

CITY COUNCIL STAFF REPORT
Meeting Date November 10, 2025

REPORT TO: Michael Sable, City Manager
REPORT FROM: Elizabeth Hammond, Planner
PRESENTER: Danette Parr, Community Development Director
AGENDA ITEM: Design Review and Parking Waiver Resolution, Seven Brews Coffee, 2982 White Bear Avenue North

Action Requested: Motion Discussion Public Hearing
Form of Action: Resolution Ordinance Contract/Agreement Proclamation

Policy Issue:

Seven Brews Coffee is proposing to construct a 510-square-foot drive-thru coffee stand at 2982 White Bear Avenue North. The project is located within the existing parking lot on the west side of Half Price Books, adjacent to White Bear Avenue, and would require the removal of 34 parking stalls. To move forward with the proposal, the applicant requests approval of a design review and parking waiver.

Recommended Action:

Motion to approve a design review and parking waiver resolution for a drive-thru coffee stand at 2982 White Bear Avenue North, subject to certain conditions of approval.

Fiscal Impact:

Is There a Fiscal Impact? No Yes, the true or estimated cost is \$0
 Financing source(s): Adopted Budget Budget Modification New Revenue Source
 Use of Reserves Other: n/a

Strategic Plan Relevance:

Community Inclusiveness Financial & Asset Mgmt Environmental Stewardship
 Integrated Communication Operational Effectiveness Targeted Redevelopment

The city deemed the application complete on October 8, 2025. The initial 60-day review deadline for a decision is December 7, 2025. As stated in Minnesota State Statute 15.99, the city can take an additional 60 days, if necessary, to complete the review.

Background:

Project Overview

Seven Brews Coffee is proposing to construct a drive-thru coffee stand that serves made-to-order beverages from a small kiosk. The business does not serve food and does not have indoor seating. There are no exterior speakers for ordering; the building features a canopy for drive-up ordering

from a barista, where drinks are then delivered directly to the vehicle.

Site Plan

The proposed 510-square-foot coffee stand is situated within the existing parking lot at Half Price Books, on the west side, adjacent to White Bear Avenue. The coffee stand is located next to a 388-square-foot remote cooler and a trash enclosure. The site would be accessed through the parking lot off Lydia Avenue. The proposal has two drive-thru lanes and eight short-term parking stalls.

Setbacks

The building is required to be set back 30 feet from the property lines along White Bear Avenue and Lydia Avenue rights-of-way. There are no other building setbacks applicable to the project. The parking lot must be at least 15 feet from the property lines along White Bear Avenue and Lydia Avenue rights-of-way, and five feet from the south and east property lines.

The parking and building setbacks are achieved to the north, west, and east property lines. However, the current plan shows the parking lane and canopy for the coffee stand encroaching on the south property line, which runs through the existing parking lot from White Bear Avenue and the building between Half Price Books and Michaels. Before obtaining a building permit, the applicant must submit a lot division application to adjust the south lot line or prepare an easement for review by the city.

Building Elevations

The one-story building features a pitched, angled roof and reaches a height of 19.8 feet at its tallest point. The proposed building materials are fiber cement in a combination of colors, including dark gray, shale brown, and Pacific blue. The metal trim and framing are sandstone colored.

Signage

The elevations show wall signage for the business. However, any signage on the property is subject to review by the city and requires a separate permit for the installation of signs. All site signage must meet the city's sign code.

Landscaping and Screening

The proposed landscape plan shows that 13 trees would be removed, and six new trees would be planted. According to the environmental review, the applicant must submit a tree preservation plan and an updated landscape plan before a grading permit will be issued. Additional trees and landscaping should be installed throughout the site as part of the project.

Parking

City code does not specify a parking requirement for this proposed use; however, the code allows the community development director to review the parking requirements for a use similar to determining the space requirements. The applicant is showing eight stalls to accommodate short-term parking at the coffee business. For comparison, the City Code requires one parking stall for every 200 square feet of floor area for commercial use. Based on this type of use, the site would be required to have 2.5 parking stalls.

The shopping center currently has 196 stalls for both Half Price Books and Michaels, and while much of the parking is unused, the site technically requires 207 stalls. The project will require the removal of 34 existing parking stalls, necessitating the applicant's request for a parking waiver for the overall site. Given that there are no parking issues on the site and a large amount of surface parking is available in this area of the city, staff are comfortable with the parking waiver request and

believe the number provided should be sufficient for both the existing businesses and the addition of the coffee stand.

Lighting

The applicant submitted a lighting plan; however, additional information is required for review. The lighting fixture sheets indicate that there are two types of exterior lights; however, there is insufficient information on the light specifications. The lighting plan must identify the type and location of all lighting. The elevations must show the area of any wall-mounted lighting. An updated lighting plan, which includes site and architectural plans, a detailed description of each luminaire, and a plan showing the light spread and footcandle levels, must be submitted to the city for review before a building permit can be issued.

Commission Review

Community Design Review Board

October 21, 2025: The CDRB reviewed the design plans and parking waiver request, recommending approval.

Department Comments

Fire – Jerry Novak, Fire Marshal

None

Engineering – Jon Jarosch, Assistant City Engineer

Please see the engineering review dated October 10, 2025 (attached).

Environmental Health – Molly Wellens, Environmental Health Official

The applicant must submit a plan review application and obtain an annual food license.

Building – Randy Johnson, Building Official

The proposed building must be constructed to meet the minimum requirements of the Minnesota State Building Code.

- 1) Accessible parking meeting the requirements of the Minnesota Accessibility Code Section 502.4 (Minnesota Rule 1341.0502 Subpart 2).
- 2) Prefabricated buildings must meet the requirements of Minnesota Rule 1361.
- 3) The water closet shall be provided with a clear floor space of 48 inches in front of it, as per Minnesota Rule 1341.0604.
- 4) The proposed buildings and structures are required to be provided with a minimum footing depth in accordance with Minnesota Rule 1303.1600.

Environmental – Shann Finwall, Sustainability Coordinator, and Katelyn Bergstrom, Natural Resources Coordinator

Before issuing the grading and building permits, the applicant shall submit for review:

- 1) A tree preservation plan that includes all significant specimen trees to be preserved, and calculations to determine the number of replacement trees required by the tree removal.
- 2) Revised landscape plan, detailing the location of seed and seed mix, and a three-year maintenance plan to ensure establishment. The revised landscape plan must replace non-native species with native or climate-resilient tree species, and bare-root trees with container trees. It should also include detailed tree planting instructions and preventative measures to ensure that invasive species are removed and not spread during construction.

Public Comments

Staff sent a public hearing notice and application details to the properties within 500 feet of the subject property. No public comments were received.

Reference Information

Site Description

Site Size: 2.07 Acres

Surrounding Land Uses

North: Commercial Retail
South: Commercial Retail
East: Multiple-Dwelling Residential
West: Commercial Retail

Planning

Existing Land Use: Commercial
Existing Zoning: Business Commercial

Attachments:

1. Design Review and Parking Waiver Resolution
2. Overview Map
3. Future Land Use Map
4. Zoning Map
5. Application Narrative
6. Site and Elevation Plans
7. Engineering Review, dated October 10, 2025
8. CDRB Draft Meeting Minutes, dated October 21, 2025
9. Presentation

DESIGN REVIEW AND PARKING WAIVER RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

- 1.01 Seven Brews Coffee has requested approval for a design review and a parking waiver to construct a drive-thru coffee stand on the property located at 2982 White Bear Avenue North.
- 1.02 The property located at 2982 White Bear Avenue North is legally described as: That part of the Southeast Quarter of the Northwest Quarter of Section 2, Township 29, Range 22, lying Easterly of the center line of White Bear Avenue and lying Northerly of the following described line and its Easterly and Westerly extensions: Commencing at said Northeast corner of the Southeast Quarter of the Northwest Quarter; thence South 00 degrees 56 minutes 16 seconds East, along said East line of the Southeast Quarter of the Northwest Quarter, a distance of 174.51 feet to the point of beginning of said line; thence South 89 degrees 03 minutes 44 seconds West, a distance of 711.79 feet to the center line of White Bear Avenue as described in Document No. 1813704 and there terminating. Together with the benefit of the easements created pursuant to Operation and Easement Agreement dated August 23, 1999, recorded August 26, 1999 as Document Number 3265663 and First Amendment filed May 25, 2011 as Document Number 4281218.
PIN: 022922240019

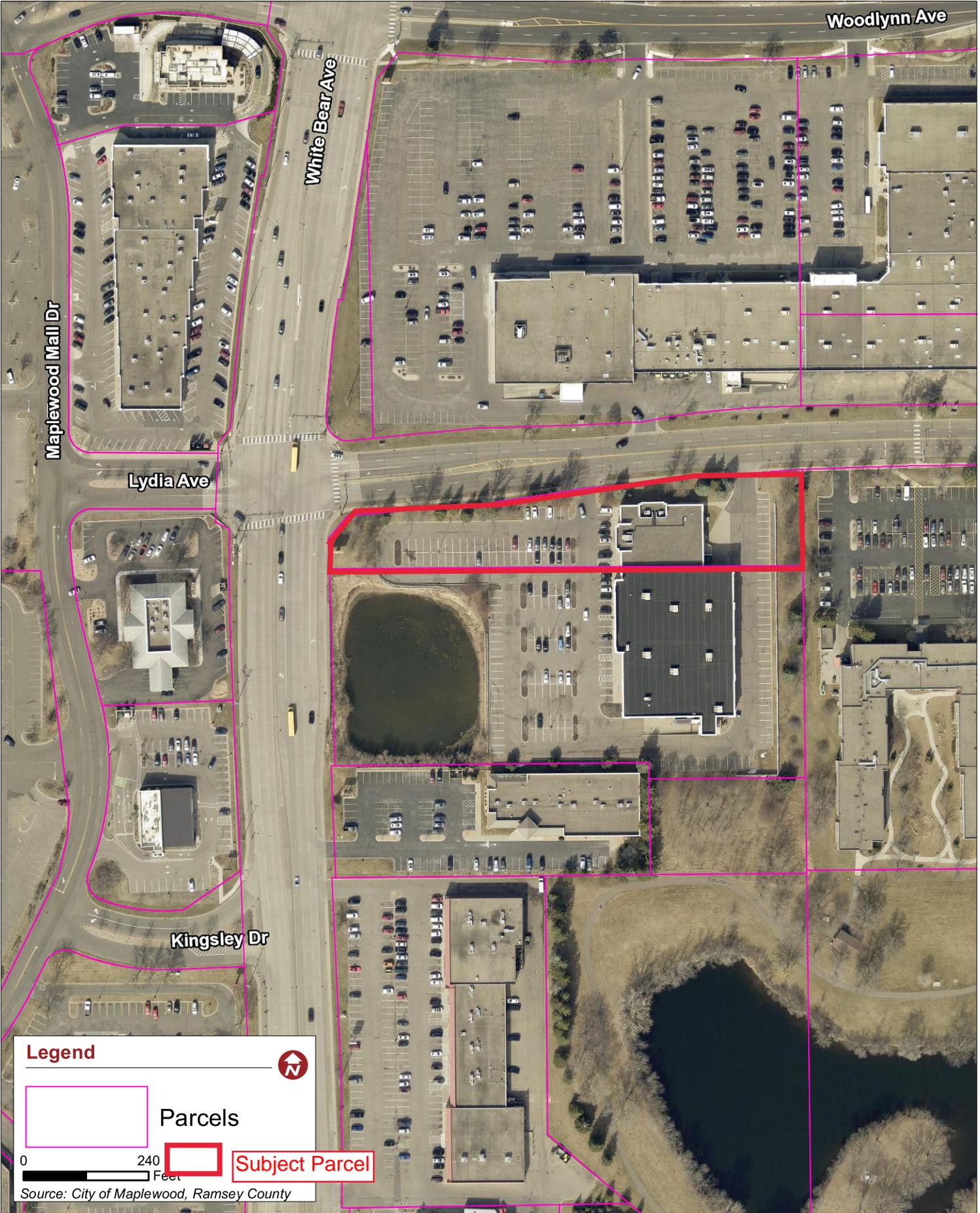
Section 2. Site and Building Plan Standards and Findings.

- 2.01 City ordinance requires that the community design review board make the following findings to approve plans:
1. That the design and location of the proposed development and its relationship to neighboring, existing, or proposed developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood; that it will not unreasonably interfere with the use and enjoyment of neighboring, existing or proposed developments; and that it will not create traffic hazards or congestion.
 2. That the design and location of the proposed development are in keeping with the character of the surrounding neighborhood and are not detrimental to the harmonious, orderly, and attractive development contemplated by this article and the city's comprehensive municipal plan.
 3. That the design and location of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures, and colors.
- 2.02 The community design review board reviewed this request on October 21, 2025, and voted to approve it.
- 2.03 The proposal meets the specific findings for design review approval.

Section 3. City Council Action.

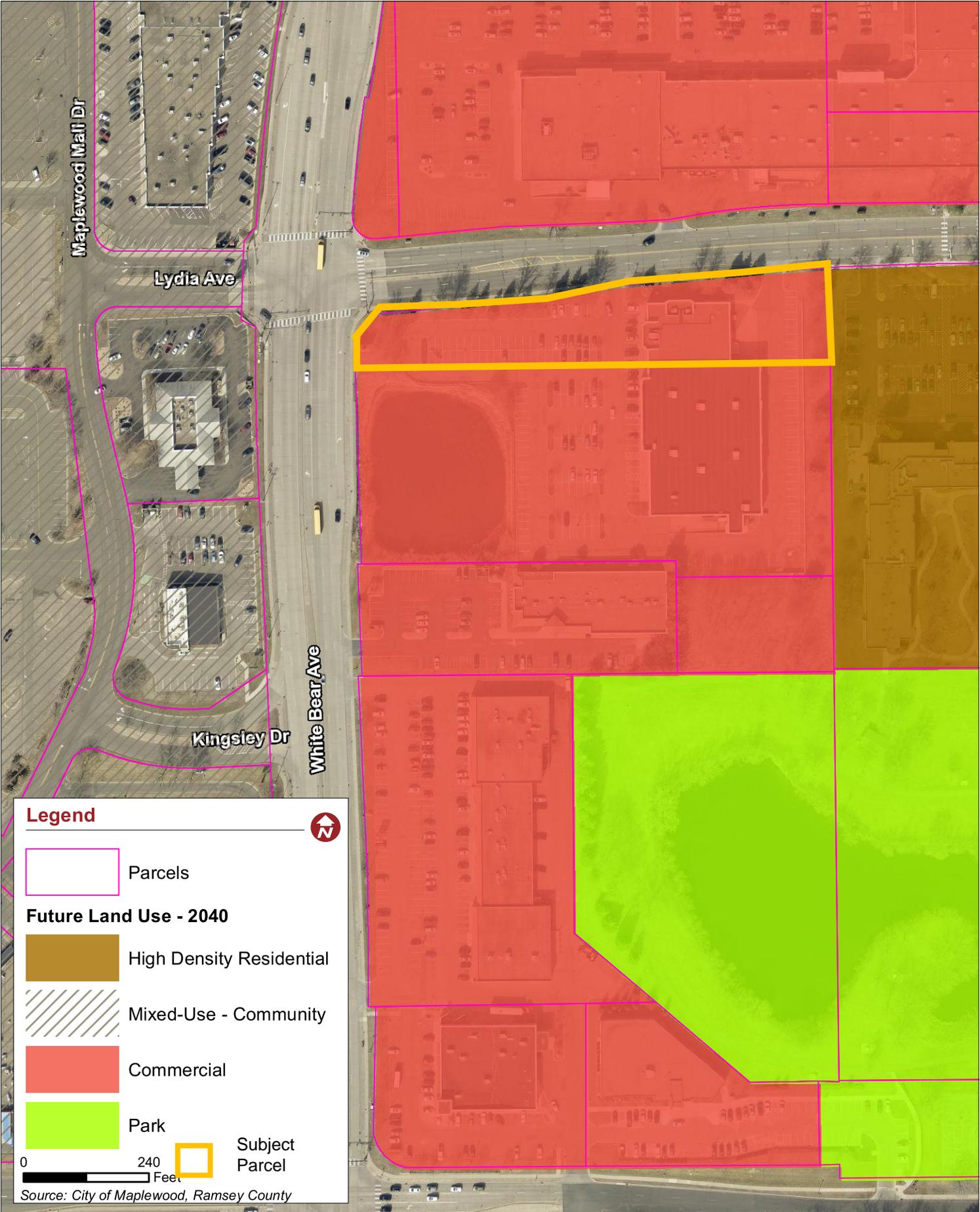
- 3.01 On November 10, 2025, the City Council discussed this resolution. They considered reports and recommendations from the Community Design Review Board and City staff.
- 3.02 The above-described site and design plans are hereby _____ based on the findings outlined in Section 2 of this resolution. Subject to staff approval, the site must be developed and maintained in substantial conformance with the design plans. Approval is subject to the applicant doing the following:
1. If the city has not issued a building permit for this project, repeat this review in two years.
 2. The proposed building requires a building permit, and it must be constructed to meet the minimum requirements of the Minnesota State Building Code. The permit plans must address the code requirements as outlined in the building review comments.
 3. The site requires 207 parking stalls, and the project will necessitate the removal of 34 parking stalls. However, a parking waiver has been approved, allowing the site to have a total of 173 parking stalls. The city must approve any additional changes to the site plan to alter parking.
 4. The applicant must submit a plan review application to the environmental health official and obtain an annual food license.
 5. The applicant must satisfy the requirements in the engineering review memo by Jon Jarosch, dated October 10, 2025.
 6. Per city ordinance standards, all mechanical equipment and trash receptacles shall be screened from the view of all residential properties and adjacent public streets.
 7. Before the issuance of a building permit, the applicant shall submit for staff approval the following items:
 - a. The applicant shall provide the city with a cash escrow or an irrevocable letter of credit for all required exterior improvements. The amount shall be 150 percent of the cost of the work.
 - b. The applicant must provide a tree preservation plan and a revised landscape plan as outlined in the environmental review comments.
 - c. The canopy structure cannot extend over the property line. The applicant can prepare an easement for the encroachment, which must be provided to the city for review, or apply to adjust the south lot line so that the canopy does not encroach over the lot line.

- d. A copy of all shared agreements for the property and the neighboring properties. The property must have a cross-access and shared parking agreement in place with the adjacent properties.
 - e. An updated lighting plan, including architectural plans, a detailed description of each luminaire, and a site plan showing the light spread at the property lines. The elevations must show the location of wall-mounted lighting.
8. The applicant shall complete the following before occupying the building:
- a. Replace any property irons that were removed because of this construction.
 - b. Provide continuous concrete curb and gutter around the parking lot and driveways.
 - c. Install all required landscaping and an in-ground lawn irrigation system for all landscaped areas.
 - d. Install all required outdoor lighting.
 - e. Install all required sidewalks and trails.
9. If any required work is not done, the city may allow temporary occupancy if:
- a. The city determines that the work is not essential to public health, safety, or welfare.
 - b. The City of Maplewood holds the above-required letter of credit or cash escrow for all required exterior improvements. The owner or contractor shall complete any unfinished exterior improvements by June 1 of the following year, provided occupancy of the building occurs in the fall or winter, or within six weeks of occupancy if it occurs in the spring or summer.
10. All work shall follow the approved plans. The director of community development may approve minor changes.





Maplewood



Legend



Parcels

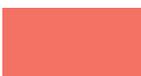
Future Land Use - 2040



High Density Residential



Mixed-Use - Community



Commercial



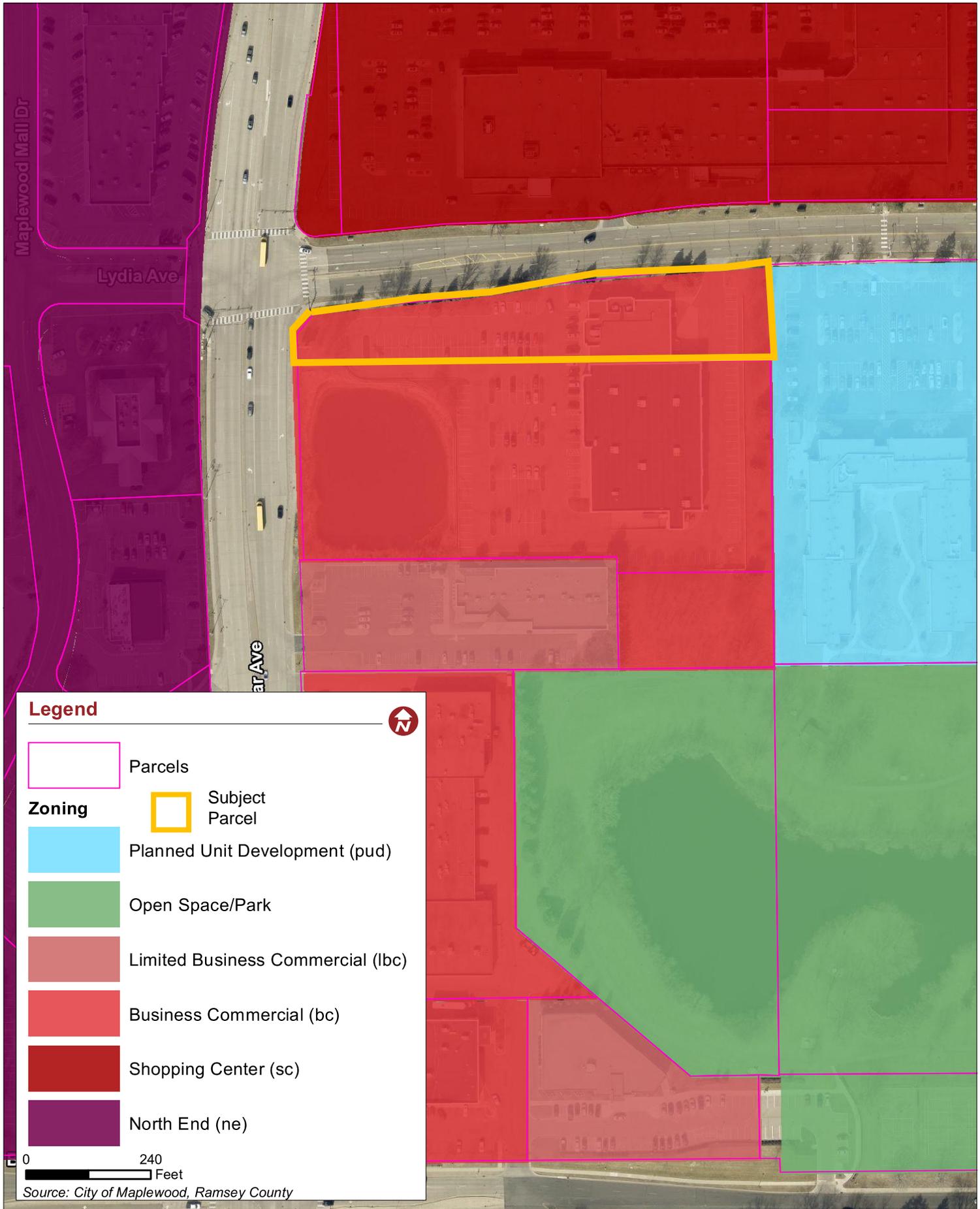
Park



Subject Parcel



Source: City of Maplewood, Ramsey County



Legend



Parcels

Zoning



Subject Parcel



Planned Unit Development (pud)



Open Space/Park



Limited Business Commercial (lbc)



Business Commercial (bc)



Shopping Center (sc)



North End (ne)



Source: City of Maplewood, Ramsey County



Kueber Coffee Minnesota, LLC | 7 Brew Franchisee | 445 E Market St Suite 310, Louisville, KY 40202

07/22/25

Via: UPS

City of Maplewood
1830 County Road B East
Maplewood, MN 55109
Attn: Community Development Department

RE: Project Narrative - Proposed 7 Brew Coffee
2982 White Bear Ave, Maplewood, MN 55109

Seven Brew is a drive thru only coffee concept that serves beverages and no food. We serve a variety of made to order beverages, including coffee, tea, Italian sodas, smoothies, shakes, energy drinks, and hot chocolate.

We believe we are the face of a coffee revolution with our unique speed of service coupled with quality products. Our delicious drinks are made from the best ingredients, served by always energetic, upbeat, fun, and welcoming baristas, in a fast and consistent drive thru. Each one of our location's employees between 40-50 high energy people that are sure to put a smile on guests' faces!

Our model takes up a small footprint of around half an acre to an acre with a 510 square foot prefabricated building. At Seven Brew, we offer drive thru only with two ordering lanes that help us process orders ultra-fast (think Chick-fil-A) to allow our guest to get in and out to tackle their day. There is no interior or exterior seating available. Our baristas greet guest at their vehicles with iPad and drinks are then delivered directly to the vehicles. There are no obnoxious speaker boxes, all our interactions are person to person. Our stands operate Sunday thru Thursday from 5:30 am to 10:00 pm and from 5:30 am to 11:00 pm on Friday and Saturday.

Our thoughtfully designed building has a canopy that stems from each side to protect our employees and our guests from the weather during the ordering and delivery process. We do offer walk up ordering service, but this equates to less than 1% of our sales and is typically used by first responders, which we offer a 50% discount too.

We are proposing to develop a new outparcel in front of the Half Priced Books located at 2982 White Bear Ave, which is currently occupied by unused parking. We will be installing our 510 square foot prototype stand that is supported by a 388 square foot remote cooler and storage structure. Both the stand and cooler structures are prefabricated in Springfield, Missouri and then trucked to the site, which expedites our construction timeline. Both the stand, cooler/storage structure, and dumpster enclosure are clad in an attractive and durable Nichiha fiber cement product.





Kueber Coffee Minnesota, LLC | 7 Brew Franchisee | 445 E Market St Suite 310, Louisville, KY 40202

As the proposed coffee shop is going into an existing parking lot, the impervious surface will actually be slightly reduced from its current condition.

If you have questions or concerns about these items, please contact me at brian.evans@7brewteam.com or 502-528-1798.

Best,

A handwritten signature in blue ink, appearing to read "B. Evans".

Brian Evans
Director of Entitlements





Kueber Coffee Minnesota, LLC | 7 Brew Franchisee | 445 E Market St Suite 310, Louisville, KY 40202

08/13/25

Via: UPS

City of Maplewood
1830 County Road B East
Maplewood, MN 55109
Attn: Community Development Department

RE: Special Agreement (Parking Waiver) - Proposed 7 Brew Coffee
2982 White Bear Ave, Maplewood, MN 55109

I respectfully submit this justification statement in support of a request for a parking waiver to facilitate the placement of a 7 Brew drive thru only coffee shop within the existing parking lot of an established commercial development located at 2982 White Bear Ave. This proposed development would occupy a small footprint within the existing lot and operate exclusively as a drive-thru, without any indoor seating, customer parking, or pedestrian traffic.

Justification for Parking Waiver

1. Minimal On-Site Parking Demand

The proposed coffee shop will not offer interior seating or walk-up service and is intended solely for quick drive-thru transactions. As such, no customer parking is required, and there will be minimal on-site demand beyond a few short-term employee spaces, which can be accommodated within the existing development's surplus parking area.

2. Efficient Use of Existing Parking Supply

A recent review of the commercial center's parking usage indicates that the lot is significantly underutilized throughout the day, including during peak hours. The reallocation of a small portion of this parking lot for a drive-thru structure will not negatively impact the parking availability for existing tenants or their customers.

3. No Adverse Impact on Adjacent Businesses

The coffee shop's drive-thru queue will be strategically placed to avoid disruption of parking circulation or access to adjacent businesses.

4. Alignment with City Planning and Economic Development Goals

This project supports Maplewood's goals of promoting infill development and enhancing service offerings in existing commercial areas without unnecessary land expansion. The coffee shop will add a convenient amenity for area residents and visitors, create jobs, and activate an underused portion of the site.

5. Environmental and Aesthetic Considerations

Repurposing a portion of an existing parking lot avoids unnecessary paving of greenfield areas, reduces stormwater runoff associated with excessive surface parking, and aligns with broader sustainability and low-impact development principles.





Kueber Coffee Minnesota, LLC | 7 Brew Franchisee | 445 E Market St Suite 310, Louisville, KY 40202

Given the unique operational characteristics of a drive-thru-only coffee concept and the underutilization of the existing parking supply at this location, we respectfully request approval of the parking waiver. The project will have no negative impact on parking availability, traffic circulation, or adjacent businesses, and will enhance the vitality of the commercial center.

If you have questions or concerns about these items, please contact me at brian.evans@7brewteam.com or 502-528-1798.

Best,

A handwritten signature in blue ink, appearing to read "B. Evans".

Brian Evans
Director of Entitlements

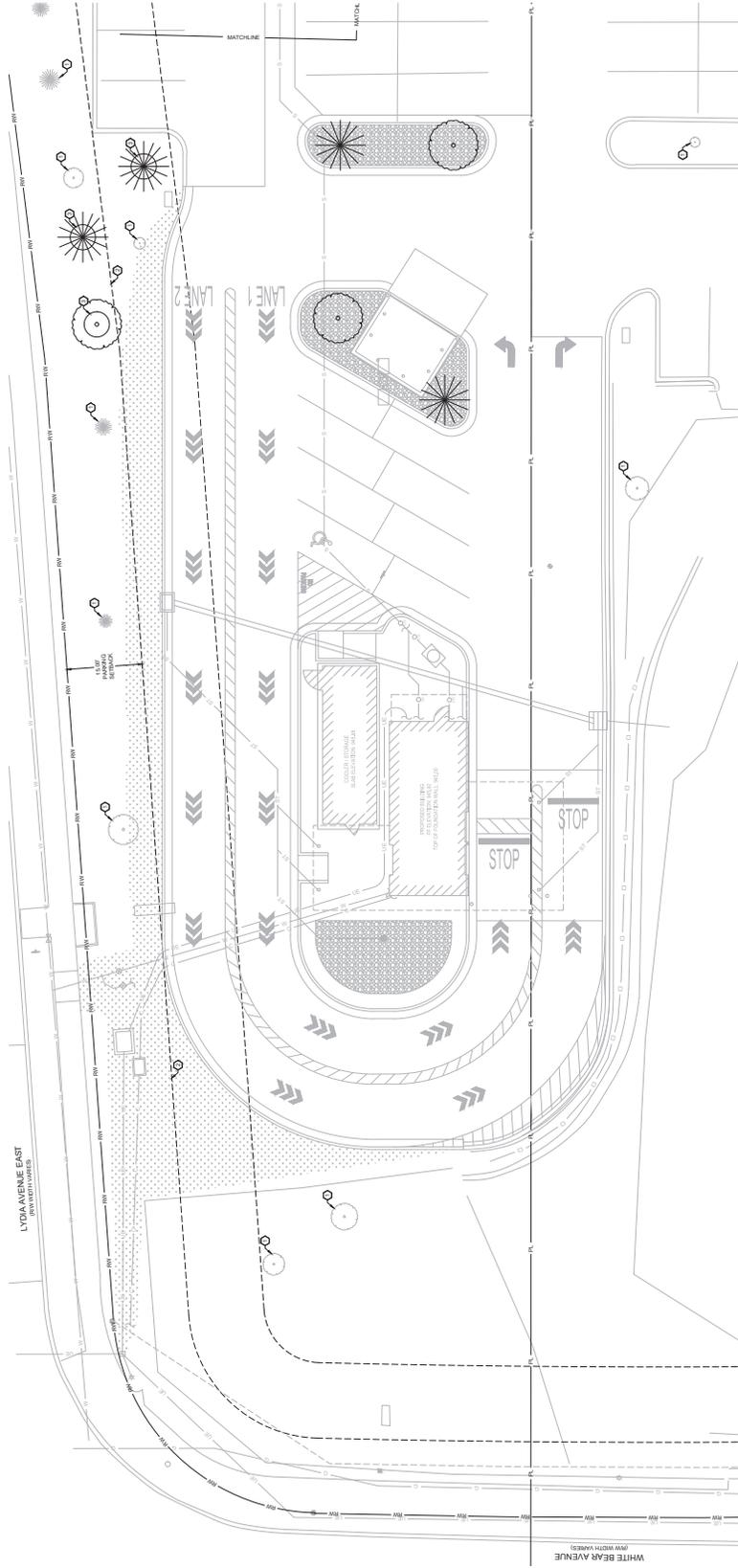




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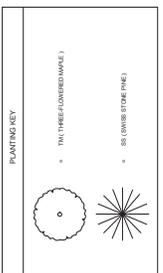
7 BREW COFFEE
 2982 WHITE BEAR AVENUE
 MAPLEWOOD, MN 55109

C5.1
 LANDSCAPE PLAN
 DATE: AUGUST 14, 2023



PLANTING LIST

TYPE	COORDINATE (SCIENTIFIC NAME)	QUANTITY REQUIRED	QUANTITY PROVIDED	CONDITION	APPROXIMATE UNIT PRICE	NO. OF PLANTS
T1	THREE CORNER MAPLE (ACER THURLOFTII)	3	3	2" CAL. B&B	20.00	20.00
T2	THREE CORNER MAPLE (ACER THURLOFTII)	3	3	2" CAL. B&B	20.00	20.00
T3	THREE CORNER MAPLE (ACER THURLOFTII)	3	3	2" CAL. B&B	20.00	20.00



SITE LANDSCAPING:
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KEY NOTES:
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GENERAL LANDSCAPING NOTES:

1. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF MAPLEWOOD.
2. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF MAPLEWOOD.
3. THE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO SELECT ANY PLANT MATERIAL, NOT MEETING SPECIFICATIONS.
4. ALL TREES SHALL BE CALIBERED AND UNDERGIRDERS SHALL BE REQUIRED AT 4" ABOVE THE GRADE.
5. SPECIFIC CARE REQUIREMENTS FOR TREES SHALL BE REQUIRED AT 4" ABOVE THE GRADE.
6. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF MAPLEWOOD.
7. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF MAPLEWOOD.
8. PLANT AND OTHER MATERIALS ARE QUANTIFIED AND DIMENSIONED FOR THE CONFORMANCE OF THE CITY OF MAPLEWOOD.
9. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF MAPLEWOOD.
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12. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF MAPLEWOOD.
13. THE PLANS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. AN INDICATION TO THE APPROVED FINAL LANDSCAPE PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION.
14. HILL AND REMOVE ALL EXISTING TREES FROM THE SITE PRIOR TO PLANTING.
15. HILLS TO BE CONFORMANT WITH THE CITY OF MAPLEWOOD SPECIFICATIONS.
16. HILLS TO BE CONFORMANT WITH THE CITY OF MAPLEWOOD SPECIFICATIONS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING, BUT NOT LIMITED TO, PERMITS FROM THE CITY OF MAPLEWOOD, TOTAL ACCEPTANCE OF THE WORK BY THE CITY OF MAPLEWOOD, AND ALL NECESSARY PERMITS FROM THE CITY OF MAPLEWOOD.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING, BUT NOT LIMITED TO, PERMITS FROM THE CITY OF MAPLEWOOD, TOTAL ACCEPTANCE OF THE WORK BY THE CITY OF MAPLEWOOD, AND ALL NECESSARY PERMITS FROM THE CITY OF MAPLEWOOD.
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24. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE LANDSCAPE. IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MAPLEWOOD SPECIFICATIONS AND REQUIREMENTS.
25. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE LANDSCAPE. IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MAPLEWOOD SPECIFICATIONS AND REQUIREMENTS.

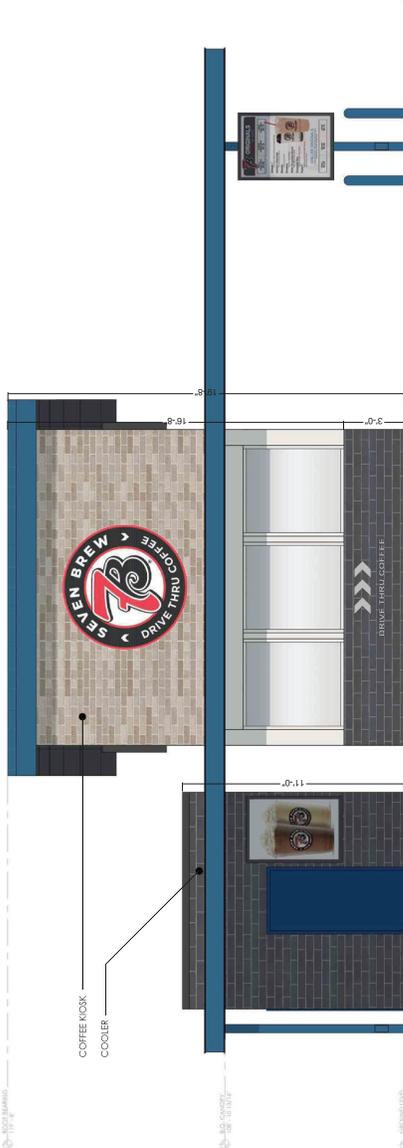
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 PH: 631-888-8888 | FAX: 631-888-8887
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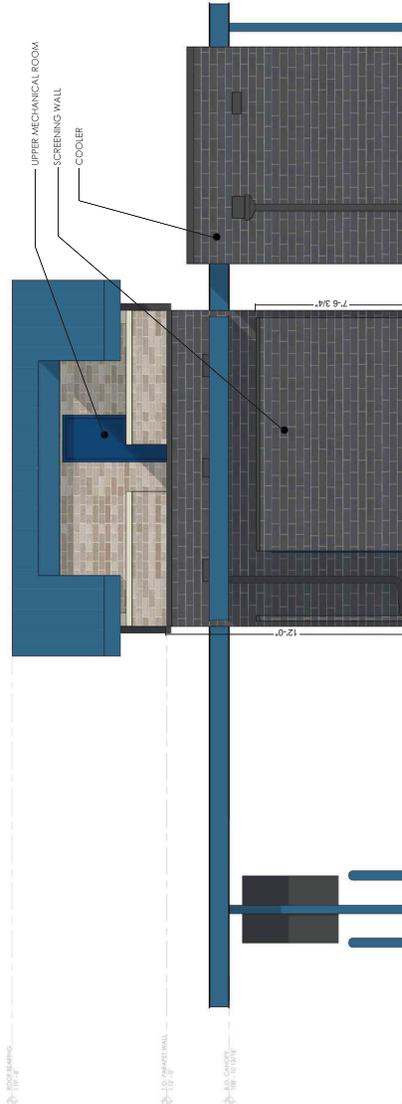
AT
 H. SCALE: 1" = 10'

EXTERIOR FINISH LEGEND

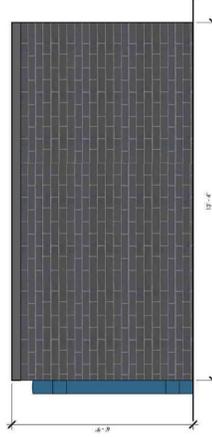
WAINSCOT	NICHIHA MODERNBRICK MIDNIGHT
MAIN BUILDING	NICHIHA CANYON BRICK SHALE BROWN
ROOF	PAC-CLAD STANDING SEAM PANEL PACIFIC BLUE
STOREFRONT FRAMES	BRAKE METAL CLEAS ANODIZED TO MATCH STOREFRONT FRAMES
CANOPY, FASCIA	BRAKE METAL PACIFIC BLUE
CAP	BRAKE METAL ONYX
CAP	BRAKE METAL SANDSTONE
DOORS, BOLLARDS	DOORS HONORABLE BLUE SW6811



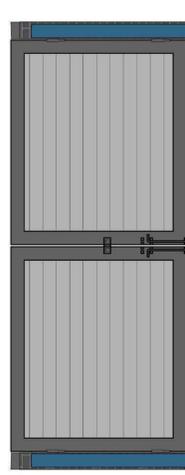
1 EXTERIOR ELEVATION - WEST
3/8" = 1' 0"



2 EXTERIOR ELEVATION - EAST
3/8" = 1' 0"



3 TRASH ENCLOSURE - NORTH EAST
1/8" = 1' 0"



4 TRASH ENCLOSURE - SOUTH EAST
1/8" = 1' 0"

DESIGN + DEVELOPMENT

2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 - P (417) 530-4321

PROJECT NO. 1032

INTERNAL REVIEW ONLY

THIS DRAWING IS THE PROPERTY OF DESIGN + DEVELOPMENT. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

ARCHITECT OF RECORD:

NAME: ADAM KESTER

LOCATION: 4879

PROJECT NAME: 7B/1P/1MAN

REVISION:

7 BREW COFFEE

MAPLEWOOD, MN

2982 WHITE BEAR AVE

MAPLEWOOD, MN 55109

A2.1

EXTERIOR ELEVATIONS

DATE: JULY 10, 2023

SIGNAGE:

MONITOR SIGNAGE FOR REPRESENTATION AND COORDINATION ONLY.

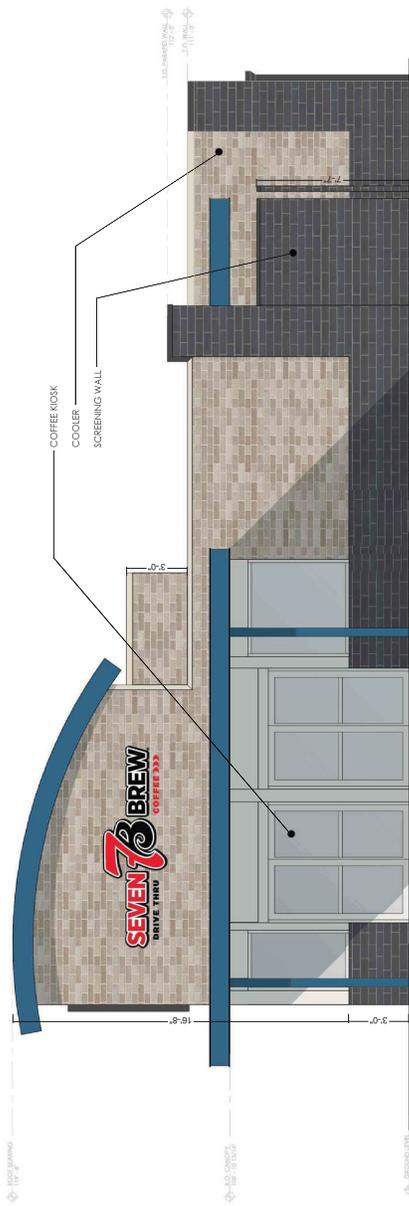
REFER TO UNLIMITED SIGN PACKAGE FOR PRECISE LOCATION AND FINISH SCHEDULE.

 <p>DESIGN + DEVELOPMENT</p> <p>2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 • P (417) 530-4231</p>	<p>FINAL EXHIBIT NO. 1002</p> <p>INITIAL REVIEW ONLY</p> <p>These documents are preliminary, and are not intended to be used for construction purposes. No liability is assumed by the architect for any errors or omissions, or for any consequences arising from the use of these documents without the express written consent of the architect.</p>	<p>ARCHITECT OF RECORD:</p> <p>NAME: ADAM KETNER</p> <p>EXHIBIT NO.: 0097</p>	<p>PROJECT NUMBER: 2018P-0004</p> <p>EXHIBIT:</p>	<p>7 BREW COFFEE</p> <p>2982 WHITE BEAR AVE</p> <p>MAPLEWOOD, MN 55109</p>
				<p>A2.2</p> <p>EXTERIOR ELEVATIONS</p> <p>DATE: JULY 15, 2020</p>

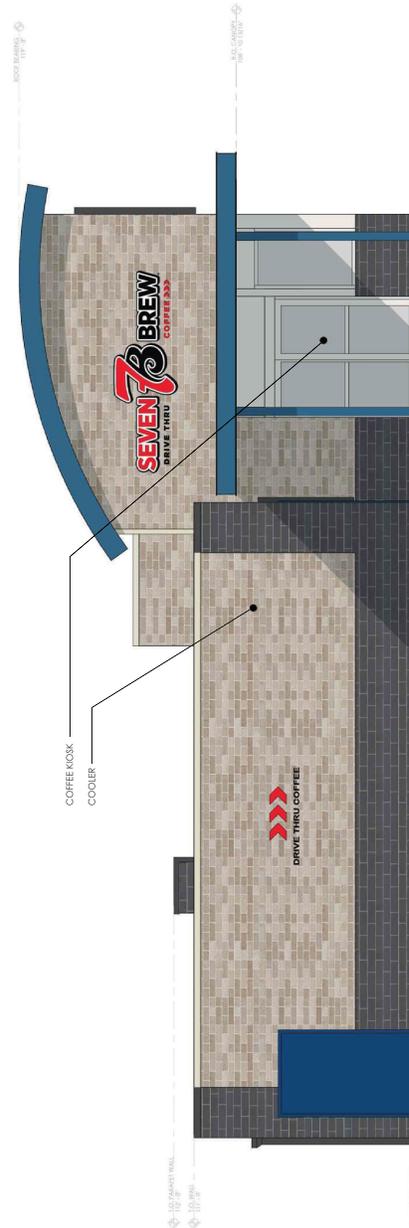
EXTERIOR FINISH LEGEND

	WAINSCOT		NICH-HA MODERNBRICK MIDNIGHT
	MAIN BUILDING		NICH-HA CANYON BRICK SHALE BROWN
	ROOF		PAC-CLAD SEAM PANEL PACIFIC BLUE
	STOREFRONT FRAMES		BRAKE METAL CLEAR ANODIZED TO MATCH STOREFRONT FRAMES
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	CAP		BRAKE METAL ONYX
	CAP		BRAKE METAL SANDSTONE
	DOORS, BOLLARDS		DOORS COLORABLE BLUE S16811

SIGNAGE:
SIGNAGE SHOWN FOR REFERENCE AND COORDINATION ONLY.
SIGNAGE SHALL BE PROVIDED BY THE CLIENT AND SHALL BE INSTALLED AT THE CLIENT'S RISK AND LIABILITY.



1 EXTERIOR ELEVATION - SOUTH



2 EXTERIOR ELEVATION - NORTH

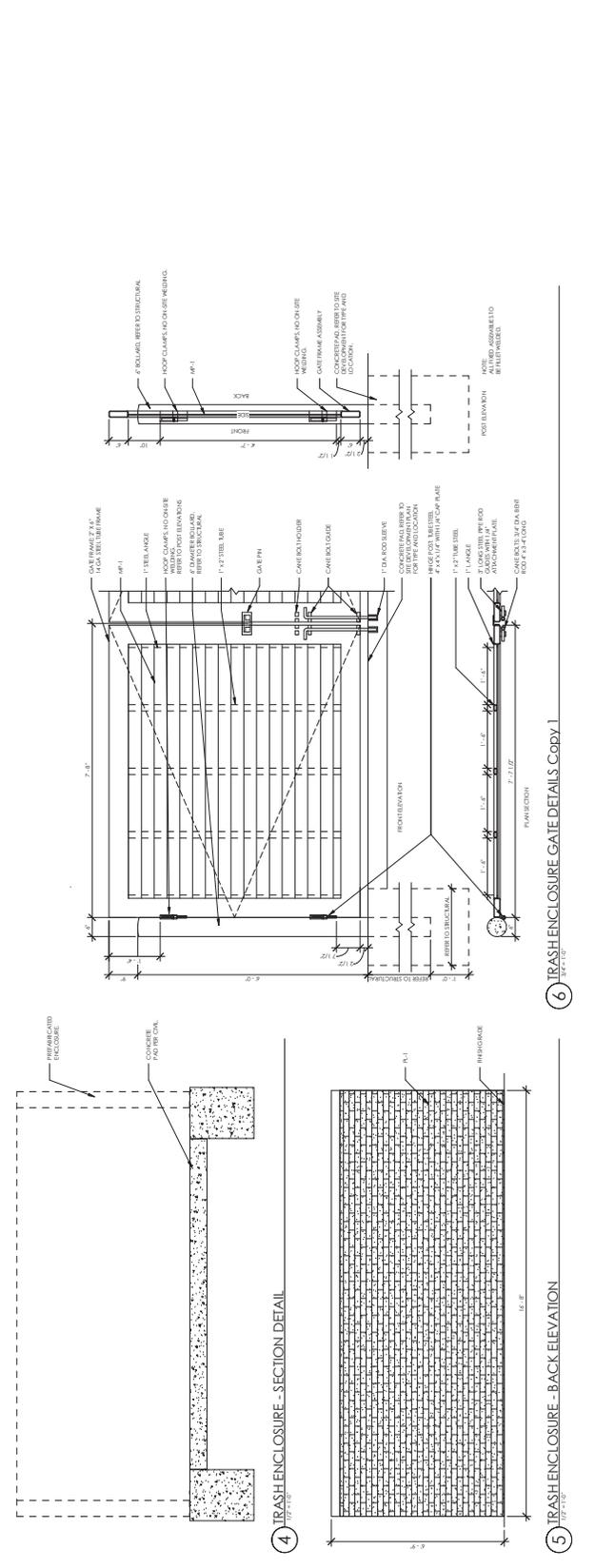
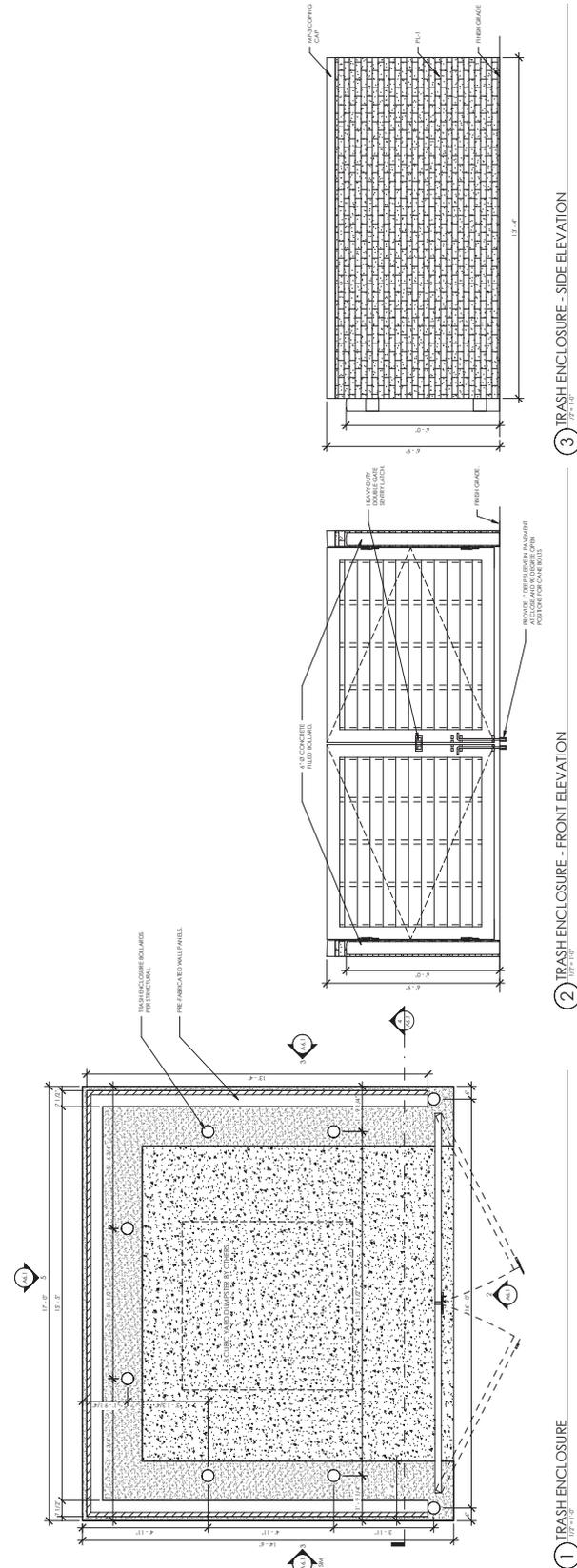


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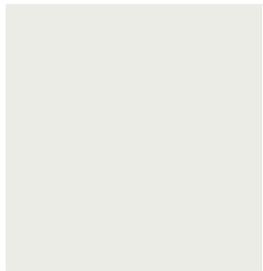
7 BREW COFFEE
MAPLEWOOD, MN
 2922 WHITE BEAR AVE
 MAPLEWOOD, MN 55109

A6.1
 TRASH ENCLOSURE DETAILS
 DATE: JULY 10, 2023

PROJECT NUMBER: 2311978104
 REVISION:
 ARCHITECT OF RECORD:
 NAME: ADAM HERRER
 LICENSE NO.: 06717
 DESIGNER:
 NAME: ADAM HERRER
 LICENSE NO.: 06717
 DATE: 07/10/2023



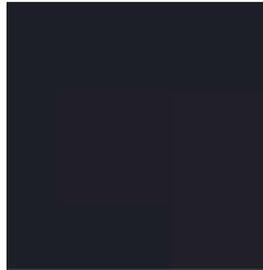
7 Brew Coffee



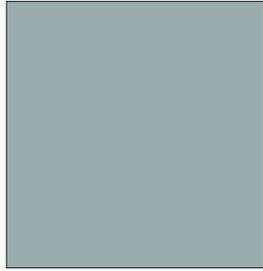
WHITE METAL
STOREFRONT & WINDOWS



BRAKE METAL
COLUMNS, FASCIA, & ROOF
COLOR: PACIFIC BLUE



COPING CAP
MATTEBLACK



COPING CAP
ZINC GRAY



NICHIHA MODERNBRICK
MIDNIGHT



NICHIHA CANYONBRICK
SHALE BROWN



BRAKE METAL
SOFFIT

Engineering Plan Review

PROJECT: **Seven Brew Coffee**
 2982 White Bear Avenue

PROJECT NO: **25-28**

COMMENTS BY: **Jon Jarosch, P.E. – Assistant City Engineer**

DATE: **10-10-2025**

PLAN SET: **Civil plans dated 8-14-2025**

REPORTS: **None**

The applicant is seeking design review for the construction of a drive-thru coffee stand, along with associated site amenities, at 2982 White Bear Avenue.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents for final review. The following are engineering review comments on the design and act as conditions prior to issuing permits.

Drainage and Stormwater Management

The amount of disturbance on this site is less than ½ acre and the project proposes to reduce impervious surfaces. As such, the project is not subject to the City’s stormwater quality requirements.

- 1) It is recommended that the new catch-basin include a minimum 3-foot deep sump to aid in removing sediment from stormwater runoff prior to discharge into the nearby pond. Removing sediment from a catch-basin is more cost-effective than pond dredging in the future.

Grading and Erosion Control

- 2) All slopes shall be 3H:1V or flatter.
- 3) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils onsite are stabilized. This includes storm sewer on adjacent streets that could potentially receive construction related sediment or debris.
- 4) Adjacent streets and parking areas shall be swept as needed to keep the pavement clear of sediment and construction debris.
- 5) All pedestrian facilities shall be ADA compliant.

- 6) The total grading volume (cut/fill) shall be noted on the plans.

Sanitary Sewer and Water Service

- 7) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this project. A SAC determination is required.
- 8) All modifications to the water system shall be reviewed by Saint Paul regional Water Services. All requirements of SPRWS shall be met.
- 9) All new sanitary sewer service piping shall be schedule 40 PVC or SDR35 or approved superior material.
- 10) Cleanouts are required on the sanitary sewer service every 100 feet and at all bend locations.
- 11) Insulation is recommended above the sanitary sewer service in locations with less than 6-feet of cover.

Other

- 12) This project shall be reviewed by Ramsey County.
- 13) All work within the rights-of-way along Lydia Avenue and White Bear Avenue shall be require a right-of-way permit from Ramsey County.
- 14) A cross-access agreement is required between this property and adjacent properties. A copy of this agreement, along with any other related agreements (parking, utility access, etc.) shall be provided to the City.

Public Works Permits

The following permits are required by the Maplewood Public Works Department for this project. The applicant should verify the need for other City permits with the Building Department.

- 15) Grading and erosion control permit
- 16) Storm Sewer Permit
- 17) Sanitary Sewer Permit

- END COMMENTS -

**MINUTES
MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD**

6:00 P.M. Tuesday, October 21, 2025
City Hall, Council Chambers
1830 County Road B East

E. NEW BUSINESS

1. Design Review and Parking Waiver Resolution, Seven Brews Coffee, 2982 White Bear Avenue North

Elizabeth Hammond, Planner, gave the presentation. Andrew Commers, Maple Branch, LLC, addressed the board and answered questions.

Vice Chairperson Oszman moved to approve a design review and parking waiver resolution for a drive-thru coffee stand at 2982 White Bear Avenue North, subject to certain conditions of approval.

DESIGN REVIEW AND PARKING WAIVER RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 Seven Brews Coffee has requested approval of a design review to construct a drive-thru coffee stand on the property at 2982 White Bear Avenue North.

1.02 The property located at 2982 White Bear Avenue North is legally described as:

That part of the Southeast Quarter of the Northwest Quarter of Section 2, Township 29, Range 22, lying Easterly of the center line of White Bear Avenue and lying Northerly of the following described line and its Easterly and Westerly extensions: Commencing at said Northeast corner of the Southeast Quarter of the Northwest Quarter; thence South 00 degrees 56 minutes 16 seconds East, along said East line of the Southeast Quarter of the Northwest Quarter, a distance of 174.51 feet to the point of beginning of said line; thence South 89 degrees 03 minutes 44 seconds West, a distance of 711.79 feet to the center line of White Bear Avenue as described in Document No. 1813704 and there terminating. Together with the benefit of the easements created pursuant to Operation and Easement Agreement dated August 23, 1999, recorded August 26, 1999 as Document Number 3265663 and First Amendment filed May 25, 2011 as Document Number 4281218.

PIN: 022922240019

Section 2. Site and Building Plan Standards and Findings.

2.01 City ordinance requires that the community design review board make the following findings to approve plans:

1. That the design and location of the proposed development and its relationship to neighboring, existing, or proposed developments and traffic is such that it will not impair the desirability of investment or occupation in the

neighborhood; that it will not unreasonably interfere with the use and enjoyment of neighboring, existing or proposed developments; and that it will not create traffic hazards or congestion.

2. That the design and location of the proposed development are in keeping with the character of the surrounding neighborhood and are not detrimental to the harmonious, orderly, and attractive development contemplated by this article and the city's comprehensive municipal plan.
3. That the design and location of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures, and colors.

2.02 The community design review board reviewed this request on October 21, 2025, and voted to approve it.

2.03 The proposal meets the specific findings for design review approval.

Section 3. City Council Action.

3.01 On November 10, 2025, the City Council discussed this resolution. They considered reports and recommendations from the community design review board and City staff.

3.02 The above-described site and design plans are hereby _____ based on the findings outlined in Section 2 of this resolution. Subject to staff approval, the site must be developed and maintained in substantial conformance with the design plans. Approval is subject to the applicant doing the following:

1. If the city has not issued a building permit for this project, repeat this review in two years.
2. The applicant must provide additional details and updated plans as outlined in the building review comments. The project must meet all requirements of the building official and fire marshal.
3. The applicant must submit a plan review application to the environmental health official and obtain an annual food license.
4. The applicant must satisfy the requirements in the engineering review memo by Jon Jarosch, dated October 10, 2025.
5. Per city ordinance standards, all mechanical equipment and trash receptacles shall be screened from the view of all residential properties and adjacent public streets.

6. Before the issuance of a building permit, the applicant shall submit for staff approval the following items:

- a. The applicant shall provide the city with a cash escrow or an irrevocable letter of credit for all required exterior improvements. The amount shall be 150 percent of the cost of the work.
 - b. The applicant must provide a tree preservation plan and an updated landscape plan as outlined in the environmental review comments.
 - c. The applicant must submit for review a lot division application addressing the encroachment over the south property line. The canopy structure cannot extend over the property line. The applicant can prepare an easement for the encroachment, which must be provided to the city for review, or apply to adjust the lot line.
 - d. The property must have a cross-access and shared parking agreement in place with the adjacent properties. A copy of all shared agreements for the property and the neighboring properties must be provided to the city.
 - e. The lighting plan must identify the type and location of all lighting. The elevations must show the location of any wall-mounted lighting. An updated lighting plan, which includes site and architectural plans, a detailed description of each luminaire, and a plan showing the light spread and footcandle levels, must be submitted to the city for review before a building permit can be issued.
7. The applicant shall complete the following before occupying the building:
- a. Replace any property irons that were removed because of this construction.
 - b. Provide continuous concrete curb and gutter around the parking lot and driveways.
 - c. Install all required landscaping and an in-ground lawn irrigation system for all landscaped areas.
 - d. Install all required outdoor lighting.
 - e. Install all required sidewalks and trails.
8. If any required work is not done, the city may allow temporary occupancy if:
- a. The city determines that the work is not essential to public health, safety, or welfare.
 - b. The above-required letter of credit or cash escrow is held by the City of Maplewood for all required exterior improvements. The owner or contractor shall complete any unfinished exterior improvements by June 1 of the following year if occupancy of the building is in the fall or winter or within six weeks of occupancy of the building if occupancy is in the spring or summer.

- c. All work shall follow the approved plans. The director of community development may approve minor changes.

Seconded by Chairperson Kempe

Ayes – All (via roll call)

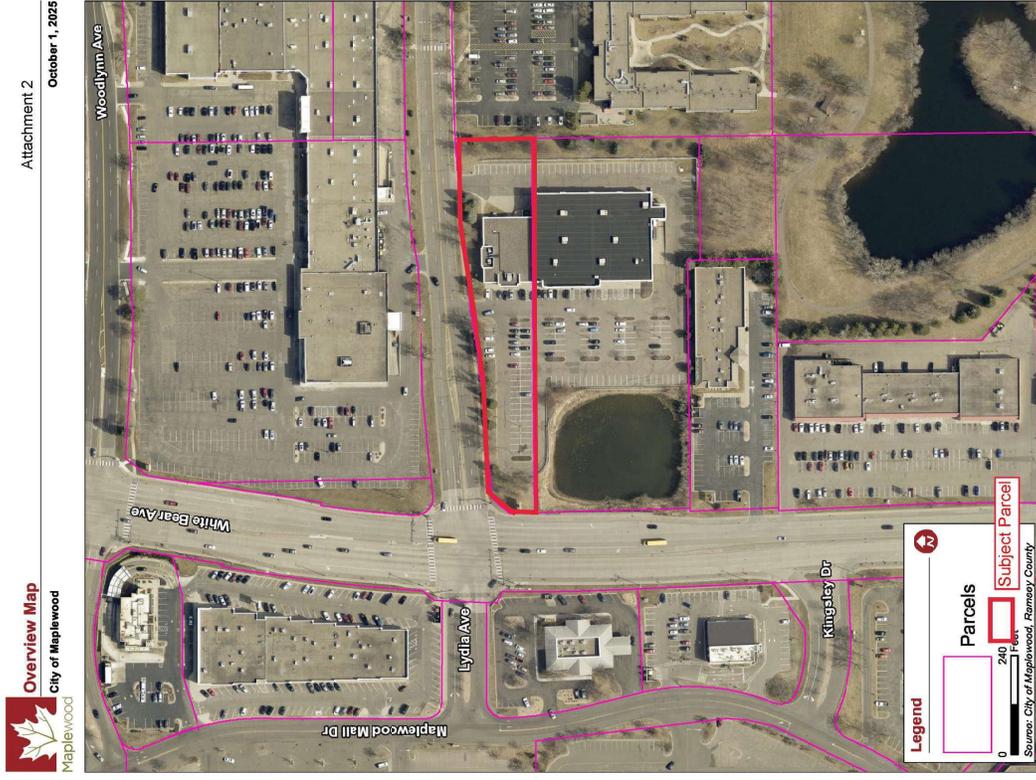
The motion passed.

This item will go to the city council on November 10, 2025.

DRAFT

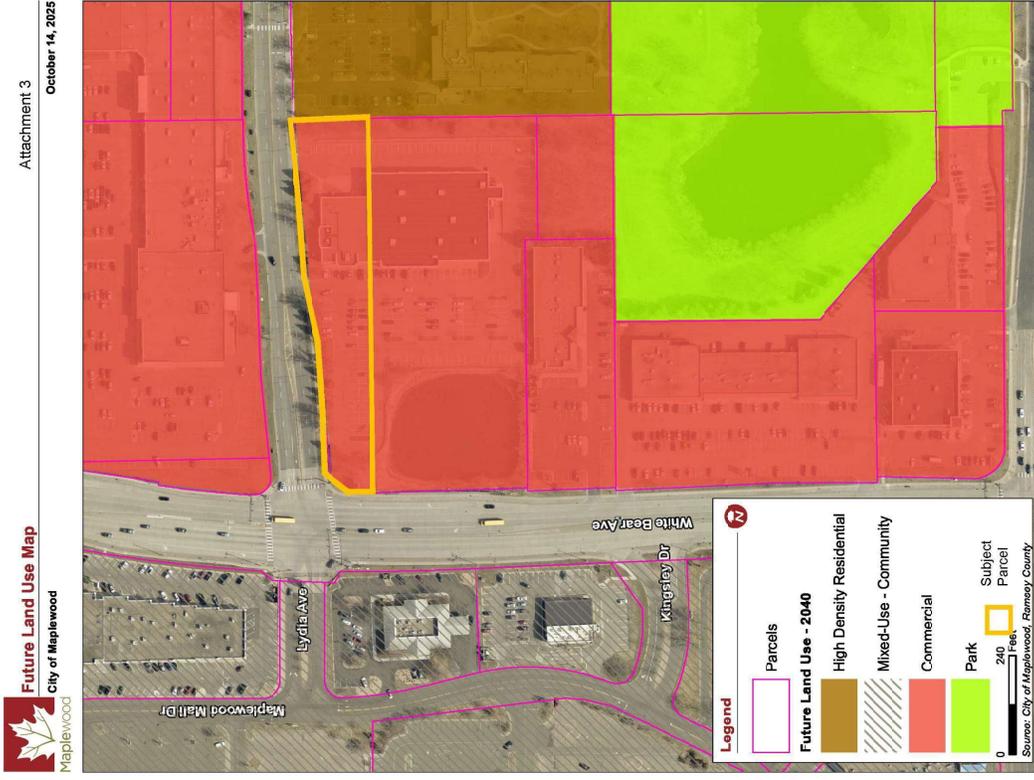
Seven Brews Coffee

- Seven Brews Coffee is proposing to construct a drive-thru coffee stand at 2982 White Bear Avenue North
 - 2.07-acre site: coffee stand located within the existing parking lot, west of Half Price Books and adjacent to White Bear Avenue
 - The project would require the removal of 34 existing parking stalls
- To move forward with the proposal, the applicant requests approval of a design review and parking waiver



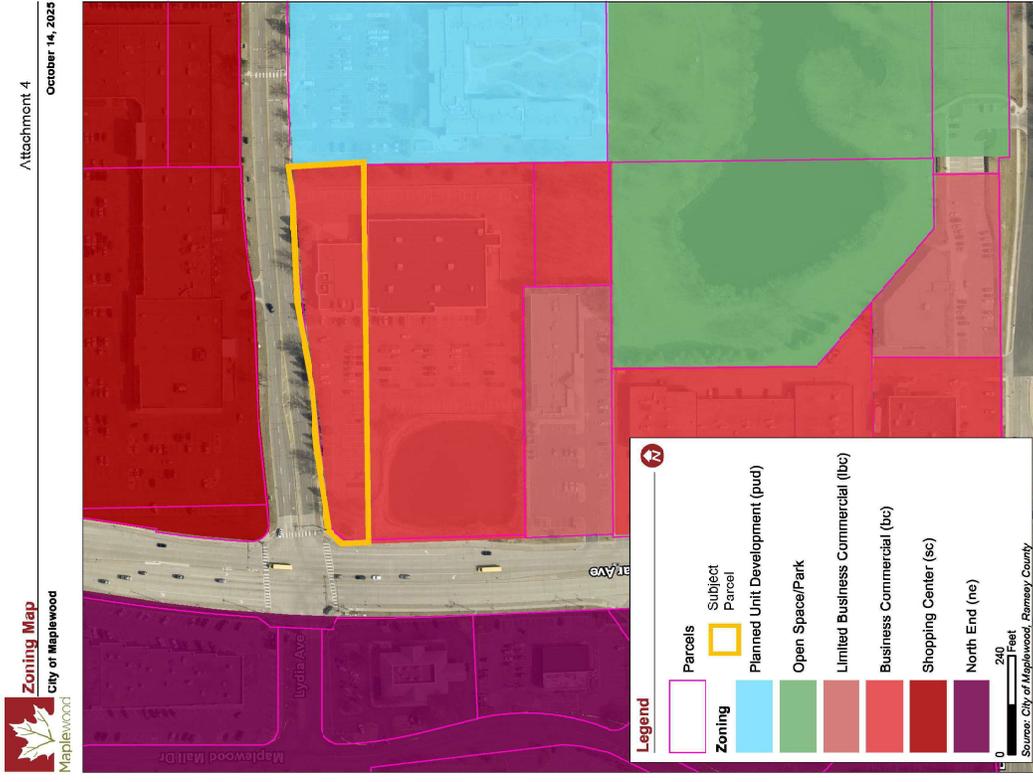
Seven Brews Coffee

- The city's 2040 comprehensive plan guides the property as *commercial*
- The commercial classification includes a wide variety of commercial land use activities that focus on retail goods, services, offices, restaurants, and entertainment
- The proposed land use meets the intent of the comprehensive plan



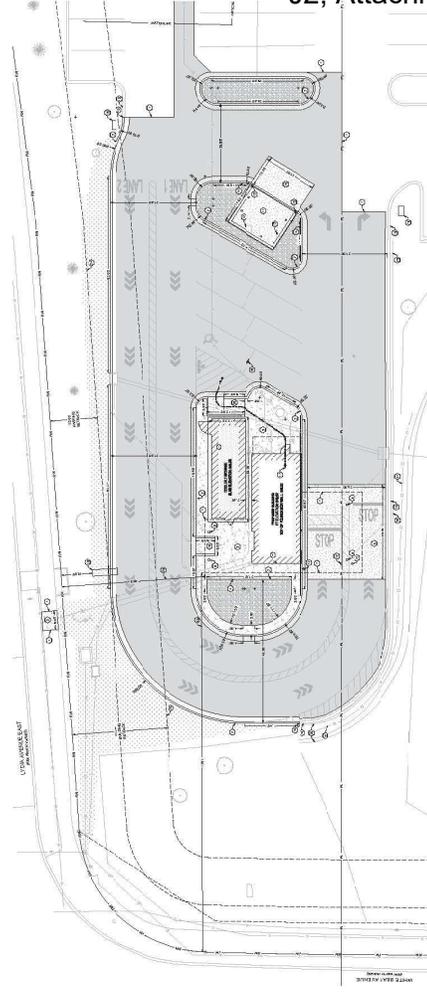
Seven Brews Coffee

- The property is in the Business Commercial zoning district
 - A specialty food or coffee shop is a permitted use in this zoning district
 - A drive-up food or beverage window with drive-through sales and service is also permitted in this zoning district
- Seven Brews serves made-to-order beverages – The business does not serve food and does not have indoor seating
- There are no exterior speakers for ordering; the building features a canopy and a parking area for drive-up ordering from a barista, where drinks are then delivered directly to the vehicle



Seven Brews Coffee

- The proposed 510-square-foot coffee stand is situated within the existing parking lot
- The coffee stand is located next to a 388-square-foot remote cooler and a trash enclosure
- The site would be accessed through the existing parking lot off Lydia Avenue – The proposal has two drive-thru lanes and eight short-term parking stalls

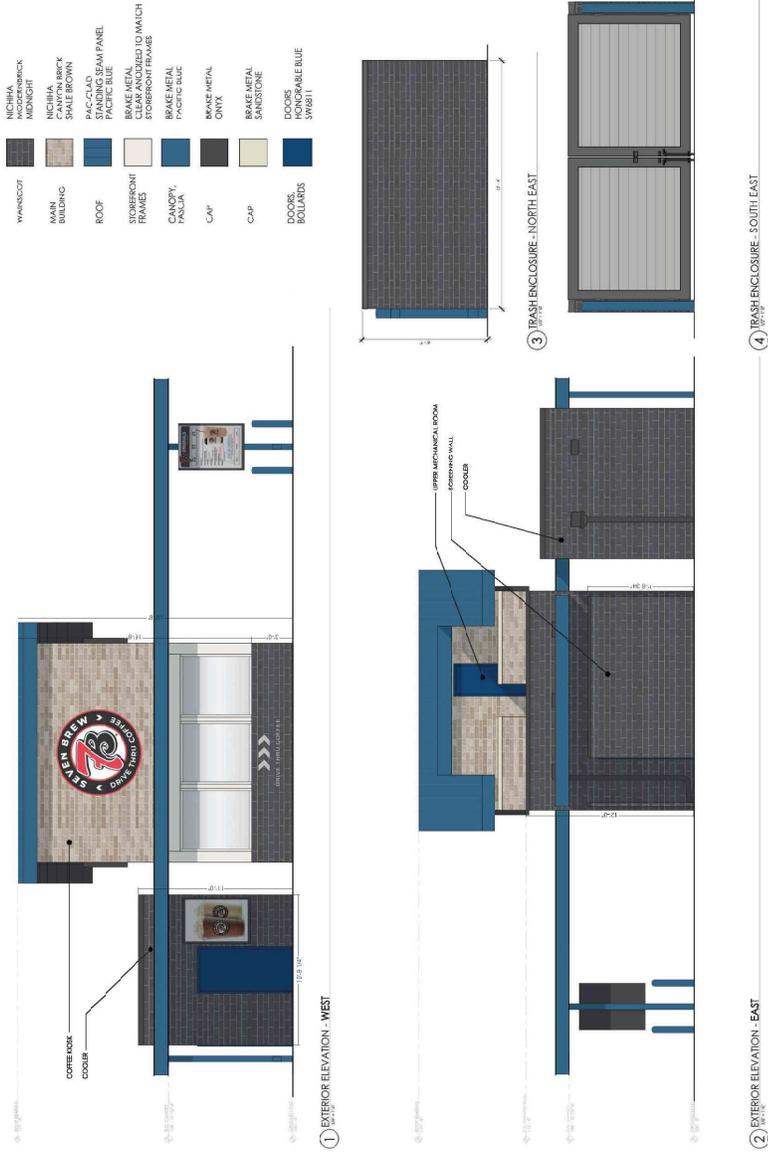


Seven Brews Coffee

- The building is required to be set back 30 feet from the property lines along White Bear Avenue and Lydia Avenue rights-of-way – There are no other building setbacks applicable to the project
- The parking lot must be at least 15 feet from the property lines along White Bear Avenue and Lydia Avenue rights-of-way, and five feet from the south and east property lines
- The parking and building setbacks are achieved to the north, west, and east property lines – However, the current plan shows the parking lane and canopy for the coffee stand encroaching on the south property line, which runs through the existing parking lot from White Bear Avenue and the building between Half Price Books and Michaels
- Before obtaining a building permit, the applicant must submit a lot division application to adjust the south lot line or prepare an easement for review by the city

Seven Brews Coffee

- The one-story building features a pitched, angled roof and reaches a height of 19.8 feet at its tallest point
- The proposed building materials are fiber cement in a combination of colors, including dark gray, shale brown, and Pacific blue
- The metal trim and framing are sandstone colored



Seven Brews Coffee



WHITE METAL
STOREFRONT & WINDOWS
MIDNIGHT



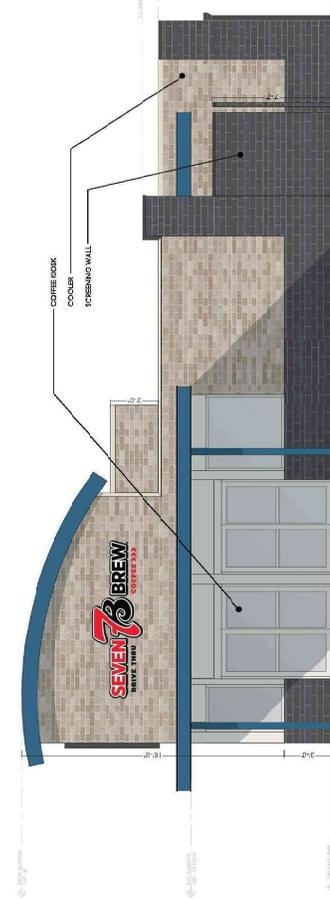
BRAKE METAL
COLUMNS, FASCIA, & ROOF
COLOR: PACIFIC BLUE



COPING CAP
MATTE BLACK



COPING CAP
ZINC GRAY



NICHIHA MODERNBRICK
MIDNIGHT



NICHIHA CANYONBRICK
SMOKE BROWN



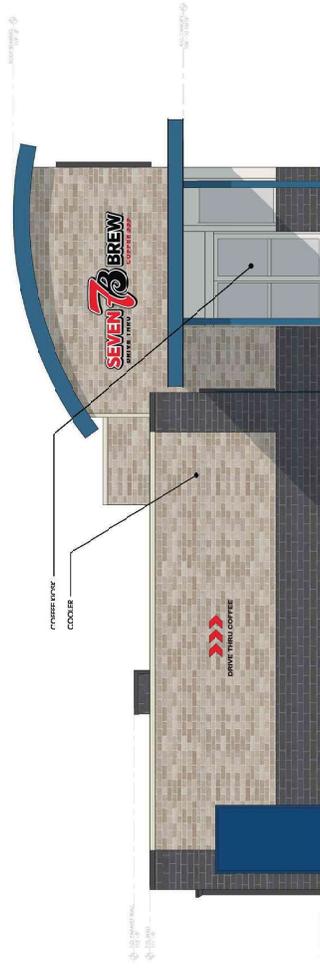
NICHIHA CANYONBRICK
SLATE BROWN



BRAKE METAL
SOTIV

Exterior Finishes

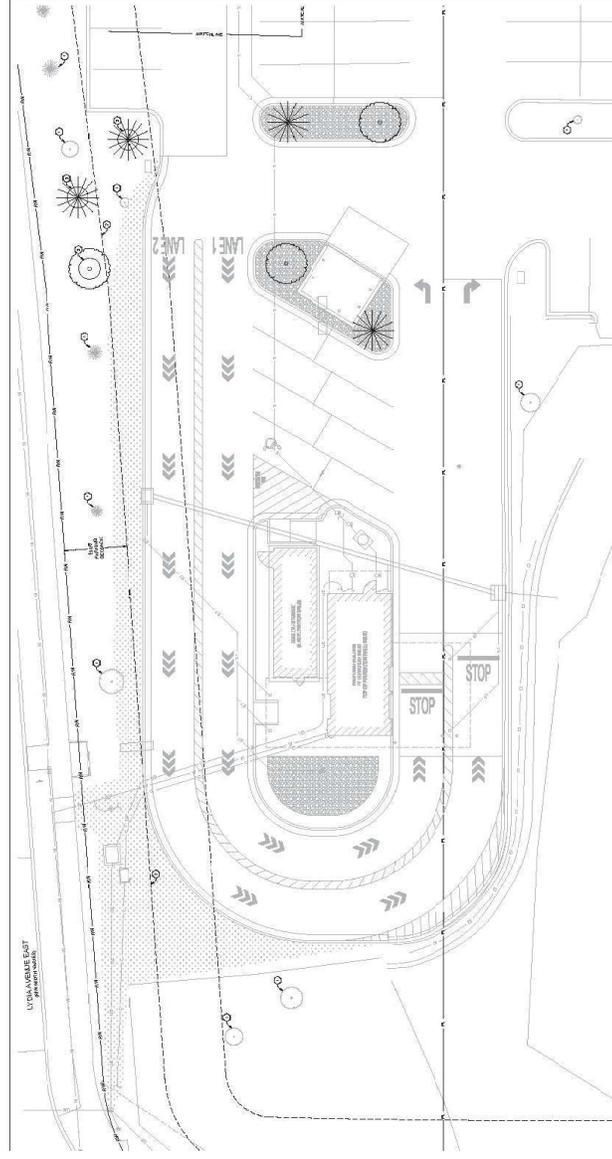
① EXTERIOR ELEVATION - SOUTH



② EXTERIOR ELEVATION - NORTH

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- The proposed landscape plan shows that 13 trees would be removed, and six new trees would be planted
- According to the environmental review, the applicant must submit a tree preservation plan and an updated landscape plan before a grading permit will be issued
- Additional trees and landscaping will be installed throughout the site as part of the project



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- City code does not specify a parking requirement for this proposed use; however, code allows the CD director to review the parking requirements for a use similar when determining the space requirements
 - The applicant is showing eight stalls to accommodate short-term parking. Code requires one parking stall for every 200 square feet of floor area for commercial uses with this comparison, the site would require 2.5 parking stalls
- The shopping center currently has 196 stalls for both Half Price Books and Michaels, and while much of the parking is unused, the site technically requires 207 stalls
 - The project will remove 34 existing parking stalls, necessitating the applicant's request for a parking waiver for the overall site
- Given that there are no parking issues on the site and a large amount of surface parking is available in this area of the city, staff is comfortable with the parking waiver request

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- Public Review
 - Notice sent to properties within 500 feet
 - No comments were received
- City Review
 - October 21, 2025: Community Design Review Board (recommended approval)
- Staff recommends approval of the design review and parking waiver request

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Recommended Action:

Motion to approve a design review and parking waiver resolution for a drive-thru coffee stand at 2982 White Bear Avenue North, subject to conditions of approval.