



City of Blaine Anoka County, Minnesota

Blaine City Hall
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Legislation Details (With Text)

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Sponsors: Erik Thorvig
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WORKSHOP ITEM - *Erik Thorvig, Community Development Director*

ROYAL LAKES CENTER - EVENT CENTER PROPOSAL

The owner of the proposed Royal Lakes Retail Center is having difficulty finding a restaurant tenant to occupy the proposed building. The owner of Green Mill Blaine is interested in opening Exquisite Receptions, an event center.

The current zoning Planned Business District (PBD) does not allow an event center, so a code amendment to the PBD zoning district would be required to allow the event center as a conditional use.

The other primary commercial zoning districts (B-2 and B-3) allow meeting/assembly halls as a conditional use. In the past, the city council has recognized the need to amend the PBD ordinance based on proposed uses that made sense. Since 2000, there have been nine amendments to the PBD zoning district to add various uses as a conditional use.

The proposed event center owner feels there is a need/demand for event center type space in the north metro. The business owner has provided a summary for the operation of the facility.

The approved site plan provides the required parking for a 1,500 square foot restaurant, an additional 5,500 square foot restaurant with ten percent bar area, and 4,200 square feet of general retail. The proposed event center would occupy the same tenant space that received the restaurant approval (5,500 square feet). The parking required for the event center would be similar to the

requirements of a restaurant.

At the public hearing for the original development item (which included the restaurant proposal), there were concerns by the adjacent residents related to traffic, property values, and outside noise generated by patrons of a restaurant. The event center proposal should create less overall and consistent traffic, with traffic concentrated to event start and end times.

The information provided states that events will conclude by 12AM, compared to a restaurant/bar's 2AM closing time. There will be music played at the facility either by a live band or DJ. Noise related to music is regulated by the noise ordinance in Chapter 50 of the city code. Conditions to mitigate potential issues can also be placed on the use upon approval of a conditional use permit.

If there is interest by the city council for the code amendment and the applicant decides to move forward, staff would anticipate receiving an application for the January Planning Commission meeting. If ultimately approved, this tenant commitment would allow for building construction to begin this spring. The developer is not able to start construction until a portion of the building is leased.

Discuss whether a proposed zoning code change in the PBD district is supported by the city council and direct staff accordingly regarding a proposed amendment.