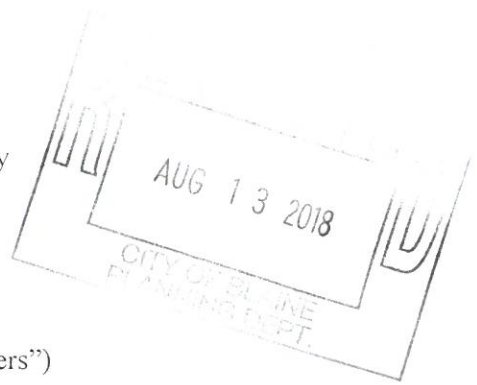


**Case File No. 18-0059**  
**10945/10961/10995 Club West Pkwy**

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



Conditional Use Permit Application  
10945, 10961 and 10995 Club West Parkway



Property Owners and Applicants:

- Lot 1 – HC Development, LLC
- Lot 2 – HC Development II, LLC
- Lot 3 – HC Development III, LLC (collectively “Owners”)

Description of Request: The properties are located in a flex use area. Request that all 3 properties allow uses of general retail, restaurant and amusement/recreation use. Owners will not permit auto uses or bars.

Reason for Request: A new proposed tenant and future tenant uses. Allowing these uses will put this corner on equal footing with the other commercial retail developments that exist on the other 3 corners of the 109<sup>th</sup>/Club West Parkway intersection.

The buildings located on the referenced properties consist of a two-story office building on Lot 1 with a total square footage of 48,406 total square footage; a single level building, consisting of 10 bays, with a total square footage of 13,111 on Lot 2; and a single level building, consisting of 9 bays, with a total square footage of 11,543 on Lot 3 (“Properties”).

The Properties are subject to a recorded Declaration that provides for shared parking and driveway use with and between the Properties of the common drive and parking areas.

Currently, the Lot 2 Owner has entered into a lease with Earn This LLC (“Tenant”), for a proposed pilates studio. The Lot 2 Owner understands that the proposed use under the lease is not permitted by the current Conditional Use Permit. Additionally, the Lot 2 Owner and Tenant understand that a pilates studio is an amusement and recreation use which requires its own conditional use permit which is being pursued by Tenant.

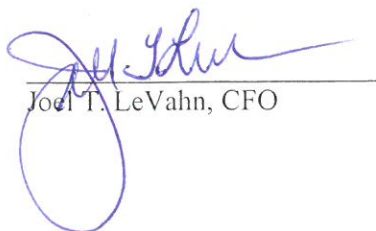
Based on the prohibited uses, Owners are requesting a Conditional Use Permit, or amendments to the existing Conditional Use Permits for the Properties to allow general retail, restaurant and amusement/recreation uses on the Properties. Owners believe that permitting the requested uses on the Properties will provide a larger pool of tenants with interest in leasing space in the buildings, provide the opportunity to create a retail area which meets the needs of the community on several levels and coincides with the existing commercial retail development existing on the other three corners at the intersection of 109<sup>th</sup> and Club West Parkway throughout the intersection. Owner is amenable to a continued restriction which prohibits any auto uses or bars on the Properties.

In conversations with the City, the City has indicated that parking concerns exist relating to the Properties despite the Declaration and therefore Owners have undertaken a parking study for the Properties which are subject to the Declaration and is providing the parking study with the application and this narrative.

Dated: July 31, 2018

Applicant and Owners:

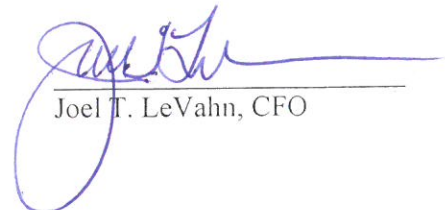
HC Development, LLC

  
Joel T. LeVahn, CFO

HC Development II, LLC

  
Joel T. LeVahn, CFO

HC Development III, LLC

  
Joel T. LeVahn, CFO



## Memorandum

SRF No. 11964.00

**To:** Susan Breid  
Zappia & LeVahn, Ltd.

**From:** Matt Pacyna, PE, Principal  
Emily Gross, PE, Associate

**Date:** August 9, 2018

**Subject:** HC Development Parking Study



### Introduction

SRF has completed a parking study for the existing HC Development properties located at 10961, 10945, and 10995 Club West Parkway in Blaine, Minnesota. The main objectives of the study were to review existing parking conditions within these properties, evaluate shared parking opportunities, and identify parking impacts associated with various potential land use changes. The following sections provide the assumptions, analysis, and study conclusions offered for consideration.

### Existing Conditions

#### Land Uses and Hours of Operation

The site of the three commercial buildings falls within the current Development Flex (DF) zoning based on the City of Blaine zoning map. Current tenants include a mix of medical-office users, Anoka County (DMV), and Edina Realty. A small portion of the overall commercial space (i.e. approximately 2,300 square feet) is currently vacant. A summary of the current tenants and their general weekday hours of operations are summarized in Table 1. Note that the majority of current tenants are closed on weekends.

#### Observed Parking Utilization

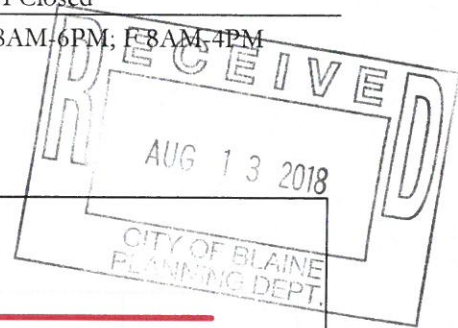
Based on discussions with HC Development representatives, as well as the hours of operation for the current tenants, parking utilization was reviewed for two days within the subject sites. Parking observations occurred on Thursday, July 26 and Tuesday, July 31, 2018. The sites were surveyed every two hours from 8 a.m. to 6 p.m., which corresponds with the peak activity identified within Table 1.

Results of the parking utilization observations, which are summarized in Table 2, indicates that peak parking activity was observed during the 10 a.m. timeframe on Tuesday, July 31, 2018. During this period, a total of approximately 204 parking spaces were utilized, out of a total supply of 345 parking spaces on site (represents a 140-space parking surplus). This represents a peak parking utilization rate of approximately 60 percent of the total parking spaces. This information was aggregated by individual parking areas for the peak timeframe for the overall site, which is illustrated in Figure 1. This graphic illustrates that in general, there was available parking near each tenant during the peak period.

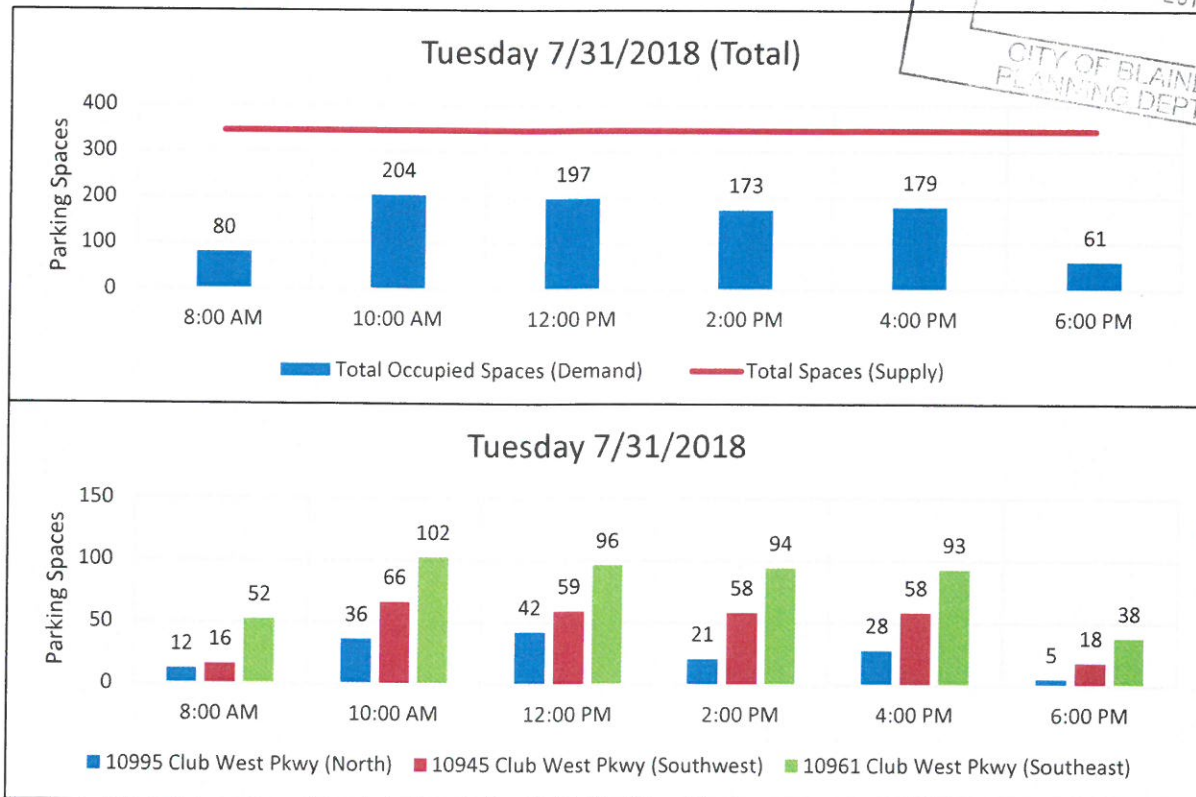
**Table 1. Current Land Use and Hours of Operation Summary**

| Address (Tenant)               | Size (SF) | Weekday Hours of Operations (Open Times) *     |
|--------------------------------|-----------|--|
| <b>10961 Club West Parkway</b> |           |  |
| Fairview Medical               | 43,550    | M-W 7AM-7PM; Th-F 7AM-5PM;                     |
| Health Partners Dental         | 4,850     | M 7:30AM-5:30PM; T 9AM-7PM; W-F 7:30AM-5PM     |
| <b>10945 Club West Parkway</b> |           |  |
| Blaine Orthodontics            | 3,685     | M, W 8AM-5PM; T 10AM-7PM; TH 7AM-4PM           |
| Edina Realty                   | 7,150     | M-F 8:30AM-6PM                                 |
| Vacant                         | 2,275     | N/A  |
| <b>10995 Club West Parkway</b> |           |  |
| Anoka License Center           | 4,980     | M-W, F 8:30AM-5PM; Th 11AM-7PM                 |
| Superior Medical               | 1,565     | M-F 9AM-5PM                                    |
| Chiropractor                   | 1,080     | M, W, F 7AM-6PM; T, TH 7AM-12PM                |
| Midwest Podiatry               | 1,295     | M, W, F 8AM-5PM; T 2PM-5PM; TH Closed          |
| Blaine Eye Care                | 2,625     | M, T 8AM-7PM; W 9AM-5PM; TH 8AM-6PM; F 8AM-4PM |

\* All times based on Google Maps or individual websites.



**Table 2. Existing Peak Parking Utilization**





H:\Projects\11000\11964\ITS\Figures\Parking Utilization draft 2.cdr



**Peak Parking Utilization (Tuesday 7/31/2018 at 10:00 AM)**

HC Development Parking Study  
City of Blaine, MN

01811964  
August 2018

**Figure 1**

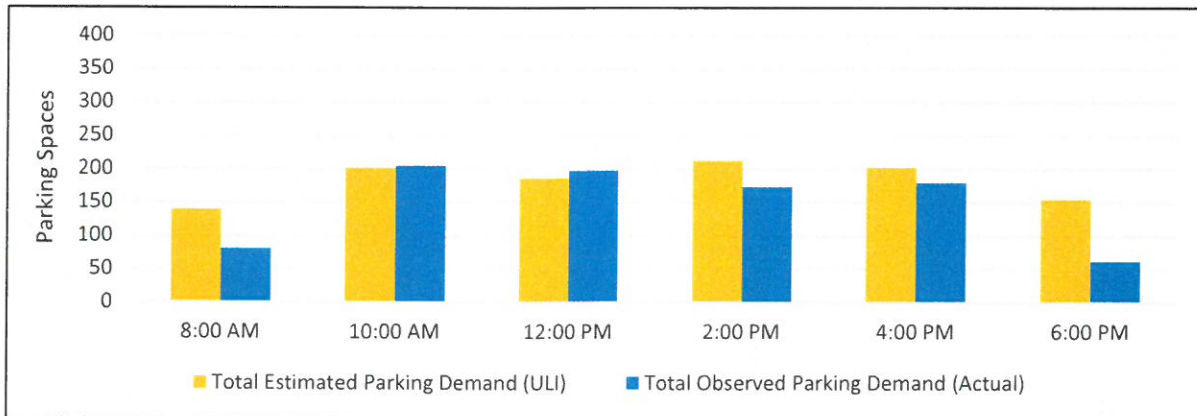
## Parking Analysis

As noted earlier, there is approximately 2,275 square feet of vacant commercial space within the HC Development. Based on current regulations, the type of permitted land use within this space is currently limited by City standards. However, current parking ordinances do not generally account for shared parking conditions. Therefore, a parking analysis was completed to understand the parking needs of various land use types, which can have varying parking demands, and how they fit within the current parking conditions with the HC Development. Note that this parking analysis also includes a comparison to the *Shared Parking (2nd Edition)* resource developed by the Urban Land Institute (ULI).

### Estimated Existing Parking Demand Comparison

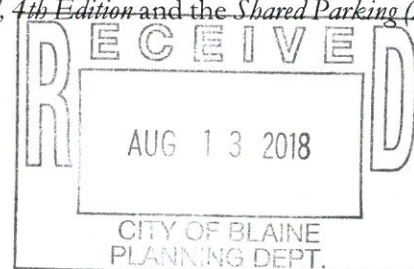
Based on the current land uses on site, the existing average parking demand was calculated based on data provided within the *Shared Parking (2nd Edition)* resource by ULI. This document provides the average parking demand for various land use types and sizes by time of day. The average estimated parking demand for the existing land uses within the HC Development are summarized in Table 3, which also includes the existing observed parking demand for comparison. This comparison indicates that the ULI approach provides an accurate estimate (i.e. within two percent) of the observed parking demand for the HC Development.

**Table 3. Estimated Existing Parking Demand Comparison**



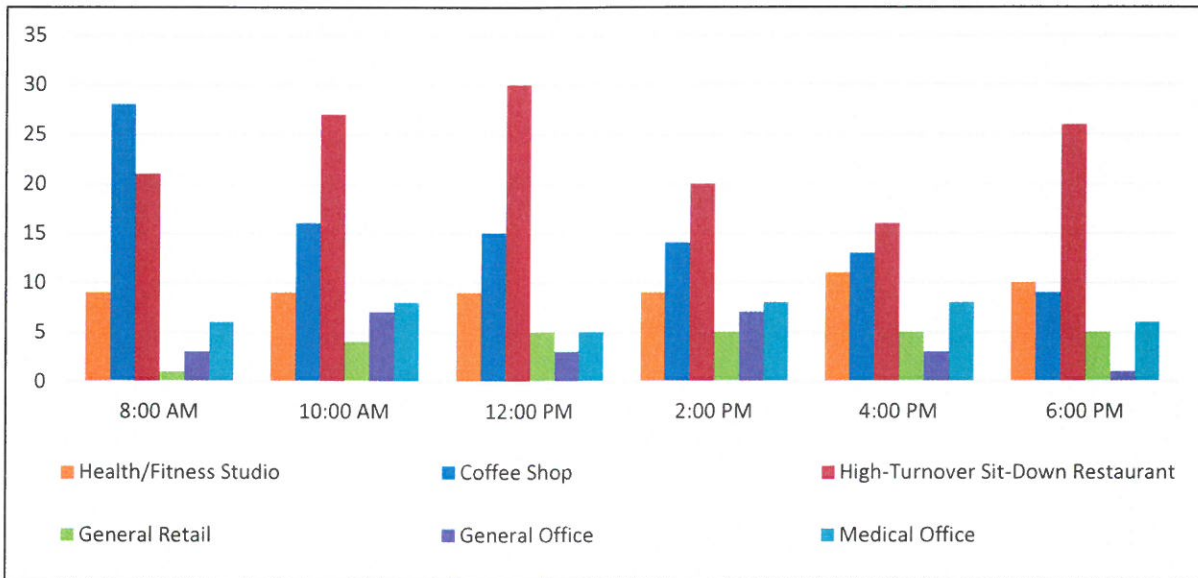
### Potential Land Use Estimated Parking Demand

Given there is currently 2,275 square feet of vacant commercial space, there is the potential for additional parking demand within the HC Development if this space were occupied. To understand this potential parking demand, a range of land use types were reviewed. The land uses reviewed included a health/fitness studio, coffee shop, high-turnover sit-down restaurant, general retail, general office, and medical office. To identify the parking demand for these land uses, a combination of the *Institute of Transportation Engineers (ITE) Parking Generation Manual, 4th Edition* and the *Shared Parking (2nd Edition)* from ULI were utilized.



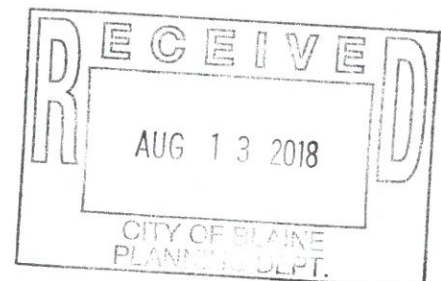
A summary of the estimated parking demand for each potential land use type is provided in Table 4. Results of this review indicate that depending on the potential land use, the peak parking demand ranges from approximately five (5) to 30 spaces depending on the time of day and land use. Based on the observed and estimated parking demand, there is sufficient existing parking to accommodate any of these potential land uses without creating a parking supply issue given that there is an existing 140-space surplus. If the potential land use of the vacant space needed an additional 30 spaces, there would still be a 110-space parking surplus for the HC Development.

**Table 4. Potential Land Use Parking Demand**



## Summary and Considerations

There is sufficient parking within the HC Development to accommodate existing and potential future land uses. The only potential consideration to improve parking within the area would be to reconfigure the parking area/driveway aisle south of the Anoka License Center. This reconfiguration could include creating more defined parking south of the license center such that patrons would not need to cross the internal driveway aisle. This could reduce the perception of inadequate parking.



## **Club Pilates Overview**

Club Pilates is a fast-growing fitness franchise business. The focus is on small group Pilates classes and private training. Group classes are limited to a maximum of twelve students with one instructor. The class maximum is based on the number of equipment stations each student uses during the class. The busy / full classes are typically after work on weekdays (5-7pm) and on weekends. The studio is open seven days a week. As the studio membership grows, the number of classes offered each week will grow.

Group classes are fifty minutes long and the studio also has several thirty-minute Intro classes during the week (3-4 classes, most in the evening and weekends). The group classes can begin as early as 6am and are scheduled on the hour or half-hour. This leaves at least ten minutes between classes. Students typically leave right after class and students for the next class arrive just before the class time, so there is little overlap in the entryway or with parking. There are no showers in the studio, so no reason for students to stay at the studio long after class ends.

The private training room at the Blaine location is a double room – meaning it can have two students doing training at the same time with one instructor.

The studio also has a small retail space where grip socks and workout-type clothing is sold.

The occupancy maximum at the studio is nineteen (see attached layout and occupancy).



# Club Pilates Blaine - Occupancy

Front Desk = 1 Associate

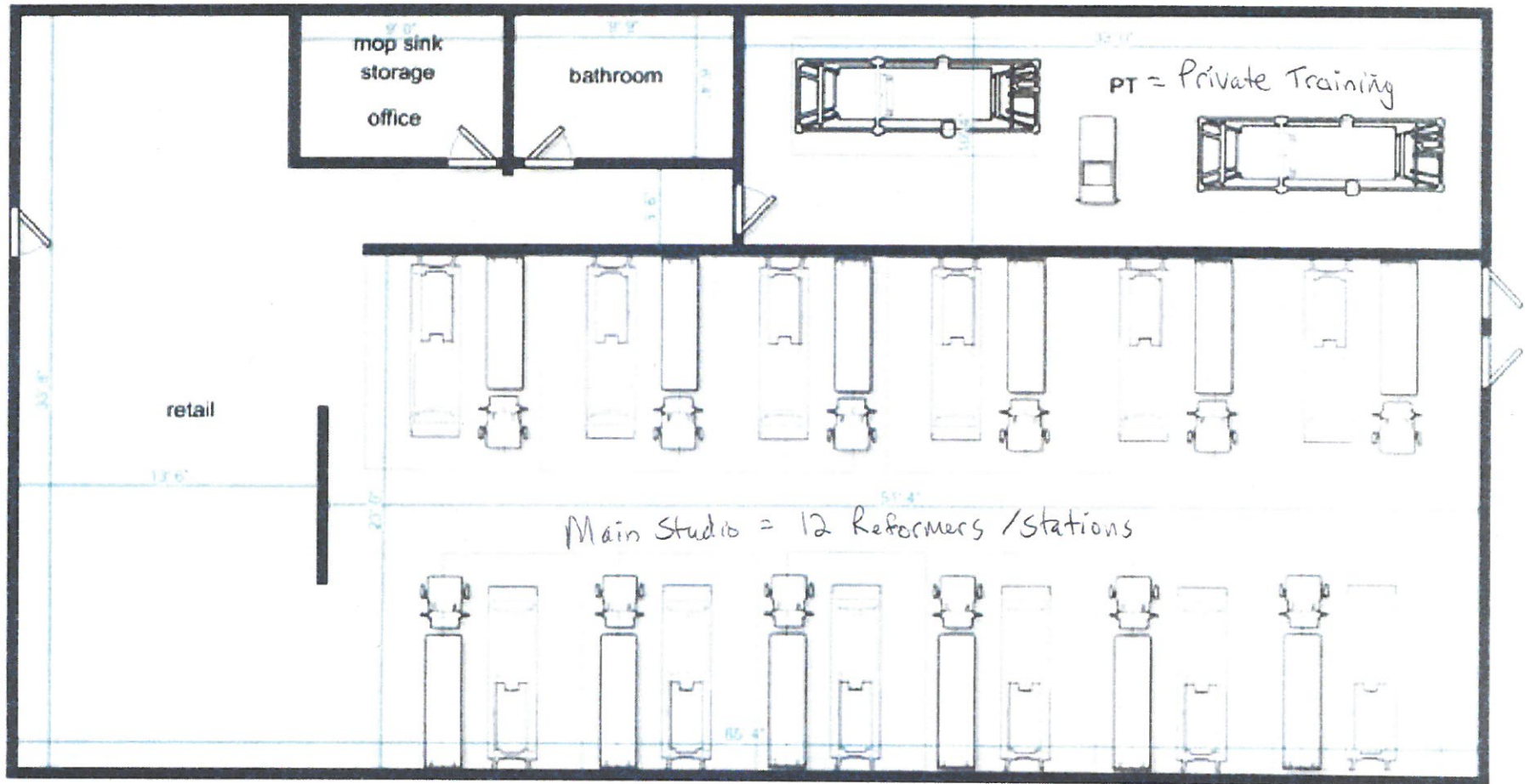
Instructors = 2 (at most, 1 in Main studio, 1 in Private Training)

Main Studio = 12 customers (maximum)

Private Training = 2 customers (maximum)

Retail Area = 2 customers

Total = 19 people





**City of Blaine**  
**Anoka County, Minnesota**  
**Signature Copy**

10801 Town Square Dr.  
Blaine MN 55449

Resolution: RES 14-198

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File Number: RES 14-198

**GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO  
ALLOW FOR CONSTRUCTION OF A 13,111 SQUARE FOOT MEDICAL  
OFFICE BUILDING AND A SHARED ACCESS AND ZERO LOT LINE  
IN A DF (DEVELOPMENT FLEX ZONING DISTRICT) AT 109th  
AVENUE/CLUB WEST PARKWAY. HC DEVELOPMENT II, LLC.  
(CASE FILE NO. 14-0058/LSJ)**

**WHEREAS**, an application has been filed by HC Development II, LLC as  
Conditional Use Permit Case File No. 14-0058; and

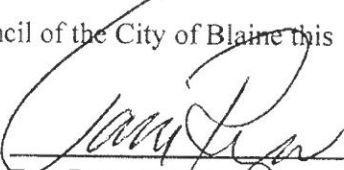
**WHEREAS**, the Blaine City Council has reviewed said case on October 16,  
2014.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of  
Blaine that a Conditional Use Permit Amendment is hereby approved per Section  
29.80 of the Zoning Ordinance to allow for construction of a 13,111 square foot  
medical office building, a shared access and a zero lot line parking lot at Lot 2, Block  
1 Cavner Commons (109th Avenue NE/Club West Parkway) based on the following  
conditions:

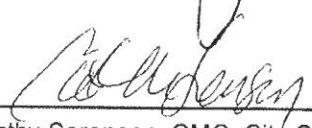
1. This CUP resolution, for Lot 2, Block 1; Cavner Commons, replaces previously approved Resolution No. 06-264
2. A shared access/parking agreement between all three sites must be submitted to the Planning Department prior to issuance of site plan approval.
3. Through the site plan approval process a landscape plan must be provided that meets the Highway 65 Overlay district requirements. The plan that has been presented meets those requirements.
4. The new building must meet the Highway 65 Overlay District requirements.
5. All signage is issued under a separate permit.
6. All lighting on site must meet ordinance requirements and be downlit and shielded. Pole heights cannot exceed 20 feet.
7. Site plan approval required prior to site work and building permits.
8. No overnight storage of delivery vehicles unless approval is received from the Zoning Administrator.

9. The following uses are permitted, by this CUP, in the two single level, multi-tenant buildings:
- Permitted uses outlined in Zoning Ordinance Section 30.32(a)
  - bank
  - medical product sales
  - dry cleaning
  - barber/beauty shop
  - jewelry store
  - book store
  - musical instrument store
  - card/flower shop
  - optical goods store
  - travel bureau
  - restaurants of any type, other general retail uses or any auto related uses will not be permitted with this CUP.
10. Any modification to the uses listed in this resolution will require a specific CUP amendment, with Public Hearing, and subsequent City Council approval.

**PASSED** by the City Council of the City of Blaine this 16th day of October 2014.

Signed by   
Tom Ryan, Mayor

Date \_\_\_\_\_

Attest by   
Cathy Sorensen, CMC, City Clerk

Date 10/16/14