



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 19-80, Version: 1

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A 1,500 SQUARE FOOT WORKOUT STUDIO (RECREATION USE) IN A MULTI-TENANT RETAIL BUILDING AT 10450 BALTIMORE STREET. PURE BARRE. (CASE FILE NO. 19-0029/SLK)

City Council (Conditional Use Permit)	06/03/19
Action Deadline	07/14/19

There is an existing multi-tenant building at 10450 Baltimore Street that is currently home to Chipotle, Massage Envy, Let's Dish, Bella Nails, and Washburn McReavy. At this time the applicant is requesting the approval of a conditional use permit to allow for a Pure Barre workout studio in one of the vacant tenant spaces in this building. The city considers such studios 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 use. All site improvements on this site are current.

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

Pure Barre, as described in the attached narrative, is a total workout that utilizes a ballet barre to perform small, isometric movements to burn fat and sculpt muscles. Classes will be Monday through Friday with an average of seven classes per day. The hours of operation would generally be 5am to approximately 8pm. The largest classes are during the morning hours when parking is more available. Weekends will generally have 4 classes on Saturday and Sunday mornings. Classes will consist of 10-12 students.

This tenant will occupy one of the vacant spaces, approximately 1,500 square feet, adjacent to Chipotle.

By motion, approve the resolution.

Attachments

Zoning and Location Map

Site Plan

Floor Plan

Parking Study

Narrative

WHEREAS, an application has been filed by Pure Barre as Conditional Use Permit Case File No.19-0029; and

WHEREAS, the Blaine City Council has reviewed said case on June 3, 2019.

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 the operation of a 1,500 square foot workout studio (recreation use) in a multi-tenant retail building at 10450 Baltimore Street based on the following conditions:

1. The business to operate as described in the attached narrative.
2. 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.
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.

PASSED by the City Council of the City of Blaine this 3rd day of June, 2019.