



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 12-058, Version: 2

ITEM: 11.1A DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 12.37 ACRES INTO ONE (1) LOT AND ONE (1) OUTLOT TO BE KNOWN AS CHAIN OF LAKES ADDITION AT 12450 ALAMO STREET NE. (CASE FILE NO. 12-0007/SLK)

Planning Commission (Public Hearing)	04/10/12
City Council (Pre Plat/CUP)	05/03/12
Action Deadline	05/07/12

Planning Commission Action

The Planning Commission voted unanimously to approve the preliminary plat and conditional use permit. Two written comments were received prior to the meeting that did not support the proposed plat and conditional use permit. A representative from the Crown Cove and Crown Cove North Condominium Association spoke to address concerns with traffic and parking. Several other residents spoke also about traffic concerns.

The City, with the applicant, also held a well attended neighborhood meeting on March 27th, with approximately 50 residents. General comments included site access, traffic concerns on Edison Street, incomplete sidewalks at Marina Circle, parking on Edison Street, and church programming.

The applicant is proposing to construct a new building in The Lakes Development and operate a church from this location. The church, Chain of Lakes, is currently worshipping at the Lino Lakes Community Center. They currently have between 25-30 families who regularly worship and they have been looking for a more permanent home to build a new church facility. Meridian Bank owns a large outlot, at the far northwest corner of The Lakes, that was planned and approved for Rottlund to build a variety of townhome products. The bank and Chain of Lakes Church have reached an agreement for the church to purchase approximately 9 acres (the western portion of what Rottlund owned).

The current zoning and comprehensive land use designation for the property is DF (Development Flex) and MDR (Medium Density Residential). Churches are allowed in all Blaine residential zoning districts as Conditional Uses. The church would like to apply for a Conditional Use Permit

(CUP) as well as a re-plat of the outlot. The CUP would provide the zoning approval needed to build a facility, although it is not clear when the church would build as it may be 3-5 years before the congregation would grow to the point where investing in a new building would be practical. Upon approval however the church would purchase the property from Meridian Bank.

Chain of Lakes Church proposes to occupy, at final phase, an approximately 38,250 square foot building just south of 125th Avenue. Chain of Lakes would expect to hold services on Sunday and has provided seating for approximately 367 people.

Currently they operate one Sunday morning service at their existing location and would propose the same schedule in this location. Mid week programming for adults and children would typically take place on weekday evenings.

The church is proposing to construct Phase I within the next 3-5 years. Phase I would consist of some offices, a multi-purpose room, narthex, and a kitchen. Phase I would also include the construction of 97 parking stalls and accesses to both 125th Avenue and Edison Street NE.

The Master Plan (entire facility) will include the seating for approximately 367 people in the sanctuary. The building space also includes eight classrooms, staff offices, multi purpose room, chapel, meeting rooms, gymnasium, and kitchen.

The parking analysis for Chain of Lakes is based on the following parking calculation:

328 seats + 39 Choir seats/ 1 stall per 4 seats = 92 stalls + 15 for support/staff = 107 stalls required.

The proposed site plan shows the creation of 178 stalls and the site has enough open area where additional parking could be provided if needed or desired in the future. Therefore, the parking provided on site appears to be adequate.

All setbacks are being met with both the building and parking areas. The site does share access (Alamo Street) with the site to the east, which is another aspect of the conditional use permit. A cross access agreement will be required for the shared access with the future townhomes. There is another private drive on the southwest portion of the site (Yancy Circle/Zumbrota Drive) which encroaches onto the church property, this loop access is required to remain for the existing townhomes and will also be required to be placed in an access/maintenance easement. The church will not take access from this drive.

The landscape plan that has been provided meets the commercial zoning standards for a building and site perimeter of this size. However, the applicant is proposing to remove the 11-12 foot berm and existing plantings adjacent to 125th Avenue. The applicant will need to

provide a tree inventory of the existing trees located on the berm. All trees that are to be removed with the decrease in berm size will need to be replaced on site. It is estimated that there are 50-75 trees located on the existing berm. The trees that will need to be replaced will be in addition to the trees already identified on the submitted landscape plan. A 3-foot berm will need to be constructed adjacent to 125th Avenue to be consistent with other similar projects that are located adjacent to an arterial roadway. Also, a 6 foot berm will need to be constructed on the south side of the site with heavy plantings to provide a buffer between the existing residential to the south. All landscape areas, except areas planted and approved as natural areas, will need to be provided with underground irrigation and sod.

The proposed building consists mainly of stucco, brick accents and glass.

The proposed right-in/right-out access to 125th Avenue (CSAH14) has been conceptually approved by the Anoka County Highway Department. Applicant is currently working through the county process to obtain a Revocation of Right of Access. Upon county approval the applicant will need to describe and record with their plat the location of the Revocation of Right of Access. The Anoka County Highway Department must review and approve the proposed construction plans for the proposed Right-in/Right-out prior to issuance of the Site Plan Approval.

The Coon Creek Watershed District must review and approve the proposed site plan prior to issuance of Site Plan Approval. Park Dedication is not required with this plat since it was covered under the *Park Development Agreement* with the master developer.

Attachments

Zoning and Location Map

Plat

Site Plan

Landscape Plan

Floor Plan

Elevations

Neighborhood Meeting Notice

By motion, approve the Resolution.

PER SECTION 74.42 OF THE SUBDIVISION ORDINANCE

WHEREAS, an application has been filed by Presbytery of the Twin Cities as subdivision Case File No. 12-0007; and

WHEREAS, said case involves the division of land described as follows:

OUTLOT A, THE LAKES OF RADISSON 40th ADDITION, ANOKA COUNTY, MINNESOTA.

WHEREAS, the Blaine Planning Commission has reviewed said case file on April 10, 2012; and

WHEREAS, the Blaine Planning Commission has recommended subdivision Case File No. 12-0007 be approved subject to certain stipulations; and

WHEREAS the Blaine City Council has reviewed said case file on May 3, 2012.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 74-42 of the subdivision regulations is hereby granted to Presbytery of the Twin Cities permitting preparation of a final plat for approval per Section 74-43 subject to the following conditions:

1. City Council approval of this development shall be contingent upon CCWD approval. No site work will be allowed until a CCWD permit has been obtained.
2. A National Pollutant Discharge Elimination System (NPDES) Phase II permit is required from the MN Pollution Control Agency.
3. All internal utilities shall be maintained privately by the property owner or development association, including existing sanitary sewer, watermain, storm sewer piping, infiltration basins, and storm water sediment ponds.
4. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit.
5. Dedication of drainage and utility easements along lot lines, over delineated wetlands and created wetlands, storm water sediment ponds.
6. Retention of the existing drainage and utility easement over the sanitary sewer line and watermain extending through the parcel from the southern property line to the eastern property line.
7. Describe and record the location of the Revocation of Right of Access to 125th Avenue.

PASSED by City Council of the City of Blaine this 3rd day of May 2012.