



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 14-179, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO OPERATE A CHURCH IN A PBD (PLANNED BUSINESS DISTRICT) ZONING DISTRICT AT 10130 DAVENPORT STREET NE. CHAIN OF LAKES CHURCH. (CASE FILE NO. 14-0048/SLK)

Planning Commission (Public Hearing)	09/09/14
City Council (Conditional Use Permit)	10/02/14
Action Deadline	10/06/14

Planning Commission

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments at the public hearing.

Chain of Lakes Church has been operating from two different schools for a couple years and a separate office space in Lexington. They have chosen to find their own space that would allow them to set the floor plan for services and not require them to remove chairs and tables every time they held class or service, also they would be able to have offices at the same location as the regular worship services. They have found an approximately 4,700 square foot bay in a multi tenant building located on the northwest corner of 101st Avenue and Davenport Street. They do not anticipate that this is a permanent location as the church has purchased property south of 125th Avenue in The Lakes development for a future facility (CUP issued May 2012). The PBD zoning district allows churches provided a CUP has been issued.

Parking for this site appears to be adequate with 26 stalls on the south side of the building and 28+ parking stalls in the rear of the building available on Sunday. Currently, the attendance ranges from 35-60 people on Sunday. The church anticipates the growth to increase to 100-125 people with the potential to hold multiple services if this number is reached prior to the lease expiring. If the church were a typical day-time retail use, the demand for parking would be a problem. Since the church however will hold service on Sunday a.m. and possibly add a second service, church attendance and related parking should not be a problem for the site as other tenant spaces within the building are closed for the day or not open at those hours. Evening classes or church meetings should not be a problem if limited in size to 8-15 people.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Floor Plan

Narrative

WHEREAS, an application has been filed by Chain of Lakes Church as Conditional Use Permit Case File No. 14-0048; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on September 9, 2014; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on October 2, 2014.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 31.30 of the Zoning Ordinance to allow operate a church in a PBD (Planned Business District) zoning district based on the following conditions:

1. Tenant finish and occupancy meet all fire and building codes. The applicant shall obtain a Certificate of Occupancy through the Building and Fire Departments prior to occupying the building.
2. Church must manage on-site parking demand.
3. All parking must be on site.
4. This CUP limited to the approximately 4,700 square foot bay described in this application.
5. Any expansion would require a CUP amendment.

PASSED by the City Council of the City of Blaine this 2nd day of October 2014.