
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Final Plat and Site Plan Review for the Golf Course Restaurant & Brewery**
DATE: June 9th, 2020

FINAL PLAT

The City Council approved the Preliminary Plat on March 26th, 2020. The Planning Commission approved the Final Plat on April 20th 2020, and forward to the City Council with the recommendation that the City Engineers conditions are met.

RECOMMENDATION:

Staff has received the changes and recommends that the City Council approve the Final Plat and Resolutions for Preliminary and Final Plat for the Rum River Brew Pub with the following condition: 1. Long term agreement for shared parking and maintenance between the Golf course two site provided to the City.

SITE PLAN REVIEW

The City Council can recommend approval of the Site Plan with the Final Plat approval.

The Planning Commission approved the Site Plan Review at their April 20th, 2020 meeting for the proposed restaurant and brewery building. The building size 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 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. An easement shall be established allowing the Restaurant & Brewery rights to park 23 vehicles on the Golf Course property.

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 Club Road. The other 33' ft. half has prescriptive rights and appropriate for the City to formalize as road ROW. This will be done at a later date.

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 with a new easement when the sewer has to be rebuilt. The owner will be required to sign a release of liability or move the sewer line. The City Engineer will be reviewing the plans and commenting.

There are two brewery grain silos on the west side of the building. The applicants will need to provide to the City an acceptable rate of wastewater discharge flows 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. The owner will not allow golf carts on the bridge and plans to install a post to prevent a motorized vehicle on it.

Lighting: The Developer would need to contact Princeton Public Utilities if they would like to install at their expense an additional street light on the southwest corner of the site along Golf Club Road. PUC has agreed maintain it if the light is installed.

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.

Fire Protection: Installation of a Knox Box at the front door entrance. Verification of maneuverability within drives/parking area for a 46' fire truck. MN State Building Code requirements for restaurant/brewery be complied with in regards to Fire Alarm System and Sprinkler.

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.

SITE PLAN RECOMMENDATION

The City Council may approve the Site Plan with the conditions:

1. City Council approve the Final Plat.
2. A separate Building Permit be submitted for the monument signage and building signage and have final approval by staff and reviewed by the Building Inspector prior to installation.
3. All necessary permits shall be applied for and approved prior to construction, including, but not limited to: Building Permit, Water Access Charge (WAC), Sewer Access Charge (SAC).
4. The sodding or seeding must be completed prior to issuing a temporary certificate of occupancy. If because of weather conditions sodding and/or seeding is inadvisable, a temporary certificate of occupancy may be issued subject to an escrow deposit to assure compliance by no later than July 1st of the following year.
5. The parking areas shall be hard-surfaced within one year of the date the permit is issued. If because of weather conditions the hard-surface is inadvisable, a temporary certificate of occupancy may be issued subject to an escrow deposit to assure compliance by no later than July 1st of the following year.
6. All conditions by City staff need to be met prior to the issuance of a building permit.

VACATION OF GOLF CLUB ROAD (JUDICIAL ROAD)

The applicant requested a portion of Golf Club Road between their two lots be vacated. The Planning Commission forward the Vacation to the City Council with recommendation of approval at their May 18th meeting. The City Council approved the Vacation at their May 28, 2020 meeting with removal of the public access language, but leaving the stormwater utility easement.