

RESOLUTION NO. 2021-PZ05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COLUMBIA HEIGHTS APPROVING A SITE PLAN REVIEW TO ALLOW FOR THE CONSTRUCTION OF A PATIO ADDITION TO EXISTING RESTAURANT BUILDING AT 5085 CENTRAL AVENUE NE, COLUMBIA HEIGHTS, MN, 55421 (PIN 25-30-24-22-0065)

WHEREAS, a proposal (Case 2021-0702) has been submitted by SAH Partnership of La Casita Mexican Restaurant to the Planning Commission requesting a Site Plan Review from the City of Columbia Heights at the following site:

LOCATION: 5085 Central Avenue NE (25-30-24-22-0065)

LEGAL DESCRIPTION: On file at City Hall

THE APPLICANT SEEKS THE FOLLOWING: A Site Plan Review to allow for the construction of a patio addition on the subject property.

WHEREAS, the Planning Commission has held a public hearing as required by the City of Columbia Heights' Zoning Code on July 6, 2021;

WHEREAS, the Planning Commission has considered the advice and recommendations of City staff regarding the effect of the proposed Site Plan upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of Columbia Heights after reviewing the proposal, accepts and adopts the following findings:

1. The Site Plan conforms to all applicable requirements of this article.
2. The Site Plan in questions achieves the applicable Zoning Code requirements.
3. The Site Plan is consistent with any applicable area plan.
4. The Site Plan minimizes any adverse impacts on property in the immediate vicinity and the public right-of-way.

FURTHER, BE IT RESOLVED, that the attached conditions, maps, and other information shall become part of this permit and approval; and in granting this permit the City and the applicant agree that this permit shall become null and void if the project has not been completed within one (1) calendar year after the approval date, subject to petition for renewal of the permit. Further, the permit is subject to certain conditions of approval that have been found to be necessary to protect the public interest and ensure compliance with the provisions of the Zoning and Development Ordinance, including:

CONDITIONS:

1. The building and site shall be meet all requirements found in the most current Fire Code and the most current Building Code.
2. The use of the outdoor patio shall minimize noise impacts to adjacent properties.
3. The design of the patio addition shall match the existing building.
4. All fencing shall be no more than six feet in height.
5. The Building Plans shall be signed by a licensed design professional and approved by the Building Official prior to the issuance of a Building Permit.

All other applicable local, state, and federal requirements shall be met at all times.

Passed this 6th day of July, 2021.

Offered by:

Seconded by:

Roll Call:

Ayes:

Abstain:

Chair

Alicia Apanah, Administrative Assistant II