ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** CVS Pharmacy **FILE #** 15-180-427
2. **APPLICANT:** Velmeir Companies **HEARING DATE:** December 10, 2015
3. **TYPE OF APPLICATION:** Conditional Use Permit
4. **LOCATION:** 30 Fairview Ave S, NE corner at Grand Avenue
5. **PIN & LEGAL DESCRIPTION:** 042823420027, Elmer & Morrison's RE Lots 11 Thru Lot 16 Block 3
6. **PLANNING DISTRICT:** 14 **PRESENT ZONING:** T2
7. **ZONING CODE REFERENCE:** §65.513, §61.501, §61.502
8. **STAFF REPORT DATE:** 12/3/15 (Revised 12/21/15) **BY:** Mike Richardson
9. **DATE RECEIVED:** November 19, 2015 **60-DAY DEADLINE FOR ACTION:** January 18, 2016

A. **PURPOSE:** Conditional use permit for drive-through service with modification of special conditions requiring drive-through lanes and service windows to be at least 60 feet from residential property and requiring drive-through lanes not to be between the principal structure and a public street.

B. **PARCEL SIZE:** ~200' (Fairview) x ~241.2' (Grand) = 48,240 SF

C. **EXISTING LAND USE:** C-Grocery Store

D. **SURROUNDING LAND USE:**

North: Single Family Detached (R3) across alley

East: Multifamily Residential (RM2)

South: Retail (T2) and Multifamily Residential (RM2) across Grand Ave.

West: Retail (T2) and Single Family Detached (RT1) across Fairview Ave. S

E. **ZONING CODE CITATION:** §65.513 sets standards and conditions for drive-through sales and services; §61.501 lists general conditions that must be met by all conditional uses; §61.502 authorizes the planning commission to modify any or all special conditions after making specified findings.

F. **HISTORY/DISCUSSION:** In 1985, a site plan was approved for R.C. Dick's Foods, which included the addition of the compactor, loading dock, and wall at the south end (Grand Ave) of the building. The site plan for Whole Foods was approved in December of 1994. The zoning was B2 at the time of both of these approvals. The West Grand Zoning Study (Ord 13-36) was adopted by City Council in 2013 and resulted in a rezoning of the parcel from B2 to T2. During discussion at the public hearing on December 10, the Zoning Committee voted to lay over discussion until the following meeting to allow the applicant to revise plans based on their concerns regarding pedestrian access and safety. Revised plans are attached to this packet and include an improved east-west connection from the northwest corner of the property, a modified planting plan, and line-of-sight triangles.

G. **DISTRICT COUNCIL RECOMMENDATION:** District 14 does NOT support granting the modifications to the Conditional Use Permit.

H. **FINDINGS:**

1. Velmeir Companies is proposing to renovate an existing Whole Foods grocery store at 30 Fairview Avenue S for a CVS pharmacy and second retail user. The applicant is proposing to demolish part of the south side of the building facing Grand Avenue to construct a drive-through. The addition of a drive-through to the site requires a conditional use permit. The applicant is requesting modification of the conditions of the CUP to accommodate existing site conditions. The requested modifications relate to the proximity of drive-through elements to residential property and the location of the drive-through as it relates to the building and the street.
2. §65.513 lists five standards and conditions for all drive-through sales and services and two that are specific to T2 districts:
   (a) *Drive-through lanes and service windows shall be located to the side or rear of buildings, shall not be located between the principal structure and a public street, and shall be at least*

sixty (60) feet from the closest point of any residentially zoned property or property occupied with a one-, two-, or multiple-family dwelling. This condition is not met. The proposed drive-through is located between the south side of the building and Grand Avenue. The eastern edge of the drive-through lane is eight (8) feet from the lot line of the multifamily residential property to the east. The applicant has requested a modification of this condition.

(b) *Points of vehicular ingress and egress shall be located at least sixty (60) feet from the intersection of two streets and at least sixty (60) feet from abutting residentially zoned property.* This condition is not met. While the westernmost curb cut on the Grand Avenue side is approximately eighty (80) feet from the intersection, the eastern curb cut of the drive-through lane is eight (8) feet from abutting residentially zoned property to the east. The applicant has requested a modification of this condition.

(c) *Speaker box sounds from the drive-through lane shall not be plainly audible so as to unreasonably disturb the peace and quiet of abutting residential property.* This condition is met. While there will be a microphone and speaker system, customers would conduct their business directly in front of the service window. The volume of the speaker would be minimal, as medically sensitive information could be shared during the transaction.

(d) *A six-foot buffer area with screen planting and an obscuring wall or fence shall be required along any property line adjoining an existing residence or residentially zoned property.* This condition is met. The site plan shows an eight (8) foot planted buffer adjacent to the residentially zoned property to the east.

(e) *Stacking spaces shall be provided for each drive-through lane. Banks, credit unions, and fast-food restaurants shall provide a minimum of four (4) stacking spaces per drive-through lane. Stacking spaces for all other uses shall be determined by the zoning administrator.* This condition is met. The zoning administrator's office has reviewed the plan and determined that stacking spaces are sufficient.

Additional conditions in the T2 traditional neighborhood district:

(f) *There shall be no more than one (1) drive-through lane and no more than two (2) drive-through service windows, with the exception of banks, which may have no more than three (3) drive-through lanes.* This condition is met. The site plan shows one (1) drive-through lane and one (1) service window.

(g) *The number of curb cuts shall be minimized. In light rail station areas, there shall generally be no more than one (1) curb cut on a block face per drive-through. Drive-through sales and services are prohibited along the entire length of block faces adjacent to light rail transit station platforms.* This condition is met. The entry curb cut serves both the drive-through and the parking lot, and there is a single curb cut for the drive-through exit. The site plan shows that an existing curb cut on Grand Avenue closer to the intersection will be eliminated, resulting in two total curb cuts.

3. §61.501 lists five standards that all conditional uses must satisfy:

(a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* Land Use Policy 1.47 calls for streets in compact commercial areas to conform to certain criteria, including increased streetscape amenities. While the site plan shows the addition of elements that would increase streetscape amenities, the drive-through has the potential to introduce pedestrian-vehicular conflicts. Land Use Policy 1.45 identifies safety for pedestrians as an important part of vital and attractive commercial areas. In the current Macalester-Groveland Community Plan, Public Utilities Policy #2 is to maintain and enhance public ways to ensure safe and effective public usage. The proposed Macalester-Groveland Community Plan Update encourages reinvestment in rehabilitation of existing buildings (LU3.3). The use can be in substantial compliance with the Comprehensive Plan, subject to site plan approval by the City Traffic Engineer as it relates to traffic and pedestrian safety

during the site plan review process, and any conditions added to the site plan approval to ensure this.

(b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The site plan shows the closure of the curb cut closest to the intersection. The drive-through exit would be one way to the street and would not negatively impact the flow of traffic within the public street.

(c) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is not met. While the use of the building itself as proposed would be consistent with the character of the immediate neighborhood, the addition of a drive-through in the proposed location would not. Based on a visual survey of Grand Avenue between Snelling to the east and Cleveland to the west, the only drive-through is at the bank at 1827 Grand Avenue. This drive-through is located to the side and rear of the property, is set back approximately 80' from the curb cut, and is not located between the building and the street. Therefore, the proposed drive-through would be unique within the neighboring corridor. While the site plan shows additional landscaping near the drive-through and the removal of a compactor, loading dock, and screen wall, the addition of drive-through circulation could result in increased vehicular-pedestrian conflicts at the south end of the building.

(d) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The Land Use Chapter of the Comprehensive Plan identifies the Fairview and Grand intersection as a commercial node at the west end of a Mixed Use Corridor. Considering this designation and the surrounding zoning districts, the addition of a drive-through would not prevent normal and orderly development of the surrounding property.

(e) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition can be met. If conditions noted in findings 2(a) and 2(b) are modified, the use will conform to the applicable regulations of the district in which it is located.

4. The planning commission may approve modifications of special conditions when specific criteria of §61.502 are met: *strict application of such special conditions would unreasonably limit or prevent otherwise lawful use of a piece of property or an existing structure and would result in exceptional undue hardship to the owner of such property or structure; provided, that such modification will not impair the intent and purpose of such special condition and is consistent with health, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property.* Three modifications are requested: 1) placing the drive-through between the building and Grand Avenue; 2) placing the drive-through lane eight (8) feet from the residentially zoned property to the east; 3) placing vehicle ingress and egress eight (8) feet from the residentially zoned property to the east.

   The criteria in §61.502 for modification of these special conditions are not met. The existing building introduces constraints within which the applicant must work. Due to spatial limitations on other sides of the building, the location of the drive-through on the site plan is the only possible location where one could be located. The applicant has demonstrated a good effort to design the landscaping and vehicular ingress and egress to reduce the impact on the adjacent residential property. However, while a drive-through is a common accessory use for the operation of a pharmacy, it can operate without a drive-through. For example, the CVS pharmacy at the corner of Grand Avenue and Oxford Street and the Walgreens at Grand Avenue and Grotto Street do not have drive-through lanes. Therefore, strict application of the special conditions would not unreasonably limit or prevent otherwise lawful use of the property and existing structure, and would not result in exceptional undue hardship to the owner of the property. There is also a potential safety hazard introduced when drive-through circulation is crossed with pedestrian movement on the sidewalk.

I. **STAFF RECOMMENDATION:** Based on Finding 4 that strict application of the special conditions *would not unreasonably limit or prevent otherwise lawful use* of the property and existing structure, Findings 2(a) and 2(b) that the location of the drive-through in relation to the building, street, and residential property does not meet the required conditions of drive-through lanes in T2 districts, and Finding 3(c) that the drive-through as proposed would be detrimental to the existing character of the development in the immediate neighborhood, staff recommends denial of the conditional use permit for drive-through service with modification of special conditions requiring drive-through lanes and service windows to be at least 60 feet from residential property and requiring drive-through lanes not to be between the principal structure and a public street.

CONDITIONAL USE PERMIT APPLICATION
Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

PD-14

Zoning Office Use Only
File #:
Fee:
Tentative Hearing Date: ~~12-10-15~~

04282342 0027

APPLICANT

Name: Velmeir Companies Email: kmcghee@velmeir.com
Address: 5757 West Maple Road, Suite 800
City: West Bloomfield State: MI Zip: 48322 Daytime Phone: 612.308.3560
Name of Owner (if different): Grand & Fairview, LLC, Bob Olson
Contact Person (if different): Brian Alton Phone: 651.290.0301

PROPERTY LOCATION

Address/Location: 30 Fairview Ave. S., St. Paul, MN 55105
Legal Description: Lot 11-16, Block 3, Elmer & Morrison's rearrangement of part of Macalester Park
Current Zoning: T2
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Chapter 65, Section 66, Paragraph 321, of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

Please see attached.

☒ Required Site Plan is attached

Applicant's Signature: Kevin McGhee Date: 11-16-15 City Agent: pdd 11/16/15

Rev 9/4/14

Attachment to Application for Conditional Use Permit
Property address: 30 Fairview Ave. South, St. Paul, MN
November 16, 2015

Conditional Use Permit

Drive through service facility (Sec. 66.321)
&
Modifications of Conditions (Sec. 65.513):
Drive through located between building and street and within required yard
Drive through window and egress closer than 60 feet to residential

The existing occupant of the building, Whole Foods, will be moving to a new store at Snelling and Selby. The building will be completely renovated for a CVS pharmacy and another retail user of a small portion. The applicant is requesting a conditional use permit for a drive through so that the property can be renovated for a new pharmacy. The applicant also requests a modification of the conditions for the CUP to accommodate the existing conditions.

Sec. 61.501. - Conditional use permit, general standards

1. *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable sub-area plans which were approved by the city council.*

   The continued use of the property for retail use with a new drive through will be in substantial compliance with the Saint Paul Comprehensive Plan. The drive through facility will be located at an area of the building that is now used as a loading dock for semi trucks and a trash compacter. The drive through will be carefully designed, screened, landscaped and separated from Grand Avenue and the adjoining residential property to the East.

   The CUP is consistent with certain of the Recommendations of the Macalester Groveland Community Plan (Adopted October 3, 2001). It is also consistent with the 2015 Macalester Groveland Community Plan. (For example: Promote diversity and accessibility of goods and services (EBD2); and Encourage reinvestment in rehabilitation of existing buildings (Lu3.3)).

2. *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.*

   The proposed plan provides adequate ingress and egress to minimize congestion. An existing access close to the intersection will be moved farther away.

   The location of the drive through facility and design of the site provides the required stacking space for cars. This will prevent conflicts with ingress and egress in the parking lot.

   The new use of the property will generate substantially less traffic than the current grocery store.

3. *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.*

The proposed new drive through facility will accommodate customers who desire to have the convenience of a drive through for filing prescriptions. The renovation of the building will improve the existing character of the neighborhood and not endanger public health, safety or general welfare. There will be more open space along Grand Avenue that will improve the appearance for the neighboring property. The improved landscaping, and other amenities will improve the appearance of the site.

The upgrades to the property will be done in compliance with standards and other conditions for property located in T2 zoning districts.

The redesigned drive through will improve on the existing situation and lessen the impact on the nearby residential properties.

The amount of impervious surface will be decreased and amount of landscaping will be increased. The number of parking spaces in the parking lot will be decreased.

4. *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

   The design proposed for the renovation of the building will not impede the normal and orderly development of the surrounding properties.

5. *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

   The drive through service facility for the pharmacy will in all other respects conform to the applicable regulations of this district.

Sec. Sec. 65.513. - Drive-through sales and services, primary and accessory

Standards and conditions:

(a) Drive-through lanes and service windows shall be … at least sixty (60) feet from the closest point of any residentially zoned property.

(b) Points of vehicular ingress and egress shall be located at least sixty (60) feet from … from abutting residentially zoned property.

The applicant wishes to modify the conditions relating to the proximity of the drive through to the neighboring property next door. There is no other location for the drive through on the property. The location of the existing building abutting the apartment building next door requires that the drive through and entrance be within the required 60 feet.

Strict application of the conditions would unreasonably prevent otherwise lawful use of the existing structure and would result in exceptional undue hardship.

CVS

Details on operation per Brian Alton message 12/3/15 12:00 PM

RE: 15-180427

STORE HOURS

Anticipate that store hours would be similar to the other CVS on Grand

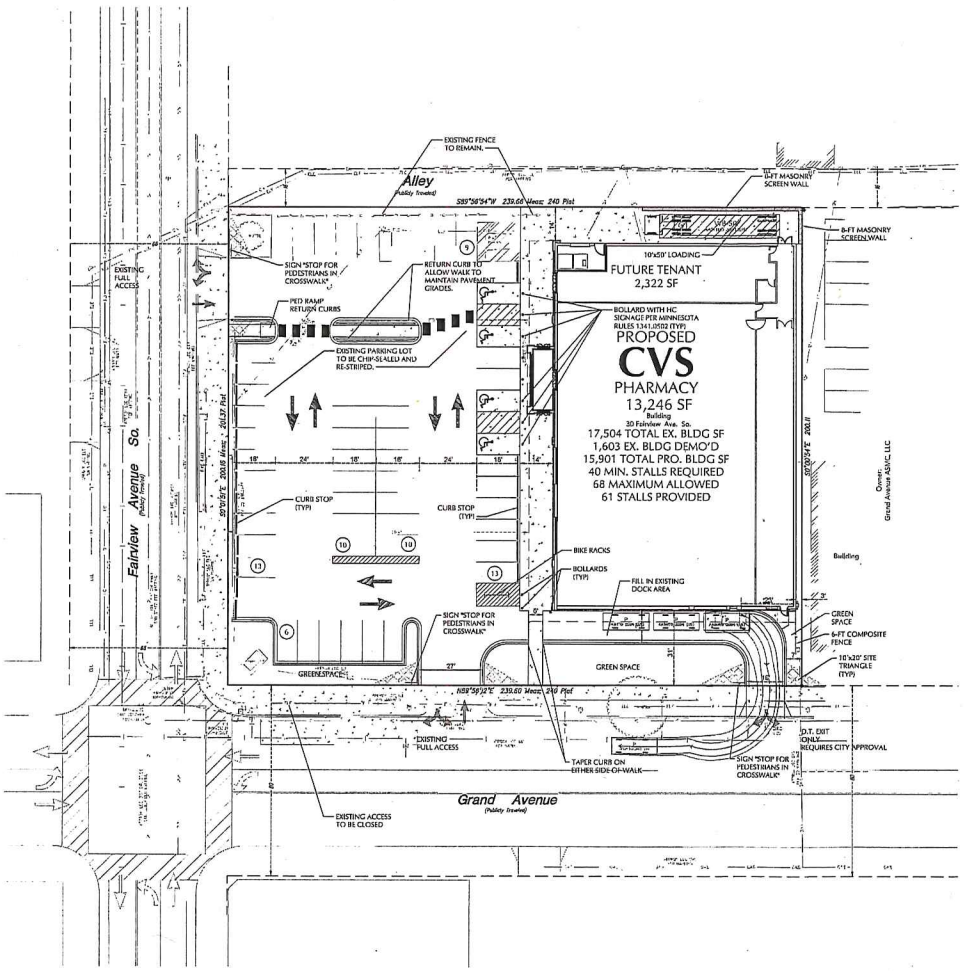
Store: 7AM until 10PM, 7 days per week

Pharmacy/Drive-Through:	8AM – 9PM M-F
	8AM – 6PM Sat
	10AM – 6PM Sun

SPEAKER BOX

There would not be a separate box, but there would be a microphone and small speaker at the window. The volume would not be loud, as there is potentially sensitive information communicated there.

MR



SITE DATA

ZONING

CURRENT ZONING: TS - TRANSITIONAL NEIGHBORHOOD
PROPOSED ZONING: TS - TRANSITIONAL NEIGHBORHOOD
OVERLAY DISTRICT: NONE

AREA
TOTAL SITE AREA: 47,959 SF, 1.10 ACRES

	EXISTING	PROPOSED
IMPERVIOUS SURFACE AREA:	46,350 SF, 1.06 ACRES	44,066 SF, 1.01 ACRES
PERVIOUS SURFACE AREA:	1,609 SF, 0.04 ACRES	3,893 SF, 0.09 ACRES

SETBACKS-PARKING
FRONT YARD: 7 FT
STREET SIDE SETBACK: 7 FT

PARKING
SURFACE REGULAR STALLS: 57 STALLS
SURFACE ACCESSIBLE STALLS: 4 STALLS
TOTAL SURFACE STALLS: 61 STALLS

SITE PLAN NOTES

1. BACKGROUND INFORMATION IS BASED ON A FIELD SURVEY BY LOUCKS ASSOCIATES AND RECORD UTILITY DRAWINGS FROM THE CITY OF ST PAUL. LOUCKS ASSOCIATES DOES NOT GUARANTEE THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.

2. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.

3. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.

4. CONTRACTOR SHALL OBTAIN A CITY & COUNTY PERMIT FOR OBSTRUCTIONS AND WORK WITHIN RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION.

5. ALL DIMENSIONS ARE SHOWN TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

6. PROVIDE A 3 FOOT TAPER AT ALL CURB TERMINI.

7. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE REQUIREMENTS OF THE CITY. SEE LANDSCAPE AND ARCHITECTURAL PLANS FOR ANY ADDITIONAL HARDSCAPE APPLICATIONS.

8. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPT. AND THE CONSTRUCTION ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE STREET RIGHT OF WAY (SIDEWALK, STREET OR DRIVEWAYS)

9. ANY SIGN OR FIXTURES REMOVED WITH IN THE RIGHT OF WAY OR AS PART OF THE SITE WORK SHALL BE REPLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY REQUIREMENTS. THE CONTRACTOR SHALL PRESERVE AND MAINTAIN ANY EXISTING STREET LIGHTS AND TRAFFIC SIGNS PER THE REQUIREMENTS OF THE CITY.

10. A SIGNIFICANT PORTION OF SITE IMPROVEMENTS NOT SHOWN ON THIS SHEET ARE DESCRIBED AND PROVIDED IN FURTHER DETAIL ON THE ARCHITECTURAL AND LANDSCAPE PLANS. THIS INCLUDES LANDSCAPING, LIGHTING AND OTHER FIXTURES.

11. B612 CONCRETE CURB AND GUTTER SHALL BE INSTALLED AT THE EDGE OF ALL COMMON DRIVES AND PARKING LOTS WITHIN THE SITE, UNLESS NOTED OTHERWISE.

12. ALL PARKING LOT PAVEMENT MARKINGS SHALL BE 4" WIDE WHITE PAINTED STRIPING.

13. DISABLED PARKING SIGNAGE & PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH ADA & MINNESOTA RULES 1341.0502.

14. CITY ENGINEERING STAFF MUST BE PRESENT TO INSPECT ALL CONCRETE FORMS IN PUBLIC RIGHT-OF-WAY PRIOR TO POUR. MINIMUM 24 HOUR NOTICE REQUIRED.

15. "NO PARKING FIRE LANE" SIGNS MUST BE INSTALLED AS INDICATED BY THE CITY FIRE CHIEF. VERIFY EXACT LOCATIONS AND NUMBER OF REQUIRED SIGNS WITH THE CITY FIRE CHIEF. SIGNAGE MUST BE INSTALLED PRIOR TO THE FINAL OCCUPANCY INSPECTION.

WARNING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

CVS pharmacy®
Modified Existing Building
13246 - Side Drive-Thru

CVS STORE # TBD

NEC GRAND AVE
FAIRVIEW AVE
ST PAUL, MN

CVS CS # 86834

ARCHITECT OF RECORD
NORR

CONSULTANT:
LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

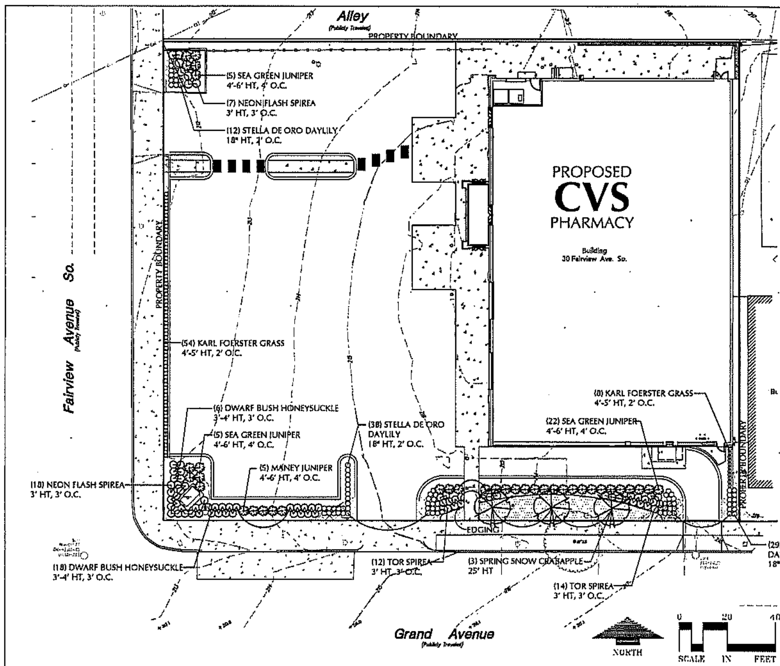
DEVELOPER:
VELMEIR COMPANIES
Your Partner in Development
5757 W. Maple, Suite 800
West Bloomfield, MI 48322
Ph-248-539-7997

SEAL:

REVISIONS:
11/16/15 CUP/Variance Application
12/17/15 Revised CUP

DRAWN BY: WBS
DATE: 12/17/15
JOB NUMBER: 14623
TITLE: SITE PLAN
SHEET NUMBER: C2-1
COMMENTS:

Plotted: 12/17/2015 12:25 PM W:\0914\14623\CADD DATA\CVS\1 dwg\Sheet Files



LANDSCAPE PLAN

GENERAL NOTES

1. CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

2. VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

3. ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

4. CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS TO REMAIN DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

5. CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).

IRRIGATION NOTES

1. VERIFY PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

2. ALL LAWN AND PLANTING BEDS SHALL BE IRRIGATED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION.

3. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION. SYSTEM SHALL BE DESIGNED SO AS TO NOT SPRAY OVER ANY CONCRETE OR ASPHALT AREA. IRRIGATION SYSTEMS SHALL INCLUDE A BACKFLOW PREVENTER AND A MOISTURE SENSOR.

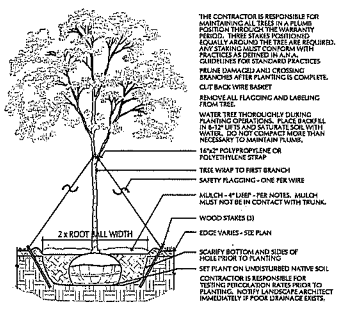
4. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

GROUNDCOVER NOTES:

SOD / TOPSOIL - SEE NOTES

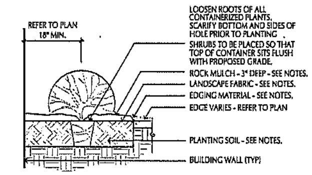
PLANT LIST:

	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
		ORNAMENTAL TREES			
SS	3	SPRING SNOW CRABAPPLE	Malus 'Spring Snow'	2" BB	
		CONIFEROUS SHRUBS			
SG	32	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	#5 CONT	4' O.C.
MJ	5	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT	4' O.C.
		DECIDUOUS SHRUBS			
NF	25	NEON FLASH SPIREA	Spirea japonica 'Neon Flash'	#2 CONT	3' O.C.
TS	26	TOR SPIREA	Spirea betulifolia 'Tor'	#2 CONT	3' O.C.
DB	24	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	#2 CONT	3' O.C.
		PERENNIALS / GRASSES			
SD	79	STELLA DE ORO DAYLILY	Hemerocallis 'Stella de Oro'	#1 CONT	2' O.C.
KF	62	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT	2' O.C.



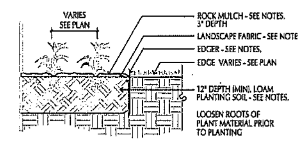
1 L1-1 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0"



2 L1-1 SHRUB PLANTING DETAIL

SCALE: 3/4" = 1'-0"



3 L1-1 PERENNIAL PLANTING

SCALE: 3/4" = 1'-0"

LANDSCAPE INSTALLATION

1. COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

2. NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

3. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

4. SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

5. ALL SODDED AREAS SHALL HAVE 4" OF TOPSOIL BORROW. TOPSOIL BORROW SHALL BE USDA CLASSIFICATION MEDIUM SANDY LOAM. THE TOPSOIL SHALL HAVE 50% TO 70% SAND BY WEIGHT, A SILT/CLAY RATIO OF 2/1 OR LESS WITH NO MORE THAN 15% TO 20% CLAY BY WEIGHT AND 12% TO 20% ORGANIC MATTER BY WEIGHT.

6. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.

8. PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

9. ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ALL TREES ARE REQUIRED TO BE STAKED WITH 3 STAKES SPACED EQUALLY AROUND THE TREES.

10. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

11. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

12. ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20-20 OF 12 OZ PER 2.5" CALIPER PER TREE AND 6 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.

13. ALL PLANTING AREAS RECEIVING GROUND COVER OR PERENNIALS SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

14. ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS.

16. BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS AND PERENNIALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

17. ALL PLANTING BEDS TO RECEIVE 3" DEEP QUARRY ROCK MULCH 3/4"-1-1/2" SIZE. ROCK MULCH SHALL BE PLACED OVER 3.5 OUNCE MINIMUM FIBER MAT WEED BARRIER.

18. ALL TREES NOT WITHIN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

19. SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL)PER MANUFACTURES RECOMMENDATIONS UNDER ALL MULCHED AREAS.

20. IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

21. CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

22. CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

23. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

24. WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

25. REPRODUCIBLE AS-BUILT DRAWING(S) OF ALL LANDSCAPE INSTALLATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

26. THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15. FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND FALL DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

27. LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

CVS pharmacy®

Modified Existing Building
13246 - Side Drive-Thru

CVS STORE # TBD

NEC GRAND AVE
FAIRVIEW AVE
ST PAUL, MN

CVS CS # 86834

ARCHITECT OF RECORD

NORR

CONSULTANT:

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

DEVELOPER:

VELMEIR COMPANIES

5757 W. Maple, Suite 800
West Bloomfield, MI 48322
Ph-248-539-7997

SEAL:

REVISIONS:
11/16/15 CUP/Variance Application

DRAWN BY: GAJ
DATE: 11/16/15
JOB NUMBER: 14623
TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L1-1

COMMENTS:

12/17

GRAND AVE. AND FAIRVIEW AVE., ST. PAUL, MN

AFTER CONDITION

December 2015

CVS PHARMACY

VELMEIR COMPANIES
Your Partner in Development

LOUCKS

CRITERIA CHECKLIST

PROJECT DATA	
PARKING REQUIRED (TOTAL BLDG)	MIN (1/400) = 40 / MAX (1.7 * MIN) = 68, 65 PROVIDED
STALL SIZE REQUIRED	9 FT x 18 FT REQUIRED – 9x18 PROVIDED
DRIVE AISLE WIDTH REQUIRED	ONE WAY | 12 FT . | TWO WAY 22' MIN., MAX UNDEFINED
PARKING PROVIDED	65 STALLS
DRIVE THRU STACKING REQUIRED	NA
TOT. LOADING PROVIDED	SHOWN ON PLAN
LAND INFORMATION	
LAND LOT	30 Fairview Ave S
PARCEL NUMBER	042823420027
BOUNDARY SURVEY	TAKEN FROM COUNTY GIS
TOPOGRAPHICAL SURVEY	DRAFTED FROM AERIAL PHOTO
ENVIRONMENTAL REPORT (PHASE I)	TBD
GEOTECHNICAL REPORT	TBD
DETENTION EVALUATION	TBD
CUT / FILL EVALUATION (APPROXIMATE)	TBD
OFF SITE IMPROVEMENTS	NA
TRAFFIC STUDY	NA
OVERLAY DISTRICTS	NONE
EASEMENTS	NONE
ZONING INFORMATION	
EXISTING ZONING	T2–TRADITIONAL NEIGHBORHOOD
PROPOSED ZONING	T2–TRADITIONAL NEIGHBORHOOD
RETAIL PERMITTED	☒ YES ☐ NO
CUP FOR DRIVE THRU	☒ YES ☐ NO
PLATTING REQUIRED	☐ YES ☒ NO
BUILDING HEIGHT LIMIT	30 FT

SETBACK INFORMATION	BUILDING	PARKING
PROPOSED FRONT SETBACK	MAXIMUM 15 FT STREET	7 FT
PROPOSED STREET SIDE SETBACK	MAXIMUM 15 FT STREET	7 FT
PROPOSED SIDE SETBACK	0 FT	6 FT FROM RESIDENTIAL
PROPOSED REAR SETBACK	0 FT	4 FT

OPERATIONS INFORMATION	
DRIVE–THRU ALLOWED	CUP REQUIRED
24–HOUR SERVICE ALLOWED	PERMITTED IN CURRENT ZONING
BEER / WINE SALES ALLOWED	NOT PERMITTED
MINUTE CLINIC ALLOWED AND PERMITTED USE	PERMITTED IN CURRENT ZONING
SIGNAGE LOCATIONS & REQUIREMENTS	PERMITTED
ACCESS INFORMATION	
CURB CUT REQUIREMENT	NA
ACCESS	EXISTING TO REMAIN
MEDIAN	☐ YES ☒ NO
DECELERATION LANES	NONE REQUIRED
LINES OF SIGHT REQUIREMENTS	NONE
JURISDICTIONAL CONTROL	NA

LANDSCAPING INFORMATION			
SITE LANDSCAPING	☒ YES	☐ NO	☐ SHOWN ON PLAN
15 S.F. OF GREEN ISLANDS (MIN. 4' IN WIDTH) PER 100 S.F. OF PAVEMENT–PER OVERALL DEVELOPMENT			

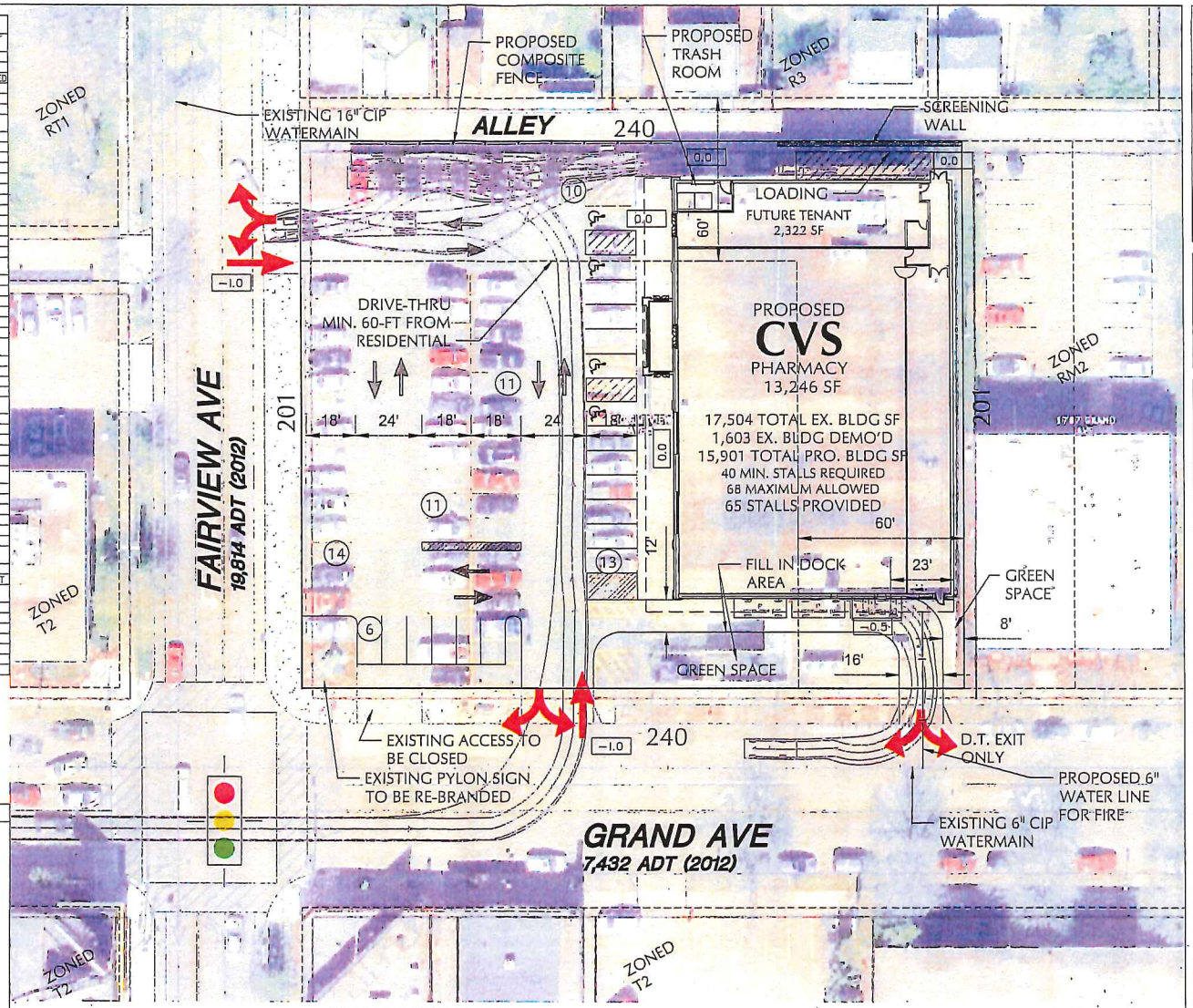
UTILITY INFORMATION			
GAS AVAILABILITY	☒ YES	☐ NO	☐ SHOWN ON PLAN
ELECTRIC AVAILABILITY	☒ YES	☐ NO	☐ SHOWN ON PLAN
TELEPHONE AVAIL.	☒ YES	☐ NO	☐ SHOWN ON PLAN
CABLE AVAILABILITY	☒ YES	☐ NO	☐ SHOWN ON PLAN
WATER AVAILABILITY	☒ YES	☐ NO	☐ SHOWN ON PLAN
SEWER AVAILABILITY	☒ YES	☐ NO	☐ SHOWN ON PLAN
STORM AVAILABILITY	☒ YES	☐ NO	☐ SHOWN ON PLAN

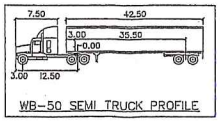
SITE RISK ASSESSMENT

1. DRIVE THRU LANES AND SERVICE WINDOWS SHALL BE LOCATED IN THE SIDE OR REAR OF THE BUILDINGS. DRIVE THRU LANES AND SERVICE WINDOWS SHALL BE LOCATED AT LEAST 60 FEET FROM RESIDENTIALLY ZONED PROPERTY. A VARIANCE IS REQUIRED FOR THE DRIVE THRU IN THE FRONT YARD & TO BE 27 FEET FROM RESIDENTIAL PROPERTY.
2. POINTS OF VEHICULAR INGRESS AND EGRESS FOR THE DRIVE THROUGH SHALL BE LOCATED AT LEAST SIXTY FEET FROM RESIDENTIALLY ZONED PROPERTY. A VARIANCE IS REQUIRED FOR THE DRIVE THROUGH EGRESS TO BE 8 FEET FROM RESIDENTIAL PROPERTY.
3. IN PEDESTRIAN–ORIENTED COMMERCIAL DISTRICTS, NEW STRUCTURES SHALL HAVE A MAXIMUM SETBACK OF 15' FROM THE FRONT LOT LINE. THIS EXISTING BUILDING MET THIS REQUIREMENT, BUT IN ORDER TO CONSTRUCT A DRIVE THROUGH, A PORTION OF THE BUILDING WILL BE REMOVED AND WILL NOW BE 124 FEET FROM THE FRONT LOT LINE. A VARIANCE WILL BE REQUIRED TO ALLOW THE BUILDING TO BE SETBACK 124 FEET.
4. OVERNIGHT DELIVERIES ONLY FOR THIS SITE LAYOUT.
5. DRIVE–THRU REQUIRES A CONDITIONAL USE PERMIT.
6. INTERNAL BALER IS REQUIRED.
7. INTERNAL TRASH ROOM IS REQUIRED.
8. THE INTERNAL GREEN REQUIREMENT IS NOT MET WITH THIS PLAN. IT IS UNCLEAR WHETHER THE CITY WILL REQUIRE THE EXISTING SITE TO COMPLY WITH NEW DEVELOPMENT CRITERIA.

NOTE: THE LOCAL JURISDICTION RESERVES THE RIGHT TO MAKE ANY CHANGES DEEMED NECESSARY UNTIL THE ISSUE OF THE CERTIFICATE OF OCCUPANCY.

NOTE: PROPERTY BOUNDARIES MAY CHANGE WITH THE COMPLETION OF THE ALTA SURVEY THIS CHANGE COULD AFFECT THE LAYOUT OF THE SITE.





WB–50 SEMI TRUCK PROFILE

NORTH

0 40
SCALE IN FEET

CVS pharmacy
AS-IS EXISTING BUILDING

CVS STORE # TBD
NEC GRAND AVE
FAIRVIEW AVE
ST PAUL, MN

CVS CS # 86834

ARCHITECT OF RECORD
NORR

CONSULTANT:
LOUCKS ASSOCIATES
Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental
7200 Hemlock Lane • Suite 300
Maple Grove, MN 55369
Telephone 763-424-5505
www.LoucksAssociates.com
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DEVELOPER:
VELMEIR COMPANIES
Partners in Development
5757 W. Maple, Suite 800
West Bloomfield, MI 48322
Ph-248-539-7997

SEAL:

REVISIONS:
11/13/14 SK-1 Submittal
03/03/15 Addition of Drive-Thru
03/18/15 Updated Architectural Building
03/26/15 Added Traffic Counts
04/22/15
Updated Building

DRAWN BY: WBS
DATE: 04/22/15
JOB NUMBER: 14623
TITLE:
SK-1 Overlay
SHEET NUMBER:
SK-1 Overlay
COMMENTS:
NOT RELEASED FOR CONSTRUCTION

Plotted: 01/22/2015 4:33 PM W:\2014\14623\CADD\ DATA\CVS

GRAND AVE. AND FAIRVIEW AVE., ST. PAUL, MN

November 2015

BEFORE CONDITION

CVS PHARMACY

VELMEIR COMPANIES
Partners In Development

LOUCKS

GRAND AVE. AND FAIRVIEW AVE., ST. PAUL, MN

November 2015

AFTER CONDITION

CVS PHARMACY

VELMEIR COMPANIES
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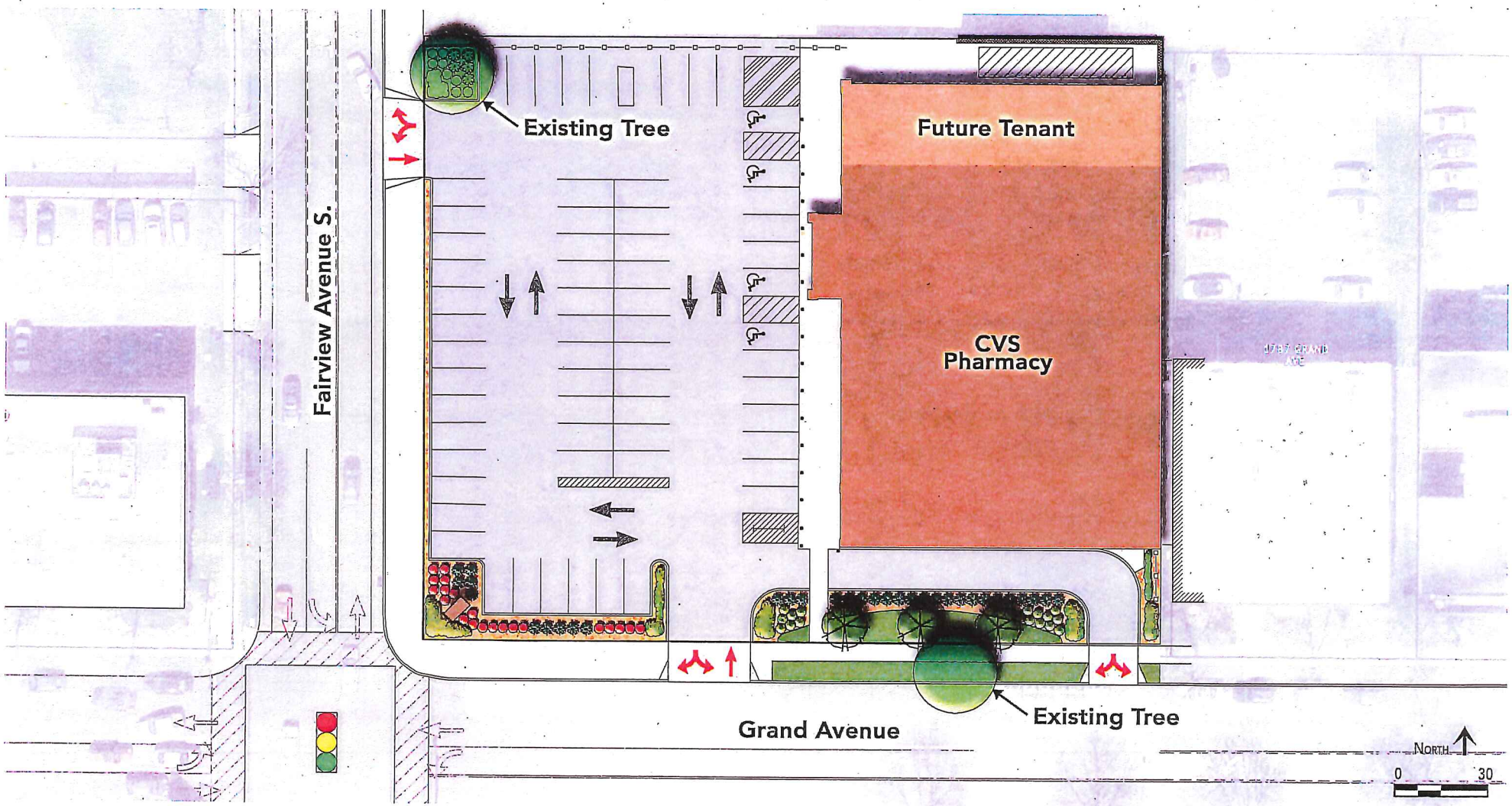


GRAND AVE. AND FAIRVIEW AVE., ST. PAUL, MN

November 2015

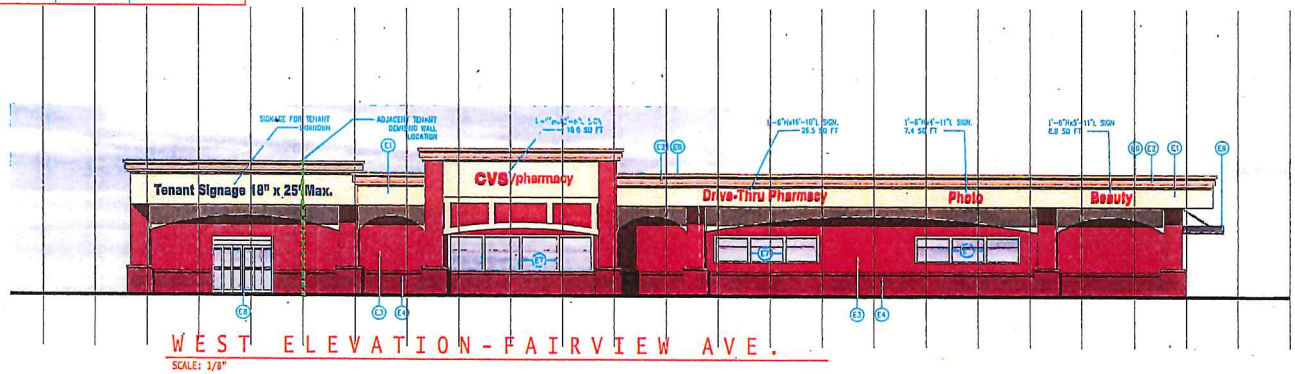
LANDSCAPE RENDERING

CVS PHARMACY

VELMEIR COMPANIES
Partners In Development

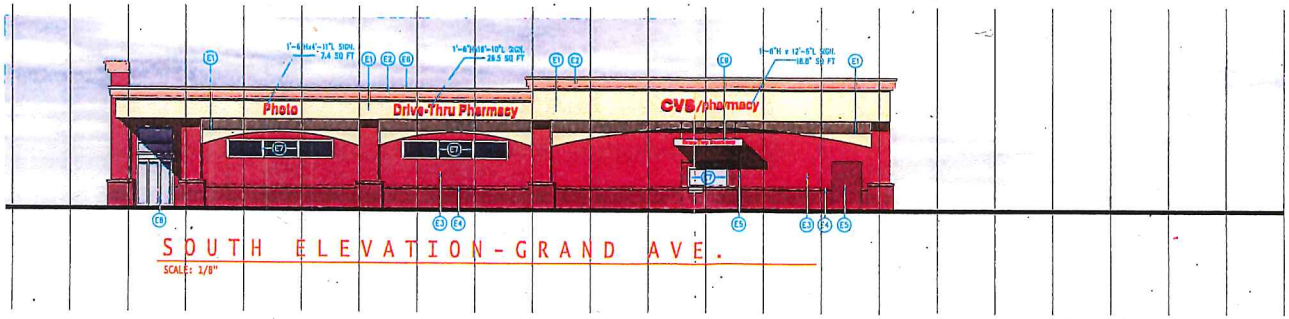
LOUCKS

EXTERIOR FINISH SCHEDULE					
TAG	MATERIAL / DESCRIPTION	MFR	STYLE/ CAT NO.	COLOR	NOTES
E1	EIFS	STO THERM LOTUSAN	191 STOLIT LOTUSAN 1.5	NA04-0020 MEDIUM YELLOW	
E2	EIFS	STO THERM LOTUSAN	191 STOLIT LOTUSAN 1.5	NA05-0001 RAFFERTAL	
E3	EIFS	STO THERM LOTUSAN	191 STOLIT LOTUSAN 1.5	* NA-1534 WHITE	* FINISH PAINT: 2180 LOTUSAN, HA11-0003 "PINE HALL RED"
E4	BRICK VENEER	PINE HALL BRICK	MODULAR	GVS RED	MORTAR SPEC: CDM-113 DY CONSOLIDATED BRICK BUILDING SUPPLIES INC.
E5	PAINT	BENJAMIN MOORE		PAINT TO MATCH BRICK "E4"	
E6	PREFINISHED METAL			COLOR TO MATCH EIFS "E2"	COPING & CORNICE LIGHTING BREAK MTL
E7	ALUM STOREFRONT	SEE SPECS		CLEAR ANODIZED	
E8	ALUM AUTOMATIC DOOR	STANLEY		CLEAR ANODIZED	
E9	PRE-FABRICATED CANOPY	MAPES ARCHITECTURAL CANOPIES		CLEAR ANODIZED	



WEST ELEVATION-FAIRVIEW AVE.

SCALE: 1/8"



SOUTH ELEVATION-GRAND AVE.

SCALE: 1/8"

NORR
ARCHITECTS ENGINEERS PLANNERS
719 Griswold Street
Suite 1000
Detroit, MI 48226
www.norr.com

VELMEIR
COMPANIES
PARTNERS IN DEVELOPMENT

CVS #00000/CS #086834 NEC GRAND AVE & FAIRVIEW AVE.-ST PAUL, MN

CVS/pharmacy

04.24.2015

SUPPORT

Richardson, Mike (CI-StPaul)

From: Alan Spaulding <aspaulding@athomeapartments.com>
Sent: Wednesday, December 02, 2015 6:39 PM
To: Richardson, Mike (CI-StPaul)
Cc: 'Mike Cashill'
Subject: Grand Ave CVS

Mr. Richardson,

I am 50% owner of 1787 Grand Ave, the 18 unit apartment building next door to the current Whole Foods. My partner, Mike Cashill, and I support the proposed use of a single story CVS. The pharmacy would be a nice amenity for our residents. The current plan of adding a drive through lane means they will be demolishing the 2 story portion of the building on the south side of the lot, which will improve the view for several of our apartments.
We had been concerned the building would be torn down to allow for a multi-story development which would have been very restritive for our property, as our building is very close to the property boundary with Whole Foods. Thank you for your time, I can be reached at the contact info below should you have any questions.

Best Regards,

Alan Spaulding

At Home Apartments, LLC
616 Lincoln Ave.
St. Paul, MN 55102

www.athomeapartments.com

P: (651) 294-3281
F: (651) 221-0339

* Please note my direct dial number has changed.

_____ Information from ESET NOD32 Antivirus, version of virus signature database 12662 (20151202) _____

The message was checked by ESET NOD32 Antivirus.

http://www.eset.com

SUPPORT

John A McCarty, President
Grand Ave Restaurants, Inc.
DBA Grandview Grill
1818 Grand Ave.
St. Paul, MN 55105

To whom it may concern,
For twenty-five years my company has been operating the Grandview Grill at the corner of Grand and Fairview.
I have studied the plans to convert the Whole foods grocery store located at Grand and Fairview Avenue and the addition of a drive thru window on the south end of the property. I love the idea of CVS coming to the community and feel that the neighborhood will be well served with the drive thru window. I support this project 100 percent.

John A. McCarty

John A McCarty
612-963-1106

MacalesterGroveland
COMMUNITY COUNCIL

320 South Griggs Street
St. Paul, MN 55105
www.macgrove.org

Phone: 651-695-4000
Fax: 651-695-4004
E-mail: mgcc@macgrove.org

December 4, 2015

Mike Richardson
City Planner
Planning & Economic Development
25 W. 4th St., Suite 1300
Saint Paul, MN 55102

Dear Mike,

On November 24th, the Housing and Land Use Committee ("HLU") of the Macalester Groveland Community Council ("MGCC") held a public meeting, at which it considered the application for a Conditional Use Permit, Reference No. 042823420027, concerning the property located at 30 Fairview Ave. The applicant's representative appeared to speak to the application and to answer questions.

At the meeting, three neighbors living in the vicinity spoke in opposition to the project.

After speaking with the applicant, considering neighborhood feedback, consulting the Macalester Groveland Long Range plan, and assessing the merits of the application, the HLU unanimously passed the following resolution:

*****The Housing and Land Use Committee of the Macalester-Groveland Community Council, does NOT support granting the modifications to Conditional Use Permit, Reference No. 042823420027*****

Important to the HLU's passage of said resolution, were the following considerations:

- Two of the three conditions for a drive-thru at this property are not met by the current proposal. Specifically, a distance of 60 feet between the drive-thru and neighboring residences is required as well as a separation between the drive-thru and a public street. Neither of these requirements are met.

- The drive-thru crosses the sidewalk causing unsafe pedestrian access to the building. This is especially concerning as Fairview Ave is a designated bike route which will draw more non-motorized traffic.

- The location of the loading dock on the north side of the property will necessitate delivery trucks backing over multiple parking spaces. From this, we can infer that most deliveries will occur at night when those parking spaces are not occupied. This will cause disruption in a dominantly residential neighborhood.

- Grand Ave is characterized by more independently-owned businesses than national chain stores. Granting modifications to a CUP to accommodate a use that is out of character with the Avenue received broad opposition from community members.

If you have questions or concerns, please do not hesitate to contact me.

Liz Boyer
Executive Director
Macalester-Groveland Community Council

cc (via email): Councilmember Chris Tolbert, City of Saint Paul
Brian Alton, McClay-Alton

SUPPORT

Richardson, Mike (CI-StPaul)

From: Tom Johnson <tom@jflorist.com>
Sent: Wednesday, December 09, 2015 6:17 PM
To: Richardson, Mike (CI-StPaul)
Subject: CVS Grand Ave

Attn: Mike Richardson
Saint Paul City Planner,

We would like to be on the record in support of the conditional use permit for CVS in getting a drive thru.

Being in same Grand avenue location for our 80th year in business we have seen the avenue change around us. Our biggest fear is the area declining and buildings being vacant. It is hard to understand why anyone would be in opposition to this improvement of this location of a company moving into a property already commercially zoned.

When we heard CVS was coming into the neighborhood all of our staff was thrilled of the news. When someone uses the drive thru of a pharmacy many times they have a sick child or loved one coming back from the doctors office picking up a prescription. What reasonable person would want them to get the person out of the car with the sick kid in the winter.

This CVS will be a big asset to this neighborhood and add value to every homeowner and in no way diminish the character of this neighborhood. As our company goes into the 4th generation we need the city to partner with all the businesses keeping the area up and make this area desirable and convenient to live in.

I'm always proud to tell everyone we are located in Saint Paul. Lets keep the area going strong.

Best Regards,

Tom Johnson President
A. Johnson & Sons Florist
1738 Grand Ave
Saint Paul
651-695-3225

Support (w/ no Loading in N)

Richardson, Mike (CI-StPaul)

To: robert schestak
Subject: RE: CVS in old Whole Foods space

From: robert schestak [mailto:rschestak@gmail.com]
Sent: Thursday, December 10, 2015 9:19 AM
To: Richardson, Mike (CI-StPaul)
Subject: Re: CVS in old Whole Foods space

PS. Our address is 1788 Summit. We have lived here for 23 years. RS

On Wed, Dec 9, 2015 at 8:03 PM, robert schestak <rschestak@gmail.com> wrote:
Thank you for the CVS document. I want to comment that I am not opposed to the location of a drive- through, especially if it is a make or break deal. I want to emphasize that the location of the drive-through was based on the concern of noise, traffic, pollution and congestion on the NORTH side (alley side) of the building. In your document there was no mention of a loading dock/delivery space. We are opposed to this being located on the alley side of the building adjacent to our properties for the same reasons. This needs to be clarified and until then please note this objection at the December 10th hearing.
Robert J. Schestak

From: Anne Geisser [mailto:ageisser@umn.edu]
Sent: Wednesday, December 09, 2015 2:16 PM
To: Richardson, Mike (CI-StPaul)
Subject: Re: CVS Pharmacy permit

OK Mike...let's see if this works.

TO: Zoning Committee, Planning Commission
FROM: Anne Geisser
RE: CVS Pharmacy-Conditional Use Permit

I have read the staff report on the CVS request for a conditional use permit for drive-through service at Grand and Fairview Avenues. I concur with the decision to deny this permit submitted by PED staff and the District Council.

I am a resident on the south side of Summit Avenue and share the alley with the proposed tenant. I wish all of you could walk around the area to observe all of the traffic: pedestrian, car, and bike. In addition to the residents and visitors who shop and do business here, the area at Grand and Fairview also draws large numbers of students on foot from two colleges--Macalester and St. Thomas. This intersection is congested. Other businesses at the corner and in the area draw large numbers of people and cars.

The design of the site submitted to accommodate the drive-through is not consistent and compatible with this city neighborhood and how it operates. Drive-throughs exist in different environments because they represent different life styles than those who live, work, and recreate in this area. The design for access to the drive through involves cars crossing a sidewalk that is heavily used by pedestrians. Exiting from that site now can be dangerous. The exit to Grand is very close to the traffic light which means cars have to wait in the lot in order to get onto the street. Not to mention trying to make a left hand turn onto Grand. The plan is dangerous and not workable or neighborhood friendly. It really doesn't add anything to the neighborhood; in fact it changes it--not in a good way.

However, a major concern I have with this plan has to do with two other issues not being discussed because CVS didn't ask for any special conditional use for their changes. The most significant change involves the movement of the loading dock. To make room for installing a drive-through on the Grand Avenue side of the property, the loading dock will have to be moved to the alley side of the building. That is totally unacceptable.

Twenty years ago when Whole Foods moved in, a representative of the company met with a Summit Avenue resident to discuss moving the loading dock from the alley side of the building to the other side. The conversation dealt with the amount of noise, dirt, and disruption at all hours generated by the number of trucks making deliveries at the store for those who lived in the houses on Summit as well as the many tenants who lived in the apartments on Grand. Whole Foods said they wanted to be "good neighbors" so they relocated the loading dock and put up the fence. My assumption was that the loading dock would remain permanently on that side since it seems to work well for both sides. I could never support such a move because it creates too much of a disturbance to the area as well as changing the living environment. I can't see how this issue cannot be discussed in tandem with the issue of the drive-through since the loading dock is part of the the overall plan.

The other issue has to do with adding a second retail user. Again, approval of the conditional use permit automatically accepts a second retail use without further information about it. I assume that the second retail use would also require the use of the loading dock.

Because I believe these additional issues are very significant to this site, I ask that they be reviewed at this time because there is no other point in this process for that to happen.

Thank you for the opportunity to present my position on this important matter.

From: Anne Geisser [mailto:ageisser@umn.edu]
Sent: Wednesday, December 09, 2015 3:12 PM

To: Richardson, Mike (CI-StPaul)
Subject: Re: CVS Pharmacy permit

The letter is from:

Anne F. Geisser
1770 Summit Avenue
Saint Paul, MN 55105

Mike, I did this both ways. I just typed my name and address so it can be attached to my letter. I also was able to add that information to the top of the letter. I wasn't sure which would work so I decided to do both figuring one would.

On Dec 7, 2015, at 5:22 PM, "captainahab1945@gmail.com" <captainahab1945@gmail.com> wrote:

My neighbor, Robert Schestak, recently sent you an email regarding a variance proposed for CVS's new Store at the corner of Grand and Fairview Avenues. At that time he was unaware that CVS would wish to move their loading dock to the alley. I have since told him of that plan.

I have spoken to each of our neighbors lining the alley on Summit Avenue. We are completely against any plan that would allow a loading dock in the alley between Summit and Grand. Whole Foods has been a good neighbor for decades and agreed to have the loading dock moved from the alley to the grand Avenue side before they opened their store. You may be aware that the property has been the home of at least four grocery chains. I fought for many years to have the loading dock moved. I also asked for a fence to border the alley, the removal of a curb cut on the alley, and for construction of noise abatement for their air-conditioning equipment on the roof. These were hard-won victories which we do not wish to see undone.

If CVS needs a loading dock, there is an excellent one already on Grand Avenue. We also urge the council to reject a proposed drive-through. There are already six drug stores located within two miles, only one of which has a drive-through: the Walgreens at Randolph and Snelling.

All of us wish the council will deny the variance asked for by CVS.

Sincerely,
Gary Riedl (and neighbors)
1800 Summit Ave.
651-785-5631

Richardson, Mike (CI-StPaul)

From: Joan <joanpasiuk@msn.com>
Sent: Tuesday, December 08, 2015 3:37 PM
To: Richardson, Mike (CI-StPaul)
Subject: CVS Pharmacy conditional use permit

Mike,
I support the staff recommendation to deny a conditional use permit that would allow drive-through service at the proposed CVS Pharmacy at Fairview and Grand Avenues. I cite several facets of the proposed project that do not satisfy substantial compliance with the Saint Paul Comprehensive Plan.

Note: Grand Ave is designated as a mixed-use corridor in the comprehensive plan.

1.21 Balance the following objectives for Mixed-Use Corridors through the density and scale of development: accommodating growth, supporting transit use and walking, providing a range of housing types, and providing housing at densities that support transit.

1.45 Maintain and enhance retail commercial areas throughout the city by promoting standards that make them vital and attractive: • Access to a broad range of goods and services; • An anchor for surrounding residential neighborhoods; • Safety for pedestrians; and • Architectural elements that add interest at the street level.
The proposed design presents safety concerns for pedestrians.

1.47 Ensure that streets in compact commercial areas conform to the certain criteria: use of traditional urban building form, streetscape amenities, and traffic calming measures.
The proposed design does not provide streetscape amenities or traffic calming measures.

1.52 Prioritize the development of compact commercial areas accessible by pedestrians and transit users over commercial areas more readily accessed by automobile. Discourage new and expanded auto-oriented uses.
1.53 Encourage changes to the design of existing auto-oriented commercial buildings and areas with elements of traditional urban form to minimize impacts on the pedestrian realm.
The proposed design expands auto-oriented use.

I encourage denial of the permit request. Thank you for your attention to this comment as part of the review process.
Joan Pasiuk
1984 Jefferson

Richardson, Mike (CI-StPaul)

From: Peggy Larson <peggylarson@comcast.net>
Sent: Sunday, December 06, 2015 11:22 PM
To: Richardson, Mike (CI-StPaul)
Subject: CVS Drive Through

Hello Mr. Richardson, and Planning Commission,

I am writing to let you know that I strongly oppose the drive through plans for CVS pharmacy on the corner of Fairview and Grand. this would have a very negative effect on the neighborhood, I think, causing unnecessary traffic, noise, and disturbance to a mainly residential neighborhood.

We do not like the idea of a chain of this type on that corner, and the lot is not of a size that can adequately accommodate a dive through without disturbance.

It is wrong to permit such a drive through, when the property cearly does not meet the rules, and I do not accept modifications to permit them.

sincerely,
Peggy Larson

1797 Lincoln Ave.
St. paul.

Richardson, Mike (CI-StPaul)

From: Anne Geisser <ageisser@umn.edu>
Sent: Monday, December 07, 2015 1:28 AM
To: Richardson, Mike (CI-StPaul)
Subject: CVS Pharmacy permit

Good morning, Mike.

I wanted to give you an update regarding neighbors' input. I was able to contact a few of my neighbors and some will be appearing at the hearing on Thursday. However, many of them have asked for copies of the proposal which explains the request and would have a map enclosed depicting where the drive through would be constructed. I believe you indicated you would send me a link to that information, but I never received it. One of my neighbors went on line this weekend and was unable to find it. Does that mean it hasn't been posted? That seems odd since the hearing is scheduled for Thursday and the public should have access to it prior to the hearing. Hopefully, it will be available on Monday and you could forward that to me and I'll transmit that information to my neighbors since you won't have their email addresses.

Also, during our conversation, you indicated that movement of the loading dock would not be part of this hearing. However, it was a concern by everyone I spoke with. No one wants the delivery area moved back to the alley side of the building. I'm sure you'll hear comments about that at the Zoning Committee hearing. I also learned that it was one of the neighbors who met with a representative of Whole Foods twenty years ago when the market opened. The company agreed to move the loading dock to the Grand Avenue side of the building and construct the fence that is there because they "wanted to be good neighbors."

Thank you for your assistance and discussing this issue with me. I will submit an email letter to you prior to the hearing.

Anne Geisser

Richardson, Mike (CI-StPaul)

From: angelagust@googlemail.com
Sent: Thursday, December 03, 2015 8:51 PM
To: Richardson, Mike (CI-StPaul)
Subject: File #15-180-427 opposing comments

Dear Sir,

I am a homeowner at 1803 Lincoln Avenue and am emailing to voice my strong opposition to the conditional use permit for drive through service that is being requested by CVS Pharmacy at 30 Fairview Ave S, NE corner of Grand Avenue.

As a nearby homeowner of 2 yrs, I have witnessed traffic increasingly worsen in the surrounding streets and am concerned about the further increase in traffic congestion a drive-through would cause. Not only would this be a nuisance to pedestrians, but also for the homeowners and other small businesses in the area. We already have the issue of students and others who drive too fast down our neighborhood streets, and we must be concerned for safety.

We also have other pharmacies in near proximity including a small, independently owned pharmacy on the corner of Snelling and St. Clair. I did not purchase my home in Macalester-Groveland to be surrounded by bland chains and I fear a CVS will alter the character of the neighborhood.

I am also extremely concerned about the impact a CVS Pharmacy and drive-through will have on area crime rates. There is much data around pharmacy crime and given that this is one of the few remaining great family neighborhoods in St. Paul, I am strongly opposed to allowing any variances or otherwise that could increase crime in our neighborhood.

Here are some links related to the pharmacy crime issue - including one specifically related to CVS pharmacies:

http://wishtv.com/2015/09/08/cvs-employees-express-concern-over-pharmacy-robberies/

http://www.nbcnews.com/id/43536286/ns/us_news-crime_and_courts/t/epidemic-pharmacy-robberies-sweeping-us/

Please contact me if you would like any additional comments. As a very nearby resident and homeowner, I urge you to please consider the impact this will have on the neighborhood and deny the request for a conditional use

permit. There is already enough traffic and congestion in the area and we certainly do not need another pharmacy in the area, let alone a drive through.

Thank you for listening.

Sincerely,
Angela Gust

Sent from my iPad

Richardson, Mike (CI-StPaul)

From: Ann Dyste <ann.k.dyste@gmail.com>
Sent: Thursday, December 03, 2015 8:46 PM
To: Richardson, Mike (CI-StPaul)
Subject: File #15-180-427 - Comments in opposition

Dear Sir,
I am a homeowner at 1803 Lincoln Avenue and am emailing to voice my strong opposition to the conditional use permit for drive through service that is being requested by CVS Pharmacy at 30 Fairview Ave S, NE corner of Grand Avenue.

As a nearby homeowner of 2 yrs, I have witnessed traffic increasingly worsen in the surrounding streets and am concerned about the further increase in traffic congestion a drive-through would cause. Not only would this be a nuisance to pedestrians, but also for the homeowners and other small businesses in the area. We already have the issue of students and others who drive too fast down our neighborhood streets, and we must be concerned for safety.

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http://www.nbcnews.com/id/43536286/ns/us_news-crime_and_courts/t/epidemic-pharmacy-robberies-sweeping-us/

Please contact me if you would like any additional comments. As a very nearby resident and homeowner, I urge you to please consider the impact this will have on the neighborhood and deny the request for a conditional use permit. There is already enough traffic and congestion in the area and we certainly do not need another pharmacy in the area, let alone a drive through.

Thank you for listening.

Sincerely Yours,
Ann Dyste
--
Ann Dyste
mobile 612.790.0813
ann.k.dyste@gmail.com

ZF# 15-180-427
CVS Pharmacy

Dear Members of the Zoning Committee,
I am the owner of the property at 30 South Fairview. I support the conditional use permit for a CVS store at the property. After Whole Foods moves out, a CVS is the best use of the property. It is not possible to put in another grocery store and there are no other viable tenants. I want to make sure the property is improved.
The drive through will be a major improvement from the eyesore that exists along Grand Avenue now. The area will be better off without having trash and garbage and truck loading right next to Grand Avenue.
Please approve the conditional use permit as requested.
Thank you.
Bob Olson

Richardson, Mike (CI-StPaul)

From: Kevin Abbott <KevinA@AbbottPaint.com>
Sent: Thursday, December 10, 2015 3:20 PM
To: Richardson, Mike (CI-StPaul)
Subject: CVS

Mike ,

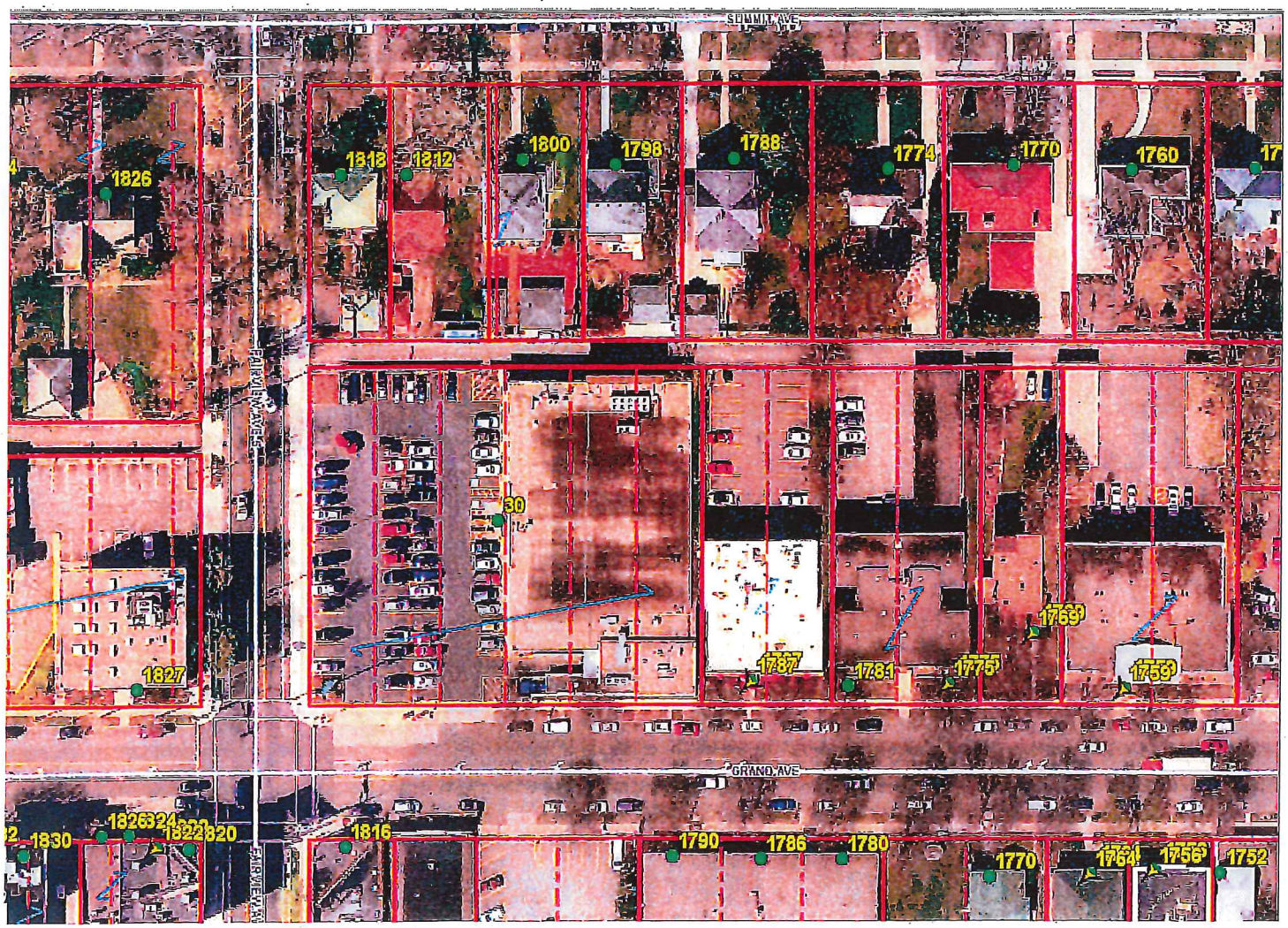
Everything that I have seen and heard is acceptable to me. The way the drive through is going to be constructed and landscaped is good.

With the large wall coming down will make that building more appealing and less of a warehouse look. The traffic exiting from the drive through should not present any problems.

Feel free to call with any other questions ,

Kevin Abbott
1808 GRAND AVE
ST PAUL, MN 55105

Report a Problem | Send a Question | Help |



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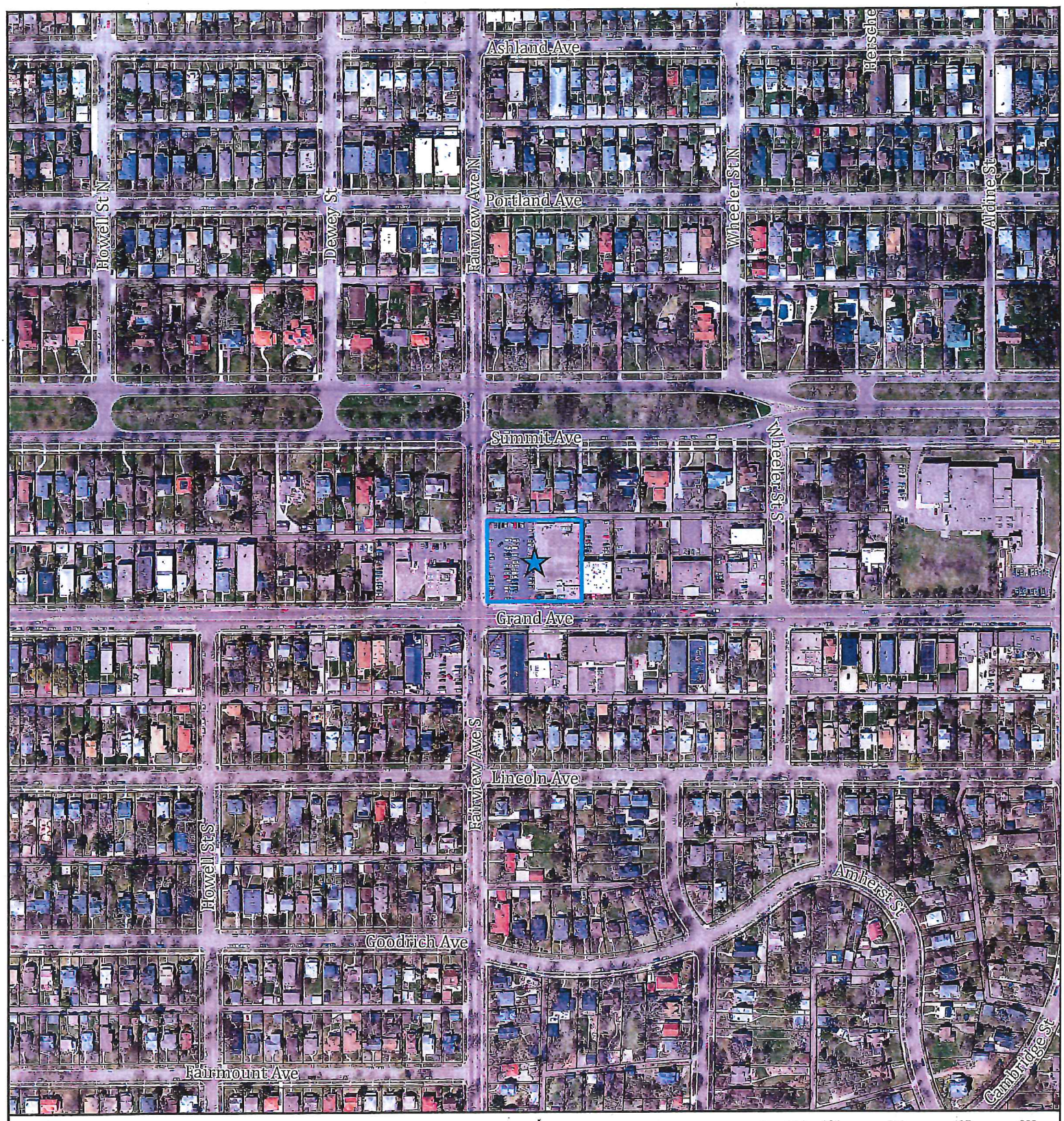


0 82.5 165 330 495 660 Feet

FILE NAME: CVS Pharmacy (30 Fairview S.)

Aerial

Subject Parcels

APPLICATION TYPE: CUP w/modif. and variance

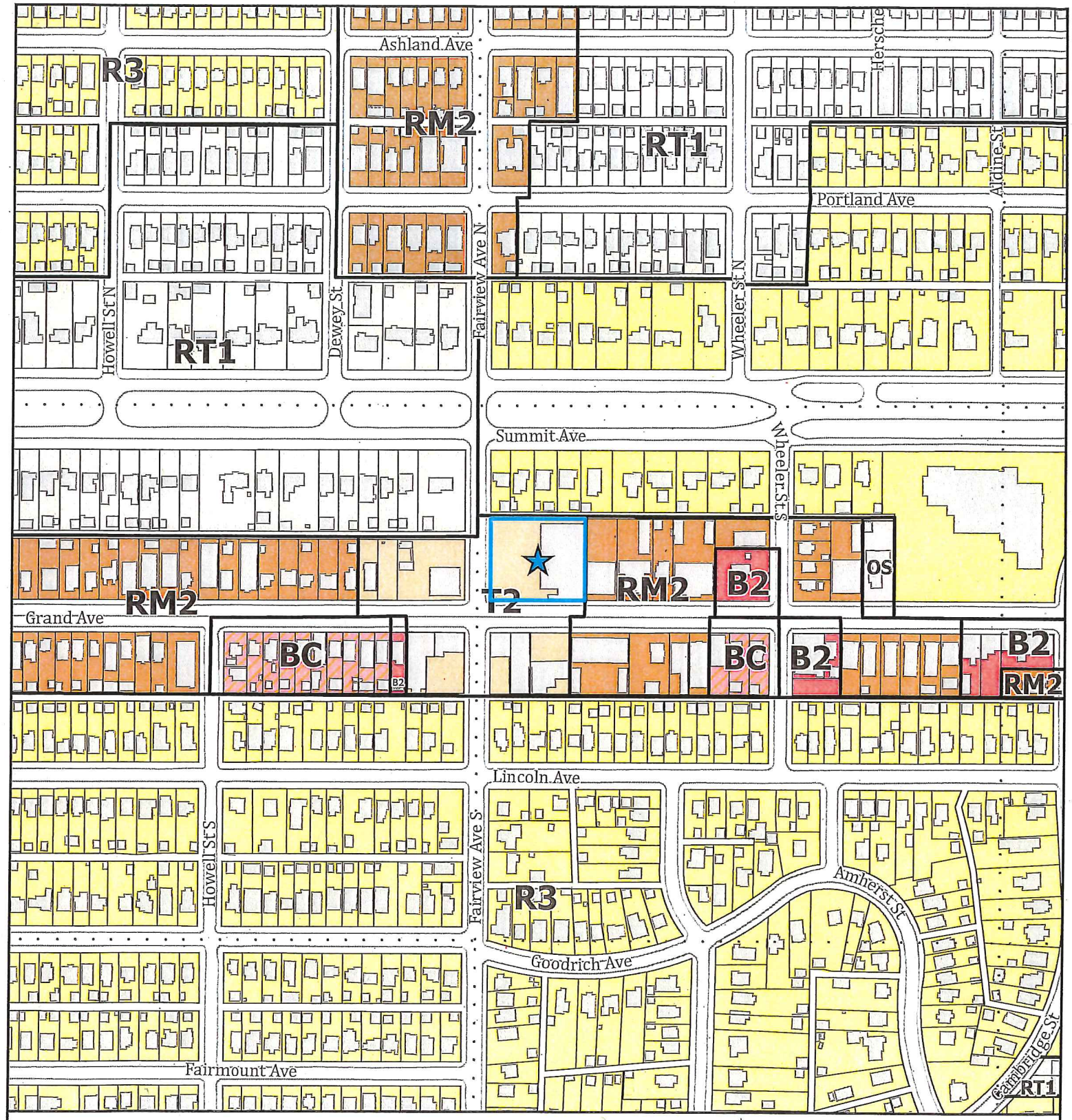
FILE #: 15-180427 DATE: 11/19/2015

PLANNING DISTRICT: 14

ZONING PANEL: 13

N W E S

Saint Paul Department of Planning and Economic Development and Ramsey County



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FILE NAME: CVS Pharmacy (30 Fairview S.)

APPLICATION TYPE: CUP w/modif. and variance

FILE #: 15-180427 DATE: 11/19/2015

PLANNING DISTRICT: 14

ZONING PANEL: 13

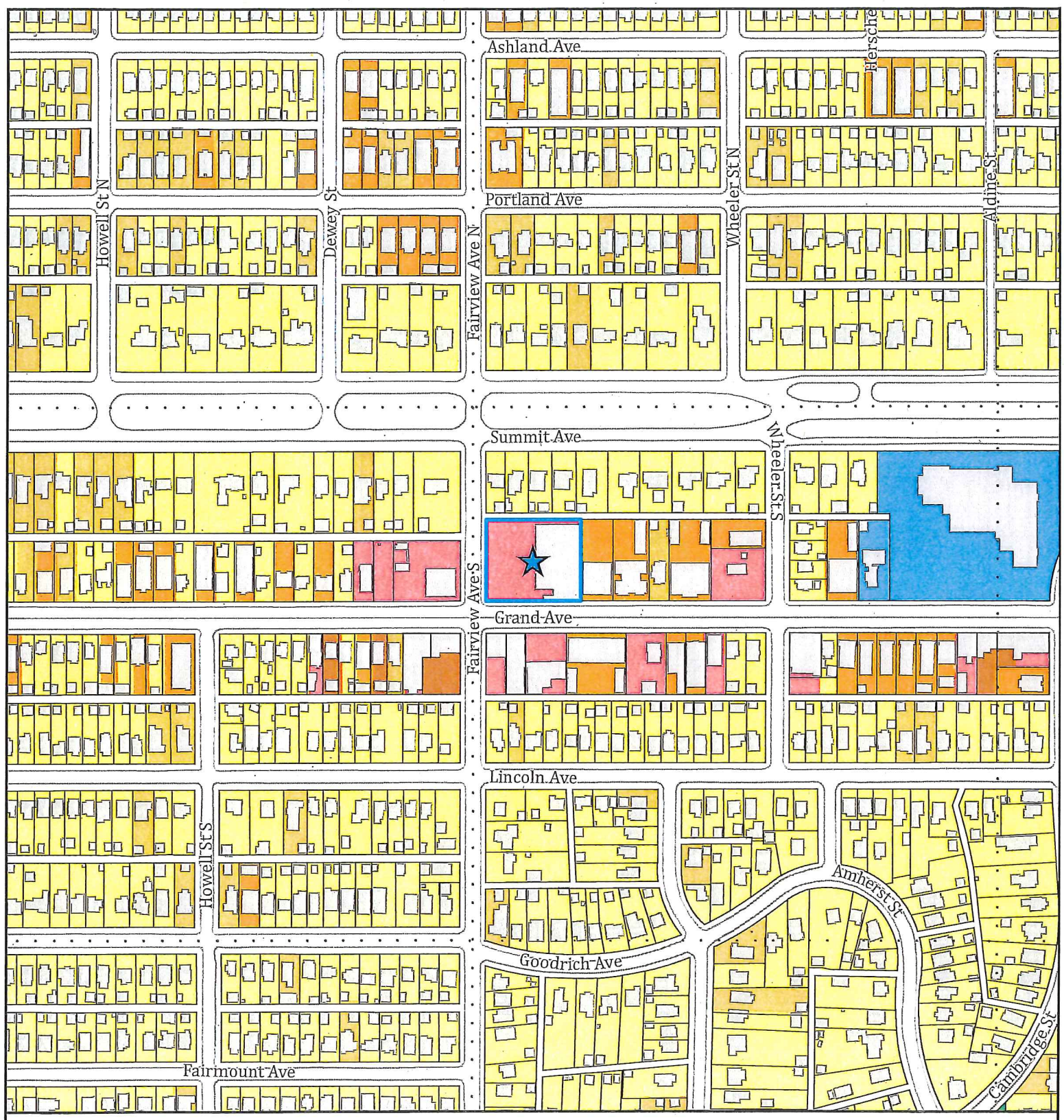
Zoning

- R3 One-Family
- RT1 Two-Family
- RM2 Multiple-Family
- T2 Traditional Neighborhood
- OS Office-Service
- BC Community Business (converted)
- B2 Community Business

- Subject Parcels
- Section Lines

N W E S

Saint Paul Department of Planning and Economic Development and Ramsey County



FILE NAME: CVS Pharmacy (30 Fairview S.)

APPLICATION TYPE: CUP w/modif. and variance

FILE #: 15-180427 DATE: 11/19/2015

PLANNING DISTRICT: 14

ZONING PANEL: 13

Land Use

- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Mixed Use Residential
- Institutional
- Park, Recreational or Preserve
- Subject Parcels
- Section Lines

N W E S

Saint Paul Department of Planning and Economic Development and Ramsey County