



parking spaces, which leaves sufficient parking for a retail or restaurant use in the remaining portion of the vacant space. The applicant's narrative provides additional analysis of parking need.

By motion, approve the Resolution.

### **Attachments**

Zoning and Location Map

Site Plan

Floor Plan

Narrative

**WHEREAS**, an application has been filed by RMA Investments, LLC as Conditional Use Permit Case File No.19-0030; and

**WHEREAS**, the Blaine City Council has reviewed said case on July 8, 2019.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 30.24 (b) of the Zoning Ordinance to allow X-Golf to operate a restaurant with on-sale liquor license and golf simulator activity in a B-3 (Regional Commercial) zoning district based on the following conditions:

1. Applicant to obtain amusement center license and on-sale liquor license.
2. No activity related to the use is to be conducted outside the building.
3. The interior tenant finish work to be completed with review and permit meeting all Building and Fire Code requirements.
4. A Certificate of Occupancy is required prior to occupying the space.
5. All business signage by separate review and permit.
6. Approval is contingent on the city adopting a code amendment that exempts licensees located within regional malls from the required distances from schools under the amusement and liquor licensing requirements.

**PASSED** by the City Council of the City of Blaine this 8<sup>th</sup> day of July, 2019.