

CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA

**FINDINGS OF FACT
AND RECOMMENDATION**

IN RE:

Application of Panera, LLC. and Chanhassen Inn for Site Plan review.

On January 2, 2018, the Chanhassen Planning Commission met at its regularly scheduled meeting to consider the application of Panera, LLC and Chanhassen Inn for Site Plan Review to construct a 4,500 square foot, one-story restaurant building with a drive-thru facility on the property located at 531 W. 79th Street. The Planning Commission conducted a public hearing on the proposed conditional use and site plan, which was preceded by published and mailed notice. The Planning Commission heard testimony from all interested persons wishing to speak and now makes the following:

FINDINGS OF FACT

1. The property is currently zoned Highway and Business Services District (BH).
2. The property is guided by the Land Use Plan for Commercial uses.
3. The legal description of the property is: Lot 3, Block 1, Zamor Addition
4. **Site Plan.** In evaluating a site plan and building plan, the city shall consider the development's compliance with the following:
 - a. The proposed development, a commercial redevelopment of the property, is consistent with the elements and objectives of the city's development guides, including the comprehensive plan, official road mapping, and other plans that may be adopted;
 - b. The proposed development is consistent with the site plan review requirements and meets all the specifications of city code subject to compliance with the conditions of approval and approval of the hard cover variance;
 - c. The proposed development will preserve portions of the site in its natural state to the extent practicable by minimizing tree and soil removal and designing grade changes to be in keeping with the general appearance of the neighboring developed areas;
 - d. The proposed development creates a harmonious relationship of building and open space with natural site features and with existing and future buildings having a visual relationship to the development;

- e. The proposed development creates functional and harmonious design for structures and site features, with special attention to the following:
 - 1. An internal sense of order for the buildings and use on the site and provision of a desirable environment for occupants, visitors and general community;
 - 2. The amount and location of open space and landscaping;
 - 3. Materials, textures, colors and details of construction as an expression of the design concept and the compatibility of the same with adjacent and neighboring structures and uses; and
 - 4. Vehicular and pedestrian circulation, including walkways, interior drives and parking in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement and amount of parking.
 - f. The proposed development protects adjacent and neighboring properties through reasonable provision for surface water drainage, sound and sight buffers, preservation of views, light and air and those aspects of design not adequately covered by other regulations which may have substantial effects on neighboring land uses.
5. The planning report #2018-02 dated January 2, 2018, prepared by Robert Generous, et al, is incorporated herein.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the Site Plan with variance subject to the conditions of the staff report.

ADOPTED by the Chanhassen Planning Commission this 2nd day of January, 2018.

CHANHASSEN PLANNING COMMISSION

BY: _____
Andrew Aller, Chairman