



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: RES 13-079, Version: 2

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**ITEM: 11.2 DEVELOPMENT BUSINESS** - *Bryan K. Schafer, Planning and Community Development Director*

**GRANTING A CONDITIONAL USE PERMIT TO OPERATE A MARTIAL ARTS ACADEMY IN A I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT AT 1630 101<sup>ST</sup> AVENUE NE, SUITE 110. KUKKIWON TAEKWONDO ACADEMY. (CASE FILE NO. 13-0020/BKS)**

Planning Commission (Public Hearing) 04/09/13  
City Council (Conditional Use Permit) 05/16/13  
Action Deadline (Extended by City) 06/28/13

### Planning Commission

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

Kukkiwon Taekwondo Academy is proposing to open a martial arts studio in the building at 1630 101<sup>st</sup> Avenue (SE corner 101<sup>st</sup> and Davenport). The building is a newer multi-tenant building which has never been occupied. The studio would be located in Suite 110 towards the west end of the building.

The applicant's use is a class based martial arts facility. All classes are pre-registered at specific time slots. This is important for how the use works with parking requirements and the other more typical industrial uses that hopefully will occupy the building.

In summary the martial arts studio will operate as follows:

- The Kukkiwon Taekwondo Academy is not an open gym but is operated through small classes and group learning. Students do not train unattended.
- Young Kim is the owner and sole instructor.
- Class size is typically 12-15 but could be as high as 20 students.
- Training will be available to both kids and adults (ages 6-60).
- Classes M-F are held in the early evening starting at 5:00 PM. There will also be Saturday morning classes available. These times are when students would generally be more available but also importantly are off-peak in terms of when other industrial building tenants would be open and needing parking.
- 12-18 parking stalls have been made available for this use. The site has 61 parking stalls.

The attached narrative has additional details on the proposed operations plan. The building and site meet all current zoning code requirements.

By motion, approve the Resolution.

### **Attachments**

Zoning and Location Map

Floor Plan (2)

Site Plan

Narrative

**WHEREAS**, an application has been filed by Kukkiwon Taekwondo Academy as conditional use permit Case File No. 13-0020; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on April 9, 2013; and

**WHEREAS**, the Blaine Planning Commission recommends said conditional use permit be approved; and

**WHEREAS**, the Blaine City Council has reviewed said case on May 16, 2013.

**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 of the zoning ordinance to operate a martial arts academy in a 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. Parking is limited generally to 12-18 vehicles. 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.

7. Approval of the CUP is contingent upon the City Council adopting a code amendment to the I-2 zoning section (Case File 13-0024).

**PASSED** by the City Council of the City of Blaine this 16<sup>th</sup> day of May, 2013.