

To: Michael Martin
City of Maplewood

From: Ben Johnson, P.E.
Kimley-Horn

Date: August 21, 2020

Subject: **Raising Cane's Maplewood Submittal**
3065 White Bear Avenue, Maplewood, MN

INTRODUCTION

Raising Cane's seeks to redevelop an existing parcel located at the northwest quadrant of the intersection of White Bear Avenue and Woodlyn Avenue. The site consist of an existing jewelry store and is northeast of the Maplewood Mall. The site has shared access with adjacent properties and underlying agreements with the adjacent Mall properties. The proposed redevelopment consists of demolishing the existing site and constructing a Raising Cane's Restaurant, associated parking, landscaping, utilities, and stormwater management system. The restaurant is planned to open September of 2021. The total property area is 1.07 acres, but when described less for right-of-way purposes, the property is 1.00 acres. This narrative is meant to provide background on the proposed use as part of the Community Design Review Board Application

BUILDING OPERATIONS

- Building Size: 3,736 square feet
- Type of Business/Activity: restaurant with drive-thru
- Expected Activities on the Site: fast-casual restaurant with associated drive-thru and parking, landscaping, utilities, and stormwater management system
- Number of Employees-Initial: 13 per shift with a total of approximately 50 (settles in at apx 8-12 per shift after honeymoon period)
- Max. Number of Anticipated Customers/Meals: 1300 per day
- Hours of Operation: Sunday through Thursday: 10 a.m. –12 a.m.; Friday and Saturday: 10 a.m. –12 a.m.
- Parking: 33 parking stalls are being provided for customer and employee parking

EXISTING CONDITONS

The proposed site is within the Business Commercial district and the property has some overall agreements with the Maplewood Mall. The site is encumbered by an existing overhead transmission line which limits the portion of the property where buildings can be constructed. The existing building is built outside of this easement, and the new building will also be constructed outside of the easement. There is an existing gas line that serves Maplewood mall that also runs through the site, and is proposed to remain.

SUMMARY

Proposed Use

The proposed development will only slightly differ in proposed use from the PD site plan. We are proposing a fast-casual restaurant with a small patio in lieu of a sit-down restaurant.

Site Plan

The site plan is a permitted use in the Business Commercial district. The existing site has paved impervious surfaces within the 5' pavement setback on the west side of the site which will be maintained in the proposed conditions. Five foot minimum setbacks will be maintained on the east and south property lines.

Benefits of the Proposed Use

Raising Cane's will have a positive impact on the surrounding properties. It will attract more customers to adjacent properties and the mall. It will increase the tax-base by providing a high-quality business in a place where there is currently a jewelry store. Raising Cane's has a reputation of designing and building high-quality restaurants. Building materials are of a higher grade than typical fast-casual restaurants. The landscaping is above and beyond code requirements with the intent to enhance the customer's experience. Ongoing site and building maintenance is a priority for Raising Cane's to sustain a positive experience for its customers.

Furthermore, Cane's prefers to customize each of its buildings to be 'your' Cane's. Cane's will partner with a variety of local schools, sports teams, community organizations, etc. for fundraising and other support. This is integral to Cane's mission of truly being a part of the community.

The proposed Raising Cane's will have a stormwater management system that will provide stormwater runoff rate control and water quality improvements to the site. Raising Cane's will be connecting to the City's water and sanitary services. This provides additional treatment and operation funds for the City systems.

The proposed restaurant will be an asset to the community by establishing an attractive and popular restaurant, supporting community organizations, increasing customer traffic to the existing area shops, and expanding tax base and jobs.

Should you have any questions or comments, please do not hesitate to contact me at 612-326-9506, or by email at Benjamin.johnson@kimley-horn.com.

Sincerely,



Benjamin R. Johnson, P.E.