

GENERAL INFORMATION

Applicant: Engelsma LP (Owner)
Beyond PT LLC (User)

Location: 6301 Cecilia Circle

Existing Land Use and Zoning: Place of assembly and office/warehouse; Zoned I-2(PD)

Request: Conditional Use Permit for a health club in an existing multi-tenant building.

Surrounding Land Use and Zoning: North - Office and warehouse; zoned PID (City of Edina)
South - Interstate 494
East - Office; zoned CO-1
West - Office and warehouse; zoned I-2(PD)

Comprehensive Plan Designation: Industrial

HISTORY

City Council Action: 02/05/1968 - Approved the Final Plat of Nine Mile West 2nd Addition (Case #6588).

Planning Manger Action: 04/23/1996 - Approved a Minor Revision to Final Site and Building Plans for a 60-stall parking lot expansion (Case #10237A-96).

City Council Action: 03/22/2010 - Approved the Rezoning of the site from FD-2 to C-4 (Case #10002A-10).

City Council Action: 05/20/2013 - Approved the Rezoning of the site from C-4 to 1-2 and Preliminary and Final Development Plans for an existing office/warehouse building (Case #10237ABC-13).

City Council Action: 04/02/2018 - Approved a Conditional Use Permit for a place of assembly (Case # PL2018-48).

CHRONOLOGY

Planning Commission 11/05/2020 – Public hearing scheduled

DEADLINE FOR AGENCY ACTION

Application Date:	09/30/2020
60 Days:	11/29/2020
Extension Letter Mailed:	No
120 Days:	01/28/2021
Applicable Deadline:	11/29/2020
Newspaper Notification:	Confirmed – (10/22/2020 Sun Current – 10 day notice)
Direct Mail Notification:	Confirmed – (500 buffer – 10 day notice)

STAFF CONTACT

Liz O'Day
Phone: (952) 563-8919 or E-mail: eoday@BloomingtonMN.gov

PROPOSAL

The applicant proposes one-on-one fitness services including but not limited to personal training, Pilates, physical therapy, nutrition coaching with occasional small group training. The proposed use has minimal equipment in the open floor plan area. The services would be provided by appointment only. The proposed use would be open from 5 am-9 pm every day of the week. They anticipate the busier hours to be between 5 am-8 am and 4 pm and 9 pm on weekdays.

ANALYSIS

The applicant would occupy 4,249 square feet of the vacant northern 35,393 square foot space. The proposed use as one on one training and could fit into two use categories, Athletic Training or health club. Since the use is not conducted by medical practitioner, it may not be considered a medical office. Services are provided by knowledgeable sports trainers, similar to a health club. For that reason, staff suggested the broader health club use as it allows Beyond PT considerable latitude in future business model changes.

When the place of assembly was approved, the remaining 68 on-site parking spaces were assigned to the vacant space. The proposed use requires 17 parking spaces. The remaining 51 spaces would allow up to 8,000 square feet of office space with the remaining 27,393 square feet as a warehouse use. Future uses with a higher parking demand would require a parking review.

The health club use is a much smaller scale than a typical health club. While the Code requires 17 parking spaces, staff anticipates a lower parking demand than required by the City Code. Staff does not have concerns related to the parking for Beyond PT or future users.

When the place of assembly use was approved in 2018, landscaping and parking lot lighting was provided for the entire site. No upgrades are required as part of this application. The approved lighting and landscaping must to be maintained.

All trash and recycling collection and storage must be with in the building. The trash storage and collection location is not identified on the proposed plans. A condition requiring the location be identified prior to building permit is included in the conditions.

FINDINGS

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 Industrial. The designation allows for health clubs to utilize the large open space and clearance height that industrial spaces offer. The proposed 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 part of any adopted District Plan.
(3) The proposed use is not in conflict with City Code provisions.	Finding Made – Health clubs are conditional uses in the I-2 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 proposed use is not anticipated to create an excessive burden on public facilities or utilities. The health club is on a minimal scale and there is adequate parking spaces to accommodate the use.
(5) The proposed use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	Finding Made – A health club and associated services is consistent with the surrounding uses. The submitted plans reflect a use that is not anticipated to 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 Final Site and Building Plans application unless an appeal to the City Council is received by 4:30 p.m. on November 10th.

Staff recommends approval using the following motion:

In Case PL2020-189, having been able to make the required findings, I move to adopt a resolution approving a Conditional Use Permit for a health club at 6301 Cecelia Circle subject to the conditions and Code requirements listed in the revised resolution.

RECOMMENDED CONDITIONS OF APPROVAL

Case PL2020-189

Project Description: Conditional Use Permit for a health club in an existing multi-tenant building

Address: 6301 CECILIA CIR

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

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| 1. | Ongoing | Continued compliance with the approved landscaping plans is required. |
| 2. | Ongoing | Continued compliance with the parking lot lighting plans is required. |
| 3. | Ongoing | The trash and recycling materials must be kept indoors in accordance with Section 21.301.17. |
| 4. | Ongoing | Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan (PL2018-374). |
| 5. | Ongoing | The tenant space location must be as per approved plans in Case PL2020-189 unless approved by the Planning Manager |