



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
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Blaine MN 55449

## Legislation Details (With Text)

**File #:** RES 14-180    **Version:** 2    **Name:** 14-49 Tracks BJJ  
**Type:** Resolution    **Status:** Passed  
**File created:** 9/9/2014    **In control:** City Council  
**On agenda:** 10/2/2014    **Final action:** 10/2/2014  
**Title:** GRANTING A CONDITIONAL USE PERMIT TO OPERATE A BRAZILLIAN JIU JITSU TRAINING FACILITY IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT AT 1630 101st AVENUE NE (SUITE 140 AND 150). TRACKS BJJ. (CASE FILE NO. 14-0049/LSJ)  
**Sponsors:** Bryan Schafer  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Tracks BJJ - Attachments

Date	Ver.	Action By	Action	Result
10/2/2014	2	City Council	Adopted	Pass
9/9/2014	1	Planning Commission	Recommended for Approval	Pass

**DEVELOPMENT BUSINESS** - *Bryan K. Schafer, Planning and Community Development Director*

### **GRANTING A CONDITIONAL USE PERMIT TO OPERATE A BRAZILLIAN JIU JITSU TRAINING FACILITY IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT AT 1630 101<sup>st</sup> AVENUE NE (SUITE 140 AND 150). TRACKS BJJ. (CASE FILE NO. 14-0049/LSJ)**

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments at the public hearing.

Planning Commission (Public Hearing)      09/09/14  
**City Council (Conditional Use Permit)**      **10/02/14**  
Action Deadline      10/06/14

Mark Mortensen, Professor at Tracks BJJ, is proposing to open a Brazilian Jiu Jitsu school in the building at 1630 101<sup>st</sup> Avenue (SE corner 101<sup>st</sup> and Davenport). Other tenants in the building include two other fitness related gyms or schools and office uses. The site is zoned I-2 (Heavy Industrial) and a conditional use permit is required for this use.

The applicant intends to use the facility to teach Brazilian Jiu Jitsu in a class-style format. The hours of operation will vary between the hours of 5 p.m. and 9 p.m. Monday through Friday and a late morning class on Saturdays. Each class size could include 4 to 20 students. Kids and

adults could be in the classes. Please see the attached narrative for more information.

The City is mostly concerned with parking issues that may arise from this type of use. The owner of the building and the applicant have provided an in depth parking analysis of the site and it has been determined that parking is adequate on this site with the addition of this use in the existing building.

By motion, approve the Resolution.

**WHEREAS**, an application has been filed by Tracks BJJ as Conditional Use Permit Case File No. 14-0049; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on September 9, 2014; and

**WHEREAS**, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

**WHEREAS**, the Blaine City Council has reviewed said case on October 2, 2014.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 31.14(x) of the Zoning Ordinance to operate a Brazilian Jiu Jitsu training facility in an I-2 (Heavy Industrial) zoning district based on the following conditions:

1. The business to operate in terms of hours and class size as described in the attached narrative.
2. The applicant will need to manage his parking demand by limiting class size and time slots as necessary so as to not create a parking issue for other building tenants.
3. No activity/training is to be conducted outside the building.
4. The interior tenant finish work to be completed with review and permit meeting all Building and Fire Code requirements.
5. A Certificate of Occupancy is required prior to occupying the space.
6. All business signage by separate review and permit.

**PASSED** by the City Council of the City of Blaine this 2<sup>nd</sup> day of October 2014.