Memorandum

TO:	City Council
FROM:	Allison Eddins , Senior planner
DATE:	October 20, 2025
SUBJECT:	Site and Building Plan - Capital Real Estate, Inc. - 3333 Rice Street
ITEM NUMBER:	10.b
SECTION:	GENERAL BUSINESS

REQUESTED MOTION

To approve the site and building plan application submitted by Capital Real Estate, Inc. for the development of a Chipotle restaurant at 3333 Rice Street. The approval is subject to the following conditions:

1. The project must be completed in accordance with the submitted site and building plans. Any significant changes to these plans, as determined by the city staff, will require review and approval by the planning commission and the city council.
2. An architectural feature, consistent with the overall design of the building, shall be added to the southern building facade for compliance with the architectural and design requirements of Section 109-65 (1) (b).
3. The city has approved the removal of three boulevard trees within the North Owasso Court right-of-way. A fee of $250 per tree to be removed shall be paid to the city prior to the issuance of a building permit.
4. A landscaping plan and stormwater management plan shall be submitted with the building permit application.
5. The applicant shall construct an internal sidewalk for pedestrians entering the site. The applicant shall work with the city to determine the location and design.
6. The applicant shall work with Ramsey County on potential extension of the sidewalk along Rice Street to the site's southern lot line within the county right-of-way.
7. The approval will expire after one year if a building permit has not been issued.
8. Sign permits must be secured prior to the installation of any signs.

INTRODUCTION

Capital Real Estate, Inc. has submitted an application for a site and building plan review for the construction of a stand-alone Chipotle restaurant at 3333 Rice Street. The property is currently developed with a vacant, stand-alone Burger King restaurant. The site and building plans for the new Chipotle restaurant include the following improvements:

- The demolition of the existing Burger King restaurant
- The construction of a new 2,379 square foot Chipotle restaurant and approximately 350 square foot patio with a drive through lane for online order pick-up
- The installation of two wall signs, one directional sign, one monument sign and one pylon sign (reusing the existing Burger King sign pole)
- Retain the three access driveways and, to the extent possible, retain the existing curb and

parking lot pavement
- The removal of three trees within the North Owasso Court right-of-way (city permission has been granted)
- The removal of dead trees and brush from the Ramsey County property at 3329 Rice Street (county permission has been granted)

The site is located along the west side of Rice Street just south of the Building Trades Federal Credit Union building and is zoned C1, Retail Services. The lot is 0.95 acres with frontage and access on North Owasso Court, North Owasso Boulevard and Rice Street. The property has been developed as a drive-through restaurant since 1993.

DISCUSSION

As part of the site and building plan review, the applicant has submitted a proposed site plan, building elevations and a sign plan. Staff has reviewed these submittals for compliance with the development code and the comprehensive plan.

General Zoning District Requirements

Section 107-57 provides some general requirements for development within a Business District, including the C1 zoning district. This section includes a list of allowed uses and requirements for building heights, setbacks, lot coverage and refuse storage. A restaurant is an allowed use in the C1 district.

The maximum building height is 35 feet. The building, designed with one-story, will not exceed the height maximum. Buildings along minor arterials, like Rice Street, are required to have a minimum 40 foot setback. The building will exceed the minimum setback requirement.

The maximum permitted lot coverage is 70 percent. The site currently has a lot coverage of approximately 65 percent. The proposed Chipotle building, including the patio, will have a smaller footprint than the existing Burger King and. The smaller building footprint along with plans to not expand the parking area, the lot coverage is expected to be less than 65 percent.

Trash receptacles are required to be within a fully enclosed structure if they are stored outside of the principle structure. The site plan shows a trash receptacle enclosure that will comply with the code's requirements.

Building Elevations and Architectural Design

The building design has been reviewed for compliance with the requirements in Section 109-65 *Architectural Design*.

The building plans submitted show a one-story, 2,379 square foot building with a small patio attached along the eastern facade facing Rice Street. The design of the building is minimalist with panels of EIFS siding in a light grey hue, brick, large windows with black aluminum trim, black metal coping along the upper portion of the northern, eastern and western elevation. The main entry is on the eastern facade next to the patio and faces the Rice Street right-of-way. The entry way features glass double doors and a black metal canopy. The northern facade will have a large expanse of windows facing the North Owasso Court right-of-way.

The northern, eastern and western facades feature a mixture of materials, textures and colors. The southern facade has the online order pick-up window and black metal overhang but is

primarily a brick wall lacking architectural features. Section 109-65 (1) (b) states that blank, uninterrupted walls should not exceed 50 percent of the building wall.

Staff is recommending, as a condition of approval, that an architectural feature that is consistent with the overall design of the building be added to the southern building facade in order to be in compliance with the requirements of Section 109-65 (1) (b).

Parking and Access

The site plan submitted with this application shows that the existing parking lot design will change very little. To the extent possible, the applicant intends to reuse the existing curb and pavement. Section 109 Article IV establishes the off-street parking standards for new development within Shoreview. Those standards are examined below.

Parking spaces are required to be setback a minimum of 20 feet from a right-of-way. The parking lot is setback 30 feet from Rice Street and 20 feet from North Owasso Court. The parking aisle widths meet the minimum requirement of 24 feet for 90 degree parking spaces.

A minimum of six stacking spaces are required for drive-through facilities and the drive-through aisle must be 12 feet wide. The site plans shows the aisle meeting the width requirement and shows stacking space available for approximately 20 vehicles. The drive-through will be for online order pick-up only. Orders will not be taken at the drive through window. This is a relatively new drive through concept. Staff would like for the applicant to provide more information on anticipated queue lengths.

The site plan shows 43 parking spaces and two ADA spaces. In the C1 commercial district, uses are required to provide a minimum of 5.5 parking spaces per 1,000 square feet of net floor area. Using this ratio, the parking requirement is 17 spaces. The most recent example of this parking ratio being used for a drive-through restaurant is Raising Canes. The parking requirement for Raising Canes was 16 spaces. For parking lots with 26 to 50 parking spaces, two ADA spaces must be provided.

The three existing access aisle will remain. They provide access onto North Owasso Boulevard, North Owasso Court and Rice Street. The Rice Street access is right in / right out only.

There is a city sidewalk along the southern side of North Owasso Court that connects to the sidewalk along Rice Street. Staff would like to see a pedestrian connection between the Chipotle site and the sidewalk. The applicant should work with city staff to determine the location and design of the connection.

Landscaping

Section 109, Articles II and IV require all new commercial development to submit a landscaping plan at the time of building permit review. The parking lot must be landscaped along the perimeter and contain landscaped island within the interior of the lot. Staff will work with the applicant to determine which additional landscaping requirements are applicable. A complete landscaping plan shall be submitted with the building permit application.

Signage

The applicant is proposing two wall signs, two freestanding signs and one directional sign for the online order pick up window. The wall signs will be placed along the eastern and southern building elevations. Section 113 permits two walls signs for a single tenant provided the signs

face different roadways. For a single tenant building, the length of the wall sign cannot exceed 20 percent of the length of the building elevation it is affixed to. Sites that are located along two or more roadways may have two freestanding signs. The applicant is proposing one monument sign that is 12 feet in height and 60 square feet that will be located near the entrance on Owasso Boulevard. A new 40 square foot pylon sign will be placed near the entrance on Rice Street. The applicant intends to reuse the existing 14 foot pole for the new signage.

The current sign plan is compliant with the sign regulations in Section 113 and therefore, does not require a comprehensive sign plan. The signs will require a sign permit that is reviewed and approved administratively.

Comprehensive Plan
The lot is within PDA area 19 and the future land use designation is commercial. Specific guidelines for new development within the PDA include:

- Aesthetic improvements to the existing structures and landscaping may be required with any proposed building or site improvements for existing commercial or office uses.
- Pedestrian access and connectivity need to be considered with the proposed road improvements and future redevelopment.

Agency Comment
Staff reached out to various departments and agencies to solicit comments, including the Lake Johanna Fire Department, the Ramsey Washington Metro Watershed District and Ramsey County. All comments that staff received have been incorporated into the conditions of approval.

Public Comment
Section 103-32 requires notification to be mailed to those within 350 feet of the project. Considering the 100 foot railroad right-of-way abutting the site's western lot line, staff expanded this buffer to 450 feet. At the time that this report was written no comments have been received.

Planning Commission Comments
The planning commission reviewed the proposal at their September 23, 2025 regular meeting. The commission voted 6-0 in favor of recommending approval for the site and building plan review.

<u>RECOMMENDATION</u>
The proposed plans conform to the requirements of the city's development regulations and the policies of the Comprehensive Plan, therefore staff is recommending that the city council approves the site and building plan review for the proposed redevelopment of 3333 Rice Street. The approval is subject to the following conditions:

1. The project must be completed in accordance with the submitted site and building plans. Any significant changes to these plans, as determined by the city staff, will require review and approval by the planning commission and the city council.
2. An architectural feature, consistent with the overall design of the building, shall be added to the southern building facade for compliance with the architectural and design requirements of Section 109-65 (1) (b).
3. The city has approved the removal of three boulevard trees within the North Owasso

Court right-of-way. A fee of $250 per tree to be removed shall be paid to the city prior to the issuance of a building permit.

4. A landscaping plan and stormwater management plan shall be submitted with the building permit application.
5. The applicant shall construct an internal sidewalk for pedestrians entering the site. The applicant shall work with the city to determine the location and design.
6. The applicant shall work with Ramsey County on potential extension of the sidewalk along Rice Street to the site's southern lot line within the county right-of-way.
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ATTACHMENTS

Location Map
Application Materials