



PLANNING REPORT

TO: Phil Kern

FROM: Ann Rexine / Alan Brixius

DATE: March 3, 2010

RE: Delano – Ice Arena Expansion

FILE NO: 432.07 – 10.01

BACKGROUND

The Delano Hockey Association is contemplating an expansion to the Delano Ice Arena to add a new lobby, locker rooms and a 14,000 square foot practice rink. The site is the Delano High School campus which is zoned R-2. The building expansion will need to be integrated into this site. Review of the City's zoning permits reveals that the following approvals would be necessary:

1. Section 51.08, R-2, Single Family Residential District, Subd. D.6 requires a conditional use permit for public and semi-public recreational buildings.
2. Section 51.03, Subd. B.4.b, Building Placement and Multiple Structures, limits one principal building per lot except by planned unit development. R-2 PUD is allowed by Section 51.08, Subd. D.5.
3. Section 51.03, Subd. C.3.g, Building Type and Construction, exterior building elevation exception. A conditional use permit is required for metal building construction.
4. Section 51.03, Subd. E.10, Off-Street Parking-Joint Facilities, allows for shared parking by conditional use permit.

In looking at each of the aforementioned applications, the City may choose to streamline the process for the Delano Hockey Association by processing each of these applications on a single conditional use permit/planned unit development (CUP/PUD). This would reduce the complexity of the application by allowing for design flexibility.

To pursue the expansion of the ice arena, the following information would need to be prepared and submitted:

- 1. Survey and Site Plan**
 - a. Building location within the site.
 - b. All proposed improvements.
 - c. Required parking/parking lot dimensions/lighting.
 - d. Provision for trash receptacles/trash enclosures.
 - e. Location of HVAC equipment.

- 2. Grading Plan**
 - a. Proposed site grading.
 - b. Drainage patterns and the configuration of drainage areas.
 - c. Drainage calculation.
 - d. Stormwater ponding and treatment.

- 3. Landscape Plan**
 - a. Planting schedule.
 - b. Location, type and size of all significant trees to be removed or preserved.
 - c. Location, type and size of all proposed plantings.

- 4. Architectural Drawings**
 - a. Building and general floor plan.
 - b. Building elevations.

- 5. Grading, Drainage and Utility Plan**
 - a. Sewer connection.
 - b. Water connection.
 - c. Estimated water consumption.

Prior to incurring application costs and cost of plan preparation, we would suggest that the Delano Hockey Association submit an application for concept plan review by the Planning Commission and City Council. Through the concept plan, the City can outline the issues and requirements that would accompany a building plan approval. This will allow the Delano Hockey Association to understand the needed project costs for the arena expansion and help them prepare a complete application if they move the project ahead to a CUP/PUD application. The concept plan will not require a public hearing notice and may be fit into the review schedule fairly easily. The City may choose to waive the application fees and review costs for concept review.

ISSUES AND ANALYSIS

Prior to formal CUP/PUD application, our office has prepared a preliminary analysis of issues which can be utilized by the applicant to ensure a successful and smooth concept plan submission process.

Ownership. An application for CUP/PUD must be filed by the landowner or jointly by all landowners of the property included in this project. The application and all submissions shall be directed to the development of the property as a unified whole. In cases of multiple ownership, the approved CUP/PUD shall be binding on all owners. The school district must approve the development plans and signs in subsequent application.

Lot Requirements and Setbacks. As this is a part of a larger school complex according to submitted conceptual sketches, setbacks are not presumed to be an issue.

Site Access, Circulation and Parking. The proposed ice arena addition, as defined in sketches, is not presumed to interfere with existing traffic patterns, site access or circulation. There has been concern raised by the School Superintendent that overflow parking is occurring on adjacent roadways during events or special activities. It is suggested that the applicant explore an additional parking lot south of the main ice arena building to accommodate these parking concerns. Said parking lot will need to meet Ordinance standards for parking stall and lot dimensions and must be improved to meet curb and gutter standards. Any existing parking consumed by building expansion must be compensated for in an alternative location.

Grading, Drainage and Utilities. Any building and parking lot improvements must manage additional impervious surface sheet flow in a manner that is acceptable to the City Engineer. Utilities will need to be brought to the new proposed ice arena addition from Tiger Drive. The proposed addition covers an existing water main to the hydrant. This main would be abandoned and the hydrant relocated to Tiger Drive. SAC/WAC fees will be assessed to this project.

Fire Protection. According to the Delano Fire Department Chief, the existing fire hydrant located southeast of the existing building will need to be relocated to accommodate for the building expansion. The parking lot on the south side of the existing ice arena will also need to accommodate fire trucks. At this time, the Fire Chief is investigating whether the building expansion will need to be sprinkled. All fire access driveways will need to be signed as fire lanes.

Landscaping/Screening. As this building is directly adjacent to existing residential to the east, the City staff would like to see the site enhanced to include additional landscaping and screening from the residential. In addition, it appears that a number of trees will be displaced due to the expansion. The City would like to see the trees either relocated, or indicate how and where they will be replaced.

Building Architecture and Materials. It appears that the proposed building material will match the existing building, which is consistent with Ordinance requirements.

cc: Marlene Kittock
Mark Johnson
Vince Vander Top
Jim Kruse

**Concept Plan Submission for the Expansion of the Delano Area Sports Arena (DASA)
Presented by the Crow River Youth Hockey Association (CRYHA) and DASA
March 2010**

CRYHA and DASA are mutually developing a plan for a 2nd sheet of indoor ice. The plan calls for an ice sheet that is approximately between 70-80% the size of a standard high school/NHL sheet of ice. The smaller sheet offers several advantages in training, marketability and capital and operating costs. This project would be paid for through donations, fundraising and existing revenues but not rely on tax dollars.

The concept plan for expanding DASA provides the following enhancements to the facility:

1. Adding a 2nd indoor ice surface with locker rooms
2. New and larger lobby which includes moving the existing main entrance to the east end of the existing building
3. Provide new and expanded locker rooms for the boys varsity and junior varsity hockey teams as well as a locker room that can be used for girls youth hockey players and potentially the girls junior varsity and varsity teams which is a cooperative program between Delano and Buffalo high schools. Currently the cooperative team plays all home games in Buffalo but there is a chance that a small number of home games could be moved to the existing arena if the 2nd sheet facility is built.

The attached concept plan assumes the structure for the 2nd sheet and the structure for connecting lobby and locker rooms are built simultaneously. However, depending on funding, the 2nd sheet may be built as a separate structure to be connected to the existing sheet in a 2nd phase. Obviously the plan design for the 2nd sheet building would change to accommodate needed restrooms should this be the case.

In our concept drawings the dimensions of the proposed 2nd sheet building are 81' x 182' with 16' sidewalls. The dimensions for the connecting building are 45' x 80'. The dimension of the Zamboni equipment room is 30' x 30'. An alternative plan would reduce the length of the building but add to the width.

Daily Operations and Event Times

The proposed 2nd sheet will be used for practice and training for all ages of hockey players as well as open skating for the community. It will not be used for league games for the CRYHA teams or the high school teams. In late February and early March the Mite teams, which are ages 6-9, will play scrimmages on the proposed 2nd sheet against teams from the local area. Currently these scrimmages are being played on the existing sheet. Average building occupancy for the 2nd sheet would be approximately 50 including players, coaches and parents.

Operating hours of the facility won't change with these expansion plans. Current operating hours during the weekend are typically 7:00 am to 10:00 pm. During the week, there usually is a 6:00 am practice and then activity resumes at 3:30 pm to 10:00 pm.

The current sheet cannot be used during the months of April - September because of the absence of insulation under the concrete floor and inadequate insulation in the roof and walls. The proposed 2nd sheet will be built with sufficient insulation to accommodate ice 12 months a year should demand warrant it.

Parking

Because of the size of the proposed 2nd sheet, there will not be instances of two games being played simultaneously in the complex. It will be common to have a practice in the 2nd sheet while there is CRYHA or high school game in the existing sheet. Practices, however, typically do not put a strain on parking because most kids are dropped off before and picked up after practice.

Except for high school games against local rivals such as Mound or Orono, the elementary parking lot on the east side of the arena is not widely used for hockey events. By moving the main entrance to the east side of the building, these parking spaces will be more effectively utilized.

Proposed Building Materials

We have received proposals from Ebert Construction and Morton Buildings for our concept plan. Ebert's proposal is for a steel structure very similar to the existing sheet and would include coloring to match or complement the existing structure. Morton Building's proposal is for a post frame construction building with steel exterior to match or complement the existing structure.

Site Issues and Opportunities

Our goal in the footprint design was to make the most efficient use of available land. For example, one option we considered was to place the 2nd sheet south and parallel to the existing sheet (where the current outdoor rink is). However, that option would waste the entire strip of land between the buildings. Using the L design, the land south of the existing sheet can continue to be used for the outdoor rink or for future parking.

Peter Brasket from the Delano school board liked the idea of a parking lot on the south side of the existing sheet. Our design can be easily adaptable to that suggestion but feel it should be paid for by the school. This parking lot could be used for many activities and events such as high school football games, youth football practices on Saturday, youth baseball, track and field day for the elementary school as well as overflow parking for elementary school concerts and overflow parking for high school students.

If this area were converted to a parking lot, the outdoor rink could be moved to the east side of the proposed 2nd sheet and the ice resurfacing equipment from the 2nd sheet, could help maintain that ice surface.



