



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-08, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR MODIFICATIONS TO THE BLAINE HIGH SCHOOL BUILDING AND SITE IN AN R-1 (SINGLE FAMILY) ZONING DISTRICT, LOCATED AT 12555 UNIVERSITY AVENUE NE. ANOKA-HENNEPIN SCHOOL DISTRICT #11. (CASE FILE NO. 17-0051/LSJ)

Planning Commission (Public Hearing)	12/12/17
City Council (Conditional Use Permit)	01/04/18
Action Deadline	01/25/18

The Planning Commission voted unanimously to approve the Conditional Use Permit Amendment. There were no comments at the public hearing.

In November 2017, the voters in the Anoka Hennepin School District voted to pass a referendum that would fund improvements to Blaine High School and to create a new elementary school in Blaine. Blaine High School was constructed in 1972, with a new addition constructed in 1991. Schools are considered conditional uses in the R-1 (Single Family) zoning district, and Blaine High School has had some amendments to their original conditional use permit over the years for portable classrooms and such. At this time, a conditional use permit amendment is needed to accommodate the improvements being proposed to the facility at this time.

The improvements at Blaine High School will occur in two different phases. Phase 1 will include 15 new classrooms and additional cafeteria space, along with the removal of 10 portable classrooms. The additions will be on the rear (east) side of the building.

Phase 2 will begin once Phase 1 has been completed. It will consist of new classrooms, a new gymnasium and administrative offices. This addition will be located at the southwest corner of the building along University Avenue.

An exterior facelift will also occur during the phases of improvements to give the building an updated look. It will include a warm grey brick color and new wider windows.

There are not major site changes proposed with these improvements. The overall parking count will remain the same and is adequate for the use of the school. There will be some trees removed, but they will be required to be replaced upon completion of the project. The new landscaping that is being proposed meets ordinance requirements for the small additions to the property. Some new infiltration areas will be created to accommodate the additions as well.

All new signage must meet Zoning Ordinance requirements and permits must be obtained for new signage.

All new lighting on site must be approved by the Planning Department prior to installation. Any new pole mounted lighting must match existing lighting and must be downlit and shielded to prevent glare or spill. Pole heights cannot exceed 35-feet, which is the tallest fixture currently on site.

Site plan approval is required for the improvements. A site improvement performance agreement will also be required prior to any work being performed on site. This agreement includes an escrow to cover all proposed work on site.

A permit from Coon Creek Watershed District must be obtained prior to any work being performed on site.

By motion, approve the Resolution.

Attachments

Zoning and Location Map
Narrative
Overall Site Plan
Grading and Drainage Plan
Utility Plan
Overall Floor Plan
Individual Floor Plans (7)
Building Elevations

WHEREAS, an application has been filed by Anoka-Hennepin School District #11 as Conditional Use Permit Case File No. 17-0051; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on December 12, 2017; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit

be approved; and

WHEREAS, the Blaine City Council has reviewed said case on January 4, 2018.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit amendment is hereby approved per Section 29.34 (c) of the Zoning Ordinance to allow for modifications to the Blaine High School building and site at 12555 University Avenue NE based on the following conditions:

1. The improvements to Blaine High School shall be consistent with those described in the staff report for this item. This includes exterior site improvements and landscaping.
2. All new signage must meet Zoning Ordinance requirements and permits must be obtained for new signage.
3. All new lighting on site must be approved by the Planning Department prior to installation. Any new pole mounted lighting must match existing lighting and must be downlit and shielded to prevent glare or spill. Pole heights cannot exceed 35-feet, which is the tallest fixture currently on site.
4. Site plan approval is required for the improvements. A site improvement performance agreement will also be required prior to any work being performed on site. This agreement includes an escrow to cover all proposed work on site.
5. A permit from Coon Creek Watershed District must be obtained prior to any work being performed on site.
6. All trees being removed for the site improvements must be replaced and accounted for during the site plan approval process.

PASSED by the City Council of the City of Blaine this 4th day of January, 2018.