



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 12-098, Version: 2

ITEM: 11.2 DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR OPERATION AND EXPANSION OF THE EXISTING CHARTER SCHOOL INSIDE NORTHTOWN MALL AT 508 NORTHTOWN DRIVE NE. PALADIN ACADEMY. (CASE FILE NO. 12-0018/LSJ)

Planning Commission (Public Hearing)	07/10/12
City Council (Conditional Use Permit)	08/02/12
Action Deadline	08/13/12

Planning Commission

The Planning Commission unanimously recommended approval of the conditional use permit. Lisa Erwin, representative of the school, spoke at the public hearing.

Paladin Academy is currently located in Northtown Mall and has been there since the 2003-2004 school year. When this use went in, a conditional use permit was never issued for the school, but a conditional use permit is required for schools in this zoning district (B-3 Regional Commercial). At this time, the school wishes to expand within the mall so the City is requiring that the school obtain the required conditional use permit.

Paladin Academy is a public charter school that serves students in grades 9-12. The current enrollment is approximately 150 students, but the school is targeting an enrollment of 225 for the 2012-2013 school year, which is why they would like to expand their space within the mall. The school accommodates at-risk students in the North Metro area. The attached narrative describes the schools purpose, class schedules, enrollment procedures, etc. You will see that several changes are being made to the floor plan as you compare the existing and proposed floor plans for the school.

It is noted in the narrative that the school utilizes 5-7 passenger vans for the majority of the student pick-up and drop-offs. Other students utilize Metro Transit options, drive themselves, or are transported by parents or guardians. As with many conditional use permit reviews, the City is generally concerned about the parking needs of uses such as schools. Given that this school is in Northtown Mall and given that vans are utilized for student arrivals and departures,

staff is not concerned that this use will create a parking problem for the mall. The mall has excess parking available for this use.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Floor Plan

Narrative

PER SECTION 30.24 OF THE ZONING ORDINANCE

WHEREAS, an application has been filed by Paladin Academy as conditional use permit Case File No. 12-0018; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on July 10, 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 August 2, 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 30.24 of the zoning ordinance to allow for operation and expansion of the existing charter school inside Northtown Mall at 508 Northtown Drive NE based on the following condition:

1. Any changes or additions from the plans or narrative that has been submitted relative to the school's floor plans or the general nature/operation of the school itself requires a conditional use permit amendment.

PASSED by the City Council of the City of Blaine this 2nd day of August 2012.