

Comprehensive Plan Amendment Application – Menard, Inc.

1115-1155 County Road B East

Narrative:

Menard, Inc. (“Menards”) is requesting that the comprehensive plan be amended to change the land use for the residential lots with the following addresses: 1115, 1127, 1133, 1137, 1143 and 1155 County Road B East, Maplewood, MN from Low Density Residential to Mixed-Use Commercial. This request is to accommodate a new Menards store, which store layout will be consistent with other twin city locations.

Menards has been operating at this location since 1989. Since that time, the standard Menards store has changed dramatically. As a result, over the years a number of remodels and expansions to the Maplewood store has occurred; all in an attempt to continue to provide the best possible service to those who shop at the store. Since the last expansion in 2009, a company-wide expansion was rolled out to the stores. Almost 300 Menard stores have been or are in the process of being remodeled with the Maplewood store being one of the last remaining. This latest remodel is the company’s attempt to compete against online retailers and provides the stores with a new express lane at the gate canopy and a new special order/online order pickup area. Unfortunately, due to property size constraints, this latest expansion is not possible as the store currently lays out. Therefore a more aggressive avenue must occur.

Menards is proposing replace the existing store with its current single story prototype. Due to the odd configuration of the lot, plus a gas pipeline that runs through the middle of the lot, additional property is required in order to fit the store, outdoor yard, accessory building and parking. Therefore, six residential properties to the south of the existing lot are required to be introduced into the Menards existing lot. This new store would contain all the services that other Menards store have including the express lane and order pickup area mentioned above. Even with the additional property, the site is extremely tight and barely fits these facilities. Essentially there is only one plan that works for this site. Since the new store operation would not be significantly different than what is there today, there should be no negative impacts to the utilities in the area.

Overall, it is Menards desire to remain at this location. The citizens that shop this store deserve to have the same experience as any other person at any other store. In order to make this happen, the proposed project will need to move forward which means the requested comprehensive plan amendment will need to be approved. At the end of the day the city should approve this request because it will allow Menards to build a brand new store thereby cementing Menards presence in the community.

Rezoning Application – Menard, Inc.

1115-1155 County Road B East & 2280 Maplewood Drive North

Narrative:

Menard, Inc. (“Menards”) is requesting: (i) that the residential lots with the following addresses: 1115, 1127, 1133, 1137, 1143 and 1155 County Road B East, Maplewood, MN be rezoned from Single Dwelling (r1) to Business Commercial (BC); and (ii) that the Menards store lot located at 2280 Maplewood Drive, Maplewood, MN be rezoned from Light Industrial (M1) to Business Commercial (BC). This request is to accommodate a new Menards store, which store layout will be consistent with other twin city locations.

Menards has been operating at this location since 1989. Since that time, the standard Menards store has changed dramatically. As a result, over the years a number of remodels and expansions to the Maplewood store has occurred; all in an attempt to continue to provide the best possible service to those who shop at the store. Since the last expansion in 2009, a company-wide expansion was rolled out to the stores. Almost 300 Menard stores have been or are in the process of being remodeled with the Maplewood store being one of the last remaining. This latest remodel is the company’s attempt to compete against online retailers and provides the stores with a new express lane at the gate canopy and a new special order/online order pickup area. Unfortunately, due to property size constraints, this latest expansion is not possible as the store currently lays out. Therefore a more aggressive avenue must occur.

Menards is proposing replace the existing store with its current single story prototype. Due to the odd configuration of the lot, plus a gas pipeline that runs through the middle of the lot, additional property is required in order to fit the store, outdoor yard, accessory building and parking. Therefore, six residential properties to the south of the existing lot are required to be introduced into the Menards existing lot. This new store would contain all the services that other Menards store have including the express lane and order pickup area mentioned above. Even with the additional property, the site is extremely tight and barely fits these facilities. Essentially there is only one plan that works for this site.

Due to the fact that six residential properties are being used for the expansion, some neighboring properties will be closer to the store than what they are today. A fourteen foot tall fence along with the accessory building will do wonders in terms of keeping any noise and light contained inside the yard. It is Menards goal to maintain good relationships with not only the neighbors but the community as well and in order to reach that goal the accessory building façade has been upgraded which will result in a very attractive appearance. The accessory building has also been pivoted to allow room for a detention pond on the backside which will create a more open feel to this area. New trees and additional landscaping will supplement the fence and accessory building to ensure that this area of the property will blend in with the surrounding properties.

Overall, it is Menards desire to remain at this location. The citizens that shop this store deserve to have the same experience as any other person at any other store. In order to make this happen, the proposed project will need to move forward which means the requested rezone will need to be approved. Menards is excited for this opportunity and hopes that the city and community is as equally excited.

Application Questions:

1. How would this zoning change promote the public welfare by:

A. Reducing Traffic Congestion

This request will actually improve traffic congestion on County Road B East, because six houses that have driveways directly onto County Road B East will be removed eliminating turn movements. There are no entrances being proposed that would give access directly to the store from County Road B East. All entrances would remain on Maplewood Drive North as they are today. Therefore, the residences located on County Road B East should not see an increase in traffic due to this project. Even with the new store, traffic is anticipated to be similar to what exists today on Maplewood Drive North.

B. Improving Safety from Fire and other Dangers

From a store perspective everything will be new. From fire lines to parking lots to light fixtures everything will be designed and installed to meet current codes and present a safer operation for employees and guests. By eliminating the driveways off County Road B East, there will be less turning movements on this road allowing vehicles to pass through this corridor safer.

C. Providing Adequate Lighting and Open Space

Light installed onsite will meet city code and will ensure that accessible areas will be lighted to ensure safety for both employees and guests. The accessory building has been pivoted (which does result in a loss of outdoor yard) in order to create more open space behind the store. With the additional landscape around the perimeter, it all adds up in creating an open feel for the property.

D. Avoid Overcrowding

The site plan lays out extremely well within the existing lot and the new properties being added. A more open parking lot and outdoor yard creates a better and safer shopping experience. Although the site is tight when it comes to fitting all the facilities, it will be much improved than what exists today. With the right-of-way and setback off that right-of-way and the pivoting of the accessory building allowing for the pond, there will be quite a bit of open space, eliminating any sense of overcrowding.

E. Conserving Property Values

Property values in the immediate vicinity should not change with this request. Menards has been in operation at this location for over 30 years. The operations of the store are not changing but the appearance is, for the better. New fencing and landscaping will be introduced throughout the areas adjacent to residential lots. The outside yard may be getting closer to some residential properties, but the accessory building, fence and landscaping will do wonderings in terms of keeping noise and light from spilling out of the site onto adjacent lands. Overall, the appearance of this area will be better than it is today.

2. Why would this zoning change not injure or detract from the use of the neighboring property or from the character of the neighborhood?

I believe a lot of the reasons set forth in 1.E. above apply to this standard as well. From a neighborhood perspective, not a lot is changing with this request. Menards operates a retail store

today and they will operate a retail store when the project concludes. A new accessory building will be constructed however that is a positive as it will help contain any noise and light within the yard. The exterior of the accessory building has been upgraded and new trees and landscaping are being added around the perimeter which will be well maintained. All of these items will ease the transition between commercial and residential meaning that neighboring property owners will be able to utilize their properties as they do today with very little, if any, change.

3. Are there adequate public facilities, such as streets, sewers, water lines, schools and parks?

There are adequate public facilities in the area. Menards operates a store and already utilizes city streets, sewers and water lines for its operation. Those same facilities will be required for the new store with little change in usage.

Conditional Use Application – Menard, Inc.

1115-1155 County Road B East & 2280 Maplewood Drive North

Narrative:

Menard, Inc. (“Menards”) is requesting approval of a conditional use in order to allow exterior storage at the new Menards store located at 2280 Maplewood Drive. This is an existing use at the current Menards store and this request is to continue that use at the 2280 Maplewood Drive North property as well as extend it to the 1115-1155 County Road B East properties.

Menards has been operating at this location since 1989. Since that time, the standard Menards store has changed dramatically. As a result, over the years a number of remodels and expansions to the Maplewood store has occurred; all in an attempt to continue to provide the best possible service to those who shop at the store. Since the last expansion in 2009, a company-wide expansion was rolled out to the stores. Almost 300 Menard stores have been or are in the process of being remodeled with the Maplewood store being one of the last remaining. This latest remodel is the company’s attempt to compete against online retailers and provides the stores with a new express lane at the gate canopy and a new special order/online order pickup area. Unfortunately, due to property size constraints, this latest expansion is not possible as the store currently lays out. Therefore a more aggressive avenue must occur.

Menards is proposing replace the existing store with its current single story prototype. Due to the odd configuration of the lot, plus a gas pipeline that runs through the middle of the lot, additional property is required in order to fit the store, outdoor yard, accessory building and parking. Therefore, six residential properties to the south of the existing lot are required to be introduced into the Menards existing lot. This new store would contain all the services that other Menards store have including the express lane and order pickup area mentioned above. Even with the additional property, the site is extremely tight and barely fits these facilities. Essentially there is only one plan that works for this site.

Due to the fact that six residential properties are being used for the expansion, some neighboring properties will be closer to the store than what they are today. A fourteen foot tall fence along with the accessory building will do wonders in terms of keeping any noise and light contained inside the yard. It is Menards goal to maintain good relationships with not only the neighbors but the community as well and in order to reach that goal the accessory building façade has been upgraded which will result in a very attractive appearance. The accessory building has also been pivoted to allow room for a detention pond on the backside which will create a more open feel to this area. New trees and additional landscaping will supplement the fence and accessory building to ensure that this area of the property will blend in with the surrounding properties.

Overall, it is Menards desire to remain at this location. The citizens that shop this store deserve to have the same experience as any other person at any other store. In order to make this happen, the proposed project will need to move forward which means the requested conditional use will need to be approved. Menards is excited for this opportunity and hopes that the city and community is as equally excited.

Variance Application – Menard, Inc.

1115-1155 County Road B East & 2280 Maplewood Drive North

Narrative:

Menard, Inc. (“Menards”) is requesting approval of the following variances to the city zoning code: i) Section 44-20(6) – reduce building setbacks to: a) 0’ setback from County Road B (corner of accessory building); b) 0’ setback from Maplewood Drive (main building); c) 30’ setback from eastern property line (main building and accessory building); ii) Section 44-17 – reduce required parking to 430 stalls; iii) Section 44-19 parking lot setback to decrease distance from residential to: a) 10’ along south property line which borders residential; b) 10’ to west property line which borders residential; c) 5’ to east property line which borders residential; and iv) Section 44-1242 shoreland development standards to increase allowable overlay impervious area to 100% for parcels 092922430011 (1115 County Road B East), 092922430010 (1127 County Road B East), and 092922430009 (1133 County Road B East).

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Overall, it is Menards desire to remain at this location. The citizens that shop this store deserve to have the same experience as any other person at any other store. In order to make this happen, the proposed project will need to move forward which means the requested variances will need to be approved. Menards is excited for this opportunity and hopes that the city and community is as equally excited.

Variance Standards

Consistent with the comprehensive plan.

These requests are to allow for a new Menards retail store. This use is consistent with the current use set forth in the comprehensive plan for the current Menards lot. In tandem with this request, a request to amend the comprehensive plan for the six residential houses is being filed. Once approved, this request will be consistent with the comprehensive plan for those residential properties.

Landowner proposes to use the property in a reasonable manner not permitted by an official control:

The proposed use is a new Menards retail store. This is a reasonable manner for all properties (rezone and comprehensive plan amendments for residential properties have been filed in tandem with this request). Due to the size, shape and utility restrictions existing on the property, a new Menards store is not possible without the requested variances.

The plight of the landowner is due to circumstances unique to the property:

The plight for this request is due to a few different items that are unique to the property. First there is a 60' gas main easement that runs through the middle of the property. This divides the property in half restricting any movement of structures. ROW exists to the north of the site and a successful business operates to the east, both impeding any shift those directions. The only options was to move south which is also restricting by another ROW.

The Plight is not created by the landowner:

Menards has operated at this site for over 30 years. The size of the building and overall operation of the store has changed dramatically since then. Although the property worked initially for the store, it does not anymore. Therefore additional property plus variances to the zoning code are required in order to accommodate the new store. The gas easement and ROWs were in place prior to Menards wanting to construct a current prototype.

The variance, if granted, will not alter the essential character of the locality:

Menards operates a retail store today and they will operate a retail store when the project concludes. A new accessory building will be constructed however that is a positive as it will help contain any noise and light within the yard. Although setbacks to the property lines are being reduced as part of this request there is roughly fifteen feet of green space in the ROW that will help ease the transition. The exterior of the accessory building has been upgraded and new trees and landscaping are being added around the perimeter which will be well maintained. All of these items will ease the transition between commercial and residential meaning that neighboring property owners will be able to utilize their properties as they do today with very little, if any, change therefore not altering the essential character of the locality.