



# City of Blaine Anoka County, Minnesota

Blaine City Hall  
10801 Town Sq Dr NE  
Blaine MN 55449

## Legislation Text

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File #: RES 17-058, Version: 1

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

**GRANTING A CONDITIONAL USE PERMIT AMENDMENT TO EXPAND THE OUTDOOR DINING AREA ADJACENT TO THE TPC (TOURNAMENT PLAYERS CLUB) CLUBHOUSE IN A DF (DEVELOPMENT FLEX) ZONING DISTRICT AT 11444 TOURNAMENT PLAYERS PARKWAY. RETAIL CONSTRUCTION SERVICES, INC. (CASE FILE NO. 17-0013/LSJ)**

Planning Commission (Public Hearing)	01/11/00
City Council (Conditional Use Permit)	02/03/00
<b>City Council (CUP Amendment)</b>	<b>04/20/17</b>

In 1998, the TPC received a conditional use permit that approved the construction of the golf course as well as the clubhouse associated with the course. Resolution 98-157 was granted by the City Council, and that resolution also allowed for outdoor dining at the clubhouse.

At this time the TPC wishes to expand their outdoor seating on the south side of the site. The expansion would be directly adjacent to the building on the lower level of the building. The expansion could include up to 46 seats in this area. The landscape plan shows extensive landscaping around the outdoor patio. There would be a small outdoor bar included in the design.

Parking is not a concern at this site given the large number of spaces provided for the clubhouse.

All conditions of Resolution 98-157 will remain unchanged. The conditions added for this approval include working with the Met Council on SAC determination for the area, going through the site plan approval process for the construction and working with the City Clerk on any type of fencing required if alcohol will be served in this area. Other conditions listed are the general conditions placed on all outdoor dining conditional use permits.

By motion, approve the Resolution.

### Attachments

Zoning and Location Map  
Resolution 98-157  
Aerial View of Site  
Site Plan  
Landscape Plan

**WHEREAS**, an application has been filed by Retail Construction Services, Inc. as Conditional Use Permit Case File No. 17-0013; and

**WHEREAS**, a public hearing has been held by the Blaine Planning Commission on January 11, 2000; and

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

**WHEREAS**, the Blaine City Council has reviewed said case on April 20, 2017.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a Conditional Use Permit is hereby approved per Chapter 29.80 of the Zoning Ordinance to expand the outdoor dining area adjacent to the TPC (Tournament Players Club) Clubhouse to include up to 46 seats on the south side of the building based on the following conditions:

1. All conditions of Resolution 98-157 to remain unchanged.
2. The number of seats in the outdoor dining area should not exceed 46 seats.
3. The outdoor dining area will be subject to a SAC review and payment. The applicant must work with the City's Chief Building Official and Metropolitan Council to determine the amount required for this use.
4. Plans for amplified music or a public address system for the outdoor dining area to be reviewed and approved by the City. Noise level of the music in the outdoor dining area to not exceed the level of normal conversation.
5. No outdoor advertising on building or patio area without obtaining a permit, including any signage on table umbrellas.
6. The outdoor dining area limited to the patio area identified on the attached site plan, and there can be no more than 46 seats in the outdoor dining area.
7. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
8. 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.
9. Detail of all fencing to be installed must be approved by the Planning Department prior to installation.

10. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.
11. The applicant to work with the City Clerk regarding any fencing provided in the outdoor dining area to ensure liquor license requirements are being met.
12. Site plan approval is required prior to installation. This will include the submission of a signed Site Improvement Performance Agreement and the associated financial guarantee.

**PASSED** by the City Council of the City of Blaine this 20<sup>th</sup> day of April, 2017.