

Case File No. 14-0049

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



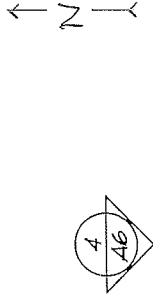
Preliminary Concept Plan

For

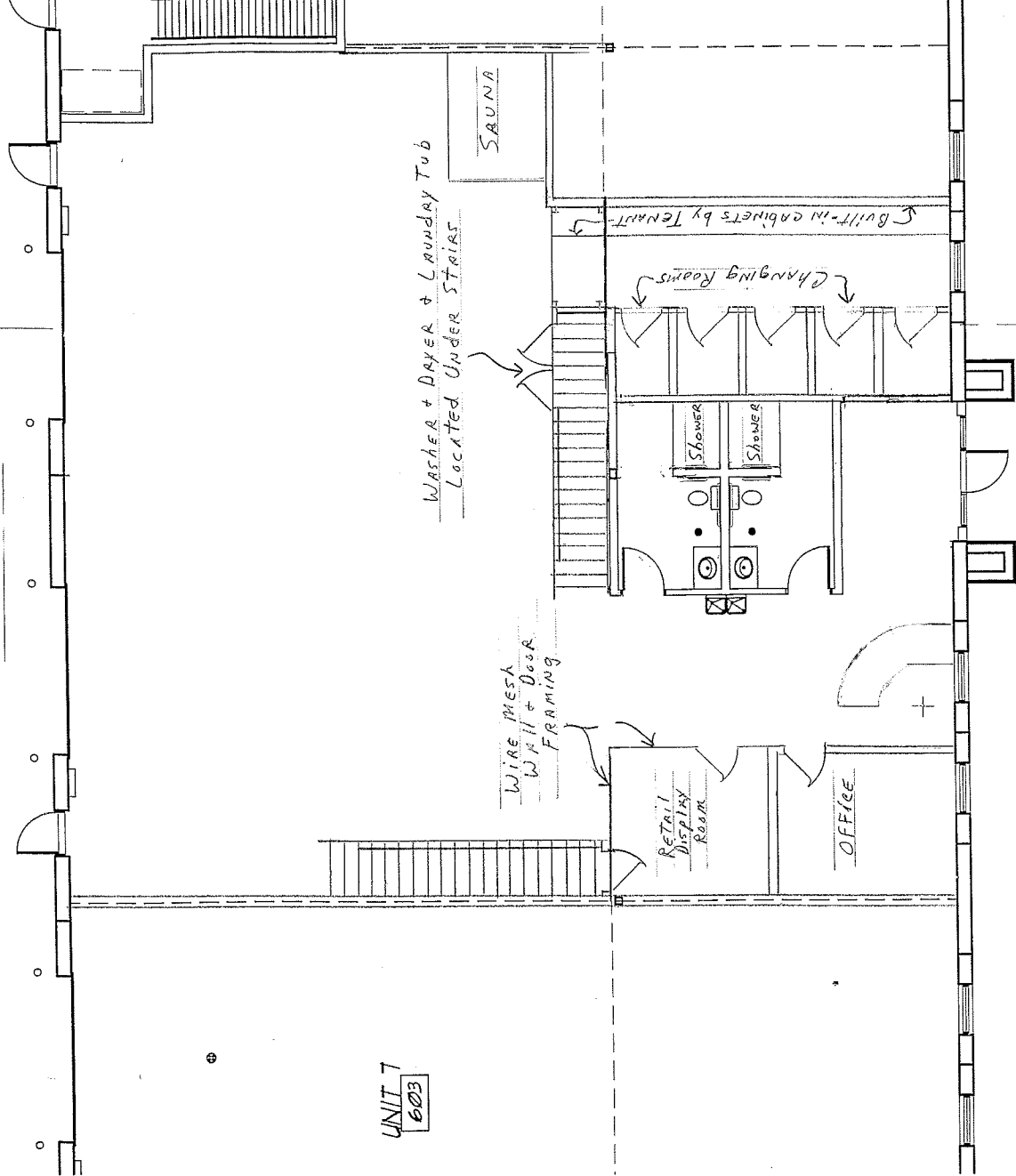
Tracks Brazilian Jiu Jitsu

To be located at:

Continental Business Center
1630 101st Ave, Suite 140 and 150
Blaine, MN
8-6-14



MAIN FLOOR 309'-0"
SCALE 1/8" = 1'
REVISED 8-6-14



UNIT 7
603



Preliminary Concept Plan

For

Tracks Brazilian Jiu Jitsu

To be located at:

Continental Business Center

1630 101st Ave, Suite 140 and 150

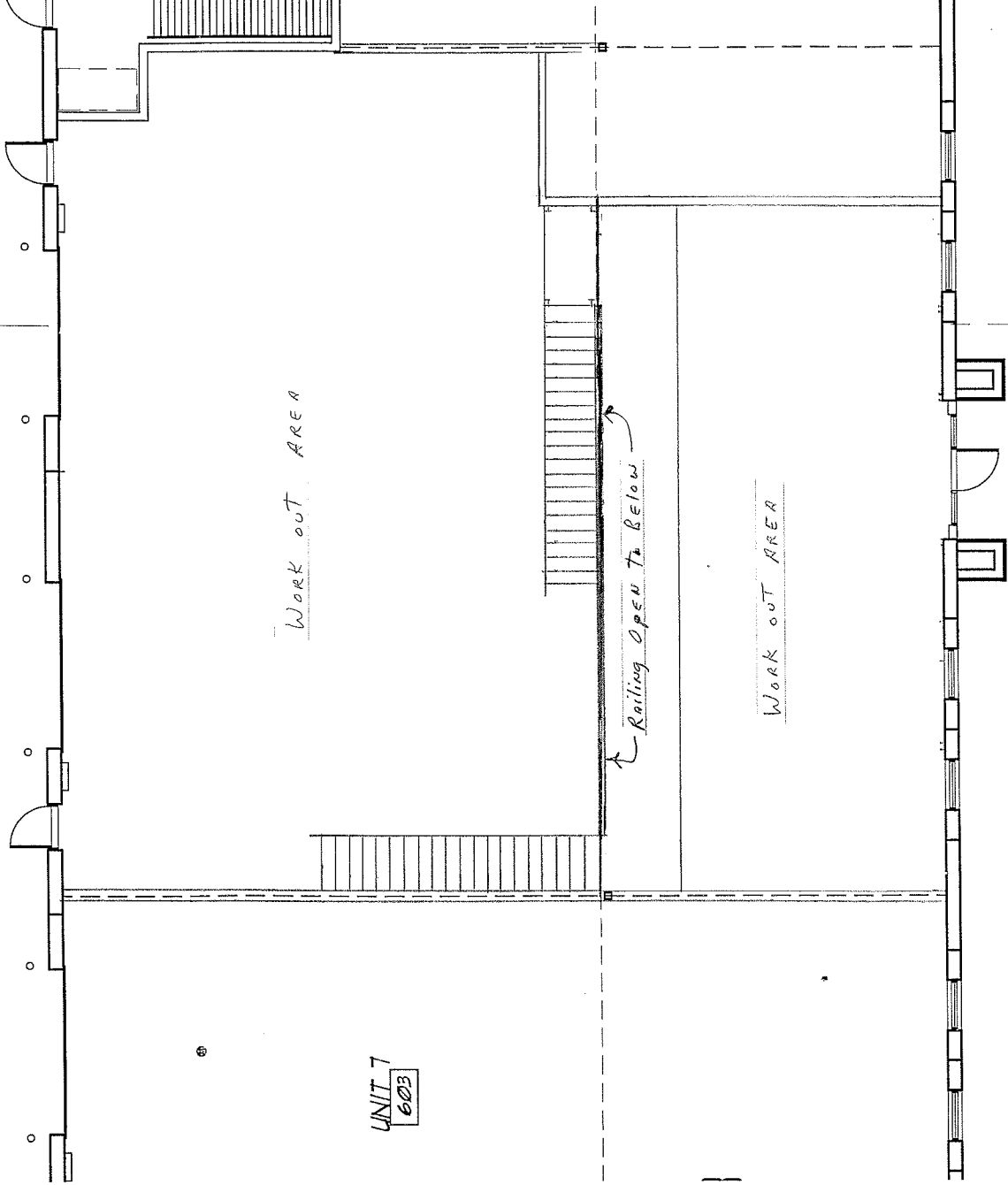
Blaine, MN

8-6-14



MEZZANINE LEVEL 309'-0"

Scale 1/8" = 1'



UNIT 7
603

Continental Business Center Parking Calculations 8-8-2014

Unit	Suite	Tenant Name	Standard Parking required per zoning code	Actual Required Daytime Peak Parking	Actual Required Off-Peak Evening and Weekend Parking
1	100	Parent Construction	6.1	4	4
2	110	Taekwondo Martial Arts	6.1	20	20
3	120	To Be Determined	6.1	6.1	6.1
4	130	CMI Architectural Products	6.1	7	0
5	140	Tracks BJJ (Brazilian Jiu Jitsu)	6.1	2	20
6	150	Tracks BJJ (Brazilian Jiu Jitsu)	6.1	See Suite 140 above	See Suite 140 above
7	160	National Dizzy & Balance Center	6.1	10	0
8	170	National Dizzy & Balance Center	6.1	See Suite 160 above	See Suite 160 above
9	180	To Be Determined	6.1	6.1	6.1
10	190	CrossFit Blaine	6.1	12	15
Total Parking Spaces Required			61.00	67.20	71.20
Total Parking Spaces Provided			61	61	61
Additional Potential Parking Available if required			18	18	18
Total Potential Parking Available			79	79	79

61 parking stalls were required and provided per the zoning code which provides 6.1 stalls per suite (there are 10 suites)

Taekwondo Martial Arts will require up to 20 stalls during the evening (off-peak use), which should have no impact on the daytime parking requirements based on their evening class schedule. The building owner agrees to work with tenant use to manage class schedule should future parking issues arise.

Cross Fit will require up to 12 stalls during daytime (peak daytime use). Cross Fit will also require up to 12-15 stalls in the evening (off-peak use). The building owner agrees to work with tenant use to manage class schedule should future parking issues arise.

Tracks BJJ (Brazilian Jiu Jitsu) will require up to 20 stalls during the evening (off-peak use) which should have no impact on daytime parking requirements. Tracks BJJ will require only 2 parking stalls during daytime hours. The building owner agrees to work with tenant use to manage class schedule should future parking issues arise.

There is potential to add up to 18 additional parking spaces on the site by adding additional striping on existing pavement as shown on the accompanying site plan. Adding the 61 existing parking stalls and the 18 potential future parking stalls, there is a potential for 79 total parking stalls. The above schedule shows a maximum actual parking demand of 71 parking stalls in the unlikely event all tenants are at peak demand at the same time. If actual parking demand exceeds the existing parking capacity, the building owner agrees to add the additional parking as required.

Tracks BJJ

1610 99th Ln NE, Blaine, MN, 55449

August 8, 2014

To whom it may concern,

My Name is Mark Mortensen and I am the owner of Opera Non Verba dbaTracks BJJ (Brazilian Jiu Jitsu). I am the sole instructor at this school and currently have no employees. I began my business earlier this year in Blaine, at the address above, as only a temporary location. My intention is to open my new gym at 1630 101st Ave NE, Blaine, MN.

Jiu Jitsu is a growing martial art that is gaining more and more popularity in the United States. I have been practicing Jiu Jitsu for over 10 years and have been instructing for the last 5 years. I have as of just last year had the pleasure of being the instructor for 2 people who one the world championships. Jiu Jitsu offers many benefits, to include fitness, self-defense, respect, and builds confidence to all people who practice. This art is open to all ages and is a great place to form strong healthy friendships.

I plan on moving my business location from the temporary site as soon as the new building is ready. My hours of operation will vary between the hours of 5pm and 9pm Monday thru Friday and a late morning class on Saturdays. Each class size will vary from around 4 to 20 students. I will be teaching Jiu Jitsu to kids and adults. As early as 5 years of age and I have instructed people well over 60. If you have any questions regarding my business intent, please feel free to contact me.

Sincerely,



Mark Mortensen

Professor at Tracks BJJ