

Memo Date: September 9, 2022
Meeting Date: **September 14, 2022**
To: Village of Cottage Grove Plan Commission
Village of Cottage Grove Board of Trustees
From: Erin Ruth – Director of Planning & Development
Subject: **Kozy Nuk Café – Conditional Use Permit**

BACKGROUND

Property Owner: VCM Cottage Grove LLC
Location: 214 W. Cottage Grove Road
Agents: Meggan O’Brien – Kozy Nuk Café
Zoning District: PB, Planned Business

OVERVIEW

The applicant, Kozy Nuk Café, is seeking approval of a conditional use permit (CUP) to allow the operation of an indoor commercial entertainment land use with an alcohol license (specifically a café) in vacant commercial space located at 214 W. Cottage Grove Road. The property is zoned as a Planned Unit Development.

The Kozy Nuk Café is a new locally operated business. The hours of operation are 7:00 a.m to 2:00 p.m. every day, with occasional evening hours.

COMPREHENSIVE PLAN CONSISTENCY

The Comprehensive Plan shows this area as a Planned Business area on the Future Land Use map. The proposed use is acceptable in that district.

In the opinion of staff, the project is consistent with the Comprehensive Plan.



Staff Memo

ZONING CONSISTENCY

The proposed project consists of an 'indoor commercial entertainment' land use, as defined by 325-49(D)(8). When a business holds an alcohol license the use is permitted as a conditional use.

The commercial space has been used for a similar café use for many years, most recently as Sonny's.

CONDITIONAL USE CRITERIA

The proposed project meets the criteria for a conditional use outlined in 325-111(D)(2)(a) to (f) in that the project is in harmony with applicable plans and ordinances, is not expected to create undue adverse impacts, and is not expected to be a burden on Village services.

STAFF RECOMMENDATION

Staff recommends that the requested conditional use permit be **APPROVED**.