

City of Maplewood
Attn: Community Development Department
1902 County Road B East
Maplewood, MN 55109

6/25/2021

RE: 2228 Maplewood Drive
Maplewood, MN 55109

Board members,

We are looking to redevelop the above address into a Scooters Coffee Drive-Thru. The property is currently an empty lot and before that it was a gas station. If all goes well in the approval/permitting process, the current plan is to begin construction in June of 2022 with the store opening in September of 2022.

Scooter's Coffee was founded in 1998 and is based in Omaha Nebraska. We are known for gourmet coffee, smoothies, and pastries. The motto is Amazing People, Amazing Drinks, Amazingly Fast. There are currently 380 locations in operation stretching from coast to coast and border to border. This will be our second location in Maplewood with our current store under construction at 2730 Stillwater Road.



This store will be locally owned and operated by an independent franchisee (Barostas Keller, LLC). As such the profits stay here and go back into the local community.

Respectfully submitted for your consideration.

Thank you,

Chris Crotteau
Barostas Keller, LLC
Woodbury, MN
651-333-0847

City of Maplewood
Attn: Community Development Department
1902 County Road B East
Maplewood, MN 55109

12/17/2021

Re: Conditional Use Application
2228 Maplewood Drive

We are looking to redevelop an existing property that is currently empty. It had been used as a gas station previously (over 10 years ago). The proposed use of the property will be a Scooter's Coffee Drive-Thru Kiosk. This will be the second Scooter's Coffee location in Maplewood, with our first store currently under construction at 2730 Stillwater Road.

As we understand it, a conditional use application is required as this property is located within 350 feet of residential property.

We feel the City should approve this request for the following reasons:

- We be designing, maintaining, constructing and operating within the plan of the City codes and ordinances. The kiosk will mimic the look and feel of the one we currently constructing.
- The redevelopment of the site will enhance the look and feel of the surrounding area will still maintaining the character of the area.
- There would be no negative effects to property values.
- The proposed use will not adversely affect people or property located near this site. As this usage will be similar to other drive-thru restaurants in the area, there will be no excessive noise, odor, or air pollution.
- This location is on the same access as other businesses in the area (Menards, car dealers, etc.), so the addition of this store will not drastically change the amount of traffic already in the area. Also, since it was previously a gas station, I would anticipate traffic levels to be in line with what it was when that station was in operation.
- There should be no additional costs for public facilities or services.
- With the size of our kiosk and usage requirements we will be able to preserve a large portion of the property in its current/natural state.
- With this usage being similar to other drive-thru operations in the area, and there will be little to no effects on the environment.



City of Maplewood
Attn: Community Development Department
1902 County Road B East
Maplewood, MN 55109

12/17/2021

RE: Variance Request
2228 Maplewood Drive

We are looking to redevelop an existing property that is currently empty. It had been used as a gas station previously (over 10 years ago). The proposed use of the property will be a Scooter's Coffee Drive-Thru Kiosk. This will be the second Scooter's Coffee location in Maplewood, with our first store currently under construction at 2730 Stillwater Road.

We are applying for a variance in the parking setback for pavement encroachment in the SE corner of the site. The encroachment totals approximately 97 SF (please see below for diagram).

As you can see from the site plans, this property has a fairly limited area for development due to the size and shape of parcel. There are also some easements with drainage and utilities that have hindered how we can position the building, parking, and access. Our Civil Engineer (Stantec) has been in communication with Maplewood City Engineers to confirm drainage requirements and has designed the layout in conjunction with their guidelines. Due to the innate hardships of development on this parcel posed by the shape and existing utilities, we believe a variance is warranted for a minor encroachment within the parking setback for the project. The encroachment will not cause any major problems with access, traffic, or local residents. The encroachment will allow for proper circulation and traffic flow for customers as they access the site.

Thank you for your consideration.

Chris Crotteau
Barostas Keller LLC
651-333-0847

