

PROJECT NARRATIVE

9601 James Avenue South

Major Site Redevelopment – Code Amendment
Bloomington, Minnesota

Project Team:

Developer

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General Contractor

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PROJECT SITE DATA

Parcel Basics

The existing site is currently developed with a set of contiguous structures built in a variety of phases. The existing structures also vary in height, volume, building type, floor level and finish. Total existing site area is 157,300 SF, total existing building footprint area is 84,551 SF, and total on-site parking spaces equal 77.

Project Land Use Data

The project site is currently zoned I-3, and will be renovated to generally conforming to the underlying I-3 district.

Proposed uses for the redeveloped site include; Office (conforming use), Warehouse (conforming use), technical training/instructional center (conditional use), and health club (Code Amendment required – see below).

CODE AMENDMENT REQUEST

SUMMARY

Applicant requests a Code amendment to the Bloomington Zoning Ordinance to allow a health club as a CONDITIONAL USE within an I-3 District, where it is positioned along, and served by, a collector arterial street.

DEFINITION

Health club – generically conforming to the definition as set forth by the City, as a facility established for profit, where members or nonmembers pay a fee to use equipment or space for the purpose of physical exercise, and which may include accessory programmatically related components, spaces and functions.

Volumes and spaces often available in factory or industrial structures have the unique ability to accommodate a wide variety of athletic and sports related activities or functions. Especially in the case of abandoned or otherwise outdated structures with unusual configurations or interior volumes, sports, fitness, or athletic-related uses offer the best or only opportunity to repurpose the structure.

At 9601 James Avenue South, the size of the building and interior volumes – single levels up to 65 feet high inside – are so unique and virtually unusable to almost any commercial or industrial occupant. However, as a space for interior activities such as climbing, the structure will function extremely well, while bringing an uncommon amenity to the area and spur redevelopment of a long-vacant site.

SEC. 19.33. INDUSTRIAL (I-1, I-2, and I-3) DISTRICTS.

- (6) Vehicle rental accessory to Class I Motor Vehicle Sales subject to the regulations set forth in Section 19.63.07(e).
- (7) Planned developments (industrial).
- (8) Reserved.
- (9) Reserved.
- (10) Pet services facility in General Industry (I-3) Districts.
- (11) In Limited Industry (I-2) and General Industry (I-3) Zoning Districts, retail sales of heavy equipment, including industrial, manufacturing and construction machinery and equipment; and, in said districts, other retail sales which are a part of warehousing or wholesale business.
- (12) Junk car disposal businesses in General Industry (I-3) Districts, provided the business including all storage and dismantling or wrecking and display of parts for sale is conducted within a fire resistant building, provided that the entire premises is enclosed by screen fencing and provided the premises abut railroad trackage.
- (13) Clubs and lodges, nonprofit.
- (14) Truck and/or trailer rental in the I-3 District.
- (15) Railroad lines.
- (16) Repairing, rebuilding, and painting vehicles, machinery, and equipment when the use is within a completely enclosed building and when accessory to a permitted principal use in the I-1 and I-2 districts.
- (17) Vocational and industrial training schools.
- (18) Physical exercise facilities as uses not to exceed 10 percent (10%) of the total square footage of the building.
- (19) Sports training facilities which may be available for public use.
- (20) Solid waste transfer stations in the I-2 and I-3 Zoning Districts in accordance with the performance standards of Section 19.63.04 of this Code.
- (21) Reserved.
- (22) Self-storage Facilities in the Limited Industry I-2 and the General Industrial I-3 Districts, and only in the Industrial Park I-1 District when approved as part of a planned development pursuant to Section 19.38.01 of this Code.
- (23) Places of assembly uses.
- (24) Car Care Centers - Under a planned development in the Industrial Park (I-1) Zoning District; including auto body repair and painting only when conducted within a multi-tenant building and not exceeding 25 percent of the gross building floor area of the car care center.
- (25) Reserved.
- (26) Household hazardous waste and recycling collection facilities in the I-2 and I-3 Zoning Districts in accordance with the performance standards of Section 19.63.04(e) of this Code.
- (27) Class I, Class II and Class III motor vehicle sales in the I-3 District.
- (28) Towers. For related provisions see Sections 15.14, 19.63.05 and 21.301.10 of this Code.
- (29) ~~In the I-3 General Industry District, automobile rental agencies with an on-site inventory more than ten (10) but no more than thirty-five (35) rental vehicles, subject to performance standards set forth in Section 19.63.07.~~
- (30) In Limited Industry (I-2) and General Industry (I-3) Zoning Districts, retail sales of marine equipment.
- (31) In (I-3) Zoning Districts, health clubs not exceeding one half of the building floor area on a site, and when adjacent to an arterial or collector street.**

(e) **Interim Uses -**

- (1) Excavation and removal of sand, gravel, black dirt, and other types of soil and mineral products, gravel crushing and screening operations and bituminous treatment plants not to exceed two years in duration.
- (2) Solid waste weigh stations.
- (3) Open storage (excluding junk yards and junk car disposal businesses) as a primary use in the I-2 and I-3 Zoning Districts.
- (4) Reserved.

(f) **Special Industrial Park (I-1) District requirements -**

- (1) Building coverage shall not exceed 30 percent of the site plus for industrial uses one percent for each acre of site over ten acres up to a maximum of 40 percent coverage. However, a parking structure or the portion of any structure used for parking shall not be counted as building floor area or structure coverage for the purpose of calculating building floor area and percentage of site coverage by structures.