



APPLICATION FOR ZONING VARIANCE
 Department of Safety and Inspections
 375 Jackson Street
 Suite 220
 Saint Paul, MN 55101-1806
 General: 651-266-9008
 Fax: (651) 266-9099

RECEIVED IN D.S.I.

MAR 11 2013

8942 \$815. - FILE
 13-173086

Zoning office use only
 File Number: 13-162436
 Fee: \$ 815
 Tentative Hearing Date: 4.1.13
 Section(s) 66.331
 City agent Y DIATTA

luis.mota@qdoba.com

APPLICANT

Name Luis Mota Company Qdoba Restaurant Corp.
 Address 10252 Flintridge Drive
 City Villa Park St. CA Zip 92861 Daytime Phone 714-471-7233
 Property Interest of Applicant (owner, contract purchaser, etc) Employee of Qdoba
 Name of Owner (if different) Qdoba Restaruarnt Corp Phone 720-898-2300

Email packet to: Chris.Lasky@qdoba.com

PROPERTY INFORMATION

Address / Location 2081 Ford Parkway, St. Paul, MN
 Legal Description See attached page titled Existing Legal Description
 (attach additional sheet if necessary)
 Lot Size 12,285 Present Zoning T2 Present Use Empty Lot
 Proposed Use Restaurant

Variance[s] requested: Please see attached page 1.
Thank you.

Supporting Information: Supply the necessary information that is applicable to your variance request, provide details regarding the project, and explain why a variance is needed. Duplex/triplex conversions may require a pro forma to be submitted. Attach additional sheets if necessary.

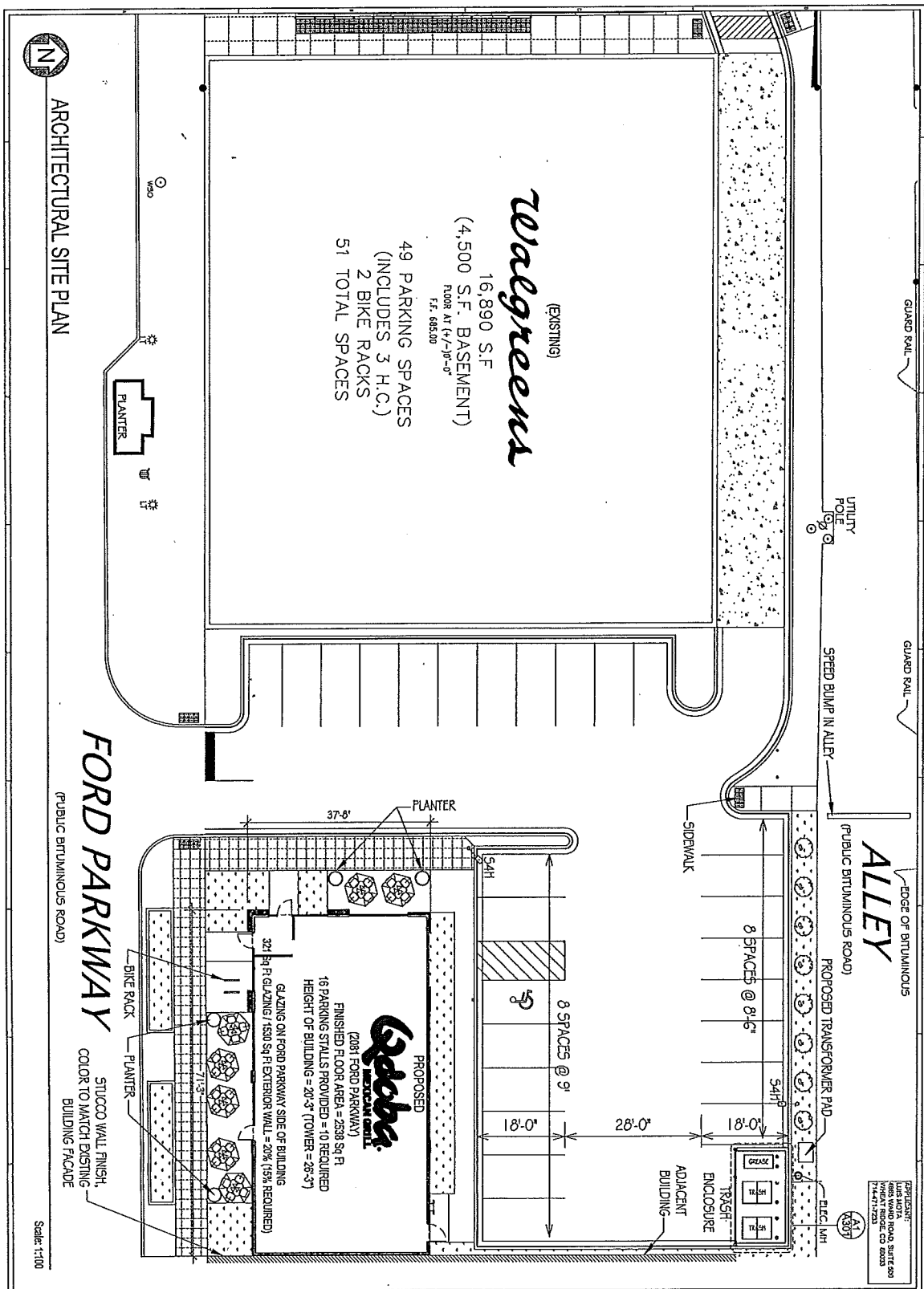
Attachments as required: Site Plan Attachments Pro Forma

Applicant's Signature *Luis Mota* Date March 8, 2013

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PROPOSED
LINES NOT TO BE CONSIDERED UNLESS INDICATED OTHERWISE



UNIVERSAL GROUP, INC.
WEST MAIN STREET
LENA, IL 61048-1188
Phone: 815-288-9185
Fax: 815-288-4493
www.universalgroup.com

Geoba
MEXICAN GRILL
2083 Ford Parkway
Saint Paul, MN 55116

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
01	11/14/11	PROPOSED EXTERIOR ELEVATIONS
02	11/14/11	PROPOSED EXTERIOR ELEVATIONS
03	11/14/11	PROPOSED EXTERIOR ELEVATIONS
04	11/14/11	PROPOSED EXTERIOR ELEVATIONS
05	11/14/11	PROPOSED EXTERIOR ELEVATIONS
06	11/14/11	PROPOSED EXTERIOR ELEVATIONS

ARCHITECTURAL
SITE
PLAN
G110

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Qdoba Restaurant Corporation is proposing to construct a new building at 2081 Ford Parkway in the city of St Paul. The restaurant will be called Qdoba Mexican Grill. The proposed development is within the T2 traditional neighborhood zoning. The zoning district requires that a building cover at least 30% of the lot area. The lot area is 12,285 square feet (per the recent ALTA survey) which would require a building to cover 3,686 square feet of the lot. The proposed Qdoba building would cover 2,538 square feet of the lot. Qdoba is proposing a building that would cover 21% of the lot area. We are requesting a variance to the minimal square footage requirement of the T2 zoning. We are actively working with the planning board and Highland District planning council on meeting all other zoning requirements and district council concerns.

1. The variance is in harmony with the general purposes and intent of the zoning code.
The proposed plan does keep in harmony with the area by placing the building within 10' of the property line. This space is occupied with patio seating. The building is still very close to Ford Parkway to provide easy pedestrian access and visibility into the restaurant, but also provides a seating area along the streetscape.
2. The variance is consistent with the comprehensive plan.
The proposed use is consistent with the comprehensive plan.
3. The applicant has established that here are practical difficulties in complying with the provision, that the property owner proposes to use the property in a reasonable manner not permitted by the provision.

Qdoba Mexican Grill is a fast casual eatery with take-out as well as dine-in options. Our optimum restaurant square footage is 2,500 square feet. There are over 600 Qdoba locations throughout the United States as well as Canada and have a variety of floor plan sizes, but we have come to find that 2,500 to 2,540 is our most successful size for both the customers and employees. Our ground up building is carefully designed to:

- Facilitate optimum employee interaction with the kitchen equipment for safety and organization.
- Provide the human connection between the employees and customers at the serving line.
- Provide a dining area that fosters interaction not only by the seating areas but also with the employees. Like having friends over to eat around the kitchen table. A much friendlier atmosphere.

4. The plight of the landowner is due to the circumstances unique to the property not created by the landowner.

The only option for Qdoba to increase the building size is to grow the dining room and add more seats. Adding space to the kitchen and storage areas would only create an

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inefficient working environment. As noted above, a restaurant with 70 seats is optimal. Adding roughly another 1,000 square feet to the dining room would net approximately another 50 seats. During non-peak times when there are few customers in the restaurant, from the street, a huge dining room will be seen as a large empty space. This would be detrimental to the feel of the surrounding area's character. In addition, a Qdoba requires several food deliveries per week that requires a truck to be able to maneuver. A larger building would make this difficult or impossible for deliveries to be made.

5. The variance will not permit any use that is not allowed in the zoning district where the affected land is located.

The proposed variance keeps with the current zoning use.

6. The variance will not alter the essential character of the surrounding area.
We have found that the proper sized building helps foster and adds to the neighborhood feel.

March 19, 2013

Resolution to Support Variance Request of Qdoba Mexican Grill

Whereas, Qdoba Mexican Grill plans to build a restaurant in Highland Village on the vacant lot to the east of Walgreens on Ford Parkway; and

Whereas, the floor area size of Qdoba's proposed building is smaller than the size required by building floor-area-to-lot-size ratios specified in city zoning codes and has submitted a request for a variance to the city; and

Whereas, Qdoba Mexican Grill has reached out to the Highland District Council to share its building and business plans and met with the HDC Community Development Committee in February and March 2013; and

Whereas, a public meeting was conducted at the March 2013 Community Development Committee meeting and all residents in the area of the proposed building were notified and invited to attend; and

Whereas, representatives of Qdoba Mexican Grill solicited input, listened to and satisfactorily responded to questions and concerns of the district council and residents which included:

- Building design and streetscape to be consistent with the character and design of the existing business area
- Patio placement and outside noise
- Parking, traffic flow and supplier deliveries
- Dumpster placement and refuse pick-up
- Food and waste odors
- Employee parking
- Outdoor lighting
- Hours of operation
- Access to adjacent alley and alley speed bumps
- Landscaping, screening and trees

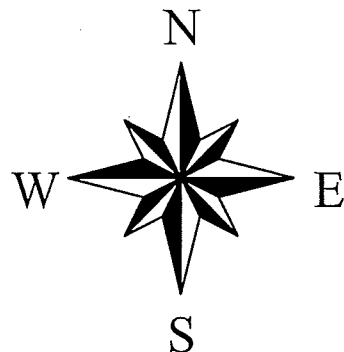
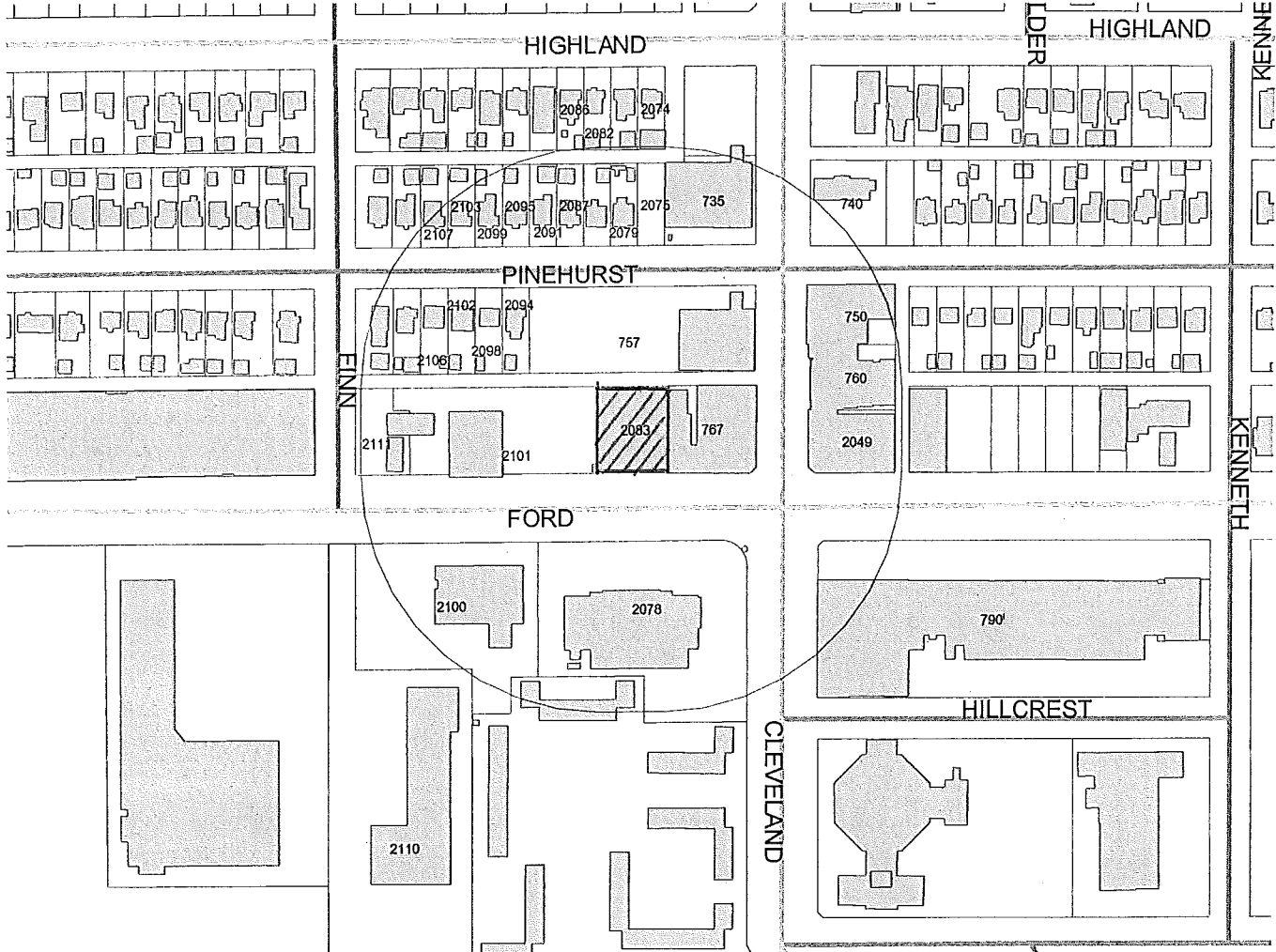
Be it resolved that the Highland District Council supports Qdoba Mexican Grill's request for a variance of the floor area ratio.

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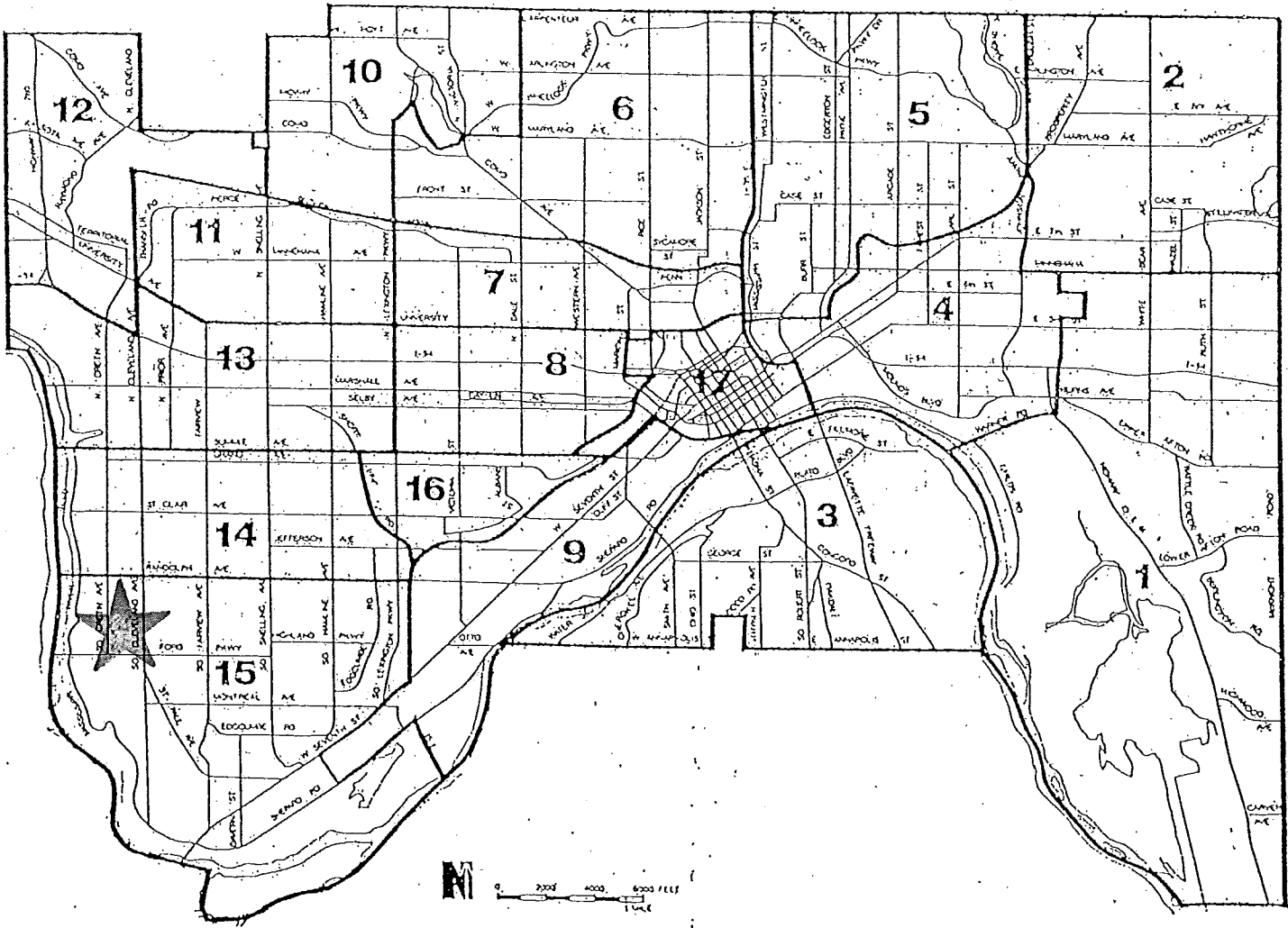
13-173086

PROPERTY WITHIN 350 FEET OF PARCEL: 2081 FORD PARKWAY



CREATED BY: DSI

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CITIZEN PARTICIPATION PLANNING DISTRICTS

- 1. SUNRAY-BATTLECREEK-HIGHWOOD
- 2. HAZEL PARK HADEN-PROSPERITY HILLCREST
- 3. WEST SIDE
- 4. DAYTON'S BLUFF
- 5. PAYNE-PHALEN
- 6. NORTH END
- 7. THOMAS-DALE
- 8. SUMMIT-UNIVERSITY
- 9. WEST SEVENTH
- 10. COMO
- 11. HAMLINE-MIDWAY
- 12. ST. ANTHONY PARK
- 13. MERRIAM PARK-LEXINGTON HAMLINE-SNELLING HAMLINE
- 14. MACALESTER GROVELAND
- 15. HIGHLAND
- 16. SUMMIT HILL
- 17. DOWNTOWN

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ZONING FILE 13-162436

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PRELIMINARY
NOT FOR CONSTRUCTION

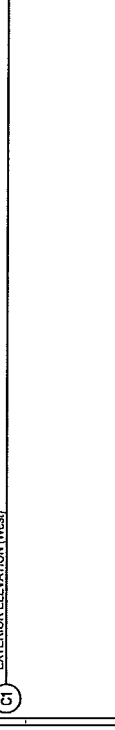
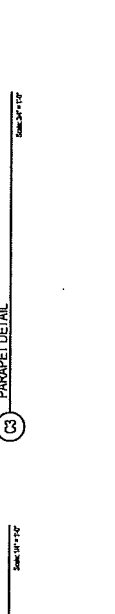
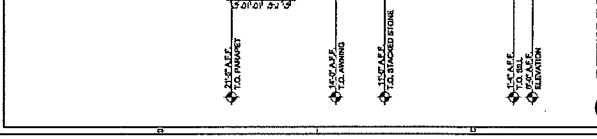
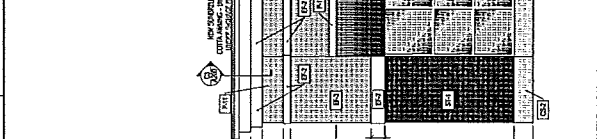
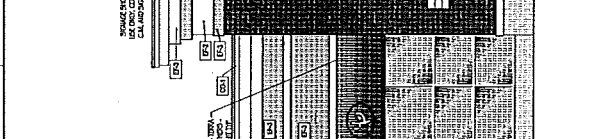
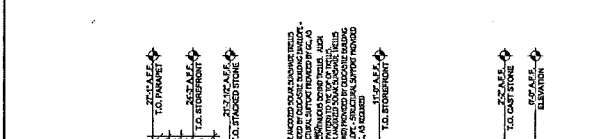
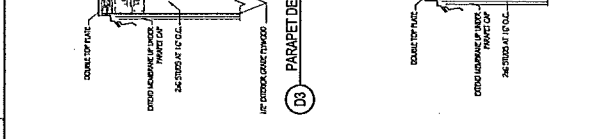
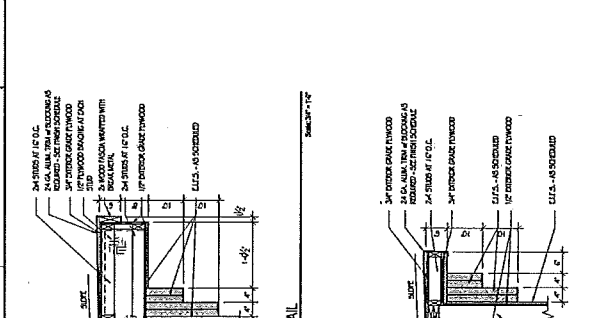
Gebara
MECHANICAL
2083 Ford Parkway
Saint Paul, MN 55116

REVISIONS	DATE	DESCRIPTION

PROJECT NUMBER: 0087
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
SHEET TITLE: EXTERIOR ELEVATIONS

PROJECT: 2083 FORD PARKWAY
SHEET: 13-162136

TAG #	DESCRIPTION	LOCATION/NOTES	NOTES
[A1]	MANUFACTURED SOLAR SHUNGE TRAILING RAILWAY	EXTERIOR PAINT	WORK ON EXTERIOR PAINTING. SEE OTHER SHEETS FOR FINISHES.
[A2]	MANUFACTURED SOLAR SHUNGE TRAILING RAILWAY	EXTERIOR PAINT	WORK ON EXTERIOR PAINTING. SEE OTHER SHEETS FOR FINISHES.
[A3]	MANUFACTURED SOLAR SHUNGE TRAILING RAILWAY	EXTERIOR PAINT	WORK ON EXTERIOR PAINTING. SEE OTHER SHEETS FOR FINISHES.
[A4]	MANUFACTURED SOLAR SHUNGE TRAILING RAILWAY	EXTERIOR PAINT	WORK ON EXTERIOR PAINTING. SEE OTHER SHEETS FOR FINISHES.
[A5]	MANUFACTURED SOLAR SHUNGE TRAILING RAILWAY	EXTERIOR PAINT	WORK ON EXTERIOR PAINTING. SEE OTHER SHEETS FOR FINISHES.
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[A9]	MANUFACTURED SOLAR SHUNGE TRAILING RAILWAY	EXTERIOR PAINT	WORK ON EXTERIOR PAINTING. SEE OTHER SHEETS FOR FINISHES.
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[A20]	MANUFACTURED SOLAR SHUNGE TRAILING RAILWAY	EXTERIOR PAINT	WORK ON EXTERIOR PAINTING. SEE OTHER SHEETS FOR FINISHES.

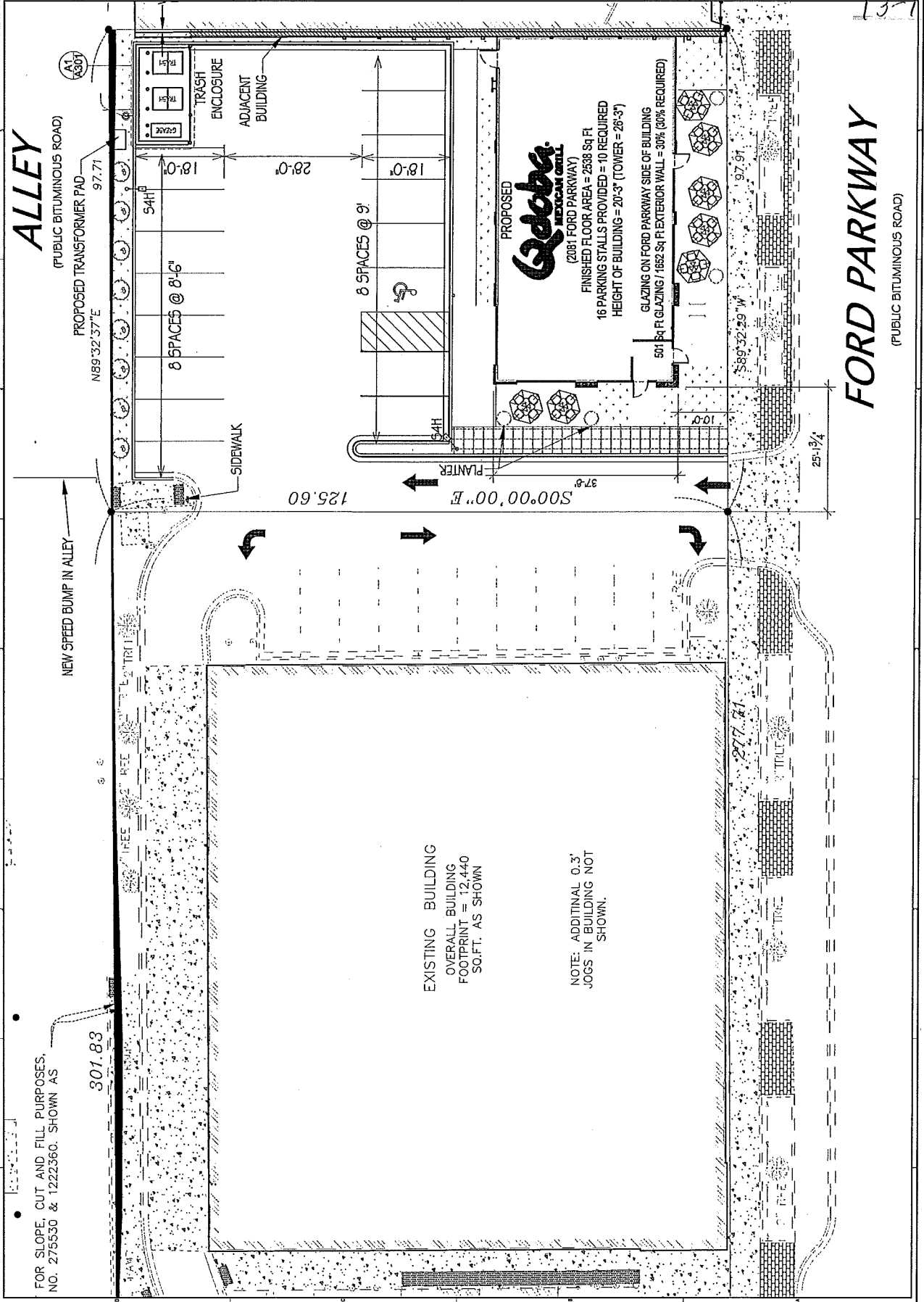


(A1) EXTERIOR ELEVATION (South)

(C1) EXTERIOR ELEVATION (West)

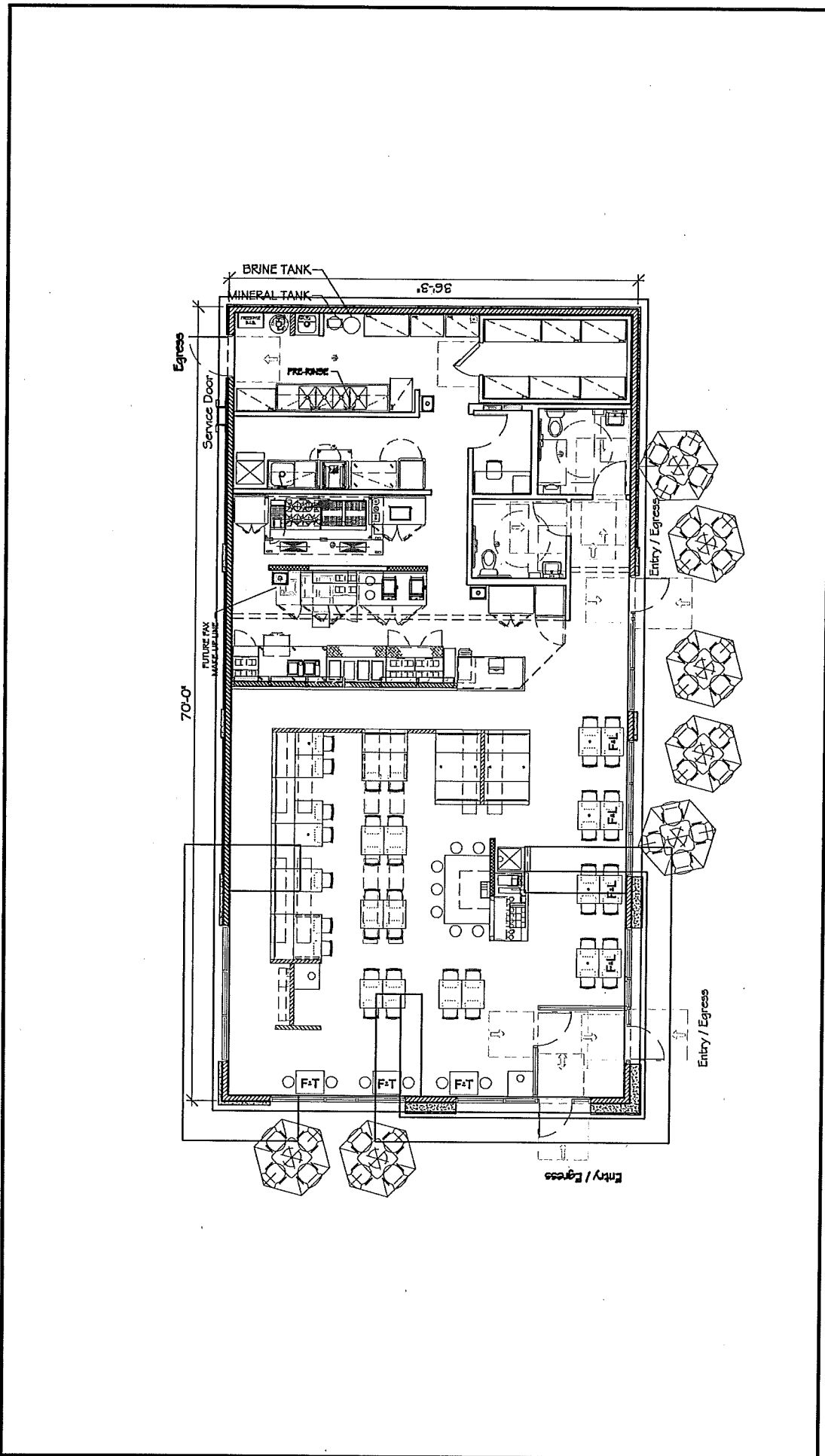
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<p>138 West Main St., Lea, IL 61048 PH: 815-545-1100 FAX: 815-545-1105 WWW.FIREELECTRON.COM</p>	
<p>Light Design Group</p>	
<p>Scale: 1/8" = 1'-0"</p>	
<p>North Arrow</p>	
<p>Client/Project: Corp.</p>	
<p>Ford Parkway - 2083 Ford Parkway Saint Paul, MN 55118</p>	
<p>Schematic: 2938 Sq Ft 71 24 Private Seats</p>	<p>010</p>

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