



Our proposed development plan includes removing the existing 4,000SF TCF Bank building and drive-thru in order to complete the redevelopment of the site as a new approximately 11,877SF single story, commercial building. The adjacent residence at 1126 Sandhurst is being acquired in order to provide sufficient parking for the project.

The location of the building is primarily driven by the surrounding residential community. We are keen to support a complete suburban community. In order to do this, the building rests farthest from the neighboring houses on Sandhurst, at the SE lot line. This was requested by the neighbors attending the Community Open House. Parking remains behind the building, at the north end of the parcel. Our intent is to promote safe and pleasant conditions for all in the neighborhood, including: motorists, bicyclists, pedestrians, and residents.

We presented our initial Site Plan for consideration on March 23rd, and completed a Work Session with Council Members on April 20th. As a result of our discussions with Council Members and to summarize the revisions since our initial plans, we submit the final Site Plan and Submittals. I should note the following major updates from the original submittals:

- First, we propose a curved wall for the SE corner of the building. This revision allows us to keep the building structure away from the 40' visibility triangle while also enhancing the attractiveness of the building at the intersection of County Road B and Lexington Ave. The curved wall reflects additional expense, but we agree with Council and feel it is an appropriate enhancement based on the building size to address both aesthetics and visibility triangle comments.
- Further, we slid the building to the north in order to provide a wider setback along Co. Rd. B. This setback is now 7'-1" (compared to 0' in our original plan). By sliding the building north to provide a wider setback along Co. Rd. B, the setback between some of the parking spaces and the property line along Sandhurst is now 0' (compared to 7'-6 1/2" in the last plan we presented to the City). Landscaping will still be provided and maintained by us, we note however that it is now within the right-of-way. Finally, by sliding the building north to provide a wider setback along Co. Rd B., the building setback along Lexington Ave. is now 4'-0" (compared to 10'-0" in the last plan we presented to the City).
- We updated the Site Plan to reflect landscaping for the entire site, rather than noting this as an additional attachment to our submittal. We added trees and shrubs specifically located between the parking lot and the privacy fence that runs north-south. The intent of this landscaping is to provide an even more effective buffer between our site and the house immediately to west. Snow storage will now take place in the landscape area adjacent to the south side of the parking lot.
- We further updated the Site Plan to enlarge the parking lot islands to accommodate an additional two trees in each island. The larger islands allow the larger trees to grow to maturity. We present larger islands rather than additional islands, because there is a great likelihood of plant survival. Comments from Council Member Ihlan and Pust were valuable, and we concur that larger green space within the parking lot is appropriate. The islands reduced total parking at the site to 48 spaces.

- We are agreeable to adding a sign at the curb cut on Lexington which cautions drivers to watch for pedestrians.
- The row of parking spaces located to the east of the trash enclosure went from 12 spaces to 13 spaces.
- Bike racks were relocated to the northwest corner of the building to provide additional protection for users rather than directly in the path of the curb cut.