



## APPLICATION FOR DEVELOPMENT REVIEW

Submittal Date: 12/11/17 PC Date: 11/2/18 CC Date: 1/22/18 60-Day Review Date: 1/30/18

### Section 1: Application Type (check all that apply)

(Refer to the appropriate Application Checklist for required submittal information that must accompany this application)

<input type="checkbox"/> Comprehensive Plan Amendment.....\$600	<input type="checkbox"/> Subdivision (SUB) <input type="checkbox"/> Create 3 lots or less .....\$300	
<input type="checkbox"/> Minor MUSA line for failing on-site sewers ....\$100	<input type="checkbox"/> Create over 3 lots .....\$600 + \$15 per lot <small>(____ lots)</small>	
<input type="checkbox"/> Conditional Use Permit (CUP) <input type="checkbox"/> Single-Family Residence .....\$325	<input type="checkbox"/> Metes & Bounds (2 lots).....\$300	
<input type="checkbox"/> All Others.....\$425	<input type="checkbox"/> Consolidate Lots.....\$150	
<input type="checkbox"/> Interim Use Permit (IUP) <input type="checkbox"/> In conjunction with Single-Family Residence.. \$325	<input type="checkbox"/> Lot Line Adjustment.....\$150	
<input type="checkbox"/> All Others.....\$425	<input type="checkbox"/> Final Plat.....\$700 <small>(Includes \$450 escrow for attorney costs)*</small>	
<input type="checkbox"/> Rezoning (REZ) <input type="checkbox"/> Planned Unit Development (PUD) .....\$750	<small>*Additional escrow may be required for other applications through the development contract.</small>	
<input type="checkbox"/> Minor Amendment to existing PUD .....\$100	<input type="checkbox"/> Vacation of Easements/Right-of-way (VAC)..... \$300 <small>(Additional recording fees may apply)</small>	
<input type="checkbox"/> All Others.....\$500	<input type="checkbox"/> Variance (VAR) .....\$200	
<input type="checkbox"/> Sign Plan Review.....\$150	<input type="checkbox"/> Wetland Alteration Permit (WAP) <input type="checkbox"/> Single-Family Residence..... \$150	
<input checked="" type="checkbox"/> Site Plan Review (SPR) <input type="checkbox"/> Administrative.....\$100	<input type="checkbox"/> All Others.....\$275	
<input checked="" type="checkbox"/> Commercial/Industrial Districts* .....\$500 <small>Plus \$10 per 1,000 square feet of building area:  <math>(4,486 \text{ thousand square feet})</math></small>	<input type="checkbox"/> Zoning Appeal.....\$100	
<small>*Include number of <u>existing</u> employees:</small>	<input type="checkbox"/> Zoning Ordinance Amendment (ZOA)..... \$500	
<small>*Include number of <u>new</u> employees: <u>15</u></small>	<b>NOTE:</b> When multiple applications are processed concurrently, the appropriate fee shall be charged for each application.	
<input type="checkbox"/> Residential Districts.....\$500 <small>Plus \$5 per dwelling unit (____ units)</small>		
<input checked="" type="checkbox"/> Notification Sign (City to install and remove) .....	\$200	
<input checked="" type="checkbox"/> Property Owners' List within 500' (City to generate after pre-application meeting) .....	\$3 per address	
<input checked="" type="checkbox"/> Escrow for Recording Documents (check all that apply).....	<u>(22 addresses)</u> \$50 per document	
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Interim Use Permit	<input checked="" type="checkbox"/> Site Plan Agreement
<input type="checkbox"/> Vacation	<input type="checkbox"/> Variance	<input type="checkbox"/> Wetland Alteration Permit
<input type="checkbox"/> Metes & Bounds Subdivision (3 docs.)	<input type="checkbox"/> Easements (____ easements)	

**TOTAL FEE:** \$860.86

### Section 2: Required Information

Description of Proposal: Site Plan Review for a new 4,486 SF Panera Bread Restaurant with drive-thru.

Property Address or Location: 531 W. 79th Street, Chanhassen, MN

Parcel #: 258900030 Legal Description: See ALTA

Total Acreage: 1.42 Wetlands Present?  Yes  No

Present Zoning: Highway and Business Services District Requested Zoning: Not Applicable

Present Land Use Designation: Commercial Requested Land Use Designation: Commercial

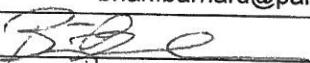
Existing Use of Property: Chanhassen Inn

Check box if separate narrative is attached.

CITY OF CHANHASSEN  
 RECEIVED  
 DEC 07 2017  
 CHANHASSEN PLANNING DEPT

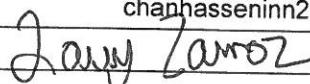
### Section 3: Property Owner and Applicant Information

**APPLICANT OTHER THAN PROPERTY OWNER:** In signing this application, I, as applicant, represent to have obtained authorization from the property owner to file this application. I agree to be bound by conditions of approval, subject only to the right to object at the hearings on the application or during the appeal period. If this application has not been signed by the property owner, I have attached separate documentation of full legal capacity to file the application. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application. I will keep myself informed of the deadlines for submission of material and the progress of this application. I further understand that additional fees may be charged for consulting fees, feasibility studies, etc. with an estimate prior to any authorization to proceed with the study. I certify that the information and exhibits submitted are true and correct.

Name: Panera, LLC  
Address: 3630 South Geyer Road, Suite 100  
City/State/Zip: St. Louis, MO 63127  
Email: brian.barnard@panerabread.com  
Signature: 

Contact: Brian Barnard  
Phone: (314) 984-2609  
Cell: (314) 304-1186  
Fax: (314) 909-3370  
Date: 11-28-2017

**PROPERTY OWNER:** In signing this application, I, as property owner, have full legal capacity to, and hereby do, authorize the filing of this application. I understand that conditions of approval are binding and agree to be bound by those conditions, subject only to the right to object at the hearings or during the appeal periods. I will keep myself informed of the deadlines for submission of material and the progress of this application. I further understand that additional fees may be charged for consulting fees, feasibility studies, etc. with an estimate prior to any authorization to proceed with the study. I certify that the information and exhibits submitted are true and correct.

Name: Chanhassen Inn  
Address: 531 W. 79th Street  
City/State/Zip: Chanhassen, MN 55317  
Email: chanhasseninn2001@yahoo.com  
Signature: 

Contact: Larry Zamor  
Phone: (952) 934-7373  
Cell: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Date: 10-1-17

This application must be completed in full and must be accompanied by all information and plans required by applicable City Ordinance provisions. Before filing this application, refer to the appropriate Application Checklist and confer with the Planning Department to determine the specific ordinance and applicable procedural requirements and fees.

A determination of completeness of the application shall be made within 15 business days of application submittal. A written notice of application deficiencies shall be mailed to the applicant within 15 business days of application.

#### PROJECT ENGINEER (if applicable)

Name: CEI Engineering Associates, Inc  
Address: 2025 Centre Pointe Blvd, Suite 210  
City/State/Zip: Mendota Heights, MN 55120  
Email: acatchpool@ceieng.com

Contact: Alan Catchpool, PE  
Phone: (651) 452-8960  
Cell: (612) 414-5011  
Fax: (651) 452-1149

### Section 4: Notification Information

#### Who should receive copies of staff reports?

Property Owner Via:  Email  Mailed Paper Copy  
 Applicant Via:  Email  Mailed Paper Copy  
 Engineer Via:  Email  Mailed Paper Copy  
 Other\* Via:  Email  Mailed Paper Copy

#### \*Other Contact Information:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Email: \_\_\_\_\_

**INSTRUCTIONS TO APPLICANT:** Complete all necessary form fields, then select **SAVE FORM** to save a copy to your device. **PRINT FORM** and deliver to city along with required documents and payment. **SUBMIT FORM** to send a digital copy to the city for processing.

**SAVE FORM**

**PRINT FORM**

**SUBMIT FORM**



Bakery Cafe  
Project Team:  
**#6038**  
Project Title:  
PERMIT / BID PACKAGE  
**Bakery Cafe #6038**  
531 W. 79th Street  
Chanhassen, MN 55317  
Project Number: 170317  
Desert: 100%  
ABC: 100%  
Issue Date: 09.27.17  
DPR: D.A. CPM: C.  
DPRAN: DAN C. KEVIN C.

Professional Seal:

ARCISION INCORPORATED  
INCORPORATED  
DESIGN • ENGINEERING • CONSTRUCTION  
Project Title:  
Bakery Cafe #6038  
531 W. 79th Street  
Chanhassen, MN 55317  
Permit/Bid Package  
Consultant Copyright Placeholder  
No. Description Date  
1 Owner Comments 11/2/17

**A300**

**EXTERIOR PERSPECTIVE VIEWS**

Bakery Cafe  
#6038

Project Team:  
**ARCISION**  
CORPORATED  
SAINT LOUIS / O'LAWS  
ARCHITECTURE • ENGINEERING • LANDSCAPE PLANNING  
Professional Seal:

Bakery Cafe #6038  
531 W. 79th Street  
Chanhassen, MN 55317  
PERMIT #BD/PAC/84

Copyright © Panera Bread

### KEYED NOTES

0.30 PATIO RAILING BY PANERA, COLOR: CHARCOAL REFER TO 23/A014, BY TENANT  
 0.31 PATIO SIDEWALK LIGHTS BY PANERA, REFER TO TENANT REFLECTED CEILING PLAN FOR FURTHER INFORMATION  
 0.32 BRICK MASONRY SYSTEM VENEER TO BE PROVIDED, MODULUS SIZE 12" PROJECTION / 4" HEDGING AT TYPICAL 4' PROJECTION (8' DRIVE THRU)  
 0.33 SECURITY CAMERA INSTALLED BY TENANT | COORDINATE ROUGH-IN LOCATING ADDRESS SIGN | VERIFY SIZE, LOCATION, AND STYLE WITH LOCAL POLICE DEPARTMENT  
 0.34 STANDING SEAM METAL ROOFING, 12" SPACERS | COLOR: DARK BRONZE  
 0.35 FULLY ILLUMINATED LED DRIVE THRU SIGN BY TENANT, COLOR: BLACK CHANNEL WITH REVERSE (HALO) ILLUMINATION AND WHITE LETTERS, ALL SIGNAGE UNDER SEPARATE PERMIT, G.C. SHALL PROVIDE ROUGH-IN FOR SIGNAGE AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET AS REQUIRED  
 BK1 BRICK MASONRY SYSTEM VENEER TO BE PROVIDED, MODULUS SIZE 12" PROJECTION / 4" HEDGING AT TYPICAL 4' PROJECTION (8' DRIVE THRU)  
 P2 4' X 8' X 1" FULLY INSULATED GLAZED EGRESS DOOR, COLOR: DARK BRONZE | 1" CLEAR INSULATED GLAZING: PPS SOLARIAN 70XL (OR APPROVED EQUAL) | REFER TO SHEET A611 FOR ADDITIONAL INFORMATION  
 PPS EFS SYSTEM | TEXTURE: TO MATCH ORYX LIMESTONE FINISH | COLOR: BENJAMIN MOORE #955 BERBER WHITE

No.	Description	Date
1	Owner Comments	11/2/17

### EXTERIOR ELEVATIONS

Project Number: 170317  
 Drawn By: J. M.  
 Checked By: M.L.  
 Issue Date: 09.27.17  
 DPM: B.M. CM: C.K.  
 BIMAN: B.M. DAN: C.K. KEVIN: C.K.

A301

