



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Blaine MN 55449

Legislation Text

File #: RES 13-080, **Version:** 1

Sponsor

Bryan Schafer, Planning and Community Development Director

Public Hearing Case File No. 13-0022 // Crossfit Blaine // 1630 101st Avenue NE, Suite 190

The applicant is requesting a conditional use permit to allow for a fitness facility in an I-2 (Heavy Industrial) zoning district.

Item:	Conditional Use Permit
Zoning:	I-2 (Heavy Industrial)
Land Use:	HI (Heavy Industrial)
Area:	1.97 Acres (Suite 190 @ 2,800 square feet)
Applicable Regulations:	Section 31.14 of the Zoning Ordinance
Attachments:	Zoning and Location Map Floor Plan (2) Site Plan Narrative
Schedule:	Planning Commission Public Hearing: 04/09/13 City Council: 05/16/13

CrossFit Blaine is proposing to open a new fitness center in the building at 1630 101st Avenue (SE corner 101st and Davenport). The building is a newer multi-tenant building which has never been occupied. CrossFit Blaine would be in Suite 190 on the east end cap of the building.

The applicant's use is a class based fitness training 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 uses that hopefully will occupy the building.

In summary the fitness center will operate as follows:

- CrossFit is not an open gym but is operated as small classes and personal training appointments. Members do not train unattended.
- Class size is typically 8-12 but could be as high as 15 students.
- Classes M-F are in the early am and evening. There will also be weekend classes. These times are when customers would generally be available but also importantly are off-peak in terms of when other industrial building tenants would be open and needing parking.
- 10-12 parking stalls have been made available for this use.
- The owner, Richard Jenson would be the primary staff person; other trainers may be hired at a later point.

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

Recommendation

In **Planning Case File No. 13-0022** it is recommended that the Planning Commission recommend approval of the conditional use permit to operate a fitness center at 1630 101st Avenue, Suite 190 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 10-12 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).