

7352 Glory Rd S, Baxter, MN

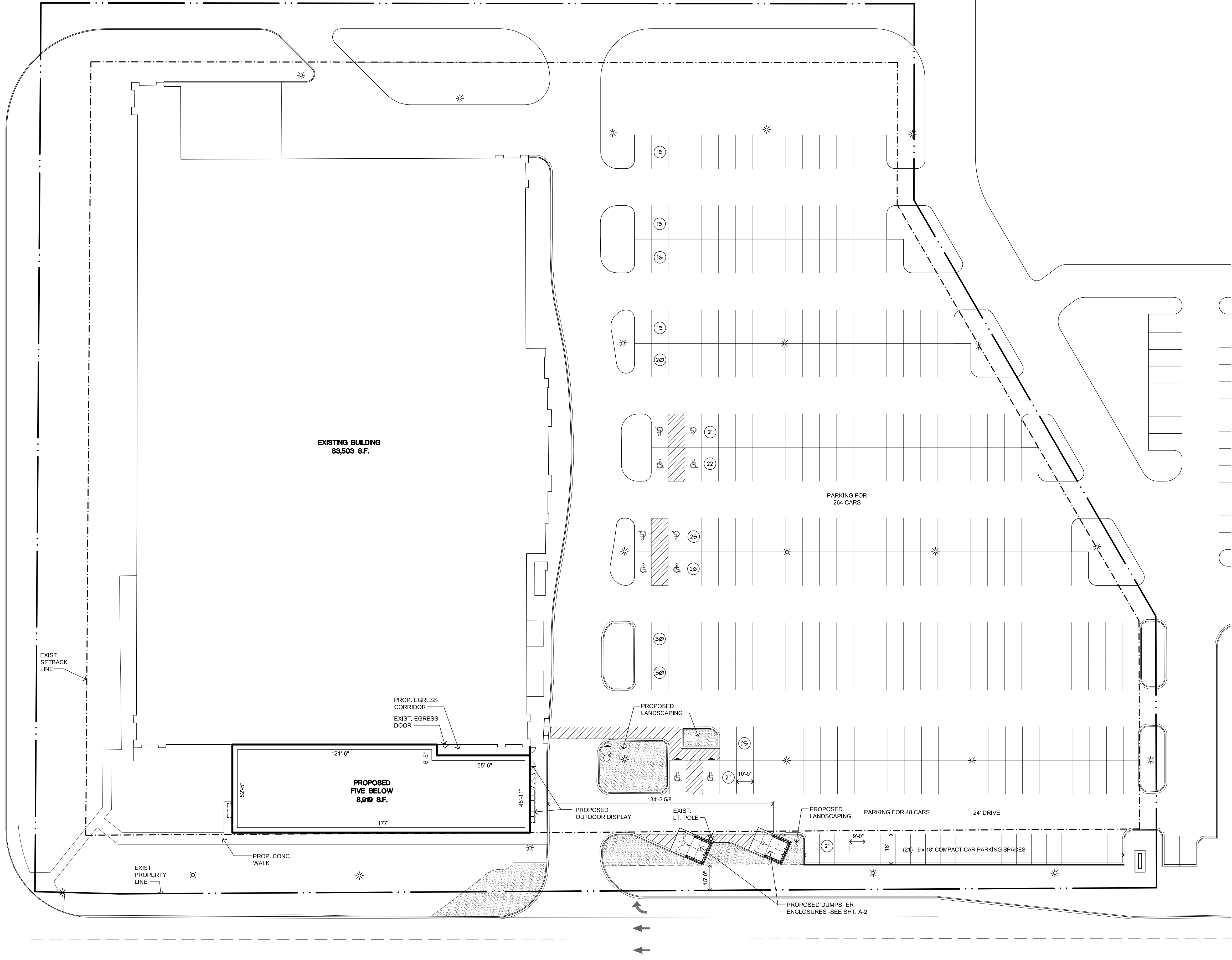
Proposed Five Below Project Benefit Summary

- The proposed development represents productive infill use of excess parking area, consistent with the City's long-term planning objectives to maximize underutilized commercial property and strengthen the existing retail corridor.
- Opportunity for Five Below, a highly sought-after national retailer, to enter the community.
- The site plan has been substantially revised to reduce the building footprint, eliminating the need for any building setback variances associated with the proposed Five Below store.
- The site plan has been revised to increase surrounding landscape area. Significant evergreen landscape buffer to surround enclosure significantly reducing visibility from Glory Road.
- Enclosure made of high quality and aesthetically pleasing horizontal plank wall panels with decorative satin black columns and trim.
- The requested variance is limited to the dumpster enclosure location and results from unique site constraints. Existing drainage infrastructure and sewer line locations prevent the placement of the enclosure behind the building, creating a practical hardship specific to the property. Further, an alternative enclosure location within the existing parking field would place the enclosure in a significantly more visible location and create adverse impacts on internal traffic circulation, customer safety, and overall site functionality.
- Architectural enhancements have been incorporated to ensure consistency with the existing shopping center, masonry accent materials, decorative wall sconces, and complementary building design elements.

G:\Drawing\2019\19012\05_Schematic\Five Below\19012_05_Sp-1_Schematic.dwg Scale: 1"=30'-0" Date: 2024-07-01 10:15am By: KRESTELAK, cm

ELDER DRIVE SOUTH

GARRISON ROAD



GLORY ROAD SOUTH

LAND/ BUILDING/ PARKING DATA :	
LAND DATA :	
NET LAND AREA	± 7.26 ACRES
BUILDING DATA :	
EXISTING RETAIL BUILDING:	83,503 S.F.
PROPOSED FIVE BELOW:	8,919 S.F.
TOTAL BUILDING AREA :	92,422 S.F.
PARKING REQUIRED :	317 SPACES
PARKING PROVIDED :	312 SPACES (3.31 SPACES/ 1,000 S.F.)

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Formerly Known as



REV | DATE | DESCRIPTION

11/13/25	OWNER REVIEW
11/20/25	OWNER REVIEW
05/26/26	OWNER REVIEW
06/18/26	OWNER REVIEW
06/29/26	OWNER REVIEW
06/30/26	OWNER REVIEW

Proposed

Five Below

NEC Glory Rd. S. & Elder Dr.
Baxter, MN

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SOUTHFIELD
20750 Civic Center Dr.,
Suite 305
Southfield, MI 48076
Phone: 248.540.7700
COLLIERS ENGINEERING & DESIGN,
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SURVEYING, CT P.C.

SCALE:

AS SHOWN

DESIGNED BY:

KL

DATE ISSUED:

DRAWN BY:

KL

REVIEWED BY:

KL

PROJECT NUMBER:

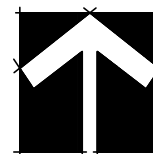
19012

SHEET NAME:

Conceptual Site Plan

DRAWING NUMBER:

SP-1



SITE PLAN

SCALE: 1"=30'-0"

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



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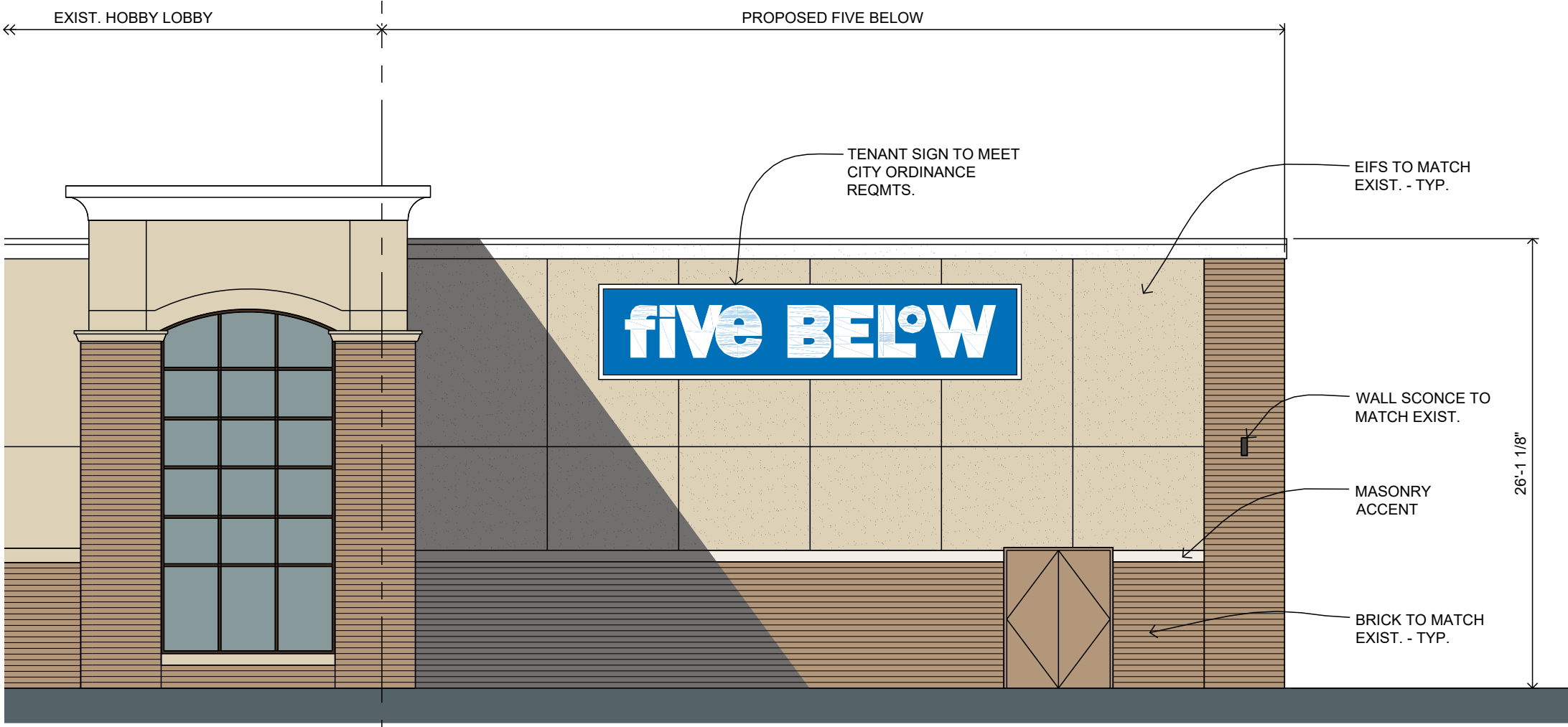
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Formerly Known as



REV	DATE	DESCRIPTION
1	05-26-26	OWNER REVIEW
2	06-03-26	OWNER REVIEW



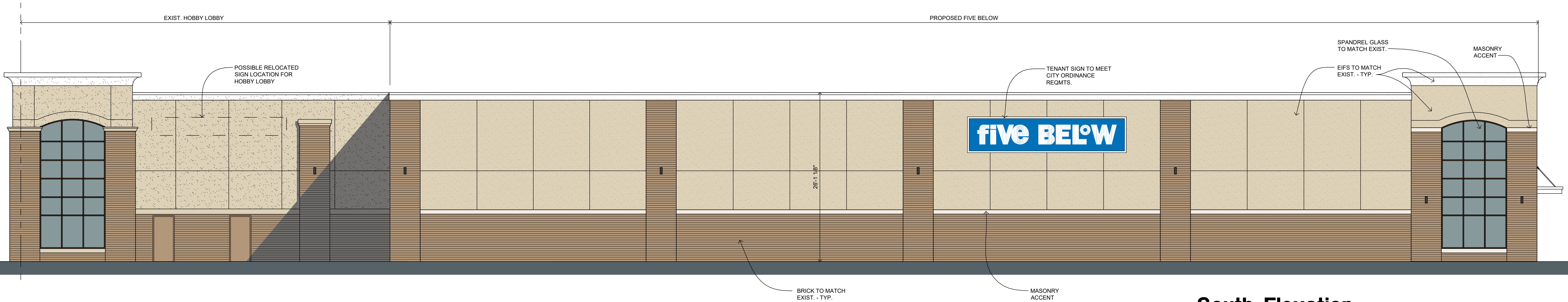
West Elevation

Scale: 1/8"=1'-0"



East Elevation

Scale: 1/8"=1'-0"



South Elevation

Scale: 1/8"=1'-0"

Building Elevations

Proposed
Five Below

NEC Glory Rd. S. & Elder Dr.
Baxter, MN



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SURVEYING, C.T.P.C.

SCALE:	DRAWN BY:
AS SHOWN	KL
DESIGNED BY:	REVIEWED BY:
KL	KL
DATE ISSUED:	PROJECT NUMBER:
05/26/26	19012
SHEET NAME:	

Conceptual
Building Elevations

DRAWING NUMBER:

A-2

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



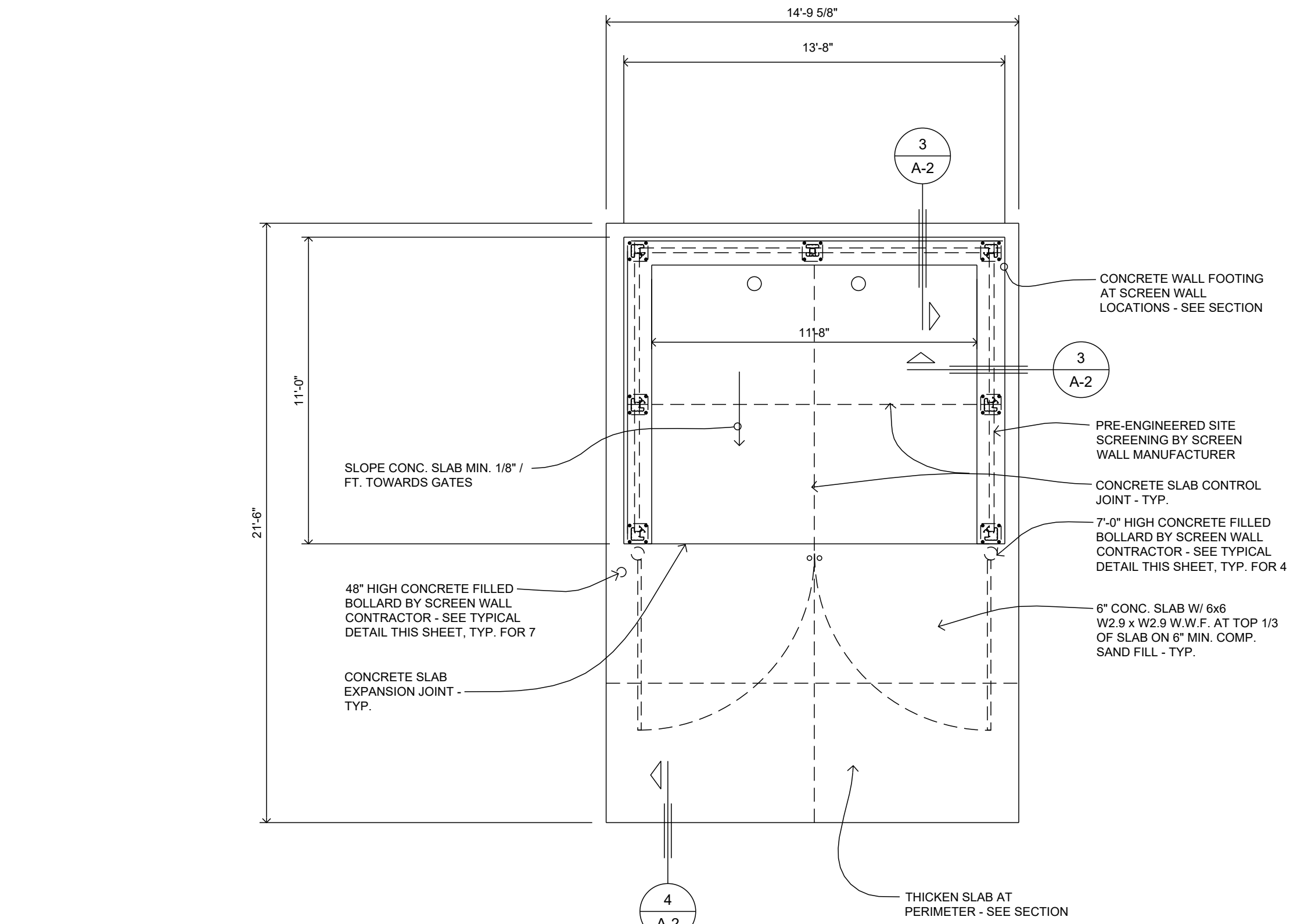
Dumpster Enclosure - Front/Side View

N.T.S.



Dumpster Enclosure - Rear/Side View

N.T.S.



SITE SCREENING FOR DUMPSTER ENCLOSURE
COVRIT GATES AND SCREENING SYSTEM AS
MANUFACTURED BY CITYSCAPES
INTERNATIONAL, INC.

PANEL STYLE: PLANKWALL HORIZONTAL
COLOR/FINISH: SEQUOIA (2 SIDES)
POST FINISH: SATIN BLACK
PANEL AND GATE HEIGHT: 7- FEET
GATE WIDTH: 75-INCHES
TOP RAIL TRIM PROFILE: BOXED
COLUMN CAP STYLE: SHALLOW HIP CAP
DUMPSTER LAYOUT: SERIES 1327
GATE HARDWARE: CRADLE PIPE HINGE

NOTE:
COORDINATE EXTENT OF CONCRETE PAD
AREA WITH CIVIL DRAWINGS. SEE CIVIL
DRAWINGS FOR ALL DETAILS. UNO.

THE PRE-ENGINEERED SITE SCREENING IS A
DEFERRED SUBMITTAL BY THE SCREEN WALL
CONTRACTOR.

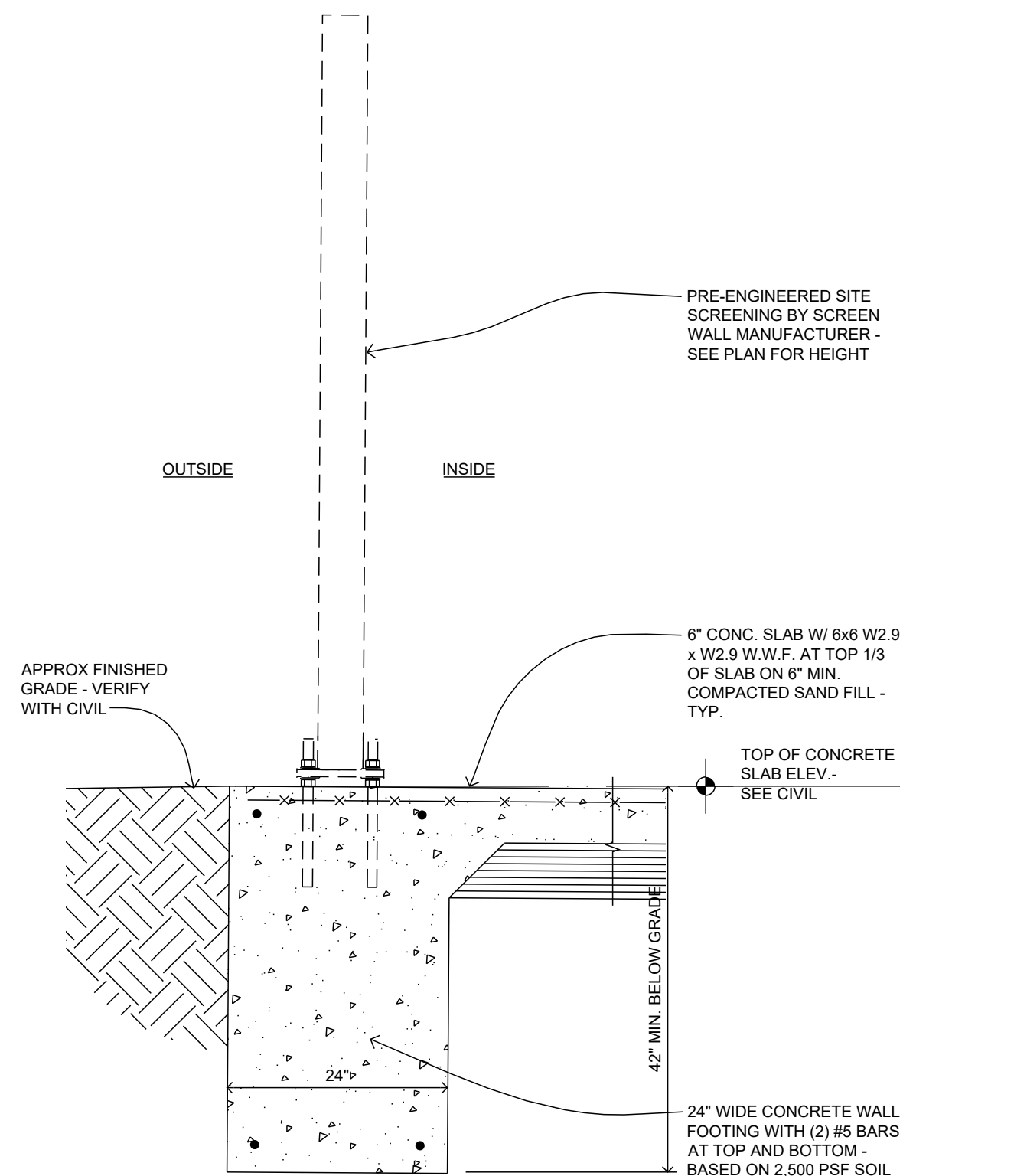
2
SP-1
Dumpster Enclosure Plan - Typ.
1/4" = 1'-0"

SITE SCREENING FOR TJ MAXX COMPACTOR
AND DUMPSTER ENCLOSURES:

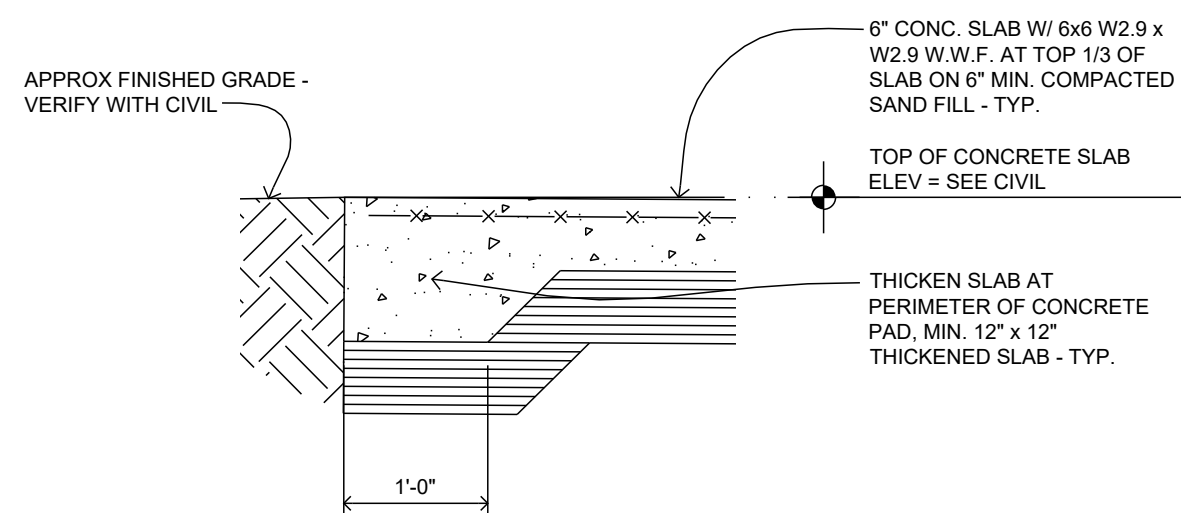
COVRIT GATES AND SCREENING SYSTEM AS
MANUFACTURED BY CITYSCAPES
INTERNATIONAL, INC.

PANEL STYLE: PLANKWALL HORIZONTAL
COLOR/FINISH: WEATHERED TEAK (1 SIDED)
POST FINISH: SILVER
PANEL AND GATE HEIGHT: 8- FEET
GATE WIDTH: 75-INCHES
TOP RAIL TRIM PROFILE: BOXED
COLUMN CAP STYLE: FITTED CAP
DUMPSTER LAYOUT: CUSTOM
GATE HARDWARE: CRADLE PIPE HINGE

CITYSCAPES / COVRIT
PLANKWALL PVC PANELS - 6'-8" HIGH
ENCLOSURE WILL BE CUSTOM FIT TO
REQUIRED COMPACTOR SIZE .



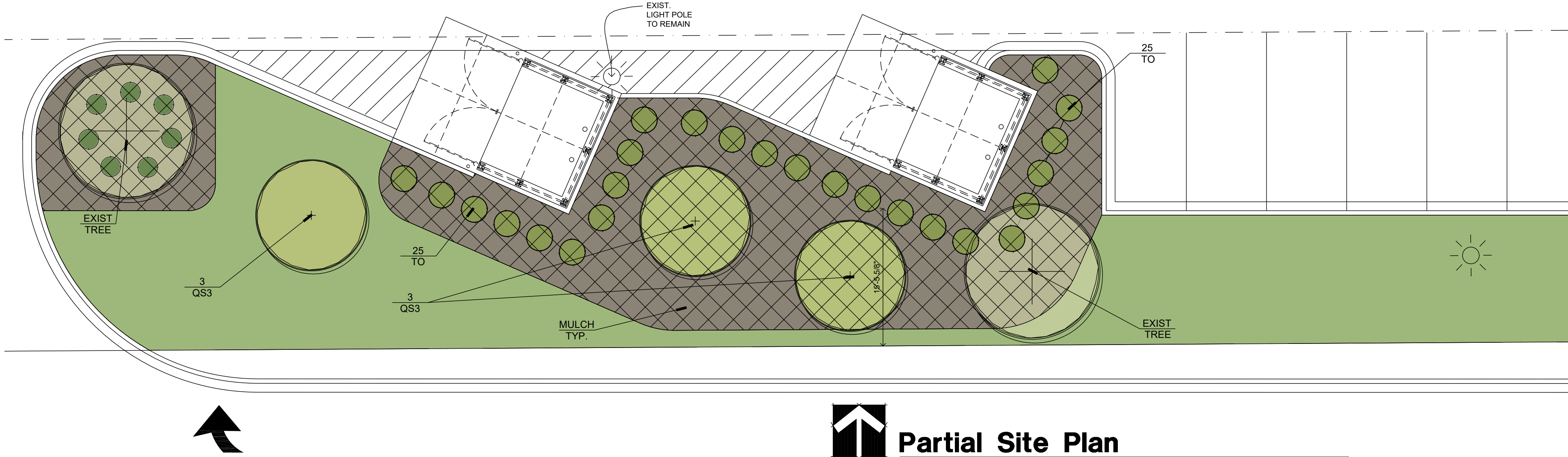
3
A-2
Typical Foundation Detail at Screen Wall
3/4" = 1'-0"



4
A-2
Typical Thickened Slab Detail
3/4" = 1'-0"

Plant List

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING	ROOT	HEIGHT
TO	25	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	6" H.	4' O.C.	B & B	6H.
QS3	3	QUERCUS ROBUR X ALBA 'JFS-KW1QX'	STREETSPIRE OAK	3" CAL.	AS SHOWN	B & B	--



Partial Site Plan

SCALE: 1/8"=1'-0"



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Formerly Known as

ROGVOY

REV	DATE	DESCRIPTION
-	05-26-26	OWNER REVIEW
-	06-05-26	OWNER REVIEW
-	06-18-26	OWNER REVIEW
-	06/22/26	OWNER REVIEW
-	07-08-26	OWNER REVIEW
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Dumpster Details

Proposed
Five Below

NEC Glory Rd. S. & Elder Dr.
Baxter, MN

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SCALE: AS SHOWN
DESIGNED BY: KL
REVIEWED BY: KL
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PROJECT NUMBER: 19012

SHEET NAME:

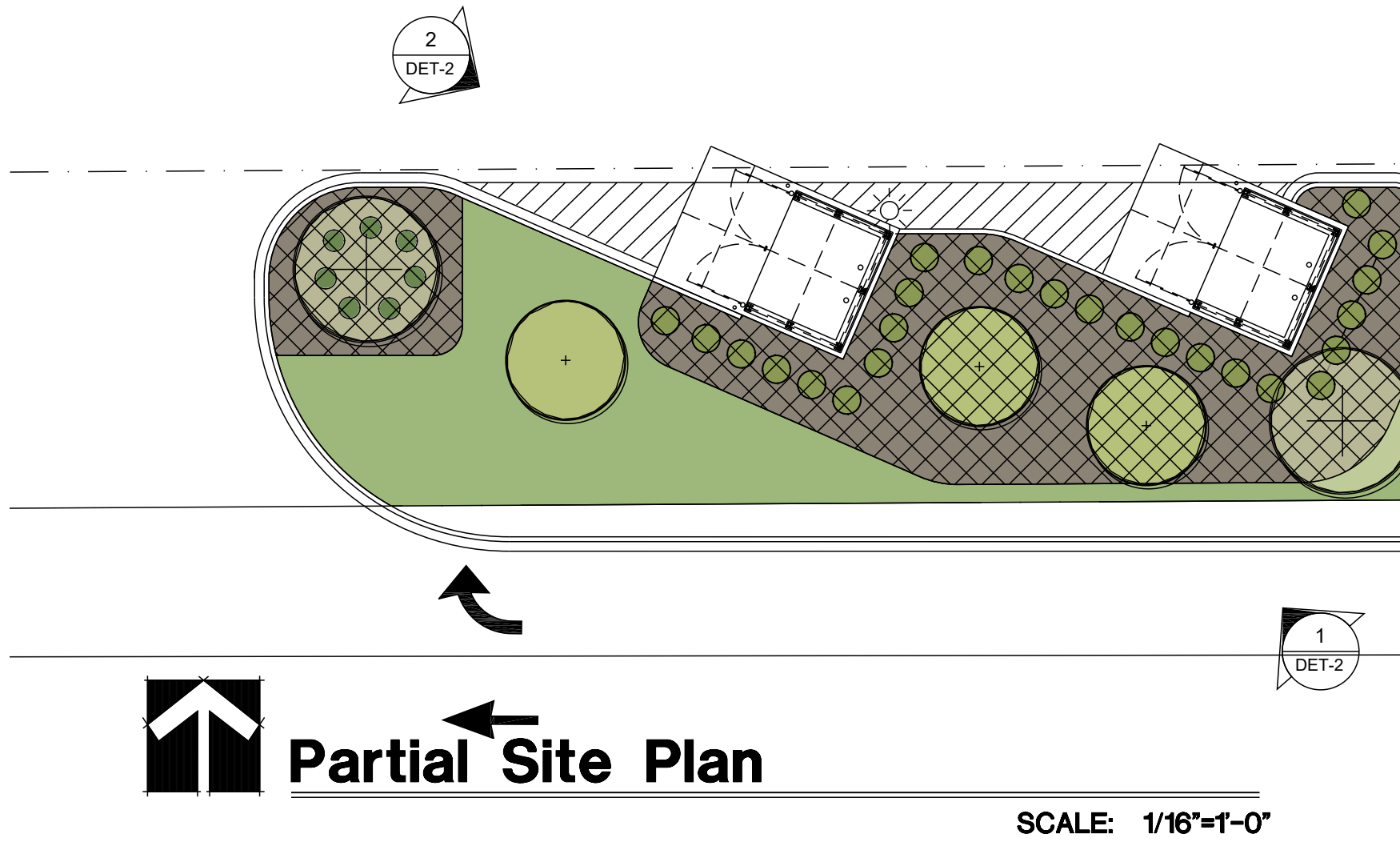
DUMPSTER
DETAILS

DRAWING NUMBER:

DET-1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Drawings\2019\1901202_Schema\Five Below\1901202_DET-2_26-0706.dwg, DET-2 By: KIRSTIN LARK on 2024-07-08 - 12:34pm



1
DET-2

VIEW - 1

NTS



2
DET-2

VIEW - 2

NTS



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Formerly Known as

ROGOV

REV	DATE	DESCRIPTION
1	05-26-26	OWNER REVIEW
2	06-05-26	OWNER REVIEW
3	06-18-26	OWNER REVIEW
4	07-08-26	OWNER REVIEW
5		
6		
7		
8		
9		
10		

Dumpster Renderings

Proposed
Five Below

NEC Glory Rd. S. & Elder Dr.
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SURVEYING, CT P.C.

SCALE:

AS SHOWN

DESIGNED BY:

KL

DATE ISSUED:

05/26/26

DRAWN BY:

KL

REVIEWED BY:

KL

PROJECT NUMBER:

19012

SHEET NAME:

DUMPSTER ENCLOSURE
RENDERINGS

DRAWING NUMBER:

DET-2

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.