



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 19-161, Version: 2

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A 14,700 SQUARE FOOT FAMILY ENTERTAINMENT CENTER (AMUSEMENT AND RECREATION) IN A B-2 (COMMUNITY COMMERCIAL) ZONING DISTRICT LOCATED AT 2321 124TH COURT NE. NORTHVIEW PROFESSIONAL CONSULTANTS, LLC (WOW KIDS PLAYTORIUM) (CASE FILE NO. 19-0039/EES)

Planning Commission (Public Hearing)	09/10/19
City Council (Conditional Use Permit)	10/07/19
Action Deadline	11/29/19

The Planning Commission voted unanimously to approve the conditional use permit. The owner of Primrose School, which is located at the end of 124th Court spoke about the current traffic and congestion on 124th Court at pick up and drop off time at the elementary school making access to his property difficult. Staff will be in contact with this gentleman to help communicate these concerns to the school district.

In 2005, five new commercial lots were platted on 124th Court NE to utilize the visibility from 125th Avenue NE and to provide convenience type services to the new neighborhoods. One vacant lot remains and is located between a childcare center and a bank. Northpoint Elementary School is located on the south side of 124th Court NE.

The applicant is proposing a family entertainment center for the remaining vacant lot. Amusement and recreation are conditional uses in the B-2, Community Commercial, zoning district, therefore a conditional use permit is required.

The applicants have described the facility in the attached narrative. It will feature a large indoor playground as well as party rooms, an imaginary town, and toddler area. The facility will have a café with concession style foods. Hours of operation are Sunday through Thursday, 10:00 a.m. to 7:00 p.m. and Friday and Saturday from 10:00 a.m. to 9:00 p.m.

The code does not include a specific parking requirement for amusement and recreation uses. In previous conditional use permits, one parking space per 300 square feet has been used for similar uses, including The Fun Lab, a family entertainment center. The café area is subject to

the higher ratio for restaurants, one parking space per 100 square feet. The total parking requirement is 50 spaces for the facility, which have been provided.

While the site is not located within the Highway 65 Overlay District, the city council has directed that the standards of the overlay district be applied to projects adjacent to major roadways through the conditional use permit process.

The building incorporates stucco, brick, and glass, meeting the requirement for three materials in the overlay district. The provided elevations do not show stucco on the southern elevation, which must be added to meet the standards. The applicant is advised that signage is only permitted on two sides of the building, since the building faces two public streets, and that the mural will be considered signage. All signage will be by separate permit.

The following landscaping is required on site to meet the Highway 65 Overlay District requirements for the site perimeter:

- a) Overstory Trees: 15
- b) Conifer Trees: 8
- c) Ornamental Trees: 8

The landscape plan that has been provided does not meet these requirements. The plan must also meet oversizing requirements of the Highway 65 Overlay District, which states that 25% of the trees on site must be oversized. Overstory trees should be oversized to 3 inch caliper, conifer trees must be oversized to 8 feet in height and oversizing is not recommended for ornamental trees. The applicant should be aware that the required 25% oversized trees do not count as extra trees towards the overall site requirements.

A Coon Creek Watershed District permit is required prior to any plan approval by the City.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Grading Plan

Landscape Plan

Floor Plan

Building Elevations

Building Renderings

Applicant Narrative

WHEREAS, an application has been filed by Northview Professional Consultants, LLC (WoW Kids Playtorium) as Conditional Use Permit Case File No.19-0039; and

WHEREAS, said case involves the land described as follows:
LOT 4, BLOCK 1, THE LAKES OF RADISSON 30TH ADDITION, EXCEPT PARCEL 12,
ANOKA COUNTY HIGHWAY RIGHT-OF-WAY, PLAT NO. 95, ANOKA COUNTY,
MINNESOTA

WHEREAS, a public hearing has been held by the Blaine Planning Commission on September 10, 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 October 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(b) of the Zoning Ordinance to allow for a 14,700 square foot family entertainment center (amusement and recreation) in a B-2 (Community Commercial) zoning district based on the following conditions:

1. All site and landscaping requirements must be constructed as shown on the plans presented for the conditional use permit approval with all required staff changes included on the plans.
2. The landscaping and building must meet the requirements of the Highway 65 Overlay District.
3. All signage on site, permanent or temporary, must adhere to the signage requirements of the Zoning Ordinance. The site is allowed one 140 square foot free standing sign with a maximum height of 14 feet. Wall signage is allowed on two sides of the building. The mural shown on the attached elevations will be considered signage. All signage is issued under separate permit.
4. The business is to operate as described in the narrative dated August 9, 2019.
5. No activity to be conducted outside of the building.
6. Site plan approval is required with execution of a Site Improvement Performance Agreement and acceptable financial guarantee is required prior to issuance of a building permit or commencement of any work.
7. Payment of SAC and WAC with building permit.
8. Applicant is required to obtain Coon Creek Watershed District permit prior to any plan approval by the City.
9. All lighting must be downlit and shielded to prevent glare or spill.
10. A dumpster enclosure is required and it must be constructed with materials that are also

used on the building.

PASSED by the City Council of the City of Blaine this 7th day of October, 2019.