

**NARRATIVE**

Scale Model Supplies has been in business for over 43 years in Saint Paul. The store has become a favorite stop for serious modelers across the Midwest. We specialize in Model trains and model kits of all types as well as many other hobby related products.

We currently have 20,000 square feet of space and are looking to downsize to about half of that amount. Due to market changes, we have seen internet sales increase and seek to grow that part of our business. We would like to reduce the amount of retail sales floor space but still believe having the inventory to physically come and look at is very important.

We are seeking for the city to approve the reduction of the required parking ratio of spaces per sq ft, to allow compliance at this site. We are not proposing any physical changes to the site, just seeking to use the existing building and parking area as it has been for many years, which should greatly enhance it from its current state as a warehouse with outside storage.

Updates will be cosmetic in nature inside and out which will include removing awnings, repainting the building, resurfacing, and re-striping parking areas. Future signage will conform to city code. Trash will remain by the loading dock. Snow will be piled north of the dock first and then hauled away after area is full as noted on the survey.

This is my 43rd year at the store and even on our busiest days I don't believe we have ever needed more than 22 parking spaces at any one time. It may seem strange but sales have always been spread throughout the day. Mainly seniors in the mornings and younger customers later in the day. Sure the store can be busy but we find that families that came in one vehicle or friends riding together is common.

Recent checks on busy days revealed 13 cars max a couple of times throughout the day. Most of the time there are eight cars or less parking at any one time. Also most of our regular customers know what they want and do not linger for long periods of time.

The amount of retail sales floor space we are planning on would be approximately 7,500 sq ft. The remaining 1,800 sq ft would be for office / warehouse, restrooms and utilities.

We believe our store would be a great addition to Arden Hills as well as the surrounding communities. Giving people greater access to these wonderful hobbies and teaching them the life long skills that they bring.

-Bruce Gardner (Owner)

SITE PLAN

3628 Connelly Avenue Arden Hills, MN 55112

Approximately 24 striped stalls 9' x 18'  
October 2014 Ramsey County Aerial



# FLOOR PLAN

Approximately 7,500 Sq Ft – Sales Floor  
Approximately 1,800 Sq Ft – Office / Storage / Utilities  
Approximately 9,300 Sq Ft – Interior Space Total

