



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6700
Facsimile: 651-266-6549*

DATE: July 24, 2015
TO: Zoning Committee
FROM: Jake Reilly, Planning Staff, 651-266-6618
RE: Zoning File #15-134-559 – Taco Bell/Border Foods

Background

The applicant, Border Foods, intends to demolish the existing Taco Bell restaurant at 565 Snelling Avenue North and construct a new Taco Bell restaurant at the same location, but with a different site plan. Per a decision by the Zoning Administrator, this triggers the requirement for a new conditional use permit application. The configuration of the drive-through and traffic flow will change, as will the number of parking spaces, and the location of the structure on the property. The applicant seeks a conditional use permit for a drive-through service lane, with a modification of the condition to allow the drive-through lanes to be closer than 60 feet to a residentially zoned or used structure and a conditional use permit to increase the maximum number of off-street parking spaces. The applicant also has applied for variances of minimum floor area ratio (0.5 required, 0.11 proposed), window and door openings as a percentage of front facade length (50% required, 47% proposed), and interior parking lot landscaping (15% required, 12% proposed).

In a staff report at the Zoning Committee meeting on July 16, 2015, Planning and Economic Development Staff recommended denial of the conditional use permit for the drive through, the conditional use permit to increase the parking maximum, and all three requested variances.

The rationale for denial of the Conditional Use Permit for the drive through and modification of the distance requirement was based in part on the failure to meet the condition of §61.501 that the use be consistent with the city's adopted comprehensive plan, and in part due to failure to demonstrate that the requested variances are due to practical difficulties, without which the use can not meet the standards for the district in which the use is located (T2 district). The rationale for denial of the conditional use permit to increase the parking maximum was based in part on the failure of the applicant to demonstrate need for 20 parking spaces (four times the minimum), especially in a station area where there is no minimum required. The rationale for denial of the variance requests was based in part on the applicant's failure to demonstrate practical difficulties in meeting the floor area ratio standard, a design standard related to window and door openings, and the interior landscaping standard.

Staff was requested to analyze other conditional use permits granted for fast food restaurants and/or drive-through windows, hours of operations for other fast food restaurants, particularly those in station areas, those adjacent to, or proximate to residentially zoned districts, and to work with the applicant on reducing the number of variances requested.

Analysis

Fast food restaurants

Thirty-nine fast food restaurants, of which 36 have drive-through windows, were evaluated for their current zoning, the zoning of adjacent parcels, location related to the Green Line, and hours of operation. Of those restaurants, five of them are Taco Bells, all held by Border Foods. All restaurants were within the city limits of the City of Saint Paul. *Please see the attached tables (a full table of fast food establishments and an inset specific to the five Taco Bell restaurants) for details.*

Generally, there are 13 fast food restaurants within 1/4 mile of the Green Line, most in station areas. Of those all but one has a drive through. All save the Culver's on University Avenue were existing uses at the time the Central Corridor Rezoning Study took place, as was the Taco Bell. Culver's stands out as an adaptive reuse of an existing structure, and was redeveloped after the Central Corridor Overlay Zoning was permanently codified.

There are eight fast food restaurants that are adjacent to single-family residential zones similar to that of this building at 535 Snelling Avenue, including the Taco Bell on White Bear Avenue. Those fast food restaurants and their drive through windows (if present) are open fewer hours than that of the Taco Bell in question. The Taco Bell on White Bear Avenue, in fact, is immediately adjoining an R4 zone, and lists hours on its Web site as 7 a.m. to 1 a.m. for the drive through, and 7 a.m. to 11 p.m. for the dining room. Other similar restaurants close their drive through as early as 10 p.m. (Culver's - this is their standard nationwide), with most closing at midnight or 1 a.m. If 24-hour restaurants are excluded, the Snelling Avenue Taco Bell is an outlier, generally, among fast food restaurants located in the City of Saint Paul, even when not located adjacent to residentially-zoned property.

Conditional use permits

A close review of conditional use permits granted for fast food restaurants and drive-through windows suggests several findings. The first is that many fast food restaurants with drive-through windows in Green Line Station Areas do not even get past an initial exploratory staff review of the proposal. Applicants who have met with staff prior to submitting applications on several occasions since the Central Corridor Overlay was codified, have decided to not even apply, due to staff concerns with variance requests primary related to floor area ratios, but also locations of drive-through windows and curb cuts along or proximate to station areas. Conditional use permits to increase the parking maximum have generally not had additional conditions placed on them.

Drive-through windows

Those conditional use permits for drive-through windows for fast food restaurants that have been approved, have included some fairly common conditions, such as providing a litter collection plan and limiting hours of operation of the drive through window.

Some suggested conditions for this particular location that are consistent with existing conditional use permits and consistent with code language regarding both drive-through windows and fast food restaurants generally (there are existing standards and conditions for any fast food restaurant, whether it requires a CUP or not, in §65.615) and attempt to address the nuisance situation are:

- The hours of operation of the dining room portion of the restaurant shall be from 7 a.m. to 11 p.m. daily.

- The hours of operation of the drive-through portion of the restaurant shall be from 7 a.m. to midnight on Sunday, Monday, Tuesday, and Thursday and shall be from 7 a.m. to 1 a.m. on Wednesday, Friday and Saturday.
- No access from the site to the alley or from the alley to the site shall be permitted.
- Trash receptacles shall be housed in a three-sided masonry enclosure, six (6) feet high, or equal in height to the dumpster, whichever is greater, and have an entrance gate constructed of a durable, opaque material. This structure shall have a permanent, roof, lid or cover.
- A litter collection plan shall be developed and submitted to the planning commission and the zoning administrator, which obligates the restaurant operator to keep the area surrounding said restaurant free of restaurant litter for a reasonable specified distance. The plan shall address the following operational issues:
 - A description of the hours of operation of the fast food restaurant and how those hours are divided into employee shifts.
 - A description of the numbers of times within each shift when restaurant employees will police the site to collect and to dispose of litter.
 - Trash receptacles will be inspected at least twice during each shift to determine if there is sufficient space within each one to accommodate additional trash and emptied as needed.
- Impact on adjoining property by use of the site may not result in the following:
 - Loud, boisterous and disturbing noise levels.
 - Hazardous traffic conditions.
 - Offensive, obnoxious and disturbing odors.
 - Excessive litter.
 - Excessive artificial lighting.
 - Substantial decrease in adjoining property values.
- Staff will be trained to call the police when encountering any behavior that has the effect of impacting adjoining property.
- A camera system shall be installed and maintained in order to facilitate prosecution of illegal activity, including, but not limited to public nuisance activity such as public drunkenness, public urination, and loitering.
- The drive-through intercom system installed shall be that of the 3M Wireless Communication System Mode XT-1 as specified by the applicant. This intercom system must not be audible at the midpoint of the alley adjoining the property or across the street and the applicant and employees must ensure that the intercom system is in working order which includes that the automatic reduction of sound volume for night time operation as specified by the manufacture is not altered or tampered with.
- No more than three deliveries per week may take place. Semi-tractor-trailer deliveries may not take place prior to 7 a.m.
- Until such a time as becomes impracticable due to changing transit infrastructure, all deliveries must take place on the Snelling side of the property.
- A private duty security company or off-duty police officer must be present at the site between the hours of 10 p.m. and the time the last employee leaves the business during late-night operations of both the dining room and the drive through.
- The site plan must be approved, with any modifications or changes as specified by the committee, by the zoning administrator.
- That these conditional use permits supersede and effectively revoke any existing conditional or special use permits granted to this property.

Increasing the parking maximum

The applicant has provided documentation of a new landscaping plan that removes one parking space from the request, for a total 19 parking spaces. Analysis of the site and the variances that work in

coordination with this application suggest that 18 parking spaces would be sufficient and also minimize the variance for internal landscaping. The applicant has not provided parking usage numbers at peak and non-peak times, nor provided much data regarding who parks in the lot and at what times. The applicant's representative noted that the applicant does not restrict employees from parking in the lot, and that employees use a number of transportation options to reach the site including driving, biking, and walking or using transit, so some number of parking spaces will be used by employees.

Variances

Window and door openings

The standard for window and door openings is 50 percent of the façades facing a public street. The applicant's architect has provided new elevations demonstrating that the window and door openings on the sides of the structure facing a public street will be greater than 50 percent (51 percent), rather than the 47 percent proposed in the original application. This removes the requirement for the variance. The applicant has not yet withdrawn this variance application.

Interior landscaping

The standard interior landscaping requirement is 15 percent. The applicant has provided site plans that demonstrate that they have removed one parking space for an effective interior landscaping of 13.2 percent, or 1.2 percent more landscaping than originally proposed. The applicant could remove an additional parking space for a total interior landscaping percentage of 14.4 percent, which would require a variance from the standard of only .6 percent.

Floor area ratio

Given the amount of landscaping required, the size of the restaurant required by the applicant, and the layout of the site and its proximity to a corner, meeting the floor area ratio (FAR) of .5 is likely to be difficult. The applicant's representative pointed out that the effective floor area ratio of the site, given the required landscaping and setbacks, is closer to an FAR of .26. The applicant was encouraged to construct a larger building with a drive-through window internal to the structure, but declined to consider that option.

Other considerations

Staff declined to state in the original staff report that finding §61.501 (c) and (d) were **not** met, however, should the commission so desire findings could be made, based on the nuisance quality of this use that these standards are **not** met. The zoning code requires that residentially zoned uses like that on the other side of the alley to this use must have "reasonable enjoyment" of their property. Given the quantity and quality of police calls and the vivid testimony of adjacent property owners it has been demonstrated that adjacent property owners do not have reasonable enjoyment of their property and therefore the use can be considered "*detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.*" In addition, while the use will not "*impede the normal and order development and improvement of the surrounding property*" in the same zoning district (T2), it may very well impede the normal and orderly development and improvement of the surrounding property for uses permitted in the adjoining residential zoning district (R4).

Given the specifications for the drive-through intercom presented by the applicant, it is possible to state a specific decibel level at any point on the property from the speaker box itself, should the committee so desire.

Recommendation

Should the committee wish to recommend approval, staff recommends mitigating the nuisance as much as possible through conditions as outlined above, and any other conditions considered reasonable; mitigating the request to increase the parking maximum by reducing the number of requested spaces from 20 to 18 which will have the effect of mitigating the request for a variance of interior landscaping requirement; and require that the new elevations featuring 51 percent window and door openings be substituted for the previous request.

Should the committee wish to affirm the original staff recommendation for denial of the entirety of the application, staff recommends enhancing the rationale for denial by stating that conditions (c) and (d) in §61.501 are **not** met and that of the existing standards for all fast food restaurants listed in §65.616, standards (h) and (j) are **not** currently met by the existing use.

Fast Food Restaurant details for Saint Paul, MN (as of 07/24/2015)

Legend:

Subject Restaurant TB will similar zoning characteristics

FF Restaurant with similar zoning characteristics

Restaurant	Location	Station area	Zoning	Adjacent zoning	Hours
Arby's	1807 Suburban Ave.	N/A	B2	R2 (across)	10 a.m. to 2 a.m.
Arby's	654 Snelling Ave. S.	N/A	B3	R4 (behind)	10 a.m. to midnight
Arby's	1810 University Ave.	Fairview	T3	RM2 (across)	10 a.m. to midnight
Burger King	1600 W 7th Street	N/A	B3	I2/RM2	6 a.m. to midnight
Burger King	244 Grand Avenue	N/A	T1	R4 (behind)	6 a.m. to midnight
Burger King	841 Maryland Ave E.	N/A	T2	R4 (behind)	6 a.m. to midnight
Burger King	455 S. Robert St.	N/A	T2	T2	6 a.m. to midnight
Burger King	695 E. 7th Street	N/A	T2	B (varies)	7 a.m. to midnight
Culver's	2065 Old Hudson	N/A	B3	B (varies)	10 a.m. to 10 p.m.
Culver's	1491 University Ave. W.	Snelling	T2	R4 (behind)	10:30 a.m. to 10 p.m.
Dairy Queen	143 Snelling Ave. N.	N/A	B2	RT1 (behind)	11 a.m. to 11 p.m.
Dairy Queen	450 Lexington	Lexington	T3	T (varies); R4 (behind)	11 a.m. to 10 p.m.
Dairy Queen	1959 Ford Parkway	N/A	T2	R4 (behind)	10:30 a.m. to 11 p.m.
Dairy Queen	1354 Maryland Ave. E	N/A	T2	RM1 (behind)	11 a.m. to 9 p.m.
Hardee's	369 Hamline Ave. N.	Hamline	T4	T4	24-hours
McDonald's	471 Marion St.	Capitol/Rice	T3	RT2 (behind)	5 a.m. to 10 p.m.
McDonald's	551 Jefferson	N/A	B3	RM2 (across)	6 a.m. to 10 p.m.
McDonald's	1535 Rice Street	N/A	B3	RM2 (behind)	5 a.m. to 10 p.m.
McDonald's	1388 Maryland Ave	N/A	T2	T2; RM1 (across)	5 a.m. to 10 p.m.
McDonald's	1841 Suburban	N/A	B2	R2 (across)	6 a.m. to 11 p.m.
McDonald's	2322 W. 7th Street	N/A	T3	T2	5 a.m. to 10 p.m.
McDonald's	2213 University Ave. W.	Raymond	IT	I (varies)	5 a.m. to 10 p.m.
McDonald's	1570 University Ave. W	Snelling	T4	T (varies)	5 a.m. to 11 p.m.
Popeye's Louisiana Kitchen	1089 University Ave. W.	Lexington	T2	RT1 (behind)	10:30 a.m. to 11 p.m.
Popeye's Louisiana Kitchen	1624 Rice Street	N/A	B3	RM2 (behind)	10:30 a.m. to 11 p.m.
Popeye's Louisiana Kitchen	1722 Suburban Ave	N/A	B2	B2	10:30 a.m. to midnight
Taco Bell	565 N. Snelling	Snelling	T2	R4	7 a.m. to 11 p.m.
Taco Bell	2545 W. 7th	N/A	T2	R3	7 a.m. to 4 a.m.
Taco Bell	1672 Rice Street	N/A	B3	RM2	7 a.m. to 4 a.m.
Taco Bell	1484 White Bear	N/A	B3	R4	7 a.m. to 1 a.m.
Taco Bell	1940 Suburban	N/A	T2	T2	6 a.m. to 4 a.m.
Sonic Drive-In	1960 Suburban Ave.	N/A	T2	T (varies); B2 (across)	N/A
Wendy's	255 Maryland Avenue E	N/A	B2	B2	10 a.m. to midnight
Wendy's	612 University Ave. W.	Dale	T3	T (varies)	10 a.m. to 2 a.m.
Wendy's	1770 University Ave. W	Fairview	T3	T (varies)	10 a.m. to 1 a.m.
White Castle	1601 White Bear Ave.	N/A	B3	RM3 (behind)	10 a.m. to 2 a.m.
White Castle	1120 University Ave. W.	Lexington	T4	T (varies)	24-hours
White Castle	505 Rice St.	Capitol/Rice	CAAPB	CAAPB	24-hours

Taco Bell/Border Foods Restaurant details for Saint Paul, MN (as of 07/24/2015)

Legend:

Subject Restaurant TB will similar zoning characteristics

Restaurant	Location	Station area	Zoning	Adjacent zoning	Hours			
					Dining Room		Drive Through	
					M-Thurs	Weekend	M-Thurs	Weekend
Taco Bell	565 N. Snelling	Snelling	T2	R4	7 a.m. to 11 p.m.	7 a.m. to 11 p.m.	7 a.m. to 4 a.m.	7 a.m. to 5 a.m.
Taco Bell	2545 W. 7th.	N/A	T2	R3	7 a.m. to 11 p.m.	7 a.m. to 11 p.m.	7 a.m. to 2 a.m.	7 a.m. to 4 a.m.
Taco Bell	1672 Rice Street	N/A	B3	RM2	7 a.m. to 11 p.m.	7 a.m. to 11 p.m.	7 a.m. to 3 a.m.	7 a.m. to 4 a.m.
Taco Bell	1484 White Bear	N/A	B3	R4	7 a.m. to 11 p.m.	7 a.m. to 11 p.m.	7 a.m. to midnight	7 a.m. to 1 a.m.
Taco Bell	1940 Suburban	N/A	T2	T2	6 a.m. to 11 p.m.	6 a.m. to 11 p.m.	6 a.m. to 3 a.m.	6 a.m. to 4 a.m.

3M™ Wireless Communication System Model XT-1

Technical Data - #131

3M Wireless Communications System Model XT-1's volume control and Night Volume feature to comply with City Decibel Level output ordinance.

With the concern over environmental noise today, many communities restrict the audio level of drive-thru intercom systems during normal day-time business hours and for business operations during night time. Usually, this audio level is specified to be below some number at the property line.

Audio levels are measured in terms of "Sound Pressure Level" with the unit of change being the "Decibel". For example, the city of South Plainfield, NJ requires that sound levels not exceed 65 decibels SPL (sound pressure level) in an industrial area. Taking this into consideration, 3M intercom systems provide an adjustable menu speaker volume to assure compliance with city sound ordinances.

The 3M XT-1 Intercom System can be adjusted at installation to produce an audio sound pressure level of 65 decibels (*) at a distance of 4 feet on axis to the center of the speaker. It is VERY easy for the installation company to verify this reading using an Audio dB meter (set to A weighing, slow response). Please note that sound diminishes at the rate of 6 decibels every time the distance from the sound source is doubled. So, at a distance of 8 feet, the level is 59 decibels, at 16 feet it is 53 decibels and so on.

The 3M XT-1 Intercom System also provides an AUTOMATIC reduction of sound volume for night time operation to maintain compliance with cities that require lower operating sound levels after normal business hours. This feature assures compliance 24 hours a day.

To give you a reference of comparative audio levels, please peruse the attached list of typical sound levels. Be aware that acoustic barriers (shrubbbery, trees, fences, walls, etc) will reduce the distance faster than shown in the chart.

(* These level measurements assume the use of recommended 3M components.)



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St. Paul, MN 55144-1000
1-800-328-0033
www.3M.com/XT1

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Table of Sound Levels and Corresponding Sound Pressure and Sound Intensity

To get a feel for decibels, look at the table below which gives values for the sound pressure levels of common sounds in our environment. Also shown are the corresponding sound pressures and sound intensities.

From these, you can see that the decibel scale gives numbers in a much more manageable range.

Chart of sound levels L and corresponding sound pressure and sound intensity			
Examples	Sound Pressure Level dB SPL	Sound Pressure p N/m ² = Pa	Sound Intensity I watts/m ²
Jet aircraft, 50 m away	140	200	100
Threshold of pain	130	63.2	10
Threshold of discomfort	120	20	1
Chainsaw 1m distance	110	6.3	0.1
Disco, 1 m from speaker	100	2	0.01
Diesel truck, 10 m away	90	0.63	0.001
Curbside of busy road, 5 m	80	0.2	0.0001
Vacuum cleaner, distance 1 m	70	0.063	0.00001
Conversational speech, 1m	60	0.02	0.000001
Average home	50	0.0063	1E-07
Quiet library	40	0.002	1E-08
Quiet bedroom at night	30	0.00063	1E-09
Background in TV studio	20	0.0002	1E-10
Rustling leaf	10	0.000063	1E-11
Threshold of hearing	0	0.00002	1E-12



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 St. Paul, MN 55144-1000
 1-800-328-0033
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A given sound pressure level L_p in dBSPL, without the distance of the measurement to the specific sound source is useless.

The reference for 0 dBSPL sound pressure level is $p = 20 \mu\text{Pa} = 2 * 10^{-5}$ pascal, the threshold of hearing.

The sound pressure level decreases in the free field with 6dB per distance doubling.

That is the 1/r law.

Often it is argued the sound pressure would decrease after the $1/r^2$ law (inverse square law).

That is wrong.

The sound pressure in a free field is inversely proportional to the distance from the microphone to the source. $p \sim 1/r$

Distance From Menu Post	3M Intercom SPL (dB)
4'	65
8'	59
16'	53
32'	47
64'	41
128'	35
256'	29
512'	23
1024'	17
2048'	11
4096'	5

Note: 20 dB is approximately the threshold of hearing. This occurs at approximately 700 feet from the speaker post in a very QUIET environment. In an environment of average traffic noise, a 35 dB limit is virtually inaudible and should be considered the practical limit. This occurs at approximately 125 feet from the speaker post.



Building and Commercial Services Division

St. Paul, MN 55144-1000

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Associates, Inc.

**Architecture
Interiors**

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55410

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F: 612-541-6554
www.wjdc.com



**Taco
Bell**

PRELIMINARY
NOT FOR
CONSTRUCTION

Border Foods
5425 Boone Ave N,
New Hope, MN 55420
Contact: Barb Schneider
Phone: 763-489-2970

Consultant
SITE CONSTRUCTION PLANS PREPARED BY
CIVIL ENGINEERING
SITE DESIGN
118 East Broadway St.
PO Box 148
Mesa, AZ 85201

I have been fairly sure that this plan, as far as it is concerned, was prepared by me or under my direct supervision, and that I am a fully licensed

Printed Name:	SCOTT DANUZE
Signature:	[Handwritten Signature]
Date:	9/27/18 License #: 7036
Nancy	Data
SITE REVIEW	060918
PLAN REVIEW	060918

Modified-Small 28-Ni
28 Seats: 1,847 SF

ACO BELL SNELLING AVE
ST. PAUL

21.0	SITE PLAN
22.0	EXISTING CONDITIONS & DEMOLITION PLAN
23.0	GRADING AND DRAINAGE PLAN
24.0	UTILITIES PLAN
25.0	EROSION CONTROL PLAN
26.0	DETAILS
26.1	DETAILS

[illegible]

2" BITUMASTIC VEE COURSE
S-P-2248 MAST SPEC 2360

2" BITUMASTIC BASE COURSE
S-P-2238 MAST SPEC 2360

1/2" CLASS V AGGREGATE BASE
MAST SPEC 2118

SUBGRADE PREPARATION TOP
6" PS3 PROOF ROLL

HEAVY DUTY

4" CONCRETE STRUCK
 W/ 8"x8" - 10/10 W.W.M
 4" GLASS V AGGREGATE BINDER
 MAST SPEC 3132.
 5" PREPREG PREPARATION LIP
 6" TO PASS PROOF ROLL

NOTES:

1. CONCRETE MIX SHALL CONFORM TO UNDOT SPEC. 2461
MIX NO. 3732A FOR SURFACE PLACEMENT
MIX NO. 3732A FOR MANUAL PLACEMENT
2. CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 6'-0" O.C.
3. SOULS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS
4. EXCLUDE W.W.M. IN SIDEWALK WITHIN PUBLIC RIGHT-OF-WAY.

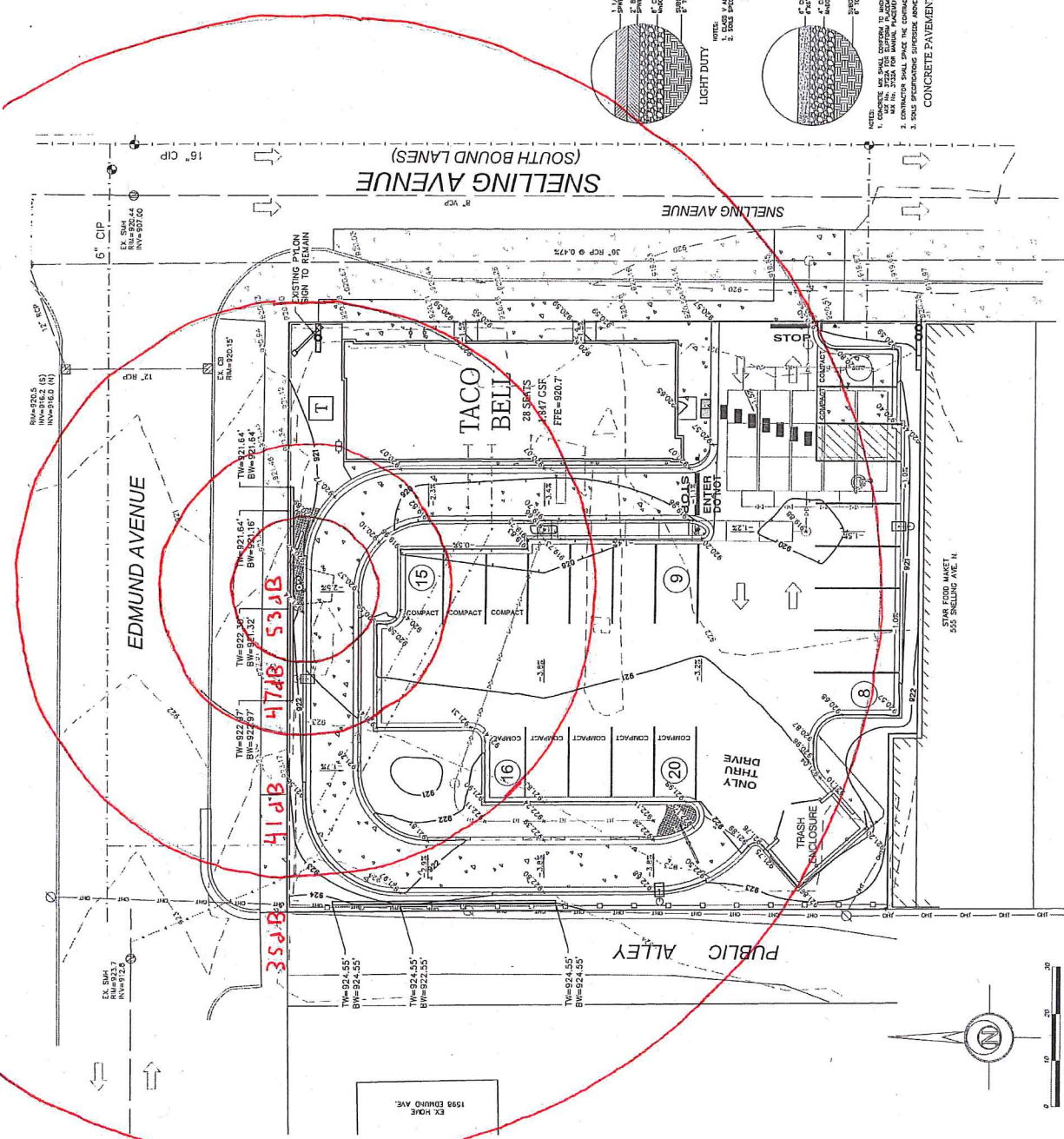
CONCRETE SIDEWALK

CONCRETE MIX SHALL CONFORM TO INDOT SPEC. 2461
 USING THE 3722A FOR SUPPLEMENTAL PLACEMENT
 MIXING. 3722A FOR MANUAL PLACEMENT

CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 12'-0" O.C.
 PER SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

CONCRETE PAVEMENT

CONCRETE SIDEWALK





4431 West 12th Street
St. Paul, MN 55110
Tel: 612-441-1000
Fax: 612-441-1001
www.wclinc.com



Taco
Bell
595 Snelling Ave. N.
St. Paul, MN 55110

PRELIMINARY
CONSULTATION

Border Foods
545 Boone Ave N.
New Hope, MN 55428

Project: 12/14/2014
Drawn: JTB
Checked: JTB
Date: 04/04/2015
City: St. Paul
State: MN
County: Ramsey
Project Name: Taco Bell Drive Thru

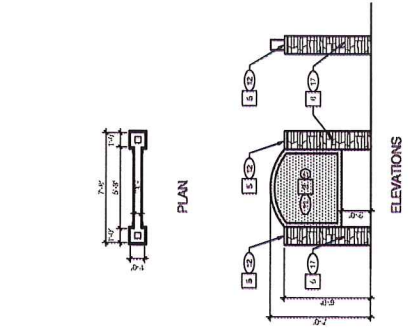
Project Name	545 Boone Ave N.
City	St. Paul
State	MN
County	Ramsey
Project Name	Taco Bell Drive Thru
City	St. Paul
State	MN
County	Ramsey
Project Name	545 Boone Ave N.
City	St. Paul
State	MN
County	Ramsey

MODIFIED-SMALL 28-H
28 Sheets: 1,847 G.S.F.

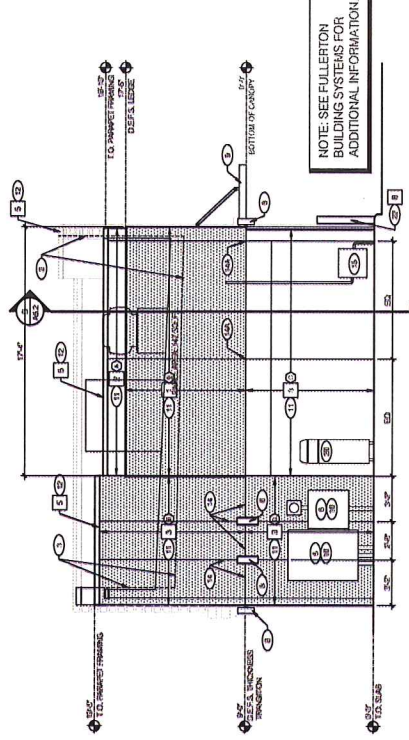
EXTERIOR ELEVATIONS

Project: 12/14/2014
Drawn: JTB
Checked: JTB
Date: 04/04/2015
City: St. Paul
State: MN
County: Ramsey
Project Name: Taco Bell Drive Thru

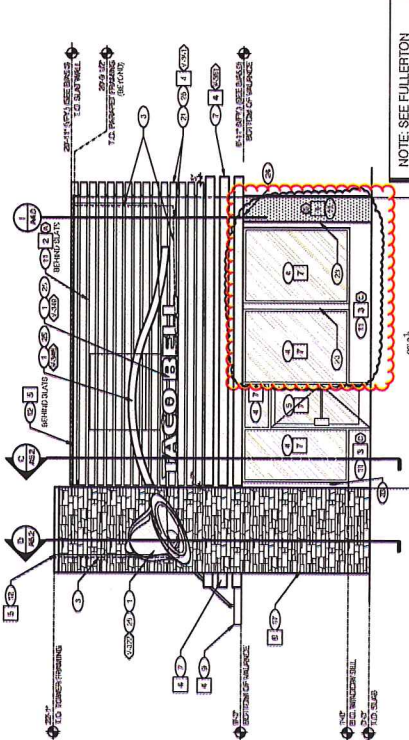
595 SNELLING AVE
ST. PAUL



WEST ELEVATION (DRIVE THRU) 1/8" = 1'-0"



NORTH ELEVATION (REAR) 1/8" = 1'-0"



SOUTH ELEVATION (FRONT) 1/8" = 1'-0"

PLANT SCHEDULE - ENTIRE SITE

[illegible]

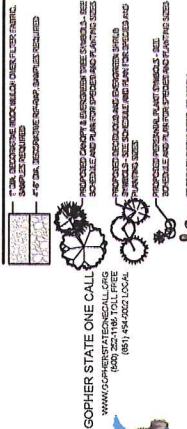
LANDSCAPE NOTES

- [illegible]

LANDSCAPE REQUIREMENTS

[illegible]

EDGE



ANDSCAPE PLAN	T=10.0'	1
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