



# 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 13-127, Version: 2

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

**CONDITIONAL USE PERMIT TO OPERATE A FITNESS FACILITY IN AN I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT AT 9221 BALTIMORE STREET NE, SUITE 200. CROSSFIT RIGOR. (CASE FILE NO. 13-0040/ELH)**

Planning Commission (Public Hearing) 07/09/13  
City Council (Conditional Use Permit) 08/01/13  
Action Deadline 08/05/13

### Planning Commission

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

Crossfit Rigor is proposing to open a new fitness center in the building at 9221 Baltimore Street NE (located between 92<sup>nd</sup> Lane and 92<sup>nd</sup> Avenue). The building is a multi-tenant building with two other tenants (an auto repair shop and marbling refurbishing shop). The site currently has 33 parking spaces. Crossfit Rigor would be located in the middle of the building in Suite 200, which totals approximately 4,100 square feet (about 40% of the total building space).

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.

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 limited to approximately 8-12 people.
- Classes Monday-Friday are in the early morning 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.
- 13 parking stalls have been made available for this use.

- There will be one full time employee on site with 2 part-time employees that will work remotely (not on site). They may add an additional 1-2 part-time employees depending on potential growth.

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

Site Plan

Floor Plan

Narrative

**WHEREAS**, an application has been filed by Crossfit Rigor as conditional use permit Case File No. 13-0040; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on July 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 August 1, 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 31.04 (o) of the zoning ordinance to allow for operation of a fitness facility in an I-1 (Light Industrial) zoning district at 9221 Baltimore Street NE, Suite 200 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 13 vehicles. The applicant will need to manage the parking demand by limiting class size and time slots as necessary so as to not create a parking issue for the 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 1<sup>st</sup> day of August 2013.