



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 16-138, Version: 2

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

**GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN
INSTRUCTIONAL TRAINING CENTER FOR ATHLETES/GYM IN A PBD
(PLANNED BUSINESS DISTRICT) ZONING DISTRICT, LOCATED AT 10611
BALTIMORE STREET NE. ELEVAGE DEVELOPMENT GROUP. (CASE FILE NO.
16-0036/LSJ)**

Planning Commission (Public Hearing)	08/10/16
City Council (Conditional Use Permit)	09/01/16
Action Deadline	10/13/16

The Planning Commission voted unanimously to approve the conditional use permit but asked that staff further review condition number 6 below. The applicants spoke on their behalf and asked that condition number 6 be removed. Please see the attached unapproved minutes for further review.

There is an existing 16,200 square foot multi-tenant building at 10611 Baltimore Street that is currently home to the United States Post Office, a running store and a nutrition store. At this time the owner of the building is requesting the approval of a conditional use permit to allow for a gym/athletic training center in one of the vacant tenant spaces in this building. The City considers such gyms to fall under the use of amusement and recreation, and this use requires a conditional use permit according to the PBD (Planned Business District) zoning district requirements.

There will be no site changes associated with this gym use. This site was developed within the last 10 years so all site improvements on this site are current. The owner of the property has indicated he may be working on overall site changes when the adjacent lot to the north develops, but that information will be brought forward when that development moves forward (Staff Report For Hotel Conditional Use Permit Contains Additional Site Information).

The City routinely does an analysis of available parking in these conditional use permit/gym situations to determine that the site will be able to handle this use. The site meets the general retail parking requirements for the commercial use of the building. According to the narrative

provided and peak usage times, staff believes the parking provided is sufficient for this use.

Milo Strength gym, as described in the attached narrative, is an elite instructional training center for athletes. This gym will not be used like a typical gym would be used, as this is not a place for anybody to just come and do a work out. Members will be signing on for structured training with personalized programs. Attendance will be by appointment so there are no set hours of operation, but peak hours will be early mornings (5:30 a.m. to 8:30 a.m.) and mid-afternoons (2:30 p.m. to 4:30 p.m.).

As a general note, fire suppression is already installed in this building. This tenant will occupy one of the vacant spaces in the middle of the building.

There is a grass area on the northern portion of this site that has been used by Bricks Restaurant. The applicant would like this issue to not affect the approval of the gym but after further review, the parking issue is occurring on this site and therefore has to be tied to this approval. The City does not allow parking in commercial areas on unpaved surfaces. Staff has discussed this with the owner and as of August 19, cars were still being parked on this unimproved portion of this lot. Staff's current recommendation is that no parking signs be installed on this unimproved portion of the lot, or this area be improved if the owner wishes to use it for parking for Bricks as there are cross parking easements on these sites. Staff is aware that this issue may become a mute point if this portion of the site is redeveloped as is being proposed, but there is no time frame on the future development of this site. The parking issue should be addressed at this time as it has been an ongoing issue.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Narrative

Floor Plan

Unapproved Minutes 8/10/16 Planning Commission

WHEREAS, an application has been filed by Elevage Development Group as Conditional Use Permit Case File No. 16-0036; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on August 10, 2016; and

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

WHEREAS, the Blaine City Council has reviewed said case on September 1, 106.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 31.33 of the Zoning Ordinance to allow for an instructional training center for athletes/gym to be located in a PBD (Planned Business District) zoning district at 10611 Baltimore Street NE based on the following conditions:

1. The business to operate as described in the attached narrative.
2. The applicant will need to manage his parking demand by limiting class size and time slots if necessary so as to not create a parking issue on site.
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. There is a grass area on the northern portion of this site that has been used by Bricks Restaurant. No parking signs should be installed on this unimproved portion of the lot, or this area be improved if the owner wishes to use it for parking for Bricks as there are cross parking easements on these sites. If development of proposed hotel has not begun within 18 months then the grass area shall be improved.

PASSED by the City Council of the City of Blaine this 1st day of September, 2016.