



# 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 19-117, Version: 2

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**DEVELOPMENT BUSINESS** - *Erik Thorvig, Community Development Director*

**GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR A  
117,260 SQUARE FOOT DOMED SPORTS FACILITY IN AN RR (REGIONAL  
RECREATIONAL) ZONING DISTRICT LOCATED AT 1700 105<sup>TH</sup> AVENUE NE.  
NATIONAL SPORTS CENTER. (CASE FILE NO. 18-0056/EES)**

Planning Commission (Public Hearing)	09/11/18
City Council (Conditional Use Permit Amendment)	08/05/19
Action Deadline	09/08/19

The National Sports Center is proposing to construct an indoor turf facility for multi-sport use. The building would be a fabric/membrane dome (air supported) structure and is considered temporary and limited to not more than 180 consecutive days. Typically the dome would be erected each year in the late fall and be utilized over the winter for the 180 days until spring. The dome material would be stored over the summer months and the field used as normal.

The size of the dome field surface would be just over 117,000 square feet with a covered extension on the north side to provide a partially protected walkway (pending code review) from the main welcome center into the dome. The height of the top of the dome is planned at 110 feet.

The City adopted a code amendment in 2018 to the RR (Regional Recreation) zoning section to allow the membrane supported structure and a structure that is taller than 50-feet in height. Previously the dome was proposed on a soccer field immediately adjacent to the north side of 105<sup>th</sup> Avenue. The close proximity to 105<sup>th</sup> was a concern given the tall height of the building. The current proposed location is in the center of the stadium surface which is approximately 1000 feet from any city streets and behind several larger buildings. While the dome will still certainly be seen as people travel through the area the impact will not be as significant. The fact that the building is now going to be temporary also minimizes the height concern.

The location of the structure shown on the attached plans may need to be adjusted within the stadium field, as what is shown does not meet certain Fire Code distance setbacks. These adjustments will be finalized prior to permitting.

By motion, approve the Resolution.

### **Attachments**

Zoning and Location Map

Colored Rendering

Site/Grading/Plans

Floor Plans/Building Elevations

**WHEREAS**, an application has been filed by the National Sports Center as Conditional Use Permit Case File No.18-0056; and

**WHEREAS**, the Blaine City Council has reviewed said case August 5, 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 30.52 (RR Conditional Uses) of the Zoning Ordinance to allow for a 117,260 square foot temporary domed sports facility with a height of 110-feet located at 1700 105<sup>th</sup> Avenue NE based on the following conditions:

1. The facility is to be used as a multi-sport participation and training facility with minimal spectator accommodations consistent with the maximum occupancy that will be determined by the city.
2. The city (Building and Fire Departments) will review the building design for code compliance and determine a maximum occupancy within the facility. The maximum occupancy, once established, cannot be exceeded unless modifications to the building or mitigation measures are completed that with approval of the city would allow the maximum occupancy to be recalculated.
3. The maximum height of the building not to exceed 110-feet in height.
4. Coon Creek Watershed permit is required prior to any site work or building permits.
5. NSC to provide a \$6,000 financial guarantee as part of site plan approval for completion of initial site work associated with the dome.
6. Any signage on the exterior of the dome is by separate review and permit but shall not be placed higher than 40 feet from the field elevation.
7. Payment of SAC (Sanitary Access Charge) if required by a Met Council SAC determination.
8. The dome is a temporary structure and is limited to not more than 180-days. Each year, prior to installation, a tent permit is required to be obtained from the Fire Department.
9. Installation to meet all applicable fire and building codes for this type of structure.

**PASSED** by the City Council of the City of Blaine this 5<sup>th</sup> day of August, 2019.