



July 7th, 2015

Scott Harlicker
City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433

Dimensional and Design Standard Flexibility Request – Coon Rapids SuperAmerica

Dear Mr. Harlicker,

Kimley-Horn, on behalf of the applicant, C-Store Partners, LLC is requesting Dimensional and Design Standard Flexibility for the proposed Coon Rapids SuperAmerica on the east corner of Coon Rapids Boulevard NW and Egret Boulevard NW. The proposed use will revitalize a vacant, blighted parcel and stay consistent with the overall theme and intent of the Port Overlay. These minor dimensional and design standard flexibility requests remain within the defined framework set by the City for redevelopment within this area while allowing the site to be redeveloped in an efficient, well-organized manner.

DESIGN STANDARD FLEXIBILITY:

Design Standard Flexibility. The City Council may approve an alternative approach to meeting any of the design standards in this Section if an applicant demonstrates such modification is necessary to respond to site conditions, will result in better integration of uses or additional public amenities, and will further the intent of this Section.

Convenience stores with accessory car washes and/or fuel sales are an allowed use, provided no more than eight dispensing hoses may be operable simultaneously. The applicant is requesting design standard flexibility from the City Council to allow no more than 16 dispensing hoses to operate simultaneously at eight pumping stations underneath the canopy.

The applicant's business plan believes 16 independent dispensing hoses is warranted for the customer demand at this site. The site has the space and capacity to handle 16 hoses, minimizing the possibility of overcrowding or excess queuing. Traffic circulation within the site property will be quicker and smoother due to increased dispenser availability, helping to eliminate the risk of impacts upon the adjacent roadways. Decreased queue time allows for increased public enjoyment and an overall better user experience of the development. The proposed development has multiple over story trees along both roadways and the southeastern property line, which help screen the larger canopy required for 16 independent dispensing hoses. The proposed landscaping plan exceeds City landscaping requirements, with an additional evergreen and ornamental tree along the

northeastern property line. Additionally, a screen fence has been proposed along the northeastern property line as a barrier between the existing residential and the exit drive from the car wash. The proposed design adheres to all other site regulators and landscape requirements, ensuring that the overall intent of the Port District is met.

Please contact me at (651) 643-0475 or philip.kaufman@kimley-horn.com should you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip Kaufman", with a long horizontal flourish extending to the right.

Philip Kaufman, P.E.