



City of Blaine

Planning Commission

January 9, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

The Planning Commission is an advisory board to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters. For each agenda item the Commission will receive reports prepared by the City staff, open the public hearing, discuss and act on the application.

Public comments prior to the meeting must be received by 4:30 PM on the Monday prior to the meeting date. Email comments to: Planning@BlaineMN.gov or phone 763-785-6180.

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

- 3.1.** 2023-651 Approval of the December 12, 2023 Planning Commission Minutes
Sponsors:

4. Public Hearing

- 4.1.** 2023-641 Case File No. 23-0086 // Cornerstone Church of Blaine // 2350 124th Court NE
The applicant is requesting a conditional use permit for a church in the Single Family (R-1) zoning district.
Sponsors: Shawn Kaye, Planner

- 4.2.** 2023-628 Case File No. 23-0083 // Patricia Gower // 10719 Madison Street NE
The applicant is requesting a conditional use permit for three accessory buildings in the Single Family (R-1) zoning district.
Sponsors: Sheila Sellman, City Planner

- 4.3.** 2023-629 Case File No. 23-0085 // National Sports Village 2nd Addition (105th Blaine Business Park, LLC) // 2030 105th Avenue NE
The applicant is requesting the following:

1. Preliminary plat to create two lots to be known as National Sports Village 2nd Addition.
2. Conditional use permit for shared access/parking, off-site parking, and outdoor seating in the 105th Avenue Redevelopment District.

Sponsors: Sheila Sellman, City Planner

5. Adjournment



City of Blaine

Planning Commission

December 12, 2023 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, December 12, 2023. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth, Halpern, Homan, Swanson, and Chair Goracke.

Members Absent: Commission Members Gorzycki and Olson.

Staff Present: Shawn Kaye, Planner

3. Approval of Minutes

- 3.1. 2023-624 Approval of the November 14, 2023 Planning Commission Minutes
Sponsors:

Motion by Commissioner Halpern to approve the minutes of November 14, 2023, as presented. Motion seconded by Commissioner Swanson. The motion passed 5-0.

4. Public Hearing

- 4.1. 2023-586 Case File No. 23-0081 // Indoor Playground (MN Events LLC) // 1250 126th Avenue NE, #400
The applicant is requesting a conditional use permit to operate an approximately 3,000 square foot indoor playground in a Community Commercial (B-2) zoning district.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 23-0081 was opened at 7:05PM. As no one wished to appear, the public hearing was closed at 7:05PM.

Motion by Commissioner Deonauth to recommend approval of Planning Case 23-0081 based on the following conditions:

Case 23-0081:

1. **No activity is to be conducted outside the building.**
2. **No outside storage, of any kind, is allowed onsite.**
3. **The interior tenant finish work is to be completed with review and permit meeting all Building and Fire Code requirements.**
4. **A Certificate of Occupancy is required prior to occupying the space.**
5. **All signage requires a separate permit meeting the requirements of the zoning ordinance.**

Motion seconded by Commissioner Homan. The motion passed 5-0.

Chair Goracke noted this would be on the agenda of the January 3, 2024 city council meeting.

5. Adjournment

**Motion by Commissioner Homan to adjourn the regular planning commission meeting.
Motion seconded by Commissioner Halpern. The motion passed 5-0.**

Adjournment time was 7:07PM.



City of Blaine Staff Report

File Number: 2023-641

Agenda Date	Status
January 9, 2024	
In Control	File Type
Planning Commission	Report

Public Hearing - Shawn Kaye, Planner

Agenda Item # 4.1

Case File No. 23-0086 // Cornerstone Church of Blaine // 2350 124th Court NE

The applicant is requesting a conditional use permit for a church in the Single Family (R-1) zoning district.

Background

Zoning	Single Family (R-1)
Land Use	Public/Semi-Public (PUB/S-PUB)
Area	Approximately 20.01 acres
Applicable Regulations	Sections 27.04 and 29.034 (b)
Attachments	Zoning and Location Map Site Plan Narrative Resolution 07-06 Resolution 13-045
Schedule	Planning Commission: 01/09/24 City Council: 02/05/24

Staff report prepared by Shawn Kaye, Planner, and Teresa Barnes, Project Engineer

Executive Summary

Zoning

The property is zoned Single Family (R-1).

Surrounding Zoning and Uses

The property to the south is Jim Peterson Athletic Complex and is zoned R-1 (Single Family). The property to the west is zoned FR (Farm Residential) and is vacant. The commercial properties to the north are zoned B-2 and the assisted living facility to the north is zoned DF (Development Flex). Cloud Drive is on the east side of the site.

Existing Conditions

The property has an existing school, parking lot and playfields.

History

A Conditional Use Permit (CUP) for an elementary school was approved in January 2007 (Resolution 07-06). In April 2013, a CUP was approved for the addition of 6 classrooms (Resolution 13-045).

Evaluation of Request

Site Plan

Cornerstone Church would like to operate a church out of Northpoint Elementary on Sunday mornings. The R-1 zoning district allows churches provided a CUP has been issued.

The church proposes using the cafeteria space for church services. In the future, as the church grows, they intend to move services to the gym and have no plans to hold outdoor services. Currently, the church has an attendance of between 50 and 70 people each Sunday. The church has a 10AM worship service, and a children's program, which takes place at the same time as the service.

The parking at Northpoint Elementary, which includes 118 spaces in the main lot as well as additional parking in the bus lot, is adequate. The zoning ordinance requires at least one (1) parking space for each four (4) seats in accordance with the design capacity of the main auditorium. Therefore, 18 stalls would be required if 70 people attended services on Sunday. The 118 stalls, plus additional bus parking area stalls, will provide parking for potential growth.

Landscaping

The existing landscaping on site met requirements when the building was constructed.

Tree Preservation

No trees will be removed on site.

Grading/Storm Drainage

The proposed project does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

The proposed development will utilize the existing utilities into the building. No new connections are proposed.

Wetlands/Watershed/FEMA

There are no wetlands or FEMA flood plain on the existing site. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The development will utilize the existing access points to the existing parking area. No new access point will be granted. No additional street design, sidewalks or trails will be required.

Conditional Use Permit

A city exercises “quasi-judicial” authority when considering a CUP application. This means the city’s role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - The use of a church does not create an excessive burden on the school property as it operates one day a week (Sunday) and not during the week when the school has most of its activity. The school parking lot provides adequate parking stalls on site. The church does not create an excessive burden on the R-1 zoned property.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district. (Ord. No. 20-2447, 7-20-2020)
 - The church will be located within an existing school building. Therefore, the use will be compatible with the adjoining properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The church will be located within an existing school building and will have adequate parking on site. The use will not have an adverse effect on adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The use is consistent with the purpose of the R-1 district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is not in conflict with the Public/Semi-Public designation in the Comprehensive Plan.
7. The use will not cause traffic hazards or congestion.
 - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Recommendation

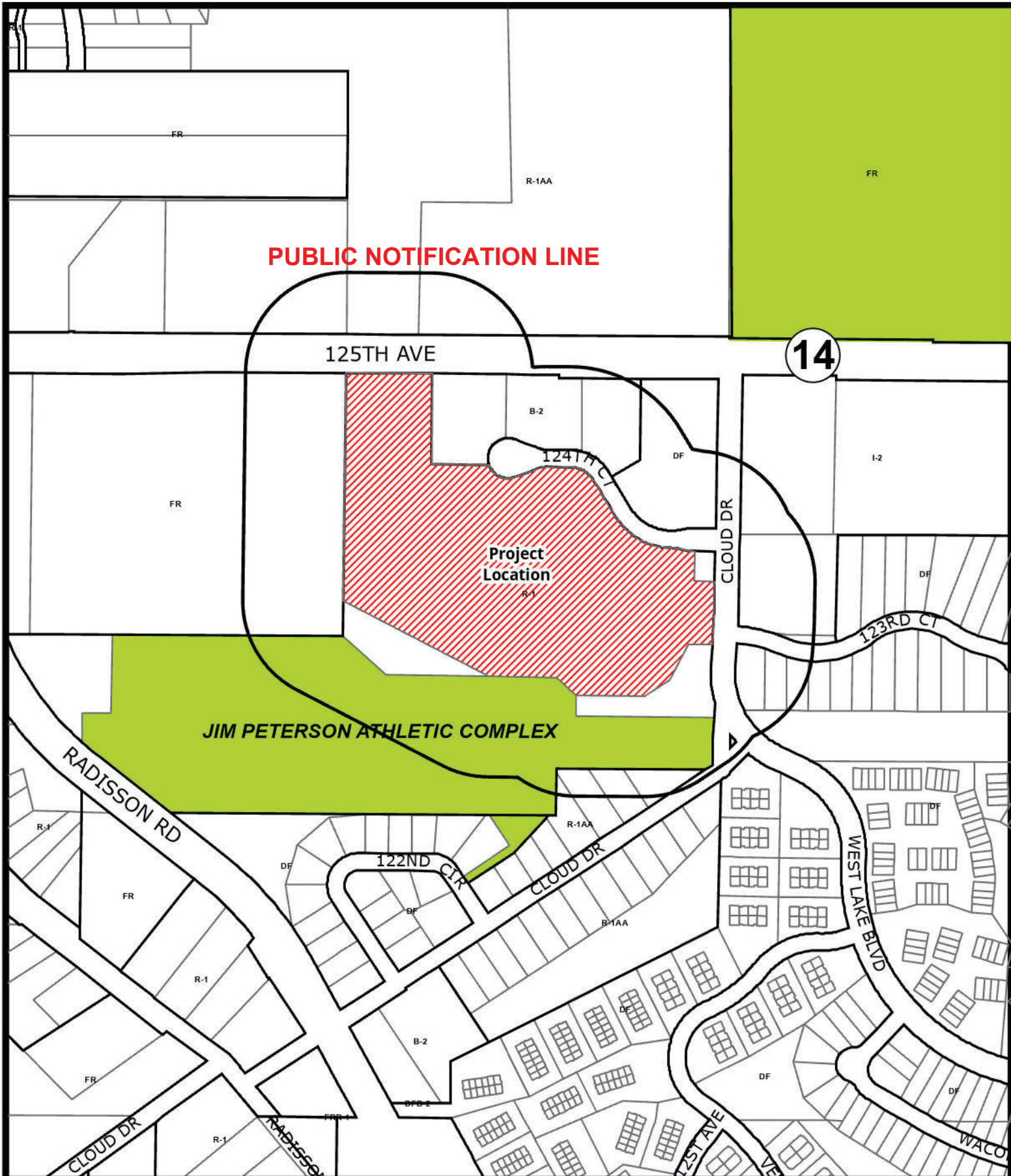
In Planning Case File No. 23-0086, it is recommended that the Planning Commission recommend approval of a conditional use permit for a church in the Single Family (R-1) zoning district subject to the following conditions:

1. The church must manage on-site parking demand.
2. All parking must be on site.

3. 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.
4. Temporary uses such as outdoor events, are not permitted without a Special Events License issued by the City.

Attachment List

1. Attachments

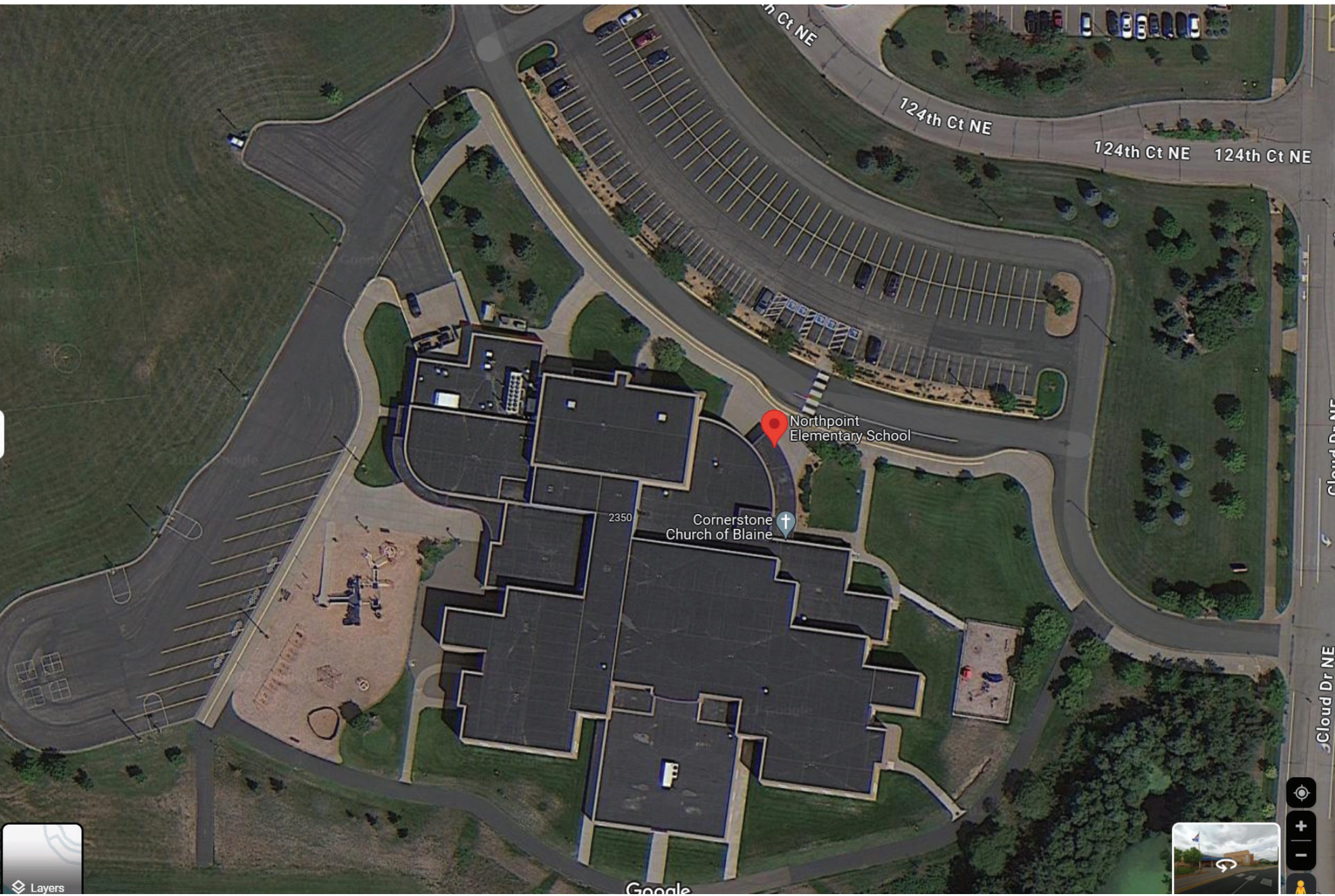


BlaineMN.gov

Case File No. 23-0086
Cornerstone Church of Blaine

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





Josh Gregersen
Cornerstone Church of Blaine
PO Box 490342
Blaine, MN 55449
(773) 290-3150

December 11, 2023

City of Blaine
Planning and Community Development
c/o Sheila Sellman
10801 Town Square Drive NE
Blaine, MN 55449

Dear Ms. Sellman,

I write on behalf of Cornerstone Church of Blaine to apply for a Conditional Use Permit. We would like to hold religious services on Sunday mornings at Northpoint Elementary (2350 124th Ct NE, Blaine, MN 55449). The following details described our planned use of the space:

Congregation size: We have a small church, with attendance between 50 and 70 people each Sunday.

Hours of use: The building will be in use from 8am to noon every Sunday. Most of these hours are for set-up and tear-down activities. Our worship service runs from 10:00am to 11:00am.

Location: Our current plan is to use the cafeteria space and a couple of the classrooms. In the future, we intend to move our services to the gym as attendance grows. We have no plans to hold outdoor services at this time. We do plan to allow children to play on the school playground.

Parking: Attached is a map of the parking at Northpoint Elementary, which includes 113 spaces and 5 handicapped spaces in the main lot, as well as additional parking in the bus lot. This provides at least three times the parking we currently need for our services.

Narrative: We are a small church that was planted 20 years ago to serve the Blaine community. We strive in every way to bless our neighbors and the Blaine community. We meet regularly to read the Bible, pray, and worship Jesus Christ together. In addition to our 10:00am worship service, we also offer a children's program, which takes place at the same time as the service. This is all the programming we currently have on Sunday mornings.

As described above, we are a church that has every desire to be excellent neighbors to the surrounding community, and our small size would allow us to hold worship services at Northpoint Elementary with a minimal impact upon traffic and noise.

Please let us know if there is anything else you require from us in conjunction with this CUP application.

Respectfully,

Josh Gregersen
Senior Pastor
Cornerstone Church of Blaine
Josh.gregersen@ccblaine.org
(773) 290-3150

CITY OF BLAINE

RESOLUTION NO. 07-06

**GRANTING A CONDITIONAL USE PERMIT
PER SECTION 29.34 (c) OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
INDEPENDENT SCHOOL DISTRICT #16
2350 124th COURT NE**

WHEREAS, an application has been filed by Independent School District #16 as conditional use permit Case File No. 06-84; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on December 12, 2006; and

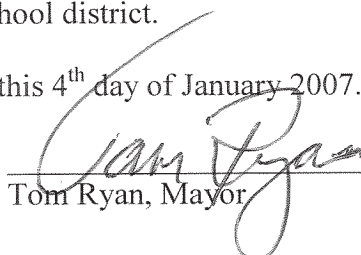
WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on January 4, 2007.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 29.34 (c) of the zoning ordinance to construct a 88,500 square foot elementary school with athletic fields in an R-1 (Single Family) zoning district at 2359 124th Court NE based on the following conditions:

1. The applicant to obtain site plan approval, meeting all grading, landscaping, building, and fire code requirements prior to any site work. A permit is needed from the Coon Creek Watershed District prior to a building permit being issued.
2. A Conditional Use Permit amendment will be required prior to the construction of any accessory structures on site. Any accessory buildings will be required to be constructed of materials consistent with the construction of the school.
3. The Conditional Use Permit authorizes the development and use of the athletic play fields to meet the recreation needs of the elementary school. Any subsequent use of these outdoor facilities, by other than the elementary school, would require an amendment of the Conditional Use Permit and in the case of an agreement to allow City recreation programming or use, a Joint Use Agreement approved by the City and the school district.

PASSED by the City Council of the City of Blaine this 4th day of January 2007.


Tom Ryan, Mayor

ATTEST:


Catherine B. Ekstrand, Deputy City Clerk

COUNCIL ACTION: 07-18



City of Blaine
Anoka County, Minnesota
Signature Copy

10801 Town Square Dr.
Blaine MN 55449

Resolution: RES 13-045

File Number: RES 13-045

**GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO
ALLOW FOR A SIX CLASSROOM ADDITION ONTO THE SOUTH
SIDE OF NORTHPOINT ELEMENTARY SCHOOL AT 2350 124th
COURT NE. INDEPENDENT SCHOOL DISTRICT #16. (CASE FILE NO.
13-0019/SLK)**

WHEREAS, an application has been filed by Independent School District #16 as Conditional Use Permit Amendment Case File No. 13-0019; and

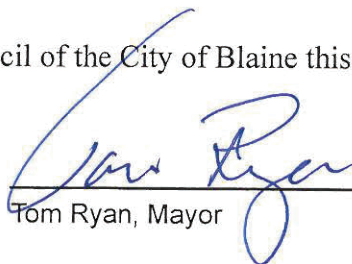
WHEREAS, the Blaine City Council has reviewed said case on April 4, 2013.

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 for a six classroom addition onto the south side of Northpoint Elementary School at 2350 124th Court NE based on the following conditions:

1. The applicant to obtain site plan approval, meeting all grading, landscaping, building, and fire code requirements prior to any site work. A permit is needed from the Coon Creek Watershed District prior to a building permit being issued.
2. Any trees removed for the construction of the building or access drive must be relocated on the site. A landscape plan identifying the removals/relocations must be submitted prior to a building permit being issued for the addition.

PASSED by the City Council of the City of Blaine this 4th day of April 2013.

Signed by


Tom Ryan, Mayor

Date

4-4-13

Attest by Jane M. Cross
Jane M. Cross, CMC, City Clerk

Date 4-4-13

COUNCIL ACTION 13-099



City of Blaine Staff Report

File Number: 2023-628

Agenda Date	Status
January 9, 2024	
In Control	File Type
Planning Commission	Report

Public Hearing - Sheila Sellman, City Planner

Agenda Item # 4.2

Case File No. 23-0083 // Patricia Gower // 10719 Madison Street NE

The applicant is requesting a conditional use permit for three accessory buildings in the Single Family (R-1) zoning district.

Background

Zoning	Single Family Residential (R-1)
Land Use	Low Density Residential (LDR)
Area	0.25 acres
Applicable Regulations	Sections 27.04 and 29.034(f)
Attachments	Zoning and Location Map Site Plan
Schedule	Planning Commission: 01/09/24 City Council: 02/05/24

Staff report prepared by Sheila Sellman, City Planner, and Teresa Barnes, Project Engineer

Executive Summary

Zoning

The subject site is zoned Single Family Residential (R-1).

Surrounding Zoning and Uses

The subject site is surrounded by single family homes that are also zoned R-1.

Existing Conditions

The subject site has a single family home, detached garage and two accessory buildings on site.

History

The single family home was built in 1961 and the 400 square foot detached garage was built in 1964.

The two accessory buildings do not have permits on file. In October, a complaint was filed regarding the property having three accessory buildings without a conditional use permit.

Evaluation of Request

The applicant is requesting a Conditional Use Permit (CUP) to allow three access buildings on a lot in an R-1 zoning district (Chapter 29.034(f) of the zoning code).

Site Plan

The subject site was developed in 1961 with a single family home and in 1964 a detached garage was built. It is unclear when the 7'x10' shed was built as no permits are on file. According to aerial photos, the 10'x10' shed was built between 2005 and 2008. There are no permits on file for this shed.

Architecture

The style and color of the accessory buildings shall be compatible with the principal building. The accessory structures are compatible.

Grading/Storm Drainage

The three accessory structures already exist; therefore, no grading is proposed to occur and the existing structures do not appear to be affecting any of the storm drainage within the area.

Wetlands/Watershed

There are no wetlands or FEMA flood plain on the existing site. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The site is currently accessed through an existing driveway; no additional access is being requested nor would it be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

No additional easements or right-of-way will be required.

Conditional Use Permit

A city exercises "quasi-judicial" authority when considering a CUP application. This means the city's role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - o Additional accessory buildings will not increase the burden on public facilities or utilities.

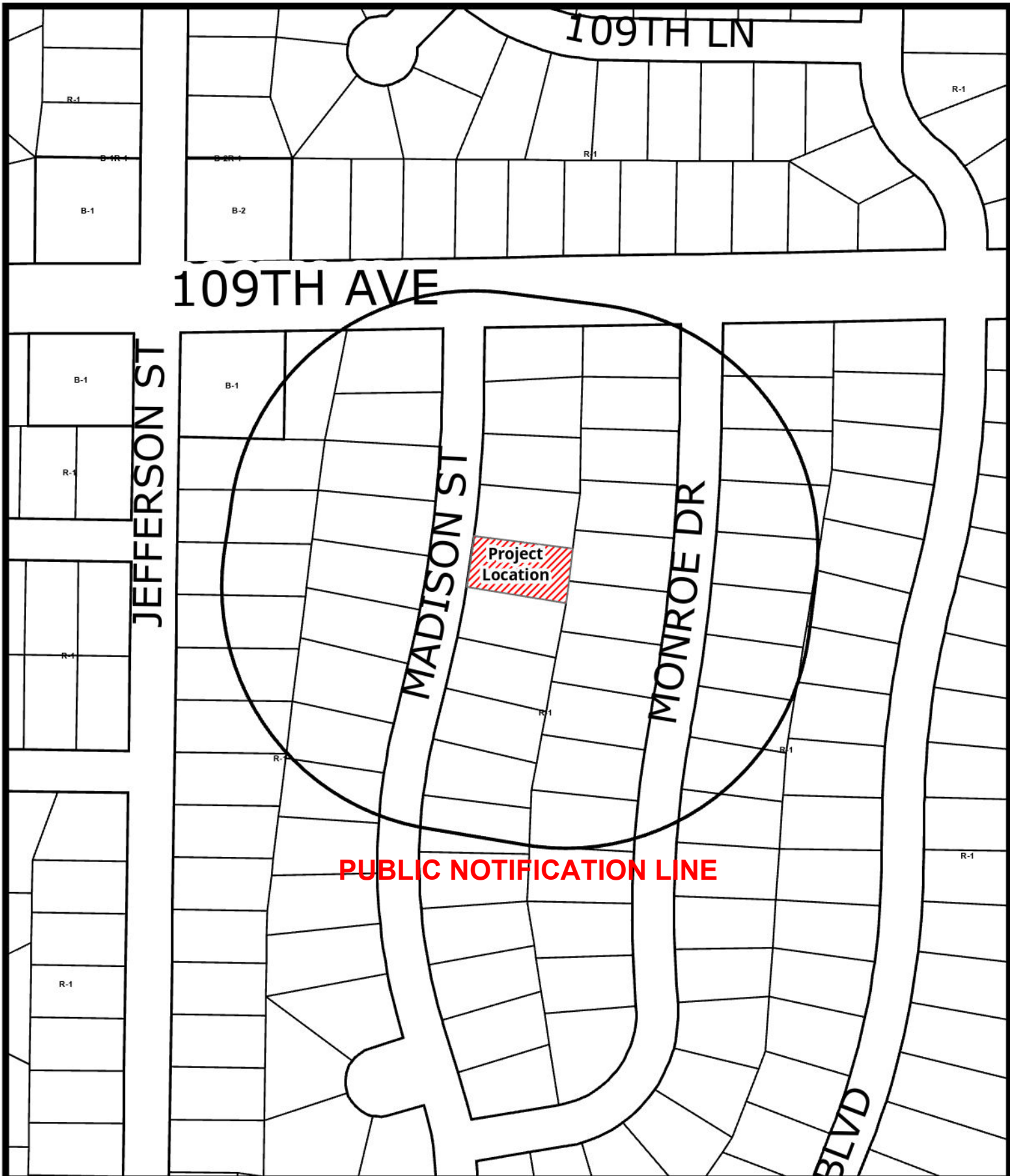
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
 - The additional accessory buildings are typical for a single family residential district and are compatible with the adjoining properties and character of the zoning district.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The additional accessory buildings will not have an adverse effect on adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - In the R-1 district, three accessory structures are permitted with a conditional use permit up to 1,000 square feet. The total square footage of the three accessory structures is approximately 570 square feet. This is consistent with the R-1 district.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is consistent with the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
 - The additional accessory buildings will not cause traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage and necessary facilities.
 - The additional accessory buildings will not be serviced by utilities. The existing main structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the use.

Recommendation

In Planning Case File No. 23-0083, it is recommended that the Planning Commission recommend approval of three accessory buildings in the Single Family (R-1) zoning district at 10719 Madison Street NE.

Attachment List

1. Attachments



BlaineMN.gov

Case File No. 23-0083
Patricia Gower



Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

Anoka County Parcel Viewer



Parcel Information:

19-31-23-12-0078
10719 MADISON ST NE
BLAINE
MN 55434
Plat: DONNAYS OAK PARK 9TH

Approx. Acres: 0.25

Commissioner: JULIE JEPPSON

Owner Information:

WIEBUSCH, SHEILA
11917 WASHINGTON ST NE
BLAINE
MN
55434



City of Blaine Staff Report

File Number: 2023-629

Agenda Date	Status
January 9, 2024	
In Control	File Type
Planning Commission	Report

Public Hearing - Sheila Sellman, City Planner

Agenda Item # 4.3

Case File No. 23-0085 // National Sports Village 2nd Addition (105th Blaine Business Park, LLC) // 2030 105th Avenue NE

The applicant is requesting the following:

1. Preliminary plat to create two lots to be known as National Sports Village 2nd Addition.
2. Conditional use permit for shared access/parking, off-site parking, and outdoor seating in the 105th Avenue Redevelopment District.

Background

Zoning	105th Avenue Redevelopment District
Land Use	Planned Commercial
Area	3 acres
Applicable Regulations	30.905 (h)(j) and 27.04
Attachments	Zoning and Location Map Preliminary Plat Site Plan Narrative
Schedule	Planning Commission: 01/09/24 City Council: 02/05/24

Staff report prepared by Sheila Sellman, City Planner, and Teresa Barnes, Project Engineer

Request

The applicant is requesting to subdivide the existing 3 acre parcel into two parcels. When creating two new parcels, Lot 2 will not have parking on the lot. Therefore, off-site parking is necessary and requires a conditional use permit. This development has previous approvals for two buildings on one lot, outdoor dining and shared parking. Since the Conditional Use Permit (CUP) for two buildings on one lot will no longer be valid, staff has recommended this CUP request encompass the already existing CUPs

(outdoor dining and shared parking) for the development into one CUP which will also include off-site parking.

Zoning

The subject site is zoned 105th Avenue Redevelopment District.

Surrounding Zoning and Uses

The site is at the corner of 105th Avenue and Radisson Road. Kwik Trip is across 105th Avenue and is zoned Planned Business District (PBD). The parcels to the west and south are zoned Airport and consist of soccer fields or ball fields. Across Radisson Road is Victory Links Golf Course, also zoned Airport.

Existing Conditions

The site is currently under construction for development that was approved in May 2023.

History

In May, the site was subdivided into two lots. The subject site was one 3-acre parcel and the remaining 33 acres includes soccer fields, baseball fields, golf greens and parking lots. The Metropolitan Airport Commission (MAC) owns the site.

In addition to the subdivision, the subject site received site plan approval and CUPs for two buildings on one lot (two retail buildings) with outdoor dining, and shared parking. Specifically, the first building at the corner of Radisson Road and 105th Avenue is proposed to be a 9,100 square foot Pizza Pub Prime with a 3,000 square foot rooftop patio and a 1,000 square foot ground patio. The second building will consist of 20,000 square feet of mixed uses. As proposed, there will be a Mexican restaurant, private member club, office, health/athletic services, retail, and grab and go food. Building two will have rooftop patios and ground floor patios.

Preliminary Plat Standards of Review

1. The Planning Commission and the Council, in their review of the preliminary plat, will consider the requirements of the community, the best use of the land being subdivided, the size and arrangement of the proposed lots, open space requirements, and necessary fire protection.
2. The subdivision shall conform to the adopted comprehensive plan, official maps, and the zoning ordinance.
3. The arrangement, character, extent, width and location of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographic conditions, to water supply, and sewage disposal, to drainage of stormwater, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be served by such streets. Wherever possible and necessary, the arrangement of streets in new subdivisions shall provide for the continuation of existing streets in adjoining areas. Where adjoining unsubdivided areas may be subdivided, the arrangement of streets in a new subdivision shall make provision for the proper projection of streets into adjoining areas by carrying the new streets to the boundaries of the new subdivision at appropriate locations.

Evaluation of Request

Plat

The subject site is currently described as Lot 1, Block 1 National Sports Village. The proposed preliminary plat splits this lot into two lots. Lot 1 is approximately 98,735 square feet and lot 2 is approximately 31,934 square feet. The 105th Redevelopment District does not have minimum lot size requirements.

Site Plan

As previously approved, Lot 1 will have a 9,100 square foot Pizza Pub Prime with a 3,000 square foot rooftop patio and a 1,000 square foot ground patio. With the new lot lines, Lot 1 will have all the parking for the development. Lot 2 will consist of 20,000 square feet of mixed uses. As proposed, there will be a Mexican restaurant, private member club, office, health/athletic services, retail and grab and go food. Building two will have rooftop patios and ground floor patios. Lot 2 will not have any parking and will have shared parking and off-site parking with Lot 1 and both lots will have shared parking with the NSC on their existing parking lot to the west. New or modified access and parking agreements will be required to reflect the new legal descriptions.

Section 30.910 outlines development standards for commercial development in the 105th Avenue Redevelopment District.

(a) Setbacks. A consistent street edge must be maintained at the right-of-way line along all street frontages. Street edge elements may consist of the principal building, landscaping, outdoor seating, or a combination of these elements. Exceptions may include property adjacent to a water feature, surface parking, or other instances the city council deems appropriate.

- Building one is located at the corner of 105th Ave and Radisson Road on Lot 1. The northern portion of the building is along the street edge and the east side is adjacent to Radisson Road with a building setback of 27 feet. The proposed outdoor patio has a setback from the side property line of approximately 15 feet and the building setback from the side property line is 27.5 feet. On Lot 2, the building setback varies from 58 feet to 68 feet adjacent to Radisson Road (front). The patio is about 50 feet from the property line along Radisson Road. The side setbacks are 27.5 feet and 15 feet and the rear yard setback (facing the parking lot) is 13 feet. With the speeds and traffic on Radisson Road, it is appropriate to have a greater setback.

(b) Building height. All buildings shall be in compliance with Federal Aviation Administration regulations. Any building over 50 feet, with a maximum height of 150 feet, requires a conditional use permit.

- The proposed building height is about 31 feet or 36 feet as measured to the rooftop mechanical equipment.

(c) Sidewalks are required along all public and private streets. The location and alignment of new sidewalks shall connect directly to existing sidewalk network.

- There is existing sidewalk along 105th Avenue and Radisson Road.

(d) Mechanical equipment. All mechanical equipment shall be screened and properly maintained with material similar to the material used on the main structure. Screened mechanical shall not be located in the front or street side yards.

- The proposed elevations show the building equipment screened with metal paneling that matches the accents on the buildings.

(e) Trash enclosure. Refuse facilities shall be located only in the side yards or rear yards when feasible. Refuse facilities may be located in the front yard subject to approval of the zoning administrator. Such facilities shall be constructed of masonry materials such as brick or textured block in colors compatible with the principal structure. Such facilities shall have solid gates.

- This requirement is met.

Architecture

At least seventy-five percent (75%) of all exterior wall finishes on any building shall be comprised of a combination of at least three of the following materials with all materials present on each elevation. All buildings must meet and be consistent with design guidelines.

- (a) Brick.
- (b) Natural or cultured stone.
- (c) Glass.
- (d) Stucco.
- (e) Cementous siding.
- (f) Architectural metal.
- (g) Integrally colored rock-faced block.

- The proposed buildings are comprised of brick, glass, composite wood (similar to cementous siding) and architectural metal. All buildings incorporate a four-sided design.

Façade articulation shall be provided through any of the following elements:

- (1) A projecting bay, entry vestibule, or recess extending from the ground level through the second floor.
- (2) A ground-level recess.
- (3) A change in the rhythm of windows at the ground level and second floor, combined with a change of parapet height or material.

- The buildings incorporate all three façade articulations listed above. All buildings shall have at least one customer entrance facing an abutting public or private street, rather than just the parking area. A building may have more than one entrance. Customer entrances shall be open to the public during business hours.
- The buildings mainly face Radisson Road. Due to the high volume of traffic along this road, entrances are not provided on this side. Main building entrances shall be architecturally emphasized and visible from the street by utilizing design features such as awnings, pillars, special building materials or architectural details.
- The buildings have metal awnings that provide a material change, which are visible from the street. All buildings shall provide ground floor windows along facades, parks, plazas or other

public outdoor spaces. Darkly tinted windows or windows that block two-way visibility, are prohibited. The buildings meet this requirement.

Section 30.912 Outdoor seating and service of food and beverages.

(a) The use shall not be located in the interior or rear yard if the use is adjacent to a parcel that is occupied by a residential use. This will not apply if the first floor of the building located on the adjacent parcel is not occupied by a residential use or if a residential use is located above the principal use.

- The outdoor dining is not adjacent to residential uses.

(b) Additional parking will not be required if the outdoor seating area does not exceed 500 square feet or ten percent of the gross floor area of the principal use, whichever is less. Parking will be required at the same rate as the principal use for that portion of outdoor seating area in excess of 500 square feet or ten percent of the gross building area, whichever is less.

- The outdoor dining areas are part of the submitted parking analysis and are accounted for in the parking calculations.
- Fencing is required around patios and shall comply with design guidelines.

Section 30.911 Commercial Parking

Parking areas shall have access to a public alley or street. Driveways shall be located to minimize interference with traffic movement. Parking will be reviewed as part of the site plan approval process. A parking analysis is required as part of the review. On street parking, parking structure, and shared parking are encouraged.

(a) Surface parking.

(1) Parking lots, when feasible, should be located to the rear of the buildings, or side yard.

- This requirement is met.

(2) When parking areas abut the street, the sidewalk edge must be delineated with landscaping, architectural fencing (meeting design guidelines) or other decorative features.

- Landscaping is proposed, this requirement is met.

(b) Shared parking.

(1) A conditional use permit may be granted for one or more businesses to provide the required off-street parking facilities by joint use of one or more sites where the total number of spaces provided are less than the sum of the total required for each business should they provide them separately.

(2) Conditions required for shared parking.

(aa) The building or use for which application is being made to utilize off-street parking facilities provided by another building or use shall be located within 800 feet of such parking facilities.

(bb) The application shall demonstrate there is no substantial conflict in using shared facilities through a professional parking analysis.

(cc) Shared parking facilities shall record with the county an irrevocable covenant running with the land. A certified copy of the recorded agreement shall be provided to the zoning administrator prior to issuance of a building permit.

- The parking analysis that was submitted indicated that at peak weekday demand, there is a need for 232 parking spaces. The analysis showed there is a need for 198 stalls for the restaurants (including the patios), 19 for the office space, and 15 for retail. The site plan shows 157 stalls onsite. There will be shared parking with the NSC on their existing parking lot to the west, which has about 136 stalls. Combined, that is a total of 293 stalls. Shared parking requires a CUP. The 105th Redevelopment District does not have specific numbers for parking and relies on parking analysis. Applying the typical requirements, the required parking would be 208 parking stalls. The site has adequate spaces with shared parking.

(d) Off-site parking. Any off-site parking which is used to meet the requirements below shall be a conditional use

- (1) Reasonable access from the off-site parking facilities to the use being served shall be provided.
- (2) An agreement or lease shall be approved as part of the conditional use permit. The agreement/lease shall specify the total number and location of parking spaces under contract.

(e) The off-street parking requirements shall be established by the zoning administrator based upon the characteristics and functional similarities between uses including, but not limited to: the size of building, type of use, number of employees, expected volume and turnover of customer traffic, and expected frequency and number of delivery or service vehicles. For structures containing multiple uses, each shall be calculated separately. The requirements may be revised upward or downward by the city council as part of an application for a conditional use permit based on verifiable information pertaining to parking.

- The proposed off-site parking is due to the new property lines. When originally approved, this development had two buildings on one lot and the parking lot served both buildings in addition to the shared parking with NSC. Now that there are new property lines, Lot 2 does not have parking within its lot lines, therefore off-site parking and shared parking is required with Lot 1, which encompasses the parking lot.

Landscaping

The submitted landscape plan includes a mixture of trees and shrubs and meets the landscape requirements.

Park Dedication

Park dedication was paid with the first addition and is not required for this lot split. If and when the remaining 33 acres develop, park dedication will be required at the time of platting.

Lighting

The site lighting shall follow the design guidelines and be approved with the building permit.

Signage

All signage must be approved by the City Council. Detailed sign design with specifications and details

shall be submitted for approval. Signage for the development should not deviate from what is approved, any deviations from the approved sign plan will require city council approval. Staff suggests the applicant review the design guidelines and be creative with signage. Rooftop signage and incorporating signage with metal awnings should be explored.

Grading/Storm Drainage

Site grading and storm drain construction already occurring on site is progressing per the approved Site Plan Construction Drawings. As-built surveys will be required to verify structure elevations, custom grading requirements and final lot grading elevations.

Utilities

Utility construction already occurring on site is progressing per the approved Site Plan Construction Drawings. As-built surveys will be required to verify the installation per plan.

Wetlands/Watershed

The project received the required Coon Creek Watershed District permit on August, 24, 2023.

Access/Street Design/Sidewalks

The development will be accessed using an existing access point off 105th Ave NE and will construct a new right-in/right-out access to Radisson Road. New or modified access agreements will be required to account for the new legal descriptions.

Easements/Right-of-way/Permits

Drainage and utility easements will be required to be provided to account for any shared storm water management facilities and allow for surface water drainage where required per the approved construction drawing set.

Conditional Use Permit

A city exercises "quasi-judicial" authority when considering a CUP application. This means the city's role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:

The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable.

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
 - o The uses will not create an excessive burden on existing parks, schools, streets and other public facilities and utilities. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
2. The use is located and designed to meet the intended character of the redevelopment area.

- The design includes higher finishes and a four-sided design. The proposed uses are compatible with adjoining properties.
- 3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The design includes higher finishes and a four-sided design. The proposed uses will not have an adverse effect on adjacent properties.
- 4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
- 5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
 - The uses are consistent with the purposes of the zoning code and the redevelopment district.
- 6. The use shall not be in conflict with the comprehensive plan of the City. The subject site is guided Planned Commercial.
 - The proposed uses are not in conflict with the comprehensive plan.
- 7. The use will not cause traffic hazard or congestion.
 - The proposed uses will not generate any additional traffic hazard or congestion.
- 8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.
 - The proposed uses will have adequate utilities, access road and drainage facilities upon completion of construction.

Recommendation

In Planning Case File No. 23-0085, it is recommended that the Planning Commission recommend approval of a preliminary plat to create two lots to be known as National Sports Village 2nd Addition with the following conditions:

1. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City.

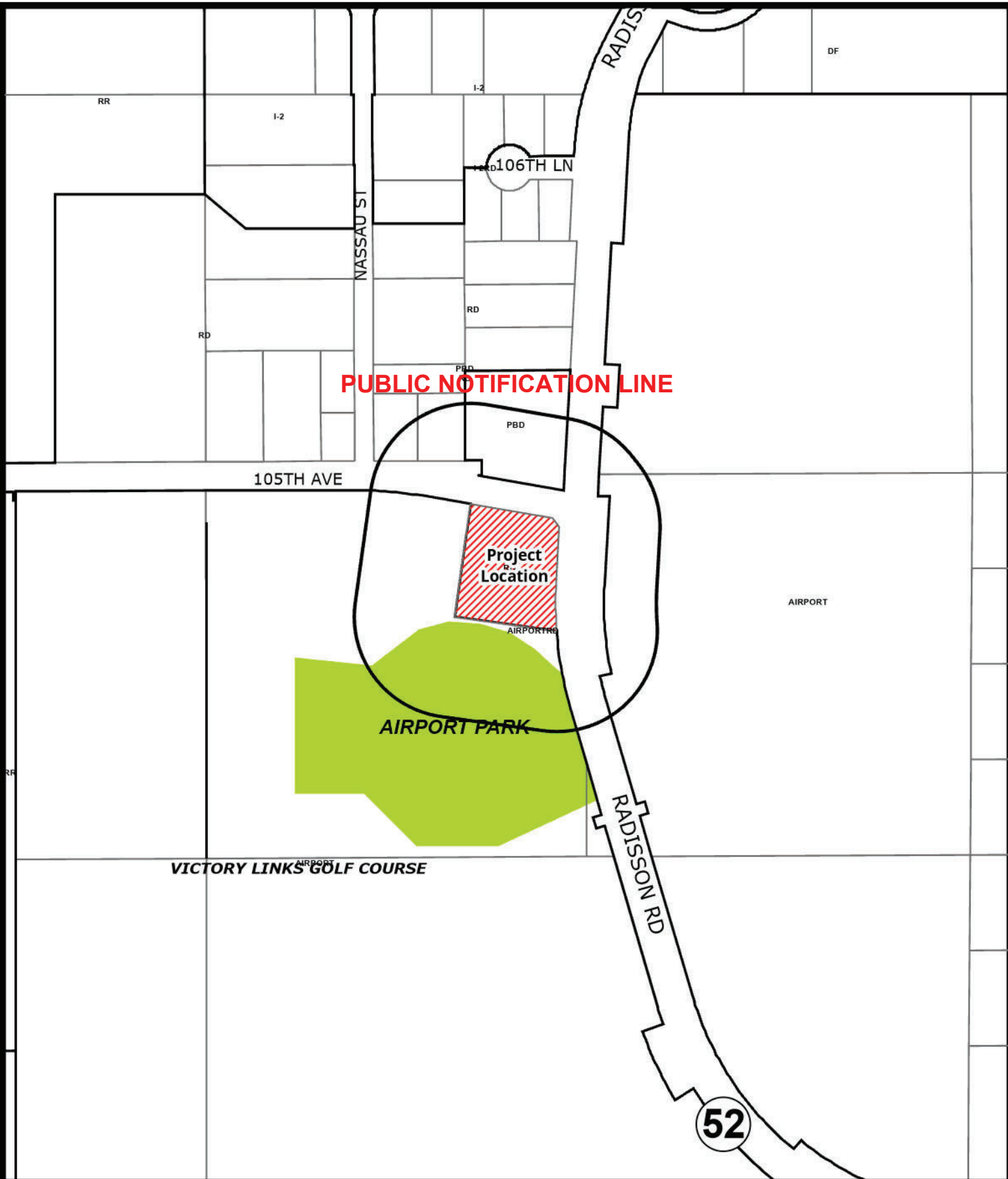
In Planning Case File No. 23-0085, it is recommended that the Planning Commission recommend approval of a conditional use permit for shared parking/access, off-site parking, and outdoor dining with the following conditions:

1. Share parking/access facilities agreement shall be recorded with the County (an irrevocable covenant running with the land). A certified copy of the recorded agreement shall be provided to the Zoning Administrator.
2. The outdoor dining area is subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Metropolitan Council to determine the amount required for the site.
3. Plans for amplified music or public address system for the outdoor dining area are to be reviewed by the City and approved by the management company prior to installation. The noise level of the music in the outdoor dining area is not to exceed normal conversation level.
4. No outdoor advertising on building or patio area without obtaining a permit.
5. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse associated with the facility.

6. Exit doors on any railing or fence in the outdoor dining areas shall be operable from the inside without the use of a key or any special knowledge or effort, per the Minnesota Building Code. Fencing must meet the design guidelines for the district.
7. Provide manufacturing specifications and requirements for propane heater use and clearance for combustibles if they are used on site.
8. All signage must comply with the approved sign plan.
9. Drainage and utility easements will be required to be provided to account for any shared storm water management facilities and allow for surface water drainage where required per the approved construction drawing set.

Attachment List

1. Attachments



BlaineMN.gov

Case File No. 23-0085 National Sports Village 2nd Addition

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



City of Blaine
Planning & Zoning
10801 Town Square Dr NE
Blaine, MN 55449

Dear Mrs. Sellman, et. City Management,

12/4/23

Please find a preliminary plat to split the National Sports Village into two lots. The lender and title company originally thought each building would receive its own individual PID through the initial lot split process. It has since been clarified (no fault to the city) that both buildings received one PID which disables the ability to encumber each building separately for financing.

As a result, PinPoint Community Development on behalf of 105th Blaine Business Park, LLC and the MAC, are requesting the plat be split based on the submittals uploaded today 12/4/23. The MAC approved the lot split 12/2/23.

Regardless of the process; PinPoint would like to expedite the lot split to fulfill final obligations to the lender and title company who will allow us to proceed as we are with construction as long as the preliminary plat is approved.

Please contact me with any questions/concerns/information needed.

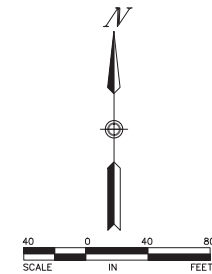
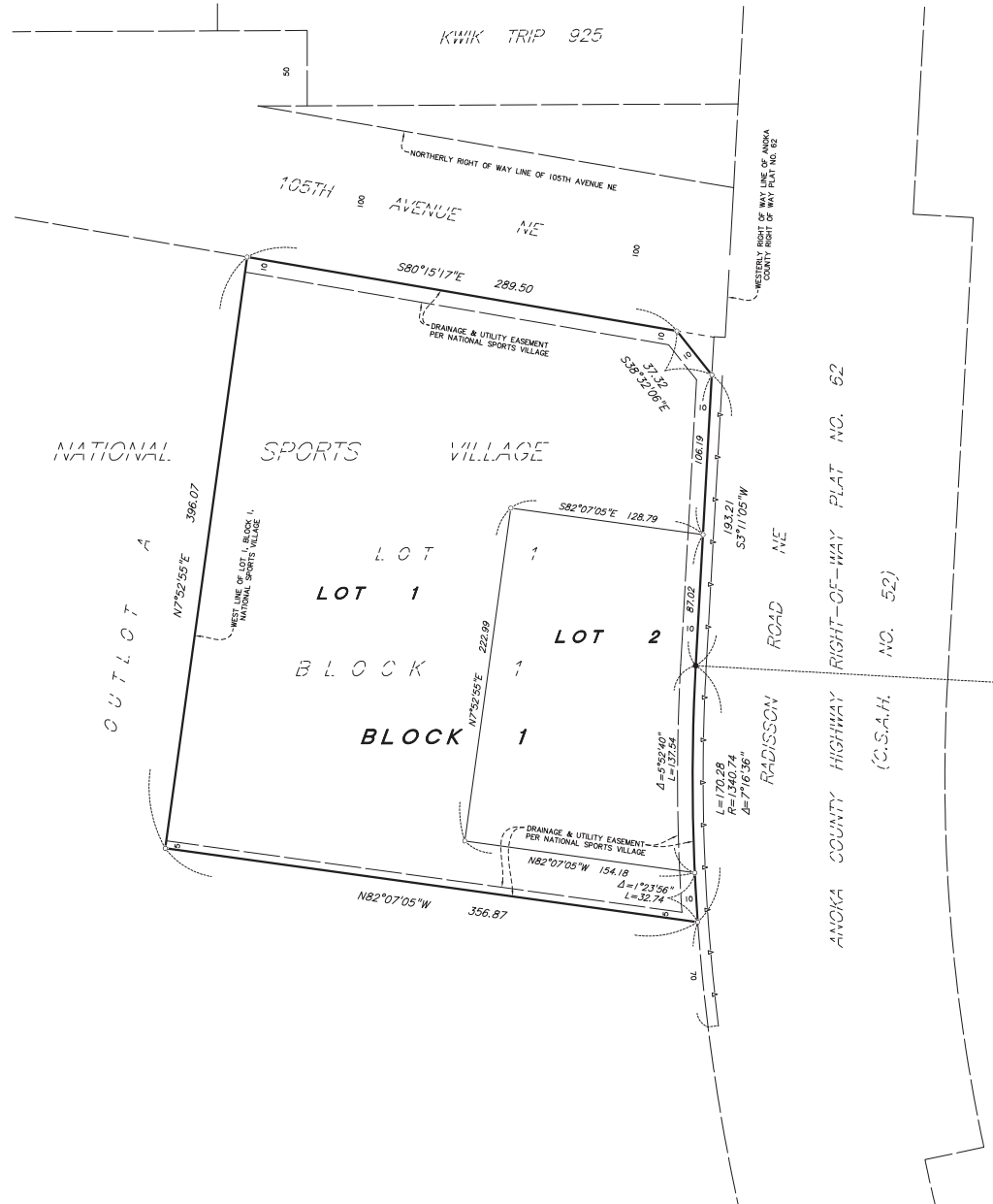
Thank you,

Micheal Breese
CEO
PinPoint Community Development, LLC
612-978-3688; mjb@pinpointnational.com

NATIONAL SPORTS VILLAGE 2ND ADDITION

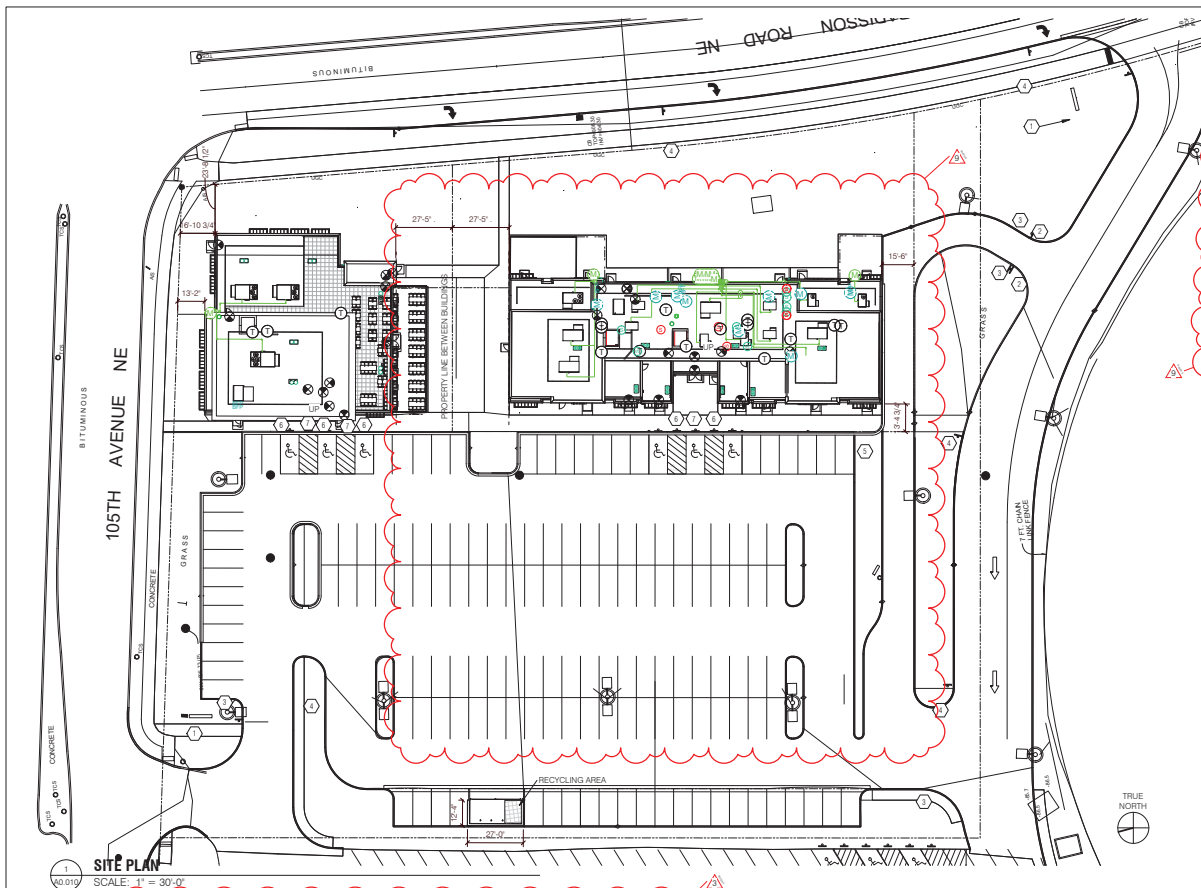
CITY OF BLAINE
COUNTY OF ANOKA
SEC. 21, T. 31, R. 23

**PRELIMINARY
SUBJECT TO REVISION**

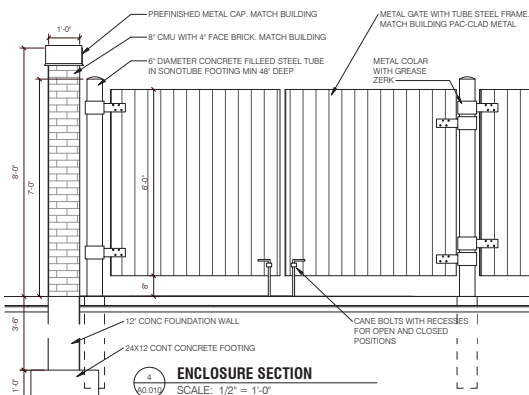


SUNDE
LAND SURVEYING

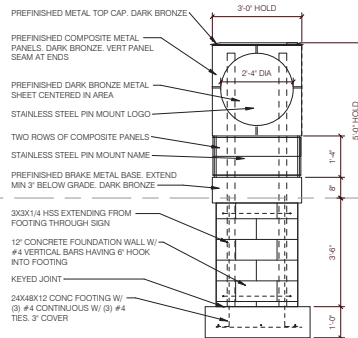
SHEET 2 OF 2 SHEETS



1 SITE PLAN
SCALE: 1" = 30'-0"



2 ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"



3 MONUMENT SIGN ELEVATION
SCALE: 1/2" = 1'-0"

- WALLS NOT RATED PER TABLE 602 WITH FIRE SEPARATION DISTANCE BETWEEN 10' AND 30' IN A TYPE VB BUILDING WITH 42" W. AND 8" L. USES.
- OPENINGS IN EXTERIOR WALLS UNLIMITED BETWEEN THE TWO BUILDINGS PER TABLE 705 WITH DISTANCE BETWEEN 25' AND 30'. PROPOSED IS 27'-5".
- OPENINGS IN EXTERIOR WALLS UNLIMITED ON RETAIL BUILDING EAST FACADE. WEST AND SOUTH ARE LIMITED PER TABLE, WITH OUR PERCENTAGE OF OPENINGS ON THE NORTH, WEST, AND SOUTH WALLS BETWEEN 50%-30%. THE OPENING AMOUNT AND PROTECTION REQUIREMENT PUTS THE LINE AT LEAST 10'-0" AWAY FROM THE BUILDING AS WELL. DISTANCE TO PROPERTY LINES ARE 13'-4" AND 15'-6".
- OPENINGS IN EXTERIOR WALLS UNLIMITED OR RESTAURANT BUILDING WEST AND EAST FACADES.
- OPENINGS IN EXTERIOR NORTH WALL OF RESTAURANT LIMITED TO 45% WITH DISTANCE TO PROPERTY LINE AT 13'-2" AND UNPROTECTED SPRINKLERED.
 - WALL AREA: 2,141
 - OPENINGS: 381 = 17.8%
- RECYCLING CALCULATION:
 - RESTAURANT @ 0.003 X 20,480 = 62 SQFT
 - MERCANTILE / OFFICES @ 0.0025 X 8,800 = 22 SQFT

SITE PLAN GENERAL NOTES

- ENTRY DOORS WITH 1/2" MAXIMUM THRESHOLD HEIGHT. CLEAR AREA AT DOORS, RAMP AND LANDINGS SHALL BE LEVEL OR AT 2% MAX. SLOPE.
- MAXIMUM SLOPE AT PATH OF TRAVEL SHALL BE 1:20 WITH MAX. CROSS SLOPE AT 1:50.
- SEE CIVIL FOR MORE INFO
- SEE LANDSCAPE FOR MORE INFO

SITE PLAN PLAN KEYNOTES

NO.	DESCRIPTION
1	MONUMENT SIGN
2	DO NOT ENTER SIGN
3	STOP SIGN
4	DIRECTIONAL SIGN
5	MENU AND SPEAKER
6	ACCESSIBLE PARKING SIGN

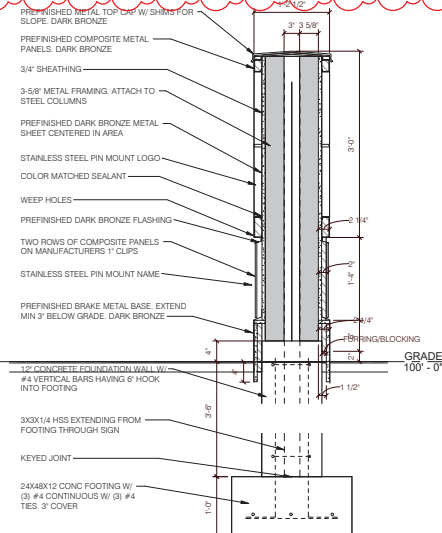
TABLE 705 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (FSD)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA*
0 to less than 10'-0"	Unprotected, Nonrated (UP-NB)	No Penetration
	Unprotected, Sprinklered (UP-S)	No Penetration
	Protected (P)	No Penetration
10 to less than 15'-0"	Unprotected, Nonrated (UP-NB)	10%
	Unprotected, Sprinklered (UP-S)	10%
	Protected (P)	10%
15 to less than 20'-0"	Unprotected, Nonrated (UP-NB)	10%
	Unprotected, Sprinklered (UP-S)	10%
	Protected (P)	10%
20 to less than 25'-0"	Unprotected, Nonrated (UP-NB)	10%
	Unprotected, Sprinklered (UP-S)	10%
	Protected (P)	10%
25 to less than 30'-0"	Unprotected, Nonrated (UP-NB)	10%
	Unprotected, Sprinklered (UP-S)	10%
	Protected (P)	10%
30 or greater	Unprotected, Nonrated (UP-NB)	10%
	Unprotected, Sprinklered (UP-S)	10%
	Protected (P)	10%

SECTION 802 CONSTRUCTION CLASSIFICATION

TABLE 802 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE**

FIRE SEPARATION DISTANCE (FSD)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP A	OCCUPANCY GROUP B	OCCUPANCY GROUP C	OCCUPANCY GROUP D
0 to less than 10'-0"	1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z	1	2	3	4
10 to less than 15'-0"	1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z	1	2	3	4
15 to less than 20'-0"	1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z	1	2	3	4
20 to less than 25'-0"	1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z	1	2	3	4
25 to less than 30'-0"	1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z	1	2	3	4
30 or greater	1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z	1	2	3	4



3 MONUMENT SIGN SECTION
SCALE: 1" = 1'-0"

OWNER:
PINPOINT

Contact: Mike Brees
Phone: 612-978-3688
Email: mike@pinpointinc.com

Address: 2744 Lyndale Ave S
Minneapolis, MN 55408
Phone: 612-904-6314
Email: jnelson@bkbmengineers.com

CIVIL & STRUCTURAL:

BKBM ENGINEERS

Address: 6120 Earle Brown Dr. Ste 700
Minneapolis, MN 55430
Civil Phone: 763-843-5427
Structure Phone: 763-843-0443

MEP:

EEA ERICKSEN ELLISON
and Associates Inc.

Address: 305 2nd St NW Suite 105
New Brighton, MN 55112
Phone: 651-430-2300

LANDSCAPE:

OF DAMON FARBER
LANDSCAPE ARCHITECTS

Address: 310 S 4th Ave. Ste 7050
Minneapolis, MN 55415
Phone: 763-257-7928

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed ARCHITECT under the laws of the state of MINNESOTA.

Printed Name: Jeremy G Nelson

Signature: [Signature]
Issue Date: 2023/09/22
License Number: 45181

SOUTH SIDE ENTERTAINMENT DISTRICT

A Development By:
PinPoint Equity Group

NO.	REVISION	DATE
1	Issue	09/22/23
2	Revision 1	12/13/23
3	Revision 2	
4	Revision 3	
5	Revision 4	
6	Revision 5	
7	Revision 6	
8	Revision 7	
9	Revision 8	
10	Revision 9	

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PROJ NO: 2023/09/22
DATE: 2023/09/22
DRAWN BY: JGN
CHECK BY: JGN

SITE PLAN

A0.010