



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 16-072, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR EXPANSION OF PARKING AREAS, LIGHTING OF CERTAIN PARKING AREAS, CHANGES TO BUS CIRCULATION FOR SAFER STUDENT PICK-UP, ADDITIONAL PLAY AND RECREATION FACILITIES, AND OTHER MINOR SITE CHANGES AT 4707 NORTH ROAD. CENTENNIAL SCHOOL DISTRICT NO. 12. (CASE FILE NO. 16-0010/BKS)

Planning Commission (Public Hearing)	04/12/16
City Council (Conditional Use Permit)	05/05/16
Action Deadline	05/09/16

The Planning Commission voted unanimously to approve the conditional use permit. Comments at the public hearing included concerns regarding traffic and safety, parking, site access, drainage/run-off, sidewalks, fencing, and lighting.

Centennial School has a large campus containing an elementary school, middle school and high school as well as athletic fields, field house and performing art center. They are proposing several large scale changes to their site plan to add or modify the following elements:

- Bus circulation and pick-up location for the elementary school off of Lever Street
- 171 stall parking area with access to 103rd Lane located just to the east of football stadium
- Another 116 stall (bid as alternate) parking area closer to 103rd from same new access
- 46 stall parking lot expansion from existing lot off of 103rd
- Four homes are being or have been purchased and will be removed
- New turf athletic field for team practices, sub-varsity competition and general play. This field will not have lighting at this time.
- New open grass fields for general purpose use
- Revised high school bus circulation
- A number of smaller site changes intended to increase efficiency and student/driver safety

- Storm water improvements to handle the increased hard surfacing
- Lights for the new primary parking area as well as the expanded northeast parking area
- Perimeter landscaping

All of the work is planned for this summer.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Narrative

Site Plan

Landscape Plans

Draft Planning Commission Minutes

WHEREAS, an application has been filed by Centennial School District No. 12 as Conditional Use Permit Case File No. 16-0010; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on April 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 May 5, 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 29.34 (c) of the Zoning Ordinance to allow for expansion of parking areas, lighting of certain parking areas, changes to bus circulation for safer student pick-up, additional play and recreation facilities, other minor site changes at 4707 North Road based on the following conditions:

1. Formal Site Plan Approval is required prior to start of construction with execution of SIPA and required financial guarantees.
2. Rice Creek Watershed approval and permit is required prior to start of site work.
3. Anoka County approval and permit is required prior to start of any work in the North Road (County Road 49) right of way.
4. All new/expanded parking areas along the north side of site to meet the required property setbacks of 30-feet front and side.
5. New proposed parking field shall be limited to one access on 103rd Lane for both the

base and alternate plans.

6. Six (6) conifer and four (4) overstory trees to be added balanced on either side of the driveway access at 103rd for the Northeast parking area.
7. Three (3) overstory trees to be added to the proposed conifer plantings along 103rd at the new access for the North parking area.
8. New athletic turf to remain unlit. The addition of field lights in the future will require a CUP amendment and public hearing at the City Council level.
9. All new parking light lights to be limited in height to 20-feet.
10. Once the homes are removed from the south side of 103rd (just north of the football stadium) staff will evaluate the landscaping that remains to determine if additional landscaping is required along the north side to block or better screen the existing football stadium and lights from the homes on the north side of 103rd.

PASSED by the City Council of the City of Blaine this 5th day of May, 2016.