



# 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 21-224, **Version:** 1

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**Public Hearing** - *Elizabeth Showalter, Community Development Specialist*

### **Title**

**Granting a Conditional Use Permit to Allow 16 Seats of Outdoor Dining in a B-2 (Community Commercial) Zoning District at 3445 Lake Drive NE. Caribou Coffee (Java Companies) (Case File No. 21-0079/SLK)**

### **Executive Summary**

Caribou Coffee would like to operate an outdoor dining patio for approximately 16 seats on the northeast corner of their proposed building.

### **Schedule of Actions**

City Council (Conditional Use Permit)	12/06/21
Action Deadline	01/03/22

### **Background**

*Staff report prepared by Shawn Kaye, Associate Planner*

Java Companies is proposing to construct a freestanding Caribou Coffee at 3445 Lake Drive. The coffee shop would like to offer outdoor dining on the premises and has made an application for a conditional use permit according to ordinance requirements.

The proposed outdoor dining area has space for 16 outdoor dining seats on the northeast side of the proposed building.

The outdoor dining area will be subject to SAC (Sewer Access Charges). The applicant must work with the City's Chief Building Official and Metropolitan Council to determine the amount required for this use.

All other requirements listed in the conditions are the standard conditions that the City applies to other outdoor dining conditional use permits.

### **Strategic Plan Relationship**

Not Applicable.

### **Board/Commission Review**

The public hearing for this item is being held at the City Council meeting, therefore no Planning Commission review/recommendation is needed.

### **Financial Impact**

Not Applicable.

### Public Outreach/Input

Notice of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City's website.
4. Posted (sign) on the property with contact information for the Planning Department.

### Staff Recommendation

By motion, adopt the resolution.

### Attachment List

Zoning and Location Map

Site Plan

Building Elevations

Floor Plan

**WHEREAS**, an application has been filed by Caribou Coffee (Java Companies) as Conditional Use Permit Case File No. 21-0079; and

**WHEREAS**, said case involves the land described as follows:

Lot 4 Block 1 NAPLES MARKETPLACE

**WHEREAS**, the Blaine City Council has reviewed said case on December 6, 2021.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 30.14 (o) of the zoning ordinance to allow 16 seats of outdoor dining in a B-2 (Community Commercial) zoning district based on the following conditions:

1. 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.
2. Plans for amplified music or a public address system for the outdoor dining area to be reviewed by the City prior to installation. Noise level of the music in the outdoor dining area to not exceed normal conversation level.
3. No outdoor advertising on building or patio area without obtaining a sign permit.
4. The outdoor dining area is limited to the patio area identified on the site plan attached to the staff report and there can be no more than 16 seats in the outdoor dining area.
5. The ability to operate outdoor dining is reliant upon the applicant's ability to adequately control litter and refuse as associated with the facility.
6. Provide manufacturing specifications and requirements for propane heater use and clearance to combustibles if they are to be used on site.
7. If fencing will be installed, the applicant will need to provide a detailed plan of the fencing to surround patio and acquire a permit for construction of said fencing. Fencing shall be wrought iron or equivalent, subject to approval by the Zoning Administrator.
8. All signage by separate permit.

**PASSED** by the City Council of the City of Blaine this 6<sup>th</sup> day of December, 2021.