



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-118, **Version:** 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A CHIROPRACTIC CLINIC TO BE LOCATED IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT AT 1630 101ST AVENUE NE SUITES 140 & 150. BLAINE HEALTH & WELLNESS. (CASE FILE NO. 15-0027/SLK)

Planning Commission (Public Hearing)	06/09/15
City Council (Conditional Use Permit)	07/09/15
Action Deadline	08/09/15

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

Blaine Health and Wellness is proposing to open a chiropractic clinic in the building at 1630 101st Avenue (SE corner 101st and Davenport). Blaine Health and Wellness would be in Suites 140 and 150, in the middle of the building.

The applicant's use will promote chiropractic education as well as provide chiropractic care. Future additional services may include massage therapy (separate license required) and nutrition counseling.

In summary the chiropractic clinic will operate as follows:

- Blaine Health and Wellness will be generally open M-F 8am to 6pm.
- Seven (7) parking stalls have been made available for this use.

The proposed parking on site appears to be adequate for the type of use.

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 (2)

Parking Calculations

Narrative

WHEREAS, an application has been filed by Blaine Health and Wellness as Conditional Use Permit Case File No. 15-0027; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on June 9, 2015; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on July 9, 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 31.14(x) of the Zoning Ordinance to allow for a chiropractic clinic to be located in an I-2 (Heavy Industrial) zoning district at 1630 101st Avenue NE Suites 140 & 150 based on the following conditions:

1. The business to operate in terms of hours as described in the attached narrative.
2. Parking is limited generally to 7-10 vehicles. The applicant will need to manage his parking demand by limiting appointments as necessary so as to not create a parking issue for other building tenants.
3. Future additional services such as massage therapy will require a separate license through the City.
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 9th day of July, 2015.