



City of Blaine

Planning Commission

July 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 Noon 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.** 2024-239 Approval of the June 11, 2024, Planning Commission Minutes
Sponsors:

4. New Business

- 4.1.** 2024-238 Crime Update from the Blaine Police Department
Sponsors: Brian Podany, Safety Services Manager/Police Chief

5. Public Hearing

- 5.1.** 2024-235 Case File No. 24-0035 // Dan Breske // 3850 128th Avenue NE
The applicant is requesting a conditional use permit to construct a 1,280 square foot detached accessory structure in a corner side yard in the Farm Residential (FR) zoning district.
Sponsors: Alex Koberoski, Zoning Technician
- 5.2.** 2024-236 Case File No. 24-0038 // National Sports Center // 1700 105th Avenue NE
The applicant is requesting a conditional use permit to allow for freestanding lighting up to 100 feet in the Regional Recreation (RR) zoning district.

Sponsors: Elizabeth Showalter, Community Development Specialist

- 5.3.** 2024-237 Case File No. 24-0039 // Marla Figueroa // 11704 Meadow Lane NE
The applicant is requesting a conditional use permit to allow a total of 2,008 square feet of accessory building space in the Farm Residential (FR) zoning district.

Sponsors: Shawn Kaye, Planner

- 5.4.** 2024-254 Case File No. 24-0044 // EB Blaine Development LLC (Blaine Town Center Addition) // 10550 Nassau Street NE
The applicant is requesting a preliminary plat to create 9 lots and 6 outlots to be known as Blaine Town Center Addition.

Sponsors: Sheila Sellman, City Planner

6. Adjournment



City of Blaine

Planning Commission

June 11, 2024 | 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, June 11, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth (left meeting at 7:26PM), Gorzycki, Homan, Swanson, and Chair Goracke.

Members Absent: Commission Members Halpern and Olson.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

3. Approval of Minutes

3.1. 2024-202 Approval of the May 14, 2024 Planning Commission Minutes
Sponsors:

Motion by Commissioner Homan to approve the minutes of May 14, 2024, as presented. Motion seconded by Commissioner Deonauth. The motion passed 5-0.

4. Public Hearing

4.1. 2024-173 Case File No. 24-0024 // Les Schwab Tire Store (GHS Development LLC) // 12251 Ulysses Street NE
The applicant is requesting a conditional use permit for a minor auto repair with shared access and zero lot line on the north and south property line in the Regional Commercial (B-3) zoning district.

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0024 was opened at 7:05PM.

Elmer Stevenson, 12565 Zest Street, reported he had dealt with Les Schwab in the past, when he lived in Washington and this was a great business.

Mike Quesnell, 1296 123rd Avenue NE, asked if this facility would service cars only, or would large trucks also be serviced. He questioned if the bay doors would remain closed at all times, except when vehicles are entering.

Mark Rohweder, representative for Les Schwab Tires Stores, provided the commission with an introduction to his organization. He explained Les Schwab formed in Oregon in 1952 and were prominent in the west. He indicated Les Schwab was just moving into Minnesota. He commented on how active Les Schwab was in the communities they belonged to. He noted the bulk of the services provided by Les Schwab would be tires, alignments and brakes. He stated business would be conducted during business hours, Monday through Saturday. He explained used tires would be stored inside.

The public hearing was closed at 7:10PM.

Chair Goracke questioned if Les Schwab would be servicing large vehicles and would the service doors remain closed at all times. Mr. Rohweder reported all work would be done on cars. He explained he was uncertain about the ventilation system in the building.

Chair Goracke asked how many people would be employed by Les Schwab. Mr. Rohweder anticipated this location would have 8 to 15 employees.

Commissioner Deonauth inquired if the bay doors was something the city required.

Planner Kaye explained this was a suggestion from Les Schwab and staff then made this a condition for approval.

Motion by Commissioner Homan to recommend approval of Planning Case 24-0024 based on the following conditions:

Case 24-0024:

- 1. Site plan approval will be required as a part of the building permit application.**
- 2. The parcel is currently an outlot and will need to be final platted prior to any building permits being issued for the lot.**
- 3. All site improvements to be included in the Site Improvement Performance Agreement (SIPA) and covered by an acceptable financial guarantee.**
- 4. A copy of the shared access/parking agreement between lots must be submitted to the Planning Department prior to any work being allowed on site.**

5. All lighting on site must meet requirements established by Section 33.02 of the Zoning Ordinance. Freestanding light structures are limited in height to not more than 20 feet.
6. A revised landscape plan shall be submitted with the building permit that has 25 percent of the plantings oversized.
7. All work is required to be done inside the building with the bay doors closed. Bay doors to remain closed at all times with the exception of vehicles entering and existing the building.

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

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.

- 4.2.** 2024-174 Case File No. 24-0030 // A & C Automotive // 611 109th Avenue NE
The applicant is requesting a conditional use permit amendment to allow vehicles to remain on site for at least 72 hours, and to remove the requirement to have solid waste pick up three times a week at an existing auto repair business in the 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 24-0030 was opened at 7:17PM. As no one wished to appear, the public hearing was closed at 7:17PM.

Commissioner Gorzycki asked if staff knew why time limits were set on the parking spaces.

Planner Kaye stated she was uncertain why this had been a recommendation in the past.

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0030 based on the following conditions:

Case 24-0030:

1. The north and east property lines shall be fenced to provide a sight barrier of 6' height. Such fence is to remain in a state of good repair.
2. Noise levels produced by operation of the business shall not exceed Minnesota Pollution Control Agency standards for commercial activities.
3. Outside overnight parking of vehicles shall be limited to 30 vehicles. All parking of vehicles is limited to the rear fenced area and in a designated and striped parking stall meeting zoning ordinance requirements.
4. The site will need to leave 8 stalls (2 per overhead door) as required by the zoning ordinance available for employee and customer parking. Overnight vehicle parking is not permitted on these 8 stalls.
5. Hours of operation are limited to 8AM to 6PM, Monday to Friday.
6. All vehicles stored outside must be licensed with current registration and appear drivable. Vehicles on blocks may not be stored outside overnight.
7. No vehicle repair may occur outside.

8. The approval of this CUP resolution replaces previously approved Resolution 79-67.

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

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.

- 4.3.** 2024-175 Case File No. 24-0033 // Old Dominion Freight Line // 3701 85th Avenue NE
The applicant is requesting a conditional use permit amendment to modify the fencing requirements for an existing truck terminal in the Heavy Industrial (I-2A) zoning district.
Sponsors: Elizabeth Showalter, Community Development Specialist

The report to the planning commission was presented by Elizabeth Showalter, Community Development Specialist. The public hearing for Case File 24-0033 was opened at 7:24PM. As no one wished to appear, the public hearing was closed at 7:24PM.

Chair Goracke questioned if the proposed amendments would replace the 2004 conditional use permit, while also addressing the fencing.

Community Development Specialist Showalter reported this was the case.

Chair Goracke requested the applicant come forward at this time. He asked if Old Dominion Freight Line supported the proposed conditions from staff.

Kevin Davidson, Old Dominion Freight Line, explained he supported the proposed conditions from staff.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0033 based on the following conditions:

Case 24-0033:

- 1. A 25-foot parking setback shall be maintained from the east property line.**
- 2. A 4-foot berm and two rows of conifer trees shall be established in the area shown on the attached site plan (generally located east of the southern parking lot).**
- 3. The existing 8-foot tall board on board fence along the eastern property line shall remain, or be replaced in like and kind.**
- 4. An 8-foot tall solid fence (such as board on board cedar or composite fencing material) shall be constructed between the south parking lot and the southern property line. The applicant may install a chain link fence, with or without barbed wire, north of the solid fence, meeting at least a 25-foot setback from the southern property line. Said chain link fence may not exceed 8 feet in height, inclusive of any barbed wire.**

5. A 10-foot solid fence shall be installed along the eastern edge of the southern property line. An 8-foot tall chain link fence may be located west of the solid fence. Said chain link fence cannot include barbed wire.
6. All lighting on site shall conform to the standards of 33.02. No building lighting may be installed on the east side of the building.
7. No loud speakers can be used on site between 10PM and 7AM.
8. No docks may be installed facing 85th Avenue.
9. No outside storage, including storage of trucks or trailers, is permitted in the front yard, per Section 31.39 (a).
10. Resolution 04-209 is hereby voided and replaced with this resolution.

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

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.

- 4.4.** 2024-714 Case File No. 24-0014 // City of Blaine // 10041 and 10001 Polk Street NE
The City is requesting a comprehensive plan amendment to change the land use designation from Medium Density Residential/High Density Residential (MDR/HDR) to Low Density Residential/Medium Density Residential (LDR/MDR).
Sponsors: Erik Thorvig, Community Development Director

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0014 was opened at 7:30PM.

Donna Dahl, property owner of 10001 Polk Street NE, requested this change not go forward. She commented on how her property value would be adversely impacted by lowering the density allowed on her property. She explained there were apartments to the south of her and townhomes to the east. She asked that the City allow her zoning to remain as is.

John Dahl, 10041 Polk Street NE, voiced his objection to the proposed comprehensive plan amendments. He commented on how the proposed changes would impact his property value along with the future options for his property.

Caroline Dahl, 10041 Polk Street NE, commented on how her property options would be adversely impacted if the proposed changes were approved by the city.

The public hearing was closed at 7:35PM.

Chair Goracke questioned why changing the density of a property would lower its value.

City Planner Sellman explained the property owners were concerned that the value of their property would be lower when it sells, if the density were reduced.

Commissioner Gorzycki asked why the city was proposing these changes now.

City Planner Sellman reported this matter was discussed in September of 2023 with the city

council, and council directed staff to bring forward these changes.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0014 based on the following conditions:

Case 24-0014:

1. Approval by the Metropolitan Council.

Motion seconded by Commissioner Homan. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.

- 4.5.** 2024-205 Case File No. 24-0036 // City of Blaine // Northwest Corner of Paul Parkway NE and Ulysses Street NE
The City is requesting a comprehensive plan amendment to change the land use designation from High Density Residential/Planned Commercial (HDR/PC) to Medium Density Residential/Community Commercial (MDR/CC).
Sponsors: Erik Thorvig, Community Development Director

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0036 was opened at 7:41 PM.

Mike Quesnell, 1296 123rd Avenue NE, asked what the driving force was for the proposed changes.

Chair Goracke reported the city council was working to fine tune its comprehensive plan.

City Planner Sellman explained there was a shift in philosophy for the city council which led to lowering the density of properties next to townhomes. She indicated the proposed change would shift the density from high density which allows apartments to medium density which does not allow apartments.

Mr. Quesnell questioned if there were any plans in place for this property.

City Planner Sellman reported no development was proposed at this time.

Mr. Quesnell indicated he was concerned about the property devaluation and how this would impact the property owners.

Nick Jarvis, representative of the landowner, stated this was one of the only pieces of land his family owned in Blaine. He reported his family has owned and paid taxes on this property for 20 years. He discussed how the proposed density reduction would adversely impact the future value of this property. He respectfully requested the city not change the density of this property or that the change be delayed until more development occurs along this corridor.

The public hearing was closed at 7:47PM.

Chair Goracke asked for staff comment as to why this change was being brought forward.

City Planner Sellman explained the city council's philosophy had changed and they no longer supported having high density residential next to low density residential. She indicated the planning commission was being asked to make a recommendation to the city council. She stated if the planning commission did not support the proposed changes, the planning commission could make another motion for the council to consider. She reiterated that the council would make the final determination on this planning case.

Motion by Commissioner Homan to recommend approval of Planning Case 24-0036 based on the following conditions:

Case 24-0036:

1. Approval by the Metropolitan Council.

Motion seconded by Commissioner Swanson. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.

- 4.6.** 2024-206 Case File No. 24-0037 // City of Blaine // 12565 and 12535 Zest Street NE and 12592 Lexington Avenue NE
The City is requesting a comprehensive plan amendment to change the land use designation from High Density Residential (HDR) to Medium Density Residential/Community Commercial (MDR/CC), and Medium Density Residential (MDR) to Medium Density Residential/Community Commercial (MDR/CC).
Sponsors: Erik Thorvig, Community Development Director

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0037 was opened at 7:53PM.

Elmer Stevenson, 12565 Zest Street NE, explained he believed this matter was different because the city shifted high density across the street. He stated this was a problem because property was being devalued. He hoped his property doesn't change for a very long time because he enjoyed where he lived. However, he understood the people to the north of him would be developing sooner than him. He commented further how his property value would be destroyed if this change were approved by the city.

Debra Williamson, 3951 126th Avenue NE, reported she has lived in her home for 45 years and she has seen a lot of change in the last 20 years. It was her hope the change was being done in a respectful manner. She assumed there was a short, medium and long term comprehensive plan for the city, but she could not find any information regarding these plans on the city's website. She discussed how the city had been more transparent in the

past when changes were coming to Main Street. She requested she be pointed in the right direction to learn more about the city's plans. She suggested the city treat the long-term residents living on this corner with care considering how their properties will be impacted.

Moses, 12535 Zest Street NE, explained he had been trying to work with his landlord to purchase the property he was living on. He stated if he were able to purchase this property, there would be no development. He was of the opinion that Blaine needed this property to remain as is, versus being overdeveloped. He suggested if Blaine wanted to change these properties, the city should foot the bill for these changes.

The public hearing was closed at 8:00PM.

Chair Goracke requested comment regarding where the high density had been shifted.

City Planner Sellman explained the property to the south was planned commercial and there would no land use change to this property is being considered at this time. She reported staff would speak with Ms. Williamson to show her how to view the city's comprehensive plan on the website.

Commissioner Swanson stated it appears these property owners would support apartment complexes, which went against the comments the city was receiving from residents. She discussed how reducing the density on these properties was in alignment with the comments being received from Blaine residents.

Chair Goracke indicated the commission was being asked to consider a density reduction per direction from the city council. He explained the proposed direction from council would ensure apartments were not developed on these properties.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0037 based on the following conditions:

Case 24-0037:

1. Approval by the Metropolitan Council.

Motion seconded by Commissioner Homan. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.

5. New Business

- 5.1.** 2024-176 Case File No. 24-0034 // 105th Avenue Redevelopment Area Master Plan // 10550 Nassau Street NE
The applicant is requesting Master Plan approval for the 105th Redevelopment Project.
Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner.

Chair Goracke asked when development would begin on this project and how long would it take to complete.

City Planner Sellman directed this question to the development team.

Rob Bader, Bader Development, explained development would begin this year with the understanding the stadium would be completed by the spring of 2026. He indicated groundwork would begin this year.

Chair Goracke stated he was very impressed by the proposed master plan and that the city would be getting new hotels for its guests.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0034 approval of the master site plan that includes the following uses. However, the development is not limited to these uses:

Case 24-0034:

- 1. Food halls**
- 2. Hotels with or without water park**
- 3. Indoor recreation**
- 4. Medical office (requires an ordinance amendment)**
- 5. Multi-family residential (apartments)**
- 6. Outdoor recreation**
- 7. Parking ramp**
- 8. Public space/plaza**
- 9. Restaurants**
- 10. Shared parking/access**
- 11. Stadium**

And subject to the following conditions:

- 1. Conditional use permits shall be applied for in accordance with section 30.905.**
- 2. Any lighting over 20 feet requires a conditional use permit.**
- 3. A district signage plan shall be approved by City Council.**
- 4. Detailed parking analysis requirements shall be submitted for each building at the time of the conditional use permit application or building permit if a CUP is not required. The analysis should consist of the following information:**
 - (1) A site plan of the property identifying where the proposed project is located, showing all existing uses/tenant spaces and all existing parking space locations.**
 - (2) Parking analysis matrix that includes: (1) names of all existing/proposed uses with tenant address; (2) each tenant's total building square footage existing and proposed (3) lists dining and seating counts for restaurant, bar, brewery, cocktail room and coffee shop uses; and (4) lists an accurate total number of all existing parking spaces on-site.**

- (3) Proposed parking layout and number of stalls for the development.
- (4) Floor plan layouts may be required to determine relevant seating areas and other-relevant square-footage areas.
5. Construction drawings to be provided and approved by both the City and CCWD prior to any work being initiated. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site.
 6. The developer is responsible for extending the required sanitary sewer, water main, and storm sewer to adequately serve the development. The extension of utilities, sizing, looping, and location shall follow city standards and specifications.
 7. Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
 8. An approved CCWD permit(s) is required prior to city plan approval and start of site work.
 9. The developer is responsible for extending the appropriate network of streets into the proposed development to serve both the proposed development and the existing recreational activities of the National Sports Center to the west and south and access to the existing businesses/properties to the north and amid the development. These streets will need to meet the city standards and typical sections that will allow for parking on none, one, or both sides of the street. A geotechnical report is required that will recommend the different typical street sections based on the existing soils.
 10. The developer is responsible for constructing any required improvements that the county outlines in their review of the development along with any mitigation measures listed in the Alternative Urban Areawide Review (AUAR). The plan also indicates that there are several new street connections with 105th Avenue. The plan will need to identify how these will interact with the existing recreational activities to the south.
 11. Sidewalks and trails are required to be constructed on at least one side of all streets.
 12. Any lighting above the typical street lighting will be the responsibility of the developer to install and maintain.
 13. The applicant is responsible for any necessary approvals from the Federal Aviation Administration (FAA).
 14. Preliminary and final plat approval is required prior to issuance of any building permits.
 15. Building design shall be consistent with the design guidelines and as outlined in section 30.90.
 16. A parking ramp shall be part of the master development.

Motion seconded by Commissioner Swanson. The motion passed 4-0.

Chair Goracke noted this would be on the agenda of the July 1, 2024 city council meeting.

6. Adjournment

**Motion by Commissioner Homan to adjourn the regular planning commission meeting.
Motion seconded by Commissioner Swanson. The motion passed 4-0.**

Adjournment time was 8:17PM.



City of Blaine Staff Report

File Number: 2024-235

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

Public Hearing - Alex Koberoski, Zoning Technician

Agenda Item # 5.1

Case File No. 24-0035 // Dan Breske // 3850 128th Avenue NE

The applicant is requesting a conditional use permit to construct a 1,280 square foot detached accessory structure in a corner side yard in the Farm Residential (FR) zoning district.

Background

Zoning	Farm Residential (FR)
Land Use	Low Density Residential (LDR)
Area	4.29 Acres
Applicable Regulations	Sections 27.04, 29.014(j) and 29.014(k)
Attachments	Zoning and Location Map Site Plan Building Plans
Schedule	Planning Commission: 07/09/24 City Council: 08/05/24

Staff report prepared by Alex Koberoski, Zoning Technician, and Teresa Barnes, Project Engineer

Executive Summary

Zoning

The property is zoned Farm Residential (FR) and has a Low Density Residential (LDR) land use designation.

Surrounding Zoning and Uses

The property is surrounded by FR zoned properties.

Existing Conditions

The parcel consists of a single-family home and an attached 792 square foot garage.

History

The home was built in 2000. No previous approvals apply to the property.

Evaluation of Request

Site Plan

The applicant is proposing a 40-foot by 32-foot (1,280 square feet) detached accessory building in the corner side yard. In the FR zone total accessory structure building space is limited to 1,200 square feet or 3,000 square feet with a conditional use permit. The existing attached garage is 792 square feet, bringing the total accessory structure space to 2,072 square feet with the Conditional Use Permit (CUP) request.

Accessory structures located anywhere other than the rear yard are a conditional use in the FR district, and must meet a minimum 100-foot setback from property lines. The proposed structure will be located in the corner side yard and meet a 100-foot setback from the corner side yard property line fronting on Xebec Street and a 140-foot setback from the north property line.

The applicant is proposing to use the detached accessory structure for personal storage.

Architecture

Accessory structures are required to be compatible with the principal building. The proposed structure matches the principal dwelling architecturally, and the color is compatible with the dwelling.

Tree Preservation

The applicant has not proposed any significant trees to be removed with the construction of the accessory structure.

Grading/Storm Drainage

Minor grading will occur for the construction of the proposed detached accessory building. Existing drainage patterns will be maintained.

Utilities

The proposed accessory building will not have utilities. 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 property will utilize the existing access point to the property from 128th Avenue NE. No new access point will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

The applicant will need to obtain any and all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

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 proposed accessory structure will not create an additional burden on existing 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. (Ord. No. 20-2447, 7-20-2020)
 - The proposed accessory structure will be located approximately 255 feet from the nearest neighboring dwelling to the east, and will be consistent with other properties in the area that have received similar approvals for larger detached accessory structures.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The accessory structure will be constructed to match the existing dwelling, and therefore will not have an adverse effect upon 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 FR district is intended to preserve natural and agricultural uses and promotes orderly development in areas of the city where urban services are not presently available. The larger accessory building use is consistent with other farm residential properties. Therefore, the use is consistent with the zoning code.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is not in conflict with the LDR 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.

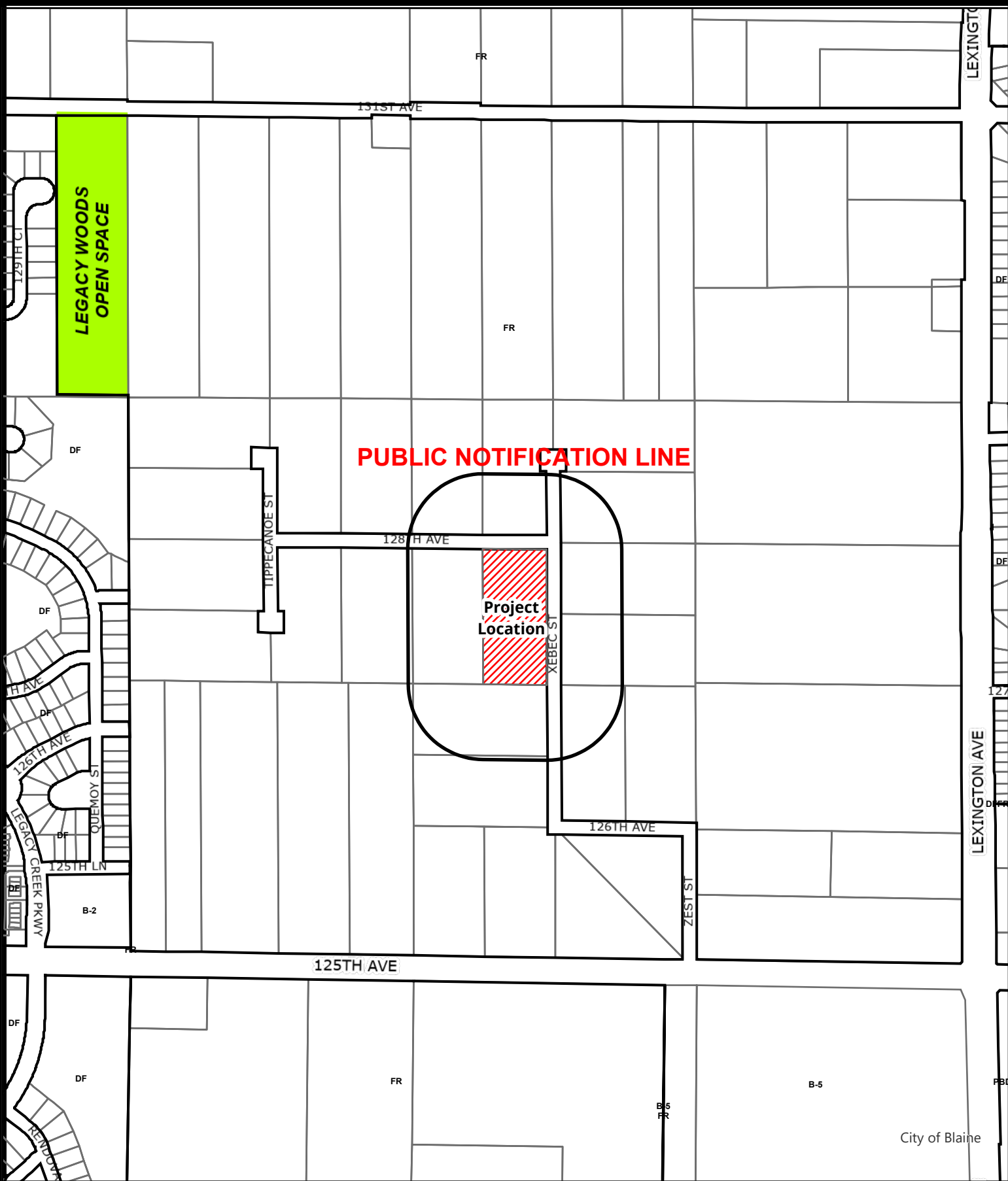
Recommendation

In Planning Case File No. 24-0035, it is recommended that the Planning Commission recommend approval of a conditional use permit to construct a 1,280 square foot detached accessory structure in a corner side yard in the Farm Residential (FR) zoning district with the following conditions:

1. The proposed accessory structure shall match the existing dwelling in terms of architectural style and exterior color.
2. The proposed accessory structure shall meet a minimum 100-foot setback from the corner side yard and front yard property lines.
3. Any proposed home occupation shall meet the requirements as outlined in section 33.10 of the zoning code.
4. The detached accessory structure (total accessory building space) is limited to 2,072 square feet.

Attachment List

1. Attachments



BlaineMN.gov

Case File No. 24-0035 Dan Breske

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



Established in 1902
LOT SURVEYS COMPANY, INC
 LAND SURVEYORS

REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
 7801 73rd Avenue North
 Minneapolis Minnesota 55428
 612-860-8093
 Fax No 660-3622

Surveyors Certificate

INVOICE NO 56478
 F B NO 862-14
 SCALE 1" = 60'

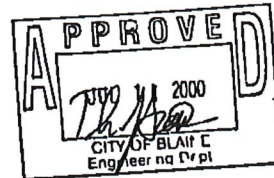
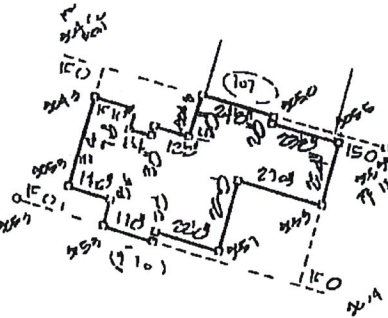
- (X) Denotes Iron Monument
- (I) Denotes Wood Hub Set for excavation only
- (X) Denotes Existing Elevation
- (X) Denotes Proposed Elevation
- (X) Denotes Surface Drainage

NOTE Proposed grades are subject to results of soil tests
 Proposed building information must be checked with approved building plan and development or grading plan before excavation and construction

900 0.4074 Proposed Top of Block
 9095 1.175 Proposed Garage Floor
 902.0 1.000 Proposed Lowest Floor

702.0 Type of Building
Full Basement

Property falls within Flood Zone C (area of minimal flooding) per Map and Panel No 270007 0005 C of Flood Insurance Rate Map



The East Half of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 2 Township 31 Range 23 Anoka County Minnesota

Signed Charles F. Anderson
 Charles F. Anderson Minn Reg No 21753 or
 Gregory R. Proach, Minn Reg No 24892

The only evidence to show a firm plot of record or information provided by client
 We hereby certify that this is a true and correct representation of the survey of the lot and the above described and the location of all buildings and visible encroachments if any for or by surveyor
 Surveyed by us this 25th day of April 2000

Date: 4/11/2024 - 1:18 PM
Design ID: 318852487540
Estimate ID: 87211
Estimated Price: \$16,808.13

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS
Design & Buy™
GARAGE

How to recall and purchase your design at home:

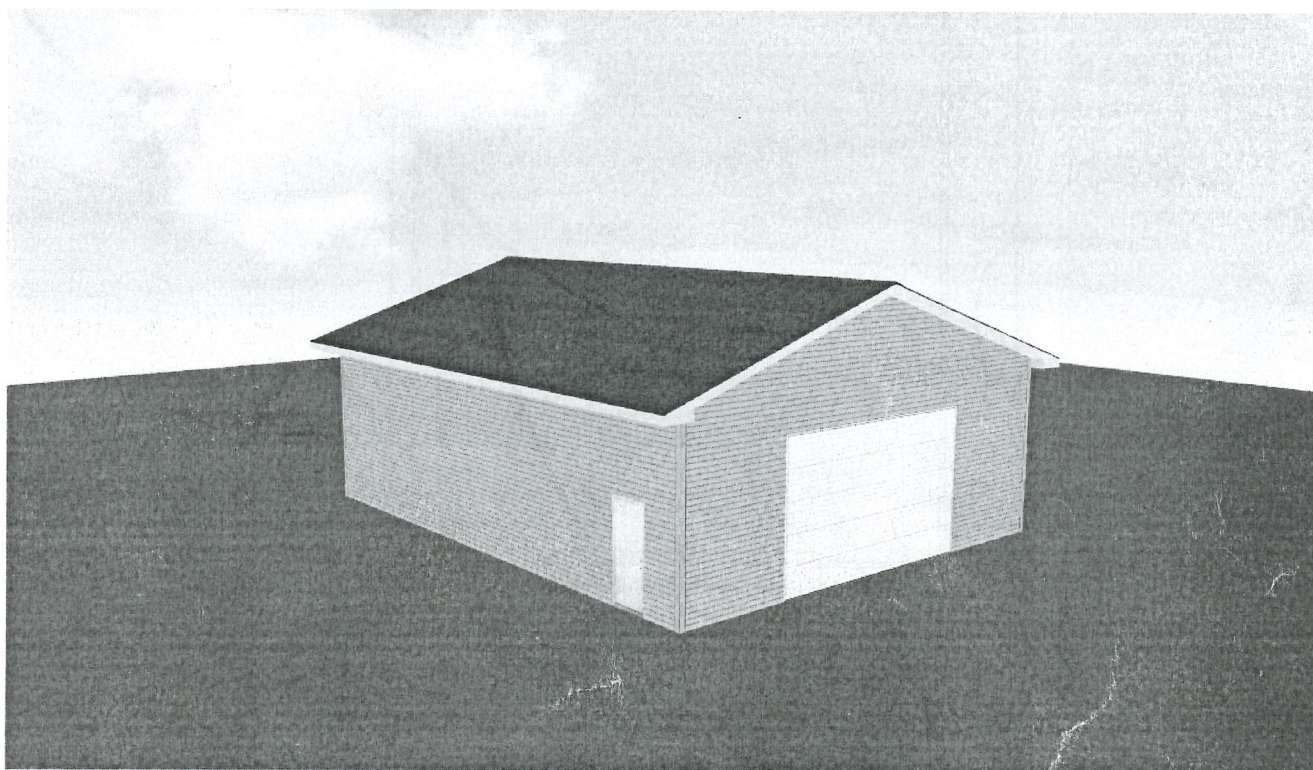


OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 318852487540
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 318852487540 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

4/11/2024 - 1:18 PM

Design ID: 318852487540

Estimate ID: 87211

Estimated Price: \$16,808.13

*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

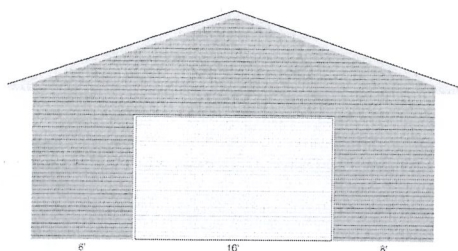
MENARDS®

Design & Buy™
GARAGE

Dimensions

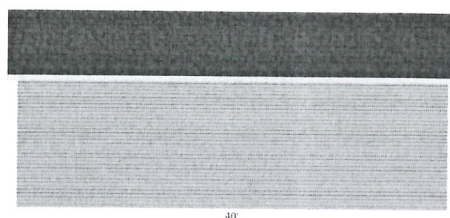
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.

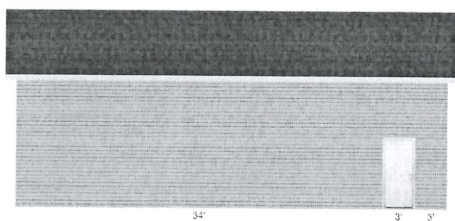


ENDWALL B

16X10 White Ribbed Torsion Spring

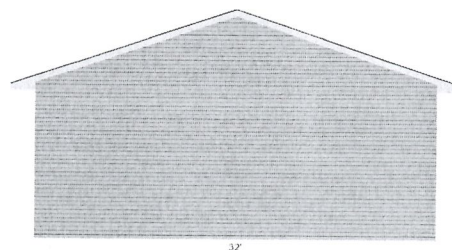


SIDEWALL D



SIDEWALL C

Mastercraft® 36W x 80H Primed Steel 6-Panel



ENDWALL A

4/11/2024 - 1:18 PM
Design ID: 318852487540
Estimate ID: 87211
Estimated Price: \$16,808.13

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Materials

Building Type

Building Location Zip Code: 55449
Building Type: Gable

Building Info

Building Width: 32'
Building Length: 40'
Building Height: 12'
Wall Framing Stud: 2 x 6
Roof Framing: Truss Construction
Truss Type: Common (24" on center spacing)
Roof Pitch: 4/12 Pitch
Eave Overhang: 24"
Gable Overhang: 12"
Curb: None
Foundation Type: Poured
Custom Garage Plan: No I do not need a custom building plan

4/11/2024 - 1:18 PM
Design ID: 318852487540
Estimate ID: 87211
Estimated Price: \$16,808.13

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Wall Info

Siding Material Types:

Vinyl Siding:

Vinyl Corner Trim Color:

Accent Material Type:

Wainscot Material Type:

Wall Sheathing:

House Wrap:

Gable Vents:

Vinyl

ABTCO® Cedar Creek™ Double 4, Color: Clay

Clay

None

None

7/16 x 4 x 8 OSB(Oriented Strand Board)

Kimberly-Clark BLOCK-IT®9'x75'House Wrap

None



City of Blaine

Staff Report

File Number: 2024-236

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

Public Hearing - Elizabeth Showalter, Community Development Specialist

Agenda Item # 5.2

Case File No. 24-0038 // National Sports Center // 1700 105th Avenue NE

The applicant is requesting a conditional use permit to allow for freestanding lighting up to 100 feet in the Regional Recreation (RR) zoning district.

Background

Zoning	Regional Recreation (RR)
Land Use	Major Recreation (MR)
Area	24 Acres
Applicable Regulations	Sections 27.04 and 33.02(b)
Attachments	Zoning and Location Map Narrative Lighting Plan Photometric Plan Light Details
Schedule	Planning Commission: 07/09/24 City Council: 08/05/24

Staff report prepared by Elizabeth Showalter, Community Development Specialist, and Teresa Barnes, Project Engineer

Executive Summary

Zoning

The property is zoned Regional Recreation (RR).

Surrounding Zoning and Uses

Surrounding uses include:

- National Sports Village - Commercial project under construction zoned 105th Ave Redevelopment (RD) and guided Planned Commercial (PC).
- 105th Avenue and Nassau Redevelopment - Current industrial properties planned for redevelopment for commercial uses are zoned RD and guided PC.
- Existing heavy industrial properties zoned Heavy Industrial (I-2).
- Other parcels within the National Sports Center (NSC) are zoned RR.
- Townhomes in the TPC neighborhood (across 109th Avenue) are zoned Development Flex (DF).

Existing Conditions

Turf fields are under construction on the subject site, which were approved through the administrative site plan review process (SP24-0002).

History

No previous approvals apply to the ten fields proposed for lighting at this time. Previous field lighting projects have been approved through CUP on the NSC campus.

Evaluation of Request

Site Plan

The project consists of lighting surrounding ten turf fields on the NSC campus. Two clusters of four fields are under construction on the north side of 105th Avenue and two are under construction on the south side.

Pole mounted lighting is limited to a maximum height of 20 feet per 33.02(b), but are allowed to exceed that with a conditional use permit when located in a commercial or industrial district to light parking lots larger than 120 stalls or in any district for recreational fields. The lighting on the two southern fields is proposed to be a combination of 70 and 80-foot tall poles. The lighting on the eight northern fields is proposed as 100 foot tall poles.

The zoning code calls out specific allowable spill from lighting at residential property lines and at the edge of public roadways. Light intensity is limited to 1 foot-candle at the edge of the road and 0.5 foot candles at any residential property lines.

The applicable light intensities are:

- South side of 109th Avenue - ranges from 0 to 0.25 foot-candles.
 - The nearest residential property line is over 300 feet away from the field. Since the light intensity is no greater than 0.25 at the edge of the roadway, the requirement of light intensity, no greater than 0.5 foot candles at the residential property lines across 109th Avenue, has been met.
- North side of 105th Avenue - ranges from 0 to 0.15 foot-candles.
 - There are no residential properties near these lights.
- South side of 105th Avenue - ranges from 0 to 0.04 foot-candles.
 - There are no residential properties near these lights.

Details of the proposed lighting are attached. The proposed lights are down lit, shielded and low profile.

Grading/Storm Drainage

Minor grading will occur for the installation of the light poles. Existing drainage patterns will be maintained.

Utilities

The proposed light poles will not be served by city utility services.

Wetlands/Watershed/FEMA

The proposed light pole installation is not occurring within any documented wetland or floodplain. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The site will utilize the existing access points and trail connections. No new access point will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

The applicant will need to obtain any and all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Airport

Lighting is subject to Federal Aviation Administration (FAA) approval due to the height and proximity to the airport. The NSC is in discussion with the Metropolitan Airports Commission (MAC).

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.
 - Lighting up to 100 feet tall will not create an additional 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 use is consistent with the RR zoning district, which is intended for public recreation.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The lights are designed to have minimal visual impact when not lit and minimal spill. The tallest lights are 5 feet shorter than the existing cell tower to the northeast of the project area.

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.
 - o The lights are consistent with public recreation on a regional scale.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - o The use is consistent with the RR land use.
7. The use will not cause traffic hazards or congestion.
 - o 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.
 - o The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

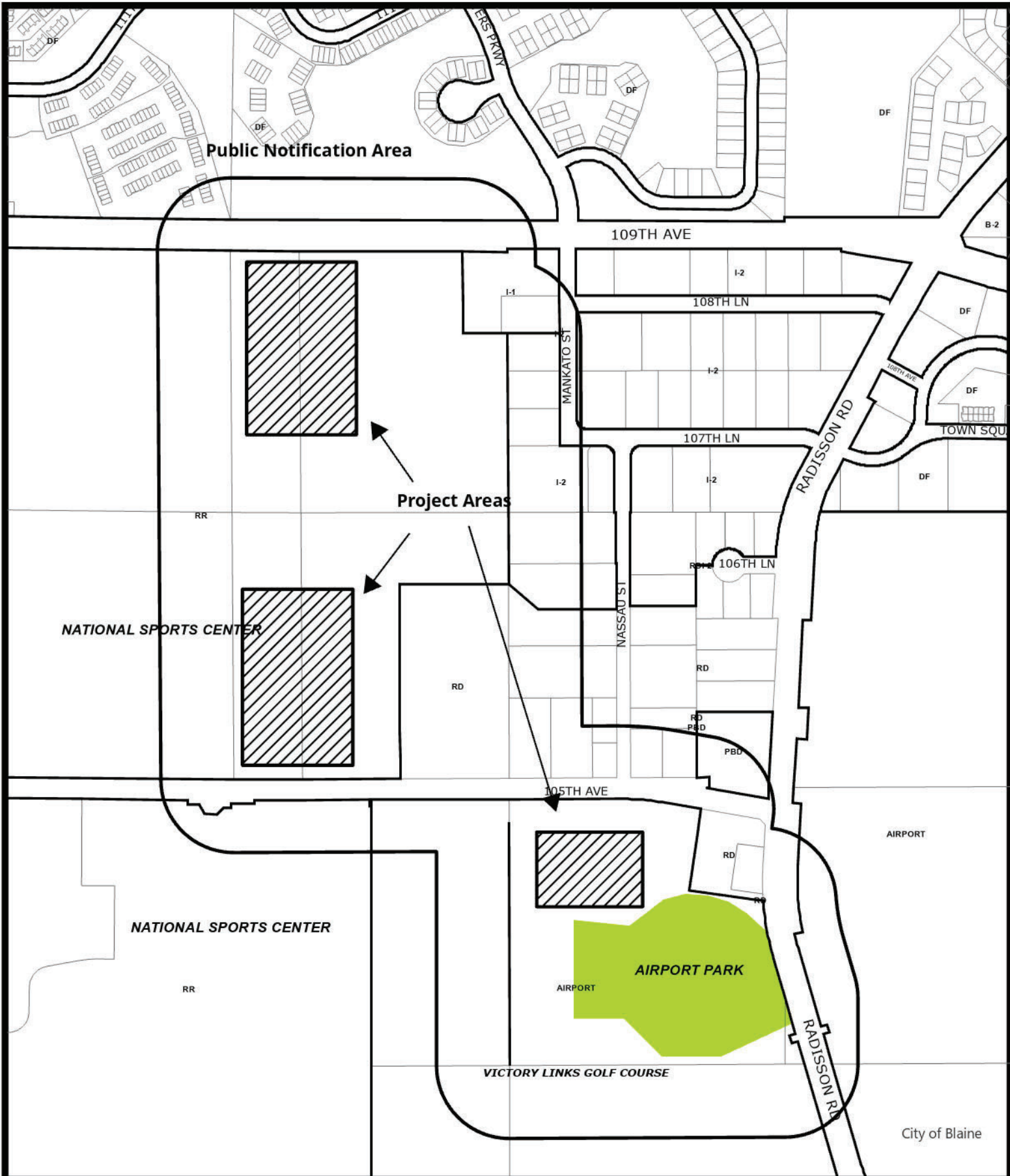
Recommendation

In Planning Case File No. 24-0038, it is recommended that the Planning Commission recommend approval of a conditional use permit to install pole mounted lighting up to 100 feet in height in the Regional Recreation (RR) zoning district with the following conditions:

1. Lighting is limited to the locations and heights shown on the attached site plan.
2. A building permit issued by the City and an electrical permit issued by the State is required prior to installation.
3. Lighting is subject to approval by the Federal Aviation Administration (FAA). Proof of FAA approval shall be submitted to the City prior to approval of building permits for the lighting installation.
4. Post-installation light intensity readings shall be provided along the northern edge of the northern property (adjacent to the 109th Avenue right-of-way).
5. Installation of cellular equipment is not permitted on the light poles without a separate Conditional Use Permit (CUP).

Attachment List

1. Attachments



BlaineMN.gov

Case File No. 24-0038 NSC Lighting

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





Real People. Real Solutions.

3300 Fernbrook Ln North
Suite 300
Plymouth, MN 55447

Phone: (763) 544-7129
Bolton-Menk.com

NSC COB-MASC Turf Fields

CUP Project Narrative

On behalf of the National Sports Center, we are applying for a Conditional Use Permit (CUP) as any proposed lighting over 50-feet requires a CUP.

Field Lighting is proposed for Fields 25-28, 29-32 and 55-56 (related to SP24-0002: NSC COB-MASC Turf Fields).

Proposed pole heights vary between 70'-100' tall, as shown on the attached site plans, photometric plans and spill light exhibits. Spill and glare control for the LED light fixtures will provide an average of 0.05 footcandles at adjacent property lines.

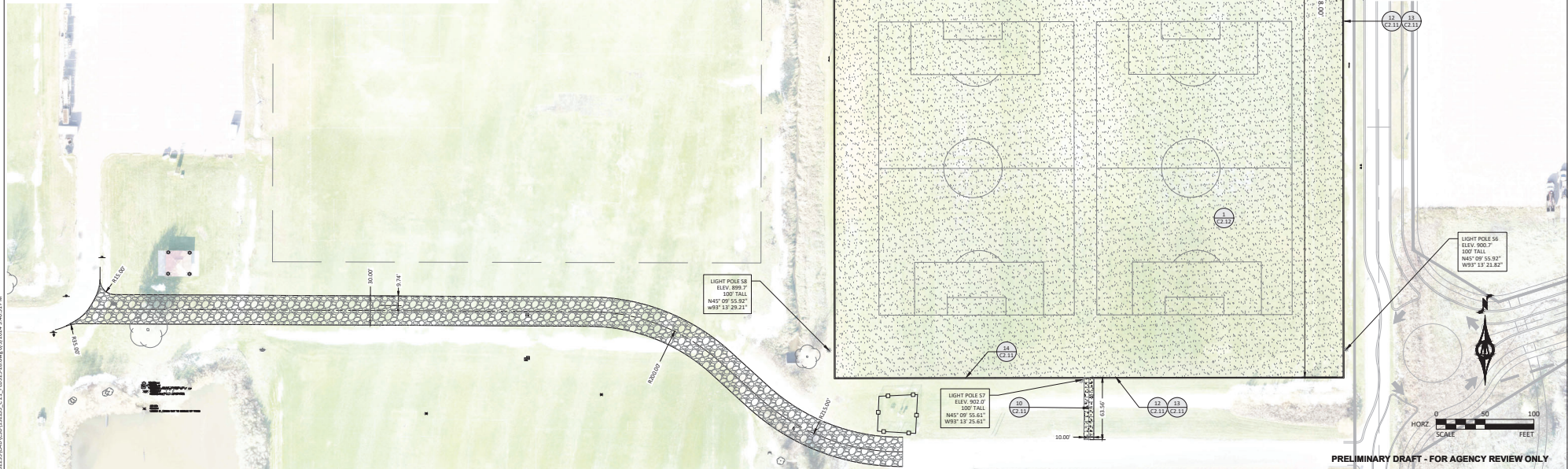
The proposed lighting will be similar to other recently installed lights at NSC fields and will be in keeping with the character of the National Sports Center and other athletic facilities in Blaine.

1. REFER TO SHEET C1.0 - TITLE SHEET FOR GENERAL NOTES.
2. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
3. ALL DISTURBED AREAS WHICH ARE NOT WITHIN THE FIELDS SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDDED.
4. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.

REFERENCE KEY TO SITE DETAILS
DETAIL ID NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)

	PROPOSED CONCRETE WALK	
	SYNTHETIC TURF FIELD	
	PROPOSED GRAVEL SURFACE	
	PROPOSED CHAIN LINK FENCING WITH MAINTENANCE STRIP	
	PROPOSED CHAIN LINK FENCING	
	FENCING KEY NOTE	
	PROPOSED MANHOLE (MH)	

5' HIGH CHAIN LINK FENCE WITH TOP AND BOTTOM RAIL $\frac{2}{2}$
 4' WIDE, 5' HIGH SINGLE SWING GATE WITH LOCKING DEVICE $\frac{1}{2}$
 14' WIDE, 5' HIGH DOUBLE SWING GATE WITH LOCKING DEVICE AND PLUNGER ROD $\frac{2}{2}$
 20' WIDE, 5' HIGH DOUBLE SWING GATE WITH LOCKING DEVICE AND PLUNGER ROD $\frac{1}{2}$



PRELIMINARY DRAFT - FOR AGENCY REVIEW ONLY



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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.


JAY R. POMEROY

LIC. NO. 23543 DATE 06/03/24



7575 GOLDEN VALLEY ROAD, SUITE 200
MINNEAPOLIS, MN, 55427

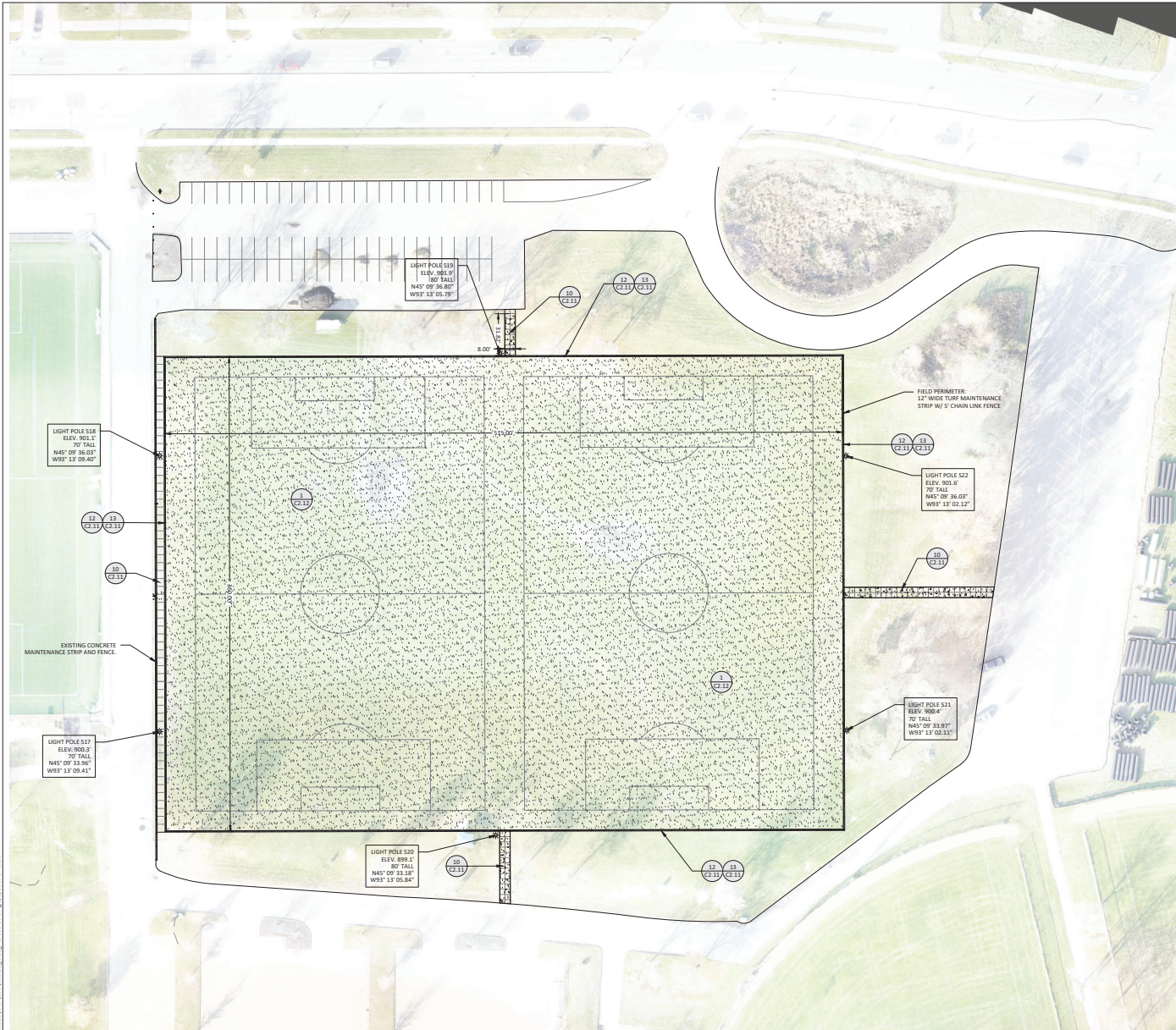
DESIGNED	RWK	NO.	ISSUED FOR	DATE
DRAWN	RWK			
CHECKED	JRP			
CLIENT PROJ. NO.	01/1 131841			

NATIONAL SPORTS CENTER, MINNESOTA
FIELDS 25-28 AND GRAVEL DRIVE
SITE LAYOUT AND FINISHING PLAN

SHEET

C1.12

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NOTES:

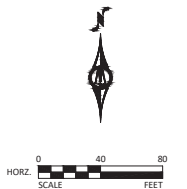
1. REFER TO SHEET C1.0 - TITLE SHEET FOR GENERAL NOTES.
2. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
3. ALL DISTURBED AREAS WHICH ARE NOT WITHIN THE FIELDS SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDED.
4. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.

LEGEND

- REFERENCE KEY TO SITE DETAILS
DETAIL ID NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)
- PROPOSED CONCRETE WALK
- PROPOSED SYNTHETIC TURF FIELD
- PROPOSED CHAIN LINK FENCING WITH MAINTENANCE STRIP
- FENCING KEY NOTE
- PROPOSED MANHOLE (MH)

FENCING KEY NOTES

- 5' HIGH CHAIN LINK FENCE WITH TOP AND BOTTOM RAIL
- 4' WIDE, 5' HIGH SINGLE SWING GATE WITH LOCKING DEVICE
- 14' WIDE, 5' HIGH DOUBLE SWING GATE WITH LOCKING DEVICE AND PLUNGER ROD
- 20' WIDE, 5' HIGH DOUBLE SWING GATE WITH LOCKING DEVICE AND PLUNGER ROD



PRELIMINARY DRAFT - FOR AGENCY REVIEW ONLY

DIMKE
EXCAVATING INC.

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JAY R. POMEROY
23543 05/03/24

BOLTON & MENK

7575 GOLDEN VALLEY ROAD, SUITE 200
MINNEAPOLIS, MN, 55427

DESIGNED	RWK	DATE	05/03/24
DRAWN	RWK		
CHECKED	JRP		
CHECKED	OV1		

NATIONAL SPORTS CENTER, MINNESOTA
FIELDS 55 & 56
SITE LAYOUT AND FINISHING PLAN

SHEET

C1.32

Equipment List For Areas Shown								
Pole			Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
4	S1 S5 S9 S13	100'	-	100'	TLC-LED-1500	16	16	0
4	S2 S4 S14 S16	100'	-	100'	TLC-LED-1500	5	5	0
2	S3 S15	100'	-	100'	TLC-LED-1500	10	10	0
4	S6 S8 S10 S12	100'	-	100'	TLC-LED-1200	1*	1	0
				100'	TLC-LED-1500	5	5	0
2	S7 S11	100'	-	100'	TLC-LED-1200	3*	3	0
				100'	TLC-LED-1500	10	10	0
1	S17	70'	-	70'	TLC-LED-1200	5	5	0
				60'	TLC-LED-900	2	2	0
3	S18 S21-S22	70'	-	70'	TLC-LED-1200	5	5	0
1	S19	80'	-	80'	TLC-LED-1200	10	10	0
				80'	TLC-LED-900	2	2	0
1	S20	80'	-	80'	TLC-LED-1200	10	10	0
				80'	TLC-LED-900	2/3*	5	0
22	Totals					203	203	0

*Above Grade level relative to the field
*This structure utilizes a back-to-back mounting configuration



ENGINEERED DESIGN By: Matt Sullivan • File #232347B-Spill North_A • 16-May-24

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

National Sports Center

Blaine, MN 55449

Grid Summary

Name Property Spill - 109th Ave
Spacing 30.0' x 10.0'
Height 3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Scan Average	0.04
Maximum	0.25
Minimum	0
Avg/Min	-
Max/Min	-
UG (adjacent pts)	0.00
CU	0.00
No. of Points	65
LUMINAIRE INFORMATION	
Applied Circuits	A,B,C,D,E,F,G,H
No. of Luminaires	203
Total Load	269.46 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

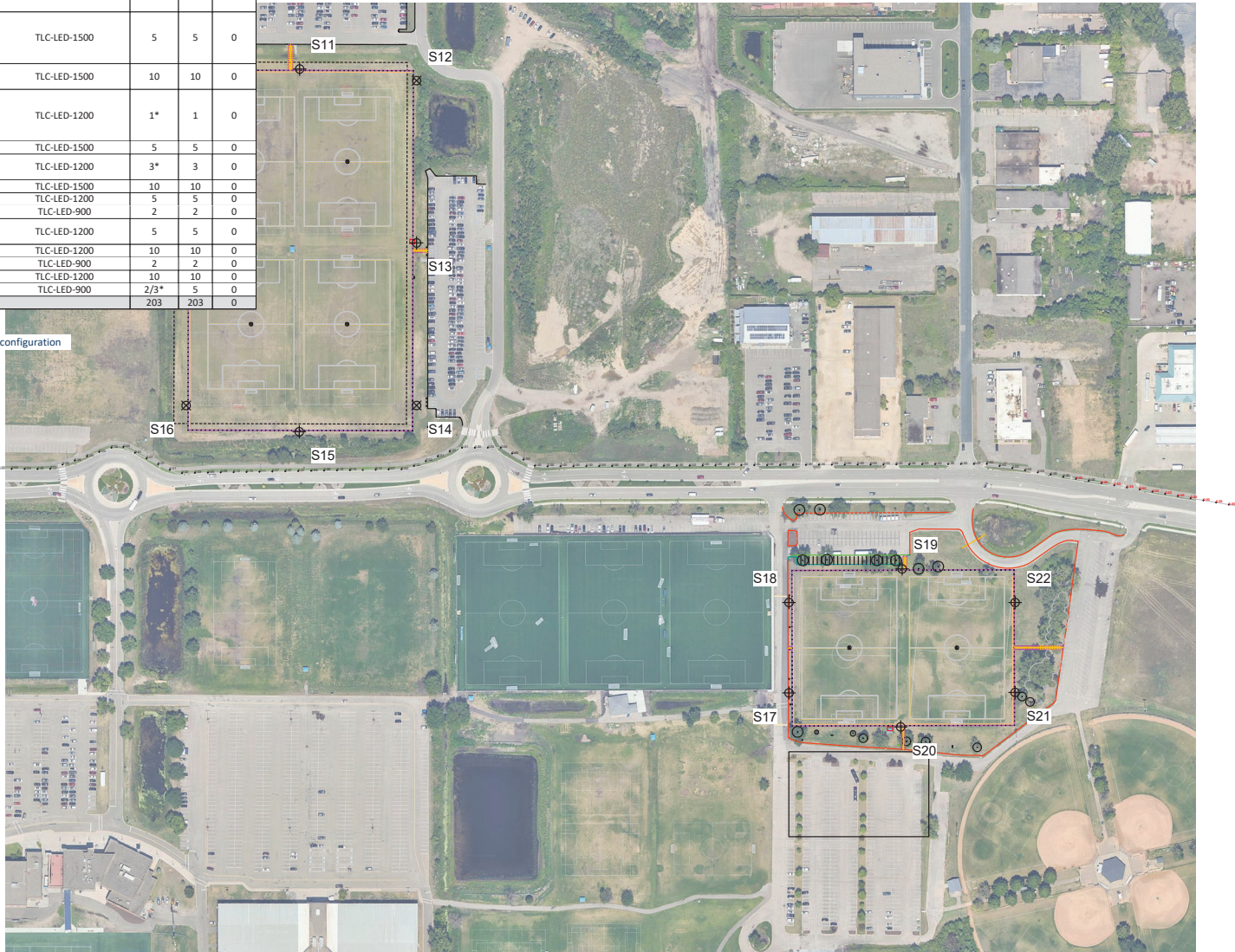


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ILLUMINATION SUMMARY

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Pole			Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE LEVEL	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
4	S1 S5 S9 S13	100'	-	100'	TLC-LED-1500	16	16	0
4	S2 S4 S14 S16	100'	-	100'	TLC-LED-1500	5	5	0
2	S3 S15	100'	-	100'	TLC-LED-1500	10	10	0
4	S6 S8 S10 S12	100'	-	100'	TLC-LED-1200	1*	1	0
				100'	TLC-LED-1500	5	5	0
2	S7 S11	100'	-	100'	TLC-LED-1200	3*	3	0
				100'	TLC-LED-1500	10	10	0
1	S17	70'	-	70'	TLC-LED-1200	5	5	0
				60'	TLC-LED-900	2	2	0
3	S18 S21-S22	70'	-	70'	TLC-LED-1200	5	5	0
1	S19	80'	-	80'	TLC-LED-1200	10	10	0
				80'	TLC-LED-900	2	2	0
1	S20	80'	-	80'	TLC-LED-1200	10	10	0
				80'	TLC-LED-900	2/3*	5	0
22				Totals		203	203	0

*Above Grade level relative to the field
*This structure utilizes a back-to-back mounting configuration



ENGINEERED DESIGN By: Matt Sullivan • File #232347B-Spill South_A • 16-May-24

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

National Sports Center

Blaine, MN 55449

Grid Summary

Name Property Spill - 105th North Side
Spacing 30.0' x 10.0'
Height 3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Scan Average	0.01
Maximum	0.15
Minimum	0
Avg/Min	-
Max/Min	-
UG (adjacent pts)	0.00
CU	0.00
No. of Points	119
LUMINAIRE INFORMATION	
Applied Circuits	A,B,C,D,E,F,G,H
No. of Luminaires	203
Total Load	269.46 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

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Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

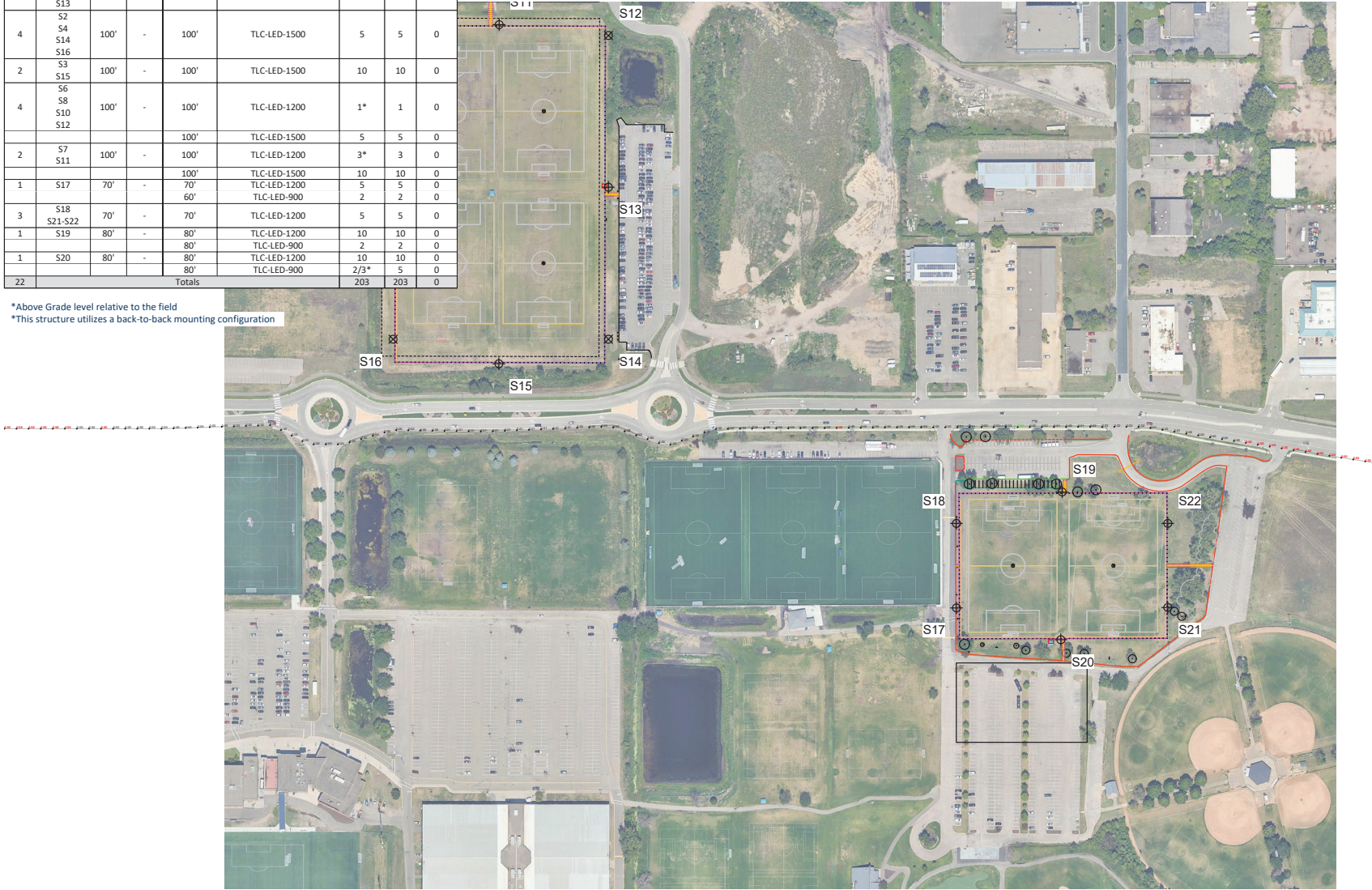


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Equipment List For Areas Shown								
Pole			Luminaires					
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4	S1 S5 S9 S13	100'	-	100'	TLC-LED-1500	16	16	0
4	S2 S4 S14 S16	100'	-	100'	TLC-LED-1500	5	5	0
2	S3 S15	100'	-	100'	TLC-LED-1500	10	10	0
4	S6 S8 S10 S12	100'	-	100'	TLC-LED-1200	1*	1	0
				100'	TLC-LED-1500	5	5	0
2	S7 S11	100'	-	100'	TLC-LED-1200	3*	3	0
				100'	TLC-LED-1500	10	10	0
1	S17	70'	-	70'	TLC-LED-1200	5	5	0
				60'	TLC-LED-900	2	2	0
3	S18 S21-S22	70'	-	70'	TLC-LED-1200	5	5	0
1	S19	80'	-	80'	TLC-LED-1200	10	10	0
				80'	TLC-LED-900	2	2	0
1	S20	80'	-	80'	TLC-LED-1200	10	10	0
				80'	TLC-LED-900	2/3*	5	0
22				Totals		203	203	0

*Above Grade level relative to the field
*This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 250
0' 250' 500'
ENGINEERED DESIGN By: Matt Sullivan • File #232347B-Spill South_A • 16-May-24

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

National Sports Center

Blaine, MN 55449

Grid Summary

Name Property Spill - 105th South Side
Spacing 30.0' x 10.0'
Height 3.0' above grade

Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Scan Average	0.00
Maximum	0.04
Minimum	0
Avg/Min	-
Max/Min	-
UG (adjacent pts)	0.00
CU	0.00
No. of Points	118
LUMINAIRE INFORMATION	
Applied Circuits	A,B,C,D,E,F,G,H
No. of Luminaires	203
Total Load	269.46 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

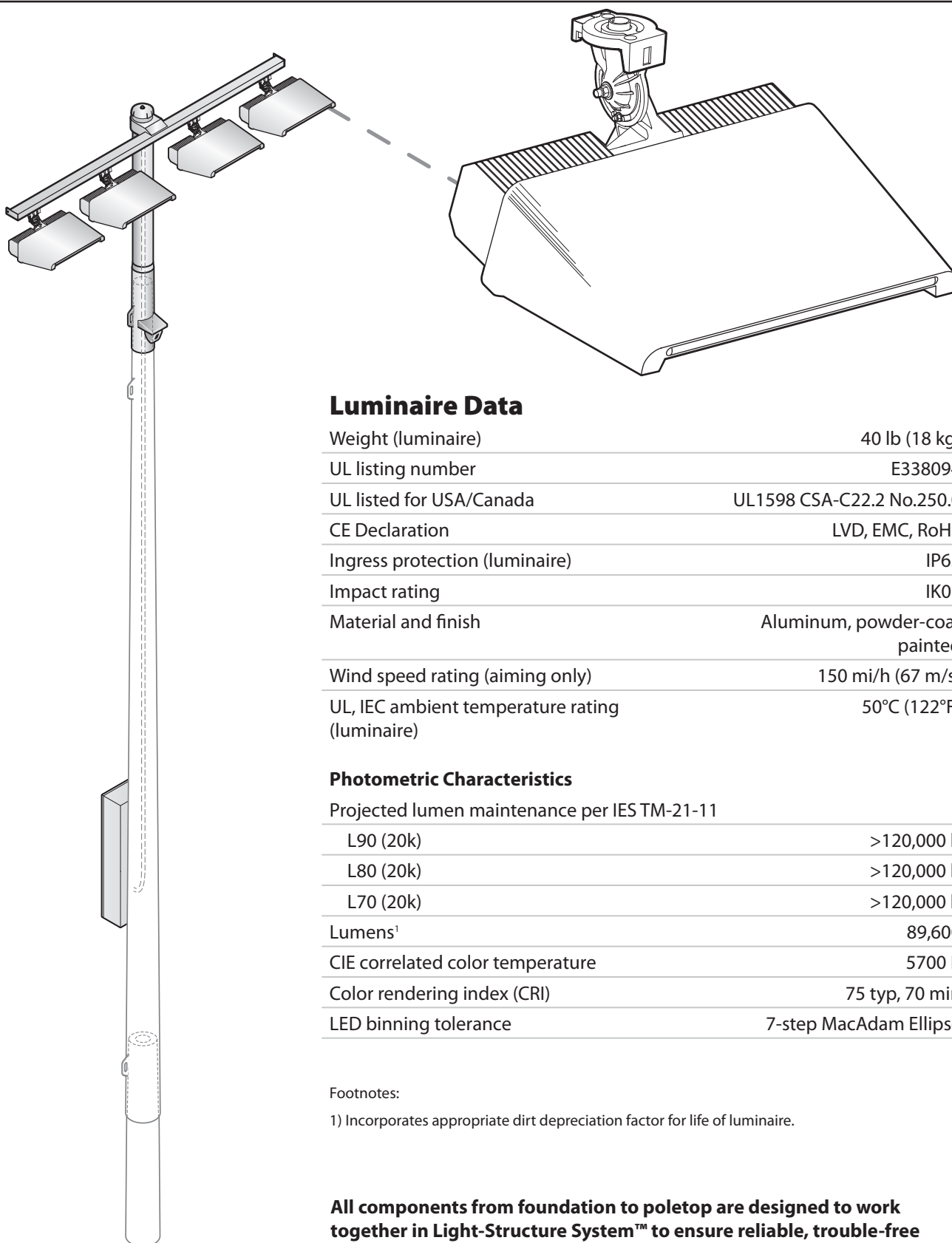
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY

Luminaire and Driver – TLC-LED-900



Luminaire Data

Weight (luminaire)	40 lb (18 kg)
UL listing number	E338094
UL listed for USA/Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection (luminaire)	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating (luminaire)	50°C (122°F)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11

L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens ¹	89,600
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	7-step MacAdam Ellipse

Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.

All components from foundation to poletop are designed to work together in Light-Structure System™ to ensure reliable, trouble-free operation.

Luminaire and Driver – TLC-LED-900

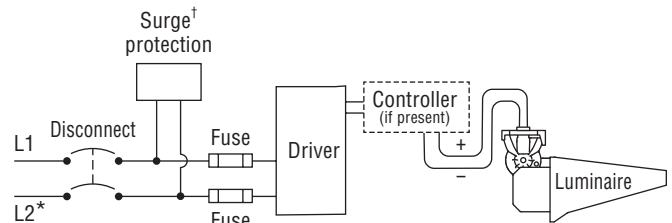
Driver Data

Typical Wiring

Electrical Data

Rated wattage¹

Per driver	890 W
Per luminaire	890 W
Number of luminaires per driver	1
Starting (inrush) current	<40 A, 256 μs
Fuse rating	15 A
UL, IEC ambient temperature rating, electrical components enclosure	50°C (122°F)
Ingress protection, electrical components enclosure	IP54
Efficiency	95%
Dimming mode	optional
Range, energy consumption	25 – 100%
Range, light output	30 – 100%
Flicker	<2%
Total harmonic distortion (THD) at full output	<20%



* If L2 is neutral then not switched or fused.
† Not present if indoor installation.

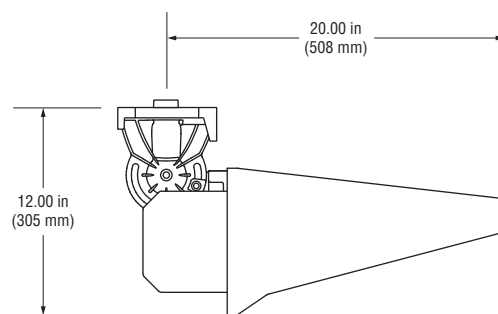
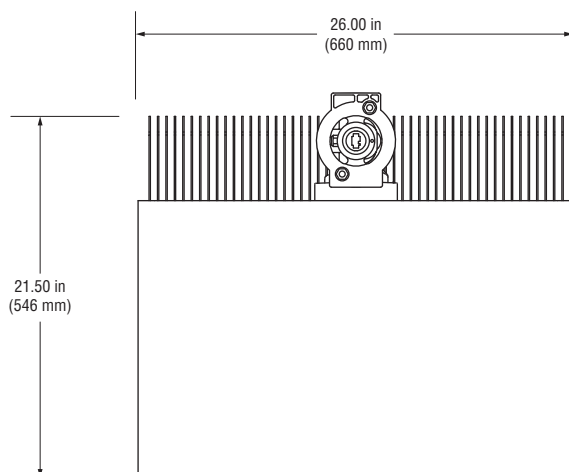
	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire ²	5.50 A	5.29 A	5.00 A	4.78 A	4.58 A	3.97 A	3.17 A	2.90 A	2.75 A	2.65 A	2.29 A

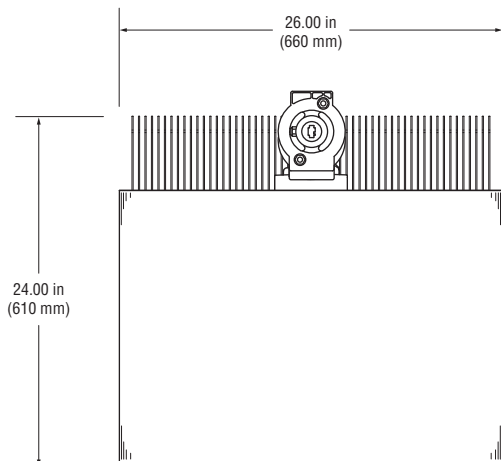
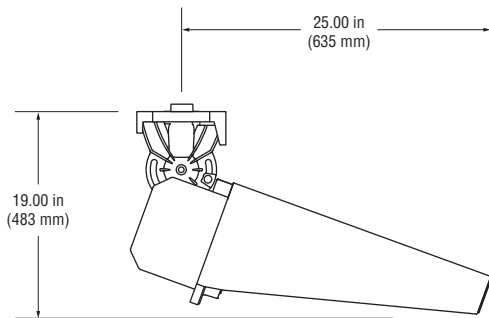
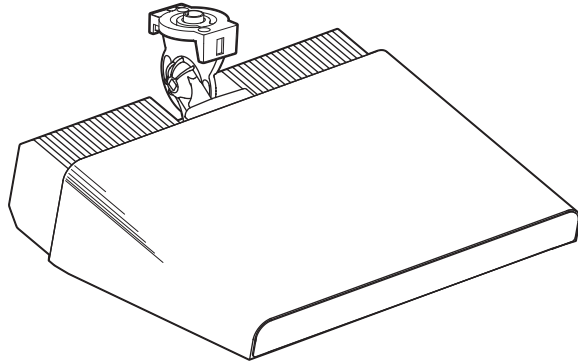
Footnotes:

- 1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.
- 2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.





Luminaire Data

Weight (luminaire)	45 lb (20 kg)
UL listing number	E338094
UL listed for USA / Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection, luminaire	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating, luminaire	50°C (122°F)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11

L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens ¹	111,520
CIE correlated color temperature	5700 K
Color rendering index (CRI)	90 typ
LED binning tolerance	7-step MacAdam Ellipse
Television lighting consistency index (TLCI)	75 min

Footnotes:

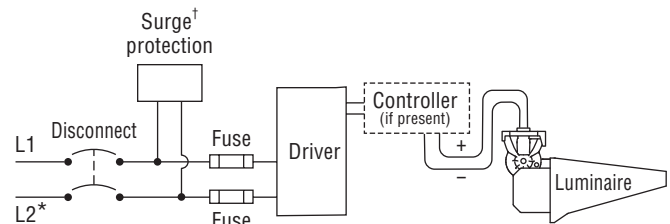
1) Incorporates appropriate dirt depreciation factor for life of luminaire.

Driver Data

Typical Wiring

Electrical Data

Rated wattage ¹	
Per driver	1170 W
Per luminaire	1170 W
Number of luminaires per driver	1
Starting (inrush) current	<40 A, 256 μ s
Fuse rating	15 A
UL, IEC ambient temperature rating, electrical components enclosure	50°C (122°F)
Ingress protection, electrical components enclosure	IP54
Efficiency	95%
Dimming mode	optional
Range, energy consumption	14 – 100%
Range, light output	19 – 100%
Flicker	<2%
Total harmonic distortion (THD) at full output	<20%



* If L2 is neutral then not switched or fused.

† Not present if indoor installation.

	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire ²	7.26 A	6.98 A	6.60 A	6.31 A	6.05 A	5.24 A	4.18 A	3.82 A	3.63 A	3.50 A	3.03 A

Footnotes:

- 1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.
- 2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.





City of Blaine Staff Report

File Number: 2024-237

Agenda Date	Status
July 9, 2024	
In Control	File Type
Planning Commission	Resolution

Public Hearing - Shawn Kaye, Planner

Agenda Item # 5.3

Case File No. 24-0039 // Marla Figueroa // 11704 Meadow Lane NE

The applicant is requesting a conditional use permit to allow a total of 2,008 square feet of accessory building space in the Farm Residential (FR) zoning district.

Background

Zoning	Farm Residential (FR)
Land Use	Low Density Residential (LDR)
Area	3.63 Acres
Applicable Regulations	Sections 27.04 and 29.014 (k)
Attachments	Zoning and Location Map Site Survey House Elevations Floor Plans Narrative
Schedule	Planning Commission: 07/09/24 City Council: 08/05/24

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

Executive Summary

Zoning

The property is zoned Farm Residential (FR) and has a Low Density Residential (LDR) land use designation.

Surrounding Zoning and Uses

The adjacent properties are zoned Residential Flex (RF) and Development Flex (DF) and have single-family homes.

Existing Conditions

The property has a single family home with a 528 sf attached garage, a 120 sf shed, and a swimming pool.

History

There are no previous CUP approvals for this parcel.

Evaluation of Request

Site Plan

The applicant is proposing to construct a 1,360 square foot garage addition to an existing 528 square foot attached garage. The proposed garage addition will include a 544 square foot storage area above the garage. The proposed garage addition will be used for vehicles and additional storage needs to maintain the property. The garage will meet all setbacks and standards for this zoning district. The side setback for a garage in the FR district is 20 feet and the proposed addition will have an approximately 40 foot setback. There is an existing 120 square foot shed south of the home that the applicant proposes to keep on the parcel. The shed will need to be moved to a location that meets the zoning ordinance requirements and does not encroach into any of the platted drainage and utility easements or existing wetlands and buffer areas on the property.

Architecture

The proposed attached garage must match architecturally with the home. The submitted plans indicate the garage will be compatible with the existing home.

Tree Preservation

The applicant has stated that they will be removing two trees for the construction of the garage addition. The tree preservation ordinance permits property owners to remove two (2) significant trees per year.

Grading/Storm Drainage

Minor grading will occur for the construction of the new attached garage structure. Existing drainage patterns will be maintained.

Utilities

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

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Wetlands/Watershed/FEMA

The proposed attached garage does not encroach into the existing wetlands on the property. The area of disturbance is less than the threshold for a watershed permit, therefore, Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

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

Easements/Right-of-way/Permits

The developer will need to obtain any and all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

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 construction of a 1,360 sf attached garage addition will not create an excessive burden on existing parks, schools, or streets.
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 proposed attached garage addition will meet all FR setbacks, and will be consistent with other properties to the south that have received similar approvals for larger garages. The attached garage will be compatible with adjacent properties.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
 - The attached garage will be constructed to match the proposed home, and therefore will not have an adverse effect upon 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 farm residential district is intended to preserve natural and agricultural uses and promotes orderly development in areas of the City where urban services are not presently available. The larger accessory building use is consistent with other farm residential properties, therefore, the use is consistent with the zoning code.
6. The use shall not be in conflict with the comprehensive plan of the City.
 - The use is not in conflict with the LDR (Low Density Residential) 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.

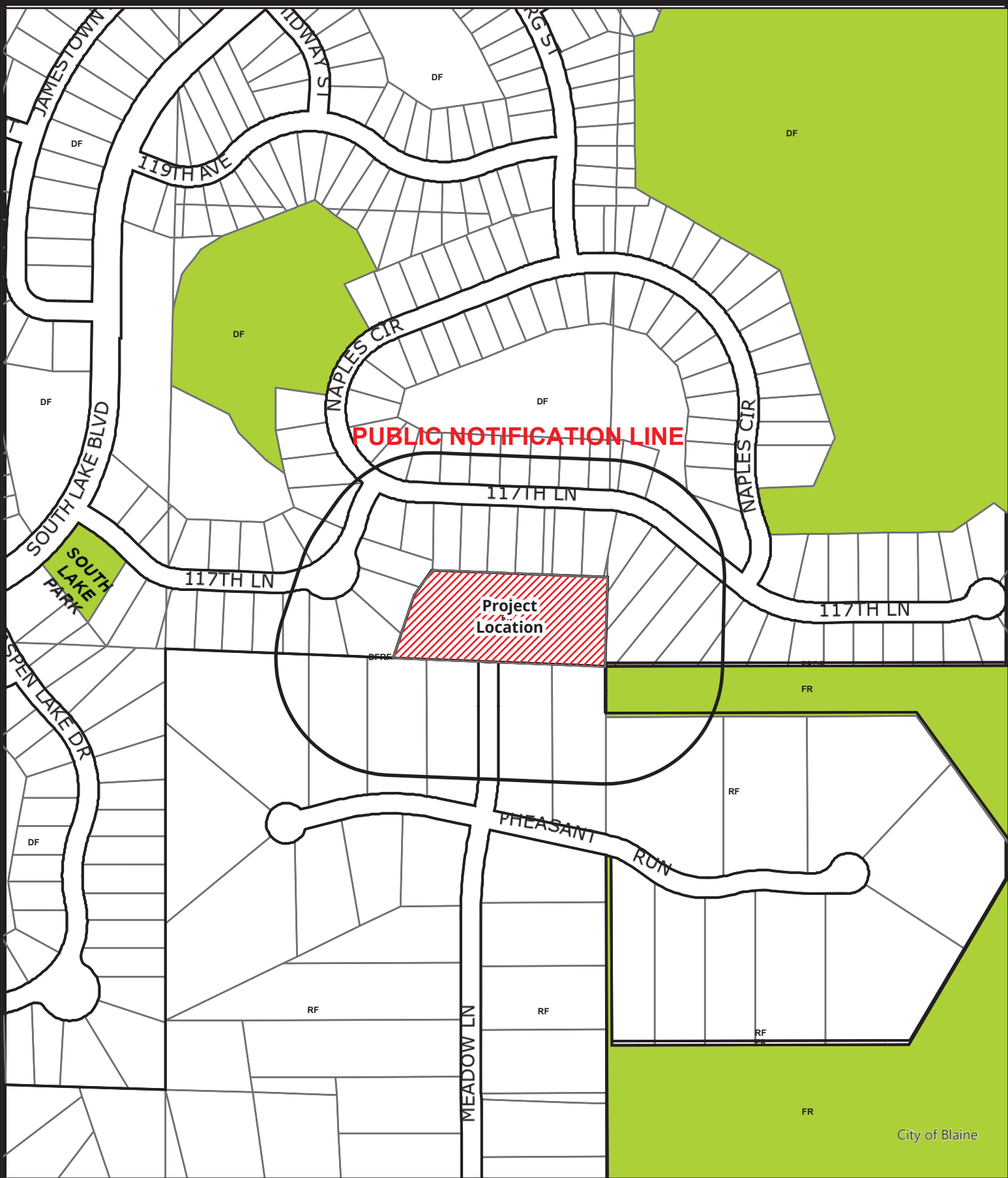
Recommendation

In Planning Case File No. 24-0039, it is recommended that the Planning Commission recommend approval of a conditional use permit to allow a total of 2,008 square feet of accessory building space in the Farm Residential (FR) zoning district with the following conditions:

1. The proposed attached garage shall match the home in terms of architectural style, exterior color and materials.
2. The attached garage to be used for personal storage only.
3. The attached garage is limited to 1,888 square feet. The total square footage of accessory building space is limited to 2,008 square feet, including the existing 120 square foot shed.
4. The existing shed will need to be moved to a location that meets zoning ordinance requirements and does not encroach into any of the platted drainage and utility easements or existing wetlands and buffer areas on the property.

Attachment List

1. Attachments



BlaineMN.gov

Case File No. 24-0039 Marla Figueroa

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

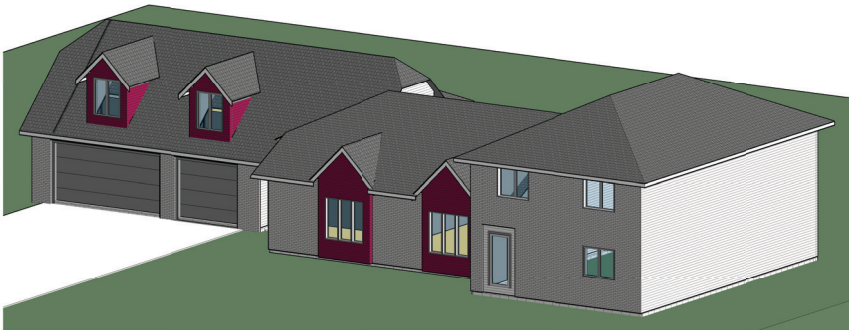


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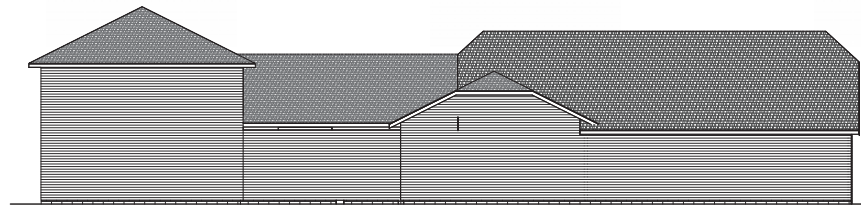
11704
Marlow Lane
Lower floor OK
CPL 9/8/93



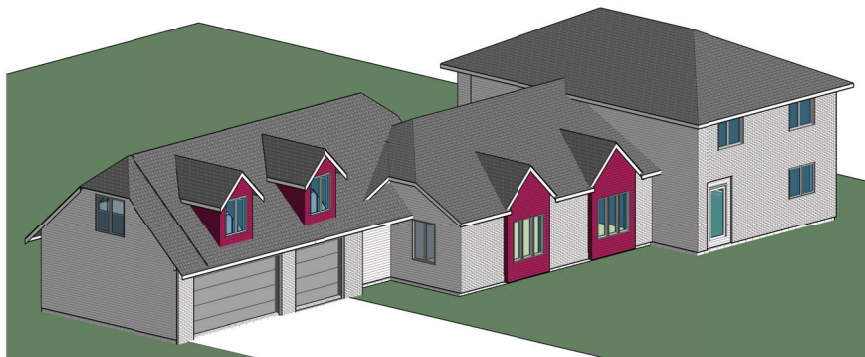
2 SOUTH ELEVATION
1/4" = 1'-0"



4 3-D PERSPECTIVE SOUTH EAST VIEW
A-1



3 NORTH ELEVATION
A-1 1/8" = 1'-0"



5 3-D PERSPECTIVE SOUTH WEST VIEW
A-1



1 WEST ELEVATION
A-1 1/4" = 1'-0"

PROJECT:
REMODEL GARAGE
ADDITION

OWNER:
CARLOS & MARLA FIGUEROA
ADDRESS:
11704 MEADOW LANE
BLAINE, MN. 55449

CONTRACTOR:

REVISIONS			
NO.	DATE	DESCRIPTION	BY

PRELIMINARY PLAN

JUNE 06, 2024

NOT FOR CONSTRUCTION

PLANS PROVIDED BY:

SCHWIETERS HOME DESIGN
1628 COUNTY HIGHWAY 10 N.E.
SPRING LAKE PARK, MN 55432

TEL: (763) 785-2105
SchHomDsgn@aol.com

DATE: 05/09/2024

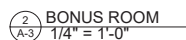
DATE: 06/06/2024 DRAWN: DICK S.
JOB NO: 02426 CHECKED: R.J.S.

ELEVATIONS

SCALE: As indicated

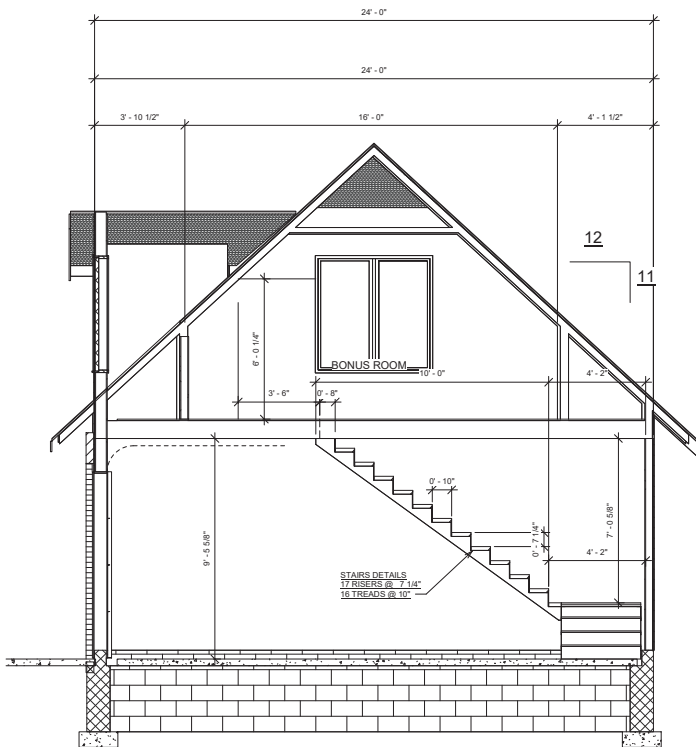
PAGE NO:

A-1

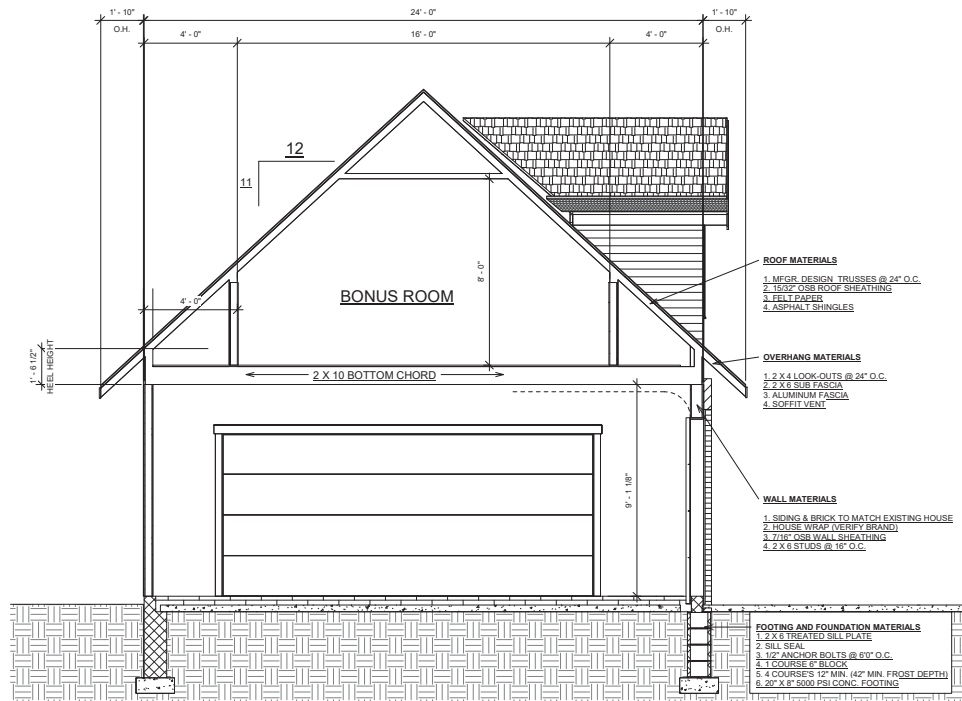


PAGE NO:

Page 48 of 58



1 SECTION THRU STAIRS
3/8" = 1'-0"



2 SECTION THRU GARAGE BONUS ROOM
3/8" = 1'-0"

PROJECT:
REMODEL GARAGE
ADDITION

OWNER:
CARLOS & MARLA FIGUEROA
ADDRESS:
11704 MEADOW LANE
BLAINE, MN. 55449

CONTRACTOR:

REVISIONS			
NO.	DATE	DESCRIPTION	BY

PRELIMINARY PLAN

JUNE 06, 2024

NOT FOR CONSTRUCTION

PLANS PROVIDED BY:

SCHWIETERS HOME DESIGN
1628 COUNTY HIGHWAY 10 N.E.
SPRING LAKE PARK, MN 55432

TEL: (763) 785-2105
SchHomDsgn@aol.com

DATE: 05/09/2024

DATE: 06/06/2024 DRAWN: DICK S.
JOB NO: 02426 CHECKED: R.J.S.

SECTIONS

SCALE: 3/8" = 1'-0"

PAGE NO:

A-4

We are submitting this conditional use permit application to expand our existing garage space at 11704 Meadow Lane NE. As our family is growing up, so is our need for additional vehicle storage and general storage space.

The proposed garage addition will involve extending the existing structure to accommodate the growing number of vehicles and storage needs. The new space will be 34 feet by 24 feet and will seamlessly integrate with the current architectural style of the property.

Our current garage space is no longer sufficient to accommodate all of the drivers in our house. Additionally, we require more storage space for tools, equipment, and seasonal items. This garage addition will allow us to organize and protect our assets effectively.

Expanding our garage will not only benefit our family but also contribute positively to the neighborhood. By providing adequate storage for our vehicles and equipment, we can prevent clutter and maintain the aesthetic appeal of our property.

We have carefully reviewed local zoning regulations and believe that our proposed garage addition complies with all relevant requirements. The project will adhere to setback regulations, height restrictions, and any other applicable guidelines outlined by the city zoning department.

We understand that the city may have concerns regarding the visual impact of the garage addition. To address this, we plan to incorporate architectural elements that complement the existing structure and landscaping features that enhance the overall appearance of the property. Additionally, we will ensure that construction activities are conducted with minimal disruption to neighboring properties.

In conclusion, the proposed garage addition is essential to meet our growing storage needs while maintaining the aesthetic integrity of our property. We are committed to working closely with the city and addressing any concerns to ensure that this project aligns with the community's best interests. Thank you for considering our application.



City of Blaine Staff Report

File Number: 2024-254

Agenda Date	Status
July 9, 2024	
In Control	File Type
Planning Commission	Presentation

Public Hearing - Elizabeth Showalter, Community Development Specialist

Agenda Item # 5.4

Case File No. 24-0044 // EB Blaine Development LLC (Blaine Town Center Addition) // 10550 Nassau Street NE

The applicant is requesting a preliminary plat to create 9 lots and 6 outlots to be known as Blaine Town Center Addition.

Background

Zoning	105th Avenue Redevelopment District (RD)
Land Use	Planned Commercial (P/C)
Area	75.23 Acres
Applicable Regulations	75-32
Attachments	Zoning and Location Map Preliminary Plat
Schedule	Planning Commission: 07/09/24 City Council: 08/05/24

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

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.

Zoning

The subject site is zoned 105th Avenue Redevelopment District (RD).

Land Use Designation

The subject site is guided Planned Commercial (PC).

Surrounding Zoning and Uses

Properties to the east are zoned Heavy Industrial (I-2) and are developed with various industrial uses. A portion of the properties to the east are zoned 105th Avenue Redevelopment District (RD) and are anticipated to be part of redevelopment project. Properties to the west are zoned Regional Recreation (RR) and are developed with parking lots or soccer fields. The north side abuts 109th Avenue and the south side abuts 105th Avenue.

Existing Conditions

The subject site is open space with ponding or parking.

History

The 105th Avenue/Radisson Road industrial area was and has been identified in the 2030 and 2040 Comprehensive Plans as a priority redevelopment area. It has also been identified as one of the four priority areas by the City Council through the visioning process that occurred in early 2021, and in the "Growth Management" portion of the City's 2020-2023 strategic plan. This project is also identified in the City's 2023-2026 Plan in the Economic Development priority. Based on direction from the City Council, the City embarked on a visioning/design process for this area to assist in future marketing and development efforts.

In 2022, the City created a new zoning district and rezoned this area to 105th Avenue Redevelopment District, amending the land use to Planned Commercial (PC) and select parcels to High Density Residential (HDR). Changes to zoning and land use incorporated portions of the Minnesota Amateur Sports Commission (MASC)/National Sports Center (NSC) property that were identified in the visioning process.

In 2023, a master developer was selected for the 105th Redevelopment Area. In 2023, the City, MASC and developer entered into various agreements that allow for private development to occur on the east portion of the NSC campus. Based on the revised master plan, a larger portion of MASC property will be incorporated into the redevelopment project than was originally anticipated when zoning and land use changes were approved in 2022.

In June this year, portions of the site were rezoned to the 105th Avenue Redevelopment District and reguided to PC as additional land was added into the master plan.

Evaluation of Request

Plat

Nine new lots and six outlot are being proposed. The breakdown is as follows:

Lots:

1. Lot 1, Block 1, 0.93 acres
2. Lot 2, Block 1, 0.35 acres
3. Lot 3, Block 1, 6.25 acres
4. Lot 4, Block 1, 1.48 acres
5. Lot 5, Block 1, 5.88 acres
6. Lot 6, Block 1, 1.14 acres
7. Lot 1, Block 2, 2.32 acres
8. Lot 2, Block 2, 1.60 acres
9. Lot 1, Block 3, 34.02 acres

Outlots:

1. Outlot A, 5.98 acres
2. Outlot B, 0.32 acres
3. Outlot C, 2.60 acres
4. Outlot D, 0.51 acres
5. Outlot E, 1.59 acres
6. Outlot F, 3.35 acres

The 105th Avenue Redevelopment District does not have minimum lot size requirements and allows for zero lot lines. The majority of the outlot are for stormwater and Outlot D will function as a street. Because the land is owned by the MASC and is part of a lease, right-of-way can't be dedicated and therefore will be an easement. All lots that do not access a public street are anticipated to have access easements and shall be recorded with the final plat.

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 is adjacent to a water feature, surface parking or other instances the city council deems appropriate.

Landscaping

No development is being proposed with the plat, landscaping will be reviewed with development.

Park Dedication

Park dedication is due for the 8 commercial lots at the commercial rate of \$8,704/acre. The total dedication due is \$173,645 (19.95 commercial acres platted).

Grading/Storm Drainage

No development is being proposed with the plat, grading and storm water drainage will be reviewed

with development.

Utilities

No development is being proposed with the plat, utilities will be reviewed with development.

The developer shall be responsible for payment of the connection charges that are due upon development for existing parcels 21-32-23-23-0003 and 21-31-23-22-0005.

The developer will be responsible to extend the required sanitary sewer, water main, and storm sewer to adequately serve the development. The extension of utilities, sizing, looping, and location will need to follow city standards and specifications.

Wetlands/Watershed

No development is being proposed with the plat. A Coon Creek Watershed District permit will be required to be received by the City prior to development.

Access/Street Design/Sidewalks

While no development is being proposed, the plat shows 6.72 acres for proposed street locations.

The developer is responsible for extending the appropriate network of streets into the proposed development to serve both the proposed development and the existing recreational activities of the National Sports Center to the west and south, and access to the existing businesses/properties to the north and within the development. These streets will need to meet the city standards and typical sections that will allow for parking on none, one, or both sides of the street. A geotechnical report is required that will recommend the different typical street sections based on the existing soils.

The master plan indicates that there are several connections proposed to existing county roads, specifically Radisson Road (CSAH 52) and 109th Avenue (CSAH 12). The developer will be responsible for constructing any required improvements that the county outlines in their review of the development along with any mitigation measures listed in the AUAR. The master plan also indicates that there are several new street connections with 105th Avenue. The plan will need to identify how these will interact with the existing recreational activities to the south.

Sidewalks and trails are required to be constructed on at least one side of all streets. The goal will be to create a network that ties into the existing walks/trails and the locations will be determined in the plan review process. Sidewalks and trails are required to be constructed in accordance with current city standards. A geotechnical report is required that will recommend the different typical walk/trail sections based on the existing soils.

As part of the street design, the development will be required to provide streetlights installed in the manner, location and type prescribed by the City Engineer. The developer shall pay the costs of all the street lighting installations. Any lighting above the typical street lighting will be the responsibility of the developer to install and maintain.

Easements/Right-of-way/Permits

The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management features.

The developer will need to dedicate the appropriate right-of-way for any proposed public street and easements or outlots that contain any private streets or private alleys.

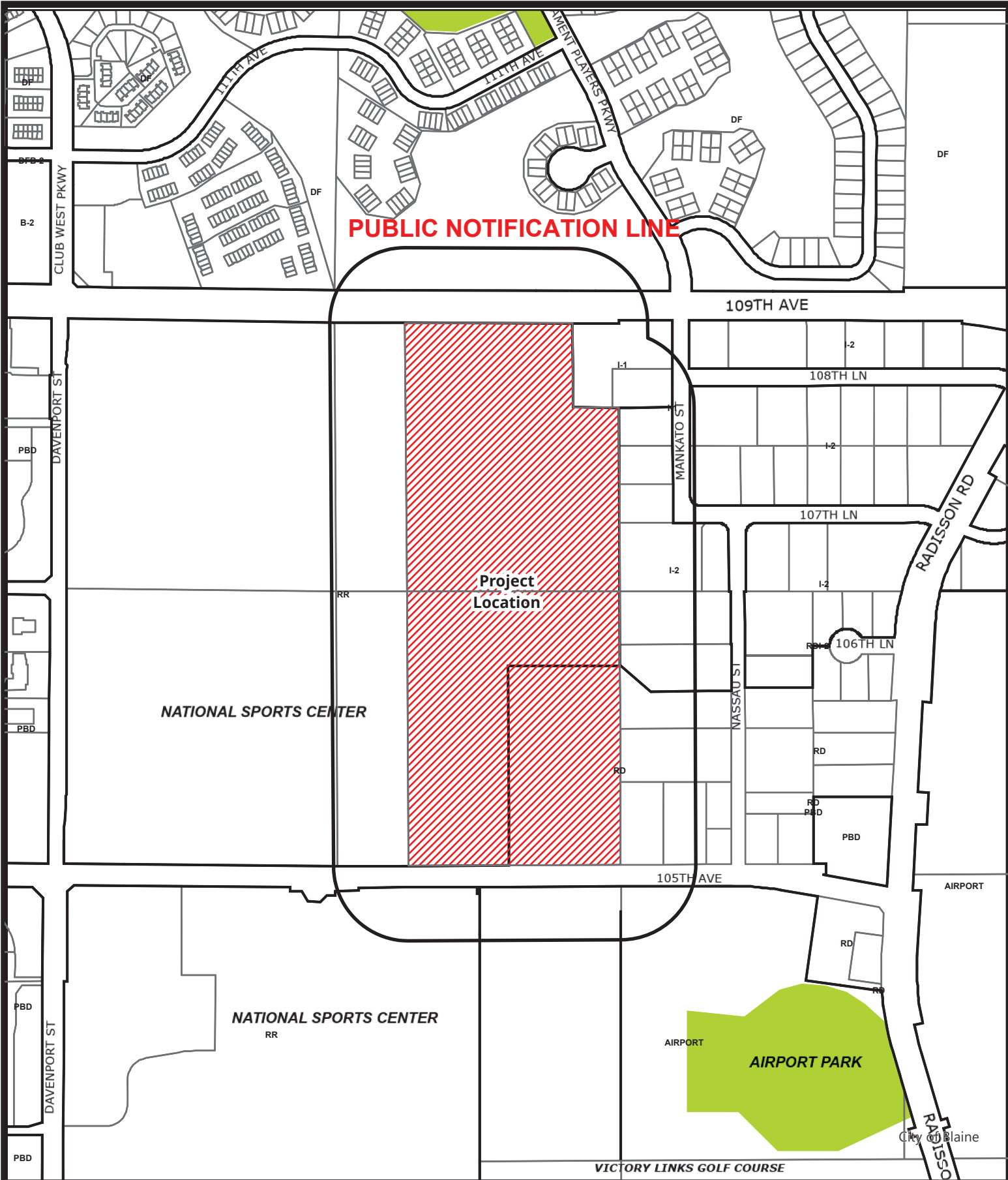
Recommendation

In Planning Case File No. 24-0044, it is recommended that the Planning Commission recommend approval of a preliminary plat creating 9 lots and 6 outlots to be known as Blaine Town Center Addition with the following conditions:

1. The applicant is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of a building permit.
2. The applicant is responsible for recording the access easements and any shared parking agreements with Anoka County.
3. Park dedication shall be paid with final plat before releasing mylars for recording at \$8,704/acre for a total of \$173,645.
4. The developer shall be responsible for payment of the connection charges that are due upon development for existing parcels 21-32-23-23-0003 and 21-31-23-22-0005.
5. The building official will need to review and approve copies of dedicated access easements that permit the owners of portions of the building located on either side to the other side for purposes of maintaining fire and life safety systems. This applies to buildings that have a property line through them.

Attachment List

1. Attachments



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Case File No. 24-0044 105th Avenue Redevelopment Project

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