



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Details (With Text)

File #: RES 12-078 **Version:** 2 **Name:** 12-12 Oak Park
Type: Resolution **Status:** Passed
File created: 5/8/2012 **In control:** City Council
On agenda: 6/7/2012 **Final action:** 6/7/2012
Title: GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A TWO-STORY 4,600 SQUARE FOOT ADDITION ONTO THE EXISTING CHURCH AT 12050 ABERDEEN STREET NE. OAK PARK COMMUNITY CHURCH. (CASE FILE NO. 12-0012/SLK)
Sponsors: Bryan Schafer
Indexes:
Code sections:
Attachments: 1. Attachments.pdf, 2. Attachments - Public Comment.pdf

Date	Ver.	Action By	Action	Result
6/7/2012	2	City Council	Adopted	Pass
5/8/2012	1	Planning Commission	Recommended for Approval	Pass

ITEM: 11.5 DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A TWO-STORY 4,600 SQUARE FOOT ADDITION ONTO THE EXISTING CHURCH AT 12050 ABERDEEN STREET NE. OAK PARK COMMUNITY CHURCH. (CASE FILE NO. 12-0012/SLK)

Planning Commission (Public Hearing) 05/08/12
City Council (Conditional Use Permit) 06/07/12
Action Deadline (Extended by City) 07/19/12

Currently, Oak Park Community Church, located at 12050 Aberdeen Street NE, operates a church and Sunday school facility out of an existing building (constructed in 2001) on their site. In December 2010, a fire destroyed the original building (6,040 s.f. dome shape) on site that was used primarily for education purposes after the construction of the new church in 2001. The applicant is proposing at this time to construct a 4,600 square foot, two story building addition on the south side of the existing building to accommodate classroom space. The classroom space will be used for Christian education on Sunday mornings and Wednesday evenings. The classrooms will also be used for community meetings or committees.

There will be minimal site improvements on the site since the existing parking is adequate. The attached landscape plan proposes to add trees to the many existing trees already on site and to replace the few trees that will be removed for the new structure.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Landscape Plan

Floor Plan/Building Elevations

PER SECTION 30.34(e) OF THE ZONING ORDINANCE

WHEREAS, an application has been filed by Oak Park Community Church as conditional use permit Case File No. 12-0012; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on May 8, 2012; and

WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on June 7, 2012.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 30.34(e) of the zoning ordinance to allow for a two-story 4,600 square foot addition onto the existing church at 12050 Aberdeen Street NE based on the following conditions:

1. The applicant to submit detailed site, grading, landscape, and building plans. Plans to be submitted must be approved by the City prior to any site work.
2. The site plan submitted for approval to include the Highway 65 Overlay District requirements. This would include but not limited to landscaping, grading plan, site plan and architectural design. The Highway 65 Overlay District requires at least 50 percent of all exterior wall finishes on any building shall be comprised of a combination of at least three of the following materials: brick, natural stone, glass, masonry stucco or other comparable material as determined by the Zoning Administrator.
3. Park dedication was previously paid with the construction of the church building in 2001.
4. A financial guarantee to be submitted to ensure completion of site improvements.
5. Coon Creek Watershed District permit is required prior to any work done on the site.

6. Prior to the issuance of a building permit Oak Park Community Church shall provide evidence of Lots 1 and 2, Block 1 Birchwood Estates being combined with the unplatted portion of their property through the Anoka County Recorder's Office.

PASSED by the City Council of the City of Blaine this 7th day of June 2012.