



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 19-164, Version: 1

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO RESOLUTION 18-108 TO ALLOW FOR A 24,035 SQUARE FOOT FITNESS CENTER, IN A PBD (PLANNED BUSINESS DISTRICT) ZONING DISTRICT LOCATED AT 10650 BALTIMORE STREET NE SUITE 200. DUCK HILL, LLC (PLANET FITNESS) (CASE FILE NO. 19-0042/EES)

City Council (Conditional Use Permit)	10/07/19
Action Deadline	11/10/19

In 2018 the former Gander Mountain building was converted into a 66,000 sf. multitenant building with the first tenant as The Fun Lab. Two tenant spaces remain. Planet Fitness is proposing a 24,035 square foot fitness center in the tenant space in the center of the building. There is another approximately 20,000 sf. of available space for lease.

This item was not sent to the Planning Commission for their review given that this is a conditional use permit amendment and there is not much of a review to do on this application given the existing nature of the site and building. The surrounding property owners within 350 feet of the property were notified of this City Council meeting.

The conditional use permit allowing for the conversion to a multitenant building included a condition that façade upgrades be made as each tenant space is filled. The Fun Lab added EIFS to create a new storefront, but did not make significant changes. Planet Fitness is proposing to remove most of the existing green roof structure and log trusses to create a smaller gray and purple roof. The submitted elevation is not compatible with the rest of the building, especially in terms of color. A condition has been included that the front façade be compatible with the rest of the building in terms of color, subject to staff approval. Staff believes the proposed colors do not meet the intent of the Highway 65 Overlay District, in which this site is located, to create a uniform look to buildings. The applicant will be required to submit a material board with exact colors prior to issuance of a building permit.

The site was reviewed for landscaping standards in 2018 and continues to meet the landscaping requirements.

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. A total of 378 parking spaces are provided on the site. The Fun Lab and Planet Fitness require a combined 155 spaces, leaving 223 available for the remaining tenant space, far more than is necessary for retail or restaurant uses.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Applicant's Narrative

Floor Plan

Site Plan

Elevation

WHEREAS, an application has been filed by Duck Hill LLC (Planet Fitness) as Conditional Use Permit Case File No. 19-0042; and

WHEREAS, said case involves the land described as follows:
LOT 1, BLOCK 1, BALTIMORE ADDITION, ANOKA COUNTY, MINNESOTA.

WHEREAS, the Blaine City Council has reviewed said case on October 7, 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 a 24,035 square foot fitness center in a PBD (Planned Business District) zoning district located at 10650 Baltimore Street NE, Suite 200, based on the following conditions:

1. This resolution is in addition to Resolution 18-108 which remains in force.
2. 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 and Fire departments prior to occupying the space.
3. Plans to be submitted by the applicant to Metropolitan Council for SAC determination prior to permit.
4. Any expansion of the facility will require a CUP amendment.
5. No activity/training is to be conducted outside of the building.
6. The fitness center is to be operated as described in the narrative supplied for the staff report.
7. The front façade must be compatible with the rest of the building in terms of color, subject to staff approval. Staff believes the proposed colors do not meet the intent of the Highway 65 Overlay District, in which this site is located, to create a uniform look to

buildings. The applicant will be required to submit a material board with exact colors prior to issuance of a building permit.

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 7th day of October, 2019.