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NORTH STAR CONVENIENCE CONCEPT STATEMENT

North Star Convenience Store will be another addition to the City of Breezy Point and Crow Wing County, Minnesota community providing a commercial business venture to support the community and provide general commerce as well as a substantial investment to the property and region. This convenience store will potentially provide grocery, retail goods, fuel sales, offices, car wash, off sale liquor, RV dumping station and associated convenience items. The land use district is “Commercial” (C) and supports the planned uses and City’s Comprehensive Plan.

The North Star Convenience Store project will provide:

- A design that meets ordinance and comprehensive plan requirements for the land and zoning district in which it is planned.
- Transformation of a predominantly open agricultural property to one that will support the North Star store and commercial activities that will be designed architecturally and landscaped to provide an “up north” appearance.
- Privately owned and maintained sanitary sewer and water system, drives and parking.
- The sanitary sewer will be connected to the city municipal system.
- Design to incorporate colors and landscaping to maintain the “up north” character of the region and the city.
- Accessible floor plans and parking to accommodate all ages of area residents and guests.
- Outside lighting will be designed for safety and aesthetically located on the store and in areas of the facility with subdued downward directed luminaries.
- Managing the environment by providing storm water features and rain gardens to satisfy stormwater requirements complemented through landscaping.
- Accommodate and improve the long-term City growth and needs through this development which is consistent with City objectives and increases the tax base as well as providing employment opportunities to local residences.
- Site design, building configuration and access to the site have been arranged to take into consideration the future long range plan for City and County road systems.
- Up to seven-year project timeframe.

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