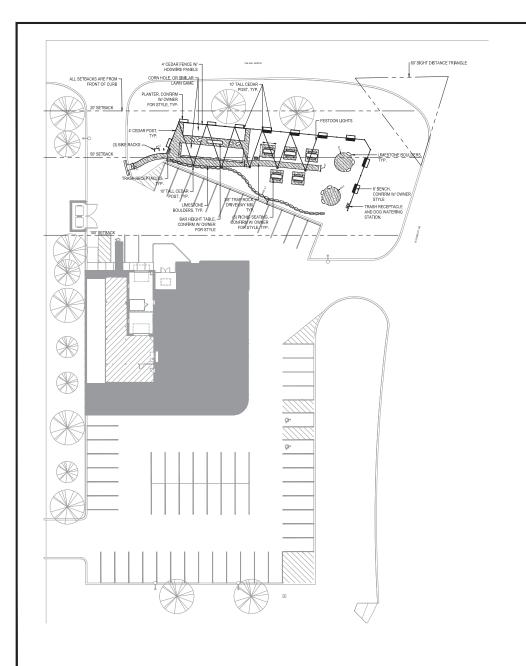




The Roadside Backyard Park





SITE LAYOUT NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-222-169) FOR UTILITY LOCATIONS, 48 HOURS PRIDR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT 10 COST TO THE COWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILLONG AND PAVEMENTS FOR THE RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE STEEL, BY REVENSIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- 5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEERLANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- B. THE CONTRACTOR SHALL SUMM THOP DRAWNES OR SHAPE AS SEVENING FOR REMEW AND APPROVAL BY THE ENOMERENCANDSORPE AS APPROVED FOR REMEW AND APPROVAL BY THE ENOMERENCANDSORPE ASCHIECT PRIOR TO PRIGHCATION FOR ALL PREPARABILATED SITE PROVIDENT MATERIALS SUCH AS, BUT NOT LATTER TO THE PELONING, FURNISHINGS, VENERALS SUCH AS, BUT NOT LATTER TO THE PELONING, FURNISHINGS, VENERALS SUCH AS SUCH AS AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUS. T APPROVIDE.
- 9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- 10. CROSSWALK STRIPING SHALL BE 24* WIDE WHITE PAINTED LINE, SPACED 48* ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BES WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADD OR LOCAL GOVERNING BODIES.
- 11. SEE SITE PLAN FOR CURB AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL
- 12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- 14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- 15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- 16. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
- 17. BİTUMİNOUS PAVİNG TO BE "LİGHT DUTY" UNLESS OTHERWİSE NOTED. SEE DETAİL SHEETS FOR PAVEMENT SECTIONS. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- ALL EXISTING UTLITY LOCATIONS SHOWN ARE APPROXIMATE. CONTROL**COPHER STATE ONE CALL** (851-454-0002 OR 800-282-1468) FOR UTLITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTLITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

SITE PLAN LEGEND:



PECIALTY PAVEMENT (IF APPLICABLE) - PROVIDE BID FOR THE FOLLOWING OPTIONS, INCLUDE VARIATIONS OF BASE MATERIAL AND OTHER NECESSARY

OF BASE MATERIAL AND OTHER NECLESSARY
COMPONENTS:

1. STAMPED & COLORED CONCRETE
2. CONCRETE PAVERS
MAKERS, COLORS, MODELS, & PATTERN TO BE
INCLUDED IN POP DRAWING SUBMITTAL PRIOR TO
CONSTRUCTION.

CONSTINUCTION.

PERVIOUS PAVEMENT (IF APPLICABLE) - CONCRETE PAVER PERVIOUS SYSTEM. INCLUDE ALL BASE MATERIAL AND APPURTEMANCES AS SPECIFIED PER MANUFACTURES PSCEPICATIONS. AN INSTRUCTIONS.

MAKE: BELGARD, OR EQUIVILANT

MODEL: AQUALSTONCE, OR COMIMANT

COLOR: T.B.D. - PROVIDE SAMPLES, SHOP

DRAMMASS. A BROWLET TAIS PROVIDED TO PROVIDED PROVIDED. DRAWINGS & PRODUCT DATA REQUIRED PRIOR TO CONSTRUCTION.

LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATIL.

HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETMI.

DETAIL.
CONCRETE PAVEMENT (IF APPLICABLE) AS
SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL
REPORT FOR AGGREGATE BASE & CONCRETE
DEPTHS, SEE DETAIL.
PROPERTY LINE

CONSTRUCTION LIMITS

CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS (JF APPLICABLE)



SIGN AND POST ASSEMBLY (IF APPLICABLE). SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE



ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT









BLAINE, MN 55434 **DEVELOPMENT**TREET NE, BLAINE, MN 5

12530 ULYSSES ST NE, ELEVAGE I

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OADSIDE

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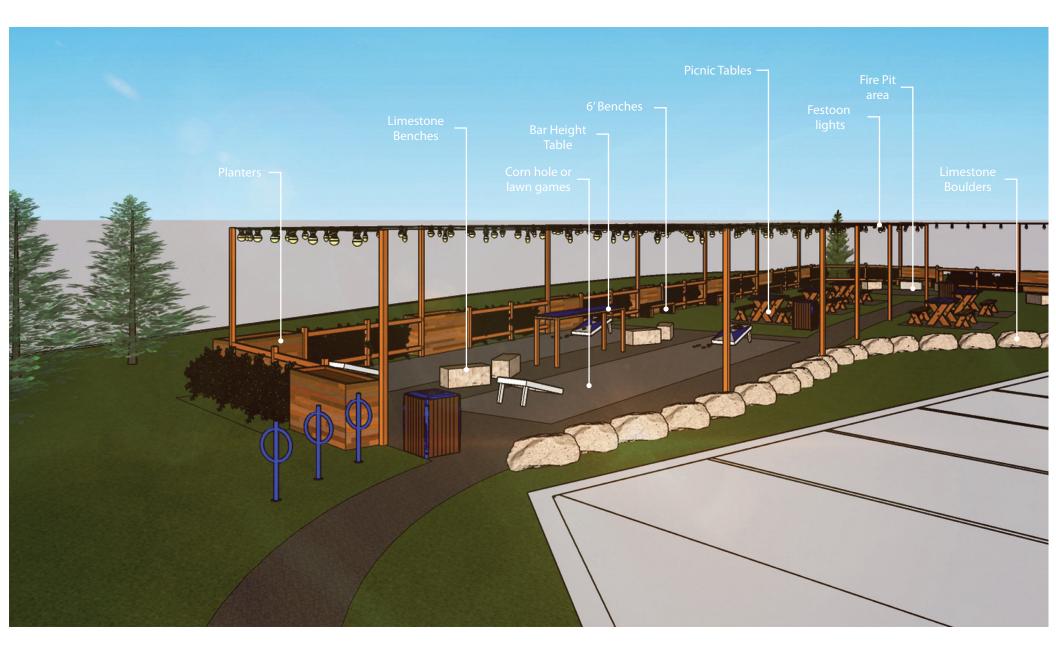


	DESCRIPTION
	CITY SUBMITTAL
04/22/21	CITY RE-SUBMITTAL

REVIEWED BY: X

REVISION SUMMARY

SITE PLAN





The Roadside - View 1 12530 Ulysses St. NE Blaine, MN 55434













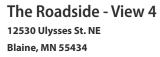














Elevage Hospitality is continuing its investment in the City of Blaine. The Roadside is currently undergoing a significant upgrade to its operation by adding a Smokehouse along with an enhanced patio structure for year-round enjoyment.

The Roadside would also like to add a "backyard park" for its customers to be able to hang and enjoy the new Smokehouse food and drinks. This park would promote riding bikes to our location and allow for families to hang at a one of kind operation like this in Blaine.



City of Blaine Anoka County, Minnesota Signature Copy

10801 Town Square Dr. Blaine MN 55449

Resolution: RES 13-105

File Number: RES 13-105

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR INDOOR LIVE MUSIC, OUTDOOR DINING AND AN OUTDOOR BOCCE BALL COURT AT 12530 ULYSSES STREET NE. BLUCY'S ROADSIDE (COREY BURSTAD). (CASE File No. 13-0018/LSJ)

SECTION 30.14(m) OF THE ZONING ORDINANCE

WHEREAS, an application has been filed by Corey Burstad as conditional use permit Case File No. 13-0018; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on May 14, 2013; and

WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

WHEREAS, the Blaine City Council tabled said conditional use permit on June 6, 2013 and has further reviewed said case on June 20, 2013.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 30.14 (m) of the zoning ordinance to allow for indoor live music, outdoor dining and an outdoor bocce ball court at 12530 Ulysses Street NE based on the following conditions:

- 1. Plans for amplified background music for the outdoor dining area to be reviewed and approved by the City prior to installation. Volume levels for the music to be limited to not more than "normal conversation" levels and shall not be discernable or cause a nuisance to other land uses.
- 2. No outdoor advertising on building or patio area without obtaining a permit, including any signage on table umbrellas.
- 3. The outdoor dining area limited to the patio area identified on the attached site plan, and there can be no more than 32 seats in the outdoor dining area.
- 4. The outdoor dining area to meet all appropriate City regulations and license requirements for dispensing of alcohol in an outdoor setting.

- 5. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
- 6. Provide manufacturing specifications and requirements for propane heater use/gas fire pits and clearance to combustibles.
- 7. Exit doors in any railing or fence in the outdoor dining area shall be openable from the inside without the use of a key or any special knowledge or effort, per the Uniform Building Code.
- 8. No public address system allowed in the outdoor dining area.
- 9. Live acoustic music can be provided indoors and on weekends only. No live music is allowed outdoors on site.
- 10. All signage is issued under a separate permit.
- 11. Site plan review and subsequent building permits are required for this site as new parking and building changes are being made.
- 12. The applicant to coordinate with the City's Building Inspection Department on obtaining a Met Council SAC determination for the restaurant/bar conversion and outdoor seating area. Payment of SAC to be applicant's responsibility.
- 13. The applicant must also provide a decorative six-foot wood fence around the bocce ball area on the west and north sides of the site as shown on the attached plans. All activity on the bocce ball court must end by 10:00 p.m., Sunday through Thursday, and 11:00 p.m. on Friday and Saturday.
- 14. The following landscaping must be provided on site, according to the Highway 65 Overlay District requirements:
 - Overstory TreesConfier TreesOrnamental Trees8

The number of trees shown as existing or new on this plan is adequate and the landscaping must be installed as shown on the plan attached with this application. There are a number of dead or dying trees on the west side of the site, and the applicant will be required to clear and possibly replace those trees.

- 15. The metal cooler on the north side of the building must be painted, or otherwise treated, to match the color of the exterior of the building.
- 16. Coon Creek Watershed review to determine if watershed permit is required.
- 17. Applicant should acknowledge that potential future improvements to Ulysses Street may include construction of a median that would limit turning movements to the Ulysses Street access and may include cost participation from adjacent parcels.
- 18. The applicant must install a sign at the exit of the site on Buchanan Street that directs traffic towards Ulysses Street.

PASSED by the City	Council of the C	City of Blaine this 2	0th day of June 2013.

Signed by

Attest by

Jane M) Cross, CMC, City Clerk

COUNCIL ACTION 13-203

From: Johnson, Lori

Sent: Monday, May 3, 2021 2:24 PM To: 'walid kandil2003@hotmail.com' Robinson, Patricia; Thorvig, Erik Cc:

Subject: FW: Notice of public hearing Case 21-0034

Attachments: SKM_C55821050310350.pdf

Good afternoon,

Thank you for your sharing your comments and concerns regarding this planning application. You have been notified because your property falls within 350 feet of the property that is in question for a conditional use permit.

The Planning Commission acts as an advisory body to the City Council and its purpose is to hold a public hearing for such project on May 11, which is in 8 days. Your comments in this letter will be forwarded to the Planning Commission so they can review the comments before making a recommendation to the City Council.

The City Council will make a final decision on this conditional use permit on June 7th.

If you wish to attend the public hearing you can do so via zoom or in person. These details were included on the public hearing notice.

You are also able to access a web page that was included on the public hearing notice so you can see the plan details.

In regard to your note at the bottom of your email, this project is not approved by the City as you can see by the previous paragraph. The restaurant owner did install a window in the rear of the building to offer take out incidental to the restaurant, and some indoor seating was removed to accommodate the new service window and equipment. This part of the business is permitted without a conditional use permit, but the outdoor dining area does require a conditional use permit.

Please let me know if you have any questions. Thank you.



Lori Johnson

City Planner

City of Blaine

Community Development 10801 Town Square Drive NE, Blaine MN 55449

p: 763-785-6198 BlaineMN.gov

From: walid kandil <walid_kandil2003@hotmail.com>

Sent: Monday, May 3, 2021 11:05:57 AM

To: EShowalter@BlaineMN.gov < EShowalter@blainemn.gov >

Subject: Notice of public hearing Case 21-0034

Good morning Blaine City,

Upon the short notice from City of Blaine that you sent to us via mail and the lack of the information I'm sending my comments:

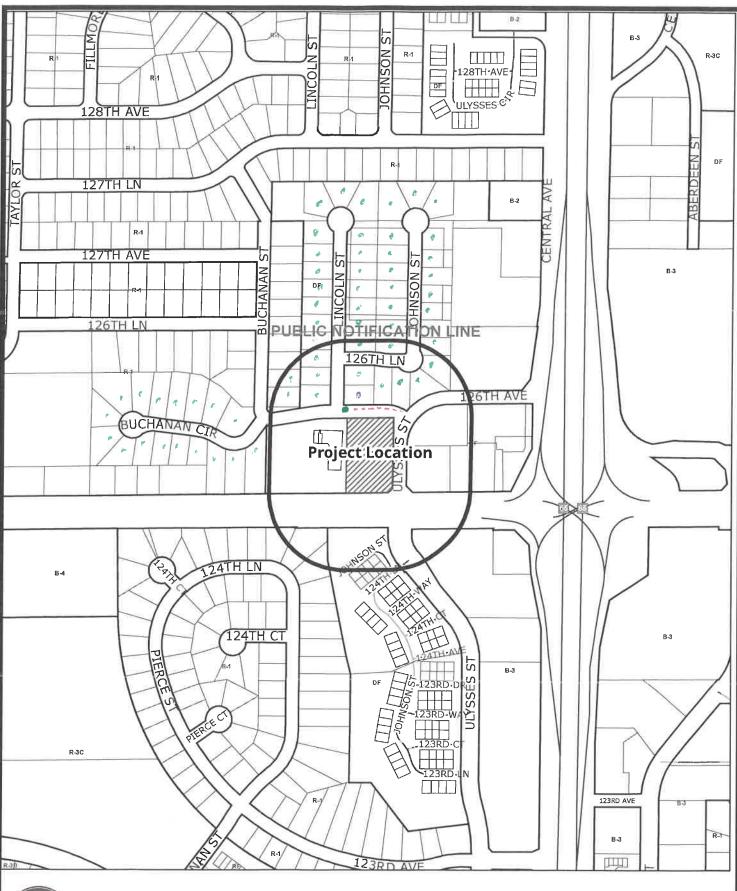
Regarding the Project

- 1- How will the city of Blaine protect my privacy? My House is next door to the project. My address is 12603 Lincoln Street Ne Blaine, MN 55434.
- 2- Is the Planning commission aware of the lack of parking spots for the current capacity of that location? This will lead to their guests parking their vehicles parallel to my house? What is the plan from the Blaine's side to ensure that my house and my family will not be in a dangerous situation? The expansion of this business will create a traffic jam at these entrances for more than 70 houses and the commercial stores next to the project location. Please find the attached file the red color ink explains it.
- 3- The school district bus stop marked in green ink serve all the houses that marked with green dot. Is your commission aware of that and how dangerous it is to open a place provides alcohol to people to get drunk near a school bus stop specially drop off time?
- 4- Does the city have a plan to prevent the loud, inappropriate language while the people are playing games, joking, or getting drinking? I have three kids at this house, and they have school. They need to sleep early which is impossible if that project becomes a reality.
- 5- The value of the homes next to the project it will decreased. Does Blaine city have plan to compensate homeowners for the loss of this value?
- 6- Who is going to take care of trash beside my house and the other houses parallel to the project (Beer bottle and cans that will be caused because of the new project).
- 7- Our health is in danger because of the smoke comes from that location (Bar patrons will be smoking outside

Note: It seems that the city permitted the project already before the public hearing. I see the property owner opened the new serving window towards my house. This tells me that the public hearing is just a formality and being put on the agenda without hearing concerns of the citizens that live adjacent to this establishment.

Thank you for taking my email under consideration. I have been a responsible and considerate resident of Baine for 7 years and I hope my concerns will be addressed.

Sincerely,





Case File No. 21-0034
The Roadside Backyard Park



From: long pham <longpham62@yahoo.com>

Sent: Sunday, May 9, 2021 7:55 PM

To: Robinson, Patricia

Subject: petition for project at 126 ave ne and ulysses st ne in Blaine mn

Dear Sir

My name is Long Pham, living at 12673 Johnson st ne Blaine MN55434, I would like to sign the petition to object the proposal of the restaurant Roadside located at intersection of Ulysses st ne and 126 ave ne in Blaine MN to open the liquor sale outside of it because the students , middle and elementary , will be dropped off there. The guests will park their cars on the streets that cause the traffic jam for our neighbor hood . The littering of beers and bottles will make our neighbor hood look bad. Please, help. Thanks Long

From: <u>walid kandil</u>

To:Showalter, Elizabeth; Robinson, PatriciaSubject:Petition Against Case # 21-0034Date:Monday, May 10, 2021 10:47:29 AM

Attachments: Petition Case 21-0034.pdf

Good morning,

Please Find the attached file it is a petition against the Roadside Backyard Park Case 21-0034

Please see the attached paper to the petition it is a draw to show you who is against that project marked in a green ink plus some families you ignored them, and nothing sent out to them to explain what will harm them directly. I add the second file to show you how is the project close to my house.

Thanks, Walid



Petition against the conditional use permit amendment for the establishment of new outdoor dining area

(The Roadside Backyard Park-Case 21-0034)

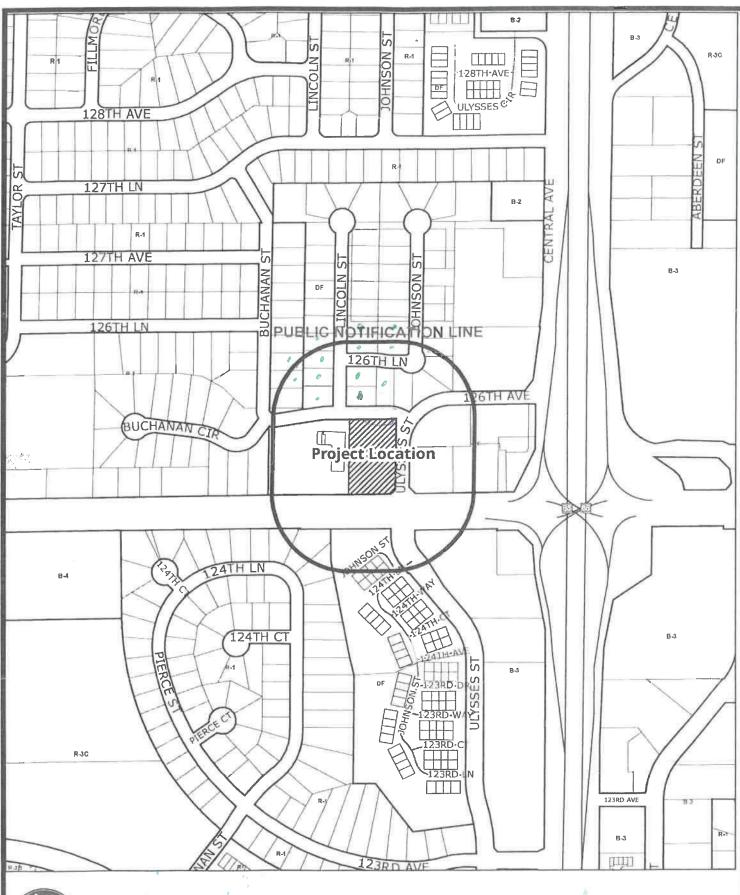
To: The Blaine Planning Commission committee

This is a petition to deny and reject the conditional use permit amendment request for the establishment of a new outdoor dining area (backyard park) in a B-2 (Community commercial) zoning district at 12530 Ulysses Street NE and also to deny the planned activities of dining including serving alcoholic beverages, lawn games, fire pits, and bike racks. The under signed residents have several concerns related the conditional use permit. The negative impacts of alcoholic beverages are well known and serving it openly outdoor must not be granted nor allowed. It is our expectation that the planning commission committee will deny such permit request and put more restriction in residence areas like ours that includes children and infants. We would like to hold this business located at 12530 Ulysses Street NE to be liable of any harm, damages, and crime increase in our area. The planned newly service by the business will have a negative impact on our children. Our children will be exposed to activities that more suited toward adults that are supposed to be served indoors not out doors as planned. Our children will be exposed to negative languages and improper behavior due to well-known impact of alcoholic beverage on the customers served outdoor. Our children will not feel safe to walk around and will not feel safe to bike around as they used to do. In addition to the impact on children and residents, the activities will also have a negative impact on the values of the surrounding homes. The owner and the city of Blaine should be responsible and liable for the reduced values of these homes and the low marketability of these properties. Therefore, we, the residents of addresses signed below, demand immediate closing of the newly opened window and immediate stop and full rejection of the Conditional Use Permit amendment for the Roadside Backyard Park-Case 21-0034.

Please see names and signatures of residents who will be severally impacted against this permit request.

Name	Address	Phone	Signature
Walid	12603 Lincolnst NE	612 203- 7584	- 2 Alo
The peace	12608 L'AICOLA	612 460-675C	Ara She
bulakadr W	12618 Lincoln	62-987-11	64 Talk.
TRI GO	12665 tincoln st N	5 763 22	16725 Mis
15 Jarly	12662 Lincoln Sty	651-621-48	35-65
Shaikh Rahman	12655 Linuin STNE	347-208-7913	Let -
LONG Phom	1267340hnson	612-940	/
Char Callen 34	STNE STNE	6302	ONG
Char Cullen	12664 Johnson St NT	763-913-13	50 Clar
520%	1995 SEE SEE 11 1920		

BAQUAR KHAN 12674 Schnson STNEB 763-202 Super
Afreen Chatom 12674 Johnson St. NE Blane 7259
Afreen Khaloon 12674 Johnson St. NE Blan 763-202 Eric Moen 12683 Johnson St NE Blanc 763- 355-8516
William Tambly w 12684 Johnson ST NE W. Tandy
- HANG MOUA 12712 JOHNSON STREE
- Phillip Lee 12694 Johnson St 763-348-9534 +
- Duahlee yang 12694 Johnson St. NE 763-316-7188 Daniel Negure 1276 126 TH 763 291-9639 Duph William Carlson 12585 BUEHAXAX STNE 763-755-8984
Danie Trejuger 1276 126TH 763 291-9639 MMN
- William Carlen 12585 BUEHANAN STNE 763-755-8984
- Classia Mine 12105 Buchanan STNE Ce12-108 STE
- Ation Handn 12695 Lincolnst NE612-7020218
11101 Haman 12013 Clare





Case File No. 21-0034
The Roadside Backyard Park



From: Afreen Khatoon
To: Robinson, Patricia

Subject: Letter of objection to The Roadside Backyard Park

Date: Monday, May 10, 2021 4:24:01 PM

To the City of Blaine,

I am a resident of Blaine, Anoka County. I strongly oppose allowing The Roadside Backyard Park on 12530 Ulysses St. NE Blaine. The disturbance and traffic with this expansion will be too much for the residence in the neighborhood, including concerns of safety of our homes and kids who play safely outdoors and have school bus stop which is right next to the location. By allowing The Roadside Bar to build a backyard park on their existing piece of property, the amount of noise that will be generated will be unbearable for area residents. Idling cars will sacrifice the air quality, and the surrounding area will be littered with bar packaging.

Overall, I feel the amendment that would allow this to take place is not in the best interest of the citizens of Blaine, and I strongly urge you to reconsider your decision.

Sincerely,

A Concerned Citizen

From: Phillip Lee
To: Robinson, Patricia

Subject: RE: The Roadside Backyard Park project concerns

Date: Monday, May 10, 2021 11:24:12 PM

12694 Johnson St. NE

Blaine, MN, 55434

5/11/2021

Planning Commission of the City of Blaine

10801 Town Square Drive

Blaine, MN, 55449

Dear the Planning Commission of the City of Blaine,

I am writing to you in regards to the The Roadside Backyard Park project. The Roadside restaurant area is the main entrance to not only my home and many others, but also is directly in front of my child's bus stop, and that will affect all K-12 students. The expansion of this facility raises many concerns for my family and our neighborhood. Our biggest concern is the safety of my family and the people who live in our neighborhood when this area becomes highly congested with traffic and pollution from the facility patrons.

The corner of 126th and Lincoln St. has served as a bus stop for 3 different school levels for many years and many children in this neighborhood. The project expansion will create an unsafe environment for our children going to and from school daily due to the pollution, increased traffic, and types of patrons that it will bring in. The parking space that is currently present is inadequate for its business level, yet this expansion plan does not include more parking spaces. This will result in many people parking on the streets of our neighborhood where our children walk, bike, and play regularly.

We bought our home in August of 2019 in this neighborhood because of how peaceful, quiet and clean it was. Our home is not only a roof over our heads, but a place where we have invested so much into to create memories and to raise our children. We would truly appreciate that our neighborhood remains peaceful and quiet so we can enjoy the sounds of our children's being able to laugh, play and have fun safely and not worrying about them picking up trash left over from the patrons of that facility and not to hear adults drinking outside and raising their voices scaring the children away.

I ask that you take into consideration of the concerns of myself and many others have for this project if it were to go through and how it will impact our daily lives.

Thank you for reading my letter of concerns.

Sincerely,

Phillip Lee