



Wayzata Planning Commission

Meeting Agenda

Monday, October 1, 2018
7:00 p.m.

Community Room
600 Rice Street East
Wayzata, Minnesota 55391

1. **Call to Order & Roll Call**
2. **Approval of Agenda**
3. **Consent Agenda**
 - a. Approval of September 17, 2018 Meeting Minutes
4. **Old Business Items**
 - a. None
5. **Public Hearing Items**
 - a. Zitzloff Redevelopment – 305 and 309 Lake St E
Design Review, Variance, Shoreland Impact Plan, Conditional Use Permit, and Preliminary and Final Plat Subdivision
 - b. Highcroft North – 153 Peavey La
Preliminary and Final Plat Subdivision
6. **Other Items:**
 - a. September 18th City Council Meeting Report
 - b. Review of Development Activities
 - c. Next meeting is October 15, 2018
7. **Adjournment**

NOTES:

- ¹ Members of the Planning Commission and some staff may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 17, 2018**

AGENDA ITEM 1. Call to Order and Roll Call

Chair Buchanan called the meeting to order at 7:00 p.m.

Present at roll call were Commissioners: Douglas, Plantan, Buchanan, Iverson, and Flannigan. Absent and Excused: Murray. Director of Planning and Building Jeff Thomson and City Attorney David Schelzel were also present.

AGENDA ITEM 2. Approval of Agenda

Chair Buchanan asked for a motion to approve the agenda for the meeting.

Commissioner Douglas made a motion, seconded by Commissioner Plantan, to approve the September 17, 2018 meeting agenda as presented. The motion carried unanimously.

AGENDA ITEM 3. Consent Agenda

a.) Approval of September 5, 2018 Meeting Minutes

b.) Adoption of Report and Recommendation of Approval of Preliminary and Final Plat Subdivision for Benton Harbor at 310 Benton Ave N and 1023 Gardener St E

Chair Buchanan read the items on the consent agenda and asked if any Commissioner wanted to pull any item for further discussion. Hearing no such request, he asked for a motion to approve the Consent Agenda as presented.

Commissioner Douglas made a motion, Seconded by Commissioner Plantan, to approve the Consent Agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Old Business Items:

a.) Sanborn Residence – 1406 Holdridge La

i. Review of house plans

Director of Planning and Building Thomson explained that the applicant, Erik Sanborn, has submitted building plans for construction of a new home at 1406 Holdridge Lane for review and approval. The property is part of the Unitarian Universalist Church of Minnetonka (UUCM) project that was approved by the City Council in June 2016. The City Council resolution

1 approving the UUCM project included a condition that prior to submitting a building permit
2 application to the City, the owner of the lot must submit preliminary house plans for review by the
3 Planning Commission and approval by the City Council. Mr. Thomson clarified this was not a
4 design review. The plans submitted with the application include detailed elevations and floor plans
5 for the new house. The zoning ordinance established two separate maximum height requirement
6 in the R-1 district: 40-feet to the mid-point and 45-feet to the peak. The proposed house meets the
7 40-foot height requirement, but the ridge of the house exceeds the maximum height by 1.25-inch.
8 Mr. Thomson noted that the final plans will need to be revised to meet the maximum height
9 standard. As part of the building permit process, the lot coverage and impervious surface coverage
10 would be reviewed by staff.

11
12 Commissioner Iverson asked if a tree replacement plan would be included with the permit process.

13
14 Mr. Thomson stated this project would be required to meet the standards of the tree ordinance,
15 including any required tree replacement. He stated the applicant intends to plant a significant
16 number of trees along the back of the property as a barrier to the highway.

17
18 Commissioner Iverson made a motion, seconded by Commissioner Flannigan, to recommend the
19 City Council approve the house plans submitted for 1406 Holdridge Lane, based on the finding
20 that the design meets the standards of the City Code Section 805.14.E.8 and 805.14.E.9, and
21 satisfies the condition of Resolution No 15-2016. The motion carried unanimously.

22
23 **b.) Cadogan Residence – 321 Wise Ave S**

24 **i. Review of House Plans**

25
26 Director of Planning and Building Thomson stated the applicant, Detail Homes, Inc, and the
27 property owners, Brett and Allison Cadogan, have submitted a development application to
28 construct a new house at 321 Wise Ave S. The property is part of a three-lot subdivision that was
29 approved by the City Council in December 2008. As a condition of the 2008 approval, the property
30 owners are required to submit plans for review by the Planning Commission and approval by the
31 City Council. The applicant has submitted detailed house plans, including a site plan, building
32 elevations, and floor plans. The proposed house would meet the R-3A zoning requirements. The
33 application materials include a tree inventory of the property. Mr. Thomson noted that there are
34 four trees on the property that meet the minimum size requirements as either significant or heritage
35 trees under the City's tree ordinance. The plans indicate that two significant trees would be
36 removed for construction of the home and associated grading. The one heritage tree on the
37 property would be preserved. Based on the proposed tree removal and the requirements of the tree
38 ordinance, 32-inches of trees would need to be replaced on the site as part of a landscaping plan.

39
40 Commissioner Plantan asked if there was a tree replacement plan available.

41
42 Mr. Thomson stated there was a tree survey that shows the trees that would be removed. As part
43 of the permit process, the replacement requirements and plans would be reviewed.

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45 Commissioner Iverson asked if the applicant had submitted any landscape plans.

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1 Mr. Thomson stated this would be included as part of the tree mitigation and replacement plan.

2
3 Commissioner Iverson clarified the deck was calculated in the impervious surface calculations.

4
5 Mr. Thomson stated this was correct.

6
7 Commissioner Iverson read language under the scope of work and limitations section of the
8 proposed plans, Item 7. She asked if the applicant has complied with this.

9
10 Mr. Thomson stated this is a general note to the builder stating the elevations were set by the
11 builder not the surveyor.

12
13 Commissioner Iverson asked when construction would start.

14
15 Mr. Thomson stated they would like to start construction early October.

16
17 Commissioner Iverson asked if the Planning Commission could address the parking issues in this
18 neighborhood, given the additional construction and related parking in this neighborhood.

19
20 Mr. Thomson stated that if parking is allowed on both sides of the street and there is a lot of
21 construction in an area, the City can post one side of the street for parking and the other side as no
22 parking to ensure cars are able to get by.

23
24 Commissioner Iverson asked if the construction workers could be asked to park at one of the ramps
25 or other locations.

26
27 Mr. Thomson stated they can ask the builder to look at this but they cannot require it.

28
29 Commissioner Flannigan stated this application is separate from the others that are in this area,
30 and the Commission has recommended that the City Council review the wider issues involved
31 with the days and hours of construction.

32
33 Commissioner Plantan made a motion, seconded by Commissioner Douglas, to recommend the
34 City Council approve the house plans submitted for 321 Wise Ave S, based on the finding that the
35 design meets the standards of City Code Section 805.14.E.8 and 805.14.E.9, and satisfies the
36 conditions of Resolution No 50-2008 approving the Ramsland Knoll subdivision. The motion
37 carried unanimously.

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40 **AGENDA ITEM 5. Public Hearing Items:**

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42 **a.) None.**

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45 **AGENDA ITEM 6. Other Items:**

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1 **a.) Review of Development Activities**
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3 Director of Planning and Building Thomson stated the October 1st agenda is scheduled to include
4 a development application for the Zitzloff project at 305 Lake Street E, and a development
5 application for a 3-lot subdivision at 153 Peavey La. He also noted that the Planning Commission
6 is invited to attend the City Council workshop on September 18 on the potential Boatworks
7 redevelopment. He noted that the next Comp Plan Advisory Committee meeting is Sept 20th.
8

9 **b.) Next Meeting is October 1, 2018**
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11 Chair Buchanan noted that the next meeting of the Planning Commission is scheduled for October
12 1.
13

14 **AGENDA ITEM 7. Adjournment.**
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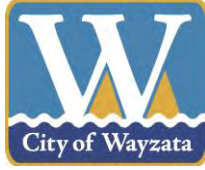
16 There being no further business on the agenda, Chair Buchanan asked for a motion to adjourn.
17

18 Commissioner Douglas made a motion, seconded by Commissioner Plantan, to adjourn the
19 Planning Commission meeting. The motion carried unanimously.
20

21 The Planning Commission meeting was adjourned at 7:32 p.m.
22

23 Respectfully submitted,
24

25 Tina Borg
26 *TimeSaver Off Site Secretarial, Inc.*



**Staff Report
October 1, 2018**

Project Name: Zitzloff Redevelopment
Applicant: Lowell Zitzloff
Addresses of Request: 305 and 309 Lake St E
Prepared by: Jeff Thomson, Director of Planning and Building
“60 Day” Deadline: October 26, 2018 (120 day extension)

Development Application

Introduction

The applicant, Lowell Zitzloff, and the property owner, Swans Corner, LLC, have submitted a development application to redevelop the properties at 305 and 309 Lake St E. The applicant is proposing to demolish the existing buildings on the site, and construct a new three-story mixed use building. The development application requests approval of design review, 3rd story setback variance, building height variance, shoreland impact plan/conditional use permit for building height, joint parking conditional use permit, and preliminary and final plat subdivision.

Application Requests

As part of the submitted development application, the applicant is requesting approval of the following items:

- A. Design Review: Construction of a new commercial building requires design review. (City Code Section 909.04)
- B. Height Variance: The maximum building height in the C-4 zoning district is 35 feet and 3 stories, whichever is less. The proposed building would be a full three stories with a partial fourth story for access to a rooftop patio. The proposed building height is 44 feet to the top of the fourth story penthouse, and 48 feet to the elevator overrun, which requires a variance. (City Code Section 978.07.A)
- C. 3rd Story Setback Variance: The C-4 zoning district states that the third story must be set back from the building's front façade a minimum of ten feet. The proposed 3rd story would be set back 6.2 ft. at its closest point on Barry Ave S,

and 6.3 ft. at its closest point along Lake St E, which requires a variance. (City Code Section 978.07.A.1)

- D. Shoreland Impact Plan/Conditional Use Permit for building height: In addition to the C-4 zoning district, the shoreland overlay district also includes a maximum height requirement of 35 feet. The shoreland ordinance states that a building height greater than 35 feet may be allowed through approval of a shoreland impact plan/conditional use permit. (City Code Section 991.10)
- E. Shoreland Impact Plan/Conditional Use Permit for impervious surface: The proposal plans include 97.7% impervious surface coverage. The shoreland overlay district states that impervious surface coverage may be allowed to exceed 75% by approval of a shoreland impact plan/conditional use permit. (City Code Section 991.11.A.1.b)
- F. Joint Parking Conditional Use Permit: The zoning ordinance states that the City may approve a conditional use permit for one or more uses to provide the required off-street parking by joint use of one or more sites where the total number of spaces provided are less than the sum of the total required for each use or site. (City Code Section 920.09.A)
- G. Preliminary and Final Plat Subdivision: The proposed plans include combining the three existing lots of record into one lot. The City's subdivision ordinance defines subdivision as the division of land into two or more lots or combination of two or more lots. The applicant's proposal to combine the three existing lots into one lot requires subdivision review and approval. (City Code Section 1003.02 and 1003.03)

Property Information

The property identification number and owner of the property are as follows:

Address	PID	Owner
305 Lake St E	06-117-22-31-0006	Swans Corner, LLC
309 Lake St E	06-117-22-31-0005	Swans Corner, LLC
309 Lake St E	06-117-22-31-0004	Swans Corner, LLC

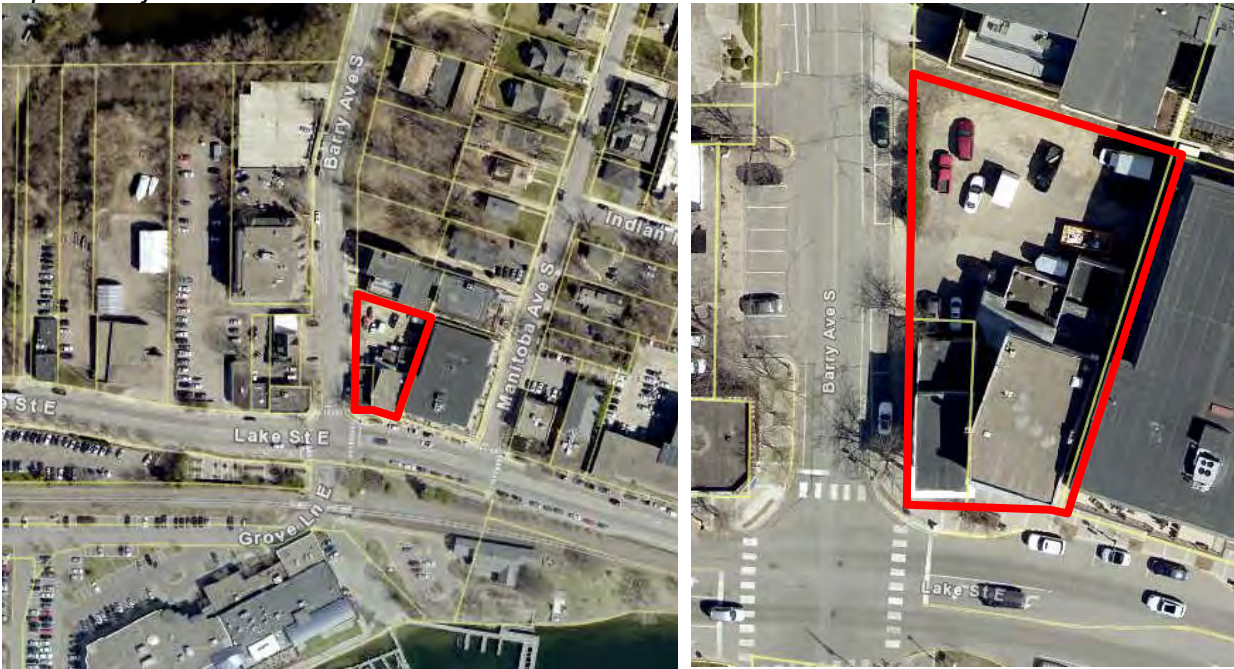
The current zoning and comprehensive plan land use designation for the property are as follows:

Current zoning:	C-4/Central Business District
Comp Plan designation:	Central Business District
Overlay districts:	S/Shoreland Overlay District

Project Location

The property is located on the northeast corner of Lake St E and Barry Ave S:

Map 1: Project Location



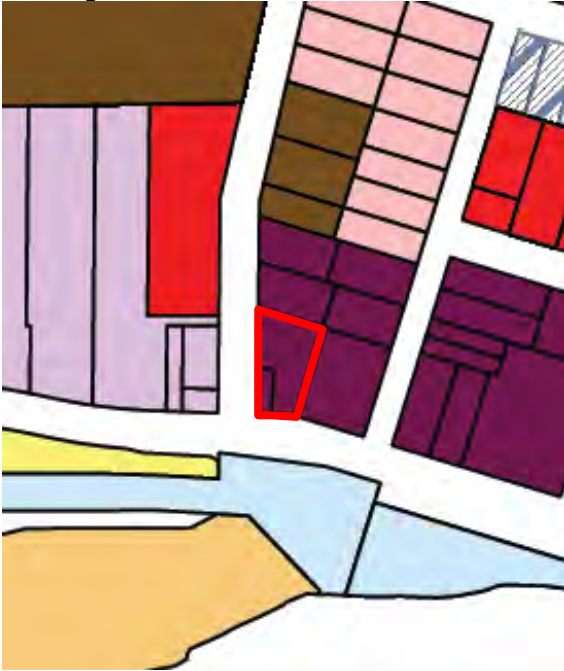
Adjacent Land Uses

The following table outlines the uses, zoning, and comprehensive plan land use designations for adjacent properties:

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	328 Barry Ave S	C-4/Central Business District	Central Business District
East	315 Lake St E	C-4/Central Business District	Central Business District
South	Lake Street	N/A	N/A
West	Barry Ave S	N/A	N/A
	Wayzata Blu	PUD/Planned Development Unit	Central Business District

Map 2: Adjacent Land Uses

Zoning



Comp Plan Land Use Designation



Public Hearing Notice

The public hearing notice was published in the *Wayzata Sun Sailor* on September 20, 2018. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on September 21, 2018.

Project Overview

The proposed project includes demolition of the existing commercial buildings on the property, and construction of a new three-story, 34,873 gross square foot, mixed use building. The first floor of the building would include retail and service commercial uses, as well as interior parking. The second and third floors would include office uses. In addition, the proposed building includes one level of underground parking. The building would be internally connected to the existing 315 Lake Street building, but would be a separate building on a separate parcel of land. The underground and first floor parking garages would be connected to provide for a common and shared parking area, and the internal hallways of the second and third levels would also be connected.

The applicant has submitted two plans for the fourth level/roof-top of the proposed building. The proposed plan includes a rooftop patio and partial fourth floor to provide elevator and staircase access to a rooftop patio. This plan requests approval of a variance from the C-4 building height requirement, and a shoreland impact plan/conditional use permit from the shoreland overlay district height requirement.

The alternative plan eliminates the rooftop patio and the fourth story penthouse. This plan include a five-foot tall elevator overrun, as permitted by the zoning ordinance. The second alternative complies with the C-4 and Shoreland district height requirements, and

eliminates the variance and shoreland impact plan/conditional use permit for building height.

Analysis of Application

City staff has reviewed the pertinent information and City Code requirements for the proposed project, and provides the following analysis and information:

Comprehensive Plan

The Comprehensive Plan land use designation for the subject property is Central Business District. The Comprehensive Plan includes the following discussion for the Central Business District:

The Central Business District (CBD) includes the main thoroughfare of Lake Street and is generally referred to as downtown. The CBD continues to evolve into a diverse environment of retail stores, offices, restaurants, and residential land uses. This diversity is seen as healthy in that it attracts a wide variety of people into the downtown area at all times of the day. This diversity along with its proximity to Lake Minnetonka, make the CBD a destination place in the region.

Design Review

The project is subject to the design standards for the Lake Street district. A design review critique of the proposed plans is attached to this report. The proposed project does not meet three of the design standards, and the proposal requires the following design deviation:

- 2nd story building recession: The design standards require that the second story of the building be recessed at least 6 feet for 25% of the façade length along a public street. The proposed second story of the proposed building would be recessed at least 6 feet for 43% of the façade along Lake St, but only 15% along Barry Ave.
- Lake Street ground level transparency: The design standards require that at least 50% of the ground level façade of a building along Lake St be transparent glass. The proposed building include 41.5% glass transparency along Lake St.
- Barry Ave sidewalk width: The design standards require 12-foot wide sidewalks along all public streets. The applicant is proposing a 12-foot sidewalk along Lake Street, but a 6-foot sidewalk along Barry Ave.

Zoning

The property is currently zoned PUD/Planned Unit Development and is located within the shoreland and wetland overlay districts. The following table outlines the zoning standards for the PUD and shoreland overlay districts:

	C-4 Zoning	Shoreland Overlay District	Proposed PUD
Height (max.)	3 stories and 35 feet, whichever is less	35 feet	<u>Proposed Plan</u> 4 stories* 44 ft. to roof/48 ft. to elevator overrun* <u>Alternative Plan</u> 3 stories 35 ft. to roof/40 ft. to elevator overrun
3 rd Story Setback	10 ft. from front façade (min.)	None	6.2 ft.** (Barry Ave S) 6.3 ft.** (Lake St E)
Floor Area Ratio (max.)	2.0	None	Proposed Plan – 2.36*** Alternative Plan – 2.35***
Impervious Surface (max.)	None	25% 75% with stormwater management 100% with shoreland impact plan/CUP	97.7%
Property Line Setbacks (min.)	None	None	North: 0 ft. East: 0 ft. South: 0 ft. West 0 ft.
Lot Area (min.)	12,000 sq. ft.	Same as underlying zoning district	14,777 sq ft

*variance and shoreland impact plan/conditional use permit requested

**3rd story setback varies from 6.2 ft. to 16.5 ft along Barry Ave and 6.3 ft. to 16.8 ft. along Lake St E. Although the average setback is meets the design standards, it does not meet specific setback requirement of the C-4 zoning district.

***variance required

Building Height

The C-4 zoning district established a maximum building height of 35 feet. Per the zoning ordinance, the building height is measured from the average grade along the building footprint to the top of the parapet/coping of a flat roof. The proposed plans include a building height of 44 feet to the flat roof of the partial fourth story. The alternative plan, which removes the rooftop patio and partial fourth story, would comply with the 35-foot height requirement, as measured to the top of the coping of the flat roof.

In addition, the zoning ordinance states that the building height limits do not apply to several architectural items, including elevator penthouses, provided they do not exceed 40 feet in total height. Therefore, within the C-4 zoning district, the maximum height to the elevator overrun is 40 feet. The proposed plan would include an elevator overrun height

of 48 feet, which exceeds the 40-foot maximum height requirement. The alternative plan meets the 40-foot height requirement to the elevator overrun.

Section 991.10 of the zoning ordinance stipulates that the building height in the shoreland overlay district as follows:

The minimum building structure height for either lake classification shall follow the individual district requirements of the base zoning districts but shall not exceed 35 feet. Building heights of over 35 feet may be allowed through approval of a shoreland impact plan/conditional use permit as regulated under Section 801.91.19 of this Ordinance.

Therefore, the proposed building height of 44 feet to the fourth story and 48 feet to the elevator overrun requires a variance and a conditional use permit/shoreland impact plan. The alternative plan, which eliminates the fourth story and rooftop patio, would comply with both the C-4 and shoreland overlay district requirements.

Building Uses

The applicant is proposing the development under the standards of the C-4 zoning district, and not as a planned unit development. Therefore, the uses within the building would be regulated by the requirements in the C-4 district. Within the C-4 zoning district, 50% of the first floor along Lake Street, and at least 50% of the ground floor building footprint must be used for retail or service commercial uses. The proposed building would include 100% retail/service commercial uses along Lake St, and 53% of the first floor would be occupied by retail and/or service commercial uses. In addition, the C-4 zoning district requires that new building along Lake St with a footprint of more than 4,000 square feet, must include a mix or more than one use. The proposed retail, service commercial, and office uses meet this requirement.

Parking

The City's parking ordinance establishes the minimum number of parking stalls that must be provided in a development based on the uses in the building. For retail and office uses, the parking ordinance requires a minimum of 3 spaces for each 1,000 sq. ft. of net floor area. The proposed building consists of 4,836 net sq. ft. of retail/service commercial uses, and 18,094 net sq. ft. of office uses. Based on the proposed retail/service commercial and office uses, the proposed building requires an aggregate total of 69 parking spaces.

The City's parking ordinance also allows the use of joint parking facilities for one or more uses to provide the required off-street parking by joint use of one or more sites where the total number of spaces provided are less than the sum of the total required for each use or site. For mixed use buildings, the zoning ordinance allows for reductions in the aggregate number of parking stalls based on the peak demand for individual uses. Based on the mixed use reduction, the proposed building requires 68 parking spaces.

Use	Size (nsf)	Min Parking	Weekdays		
			Midnight – 7:00 am	7:00 am – 6:00 pm	6:00 pm – Midnight
Retail	4,836	14.5	0	13.1	8.7
Office	18,094	54.3	2.7	54.3	2.7
Total		69	3	68	12

The proposed building includes 54 enclosed parking spaces within the first floor and underground parking garage.

The applicant, who also owns the office building at 319 Barry Ave S, is requesting a joint parking facilities conditional use permit to utilize surplus parking at the 319 Barry Ave S property to accommodate the additional parking demand for the proposed project. Based on the size and uses within the building and the City's minimum parking requirements, there are 43 additional parking stalls on the 319 Barry Ave property, which would be used to offset the ___ parking stalls the proposed project is deficient.

The zoning ordinance outlines the following requirements for joint parking facilities:

- Proximity. The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within 300 feet of such parking facilities.

Finding: The parking facilities at 319 Barry Ave S are less than 200 feet from the subject property.

- Conflict in Hours. The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.

Finding: The applicant is not proposing to use parking stalls on the 319 Barry Ave S during off peak hours. Rather, the 43 surplus parking stalls are above and beyond the City's minimum parking requirements for the office building.

- Written Consent and Agreement. A legally binding instrument, executed by the parties concerned, for joint use of off-street parking facilities, duly approved as to title of grantors or lessors, and form and manner of execution by the City Attorney, shall be filed with the City Clerk and recorded with the Hennepin County Recorder or Registrar of titles, and a certified copy of the recorded document shall be filed with the City within 60 days after approval of the joint parking use by the City.

Finding: If the conditional use permit is approved by the City, this can be included as a condition of approval.

Proposed Subdivision

The applicant is proposing to combine the three existing lots into one platted lot. The C-4 zoning district includes a minimum lot size of 12,000 square feet, and the proposed subdivision meets the lot area requirement with a size of 14,777 sq. ft.

Action Steps

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

Attachments

Proposed Plans

Design Review Critique

Public Comments

Applicable Code Provisions for Review

Comprehensive Plan

The Comprehensive Plan land use designation for the subject property is Central Business District. The objective of the Central Business District land use category is to promote a diversity of retail, office, service, and residential land uses at a high level of development quality to enhance it as a regional destination. The Comprehensive Plan includes the follow “1st Tier” priorities for the Central Business District:

- Allow a mix of commercial, office, and residential uses that strengthen the CBD as the shopping, employment, and entertainment destination of Wayzata.
- Update development standards continually to assure the highest development quality possible for the Central Business District.
- Complement the CBD and its strong sense of place through land use choices, urban design principles, traffic, parking, and architectural style.
- Investigate strategies to increase retail vitality throughout the CBD.
- Define and evaluate on-street/off-street parking needs consistent with land use, and requirements within the CBD so as to emphasize circulation ease and access control.
- Continue to provide a safe, comfortable, and attractive pedestrian scale environment through the enhancement of the pedestrian circulation system by improving sidewalks, walkways and street furniture; mitigating conflicts with traffic and street intersections, and by providing proper demarcation and sign control.
- Enhance the image and identity of the CBD by emphasizing street trees and landscaping elements.
- Plan for an orderly transition between the CBD development and adjacent residential neighborhoods.
- Accommodate traffic without negatively compromising the integrity of the downtown and its adjacent neighborhoods.
- Consider complementing abutting edges, both residential and retail/commercial.
- Consider public financial support that is fiscally responsible and provides value to the City's infrastructure and community systems.
- Consider ways to assist with redevelopment when properties become a liability to the community.

- Commercial buildings on Lake Street, west of Barry Avenue, should not be required to have a first floor retail use, although it is allowed and encouraged. Transparency requirements under the Lake Street District of the Design Standards remain in effect.
- Identify ecological and water quality impacts on the lake and other water bodies caused by proposed land use developments, for example stormwater runoff, and work to mitigate these impacts.

In addition, the Comprehensive Plan includes the following “2nd Tier” priorities:

- Plan development of parking so that it is not a focal point but rather placed behind buildings with appropriate buffers and landscaping.
- Adjust City’s Zoning Ordinance to address concerns of sun-orientation on southern side of Lake Street by requiring upper story setbacks for all new construction to avoid shading the north side of Lake Street.
- Continue to evaluate ways to encourage a variety of housing options for upper-story housing.
- Consider 3rd story’ uses with appropriate considerations for design and scale. Commercial and residential uses are allowed as a third story, but the third story must be set back significantly more from the front facade of the floor below.

Design Standards (City Code Section 909): The design standards set forth in Section 9 of the Wayzata City Zoning Ordinance are referred to collectively as the “Design Standards” or the “Standards”. The purpose of the Design Standards is to shape the City’s physical form and to promote the quality, character and compatibility of new development in the City. The Standards function to:

- A. To guide the expansion and renovation of existing structures and the construction of new buildings and parking, within the commercial districts of the City;
- B. To assist the City in reviewing development proposals;
- C. To improve the City’s public spaces including its streets, sidewalks, walkways, streetscape, and landscape treatments.

With the exception of Section 7 of the Design Standards, a deviation from any section of the Design Standards shall require a finding by the City Council (after considering the Planning Commission’s recommendation) that the negative impact of such deviation is outweighed by one or more of the following factors:

1. The extent to which the project advances specific policies and provisions of the City's Comprehensive Plan.
2. The extent to which the deviation permits greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards.
3. The positive effect of the project on the area in which the project is proposed.
4. The alleviation of an undue burden, taking into account current leasing, housing and commercial conditions.
5. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.
6. A national, state or local historic designation.
7. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.

Variance Standards: Section 905.01.C provides the criteria for reviewing variances from the zoning ordinance, which are as follows:

- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of this Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
- B. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
- C. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - (i) the property owner's proposal for the property is reasonable but not permitted by this Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- E. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, section 216C.06, subdivision 14, when in harmony with this Ordinance.

- F. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
- G. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
- H. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Conditional Use Permits: City Code Section 904.02.F states that the Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use's compatibility with present and future uses of the area.
- C. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
- D. The proposed use's effect on the area in which it is proposed.
- E. The proposed use's impact upon property values in the area in which it is developed.
- F. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Shoreland Impact Plan/Conditional Use Permit: Section 991.19.A states that landowners or developers desiring to develop land or construct any dwelling or any other artificial obstruction on land located within any Shoreland District within the City of Wayzata shall first submit a conditional use permit application as regulated by Chapter 904 of this Ordinance and a plan of development, hereinafter referred to as "Shoreland Impact Plan", which shall set forth proposed provisions for sediment control, water management, maintenance of landscaped features, and any additional matters intended to set forth proposed changes requested by the applicant and affirmatively disclose what, if any, change will be made in the natural condition of the earth, including loss of change of earth ground cover, destruction of trees, grade courses and marshes. The plan shall minimize

tree removal, ground cover change, loss of natural vegetation, and grade changes as much as possible, and shall affirmatively provide for the relocation or replanting of as many trees as possible which are proposed to be removed. The purpose of the shoreland impact plan shall be to eliminate and minimize as much as possible potential pollution, erosion and siltation.

Section 991.19.C states that all conditional use permits for consideration under the Shoreland District shall be subject to the following stipulations:

1. The projects shall be analyzed to determine the impact of impervious surfaces, storm water runoff, floodplain, and water quality implications. Only those projects shall be allowed where the adverse impacts have been mitigated through approved means to the extent possible.
2. Storm water treatment measures including, but not limited to, sediment basins (debris basins), desilting basins or silt traps, installation of debris guards, and microsilts basins on storm water inlets, oil skimming devices, etc. shall be required subject to the review of the City Engineer and the Minnehaha Creek Watershed District on projects where applicable.
3. Projects shall be analyzed in terms of provisions for maintenance and enhancement of landscape features, and change in the natural condition of the soil, trees, grade courses and marshes. The vegetative planting plan shall contain trees, when fully mature, that will exceed the building height. The plan shall also minimize tree removal, ground cover change, loss of natural vegetation, and grade changes as much as possible. It shall further provide for the relocation or replanting of trees which are proposed to be removed.
4. Projects shall be analyzed in terms of the appearance of the structure when viewed from the lake's surface. Building materials, and color shall be analyzed to determine which facade and roof materials minimize the appearance and blend the structure into the shoreland and vegetation.
5. Building heights shall be analyzed to determine the impact on surrounding structures and views from the lake surface or other shores. Structures shall not be allowed to exceed a height beyond that is allowed by the base zoning district or cannot be screened by landscaping or other design measures.
6. Residential densities on a project basis shall not be allowed to exceed the maximum allowed density of the base zoning district for which the project is proposed. For higher density residential development and planned unit developments, the density shall not be allowed to exceed the density standards as specified in the R-5 District of this Ordinance.
7. Lot coverage on a project basis shall be restricted to the provisions for maximum impervious surface coverage as provided for in this Ordinance.

8. Overall residential densities in the shoreland area shall not exceed the surplus development capacity for residential density, as calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
9. Overall lot coverage in the shoreland area shall not exceed the surplus development capacity for impervious surface coverage calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
10. All projects shall be in conformance with the Stormwater Management Plan for the City of Wayzata, May 1988, as may be amended and/or approved by the City Engineer.
11. All projects shall be in conformance with the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
12. All projects shall be subject to the review of the Minnehaha Creek Watershed District.

Preliminary Plat Criteria (Section 1003.02.E): The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:

- A. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
- B. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
- C. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.
- D. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
- E. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
- F. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.

- G. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
- H. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
- I. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
- J. The proposed lot layout and building pads shall conform with all performance standards contained herein.
- K. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
- L. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

PROPOSED PROPERTY REDEVELOPMENT FOR:

305 thru 309 LAKE STREET EAST

WAYZATA, MINNESOTA

PROJECT NARRATIVE

CONCEPT AND GENERAL PLAN APPROVAL IS REQUESTED FOR THIS PROPOSED DEVELOPMENT PROJECT COMBINING THE COMMERCIAL LOTS LOCATED ON THE CORNER OF LAKE STREET AND BARRY AVENUE (305 AND 309 EAST LAKE STREET). 315 EAST LAKE STREET WILL REMAIN A SEPARATE BUILDING / LOT.

THE PROJECT HAS BEEN PROPOSED TO ALLOW EFFICIENCIES IN THE OVERALL PROJECT TO HELP SUBSIDIZE AND OFFSET THE COSTS ASSOCIATED WITH RECREATING THE BANK FACADE, CLEANING UP POLLUTION AND FURNISHING UNDERGROUND PARKING.

THIS PROJECT IS PROPOSED AS A THREE STORY MULTI-USE BUILDING WITH THE FOLLOWING USES.

- LOWER LEVEL = INDOOR PARKING
- FIRST FLOOR = RETAIL AND INDOOR PARKING
- SECOND FLOOR = OFFICE
- THIRD FLOOR = OFFICE

OFF-SITE PARKING IS REQUESTED FOR A PORTION OF THE REQUIRED PARKING STALLS. THESE STALLS WOULD BE PROVIDED AT THE 319 BARRY AVENUE BUILDING THAT IS ALSO OWNED BY THE APPLICANT.

LANDOWNERS AND APPLICANTS NAME AND ADDRESS

SWANS CORNER LLC
319 BARRY AVENUE SOUTH
SUITE 301
WAYZATA, MN 55391
CONTACT : LOWELL ZITZLOFF PHONE: 952-475-3980

LOWELL ZITZLOFF
319 BARRY AVENUE SOUTH
SUITE 301
WAYZATA, MN 55391 PHONE: 952-475-3980

PROJECT ARCHITECT

BRUCE W. SCHMITT & ASSOCIATES, P.A. - ARCHITECTS
320 MANITOBA AVENUE SOUTH
WAYZATA, MN 55391 PHONE: 952-476-6222

PROJECT ADDRESSES AND LEGAL DESCRIPTIONS

305 AND 309 EAST LAKE STREET
THAT PART OF LOT 3, "STEPHEN'S ADDITION TO THE TOWNSITE OF WAYZATA" AND THAT PART OF LAKE STREET, ADJOINING SAID LOT 3, VACATED BY INSTRUMENT RECORDED IN BOOK 121 OF MISCELLANEOUS RECORDS, PAGE 42, DOCUMENT No. 512133, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 3 TO THE MOST EASTERLY CORNER OF SAID LOT 3; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 3 TO THE MOST NORTHERLY CORNER OF SAID LOT 3; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 3 A DISTANCE OF 102.5 FEET; THENCE DEFLECTING TO THE LEFT 88 DEGREES 25 MINUTES A DISTANCE OF 26.85 FEET; THENCE DEFLECTING RIGHT 90 DEGREES A DISTANCE OF 78.53 FEET TO THE SOUTHERLY LINE OF SAID PART OF VACATED LAKE STREET DESCRIBED IN SAID DOCUMENT 512133; THENCE EASTERLY ALONG SAID SOUTHERLY LINE A DISTANCE OF 34.43 FEET TO THE POINT OF BEGINNING.

THE NORTHWESTERLY 4 FEET OF LOT 2, "STEPHEN'S ADDITION TO THE TOWNSITE OF WAYZATA" MEASURED PERPENDICULAR TO THE NORTHWESTERLY LINE OF SAID LOT.

THAT PART OF LOT 3, "STEPHEN'S ADDITION TO THE TOWNSITE OF WAYZATA", AND THAT PART OF LAKE STREET, ADJOINING SAID LOT 3, VACATED IN INSTRUMENT RECORDED IN BOOK 121 OF MISCELLANEOUS RECORDS, PAGE 42, DOCUMENT No. 512133, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 3 TO A POINT DISTANT 102.5 FEET SOUTHERLY FROM THE MOST NORTHERLY CORNER OF SAID LOT 3; THENCE DEFLECTING TO THE RIGHT AT AN ANGLE OF 91 DEGREES 35 MINUTES, A DISTANCE OF 26.85 FEET; THENCE SOUTHERLY AT A RIGHT ANGLE A DISTANCE OF 78.53 FEET MORE OR LESS, TO THE SOUTHERLY LINE OF SAID VACATED PART OF LAKE STREET DESCRIBED IN SAID DOCUMENT No. 512133; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3; THENCE NORTHERLY ALONG SAID EXTENSION TO THE POINT OF BEGINNING.

315 EAST LAKE STREET
LOT 1 AND THE EASTERLY 56.00 FEET OF LOT 2, STEPHEN'S ADDITION TO THE TOWNSITE OF WAYZATA

PROJECT SURVEYOR

GRONBERG & ASSOCIATES, INC.
445 NORTH WILLOW DRIVE
LONG LAKE, MN 55356 PHONE: 952-473-4141

PROJECT CIVIL ENGINEER

GRONBERG & ASSOCIATES, INC.
445 NORTH WILLOW DRIVE
LONG LAKE, MN 55356

BUILDING USES AND FLOOR AREA CALCULATIONS

PROPOSED PROJECT IS A THREE STORY MULTI-USE BUILDING WITH THE FOLLOWING USES:

LOWER LEVEL = INDOOR PARKING

FIRST FLOOR = RETAIL AND INDOOR PARKING

SECOND FLOOR = OFFICE

THIRD FLOOR = OFFICE

	LOWER LVL	FIRST FLR	SECOND FLR	THIRD FLR	ROOFTOP	TOTAL RETAIL AND OFFICE	TOTALS
PARKING AREA (gross area)	13,583 sf	6,323 sf					19,906 sf
RETAIL (gross area)		1,230 sf				1,230 sf	1,230 sf
OFFICE (gross area)			11,865 sf	9,261 sf		21,132 sf	21,132 sf
ROOFTOP PENTHOUSE (gross area)					188 sf		188 sf
TOTALS (gross area)	13,583 sf	13,553 sf	11,865 sf	9,261 sf	188 sf	28,362 sf	

BUILDING RECESSES

RECESSES HAVE BEEN PROVIDED ALONG BOTH STREET FRONTAGE FACADES AT THE ENTRIES.

BUILDING WIDTH

BUILDING FACADES ALONG BOTH STREET FRONTAGES HAVE BEEN DESIGNED TO APPEAR AS SMALLER SCALE BUILDINGS THROUGH THE USE OF BUILDING JOGS AND CONTRASTING MATERIALS / DESIGN ELEMENTS. IN ADDITION, VARIATIONS IN ROOF LINES AND THE INCLUSION OF TERRACES AT A PORTION OF THE SECOND FLOOR AND AT THE ENTIRE THIRD FLOOR WILL HELP TO REDUCE THE BUILDING'S SCALE.

BUILDING HEIGHT

WITH THE EXCEPTION OF THE SMALL PENTHOUSE STRUCTURE CONTAINING THE ELEVATOR AND STAIRS NECESSARY FOR THE ROOF PATIO, THE BUILDING HEIGHT IS 35'-0" ABOVE THE AVERAGE GRADE PLANE AND ALIGNS WITH THE EXISTING 315 LAKE STREET ROOF COPING ELEVATION.

A DEVIATION OF 13'-0" IS REQUESTED FOR THE ELEVATOR PENTHOUSE, AND 9'-0" FOR THE STAIR SHAFT PENTHOUSE.

UPPER STORY SETBACKS

THIRD STORY SETBACK = THE THIRD STORY IS NOT PARALLEL TO THE LAKE STREET OR BARRY AVENUE FACADE. THEREFORE THE SETBACK VARIES ALONG LAKE STREET (BETWEEN 6'-4" AND 16'-10") WITH AN AVERAGE OF 11'-1" (10'-0" REQUIRED).
THE SETBACK VARIES ALONG BARRY AVENUE (BETWEEN 6'-2" AND 20'-8") WITH AN AVERAGE OF 13'-5" (10'-0" REQUIRED).

SECOND STORY SETBACK =	FACADE LENGTH	PORTION RECESSED ON SECOND FLOOR (6'-0" MIN)	PERCENTAGE
LAKE STREET FRONTAGE (SOUTH)	62'-4"	26'-8"	43 % (25% MIN. REQUIRED)
BARRY AVENUE FRONTAGE (WEST)	114'-4"	26'-6"	15 % (25% MIN. REQUIRED)

*A DEVIATION IS REQUESTED AT THE BARRY AVENUE STREET FRONTAGE IN ORDER TO IMITATE THE ORIGINAL BANK FACADE.

ROOF DESIGN

A ROOFTOP PATIO AREA IS PROPOSED ALONG WITH A GREEN ROOF AREA. THE REMAINDER OF THE FLAT ROOF WILL BE A DARK COLORED MEMBRANE, AND THE SLOPED ROOF AREAS WILL BE DARK COLORED SIMULATED SLATE SHINGLES.

SCREENING OF ROOFTOP EQUIPMENT

ALL MECHANICAL EQUIPMENT REQUIRED TO BE ON THE ROOF WILL BE SUNKEN IN A COURTYARD AREA AT THE THIRD FLOOR LEVEL. THIS WILL SCREEN THE EQUIPMENT FROM THE VIEW OF ADJACENT BUILDINGS.

TRASH AND RECYCLING

SHARED TRASH AND RECYCLING WILL BE LOCATED IN THE 315 EAST LAKE STREET BUILDING.

GROUND LEVEL EXPRESSION

CAST STONE ACCENT BANDS, AND THE SECOND FLOOR TERRACES WILL DISTINGUISH THE GROUND FLOOR FROM THE FLOORS ABOVE.

ENTRIES

PLANTING BEDS ARE PROVIDED ALONG BOTH STREET FRONTAGE FACADES, AND THE MAIN ENTRANCES AT BOTH STREETS ARE RECESSED AND LOCATED AT SIDEWALK GRADE LEVEL.

WALKWAYS

THE SIDEWALK ALONG LAKE STREET AND WHERE INDICATED ALONG BARRY AVENUE WILL BE EXPOSED AGGREGATE WITH BROOM FINISH CONCRETE ACCENTS TO MATCH THE EXISTING SIDEWALK IN FRONT OF THE 315 EAST LAKE STREET BUILDING. THE EXPOSED AGGREGATE SIDEWALK WILL BE EXTENDED NORTH ON BARRY AVENUE TO CONNECT WITH THE EXISTING SIDEWALK TO THE NORTH.

LANDSCAPING

LANDSCAPING (INCLUDING BOULEVARD SPECIES TREES) IS PROPOSED WHERE APPROPRIATE ALONG THE BUILDING FACADES.

TENANT SIGNAGE

IN KEEPING WITH THE WAYZATA DESIGN STANDARDS, THERE WILL BE A WALL SIGN FOR EACH STOREFRONT AND OFFICE TENANT, CONSTRUCTED OF NATURAL MATERIALS SUCH AS WOOD, METAL OR STONE. THESE SIGNS WILL BE ATTACHED DIRECTLY TO THE BUILDING. SIGNS WILL BE LIT BY LIGHTS INDICATED OR WILL BE INTERNALLY LIT.

EXTERIOR LIGHTING

WALL-MOUNTED DECORATIVE LIGHT FIXTURES WILL BE LOCATED ALONG LAKE STREET AND BARRY AVENUE AT ENTRANCE DOORS AND TERRACE LOCATIONS. ADDITIONAL RECESSED FIXTURES WILL HELP ILLUMINATE THE RECESSED ENTRANCES, AND ADDITIONAL CITY STREET LIGHTS WILL BE ADDED AS INDICATED PER CITY STANDARDS. SIGNAGE LIGHTING WILL BE PROVIDED AS INDICATED ABOVE.

BUILDING MATERIALS

FACADE COVERAGE : THE SAME OPAQUE MATERIALS ARE UTILIZED ON ALL SIDES OF THE BUILDING - BRICK, STONE, CAST STONE, STUCCO AND WOOD.

TYPE OF BRICK : ALL BRICK WILL BE STANDARD SIZES, BRICK AND MORTAR COLOR WILL MATCH THE 315 LAKE STREET. ALL BRICK JOINTS WILL BE TOOLED.

PARAPET, FLASHING AND COPING : THE TYPICAL ROOF CURB HAS COPPER FLASHING OVER PITCHED SIMULATED SLATE SHINGLES. ALL FLASHING WILL BE COPPER

BALCONIES : THE THIRD FLOOR HAS TWO BALCONIES ON THE NORTH ELEVATION AND ONE ON THE EAST ELEVATIONS. ALL BALCONIES ARE USEABLE AND DO NOT PROJECT OVER THE PROPERTY LINE. ALL HAVE DARK METAL RAILINGS.

GLASS : GLASS WILL NOT BE MIRRORRED, REFLECTIVE OR DARKENED. TINT COLOR WILL MATCH THE GLASS AT 315 LAKE STREET.

DOOR SYSTEMS: MAIN ENTRY DOORS WILL HAVE ALUMINUM FRAMES AND BE FULL GLASS.

OPAQUE MATERIALS CALCULATIONS

	SOUTH ELEVATION	WEST ELEVATION	NORTH ELEVATION	EAST ELEVATION	PERCENTAGES IN CHART ARE THE PERCENTAGE OF OPAQUE MATERIAL ON DESIGNATED ELEVATION
BRICK	11 %	20 %	30 %	23 %	
STONE	18 %	3 %	0 %	0 %	
WOOD	29 %	41 %	18 %	14 %	
STUCCO	14 %	8 %	28 %	40 %	
CAST STONE	22 %	22 %	24 %	23 %	

GROUND LEVEL FACADE TRANSPARENCY CALCULATIONS

	WALL AREA	GLAZING AREA	PERCENTAGE	A DEVIATION IS REQUIRED AT THE LAKE STREET FRONTAGE IN ORDER TO IMITATE THE ORIGINAL BANK FACADE / WINDOWS
LAKE STREET FRONTAGE (SOUTH)	790 sf	328 sf	415 % (50% MIN. REQUIRED)	
BARRY AVENUE FRONTAGE (WEST)	1869 sf	792 sf	423 % (25% MIN. REQUIRED)	

FLOOR AREA RATIO

PROPOSED FAR = 1.92 (2.00 MAXIMUM ALLOWED)

LOT AREA: 14,111 sf

(CALCULATIONS DO NOT INCLUDE THE CURRENT 315 LAKE STREET PROPERTY)

IMPERVIOUS AND GREEN SPACE CALCULATIONS

A DEVIATION IS REQUESTED TO ALLOW IMPERVIOUS SURFACE COVERAGE TO EXCEED 15% OF THE TOTAL LOT AREA.

(CALCULATIONS DO NOT INCLUDE THE CURRENT 315 LAKE STREET PROPERTY)

	EXISTING	PROPOSED
GREEN SPACE	441 sf OR 3.02%	341 sf OR 2.35%
IMPERVIOUS	14,330 sf OR 96.98%	14,430 sf OR 97.65%

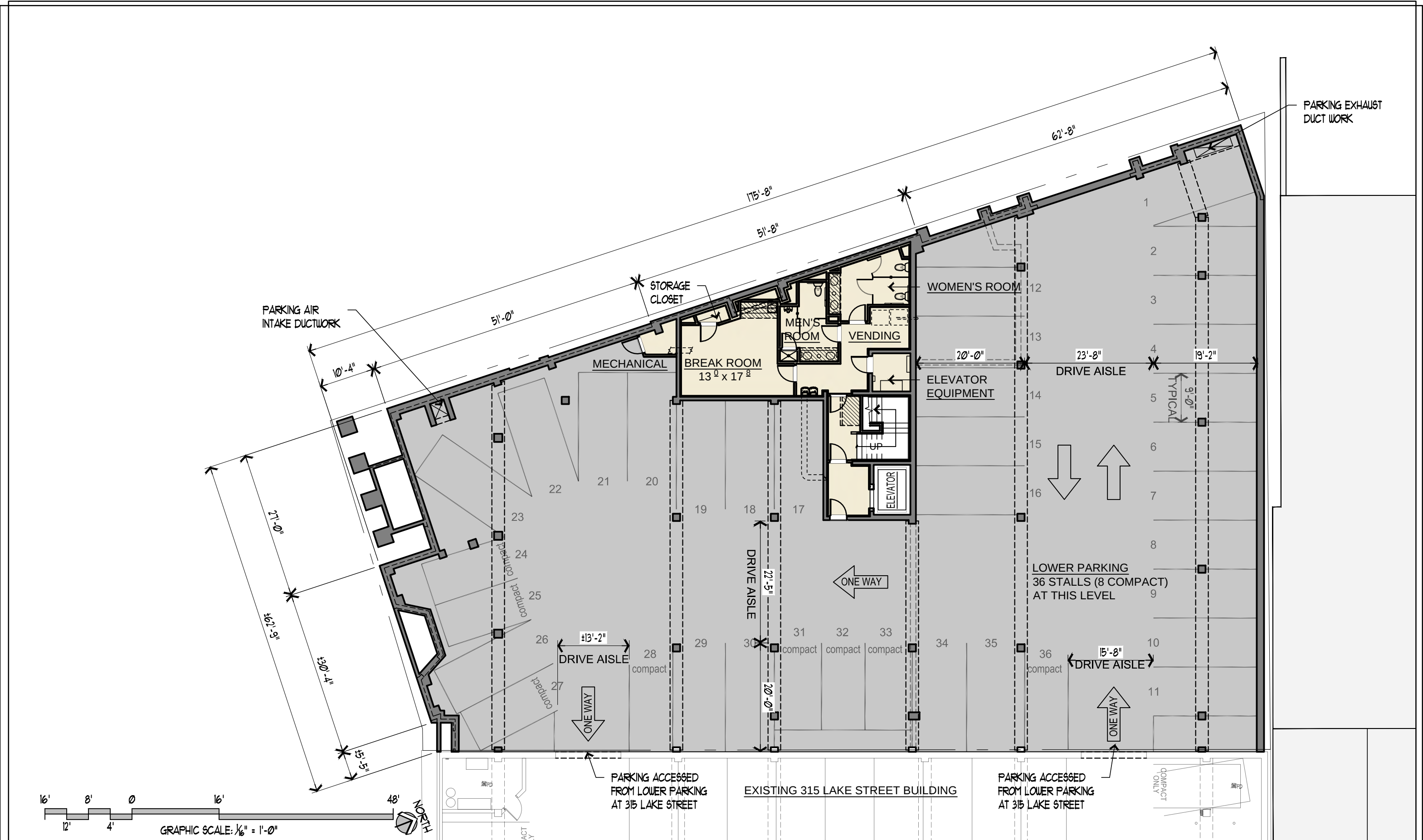
PARKING CALCULATIONS

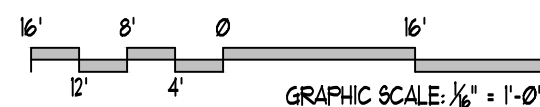
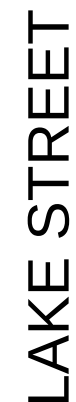
PARKING CALCULATIONS USING NET SQ FT WITHOUT ANY DEDUCTIONS:

BUILDING ADDRESS	USE	NET SQUARE FOOTAGE	REQUIRED STALLS (3 PER 1,000 SF)	STALLS REQUIRED	STALLS PROVIDED	SURPLUS
305 LAKE (no rooftop penthouse)	RETAIL	4,836	14.51	68.79	54	
	OFFICE	18,094	54.28			
315 LAKE STREET	RETAIL	4,981	14.96	82.95	65	
	OFFICE	22,662	67.99			
319 BARRY AVENUE	RETAIL	0	0	69.96	121	
	OFFICE	23,319	69.96			
TOTAL ALL THREE BUILDINGS	RETAIL	9823	29.47	221.70 OR 222	240	18
	OFFICE	64,075	192.23			

PARKING CALCULATIONS USING GROSS SQ FT MINUS 10% DEDUCTION:

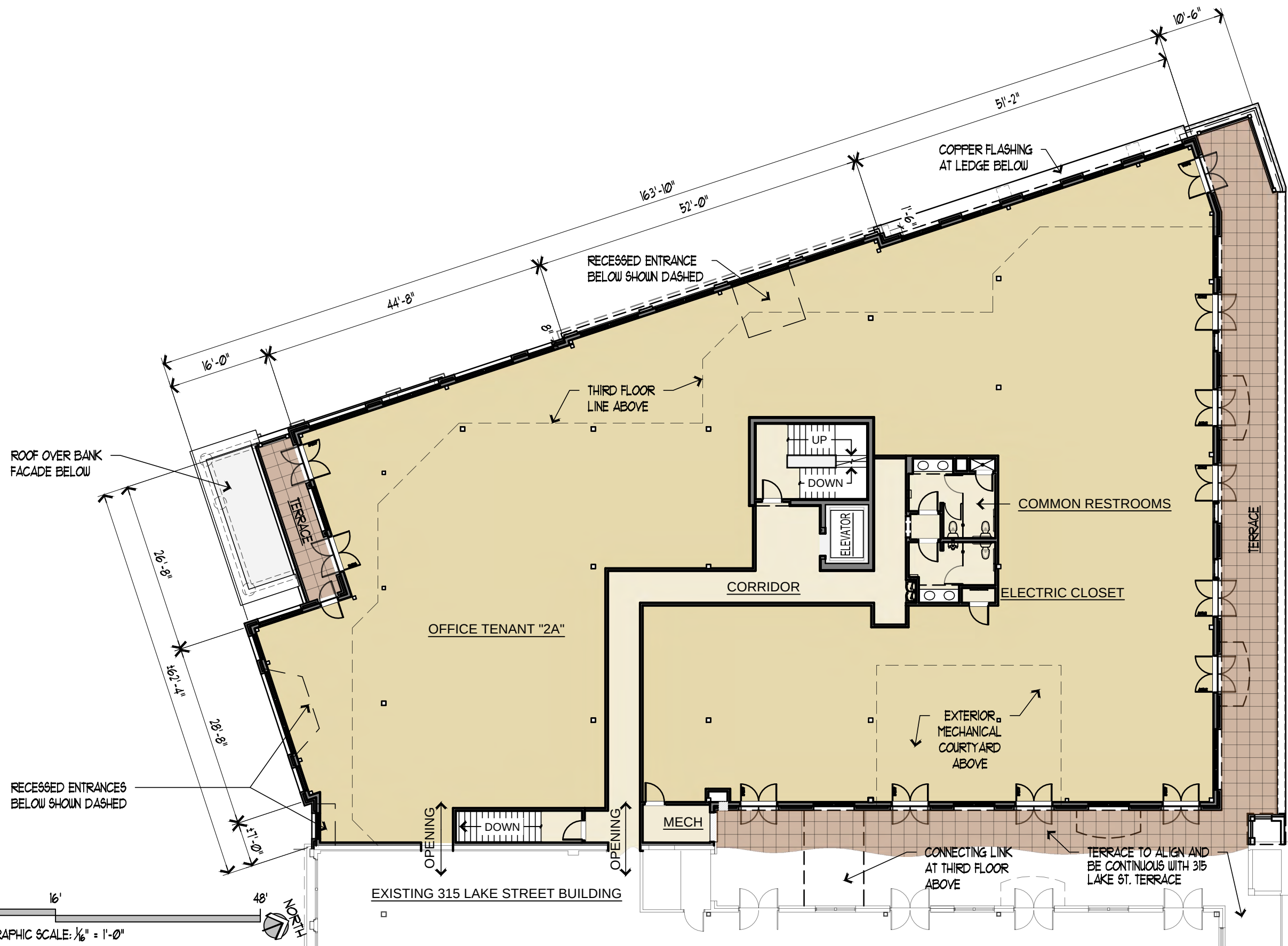
BUILDING ADDRESS	USE	GROSS SQ. FT.	10% REDUCTION	REQUIRED STALLS (3 PER 1,000 SF)	STALLS REQUIRED	STALLS PROVIDED	SHORTAGE
305 LAKE (no rooftop penthouse)	RETAIL	7,230	6,507	19.52	76.58	54	
	OFFICE	21,132	19,019	57.06			
315 LAKE STREET	RETAIL	6,868	6,181	18.54	89.29	65	
	OFFICE	26,204	23,584	70.75			
319 BARRY AVENUE	RETAIL	0	0	0	77.85	121	
	OFFICE	28,834	25,951	77.85			
TOTAL ALL THREE BUILDINGS	RETAIL	14,098	12,688	38.06	243.72 OR 244	240	4
	OFFICE	76,170	68,553	205.66			

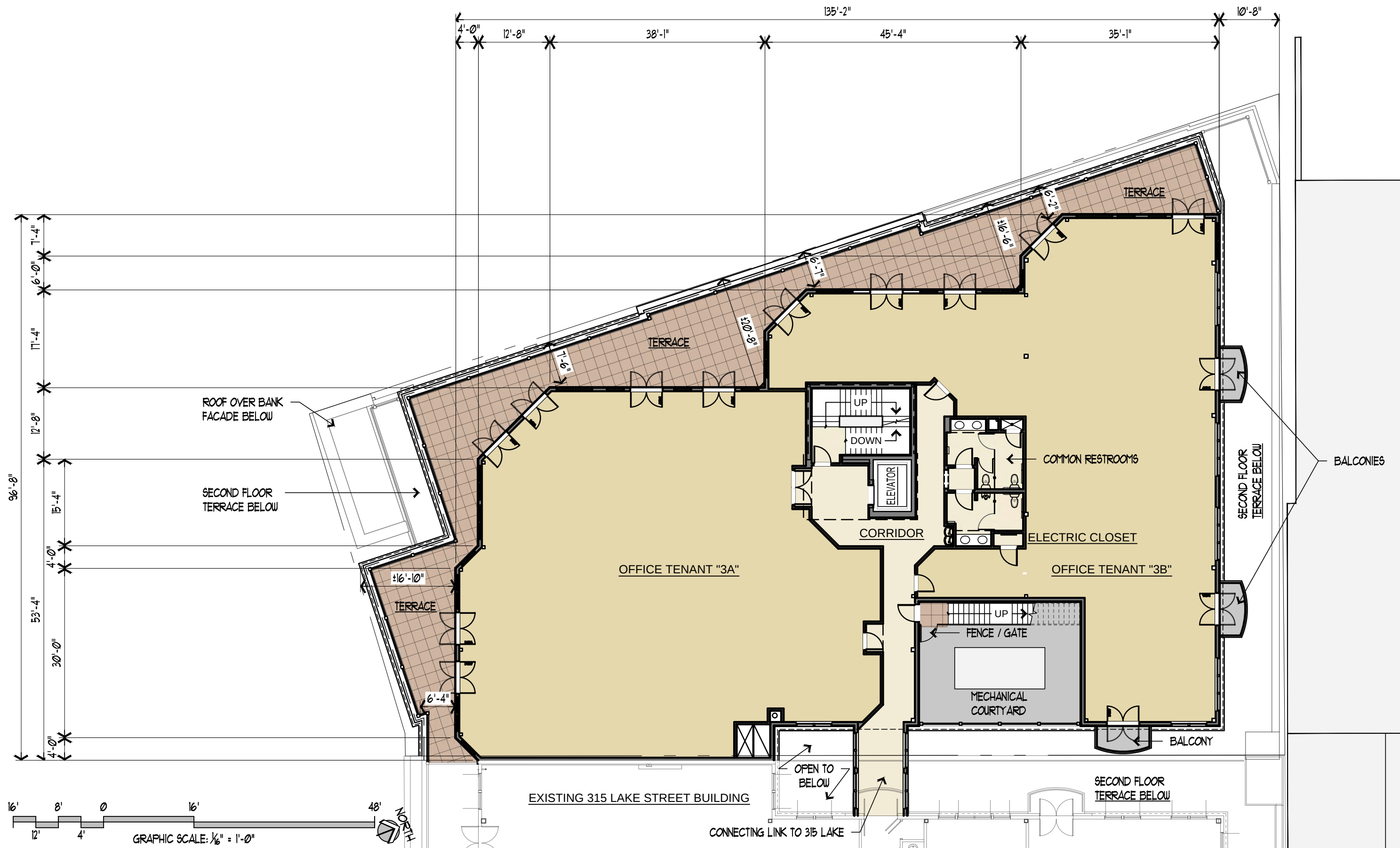


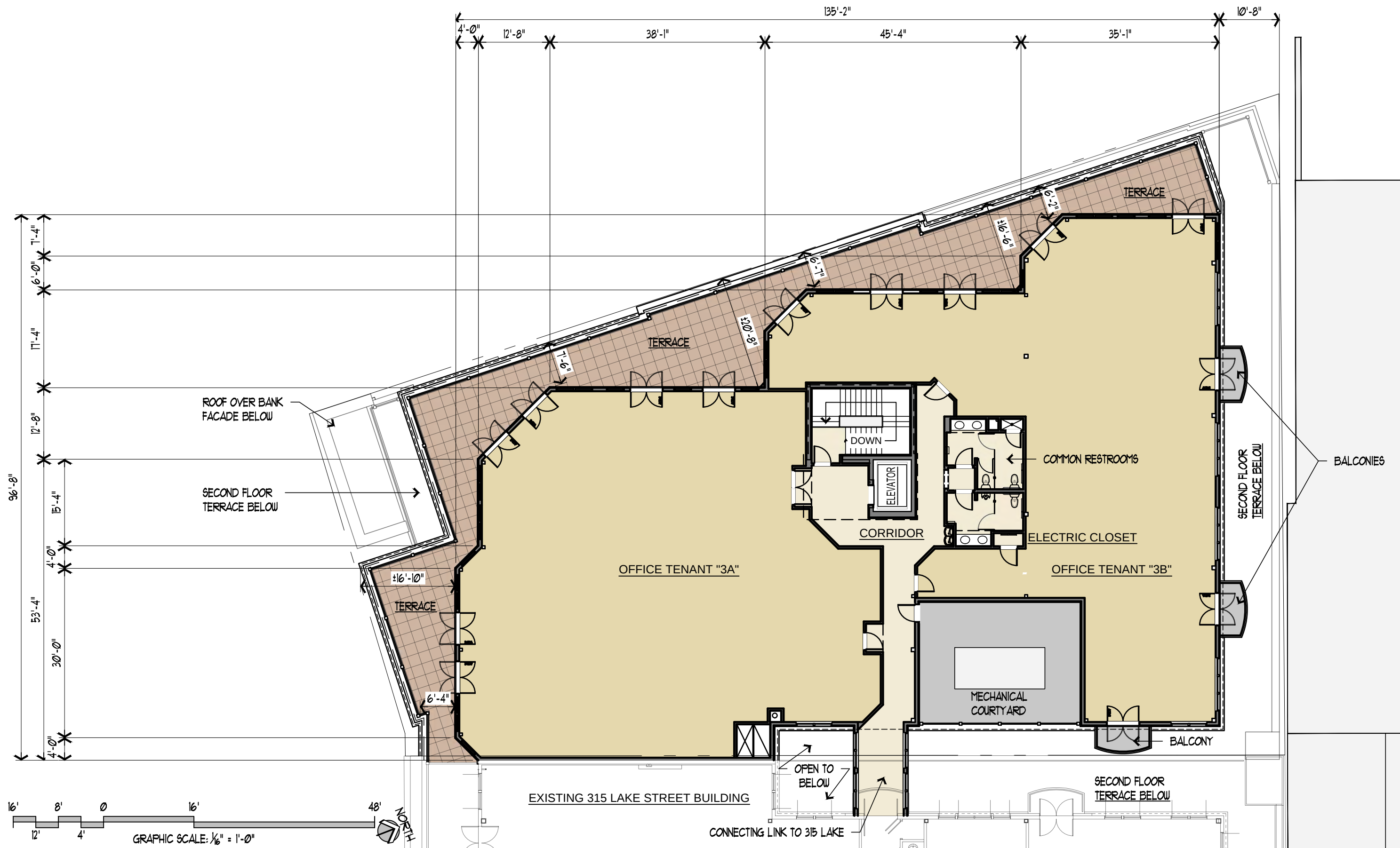


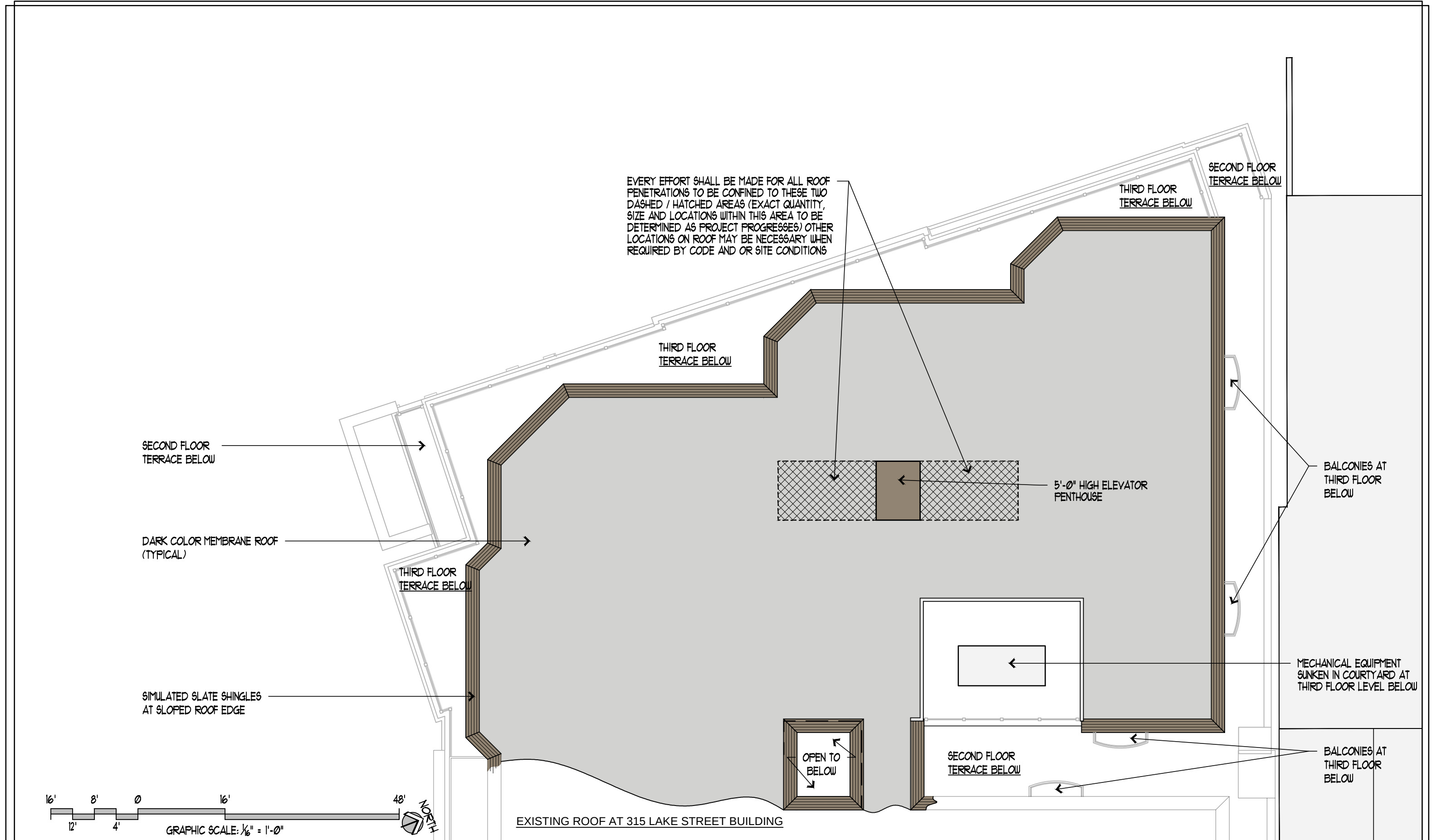
305 LAKE STREET EAST
WAYZATA, MINNESOTA

REVISED SEPTEMBER 24, 2018
REVISED SEPTEMBER 19, 2018
REVISED SEPTEMBER 7, 2018
JUNE 27, 2018





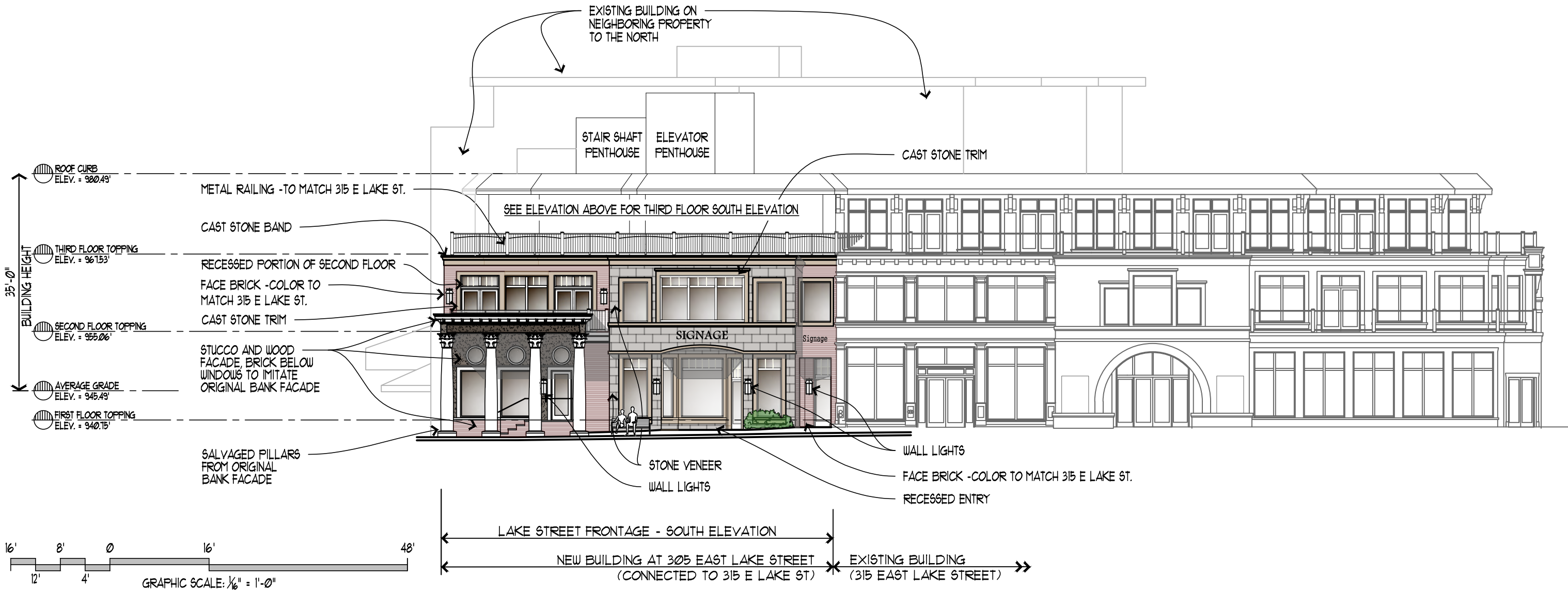
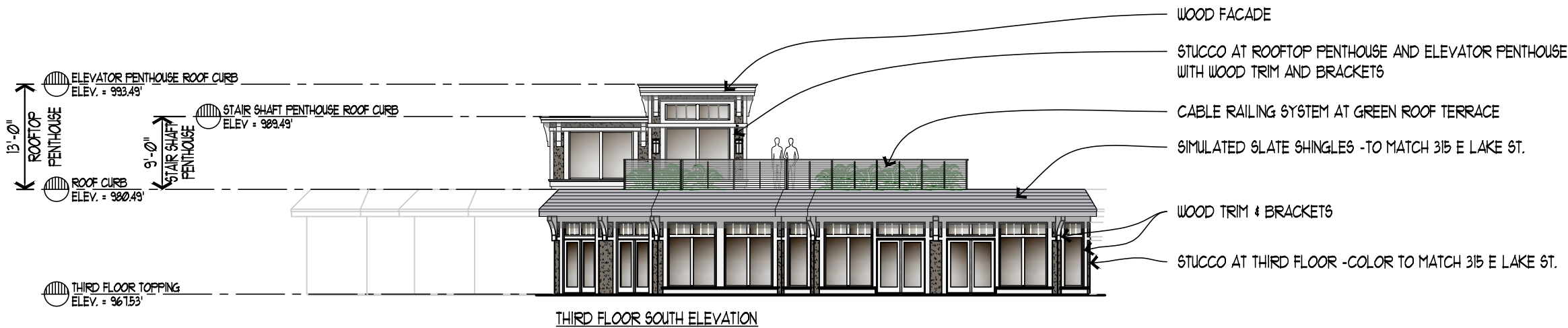


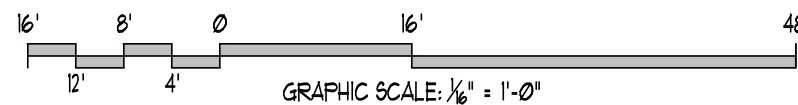
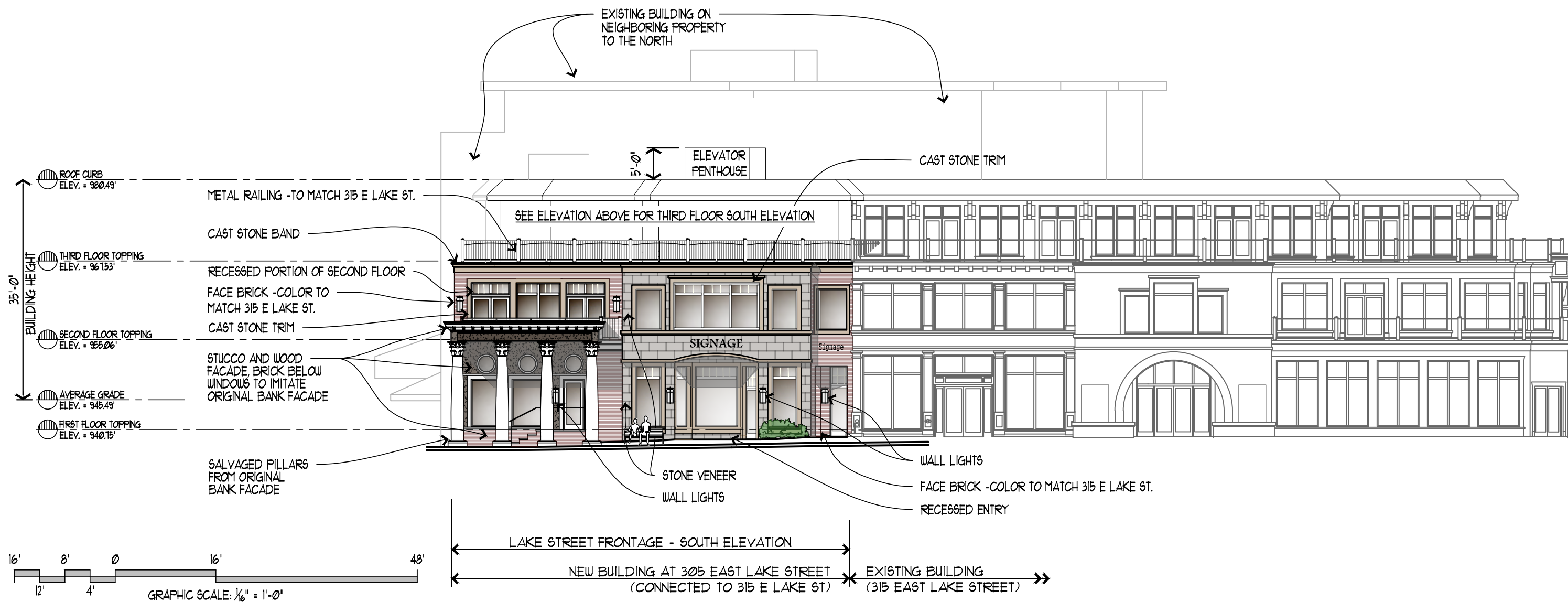
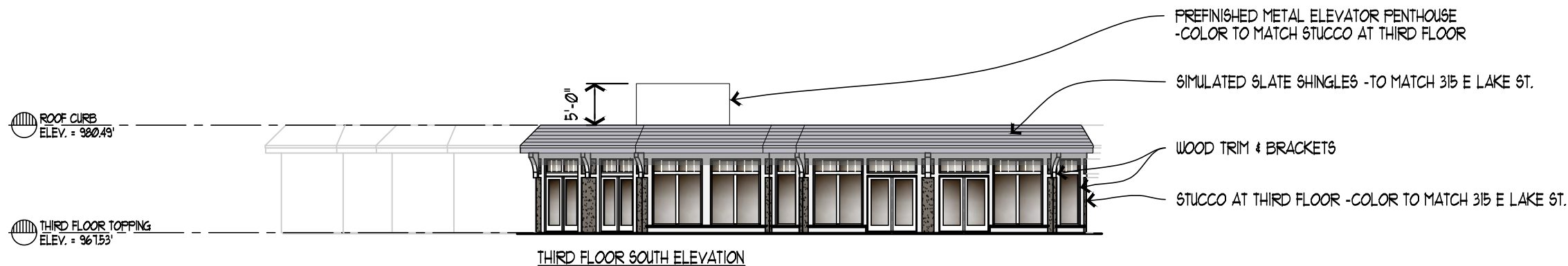


AVERAGE GRADE CALCULATIONS

Compass Direction	Length	Elevation	% of Perimeter	Factor
WEST	11.6	938.65	0.0230	21.60
	31.54	939.5	0.0626	58.79
	50.29	940.5	0.0998	93.84
	15.18	941.5	0.0301	28.36
	16.375	942.5	0.0325	30.62
	16.979	943.5	0.0337	31.78
NORTH	16.78	944.5	0.0333	31.45
	6	945.5	0.0119	11.26
	13.708	949.1	0.0272	25.81
EAST	101.75	954.9	0.2019	192.78
	88	954.9	0.1746	166.72
	38.7	940.75	0.0768	72.23
SOUTH	25.3	939.67	0.0502	47.17
	26	938.6	0.0516	48.42
	10	939	0.0198	18.63
Total	30	939.29	0.0595	55.91
	5.81	939.74	0.0115	10.83
Total	504.012		1.0000	946.21

PROPOSED BUILDING ROOF COPING ELEVATION ALIGNS WITH THE EXISTING BUILDING AT 315 LAKE STREET ROOF COPING ELEVATION. THE LOWER GRADE PLANE (945.49) 315 LAKE STREET WAS DESIGNED FROM WILL BE USED FOR THIS PROJECT AS WELL TO DETERMINE MAX BUILDING HEIGHT (35' ABOVE ELEVATION 945.49)





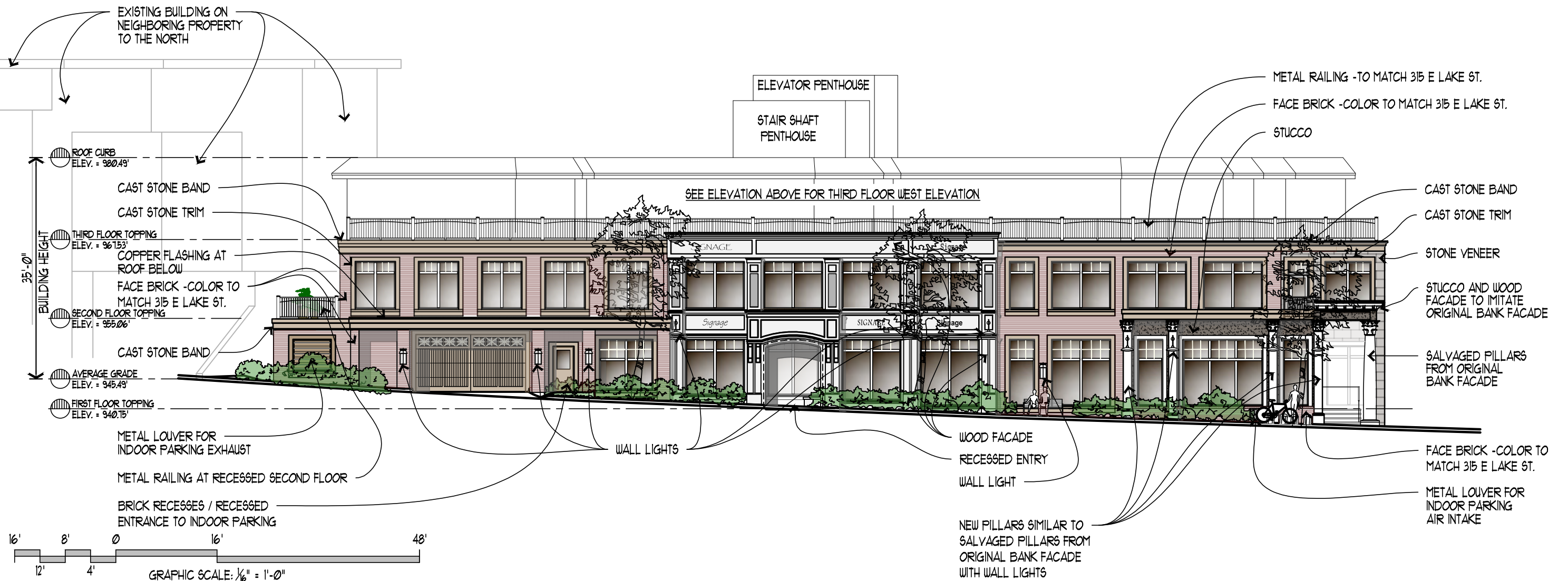
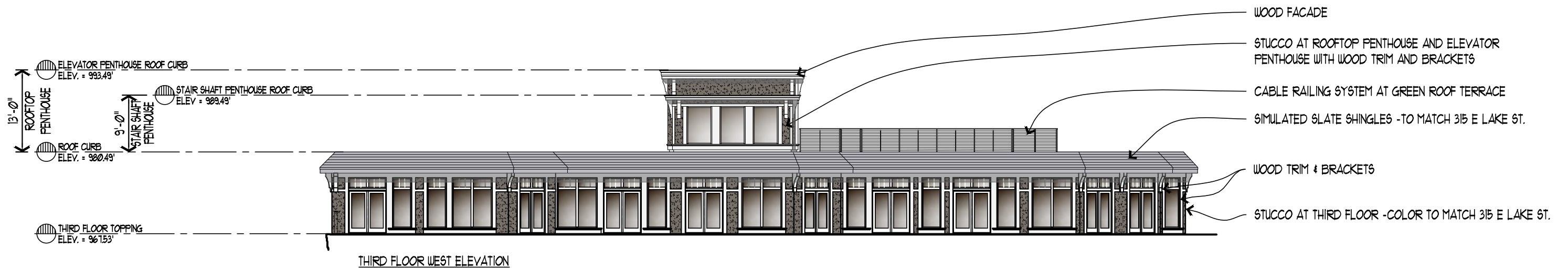
BRUCE W. SCHMITT & ASSOCIATES P.A.
320 MANITOBA AVENUE, SOUTH
WAYZATA, MINNESOTA 55391
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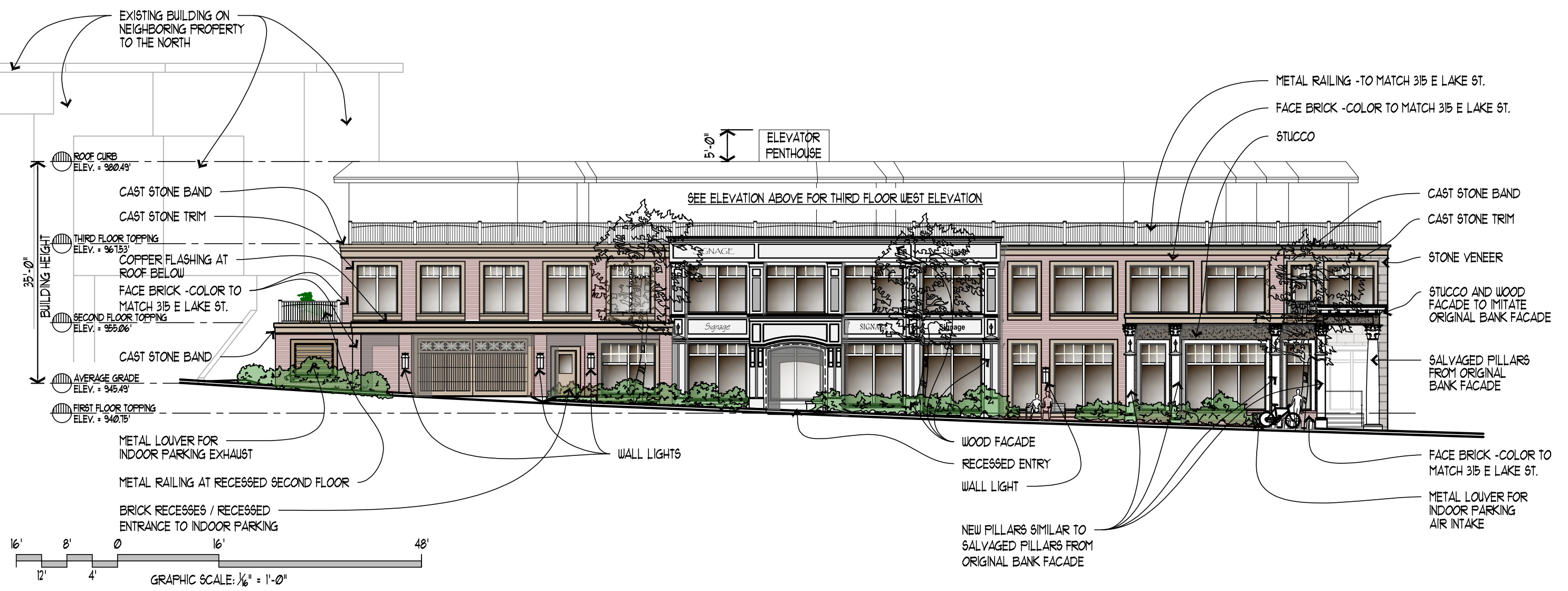
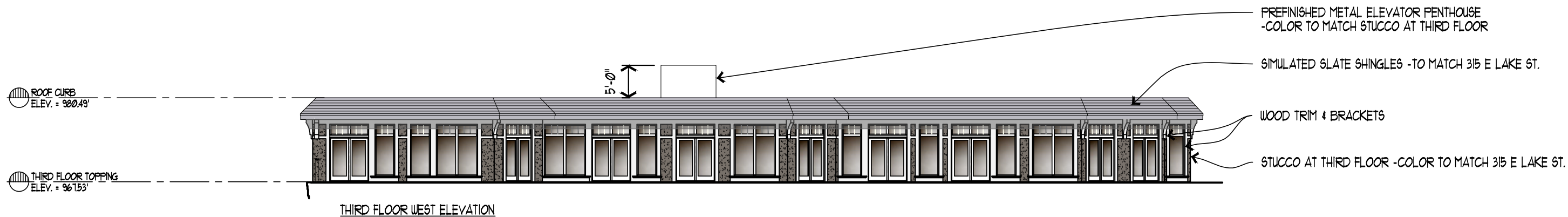
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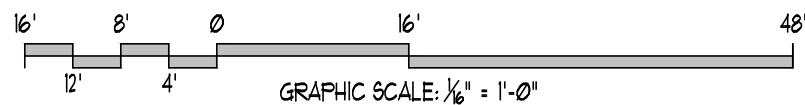
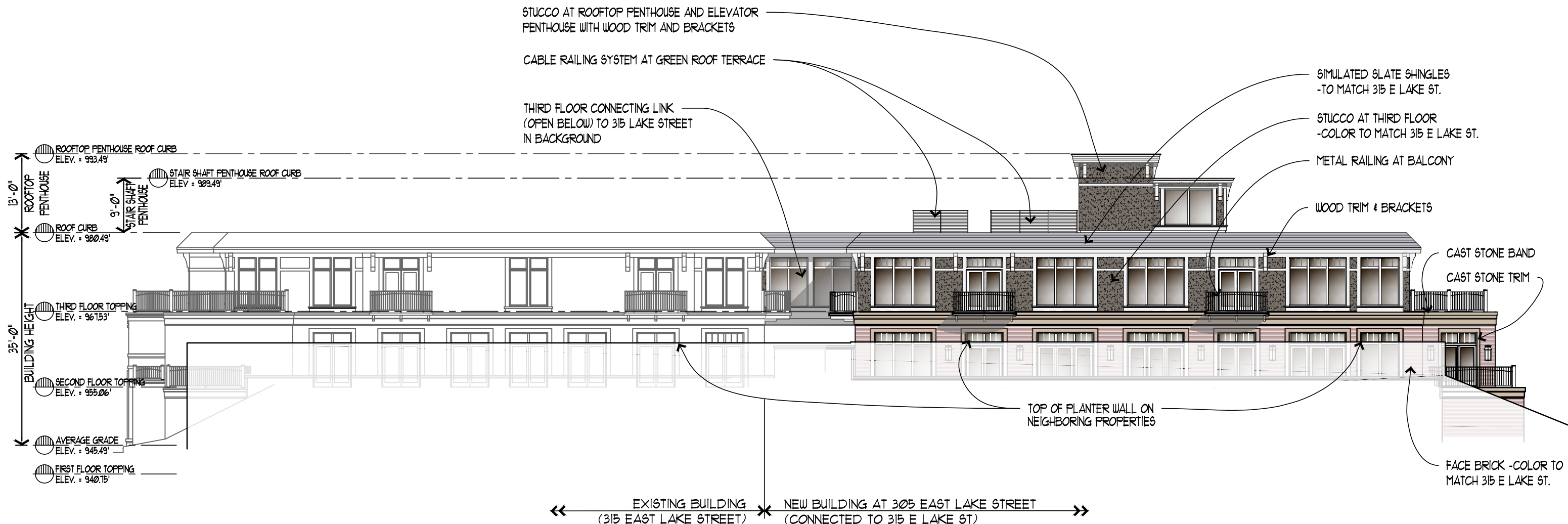
305 LAKE STREET EAST
WAYZATA, MINNESOTA

ALTERNATE SOUTH ELEVATION
WITHOUT ROOFTOP PATIO

REVISED SEPTEMBER 24, 2018
REVISED SEPTEMBER 7, 2018
JUNE 27, 2018







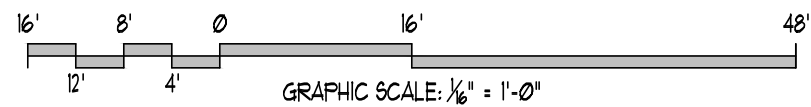
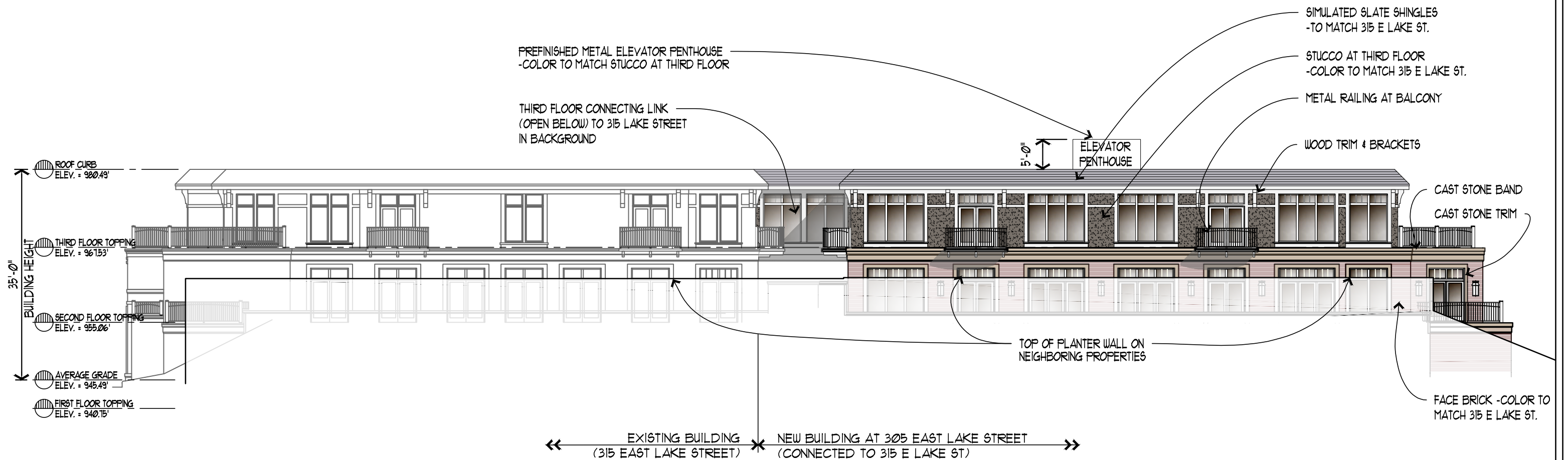
BRUCE W. SCHMITT & ASSOCIATES P.A.
320 MANITOBA AVENUE, SOUTH
WAYZATA, MINNESOTA 55391
(952) 436-6222

ARCHITECTS

305 LAKE STREET EAST
WAYZATA, MINNESOTA

NORTH ELEVATION
WITH ROOFTOP PATIO

REVISED SEPTEMBER 24, 2018
REVISED SEPTEMBER 7, 2018
JUNE 27, 2018



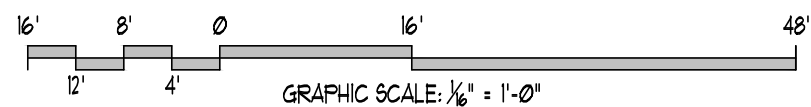
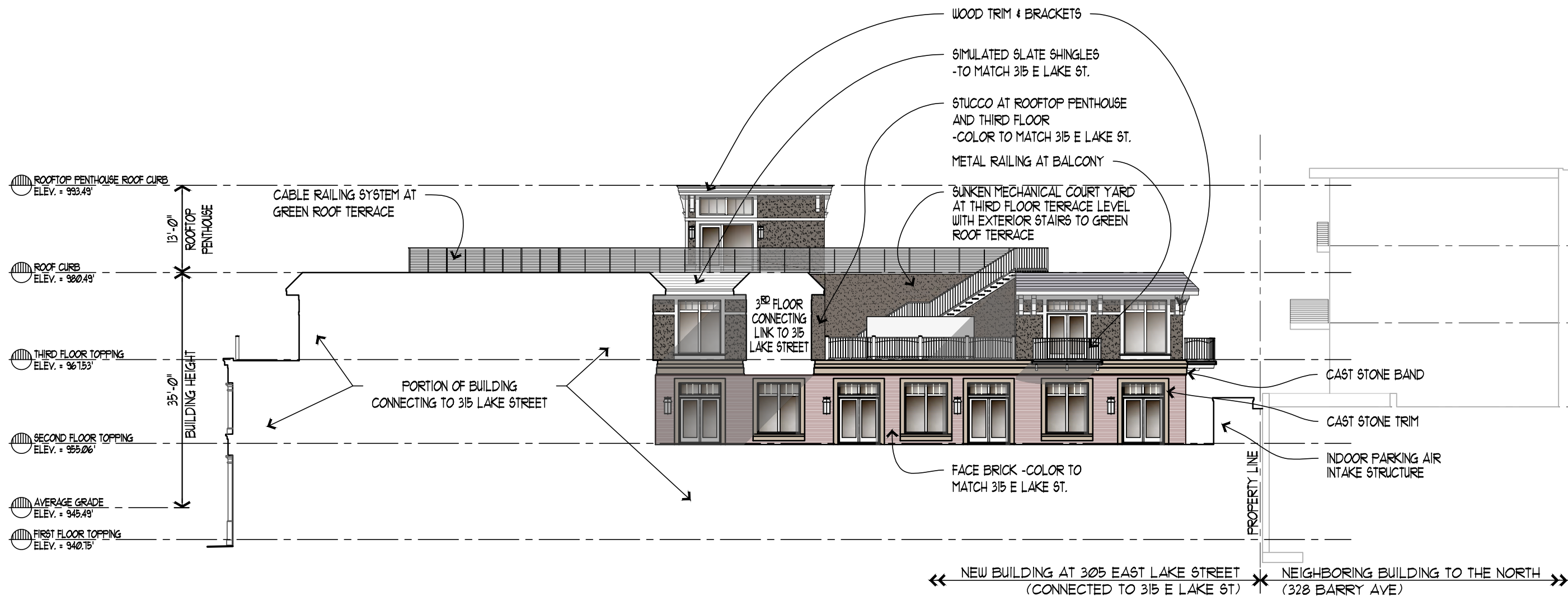
BRUCE W. SCHMITT & ASSOCIATES P.A.
320 MANITOBA AVENUE, SOUTH
WAYZATA, MINNESOTA 55391
(952)476-6222

ARCHITECTS

305 LAKE STREET EAST
WAYZATA, MINNESOTA

ALTERNATE NORTH ELEVATION
WITHOUT ROOFTOP PATIO

REVISED SEPTEMBER 24, 2018
REVISED SEPTEMBER 7, 2018
JUNE 27, 2018



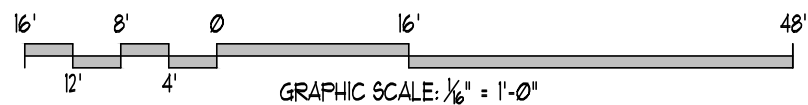
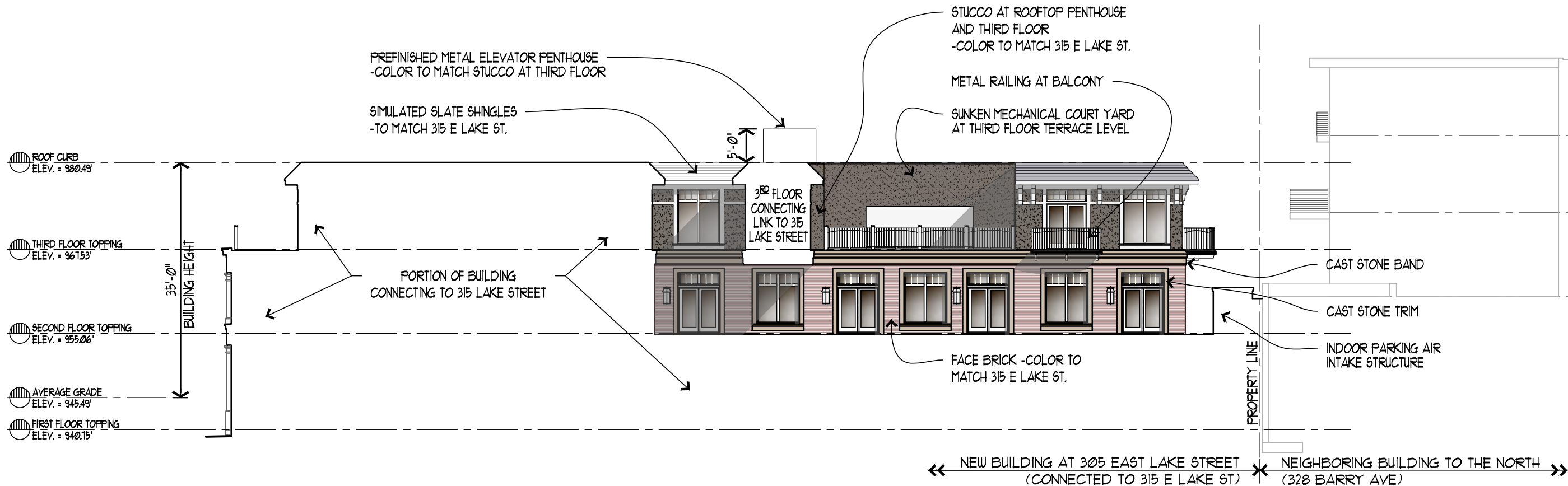
BRUCE W. SCHMITT & ASSOCIATES P.A.
320 MANITOBA AVENUE, SOUTH
WAYZATA, MINNESOTA 55391
(952)476-6222

ARCHITECTS

305 LAKE STREET EAST
WAYZATA, MINNESOTA

EAST ELEVATION
WITH ROOFTOP PATIO

REVISED SEPTEMBER 24, 2018
REVISED SEPTEMBER 7, 2018
JUNE 27, 2018



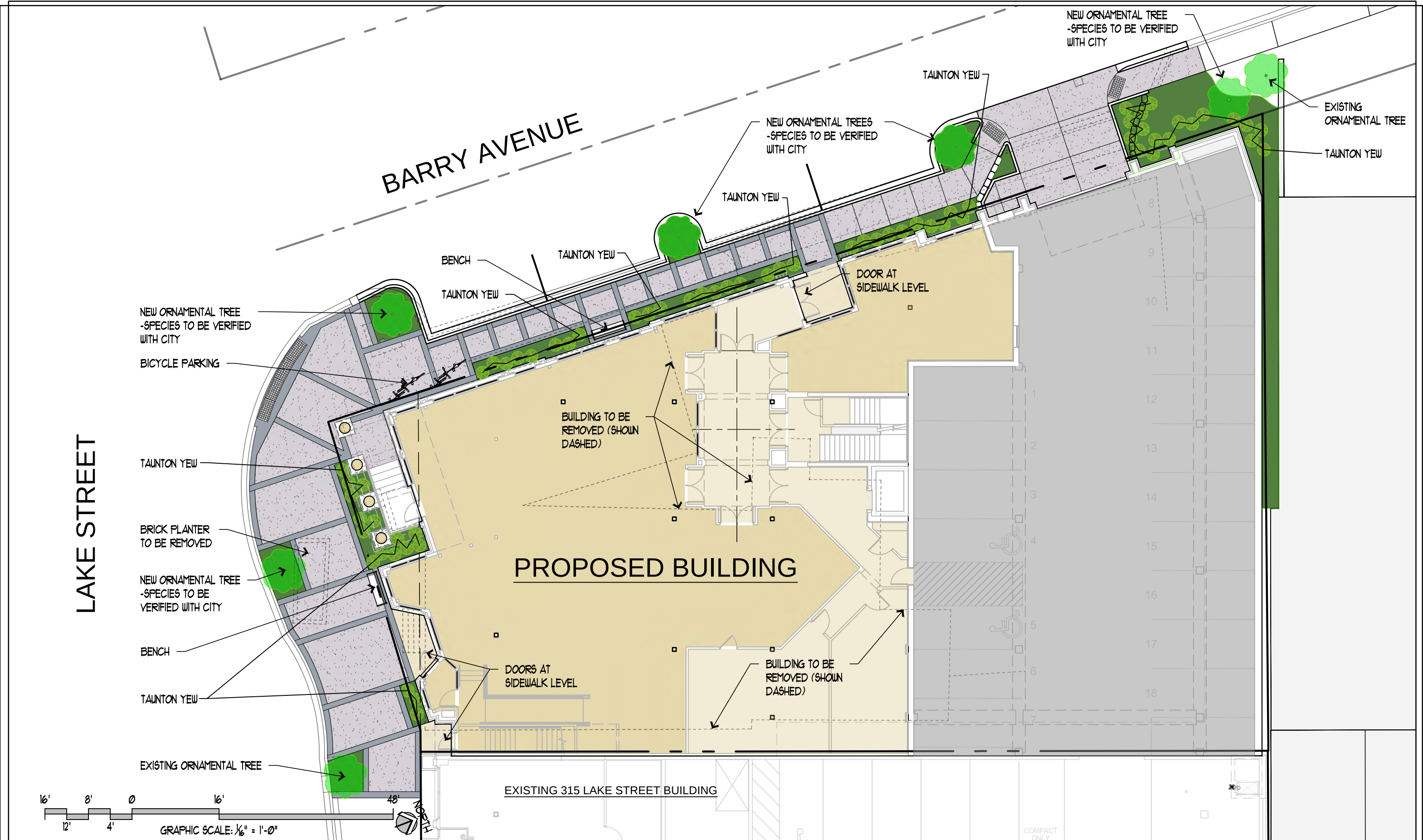
BRUCE W. SCHMITT & ASSOCIATES P.A.
320 MANITOBA AVENUE, SOUTH
WAYZATA, MINNESOTA 55391
(952) 476-6222

ARCHITECTS

305 LAKE STREET EAST
WAYZATA, MINNESOTA

ALTERNATE EAST ELEVATION
WITHOUT ROOFTOP PATIO

REVISED SEPTEMBER 24, 2018
REVISED SEPTEMBER 7, 2018
JUNE 27, 2018



LAKE STREET

BARRY AVENUE

PROPOSED BUILDING

EXISTING 315 LAKE STREET BUILDING

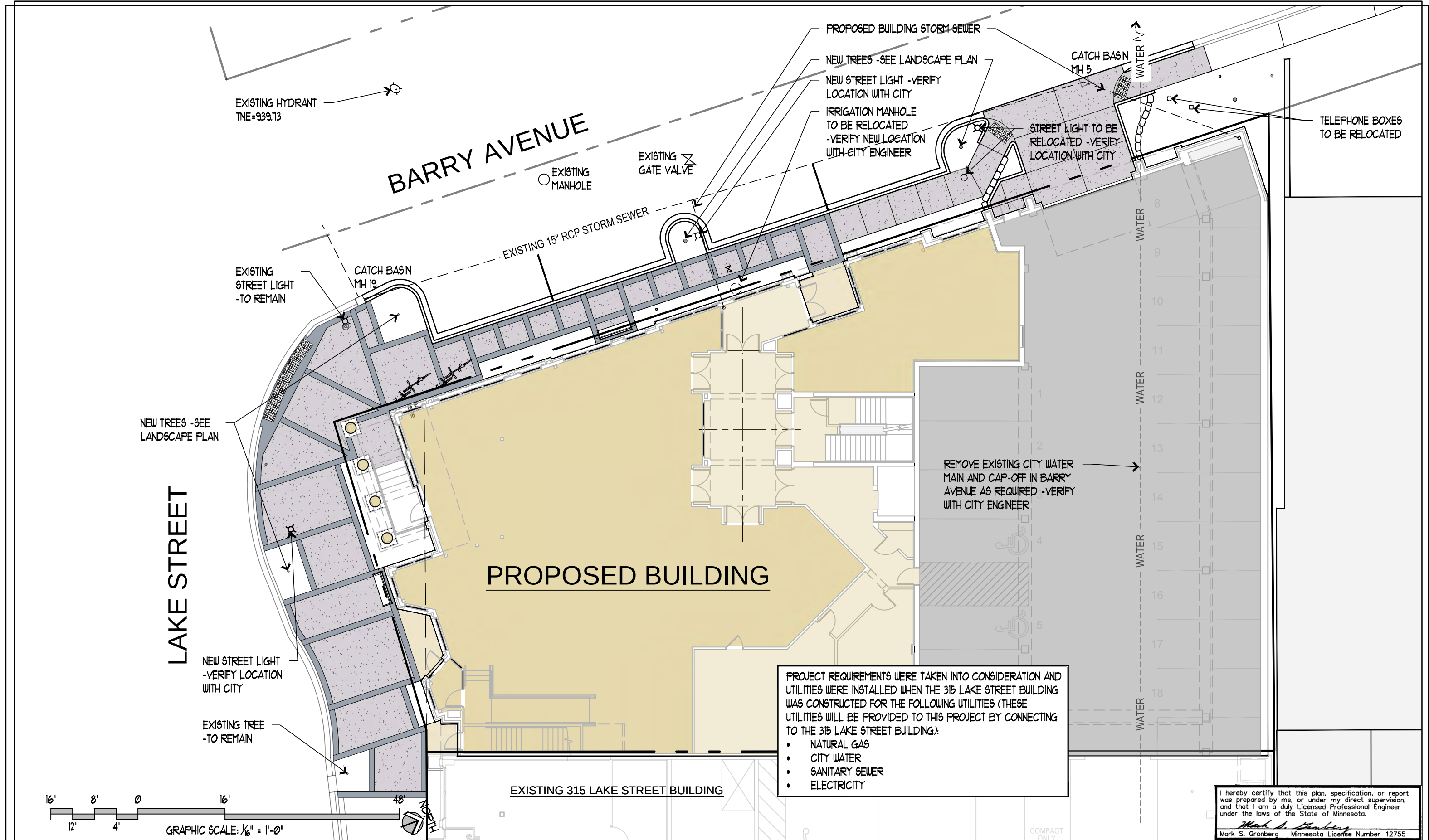
COMPACT ONLY

BRUCE W. SCHMITT & ASSOCIATES P.A.
320 MANITOBA AVENUE, SOUTH
WAYZATA, MINNESOTA 55391
(952)436-6222
ARCHITECTS

305 LAKE STREET EAST
WAYZATA, MINNESOTA

LANDSCAPE PLAN

REVISED SEPTEMBER 24, 2018
REVISED SEPTEMBER 7, 2018
JUNE 27, 2018

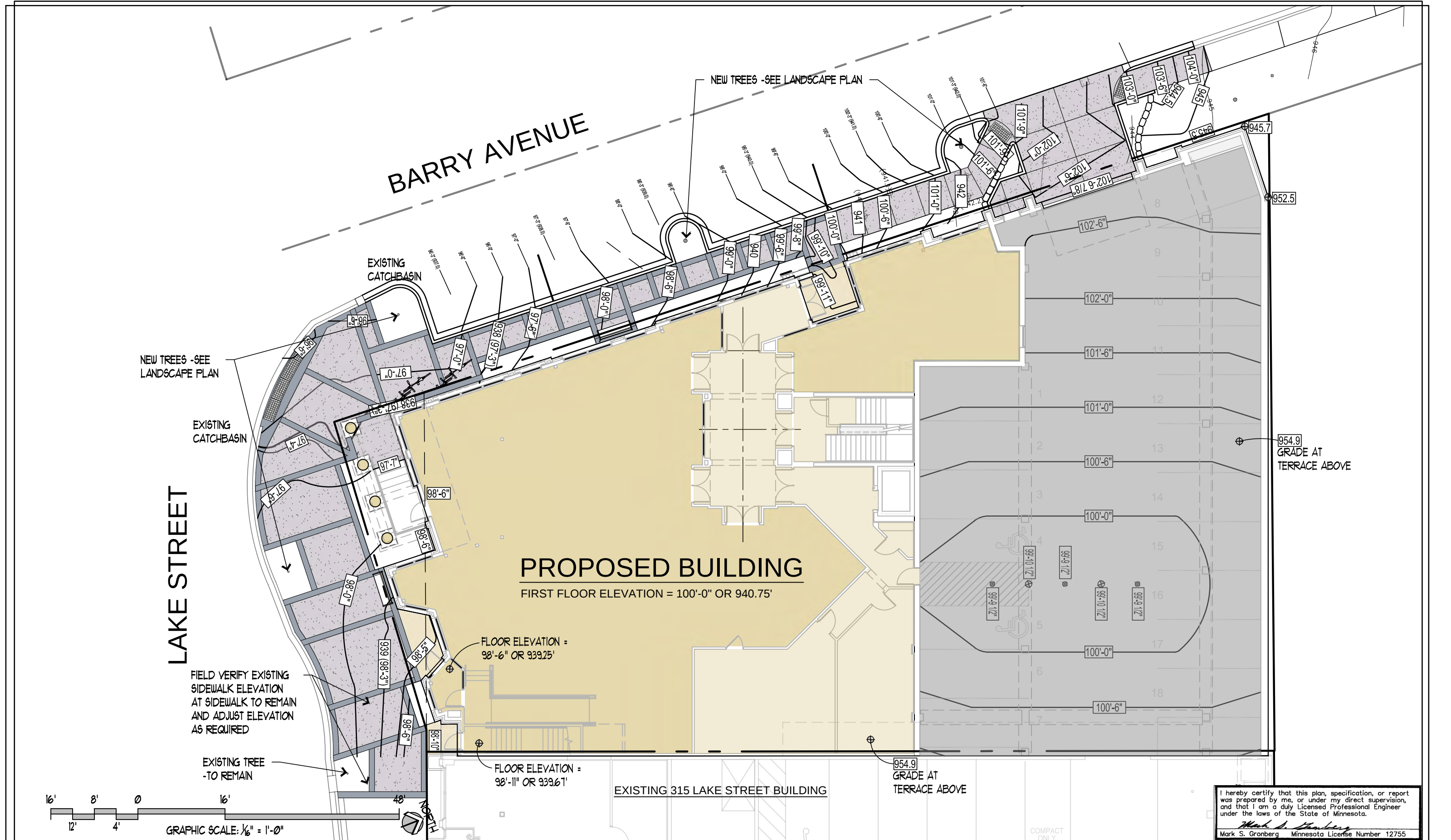


BRUCE W. SCHMITT & ASSOCIATES P.A.
320 MANITOBA AVENUE, SOUTH
WAYZATA, MINNESOTA 55391
(952)436-6222
ARCHITECTS

305 LAKE STREET EAST
WAYZATA, MINNESOTA

SITE UTILITY PLAN

REVISED SEPTEMBER 24, 2018
REVISED SEPTEMBER 7, 2018
JUNE 27, 2018



I hereby certify that this plan, specification, or report was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Mark S. Gronberg
Mark S. Gronberg Minnesota License Number 12755

BRUCE W. SCHMITT & ASSOCIATES P.A.
320 MANITOBA AVENUE, SOUTH
WAYZATA, MINNESOTA 55391
(952)436-6222

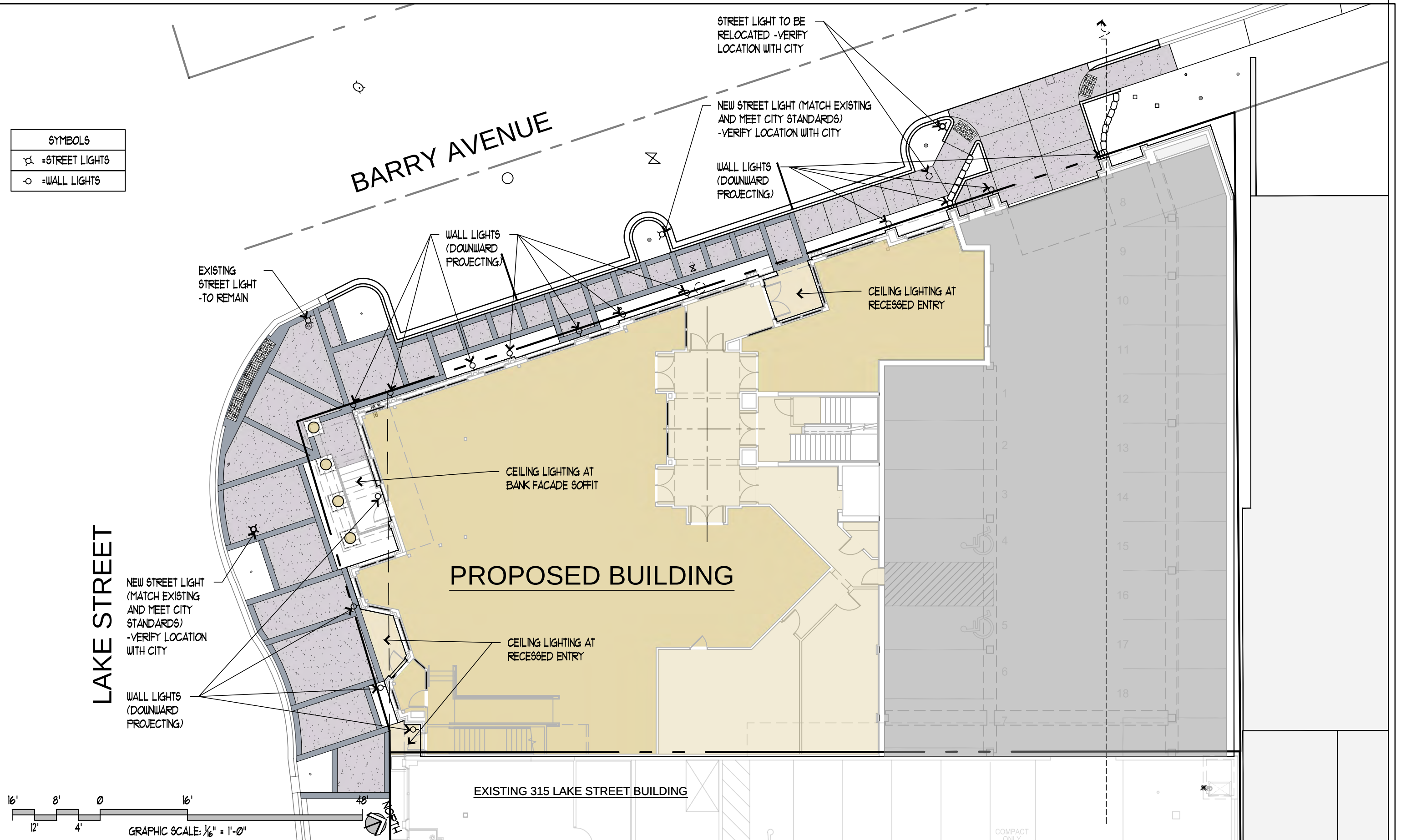
ARCHITECTS

305 LAKE STREET EAST
WAYZATA, MINNESOTA

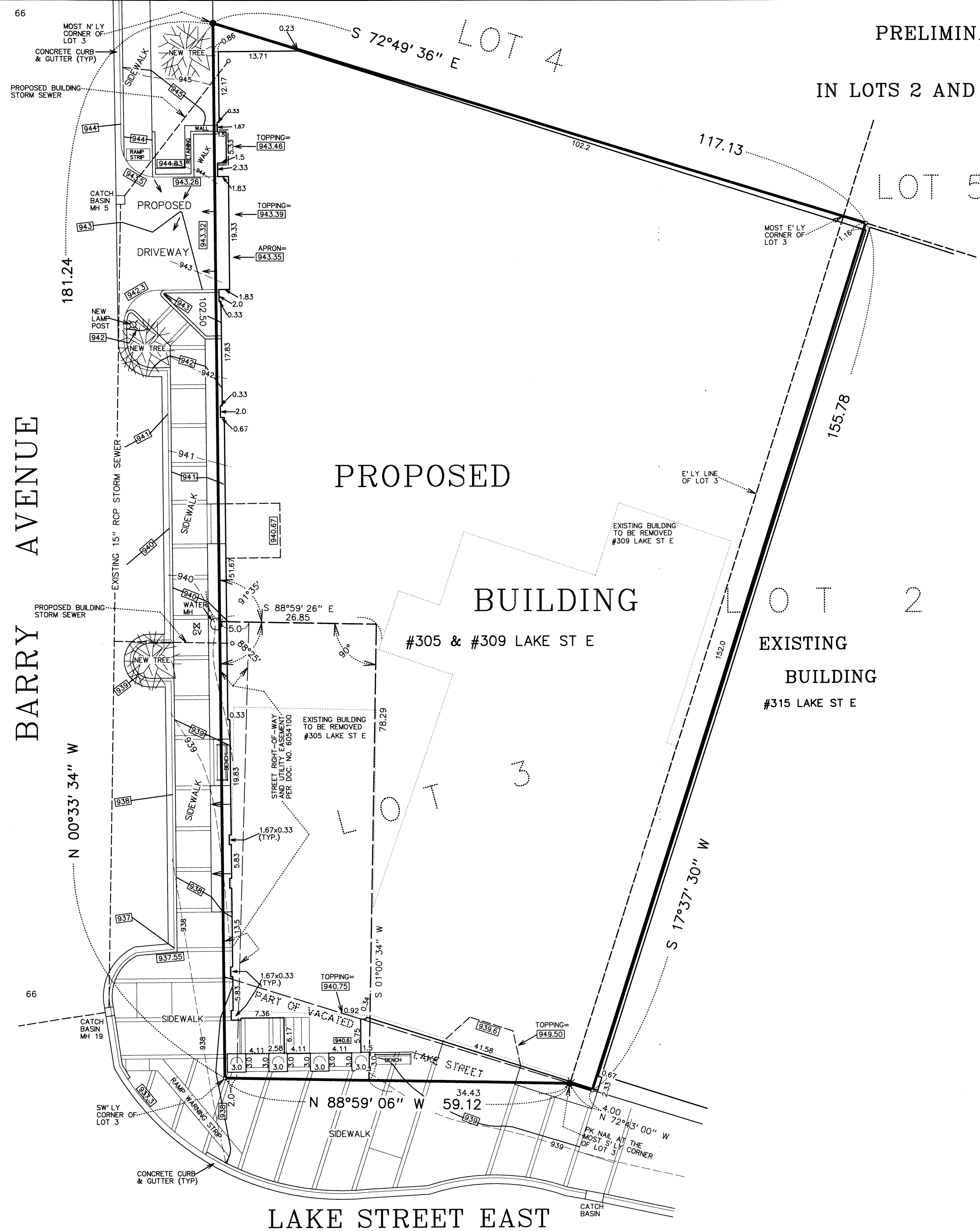
GRADING PLAN

REVISED SEPTEMBER 24, 2018
REVISED SEPTEMBER 7, 2018
JUNE 27, 2018

SYMBOLS	
	=STREET LIGHTS
	=WALL LIGHTS



PRELIMINARY PLAT AND CERTIFICATE OF SURVEY FOR
LNR PROPERTIES
 IN LOTS 2 AND 3, STEPHENS ADD. TO THE TOWNSITE OF WAYZATA
 / HENNEPIN COUNTY, MINNESOTA



EXISTING HARDCOVER CALCULATIONS :

Lot area = 14,777 Sq. ft.

Building = 5066 sf
Blacktop parking = 5786 sf
Gravel parking = 2987 sf
Walks, steps & pillars = 491 sf

Total = 14,330 Sq. ft.

$$14,330 / 14,777 \times 100 = 96.98\%$$

NOTE: The remaining areas are
mulch and shrubs = 447 sf.

PROPOSED HARDCOVER CALCULATIONS :

Lot area = 14,777 Sq. ft.

Building = 14,100 sf
Driveway = 46 sf
Walks, steps & pillars = 404 sf

Total = 14,550 Sq. ft.

$$14,550 / 14,777 \times 100 = 98.46\%$$

NOTE: The remaining areas on the westerly and northerly sides of the proposed building are assumed to be green space = 227 sf.

LEGAL DESCRIPTION OF PREMISES :

309 Lake Street East (per Certificate of Title No. 1456915)

That part of Lot 3, "Stevens' Addition to the Townsite of Wayzata" and that part of Lake Street, adjoining said Lot 3, vacated by instrument recorded in Book 121 of Miscellaneous Records, page 42, Document No. 512133, described as follows: Commencing at the most Southerly corner of said Lot 3; thence Northeasterly along the Easterly line of said Lot 3 to the most Easterly corner of said Lot 3; thence Northwesterly along the Northernly line of said Lot 3 to the most Northernly corner of said Lot 3; thence Southerly along the Westerly line of said Lot 3 a distance of 102.5 feet; thence deflecting to the right 88 degrees 58 minutes 30 seconds to the Easterly line of the original lot, a distance of 78.53 feet to the Southerly line of said part of vacated Lake Street described in said Document 512133; thence Easterly along said Southerly line a distance of 34.43 feet to the point of beginning.

The Northwestern 4 feet of Lot 2, "Stephens' Addition to the Townsite of Wayzata" measured perpendicular to the Northwestern line of said lot.

305 Lake Street East (per Certificate of Title No. 1456916)

That part of Lot 3, "Stevens' Addition to the Townsite of Wayzata" and that part of Lake Street, adjoining said Lot 3, vacated in instrument recorded in Book 121 of Miscellaneous Records, page 42, Document No. 512133, described as follows: Beginning at the southwesterly corner of said Lot 3; thence northerly along the west line of said Lot 3 to a point distant 102.5 feet southerly from the most northerly corner of said Lot 3; thence deflecting to the right at an angle of 91 degrees 35 minutes, a distance of 26.85 feet; thence southerly at a right angle a distance of 78.53 feet to the left of the left of said line of said Lot 3; thence southerly along said Lake Street, in said Document No. 512133; thence westerly along said southerly line to the southerly extension of the westerly line of said Lot 3; thence northerly along said extension to the point of beginning.

- o : denotes iron marker set

● : denotes iron marker found

(908.3) : denotes existing spot elevation, mean sea level datum

910.8 : denotes proposed spot elevation, per architect

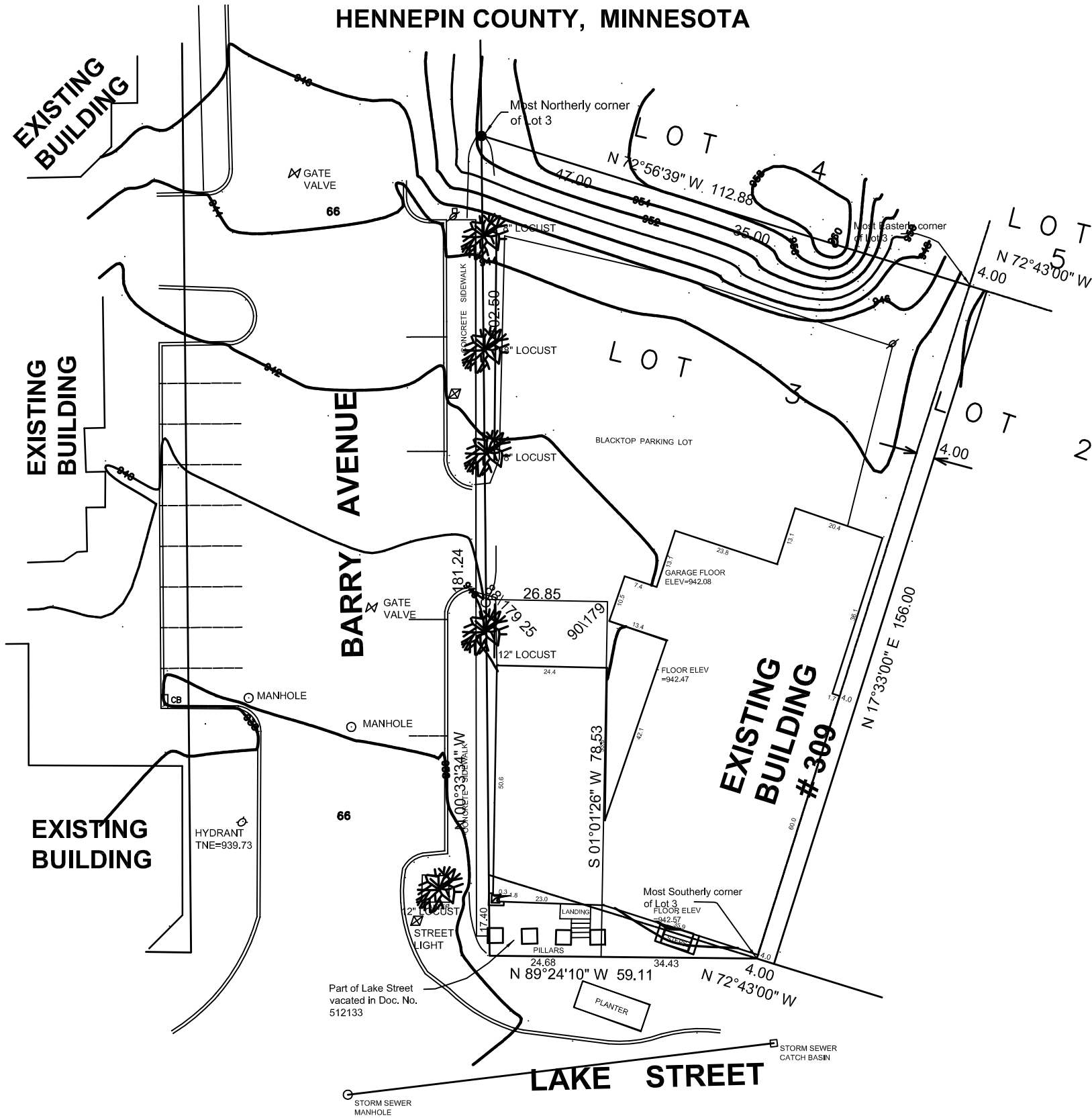
—·917—·: denotes existing contour line, mean sea level datum

—930—: denotes proposed contour line, per architect

Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property, the location of two existing buildings, to be removed, spot elevations and topography, and the proposed location of a proposed building, walks, driveway and grades thereon. It does not purport to show any other improvements or encroachments.

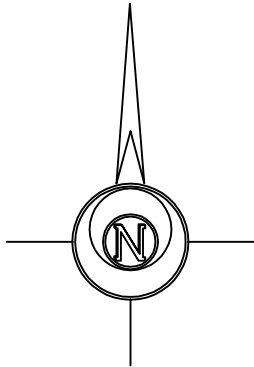
CERTIFICATE OF SURVEY FOR
FIVE SWANS
IN LOTS 2 & 3, STEPHENS ADDITION TO THE TOWNSITE OF WAYZATA
AND PART OF VACATED LAKE STREET
HENNEPIN COUNTY, MINNESOTA



LEGAL DESCRIPTION OF PREMISES:
That part of Lot 3, "Stephens' Addition to the Townsite of Wayzata", and that part of Lake Street, adjoining said Lot 3, vacated by instrument recorded in Book 121 of Miscellaneous Records, page 42, Document No., 512133, described as follows:
Commencing at the most Southerly corner of said Lot 3; thence Northeasterly along the Easterly line of said Lot 3 to the most Easterly corner of said Lot 3; thence Northwesterly along the Northerly line of said Lot 3 to the most Northerly corner of said Lot 3; thence Southerly along the Westerly line of said Lot 3 a distance of 102.5 feet; thence deflecting to the left 88 degrees 25 minutes a distance of 26.85 feet; thence deflecting right 90 degrees a distance of 78.53 feet to the Southerly line of said part of vacated Lake Street described in said Document 512133; thence Easterly along said Southerly line a distance of 34.43 feet to the point of beginning.
The Northwesternly 4 feet of Lot 2, "Stephens' Addition to the Townsite of Wayzata" measured perpendicular to the Northwesternly line of said lot,
ALSO
That part of said Lot 3 described as follows: Commencing at the most Northerly corner of said Lot 3; thence Southerly along the Westerly line of said Lot 3 a distance of 102.5 feet to the point of beginning of the property being described; thence deflecting to the left 88 degrees 25 minutes a distance of 26.85 feet; thence deflecting right 90 degrees a distance of 78.53 feet to the Southerly line of said part of vacated Lake Street described in said Document 512133; thence Westerly along said Southerly line to its intersection with the Southerly extension of said West line of Lot 3; thence Northerly along said extension and along said West line to the point of beginning.

This survey shows the boundaries of the above described property, and the location of an existing building, parking area, and pillars thereon. It does not purport to show any other improvements or encroachments.

- : Iron marker found
○ : Iron marker set
Bearings shown are based upon an assumed datum



DESIGNED	REVISION	DATE	DESCRIPTION
DRAWN PR			
CHECKED			



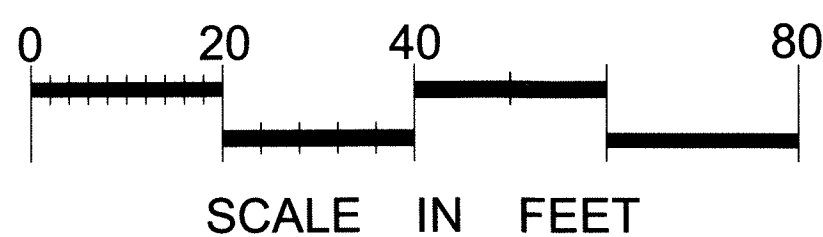
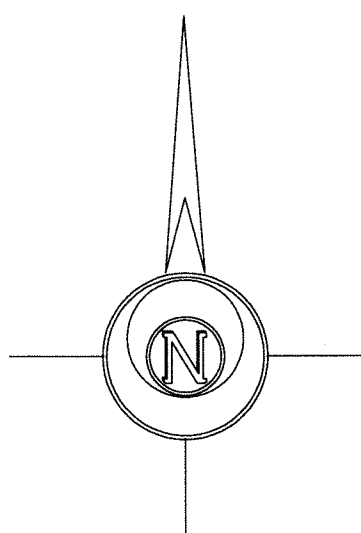
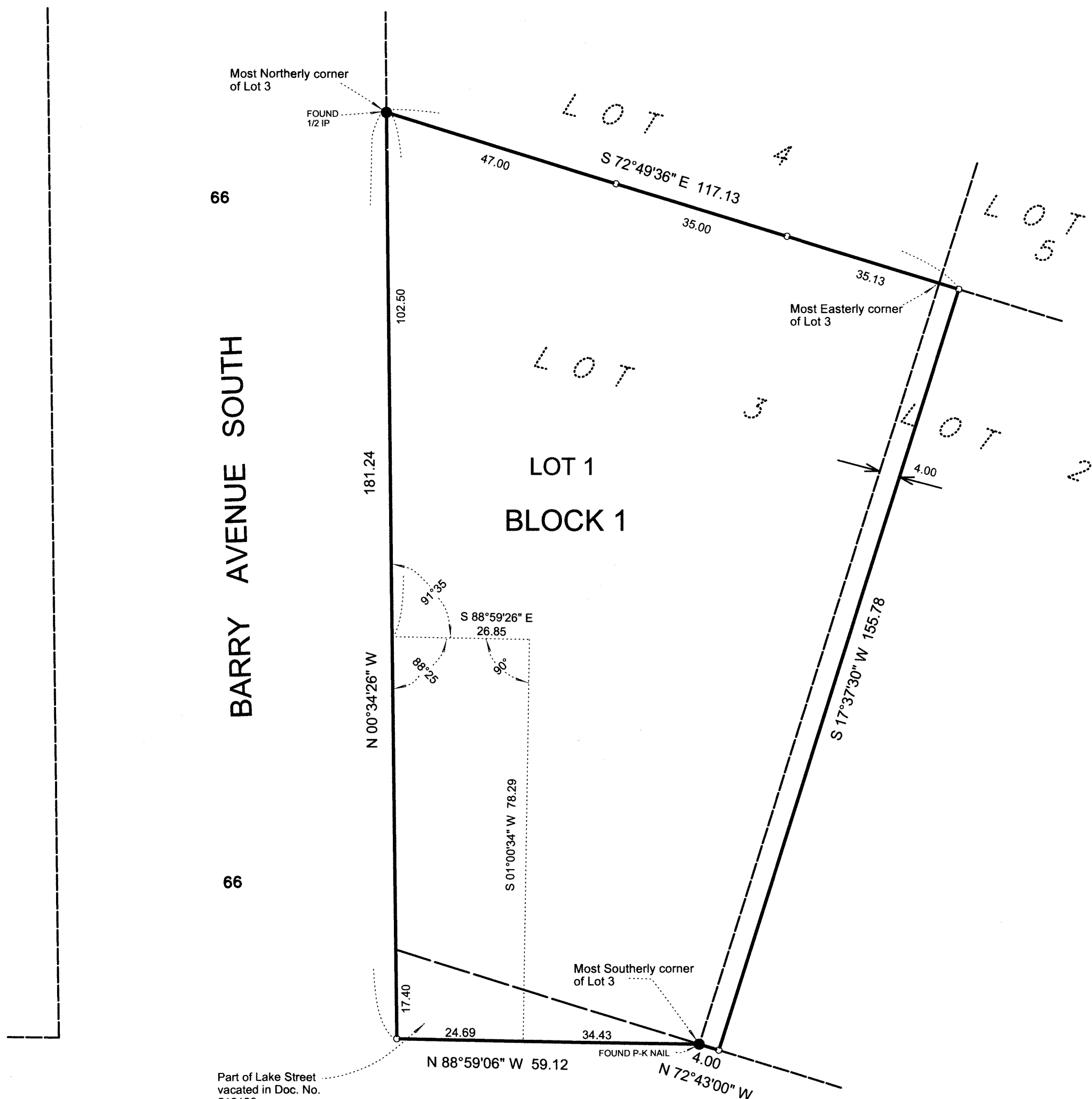
GRONBERG & ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND SURVEYORS,
SITE PLANNERS
445 N. WILLOW DR. LONG LAKE, MN. 55356
952-473-4141

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ MN LICENSE NUMBER _____

SCALE
~~1"=20'~~
not to scale
DATE
1-7-08
JOB NO.
08-006

SWANS CORNER



Know all persons by these presents: That Swans Corner LLC, a Minesota limited liability company, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

That part of Lot 3, "Stephens' Addition to the Townsite of Wayzata" and that part of Lake Street, adjoining said Lot 3, vacated by instrument recorded in Book 121 of Miscellaneous Records, page 42, Document No. 512133, described as follows: Commencing at the most Southerly corner of said Lot 3, thence Northerly along the Easterly line of said Lot 3 to the most Easterly corner of said Lot 3; thence Northwesterly along the Northerly line of said Lot 3 to the most Northerly corner of said Lot 3; thence Southerly along the Westerly line of said Lot 3 a distance of 102.5 feet; thence deflecting to the left 88 degrees 25 minutes a distance of 26.85 feet; thence deflecting to the right 90 degrees a distance of 78.53 feet to the Southerly line of said part of vacated Lake Street described in said Document 512133; thence Easterly along said Southerly line a distance of 34.43 feet to the point of beginning.

The Northwesterly 4 feet of Lot 2, "Stephens' Addition to the Townsite of Wayzata" measured perpendicular to the Northwesterly line of said lot.

Also

That part of Lot 3, "Stephens' Addition to the Townsite of Wayzata" and that part of Lake Street, adjoining said Lot 3, vacated in instrument recorded in Book 121 of Miscellaneous Records, page 42, Document No. 512133, described as follows: Beginning at the southwesterly corner of said Lot 3; thence northerly along the west line of said Lot 3 to a point distant 102.5 feet southerly from the most northerly corner of said Lot 3; thence deflecting to the right at an angle of 91 degrees 35 minutes, a distance of 26.85 feet; thence southerly at a right angle a distance of 78.53 feet more or less, to the southerly line of said vacated part of Lake Street described in said Document No. 512133; thence westerly along said southerly line to the southerly extension of the westerly line of said Lot 3; thence northerly along said extension to the point of beginning.

Have caused the same to be surveyed and platted as SWANS CORNER, and do hereby dedicate to the public for the public use forever the drainage and utility easements as shown on the plat.

In witness whereof said Swans Corner, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____ Swans Corner, LLC, a Minnesota limited liability company,

By _____ its _____ STATE OF _____ COUNTY OF _____) The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, its _____, of Swans Corner, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County Notarys printed name My commission expires _____

I Mark S. Gronberg do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3 as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

De.ed the _____ day of _____, 20____.

Mark S. Gronberg Licensed Land Surveyor and Engineer Minnesota License Number 12755

STATE OF _____) COUNTY OF _____) The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Mark S. Gronberg, Land Surveyor and Engineer

Notary Public, _____ County Notarys printed name My commission expires _____

WAYZATA, MINNESOTA

This plat of SWANS CORNER was approved and accepted by the City Council of Wayzata, Minnesota, at a regular meeting held this _____ day of _____, 20____. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City, or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF THE CITY OF WAYZATA, MINNESOTA

_____, Mayor _____, Clerk

RESIDENT AND REAL ESTATE SERVICES, HENNEPIN COUNTY, MINNESOTA I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20____.

MARK V. CHAPIN, COUNTY AUDITOR

By _____, Deputy

SURVEY DIVISION, HENNEPIN COUNTY, MINNESOTA Pursuant to MINN. STAT. Sec. 383B.565, (1969), this plat has been approved this _____ day of _____, 20____.

CHRIS F. MAVIS, COUNTY SURVEYOR

By _____

REGISTRAR OF TITLES, HENNEPIN COUNTY, MINNESOTA I hereby certify that the within plat of SWANS CORNER was filed for record in this office this _____ day of _____, 20____, at _____ o'clock _____M.

MARTIN MCCORMICK, REGISTRAR OF TITLES

By _____, Deputy

CITY OF WAYZATA DEVELOPMENT APPLICATION

SHORELAND IMPACT PLAN JUNE 27, 2018

Re: Proposed redevelopment for 305 thru 309 Lake Street East PUD, Wayzata, Minnesota

This Shoreland Impact Plan is being submitted to exceed 75% impervious surface coverage for the proposed multi-use building at 305 and 309 East Lake Street in the City of Wayzata. The following are summary responses to the Shoreland Impact Plan conditions outlined in Section 801.91.19C of the Wayzata Zoning Ordinance.

1. Impact of impervious surfaces, storm water runoff, floodplain, and quality implications.

The existing property consists of an open-air parking lot and a retail building that together results in approximately 97% hardcover. The project as proposed will add approximately 1.5% hardcover. The effect on storm water runoff will be a positive one. Currently, storm water runoff has the potential to be contaminated with gas, oil, and etcetera from the open-air parking lot covering a large portion of the property. Under my proposal, all parking will be moved indoors where this potential is eliminated. This project will have no impact on the flood plain.

2. Storm water Treatment Measures

The majority of the storm water on this site is clean rainwater collected on the rooftop and will drain through a building storm water piping system directly to the City storm water system.

3. Landscaping and vegetation

There are currently four trees on the site along the Barry Avenue street frontage; all will be removed but four new trees are proposed to be planted in the Right of Way between the sidewalk and street. Also, there is an additional existing tree in the Right of Way that will be replaced with a new tree as indicated. There is currently little existing vegetation on the site. The proposed project will have well maintained landscaping between the sidewalk and building along both Lake Street and Barry Avenue. There will be no significant grade changes on the property. Additional plantings are proposed on the portion of the roof proposed to be constructed as a green roof.

4. Appearance of Structure from the Lake's Surface

The building is located on the opposite side of Lake Street and blocked by the train depot and mature trees, it will not be eye catching from the lake surface. The building / façade materials and colors are earth tones chosen to match the existing 315 Lake Street building and blend nicely with other neighboring buildings.

5. Building Height

With the exception of the small penthouse structure containing the elevator and stairs necessary for the roof patio, the building height is 35'-0" above the average grade plane and aligns with the existing 315 lake street roof coping elevation, which meets the Design Standards and Zoning Ordinance requirements. A deviation of 15'-0" is requested for the small penthouse structure and an additional 9'-6" above the penthouse structure is requested for the light well structure. The building will have minimal impact on views from the lake surface and surrounding shores because of other buildings and trees between the lake and building, as well as the distance between the building and shore.

6. Residential Densities

Not Applicable

7. Lot Coverage

The existing lot coverage is approximately 97% hardcover. The proposed project will add approximately 1.5% hardcover, for a total of 98.5% hardcover.

8. Overall residential Densities in the Shoreland area

Not Applicable

9. Overall Lot coverage Relation to the Surplus Development Capacity for Impervious Surfaces

The land use for this project is consistent with the Comprehensive Plan, which is what the Stormwater Management Plan used to determine both the rate and volume of runoff.

10. Conformance with the Stormwater Management Plan

The proposed plan is in conformance with the Stormwater Management Plan.

11. Conformance with Wayzata Comprehensive Plan/Stormwater Management Plan

The proposed plan is in conformance with the Comprehensive Plan and Stormwater Management Plan.

12. Review by the Minnehaha Creek Watershed District

I understand this plan is subject to review by the Minnehaha Creek Watershed District.

Design Review Critique

305 and 309 Lake St E

October 1, 2018

The Design Review Critique is based on the following plans submitted by the applicant:

1. Project Information prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
2. Design Features prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
3. Materials and Calculations prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
4. Lower Level Plan prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
5. First Floor Plan prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
6. Second Floor Plan prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
7. Third Floor Plan With Rooftop Patio prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
8. Alternate Third Floor Plan Without Rooftop Patio prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
9. Roof Plan With Rooftop Patio prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
10. Alternate Roof Plan Without Rooftop Patio prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
11. South Elevation With Rooftop Patio prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
12. Alternate South Elevation Without Rooftop Patio prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
13. West Elevation With Rooftop Patio prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
14. Alternate West Elevation Without Rooftop Patio prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
15. North Elevation With Rooftop Patio prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
16. Alternate North Elevation With Rooftop Patio prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
17. East Elevation With Rooftop Patio prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
18. Alternate East Elevation Without Rooftop Patio prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018

Design Review Critique

305 and 309 Lake St E

October 1, 2018

- 19. Landscape Plan prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
- 20. Site Utility Plan prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
- 21. Grading Plan prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
- 22. Site Lighting Plan prepared by Bruce W. Schmitt & Associates dated June 27, 2018 and revised September 24, 2018
- 23. Preliminary Plat prepared by Gronberg & Associates and dated June 26, 2018
- 24. Certificate of Survey prepared by Gronberg & Associates and dated January 7, 2008
- 25. Final Plat prepared by Gronberg & Associates

	Comments	Compliance
Building Uses		
<u>909.05.A – Lake Street District</u> All new buildings east of Barry Avenue on Lake Street shall have retail usage at least eighty percent (80%) of the ground floor facing Lake Street. The remaining twenty percent (20%) of the ground floor frontage may only be used for walkways, public access, or public facilities. Retail activities shall comprise a total of at least fifty percent (50%) of the usage of the total building footprint.	100% of the ground level along the Lake Street frontage would be retail uses, and retail would comprise 53% of the ground floor. The remaining 47% of the ground floor would be interior parking.	Yes
Building Recesses		
<u>909.06.A.1 – All Districts</u> Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level	The proposed building includes recesses and undulations in the building façade that creates shadow lines and dimensions.	Yes
<u>909.06.A.2</u> Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.	The front of the building adjacent to the street and public sidewalk would include landscape planters and benches.	Yes

Design Review Critique

305 and 309 Lake St E

October 1, 2018

	Comments	Compliance
Building Width		
<u>909.07.A – New Buildings</u> In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design: 1. Window bays 2. Special treatment at entrances 3. Variations in roof lines or parapet detailing 4. Awnings 5. Building setbacks or articulation of the facade 6. Rhythm of elements	The proposed building incorporates special treatment at entrances, building setbacks and articulation of the façade, and rhythm of elements.	Yes
	Comments	Compliance
Upper Story Setbacks		
<u>909.08.A.1 – All Districts – New Buildings</u> Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3 rd) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3 rd story height from the second (2 nd) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3 rd story structure shall be closer than six (6) feet to the 2 nd story façade. The 3 rd story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3 rd story façade.	The third story of the building would be fully recessed from the second story along both Barry Avenue and Lake Street. The third story along Lake St is recessed between 6.3 and 16.8 feet, with an average of 11.6 feet. The third story along Barry Ave is recessed between 6.2 feet and 16.5 feet, with an average of 13.4 feet. The third story façade includes railings, pillars to break up the façade.	Yes

Design Review Critique

305 and 309 Lake St E

October 1, 2018

	Comments	Compliance
<u>909.08.A.2 – All Districts – New Buildings</u> The façades fronting public right-of-ways of every two and three story building, longer than sixty (60) feet, must have a recessed second story of approximately twenty-five percent (25%) of the façade's length, setting back a minimum of six (6) feet from the face of the first floor façade. The required third floor setback must follow the frontal plane of the second story setback.	The second story of the building would be recessed at least 6 feet for 43% of the Lake St frontage, and at least 6 feet for only 15% of the Barry Ave frontage.	No. Deviation Requested.
<u>909.08.A.3 – All Districts – New Buildings</u> Wintertime sun orientation, solar access, and views of Lake Minnetonka are significant issues within the Design Districts. Building height should not negatively and significantly impact neighboring properties.	The proposed plans include two alternatives for the building height. The first option includes a roof top deck with a penthouse structure and elevator overrun that would exceed the building height requirement in the C-4 district. The second option eliminates the rooftop patio and fully conforms to the building height requirement in the C-4 zoning district.	No Yes

Design Review Critique

305 and 309 Lake St E

October 1, 2018

	Comments	Compliance
Roof Design		
<u>909.09.A – All Districts</u> “Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.	The proposed plan with a rooftop patio includes a planters on the roof. The plan without the rooftop patio does not include any type of green roof.	Yes
<u>909.09.B.1 – All Districts – Roof Materials</u> The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors. <u>909.09.B.2 – All Districts – Roof Materials</u> The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.	The proposed building has a flat roof which would consist of a synthetic membrane in a dark color.	Yes
Screening of Rooftop Equipment		
<u>909.10.A – Lake Street District</u> No mechanical equipment for a building may be located on the roof deck. All such mechanical equipment must be located within the interior of the structure.	The proposed plans do not include mechanical units on the rooftop. The mechanical equipment would be located in a sunken courtyard below the third level roof deck.	Yes

Design Review Critique

305 and 309 Lake St E

October 1, 2018

	Comments	Compliance
Facade Transparency		
<u>909.11.B – Lake Street District</u> No less than fifty percent (50%) of the ground level façade of any building fronting Lake Street shall be transparent glass. No less than twenty-five percent (25%) of the ground level side and rear façade facing a public right of way, parking area or open space shall be transparent glass.	The first floor of the building is comprised of only 41.5% glass along the Lake Street façade and 42.3% glass along the Barry Ave façade. The proposed building meets the transparency requirement along Barry Ave, but not along Lake St.	No. Deviation Requested.
Ground Level Expression		
<u>909.12 – All Districts</u> In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements: 1. An intermediate cornice line 2. A difference in building materials or detailing 3. An offset in the façade 4. An awning, trellis, or loggia 5. Arcade 6. Special window lintels 7. Brick/stone corbels	The ground floor of the proposed building is distinguished from the 2 nd and 3 rd floor by an architectural cornice, a change in building materials, and an offset in the façade.	Yes
Entries		
<u>909.13 – All Districts</u> The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.	The front façade along Lake Street and Barry Avenue have landscape planters located in front of the building. The main entries are located along the street at sidewalk level.	Yes

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305 and 309 Lake St E

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	Comments	Compliance
Building Materials and Quality		
<u>909.14.A – Primary Opaque Surfaces – All Districts</u> Other than the accent materials listed in 801.09.11.G, ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials: 1. Brick 2. Stone 3. Cast stone 4. Factory finished and certified wood, including, but not limited to: a. Wood shingles (cedar shingles six (6) inch maximum exposure) b. Lap-siding (six (6) inch maximum width) 5. Stucco	The exterior building materials on all sides of the building would consist of brick, stone, wood, stucco, and cast stone.	Yes
<u>909.14.B – Façade Coverage – All Districts</u> The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.	The proposed building would consist of the same primary materials – brick, stone, stucco, and cast stone – on all sides of the building.	Yes
<u>909.14.C – Type of Brick – All Districts</u> On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.	The proposed brick will be standard size.	Yes

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<u>909.14.D – Façade Detail – All Districts</u> 1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints. 2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable.		The brick and stone facades will be well detailed.	Yes
<u>909.14.E – Brick Joints – All Districts</u> 1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or 'v' joint. No mortar may be used beyond the face of the brick. 2. All brick walls must be built to avoid efflorescence		All rick will be tooled with brick and mortar color to match.	Yes
<u>909.14.F – Stone Joints – All Districts</u> Stone joints shall be no larger than one-fourth (1/4) inch.		The stone joints would be no larger than ¼ inch.	Yes

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<u>909.14.G – Accent Materials – All Districts</u> Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade: 1. Stone 2. Cast stone 3. Copper (untreated) 4. Rock faced stone 5. Aluminum or painted steel structural shapes 6. Fiber cement board 7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir. 8. EIFS	The building includes sills, accents, and cornices that consist of the same primary building materials – stone, cast stone, and wood.	Yes
<u>909.14.H - Parapets, Flashing, Coping – All Districts</u> 1. Only the following materials may be used for parapets, flashing and coping: a. copper (untreated) b. brick c. stone d. cast stone e. premium grade wood. 2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.	The parapets, flashing, and coping are has copper over the pitched simulated slate shingles.	Yes

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<u>909.14.I – Awnings – All Districts</u> 1. Only the following types of awnings may be used: a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process b. Highly detailed, ornate metal in dark colors c. Glass awnings 2. Backlit awnings are prohibited. 3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance.	The proposed building does not include any awnings.	N/A
<u>909.14.J – Balconies – All Districts</u> Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.	The building includes usable balconies with metal railings. The balconies would all be located within the property lines. The proposed rooftop patio would be surrounding by a cable railing system.	Yes
<u>909.14.K – Glass – All Districts</u> Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 801.09.8 of the Standards, but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects	The exterior glass will not be mirrored, reflective, or darkened.	Yes

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<u>909.14.L – Door Systems – All Districts</u> Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.	All entry doors are glass on the front façades along Lake Street and Barry Avenue.	Yes
	Comments	Compliance
Franchise Architecture		
<u>909.15 – All Districts</u> A. Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited. B. Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 801. 09.18 by the Planning Commission at the time of Design Standards Review application	There is no franchise architecture proposed.	N/A

Design Review Critique

305 and 309 Lake St E

October 1, 2018

	Comments	Compliance
Walkways		
909.16.A – Lake Street District A. Continuous sidewalks at least twelve (12) feet in width shall be provided along all public street frontages. B. Lighted sidewalks shall extend between rear and side parking areas and building entrances. All sidewalk lighting must project downward. C. Buildings with street frontage exceeding fifty (50) feet shall have at least one (1) bench. D. All sidewalk surfaces must match the exposed aggregate/brick accent sidewalks on Lake Street.	The proposed plans include continuous sidewalks along both Lake St and Barry Avenue which would be composed of exposed aggregate with concrete bands. The Lake Street sidewalk would be 16 feet in width. However, the Barry Ave sidewalk is only 6 feet in width. Both the Lake St and Barry Ave frontages have benches.	No. Deviation Requested.

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305 and 309 Lake St E

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	Comments	Compliance
Landscaping		
<u>909.17.A – All Districts</u>		
A. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level.	The proposed plans include seasonal landscaping within planters along Lake St and Barry Ave.	Yes
B. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings.	The proposed streetscaping consists of existing and proposed boulevard trees, exposed aggregate sidewalks, and benches.	
C. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area.	The proposed plans include street lights according to the City's design specifications.	
D. Streetscaping shall include all of the following: 1. Boulevard species trees, with at least three (3) caliper inches. 2. Exposed aggregate sidewalks with brick accents 3. Street lights 4. Benches (if building length is 50 feet or greater), which utilize existing city bench designs. 5. Flowers		

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<u>909.17.B – Lake Street District</u> A. Established Lake Street landscape treatments shall be followed in accordance with the specifications of the Wayzata Engineering Guidelines set forth in Wayzata City Code. Exposed aggregate with brick accent sidewalks shall be used. B. Approved boulevard trees, planted in sidewalk areas, shall be planted no more than twenty six (26) feet on center from each other.		The proposed plans include a 16-foot continuous sidewalk along Lake Street and 6-foot continuous sidewalk along Barry Avenue, with existing and proposed boulevard trees.	Yes
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Design Review Critique

305 and 309 Lake St E

October 1, 2018

	Comments	Compliance
Parking Lot Landscaping		
<u>909.18 – All Districts</u> A landscaped buffer strip at least five (5) feet wide shall be provided between all parking areas and the sidewalk or street. The buffer strip shall consist of shade trees appropriately spaced for the particular Design District, and a decorative metal fence, masonry wall or hedge. A solid wall or dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.	The proposed plans do not include a surface parking lot. All of the proposed parking would be located internal to the building.	N/A
Surface Parking		
<u>909.19 – All Districts</u> A. Off-street parking shall be located to the rear of buildings. When parking must be located in a side yard adjacent to the street, a landscaped buffer shall be provided in accordance with the Design Standards. The street frontage occupied by parking shall not exceed sixty (60) feet per property. B. Side-by-side parking lots creating a parking area frontage longer than sixty (60) feet are prohibited, except where a heavily landscaped buffer of at least twenty (20) feet wide completely separates both lots. C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property. D. Front yard parking is prohibited. E. There shall be no corner parking.	The proposed plans do not include a surface parking lot. All of the proposed parking would be located internal to the building.	N/A

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305 and 309 Lake St E

October 1, 2018

	Comments	Compliance
<u>909.20 – All Districts – Bicycle Parking</u> Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.	The proposed plans include four bicycle parking spots along Barry Avenue.	Yes
Parking Structures		
<u>909.21 – All Districts</u> Parking structures shall meet the following standards, along with all other applicable building code standards: A. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings. B. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade. C. Windows or openings shall be similar to those of surrounding buildings. D. Vines and other significant landscaping shall be used to minimize the visual impact of the parking structure.	All of the proposed parking would be located internal to the building. The proposed plans do not include a parking structure.	N/A

Design Review Critique

305 and 309 Lake St E

October 1, 2018

	Comments	Compliance
Signs		
<u>909.22 – All Districts</u>		
A. Compatibility		
1. Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs shall be an integral part of the building and site design.	The proposed plans include wall signs on the Lake Street and Barry Ave frontages. The signs would identify individual tenants within the building. The signs would be constructed of natural materials such as wood, metal, or stone. The signs will be attached directly to the building and would be lit.	Yes
2. A sign plan shall be developed for buildings which house more than one (1) business. Signs need not match, but shall be compatible with one another. Franchise or national chains must comply with these Sign Standards to create signs compatible with their context.		
3. When illuminated signs are proposed, only the text and/or logo portion of the sign may be illuminated. Illuminated signs must be compatible with the location. Illumination of the sign to highlight architectural details is permitted. Fixtures shall be small, shielded, and directed towards the sign rather than toward the street, so as to minimize glare for pedestrians and adjacent properties.		
4. Sign plans must be submitted for review as part of an Applicant for Design Approval. Proposed signs must also conform to the requirements of Section 801.27 of the Wayzata Zoning Ordinance.		

Design Review Critique

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909.23.A – Permitted Sigs – Lake Street District A. Lake Street District. Only the following types of signs are permitted in the Lake Street District: 1. Awning, canopy or marquee signs 2. Wall signs 3. Monument or ground signs 4. Projecting signs 5. Window signs (small accent signs) 6. Roof signs if located on pitched-roof buildings, below the peak of the roof	Only wall signs are included on the proposed plans.	Yes
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	Comments	Compliance
Parking Lot and Building Lighting		
909.24 – All Districts A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare. B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to minimize ambient glow and light pollution. C. Pedestrian-scale lighting, not exceeding thirteen (13) feet in height, shall be located on walkways and adjacent to store entrances. All sidewalk lighting must be projected downwards. City light standard shall be followed for all public streets. D. Light posts shall be of a dark color. E. Lighting fixtures shall be compatible with the architecture of the building. F. Lights attached to buildings shall be screened by the building's architectural features to eliminate glare to adjacent properties. All façade lighting must be projected downwards. G. All lighting fixtures shall comply with City Code Section 801.16.6 as it relates to glare.	The proposed plans do not include a surface parking lot. Wall-mounted decorative light fixtures will be located along Lake Street and Barry Ave at entrance doors and terrace locations.	Yes

Jeff Thomson

From: Kim Van Dyn Hoven <kvandynhoven@nolanpg.com>
Sent: Thursday, September 27, 2018 4:17 PM
To: Jeff Thomson
Cc: John Nolan
Subject: 305 Lake St.

Hi Jeff,

I wanted to communicate our concerns over the proposed building at 305 Lake Street. As proposed, this project will have a significant adverse impact on our building at 328 Barry Avenue which is adjacent to and sits above it on the bluff. I have two primary concerns:

- 1.) The proponent's grade plane is not accurately calculated and is significantly above (approximately 5') the actual grade plane as is customarily calculated by the building inspector.
- 2.) The proposed rooftop design with the patio and penthouse access significantly adversely impacts our property's lake views, reduces the building's value and violates the zoning code height constraints. In addition, practically speaking, such patios, as seen with the terraces on the existing building next door are never used in an office building. The result is a collection of dead plants and patio furniture unnecessarily cluttering the roof. Further, because we look right at the proposed building's roof, it's important to us that careful consideration is given to its roof design and its impact on our view.

The fact is, in a hillside village overlooking a lake, the view sheds of many buildings in the bluff are over the roofs of the adjacent buildings. This "view" is a protected interest in the city's Design Standards. As such, the roof of a building becomes an important façade that requires attention to design in order to maintain adjacent property values and as such, promote the notion of being a good neighbor.

In conclusion, I respectfully request that the patio and penthouse be eliminated and that a roof design condition be part of the planning commission approval with the following concepts:

- Proponent shall obtain city approval of a detailed roof plan which shall show all elements visible on the roof, including but not limited to, all penetrations, any elements sitting on or rising above the roof membrane, elevator penthouse, all architectural features, etc.
- All roof elements shall be consolidated to a location on the roof, and painted, to minimize any adverse impact to the view and view shed of adjacent properties.
- Any future modifications to the approved roof plan shall require city approval.
- No equipment, plants, pots, furniture or other such features shall be allowed on the roof, at any time, of properties located in the Lake Street District in order to preserve the views of surrounding properties.

Thank you for your time and consideration.

Kim Van Dyn Hoven
Development Analyst



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kvandynhoven@nolanpg.com

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**Staff Report
October 1, 2018**

Project Name: Highcroft North
Applicant Sathre-Bergquist, Inc
Addresses of Request: 153 Peavey Lane
Prepared by: PeggySue Imihy, Planner
Reviewed by: Jeff Thomson, Director of Planning and Building
“60 Day” Deadline: November 3, 2018

Development Application

Introduction

The applicant, Sathre-Bergquist Inc, and the property owners And/Or Assigns, LLC have submitted a development application to subdivide the property at 153 Peavey Lane. The applicant is proposing to subdivide the one existing property into three single-family residential lots. The application requests approval of preliminary and final plat subdivision.

Property Information

The property identification number and owner of the properties are as follows:

Address	PID	Owner
153 Peavey Lane	01-117-23-42-0001	And/Or Assigns, LLC

The current zoning and comprehensive plan land use designation for the properties are as follows:

Current zoning:	R-3 Single and Two Family Residential District
Comp plan designation:	Medium Density Multiple Family
Overlay districts:	None

Project Location

The property is located at the intersection Lake Street W and Peavey Lane:

Map 1: Project Location

Map 2: Zoning Map

Map 3. Comp plan



Application Requests

As part of the submitted development application, the applicant is requesting approval of the following items:

- A. Concurrent Preliminary and Final Plat Subdivision: The proposal requires preliminary and final plat review to subdivide the two existing lots into four lots. (City Code Section 805.14 and 805.15)

Adjacent Land Uses.

The following table outlines the uses, zoning, and Comprehensive Plan land use designations for adjacent properties:

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	N/A	N/A	N/A
East	Single family homes	R-3/Single Two Family Residential District	Low Density Single Family
South	Single family home	R-1A/Low Density Single Family Estate	Estate Single Family
West	The Blake School	Institutional	Institutional/Public

Public Hearing Notice

The public hearing notice was published in the *Wayzata Sun Sailor* on September 20, 2018. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on September 21, 2018.

Analysis of Application

Proposed Houses

The property currently contains a three-family residential home. As part of the project, the existing home would be demolished, and three new single family homes would be constructed. The applicant has not submitted preliminary concept elevations for the single family homes, however the proposed plans include preliminary house pads and driveways entrances for each of the new lots. The proposed house pads would comply with all

requirements of the R-3 zoning district, including setbacks, lot coverage, and impervious surface.

Lot Requirements

The proposed lots would meet the minimum lot requirements for the R-3 zoning district for single family homes:

	Lot area (sq. ft.)	Lot width	Lot depth
R-3 Requirements	9,000 (min.)	60 ft. (min.)	100 ft. (min.)
Lot 1	10,316 sq. ft.	78 ft.	134.29 ft.
Lot 2	9,606 sq. ft.	78 ft.	128.97 ft.
Lot 3	9,024 sq. ft.	76.6 ft.	116.04 ft.

Surrounding Lot Sizes

The following summarizes the lot areas of the single family and two family residential lots in the area:

Address	Lot area
153 Peavey Lane	29,079 sq. ft.
151 Peavey Lane	25,445 sq. ft.
145 Peavey Lane	23,437 sq. ft.
141 Peavey Lane	22,052 sq. ft.
133 Peavey Lane	21,106 sq. ft.
131 Peavey Lane	20,679 sq. ft.
144 Peavey Lane	40,270 sq. ft.
310 Peavey Lane	46,797 sq. ft.
325 Highcroft Lane	68,397 sq. ft.
345 Highcroft Lane	121,099 sq. ft.

Tree Preservation

There are 21 trees located on the site that meet the minimum size requirements as either significant or heritage trees. Of the 21 trees, 18 are classified as significant trees and 3 are heritage trees. The proposed plans include removal of trees for the proposed homes, driveways, and grading of the lots.

The proposed plans indicate that four significant trees and one insignificant tree would be removed. For a subdivision application, the tree ordinance allows for removal of up to 25 percent of the inches of significant trees before mitigation is required. Based on the proposed removal, 8 inches of replacement trees would be required in place of the significant trees that would be removed. The proposed plans include the replacement of 9 inches of trees.

Action Steps

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

Attachments

Proposed Plans

Applicable Code Provisions for Review

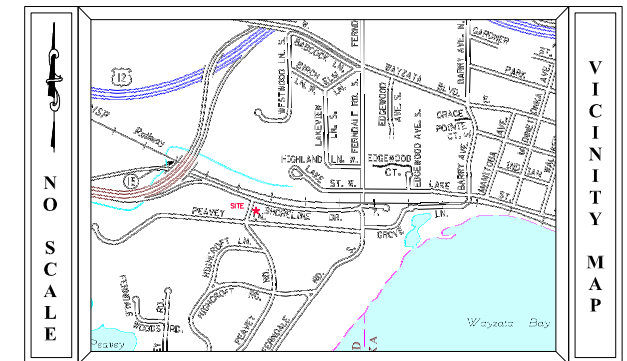
Comprehensive Plan: The City's comprehensive plan includes the following policies for residential land uses:

1. Enhance individual character elements of residential neighborhoods through public improvements and private investment.
2. Protect property values through the consistent relationship of land uses, streets, sidewalks, natural features, and the maintenance of properties.
3. Protect residential neighborhoods from encroachment or intrusion by incompatible uses or incompatible higher densities.
4. Pursue programs to improve housing condition and maintenance, including implementing a rental housing inspection program.
5. Aggressively eliminate violations of property maintenance, outside storage or accessory building regulations which infringe upon residential neighborhood quality, pose public health and safety problems, or threaten neighboring property values.
6. Provide for continuing review, updating and enforcement of zoning, subdivision, and design standards to ensure high standards of planning and design.
7. Identify ecological and water quality impacts on the lake and other water bodies caused by proposed land use developments, for example stormwater runoff, and work to mitigate these impacts.

Preliminary Plat Criteria (Section 805.14.E): The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filling or grading.

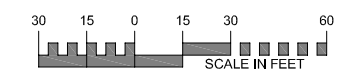
4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
10. The proposed lot layout and building pads shall conform with all performance standards contained herein.
11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.



SHEET INDEX TABLE	
SHEET	Description
COS	Certificate of Survey
PP	Preliminary Plat
FP	Final Plat
1	Title Sheet
2	Utility Plan
3	Grading & Erosion Control Plan
TS	Tree Survey

<u>PROPOSED DEVELOPMENT</u>	
<u>INFORMATION</u>	
Zoning:	R3 (Single and Two Family Residential District)
Lot Area:	9,000 square feet minimum
Lot Width:	60 feet
Lot Depth:	100 feet
Front Yard:	20 feet
Side Yard:	10 feet
Rear Yard:	20 feet
Building Height:	2-1/2 stories ~ 30 feet
Lot Coverage:	30 percent
Harcover:	35 percent

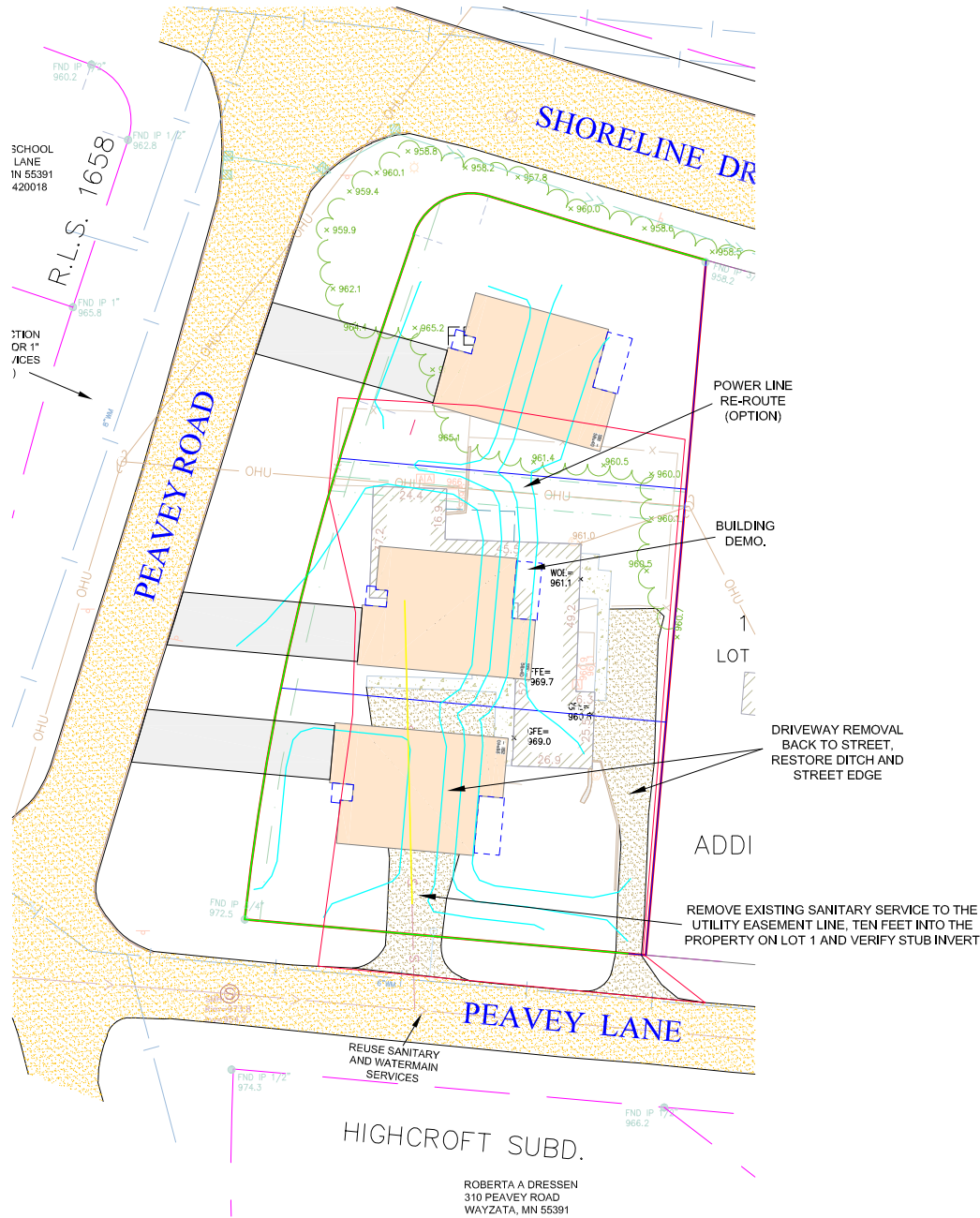
PREPARED BY	PREPARED FOR
ENGINEER <u>SATHRE-BERCOQUIST, INC.</u> 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT - ROBERT S. MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM DAVID PEMBERTON, RLS EMAIL: PEMBERTON@SATHRE.COM	DEVELOPER <u>AND-OR ASSIGNS, LLC.</u> 5500 Wabasha Blvd, Suite 300 Minneapolis, MN 55416 CONTACT: Gary Kirt Phone: (651) 905-5761 Email: gkirt@belbanks.com Todd Rapp Phone: (651) 379-3000 Email: toddr@strlawyer.com



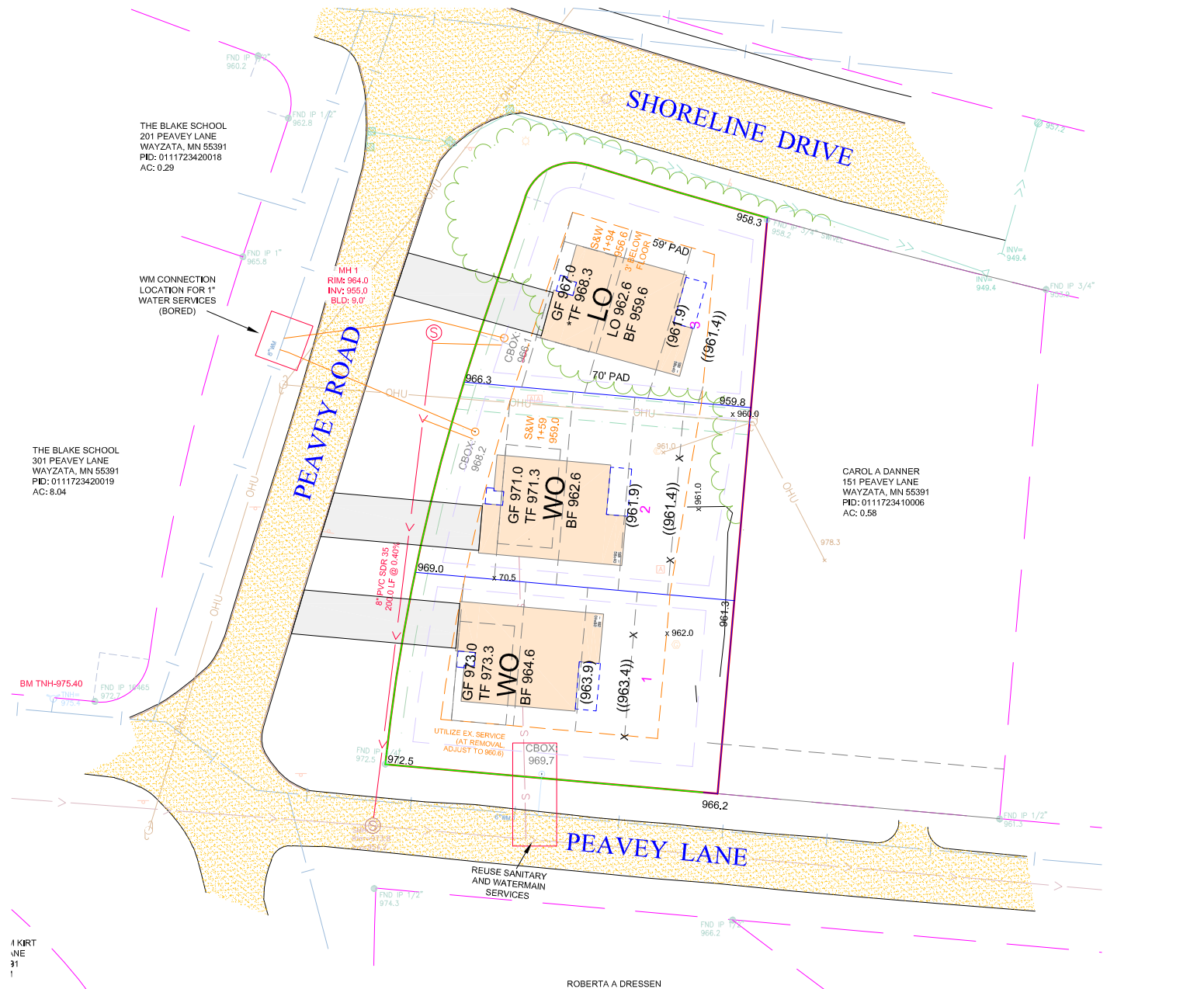
EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

[illegible]

DEMOLITION PLAN



UTILITY PLAN



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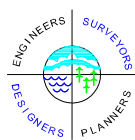


DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE_PEAVEY	01	07	09/14/18	ADDED DRIVEWAYS AND HOUSES
DRAWN BY				
TCW				
CHECKED BY				
RSM				
DATE				
08/28/18				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 08/28/18 Lic. No. 26728



SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

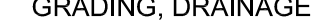
CITY PROJECT NO.
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WAYZATA, MINNESOTA

UTILITY & DEMOLITION PLAN
HIGHCROFT NORTH
AND/OR ASSIGNS, LLC.

FILE NO.
10039-001

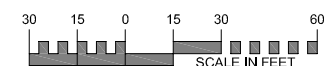
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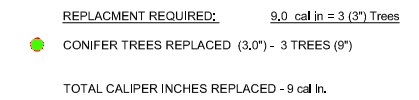
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DRAWING NAME	NO.	BY	DATE	REVISIONS	USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.	I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. Robert S. Molstad ROBERT S. MOLSTAD, P.E. Date: 08/28/18 Lic. No. 26478	 SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MN, 55391 (952) 476-6000	CITY PROJECT NO.	GRADING, DRAINAGE & EROSION CONTROL PLAN HIGHCROFT NORTH AND/OR ASSIGNS, LLC.	FILE NO.	
BASE_PEAVER	01	07	09/14/18	ADDED DRIVEWAYS AND HOUSES				--			10039-001
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CHECKED BY											
RSM											
DATE											
08/28/18								WAYZATA, MINNESOTA		3	



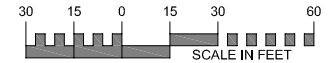
Total Caliper Inches	412.0
	=====
Net Caliper Inches	412.0
Removed Caliper Inches	111.5
Percent Removed	27.1%
Percent Saved	72.9%
25% Threshold	103.0
Replacement Required Cal. in.	9.0
3" Trees Required	3.0

[illegible]



Typical Planting Schedule
Replacement Trees -
 Arborvitae
 Black Cherry
 Butternut
 Cedar
 Elm (Disease Resistant)
 Fir
 Hackberry
 Hickory
 Hemlock
 Kentucky Coffee
 Linden/Basswood
 Maple (Except Silver Maples)
 Oak
 Walnut

Conifers:
 Pine
 Spruce (Except Colorado Blue)
 Tamarack



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