



REQUEST FOR COUNCIL ACTION

MEETING DATE: May 16, 2022
PREPARED BY: Brett Angell, Economic Development Manager
AGENDA ITEM: Maple Grove Retail Center planned unit development stage plan

PREVIOUS ACTIONS:

At their meeting of Monday, May 9, 2022, the Planning Commission recommended the City Council direct the City Attorney to draft a resolution and a planned unit development agreement approving the Maple Grove Retail Center PUD development stage plan subject to:

1. The window on the northwest side of the building shall only be exclusively utilized for online ordering pick-up. Any alterations or changes to this feature and its use, excluding the ceasing of its operations, shall require application, subject to the review and approval of the city.
2. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
 - a. The Community & Economic Development Department dated April 26, 2022
 - b. The Engineering Department dated April 9, 2022
 - c. The Building Department dated April 13, 2022
 - d. The Fire Department dated April 21, 2022

Requested Action: PUD development stage plan

Zoning: B-PUD, Business District (Planned Unit Development)

Adjacent Land Use and Zoning:

North: B-PUD, Business District (Planned Unit Development)
East: B-PUD, Business District (Planned Unit Development)
South: Interstate 94
West: Interstate 94

Applicant:	Cloutier Properties
Application received:	April 11, 2022
60 day review deadline:	June 10, 2022
Address:	7855 Elm Creek Boulevard

RECOMMENDED COUNCIL ACTION:

Motion to direct the City Attorney to draft a resolution and a planned unit development agreement approving the Maple Grove Retail Center PUD development stage plan subject to:

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COMMENTS:

Cloutier Properties is seeking PUD development stage plan approval to allow for the construction of a 10,919 square foot multi-tenant commercial building along Elm Creek Blvd. The development plans would allow for up to four tenant spaces with the tenant space located on the northwest of the building including a drive-up window.

The 1.92-acre site is located at 7855 Elm Creek Blvd, adjacent to Brick and Bourbon and Trustone Financial. The property is the former location of Hops restaurant which was demolished in 2005. The property has sat vacant since that date. The property is currently zoned B-PUD and is guided as commercial in the 2040 Comprehensive Plan.

Access

Primary access for the proposed development would come from two existing access points off the private service drive located on the southwest side of the property. One access point serves this property and the second access point is shared with the Brick and Bourbon property.

Parking

The site plan identifies a total of 122 parking stalls, including six ADA accessible spaces. The proposed number of parking spaces exceeds the requirement for small multi-tenant buildings.

Drive-up window

The proposed development plans include a drive-up window for one of the tenants. The proposed drive-up window would be to accommodate online order pick-up only for a fast-casual food tenant. Per the proposed plans and applicant narrative, the drive-up window would have a drive lane accommodating a five-car que, as well as four parking spaces dedicated for drive-up order pick-up. The drive lane adjacent to the pick-up window would be one-way traffic only, which is also reflected in the angled parking stalls.

The proposed drive-up operates via a call button system. When ordering online, the customer would select a time at which to pick-up their order. There would not be a menu board or the ability to order directly from the window. Should the property owner ever seek to alter the operations of this window to convert it into a drive-thru, a PUD amendment would be required.

Landscaping

The landscaping plans call for the planting of eight new overstory trees with additional shrubs and perennials. The existing overstory trees on the property would not be altered. The new plantings would be primarily around the building and in the parking areas with two of the overstory trees also being located along Elm Creek Blvd.

Architecture

The proposed architectural design of the building includes a mix of stone and brick veneer with metal accents. The proposed design is meant to be complementary to the facades of the adjacent buildings. The design meets code requirements.

Synergy with Brick and Bourbon

The applicant is also the owner of the adjacent Brick and Bourbon property. As such, the applicant is seeking to create more synergy between the two properties with regards to parking and trash. The site design includes the installation of a new trash enclosure near the property line which would be a shared trash enclosure for both properties. Additionally, the applicant has expressed an interest in tenants which would not conflict with the busier times of Brick and Bourbon to allow for spill-over parking if needed. Per staff comments, copies of any new agreements between the two properties will be provided to the city.

Planning Commission review

This item was reviewed at the May 9th meeting of the Planning Commission which recommended approval of the PUD development stage plan request.

ATTACHMENTS:

Attachment A: Narrative

Attachment B: Location map

Attachment C: Maps

Attachment D: Memorandums