



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 19-82, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT ADMENDMENT TO ALLOW CONSTRUCTION OF A NEW GROUNDS/STORAGE BUILDING, ICE ARENA ADDITION AND REMODEL, ADDITION TO LINK THE WEST AND EAST HIGH SCHOOL, RECONSTRUCTION OF PARKING/BUS DROP LOT AND ADDITIONAL PARKING STALLS ON THE NORTH (CENTRAL) PARKING LOT IN AN R-1 (SINGLE FAMILY) ZONING DISTRICT LOCATED AT 4707 NORTH ROAD. (CENTENNIAL INDEPENDENT SCHOOL DISTRICT #12) (CASE FILE NO. 19-0015/SLK)

Planning Commission (Public Hearing)	05/14/19
City Council (Conditional Use Permit)	06/03/19
Action Deadline	06/09/19

The Planning Commission voted unanimously to approve the conditional use permit amendment. There were comments at the public hearing regarding increased traffic from the site, high school students speeding on 103rd Lane, and the need for a sidewalk on 103rd Lane (103rd sidewalk is part of Lever Street area plans for this summer).

Centennial School has a large campus containing an elementary school, middle school and high school (in two buildings) as well as athletic fields, ice arena and performing art center. They are proposing several changes to their site plan to add or modify the following elements:

- Addition and renovation to the existing ice arena. This would include a new entrance on the north side of the building and other interior renovations including rink size and required coolant changeover.
- A new grounds building and salt storage building. A new 9,248 square foot building would be constructed for storing equipment and vehicles.
- An addition to link the west and east high schools will be constructed. This would include the new enclosed walkway linkage and additional classrooms.
- The parking/bus drop off on the south side of the site will be re-configured to accommodate the new high school link addition.

- Additional 37 parking stalls will be added in the existing parking lot off of 103rd Lane.

The work on site is planned to take place over the next two years.

By motion, approve the resolution.

Attachments

Zoning & Location Map

Site Plan

Building Elevations/Floor Plans - Ice Arena (2)

Building Elevations/Floor Plans - Grounds Building (3)

WHEREAS, an application has been filed by Centennial Independent School District #12 as Conditional Use Permit Amendment Case File No.19-0015; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on May 14, 2019; and

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

WHEREAS, the Blaine City Council has reviewed said case on June 3, 2019.

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 the construction of a new grounds/storage building, ice arena addition and remodel, an addition to link the west and east high school, reconstruction of parking/bus drop lot, and additional parking stalls on north (central) parking lot in an R-1 (Single Family) zoning district based on the following conditions:

1. Formal Site Plan Approval is required prior to start of construction with execution of SIPA and required financial guarantees.
2. Rice Creek Watershed approval and permit is required prior to start of site work.
3. The new expanded parking area (row of parking stalls) along the north side of site to meet the required property setbacks of 30-feet front and side.
4. A landscape plan to be submitted for the area north of the new grounds building. This area should include conifer trees.
5. All new parking light lights to be limited in height to 20-feet.
6. The address for the ice arena will change to 103rd Lane NE.

PASSED by the City Council of the City of Blaine this 3rd day of June, 2019.

