



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-008, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO OPERATE A 5,000 SQUARE FOOT BASEBALL AND SOFTBALL INDOOR TRAINING FACILITY IN AN I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT AT 4501 103rd COURT NE. ROGER STAWSKI. (CASE FILE NO. 14-0069/LSJ)

Planning Commission (Public Hearing)	12/09/14
City Council (Conditional Use Permit)	01/08/15
Action Deadline	01/18/15

Planning Commission

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

Mr. Stawski is proposing to locate an indoor training facility for baseball and softball players in a Light Industrial (I-1) zoned building on 103rd Court. Such use is permitted through the issuance of a conditional use permit, much like the crossfit gyms and martial arts gyms that have opened more recently in Blaine.

The tenant space that will be used is 5,000 square feet, and the space will consist of 4,500 square feet of netted areas used for batting practices and fielding practices. The remaining 500 square feet will be used for office and restrooms. The facility will cater to boys and girls ages 8 -18. Please see the attached narrative for more information.

The proposed hours of operation are as follows:

September- May

- Weekdays 4 p.m. through 9 p.m.
- Weekends 10 a.m. through 6 p.m.
- Other hours by appointment

June-August

- Weekdays 2 p.m. through 7 p.m.

- Weekends 10 a.m. through 6 p.m.
- Other hours by appointment

The estimated parking required for such use is not expected to exceed 15-20 vehicles at any given time. The entire building occupies 48,000 square feet and has 82 parking stalls in front of the building with significant area in the rear should additional parking be needed. Staff is not concerned with the parking required for this use because of the primary night and weekend use of the facility, which is opposite of the other uses in the building.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Floor Plan

Narrative

WHEREAS, an application has been filed by Roger Stawski as Conditional Use Permit Case File No. 14-0069; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on December 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 January 8, 2015.

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 operate a 5,000 square foot baseball and softball indoor training facility in an I-1 (Light 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 Fire and Building Code requirements (including possible SAC review).

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 8th day of January 2015.