

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division – 7700 Market Boulevard
Mailing Address – P.O. Box 147, Chanhassen, MN 55317
Phone: (952) 227-1300 / Fax: (952) 227-1110



CITY OF CHANHASSEN

APPLICATION FOR DEVELOPMENT REVIEW

Submittal Date: 12/1/17 PC Date: 1/2/18 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)

- | | | | | | | | | | | |
|---|---|---|---|-----------------------------------|-----------------------------------|--|---|---|--|--|
| <p><input type="checkbox"/> Comprehensive Plan Amendment..... \$600 <input type="checkbox"/> Minor MUSA line for failing on-site sewers \$100</p> <p><input type="checkbox"/> Conditional Use Permit (CUP) <input type="checkbox"/> Single-Family Residence \$325 <input type="checkbox"/> All Others..... \$425</p> <p><input type="checkbox"/> Interim Use Permit (IUP) <input type="checkbox"/> In conjunction with Single-Family Residence.. \$325 <input type="checkbox"/> All Others..... \$425</p> <p><input type="checkbox"/> Rezoning (REZ) <input type="checkbox"/> Planned Unit Development (PUD) \$750 <input type="checkbox"/> Minor Amendment to existing PUD..... \$100 <input type="checkbox"/> All Others..... \$500</p> <p><input type="checkbox"/> Sign Plan Review..... \$150</p> <p><input checked="" type="checkbox"/> Site Plan Review (SPR) <input type="checkbox"/> Administrative..... \$100 <input checked="" type="checkbox"/> Commercial/Industrial Districts* \$500 Plus \$10 per 1,000 square feet of building area: (<u>4,486</u> thousand square feet) *Include number of <u>existing</u> employees: _____ *Include number of <u>new</u> employees: <u>15</u></p> <p><input type="checkbox"/> Residential Districts..... \$500 Plus \$5 per dwelling unit (____ units)</p> <p><input checked="" type="checkbox"/> Notification Sign (City to install and remove) \$200</p> <p><input checked="" type="checkbox"/> Property Owners' List within 500' (City to generate after pre-application meeting) \$3 per address (<u>22</u> addresses)</p> <p><input checked="" type="checkbox"/> Escrow for Recording Documents (check all that apply)..... \$50 per document</p> <table border="0"><tr><td><input type="checkbox"/> Conditional Use Permit</td><td><input type="checkbox"/> Interim Use Permit</td><td><input checked="" type="checkbox"/> Site Plan Agreement</td></tr><tr><td><input type="checkbox"/> Vacation</td><td><input type="checkbox"/> Variance</td><td><input type="checkbox"/> Wetland Alteration Permit</td></tr><tr><td><input type="checkbox"/> Metes & Bounds Subdivision (3 docs.)</td><td><input type="checkbox"/> Easements (____ easements)</td><td></td></tr></table> | <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) | | <p><input type="checkbox"/> Subdivision (SUB) <input type="checkbox"/> Create 3 lots or less \$300 <input type="checkbox"/> Create over 3 lots \$600 + \$15 per lot (____ lots)</p> <p><input type="checkbox"/> Metes & Bounds (2 lots)..... \$300 <input type="checkbox"/> Consolidate Lots..... \$150 <input type="checkbox"/> Lot Line Adjustment..... \$150 <input type="checkbox"/> Final Plat..... \$700 (Includes \$450 escrow for attorney costs)* *Additional escrow may be required for other applications through the development contract.</p> <p><input type="checkbox"/> Vacation of Easements/Right-of-way (VAC)..... \$300 (Additional recording fees may apply)</p> <p><input type="checkbox"/> Variance (VAR)..... \$200</p> <p><input type="checkbox"/> Wetland Alteration Permit (WAP) <input type="checkbox"/> Single-Family Residence..... \$150 <input type="checkbox"/> All Others..... \$275</p> <p><input type="checkbox"/> Zoning Appeal..... \$100</p> <p><input type="checkbox"/> Zoning Ordinance Amendment (ZOA)..... \$500</p> <p>NOTE: When multiple applications are processed concurrently, the appropriate fee shall be charged for each application.</p> |
| <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 Resturant 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 01 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 Contact: Brian Barnard
Address: 3630 South Geyer Road, Suite 100 Phone: (314) 984-2609
City/State/Zip: St. Louis, MO 63127 Cell: (314) 304-1186
Email: brian.barnard@panerabread.com Fax: (314) 909-3370
Signature: [Signature] 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: Chanhasen Inn Contact: Larry Zamor
Address: 531 W. 79th Street Phone: (952) 934-7373
City/State/Zip: Chanhasen, MN 55317 Cell: _____
Email: chanhasenin2001@yahoo.com Fax: _____
Signature: [Signature] Date: 12-1-17

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 Contact: Alan Catchpool, PE
Address: 2025 Centre Pointe Blvd, Suite 210 Phone: (651) 452-8960
City/State/Zip: Mendota Heights, MN 55120 Cell: (612) 414-5011
Email: acatchpool@ceieng.com 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



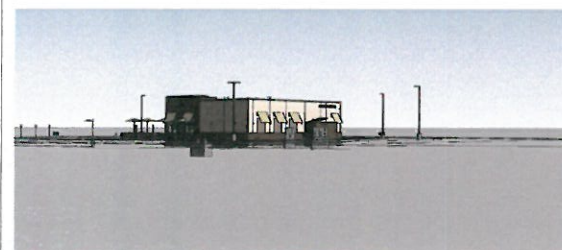
3 View from across street



4 View from Entry Drive



5 View from 36th & Broadway



6 View from HyVee



1 3D View 1



2 3D View 2

Bakery-Cafe:

#6038

Project Team:



Professional Seal:

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 |
| | | |
| | | |
| | | |

**EXTERIOR
PERSPECTIVE
VIEWS**

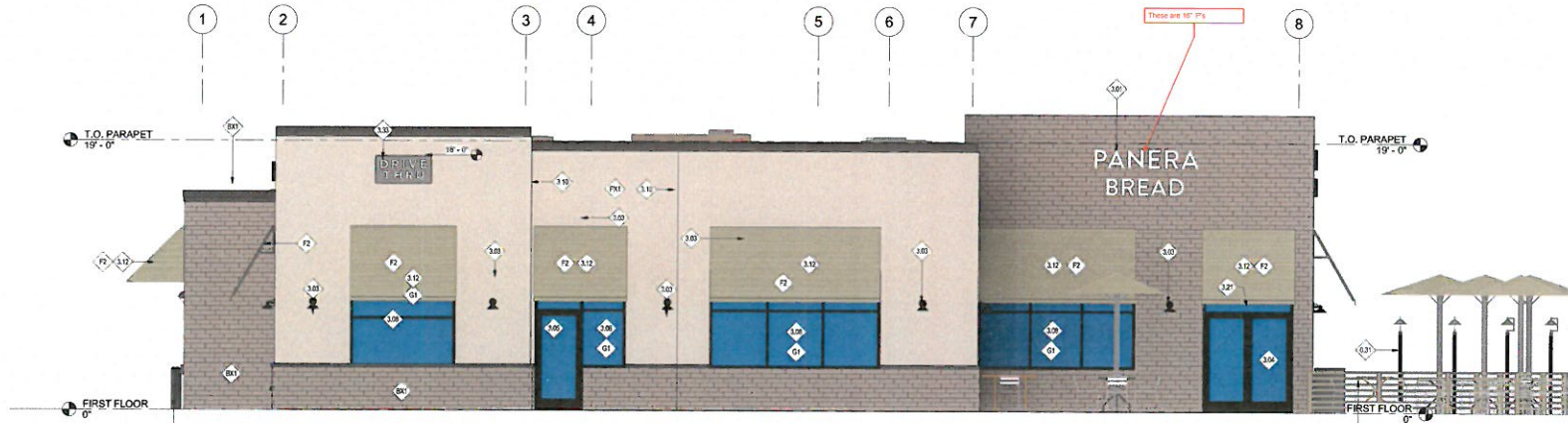
Project Number: 1703817
Drawn By: ARCTICION, INC.
Issue Date: 09.27.17
Date: 09.27.17
By: BRIAN B. DAN C. KEVIN C.

Sheet Number:
A300

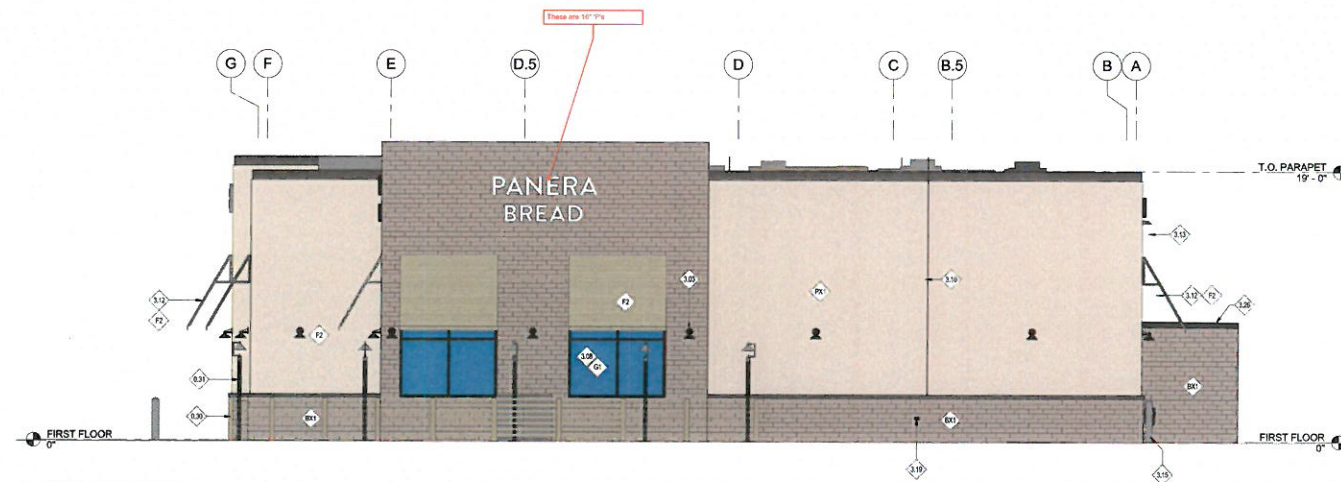
12/16/2017 3:46:51 PM

PR 2018.01

12/13/2017 3:47:07 PM



1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

KEYED NOTES

- 3.30 PATIO RAILINGS BY PANERA, COLOR: CHARCOAL REFER TO 231014, BY TENANT
- 3.31 PAVING SIDEWALK LIGHTS BY PANERA, REFER TO TENANT REFLECTED CEILING PLAN FOR FURTHER INFORMATION.
- 3.01 INTERNALLY ILLUMINATED LED CHANNEL LETTERS, SIGN PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. G.C. TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PANAPET FOR ACCESS AS REQUIRED, (UNDER SEPARATE SIGNAGE PERMIT)
- 3.03 WALL MOUNTED LIGHT FIXTURE, FIXTURES SHALL BE PROVIDED AND INSTALLED BY G.C. TO PROVIDE POWER AS REQUIRED, REFER TO REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.
- 3.04 MAIN ENTRANCE EXIST | REFER TO A601 AND A611 FOR ADDITIONAL INFORMATION.
- 3.05 SECONDARY ENTRANCE EXIST | REFER TO A601 AND A611 FOR ADDITIONAL INFORMATION.
- 3.08 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING, COLOR: DARK BRONZE REFER TO SHEET A611 FOR FURTHER INFORMATION.
- 3.10 CONTROL JOINT(S) WHERE INDICATED | PROVIDE SEALANT TO MATCH ADJACENT WALL MATERIAL.
- 3.12 PRE-MANUFACTURED FABRIC AWNING PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. G.C. SHALL PROVIDE APPROPRIATE BLOCKING AS REQUIRED BY SIGN VENDOR, REFER TO SHOP DRAWINGS FOR ADDITIONAL INFORMATION.
- 3.13 SECURITY CAMERA INSTALLED BY TENANT | COORDINATE ROUGH-IN LOCATIONS AND HEIGHTS WITH PANERA CONSTRUCTION MANAGERS PRIOR TO INSTALLATION, G.C. TO RUN CONDUIT & J-BOX.
- 3.14 4" DIA. CONCRETE BOLLARD | FINISH: PAINT CHARCOAL | REFER TO SHEET A614 FOR FURTHER INFORMATION.
- 3.15 4" DIA. CONCRETE BOLLARD | FINISH: PAINT #107 | REFER TO SHEET A614 FOR FURTHER INFORMATION.
- 3.16 HOSE BIBB | RECESSED STAINLESS STEEL BOX, REFER TO PLUMBING DRAWINGS FOR LOCATION AND ADDITIONAL INFORMATION, INSTALLED BY TENANT.
- 3.21 BUILDING ADDRESS SIGN | VERIFY SIZE, LOCATION, AND STYLE WITH LOCAL FIRE DEPARTMENT.
- 3.26 STANDING SEAM METAL ROOFING, 12" SPACING, | COLOR: DARK BRONZE.
- 3.33 INTERNALLY 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 BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PANAPET FOR ACCESS AS REQUIRED.
- BK1 BRICK MASONRY SYSTEM VENEER TO BE PAINTED MODULAR SIZE | WITH ENDURAMAX CLAY BRICK | COLOR: #44-155 VERMILION
- F2 FABRIC AWNING | OPEN ENDED SLAB | COLOR: SUNBRELLA, ASPEN, 0' PROJECTION | 4" HEIGHT AT TYPICAL & 4" PROJECTION @ DRIVE THRU
- G1 ALUMINUM STOREFRONT | 12" x 4 1/2" PROFILE | THERMAL BREAK | COLOR: DARK BRONZE | 1" CLEAR INSULATED GLAZING | PPS SOLARBAN 701L OR APPROVED EQUAL | REFER TO SHEET A611 FOR ADDITIONAL INFORMATION
- PX1 EPS SYSTEM | TEXTURE: TO MATCH DRYWIT Limestone FINISH | COLOR: BETHLEHEM MOORE #955 BRIGHT WHITE.

Bakery Cafe:

#6038

Project Team:



Professional Seal:

Project Title:

Bakery Cafe #6038
531 W. 79th Street
Chanhassen, MN 55317



Copyright Copyright Photographer

| No. | Description | Date |
|-----|-----------------|----------|
| 1 | Detail Comments | 11/21/17 |
| | | |
| | | |
| | | |

EXTERIOR ELEVATIONS

Project Number: 170317
Drawn By: CAD, MEL
Issue Date: 08.27.17
DPA: BRIAN B. DM: DAN C. CPS: KEVIN C.

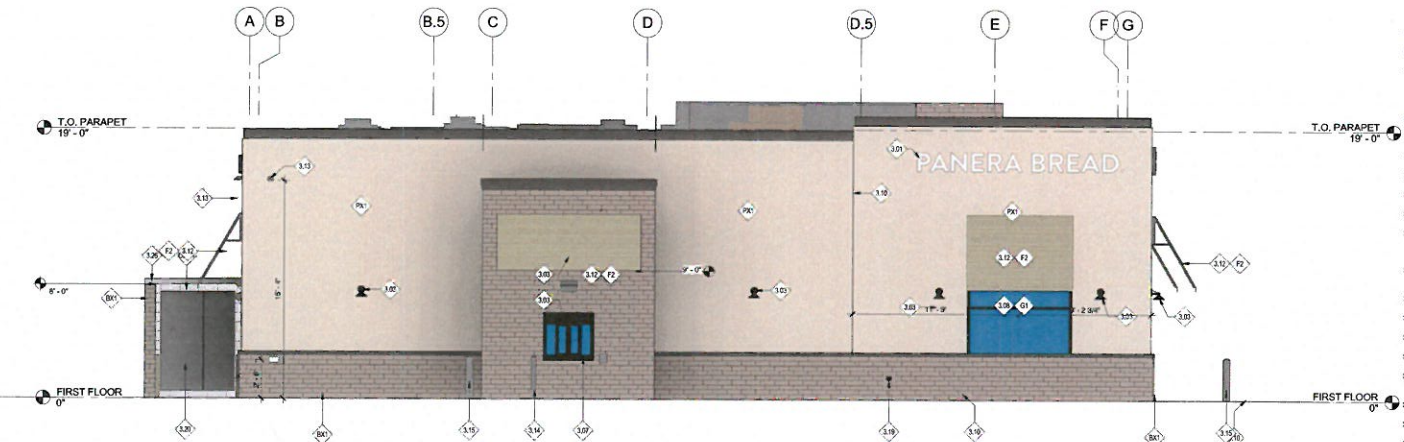
A301

GENERAL NOTES:

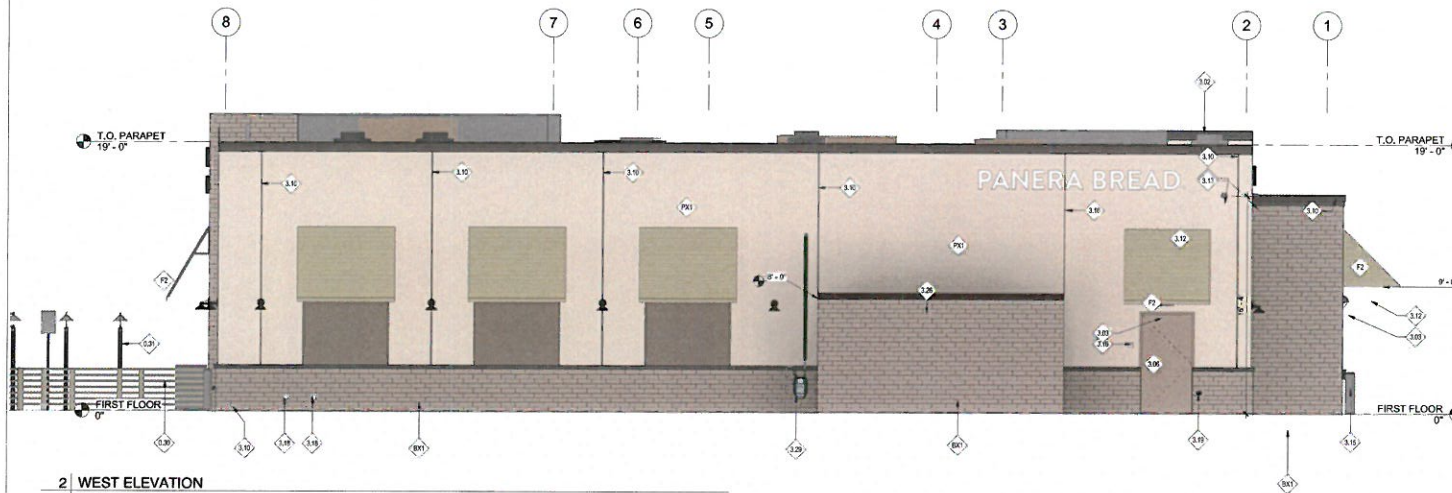
- A. ALL GLAZING TO BE G1 UNLESS NOTED OTHERWISE. FOR STOREFRONT / WINDOW ELEVATIONS SEE SHEET A811.

KEYED NOTES

- 0.30 PATIO RAILING BY PANERA. COLOR: CHARCOAL REFER TO 23A014, BY TENANT.
 0.31 PATIO SIDEWALK LIGHTS BY PANERA. REFER TO TENANT REFLECTED CEILING PLAN FOR FURTHER INFORMATION.
 3.01 INTERNALLY ILLUMINATED LED CHANNEL LETTERS. SIGN PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. G.C. TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED. (UNDER SEPARATE SIGNAGE PERMIT)
 3.02 PRE-FINISHED METAL CORING | FINISH: DARK BRONZE
 3.03 WALL MOUNTED LIGHT FIXTURE. FIXTURES SHALL BE PROVIDED AND INSTALLED BY G.C. GC TO PROVIDE POWER AS REQUIRED. REFER TO REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.
 3.06 HOLLOW METAL SERVICE DOOR. REFER TO A811 FOR ADDITIONAL INFORMATION. | PAINT TO MATCH ADJACENT WALL COLOR.
 3.07 DRIVE-THRU WINDOW | MFR: QUINCY | MODEL: FMAZE | COLOR TO MATCH STOREFRONT. INSTALLED BY LL.
 3.08 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING. COLOR: DARK BRONZE REFER TO SHEET A811 FOR FURTHER INFORMATION.
 3.10 CONTROL JOINT(S) WHERE INDICATED | PROVIDE SEALANT TO MATCH ADJACENT WALL MATERIAL.
 3.12 PRE-MANUFACTURED FABRIC AWNING PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. GC SHALL PROVIDE APPROPRIATE BLOCKING AS REQUIRED BY SIGN VENDOR. REFER TO SHOP DRAWINGS FOR ADDITIONAL INFORMATION.
 3.13 SECURITY CAMERA INSTALLED BY TENANT | COORDINATE ROUGH-IN LOCATIONS AND HEIGHTS WITH PANERA CONSTRUCTION MARKERS PRIOR TO INSTALLATION. G.C. TO RUN CONDUIT & J-BOX.
 3.14 4" DIA. CONCRETE BOLLARD | FINISH: PAINT CHARCOAL | REFER TO SHEET A014 FOR FURTHER INFORMATION.
 3.15 6" DIA. CONCRETE BOLLARD | FINISH: PAINT P107 | REFER TO SHEET A014 FOR FURTHER INFORMATION.
 3.16 FIRE DEPARTMENT ACCESS BOX | INSTALLED ADJACENT SERVICE DOOR. COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT.
 3.18 NICKEL BRONZE NOZZLE R/W/OVERFLOW DRAIN THRU ROOF. MIN. 12" ABOVE GRADE. SEE DETAIL 24A101. INSTALLED BY LL.
 3.19 HOSE BIBB | RECESSED STAINLESS STEEL BOX. REFER TO PLUMBING DRAWINGS FOR LOCATION AND ADDITIONAL INFORMATION. INSTALLED BY TENANT.
 3.20 GATE ENCLOSURE AT CART CORRAL | MFR: TREX COMPOSITE PLANK | COLOR: SADDLE | INSTALLED BY LL.
 3.26 STANDING SEAM METAL ROOFING, 12" SPACING. | COLOR: DARK BRONZE
 3.29 GAS METER. REFER TO PLUMBING DRAWINGS FOR FURTHER INFORMATION.
 B01 BRICK MASONRY SYSTEM VENEER TO BE PAINTED. MODULAR SIZE | MFR: ENCLUMAX. CLAY BRICK | COLOR: #84-155 WEINMANN
 CAU1 SMOOTH FACE CONCRETE BLOCK. PAINT TO MATCH MAIN BUILDING
 F2 FABRIC AWNING | OPEN ENDED SLAB | COLOR: SUNFIELLA - ASPEN, 07 PROJECTION | 4" ESENT AT TYPICAL 8-4" PROJECTION (S) DRIVE THRU ALUMINUM STOREFRONT | 2" x 4 1/2" PROFILE | THERMAL BREAK | COLOR: DARK BRONZE | 1" CLEAR INSULATED GLAZING: PPG SOLARBAN 70GL (OR APPROVED EQUAL) | REFER TO SHEET A811 FOR ADDITIONAL INFORMATION.
 PK1 EIFS SYSTEM | TEXTURE: TO MATCH DRYWIT Limestone FINISH | COLOR: BENJAMIN MOORE #955 BERBER WHITE



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

Bakery Cafe:

#6038

Project Team:

ARCISION
INCORPORATED
ARCHITECTS
ARCHITECT • INTERIOR DESIGN • LANDSCAPE ARCHITECT

Professional Seal:

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 |
| | | |
| | | |
| | | |

EXTERIOR ELEVATIONS

Project Number: 120317
 Drawn By: CAO, M.H.
 Issue Date: 09.27.17
 DPM: BRIAN B. DM: DAN C. CPM: KEVIN C.

A302