
MEMORANDUM



TO: Mayor and City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Preliminary Plat approval for Golf Course
Restaurant & Brewery**
DATE: March 23rd, 2020

REQUEST

Todd Olin, Sambatek on behalf of James & Amanda Berglund, owner of the property and the Golf Club have applied for a Conditional Use Permit and a Preliminary Plat application to construct a restaurant and brewery as an ancillary/supporting use to the existing Golf Course in the R-3 Multiple Family Residential District.

BACKGROUND

The subject property is located east of 4th Avenue South and north of the Golf Club Road. The site is Outlot 4, PID #24-320-0440, north of the current Club House. The proposal is for a restaurant and brewery to be built on this site. The current Club House will be used in the summer months. The new facility will take over the restaurant.

CONDITIONAL USE PERMIT STANDARDS

The Planning Commission shall order the issuance of such permit only if it finds that such use at the proposed location complies with the following standards:

1. The proposed use does not violate the health, safety or general welfare of Princeton residents.
2. The proposed use has been reviewed and approved by the City Engineer in regards to erosion, runoff, water pollution, and sedimentation.
3. Adequate parking and loading is provided in compliance with the Ordinance.
4. Possible traffic generation and access problems have been addressed.
5. The proposed use can be accommodated with existing public services and will not overburden the City's service compacity.
6. The proposed use conforms to the City's Comprehensive Plan and is compatible with present and future land uses of the area.

CONDITONIAL USE PERMIT

Golf courses are a permitted use in the R-3 District with the issuance of a Conditional Use Permit. With this being a different parcel, a CUP will be necessary for the project to move forward.

Conditions of approval of the CUP may include, but are not limited to, the following:

1. Ingress and egress to property and proposed structures thereon with particular reference to vehicle and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other catastrophe;
2. Off-street parking and loading areas where required, with particular attention to the items in Subd. 1 and the economic, noise, glare, or odor effects of the conditional use on nearby property;

3. Refuse and service areas, with particular reference to the items in Subd. 1 and Subd. 2 above;
4. Utilities, with reference to location, availability, and compatibility;
5. Diking, fencing, screening, landscaping, or other facilities to protect to protect adjacent or nearby property;
6. Sign, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
7. Required yards and other open space;
8. General compatibility with present and future land uses of the area; and
9. Hours of operation.

CONCLUSION (No action required by the City Council on the Conditional Use Permit)

Based on the findings that the proposed Conditional Use Permit met the standards for the restaurant and brewery as an ancillary/supporting use to the existing Golf Course, as listed in the Zoning Ordinance, the Planning Commission approved the Conditional Use Permit located on Outlot 4, PID #24-320-0440, subject to the following conditions:

1. The site plan be approved by the City including the storm water by City Engineer.
2. The Final Plat of the site be approved by the City Council.

PRELIMINARY PLAT REVIEW

The proposed restaurant and brewery building will be 9,160 square feet; hosting a brewery, kitchen, stage, private dining, bar office/store, and bar. An outdoor patio will be located on the east side of the building.

Zoning: The site is located in R-3 Multiple Family Residential District. The site area is 3.14 acres. The building area is .21 acre and the green space area is 1.76 acre.

Setbacks: Front yard 30 feet
Side yard 10 feet
Street side yard 20 feet
Rear yard 30 feet

Parking: Parking required 112 stalls
Parking provided on-site 89 stalls
Parking provided off-site 23 stalls
ADA parking required / provided 5 stalls (The plans show the ADA stalls are 8' feet and that is allowed by the MN Council on Disability.)

The Planning Commission may allow sharing of required off-street parking by two separate uses provided the normal peak parking times of the two uses do not coincide. Only the off-street parking spaces not normally used by the off-peak use shall be counted as off-street parking for the peak use. Each use shall have the total required off-street parking available during their respective periods of peak parking use. A long-term agreement in the form of a non-reversible easement shall be negotiated whereby both uses are bound to the establishment and maintenance of the shared off-street parking.

All parking facilities designed for a capacity of five (5) or more parking stalls shall have a setback from all adjoining property lines of three (3) feet.

The entire parking area, including parking spaces and maneuvering lanes, required under this section shall be provided with a durable, dustless surface in accordance with specifications approved by the City Engineer. The parking area shall be hard-surfaced within one year of the date the permit is issued.

The owner of any parking or loading area shall maintain the area in good condition without holes and free of all dust, trash, and other debris. The loading area is on the northwest side of the building and shall be marked by appropriate signs.

The parking lot layout has three islands. Staff has reviewed the plans and believes this should be adequate maneuvering with the 26' foot drive lanes.

Bicycle Parking: The total parking requirement is one space for each off-street parking spaces required. The bicycle parking spaces shall be equipped with bicycle racks. This should be located near the front of the building.

Street Access: Access to the site will be as it currently is off of 4th Avenue South and Golf Club Road. There is an existing 33' foot R.O.W. of Golf Course Road. The plans show vacating Golf Club Road that could be the frontage road to this site. This vacation will be coming to the Planning Commission at their April 20th meeting where more explanation is provided. Their plan is to create an easement for utility, drainage, maintenance, and access in place of this where people canoeing will be able to use the current Golf Course parking lot and walk to the river access area.

Landscaping: Sidewalks along the building are 6 feet in width. The plans show 50% sodded and landscaped with approved vegetation around the site and 8% of the internal parking area shall be landscaped. The applicant is proposing to add evergreens on the west side of the site to give the residential area additional blockage.

Dumpster: The location of the enclosed dumpster is on the southwest corner of the lot. The materials will match the building.

Sanitary Sewer: There is a 20-foot sanitary sewer easement that runs north to south through the middle of their current parcel and the proposed site. On the current site this easement is located under an existing building. On the proposed site the plans show a patio area being built over the easement. The City Engineer is reviewing the sanitary sewer plans and will provide her recommendations prior to the final plat approval.

There are two brewery grain silos on the west side of the building. The applicants will need to provide to the City the amount of yeast product that will be going into the sewer system.

Storm Culvert: There is an existing storm culvert on the northeast corner of their current Golf Course parking lot. This culvert will stay in place with an 8-foot walking bridge over it to the

restaurant and brewery site. Golf carts will not be allowed on the bridge and there will be post installed to prevent a motorized vehicle on it.

Lighting: Princeton Public Utilities would like the applicant to install a street light at 4th Avenue South and Golf Club Road and will talk with the applicant about specifications possibilities.

There are four light poles shown on the plans in the parking area. All sources of parking area lighting shall be fixed, directed and designed so as to not create a nuisance to any abutting residential properties.

Signage: There is an existing monument sign on the northwest corner of the current site off of Golf Club Road. The plans show a new monument sign placed on the Golf Course Road easement. Signage should be placed on the parcel and not the easement. At this time, signage is not being reviewed. A building permit will have to be applied for and reviewed, prior to installing any signage.

CONCLUSION

The City Council can approve or deny the Preliminary Plat. The Planning Commission approved the Preliminary Plat application at their March 16, 2020 meeting and forward the recommendation to the City Council for final approval with the conditions listed:

- 1) City Engineer comments on storm water and sewer.
- 2) Golf Club Road vacation and easement agreement
- 3) Handicap parking stalls size shall meet ADA parking requirement
- 4) Calculations of brewery product going into the sewer system
- 5) Princeton Public Utilities recommendations for watermain relocation
- 6) Long term agreement for shared parking and maintenance between the two sites
- 7) Agency Stormwater and Floorplan approvals as noted requirements in platting process
- 8) City Engineer approval of above documents

The applicants will be submitting a Vacation Application and Final Plat application to be reviewed by the Planning Commission at their April 20th meeting. They are also working on the conditions that have been addressed by staff and will need to be finalized prior to the Final Plat approval.