



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 16-076, Version: 2

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

GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR CONSTRUCTION AND OPERATION OF A BREWER TAPROOM AS PART OF AN 8,474 SQUARE FOOT BREWERY LOCATED IN AN I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT, LOCATED AT 2025 105TH AVENUE NE. INVICTUS BREWING COMPANY. (CASE FILE NO. 16-0018/SLK)

Planning Commission (Public Hearing)	04/12/16
City Council (Conditional Use Permit)	05/05/16
Action Deadline	05/22/16

The Planning Commission voted unanimously to approve the conditional use permit. There was one comment from the applicant related to not providing a more enhanced front elevation. The Planning Commission recommended that the front (south) elevation be enhanced with a more pronounced canopy over the main entrance.

The applicant is requesting approval to construct a brewer taproom as part of an 8,474 square foot brewery on a property he will be purchasing from the Blaine EDA. The property is zoned I-2 (Heavy Industrial), this use is classified as a conditional use in this district and the approval of a conditional use permit is required.

The proposed taproom/brewery operations will consist of a production brewery on site and off site sales, a taproom, and a kitchen for onsite food sales. The onsite sales will be for consumption in the taproom and 64 oz growlers to be consumed off site.

The taproom is proposing approximately 200 seats inside, a bar with additional seating, a meeting room for up to 45 people, and an outdoor patio area with additional seating. The food service will be run by a separate company.

The hours of operation have not yet been determined. However, they are anticipating hours to be 11am to 10pm during the week and 11am to midnight on the weekends.

The proposed building is 8,474 square feet in size and this use will occupy the entire parcel.

There are 85 parking stalls on site and 85 stalls are required by the Zoning Ordinance for this use, so parking appears to be adequate on site.

The building being constructed meets the requirements for a building being constructed in the I-2 Zoning District. The building will include metal siding, brick, and glass. However, it is suggested to enhance the front (south) elevation, a more pronounced canopy be constructed over the main entrance.

The landscaping plan that has been provided meets the City's landscape ordinance requirements.

Sod must be placed over 4 inches of black dirt containing no more than 35% sand over the entire site. Underground irrigation is also required over the entire site and boulevard.

All signage will be issued under separate permits. The site is allowed one monument style sign that is no more than 10 feet in height and no greater than 80 square feet. The monument sign must be 10 feet from all property lines. Temporary signage also requires a permit.

All lighting must be downlit and shielded to prevent glare or spill. A lighting plan must be submitted that meets the requirements of the zoning ordinance.

Applicant is required to obtain a Coon Creek Watershed permit prior to any site work. A copy will need to be submitted to the city.

Park dedication will be required as a part of the Site Plan approval/building permit process.

As a part of the City's 105th Avenue project, a trail will be constructed and existing water main replaced along the north side of 105th Avenue. The City will work with the applicant to coordinate the projects.

By motion, approve the Resolution.

Attachments

Zoning and Location Map

Site Plan

Grading Plan

Utility Plan

Landscape Plan

Building Elevations (2)

Floor Plan

WHEREAS, an application has been filed by Invictus Brewing Company as Conditional Use Permit Case File No. 16-0018; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on April 12, 2016; and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on May 5, 2016.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Section 31.14 (z) of the Zoning Ordinance to allow for the construction and operation of a brewer taproom as part of an 8,474 square foot brewery located in an I-2 (Heavy Industrial) zoning district at 2025 105th Avenue NE based on the following conditions:

1. All site and landscaping improvements must be constructed as shown on these plans with all required staff changes included on the plans.
2. Sod must be placed over 4 inches of black dirt containing no more than 35% sand over the entire site. Underground irrigation system is also required for the entire site and boulevard.
3. Payment of SAC (Sewer Access Charge) will be required with building permit as calculated by Metro Council Wastewater.
4. All signage will be issued under separate permits. The site is allowed one monument style sign that is no more than 10 feet in height and no greater than 80 square feet. All freestanding signage must be 10 feet from all property lines. Temporary signage also requires a permit.
5. All lighting must be downlit and shielded to prevent glare or spill. All lighting on site must meet requirements established by Section 33.02 of the Zoning Ordinance. Freestanding light structures limited in height to not more than 20 feet.
6. To enhance the front (south) elevation, a more pronounced canopy be constructed over the main entrance.
7. Any proposed gardens will be required to be 5 feet from all property lines.
8. The building and outdoor dining area will be subject to a SAC review and payment.
9. The site will require a WAC (Water Access Charge) as part of the building permit. The current WAC rate is \$4,284 per acre. Based on the 1.77 acre site WAC would be \$7,582.
10. Applicant is required to obtain a Coon Creek Watershed permit prior to any site work.
11. Applicant to obtain and adhere to all required City or State licensing requirements.
12. Plans for amplified music or a public address system for the outdoor dining area to be reviewed by the City and approved prior to installation. Noise level of the music in the

outdoor dining area to not exceed normal conversation level.

- 13.No outdoor advertising on building or patio area without obtaining a permit, including any signage on table umbrellas.
- 14.The outdoor dining area limited to the patio area identified on the attached site plan.
- 15.The outdoor dining area to meet all appropriate City regulations and license requirements for dispensing of alcohol in an outdoor setting.
- 16.The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
- 17.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.
- 18.Site plan approval with execution of a Site Improvement Performance Agreement (SIPA) and acceptable financial guarantee is required prior to issuance of a building permit or commencement of any site work.
- 19.A Park Dedication fee will be required as a part of the Site Plan/Building Permit approval as the site has never paid or met this requirement. The Park Dedication required will be \$10,784.61 (1.77 acres x \$6,093/acre).

PASSED by the City Council of the City of Blaine this 5th day of May, 2016.