



**CONSTRUCTION
MANAGEMENT**

June 30, 2023

PROJECT NARRATIVE

Project: Culver's Restaurant – 4058 12th Avenue East, Shakopee, MN 55379

We are requesting a variance of a side yard pavement set back.

During the peak time of the day at the Culver's Restaurant, the stacking at the drive-through will back-up. The back-up will block access to some of the parking stalls. With the widening of the drive lane, it will allow access to the parking stalls along the drive-through stacking lane.

This property has changed and shrunk over time with the County Road 83 and 12th Avenue East improvements. During and after Covid, the drive-through business has increased, causing this drive lane congestion.

The remedy in moving the curb line and pavement to the west, closer to the property line will reduce the congestion at the drive lane and parking stalls.

At the property line we plan on installing a new 3' tall vinyl fence to screen headlights.

Later this summer, the plan is to do parking lot repair and an asphalt mill and new overlay. We would do the curb relocate at that time.

Included with this variance request:

1. Existing Conditions – Site Plan
2. Aerial View – Existing Conditions
3. County Taking Map
4. Proposed Curb Relocate – Site Plan