



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 18-121, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A NEW XPERIENCE FITNESS, WITH A TENANT SPACE OF APPROXIMATELY 43,000 SQUARE FEET, IN A B-2 (COMMUNITY COMMERCIAL) ZONING DISTRICT LOCATED AT 8943 UNIVERSITY AVENUE NE, SUITE 200. XPERIENCE FITNESS. (CASE FILE NO. 18-0036/NBL)

Planning Commission (Public Hearing)	06/12/18
City Council (Conditional Use Permit)	06/21/18
Action Deadline	07/09/18

The Planning Commission voted unanimously to approve the conditional use permit. There were three comments at the public hearing. Two comments voiced a desire to have renovations made to the back wall which has deteriorated and they inquired about the length of time that would take. One comment inquired whether traffic would be affected during construction. One emailed comment voiced a concern with over all-site maintenance, the parking of semi trucks on site, and the dumping of garbage and other items on site.

According to the Zoning Ordinance, recreational facilities and uses such as gyms require a conditional use permit in the B-2 (Community Commercial) zoning district. Xperience Fitness is proposing to occupy approximately 43,000 square feet of the former K-Mart site.

The former K-Mart site has been vacant for approximately four (4) years. The site is currently being redeveloped into a multi-tenant building. Chuck E Cheese's has operated on the site for approximately 20 years and will remain as one of the tenants. The Xperience Fitness would be located adjacent to Chuck E Cheese's as shown on the Site Plan. AutoZone is another proposed tenant for the site and falls under the permitted uses for the B-2 (Community Commercial) zoning district. The final tenant for the redeveloped multi-tenant space has not yet been determined.

The site will require some site improvements. As shown on the attached site plan, two parking areas along University Avenue will be removed and landscaped. Various portions of the pavement will be overlaid and re-sealed. The existing building elevations will be remodeled as

shown on the attached plan. The property owner/manager has already gone through the administrative site plan process and obtained approval for these site upgrades.

Xperience Fitness is a membership based gym. The applicant has indicated that this will be a new location and that the existing Xperience Fitness location at 12420 Aberdeen St. NE will remain open. The hours of operation vary based on membership. The platinum membership offers 24 hour access Monday through Friday, and access from 6 a.m. to 8 p.m. on Saturday and Sunday. The core membership offers access from 5 a.m. to 10 p.m. Monday through Friday, and access from 8 a.m. to 5 p.m. Saturday and Sunday.

The floor plan provided for Xperience Fitness shows a pool area along with various areas provided for different types of fitness activities such as stretching, cardio, weights, cycling, and more. The floor plan also shows an area designated for short-term child care. There is also an area designated for massage. Massage is a permitted use per the zoning ordinance; however, the applicant may need to obtain a massage enterprise license from the City Clerk's Office. It is listed as a condition of approval that the applicant check the requirements with our Clerk's Office.

Parking is always an important concern. The City uses a parking calculation of one stall per 300 square feet of floor area for recreational facilities such as this. The site provides approximately 460 parking stalls. This is projected to be enough parking even with future tenants occupying the space. Therefore, parking is not a major concern on this site specifically. However, staff will still continue to monitor the parking on site as new tenants occupy the building.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Survey

Overall Site Plan

Landscaping Plan

Building Elevations

Floor Plan

Narrative

Public Comment

WHEREAS, an application has been filed by Xperience Fitness as Conditional Use Permit Case File No. 18-0036; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on June 12, 2018; and

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

WHEREAS, the Blaine City Council has reviewed said case on June 21, 2018.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 30.14 (b) of the Zoning Ordinance to allow for a new Xperience Fitness, with a tenant space of approximately 43,000 square feet, in a B-2 (Community Commercial) zoning district at 8943 University Avenue NE, based on the following conditions:

1. The interior tenant finish work to be completed with review and permitting meeting all Building and Fire Code requirements. The applicant will need to obtain a Certificate of Occupancy from the Building Fire department prior to occupying the space.
2. Plans to be submitted by the applicant to Metro Waste for SAC determination prior to permit.
3. Any expansion of the facility will require a CUP amendment.
4. No activity/training is to be conducted outside of the building.
5. The fitness center is to be operated as described in the attached narrative.
6. The applicant will need to manage parking demand by limiting class size and time slots if necessary so as to not create a parking issue on site.
7. The applicant will need to check with the City Clerk's office to inquire if a massage enterprise license is required.
8. All signage, permanent or temporary, requires a separate permit and must meet the requirements of the Zoning Ordinance.

PASSED by the City Council of the City of Blaine this 21st day of June, 2018.