

GENERAL INFORMATION

Applicant: Lyndale Avenue Investors LLC (owner)
Akagi Jiu-Jitsu (user)

Location: 9051 Lyndale Avenue South

Request: Conditional use permit for an athletic training facility at an existing building

Existing Land Use and Zoning: I-3; zoned General Industrial

Surrounding Land Use and Zoning: North – Storage; zoned I-3, Industrial
East – Storage/Warehouse; zoned I-3, Industrial
South – Medical office; zoned I-3, Industrial
West – Shopping center; zoned B-2, General Commercial

Comprehensive Plan Designation: Industrial

CHRONOLOGY

Planning Commission 09/10/2020 Public Hearing scheduled.

DEADLINE FOR AGENCY ACTION

Application Date: 08/03/2020
60 Days: 10/02/2020
Extension Letter Mailed: No
120 Days: 12/01/2020
Applicable Deadline: 10/02/2020
Newspaper Notification: Confirmed – (08/27/20 Sun Current – 10 day notice)
Direct Mail Notification: Confirmed – (500 buffer – 10 day notice)

STAFF CONTACT

Liz O'Day
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PROPOSAL

Akagi Jiu-Jitsu proposes a conditional use permit for an athletic training facility in an existing office/warehouse building at 9051 Lyndale Avenue South. Athletic training facilities are conditional uses in the I-3 zoning district. Akagi Jiu-Jitsu would be located near the middle of the building in Suite 9061. The tenant space is approximately 3,000 square feet. Akagi Jiu-Jitsu would provide training for children and adults. Typical training class sizes range from 2-12 participants and last 45 minutes to 1 ½ hour. Akagi Jiu-Jitsu previously occupied a tenant space in Great Bear Shopping Center.

ANALYSIS

Akagi Jiu-Jitsu would occupy a tenant space within an existing office/warehouse building at 9051 Lyndale Avenue South. The tenant space is primarily open space with a mat area with a small area for reception, and changing facilities.

The training facility required parking is 14 spaces. The remaining office/warehouse tenant spaces on site require 68 spaces. A total of 82 parking spaces would be required to serve the site with the proposed use. The required parking is one less than the 83 on-site parking spaces provided. Any change in use must be reviewed for parking compliance.

The Code requires lighting upgrades with a change in use. The lighting must be upgraded for the parking spaces necessary for the tenant use and the spaces nearest to the entrance. The applicant has provided a compliant lighting plan for the 14 spaces nearest to the tenant's door. They also provided proof of lighting for the remaining site and plans for conduit to be installed in preparation for future lighting installation.

The 1983 approved landscaping plan shows several trees and shrubs along Lyndale Avenue and the building. Aerial images show several required landscape materials are missing. An existing landscape inventory must be provided and any missing plant materials must be replaced. Assurance the approved missing landscape materials would be replaced or a revised landscaping plan would be required prior to building permit issuance.

The proposed athletic training use is not anticipated to generate a large amount of trash. There are overhead doors in the back of the tenant space. All trash and recycling receptacles must be kept indoors.

Required Conditional Use Permit Findings - Section 21.501.04 (e) (1)

Required Finding	Finding Outcome/Discussion
(1) The proposed use is not in conflict with the Comprehensive Plan.	Finding Made – The property is guided as Industrial. The designation allows for athletic training facilities to utilize the large spaces that industrial buildings provide. The proposed athletic training facility is comparable to the neighboring

	office/warehouse tenants. The use is not in conflict with the Comprehensive Plan.
(2) The proposed use is not in conflict with any adopted District Plan for the area.	Finding Made - The property is not located in an area with an adopted District Plan.
(3) The proposed use is not in conflict with City Code provisions.	Finding Made – Athletic training facilities are conditional uses in the I-3 Zoning District. The recommended conditions of approval address compliance with City Code provisions.
(4) The proposed use will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development.	Finding Made – The use is a small tenant space compared to the larger spaces for office/warehouse and will have access from Lyndale Avenue, an A Minor Arterial. The use will not create an excessive burden on parks, schools, streets and other public facilities and utilities.
(5) The proposed use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	Finding Made – The proposed use would provide jiu-jitsu training for children and adults and will provide an opportunity for trainers in Bloomington. The proposed use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.

RECOMMENDATION

Note the Planning Commission has final approval authority on this Conditional Use Permit application unless an appeal to the City Council is received by 4:30 p.m. on September 15th.

Staff recommends approval using the following motion:

In Case PL2020-118, having been able to make the required findings, I move to adopt a resolution approving a conditional use permit for an athletic training facility at an existing building at 9051 Lyndale Avenue South, subject to the conditions and Code requirements listed in the revised resolution.