



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: ORD 13-2262, Version: 3

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

GRANTING A REZONING FROM PBD (PLANNED BUSINESS DISTRICT) TO DF (DEVELOPMENT FLEX) AT 95th AVENUE/HAMLIN AVENUE NE. NORTHEAST METROPOLITAN SCHOOL DISTRICT #916. (CASE FILE NO. 13-0006/SLK)

Planning Commission (Public Hearing)	02/12/13
City Council (1 st Reading Rezoning)	03/07/13
City Council (2 nd Reading/CUP/Plat)	03/21/13
Action Deadline (Extended by City)	05/05/13

Planning Commission

The Planning Commission voted unanimously to recommend approval of the rezoning, preliminary plat and conditional use permit. There were no comments at the public hearing.

Northeast Metro 916 Intermediate School District is proposing to construct a new K-8 facility for children with ASD (Autism Spectrum Disorders) and EBD (Emotional and Behavioral Disorders). The students have special needs resulting from their primary disability diagnosis of autism or emotional and behavioral disorders. The applicant's proposal is to purchase 19 acres on the south side of 95th Avenue.

Most of the students attending the school are expected to be arriving and departing by bus or van. The busses/vans will drop-off students prior to the starting time and picking students up after the finish of the school day. The typical school day is 8:00-2:00 or 9:15-3:15 with transportation arriving a half hour before those times. Students are transported by their home district transportation departments. Parents typically do not drop off their children because the school is typically not in their neighborhood. Car traffic is typically limited to employees and visitors. Bus traffic is typically 20 busses and 20 vans per day. There is very little activity in the evenings and weekends.

The school proposes to serve children in kindergarten through 8th grade, serving approximately 95 students with 88 staff with the current phase. The facility will accommodate approximately 150 students and 150 staff.

At an October 2012 City Council workshop the representatives from ISD 916 made a presentation to the City Council about their interest in locating in Blaine and specifically their

development of a school at 95th Avenue and 35W. The council discussion centered on whether the City was supportive of a rezoning to allow the school at the site. Currently, the PBD zoning would not allow a public K-8 school. The Council was supportive of rezoning of the property to DF (Development Flex) to allow the school as a Conditional Use. The DF zoning has been used many times by the City and development community to provide the flexibility to accommodate uses and set modified standards in instances where the strict interpretation of the established zoning is not meeting community and development goals.

ISD 916 recognizes that they contribute to the need for public safety services and that the special nature of their student population could generate a higher volume of service calls than a more typical development. Since as a public school they would otherwise not be subject to payment of property taxes they have offered and agreed to execute a “Services Agreement” that includes an annual payment of \$15,000 that is adjusted with a 2% annual inflation index.

The school floor plan identifies 20 classrooms, an administration/office area, kitchen, media area, art room, indoor playground, and a multi purpose area (gym). The building is a 70,000 square foot building. The applicant is creating an indoor environment that doesn’t feel like a school, one that has a connection to a controlled outdoor space to play, garden, and relax. Also, that can be used as an opportunity to teach life skills.

Currently, the existing parking lot does not meet the 30 foot front yard parking setback adjacent to Hamline Avenue and the 15 foot side yard parking setback adjacent to the water tower lot. The applicant will need to provide a site plan meeting all parking setbacks prior to Site Plan approval. Adequate parking for normal school operations has been provided on site.

The applicant has proposed a play area on the southwest side of the proposed school. This area will be surrounded by 6 foot high non-climbable chain link fence.

All signage will require a separate sign permit.

A landscape plan has been submitted. The submitted plan will need to meet the Highway 65 Overlay District requirements related to the quantity and size of trees required. All disturbed areas to be sodded on 4 inches of black dirt.

All lighting on site must meet ordinance requirements and are limited to 20 feet in height.

Park dedication would be due for the platted lot, of which 13.09 acres is being utilized, at the commercial rate of \$7,747 per acre for a total amount due of \$101,408. Payment would be required prior to release of final plat mylars for recording.

The city has designed the intersection/access on 95th Avenue to be a signalized intersection. The city will monitor this intersection as development continues to see if the intersection will meet warrants for the installation of a signal system. If warrants are met, the applicant should expect to be assessed a portion of the signal installation cost.

By motion, approve the Ordinance based on the site and proposed use being consistent with the

general criteria established by DF Zoning Section 29.82.

Attachments

Zoning and Location Map

Preliminary Plat

Survey

Grading Plan

Utility Plan

Landscape Plan

Elevations (4)

Floor Plan (2)

Narrative

SECOND READING

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:

OUTLOT I, BLAINE PRESERVE BUSINESS PARK, ANOKA COUNTY, MINNESOTA.

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

[PBD (~~Planned Business District~~)]

to

DF (Development Flex)

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 7th day of March, 2013.

PASSED by the City Council of the City of Blaine this 21st day of March 2013.