



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 19-30, Version: 1

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

GRANTING A CONDITIONAL USE PERMIT TO OPERATE A CHILD CARE AND LEARNING CENTER IN A B-2 (COMMUNITY COMMERCIAL) ZONING DISTRICT LOCATED AT 10301 LEXINGTON AVENUE NE. AMCON CONSTRUCTION (NEW CREATIONS CHILDCARE AND LEARNING CENTER) (CASE FILE NO. 19-0001/LSJ)

Planning Commission (Public Hearing)	02/12/19
City Council (Conditional Use Permit)	03/07/19
Action Deadline	03/17/19

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

The applicant is requesting approval to operate a daycare on the property located at 10301 Lexington Avenue. This site was the location of the former UFC gym (2016) that has closed, and was also a former gas station before that. Since the property is zoned B-2 (Community Commercial) this use 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 New Creations Childcare and Learning Center. The proposed location will have two infant classrooms (24 infants, ages 6 weeks to 14 months), 2 toddler classrooms (42 toddlers, ages 15 months to 36 months), and 3 preschool classrooms (60 preschoolers, ages 3 years and older). This center will also include an indoor large motor area, library, indoor and outdoor play areas, lactation room for nursing moms, warming kitchen for catered meals as well as a staff lounge.

The proposed maximum enrollment for the 9,461 square foot building is 120 students. There are 50 parking stalls located on the parcel and 32 spaces are required for the use (based on the requirement of 1 space per 300 square feet), so parking is adequate on site.

The existing building will be modified internally, but no external work on the structure is being proposed.

The applicant is proposing to have an outdoor play area and as such is proposing to construct a 48 inch black chain link fencing around the play area as well as fencing around the transformer for additional safety. The play area is located on the north side of the building. The area to the east of the building will not be used as a play area and will be fenced off.

All of the site landscaping is existing and meets current code requirements as the site was brought into conformance when the UFC gym occupied the site in 2016.

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 as the site has two street frontages.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Narrative

Site Plan

Floor Plan

WHEREAS, an application has been filed by Amcon Construction (New Creations Childcare and Learning Center) as Conditional Use Permit Case File No. 19-0001 and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on February 12, 2019; and

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

WHEREAS, the Blaine City Council has reviewed said case on March 7, 2019.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 30.14(f) of the Zoning Ordinance to allow a child care and learning center at 10301 Lexington Avenue NE in a B-2 (Community Commercial) zoning district based on the following conditions:

1. All site improvements must be constructed as shown on these plans with all required staff changes included on the plans.
2. Separate permits will need to be issued for the fences.

3. Payment of SAC and WAC with building permit, if it has not already been paid.
4. 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.
5. All lighting must be downlit and shielded to prevent glare or spill.
6. Applicant to obtain and adhere to all required County or State licensing requirements.
7. While the site work for the site will be limited, 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 7th day of March, 2019.