



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

File #:	RES 19-70	Version:	1	Name:	CUP - NSC (Turf Field Lighting)
Type:	Resolution	Status:	Passed		
File created:	5/20/2019	In control:	City Council		
On agenda:	5/20/2019	Final action:	5/20/2019		
Title:	GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW ATHLETIC FIELD LIGHTING EXCEEDING 50-FEET IN HEIGHT IN A RR (REGIONAL RECREATION) ZONING DISTRICT LOCATED AT 1700 105TH AVENUE NE. NATIONAL SPORTS CENTER. (CASE FILE NO. 19-0022/BKS)				
Sponsors:	Bryan Schafer				
Indexes:					
Code sections:					
Attachments:	1. Attachments				

Date	Ver.	Action By	Action	Result
5/20/2019	1	City Council	Adopted	Pass

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

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW ATHLETIC FIELD LIGHTING EXCEEDING 50-FEET IN HEIGHT IN A RR (REGIONAL RECREATION) ZONING DISTRICT LOCATED AT 1700 105TH AVENUE NE. NATIONAL SPORTS CENTER. (CASE FILE NO. 19-0022/BKS)

City Council (Conditional Use Permit)	05/20/19
Action Deadline	06/29/19

The National Sports Center (NSC) has submitted plans to convert two existing soccer fields from natural grass to athletic turf. The fields are located just south of 105th Avenue between the new elementary school and the NSC main access onto 105th. As part of that work the NSC also plans to install field lighting to extend the play time not only in the spring and fall but for later in the evening during summer months. The height of the six light poles are proposed at 70-feet (4 poles) and 80-feet (2 poles). Structure or pole heights in excess of 50-feet requires a CUP amendment for their site.

The lighting plan indicates that the lights will be LED style lamps that allow the NSC to direct the light onto the field with greater accuracy. The light analysis generated a drawing that shows light levels on the field as well as next to 105th Avenue. One of the primary concerns was whether the new lights would create a glare or light impact on the roadway. The proposed

lighting plans do show that the maximum light standard (1-foot candle) at the edge of roadway will not be exceeded. A post-installation light level report will be required to document compliance with the plan and City code.

The second concern is the close proximity of Pole S-3 which is one of the 80-foot tall structures. The pole will be located approximately 47-feet from the curb edge of 105th Avenue making the pole quite a bit taller than the setback. If the tower were to fall towards 105th Ave the “fall zone” would be well onto the roadway. Staff had asked the NSC to limit the pole heights adjacent to 105th to 50-feet to limit this risk however the response was that a second light would be needed along 105th which would still result in inadequate light coverage on the fields. A condition has been added that requires additional pole and footing design data and a structural engineer sign-off for Pole S-3 prior to installation.

By motion, approve the resolution.

Attachments

Location Map

Equipment Layout

Illumination Summary (2)

Light Structure (2)

Site & Grading Plan

Landscape Plan

WHEREAS, an application has been filed by the National Sports Center as Conditional Use Permit Case File No. 19-0022; and

WHEREAS, the Blaine City Council has reviewed said case on May 20, 2019.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 33.18 (a) of the Zoning Ordinance to allow athletic field lighting exceeding 50-feet and up to 80-feet in height in a RR (Regional Recreation) zoning district based on the following conditions:

1. Light placement and direction shall not cause light or glare to spill onto the public roadway (105th Avenue).
2. The 80-foot light (Pole S-3) that is placed on the north side of the field adjacent to 105th does not meet the placement requirements for a communication tower and may not be used for future cell equipment attachment.
3. Light pole design and footings to be signed by a structural engineer to determine safety in high winds.
4. Footings for Pole S-3 to accommodate possible excavation of adjacent drainage ditch.
5. Post-installation lighting level report to be provided by the installer once all lights have

been activated to determine that maximum light level requirements are being met per proposed plan and City ordinance.

PASSED by the City Council of the City of Blaine this 20th day of May, 2019.