



CITY OF DULUTH

Community Planning Division

411 W 1st Street, Rm 208 * Duluth, Minnesota 55802-1197
 Phone: 218/730.5580 Fax: 218/723-3559

File Number	PL16-102	Contact	Kate Van Daele 730-5301	
Type	Special Use Permit, Crooked Pint	Planning Commission Date	September 13, 2016	
Deadline for Action	Application Date	August 30, 2016	60 Days	October 14, 2016
	Date Extension Letter Mailed		120 Days	December 13, 2016
Location of Subject	1515 Kenwood Ave			
Applicant	United Properties	Contact	952-893-8271	
Agent	Rick McKelvey	Contact	Rick.mckelvey@uproperties.com	
Legal Description				
Site Visit Date	August 30, 2016	Sign Notice Date	August 30, 2016	
Neighbor Letter Date	August 30, 2016	Number of Letters Sent	16	

Proposal

United Properties is seeking a special use permit for a restaurant to be in their mixed-use Kenwood Village development. Crooked Pint is a full service sit down restaurant that has locations in Apple Valley, Chaska, Minneapolis and Rochester. The Crooked Pint space is the largest of the five commercial areas at 4,959 square feet that are located on the ground floor of Kenwood Village. The restaurant anticipates opening in the spring of 2017.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	Mixed Use Neighborhood	Undeveloped, Residential	Neighborhood Mixed Use
North	MU-N, R-2	Commercial, Residential	Neighborhood Mixed Use
South	R-1	Residential	N. Mixed Use, Traditional Neighborhood
East	MU-N	Commercial	Neighborhood Mixed Use
West	R-1	Residential	Traditional Neighborhood

Summary of Code Requirements

UDC Section 50-37.10. Special Use Permits. Planning Commission shall approve the Planning Review or approve it with modifications, if it is determined that the application complies with all applicable provisions of this Chapter.

1. The application is consistent with the Comprehensive Land Use;
2. The application complies with all applicable provisions of this Chapter; including without limitation to any use-specific standards applicable to the proposed use, development or redevelopment, and is consistent with any approved district plan for the area.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Governing Principle #8 - Encourage mix of activities, uses, and densities

Future Land Use – The site is developed consistent with the future land use as described and the applicants are not proposing alterations to the use.

Review and Discussion Items

Staff finds that:

- 1) Crooked Pint is the largest of the five commercial spaces in Kenwood Village. The overall space is just under 5,000 square feet. The space will include an outdoor patio in addition to indoor seating. The space will require 33 spaces to meet the parking requirements which is allocated for in the attached parking assessment.
- 2) The applicant is providing 186 parking stalls, this parking structure will provide a total of 186 stalls for guests, residents and employees. The UDC requires that this development would require 125 parking stalls. The applicant has added additional stalls to meet the commercial parking ration of 6.0 parking stalls per 1,000 square feet of commercial space.
- 3) Crooked Pint expects that its peak hours will be between 5-7p.m. In the traffic impact study that the applicant submitted as a part of PL15-081, the developer's engineers determined that for the 85 units of residential units and 14,177 square feet of commercial space that traffic generated by this development would have a nominal impact on the traffic operation of the nearby intersections.
- 4) The applicant will need to apply for a sign permit before the restaurant opens.
- 5) When the applicant first applied in 2015, the Planning Department was aware that ideally the commercial spaces would be filled with restaurants. Staff encouraged the applicants to wait and apply for a special use permit when the type of restaurants became more clear.
- 6) An approved Special Use Permit will expire if the project or activity authorized by the permit has not begun within one year.
- 7) Staff has not received any public comments on this application to date.

Staff Recommendation

Based on the above findings, Staff recommends that Planning Commission recommend approval subject to the following:

- 1) This proposal is consistent with the Comprehensive Land Use Plan.
- 2) The proposed MU-N zone district is consistent with the future land use category of Neighborhood Mixed Use.



CITY OF DULUTH
Community Planning Division

411 W 1st Street, Rm 208 * Duluth, Minnesota 55802-1197
Phone: 218/730.5580 Fax: 218/723-3559

File Number	PL16-103	Contact	Kate Van Daele 730-5301	
Type	Special Use Permit, Caribou-Einstein's	Planning Commission Date	September 13, 2016	
Deadline for Action	Application Date	August 30, 2016	60 Days	October 14, 2016
	Date Extension Letter Mailed		120 Days	December 13, 2016
Location of Subject	1515 Kenwood Ave			
Applicant	United Properties	Contact	952-893-8271	
Agent	Rick McKelvey	Contact	Rick.McKelvey@uproperties.com	
Legal Description				
Site Visit Date	August 30, 2016	Sign Notice Date	August 30, 2016	
Neighbor Letter Date	August 30, 2016	Number of Letters Sent	16	

Proposal

This is a special use permit application for one of the five commercial spaces at Kenwood Village. Caribou Coffee and Einstein Bagels will fill a 2,500 square feet storefront that will feature a drive through and outdoor patio.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	Mixed Use Neighborhood	Undeveloped, Residential	Neighborhood Mixed Use
North	MU-N, R-2	Commercial, Residential	Neighborhood Mixed Use
South	R-1	Residential	N. Mixed Use, Traditional Neighborhood
East	MU-N	Commercial	Neighborhood Mixed Use
West	R-1	Residential	Traditional Neighborhood

Summary of Code Requirements

UDC Section 50-37.10. Special Use Permits. Planning Commission shall approve the Planning Review or approve it with modifications, if it is determined that the application complies with all applicable provisions of this Chapter.

1. The application is consistent with the Comprehensive Land Use;
2. The application complies with all applicable provisions of this Chapter; including without limitation to any use-specific standards applicable to the proposed use, development or redevelopment, and is consistent with any approved district plan for the area.

UDC Section 50-20.2. Q. Restaurant

1. In the R-2 and MU-N districts, no use shall exceed 5,000 sq. ft in gross floor area.
2. Drive ins and drive –throughs for restaurants are only allowed in the MU-N, MU-C, MU-B, MU-P, F-2, F-4 and F-5 zone districts.
3. Drive through lanes shall allow for stacking space for five cars;
4. When in the MU-N district, the following additional standards apply:
 - a) The speaker box and drive-through window must be at least 50 feet from any property line containing a residential structure.

- b) The drive-through may not open before 7a.m. or after 10p.m. during the weekday, or before 8a.m. or after 10p.m. on the weekend. Drive-through may be open at 6a.m. during the weekday or at 7a.m. on the weekend only if all speaker boxes and drive-through windows are at least 125 feet away from any residential structure, excluding any residential use or structure on the same property or within the same development.
- c) Glare from cars in the drive-through lane and stacking space shall be shielded from adjacent residential properties through the use of screening, fencing, or a dense urban screen.
- d) The land use supervisor may require that the drive-through may be located on the opposite side of the building from a residential use of that a masonry sound wall be constructed.
- e) Restaurants are limited to one drive-through lane and one speaker box.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Governing Principle #8 - Encourage mix of activities, uses, and densities

Future Land Use – The site is developed consistent with the future land use as described and the applicants are not proposing alterations to the use.

Review and Discussion Items

Staff finds that:

- 1) Caribou Coffee and Einstein’s Bagels will be located in commercial space one of Kenwood Village. The space will be 2,500 square feet. The space will include a drive through, indoor and outdoor seating.
- 2) The applicant is providing 186 parking stalls, this parking structure will provide a total of 186 stalls for guests, residents and employees (see Exhibit A map). The UDC requires that this development would require 125 parking stalls. The applicant has added additional stalls to meet the commercial parking ration of 6.0 parking stalls per 1,000 square feet of commercial space. This space requires 17 parking spaces which the developers have allocated for.
- 3) Per PL15-081, all storm water, landscaping, connectivity and circulation, screening, design, and lighting standards were met in the applicant’s original application to develop this
- 4) Per UDC guidelines, the drive-through will be open between the hours of 7a.m. – 10p.m. on weekdays and 8a.m. and 10a.m. on the weekends.
- 5) The applicant has meet the landscaping and screening requirements as required by UDC Section 50-20.2. Q.
- 6) The restaurant is less than 5,000 square feet to include a drive-through per the UDC Section 50-20.2. Q.
- 7) Caribou and Einstein’s will have only one lane that will fit five stacked cars, and one speaker box that provides more than the required 125 feet of distance between the box and a residential structure.
- 8) The applicant will need to apply for a sign permit before the restaurant opens.
- 9) When the applicant first applied in 2015, the Planning Department was aware that ideally the commercial spaces would be filled with restaurants. Staff encouraged the applicants to wait and apply for a special use permit when the type of restaurants became more clear.
- 10) An approved Special Use Permit will expire if the project or activity authorized by the permit has not begun within one year.
- 11) Staff has not received any public comments on this application to date.

Staff Recommendation

Based on the above findings, Staff recommends that Planning Commission recommend approval subject to the following:

- 1) This proposal is consistent with the Comprehensive Land Use Plan.
- 2) The proposed MU-N zone district is consistent with the future land use category of Neighborhood Mixed Use.



File Number	PL16-104	Contact	Kate Van Daele 730-5301	
Type	Special Use Permit, Little Caesars	Planning Commission Date	September 13, 2016	
Deadline for Action	Application Date	August 30, 2016	60 Days	October 14, 2016
	Date Extension Letter Mailed		120 Days	December 13, 2016
Location of Subject	1515 Kenwood Ave			
Applicant	United Properties	Contact	952-893-8271	
Agent	Rick McKelvey	Contact	Rick.mckelvey@uproperties.com	
Legal Description				
Site Visit Date	August 30, 2016	Sign Notice Date	August 30, 2016	
Neighbor Letter Date	August 30, 2016	Number of Letters Sent	16	

Proposal

United Properties is applying for a special use permit so that Little Caesars can fill one of the commercial spaces in the Kenwood Village mixed-use development. Little Caesars will

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	Mixed Use Neighborhood	Undeveloped, Residential	Neighborhood Mixed Use
North	MU-N, R-2	Commercial, Residential	Neighborhood Mixed Use
South	R-1	Residential	N. Mixed Use, Traditional Neighborhood
East	MU-N	Commercial	Neighborhood Mixed Use
West	R-1	Residential	Traditional Neighborhood

Summary of Code Requirements

UDC Section 50-37.10. Special Use Permits. Planning Commission shall approve the Planning Review or approve it with modifications, if it is determined that the application complies with all applicable provisions of this Chapter.

1. The application is consistent with the Comprehensive Land Use;
2. The application complies with all applicable provisions of this Chapter; including without limitation to any use-specific standards applicable to the proposed use, development or redevelopment, and is consistent with any approved district plan for the area.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Governing Principle #8 - Encourage mix of activities, uses, and densities

Future Land Use – The site is developed consistent with the future land use as described and the applicants are not proposing alterations to the use.

Review and Discussion Items

Staff finds that:

- 1) Little Caesar's is a carry out only restaurant. They will feature a selection of pizza, bread and chicken wings. The developers expect that peak hours will be between 5-7p.m.
- 2) Per PL15-081, all storm water, landscaping, connectivity and circulation, screening, design, and lighting standards were met in the applicant's original application to develop this site.
- 3) This space requires 9 parking spaces which they have allocated for.
- 4) Little Caesar's expects that its peak hours will be between 8-10a.m. In the traffic impact study that the applicant submitted as a part of PL15-081, they determined that for the 85 units of residential units and 14,177 square feet of commercial space that traffic generated by this development would have a nominal impact on the traffic operation of the nearby intersections.
- 5) When the applicant first applied in 2015, the Planning Department was aware that ideally the commercial spaces would be filled with restaurants. Staff encouraged the applicants to wait and apply for a special use permit when the type of restaurants became more clear.
- 6) An approved Special Use Permit will expire if the project or activity authorized by the permit has not begun within one year.
- 7) Staff has not received any public comments on this application to date.

Staff Recommendation

Based on the above findings, Staff recommends that Planning Commission recommend approval subject to the following:

- 1) This proposal is consistent with the Comprehensive Land Use Plan.
- 2) The proposed MU-N zone district is consistent with the future land use category of Neighborhood Mixed Use.



United Properties – Kenwood Village
1515 Kenwood Avenue
Special Use Permit – Restaurant Narrative (Comm 2)
August 12, 2016

Introduction

The Kenwood Village development is located at 1515 Kenwood Avenue, Duluth Minnesota at the SW corner of Kenwood Avenue and Arrowhead Road. The site approximately 2.5 acres and is zoned Mixed-Use Neighborhood (MU-N). United Properties requests approval from the City of Duluth of a Special Use Permit to include a 1,291 square foot Little Caesar's Restaurant in the development, with a goal to open the restaurant to the public in spring 2017

Little Caesar's is a take-out only restaurant that offers a selection of pizza, bread, and chicken wings. Peak sales hours for Little Caesar's are from 5PM to 7PM.

Parking Analysis

Sufficient parking is critical to the success of Kenwood Village. We have spent a significant amount of time analyzing the parking field and the uses that we are considering for the commercial portion of the project.

Kenwood Village residents, guests, and employee's will be served by a parking structure containing 186 stalls. 68 stalls will be contained within a private garage, exclusive to the residents. 118 stalls (55 upper level and 68 lower level) will be available for public use. Based on the proximity of public transit and the sharing of parking spaces between uses, City code requires the entire development to include 125 parking stalls, or 61 parking stalls less than we are providing.

We strive to maintain a commercial parking ration of 6.0 parking stalls per 1,000 sf of commercial space, or in this case 80 parking stalls. This analysis is further evidence that our parking supply is sufficient for the proposed uses. In addition to the availability of public transit and the sharing of uses, we expect that Little Caesar's short term, take out only customers will further compliment the shared uses to ensure adequate parking throughout all hours of the day.

We request approval of this Special Use Permit from the City of Duluth for what we believe is an ideal use for a portion of the commercial space at Kenwood Village.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick McKelvey".

Rick McKelvey
Vice President



United Properties – Kenwood Village
1515 Kenwood Avenue
Special Use Permit – Restaurant Narrative (Comm 1)
August 12, 2016

Introduction

The Kenwood Village development is located at 1515 Kenwood Avenue, Duluth Minnesota at the SW corner of Kenwood Avenue and Arrowhead Road. The site approximately 2.5 acres and is zoned Mixed-Use Neighborhood (MU-N). United Properties requests approval from the City of Duluth of a Special Use Permit to include a 2,500 square foot Caribou Coffee / Einstein Bagels Restaurant in the development, with a goal to open the restaurant to the public in spring 2017

Caribou Coffee has partnered with Einstein bagels to bring what arguably is the state's best coffee and bagels under one roof at Kenwood Village. The restaurant will feature many varieties of coffee and bagels as well as bagel sandwiches. The peak sales hours for a Caribou Einstein store is from 8AM to 10AM.

The restaurant will also be served by a drive through which has been designed in accordance with City guidelines. The drive through hours of operation will be 7AM to 10PM weekdays and 8AM to 10PM on weekends, in compliance with the MU-N drive through restrictions.

The drive through lane elevation is well below the adjacent property's, residential structures, as well as Arrowhead Road. There is a retaining wall surrounding the north and west sides of the drive through lane, as well as significant landscaping which will prevent glare and provide an effective screen from adjacent properties.

Parking Analysis

Sufficient parking is critical to the success of Kenwood Village. We have spent a significant amount of time analyzing the parking field and the uses that we are considering for the commercial portion of the project.

Kenwood Village residents, guests, and employee's will be served by a parking structure containing 186 stalls. 68 stalls will be contained within a private garage, exclusive to the

residents. 118 stalls (55 upper level and 68 lower level) will be available for public use. Based on the proximity of public transit and the sharing of parking spaces between uses, City code requires the entire development to include 125 parking stalls, or 61 parking stalls less than we are providing.

We strive to maintain a commercial parking ration of 6.0 parking stalls per 1,000 sf of commercial space, or in this case 80 parking stalls. This analysis is further evidence that our parking supply is sufficient for the proposed uses. In addition to the availability of public transit and the sharing of uses, we expect that Caribou/Einstein's AM peak sales hours will further compliment the shared uses to ensure adequate parking throughout all hours of the day.

We request approval of this Special Use Permit from the City of Duluth for what we believe is an ideal use for a portion of the commercial space at Kenwood Village.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick McKelvey".

Rick McKelvey
Vice President



United Properties – Kenwood Village
1515 Kenwood Avenue
Special Use Permit – Restaurant Narrative (Comm 5)
August 12, 2016

Introduction

The Kenwood Village development is located at 1515 Kenwood Avenue, Duluth Minnesota at the SW corner of Kenwood Avenue and Arrowhead Road. The site approximately 2.5 acres and is zoned Mixed-Use Neighborhood (MU-N). United Properties requests approval from the City of Duluth of a Special Use Permit to include a 4,959 square foot Crooked Pint Restaurant in the development, with a goal to open the restaurant to the public in spring 2017

Crooked Pint is a full service sit-down restaurant that offers a full menu and is described as a “Nouveau urban pub with the feel of a local neighborhood restaurant.” Peak sales hours for Crooked Pint are from 5PM to 7PM. Restaurant guests will have use of the elevated patio at the SW corner of Arrowhead Road and Kenwood Avenue.

Parking Analysis

Sufficient parking is critical to the success of Kenwood Village. We have spent a significant amount of time analyzing the parking field and the uses that we are considering for the commercial portion of the project.

Kenwood Village residents, guests, and employee’s will be served by a parking structure containing 186 stalls. 68 stalls will be contained within a private garage, exclusive to the residents. 118 stalls (55 upper level and 68 lower level) will be available for public use. Based on the proximity of public transit and the sharing of parking spaces between uses, City code requires the entire development to include 125 parking stalls, or 61 parking stalls less than we are providing.

We strive to maintain a commercial parking ration of 6.0 parking stalls per 1,000 sf of commercial space, or in this case 80 parking stalls. This analysis is further evidence that our parking supply is sufficient for the proposed uses. In addition to the availability of public transit and the sharing of uses, we expect that Crooked Pint’s PM peak sales hours will further compliment the shared uses to ensure adequate parking throughout all hours of the day.

We request approval of this Special Use Permit from the City of Duluth for what we believe is an ideal use for a portion of the commercial space at Kenwood Village.

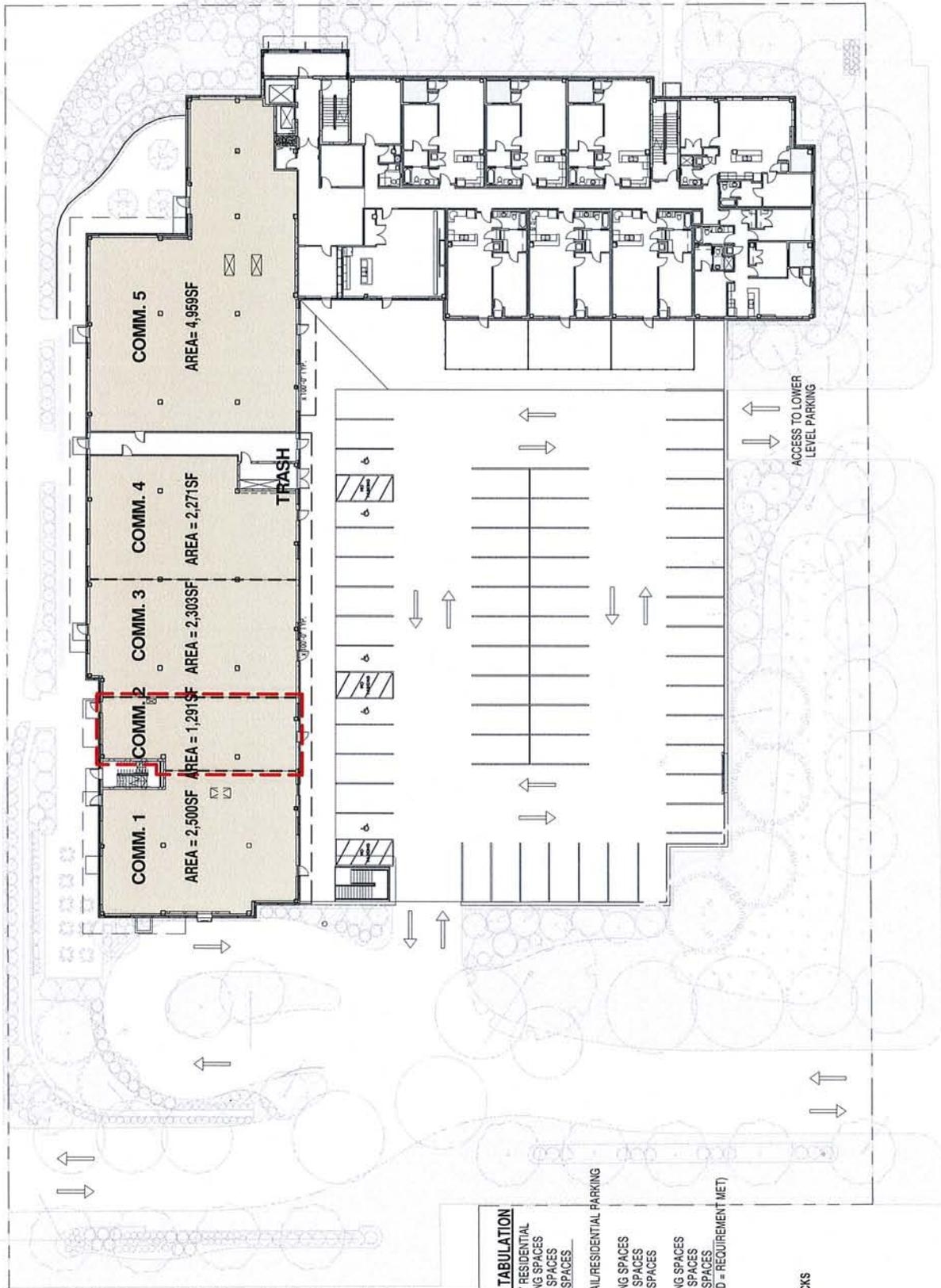
Sincerely,

A handwritten signature in blue ink, appearing to read "Rick McKelvey".

Rick McKelvey
Vice President

WEST ARROWHEAD ROAD

KENWOOD AVENUE



BASEMENT/RAMP PARKING TABULATION

BASEMENT PARKING - EXCLUSIVELY RESIDENTIAL

2	ACCESSIBLE PARKING SPACES
26	COMPACT PARKING SPACES
40	REGULAR PARKING SPACES
68	TOTAL

RAMP PARKING - RESTAURANT/RETAIL/RESIDENTIAL PARKING

0	ACCESSIBLE PARKING SPACES
0	COMPACT PARKING SPACES
63	REGULAR PARKING SPACES
63	TOTAL

UPPER LEVEL

5	ACCESSIBLE PARKING SPACES
0	COMPACT PARKING SPACES
50	REGULAR PARKING SPACES
118	TOTAL (62 REQUIRED = REQUIREMENT MET)

GRAND TOTAL

186 TOTAL STALLS

BIKE STORAGE

20 WALL MOUNTED RACKS

Kenwood Village Parking Requirements

Space	Area	Use	Required ratio	spaces/1000	REQUIRED SPACES
Comm. 1	2,500	Restaurant	**	6.5	17
Comm. 2	1,291	Restaurant	**	6.5	9
Comm. 3	2,303	Retail	***	3	7
Comm. 4	2,271	Retail	***	3	7
Comm. 5	4,959	Restaurant	**	6.5	33
Total					73 stalls

Residential	Dwelling Units	spaces/unit	Required ratio	REQUIRED SPACES
	83	1.25	*	104
Total				104 stalls

Requirements (from UDC Table 50-24-1: Off-Street Parking Spaces Required)

Use	Requirement
* Dwelling, multi-family	1.25 space per dwelling unit
** Restaurant	6.5 spaces per 1,000sq.ft. of gross floor area
*** Retail Store	3 spaces per 1,000sq. Ft. of gross floor area

UDC 50-24.3 Adjustment to required off-street parking

Proximity to transit SEE ALSO ATTACHED MAP LOCATION OF KENWOOD VILLAGE

The minimum number of off-street parking spaces required for any development or redevelopment lands may be reduced by 30 percent if they are located within 1/4 mile of existing Duluth Transit Authority routes in operation for one year. KENWOOD VILLAGE site meets this criteria.

residential	104	x.7=	73 stalls
restaurant	59	x.7=	42 stalls
retail	14	x.7=	10 stalls
total	177		125 stalls

All 68 stalls beneath the building are exclusively dedicated to residential parking, the remaining 5 stalls for residential will be in the parking structure and are eligible for the shared parking tabulation (along with the restaurant and retail uses) below.

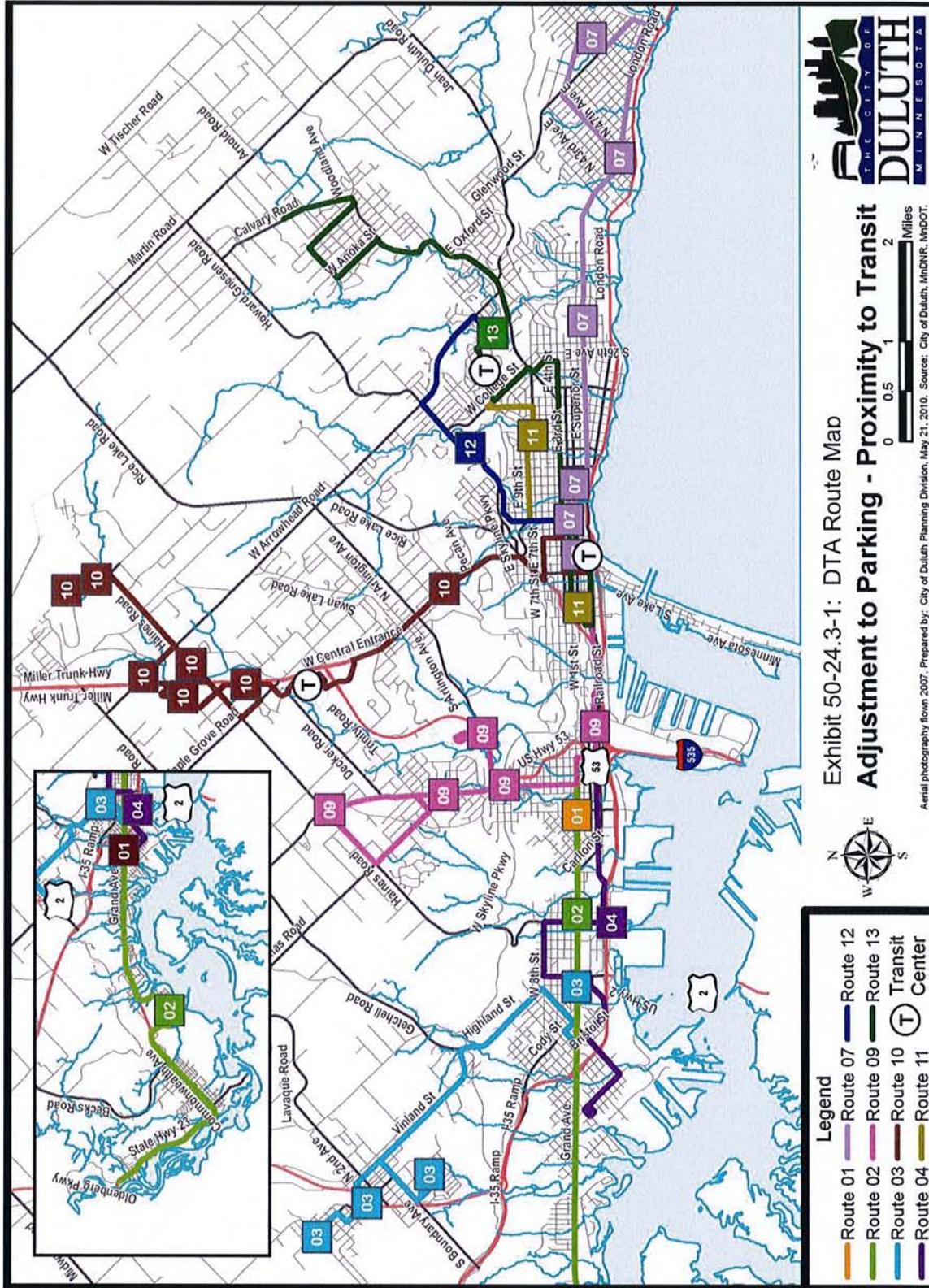
Sharing of parking spaces

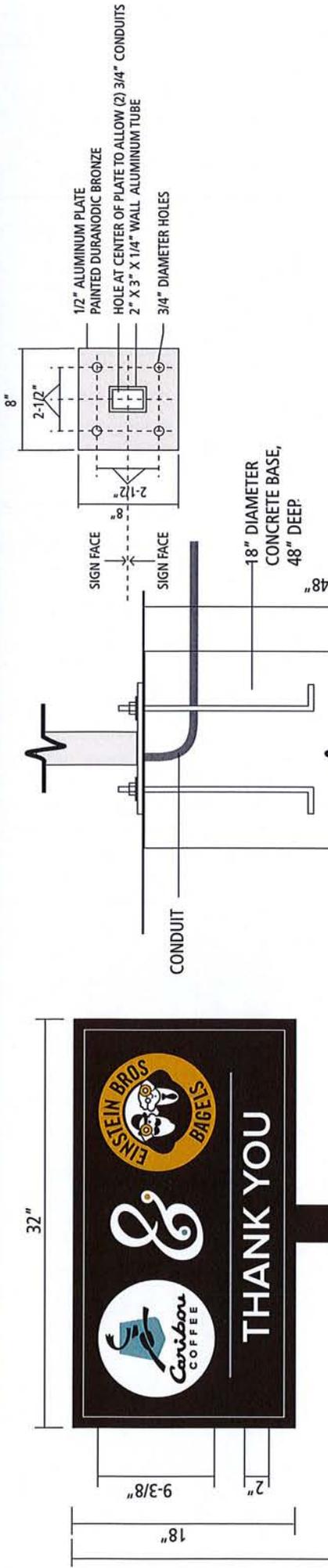
Where two land uses listed in separate use categories in Table 50-19.8 share a parking lot or structure, the total off-site parking required for those uses may be reduced by the factors shown in Table 50-24-2. Total off-street parking required shall be the sum of the two parking requirements for the two uses divided by the factor in Table 50-24-2.

residential	5		
restaurant	42		
retail	10		
total	57	/1.1=	52 stalls

TOTAL Stalls after reductions

52 stalls required for restaurant/retail/and residential uses in the parking structure

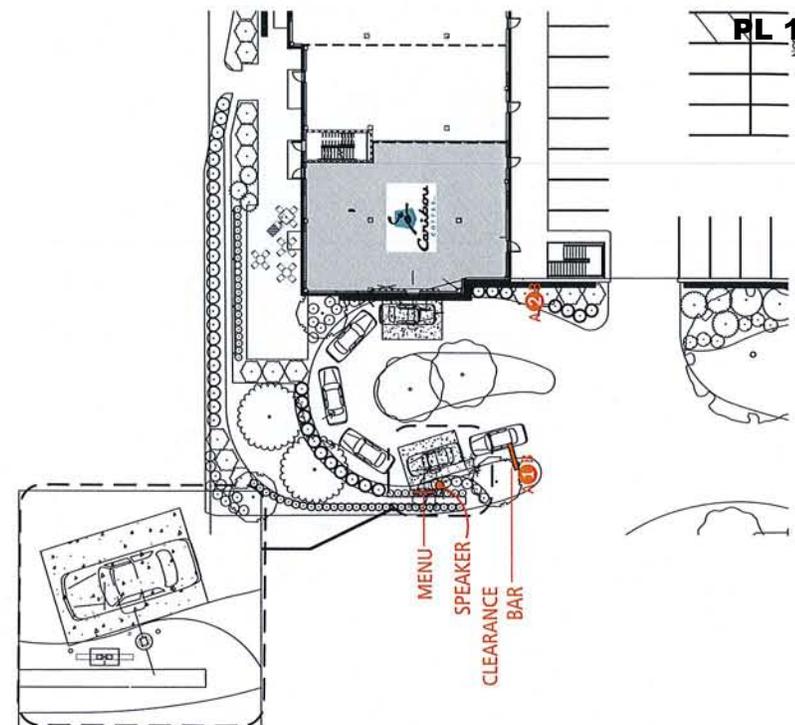




4'-0" OAH

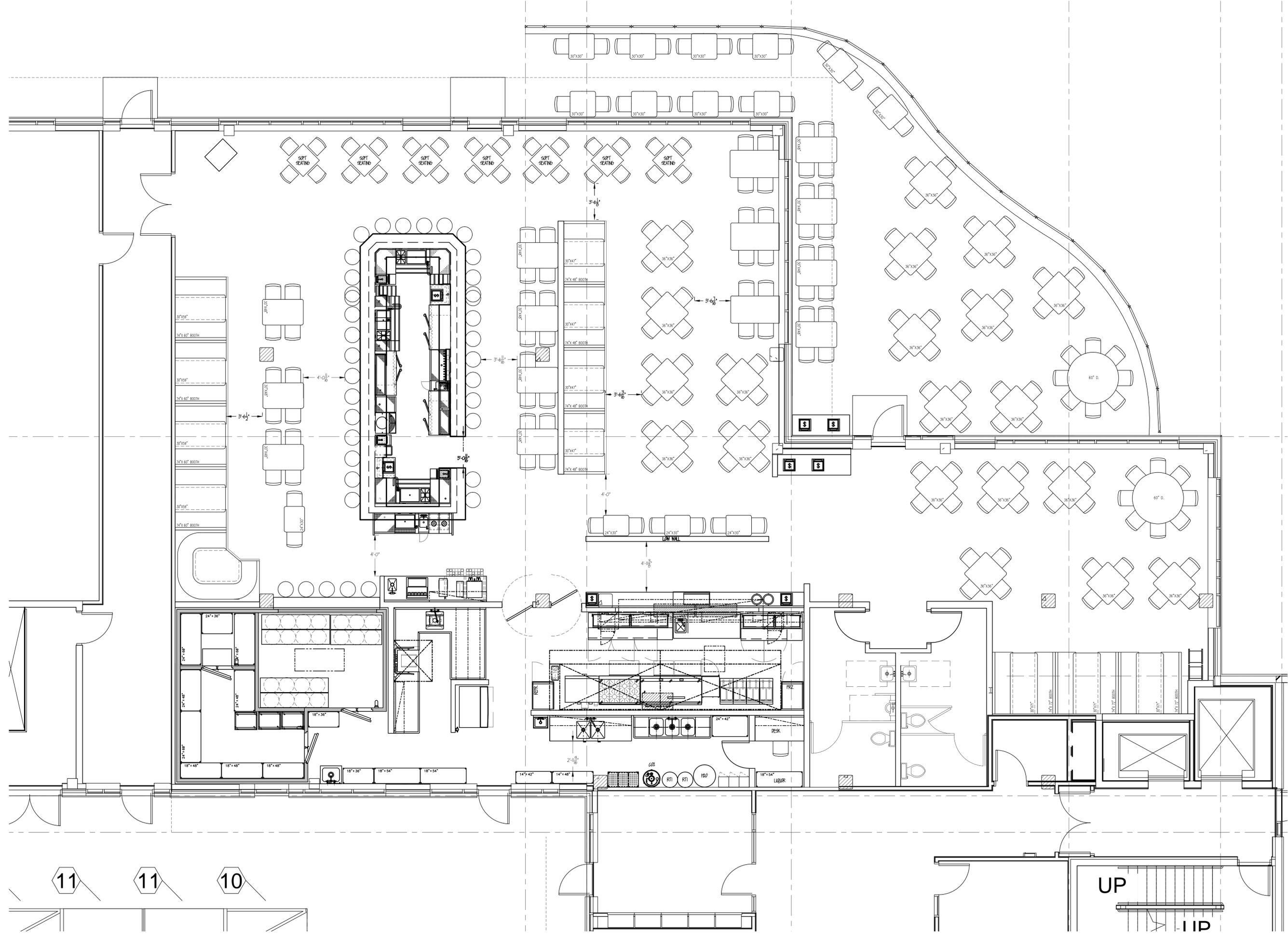
DOUBLE FACE SIGNS
WITH POLYCARBONATE
FACES & VINYL GRAPHICS
1" RETAINERS
LED ILLUMINATED
2"X3" X 1/4" WALL
ALUMINUM TUBE

	3M 3630-7297 CUSTOM BLUE		3M 3630-69 DURANODIC
	3M 3630-25 SUNFLOWER		3M 3630-69 DURANODIC
	3M 3630-71 SHADOW GREY		



FL 16-102-4

<p>LANDMARK Architectural Signs</p>	<p>PROJECT: CARIBOU - EINSTEIN BAGELS KENWOOD VILLAGE ARROWHEAD ROAD & KENWOOD AVE DULUTH, MN</p>	<p>SALES: SS DESIGN: MW DATE: 09-23-15 REV: 05-31-16 REV: 11-03-15 REV: 06-14-16 REV: 11-06-15 (x3) REV: 06-15-16 REV: 03-25-16</p>	<p>SIGN TYPE: ILLUMINATED DIRECTIONAL SIGNS</p>
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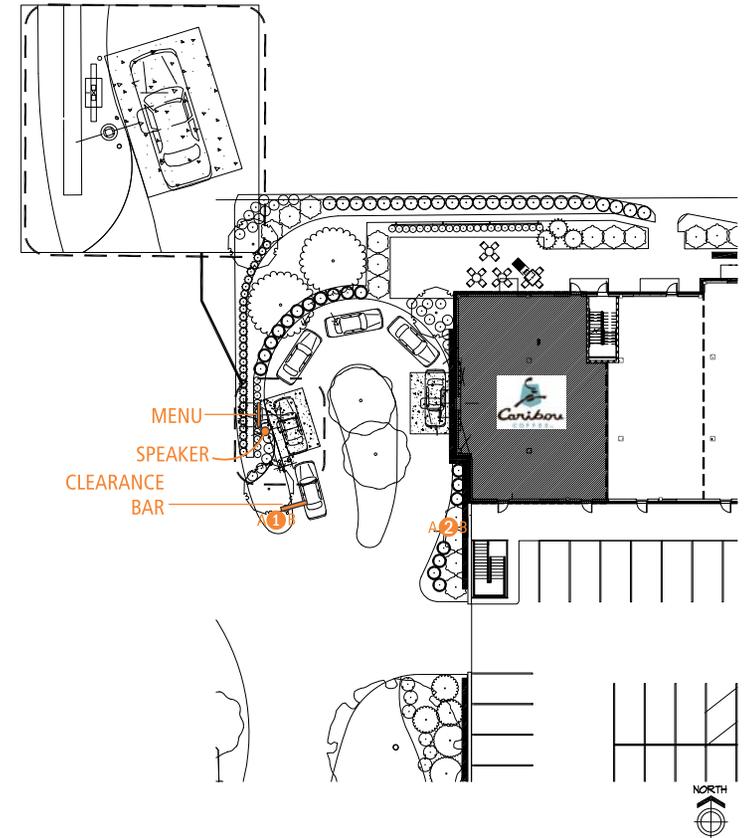
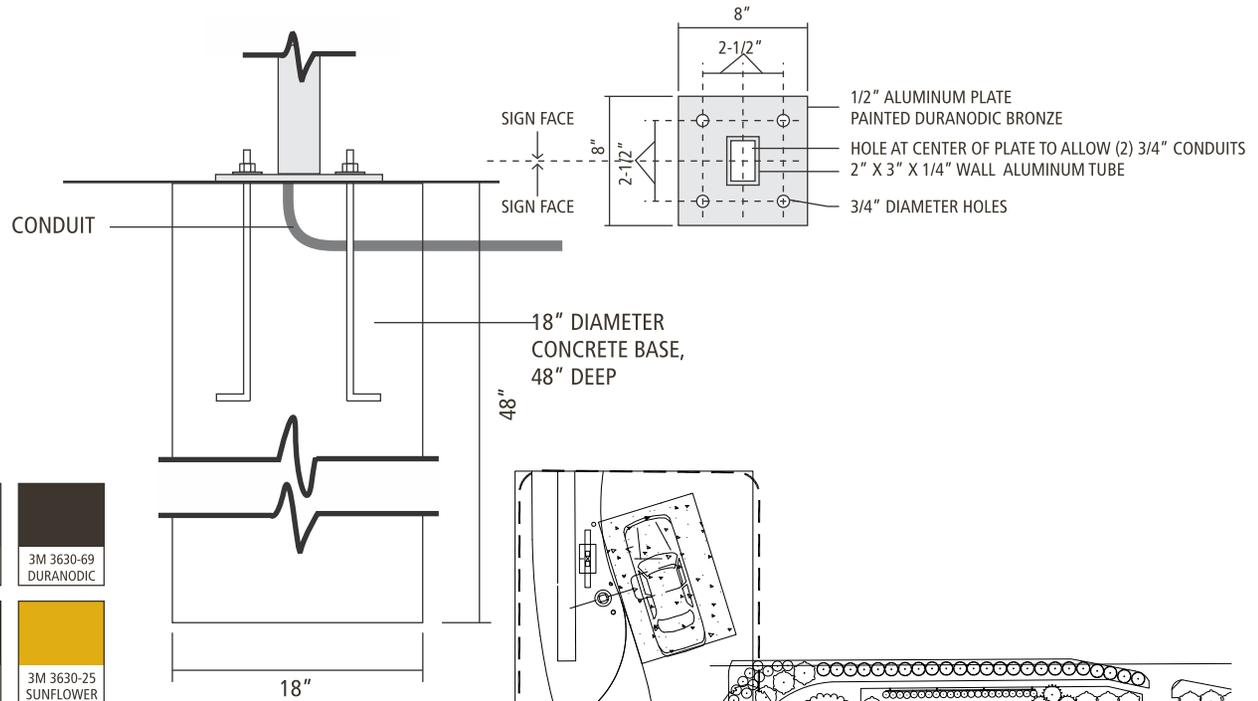
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 Exceptional Design. Legendary Results
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 premiereq.com

SCALE	1/4" = 1'-0"
SALES	BC
DESIGN	KC
DATE	07.20.16
REV.	
REV.	
REV.	

CROOKED PINT
DULUTH, MINNESOTA
FOODSERVICE FIXTURE PLAN

PROJECT NO.
16-233
 SHEET
K-1



1A



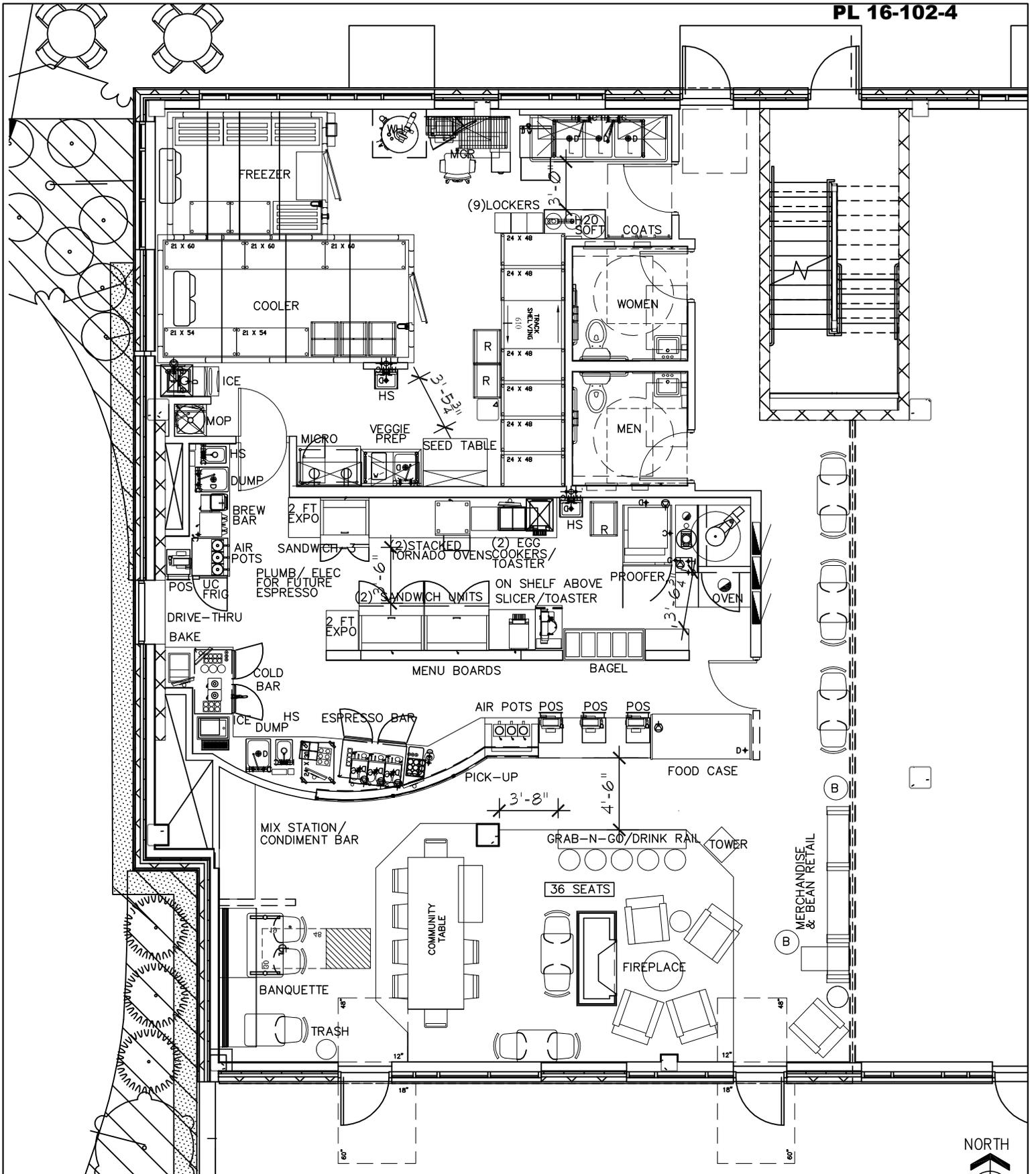
1B



2A



2B



SCALE: 1/8"=1'-0"



rsp "KENWOOD - ARROWHEAD"
 DULUTH, MN
 CO-BRAND

STORE EXHIBIT: FLOOR PLAN
 SQ. FOOTAGE: 2,619 SF
 SEAT COUNT: 36 SEATS
 MARCH 2, 2016

