



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 17-086, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO OPERATE A NINJA WARRIOR GYM AND TRAINING FACILITY IN A B-3 (REGIONAL COMMERCIAL) ZONING DISTRICT, LOCATED AT 1467 101ST AVENUE NE/10135 CENTRAL AVENUE NE. 101ST & CENTRAL REAL ESTATE LP (CONQUER NINJA WARRIOR BLAINE LLC) (CASE FILE NO. 17-0021/SLK)

Planning Commission (Public Hearing)	06/13/17
City Council (Conditional Use Permit)	07/13/17
Action Deadline	08/20/17

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

Conquer Ninja Warrior is proposing to open a ninja warrior gym made for training and fitness for anyone 5 years and older in the building at 1467 101st Avenue. Other tenants in the building include retail and office uses. The site is zoned B-3 (Regional Commercial) and a conditional use permit is required for this use.

The applicant intends to use the facility to operate a training and fitness facility in a class-style format. The hours of operation will vary between the hours of 12 p.m. and 9 p.m. Monday through Friday and 9 a.m. - 9:30 p.m. Saturday and Sunday. Each class size could include up to 50 students. Kids and adults could be in the classes. Please see the attached narrative for more information.

The applicant is proposing to occupy 6,078 square feet, but this will occur in two phases. The first phase will consist of 3,866 square feet, the second phase (2,212 square feet) will be occupied no later than November 2018 after the current occupant's lease has expired.

The City is mostly concerned with parking issues that may arise from this type of use. The owner of the building and the applicant have provided a parking analysis/narrative of the site and it has been determined that parking appears to be adequate on this site with the addition of this use in the existing building.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Floor Plan (2)

Gym Layout/Display

Narrative

WHEREAS, an application has been filed by 101st & Central Real Estate LP (Conquer Ninja Warrior Blaine LLC) as Conditional Use Permit Case File No. 17-0021; and

WHEREAS, said case involves the land described as follows:
THE S 447.11 FT OF THE SW 1/4 OF THE SE 1/4 EX THE S 300 FT OF THE W 428 FT OF
SD 1/4 1/4 ALSO EX THE E 664 FT OF SD S 447.11 FT OF SD SW 1/4 OF THE SE 1/4
ALSO EX RDS SUBJ TO EASE OF REC

WHEREAS, a public hearing has been held by the Blaine Planning Commission on June 13, 2017; 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 13, 2017.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 30.24(b) of the Zoning Ordinance to allow for the operation of a Ninja Warrior gym and training facility of up to 6,078 square feet in a B-3 (Regional Commercial) zoning district at 1467 101st Avenue NE 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 permits 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 13th day of July, 2017.