



## PLANNING COMMISSION MEETING

AGENDA SECTION	PUBLIC HEARING
MEETING DATE	APRIL 06, 2021

ITEM:	SITE PLAN REVIEW – AFANDINA CAFÉ		
DEPARTMENT:	COMMUNITY DEVELOPMENT	BY/DATE:	

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**CASE NUMBER:** 2021-0401  
**DATE:** April 6, 2021  
**TO:** Columbia Heights Planning Commission  
**APPLICANT:** Louie Kader  
**DEVELOPMENT:** Afandina Café, construction of a patio addition with upper deck  
**LOCATION:** 4001 University Avenue NE, Columbia Heights, MN 55421  
**REQUEST:** Site Plan Review  
**PREPARED BY:** Minerva Hark, City Planner

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### INTRODUCTION

Louie Kader has submitted plans proposing the addition of a paver patio with an upper deck and a roof along the north wall of the existing two-story building at 4001 University Avenue NE. The proposed patio is 833 square feet, and the proposed upper deck is 288 square feet. This project will also include the demolition of an existing non-conforming deck in the north eastern portion of the property. The proposed patio addition 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 4001 University Avenue NE is located in the General Business (GB) Zoning District. The properties to the north and east are located in the Multiple Family (R-3) Residential Zoning District, and the properties to the south are located in the General Business (GB) Zoning District. The properties across University Avenue to the west are located in the Multiple Family (R-3) Residential Zoning District.

### 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 on the intersection of University Avenue and 40<sup>th</sup> Avenue, which is within the Design Guideline Overlay District, and is governed by the "40<sup>th</sup> Avenue 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 and 40<sup>th</sup> 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 an enclosed patio addition. The proposal will allow for an increase in patrons to the existing restaurant, particularly between late spring and early fall for those who desire an outdoor dining experience.

The building addition is proposed to be a covered roof over an open patio area. The roofing material will include weathered wood-colored fiberglass asphalt shingles, and edge rafters will be faced with stained rough-sawn plywood. Due to the property being located in the Design Guidelines and the visibility off 40<sup>th</sup> Avenue, staff has added a condition that the wooden materials of the patio be painted to match the existing color 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 applicant isn't proposing to use the parcel in a different manner than used previously; therefore, 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 2,433 square foot building (seats 40 people), along with the proposed 833 square foot patio (to seat 32 people) and 288 square foot deck (to seat 12 people), totals 3,554 square feet (84 people). Per the code, the minimum parking required is calculated at 30% of the building capacity, which constitutes 26 parking stalls. Thus, the existing 26 parking stalls are sufficient for the proposed addition.*

*All existing boundary fences will be remodeled to comply with the six foot height limitation, as to not trigger any additional permits. An unpermitted wooden deck exists onsite currently, and shall be demolished as part of this project. Additionally, the project shall be conditioned to prohibit excessive loud noise emanating from the site in an effort to minimize any negative impact onto adjacent residential and commercial properties.*

**RECOMMENDATION**

Staff recommends approval of the Site Plan for the proposed patio addition at Afandina Café to be located at 4001 University Avenue NE, subject to certain conditions of approval.

**RECOMMENDED MOTION(S):**

MOTION: Move to waive the reading of Resolution No. 2021-PZ02, there being ample copies available to the public.

MOTION: Move to approve Resolution No. 2021- PZ02, being a resolution approving a Site Plan for the proposed patio addition with upper deck to be located at 4001 University 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 color of the patio addition/deck shall match the existing building.
4. All fences shall be no more than six feet in height.
5. All unpermitted structures, including but not limited to the existing deck, are to be removed or brought into compliance.
6. The Building Plans need to 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.

**ATTACHMENT(S):**

Resolution No. 2021-PZ02

Application/Narrative

Survey/Site Plan

Deck Foundation and Floor Plan

Framing Plan and Elevations