



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 19-163, Version: 1

DEVELOPMENT BUSINESS - *Lori Johnson, City Planner*

GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW FOR A NEW 25,052 SQUARE FOOT FITNESS CENTER IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT LOCATED AT 4405 PHEASANT RIDGE DRIVE NE, SUITE 100. VEREIT REAL ESTATE LP (PLANET FITNESS) (CASE FILE NO. 19-0041/EES)

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

In 2015, Walmart relocated from The Village to its current Ball Road location. At that time the old Walmart building was converted to a multitenant building, with At Home as the first tenant. A conditional use permit was granted at that time to allow for a multitenant building in a DF zone. The remaining space has been vacant since 2015.

At this time, Planet Fitness is proposing to lease the remaining portion of the building and construct a 25,052 square foot fitness center. The remaining 13,500 square feet will be decommissioned space, but included in the Planet Fitness lease. An amendment to the 2015 CUP is required to allow for a fitness center in the remaining space.

This item was not sent to the Planning Commission for 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 the City Council meeting.

The vacant portion of the building includes the old garden center. Therefore, a significant façade modification and site work, including removal of the outdoor structure, will occur. Additional parking will be added next to the building in the location of the garden center. This work will require site plan approval prior to issuance of a building permit. This includes the submission of a Site Improvement Performance Agreement and the associated financial guarantee.

The applicant is proposing to have gray as the primary façade color for the space with a purple cornice. The gray is consistent with the color on the rest of the building and the elevation that has been submitted for Planet Fitness matches the exterior elevations for the rest of the

building. Staff have included as a condition, that the purple cornice be eliminated from the top of the building as shown on the drawing attached to this report. This cornice is not consistent with the color or architecture of the remainder of the building or the other buildings in this area. Staff is amenable to the purple cornice remaining on the front façade/entrance to the space.

The landscaping at the site has not been well maintained during the four year vacancy, therefore removal and replacement of dead trees and shrubs is required to bring the site back up to the landscaping requirements. The attached site plan depicts new plantings near the building. The final landscape plan to be approved by staff as part of the site plan approval will need to be consistent with the landscaping in the rest of The Village.

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 decommissioned space has a parking requirement of one space per 2,000 square feet, making the total parking requirement 80 spaces. A total of 810 spaces are provided and 548 are required for At Home. The remaining 262 provided spaces are more than sufficient for the fitness center.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Applicant Narrative

Site Plan

Floor Plan

Elevations (with staff notes)

WHEREAS, an application has been filed by Vereit Real Estate LP (Planet Fitness) as Conditional Use Permit Case File No. 19-0041; and

WHEREAS, said case involves the land described as follows:

THAT PRT OF LOT 3 BLK 1 PHEASANT RIDGE VILLAGE LYG WITHIN FOL DESC TRACT: THAT PRT OF NW1/4 OF NW1/4 OF SEC 24 TWP 31 RGE 23 DESC AS FOL: BEG AT A PT ON N LINE OF SD 1/4 1/4 990 FT E OF NW COR THEREOF , TH S PRL/ W LINE OF SD 1/4 1/4 660 FT TO S LINE OF N1/2 OF SD 1/4 1/4, TH E ALG SD S LINE 330 FT TO E LINE OF SD 1/4 1/4, TH N ALG SD E LINE 660 FT TO NE COR OF SD 1/4 1/4 TH W ALG SD N LINE TO PO B, SUBJ TO EASE OF REC, 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 Amendment to Resolution 15-148 is hereby approved per Section 29.80 of the Zoning Ordinance to allow for a 25,052 square foot fitness center, in a DF (Development Flex) zoning district located at 4405 Pheasant Ridge Drive NE, Suite 100, based on the following conditions:

1. The CUP resolution is in addition to Resolution No. 15-148 which remains in force.
2. Dead and unhealthy trees and shrubs to be replaced to meet or exceed landscape plan approved under SP15-16. Landscape plan subject to staff review through the site plan approval process.
3. Site Plan approval is required prior to issuance of a building permit. This includes the submission of a Site Improvement Performance Agreement and the associated financial guarantee.
4. New building façade to be consistent with the renderings submitted as part of this conditional use permit application. The applicant must remove the purple cornice on the top of the building as depicted on the elevations that were part of the staff report for this item.
5. 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.
6. Plans to be submitted by the applicant to Metro Waste for SAC determination prior to permit.
7. Any expansion of the facility will require a CUP amendment.
8. No activity/training is to be conducted outside of the building.
9. The fitness center is to be operated as described in the narrative submitted with the application.
10. The applicant will need to manage parking demand by limiting class size and time slots if necessary so as to not create an on-site parking issue.
11. 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.