



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

---

File #: ORD 14-2284, Version: 3

---

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

**GRANTING A REZONING FROM I-1 (LIGHT INDUSTRIAL) TO RR (REGIONAL RECREATIONAL) AT 1985 105<sup>th</sup> AVENUE NE NATIONAL SPORTS CENTER (CASE FILE NO. 14-0022/LSJ)**

**SECOND READING**

Planning Commission (Public Hearing)	05/13/14
City Council (1 <sup>st</sup> Reading Rezoning)	06/05/14
City Council (Comp Plan Amendment, 2 <sup>nd</sup> Reading Rezoning, CUP)	06/19/14
Action Deadline	06/24/14

**Planning Commission**

The Planning Commission voted unanimously to approve the comprehensive land use amendment, rezoning and conditional use permit. There were no comments at the public hearing.

The National Sports Center (NSC) is preparing to move ahead with development of the 75 acres north of 105<sup>th</sup> Avenue and east of their fields. This is the site that has been open as an earth/soil project for the past several years. That fill work will be completed later this year which will then allow the NSC to move forward with development of additional fields, parking, and relocation/construction of a new maintenance facility (not part of this application).

There are several steps necessary before any site work can begin and the drawings attached to this request are very conceptual in nature. The NSC is before the Minnesota State Legislature and is part of the 2014 bonding proposal. Until that money is available, the NSC does not have the funds to perform detailed design on any of their proposal.

The items included in their application consist of:

- a) Comprehensive land use plan amendment from LI (Light Industrial) to RR (Regional Recreation) to match the land use that covers the rest of their site.
- b) Rezoning from I-1 (Light Industrial) to RR (Regional Recreational).

- c) Conditional use permit to develop 10 soccer fields, 4 rugby fields, 6 lacrosse fields and parking lot facilities for approximately 1200 vehicles on 75 acres.

There are a number of issues that will need to be further detailed regarding the NSC's proposal. Any CUP approval granted that is based on the preliminary nature of the NSC drawings will need to require subsequent review and City Council action once more detailed plans have been prepared meeting the City and Coon Creek Watershed expectations. Generally the following areas of concern will need to be addressed in specific detail as plans progress:

- Extent and nature of NSC financial participation in 105<sup>th</sup> Avenue reconstruction.
- Details and timing of the maintenance facility (building and yard) relocation and construction.
- Site specific and "overall" pedestrian movement plan to increase mobility as well as pedestrian safety.
- Site specific and "overall" vehicle access plan including construction of driveway connection to the west fields with first phase of new field construction.
- Turn lane on 109<sup>th</sup> Avenue for proposed access with ACHD concurrence on location and access design.
- Comprehensive storm water management plan and phasing plan with CCWD.
- Definition of private drive access to Nassau Street.
- Landscape and aesthetic treatments for 109<sup>th</sup> and 105<sup>th</sup> frontages.
- Appropriate playing field and parking property setbacks.
- Appropriate location for property line fencing.
- Location and details of open space.

By motion, adopt second reading of the ordinance rezoning the property.

### **Attachments**

Zoning and Location Map  
Concept Site Plan  
Concept Grading Plan

**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:

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 31,

RANGE 23, ANOKA COUNTY, MINNESOTA, EXCEPT THE NORTH 467.86 FEET OF THE EAST 215 FEET THEREOF, ANOKA COUNTY, MINNESOTA.

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

~~[I-1 (Light Industrial)]~~  
to  
RR (Regional Recreational)

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 5<sup>th</sup> day of June 2014.

**PASSED** by the City Council of the City of Blaine this 19<sup>th</sup> day of June 2014.