



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 17-154, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A YOGA STUDIO/JUICE BAR IN A MULTI-TENANT RETAIL BUILDING IN THE B-3 (REGIONAL COMMERCIAL) ZONING DISTRICT AT 12425 ULYSSES STREET NE. PRESSED, INC./VORANDESOTO LLC. (CASE FILE NO. 17-0038/NBL)

Planning Commission (Public Hearing)	10/10/17
City Council (Conditional Use Permit)	11/02/17
Action Deadline	11/04/17

The Planning Commission voted unanimously to approve the Conditional Use Permit. There were no comments at the public hearing.

There is an existing 7,174 square foot multi-tenant building at 12417 Ulysses Street, which is currently home to Caribou Coffee and Papa Murphy's. At this time, the remaining two tenant spaces are vacant. The current lease holder of those tenant spaces is requesting a conditional use permit to allow for Pressed Inc. Yoga Juice Studio. This use falls under amusement and recreation and requires a conditional use permit in the B-3 (Regional Commercial) zoning district.

Pressed Inc. Yoga Juice Studio will consist of two yoga studio spaces, locker rooms, a juice bar, a lounge, and a small area for retail. As described in the narrative, the Juice Bar will operate from 7 a.m. to 7p.m. Monday through Friday and 8 a.m. to 5 p.m. on Saturdays and Sundays. During these hours there will be 1-2 staff members operating the Juice Bar. A preliminary schedule of yoga classes has been attached, which indicates that classes will start as early as 6 a.m. and run until 9 p.m. Monday through Friday with an average of 6-7 classes per day. Weekends will generally have 3-4 classes on Saturday and Sunday mornings. Staffing for the yoga classes will consist of the class instructor and one staff member for checking students in.

The Yoga Juice Studio would occupy both open tenant spaces 12425 and 12429 Ulysses Street. The total proposed square footage is 3,890 square feet. With this request for a conditional use permit, as with all other similar requests, staff has analyzed the available parking onsite to ensure that the site will be able to handle this use. The parking stalls on site are not currently

striped, so the exact number of available stalls cannot be determined. The applicant has indicated that there are 82 parking stalls on site. It will be a condition of approval that the entire parking lot be striped to ensure that there is adequate parking which meets all current code requirements. With the two existing uses and the proposed use of the Yoga Juice Studio the minimum number of parking stalls required for the site is 45 parking stalls, as determined by section 33.14 of the zoning ordinance. This is the minimum number of parking stalls to be striped for this use.

The landscaping on site does meet ordinance requirements.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Narrative

Preliminary Class Schedule

Existing Floor Plan

Proposed Floor Plan

Site Plan

WHEREAS, an application has been filed by Pressed, Inc. as Conditional Use Permit Case File No. 17-0038; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on October 10, 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 November 2, 2017.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Sections 30.20 and 33.14 of the Zoning Ordinance to allow for the operation of a yoga studio/juice bar in a multi-tenant retail building at 12425 Ulysses Street NE based on the following conditions:

1. The business is to operate as described in the attached narrative and preliminary schedule.
2. The applicant will need to stripe the parking lot. For this, a plan must be submitted to our building department staff to ensure that the proposed parking is meeting all accessibility requirements and all city code requirements. A minimum of 45 parking stalls should be

striped.

3. The applicant will need to manage the parking demand by limiting class size and time slots if necessary so as to not create a parking issue on site.
4. Parking on unpaved surfaces is not allowed.
5. No activity/training can be conducted outside the building.
6. The interior tenant finish work is to be completed with review and separate permit meeting all Building and Fire Code requirements.
7. A Certificate of Occupancy is required prior to occupying the space.
8. All signage is issued under a separate permit.

PASSED by the City Council of the City of Blaine this 2nd day of November, 2017.