

Legal Description: Lot 2, Block 1, Urban Skies 3rd Addition according to the plat thereof on file and in the office of the County Recorder of Hennepin County, Minnesota

Narrative of the Project: The existing lot of the former “Hops” restaurant located at 7855 Elm Creek Boulevard North is the site for a new +/- 10,250 SF single-story retail building for four (4) retail tenants and a drive thru “pickup window”. As the original structure was removed some time ago, the site currently serves as overflow parking to the adjacent Brick & Bourbon restaurant; and we are looking to revitalize the area by providing a new building that is complementary in both look and use. As the property is located in a B-PUD that allows all permitted, permitted accessory, or conditional uses contained in articles IV, V and VI (Sec. 36-312) as the tenant services that would occupy the building would include retail sales, personal service businesses, and essential services.

For the site layout the new building is to utilize as much of the existing utilities and parking layout while minimizing impact on site access and flow by placing the building in roughly the same location as the prior structure. A drive thru “pickup” window is proposed to the Norwest side as there is a shift in fast-casual dining as more customers use online apps to place orders ahead of time. As a result we are seeing a new concept being developed by those types of tenants that allow customers to notify their arrival and pick up their pre-made order at the window, reducing congestion on-site as there will not be a waiting period for the order to be made. The proposed drive thru includes a call button and 5 que stacking, as well as four (4) dedicated online order stalls in the event the order is not ready. As noted there will not be a menuboard onsite.

The proposed building’s exterior façade will be a mixture of brick, stone, and glazing with metal awning accents that provide a modern appeal to the retail building, while also including outdoor areas for seating with landscaping along the north elevation facing Elm Creek Boulevard. The trash enclosure will occupy the southwest corner of the lot and will be finished in a complimentary material in brick and stone matching the building.