

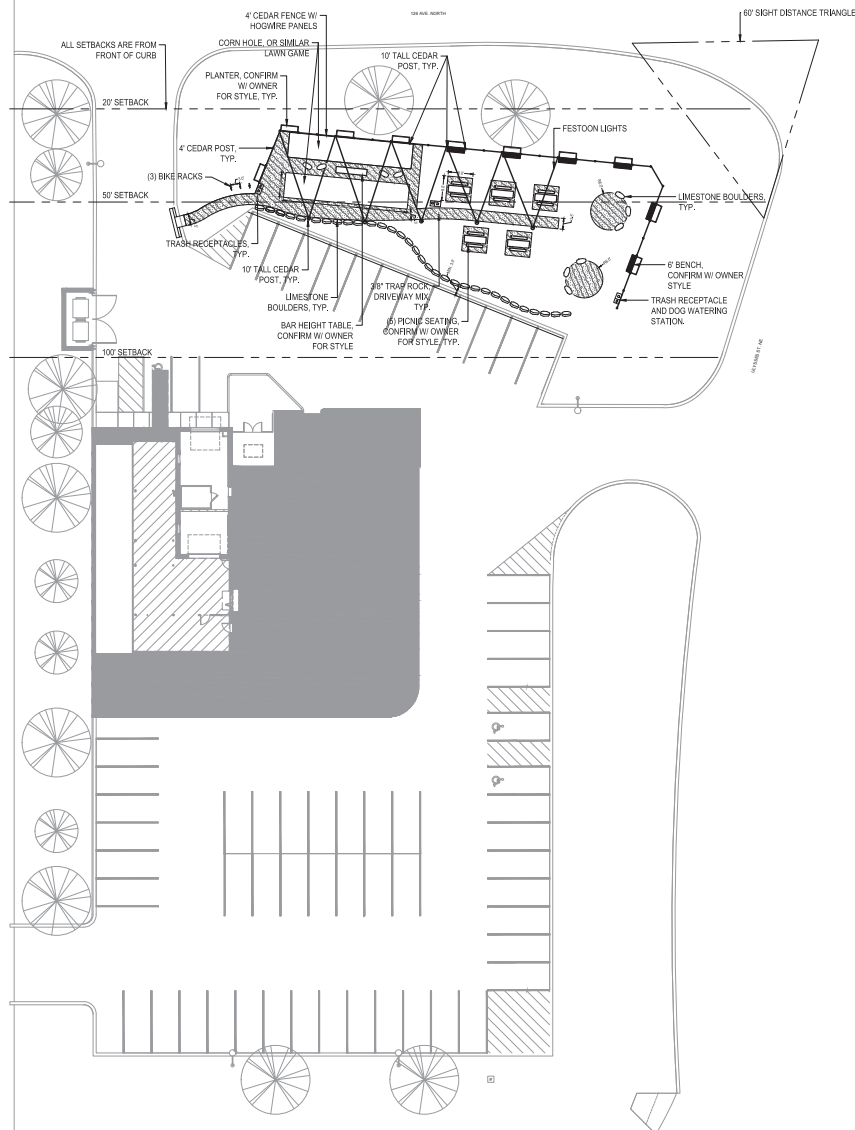
Case File No. 21-0034
The Roadside Backyard Park

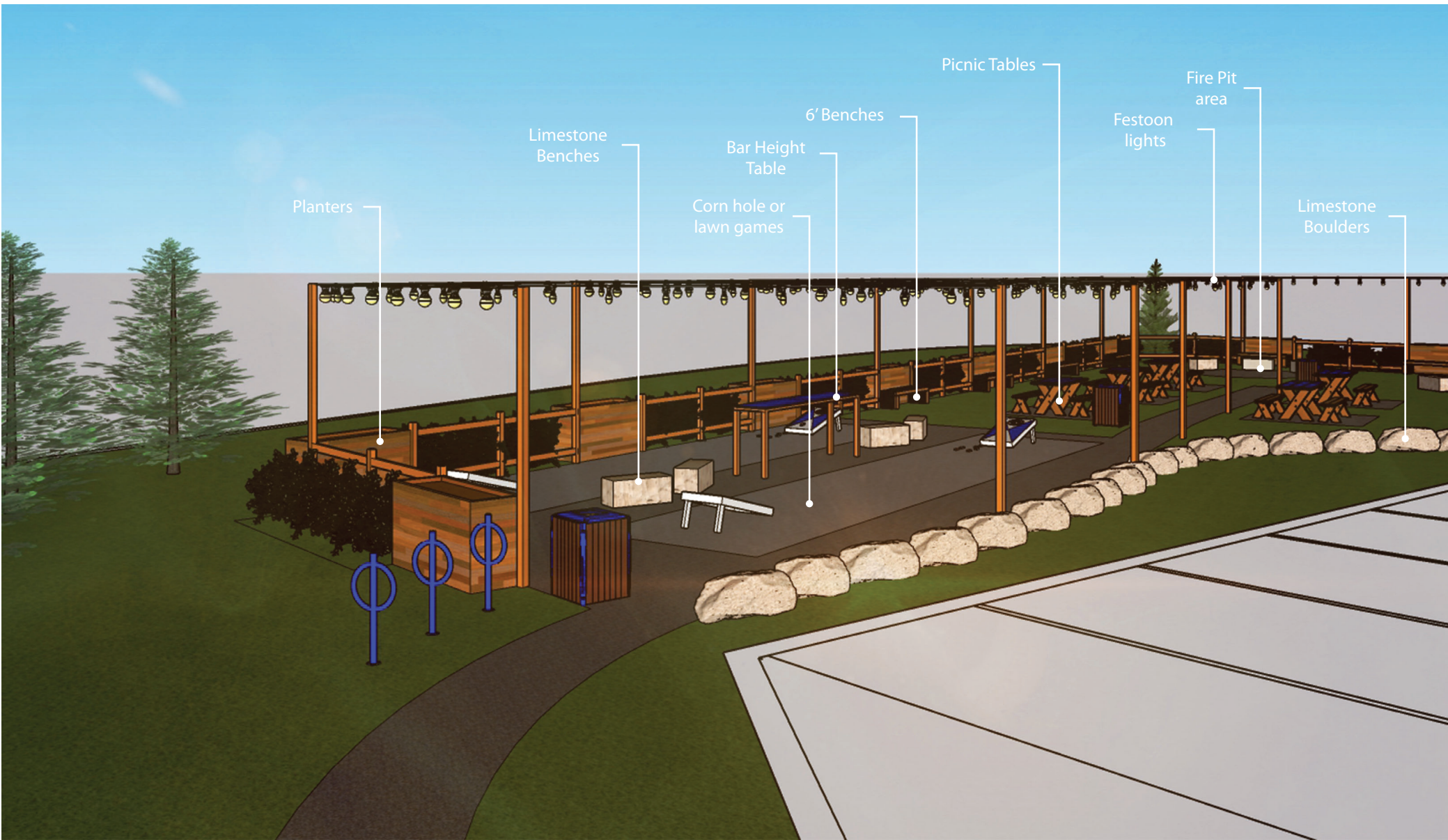


BlaineMN.gov

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







Planters

Limestone Benches

Bar Height Table

Corn hole or lawn games

6' Benches

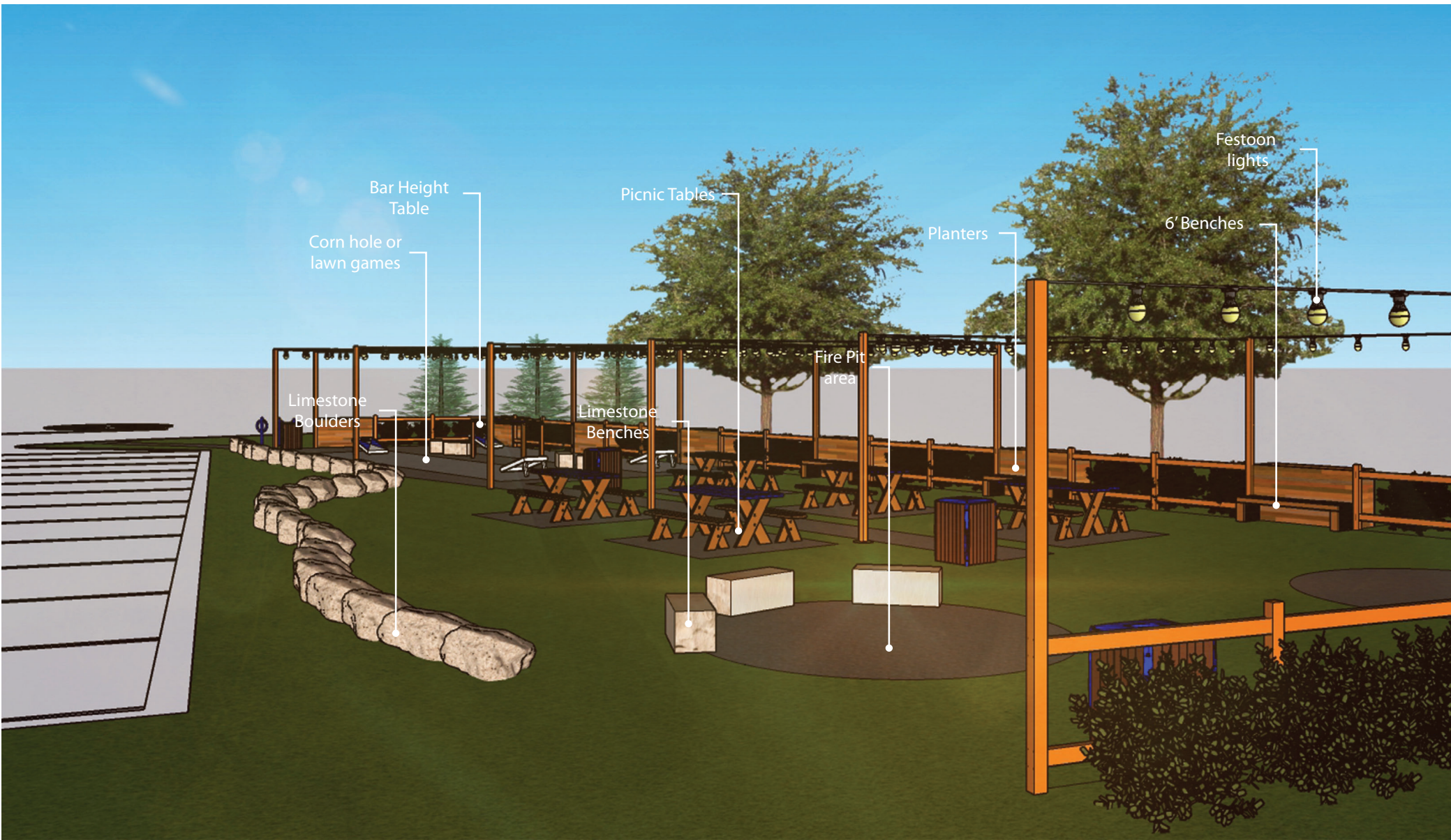
Picnic Tables

Festoon lights

Fire Pit area

Limestone Boulders





Bar Height
Table

Corn hole or
lawn games

Picnic Tables

Planters

Festoon
lights

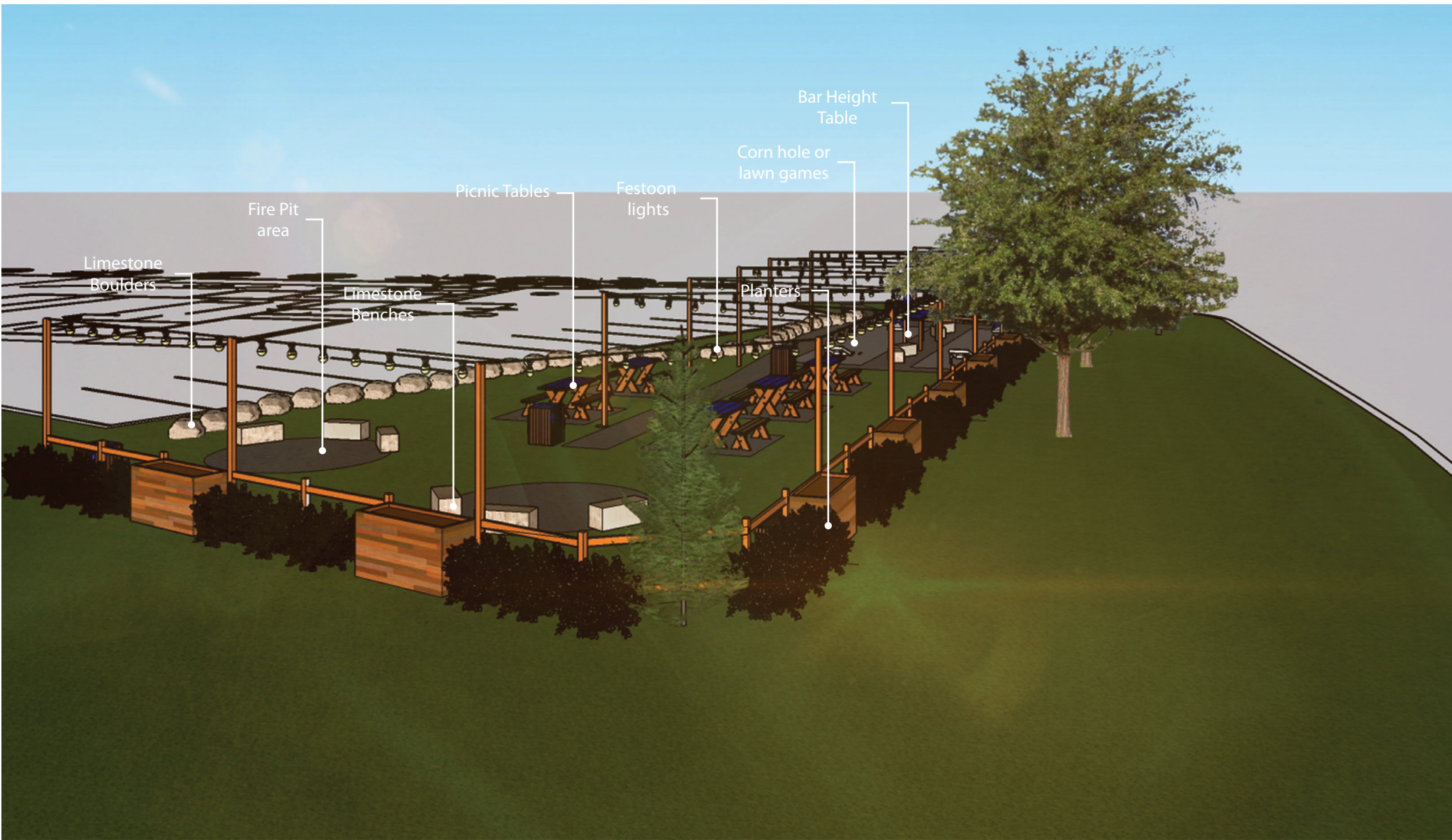
6' Benches

Limestone
Boulders

Limestone
Benches

Fire Pit
area







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 Trees 17
- Conifer Trees 8
- Ornamental Trees 8

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 City of Blaine this 20th day of June 2013.

Signed by


Tom Ryan, Mayor

Date

6-20-13

Attest by


Jane M. Cross, CMC, City Clerk

Date

6-20-13

COUNCIL ACTION 13-203

From: Johnson, Lori
Sent: Monday, May 3, 2021 2:24 PM
To: 'walid_kandil2003@hotmail.com'
Cc: Robinson, Patricia; Thorvig, Erik
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?

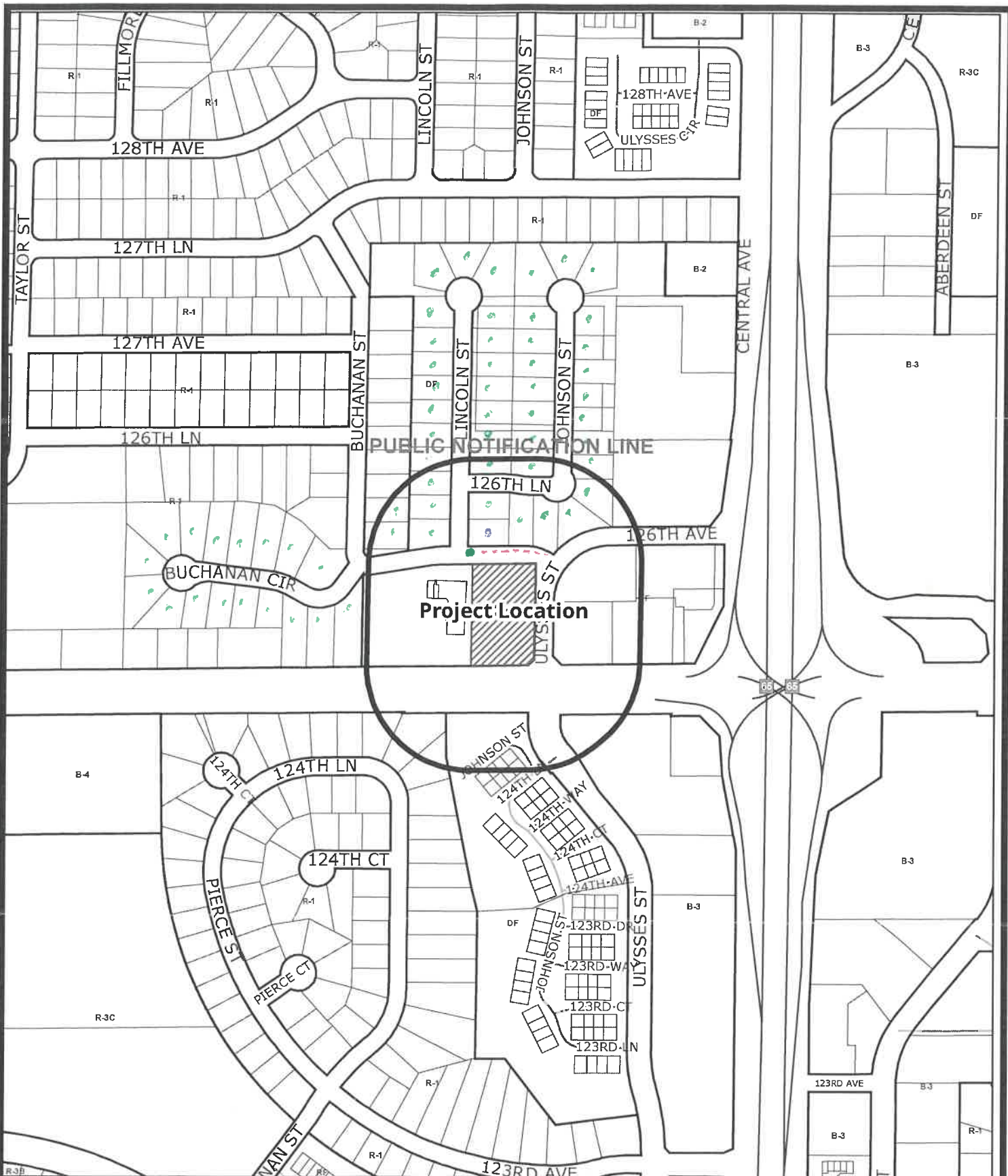
6- Who is going to take care of trash beside my house and the other houses parallel to the project (Beer bottle and cans that will be caused because of the new project).

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.

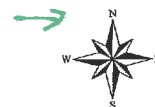
Sincerely,



BlaineMN.gov

Case File No. 21-0034 The Roadside Backyard Park

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



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: [walid kandil](#)
To: [Showalter, Elizabeth](#); [Robinson, Patricia](#)
Subject: Petition Against Case # 21-0034
Date: 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

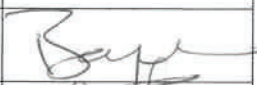



(The Roadside Backyard Park-Case 21-0034)

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	12605 Lincoln St NE	612-203-7584	[Signature]
Tamara	12600 Lincoln	612-400-6750	[Signature]
Beulah Kadrih	12618 Lincoln	612-987-1164	[Signature]
Tri Go	12665 Lincoln St NE	763-222-6725	[Signature]
B. Farley	12662 Lincoln St NE	651-621-4885	[Signature]
Sheikh Rahman	12655 Lincoln St NE	347-208-7913	[Signature]
Long Pham	12673 Johnson St NE	612-940-6302	[Signature]
Char Cullen	12664 Johnson St NE	763-913-1350	[Signature]
Char Cullen	12664 Johnson St NE	763-913-1350	[Signature]

BAQUAR KHAN	12674 Johnson St NE	763-202-7259	
Afreen Khatun	12674 Johnson St NE	763-202-7259	
Eric Moen	12683 Johnson St NE	763-355-8516	
William Tamblay	12684 Johnson St NE		

- HANNA MOUAT 12712 Johnson St NE
- Phillip Lee 12694 Johnson St 763-318-9534
- Duahlee Yang 12694 Johnson St NE 763-316-7188
- Daniel Nguyen 1276 126TH 763-291-9639
- William Carlsen 12585 BUCHANAN ST NE 763-755-8984
- Chond Mune 12605 Buchanan St NE 612-708-3964
- Atieh Hameln 12695 Lincoln St NE 612-702-0218



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

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