



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-24, Version: 1

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

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE
CONSTRUCTION OF A NEW K-5 ELEMENTARY SCHOOL IN A DF
(DEVELOPMENT FLEX) ZONING DISTRICT LOCATED AT 12576 LEVER STREET
NE. ANOKA-HENNEPIN SCHOOL DISTRICT/ANDERSON-JOHNSON
ASSOCIATES, INC. (CASE FILE NO. 17-0052/LSJ)**

Planning Commission (Public Hearing)	01/09/18
City Council (Conditional Use Permit)	02/15/18
Action Deadline	04/02/18

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

In November 2017, voters in the Anoka-Hennepin School District approved a referendum that would finance the construction of a new elementary school and improvements to the Blaine High School. The Planning Commission reviewed the conditional use permit amendment related to the Blaine High School improvements in December 2017. At this time the school district has applied for a rezoning and a conditional use permit that will allow for the construction of the new elementary school.

The new elementary school will be located on the northwest corner of Lever Street and 125th Avenue. This parcel currently has a home and accessory structures that will be removed for the construction of the school. The size of the overall site is 38 acres with a current zoning designation of FR (Farm Residential) and a land use of LDR (Low Density Residential.)

Rezoning

The applicant has applied for a rezoning of the site to DF (Development Flex) to provide some flexibility in requirements and to be consistent with surrounding and future zoning designations in this neighborhood. While the properties surrounding the parcel currently are also zoned FR (Farm Residential), it is anticipated that with future development of this area the zoning of the adjacent parcels will change to DF, as this zoning designation is used for all new residential projects that are not considered infill projects.

The existing land use of the property of LDR (Low Density Residential) would allow for the school use of the property.

Conditional Use Permit

The proposed elementary school would be a two-story structure that is 136,000 square feet in size. The school would consist of 44 classrooms that would serve approximately 1,000 students in grades K-5. There will also be a PreK curriculum offered at the school as well. The construction, if the project is approved by the City Council, would begin in Spring 2018 with completion in July 2019. It is anticipated that the school would be open for the 2019/2020 school year.

The site plan indicates that there would be a parking field of 154 stalls on the east side of the site with a service road that encircles the building for bus access on the west side of the site. The bus parking area on the west side of the site would also be used for event parking. The parking that is provided is consistent with ordinance requirements for schools.

The developer is required to perform a traffic study to identify the impacts of traffic from a proposed school of this size. The study will need to include potential impacts to the intersection of 125th Avenue and Lever Street and the impacts of the two accesses on Lever Street. The developer will also be obligated to any plat review comments as specified by Anoka County.

The property owner of this parcel, together with other property owners along Lever Street have petitioned for trunk sanitary sewer, water main, and street improvements to be constructed to serve the parcel. A feasibility report was prepared and presented to the City Council on June 1, 2017. The report identified assessments that each parcel on Lever Street would pay for the proposed improvements. The estimated cost for the property owner of this parcel is estimated at \$367,353. The Blaine City Council held a public hearing and ordered improvements on July 13, 2017 (City Project No. 17-07). ISD 11 will be responsible for paying assessments for the improvements.

It is anticipated that the city project, to install the trunk sanitary sewer and trunk water main along Lever Street NE from 125th Avenue NE to serve properties along Lever Street NE, will be Spring/Summer of 2018.

Trunk Sanitary Sewer area charges become due with development of the parcel. The 2017 rate of \$6,300/upland acre for Sanitary Sewer District 7 will apply. The rate will be indexed to the 2018 rate at the end of January and will be applied to this project.

This parcel, which is currently a metes and bounds description, needs to be platted. There are

several items that will be required to be dedicated such as standard utility and drainage easements over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds. Other dedicated easements such as trail and roadway easements along Lever Street and the County will most likely want the frontage along 125th Avenue (CSAH 14) as a Dedicated Right of Access. A preliminary plat application must be submitted prior to issuance of a building permit for the school. The plat application and building permit application can be processed concurrently.

The site requires a National Pollutant Discharge Elimination System (NPDES) Phase II General Storm Water Permit for Construction Activity from Minnesota Pollution Control Agency (MPCA). A prerequisite to the MPCA permit application includes preparation of a site Storm Water Pollution Prevention Plan (SWPPP) for the development site.

Rice Creek Watershed District review and permit is required.

Also on site are two softball fields, an open play area and two soft play areas on the west side of the site. School officials and the City's Park and Recreation Department have been discussing how the City and the school can collaborate on the usage of the playground equipment for both school and community use. Details of this collaboration may involve some credit against the park dedication payment that will be required. The details of this agreement will be shared prior to final plat approval, as it was mentioned above that a plat will be required for development of the school. The school will be required to pay park dedication for this site as it is required upon development of parcels that have never been charged for park dedication. The park dedication rate used for schools is calculated by using the underlying land use of the parcel, which is LDR (Low Density Residential.). Therefore the residential rate is applied to the upland/usable portion of the site (excluding the ball fields) based on a potential unit count of 2.5 units per acre, as this is what would be allowed on this site if it were to be used for residential purposes. Park dedication for this site has been calculated as such:

- 12.5 acres used multiplied by 2.5 units per acre is 31 units.
- 31 units multiplied by the 2018 residential rate of \$4,320 is \$133,920.

This payment would be required prior to release of final plat mylars for recording at Anoka County.

The landscape plan that has been provided for this site meets the zoning ordinance requirements. A large number of trees will be saved on site, but there will be trees taken out where the school is located on the parcel. The City's tree replacement ordinance is being met through the large amount of landscaping required and provided on site.

The two-story building is proposed to be finished with face brick, metal and glass. It is suggested that glass and metal accents be added to the elevation that is noted as elevation #4 to break up the large brick wall and to make all four sides consistent with one another.

Site Plan approval is required prior to any work being performed on site. Site Plan approval will not be granted until a Site Improvement Performance Agreement and the associated financial guarantees have been submitted.

Prior to issuance of site plan approval the applicant will need to provide details on how trash will be handled on site and where any enclosures will be located and what they will look like.

All lighting must meet the requirements of the Zoning Ordinance. All lighting must be downlit and shielded to prevent glare or spill. Free standing light poles are limited to no more than 20 feet in height.

All signage to meet the requirements of the zoning ordinance.

By motion, approve the Resolution.

Attachments

See report for Rezone.

WHEREAS, an application has been filed by Anoka-Hennepin School District/Anderson-Johnson Associates, Inc. as Conditional Use Permit Case File No. 17-0052; and

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 15, 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 29.80 of the Zoning Ordinance to allow for the construction of a K-5 elementary school in a DF (Development Flex) zoning district at 12576 Lever Street NE, based on the following conditions:

1. Site plan approval is required prior to any work being performed on site. All plans submitted for site plan approval must be consistent with the plans submitted for the conditional use permit approval.
2. A Rice Creek Watershed District permit is required prior to issuance of site plan approval.

3. A NPDES permit is required prior to issuance of site plan approval.
4. A traffic study is conducted prior to issuance of site plan approval.
5. Trunk Sanitary Sewer Area charges become due with development of the parcel. 2018 sewer rate will be calculated the end of January and applied to this project.
6. A preliminary plat application must be submitted prior to issuance of a building permit for the school. The plat application and building permit application can be processed concurrently. The preliminary plat drawing must incorporate all of the required easements including but not limited to wetlands, storm water, street, trail, and right of access.
7. A Site Improvement Performance Agreement and the associated financial guarantees must be submitted prior to issuance of site plan approval.
8. Park dedication for this site has been calculated as such:
 - 12.5 acres used multiplied by 2.5 units per acre is 31 units.
 - 31 units multiplied by the 2018 residential rate of \$4,320 is \$133,920.

This payment would be required prior to issuance of any building permits for the school. Additionally, this amount may be changed with final plat approval pending approval of a separate agreement for the usage of the playgrounds for City Park purposes.

9. It is suggested that glass and metal accents be added to the building elevation that is noted as elevation #4 to break up the large brick wall and to make all four sides consistent with one another.
10. Prior to issuance of site plan approval the applicant will need to provide details on how trash will be handled on site and where any enclosures will be located and what they will look like.
11. All lighting must meet the requirements of the Zoning Ordinance. All lighting must be downlit and shielded to prevent glare or spill. Free standing light poles are limited to no more than 20 feet in height.
12. All signage to meet the requirements of the zoning ordinance Section 34.07 (c).
13. The landscape plan that has been provided meets the requirements of the zoning ordinance.
14. Underground irrigation must be provided for all landscaped areas.
15. Removal of existing buildings and the well and septic system require permits from the City's Building Inspection Department.

PASSED by the City Council of the City of Blaine this 15th day of February, 2018.