



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: RES 18-19, Version: 2

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

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF AN APPROXIMATELY 22,000 SQUARE FOOT ADDITION (1,492 SEAT AUDITORIUM), PARKING LOT EXPANSION TO AN EXISTING CHURCH, AND A ZERO LOT LINE ESTABLISHING A SHARED DRIVEWAY ACCESS BETWEEN SITES IN A PBD (PLANNED BUSINESS DISTRICT) ZONING DISTRICT, LOCATED AT 3603 95<sup>TH</sup> AVENUE NE. EAGLE BROOK CHURCH OF WHITE BEAR LAKE (CASE FILE NO. 17-0062/SLK)**

Planning Commission (Public Hearing)	01/09/18
<b>City Council (Conditional Use Permit and Final Plat)</b>	<b>02/01/18</b>
Action Deadline	02/05/18

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

The applicant is proposing to construct an approximately 22,000 square foot addition to the existing 38,656 square foot building in the Blaine Preserve Business Park and continue to operate a church from this location. The church, Eagle Brook Church, would continue to be an additional location to the already existing campuses in White Bear Lake, Spring Lake Park, and Lino Lakes.

Eagle Brook Church proposes to still hold services on Saturday and Sunday for approximately 1,492 people per service.

Currently, they run two Saturday pm services and two Sunday am services and two Sunday pm services at this location and are proposing the same schedule. Mid-week programming for children would typically take place on Wednesday evenings.

The Blaine location of Eagle Brook will continue to be known as a “video venue”, meaning that the weekend message will be delivered via live satellite from the Lino Lakes campus. The other elements of the service are live in the room.

The facility will include seating for approximately 1,492 people in the new sanctuary. The proposed renovation will move the lobby to the northeast corner of the current building and will create a new entrance on the north, in addition to the current entrances on the east and west, so the visitors have an easy access to the lobby. The remainder of the current building will accommodate the expanded children's ministry and support rooms for other church related activities and uses.

The parking analysis for Eagle Brook is based on review of other similar church facilities within other suburban communities. That review indicates that a more appropriate parking requirement would be 1 parking space for every 3 seats provided in the sanctuary rather than the 1 to 4 ratio required by Blaine's parking code. Through the CUP process the City can require the higher parking requirement.

The parking requirement therefore has been calculated as follows:

1,485 Seats/ 1 stall per 3 seats = 495 stalls + 25 for support/staff = 520 stalls required.

The proposed site provides a total of 746 stalls. Therefore, the parking provided on site appears to be adequate.

Eagle Brook utilizes the Blaine Police Department for traffic control on weekends and special events and will continue to use them for traffic control. Current operations do cause some minor traffic issues on 95<sup>th</sup> Avenue and the proposed addition will generate additional traffic. To help mitigate these issues, additional intersection lighting will be required with this addition and traffic movements will need to be reviewed with the City six months after the addition is operational. Access and egress restriction may need to be imposed to help traffic circulation on the site. Restrictions could include right turn only movements on 95<sup>th</sup> Avenue leaving the site, etc.

All setbacks are being met with both the building and parking areas. The site does share access with Blaine Preserve Business Park sites to the north and east, which is another aspect of the conditional use permit. A cross access agreement will be required for the shared access.

The landscape plan that has been provided meets the PBD standards for a building of this size. All landscape areas will need to be provided with underground irrigation and sod.

The building itself mainly consists of precast panel, stone accents, and glass.

The Rice Creek Watershed District must review and issue a prior to issuance of Site Plan Approval.

The expansion areas are currently outlots that will require re-platting prior to Site Plan

Approval and building permits. A Final plat application has also been filed with the City that will be presented at the February 1<sup>st</sup> City Council meeting.

By motion, approve the Resolution.

**Attachments**

Zoning and Location Map

Site Plan (2)

Grading Plan

Landscape Plan

Building Elevations

Floor Plans (3)

Narrative

**WHEREAS**, an application has been filed by Eagle Brook Church of White Bear Lake as Conditional Use Permit Case File No. 17-0062; and

**WHEREAS**, said case involves the land described as follows:  
LOT 1, BLOCK 1, EAGLE BROOK CHURCH BLAINE CAMPUS, ANOKA COUNTY,  
MINNESOTA

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on January 9, 2018; 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 1, 2018.

**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 for the construction of an approximately 22,000 square foot addition (1,492 seat auditorium), parking lot expansion to an existing church, and a zero lot line establishing a shared driveway access between sites in a PBD (Planned Business District) Zoning District at 3603 95<sup>th</sup> Avenue NE based on the following conditions:

1. The church is limited to the proposed use as shown in the attached site plan.
2. The sanctuary is limited to seating for up to 1,492 people and with a typical full-service schedule for Saturday and Sunday only. This would allow for religious holiday, wedding or funeral services to occur outside of the normal weekend schedule as well as lesser attended

functions that might occur during the normal work week.

3. The City will monitor traffic levels and patterns for the church and reserves the right to require the church to provide on-site traffic management and possible restrictions to and from the site.
4. Underground irrigation and sod must be provided for the entire site.
5. All site lighting shall be down lit and shielded. Pole-mounted lights are limited to 20 feet in height. A minimum of two additional overhead lights will be required at the main driveway intersection with 95<sup>th</sup> Avenue. These lights shall meet MnDOT specifications for LED Roadway Luminaires, 40' mounting height. Locations of the lights will be determined in the field working with City personnel.
6. Site plan approval is required. The applicant complete the site plan review process and meet all building and fire code requirements as part of the permit process.
7. Permanent signage requires a separate permit approval process.
8. Developer shall explore the use of created ponds, existing wells, or new wells as a source water supply for landscaping systems with a moisture sensor. The developer must obtain City concurrence before connection to the public water system.
9. RCWD permit is required prior to City approval of construction plans and specifications.
10. All internal utilities shall be maintained privately by the development association, including storm sewer piping, infiltration basins, and storm water sediment ponds.
11. Separate fire lines and domestic water services are required for each structure from the water lateral lines.
12. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) become due with each building permit.
13. The site (one existing lot and two outlots) will be required to be final platted as one lot prior to any building permits/site plan approval being issued for the site.

**PASSED** by the City Council of the City of Blaine this 1<sup>st</sup> day of February, 2018.