



Planning Commission Memorandum

To: Planning Commission
From: Justin Fortney, City Planner
Date: May 11, 2015
Item: SUP - Retail Services, I-1 Industrial – 2939 Enterprise Ave

Planning Commission Action Requested: The Planning Commission is asked to review the SUP (Special Use Permit) and make a recommendation to City Council.

Background Information:

The Purpose of the I-1 Industrial Park is to provide a place for manufacturing and warehousing that is not allowed in other areas of the city. This zoning district also allows for retail sales and services as the primary operation by SUP. The review of a SUP is conducted to determine if any special conditions are needed to assure that the proposed use operates in harmony with the surrounding area.

Comprehensive Plan Classification

The 2030 Comprehensive Plan designates the property as Industrial.

Zoning Classification

The subject property is zoned I-1 Industrial Park. The use of an athletic training center allowed in this zoning district with approval of a Special Use Permit.

Adjacent Zoning and Land Use

The following land uses abut the property:

Direction	Existing Use	Zoning	Comp Plan
North	Miller Electric	I-1	Industrial
East	Dental lab	I-1	Industrial
West	Vacant	I-1	Industrial
South	vacant	Not in City	Medium density Res

Special Use Permit Review

The primary concern for reviewing retail and retail services in the industrial park is to determine their effect on the area, including the existing parking and transportation systems. This is of particular concern for high volume businesses that may not work well on some of the park's minor roadways. Parking is more of a concern for existing buildings as most parking lots were sized for industrial and warehouse uses, which require less parking than most retail needs.

There are several business that have or do operate in the industrial park under a valid SUP including several automotive/ motorcycle repair businesses, pet adoption, dance school, gymnastics studio, and kids ATV sales.

Parking

The zoning code doesn't have a parking requirement for a land use classification similar to the proposed use. The applicant states that all visitors will be coming for appointments with a staff member. He added that there would be some volleyball or basketball games conducted for training purposes and there would not be any spectator accommodations. The applicant expects 20 people at most, to be at the facility. The applicant has also stated that the existing business model is not to grow in significant numbers of clientele.

There are currently about 32 parking spaces on the site. Several of them are not stripped, due to the overhead and dock doors that would not be used under the proposed use. There are also about 17 parking spaces that could easily be added to the parking lots south perimeter if the need should ever arise. Staff is comfortable with the current parking accommodations with some additional striping.

Notice

Notice was sent to property owners within 350-feet of the subject property. No comments have been received at this time.

Recommendation

Staff recommends approval of the request, subject to the following conditions:

- 1) A change of occupancy license is required by the Building Safety Department along with any applicable building permits.
- 2) Striping of additional spaces that may be used.
- 3) Approval is subject to a one year Sunset Clause; if significant progress is not made towards the proposal within one year of City Council approval, the approval is null and void.

Attachments:

- Photograph
- Aerial Photographs
- Application





City of Hastings Community Development Department

Land Use Application

Address or PID of Property: 2939 Enterprise Ave

Applicant Name: Aaron Sidner

Address: 1524 Woodlane Dr.
Woodbury, MN 55125

Phone: 702 752 4464

Fax: _____

Email: aaron@redlinehp.com

Property Owner: David Sobaski

Address: 2939 Enterprise Ave
Hastings, MN 55033

Phone: 651 788 9556

Fax: 651 788 9562

Email: dsobaski@eccomidwest.com

Description of Request: _____

The REDLine Project will be an athletic performance training center for primarily prep athletes from multiple sports. The building will house 2 courts (volleyball, basketball), a turf area, weight training and track (sprinting/jumping lanes) along with research/analysis areas.
