



NEIGHBORHOOD MEETING SIGN IN SHEET

Case #RZ23-0013 | Caribou Coffee at Asbury

April 8, 2024

On April 8, 2024, we held a neighborhood meeting to discuss the proposed Caribou Coffee at Asbury project. The applicant, Mint Development Company, presented a PowerPoint of describing the proposed project, requested rezoning, staff comments and our supporting qualifiers of why we think the City should allow the neighborhood coffee shop. There were 8 residents from the surrounding neighborhood that attended. The meeting lasted for approximately 1.5 hours & we discussed the following questions:

1. Access – describe & confirm the access for the proposed development. Will the cars have ingress or egress from 159th or Brentwood?
Response: We confirmed that all ingress & egress for the proposed development is from a single point of access on Hunter St. No cars will enter or exit directly onto Brentwood or 159th. This was reassuring to the residents and those that live closest to the proposed project across Brentwood St.
2. Hours – what are the hours for Caribou?
Response: Typically, 6 am to 6 pm daily.
3. Traffic – how much traffic with Caribou generate?
Response: Existing Caribou “Cabins” typically receive 150-200 customers per day or 12-17 per hour on average. On average, an estimated 50% of those visits are before 10 am. We confirmed that the City did not require a traffic study as we are not generating more traffic than what was anticipated for the commercial district. Additionally, we are not modifying or adding to the existing curb cuts on 159th or Brentwood.
4. Drive-thru stacking – are you concerned about the drive-thru lane overflowing onto Hunter Street?
Response: We confirmed that we are exceeding the dedicated queue size required by the City. We are also exceeding Caribou’s corporate stacking requirement. Additionally, we discussed Caribou’s typical turn time for a car to travel from the menu board to receiving its freshly made coffee or breakfast item. Lastly, we showed that there is a wait stall if there is any issue with an order that the car can pull into to wait for its order freeing the other vehicles to advance.
5. Proposed Daycare – are you concerned about the new daycare proposed across the street from Caribou?
Response: We confirmed our excitement about the proposed daycare development. As a neighborhood coffee shop, the property offers strong co-tenancy with the churches, daycares and bank that are planned around the site.



6. Menu items – Are there offerings outside of coffee? And how can we order if walking to from the neighborhood.

Response: We shared Caribou’s typical menu items of coffee, teas and baked goods. We also discussed the pick-up/walk-up window that is connected to the pedestrian pathways and that Caribou has an App for ordering ahead.

7. Why does staff not support a coffee shop?

Response: We shared staff’s comments from the application documents and why they do not support coffee as the proposed use. We shared our proposed qualifiers for rezoning. The attendees generally agreed that fast food restaurants that have drive-thru traffic late into the evening may not be desirable, however, drive-thru coffee shop was a reasonable offering.

At the close of our meeting, the attendees expressed appreciation for the information we shared with them. We heard comments such as “It’s a matter of time before something is built here, what safer and better uses those being proposed (daycare & coffee projects)”. Nearly each attendee verbally expressed their support for the project as we shook hands after the meeting. Not a single attendee expressed opposition to the project. We asked all attendees to consider attendance at the upcoming public hearing and informed them that notices were mailed out on Monday, April 8 confirming the meeting date, time & location.

End of Meeting Summary

Rob Barse
Managing Partner



Mint Development Co LLC
7235 Oaks Dr
Hastings, MN 55033

rob@mintdevco.com
612.499.6095

NEIGHBORHOOD MEETING SIGN IN SHEET
Case #RZ23-0013 | Caribou Coffee at Asbury
April 8, 2024

Property Owner	Phone Number	Email
Joë Campbell	913-208-7622	jcampbellatx. +an aisch.com
GARY & PAULETTE HAYES	913-980-5271	GWHAYESKSE@GMAIL.COM
Bambi Mitchell	913-259-9459	bmtchl@aol.com
Susan Gable	913-548-8553	sgable@aol.com
Robert & Sharon Keith	620-326-1033	rskeith@zutv.com
G. DRAK	913-908-6701	gco drak - 66 @ alicia
Bill Seiler	913-732-2502	whsjr99@gmail.com

MINT DEVELOPMENT CO