



## Planning Commission Memorandum

**To: Planning Commissioners**  
**From: Justin Fortney, City Planner**  
**Date: August 8, 2022**  
**Item: Public Hearing: Interim Use Permit - Temporary Parking and Hockey Rink  
2800 Ravenna Trail – 2022-47**

**Planning Commission Action Requested:** The Planning Commission is asked to review the proposed Interim Use Permit and make a recommendation to the City Council.

**Background Information:** The Interim Use Permit allows for temporary improvements that do not meet all of the city development standards for a period of time in areas outside the MUSA (Metropolitan Urban Service Area). This would allow for temporary operations or allow to begin an operation with minimal upfront investment.

An approved permit is probational for the first six months and then may be reauthorized for a year by the City Council. After this 18-month period, the improvements must be removed or brought up to full development standards following an approved site plan.

The applicant made a similar request in spring of 2020 to construct a confidence course (AKA obstacle course) at the property. The proposal included a temporary gravel drive and parking lot, dumpster, and chemical toilets (AKA Porta-Potty). They proposed to construct the necessary pavement and landscaping at the end of the original Interim Use Permit. The proposal was approved, but the improvements were never made. The applicant cites unexpected financial hardship. The applicant's current proposal overlaps the proposed improvement area of the original proposed area and includes both uses in the plan for temporary and permanent improvements.

The applicant's rationale for Interim Use Permit approval is as follows:

**UHL Response:** At this point the project is too large to absorb financially in one year. Our plan is to absolutely pave the following year in preparation for the additional traffic and potential hosting of Hockey Day. Paving, curb & gutter, lighting, and landscaping would be completed in summer of 2023. See Phase 2 site plan for proposed 2023 construction.

Like a lot of businesses, Covid19 was a huge factor for us in being able to bring the paved lot to fruition during the existing IUP. Those days are behind us and we are having a record year for revenues, in addition to bringing high end development assets on board via Hille & Assoc., Ryan Co., & Rani.

We are also pursuing Hockey Day MN 2025 which will be a tremendous event not only for UHL,

but for the entire community. Not only from a tourism perspective, but also from a revenue perspective for the city. Council Member Vaughan can speak at length to the event I believe if you are not familiar with it. The Minnesota Wild and Bally Sports North will require our lot be paved with appropriate lighting for that event, so we will have that additional pressure to follow through on this next summer.

It's just the right thing to do anyhow with our monument being open now and the progression of our long range development plans.

- 2022 Rink
- 2023 Parking / Lighting
- 2024 Football, Soccer, Baseball Fields
- 2026 Facility

### **Interim Use Review**

The temporary improvements should not negatively affect the area. There are few neighbors near the site and it was previously used as a sand and gravel mine. The site is open to appointment only.

### **Notification**

Property owners within 350' were notified of the IUP. No comments have been received.

### **SITE PLAN REVIEW**

#### **Comprehensive Plan Classification**

The 2040 Comprehensive Plan designates this area as Agricultural.

#### **Zoning Classification**

The subject property is zoned A -Agriculture. Which allows the proposed use of recreation.

#### **Adjacent Zoning and Land Use**

<u>Direction</u>	<u>Existing Use</u>	<u>Zoning</u>	<u>Comp Plan</u>
North	Vacant - future wastewater plant	Agriculture	Institutional
East	Large lot residential/ vacant	Agriculture	Agriculture
South	Large lot residential/ vacant	Agriculture	Agriculture
West	Extreme Sandbox/ bus. homes	Agriculture	Agriculture

#### **Existing Condition**

The 14-acre parcel is currently vacant land and adjoining additional land owned by the applicant including some in Ravenna Township.

#### **Building Setbacks**

There are no buildings currently proposed. The site, rink, and parking are appropriately setback from the property lines.

## **Parking**

The gravel parking lot would contain about 336 parking spaces. The applicant's team has stated the following project information regarding the project and parking:

UHL Response: We have additional development that we hope to accomplish over time. In an effort to reduce unnecessary spend, we are trying to construct elements of the development once. Along with the ice rink, confidence course, memorial wall, and fields, our 5 year plan anticipates an 80k sf athletic facility. We are constructing this for the future so as to not have to rebuild any of the parking lot in the future. Our parking count in the current state is higher than we need, but the count will support the proposed larger operation in the future.

The city zoning code does not have categories for all the proposed uses on site. Recreation participant/ spectator requires one space per four seats or 8-feet of bench length. Presumably, most of these uses will not occur at the same times and seasons. We will have more details on parking needs when the coming phases are designed. The proposed gravel lot is sufficient for the interim uses proposed. There is ample area for any needed parking expansion.

Dakota County and the applicant have discussed a requirement to construct a right turn lane into the site when it's paved next year.

## **Architectural Standards**

No buildings are proposed

## **Landscaping**

Landscaping is not required for an Interim Use Permit. Landscaping will be required during the site plan process.

## **Lighting**

Permanent lighting is proposed for the second phase of the development.

## **Recommendation**

Staff recommends approval of the proposed Interim Use Permit subject to the following conditions:

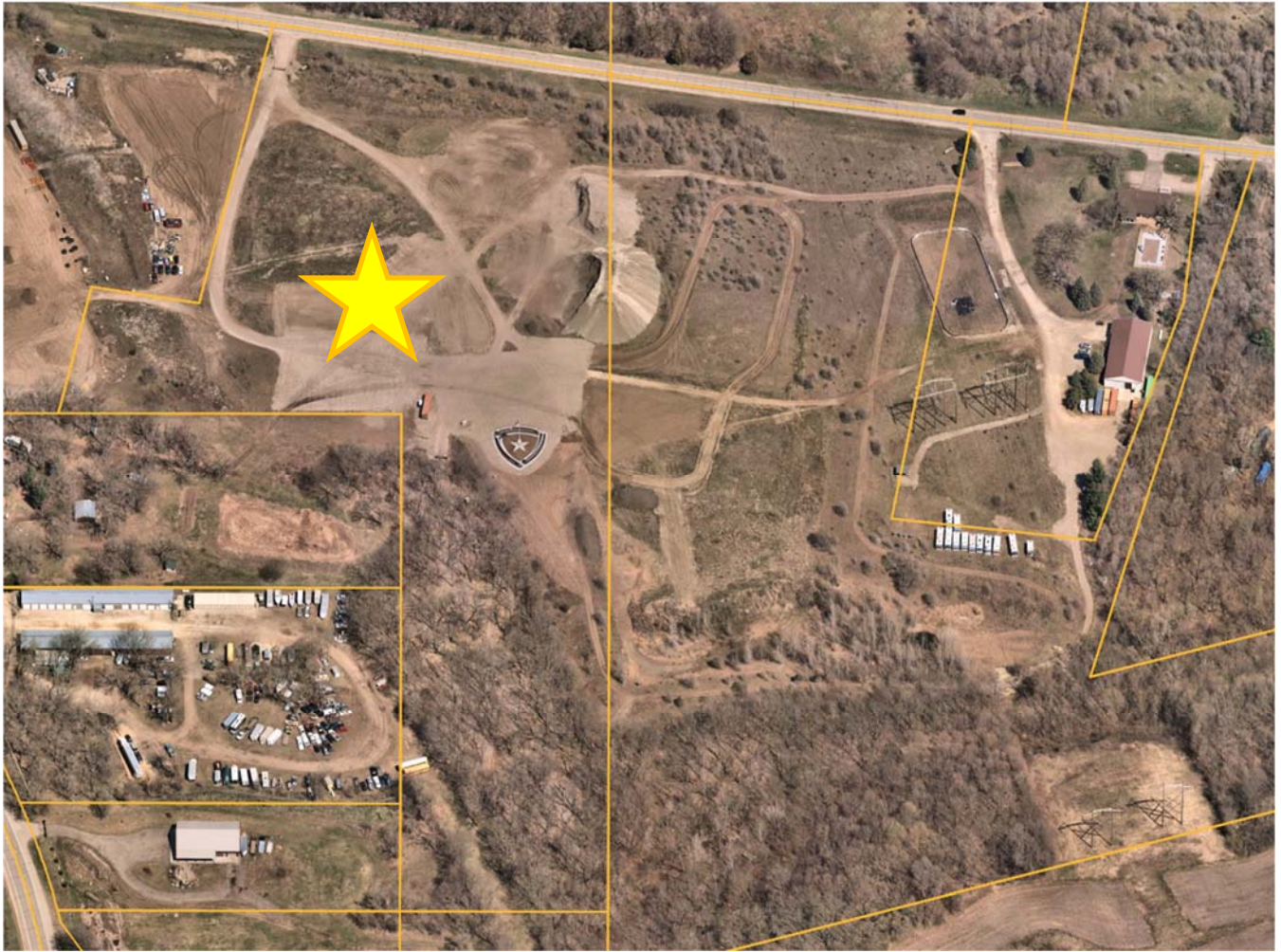
1. Conformance with the Planning Commission Staff Report and plans dated August 8, 2022.
2. Approval is subject to an 18-month duration including a 6-month probationary period to start when operations begin.
3. After the expiration of approval, the site must either comply with all development regulations or cease operations entirely and the site must be completely reverted to pre April 13, 2020 interim use condition.
4. Hours of operation and noise must conform to the regulations in City Chapter 95: Health and Safety; Nuisances.

5. Accessibility based on Mn Building (Chapter 29) and Mn accessibility codes.
6. Trash service and temporary restrooms are required during times of operation.
7. A sign permit is required for any signage.
8. The entrance must be gated.
9. Only site uses including the confidence course, ice rink and parking lot of the master plan have been reviewed and approved for an Interim Use Permit at this time. Other site amenities shown on the plan have not been reviewed for compliance or construction and are not allowed under the Interim Use Permit.
10. Portable restrooms are allowable only until one year after city sewer availability (availability proposed for 2027).
11. Coordination of the driveway location with Dakota County and the Metropolitan Council's wastewater treatment plant driveway location.
12. Construct the required driveway improvements required by Dakota County which may include an eastbound right turn lane with the 2023 drive and parking pavement.
13. Coordinate drainage plans with Dakota County as they impact drainage to the County right-of-way.
14. Execution of a stormwater access and maintenance agreement between the City and property owner.

**Attachments:**

- Aerial Photograph
- Photographs
- Current Master Plan - Full Build Out
- Site Plan - Interim Use Permit







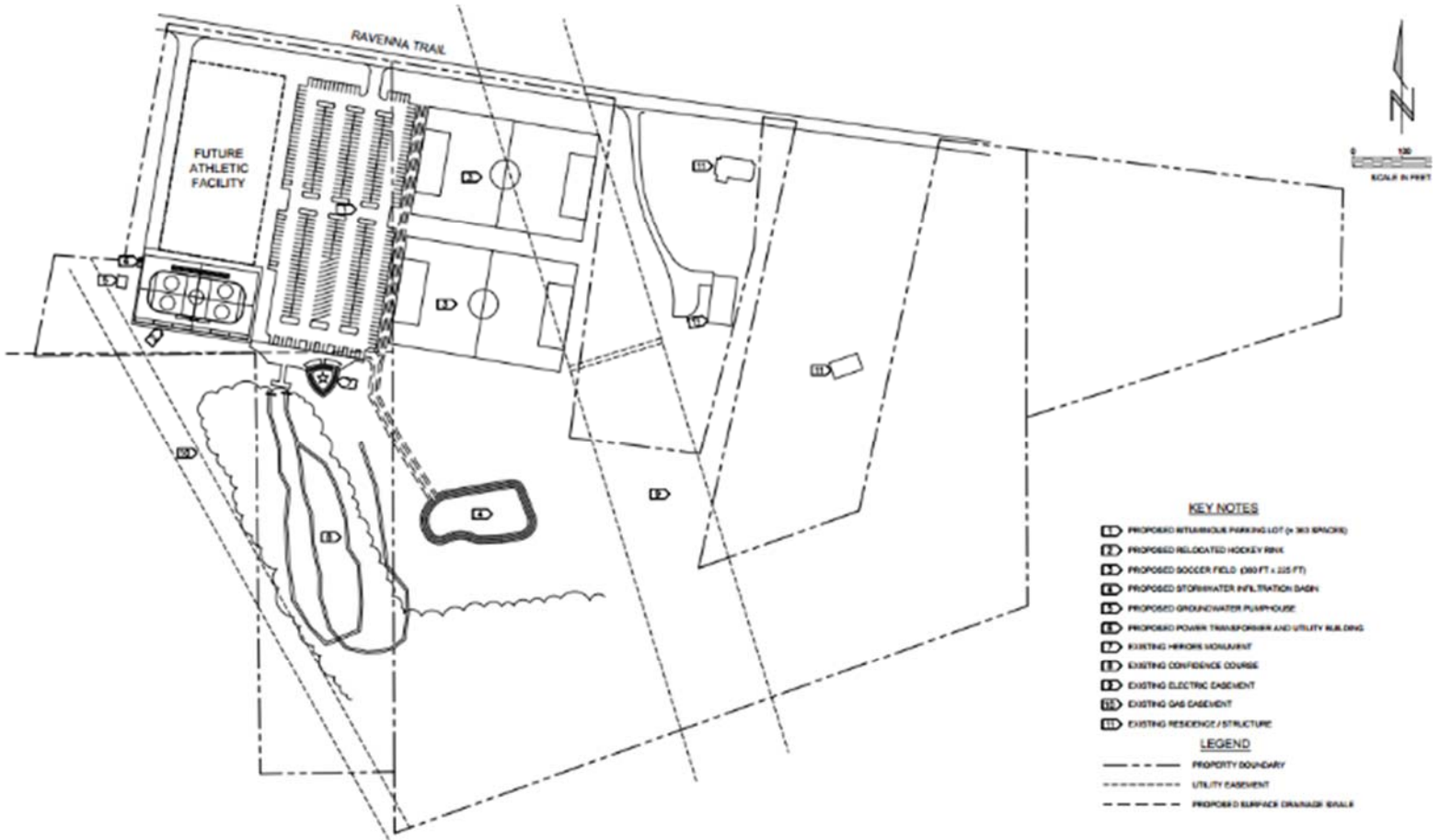


## Existing Confidence Course





# Current Master Plan - Full Build-Out



### KEY NOTES

- 1 PROPOSED RETAIL/OLIVE PARKING LOT (x 363 SPACES)
- 2 PROPOSED RELOCATED HOCKEY RINK
- 3 PROPOSED SOCCER FIELD (260 FT x 225 FT)
- 4 PROPOSED STORMWATER INFILTRATION BASIN
- 5 PROPOSED GROUNDWATER PUMP HOUSE
- 6 PROPOSED POWER TRANSFORMER AND UTILITY BUILDING
- 8 EXISTING HERO'S HOUSE
- 9 EXISTING CONFIDENCE COURSE
- 10 EXISTING ELECTRIC EASEMENT
- 11 EXISTING GAS EASEMENT
- 12 EXISTING RESIDENCE / STRUCTURE

### LEGEND

- PROPERTY BOUNDARY
- ..... UTILITY EASEMENT
- - - - - PROPOSED SURFACE DRAINAGE SWALE

DATE	DRW	CHK	APP	REVISION

LIVEREY CENTER TIME TRAIL AND OBSERVATION SP

MASTER CONCEPT PLAN

# Site Plan - Interim Use Permit

