



October 7, 2025  
City of Baxter Planning and Zoning Department  
13190 Memorywood Drive  
Baxter, MN 56425

Subject: Narrative for Conditional Use Permit Application for the Panera Project in Baxter, MN

City of Baxter Planning Department,

Please see below responses to the written narrative requirement listed as item three under the Conditional Use Permit Application for the above mentioned project:

- a) **Nature of request:** The Panera prototype being built on this site has a drive-thru so a CUP is required per city code and regulation.
- b) **Impact on adjoining properties and mitigating measures to minimize impact:** There will be no impact on adjoining properties as they are both vacant, but our site will adhere to all required setback buffers and will be landscaped as defined by city code and regulations.
- c) **Building to be constructed or utilized:** Building will be traditional framed construction with accents of masonry, EIFS, and cement board exterior panels.
- d) **Intended use of building and property:** Intended use will be a prototypical Panera sit-down restaurant with a drive-thru and an exterior patio.
- e) **Hours and days of operation:** Seven days a week 6am-9pm every day except for Sunday which is 7am-8pm

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- f) **Number of employees:** 10-15 which include a mix of full and part time employees
- g) **Impact on traffic, including type and amount of traffic, access, and parking provisions:** There will be no direct impact on traffic on surrounding public roads as the access to the location is through Costco ring road. The Panera lot will provide surface parking and will meet the local parking code requirement.
- h) **Potential environmental impacts and measures to avoid or minimize the potential impacts:** The Panera operations will not have any impact on environmental conditions now or in the future.
- i) **Proposed measures to provide buffering from proposed use to adjacent properties:** The Panera site will have landscape buffers as defined by city code and regulations.
- j) **Future expansion plans:** There are no future expansion plans
- k) **Is proposed use consistent with Baxter Comprehensive and Land Use Plan?:** Per several conversations with city planning staff, the use is in a commercial district and does fit into overall plan for the area



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DEVELOPMENT

Regards,

Mark Wilhoite  
VP of Development

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