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City of Maple Grove

## **Chipotle PUD Development Stage Plan & Platting Applications**

**September 5, 2023**

### **Proposed Development**

The existing property that this proposed development is planned to be on is currently described as Outlot I, Southwest Crossroads. This development is on a portion of Outlot I.

Platting will subdivide Outlot I into Lot 1, Block 1, Southwest Crossroads Tenth Addition. The remained that outlot will be added to the current Outlot H and they will become Outlot A, Southwest Crossroads Tenth Addition.

The current proposal for this property is to develop the site for a single building to house a Chipotle Restaurant with a Pick-up Lane, referred to as "Chipotlane". For reference, this is pick-up only. This is not an order lane.

The building contains approximately 2,325 square feet for Chipotle. The site plan will include 36 parking stalls on-site or a ratio of 15.4 stalls for every 1,000 s.f. of building area. Also, we have created stacking areas for use to include approximately 8 +/- vehicles.

Utility services are currently stubbed to the site. We will extend these utility services to the building and we will make accommodations for use by the newly created outlot. We have also created a shared driveway, as requested by City staff, for access to the future outlot and keeping the number of access points in line with the overall concept planning.

The building design includes the use of materials to meet City standards. This includes a mix brick and glass, along with EFIS and some metal panels to provide commonality of materials but still maintain the look of the individual tenant brand. The trash area for the building is included within the lot and will pick up the look of the building with compatible colors and will have wooden gates for access. Signage will include building signs for the tenant and a position on the current signage of the Center. Applications will be made separately for signage.