



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: TMP 16-0275, **Version:** 1

Lori Johnson, Associate Planner

Public Hearing Case File No. 16-0027 // Brent Voeller/UFC Gym // 10301 Lexington Avenue
NE

The applicant is requesting a Conditional Use Permit to allow for a fitness and health club in the B-2 zoning district. The existing building will be occupied by a UFC Gym.

Zoning:	B-2 (Community Commercial)
Land Use:	CC (Community Commercial)
Area:	3.11 acres
Applicable Regulations:	Section 30.14 (b) of the Zoning Ordinance
Attachments:	Zoning and Location Map Site Plan Landscape Plan Exterior Elevations Floor Plans Narrative
Schedule:	Planning Commission Public Hearing: 06/14/16 City Council: 06/16/16

The existing 9,400 square foot multi-tenant building on the northeast corner of Ball Road and Lexington Avenue has been vacant for some time and it used to include a gas station/convenience store and other retail tenants. At this time Brent Voeller wishes to operate a UFC gym in this entire building. We consider such gyms to fall under the use of amusement and recreation, and this use requires a conditional use permit according to the B-2 zoning district requirements.

There will be minor site changes to this property as Mr. Voeller intends to use the site mostly as it is. The only exterior change to the building is that the existing gas canopy will be removed and parking will be added in this area. The floor plan for the gym has been included for your review. Because this building does not contain a fire suppression system, a condition has been added that fire suppression be provided for the entire building. This is a standard condition when the City issues conditional use permits on sites where no suppression has been installed.

It is the result of the City's continued effort to protect its volunteer fire department and the general public in case of emergency situations.

As you know, the City likes to analyze parking in these conditional use permit/gym situations to determine that the site will be able to handle this use. The site, with 48 stalls, meets the general retail parking requirements for the commercial use. According to the narrative provided the gym would average 30 customers during peak times and staff believes the parking provided is sufficient for this use.

The gym will be open seven days a week. The typical hours are 6:00 a.m. to 10:00 p.m. Monday through Friday, 7:00 a.m. to 6:00 p.m. on Saturday and 10:00 a.m. to 4:00 p.m. on Sunday. More information about the UFC gym and the owner can be found in the attached narrative.

With regard to landscaping for this property, the site has several large existing trees on site so the site would meet the requirements for overstory trees on site. The site does lack the required number of conifers and ornamental trees, however, so staff is requiring that the following landscaping be provided on site:

Conifer trees:	5
Ornamental trees:	5

With the addition of this landscaping the site will meet ordinance requirements for landscaping. The applicant will need to submit a new landscape plan that indicates where the trees will be planted prior to issuance of interior building permits. In addition, the applicant must provide an escrow in the amount of \$3,000 to cover the cost of the installation of the trees. This money would be returned when the trees have been planted and deemed healthy.

In Planning Case File No. 16-0027 it is recommended that the Planning Commission recommend approval of a Conditional Use Permit to allow for a fitness and health club in the B-2 zoning district. The existing building will be occupied by a UFC Gym located at 10301 Lexington Avenue 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. All business signage by separate review and permit.

7. The following trees must be planted on site:

Conifer Trees: 5

Ornamental Trees: 5

8. The applicant will need to submit a new landscape plan that indicates where the trees will be planted prior to issuance of interior building permits. In addition, the applicant must provide an escrow in the amount of \$3,000 to cover the cost of the installation of the trees.

This money would be returned when the trees have been planted and deemed healthy.

9. Fire suppression to be provided for the entire building.