



## REQUEST FOR COUNCIL ACTION

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**MEETING DATE:** October 16, 2023

**PREPARED BY:** Peter Vickerman, Planning Manager

**AGENDA ITEM:** Chipotle Maple Grove planned unit development stage plan, preliminary plat, and final plat

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**PREVIOUS ACTIONS:**

At their meeting of Monday, October 9, 2023, the Planning Commission recommended that the City Council direct the City Attorney to draft a resolution and a planned unit development agreement approving the Chipotle Maple Grove planned unit development stage plan, preliminary plat, and final plat subject to:

1. 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 October 3, 2023
  - b. The Engineering Department dated September 15, 2023
  - c. The Fire Department dated September 12, 2023
  - d. The Parks & Recreation Department dated September 20, 2023

The applicant shall acknowledge that park dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

On April 4, 2016, the City Council adopted Resolution No. 16-038 amending the PUD concept stage plan of The Markets at Rush Creek; and approve the PUD development stage plan (including the final plat for The Markets at Rush Creek) for the purpose of developing property into a 96,000 square foot grocery store with a 12,000 square foot future expansion and 4,000 square foot gas/convenient store and outlots for future retail/office/residential development.

**Requested Action:** Planned unit development stage plan, preliminary plat, and final plat

**Zoning:** PUD (Planned Unit Development)

**Adjacent Land**

**Use and Zoning:**

- North: PUD (Planned Unit Development)
- East: PUD (Planned Unit Development)
- South: PUD (Planned Unit Development)
- West: PUD (Planned Unit Development)

Applicant:	SMNPT 1, LLC
Application complete:	September 29, 2023
60 day review deadline:	November 28, 2023
Additional 60 day review deadline:	January 3, 2024
Address:	Outlots H & I Southwest Crossings

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**RECOMMENDED COUNCIL ACTION:**

**Motion** to recommend that the City Council direct the City Attorney to draft a resolution and a planned unit development agreement approving the Chipotle Maple Grove planned unit development stage plan, preliminary plat, and final plat subject to:

1. 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 October 10, 2023
  - b. The Engineering Department dated September 15, 2023
  - c. The Fire Department dated September 12, 2023
  - d. The Parks & Recreation Department dated September 20, 2023

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

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**COMMENTS:**

**General:**

The applicant is requesting approval for a planned unit development stage plan, preliminary and final plat in order to construct a 2,371 square foot Chipotle restaurant with a pickup window.

The site received concept plan approval in 2016 (as part of the overall Hy-Vee South proposal) for general retail and office uses. A restaurant is considered a permitted use in this regard and so the proposal is consistent with the approved concept plan.

**Site Plan:**

The proposal has the building on the County Road 101 side of the lot, with parking between the building and 70<sup>th</sup> Way North. A shared access is shown that will provide access to the Chipotle lot and the adjacent Outlot A. 37 parking spaces are shown whereas code requires 16 spaces.

The applicant is showing a pick-up window where patrons can pick-up online orders. As described by the applicant, patrons would receive a pick-up time when they put in their order and then receive a notification that the order was ready.

If this would ever transition into a more typical drive through, the applicant stated a portion of the parking lot could be reconfigured into more queuing space. Staff is comfortable with that approach if it were to change.

**Utilities:**

The site will be served by public sewer and water. Stormwater management for this area is handled by existing ponds near Hy-Vee.

**Landscaping:**

The applicant is meeting the landscaping requirements with 20 overstory trees and a complement of understory trees, shrubs and perennials.

**Architecture:**

The applicant is showing a combination of brick, glass, EIFS, and metal accents. Brick makes up more than 50% of the material consistent with the design guidelines for this development. Staff worked with the applicant to adjust the brick to better blend with the existing Hy-Vee building.

Staff is also recommending that the applicant dress up the County Road 101 side with additional architectural features. Staff will work with the applicant to best address this.

**Preliminary and Final Plat:**

The applicant is proposing to split the existing Outlot I, Southwest Crossroads with the Chipotle on the northeastern portion of the property and the remainder being combined with existing Outlot A, Southwest Crossroads 9<sup>th</sup> Addition as Outlot A, Southwest Crossroads 10<sup>th</sup> Addition. Other than requesting additional perimeter drainage and utility easements, staff has no issues with the subdivision.

**Summary:**

The proposal is consistent with the approved concept plan and meets all other code requirements and/or design guidelines for the site. Staff's only major recommended change is the additional windows or spandrel windows on the County Road 101 side of the building.

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**ATTACHMENTS:**

Attachment A: Narrative

Attachment B: Location and notification maps

Attachment C: Maps

Attachment D: Elevations

Attachment E: Memorandums