



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

File #:	ORD 14-2284	Version:	3	Name:	14-22 NSC Field Expansion - Rezoning
Type:	Ordinance	Status:	Passed		
File created:	6/19/2014	In control:	City Council		
On agenda:	6/5/2014	Final action:	6/19/2014		
Title:	GRANTING A REZONING FROM I-1 (LIGHT INDUSTRIAL) TO RR (REGIONAL RECREATIONAL) AT 1985 105th AVENUE NE NATIONAL SPORTS CENTER (CASE FILE NO. 14-0022/LSJ)				
	SECOND READING				
Sponsors:	Bryan Schafer				
Indexes:					
Code sections:					
Attachments:	1. NSC - Attachments				

Date	Ver.	Action By	Action	Result
6/19/2014	3	City Council	Adopted	Pass
6/5/2014	2	City Council	Introduced, Read, and Placed on File for Second Reading	
5/13/2014	1	Planning Commission	Recommended for Approval	Pass

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

GRANTING A REZONING FROM I-1 (LIGHT INDUSTRIAL) TO RR (REGIONAL RECREATIONAL) AT 1985 105th AVENUE NE NATIONAL SPORTS CENTER (CASE FILE NO. 14-0022/LSJ)

SECOND READING

Planning Commission (Public Hearing)	05/13/14
City Council (1 st Reading Rezoning)	06/05/14
City Council (Comp Plan Amendment, 2 nd Reading Rezoning, CUP	06/19/14
Action Deadline	06/24/14

Planning Commission

The Planning Commission voted unanimously to approve the comprehensive land use amendment, rezoning and conditional use permit. There were no comments at the public hearing.

The National Sports Center (NSC) is preparing to move ahead with development of the 75 acres north of 105th Avenue and east of their fields. This is the site that has been open as an

earth/soil project for the past several years. That fill work will be completed later this year which will then allow the NSC to move forward with development of additional fields, parking, and relocation/construction of a new maintenance facility (not part of this application).

There are several steps necessary before any site work can begin and the drawings attached to this request are very conceptual in nature. The NSC is before the Minnesota State Legislature and is part of the 2014 bonding proposal. Until that money is available, the NSC does not have the funds to perform detailed design on any of their proposal.

The items included in their application consist of:

- a) Comprehensive land use plan amendment from LI (Light Industrial) to RR (Regional Recreation) to match the land use that covers the rest of their site.
- b) Rezoning from I-1 (Light Industrial) to RR (Regional Recreational).
- c) Conditional use permit to develop 10 soccer fields, 4 rugby fields, 6 lacrosse fields and parking lot facilities for approximately 1200 vehicles on 75 acres.

There are a number of issues that will need to be further detailed regarding the NSC's proposal. Any CUP approval granted that is based on the preliminary nature of the NSC drawings will need to require subsequent review and City Council action once more detailed plans have been prepared meeting the City and Coon Creek Watershed expectations. Generally the following areas of concern will need to be addressed in specific detail as plans progress:

- Extent and nature of NSC financial participation in 105th Avenue reconstruction.
- Details and timing of the maintenance facility (building and yard) relocation and construction.
- Site specific and "overall" pedestrian movement plan to increase mobility as well as pedestrian safety.
- Site specific and "overall" vehicle access plan including construction of driveway connection to the west fields with first phase of new field construction.
- Turn lane on 109th Avenue for proposed access with ACHD concurrence on location and access design.
- Comprehensive storm water management plan and phasing plan with CCWD.
- Definition of private drive access to Nassau Street.
- Landscape and aesthetic treatments for 109th and 105th frontages.
- Appropriate playing field and parking property setbacks.
- Appropriate location for property line fencing.
- Location and details of open space.

By motion, adopt second reading of the ordinance rezoning the property.

Attachments

Zoning and Location Map

Concept Site Plan

Concept Grading Plan

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown in brackets with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31, RANGE 23, ANOKA COUNTY, MINNESOTA, EXCEPT THE NORTH 467.86 FEET OF THE EAST 215 FEET THEREOF, ANOKA COUNTY, MINNESOTA.

Section 2. The above described property is hereby rezoned from:

~~[I-1 (Light Industrial)]~~
to
RR (Regional Recreational)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 5th day of June 2014.

PASSED by the City Council of the City of Blaine this 19th day of June 2014.