



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Details (With Text)

File #:	RES 19-44	Version:	1	Name:	CUP - El Zocalo Grill & Cantina
Type:	Resolution	Status:	Passed		
File created:	3/21/2019	In control:	City Council		
On agenda:	3/21/2019	Final action:	3/21/2019		
Title:	GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR LIVE MUSIC (DJ FOR SALSA NIGHT) ON THURSDAY NIGHTS AT EL ZOCALO GRILL & CANTINA LOCATED AT 12531 CENTRAL AVENUE NE. EL ZOCALO GRILL & CANTINA. (CASE FILE NO. 19-0007/LSJ)				
Sponsors:	Bryan Schafer				
Indexes:					
Code sections:					
Attachments:	1. CC Attachments 032119				

Date	Ver.	Action By	Action	Result
3/21/2019	1	City Council	Adopted	Pass

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR LIVE MUSIC (DJ FOR SALSA NIGHT) ON THURSDAY NIGHTS AT EL ZOCALO GRILL & CANTINA LOCATED AT 12531 CENTRAL AVENUE NE. EL ZOCALO GRILL & CANTINA. (CASE FILE NO. 19-0007/LSJ)

City Council (Conditional Use Permit)	03/21/19
Action Deadline	04/29/19

El Zocalo is the Mexican restaurant in the Cub Foods complex on the northeast corner of Highway 65 and 125th Avenue. The owner of the restaurant would like to have Thursday nights designated as Salsa Night at the restaurant, with a live DJ and dancing starting at 9 p.m. and ending at 1:00 a.m.

The City generally has two primary concerns with these types of requests. The first is whether or not enough parking is provided on site for this type of event. Given that this is a late night request, staff is not concerned that there would be a parking issue. The second concern is whether the proposed use could negatively impact surrounding residential areas (noise/traffic). This location is in a larger multi-tenant strip mall with west (Highway 65) facing doors. Since the use is entirely indoors and the closest multi-family use is behind the shopping center and over 300 feet away sound or traffic related issues should not be a factor either.

The owner of the restaurant will be required as part of this conditional use permit to work with the Community Standards/Safety Services Departments to ensure all fire codes and building codes are met while this event occurs on Thursday evenings.

By motion, approve the Resolution.

Zoning and Location Map

Floor Plan

Narrative

WHEREAS, an application has been filed by El Zocalo Grill & Cantina as Conditional Use Permit Case File No.19-0007; and

WHEREAS, a public hearing has been held by the City Council on March 21, 2019; and

WHEREAS, the Blaine City Council has reviewed said case March 21, 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 (r) of the Zoning Ordinance to allow for indoor live music (DJ for Salsa Night) at El Zocalo Grill & Cantina based on the following conditions:

1. The Salsa Night with live music should operate in accordance with the narrative submitted to the Planning Department on February 15, 2019.
2. The applicant is required to submit a floor plan for the event to the Community Standards Department prior to the first event occurring to ensure all building and fire codes are being met.
3. If the applicant wishes to change the circumstances of the live music/Salsa Night event, a conditional use permit amendment will be required.
4. The City Council reserves the right to revoke this conditional use permit if this event does not meet the conditions set forth in this resolution or if parking for the event exceeds parking availability on site.

PASSED by the City Council of the City of Blaine this 21st day of March, 2019.