



Planning Commission Memorandum

To: Planning Commission

From: John Hinzman, Community Development Director

Date: May 22, 2017

Item: Special Use Permit 2017-13 – Crossfit HSC – 2950 Lightbourn Court

Planning Commission Action Requested:

The Planning Commission is asked to hold a public hearing and review the Special Use Permit (SUP) request of Crossfit HSC to operate a retail and service business within the I-1 Industrial Park Zoning District.

Background Information:

Crossfit HSC received similar SUP approval for their existing leased facility at 2911 Enterprise Avenue in 2015. Crossfit plans to purchase the neighboring property at 2950 Lightbourn Court from the City of Hastings to construct a new facility and relocate the business. The phased project is anticipated to contain a 8,500 s.f. initial phase, with future development expanding the facility to approximately 15,000 s.f. **The Site Plan review for the building will be submitted as a separate application in the future for Commission and Council review.**

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 is allowed in this zoning district with approval of a Special Use Permit.

Adjacent Zoning and Land Use

The following land uses about the property:

Direction	Existing Use	Zoning	Comp Plan
North	Vacant	I-1	Industrial
East	Vacant	I-1	Industrial
West	Existing Crossfit HSC	I-1	Industrial
South	Vacant	I-1	Industrial

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 many retail uses.

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.

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 as presented, subject to the following conditions:

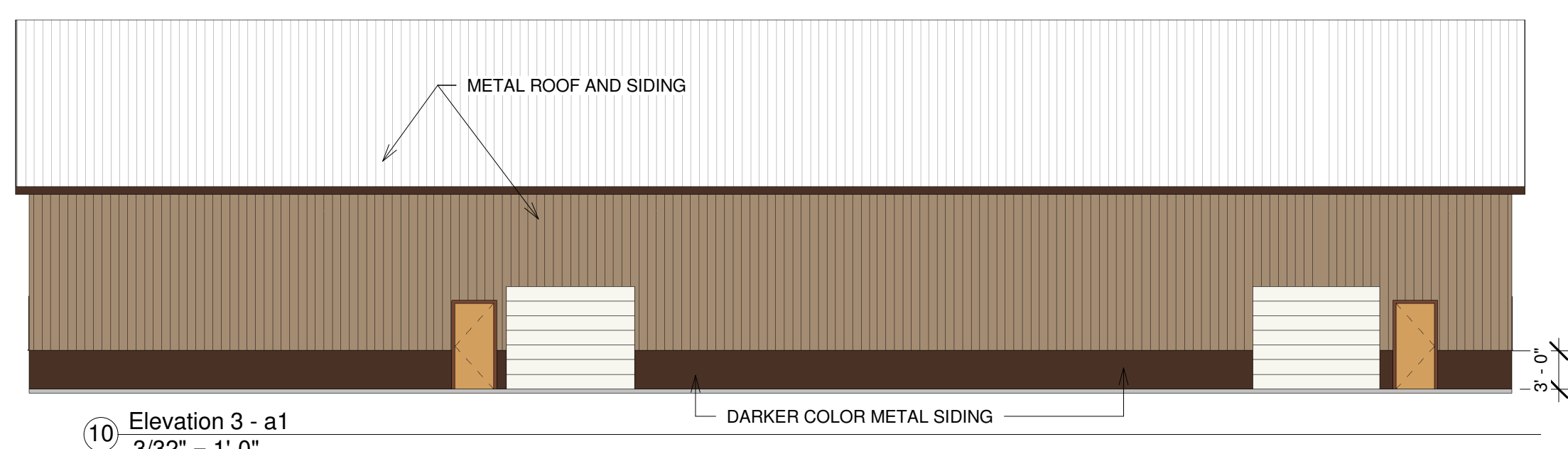
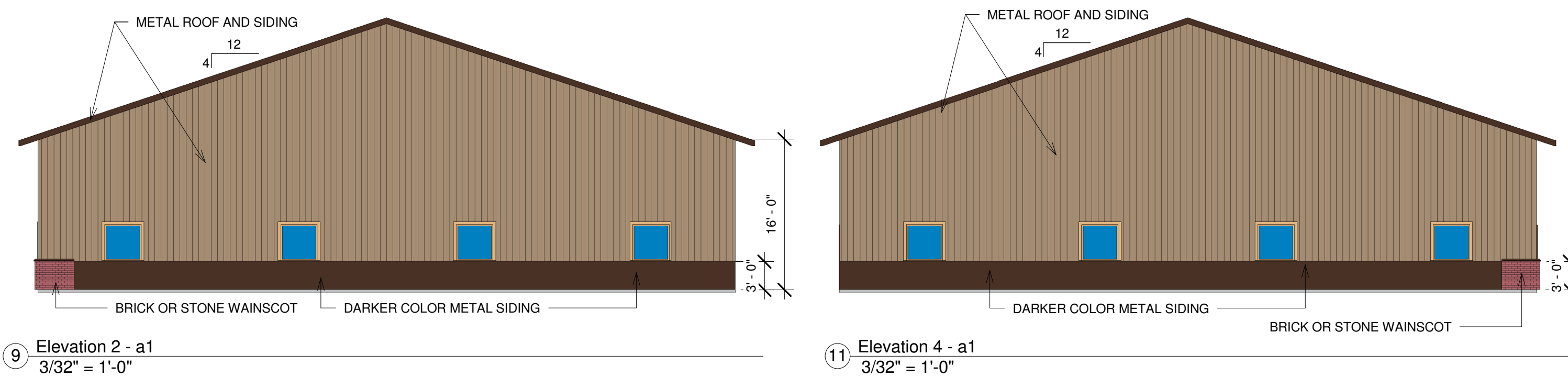
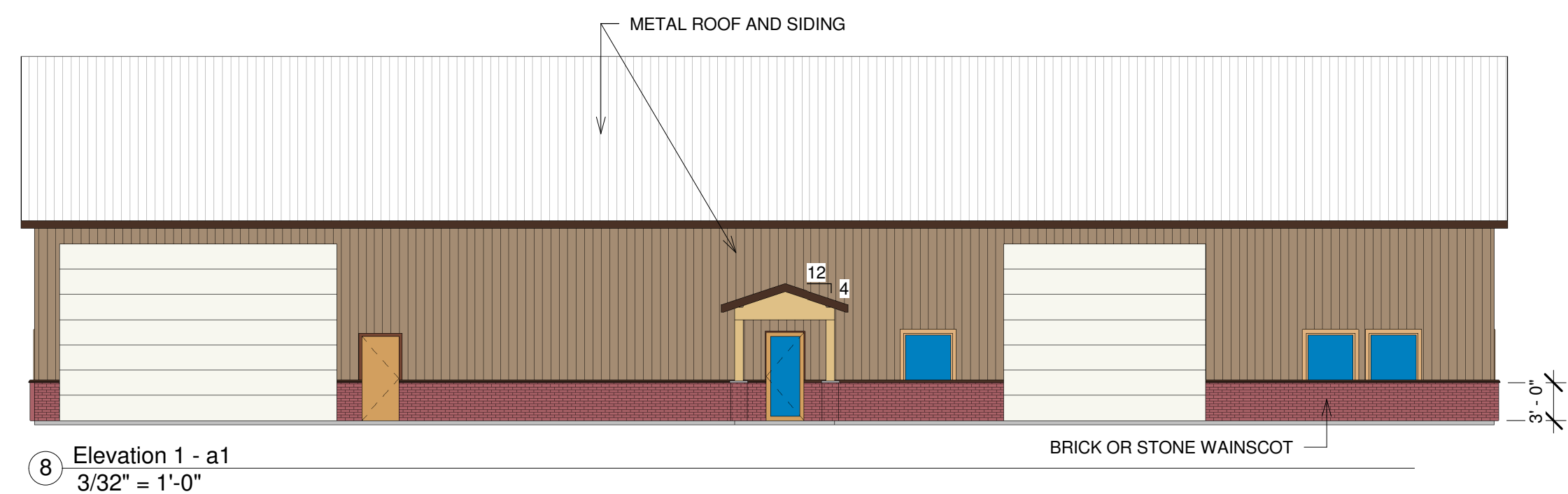
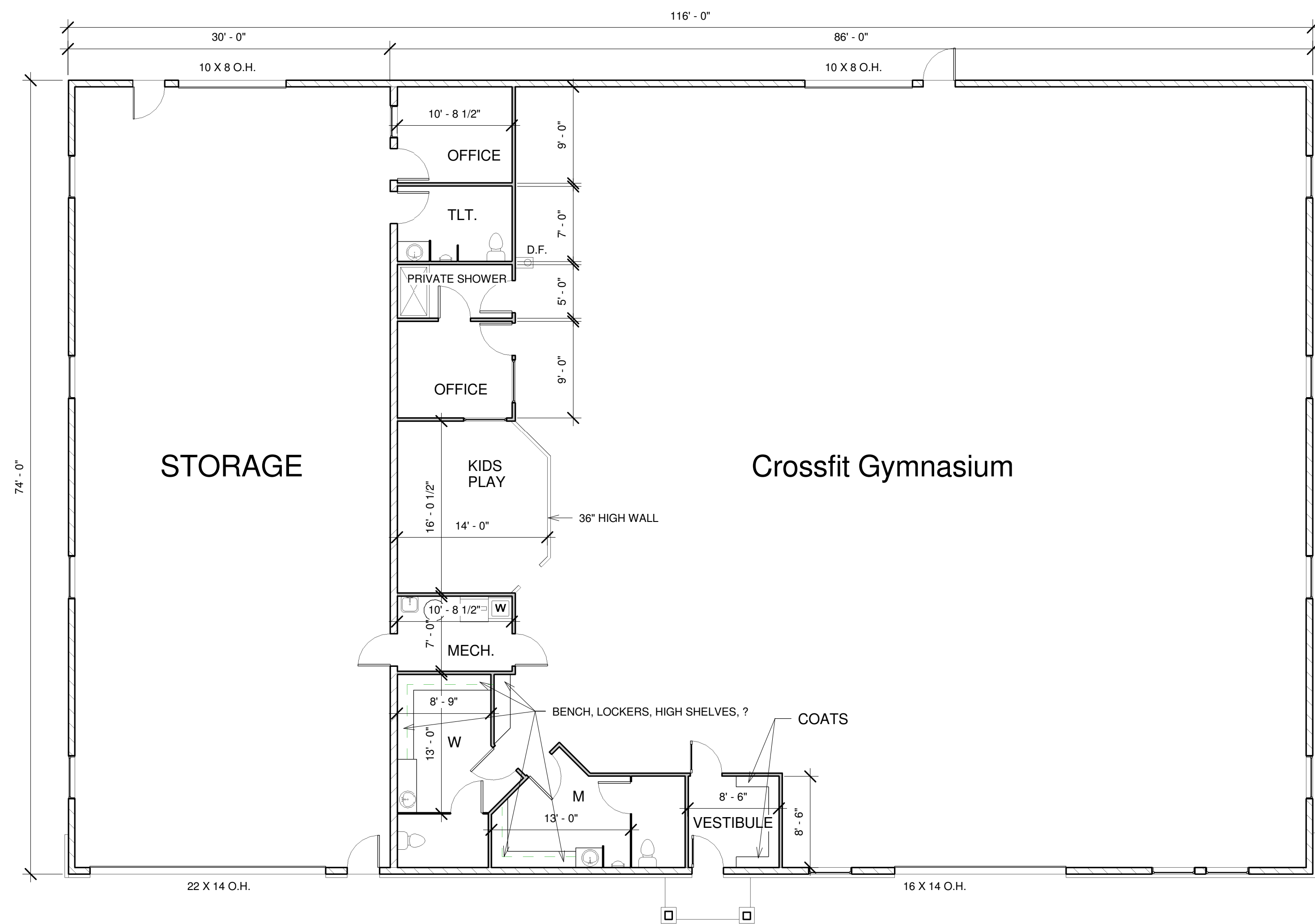
- 1) Approval of a Site Plan for construction of the building and development of the property.
- 2) Approval is subject to a one year Sunset Clause; if significant progress is not made towards the proposal within one year of City Council approval, the approval is null and void.

Attachments:

- Site Map
- Concept Plan

LOCATION MAP





4 RENDERED VIEW
12" = 1'-0"

CROSSFIT HSC
2911 ENTERPRISE AVE. SUITE C
HASTINGS, MN. 55033

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DAVID L. HARRIS REG. NO. 26561 DATE:

PROJECT NAME
**NEW FACILITY FOR:
CrossFit HSC**

LOCATION
LIGHTBOURN CT., HASTINGS INDUSTRIAL PARK

DATE: 14 OCT 2016

PROJ. NO.
C-16-3065

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