

Case File No. 17-0013
TPC - Blaine

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



CITY OF BLAINE

RESOLUTION NO. 98-157

**GRANTING A CONDITIONAL USE PERMIT
PER SECTION 29.80 OF THE ZONING CODE
OF THE CITY OF BLAINE
TPC OF THE TWIN CITIES AND EASTERN HEIGHTS BANK
109th AVENUE AND RADISSON ROAD**

WHEREAS, an application has been filed by TPC of the Twin Cities and Eastern Heights Bank as Conditional Use Permit Case File No. 98-56A; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on June 9, 1998; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on June 25, 1998.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 29.80 of the zoning code to TPC of the Twin Cities and Eastern Heights Bank for the construction of the TPC clubhouse, golf course operation, and easements to cross public right-of-way with cart paths and irrigation piping at 109th Avenue and Radisson Road NE with the following conditions:

1. The applicant obtain site plan approval from the Community Development Department incorporating the following conditions or modifications prior to any site work:
 - a. Site lighting is to be provided. The applicant is to provide a lighting plan that provides downlit lighting details.
 - b. The applicant to ensure underground irrigation for landscaped areas.
 - c. A detail of the golf bag drop-off building shall be provided.
2. The PGA to provide a tournament operations plan 120 days prior to any tournament, including the element of parking, traffic management, security, refuse handling, etc.
3. WAC surcharge will be due with building permit.
4. The mowing of the golf course shall not begin prior to 6:00 a.m., and shall conclude no later than dusk.
5. No outdoor advertising associated with or on the patio railing.
6. No amplified music or public address system is to be utilized in the outdoor dining area.
7. The applicant must obtain a liquor license prior to serving any alcohol on site.

- 8. The hours of operation for food service for the outdoor dining area are limited to 8:00 a.m. to 11:00 p.m.
- 9. This Conditional Use Permit grants to applicant the right to: construct, maintain and operate pedestrian, maintenance equipment and golf cart crossings of Tournament Players Parkway, Kenyon Court and Palisades Court as established by the approved preliminary plat of TPC Addition; construct, maintain, repair and replace golf course drainage and irrigation facilities and piping, in substantially perpendicular crossings of Tournament Players Parkway, Kenyon Court and Palisades Court, as established by said preliminary plat; and construct, maintain, repair and replace a tunnel under Tournament Players Parkway, entrance walls on each end of that tunnel, and install, maintain, repair and replace electrical service into that tunnel, for purposes of pedestrian, golf cart and maintenance vehicle crossings under said Tournament Players Parkway.

The centerline of the cart path crossing of Palisades Court shall be at approximately Station 5+00. The centerline of the Kenyon Court cart path crossing shall be at approximately Station 5+50. Cart path crossing shall be constructed 20 feet in width of non-reinforced concrete, six inches thick. The concrete curb at the cart path crossing shall be "ramped" down to allow the smooth crossing of golf carts.

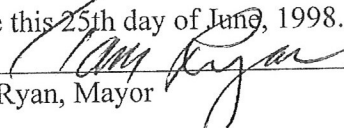
The tunnel under Tournament Players Parkway shall be located approximately at Station 39+00 and shall be of precast concrete construction and of a cross section of approximately 12 feet by 12 feet.

Irrigation crossings shall be at approximately Station 5+45 on Kenyon Court, approximately 0+50 on Palisades Court and approximately Station 33+00 on Tournament Players Parkway.

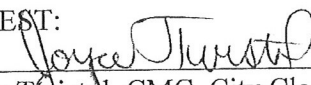
- 10. Developer installed landscaping along the Tournament Players Parkway and at the three development entrances to remain responsibility of the Deacon's Walk Homeowners' Association.
- 11. Developer (PGA) to install a severe weather-warning siren for the clubhouse and golf course operation.

NOW THEREFORE, BE IT FURTHER RESOLVED, by the City Council of the City of Blaine that the Conditional Use Permit hereby approved shall be applicable to Tournament Players Club of the Twin Cities, LLC, a Minnesota limited liability company, its successors and assigns, including all future owners of Outlots L, X, Z and AA, TPC First Addition, and Lot 1, Block 1, TPC East, provided the conditions in the Conditional Use Permit are observed.

PASSED by the City Council of the City of Blaine this 25th day of June, 1998.



 Tom Ryan, Mayor

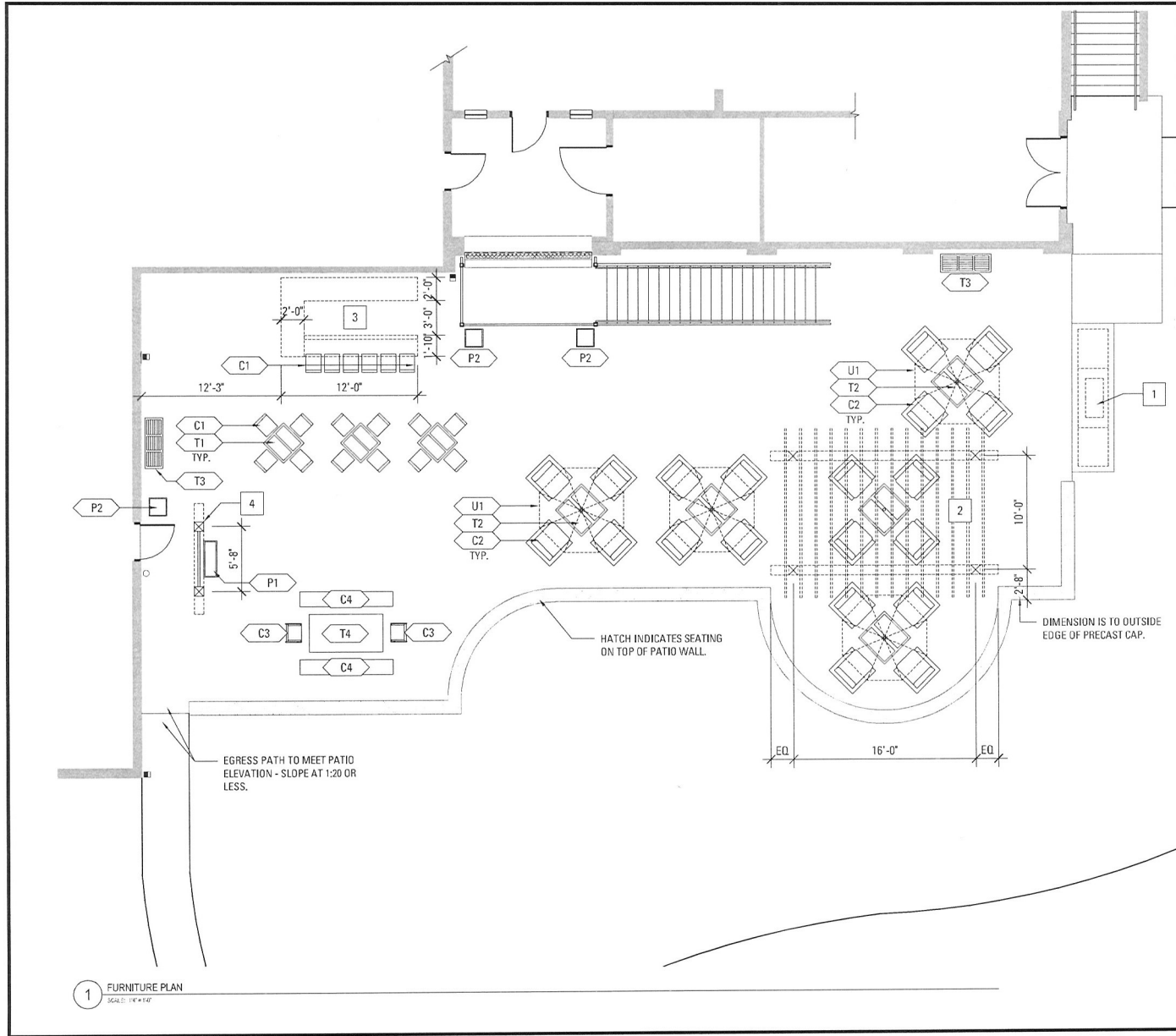
ATTEST:


 Joyce Twistol, CMC, City Clerk
 COUNCIL ACTION: 98-302



Area of patio

TPC of the Twin Cities



1 FURNITURE PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. FINISH FLOOR TO BE AS SHOWN UNLESS OTHERWISE NOTED.
2. SEE ARCHITECTURAL DRAWINGS FOR FINISHES AND MATERIALS.
3. SEE ARCHITECTURAL DRAWINGS FOR FINISHES AND MATERIALS.
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10. SEE ARCHITECTURAL DRAWINGS FOR FINISHES AND MATERIALS.

FURNITURE COUNT - TABLES

TAG	TYPE	#	REMARKS
C1	30" x 30" TYP.	3	EXHIBIT
C2	30" x 30" TYP.	8	EXHIBIT
C3	30" x 30" TYP.	2	EXHIBIT
C4	30" x 30" TYP.	1	EXHIBIT

FURNITURE COUNT - SEATING

TAG	TYPE	#	REMARKS
U1	24" x 24" TYP.	13	EXHIBIT
U2	24" x 24" TYP.	26	EXHIBIT
U3	24" x 24" TYP.	2	EXHIBIT
U4	24" x 24" TYP.	1	EXHIBIT

FURNITURE COUNT - OTHER

TAG	TYPE	#	REMARKS
T1	30" x 30" TYP.	1	EXHIBIT
T2	30" x 30" TYP.	1	EXHIBIT
T3	30" x 30" TYP.	1	EXHIBIT
T4	30" x 30" TYP.	1	EXHIBIT

FURNITURE PLAN KEY NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR FINISHES AND MATERIALS.
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EGRESS PATH TO MEET PATIO ELEVATION - SLOPE AT 1:20 OR LESS.

HATCH INDICATES SEATING ON TOP OF PATIO WALL.

DIMENSION IS TO OUTSIDE EDGE OF PRECAST CAP.



RSP Architects
11111 Towncenter Blvd, Suite 100
Dallas, TX 75244
www.rsparchitects.com

Stephen Fautsch
Project No. 15881
Local Issue Date 06/20/2018

Project No. 2913.00.00

Checked By: KT

Date: 3/29/17

Scale: 1/8" = 1'-0"

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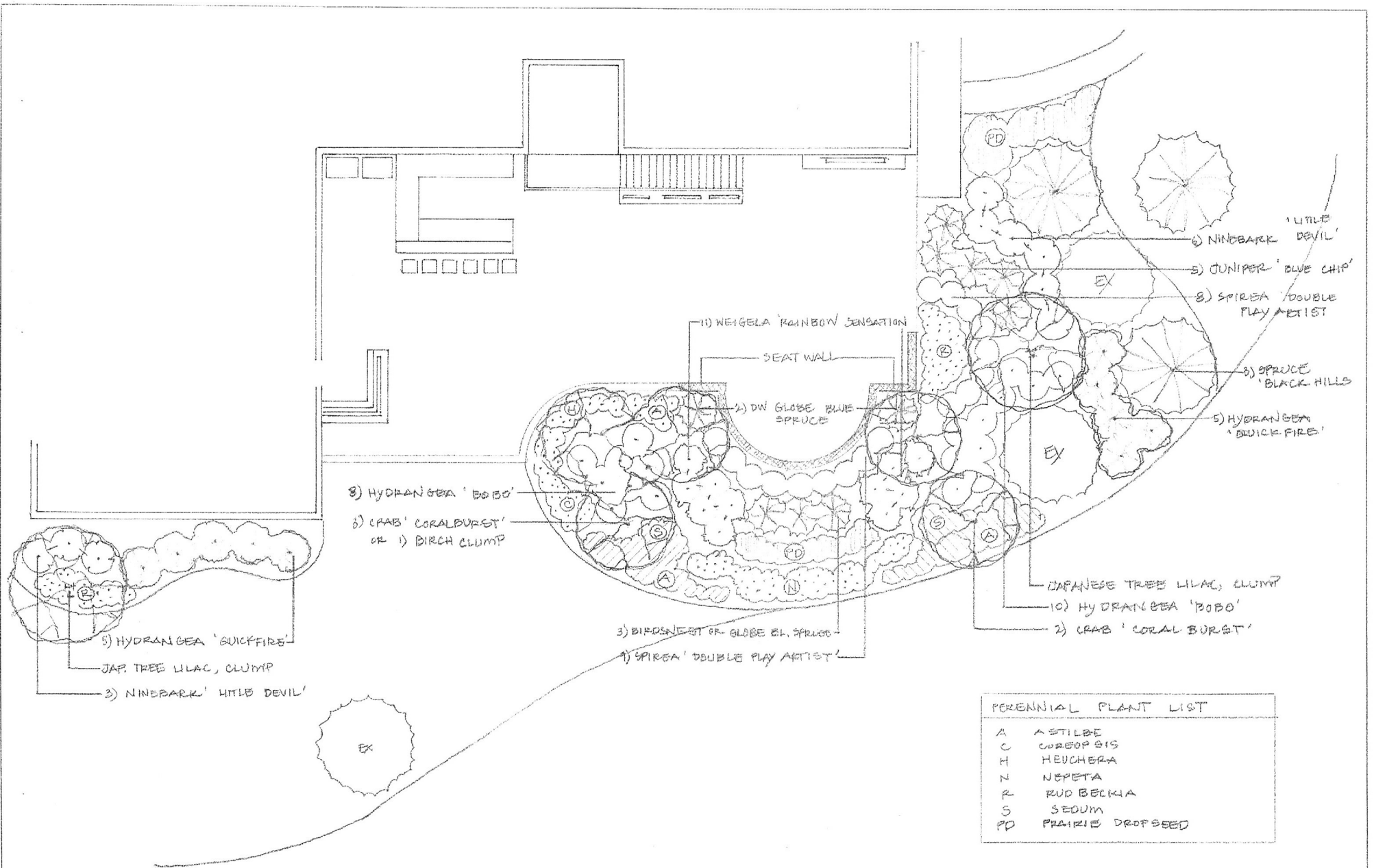
Project No. 2913.00.00

Checked By: KT

Date: 3/29/17

FURNITURE PLAN

F100



 Abrahamson LANDSCAPE ▲ DESIGN ▲ NURSERY Beauty Since 1928		LANDSCAPE PLAN	
		DRAWING FOR	
20021 St. Croix Tr. N. Scandin, MN 55074 (651) 431-2431		2100 Tower Dr. Stillwater, MN 55082 (651) 439-2140	
1257 State Road 35 St. Croix Falls, WI 54024 (715) 483-3040		TPC CLUBHOUSE 1444 TOURNAMENT PLAYERS PRVY BLAINE #L2054B	
DATE	FEB 2017	DRAWN BY	WL KE
SCALE	1" = 8'		