



CITY OF CHANHASSEN

PC DATE: January 2, 2018

C-3

CC DATE: January 22, 2018

REVIEW DEADLINE: January 30, 2018

CASE #: 2018-02

BY: JA, GB, RG, JS, VS

PROPOSED MOTION:

"The Chanhassen Planning Commission recommends approval of the site plan for a 4,500 square foot, one-story restaurant with drive through facilities, plans prepared by CEI Engineering Associates, Inc. dated revised November 30, 2017, subject to the conditions of the staff report and adopts the findings of fact and recommendation."

SUMMARY OF REQUEST: Request for a Site Plan Review with variances to build a Panera Bread restaurant. However after further review, it was determined that variances were not required for hard cover or parking.

LOCATION: 531 West 79th Street

DSF

APPLICANT:	Panera, LLC. 3630 South Geyer Road, Suite 100 St. Louis, MO 63127 314-984-2609 Brian.barnard@panerabread.com	Chanhassen Inn. 531 W. 79 th Street Chanhassen, MN 55317 952-934-7373 chanhasseninn2001@yahoo.com
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PRESENT ZONING: Highway and Business Services District (BH)

2020 LAND USE PLAN: Commercial

ACREAGE: 1.45 acres **DENSITY:** 0.07 F.A.R.

LEVEL OF CITY DISCRETION IN DECISION-MAKING:

The city's discretion in approving or denying a **Site Plan** is limited to whether or not the proposed project complies with Zoning Ordinance requirements. If it meets these standards, the city must then approve the site plan. This is a quasi-judicial decision.

Notice of this public hearing has been mailed to all property owners within 500 feet.

PROPOSAL/SUMMARY

The applicant is requesting site plan approval to construct an approximately 4,500 square foot, one-story restaurant with a drive thru. Fast food restaurants are a permitted use in the BH district.

APPLICABLE REGULATIONS

Chapter 20, Article II, Division 6, Site Plan Review
Chapter 20, Article, “BH”, Highway and Business Services District
Chapter 20, Article XXIII, Division 7, Design Standards for Commercial, Industrial and Office-Institutional Districts

BACKGROUND

Zamor Addition was approved on May 14, 1979 creating three lots.

Chanhassen Inn was constructed in 1981 starting with 29 units. In 1984, 14 units were added. In 1987, an additional eight units were added to the building.

DISCUSSION

The applicant is proposing a one-story, 4,500 square-foot restaurant with drive-thru incorporating an outdoor patio area. Due to the requirement for the 10 foot landscape boulevard along the east property line, the building may need to shift five feet west.

Site Constraints

The access to the property is a joint driveway with Chick-Fil-A. Normally, this area would serve as a perimeter buffer and landscape area which would help in reducing hard cover, however, since this serves as access to the property to the west, it cannot be utilized for pervious surface.

Wetland Protection

The City of Chanhassen Wetland Inventory, the National Wetland Inventory, a review of historic aerial photography and a site visit did not reveal any indications that wetland is present on either site.

Bluff Protection

There are no bluffs or steep slopes present on the site.

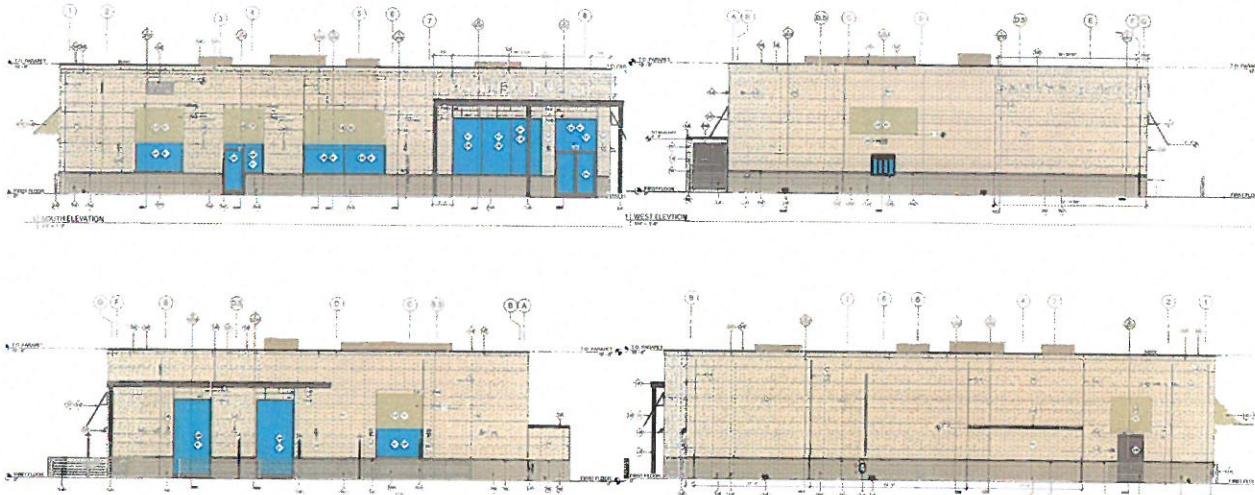
Shoreland Management

The property does not lie within a shoreland overlay district.

Floodplain Overlay

This property does not lie within a floodplain.

ARCHITECTURAL COMPLIANCE



Size Portion Placement

The main entry is located in the northeast corner of the building. Additional building articulation shall be required above the entrance.

Material, Color and Detail

The applicant is proposing two color bricks for the building material: tan and brown. The soldier course of brick above the doors and windows shall incorporate the darker colored brick to accent the windows.

Brick veneer may not be painted. EIFS may only be used as an accent material and may not cover more than 15 percent of the wall area.

Height and Roof Design

The building height is 21 feet to the top of the parapet, which shall be used to screen the rooftop equipment. The top of the parapet is capped with a dark bronze aluminum cap. The main entry parapet height is stepped up from the main building parapet. Additional rooftop treatment shall be incorporated in this area. Dark bronze coping covers the parapet wall.

Projecting fabric awnings are proposed over the main entry, the pick-up window, windows and the service door. Awnings may be decorative, but may not contain business advertising.

Facade Transparency

The applicant needs to meet the 50 percent glazing (window) requirements. In the service and storage areas, such windows may be spandrel glass. The window casing shall be dark bronze aluminum. Additional window treatments are required on the north, west and south building elevations. The applicant is providing dark bronze, aluminum window framing.

Loading areas, refuse area, etc.

Delivery and service door is located in the west corner of the building and shall be accessed via the drive-thru lanes. A sidewalk system leads from this area to the parking lot for refuse movement to the trash enclosure. The trash enclosure, located on the northwest corner of the parking lot, will be constructed of concrete masonry units covered in a brick veneer to match the building.

Lighting

The applicant is proposing light-emitting diode (LED) area lighting throughout the parking lot with a height of 25 feet and a 90-degree cut-off angle. Such lighting complies with city code.

The applicant is also proposing decorative lighting on the building. Such lighting must also have a 90-degree cut-off, i.e., it may not project upward. Decorative pedestrian scale lighting is proposed in the patio area of the building. They are also proposing mini-wall packs in the trash enclosure. City code does not permit the use of metal halide.

Signage

The applicant is proposing signage on all elevations of the building. The applicant has street frontage on the south and north sides of the building which would permit wall signage on each of these elevations. Therefore, only wall signs on two building elevations are permitted. Signage must comply with the standards for Highway and Business Services District and will require a separate sign permit application and review for each proposed sign. Wall signs shall use individual dimensioned letters.

The applicant shows a monument sign on the south side of the building. This sign may not be located within the drainage and utility easement or within 10 feet of the property line. The sign shall be relocated on the site to comply with city code. Company logos shall not occupy more than 30 percent of the sign display area. Monument signs shall use individual dimension letters, at least one-half inch deep.

Site Furnishings

The applicant is proposing a patio seating area on the north side of the building. A decorative fence shall separate the patio from the drive-thru. Bike racks shall be incorporated on site near the access sidewalk from Highway 5.

Landscaping

Minimum requirements for landscaping at the proposed development include 2,757 square feet of landscaped area around the parking lot, landscape islands or peninsulas, 11 trees for the parking lot. The applicant's proposed as compared to the requirements for landscape area and parking lot trees is shown in the following table.

	Required	Proposed
Vehicular use landscape area	2,757 sq. ft.	3,195 sq. ft.
Trees/parking lot	11 trees	12 trees
Islands or peninsulas/parking lot	5 islands/peninsulas	6 islands/peninsulas

The applicant meets minimum requirements for trees and landscaping in the parking lot area. The islands and peninsulas containing trees must be a minimum of 10 feet.

Bufferyard requirements:

	Required plantings	Proposed plantings
Bufferyard B – north prop. line, West 79 th St., 250'	5 overstory trees 7 Understory trees 12 Shrubs	10 overstory 0 Understory trees 29 Shrubs
Bufferyard B – south prop. line, Hwy 5, 250'	5 Overstory trees 7 Understory trees 12 Shrubs	1 Overstory trees 0 Understory trees 15 Shrubs
Bufferyard A – east prop. line, Chick-Fil-A 275'	2 overstory trees 3 Understory trees 6 Shrubs	2 Overstory trees 5 Understory trees 7 Shrubs
Bufferyard C – west prop. line, open space, 200'	4 overstory trees 10 Understory trees 10 Shrubs	1 overstory trees 15 Understory trees 16 Shrubs
Boulevard trees along W. 79 th St., 1 per 30'	6 overstory trees	9 overstory trees

The applicant does not meet all of the bufferyard requirements, particularly along the south property line. At a minimum, additional tree planting shall be located in the southwest corner of the site.

Lot Frontage and Parking Location

The lot fronts on two public streets: Highway 5 and West 79th Street. The only access is via West 79th Street. Parking is located to the north and east of the building.

EASEMENTS

There are several existing easements on this property as shown on the survey. An existing access control for MnDOT's Trunk Highway 5 is along the southern property line. This property is subject to a cross-easement for parking with the adjacent property to the east in addition to a reciprocal access easement agreement. On the eastern and southern property line, a drainage & utility perimeter easement for the City was dedicated with the original ZAMOR ADDITION plat.

Additional perimeter public drainage and utility easements shall be dedicated on the north and east property lines concurrent with the site plan agreement.

Proposed items are shown within the City's drainage and utility easement, including: portions of both bioretention basins. These items must be moved out of the easement or the applicant must enter into an encroachment agreement with the City after, but concurrent to the site plan agreement.

An additional drainage and utility easement shall be recorded over both drainage basins located south of the parking lot.

GRADING AND DRAINAGE

Drainage

The majority of the site drains to the south and west into the MnDOT right-of-way and eventually reaches Rice Marsh Lake. The proposed site plan generally keeps the same drainage pattern. The water will be captured and directed to the bioretention basins which include a snout and a saffle baffle prior to discharge to meet water quality, water volume quantity, and rate control requirements.

In order to verify that the grading plan will not cause runoff to flow towards structures, the first floor elevations of buildings on adjacent lots and the elevation at the corners of the proposed building shall be shown on the plans.

Existing and proposed elevations shall be shown at each corner of the lot to verify the plan will tie-in successfully to the grading of adjacent parcels.

Retaining Walls

No retaining walls were noted on the plans. Any proposed retaining walls must be shown on the plans including the top and bottom wall elevations.

Erosion Prevention and Sediment Control

When a building permit application is submitted, an erosion control plan consistent with Section 19-145 of city code is required. The proposed development will exceed one (1) acre of disturbance and will, therefore, be subject to the General Permit Authorization to Discharge Stormwater Associated with Construction Activity under the National Pollution Discharge Elimination/State Disposal System (NPDES Construction Permit). The applicant has prepared a Surface Water Pollution Prevention Plan (SWPPP) for city review and approval. Although staff did not observe any obvious deficiencies it is worth reminding the this SWPPP must be consistent with the NPDES Construction Permit; containing all required elements as listed in Parts III and IV of the permit. It must also be updated throughout the project. The SWPPP should note that these are the minimum anticipated best management practices and that erosion prevention and sediment control measures may need to change as site and weather conditions change.

Six inches of topsoil is required and will be verified by city staff. In grading notes on page C3 it states four inches. Topsoil needs to be specified. Sequencing of Construction identifies item number five as to construct the temporary sedimentation and sediment trap, but nowhere in the grading plan is it identified. Plans should identify the bio-filtration basins be graded to be used as temporary sediment basin, along with temporary outlets to allow stormwater to be pumped and drained too, during construction of the site.

STORM WATER MANAGEMENT

Article VII, Chapter 19 of City Code describes the required storm water management development standards. It states that sites must meet the National Urban Runoff Program recommendations of the National Pollution Discharge Elimination System standards, whichever is more restrictive. Section 19-141 states that “these development standards shall be reflected in plans prepared by developers and/or project proposers in the design and layout of site plans, subdivisions and water management features.” The NPDES requires that 1 inch of runoff is treated for water quality and that there is a net reduction in runoff volume post-development.

Minnesota has elected to meet this requirement through Minimal Impact Design Standard guidelines which requires abstraction of 1.1 inch of runoff from all impervious surface. This standard has been adopted by the Riley-Purgatory-Bluff Creek Watershed District. As well as a 90 percent reduction in total suspended solids (TSS) and a 60 percent reduction in total phosphorus (TP). This water quality standard is consistent with Chanhassen removal requirements.

Filtration basin:

A design and planting plan approved by the Water Resources Coordinator is required for this high visibility location. Seed mix is insufficient for these vegetated basins. You must use species native to the ecoregion. Sock should be eliminated from drain tile. It is not if it will plug, but when the sock will plug with sediment. Buckshot and or pea rock to surround underdrain pipe. Underdrain tile needs to be identified. Should be a HDPE Corrugated perforated plastic tile. SCH 35, 40 PVC pipe is not allowed for underdrain. Tile in bio-filtration basin needs to be placed on a minimum grade of 0.5 percent. Plan details need to show a profile of the bio-retention basin with the grade of the tile placement. A cross-section is provided, but a profile is needed showing all grades. All quantities of materials to be used, and specifications need to be identified on plan sheet for contractor to bid and to construct.

Mixed D soil shown on plans. We only use 75 percent washed sand and 25 percent leafy compost.

Bio-filtration basin should be identified in sequencing that it should not be completed until all surrounding watershed to basins are stabilized. City staff shall be called, and be on site when contractor is installing bio-filtration basin to make sure the existing subsoil is scarified 18 inches below surface in bio-filtration basin. Contractor shall have a written statement as part of the pre-construction meeting, the means and method of how they plan to scarify and protect the subsurface from compaction in the bio-retention basin.

Other items:

An approved operation and maintenance plan is required for all stormwater treatment devices. Including contact information for person(s) responsible for maintenance as well as person(s) performing onsite inspection and maintenance duties. The city must approve operation and maintenance plans prior to permits being issued.

The owner and applicant should be made aware that the city will hold the security on the project until vegetation is well established and the planting is free of weeds. Applicant and owner should be made aware that this may take a few growing seasons to achieve.

PERMITS

Agency

A Minnesota Department of Transportation permit will be required for a drainage permit and work within the right-of-way.

A Riley-Purgatory-Bluff Creek Watershed District permit shall be required prior to beginning construction.

STREETS, ACCESS AND INTERNAL SITE CIRCULATION

Access to the property is from West 79th Street only. Access to Highway 5 is restricted.

Traffic Analysis

Staff is intending to continue to work with the applicant's engineer on a traffic analysis for how this proposal will affect Level of Service for the nearby intersections at W 79th Street & Great Plains Blvd and Arboretum Blvd (TH 5) & Great Plains Blvd. The intersection W 79th St & Great Plains Blvd is of primary concern.

From the initial analysis, it is expected that substantial queue lengths for the eastbound traffic trying to enter the Great Plains Blvd intersection may cause a portion of the traffic to elect to reroute itself to the Market Blvd intersection. This would help the Great Plains Blvd intersection but it will impact the Market Blvd intersection. Staff requests further analysis to include the Market Blvd intersection.

Staff requests the traffic report include greater analysis and commentary to compare the results of this investigation to the findings and recommendations included in the recently completed traffic analysis reports completed for Great Plains Blvd and for the adjacent Chick-fil-A redevelopment.

The applicant's engineer shall expand the analysis and offer a definitive recommendation for the timing of the improvements for the W 79th St and Great Plains Blvd intersection. The ¾ intersection concept geometric layout shall be included as a Figure in the Appendix and further commentary should be provided describing its operation. The applicant's engineer shall also address the review comments provided by MnDOT.

Staff recommends the pedestrian access route focus on the utilization of the sidewalk to the south of the site. This is due to concerns about pedestrian safety crossing the Chick-fil-A and Holiday gas station vehicle entrances and the greater connectivity of the southern route that parallels Trunk Highway 5.

Staff is intending to continue to work with the applicant's engineer on the final traffic analysis, therefore, mitigation recommendations are not available at the time of this report. A revised analysis shall be submitted to staff with time to review prior to City Council's consideration of the applicant's proposal.

PARKING LOT & DRIVE-THRU

The drive-thru aisle contains car stacking from the entrance to the service window in excess of the code requirement of 12 cars (240 feet) for fast food restaurants. The applicant is also proposing more parking stalls than City Ordinance requires. These excesses account for a portion of the hardcover variance request.

The applicant's engineer shall verify whether an adequate sight line is provided for vehicles exiting via the site access prior to grading on site. If the trees are an obstruction, the applicant shall prune the trees to provide adequate sight lines or they may be removed subject to the approval of the City's Environmental Resource Coordinator.

Three pedestrian routes are provided to the proposed building through the drive-thru lane. Two are primarily customer routes and one is expected to be an employee route. The applicant's plan shows crosswalk striping, pedestrian crossing signage, and drive-thru signage at the two customer specific routes. Only a drive-thru sign is indicated at the expected employee route. Staff recommends use of MN MUTCD approved signage for these crossings and further consideration for the expected employee pedestrian route.

The applicant shall follow the accessibility code for the construction as well as all applicable State and Federal laws.

UTILITIES

The plan proposes connecting to the existing water and sewer services for the existing building at the back of the south curbline for W 79th St. The demolition plan has a general note to remove all existing structures and related piping. Staff is concerned the clarity of this statement may be subject to interpretation. In addition, the existing buried sanitary and water service piping is not shown within the property limits on the demolition plan. Staff recommends additional detail indicating the piping throughout the site and language be added to require the buried sanitary and water service piping be fully removed.

The applicant proposes to utilize the existing 6 inch sanitary service line under W 79th St to connect to the existing city-owned 10 inch sanitary main. The applicant is proposing to modify the intended use of the parcel and construct a building intended to house a restaurant, including the installation of a grease trap. As such, the applicant shall abandon this service connection and connect to the nearby sanitary manhole. The intention is to facilitate cleaning of the sanitary service via a jetting process. The connection to the manhole shall be a fully booted connection. Staff recommends the design investigate the elevation of the joints in the existing manhole structure to confirm the proposed connection elevation can incorporate a fully booted core into the manhole. The existing service pipe into the main may be abandoned in lieu of removed to limit excavation into W 79th St. A short liner is recommended to be used in the sanitary main and the service line under the street shall be filled with flowable-fill or non-shrink grout.

The applicant proposes to connect to the existing 6 inch water service line at the south curbline of W 79th St and install new 6 inch Ductile Iron Pipe (DIP) waterline into the site to service the building. Staff recommends using C900 pipe material rather than DIP, due to soil conditions prevalent in the City of Chanhassen.

Staff also recommends the design correct the feed to the site hydrant. This privately-owned hydrant should be fed from the water service into the site. Otherwise a legal maintenance

agreement will need to be drafted, agreed upon, and filed between this parcel and the adjacent parcel to the east. Any service line that does not serve a purpose shall be properly abandoned.

The applicant shall coordinate with city staff prior to removal or construction of the services regarding inspection and traffic control on W 79th Street. The applicant shall retain ownership of the proposed sanitary service, water service and hydrant constructed on this property.

PARKS & RECREATION

The applicant is proposing a sidewalk connection to the trial within the Highway 5 corridor. No Park and Trail fees are being collected because there is no subdivision.

MISCELLANEOUS

The building is required to have an automatic fire extinguishing system. Building plans must be prepared and signed by design professionals licensed in the State of Minnesota. Retaining walls over four high must be designed by a professional engineer and a permit must be obtained prior to construction. Sanitary and storm sewer service must comply with Minnesota State Plumbing Code (see Table 701.1). Detailed occupancy related requirements will be addressed when complete building plans are submitted. The owner and or their representative shall meet with the Inspections Division as soon as possible to discuss plan review and permit procedures.

COMPLIANCE TABLE

	<u>Code</u>	<u>Project</u>
Building Height	2 stories NA feet	1 story 21 feet
Building Setback	N - 25' E - 10' W - 10' S - 25'	N - 102' E - 87' W - 96' S - 59'
Parking Stalls (One space per 80 square feet)	56 stalls	51 stalls *
Parking Setback	N - 10' E - 0' W - 10' S - 10'	N - 11' E - 18' W - 45' S - 54'
Hard Surface Coverage	65 percent	64.3 percent
Lot Area	20,000 sq. ft.	63,153sq. ft. (1.45 ac.)

* There are cross parking and access agreements with the property to the east, which constructed 13 more parking stalls than are required by city code for their use.

RECOMMENDATION

Staff recommends that the Planning Commission approve the site plan for a 4,500 square foot, one-story restaurant with drive through facilities plans prepared by CEI Engineering Associates, Inc. dated revised 11/30/17, subject to the following conditions:

Building:

1. The building is required to have an automatic fire extinguishing system.
2. Building plans must be prepared and signed by design professionals licensed in the State of Minnesota.
3. Sanitary and storm sewer service must comply with Minnesota State Plumbing Code (see Table 701.1).
4. Detailed occupancy related requirements will be addressed when complete building plans are submitted.
5. The owner and or their representative shall meet with the Inspections Division as soon as possible to discuss plan review and permit procedures.

Engineering:

1. The plans shall be signed and sealed by a Professional Engineer licensed in the State of Minnesota prior to recording the site plan agreement.
2. Provide perimeter drainage and utility easements were none exist concurrent with recording the site plan agreement.
3. The applicant must move any feature out from within the City's drainage and utility easement, including both bioretention basins or the applicant must enter into an encroachment agreement with the City after, but concurrent to the site plan agreement.
4. An additional drainage and utility easement shall be recorded over the two bioretention basins concurrent with recording the site plan agreement.
5. Soil boring locations shall be shown on the grading plan prior to site grading.
6. Indicate finished floor elevation of the adjacent parcel to the east prior to site grading.
7. Provide existing and proposed elevations at each lot corner, top of curb or centerline of the roadway at each lot line extension, center of the proposed driveway at the curbline, and indicate the proposed driveway grade prior to site grading.
8. Indicate information to verify the lowest building opening is a minimum of 1-foot above the emergency overflow elevation of the bioretention basins prior to site grading.
9. Identify soil stockpile areas intended within the site limits prior to site grading.
10. Address review comments identified in the attached letter from MnDOT prior to site grading.
11. Provide Limited Use Permit (LUP) for the public sidewalk connection prior to recording the site plan agreement.

12. Applicant shall utilize the City's standard detail for the sidewalk connection prior to site grading.
13. Staff has requested further traffic analysis to include the Market Blvd intersection prior to review for City Council consideration.
14. The applicant's engineer shall also examine ways to mitigate the queueing and decreased LOS at the W 79th Street & Great Plain Blvd intersection prior to review for City Council consideration.
15. The applicant's engineer shall verify whether an adequate sight line is provided for vehicles exiting the site access prior to review for City Council consideration.
16. Prior to review for City Council consideration, the traffic analysis report shall further discuss recommendations for the timing of improvements to the W 79th St & Great Plains Blvd intersection. The recommended ¾ intersection shall include a figure in the Appendix showing the proposed design. Further commentary shall be included related to its operation.
17. Plans shall show the current City detail plates and indicate all of the most up-to-date plates shall be used when the project under construction.
18. The storm sewer piping shall be included on the utility plan prior to recording the site plan agreement.
19. Plan shall include the bioretention basin details with elevations prior to site grading.
20. Recommend applicant review the design for the on-site hydrant. From a long term perspective, the hydrant should be fed by the water service to the parcel it serves. Coordinate with the adjacent property owner to abandon un-necessary water pipe. Otherwise, a maintenance agreement between the two parcels shall be filed to define future maintenance responsibilities and other important business protection aspects prior to site grading.
21. Utility plan indicates 0.87% for the sanitary sewer grade. Revise plan to increase grade to a minimum of 1% prior to site grading.
22. Sanitary sewer service shall be routed the nearest sanitary manhole to facilitate sewer cleaning due to the zoning classification and proposed property use. Prior to site grading, revise the plan to show the existing sanitary service connection to the main shall be abandoned. A short liner shall be used in the sanitary main and the pipe shall be filled with flowable fill or non-shrink grout to the property line. The line shall be capped at the property line.
23. Staff recommends C900 PVC water main pipe material be considered.
24. Recommend testing requirements for the utility piping be considered with the utility design. Install a new gate valve at the property line where the new water service piping ties into the existing service piping.
25. Provide details on the plans for the grease trap prior to site grading.
26. Demolition plan shall include removal of existing service piping to the connection locations prior to site grading.

27. The applicant shall coordinate with City staff prior to removal or construction of the services regarding inspection and traffic control on W 79th Street prior to site grading.
28. Once construction is complete, the applicant shall retain ownership of the proposed sanitary service, water service and hydrant constructed on this property. Recommend applicant consider flushing of the water service piping when selecting the location for the hydrant.
29. The applicant shall follow the accessibility code for the construction as well as all applicable State and Federal laws.
30. The applicant shall obtain permits from all applicable agencies which may include, but is not limited to the MPCA, MnDOT, Riley Purgatory Bluff Creek Watershed District, ect.

Environmental Resources:

1. The applicant shall revise the landscape plan to accommodate more of the required bufferyard trees in the south buffer yard area.
2. The interior width of all landscape islands and peninsulas containing trees must be a minimum of 10 feet. The east island shall be enlarged to a minimum interior width of 10 feet.
3. Any existing trees scheduled to be preserved that are lost due to construction activities shall be replaced.
4. The Colorado spruce listed in the Plant Schedule shall be replaced with Black Hills spruce.
5. Existing ash trees that are preserved must be treated for EAB, as approved by the city. Failure to treat the trees, resulting in their death, will require replacement trees to be planted.

Planning:

1. The applicant shall enter into a site plan agreement with the city and provide the necessary security to guarantee erosion control, site restoration and landscaping.
2. A copy of the cross access/parking agreement shall be submitted to the city.
3. Wall lighting and the trash enclosure lighting shall comply with city code.
4. The proposed monument sign shall be relocated on the site to comply with city code.
5. Signage shall comply with city code and requires separate sign permits for each sign.
6. Bike racks shall be incorporated on site near the access sidewalk from Highway 5.
7. The building elevations shall be revised to incorporate additional window openings in the bare expanses of the north, west and south walls.
8. The applicant is proposing two color bricks for the building material: tan and brown. The soldier course of brick above the doors and windows shall incorporate the darker colored brick to accent the windows.
9. Brick veneer may not be painted. EIFS may only be used as an accent material and may not cover more than 15 percent of the wall area.
10. Additional rooftop treatments shall be provided above the building entrance.

Water Resources:

1. Six inches of topsoil is required and will be verified by city staff. In grading notes on page C3 it states 4 inches.
2. Topsoil needs to be specified.
3. Sequencing of Construction identifies no. 5 as to construct the temporary sedimentation and sediment trap, but nowhere in the grading plan is it identified. Plans should identify the bio-filtration basins be graded to be used as temporary sediment basin, along with temporary outlets to allow stormwater to be pumped and drained too, during construction of the site.
4. A design and planting plan approved by the Water Resources Coordinator is required for this high visibility location. Seed mix is insufficient for these vegetated basins. You must use species native to the ecoregion.
5. Sock should be eliminated from drain tile. Buckshot and or pea rock to surround underdrain pipe.
6. Underdrain tile needs to be identified. Should be a HDPE Corrugated perforated plastic tile. SCH 35, 40 PVC pipe is not allowed for underdrain.
7. Tile in bio-filtration basin needs to be placed on a minimum grade of 0.5 percent.
8. Plan details need to show a profile of the bio-retention basin with the grade of the tile placement.
9. All quantities of materials to be used, and specifications need to be identified on plan sheet for contractor to bid and to construct.
10. Mixed D soil may not be used. We only use 75 percent washed sand and 25 percent leafy compost.
11. Bio-filtration basin should be identified in sequencing that it should not be completed until all surrounding watershed to basins are stabilized.
12. City staff to be called, and be on site when contractor is installing bio-filtration basin to make sure the existing subsoil is scarified 18 inches below surface in bio-filtration basin
13. Contractor to have written statement as part of the pre-construction meeting, the means and method of how they plan to scarify and protect the subsurface from compaction in the bio-retention basin.
14. An approved operation and maintenance plan is required for all stormwater treatment devices. Including contact information for person(s) responsible for maintenance as well as person(s) performing onsite inspection and maintenance duties. The city must approve operation and maintenance plans prior to permits being issued.
15. The city will hold the security on the project until vegetation is well established and the planting is free of weeds. This may take a few growing seasons to achieve.
16. An additional drainage and utility easement shall be recorded over the drainage basins located west and south of the parking lot.

ATTACHMENTS

1. Findings of Fact and Recommendation.
2. Development Review Application.
3. Building Elevations Northeast and Southeast Perspectives
4. Building Elevation East and North Perspectives
5. Building Elevation South and West Perspectives
6. Spark Consulting-Chanhassen Panera Development Site Traffic Report
7. Certificate of Survey dated revised 10-19-17 prepared by Cornerstone Land Surveying, Inc.
8. CEI Engineering Associates, Inc. Plan Sets: C0 – C11
9. Photometric Plan prepared by Standard Electric dated 10/25/2017
10. Exterior Perspectives Sheets A300-A305 prepared by Arcvision Incorporated dated 11/2/17
11. Elevation Concepts dated 121517 (3 pages)
12. Floor Plan Equipment sheet A703
13. Letter from Jennifer Wiltgen (MnDOT) to Robert Generous dated 12/21/17
14. Public Hearing Notice and Mailing List

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