



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-176, 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 AN 11,992 S.F. DAYCARE CENTER IN A
PBD (PLANNED BUSINESS DISTRICT) ZONING DISTRICT, LOCATED AT 12312
FRAIZER STREET NE. EIG14T RCCC 236 MN-BLAINE LLC (KINDERCARE
LEARNING CENTER) (CASE FILE NO. 18-0054/SLK).**

Planning Commission (Public Hearing) (08/15/18)

City Council (CUP) (09/06/18)

Action Deadline (09/14/18)

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

The applicant, Rainbow Child Care Center is asking for approval to construct a daycare center. The property is located just north of the proposed Kwik Trip on the northeast corner of Lexington Avenue and 122nd Avenue. Since the property is zoned PBD (Planned Business District) this use (all uses) 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 Rainbow Child Care Center. The enrollment capacity of the new building will be approximately 115 students ranging in age from infants to preschoolers. The hours of operation will be from 6:30 a.m. to 6:30 p.m.

The proposed building is 11,992 square feet in size and this use will occupy the entire parcel. There are 41 parking stalls on site and 39 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 Overlay District requirements in terms of building materials and landscaping. The building being constructed meets the commercial building requirements with brick, split face block and glass on all four building elevations.

The landscape plan that has been provided meets the City's landscape ordinance requirements. However, 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. Seeding is not permitted.

The designated play yard on the site plan will be located on the east side of the building. The play area will also be fenced with a black vinyl coated chain link fence. 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 two sides of the building. Temporary signage also requires a permit.

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 Rice Creek Watershed District permit prior to any site work. A copy will need to be submitted to the city.

Driveway access to the site will be from Fraizer Street.

The property will need to be final platted prior to any permits being issued for the site. The final plat is scheduled for the September 6th City Council agenda.

By motion, approve the Resolution.

Zoning and Location Map
Grading Plan
Landscape Plan
Floor Plan
Building Elevations
Description of Operation

WHEREAS, an application has been filed by EIG14T RCCC 236 MN-BLAINE LLC (KinderCare Learning Center) as Conditional Use Permit Case File No. 18-0054; and

WHEREAS, said case involves the land described as follows:
LOT 1, BLOCK 1, PARKSIDE NORTH 12TH ADDITION, ANOKA COUNTY,
MINNESOTA.

WHEREAS, a public hearing has been held by the Blaine Planning Commission on
August 15, 2018; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Blaine 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 and operation of an 11,992 s.f. Daycare Center in a PBD (Planned
Business District) based of 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 Overlay District. The landscape plan meets these requirements and the building does as well.
3. 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. Seeding is not permitted.
4. The type of fencing around the play area will be reviewed during the site plan approval process.
5. Separate permits will need to be issued for the fences.
6. If any canopies will be used in the play yards, staff must approve the design and materials to be used.
7. Payment of SAC and WAC with building permit.
8. 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.
9. 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.
10. Applicant is required to obtain a Rice Creek Watershed District permit prior to any site work.
11. Applicant to obtain and adhere to all required County or State licensing requirements.
12. 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 6th day of September, 2018.