

PROJECT INFORMATION FOR SITE PLAN REVIEW APPLICATION

Description of the project: Tooth Fairy Holdings is the Owner of Lot 1 in The Grove 8th Addition at the corner of Grove Circle North and Hospital Drive in Maple Grove, MN. The total area of this parcel is 39,167 sq. ft. / 0.90 acres. The parcel is in a B-PUD zone which is part of an existing retail and mixed-use development whose Master Plan identifies five overlapping districts. Lot 1 is in District 1-Retail and is adjacent to the development's District 2-Medical.

Tooth Fairy Holdings is proposing construction of a 6,600-sf medical building, modification of an existing parking lot, adding additional off-street parking near the building structure, and a refuse/recycle enclosure on the property. The Dental Specialists of Maple Grove are the proposed tenant for the medical building. The size, location on property, and design of the proposed medical building are driven by internal functional requirements of the dental specialty practice. The primary entrance and front of the building will face the existing parking lot to the South. There will be a staff entrance on the West side and a patient discharge exit on the East side with a sidewalk leading to designated patient pickup parking stalls. A blend of Class I and Class II exterior materials is proposed that includes the use of face brick, metal panels, EIFS, aluminum punched windows, and aluminum storefront entrance framing.

Modifications to the existing parking lot configuration and islands are required to provide the required access drive width between the building and the existing parking lot. Currently Lot 1 has 22 existing parking stalls that are part of a large, shared parking lot. The proposed new site layout will provide two handicap parking stalls, two patient pickup stalls, and twenty-eight standard stalls within Lot 1, this is a net gain of ten parking stalls to the shared parking lot. On-site stormwater management will be handled in the NE corner of the site. Off-street parking lot pole lights are existing on the parcel and appear to adequately cover the parking, so we are proposing for them to remain as is. Landscaping and landscape screening will be provided to meet the minimum requirements of the current zoning code and the Development Guidelines.

Wall mounted signage meeting the current zoning code is proposed for the building. Architectural building lighting is proposed at the following locations: recessed down lighting at the entrance and patient discharge canopies. Low bollard style lighting along the proposed new sidewalk between parking and the front of the building.

Projected number of employees and daily patients

Employees:	25 at one time
Daily Patients:	130-140

Operational considerations

Hours of operation:	Monday – Friday 7:00am to 5:00pm
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DENTAL SPECIALISTS MAPLE GROVE
Monday, April 9, 2022

Owner contact information

- **Owner:**
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Design Team contact information

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