



AGENDA SECTION	PUBLIC HEARING
MEETING DATE	JANUARY 11, 2021

CITY OF COLUMBIA HEIGHTS - COUNCIL LETTER

ITEM:	Resolution 2021-08, a resolution approving a conditional use permit for a health/fitness club not exceeding 4,000 square feet in area to be located at 700 40th Avenue NE.		
DEPARTMENT:	Community Development	CITY MANAGER'S APPROVAL:	
BY/DATE:	Aaron Chirpich, 1-7-2021	BY/DATE:	<i>Kew Bonney</i> 1/8/21
CITY STRATEGY:	#2: Economic Strength		
Additional Strategy?	#5: Diverse, Welcoming "Small-Town" Feel		
SHORT TERM GOAL (IF APPLICABLE):	N/A		
Additional Goal?	Choose an item.		

BACKGROUND:

Amrish Patel, on behalf of Rocky's Gym, has requested approval of a Zoning Ordinance Amendment and Conditional Use Permit to accommodate the establishment of a "boutique gym" upon a 9,375 square foot site located at 700 40th Avenue between Monroe and Quincy Streets. The applicant plans to convert an existing 3,510 square foot building located on the site into a health/fitness club. In this regard, the use would occupy the entire building. The site is bordered on the north by the Greater Life Church, on the south by Huset Park, on the east by a commercial use and on the west by a single-family residential home.

According to the applicant, the gym will focus on "one on one" training and small group classes with access to cardio and weight machines. Gym members will be able to access the gym via a key fob with 24-hour surveillance. The applicant also anticipates the offering of some unique fitness classes including yoga in the adjacent park. The applicant expects a "higher end" clientele which relies on customer service rather than volume.

The site is zoned LB, Limited Business which presently does not make an allowance for health or fitness clubs. As a result, the approval of a Zoning Ordinance amendment to allow the use in the LB District (as a conditional use) must precede action on the requested conditional use permit approval.

RECOMMENDATION:

The Planning Commission held a public hearing on the application on January 5, 2021. The commission voted on a 7-0 basis to recommend approval of the attached resolution. Staff recommends that the City Council approve the request for a Conditional Use Permit for a Fitness/Health Club for the property located at 700 40th Avenue NE, subject to the conditions stated in the attached resolution.

RECOMMENDED MOTION(S):

Motion: Move to close the public hearing and waive the reading of the resolution 2021-08, there being ample copies available to the public.

Motion: Move to approve Resolution No. 2021-08, a resolution of the City Council for the City of Columbia Heights, Minnesota, approving a Conditional Use Permit for a Health/Fitness Club not exceeding 4,000 square feet in area to be located at 700 40th Avenue NE, subject to certain conditions.

1. Business hours, deemed appropriate by the City Council to ensure land use compatibility, shall be established. Said hours have been determined by the Council to be 5:00 a.m. to 12:00 a.m.
2. The applicant shall provide 21 off-street parking stalls for the proposed use. The required off-site parking stalls shall be secured with a shared parking agreement. This legally binding contract shall be reviewed by the City Attorney and filed with the Anoka County Recorder's Office within 60 days after approval of the conditional use permit.
3. Illustrated off-street parking stall depths shall be increased from 18 feet to 20 feet in depth.
4. One off-street parking space shall be designated for use by disabled persons.
5. To minimize negative impacts upon the adjacent single-family home to the west, consideration be given to relocating the proposed angled parking stalls along the west façade of the building such that the parking area drive aisle is located along the west property line and vehicle headlights face east (rather than west).
6. The use of black as a primary building color is approved.
7. The building and site shall meet all requirements found in the Fire Code and the Building Code.
8. Trash and/or recycling collection areas shall be enclosed on at least three sides by an opaque screening wall or fence no less than six feet in height. The open side of the enclosure shall not face any public street or the front yard of any adjacent property.
9. There shall be no deliveries, loading or unloading of goods and materials between the hours of 10:00 p.m. and 6:00 a.m.
10. All exterior lighting shall be downcast with shielded light sources as not to adversely impact neighboring residential properties.
11. All new site signage shall be subject to a sign permit.
12. The site and elevation plans included in this submittal, shall become part of this approval.
13. The applicant will work with the owner of the residential property to the west to improve the fencing to provide better screening between the properties.

ATTACHMENTS:

Resolution No. 2021-08

Planning Report

Resident Correspondence