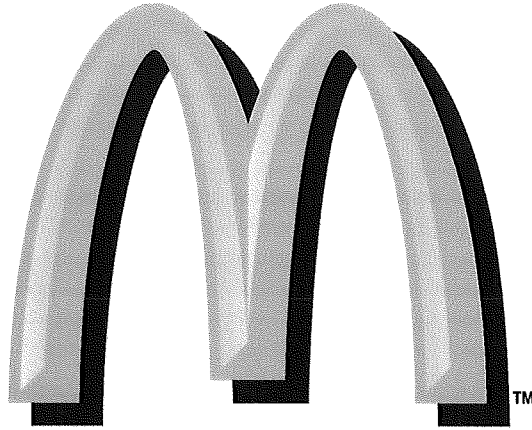


McDonalds USA, LLC



Ramsey, MN

**APPLICATION FOR
SITE PLAN AND
CONDITIONAL USE PERMIT**

November 29, 2012

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• L A N D F O R M •
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From Site to Finish

INTRODUCTION

On behalf of McDonalds USA, LLC, Landform is pleased to submit this application for site plan and conditional use permit approval to allow construction of a new restaurant on Lot 4, Block 1, COR TWO. The 1.36-acre site is part of a plat that was approved by the City of Ramsey and given conceptual site plan review as part of those approvals. This site plan is consistent with Development Plan 6.1, which was approved by the Ramsey HRA and incorporated into the COR Design Framework.

SITE PLAN

Restaurants and Uses with Drive-thrus are both permitted uses in the COR-2 District, subject to the standards in Section 117-118 of the Zoning Ordinance and the standards in the COR Design Framework. The COR Design Framework was developed with the acknowledgement that the urban core with the traditional pedestrian oriented streetscape would be focused in COR-1. The COR-2 district was developed to accommodate auto-oriented uses such as this and the design guidelines included the flexibility to allow a wide variety of users in this area.

This parcel is part of the COR TWO subdivision which is uniquely challenged due to existing conditions related to public streets, internal access drives, existing buildings to the south and an approved (but not yet constructed) building to the east. We have prepared a site plan that complies with The COR Design Framework while addressing these site constraints.

When the COR TWO subdivision was approved, there was discussion about the fact that this subdivision was created to allow a campus-like setting within The COR and provide a global fix for a number of existing conditions that make development challenging. The buildings within this subdivision are oriented around an internal drive rather than the surrounding public streets. This design was influenced by a number of factors, including the fact that Armstrong Boulevard and Sunwood Drive are 4-6 lane roads with limited access. While the City has worked to create an environment that is inviting to automobile drivers, bicyclists and pedestrians, this limited access to primary roads necessitated the development of an internal street. Our building entrance, like any other campus setting, is oriented to this internal drive. Additionally, this internal drive allowed the existing retail/office building on Lot 2 to be part of this campus environment and take advantage of shared parking opportunities with the new Wiser Choice Liquor Store building on Lot 3, thereby, solving an existing parking problem for those businesses.

Due to the need for vehicles to maneuver around the site, the buildings cannot be constructed at the build-to line. However, the Framework anticipated this type of situation and provided a tool to create a street edge through the use of a stone and decorative aluminum fence as shown on our plans. The Framework states that when this street edge is used, the fencing edge should be 40% of the frontage. Our plans show that the fence edging covers 42% of the street frontage on Sunwood Drive. This exceeds ordinance requirements. The

fencing will offer breaks to open views into the site and provide a sidewalk connection to the front door of the building. This will create a strong, yet inviting, street edge.

Drive-Thru Operation

Section 117-118 of the Zoning Ordinance allows drive-thrus as a permitted use, subject to 7 conditions. Our proposal meets the spirit of those conditions as outlined below:

1. *Drive-thru lanes are not permitted in the front yard or within the front build-to-line.*

As noted earlier, this portion of the development is designed to function more as a campus. The buildings are oriented to the internal drive rather than the public street. In order to maintain efficient internal movements, we are requesting flexibility to allow the drive-thru on the north side of the building.

2. *Adequate stacking distance of not less than five vehicles shall be provided. A site plan shall be prepared to demonstrate provision for stacking space does not interfere with other drive areas, parking spaces, sidewalks or pedestrian access to the main entry of the building.*

The site plan exceeds these minimum standards.

3. *Electronic speaker devices, if used, shall not be audible beyond the property being served and shall not be operated between the hours of 10:00 p.m. and 7:00 a.m.*

We believe this standard directly conflicts with the COR Design Framework, which states that the COR-2 district "mix of uses within individual blocks, including retail, restaurant and residential, further enhances this model, addresses design character/aesthetics and promotes activity throughout much of the day and evening hours". The COR zoning standards allow 24 hour operation of gas stations and the approved 24 hour operation for the Super America adjacent to this site. We have spoken to staff and agree that the intent was to allow extended hours through a conditional use permit. We request approval of a conditional use permit to allow 24-hour operation of the drive-thru. The site is adjacent to major roadways and is not near any residential land uses; therefore, the impact would be minimal in this commercial district.

4. *Screening shall be provided of automobile headlights in the drive-thru land to windows and doors of adjacent uses. Such screen shall be at least three feet in height at installation and fully opaque, consisting of a wall, fence, dense vegetation, berm or grade change.*

The drive-thru will be oriented so that it is not adjacent to windows or doors of other uses.

5. *A bypass lane shall be provided for each drive-thru use, allowing cars to leave the drive-thru land from the stacking area.*

This is a double-drive through and a bypass lane is provided as required.

6. *Within the COR-2 and COR-3 subdistricts there shall be no more than one drive-thru land serving a given use.*

N/A

7. *Within the COR-2b subdistrict there shall be no more than two drive-thru lands serving a given use.*
The proposed double drive-thru complies.

SUMMARY

We respectfully request approval of the site plan and conditional use permit to allow construction of the McDonald's restaurant on Lot 4, Block 1, COR TWO with 24-hour operation. This project meets the spirit and intent of the COR-2b district within a campus-like setting. We look forward to Planning Commission review on January 3rd and City Council action at the special meeting on January 22nd.

CONTACT INFORMATION

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