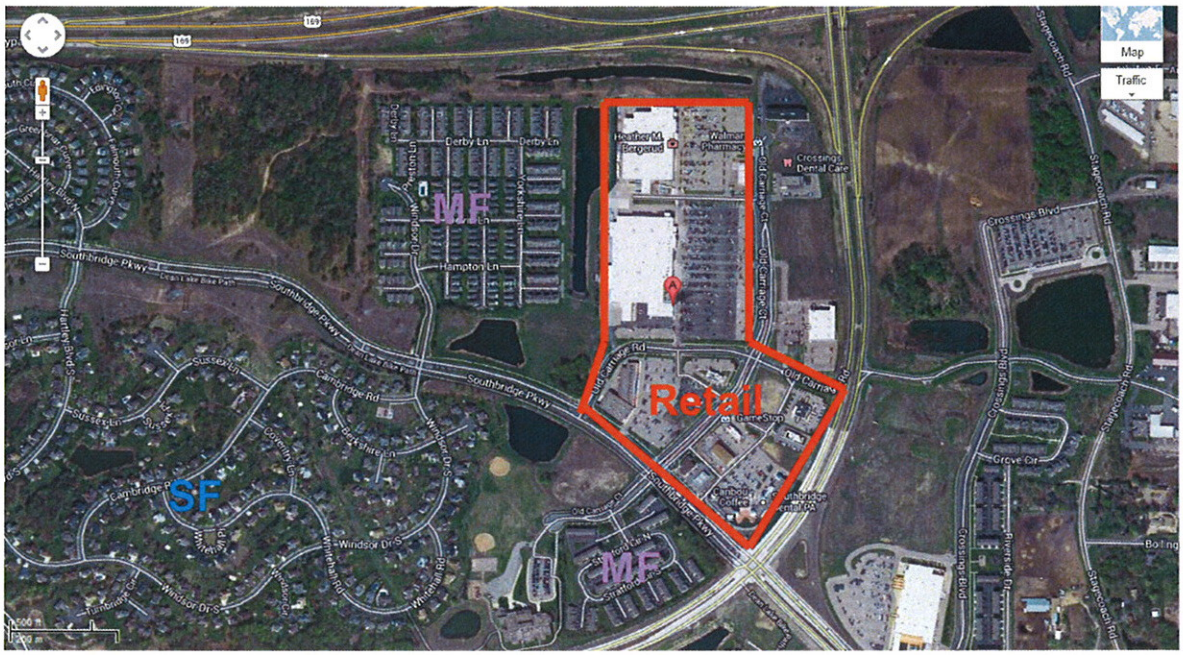
The cases that were evaluated in Blaine showed similar circumstances with the other cases in other communities. Overall, the future Walmart on Ball Road will not be the first occurrence locating near housing and is further away than all of the Blaine examples shown. The cases

that were evaluated in this study can be used as examples in how to analyze the location, screening mechanisms and layout of the proposed Walmart.

Conclusion:

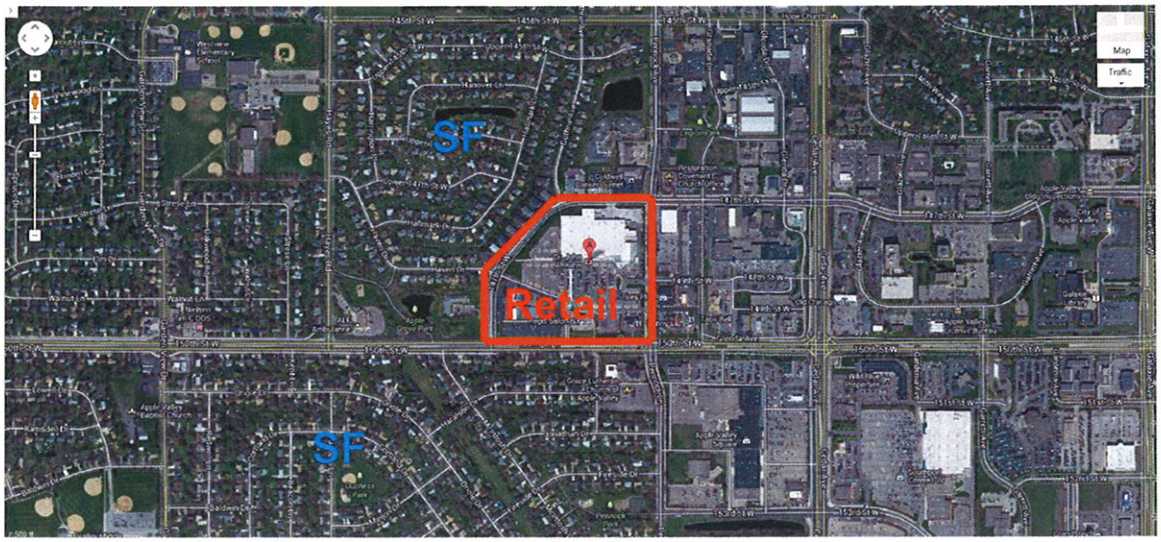
Overall, the study showed that it is a common occurrence for big box stores to locate near housing. Big box stores are not the most desired development, from a neighborhood standpoint, but are still a shopping necessity for most communities. Thoughtful site design and screening as well as addressing off-site traffic issues have to be the high priorities when big box stores choose to locate next to housing.

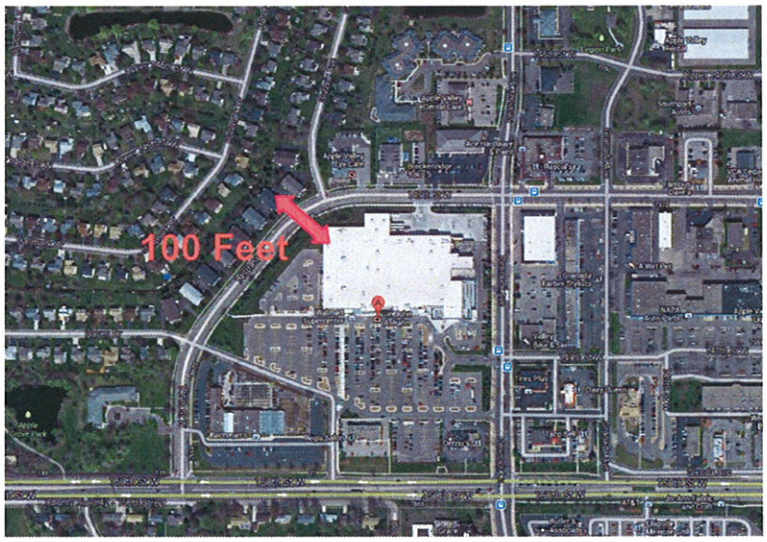
Big Box Stores in Relation to Housing in Minnesota Cities



8101 Old Carriage Court
Shakopee, MN 55379

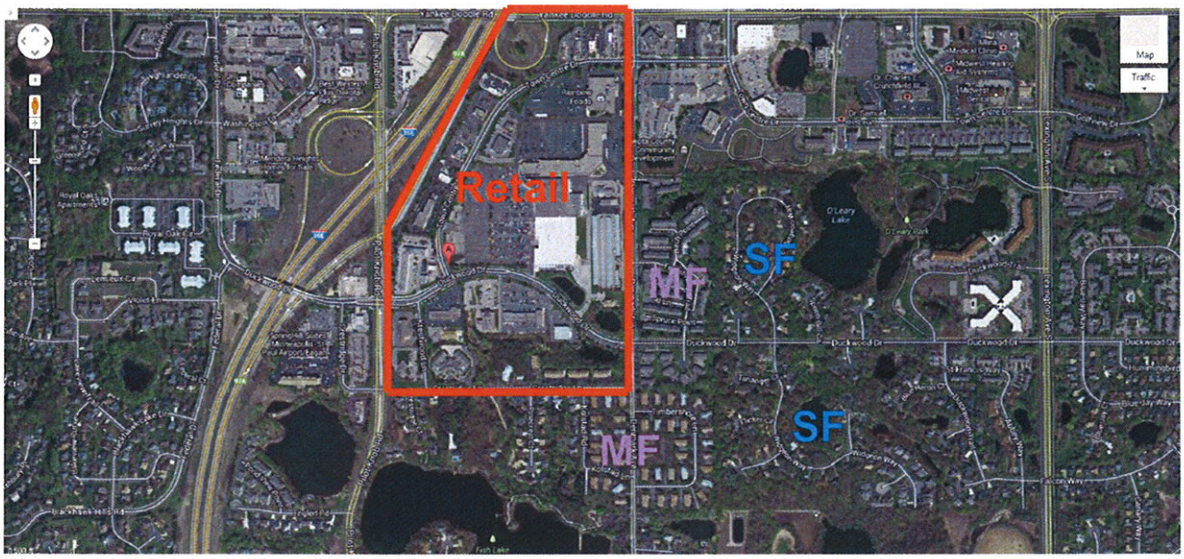
- Walmart, Sam's Club and other various retail
  - Multi family development to the west
- Single family development to the southwest
  - Looks to be like newer development

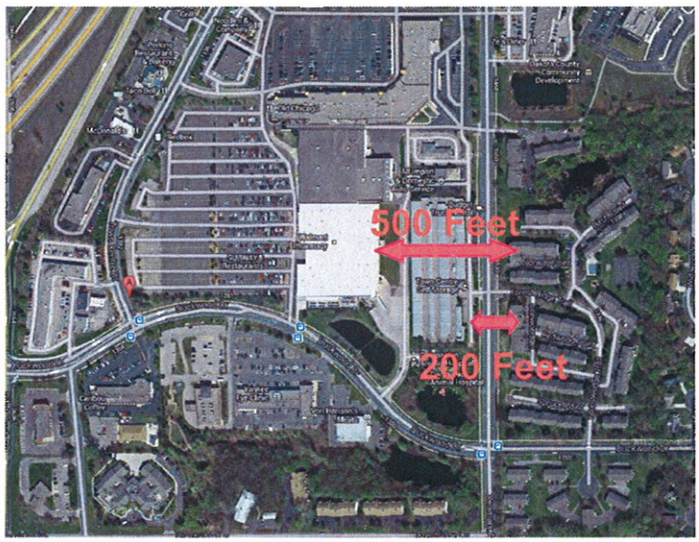




7835 150th Street West
Apple Valley, MN 55124

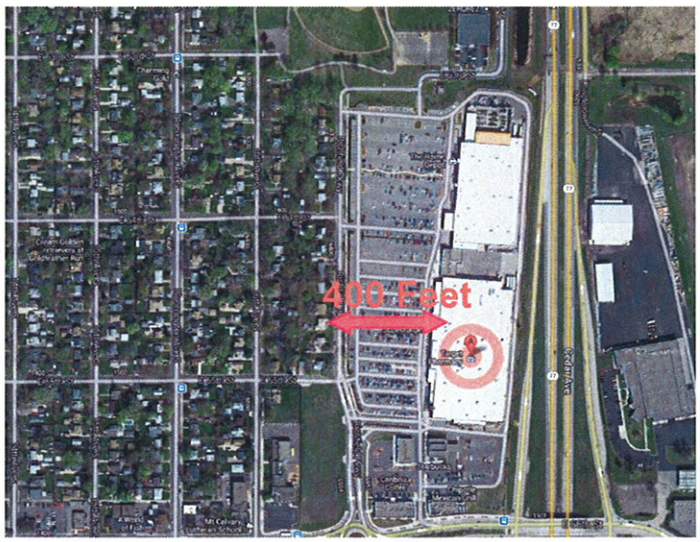
- Walmart and other various retail
- Single family development to the north and south
- Looks to be older developments





1360 Town Centre Drive
Eagan, MN 55123

- Walmart, Rainbow Foods and other various retail
- Multi family development to the east
- Single family development to the southeast and east
- Looks to be semi-older developments
- Larger retail area



6445 Richfield Parkway
Richfield, MN 55423

- Target, Home Depot and other various retail
- Single family west and southwest of retail
- Single family homes demolished to make room for new development
- Older housing development

4175 Vinewood Lane North
Plymouth, MN 55442

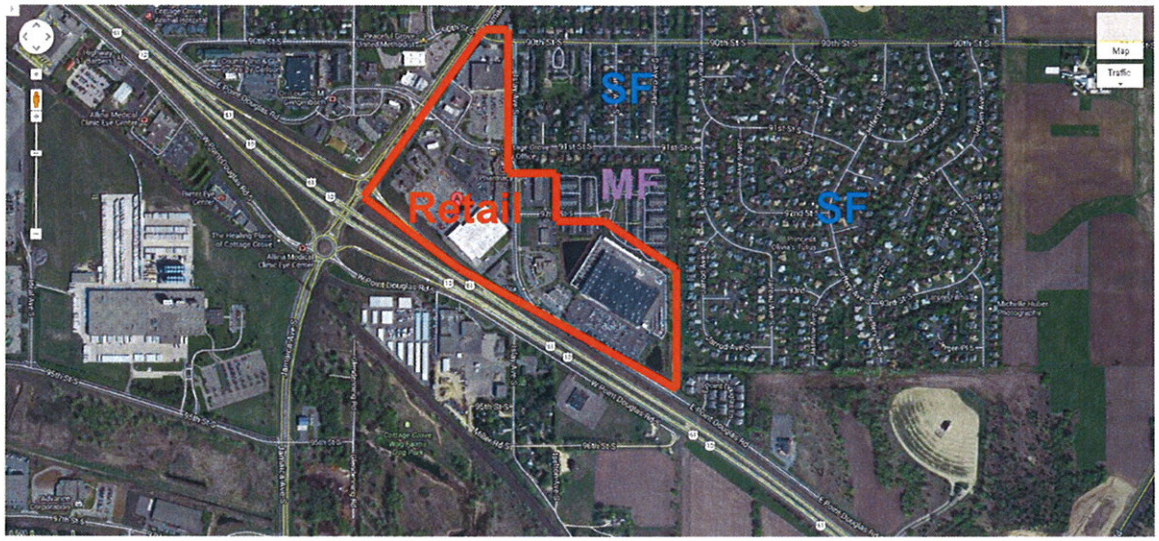
- Super Target, Rainbow Foods and various other retail
- Single family development north and east of retail
- Multi family south of retail
- Newer housing development

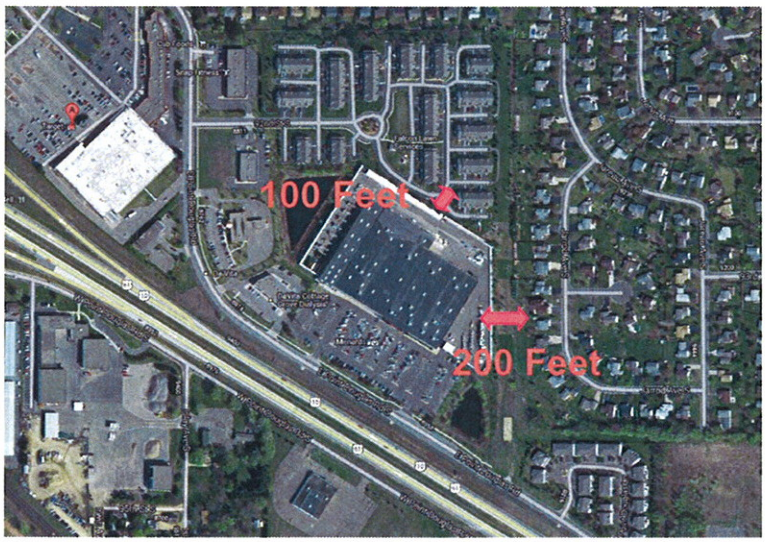
11990 Business Park Boulevard North
Champlin, MN 55316

- Super Target and other commercial structures
- Single family development east of retail
- Multi family development north and south of retail
- Single family development looks older and multi family looks newer

111 Pioneer Trail
Chaska, MN 55318

- Super Target
- Single family development south of the retail
- Multi family development southeast of the retail
- Looks to be like newer development



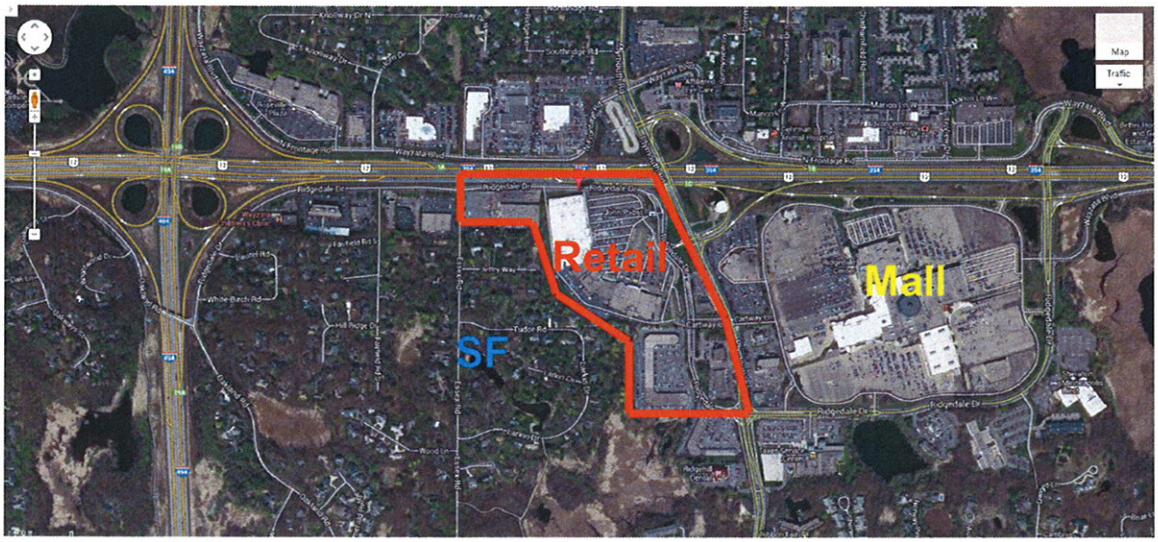


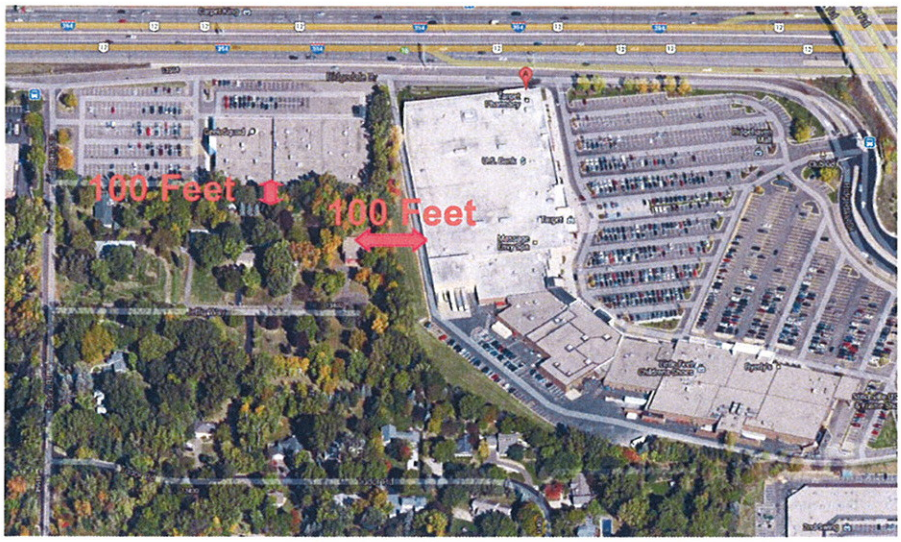
8655 East Point Douglas Road South
Cottage Grove, MN 55016

- Super Target, Menards, and other various retail
  - Single family development to the east
  - Multi family development to the north
  - Looks to be like semi-older develop

749 Apollo Drive
Lino Lakes, MN 55014

- Target and Kohl's
- Single family development north and east of retail
- Older development

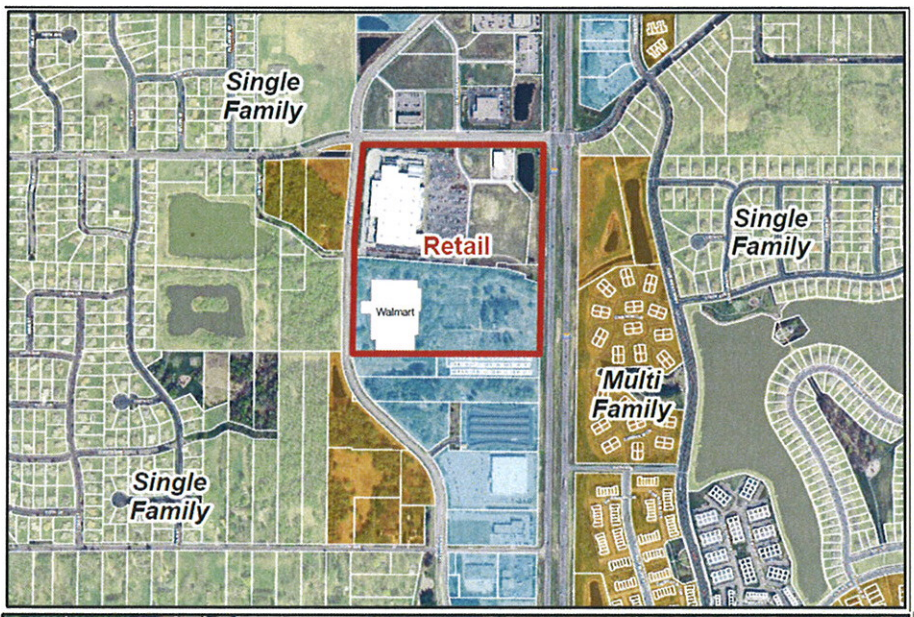




13201 Ridgedale Drive
Minnetonka, MN 55305

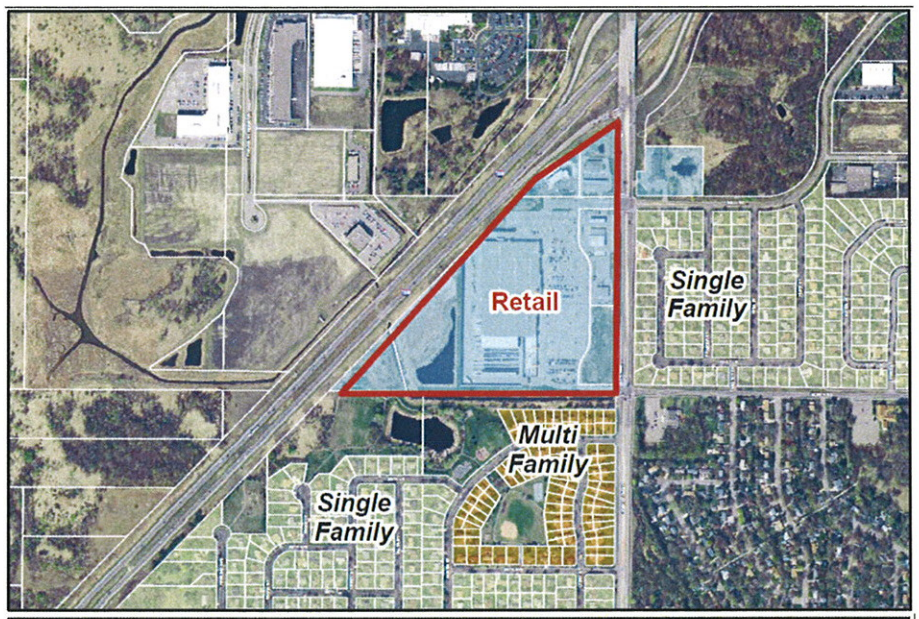
- Target, Best Buy and other big box stores
- Single family development south of Best Buy & west of Target
- Older development

Big Box Retail in relation to Housing in Blaine



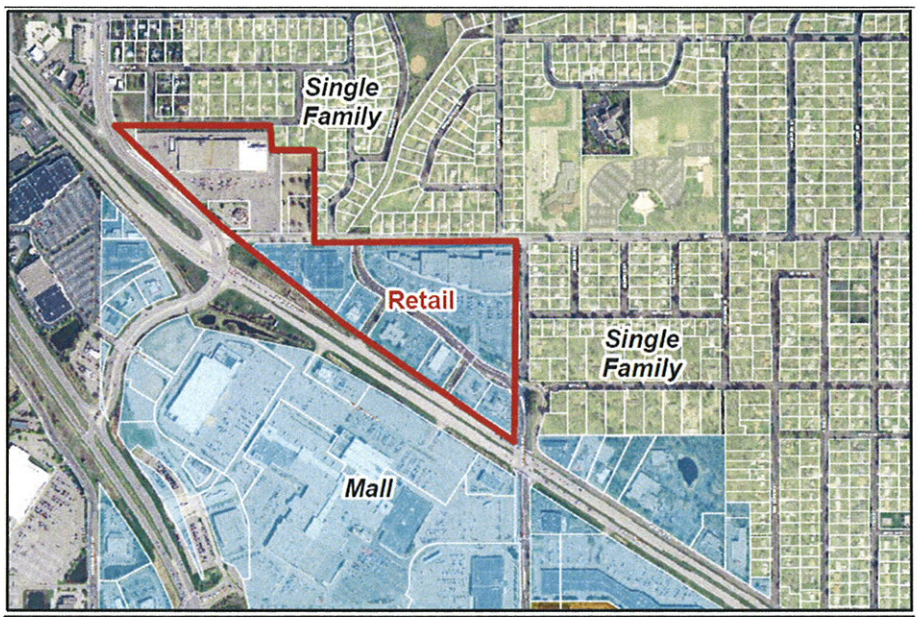
11651 Ulysses Street NE
Blaine, MN 55449

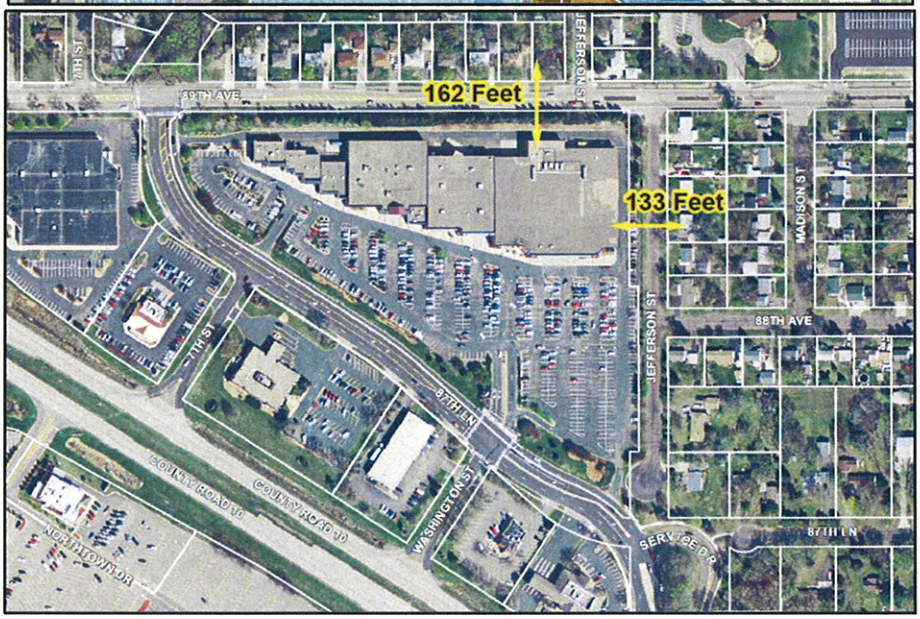
- Future Walmart and Lowe's Home Improvement
- Single family development to the west and east
- Highway 65 acts as buffer for eastern development
- Semi-older development
- Retail building will be approximately 200 feet from future residential west of Ulysses Street



10250 Lexington Avenue NE
Blaine, MN 55449

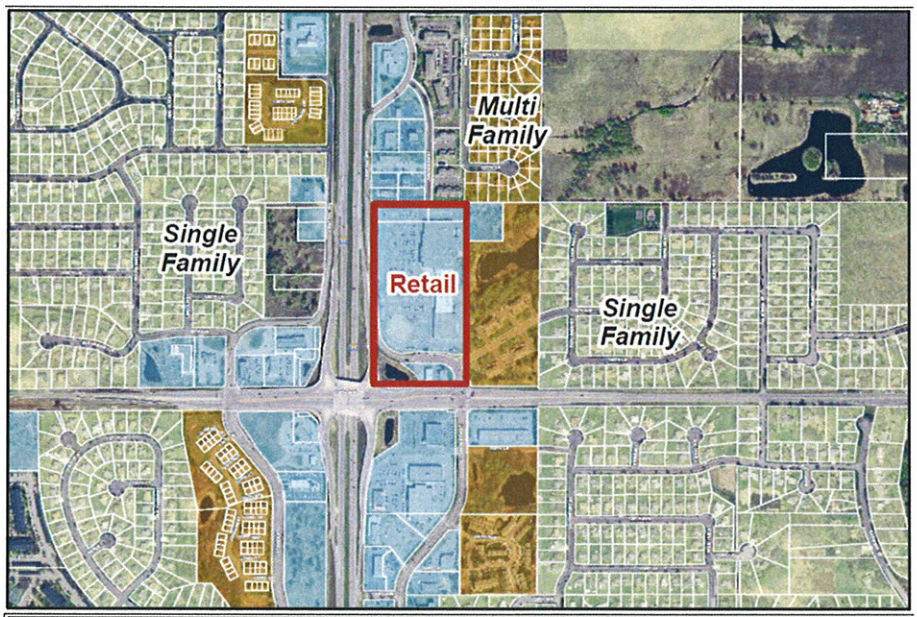
- Mills Fleet Farm and future location of Walmart
- Single family development east and south
- Multi family development south of retail
- Older development

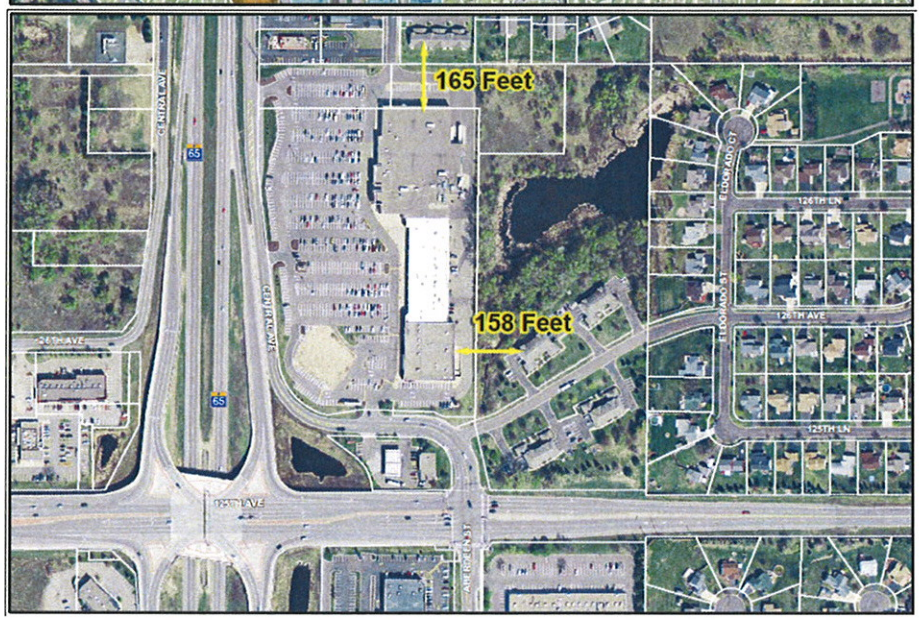




99 Northtown Drive NE
Blaine, MN 55449

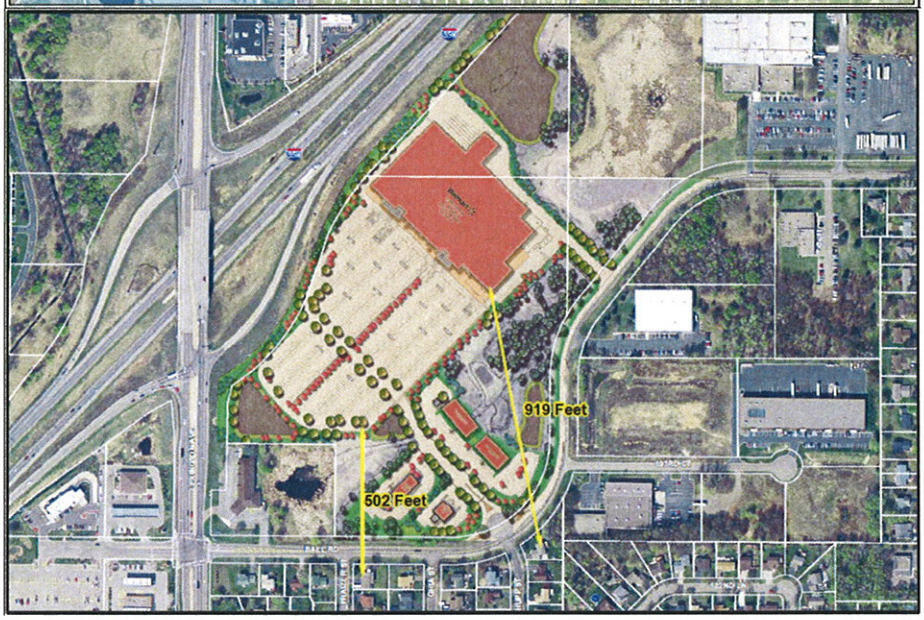
- The Home Depot, Rainbow Foods and mall
- Single family development south (of mall), east and north of retail
- Older development





12595 Central Avenue Northeast
Blaine, MN 55434

- Cub Foods and other various retail
- Single family located east of retail
- Multi family located north of retail
  - Semi-newer developments



Southeast Corner of Interstate 35W & Lexington Avenue NE
Blaine, MN

- Future Walmart location
- Single family development south of proposed retail
- Older development
- 500 feet from housing to nearest edge of parking
- 900 feet from housing to nearest edge of building