



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 20-02, Version: 2

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT A NEW CHURCH BUILDING IN A PBD (PLANNED BUSINESS DISTRICT) ZONING DISTRICT LOCATED AT 12390 FRAIZER STREET NE. RENOVATION CHURCH (CASE FILE NO. 19-0048/SLK)

Planning Commission (Public Hearing)	12/10/19
City Council (Conditional Use Permit)	01/06/20
Action Deadline	01/11/20

The Planning Commission voted unanimously to approve the conditional use permit. Comments at the public hearing included traffic, drivers using private streets, 124th Avenue and Ghia Street, and sanitary and storm sewer flow directions for the church.

The applicant is proposing to construct a church at 12390 Fraizer Street in the Parkside North neighborhood. The construction of the building for Renovation Church would be a new location to the already existing church operating out of Northpoint Elementary in Blaine.

Renovation Church proposes to construct an approximately 20,865 square foot church. The church would expect to employ 10-15 people and hold two services on Sunday for up to 479 people per service. The facility will include seating for approximately 479 people in the worship center. The building space also includes six classrooms, a common area and staff offices.

The church proposes to run two Sunday morning services, one at 9:30AM and another at 11AM. Mid-week programming for children would typically take place on Wednesday evenings. There will be some small group adult and children programming taking place Sunday -Thursday evenings.

The parking analysis for Renovation Church is based on review of other similar church facilities within other suburban communities. That review indicates that a more appropriate parking requirement would be 1 parking space for every 3 seats provided in the worship center rather than the 1 to 4 ratio required by Blaine's parking code. Through the CUP process the city can require the higher parking requirement.

The parking requirement therefore has been calculated as follows:

479 seats/ 1 stall per 3 seats = 160 stalls + 15 for support/staff = 175 stalls required.

The proposed site provides a total of 214 stalls. Therefore, the parking provided on site appears to be adequate.

There is currently a portion of an old access drive for the adjacent lot located on the northwest corner of the site. This driveway must be removed prior to the required financial guarantee being released for the site. In addition, if the applicant wishes to pursue an access to Lexington Avenue with future additions, this access will need to be permitted by Anoka County.

The landscape plan that has been provided meets the PBD standards for a building of this size. All landscape areas will need to be provided with underground irrigation and sod. The future/expansion areas will be seeded, however, all other yards, boulevards, and setback areas, including Lexington Avenue and Fraizer Street, will need to be sodded and irrigated.

The building itself mainly consists of precast panel, cement panel, metal panel and glass.

The site plan identifies future building and parking areas which will require a Conditional Use Permit amendment if they are proposed in the future.

The Rice Creek Watershed District must review and issue a permit prior to issuance of site plan approval.

The parcel is currently an outlot that will require re-platting prior to site plan approval and building permits.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Grading Plan

Landscape Plan

Building Elevations

Floor Plan

Narrative

Parking Memo

Public Comment

WHEREAS, an application has been filed by Renovation Church as Conditional Use Permit Case File No. 19-0048 and

WHEREAS, said case involves the land described as follows:
OUTLOT B, PARKSIDE NORTH 9TH ADDITION, ANOKA COUNTY, MINNESOTA

WHEREAS, a public hearing has been held by the Blaine Planning Commission on December 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 January 6, 2020.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 31.33 of the Zoning Ordinance to construct a new church building in a PBD (Planned Business District) based on the following conditions:

1. The city reserves the right to require the church to provide on-site traffic management should the need arise at some point in the future.
2. A building permit will not be issued for the site until the parcel is platted into a lot and block.
3. The applicant is to submit detailed site, grading, landscape, and building plans meeting the requirements of the Zoning Ordinance. Building and site plans to meet all building and fire code requirements with site plan approval are required prior to any site work.
4. Park dedication is required for 6.53 acres, at the commercial rate in effect at the time of final plat approval. Payment would be required prior to release of final plat mylars for recording. The 2020 commercial rate for park dedication is \$8,704 per acre for a total amount due of \$56,837 in 2020.
5. A Site Improvement Performance Agreement and financial guarantee to be submitted to ensure completion of site improvements.
6. The sanctuary is limited to seating for up 479 people with a typical full-service schedule for Sunday only. This would allow for religious holidays, weddings or funeral services to occur outside of the normal weekend schedule as well as lesser attended functions that might occur during the normal work week.
7. The building is limited to the proposed use as a church as shown in the attached site plan. Other uses such as child care, pre-school or school, exclusive of religious education classes, are not permitted by the CUP and would require subsequent CUP review and approval.

8. Temporary uses such as outdoor events, are not permitted without a specific CUP amendment or Special Events License issued by the city.
9. All landscape areas will need to be provided with underground irrigation and sod. The future/expansion areas will be seeded, however, all other yards and boulevards, including Lexington Avenue and Fraizer Street, will be required to be sodded and irrigated.
10. The 13 juniper plantings on the landscape plan will need to be replaced with a variety of two different spruce/evergreen trees.
11. All site lighting shall be down lit and shielded. Pole-mounted lights are limited to 20 feet in height.
12. Permanent signage requires a separate permit approval process.
13. The future building and parking areas identified on the site plan will require a conditional use permit amendment if they are proposed in the future.
14. The access drive located on the northwest corner of the site will need to be removed prior to the required financial guarantee being released for the site.
15. Developer shall explore the use of created ponds, existing wells, or new wells as a water source supply for landscaping systems with a moisture sensor. The developer must obtain city concurrence before connecting to the public water system.
16. RCWD permit is required prior to city approval of construction plans and specifications.
17. All internal utilities shall be maintained privately by the development association, including storm sewer piping, infiltration basins and storm water sediment ponds.
18. Separate fire lines and domestic water services are required for each structure from the water lateral lines.
19. Water Availability Charges (WAC) and Sewer Availability Charges (SAC) are due with each building permit.

PASSED by the City Council of the City of Blaine this 6th day of January, 2020.