



PLANNING COMMISSION MEETING

AGENDA SECTION	PUBLIC HEARING
MEETING DATE	JULY 06, 2021

ITEM:	SITE PLAN REVIEW FOR A PATIO ADDITION AT LA CASITA MEXICAN RESTAURANT	
DEPARTMENT:	COMMUNITY DEVELOPMENT	BY/DATE: Minerva Hark / July 06, 2021

CASE NUMBER: 2021-0702
DATE: July 6, 2021
TO: Columbia Heights Planning Commission
APPLICANT: SAH Partnership
DEVELOPMENT: La Casita Mexican Restaurant, construction of a patio addition
LOCATION: 5085 Central Avenue NE (PID 25-30-24-22-0065)
REQUEST: Site Plan Review
PREPARED BY: Minerva Hark, City Planner

INTRODUCTION

SAH Partnership has submitted plans proposing the addition of a patio to accommodate outdoor dining at the existing restaurant building at 5085 Central Avenue NE. The proposed patio is 903 square feet, and meets the City’s Zoning Code requirements for setbacks and height. The Section 9.104 (N) of the Zoning Ordinance requires that all new plans for development other than one and two family residences, be reviewed and approved by the Planning Commission prior to the issuance of a building permit.

ZONING ORDINANCE

The property located at 5085 Central Avenue NE is located in the General Business (GB) Zoning District. The properties to the north are in the City of Fridley. The properties to the south are located in the General Business District. The properties to the west, across Central Avenue NE, and east are also in the General Business District. There are some residential properties abutting the surrounding General Business District, but none share a common property line with e subject site.

COMPREHENSIVE PLAN

The Comprehensive Plan guides this area for commercial uses. The proposal for an outdoor patio addition to the existing commercial business is consistent with the goals and intent of the Comprehensive Plan.

DESIGN GUIDELINES

The subject property is located at the northern end of Central Avenue NE, which falls within the Design Guideline Overlay District, and is governed by the “Highway District” standards within the Design Guidelines. The intent of the Design Guidelines is to make the City more aesthetically appealing by requiring a set of minimum standards for new construction along Central Avenue.

Much of the guidelines do not apply to this proposal as the guidelines are intended for the principal structure and use on the property. In this case, the applicant is simply proposing to construct a patio addition to accommodate outdoor dining. The proposal will allow for an increase in patrons to the existing restaurant who desire an outdoor dining experience.

The building addition is proposed to be a 903 square foot patio with rough sawn stained cedar posts and a matching trellis. Due to the property being located in the Design District and the visibility off Central Avenue NE, staff has added a condition that the wooden materials of the patio match the existing aesthetic of the building.

FINDINGS OF FACT

Section 9.104 (N) of the Zoning Ordinance outlines four findings of fact that must be met in order for the City to approve a Site Plan. They are as follows:

- a. The Site Plan conforms to all applicable requirements of this article.

This is correct. The Site Plan in question achieves the applicable Zoning Code requirements.

- b. The Site Plan is consistent with the applicable provisions of the City's Comprehensive Plan.

The Comprehensive Plan guides this area for Commercial Uses. Staff believes the proposed Site Plan for the property is consistent with the intent of the Comprehensive Plan.

- c. The Site Plan is consistent with any applicable area plan.

This is correct.

- d. The Site Plan minimizes any adverse impacts on property in the immediate vicinity and the public right-of-way.

The proposed Site Plan meets all the development standards outlined in the Zoning Code and will be required to meet Design Guidelines outlined previously. The site is located on the City's primary commercial corridor and the proposed patio is separated from adjacent residential properties by an adequate distance. The properties in the immediate vicinity of the proposed patio addition should not be adversely impacted.

The site has adequate on-site parking to sustain the proposed addition. The existing 8,169 square foot restaurant building (seats 247 people), along with the proposed 903 square foot patio (to seat 44 people), totals 9,072 square feet (291 people). Per the code, the minimum parking required is calculated at 30% of the building capacity, which constitutes 88 parking stalls. Thus, the existing 136 parking stalls are sufficient for the proposed addition.

The project shall be conditioned to prohibit excessive loud noise emanating from the site in an effort to minimize any negative impact onto adjacent commercial and residential properties.

RECOMMENDATION

Staff recommends approval of the Site Plan for the proposed patio addition at La Casita Mexican Restaurant to be located at 5085 Central Avenue NE, subject to certain conditions of approval.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution No. 2021-PZ05, there being ample copies available to the public.

MOTION: Move to approve Resolution No. 2021-PZ05, being a resolution approving a Site Plan for the proposed patio addition to be located at 5085 Central Avenue NE and subject to the following 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.
6. All other applicable local, state, and federal requirements shall be met at all times.

ATTACHMENT(S):

Resolution No. 2021-PZ05

Application/Narrative

Project Plans