



PLANNING STAFF REPORT

MEMO DATE: February 8, 2022
MTG. DATE: **FEBRUARY 16, 2022**

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Larry Konopacki – Village Attorney
Josh Straka – Village Engineer

FROM: [Erin Ruth, AICP – Village Planning Director](#)

RE: **Infinity Martial Arts Conditional Use Permit**

BACKGROUND

Property Owner: J & M Uselman LLC

Location: 321 Progress Drive

Area: 1.3 acres

Agents: Justin Godfriaux – Infinity Martial Arts

Existing Zoning: PI, Planned Industrial

Proposed Zoning: PI, Planned Industrial

OVERVIEW

The applicant, Infinity Martial Arts, is seeking approval of a conditional use permit (CUP) to allow the operation of an indoor commercial entertainment land use (specifically a martial arts studio) at an existing building located at 321 Progress Drive. The property is zoned PI, Planned Industrial and the proposed use requires a conditional use permit.

If the CUP is approved the applicant will conduct classes for children and adults in the space. A typical class includes 10 to 20 students. Infinity currently operates out of a space at 316 W. Cottage Grove Road.

LOCATION MAP



COMPREHENSIVE PLAN CONSISTENCY

The Comprehensive Plan shows this area as Planned Industrial on the Future Land Use map. The proposed use is acceptable in that district. Similar uses such as Jump Around Gymnastics and the Dolphin Swim Academy are located in the Planned Industrial area in the Commerce Park. Across the street, Doundrins Distilling also holds a conditional use permit for indoor (and outdoor) commercial entertainment land uses.

In the opinion of staff, the project is consistent with the Comprehensive Plan.

ZONING CONSISTENCY

The proposed project consists of an 'indoor institutional' land use, as defined by 325-49(D)(8). The use is permitted as a conditional use in the Planned Industrial district.

Per the land use definitions noted above, the indoor commercial entertainment land use requires one space per three persons at maximum occupancy. The central drive aisle in the existing parking lot is wide enough (24') to allow a double loaded parking configuration. It appears the lot could accommodate 20 parking spaces which would be sufficient for up to 60 visitors. This appears to be sufficient given the largest class size is 20.

However, the parking lot is not currently striped. Individual parking spaces should be striped especially for a use where the lot will more frequently be utilized by the public. The applicant shall prepare a dimensioned site plan showing the proposed parking layout for staff review to verify compliance with 325-75 of the zoning ordinance.

CONDITIONAL USE CRITERIA

The proposed project meets the criteria for a conditional use outlined in 325-111(D)(2)(a) to (f) in that the project is in harmony with applicable plans and ordinances, is not expected to create undue adverse impacts, and is not expected to be a burden on Village services.

STAFF RECOMMENDATION

A. Staff recommends that the requested conditional use permit be **APPROVED WITH CONDITIONS**, with the conditions as follows:

1. Sign permits are granted via a separate review process.
2. The applicant shall prepare a dimensioned site plan showing the proposed parking layout for staff review to verify compliance with 325-75 of the zoning ordinance and shall stripe the lot prior to opening.