

requirements for the commercial use of the building. According to the parking study provided and peak usage times, staff believes the parking provided is sufficient for this use.

Pure Barre, as described in the attached narrative, is a total workout that utilizes a ballet barre to perform small, isometric movements to burn fat and sculpt muscles. Classes will be Monday through Friday with an average of seven classes per day. The hours of operation would generally be 5am to approximately 8pm. The largest classes are during the morning hours when parking is more available. Weekends will generally have 4 classes on Saturday and Sunday mornings. Classes will consist of 10-12 students.

This tenant will occupy one of the vacant spaces, approximately 1,500 square feet, adjacent to Chipotle.

By motion, approve the resolution.

Attachments

Zoning and Location Map

Site Plan

Floor Plan

Parking Study

Narrative

WHEREAS, an application has been filed by Pure Barre as Conditional Use Permit Case File No.19-0029; and

WHEREAS, the Blaine City Council has reviewed said case on June 3, 2019.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 31.33 of the Zoning Ordinance to allow for the operation of a 1,500 square foot workout studio (recreation use) in a multi-tenant retail building at 10450 Baltimore Street based on the following conditions:

1. The business to operate as described in the attached narrative.
2. The applicant will need to manage parking demand by limiting class size and time slots if necessary so as to not create a parking issue on site.
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.

PASSED by the City Council of the City of Blaine this 3rd day of June, 2019.