



# 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 20-92, Version: 1

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### **PUBLIC HEARING** - *Lori Johnson, City Planner*

#### **GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO CONSTRUCT A NEW OUTDOOR PLAY AREA/GREENSPACE, A ZERO LOT LINE ESTABLISHING A SHARED DRIVEWAY ACCESS BETWEEN SITES, AND 25-FOOT LIGHT STANDARDS IN AN RR (REGIONAL RECREATION) ZONING DISTRICT, LOCATED AT 10365 DAVENPORT STREET NE. CENTERVUEW ELEMENTARY/SLP SCHOOLS, ISD #16 (CASE FILE NO. 20-0024/SLK)**

City Council (Conditional Use Permit Amendment)	07/20/2020
Action Deadline	08/10/2020

#### *Staff Report Prepared by Shawn Kaye and Dan Schluender*

Spring Lake Park Schools has submitted plans to convert the existing velodrome site into an outdoor play area/ greenspace. The outdoor play area is located just south of the new Centerview Elementary school.

The applicant is proposing to develop an outdoor play area which will be able to used by Centerview students and community, by incorporating green space and landscaping connected to the school site. Also, 25-foot light standards are proposed on the new drive access and play area to be consistent with the existing school.

In addition, the school district is proposing to remove a portion of the access drive that connects their existing west parking lot to the parking lot of the National Sports Center on the east side of their building. They have proposed to construct a new vehicular access from Davenport Street to align with 103rd Avenue NE. This access road would be constructed on the south side of the proposed outdoor play area. However, both accesses to the school's west parking lot for staff and buses are proposed to remain in their current location. A zero lot line is required along property lines to allow a drive aisle/access to this site.

City staff and the school district staff have met a number of times on this proposal.

Staff is supportive of the creation of the new access drive to Davenport Street, as it creates a full access intersection with 103<sup>rd</sup> Avenue. The creation of this new intersection does cause several issues with the applicants desire to keep what was the main Davenport Street access as

a school only parking lot access. The converted existing driveway is too close to the proposed intersection to allow for the design or construction of standard turn lanes on Davenport Street for this access and the proposed intersection at 103<sup>rd</sup> Avenue. Staff is recommending the closure of the existing driveway based on the intersection spacing, the inability to construct standard turn lanes for both the access and the intersection, and Davenport Street is designated as a State Aid route on the city's system that handles over 10,000 vehicular trips on a normal day. Providing a street network with less than the standard roadway design criteria would not be safe or prudent to the driving public.

By motion, approve the resolution.

### **Attachments**

Zoning and Location Map  
Site Removal Plan  
Existing Conditions  
Site Plan  
Davenport Entry - Existing Conditions  
Davenport Entry - Proposed Conditions  
Grading Plan  
Utility Plan  
Landscaping Plan  
Narrative

**WHEREAS**, an application has been filed by Minnesota Amateur Sports Commission and Independent School District No. 16 as Conditional Use Permit Amendment Case File No. 20-0024; and

**WHEREAS**, said case involves the land described as follows:

OUTLOT A, INDEPENDENT SCHOOL DISTRICT 16, ANOKA COUNTY MINNESOTA

AND

LOT 1, BLOCK 1, INDEPENDENT SCHOOL DISTRICT 16, ANOKA COUNTY, MINNESOTA.

**WHEREAS**, the Blaine City Council has reviewed said case on July 20, 2020.

**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 (e) of the Zoning Ordinance to construct a new outdoor play area/greenspace, a zero lot line establishing

a shared driveway access between sites and 25-foot light standards in a RR (Regional Recreation) zoning district based on the following conditions:

1. The existing north driveway for the staff and bus parking lot west of the school to continue to be used as a right-out exit only onto Davenport Street. The existing middle driveway shall only be used for access by buses, school staff and NSC use. Signage shall be installed noting that no left turns are allowed exiting the property. The new proposed driveway on the south portion of the site, alignment with 103th Avenue, shall be a full access intersection with Davenport. The applicant shall submit a drawing of Davenport St. that provides for necessary turn lanes that will be reviewed and approved by engineering staff and meet necessary roadway design requirements to the greatest extent possible.
2. School business signage shall be by separate review and permit.
3. Formal Site Plan Approval is required from the City prior to start of site work.
4. A Site Improvement Performance Agreement (SIPA) and financial guarantee to cover site improvements are required to be put in place prior to start of site work.
5. A Coon Creek Watershed (CCWD) Permit is required prior to start of site work.
6. All lighting on site must meet requirements established by Section 33.02 of the Zoning Ordinance. Freestanding light structures limited in height to not more than 25 feet.
7. No light or combination of lights that cast light upon a public street shall exceed one-foot candle meter reading as measured at the edge of the roadway.
8. All lights on site must be downlit and shielded to prevent glare or spill onto adjacent roads and properties.
9. All necessary cross-access and maintenance agreements be executed and maintained to support the shared access and drives.

**PASSED** by the City Council of the City of Blaine this 20<sup>th</sup> day of July, 2020.