

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE JANUARY 22, 2018 **RESOLUTION NO.** 2018-09

MOTION BY COUNCILMEMBER _____ **SECOND BY COUNCILMEMBER** _____

Resolution approving the Concept Plan for ALDI, Chipotle and Starbucks in Hazeltine Plaza/ISG, Inc./P.C. No. 18-01

WHEREAS, in September 2005, the City approved (Resolution # 05-92) the concept plan and rezoning for Hazeltine Plaza (PC 05-24), which included two retail buildings along the "main street" area at the northwest corner of the site (Lot 1, Block 1); and

WHEREAS, in June 2007, the City approved (Resolution # 07-52) the preliminary plat, and the preliminary site and building plans for Hazeltine Plaza (PC 07-12), which included the two retail buildings along the "main street" area at the northwest corner of the site (Lot 1, Block 1); and

WHEREAS, in July 2007, the City approved (Resolution # 07-59) the final plat, and the final site and building plan for Kohl's located on Lot 4, Block 1 of the Hazeltine Plaza development (PC 07-12); and

WHEREAS, in March 2012, the City approved (Resolution # 12-08) the preliminary and final site and building plan for McDonald's located on Lot 2, Block 1 of Hazeltine Plaza (PC 12-04); and

WHEREAS, in July 2012, the City approved (Resolution # 12-34) the preliminary and final site and building plan for Park Dental located on Lot 5, Block 1 of Hazeltine Plaza (PC 12-07); and

WHEREAS, tonight we are looking at a concept plan to develop Lot 1, Block 1 of Hazeltine Plaza; and

WHEREAS, the request this evening is for Concept Plan approval for the construction of three new retail establishments which include Starbucks, Chipotle, and an ALDI grocery store in Hazeltine Plaza; and

WHEREAS, the ALDI grocery store is planning to locate on a 2.36 acre lot on the southern portion of this subject site and be approximately 23,200 square feet in size; and

WHEREAS, the location of the proposed ALDI will be the closest building in Hazeltine Plaza to Highway 41, and the loading dock will be the main element facing this significant sightline, which is of concern to staff, however, there are ways that can help minimize or allow this element to blend in; and

WHEREAS, screening will be required by way of an architectural wall that matches the principal building; in other words, the wall needs to blend in seamlessly with the principal building's design; and

WHEREAS, landscaping, by way of plantings and berming, will also be very important in this area to help minimize the sightlines; and

WHEREAS, the Chipotle building is planning to locate on a 0.48 acre lot on the north portion of the subject site and be approximately 2,300 square feet in size; and

WHEREAS, staff would advise the applicant to look into the relocation of the outdoor patio to the rear (north) of the building to take advantage of the significant oak trees and its shade; and

WHEREAS, it should also be noted that the patio will be required to use a wrought iron and brick pillar fence design as is typical for these establishments in Chaska; and

WHEREAS, the Starbucks building is planning to locate on a 0.65 acre lot on the northeast side of the subject site and be approximately 2,200 square feet in size; and

WHEREAS, it will provide a drive-thru function on its north edge that will be accessed from the internal parking lot; and

WHEREAS, it would be beneficial to move the menu board up around the drive-thru more (north then west) so that more cars are able to stack before placing their orders; and

WHEREAS, it should also be noted that the outdoor patio will be required to use a wrought iron and brick pillar fence design as is typical for these establishments in Chaska; and

WHEREAS, the applicant must show in the preliminary submittal how all three buildings meet the City's Building Design/Materials ordinance by calling out each material on the elevations and their percentage make-up; and

WHEREAS, given that all of the buildings have high visibility on the site staff would require the buildings to use 360-degree architecture for all sides of the building; and

WHEREAS, because the buildings are a part of a larger development area, it would be appropriate and highly advised to show consistency in design between each proposed and existing building in Hazeltine Plaza (i.e. Chipotle, Starbucks, Kohls, etc); and

WHEREAS, the site is proposing to incorporate 133 parking spaces; and

WHEREAS, the site is designed with the intent that parking will be shared among all three establishments; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, staff would like to see a detailed parking summary during the preliminary site plan submittal to ensure the parking plan works, detailing out other metro locations of the proposed establishments and their peak time parking data; and

WHEREAS, staff will emphasize the importance in meeting the City's requirement for planting islands within the parking lot, which is to provide at least 10% of the hard surface area of the parking lot for planting islands, that must at least 10 feet in width; and

WHEREAS, currently the site plan is not showing a pedestrian connection on the west side to connect to the trail along Highway 41, and staff would advise a connection here; perhaps a sidewalk to tie into the sidewalk just north of the ALDI store; and

WHEREAS, staff would advise the applicant to provide a pedestrian connection into the Starbucks site from the private drive; and

WHEREAS, it would be beneficial to provide a safe and clear connection point between the three establishments, and this could be done by providing different colored concrete to delineate this thoroughfare; and

WHEREAS, parking spaces could also be converted to a refuge point in this pedestrian connection; much like what you see in Chaska Commons; and

WHEREAS, these recommendations are to reinforce the statement and intent of this zoning district in creating a "pedestrian-friendly" retail center; and

WHEREAS, boulevard trees and landscaping will be required along the eastern edge of the site, consistent with Hazeltine Plaza's existing landscaping; and

WHEREAS, it should be noted that the sidewalk on the east edge of the site near the southern access point into the parking lot tapers off the boulevard area, and staff would advise the applicant to reconfigure this area in order to provide for a sidewalk and an adequate boulevard area so that the boulevard design is carried all the way through the development; and

WHEREAS, screening in the form of landscaping will also be required where the architectural, screen wall is proposed for the ALDI loading dock; and

WHEREAS, the parking lot lighting proposed for this plan shall be fully screened and face downward, and also match what is existing in Hazeltine Plaza; and

WHEREAS, on January 10, 2018 the Planning Commission recommended approval to the City Council of the ALDI, Chipotle and Starbucks Concept Plan in Hazeltine Plaza (PC#18-01); and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Chaska, Minnesota, hereby approves ALDI, Chipotle and Starbucks Concept Plan in Hazeltine Plaza (PC#18-01), subject to the aforementioned stipulations and the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-4), submitted by ISG, Inc., dated December 21, 2017.
 - b. Chaska Oaks Preservation Plan (pgs 1-10), submitted by Faith Appelquist of Tree Quality, LLC, dated September 29, 2017
 - c. Concept Plan, submitted by ISG, Inc., dated December 18, 2017.
 - d. Vehicle Movements exhibit, submitted by ISG, Inc., dated December 18, 2017.
2. Adherence with the Engineers Memo dated January 4, 2018.
3. Compliance with section 9.11 Building Design/Materials and Site Design for all three buildings.
4. Provision of material boards submitted at the preliminary site plan application showing the proposed material selections for ALDI, Chipotle and Starbucks.
5. Provision to show some general design consistency between the three buildings and Hazeltine Plaza so as to convey that they are a part of the same development.
6. Provision that full modular face brick will be used in order to be classified as a Class I material.
7. Provision that natural stone will be used in order to be classified as a Class I material.
8. Provision of ALDI loading dock to be screened by landscaping and an architectural wall that will be designed cohesively and blend in seamlessly with the principal building.
9. Provision of multiple cross-section drawings showing the views of the loading dock from Highway 41 to be submitted at the preliminary site plan.
10. Provision for all outdoor patios to utilize a wrought iron and brick pillar design, and to be shown in the preliminary site plan submittal drawings.
11. Provision to re-evaluate the location of Chipotle's outdoor patio to the north end of the building near the existing oak trees.
12. Provision of an east-west pedestrian connection between Starbucks and the sidewalk along the private drive.
13. Provision of a pedestrian connection in the center of the site between ALDI and Chipotle's site.
14. Provision of a east-west pedestrian connection on the west side of the site to connect to the public trail on Highway 41.
15. Compliance with section 9.6.5.4 Planting Islands.
16. Provision of a tree preservation plan for the four oaks to be submitted at the preliminary site plan application.
17. Provision of a parking summary/analysis to be completed and the Hazeltine Plaza Reciprocal Easement Agreement submitted for preliminary site plan submittal.
18. Provision of lighting specs and photometrics to be submitted with preliminary site plan submittal and to be consistent with the existing Hazeltine Plaza lighting.
19. Provision of trash enclosure details and drawings to be submitted during preliminary site plan application.
20. Provision that all mechanical equipment will be fully screened from view.
21. Coordination with the City Engineer for the provision of public utilities to the site.
22. Provision of a storm water management plan meeting City and Carver County WMO standards.
23. Compliance with applicable zoning requirements, in particular Chapter 9 (General Requirements).

24. Any and all building signage shall be submitted separately, and shall require approval by staff prior to installation.
25. Provision to submit As-Builts prior to issuing a building permit.

Passed and adopted by the City Council of the City of Chaska, Minnesota, this 22nd day of January, 2018.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk