



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 16-016, Version: 2

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

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE
CONSTRUCTION AND OPERATION OF A 7,000 SQUARE FOOT DAYCARE
CENTER TO BE LOCATED IN A B-3 (REGIONAL COMMERCIAL) ZONING
DISTRICT, LOCATED AT 12267 ABERDEEN STREET NE. BRIAN KOVAR. (CASE
FILE NO. 15-0075/LSJ)**

Planning Commission (Public Hearing)	01/12/16
City Council (Conditional Use Permit)	02/04/16
Action Deadline	02/08/16

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

The owner of the vacant lot on the northeast corner of Aberdeen Street and 122nd Lane is asking for approval to construct a daycare center on the property. Since the property is zoned B-3 (Regional Commercial) this use is classified as a conditional use in this district and the approval of a conditional use permit is required.

The daycare center will be operated by New Creations Child Care and Learning Center. This center currently operates out of Abundant Life Church and the owners of the center will be transferring the operations to the new building. The enrollment capacity of the new building will be 101 students ranging in age from from infants to preschoolers. The hours of operation will be from 6:30 a.m. to 5:30 p.m.

The proposed building is 7,019 square feet in size and this use will occupy the entire parcel. There are 35 parking stalls on site and 35 stalls are required for this use, so parking is adequate on site.

As you are aware, the City Council wishes to require all higher profile sites to meet the Highway 65 Overlay District requirements in terms of building materials and landscaping. The building being constructed essentially matches the commercial building directly to the south of this site on the other side of 122nd Lane. The building will include EIFS, brick and glass.

The landscaping plan that has been provided meets the City's landscape ordinance requirements and buffer yard flexibility requirements because of the reduced setback of the building on the east side of the site. As a reminder, a 100-foot building setback is required in this zoning district if the site is adjacent to a residentially zoned property. This setback can be reduced by adding in more landscaping, which is the case in this situation. In addition, an 8 foot high board on board fence is being proposed in this area. Staff is recommending that this be a maintenance free vinyl fence.

Sod must be placed over 4 inches of black dirt containing no more than 35% sand over the entire site. Underground irrigation is also required over the entire site and boulevard.

The designated play yard on the site plan will be located on the southeast side of the building. The play area will also be fenced but it is unclear what type of fencing will be used. This information will be reviewed as part of the site plan approval process. Separate permits will need to be issued for the fences.

If any canopies will be used in the play yards, staff must approve the design and materials to be used.

All signage will be issued under separate permits. The site is allowed one monument style sign that is no more than 14 feet in height and no greater than 140 square feet. Wall signage is allowed on three sides of the building. Temporary signage also requires a permit.

No lighting or signage will be allowed on the east side of the building other than security lighting. All lighting must be downlit and shielded to prevent glare or spill. A lighting plan must be submitted that meets the requirements of the zoning ordinance.

Applicant is required to obtain a Coon Creek Watershed permit prior to any site work. A copy will need to be submitted to the city.

This property was previously platted and therefore park dedication requirements have already been met.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Narrative

Site Plan

Building Elevations

Floor Plan
Landscape Plan
Grading Plan

WHEREAS, an application has been filed by Brian Kovar as Conditional Use Permit Case File No.15-0075; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on January 12, 2016; and

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

WHEREAS, the Blaine City Council has reviewed said case on February 4, 2016.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 30.34 (j) of the Zoning Ordinance to allow for the construction and operation of a 7,000 square foot daycare center to be located in a B-3 (Regional Commercial) zoning district located at 12267 Aberdeen Street NE, based on the following conditions:

1. All site and landscaping improvements must be constructed as shown on these plans with all required staff changes included on the plans.
2. The landscaping and building must meet the requirements of the Highway 65 Overlay District. The landscape plan meets these requirements and the building does as well.
3. The landscape plan must also meet buffer yard flexibility requirements on the east side of the site and the current plan meets those requirements.
4. Sod must be placed over 4 inches of black dirt containing no more than 35% sand over the entire site. Underground irrigation system is also required for the entire site and boulevard.
5. The 8-foot fence on the east side of the site must be a vinyl maintenance free fence.
6. The type of fencing around the play area will be reviewed during the site plan approval process.
7. Separate permits will need to be issued for the fences.
8. If any canopies will be used in the play yards, staff must approve the design and materials to be used.
9. Payment of SAC and WAC with building permit.
10. All signage will be issued under separate permits. The site is allowed one monument style sign that is no more than 14 feet in height and no greater than 140 square feet. Wall signage is allowed on two sides of the building. Temporary signage also requires a permit.

- 11.No lighting or signage will be allowed on the east side of the building other than security lighting. All lighting must be downlit and shielded to prevent glare or spill. A lighting plan must be submitted that meets the requirements of the zoning ordinance.
- 12.Applicant is required to obtain a Coon Creek Watershed permit prior to any site work.
- 13.Applicant to obtain and adhere to all required County or State licensing requirements.
- 14.Site plan approval with execution of a Site Improvement Performance Agreement (SIPA) and acceptable financial guarantee is required prior to issuance of a building permit or commencement of any site work.

PASSED by the City Council of the City of Blaine this 4th day of February , 2016.