



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 12-036, **Version:** 1

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PUBLIC HEARING CASE FILE NO. 12-0005 // FOGERTY ARENA // 9250 LINCOLN STREET NE

THE APPLICANT IS REQUESTING A CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION OF A 28,100 SQUARE FOOT (6 LANES) ICE CURLING FACILITY AND A RESTAURANT/CONCESSION AREA

Item:	Conditional Use Permit
Zoning:	PBD (Planned Business District)
Land Use:	PI/PC (Planned Industrial/Planned Commercial)
Applicable Regulations	Section 31.33(15) of the Zoning Ordinance
Attachments:	Zoning and Location Map
	Existing Site Plan
	Site Plan
	Grading Plan
	Floor Plan
	Landscape Plan
	Elevations
Planning Commission Public Hearing:	03/13/12
City Council:	04/05/12

The original ice arena was constructed in 1982. The arena is owned by the City of Blaine and operated by Fogerty Arena Inc., and supported by a number of local hockey organizations as well as area high schools. The facility is used year round.

The current proposal is to add a sheet of ice to the south side of the existing arena. The sheet of ice would accommodate six (6) lanes for curling. A restaurant/concession area, lounge, and men and women locker rooms would also be constructed within the proposed building addition. The outdoor dining/patio area will require a CUP amendment when it is determined how the space will be used.

The applicant has provided information stating that Curling has grown 37 percent to 16,100 participants in National membership over the past 12 years. Currently, the St. Paul Curling

Club is the nation's largest with 1,200 members and hundreds on the waiting list.

The 30 year old refrigeration system for the existing south ice will be replaced with a state of the art system for both the south rink and the new curling rink.

The attached landscape plan meets the requirements set forth in the Zoning Ordinance.

The proposed parking lot that is shown adjacent to the arena will accommodate the required parking on site. The site plan shows a new parking lot to be constructed on the south side of the proposed building addition which will add 100 parking stalls to the parking field used by Fogerty Arena events as well as City recreation uses. Curling teams have four (4) members on each team with generally a 5th player as an alternate. With the facility providing six (6) curling lanes (12 teams) it is felt 60 stalls would be the very minimum that would be needed.

The existing softball field that will be used for the new parking area will also need to be removed. The replacement of that field as well as land lease negotiations between the City and the applicant are being processed/handled separate from this item. It is proposed however that the replacement field will be located to the west of the current ice facility.

The Coon Creek Watershed will need to review final plans and issue a permit prior to the start of any work on site.

In Planning Case File No. 12-0005 it is recommended that the Planning Commission recommend approval of the conditional use permit to allow for construction of a 28,100 square foot (6 lanes) ice curling facility and a restaurant/concession area based on the following conditions:

1. Site and building plan approval from the City of Blaine prior to any site activity.
2. Conditional Use Permit does not constitute a permit to build a facility but only provides general zoning authority for the intended use of an indoor curling facility, restaurant/concession area, and associated parking.
3. All exterior lighting to be completely down-lit and with shielded light source. Freestanding fixtures to have maximum height of 20-feet.
4. All business signage by separate permit.
5. All site improvements to be covered by financial guarantee.
6. Building exterior to be consistent with original building as much as possible.
7. All typical building and utility connection fees to be paid as part of the building permit.
8. A CUP Amendment will be required if the outdoor dining area is used in the future.
9. The future outdoor dining area will be reviewed by the building department when a seating plan has been established. This review may determine that adding proposed

seating will trigger additional Sewer Availability Charges (SAC). The 2012 rate is \$2,365 per SAC Unit.

10. Coon Creek Watershed district and NPDES permits are required prior to issuance of site plan approval and building permit.