

CITY OF CHAMPLIN
PLANNING COMMISSION

REPORT

Presenter: Scott Schulte, City Planner

Meeting Date: October 17, 2016

PUBLIC HEARINGS

RE: Project 2016- A request from James Deibel, Thomas Reese Olive Oil, for a conditional use permit operate a restaurant at 12460 Champlin Drive (Lot 1, Block 1, CHAMPLIN PLAZA ADDITION).

BACKGROUND

In January 2016, Thomas Reese Olive Oil Co. opened in Hayden Lake Square (12460 Champlin Drive) occupying the former coffee shop (endcap of the multi-tenant building). Thomas Reese Olive Oil provides a selection of Olive Oil and Aged Balsamic Vinegars and limited food sales. Recently the operation expanded to the adjacent vacant space and now provides a full-service kitchen and dining options.

Initially the use was predominantly retail in nature; however the expanded space now entails a majority restaurant sales. The use change requires a conditional use permit.

REVIEW OF CONDITIONAL USE PERMIT

When considering a conditional use permit for a restaurant, the intent is to ensure that any potential negative externalities are addressed, including noise, odor and parking. Staff does not anticipate noise or odor to be an issue given the site’s adjacency to other commercial uses far from residential uses. However, an analysis of parking demand is necessary to ensure the facility is adequately parked.

Parking Analysis

Hayden Lake Square, built in 2005, is an 11,200 square foot multi-tenant building with 59 parking stalls. Since construction it has been occupied by a variety of uses. The approved site plan restricted the facility to a maximum of 3,000 square feet of restaurant space due to parking limitations

City Code requires parking stalls for the commercial uses as follows:

- Restaurants – One parking space for every 40 square feet of dining and bar area, plus one parking space for every 80 square feet of kitchen area
- Service Uses – One parking space for every 200 square feet of floor area
- Retail Uses – One parking space for every 150 square feet of floor area
- Appliance Sales and Service – One parking space for every 600 square feet

The following tables represent the required parking for the site with the current mix of uses.

Uses	Square Footage	Required Parking
A-1 Sew Craft	2,400 square feet	4 parking stalls
Snap Fitness	2,400 square feet	12 parking stalls
Fuse Fitness	1,200 square feet	6 parking stalls
Ladybug Pottery	1,200 square feet	6 parking stalls
Central MN Vapors	1,200 square feet	8 parking stalls
Thomas Reese Oil and Bistro	2,800 square feet (1,000 square feet of dining area, 500 square feet of kitchen area and 500 square feet of retail area)	34 parking stalls
Total	11,200 square feet	70 parking stalls

In review, the parking provided (59 stalls) is less than required (70 stalls) as individual separate uses. However, the Parking Ordinance provides for “up to 50 percent of the off-street parking facilities required for any use specified as primary daytime uses may be supplied by the parking facilities provided by primarily nighttime uses.” Given the mix of uses and differentiation in peak park demand, the overall parking is sufficient for the current tenant mix. Further, the restaurant space does not exceed 3,000 square feet as limited via the approved site plan for Hayden Lake Square.

RECOMMENDATION

It is recommended the Planning Commission recommend approval of the conditional use permit for Thomas Reese Oil and Bistro, subject to the following conditions:

1. No additional restaurant space shall be permitted to occupy the multi-tenant retail building.
2. The Conditional Use Permit shall be filed and recorded with the Hennepin County Recorder's Office.

Attachments. Site Aerial Photo
Internal Layout Plan

* This item is tentatively scheduled for City Council consideration on October 24, 2016.