

CUP Application – 7807 Creekridge Circle

Introduction

Ernie Rose Golf IV, LLC is purchasing an existing three story office building located at 7807 Creekridge Circle, and is applying for two conditional use permits for restaurant and indoor recreational uses in portions of the building.

With the recent changes in office occupancy and use, resulting from Covid and “work from home,” successful office redevelopments must incorporate significant amenities for tenants. The proposed redevelopment does this, by retaining substantial portions of the building for office use, but introducing “fun” elements of food, liquor and indoor golf.

Plans

A copy of architectural plans for the planned renovations and alterations is attached.

Restaurant Use

The restaurant use consists of the following: a 396 square foot bar on the first floor, a second, 400 square foot bar on the first floor, and a 383 square foot kitchen also on the first floor. The kitchen is exclusively for employee food preparation and not guest seating. Seating for restaurant patrons shall be in several “assembly” seating areas which are not reserved for restaurant or bar patrons, but are common areas open to all tenants in the building.

Recreation Use

The recreation use consists of 23 golf simulators located in 23 separate rooms on the first and second floors of the building. The applicant currently operates a golf simulator facility in Eden Prairie, with eight stations, allowing players to select from among 100 world class “virtual” courses to choose from.

Recreational Square Footage Limitations

Indoor recreational uses are permitted in buildings zoned for office use up to 25% of the floor area. As shown on the second page of the enclosed plans, the total building floor area (excluding two levels of indoor parking) is 43,438 square feet. The floor area of the 23 golf simulator rooms is 7,058 square feet (net) or 8,066 square feet (gross), occupying 16.2% (net) or 18.5% (gross) of the total floor area. Since the golf simulator rooms are located on floors of the building with multiple uses (office, restaurant and recreation), the common areas serving these multiple functions are not included in the calculation of the recreational floor area.

Parking

According to City records, the combined underground and surface parking onsite total 168 parking spaces. After renovation, the total square footage used for office will be 35,372 square feet, which requires 124 spaces (1 space for every 285 square feet). Assessing the parking needs for the recreational area (23 golf simulators) is not specified in the current City Code. The applicant's architect has researched other zoning codes, and, per the "Indoor Rec-Parking Requirements" attachment, shows anywhere from 18-46 parking spaces would be required in other jurisdictions for 23 golf simulator stations. Using 2 spaces per simulator, the total parking demand should be 170 spaces, two more than are provided onsite. We are in conversations with the adjoining office building owner to see if he will allow us to have "shared use" of additional spaces (for nights and weekends) to make up for any deficiency.

Minneapolis, MN

<i>Use</i>	<i>Maximum Parking Allowed, Generally</i>	<i>Maximum Parking Allowed in Transit 10, Transit 15, and Transit 20 Built Form Districts</i>	<i>Maximum Parking Allowed in Transit 30 and Core 50 Built Form Districts</i>
Golf course, miniature golf, or driving range	1 space per 300 sq. ft. of GFA	1 space per 600 sq. ft. of GFA	1 space per 1,000 sq. ft. of GFA
Indoor recreation area	1 space per 300 sq. ft. of GFA	1 space per 600 sq. ft. of GFA	1 space per 1,000 sq. ft. of GFA

= 24 Spots

Green Bay, WI

Land-Use	Minimum Number of Off-Street Parking Spaces Required	Notes
Golf course, bowling alley or similar use	2 spaces per hole, lane or similar recreation station.	Additional spaces for accessory uses such as retail, tavern/bar and restaurant facilities.

= 46 Spots

Indianapolis, IN

LAND USE	Minimum Off-Street Vehicle Parking Spaces Required	Maximum Off-Street Vehicle Parking Spaces Permitted	Minimum Bicycle Parking Spaces Required
Indoor Recreation & Entertainment	Greater of 1 per 4 seats at maximum capacity or 1 per 400 sf	Greater of 1 per 2 seats at maximum capacity or 1 per 250 sf	10% of required off-street parking spaces [1]

MIN = 18 Spots
Max = 28 Spots

Des Moines, IA

Land Use	Requirements
Driving range or miniature golf course	3 spaces
	1 space per tee/hole

= 26 Spots