



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-019, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR A 14,200 SQUARE FOOT ADDITION ONTO THE NORTH END OF JOHNSVILLE ELEMENTARY SCHOOL AT 991 125th AVENUE NE. (CASE FILE NO. 15-0003/LSJ)

Planning Commission (Public Hearing)	01/13/15
City Council (Conditional Use Permit Amendment)	02/05/15
Action Deadline	02/28/15

Planning Commission

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

Anoka Hennepin School District #11 is proposing a 14,200 square foot addition to Johnsville Elementary School. While the overall population of the district is declining, the Blaine and Ramsey attendance areas are growing due to the rapid housing expansion in these areas. The population at this school is 45 students over projections and the population at the school is expected to climb. The addition allows the school district to adjust to the increased population in this area over the next several years to a maximum of 900 students (current population is 756, a historical high).

An aerial has been provided that indicates how the overall site is currently laid out. The proposed addition will be on the north side of the existing building, which will include taking out some hard surface play area and trails. The building will match the architecture of the existing building. The floor plan indicates that 9 class rooms will be added to the school. Hardsurface play areas will be relocated to the east of the proposed addition.

The removals plan indicates that there will be significant tree removal for the proposed addition, infiltration areas and play areas. The City's zoning ordinance requires that for such removals eight (8) trees per acre be replaced on site. Since the area being disturbed is around an acre, 8 new trees must be planted on site in the area of the removals. These trees should be a combination of overstory, conifer and ornamental trees meeting the size requirements specified in the zoning ordinance. It should be noted that the overall site does still meet landscaping

requirements.

Parking is sufficient on site to handle the increase in demand, as a new parking area with approximately 45 stalls was recently added on the southeast portion of the site along 125th Avenue.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Current Aerial

Landscaping and Overall Site Plan

Removals Plan

Elevations

Floor Plan

Narrative

WHEREAS, an application has been filed by Anoka-Hennepin Independent School District #11 as Conditional Use Permit Amendment Case File No. 15-0003; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on January 13, 2015; and

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

WHEREAS, the Blaine City Council has reviewed said case on February 5, 2015.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.34 (c) of the Zoning Ordinance to allow for a 14,200 square foot addition onto the north end of Johnsville Elementary School at 991 125th Avenue NE based on the following conditions:

1. The applicant to obtain Site Plan approval prior to issuance any building permits on site. The site and building plans for this addition must adhere to all Zoning, Building and Fire Codes applicable on this site.
2. Coon Creek Watershed District must be obtained prior to site work.
3. Site subject to additional SAC and WAC payment at time of permit.
4. A landscape plan must be submitted during the site plan approval process that indicates where 8 additional trees will be planted on site as part of the tree replacement requirement of the zoning ordinance. The plan must indicate location, type and size of the trees.

PASSED by the City Council of the City of Blaine this 5th day of February 2015.