

December 21, 2017

Elizabeth Hanson
City Planner
Community Development Department
City of Chaska
One City Hall Plaza
Chaska, MN 55318
EHanson@chaskamn.com

**RE: Concept Site Plan Review for New Commercial/Retail Development
1110 Hazeltine Boulevard – Chaska, Minnesota**

Elizabeth,

The following Concept Site Plan Review submittal is being provided for review by the Planning Commission in support of a proposed new commercial/retail development in Chaska, Minnesota.

The subject property is located at 1110 Hazeltine Boulevard, legally described as Lot 1, Block 1, Hazeltine Acres 1st Addition, and consists of 3.49 acres. The development is proposed to accommodate three new retail establishments which include Starbucks, Chipotle, and an ALDI grocery store. The development and design team for the proposed development will include the collaborative expertise of the developer, TOLD Development Company (Trent Mayberry); Architectural Consortium (Kathy Anderson) who has been selected to provide architectural design services; ISG, Inc. (Ryan Anderson) who has been selected to provide engineering design services; and Tree Quality (Faith Applequist) who was retained to evaluate the oak trees on site and provide mitigation options to reduce impacts and identify construction guidelines.

As part of the design process, we will also be requesting that the subject parcel be split into three individual lots to accommodate the project. As indicated on the attached Concept Site Plan, the proposed lots are as follows:

- Chipotle: .48 acre lot
- Starbucks: .65 acre lot
- ALDI: 2.36 acre lot

The addition of Starbucks, Chipotle, and ALDI will not only expand dining and grocery options within the community, but will also nurture a balanced mix of small and medium-sized businesses, and provide additional employment opportunities with varying shifts and roles.

The adjacent properties north, south, and west of the subject property are primarily commercial, business, and retail, with some residential, open spaces, and the Hazeltine Golf Course to the east. The proposed location is ideal for commercial/retail business which was the intent of the original development, and the intended use and zoning will remain unaffected.

This location provides high visibility and easy access for patrons due to the close proximity to Highway 41 and connections to Hazeltine Boulevard and Hundertmark Road. Because the site was initially developed with the intent for future commercial/retail development, and retail establishments such as grocery and eating and drinking places are an approved use, the proposed project will fit in well with the existing fabric of the area.

The existing site was graded as part of the original development which conveys stormwater from the entire development to the existing regional stormwater pond that was also constructed as part of the original development. The grading that is proposed to accommodate the new development will closely follow what was initially planned, and the in-place utilities that were installed when the site was initially developed are proposed to be utilized to serve the new development. Note that Carver County verified that the existing regional pond is adequately sized to accommodate the stormwater runoff anticipated from the proposed development.

Currently, there is a retaining wall along the north side of the property that provides some protection for the existing Oak trees. Some minor modifications to the retaining wall are anticipated to accommodate the proposed development. As recommended by the City, an Arborist was retained to evaluate and implement best practices to preserve the four (4) existing Oak trees. The Arborist treated the trees with iron injection and growth hormone in the Fall of 2017, and will be coordinating additional tree protection methods during construction. The concept site plan, including proposed modifications to the retaining wall, has been reviewed and approved by the Arborist. Preserving the mature Oak trees and other natural conditions ensures that the proposed development exceeds City requirements for green space and further promotes a sense of community. A copy of the report prepared by the Arborist has been enclosed to provide additional information pertaining to the maneuvering of the retaining walls and preservation of the Oak trees.

It should be noted that there are some site constraints due to the orientation and narrowing of the parcels on both the northeast and southwest portions along Highway 41 and Hazeltine Boulevard, which were determining factors for the site layout and building orientation. The buildings and parking area also need to be set back in a manner that allows adequate separation between the development and the retaining walls/Oak trees to ensure preservation of these trees.

The site is designed with the intent that parking will be shared among all three establishments. This shared parking will provide 133 stalls. While the amount of shared parking is slightly less than the required 146 stalls per City Code based on building area or approximate seating, the site design and orientation of the development provides the maximum amount of parking feasible. This design also takes into consideration the peak hours for each establishment. Because peak hours for the establishments vary, with Starbucks' primary peak hours in the morning, Chipotle's primary peak hours during lunch and dinner, and ALDI's primary peak hours in the late morning and early evening, the amount of parking provided will be sufficient for all establishments. Also, all three retailers have reviewed and approved the site layout and parking as proposed, and are confident that the quantity of parking is sufficient to serve their establishments. In addition, there is a Reciprocal Easement Agreement (REA) in place for Hazeltine Plaza which will allow patrons of these establishments to utilize the parking area east of the private drive, if necessary.

As part of the proposed site design, a sidewalk is proposed along the private drive that runs east of the development area to foster connectivity with the community. This sidewalk network is also proposed to tie into the existing public trail system along Hazeltine Boulevard. The site layout and orientation as proposed not only promotes pedestrian use by providing a connection to the public trail system, but will also allow for convenient pedestrian access to each establishment.

The site layout and orientation of the buildings as proposed provides the best use of the area by allowing for multiple accesses into the development, providing the maximum amount of shared parking, and ensuring efficient maneuverability through the site. Furthermore, due to the intended use and consistent commercial traffic flow expected, no traffic impacts to the transportation network, subject property, or neighboring properties are anticipated.

As mentioned previously, the location is ideal for commercial/retail establishments. The proposed development will be designed such that any future ownership or use changes will continue to reinforce



the value of the City of Chaska. Such design measures include utilizing similar building materials and architectural features as the initial development intended, and maintaining similar site characteristics and high-quality landscaping as the surrounding development.

High quality, durable materials, complimentary colors, textures, and architectural details/features will be incorporated into each design to ensure continuity between these establishments and the existing buildings.

ALDI utilizes architectural features such as Nichiha natural wood patterned panel, metal wall panel, two complementing colors and textures of brick, and stone veneer in neutral colors, as well as spandrel glass.

Starbucks stores are designed with neutral colored brick, metal corrugate panel, Nichiha vintage wood composite wall panel, and fabric awnings and canopies. The store will also feature a glass storefront and dining area, decorative fenced outdoor patio with landscaping, and a drive-thru.

Chipotle utilizes a neutral colored façade with a contemporary feel by incorporating whites and dark and light greys, along with stucco/EFIS or metal panels and a simple canopy. The dining area will be surrounded with glass, and the restaurant will feature a decorative fenced outdoor patio with landscaping.

The development as proposed blends into and enhances the existing fabric of the area by incorporating design aspects and aesthetics that are compatible with the community's character and vision, providing architectural compatibility with the structures within and surrounding the development, and improving pedestrian facilities.

The unique site characteristics mentioned previously were a determining factor for the layout/orientation of both the ALDI store and the development in its entirety, as the proposed layout provides maximum visibility from the public right-of-way for all three establishments. The design was also based on the specific characteristics unique to each establishment. For instance, Starbucks was placed nearest to the entrance to allow for efficient and quick access, and to allow for ideal maneuverability for both walk-in and drive-thru customers. The ALDI store was orientated such that visibility of the loading dock would be minimized from the public right-of-way. To further reduce visual impact, the loading dock is proposed to be recessed below grade which will provide additional screening of the dock in conjunction with the earth berm located between the site and Highway 41. Landscaping such as plantings, trees, and other landscape design elements will also be incorporated around the loading dock to provide further screening from public view, while maintaining the natural character of the site.

The existing pylon sign located at the southwest corner of site near Highway 41 is proposed to be utilized for identifying each of the establishments. Building signage is proposed at the main entrance of each establishment, along with signage for the Starbucks drive-thru. Due to the unique site and building orientation, building signage is also proposed on the exterior portions of the buildings that face the public right-of-way of Highway 41 and Hazeltine Boulevard. The proposed wall signage will enhance the architectural character of each building and be compatible with the surrounding area. Examples of potential signage are shown on the enclosed building elevations.

The design measures outlined within this project description and narrative will enforce and improve the quality and appearance of the open lot while maintaining the initial intent of the development, and fulfilling the future capacity expansions that were anticipated with the initial development.

The initial design intent as approved by the City was considered a well-planned and orderly community development per the City's Core Strategies. The proposed development continues to meet that intent by providing efficient and practical maneuverability throughout the site, multiple accesses, adequate parking, sidewalk connectivity for pedestrians, and high-quality architecture and landscaping features.





As the "Best Small Town in Minnesota", we understand that maintaining Chaska's unique, historic small town image and sense of community is of utmost importance. The overall project goal is to develop these establishments in a high-visibility area with convenient access that will create a high-quality, dynamic, pedestrian-friendly retail center to serve the residents of Chaska, while maintaining the community's small town charm and core values.

Please contact me at 952.426.0699 with any questions or if there is any additional information we can provide in support of the proposed development.

Sincerely,

A handwritten signature in black ink that reads "Ryan Anderson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ryan Anderson
Designer
Civil Engineering Group

