

GENERAL INFORMATION

Applicant: Engelsma LP (owner)
JSAW (user)

Location: 6301 Cecilia Circle

Request: A Conditional Use Permit for an approximately 7,250 square foot health club in an existing multiple tenant building.

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

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

Comprehensive Plan Designation: Industrial

HISTORY

Planning Manager 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: 04/02/2018 – Approved a Conditional Use Permit for a place of assembly (Case #PL2018-48).

Planning Commission Action: 11/05/2020 – Approved a Conditional Use Permit for a health club (Case #PL2020-189).

CHRONOLOGY

Planning Commission 01/14/2021 Public Hearing scheduled.

DEADLINE FOR AGENCY ACTION

Application Date: 12/08/2020
60 Days: 02/06/2021

Extension Letter Mailed:	No
120 Days:	04/07/2021
Applicable Deadline:	02/06/2021
Newspaper Notification:	Confirmed – (12/31/2020 Sun Current – 10 day notice)
Direct Mail Notification:	Confirmed – (500 buffer – 10 day notice)

STAFF CONTACT

Liz O'Day
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PROPOSAL

The applicant proposes a conditional use permit for a health club at 6301 Cecilia Circle. JSAW would provide skateboard training for people of all ages and skill levels. The training would be provided on a membership basis. Additionally, JSAW is a faith-based organization and would incorporate religious education and mentoring into their training program, with no bible study or other Place of Assembly activities in the health club. They have partnered with Westwood Church to utilize their facility for other faith based activities. The proposed hours of operation would be from 12pm-9pm Monday to Saturday. The health club would be closed on Sundays to avoid conflict with the neighboring place of assembly use.

ANALYSIS

JSAW would occupy 7,241 square feet of the multi-tenant building. On November 5, 2020, the Planning Commission approved a health club (Beyond PT) to occupy a 4,249 square foot tenant space. The conditional use permit is valid for one year, however, the Beyond PT applicant withdrew their interest in the tenant space. Staff is including the Beyond PT space in the parking calculations should they decide to come back within a year. Westwood Church occupies the bulk of the building while the remaining tenant spaces remain vacant.

A majority of the health club would be skateboard training floor area and a small area of exercise equipment for warm-up and cool down. The remaining space would include an office, retail sales related to the health club, a small conference room and a program room. The conference room would be used for board and staff meetings. The program room is intended to provide skateboard training in a classroom format. The 600 square foot retail area would sell skateboards and clothing for members only. No non-member sales would be allowed. No food or beverages would be provided.

When the place of assembly was approved, the remaining 79 parking spaces were assigned to the vacant tenant spaces. Beyond PT required 17 spaces. The proposed health club, JSAW, would require 29 spaces. The parking would be compliant. However, including the place of assembly and

health clubs, the remaining office and warehouse space would be 2,500 and 24,350 square feet respectively. See the table below.

Figure 1: Parking Analysis

Use	Square Footage	Requirement (in spaces)
Place of assembly	36,405	187
Beyond PT health club	4,249	17
JSAW health club	7,241	29
Remaining office	2,500	8.77
Remaining warehouse	24,350	24.35
Total spaces available		266

The skateboard training use would not be open while the place of assembly is in use. Staff does not have a concern with the available parking. However, any future uses with a higher parking demand would require a parking review.

The parking lot lighting and landscaping are both compliant. No upgrades are required as part of this application. The approved lighting and landscaping must be maintained.

All trash and recycling collection and storage must be kept inside the building. The plans identify an overhead door being removed and in filling it with a window. A building permit would be required for the removal. It appears there is another overhead door within the tenant space. The collection bins must be kept inside and an overhead door must be maintained to facilitate trash and recycling pick-up.

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 proposed health club use is consistent with the City's Comprehensive Future Land Use Guide Plan's Industrial land use designation. The designation allows for health clubs to utilize the large open space that industrial spaces offer.
(2) The proposed use is not in conflict with any adopted District Plan for the area.	Finding Made – There is no adopted district plan for the area. Accordingly, the application is not in conflict with a 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	Finding Made – The proposed use is not anticipated to create an excessive burden on public facilities and utilities. The health club is on a minimal scale and there is adequate parking space to

and utilities which serve or are proposed to serve the planned development.	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 is complementary to surrounding uses in scale, traffic impact and operational impacts. It is compatible and consistent with surrounding uses. The health club would operate outside the place of assembly hours. 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 Conditional Use Permit application unless an appeal to the City Council is received by 4:30 p.m. on January 20th.

Staff recommends approval using the following motion:

In Case PL2020-230, having been able to make the required findings, I move to adopt a resolution approving a conditional use permit for an approximately 7,250 square foot health club in an existing multiple use building at 6301 Cecilia Circle, subject to the conditions and Code requirements attached to the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Case PL2020-230

Project Description: A conditional Use Permit for an approximately 7,250 square foot health club in an existing multiple use 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.

1. Ongoing No place of assembly activities may take place in the health club.
2. Ongoing The health club must be as shown on the approved plans in Case File # PL2020-230, Any changes may be reviewed by the Planning Manager.
3. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
4. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan (Case PL2018-174).
5. Ongoing Continued compliance with the approved landscaping and lighting plans is required.