WAYZATA PLANNING COMMISSION
Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street
Monday, March 16, 2020
6:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
   a. Approval of the March 4, 2020 Planning Commission Meeting Minutes
   b. Approval of Report and Recommendation for PUD Concept Plan and Variances for the Boatworks Redevelopment at 294 Grove Lane East
   c. Approval of Report and Recommendation for a Side Yard Setback Variance, Impervious Surface Variance, and Curb Cut Spacing Variance at 244 Wayzata Boulevard East
5. **Public Hearing Items**
   a. Consider Development Application for Design Review of Wayzata Medical Center at 1120 Wayzata Boulevard East
6. **Other Items**
   a. Introduction to Wayzata Boulevard Corridor Study
   b. Review of Development Activities
   c. Planning Commissioner Liaison Report from the March 10, 2020 City Council Meeting
   d. Planning Commissioner Liaison for the March 24, 2020 City Council Meeting
   e. 2020 Planning Commission Meeting Calendar
7. **Adjournment**

Upcoming Meetings:
City Council - March 24, 2020
Planning Commission - April 6, 2020

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

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: March 16, 2020	**AGENDA ITEM:** 4.a
TITLE: Approval of the March 4, 2020 Planning Commission Meeting Minutes	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the draft minutes for the March 4, 2020 Planning Commission meeting.

ATTACHMENTS:

1. Draft Meeting Minutes - March 4, 2020 Planning Commission Meeting

WAYZATA PLANNING COMMISSION
MEETING MINUTES
March 4, 2020

AGENDA ITEM 1. Call to Order

Chair Plantan called the meeting to order at 6:30 p.m.

AGENDA ITEM 2. Roll Call

Present at roll call were Commissioners: Plantan, Merriam, Parkhill, Bashioum, Flannigan and Iverson. Absent: Commissioner Douglas. Community Development Director Emily Goellner, Consulting Planner Eric Zweber, Assistant Planner Nick Kieser, and City Attorney David Schelzel were also present.

AGENDA ITEM 3. Approval of Agenda

Chair Plantan asked for updates or revisions to the agenda.

Hearing none, Chair Plantan asked for a motion to approve the agenda for the meeting as presented.

Commissioner Bashioum made a motion, seconded by Commissioner Parkhill, to approve the March 4, 2020 agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the February 19, 2020 Planning Commission Meeting Minutes
b.) Approval of a Report and Recommendation of Approval for Fee in Lieu of Parking (FILOP) Conditional Use Permit and Combined Preliminary and Final Plat for Melvin's 235 at 235 and 239 Lake Street East

Chair Plantan read the items on the consent agenda and asked if any Commissioner wished to pull an item for further discussion.

Hearing no such request, she asked for a motion to approve the Consent Agenda as presented.

Commissioner Parkhill made a motion, seconded by Commissioner Merriam, to approve the Consent Agenda as presented. The motion carried 5 ayes and 1 abstain (Iverson).

AGENDA ITEM 5. Public Hearing Items:

a.) Development Application for a Planned Unit Development Concept Plan and Variances for the Boatworks Re-Imagined Redevelopment at 294 Grove Lane East

Community Development Director, Emily Goellner, stated that the applicant and property owner, Boatworks II, LLC, has submitted a development application requesting approval of (i) a Planned Unit Development (PUD) Concept Plan for a new 49-foot-tall, four-story, mixed-use building consisting of office, restaurant, and residential condominiums uses, and (ii) four variances to height, setbacks, shoreland setback and rooftop restaurant ventilation equipment to allow for the redevelopment of the property at 294 Grove La E. The applicant is proposing to demolish the existing building to construct a new 49-foot tall, four-story building. The two lower floors would be comprised of office and restaurant uses. The third and fourth floors would include 35 condominiums which is one less condominium than was proposed with the last submission. A PUD Concept Plan was submitted in October 2019 and reviewed by the Planning Commission and City Council from October through December of 2019. The proposal was ultimately denied by the City Council. The past proposal was for a 66.6-foot-tall building at its tallest point and included a rooftop terrace accessible to condo owners and their guests, as well as mechanical equipment. The current proposal is for a four-story building, but with a reduced height of 49-feet measured up to the top of the coping. The applicant is also proposing a number of public benefits on the site that would add value to the community.

Director Goellner stated that in addition to the request for the approval of the PUD Concept Plan, the applicant is requesting four variances for: building height over 35-feet tall, building setbacks that are closer than 10-feet on the west and north sides of the property, the presence of restaurant ventilation equipment on the rooftop where it is prohibited, and for a building setback closer than 75-feet from the shore of Lake Minnetonka. If the applicant receives approval from the City Council for a PUD Concept Plan, they would need to apply for approval of a PUD General Plan, as well as a design review and approval of the architectural design in accordance with the Cities Design Standards. The applicant would also be required to re-zone the property to a PUD District at a later date, as well as apply for a Shoreland Impact Plan and Conditional Use Permit for a height over 35 feet, impervious surface greater than 25%, and get approval from FEMA for a letter of map adjustment based on fill, and then a vertical plat for condominiums.

Director Goellner stated that the property is located near the Lake St. E. and Grove Lane E. intersection. The current zoning is C-3/Service Commercial and Planned Unit Development (C-3/PUD). The 2030 and 2040 Comprehensive Plan Designation is Central Business District. The property is also in the Shoreland Overlay District and the Bluff Design District.

Planning Consultant, Eric Zweber, stated that he would be going over more detailed information on the five requests in the Application, and explain the plans based on the requests. The applicant is asking for approval of the PUD Concept Plan for a new 49-foot-tall, four-story, mixed-use building consisting of a 2-level parking ramp, office, restaurant, and residential condominiums uses. Should PUD Concept Plan approval be granted, this approval in no way binds the City to subsequent approval of General Plan of Development. The property has access to Lake Street to the north, the Depot to the east, and the City's Marina and beach to the west. The bottom level of the parking ramp will be accessed off of Grove Lane and the top level accessed from Lake Street.

The ground floor parking ramp will include a gate to reserve 70 parking spaces for condominium owner. There will also be 51 public parking spaces as well as a turnaround area by the restaurant and office access areas. The second level will include office space, 101 public parking spaces with turnaround area, mechanical equipment, restrooms, elevator, and a staircase. The third and fourth floors will contain 35 condominiums.

Mr. Zweber noted that the required number of parking stalls for the proposed PUD is 338. The proposal provides 327 parking stalls 24 hours/day. The total parking stalls at peak demand (6 am-7 pm weekdays) is 351. He reviewed terms of the existing developer's agreement and parking agreement for the property. He explained restrictions that currently exist for a number of parking stalls that are reserved for City use or require a City permit. If the project moves forward to the General Plan, these parking agreements would need to be modified.

Mr. Zweber shared the City Engineer/Director of Public works comments regarding the PUD Concept Plan. The total number of parking stalls currently on the north/south running aisle of the beach/marina property is being reduced to construct the turn-around at the south end. 27 parking stalls would be reserved as beach/marina parking on the weekend, as is required in the current parking agreement, to replace the three stalls removed for the turn around. The proposed site plan eliminates a number of parking stalls on the north side of Grove Lane that currently exist and proposes a sidewalk and boulevard pedestrian way on the north side of the parking structure. The City Engineer recommended that this pedestrian way should be reduced in width to allow for the construction of 24-foot roadway and maintain parking stalls on the north side of Grove Lane. The pedestrian access on the east side of the beach/marina parking lot should be reduced to the minimum allowable width to provide additional parking stall(s).

Chair Plantan asked the Commission if it had questions for staff regarding the proposed PUD Concept Plan.

Commissioner Iverson asked for explanation of two of the future requests noted by Director Goellner: approval from FEMA for a letter of map adjustment based on fill, and a vertical plat for condominiums.

Mr. Zweber explained that the map adjustment is in response to the applicant stating that the city beach and marina parking lot is currently below the floodplain. One of the public benefits that the applicant is offering with the PUD is that when the parking is constructed, the parking area will get raised to come out of the floodplain. The process from FEMA to get that approval is through a letter of map adjustment. The vertical plat for condominium is the process to provide unit ownership to the condominium owners by plating the 35 condominiums separately from the other building areas.

Commissioner Flannigan asked what the difference in the number of parking stalls that the City has rights to would be if the City Engineer's changes were accepted and incorporated into the proposal.

Mr. Zweber stated that the number of parking stalls that would be restricted would be the same. Three of the stalls would be moved to the City owned property Marina. The parking stalls that

would be available 24 hours/day would go down to 324, but the total available during peak hours would stay at the existing 351.

Commissioner Iverson asked how the weekday parking for the beach would be addressed because it is busy seven days a week.

Mr. Zweber stated that one of the City Engineer requests was that the curb line and pedestrian way to the north of the property be made smaller to potentially accommodate an additional 20 parking stalls in the area. These spots would not be exclusive to the City but would increase parking in the area.

Commissioner Iverson expressed concern that a number of parking spots from an existing parking agreement with the City are being included in the number of parking that the applicant is required to provide for the proposed PUD.

Mr. Zweber stated that the comment was valid. He stated that the PUD General Plan phase will contain more detail regarding the parking issue. He further added that there was potential for additional parking spaces to be created in the future. He noted that the location of the parking would be in the floodplain and would therefore be subject to flood conditions. He also added that there are also an additional 19 parking spots located further down Grove Lane.

There being no further questions from the Commission regarding the information provided, Chair Plantan asked Mr. Zweber to continue with his presentation.

Mr. Zweber stated that there were four variances requested in the Application for the project, and that information on the practical difficulties was provided as part of the Application. He stated that each variance and practical difficulty needed to be considered separately.

With respect to the requested Height Variance, Mr. Zweber shared that the maximum building height within a PUD District is 35 feet and three stories, whichever is lesser. The proposed building height is 49 feet and four stories. The applicant has stated that the practical difficulties include not being able to provide underground parking due to the high-water table, that current building is non-compliant, and the 14-foot first floor to allow indoor loading dock.

With respect to the requested Setback Variance, Mr. Zweber shared that the front, rear, and side yard restrictions on the periphery of the Planned Unit Development site at a minimum must be the same as the previous zoning district, in a PUD District. The previous Zoning District in this case is C-3/Service Commercial, which has a minimum setback requirement of ten feet. The western (side) and northern (front) yards are proposed to have zero-foot setback. In the case of the northwestern corner of the property, the proposed parking structure is located across the property line to construct parking stalls available for public use.

With respect to the requested Variance to Allow Rooftop Mechanical Equipment, Mr. Zweber shared that the Bluff District does not allow for any mechanical equipment for a building to be located on the roof deck. The Boatworks proposal included mechanical rooms located on the east and west ends of the second floor to house much of the mechanical equipment inside the building,

but Boatworks is asking for a variance for the proposed restaurant's up-blast centrifugal roof exhaust fan. The plan is to keep the height of the van under 5 feet and potentially powder coat it a dark color to disguise it. The applicant's information on practical difficulties include that horizontal ducting can lead to grease build up, and the kitchen odors could be sent to neighboring properties or public spaces.

With respect to the requested Shoreland Setback Variance, Mr. Zweber shared that no principal structure or building addition other than a water oriented accessory structure as specified can be located closer to the ordinary high water mark than the greater of 75 feet, a line which is drawn between the two closest riparian principal structure on either side of a proposed building site, the average setback of the two closest riparian principal structures on either side of a proposed building site, or the average setback line shall be measured parallel to the ordinary high-water level. The existing Boatworks building is about 24 feet from the ordinary high-water level (OHWL). The proposed Boatworks would be about 21 feet from the OHWL. The City-owned Wayzata Depot & Museum property is located to the east and the City-owned Beach and Marina is located to the west of the subject property. The Depot building is about 52 feet from the OHWL at its closest point. The City Beach and Marina have a beach house that is located about 17 feet from the OHWL. However, the beach house is considered a water oriented accessory structure, which is exempt from the OHWL setback requirement. The applicant noted that their practical difficulties include the limited depth of the lot, no underground parking due to the high-water table, and it is an existing condition & past practice. The applicant also provided information regarding their proposed stormwater treatment plan and the benefits of the location being closer to the water.

Director Goellner reiterated the applicant's requests. She stated that three public comment letters were received by the City, have been added to the packet, and will be posted on the City website. She provided information regarding the next steps for the application.

Chair Plantan asked the Commission if they had any questions for Staff.

Commissioner Merriam asked for clarification regarding a statement that the applicant made as to the practical difficulties with variance request number one. The applicant stated that the current building was non-compliant, and she questioned if the building was currently under 35 feet and if so, what were the applicants referring to.

Mr. Zweber stated that the non-compliance is actually in separation between the high-water mark and the first-floor elevation. The requirement by building code and City code is that the first floor needs to be at least one foot above the OHWL mark and any opening need to be 3-feet above. The current building has a portion that is actually below the OHWL mark. If they were to reconstruct the first floor, they would have to increase the first-floor height a little bit to meet that compliance.

Commissioner Merriam asked for clarification regarding Section 991.1 of the zoning ordinance that states that building heights of over 35 feet may be allowed through approval of Shoreland Impact Plan Conditional Use Permit. She asked if this section was part of the PUD code.

Mr. Zweber responded that the section was in the Shoreland Ordinance, which is a separate chapter of the Zoning Ordinance. The applicant is currently asking for a variance to allow the building to

be taller than 35 feet based on practical difficulties. The mitigating measures that are called for in the Shoreland Ordinance will be reviewed and detailed in the General Plan and Design Review stage.

Commissioner Merriam stated that the FAR in the C-3 District is one. She asked for clarification as to the reason FAR had not been addressed.

Mr. Zweber responded that there is not a FAR requirement in a PUD District. If the application gets approved, the zoning will changed to PUD District.

Commissioner Merriam asked if there were other C-3 zoned properties in the area because C-3 zoning requires a FAR of one. She also asked if there were other zoning districts in the downtown that have a FAR of one.

Mr. Zweber responded that to his knowledge the Boatworks property is the only C-3 zoned property in the Central Business District. He added that C-4 also requires a FAR of 2. He added that the properties on the north side of Lake Street, based on those underlying zoning districts, would have a FAR of 2.

Commissioner Flannigan asked for the amount of office square footage on the second floor.

Mr. Zweber provided an answer.

There being no further questions from the Commission for Staff, Chair Plantan asked for the Applicant to address the Commission regarding the application.

Applicant's principal and representative, Rick Born, 294 Grove Lane thanked the Commission for allowing them to present an application again. He stated that the first application had a building height of 71-feet, the next application had a building height of 58-feet, and the current application is at 49-feet in height. He acknowledged that building height and building mass are important issues, and the current plan includes large decreases of both. He explained that they were able to make the decreases in building height by removing a level from the parking ramp. He provided a visual with other buildings in the area and their height. He stated that their proposed building is lower than the average height of the buildings on Lake Street. He added that setback from the railroad is almost 30-feet. The changes made in the new application improve the safety and walkability around the property. The current focus has been to decrease the height and overall density. He stated that if the height and density can be agreed upon, they would accept changes suggested to the exterior aesthetic of the building. The proposal greatly increases the walkability of the area, increases the safety, and connects the neighboring properties in a much better way than what currently exists. He also provided more visuals regarding the public benefits of the proposal for the property. He explained that the timeline for the construction would be very aggressive. The plan would be to move the current tenants out by the end of the current year and start construction. The first summer may be a little rough, but the following summer should only have interior construction and very minimal exterior work remaining.

Chair Plantan asked if the Commission had any questions for the applicant.

Commissioner Flannigan stated that he appreciates the work that Mr. Born's team has put into the project. He stated that the first practical difficulty listed in the application was regarding economics. He asked what the 39,000 square-feet of office space on the second-floor means to the viability of the project. He added that removal of the second-floor could alleviate the parking difficulties and would get the building height very close to the requirement.

Mr. Born responded that the current building is 70,000 square-feet and is 100% occupied. He stated that they would need to move out very successful businesses at great cost to be able to re-develop the property. He explained that the expense would need to be justified by the building of an economically commensurate replacement.

Commissioner Flannigan stated that the existing building does not have condominiums, and he posed the question as to what they mean to the project. He reiterated that the applicant's first practical difficulty listed was economic.

Mr. Born responded that the question is a fair one. He joked that the economic practical difficulty should be moved to last on the list. He further stated that return on investment was a factor. He added that the property is very unique in the large number of public benefit improvements that they are proposing to make, such as $2 million for an improved boardwalk and the loss of $30,000 in slip rentals for the construction of a public pier. He stated that the applicant is giving up a lot for these things, and would like to see some give-and-take.

Commissioner Iverson stated that she has completed some calculations of her own. She stated that office space will likely earn $50/square foot and the condominiums will start at $500/square foot. She questioned the need to keep the office space when there are already a number of vacant office spaces within the City.

Mr. Born responded that having only condominiums on the property would result in problems with those owners not liking so many people walking by all day long. He added that economically he would be better off selling the building rather than having three floors of condominiums. He stated that others have commented that the City doesn't need more condominiums, it needs more open spaces and increased accessibility.

Commissioner Iverson stated that the proposal has four-stories with office space on the first and second floor. She added that leaving the first floor as it currently is and only removing the second floor of office space could be a good option.

Mr. Born stated that the current building is 70,000 square-feet and by removing the second floor and the additional changes the building would have a value of half of what it currently has.

Commissioner Bashioum thanked Mr. Born for his perseverance. She reminded him of his statement made at a previous Commission meeting where he said that he could not lose the penthouses from the plan that was being presented at that time.

Mr. Born stated that the current proposal is nowhere near as economically viable as previous plans, but it is likely reasonable. He added that he will not build the property with only three floors, and he stated that there wouldn't be any other developers in town willing to do it either. The risk is too high for the potential reward. His window for getting a decision on the property is very small. He needs to make a decision with his tenants to sign new leases or not by mid-April. If they do not get approval, then he will likely never develop the property. He clarified that his statements are not threats, but that he has to be able to move forward with the proposed project, or invest money in making repairs to the property as is and move on. The leases for his tenants are for ten-year time spans, and he does not see the redevelopment opportunity happening again.

Commissioner Bashioum stated that she has a problem with the height of the building and the setbacks from the shoreline. She added that Lake Minnetonka is one of the City's greatest assets, and she dislikes having to encroach on the shoreline more than the building already does. She added that the new proposal moves the building a couple feet closer to the shoreline than where it currently is.

Mr. Born stated that there may be some flexibility to the shoreline setback. The intent was to keep the same setback as the existing building.

Commissioner Merriam asked for clarification regarding the marina.

Mr. Born stated that they are planning on removing two of the very prime boat slips to create a public space.

Commissioner Parkhill stated that there have been many comments from property owners located up the hill from the proposed redevelopment. He asked if he had any responses to those property owners.

Mr. Born stated that the properties up the hill are each privately owned and don't have a public amenity attached to their property. He added that many of the properties do not currently have a view of the lake, and therefore may not be losing anything. He acknowledged the idea of fairness and that each property should be held to the same standard, but that not all properties need the same things. He added that there have been changes granted to specific properties, and he assumed that those changes were granted with good reason.

Commissioner Iverson stated that a previous meeting discussed the creation of a public amenity as part of the proposal, but also that it may not be accessible to the public. She asked for reassurance that the amenities that have been provided in the current proposal will actually occur and be open to the public.

Mr. Born stated that if the proposal does not get approved then access will stay as it is. If the proposal gets approved and they move forward with redevelopment, then the details and language will be determined.

Commissioner Iverson stated that it is important that the public is made aware of the details.

Chair Plantan asked for Staff to comment.

Director Goellner stated that the typical process is that the Planning Commission and City Council would voice the specific areas that they would like to see be public amenities, whether they are represented on the plans or not. During the PUD General Plan, the exact details would be determined and approved as part of the plan. If the builder decides to make changes, then they would need to get approval to amend the General Plan. All of the negotiations made with the developer on these points need to be approved by the City Council and memorialized in the exhibits, all of which get added to public record.

Project Developer, Terry Schneider, stated that the design of the dock gathering space in the illustration will likely not comply with LMCD's dock ordinance, and that was noted on the illustration. The illustration is for information of size and location only and with the understanding that additional discussions on the particulars of this feature will occur during the General Plan review stage. The development agreement will contain language as to its use and its limitations. He added that the intent is for the dock gathering area to predominately be available for public use. He explained that they plan to provide alternate solutions to any of the comments or concerns identified by the Planning Commission so that the City Council has additional information to make decisions.

Commissioner Bashioum asked for the measurement from the front edge of the building to where the lake starts.

Mr. Schneider stated that the measurement will have some variability along the length of the space. They plan to rebuild a seawall on the lake edge that has deteriorated. They acknowledge that the walking path may not be uniform, but they will not encroach on the waterline. The current building is very straight, and the proposed building will not be so straight, as to have places for landscaping and seating.

Commissioner Bashioum stated that the edge of the building in the rendering does not appear to have adequate space allowed for the large walkway depicted.

Mr. Schneider stated that the rendering plan is to scale and in general, on average, there is more area to work with than what is currently available. The details will be worked out with the authorities.

Chair Plantan stated that Mr. Born spoke of addressing height and massing concerns that were shared by the Commission, the Council, and the public. It was mentioned that the building was reduced by nine feet and the mass was reduced by 17%, but the building footprint remains the same. She asked where the mass reduction was coming from.

Mr. Schneider stated that most of the reduction comes from the removal of an entire parking deck floor. The mezzanine parking was all removed and that allowed the reduction of the visible wall along Grove Lane. Additional details can be discussed with the PUD General Plan. He calculated 17.6% less cubic feet of building than the previous application with 30,000 square-feet coming from the parking ramp.

Commissioner Parkhill stated that the plan has a point where the building is 3-feet closer to the water line than the current building.

Mr. Schneider stated that it was an oversight and the intention was not to go over the setback line for the building. This can be adjusted back 3 feet.

There being no further questions from the Commission for the applicant, Chair Plantan opened the public hearing on the application at 8:14 p.m.

Eric Myhran, 900 Willow Drive North, Orono, stated that he has lived in and around Wayzata for 50 years. He thanked the Planning Commission for their time and energy. He appreciated the Council and Planning Commission pushing back on the first two proposals. He stated that Ms. Bashioum may think that continuing to push back at the developer will result in a smaller building. He sees the current proposal as the best option. He acknowledged the need to respect zoning regulations but feels that the property is unique and should be considered on its own merit. Unlike the properties along Lake Street and elsewhere, this property for good or bad is integrated into the public experience with everything around it. This property has significant impact on public safety, traffic, walkability, water quality, the connectivity of the new boardwalk, and more. The new building would be, by design, woven into the public experience of life. The building starts essentially at sea level and will be shorter than the TCF building and homes on Ferndale Road. He respected other opinions regarding the project, but asked that consideration be made for the substantial public benefits which the developer is offering. Refusing to approve the application may leave the antiquated building, with its horrible traffic and pedestrian flow, with its negative impact on water quality, and with its current public walkway along the lake will essentially be "as is" for decades. He stated that it would be an extraordinary loss for the City to deny the world class building being proposed. He ended by stating that the height starting point should be reconsidered because a person can be taller if they are standing on a box.

Sarah Biondi, 3985 St. Louis Ave, stated that she is not anyone special, a millionaire or a developer. She stated that she has a voice, an opinion, and lives in the area. She stated that the City has been successful thus far because they have followed the Comprehensive Plan. The plan has strong language that outlines the community's priorities. She thinks Rick Born has chosen a path that outright ignores the design standards that all previous developments have adhered to. She agreed that a new Boatworks could bring a wonderful refresh to the west side of Lake Street, but not at 49 feet, and not at the cost of setting a new precedence for developers. The Boatworks application is asking for the variances not for practical or reasonable purposes, but because that extra fourth story of condos will make an excess profit. Ms. Biondi stated the numbers do work, and that she was calling Mr. Born's bluff. She stated in our world today, greed and excess can sometimes blur our vision, but as a community it is our job to step in and say let's reshuffle the deck. Ms. Biondi suggested making this an opportunity that doesn't serve only a small number of investors but one that can work for the community as a whole. She read from the City's Comprehensive Plan, Chapter 3, item 3.10 under mixed-use commercial and residential policies: enact and enforce a commercial maintenance code to help ensure the commercial development continues to maintain community character. Ms. Biondi ended by stating, "Let's band together with integrity, for the City that we love."

Darrin Knight, 319 Barry Ave, stated that he is an attorney and has an office in Wayzata. He commented the Mr. Born is a pleasant and successful individual. He stated that the application should be denied, and that it isn't even a close call. He listed many of the buildings in the area and stated the heights of each building which ranged from 35 to 40 feet. He stated that there are soil issues and a high-water table for many of the properties, and they still build to 35 feet. If the application is approved, the surrounding properties values will diminish. He asked for all properties to be treated equally. He offered warnings for the potential precedence that approval of the current proposal would establish. He stated that other developers/property owners that were unable to attend the public meeting, asked him to mention "spot zoning". He stated that spot zoning is the application of zoning to a specific parcel within a larger zoned area that is at odds with the master plan or the existing zoning restrictions. Arguably, this parcel would be favored over the other parcels in the area, which could create issues.

Lowell Zitzlof, 201 Lake St E, stated that he is a developer and has been in Wayzata since 1934 and financial is not a reason for a variance for buildings. The public of Wayzata has done a wonderful job of protecting their greatest asset, which is the sparkling blue waters. He explained that one of his tenants did not renew their lease in his building because the construction of Wayzata Blu is now blocking the view of the lake. He stated that he has no anger with Wayzata Blu because they built their property to 35 feet. The additional 14 feet of the proposed building is more than one story. He explained the ways that he has had to adjust his plans to comply with the ordinances. He believes that there is a way to reconfigure the applicant's plans. He explained that the absentee ballot percentage is 40% in the City of Wayzata, noting the majority of condominiums that sell from $1-4 million typically only have occupancy for five months a year, but businesses in the area rely on people and their business 12 months out of the year. He would love to see the project move forward, but within the rules. He ended by stating that there is a highway underneath the English Channel. In this case, underground parking is possible, but it will cost more money.

Rufus Winton, 150 Ferndale Rd, stated he and his parents were born and raised in Wayzata and noted that his grandfather was even mayor in the 1930s. He has served on the Planning Commission in the past and understands the difficulty facing the Commission. He stated that what is being proposed is attractive, but he thinks that being neighborly, consideration of others and the City standards need to be applied in this situation. Mr. Winton stated that he doesn't like the idea of impairing others' view of the lake and finds the height variance request unacceptable.

John Nolan, 328 Barry Ave, stated he owns the building on the bluff just above the Boatworks project. He feels the height of this project will negatively impact his views in that his views will be completely eliminated. He appreciates the position that the Commission has taken regarding this project, and encouraged the Commission not to fatigue in their clarity on this issue. He is not opposed to redevelopment of Boatworks because he thinks there are a lot of good ideas in the proposal, but he would like it to be at the 35-foot height restriction. Mr. Nolan stated he feels the height regulation is one of the most important aspects to the City's code as it helps maintain a lower scale massing, is pedestrian friendly, preserves views, and keeps the small-town character. He stated the only thing that matters in the end is whether the variance meets the high standards required by law in order to allow this to exceed the maximum height in the City. He stated a variance is a very big deal because it is a deviation from the rules the City has agreed upon and

applied to everyone else. Mr. Nolan read aloud language from the state law regarding granting variances, and quoted from the City Code regarding development and variances. He stated that he has problem with multiple aspects of this proposal but right now is just focusing on the height, which he thinks should be a pretty easy call for the Commission. He thanked the Commission for their time to hear his opinions.

There being no one else wishing to comment on the application, Chair Plantan closed the public hearing at 8:41 p.m.

Chair Plantan asked for the Commission to provide feedback regarding the application.

Commissioner Merriam asked if this was being used as a means of bypassing underlying zoning restrictions. She noted this property is currently in the C3 zoning district, so it has a FAR of 1, and the request is for a FAR of 2.13. She stated with a PUD, you can have a FAR of 2.13 but on top of that, the applicant is requesting variances. Commissioner Merriam stated under the PUD standards you need to stay with the height restrictions and setbacks. Because of that, it seems to her that this application would devalue properties on the north side of Lake Street. She stated she cannot support a recommendation to move forward with the PUD.

Commissioner Iverson stated she shares the same concerns and would have the same recommendation.

Commissioner Parkhill stated there are aspects of the PUD that he thinks could be considered reasonable, given the uniqueness of the site. He looks forward to talking about that at some point. He stated he likes the building and wants it in some fashion, as it is good for Wayzata, anchors both ends, keeps the tax burden down, and would be great for Panoway. Commissioner Parkhill stated he would also consider recommending approval of several of the variances dealing with screening of rooftop equipment, front and side setbacks, and the lake setbacks, which seem reasonable. However, given this is a terraced community that has held strong on height limits, he would say no on the height variance.

Commissioner Flannigan stated from a concept standpoint, he could find a way to support the PUD as it goes to the effect of creating a more desirable and creative environment than strict application of zoning standards. He noted, as the Planning Commission has heard, this is an issue of height. He commended the development team for their persistence, but stated he struggles with the ultimate decision and has to trust the developers, staff, and Council to come to the right solution. Commissioner Flannigan noted there have been comments on protecting the lake for the community, but there is a flip side to protect the six owners of buildings and tenants looking at their view. He noted there is an existing access, the public can walk the boardwalk, go between the beach, and will be able to utilize a longer boardwalk through Wayzata with this proposal. He thinks if another use for the building was available, there would be restrictions with that on public utilization. Commissioner Flannigan noted that developers have interesting ways to express their interests and if some who spoke tonight were joint venture partners, he wondered if they would address the same issues and come with a three-story building. He stated he supports the project with the height reduced ultimately to 37 or 38 feet. Commissioner Flannigan stated the City Council should look seriously at this project for this side of town because the other pieces of the

plan work well for this parcel, and it is located on the side of the community where there is not much going on, and which has significantly outdated areas. He supports the plan but wishes there was easy way to resolve the height.

Commissioner Bashioum stated she has the same struggles mentioned, and in particular the height and upholding the Code across every street in the City. She stated she understands Mr. Born is providing public amenities but does not think that is a fair trade off when blocking views of the lake from properties behind. Also, massing of the buildings is a concern when viewed from the beach, as it seems to be out of character and does not meet the spirit of the 2030 or 2040 Comprehensive Plans. She would like the project to move forward but not at the currently proposed height.

Commissioner Iverson stated she has spoken to a lot of people, including her mom who said the easiest way to resolve the height concern, is to buy the property. Commissioner Iverson stated this is a beautiful piece of property, and the City should be excited to see it improved. She struggles with the application of standards, as the City has a height standard for a reason, and she supports following the Code. Another consideration relates to fatigue, as it is easy to get beat down and give in; but this consideration is for a long standing, 100+ year building. Commissioner Iverson stated she is concerned with the requested height, noting some of the condos are as large as 4,500 square feet, so perhaps the applicant should look at adding condos on the second floor. Another concern is with overall parking, as well as the beach and impact of this massing. She stated a lot of people have approached her about their utilization of the beach, and it is hard to tell the true size of what this building will really look like. Commissioner Iverson asked the developer to look at the height and consider if there is some wiggle room to reduce it to 37 feet or 38 feet. She stated she hopes the developer does not walk away and can find a way to make it financially work. She would hate to see the walkway go away, but the height restriction was placed or a reason. Commissioner Iverson commented on the criteria required for variance consideration.

Commissioner Merriam said one PUD requirement is if it creates a more desirable environment than what would be available through strict application of zoning regulations. She stated this is an exciting project but her experience of using the beach is with the building being set back and of a lower height. She looked at it today and where the building would come to, covering the parking lot and at a height of 49 feet. Commissioner Merriam noted that means your experience at the beach will be of a building looming over you, which will impact your experience.

Chair Plantan stated she was excited to see the application was submitted, but disappointed the height was only reduced to 8 feet. She stated the Commission and Council had discussed concerns about height and massing with previous applications. While it is understood why the Promenade was approved, no one wants another. Chair Plantan stated she was excited for this project, but had hoped more would have been done to address height and massing. She stated the variances practical difficulties are self-imposed, but maybe the Planning Commission could get behind variances for the rooftop equipment and setbacks, but not the height. She stated she hopes the developers go back and work out those concerns. She stated people are excited about the public amenities, but the height and massing are her concern.

Chair Plantan asked for a motion on the application.

Director Goellner stated if there is no debate about there being a split recommendation, it would be appropriate to consider the application under one motion.

City Attorney, David Schelzel clarified the motion to make is to direct staff to prepare a draft Planning Commission Report and Recommendation, with appropriate findings, making a recommendation on each of the five requests. He referenced a slide detailing the applicant's request is for PUD Concept Plan, variances for building height, property line setbacks (west and north), restaurant rooftop equipment, and shoreland setback (south).

Commissioner Parkhill made a motion, seconded by Commissioner Flannigan, to direct staff to prepare a draft Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation approval for the PUD Concept Plan with height at the 35-foot range, property line setbacks (west and north), restaurant rooftop equipment, and shoreland setbacks (south), and a recommendation of denial for the variance for building height for review and adoption at the next Planning Commission meeting.

Commissioner Iverson noted two Commissioners had addressed concern with massing, scaling to the beach, and the building having no setback. She would like to see the building pushed back a little bit.

Attorney Schelzel stated a motion has been made and seconded and suggested taking a vote or asking those making the motion to modify it. He clarified that the PUD Concept Plan contemplates a building at the height requested with the height variance, so the motion would be approval of the PUD Concept Plan apart from the height aspect. He asked to clarify that is the intent of the motion.

Commissioners Parkhill and Flannigan confirmed that is the intent of the motion.

Commissioner Bashioum stated the PUD Plan allows the project to increase the mass. Commissioner Merriam explained that massing is part of the Concept Plan as the request is for height plus setbacks.

Commissioner Parkhill restated the motion on the floor.

Chair Plantan asked for a roll call vote, which was as follows: Bashioum – aye; Parkhill – aye; Flannigan– aye; Plantan – nay; Iverson – nay; Merriam - nay. The motion failed.

Attorney Schelzel, advised that on a tie vote, the motion fails.

Chair Plantan asked for another motion on the application.

Commissioner Parkhill made a motion, seconded by Commissioner Flannigan, to direct staff to prepare a draft Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation approval for the PUD Concept Plan with height at 35-foot range for review and adoption at the next Planning Commission meeting.

Commissioner Merriam asked if this motion would say 'yes' to a PUD at 35 feet. Attorney Schelzel advised the report would recommend approval of the Concept Plan but not the element of the requested height reflected in the plan.

Mr. Zweber explained the building is close to a FAR of 1 but adding the residential use changes it to a mixed use so the FAR formula prorates the size of the lot with 50% commercial and 50% height, shrinking the lot size in half. That is how the FAR increased from around 1 to 2 even though the amount of office and restaurant had not increased.

Commissioner Iverson stated the Commission's recommendation would be more clear if the motion was made on the existing PUD proposal, and not something the Commission would propose or wish changed in the PUD.

Attorney Schelzel stated there is a motion on the floor that would recommend approval of the PUD Concept Plan proposed without the height. The benefit of the motion is that it expresses support for the other elements in the PUD plan. He stated the Council will want as much feedback as possible, and if the stickler for the Planning Commission relates to the height, and some concerned about massing, it would be good to put that in the Report. With this motion the focus is height and if massing is another concern, then maybe the Commission will want to consider recommending denial of the Concept Plan at this point.

Commissioner Parkhill asked if the Commission recommends approving PUD, does it then approve the 49-foot height.

Attorney Schelzel advised the Commission cannot recommend approval of the Concept Plan without considering the variances because they are part of the proposed PUD plan. The current motion is to approve the PUD Concept Plan, minus the height as proposed.

Commissioner Iverson stated she preferred to consider and vote on each item in the Application separately so the Council is clear on the Planning Commission's recommendation for each item.

The Planning Commission discussed the best way to consider and vote on the requests in the application.

Attorney Schelzel stated there is a motion on the floor, which can be either withdrawn or the Chair can call for a vote.

Commissioner Parkhill and Commissioner Flannigan withdrew the motion.

Commissioner Flannigan suggested considering the variance requests first, as that will impact the outcome of the PUD Concept Plan. Attorney Schelzel explained if the variances are considered first, then the motion on the Concept Plan can be considered, with consideration of those parts not permitted without the variances.

Chair Plantan asked for a motion on the application related to the variances.

Commissioner Parkhill made a motion, seconded by Commissioner Bashioum, to direct staff to prepare a draft Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation of denial of the variance for a building height of 49 feet, for review and adoption at the next Planning Commission meeting.

Commissioner Flannigan noted for building height, he would support something other than 35 feet but not 49 feet.

Chair Plantan asked for a roll call vote: Bashioum – aye; Parkhill – aye; Flannigan– aye, Plantan – aye; Iverson – aye; Merriam - aye. The motion carried unanimously.

Chair Plantan asked for a motion on the application related to the other variances.

Commissioner Parkhill made a motion, seconded by Commissioner Flannigan, to direct staff to prepare a draft Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation of approval for the variances for property line setbacks (west and north), for review and adoption at the next Planning Commission meeting.

Chair Plantan asked for a roll call vote: Bashioum – nay; Parkhill – aye; Flannigan – aye, Plantan – nay; Iverson – nay; Merriam - nay. The motion failed.

Chair Plantan asked for another motion on the application related to the setback variances.

Commissioner Merriam made a motion, seconded by Commissioner Iverson, to direct staff to prepare a draft Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation of denial for the variances for property line setbacks (west and north) of less than ten feet, for review and adoption at the next Planning Commission meeting.

Chair Plantan asked for a roll call vote: Bashioum – aye; Parkhill – nay; Flannigan– nay, Plantan – aye; Iverson – aye; Merriam - aye. The motion carried.

Chair Plantan asked for a motion on the application related to the rooftop equipment variance.

Commissioner Parkhill made a motion, seconded by Commissioner Bashioum, to direct staff to prepare a draft Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation of approval for screening for restaurant rooftop equipment for review and adoption at the next Planning Commission meeting.

Attorney Schelzel clarified the request is not for screening of restaurant rooftop equipment but to have it located on the roof.

Commissioner Parkhill amended his motion, seconded by Commissioner Bashioum, to direct staff to prepare a draft Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation of approval of restaurant rooftop equipment, for review and adoption at the next Planning Commission meeting.

Chair Plantan asked for a roll call vote: Bashioum – aye; Parkhill – aye; Flannigan– aye, Plantan – aye; Iverson – nay; Merriam - aye. The motion carried.

Commissioner Iverson stated she voted against the motion, as it did not contain a requirement for screening.

Chair Plantan asked for a motion on the shoreland setback.

Commissioner Parkhill made a motion, seconded by Commissioner Flannigan, to direct staff to prepare a draft Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation of approval for property and shoreland setbacks (south), for review and adoption at the next Planning Commission meeting.

Commissioner Bashioum noted it had been mentioned this was for only the one little corner. Commissioner Flannigan explained the corner went from 24 feet to 21 feet in the most recent application but it's 21 feet from the required setback of 75 feet.

Mr. Zweber stated with height or setback variances, it is preferred to include a not to exceed measurement so the intent it is clear.

Commissioner Parkhill asked if the language should indicate not to exceed 21 feet. Commissioner Merriam stated the existing setback is 24 feet, and only one corner goes to 21 feet. The request is for 21 feet from the required 75-foot setback.

Attorney Schelzel recommended the motion reference the actual request from the applicant.

Commissioner Parkhill amended his motion, seconded by Commissioner Flannigan, to direct staff to prepare a draft Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation of approval for a variance of 54 feet off the required 75-foot shoreland setback requirement for a total of 21 foot setback for review and adoption at the next Planning Commission meeting.

Commissioner Merriam stated her preference to have the corner brought back to 24 feet. Commissioner Bashioum stated she would also like to see it brought back to 24 feet.

Chair Plantan asked for a roll call vote: Bashioum – nay; Parkhill – aye; Flannigan– aye, Plantan – aye; Iverson – nay; Merriam - nay. The motion failed.

Commissioner Iverson reconsidered and changed her vote to aye so the item can keep moving forward. She noted the City Council will be aware of the Commissioner's concerns.

The motion carried.

Chair Plantan asked for a motion on the PUD Concept Plan.

Commissioner Parkhill made a motion, seconded by Commissioner Flannigan, to direct staff to prepare a draft Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation of approval for the PUD concept plan with the exception of those parts not permitted without the variances, for review and adoption at the next Planning Commission meeting.

Chair Plantan asked for a roll call vote: Bashioum – aye; Parkhill – aye; Flannigan– aye, Plantan – aye; Iverson – aye; Merriam - aye. The motion carried.

Attorney Schelzel stated staff will prepare the Planning Commission Report and Recommendation incorporating each of the recommendation in the one report, which will be on the consent agenda at the next Planning Commission meeting. He encouraged Commissioners to review it carefully as this was a complicated consideration.

Chair Plantan thanked staff, the applicant, and public for their hard work on this case.

Recess and Reconvene

Chair Plantain called for a recess at 9:28 p.m. The meeting was reconvened at 9:35 p.m.

b.) Consider Development Application for Side Yard Setback, Impervious Surface, and Curb Cut Spacing Variances for the Doolittle Residence at 244 Wayzata Blvd East.

Assistant Planner, Nick Kieser, stated that the applicant and property owner of 244 Wayzata Blvd. E, Patrick Doolittle, is requesting a side yard setback variance and an impervious surface variance for a new 244 square-foot addition to the rear of the principal structure. The applicant is also requesting a curb cut spacing variance for the new curb cut for a reconfiguration of the driveway. The project also includes two proposed rain gardens for stormwater management. The proposed addition will be used for extra living space and to allow for more room to improve the stairway in the house. He explained that it is currently zoned R-3 and to the south and to the west it is zoned R-5. He stated that in the 2030 Comprehensive Plan the land use is low density single-family and in the 2040 Comprehensive Plan it is designated as central core residential. He explained that there is a total of three variance requests: side yard setback; impervious surface; and, curb cut spacing. He gave a detailed explanation of each variance request and stated that the applicant is present if the Commission has any questions for him.

Chair Plantan asked if the Commissioners had questions for staff.

Commissioner Parkhill asked if the proposed rain gardens would get this down to the 35% or less impervious surface mark.

Assistant Planner Kieser explained with the rain gardens, the Public Works Director stated that it will essentially mitigate 41% of the impervious surface which would mean that only mean 3-4% of the impervious surface would not be mitigated on site.

Commissioner Flannigan asked how a rain garden works, and if they were somehow directing water into the garden areas.

Assistant Planner Kieser stated there is some piping including the gutters on the primary structure that directs water towards the rain gardens, and there is also some drain tile incorporated into the driveway that will direct the water to the rain gardens. He noted that a rain garden basically acts as a filtration system so the stormwater doesn't just run off into the street.

Commissioner Flannigan asked about the location of the driveway.

Assistant Planner Kieser stated it is technically .25 feet off the property line which is about 3 inches.

Commissioner Flannigan asked if a driveway was allowed to be that close to the property line.

Assistant Planner Kieser stated the driveway is allowed to be that close, but the curb cut needs to be setback 10 feet from the property line.

Commissioner Bashioum asked if water from the rain garden just percolates down or if there is a receptacle that holds it.

Assistant Planner Kieser stated there are certain plantings that the rain gardens need to have, and a certain depth that it needs to hold, in order to be approved. It will allow some of the nutrients to flow through and percolate into the groundwater.

Commissioner Parkhill asked who would be responsible for paying for the sidewalk repairs because of the change with the curb cut.

Assistant Planner Kieser stated that would be done at the applicant's expense.

Commissioner Merriam stated that the existing driveway is gravel and the plans are to replace that with cement. She asked how the overall hardcover was reduced with the proposed plans.

Assistant Planner Kieser explained this type of gravel is classified as impervious surface because it does not allow water to flow through it.

Commissioner Iverson noted the aerial view of the properties makes it look like they are currently not meeting zoning requirements of setbacks.

Assistant Planner Kieser stated that was correct.

Commissioner Iverson asked if the neighboring properties meet the setback requirements anywhere.

Assistant Planner Kieser stated he is not sure and would need to examine things more carefully to make that determination.

Commissioner Bashioum clarified that the gravel driveway would no longer be used ,and asked if it would be possible to plant grass or put in some other type of landscaping in that area.

Assistant Planner Kieser noted this was already the plan in their proposal.

There being no further questions from the Commission for Staff, Chair Plantan asked for the Applicant to address the Commission regarding the application.

Applicant's representative, David Pemberton, Sathre-Bergquist Inc., clarified the driveway angles inward and is not .25 feet off the property line for the full length of the property. He explained the existing gravel access and noted there are many reasons to get rid of that material. He stated removing the gravel driveway will also help clean up the title and issues with encroachment on the neighboring property, as well as reduce the hardcover. He believes the rain gardens have been designed in order to calculate for the 100-year rainfall event.

Commissioner Bashioum stated she was on site today and noted this is a big job, but is happy to see something done with the property. She was surprised that the Commission only had the addition information and didn't have the remodeling information.

Mr. Pemberton noted that Mr. Doolittle and his family will be moving into the house when it is completed.

Commissioner Flannigan asked what happened to the wizard.

Applicant, Mr. Doolittle, stated it has disappeared. He explained that it was a tree that had a pole going up the middle and was sitting on a large concrete footing that is still there.

Commissioner Iverson thanked Mr. Doolittle for saving this old house. She asked if they had looked at ways to construct the addition in the back, which would have kept them within the 10-foot setback area.

Mr. Pemberton stated that they did look at it, but the layout and the roofline would have had issues if they had attempted to jog in that corner in order to meet the setback requirements.

Commissioner Parkhill asked if there had been any discussions with the neighbor regarding the setback request.

Mr. Doolittle stated that they have had conversations, and Assistant Planner Kieser has a copy of a letter stating that he does not have a problem with them going over the setback line.

There being no further questions from the Commission for the applicant, Chair Plantan opened the public hearing on the application at 10:01 p.m.

Clark Wolf, 250 Wayzata Blvd E, stated that his parents bought this house in 1965. He noted that the existing driveway on the west side of the property was in use that whole time and has always

been sufficient. He asked how the driveway could be over the property line if it was fine for 50-60 years as it was. He stated that he is not in favor of moving the driveway to his side of the property, and noted that headlights of people coming down this driveway will be shining into his family room window. He is also concerned about possible issues down the line if these variances are granted. He stated the picture that shows the proposed location of the driveway makes it look like a double lane freeway and if the City decides to grant this variance and allow the driveway in that location, he asks that it be put in at least 10 feet from his property line. He stated his driveway has never been shared with that property nor has he ever given permission for that to happen. He noted the home was a rental property for 20 years and those people cut into his driveway and used it without his permission. If the driveway is moved, he does like the idea of the rain gardens because it helps his concern about this project creating problems for flooding his garage. He also has concern about the remodel taking proper precautions because the lap siding probably contains asbestos. He stated this property has been declining for years and he is glad to see someone coming in and making improvements, he just doesn't like the driveway plans.

There being no one else wishing to comment on the application, Chair Plantan closed the public hearing at 10:06 p.m.

Chair Plantan asked for the Commission to provide feedback regarding the application.

Commissioner Bashioum asked about asbestos mitigation procedures.

Assistant Planner Kieser stated the City will work through the permitting process to ensure that any work done is under the regulations that protect the workers and the neighboring property.

Commissioner Merriam asked about the curb cut because she feels that the request by Mr. Wolf to have the curb cut moved 10 feet over and the driveway curve back would cause more headlights to shine into Mr. Wolf's home than if it just went straight back.

Assistant Planner Kieser stated this is the first time he has heard the concerns regarding headlights. He can see valid points for either placement of the curb cut but cannot say for certain which way would be more obtrusive.

Commissioner Merriam asked the applicant if he had explored the possibility of putting the driveway along the west side of the property.

Mr. Pemberton stated because of the addition, there will not be enough room. He noted that even with the existing home, there is barely enough room to continue the driveway within the property line. He explained the potential boundary issues with the neighboring property to the west.

Commissioner Flannigan stated he thinks the applicant is protecting his rights as a land owner and making sure the investment he has made in this property is protected into the future. He noted that the driveway to the east will result in a close driveway, so he understands Mr. Wolf's concerns, but this plan allows Mr. Doolittle to utilize his property. He stated that he has concern about things like snow removal on the driveways, but would like to recommend approval of this application as

it is laid out. He encouraged the applicant to give strong consideration to making certain that everything is done to honor what has been there for many years with Mr. Wolf.

Commissioner Bashioum asked about landscaping in the area that separates the two homes in order to help separate the two driveways and stop it from looking like a freeway.

Mr. Pemberton stated the issue raised by Mr. Wolf is new so they have not planned any landscaping at this time. He suggested Mr. Wolf and Mr. Doolittle have a discussion about that possibility.

Commissioner Iverson stated that she has made a conscious decision based on things she has seen in the past, to not support allow something to encroach upon the 10-foot setback because it changes the character of the neighborhood. She did not feel houses should be that close together and doesn't think it is wanted in this community. She reiterated that she is not comfortable recommending approval of this proposal because of the side yard setbacks.

Commissioner Flannigan noted the encroachment already exists.

Commissioner Iverson stated she understands that but does not want to make the situation worse, and noted that the City has setback requirements for a reason.

Chair Plantan stated she feels the proposed variances are in harmony with the general purpose and intent of the zoning ordinances, does not believe they alter the character, and are in agreement with the Comprehensive Plan. She encouraged Mr. Wolf and Mr. Doolittle to work together and discuss some possible landscaping that can alleviate some of Mr. Wolf's concerns. She stated she supports the variance requests.

Commissioner Merriam stated she agrees with Chair Plantan, does not think it makes sense to move the curb cut over 10 feet, and thinks putting in some bushes or something similar to create some separation between the two homes is a good idea.

Chair Plantan asked for a motion on the application.

Commissioner Flannigan made a motion, seconded by Commissioner Merriam, to direct staff to prepare a draft Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation of approval of the three variance requests for side yard setback variance, impervious surface variance, and curb cut spacing variance as presented, for review and adoption at the next Planning Commission meeting. The motion carried 5-1 (Iverson opposed).

AGENDA ITEM 6. Other Items:

a.) Review of Development Activities

Assistant Planner Kieser stated the next scheduled Commission meeting has one design review and approval application on the agenda for 1120 Wayzata Boulevard E, the property next to Jimmy John's.

Community Development Director Goellner stated there is one other item they are considering for the March 16, 2020 agenda, which is to give the Commission some background information on a corridor study for Wayzata Boulevard.

b.) Planning Commissioner Liaison for the March 10, 2020 City Council Meeting

Chair Plantan noted that Commissioner Iverson will provide a report at the next Planning Commission meeting.

c.) 2020 Planning Commission Meeting Calendar

Community Director Goellner stated that the next meeting is scheduled for Monday, March 16, 2020.

AGENDA ITEM 8. Adjournment.

There being no further business on the agenda, Chair Plantan asked for a motion to adjourn.

Commissioner Parkhill made a motion, seconded by Commissioner Merriam to adjourn the Planning Commission meeting. The motion carried unanimously.

The Planning Commission meeting was adjourned at 10:22 p.m.

Respectfully submitted,
Jenny Groess
TimeSaver Off Site Secretarial, Inc.

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: March 16, 2020	**AGENDA ITEM:** 4.b
TITLE: Approval of Report and Recommendation for PUD Concept Plan and Variances for the Boatworks Redevelopment at 294 Grove Lane East	
PREPARED BY: Emily Goellner, Community Development Director	
REVIEWED BY:	
60 DAY DEADLINE: April 13, 2020	

BACKGROUND:

The applicant and property owner, Boatworks II, LLC, has submitted a Development Application for the proposed "Boatworks Re-Imagined Redevelopment". The applicant is proposing to demolish the existing building to construct a new 49-foot-tall, four-story, mixed use building with a restaurant, offices, 35 condominium units, and a two-level parking structure. The applicant has requested approval of a Planned Unit Development (PUD) Concept Plan and four variances for height, setbacks, shoreland setback, and rooftop restaurant ventilation equipment.

The Planning Commission reviewed this application and a public hearing was held at the March 4, 2020 meeting. Members of the public provided comments supporting and opposing various components of the proposed project. The Planning Commission recommended approval of the PUD Concept Plan, with the exception of the building height and the building setbacks on the north and west sides. The Commission recommended denial of the Building Height Variance and the PUD Setback Variance. The Commission recommended approval of the Rooftop Mechanical Equipment Variance and the Shoreland Setback Variance.

ACTION REQUESTED:

Staff recommends approval of the Draft Planning Commission Report and Recommendation.

ATTACHMENTS:

1. Draft Planning Commission Report and Recommendation - Boatworks Redevelopment at 294 Grove Ln E

WAYZATA PLANNING COMMISSION

March 16, 2020

DRAFT REPORT AND RECOMMENDATION ON PUD CONCEPT PLAN AND VARIANCES FOR THE BOATWORKS REDEVELOPMENT AT 294 GROVE LANE

SUMMARY OF RECOMMENDATION

1. Approval* of Planned Unit Development (PUD) Concept Plan, with the exception of proposed building height and setbacks
2. Denial of Height Variance
3. Denial of PUD Setback Variance
4. Approval* of Variance for Rooftop Equipment
5. Approval* of Shoreland Setback Variance

** with certain conditions listed at the end of this Report*

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

1.1 Project. Boatworks II, LLC (the "Applicant") has submitted a development application (the "Application") for the property at 294 Grove Lane (the "Property") requesting approval of a (i) PUD concept plan and (ii) four associated variances for building height, setback, and rooftop equipment for a new 49-foot-tall, four-story mixed-use building consisting of office, restaurant, and residential condominiums uses, as well as related public and private improvements to the Property and portions of adjacent public property that are used for parking, a marina, and a beach (the "Project" or the "Proposed PUD").

1.2 Application Requests. As part of the Application, the Applicant is requesting approval of the following:

A. PUD Concept Plan: A PUD concept plan for a new 49-foot-tall, four-story mixed-use building consisting of office, restaurant, and residential condominiums uses, including related public and private improvements to the Property and portions of adjacent public property that are used for parking, a marina, and a beach (the "PUD Concept Plan").

B. Variance from the PUD Height Standard: A variance from the PUD height standard to allow a forty-nine (49) foot tall, four (4) story building (the "Height Variance").

C. Variance from the PUD Setback Standard: A variance from the front and side yard setback on the periphery of the PUD for a zero (0) foot setback in the side and front yards as shown in the PUD Concept Plan (the "PUD Setback Variance").

D. Variance from the Wayzata Blvd District Rooftop Equipment Standard: A variance from the Design Standards' prohibition of mechanical equipment on the roof deck of a building for a restaurant upblast centrifugal roof exhaust fan, as depicted in the plans submitted with the Application (the "Rooftop Mechanicals Variance").

E. Variance from the Shoreland Setback Standard: A variance from Lake Shore Setback to allow a principal structure to be located closer to the ordinary high water than 75 feet as depicted in the plans submitted with the Application (the "Shoreland Setback Variance").

1.3 Property. The street address, property identification number and owner of the Property are:

294 Grove Ln E	06-117-22-32-0023	Boatworks II, LLC

1.4 Land Use. The Property is located on the shore of Lake Minnetonka, between the Lake to the south, Grove Lane to the north, the Wayzata Beach/Marina to the west, and the Wayzata Depot/Railroad Museum to the east. The Property is zoned C-3 PUD/Service Commercial Planned Unit Development and guided Central Business District under the Wayzata Comprehensive Plan. The adjacent properties are zoned R-1A/Low Density Single Family Estate District to the west and zoned R-2/Medium Density Single Family to the north and the east; and guided Park to the east and west and Central Business District to the north under the Wayzata Comprehensive Plan.

1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Sun Sailor* on February 20, 2020. A copy of the notice was mailed to all property owners located within 500 feet of the Property on February 18, 2020. The public hearing on the Application was held at the March 4, 2020 Planning Commission meeting.

Section 2. STANDARDS

2.1 Planned Unit Developments (PUDs).

A. Intent and Purpose of PUDs. Chapter 933 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non-residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:

1. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.

2. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.

3. More convenience in location and design of development and service facilities.

4. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.

5. A creative use of land and related physical development which allows a phased and orderly development and use pattern.

6. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.

7. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)

8. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.

B. General Standards. Section 933.02.A of the Zoning Ordinance sets forth the general standards for a PUD and review of a PUD application. These include:

1. Health Safety and Welfare; Council Discretion. In reviewing the PUD application, the Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations on design and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health,

safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the PUD Ordinance. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of Section 33 of the PUD Ordinance, it may approve the PUD, although it shall not be required to do so.

2. Ownership. Applicant/s must own all of the property to be included in the PUD.

3. Comprehensive Plan Consistency. The PUD project must be consistent with the City's Comprehensive Plan.

4. Sanitary Sewer Plan Consistency. The PUD project must be consistent with the City's Sanitary Sewer Plan.

5. Common Open Space. The PUD project must provide common private or public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and contain provisions to assure the continued operation and maintenance of such.

6. Operating and Maintenance Requirements. Whenever common private or public open space or service facilities are provided within a PUD, the PUD plan must contain provisions to assure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD must be placed under the ownership of one of the following, as approved by the City Council: (i) dedicated to the public, where a community-wide use is anticipated, (ii) Landlord control, where only tenant use is anticipated, or (iii) Property Owners Association, provided the conditions of 933.2.A.6.c are meet.

7. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.

8. Density. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.

9. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 933.02.A.10.

10. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 933.02.A.10.

11. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.

12. Landscaping. All landscaping associated with the PUD must be according to a detailed plan approved by the City Council. In assessing the plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.

13. Setbacks. The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD conditional use permit, or the previous zoning district, if a PUD District. No building shall be located less than fifteen (15) feet from the back of the curb line along those roadways which are part of the internal street pattern.

14. Height. The maximum building height to be considered within a PUD District shall be thirty five (35) feet and three (3) stories, whichever is lesser. There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the maximum allowable height and number of floors shall be as negotiated and agreed upon between the applicant and the City.

C. Residential and Non-Residential PUD Standards. Sections 933.03 and 933.04 set forth lot area, minimum frontage, municipal water and sewer availability, roadway and parking standards for PUDs which have a residential and non-residential components. In addition to the standards set forth in these sections, City Council may impose such other standards for a PUD project as are reasonable and as the Council deems are necessary to protect and promote the general health, safety and welfare of the community and the surrounding area.

D. PUD Procedure.

1. Concept Plan Approval Non-Binding. Concept Plan approval is the first step in a multi-stage process of City review and approval of a PUD. Concept Plan approval in no way binds the City to subsequent

approval of a General Plan of Development or other approvals that may be required. Section 933.05.B.

2. Application Contents. An application for approval of a Concept Plan of development for a PUD project must contain the information and materials listed in Section 933.05.C.

2.2 Building Height; Variance. Under Section 933.02.14, the maximum building height in a PUD Zoning District is thirty-five (35) feet and three (3) stories, whichever is less. Section 905.01.C provides the criteria for reviewing variances from the standards of the Zoning Ordinance. The variance review criteria are:

A. Variances shall only be permitted when they are:
(i) in harmony with the general purposes and intent of the Zoning 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 Zoning 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.

2.3 PUD Setbacks; Variances. Under Section 933.02.14, the applicable front, rear and side yard setbacks for the Proposed PUD are ten (10) feet from the property line. The variance review criteria are noted above.

2.4 Rooftop Mechanicals; Variances. Under Section 909.10.A, no mechanical equipment for a building may be located on the roof deck of the building. All such mechanical equipment must be located within the interior of the structure. The variance review criteria are noted above.

2.5 Shoreland Setback; Variances. Under Section 991.09. D.2, no principal structure shall be located closer to the ordinary high water than 75 feet. Under Section 991.20, variances from provisions of the Shoreland Ordinance may be granted by the City Council in accordance with Chapter 905 of the Zoning Ordinance in extraordinary cases, but only when the proposed use is determined to be in the public interest. The following additional criteria shall apply within Shoreland areas:

A. Result in the placement of an artificial obstruction which shall restrict the passage of storm and flood water in such a manner as to increase the height of flooding, except obstructions approved by the U.S. Army Corps of Engineers in conjunction with sound floodplain management.

B. Result in incompatible land uses or which shall be detrimental to the protection of surface and ground water supplies.

C. Be not in keeping with land use plans and planning objectives for the City of Wayzata or which shall increase or cause danger to life or property.

D. Be inconsistent with the objectives of encouraging land uses compatible with the preservation of the natural land forms, vegetation and the marshes and wetlands within the City of Wayzata.

E. Shall constitute a hardship as defined in Chapter 905 of this Ordinance.

F. No permit or variance shall be issued unless the applicant has submitted a Shoreland Impact Plan as required and set forth in this Ordinance. In granting any variance, the City Council may attach such conditions as they deem necessary to ensure compliance with the purpose and intent of this Section.

Section 3. FINDINGS

Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, and the standards of the Wayzata Zoning Ordinance, the Planning Commission of the City of

Wayzata makes the following findings of fact:

3.1 PUD. The PUD Concept Plan meets the purpose and intent of the PUD Ordinance *with the exception of* the proposed building height and setbacks for which the Height Variance and Setback Variance are requested.

A. The PUD reflects higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.

B. The PUD meets the land use designation for the Property, and is consistent with the goals and objectives of the comprehensive plan, with the exception of the height and setback components of the design.

C. The PUD creates a more desirable and creative environment than would be possible under the existing zoning.

D. The PUD meets all of the following PUD general standards listed in Section 933.2.A of the Zoning Ordinance for PUDs *except for height and setbacks for which variances are requested:*

1. Health Safety and Welfare. The Project, with the exception of the proposed height and setbacks of the proposed building, will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area, and conforms with the overall intent and purpose of the PUD Ordinance as noted in this Report.

2. Ownership. The Applicant owns all of the property to be included in the PUD, or has rights to use such property for its proposed purpose.

3. Comprehensive Plan Consistency. The Project is consistent with the City's Comprehensive Plan as noted in this Report.

4. Sanitary Sewer Plan Consistency. The Project is consistent with the City's Sanitary Sewer Plan.

5. Common Open Space. The Project will provide common private and public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and the Development Agreement with the Applicant for the Project should contain provisions to assure the continued operation and maintenance of such.

6. Operating and Maintenance Requirements. The Development Agreement for the Project and future Property Owners Association governing documents should contain provisions to assure the

continued operation and maintenance of the common private and public open space and service facilities provided within the Project.

7. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.

8. Density. The Project density standards are acceptable to the City and consistent with the Comprehensive Plan.

9. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 933.02.A.10, which would be reviewed as part of a PUD General Plan application.

10. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 933.02.A.10, which would be reviewed as part of a PUD General Plan application.

11. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council, which would be reviewed as part of a PUD General Plan application.

12. Landscaping. All landscaping associated with the PUD must be according to a detailed plan approved by the City Council. In assessing the plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan. This would be reviewed as part of a PUD General Plan application.

13. Setbacks. The front and side yard restrictions on the periphery of the Project do not meet the standards of the previous zoning district and are found to be inconsistent with the goals and objectives of the Comprehensive Plan. The Concept Plan should thus be modified to comply with this requirement if the requested PUD Setback Variance is not approved.

14. Height. The maximum building height in the Project will exceed the limit of thirty five (35) feet, which is found to be inconsistent with the goals and objectives of the Comprehensive Plan. The Concept Plan should thus be modified to comply with this requirement if the requested Height Variance is not approved.

E. The Application contains the information and materials listed in Section 933.05.C.

3.2 Height Variance. The Height Variance does not meet all of the standards for granting a variance under the Zoning Ordinance:

A. The building height that would be allowed with the Height Variance is *not* in harmony with the purpose and intent of the Zoning Ordinance, and is not consistent with the Comprehensive Plan, which require building height, size and massing that are consistent with a small town character, respect pedestrian scale, and highlight the importance of views of the lake from the bluff area above Lake Street.

B. The Applicant has *not* demonstrated that there are practical difficulties in complying with the building height and stories requirement under the relevant criteria of the Zoning Ordinance, including a demonstration that the Height Variance requested:

1. *Is Reasonable*. The proposed building height is fourteen (14) feet and one (1) additional story over the height limit for a PUD District, and would permit a building that is significantly taller, and hence larger, than the other buildings in the area; and

2. *Will not alter the essential character of the locality*. The proposed building height would significantly alter the essential character of the area around the Property, including the views and the look and feel of the City beach and marina areas; Lake Street and adjacent bluff areas; the shoreline of Lake Minnetonka; and the areas being improved and enhanced as part of the City's Panoway project.

3.3 PUD Setback Variance. The PUD Setback Variance does not meet all of the standards for granting a variance under the Zoning Ordinance:

A. The setbacks that would be allowed with the PUD Setback Variance are *not* in harmony with the purpose and intent of the Zoning Ordinance, and are not consistent with the Comprehensive Plan, which require buildings and massing that are consistent with a small town character, respect pedestrian scale, and the sensitive to areas along the Lake.

B. The Applicant has *not* demonstrated that there are practical difficulties in complying with the building setback requirements under the relevant criteria of the Zoning Ordinance, including a demonstration that the PUD Setback Variance requested:

1. *Is Reasonable*. The proposed building setback is zero (0) feet and in some areas the building would encroach into public property; and

2. *Will not alter the essential character of the locality*. The proposed building setbacks, with the associated massing and height of the building, would significantly alter the essential character of the area around the Property, including the views and the look and feel of the City beach and marina areas; Lake Street and adjacent bluff areas; the shoreline of Lake Minnetonka; and the areas being improved and enhanced as part of the City's Panoway project.

3.4 Rooftop Mechanicals Variance. The Rooftop Mechanicals Variance meets all of the standards for granting a variance under the Zoning Ordinance:

A. The Rooftop Mechanicals Variance, and its relation to the PUD Concept Plan and general rooftop design of the proposed building, is generally in harmony with the general purposes and intent of the Zoning Ordinance; and consistent with the Comprehensive Plan.

B. The Applicant has established that there are practical difficulties in complying with the Design Standard provision on rooftop mechanicals, in that:

1. The request to place this type of rooftop mechanical on the rooftop is reasonable given its function of removing smoke and odors from areas used by occupants of the building and the general public in the area, and is necessary to meet the health, safety, building and fire codes;

2. The plight of the landowner is due to circumstances unique to the property, such as the lack of a traditional rear yard, its mixed use commercial, residential and public nature, and the proximity to highly-visited public spaces on all sides of the property. These represent unique qualities of the property that are not created by the landowner; and

3. The Rooftop Mechanical Variance, if granted, will not alter the essential character of the locality in that it is a small part of the roofscape, and most of the rooftop mechanicals will be located elsewhere in the interior of the building.

C. Economic considerations alone do not constitute practical difficulties in this case, but rather health, safety and code compliance considerations.

D. The Rooftop Mechanicals Variance is not a use variance.

E. The Application submitted by the Applicant set forth reasons that the Rooftop Mechanicals Variance is justified under the criteria of the Zoning Ordinance in order to make reasonable use of the building.

3.5 Shoreland Setback Variance. Granting the Shoreland Setback Variance is an extraordinary case, as the Project and associated improvements and public benefits are in the public interest.

A. Shoreland Setback Variance will not result in the placement of an artificial obstruction which shall restrict the passage of storm and flood water in such a manner as to increase the height of flooding, as it will allow redevelopment that will greatly improve storm and flood water management on the Property.

B. Shoreland Setback Variance will not result in incompatible land uses or which shall be detrimental to the protection of surface and ground water supplies.

C. Shoreland Setback Variance will allow for a PUD that is in keeping with land use plans and planning objectives for the City of Wayzata to the extent noted elsewhere in this Report, and shall not increase or cause danger to life or property.

D. The Shoreland Setback Variance will allow development that is consistent with the objectives of encouraging land uses compatible with the preservation of the natural land forms, vegetation and the marshes and wetlands within the City of Wayzata.

E. As a condition of approval, the applicant must submit a Shoreland Impact Plan as required and set forth in the Zoning Ordinance.

With respect to the criteria of Chapter 905 of the Zoning Ordinance:

A. The Shoreland Setback Variance, and its relation to the PUD Concept Plan and general design of the proposed building, is generally in harmony with the general purposes and intent of the Zoning Ordinance; and consistent with the Comprehensive Plan.

B. The Applicant has established that there are practical difficulties in complying with the Shoreland setback requirement, in that:

1. The request is reasonable given that it is generally similar to the setback of the current building;

2. The plight of the landowner is due to circumstances unique to the property, its location on the Lake, and its mixed use commercial, residential and public nature, and not created by the landowner; and

3. Shoreland Setback Variance, if granted, will not alter the essential character of the locality in that it is generally similar to the setback of the current building.

C. Economic considerations alone do not constitute practical difficulties in this case.

D. The Shoreland Setback Variance is not a use variance.

E. The Application submitted by the Applicant sets forth reasons that the Shoreland Setback Variance is justified under the criteria of the Zoning Ordinance in order to make reasonable use of the building.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends:

A. **APPROVAL** of the following land use requests in the Application**:**

1. PUD Concept Plan, with the exception of the elements of the plan that require the Building Height Variance and Setback Variance

2. Rooftop Mechanicals Variance

3. Shoreland Setback Variance

B. **DENIAL** of the following land use requests in the Application**:**

1. Building Height Variance

2. PUD Setback Variance

4.2 Recommended Conditions of Approval. The Planning Commission recommends approval of the PUD Concept Plan, Rooftop Mechanical Variance, and Shoreland Setback Variance be conditioned upon the following:

A. The height and setbacks of the building proposed in the PUD Concept Plan must be modified in the PUD General Plan to either comply with the standards of building height and setbacks in the PUD District, or provide more reasonable requests that are more closely aligned with the standards in order to meet the goals and objectives of the Comprehensive Plan.

B. The Applicant must submit a Shoreland Impact Plan as required and set forth in the Zoning Ordinance.

C. All expenses of the City of Wayzata related to processing the Application, including consultant, expert, legal, and planning fees incurred, must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 16th day of March 2020.

Voting For the Findings and Recommendations of this Report:
Voting Against:
Abstaining:

_____
Chair, Planning Commission

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City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: March 16, 2020	**AGENDA ITEM:** 4.c
TITLE: Approval of Report and Recommendation for a Side Yard Setback Variance, Impervious Surface Variance, and Curb Cut Spacing Variance at 244 Wayzata Boulevard East	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: April 5, 2020	

BACKGROUND:

The applicant and owner of 244 Wayzata Blvd E, Patrick Doolittle, is requesting a side yard setback variance and impervious surface variance for a new 244-square-foot addition to the rear of the principal structure. The applicant is also requesting a curb cut spacing variance for the new curb cut for a reconfiguration of the driveway. The project also includes two proposed rain gardens for stormwater management. The proposed addition will be used for extra living space and to allow for more room to improve the stairway in the house.

The Planning Commission reviewed this application and a public hearing was held at the March 4, 2020 meeting. The owner of the neighboring property to the east spoke against the driveway configuration at the public hearing. The side yard setback variance, impervious surface variance, and curb cut spacing variance was recommended for approval on a 5-1 vote.

ACTION REQUESTED:

Staff recommends approval of the Draft Planning Commission Report and Recommendation.

ATTACHMENTS:

1. Planning Commission Report and Recommendation for 244 Wayzata Blvd E

WAYZATA PLANNING COMMISSION

March 16, 2020

REPORT AND RECOMMENDATION OF APPROVAL OF SETBACK, IMPERVIOUS SURFACE, AND CURB CUT SPACING VARIANCES FOR ADDITION AND DRIVEWAY RELOCATION AT 244 WAYZATA BLVD E

SUMMARY OF RECOMMENDATION

1. **Approval*** of Setback Variance for addition to residential structure
2. **Approval*** of Impervious Surface Variance for addition and new driveway
3. **Approval*** of Curb Cut Spacing Variance for relocation of driveway

*** with certain conditions listed at the end of this Report**

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

1.1 Proposed Development. The property owner, Patrick Doolittle, (the "Owner" or "Applicant") has submitted a development application (the "Application") for a new 244-square-foot addition to the rear of the principal residential structure and relocation of the existing driveway (the "Project") on the property at 244 Wayzata Boulevard East (the "Property").

1.2 Application Requests. As part of the Application, the Applicant is requesting approval of the following:

A. Setback variance of 3.9 feet less than the required 10-foot setback, for a setback of 6.1 feet from the side yard (west) property line (the "Setback Variance").

B. Impervious surface variance for an impervious surface of 44.29% of the lot area (the "Impervious Surface Variance").

C. Curb cut spacing variance for a curb cut opening that is 9.75 feet less than the required 10 foot setback to a distance of .25 feet from the east side property line (the "Curb Cut Spacing Variance").

1.3 Property. The Property address, tax identification number, and owner are:

244 Wayzata Blvd E	06-117-22-23-0025	Patrick Doolittle

1.4 Land Use. The Property is zoned R-3 Single and Two-Family Residential, and is designated Low Density Single Family under the 2030 Comprehensive Plan.

1.5 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Sun Sailor* on February 21, 2020 and notices were mail to all properties within 350 feet of the Property on February 19, 2020. The public hearing was conducted at the March 4, 2020 Planning Commission meeting.

1.6 Planning Commission Action. After the conclusion of the public hearing on the Application at the March 4, 2020 meeting, the Planning Commission voted five (5) in favor and one (1) opposed to direct staff to prepare a draft *Planning Commission Report and Recommendation* recommending approval of the Application.

Section 2. STANDARDS

2.1 Side Yard Setback; Variance. The side yard setback for a principal structure in the R-3 Single and Two-Family Residential District is 10 feet. Sec. 956.06.B.1.B. The criteria for reviewing variances from the standards of the Zoning Ordinance in Sec. 905.01.C are as follows:

A. Variances shall only be permitted when they are:
(i) in harmony with the general purposes and intent of the Zoning 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 the Zoning 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.

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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.

2.2 Impervious Surface; Variances. Under Section 956.07.A, impervious surface of developments within the R-3 Zoning District shall not exceed 35% of the total lot area. The variance review criteria are noted above.

2.3 Curb Cut Spacing; Variances. Under Section 920.05.E.8, curb cut openings shall be located at a minimum of 10 feet from the side yard lot line in all districts, except for the C-4, C-4A and C-4B Districts. The variance review criteria are noted above.

Section 3. FINDINGS

Based on the Application materials, staff reports, public comment presented at the hearing, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 Setback Variance.

A. The Setback Variance requested in the Application does not change the current single family residential use and the proposed addition it would allow is consistent with the general footprint of the current principal structure that has long existed on the Property. The Setback Variance requested is in harmony with the general purposes and intent of the Ordinance, and consistent with the Comprehensive Plan. The Setback Variance allows to keep the small town character by preserving the original house by performing maintenance and improvements rather than constructing a new home.

B. The Setback Variance is to address the practical difficulty with the Property in terms of its size and shape, and the re-location of the driveway

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to fit entirely on the Property. The lot narrows towards the rear of the property and the existing home runs parallel to Wayzata Blvd and not the lot lines. This makes it difficult to keep the existing home structure for any new addition to the back of the home. The existing home was found to encroach on the setback line already so any new addition to the rear of the home would not be possible in that location without a variance. It will not alter the essential character of the locality.

C. The Setback Variance is reasonable, due to circumstances driven by the existing lot and building layout, and the relocation of the driveway entirely on the Property. If granted, the Setback Variance would not alter the essential character of the locality in that (i) there are other, similar homes, the general location, (ii) the orientation of the principal structure would not change, (iii) no significant trees would be lost, and (iv) the conditions of the Property and structures thereon would be improved.

D. The practical difficulties necessitating the Setback Variance are not solely economic in nature.

E. The proposed use for the Property would not change and is permitted within the R-3 District.

F. The recommended conditions for granting approval of the Setback Variance are listed below in Section 4 of this Resolution.

G. The Applicant has provided the reasons that the Setback Variance is justified under the criteria of the Zoning Ordinance in order to make reasonable use of the land, structures and buildings on the Property. The use of the property will not change and will make improvements to the existing home and driveway. Work will be done with the Project to improve the staircase in the rear of the home and significant work will be completed to improve the structure and aesthetics of the existing home.

3.2 Impervious Surface Variance.

A. Impervious Surface Variance requested in the Application does not change the current single family residential use and the proposed addition and driveway relocation it would allow is consistent with the general lot layout of the current principal structure that has long existed on the Property. Impervious Surface Variance requested is in harmony with the general purposes and intent of the Ordinance, and consistent with the Comprehensive Plan. The Project will also reduce the amount of total impervious surface on the site and add stormwater management techniques which will advance the policies of the Comprehensive Plan.

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B. Impervious Surface Variance is to address the practical difficulty with the Property in terms of its size and shape, and the re-location of the driveway to fit entirely on the Property. The current driveway encroaches on the property to the west and connects to the neighboring driveway to the east which both will be removed with the new driveway configuration. The existing garage is located in the rear of the property which adds additional driveway impervious surface to allow access to that garage. It will not alter the essential character of the locality.

C. Impervious Surface Variance is reasonable and will allow for a lower impervious surface than presently exists on the Property, and include better stormwater management techniques, such as rain gardens. The request is due to circumstances driven by the existing lot and building layout, and the relocation of the driveway entirely on the Property. If granted, the Impervious Surface Variance would not alter the essential character of the locality in that (i) there are other, similar homes, the general location, (ii) the orientation of the principal structure would not change, (iii) no significant trees would be lost, and (iv) the conditions of the Property and structures thereon would be improved.

D. The practical difficulties necessitating the Impervious Surface Variance are not solely economic in nature.

E. The proposed use for the Property would not change and is permitted within the R-3 District.

F. The recommended conditions for granting approval of the Impervious Surface Variance are listed below in Section 4 of this Resolution.

G. The Applicant has provided the reasons that the Impervious Surface Variance is justified under the criteria of the Zoning Ordinance in order to make reasonable use of the land, structures and buildings on the Property. The Applicant is not changing the use of the Property and is improving the existing principal structure and driveway configuration. The proposed addition will bring the interior of the home up to building code standards.

3.3 Curb Cut Spacing Variance.

A. The Curb Cut Spacing Variance requested in the Application does not change the current single family residential use and the driveway relocation it would allow is consistent with the general footprint of the current principal structure that has long existed on the Property. The Curb Cut Spacing requested is in harmony with the general purposes and intent of the Ordinance, and consistent with the Comprehensive Plan. The Curb

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Cut Spacing Variance will allow the improvement of the existing home and driveway configuration to preserve the small town character of Wayzata.

B. The Curb Cut Spacing Variance is to address the practical difficulty with the Property in terms of its size and shape, and the re-location of the driveway to fit entirely on the Property. The driveway needs to be placed to the side of the existing home while staying on the Property to reach the rear garage which does not leave room for the required curb cut spacing while maintaining a straight driveway. It will not alter the essential character of the locality.

C. The Curb Cut Spacing Variance is reasonable, due to circumstances driven by the existing lot and building layout, and the relocation of the driveway entirely on the Property. If granted, the Curb Cut Spacing Variance would not alter the essential character of the locality in that (i) the orientation of the principal structure would not change, (ii) no significant trees would be lost, and (iii) the access and general conditions of the Property and structures thereon would be improved.

D. The practical difficulties necessitating the Curb Cut Spacing Variance are not solely economic in nature.

E. The proposed use for the Property would not change and is permitted within the R-3 District.

F. The recommended conditions for granting approval of the Curb Cut Spacing are listed below in Section 4 of this Resolution.

G. The Applicant has provided the reasons that the Curb Cut Spacing Variance is justified under the criteria of the Zoning Ordinance in order to make reasonable use of the land, structures and buildings on the Property.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends approval of the (i) Setback Variance; (ii) Impervious Surface Variance; and (iii) Curb Cut Spacing Variance, subject to all of the following conditions:

A. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project, including building codes and land use regulations.

B. The Applicant must build and complete the Project in conformance, in all material respects, with the plans depicted in the Application.

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C. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

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Adopted by the Wayzata Planning Commission this 16th day of March 2020.

Christine Plantan
Chair, Planning Commission

Voting For Approval Recommendation:
Voting Against Approval Recommendation:
Abstaining:
Absent:

Attachments:
Exhibit A: Legal Description of Property

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Exhibit A
Information and Legal Description of Property

Address	244 Wayzata Blvd E
PID	06-117-22-23-0025
Legal Description	All of Lot 1, Ravenwood Addition to Wayzata except the following portion thereof; Beginning at the Southeasterly corner of said Lot 1; thence Northeasterly along the Easterly line of said lot a distance of 84.4 feet; thence Southwesterly 86.08 feet more or less to a point on the Southerly line of said lot which is 8 feet westerly of point of beginning; thence east to the point of beginning, and all that part of Lot 2, Ravenwood Addition to Wayzata; described as follows, to-wit: Beginning at a point on the Westerly line of said Lot 2 distant 84.4 feet from the Southwesterly corner of said Lot 2; thence Northeasterly along the West line of said Lot 2 a distance of 108.6 feet more or less to the Southwesterly line of the Watertown Road; thence Southeasterly along said Southwesterly line of the Watertown Road a distance of 10.3 feet; thence Southwesterly to the point of beginning, according to the recorded plat there of, and situate in Hennepin County, Minnesota.
Abstract or Torrens?	Abstract
Certificate No.	N/A

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City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: March 16, 2020	**AGENDA ITEM:** 5.a
TITLE: Consider Development Application for Design Review of Wayzata Medical Center at 1120 Wayzata Boulevard East	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: April 11, 2020	

BACKGROUND:

The owner, Wayzata MB Partners, LLC, and applicant, Mark Davis, have submitted a development application for a Design Review for a new medical building at 1120 Wayzata Blvd E. The proposed project will demolish the existing building and parking lot on the site to construct a new 16,000 square-foot, two-story medical office building. The medical office building will hold up to nine doctors/dentists and will provide 57 parking stalls in the rear and side of the proposed building.

ACTION REQUESTED:

After considering the items outlined in this report, 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:

1. Staff Report, Design Standards, Plans, and Renderings

Staff Report
March 16, 2020

Project Name:	Wayzata Ave Medical
Addresses of Request:	1120 Wayzata Blvd E
Prepared by:	Nick Kieser, Assistant Planner
"60 Day" Deadline:	April 11, 2020

Development Application

Introduction

The owner, Wayzata MB Partners, LLC, and applicant, Mark Davis, have submitted a development application for a Design Review for a new medical building at 1120 Wayzata Blvd E. The proposed project will demolish the existing building and parking lot on the site to construct a new 16,000 square-foot, two-story medical office building. The medical office building will hold up to nine doctors/dentists and will provide 57 parking stalls in the rear and side of the proposed building.

Past Approval

A similar development application for a 16,000 square foot, two-story medical building received approval for a Design Review in December 2015. The owner did not construct the approved project and has now applied for a project that has different architectural features, but a similar size, use, and layout.

Application Requests

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

- Design Review – Design Standards apply to construction of a new building in a commercial district. (§ 909.04.B)

Property Information

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

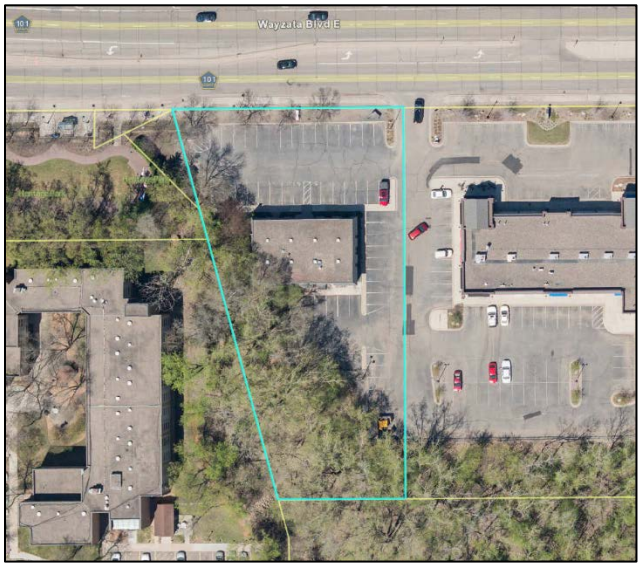
Address	PID	Owner
1120 Wayzata Blvd E	05-117-22-32-0076	Alshouse Company LLC

Zoning	2030 Comp Plan Designation	2040 Comp Plan Designation	Overlay Districts
C-3 Service District	Mixed Use Commercial	Mixed Use Commercial/Residential	Wayzata Blvd Design District

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

Project Location

Maps 1 and 2: Project Location



Source: Hennepin County

Adjacent Land Uses

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

Direction	Adjacent Use	Zoning	2030 Comp Plan Designation	2040 Comp Plan Designation
North	Commercial	C-2 Shopping Center Business District	Mixed Use Commercial	Mixed Use Commercial/ Residential
East	Commercial	C-3 Service District	Mixed Use Commercial	Mixed Use Commercial/ Residential
South	Open Space/Nature Center	R-2A Single Family Residential District	Park	Park
West	Residential	R-5 Average Density Multiple Residential District	High Density Multiple Family	High Density Residential

Heritage Park is located directly west of this site; an apartment building is located to the southwest of the site; the Wayzata nature center is located to the south; a multiple tenant retail building (including Jimmy John's) is located to the east; and the Colonial Square Center is located to the north across Wayzata Blvd.

Public Hearing Notice
The public hearing notice was published in the *Sun Sailor* on March 6, 2020. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on March 4, 2020.

Analysis of Application
City staff has reviewed the pertinent information and City Code requirements for the development application, and provides the following analysis and information:

Current Site
The site is currently occupied by a two-story building located in the middle of the site with parking provided to the front and rear of the building. Edina Realty was the most recent tenant of this building, but the building has been vacant in recent years.

Shared Site Access
The site is accessed from Wayzata Blvd E by a driveway located on the property to the east, 1200 Wayzata Blvd E. Access has been secured to 1120 Wayzata Blvd E through a formal easement agreement recorded against the property. This easement for access will remain in place with this proposal.

Zoning Analysis
The proposed project meets all the required zoning requirements for the C-3 Service District.

C-3 Service District	Code Standard	Proposed
Minimum Lot Area	15,000 sq ft	41,469 sq ft
Minimum Lot Width	N/A	177 ft
Minimum Lot Depth	N/A	300 ft
Front Yard Setback (min.)	10 ft	10 ft
Side Yard Setback	10 ft	10 ft
Rear Yard Setback	50 ft	~220 ft
Lot Coverage	50%	19%
Floor to Area Ratio	1.0	0.386
Building Height	30 feet	30 feet
Impervious Surface	N/A	74.8%
Landscaped Surface	20%	22.6%

Mechanical Equipment
The proposed building is 35 feet in height with a five-foot tall parapet wall that will be used to screen the area allowed for mechanical equipment. The parapet wall will surround 11% of the roof area which is below the 25% allowed. The parapet wall is located in the middle of the roof to minimize the visual impact of the wall.

Stormwater Management
The site is currently 57% impervious surface and is proposed to be expanded to 75% impervious surface (0.17 acre increase). The C-3 Zoning District does not have an imperious surface maximum so the proposed project meets the City Code requirements. The current site does not have a stormwater management system in place. The proposed stormwater management plan includes six catch basins in the parking lot, which direct the water runoff to an outlet at the south end of the property. The outlet area has a design that allows for exfiltration of the water runoff via perforations in the soil and rock bedding. This allows the water runoff to be filtrated before reaching the wetland area to the south. The City Engineer has reviewed the stormwater management plans and did not provide any specific comments since this is an acceptable stormwater plan for this site.

Shared Trash Enclosure
The applicant has proposed that the trash enclosure for the proposed building at 1120 Wayzata Blvd E be shared with the neighboring property at 1200 Wayzata Blvd E. Both properties are currently owned by Alshouse Company, LLC. Since ownership of the parcels could change in the future, the City will require that an easement for access to the trash enclosure area be granted to the property at 1120 Wayzata Blvd E prior to the issuance of a building permit.

Parking
Six parking stalls are required for each doctor/dentist. The building will allow a maximum of nine doctors/dentists, so the minimum required parking is 54 stalls. There are 57 parking stalls proposed for the site which would meet the minimum parking requirement. Of the 57 stalls, 52 of the parking stalls are proposed to the rear of the building while the remaining 5 stalls are proposed on the side of the building.

The plans also show the parking calculations for the adjacent property to the east (1200 Wayzata Blvd) because the proposed trash enclosure will remove two parking stalls on the 1200 Wayzata Blvd property. This property will still meet the minimum parking requirements for the existing use on the property with the two stalls removed. The proposed number of parking stalls for 1200 Wayzata Blvd will be reduced from 72 stalls to 70 stalls. The minimum parking requirement for this property is 63 stalls.

Landscaping/Tree Removal
The applicant is removing significant trees and heritage trees from the site for the proposed project, which is permitted by the City Code. While the applicant is proposing to replant 54.5 inches of trees on the site, space is limited on the site for replanting. The applicant is proposing to pay a fee-in-lieu for the plantings that do not fit into the site design. This is permitted by City Code section § 936.08. The applicant shows an

estimated amount of $69,424.00 for the remaining mitigation of the trees removed. This fee will need to be paid before the issuance of a building permit.

Screening
The existing topography in the rear and western side of the property slopes down towards the apartment building and wetlands. On the western side of the property, there is a proposed retaining wall, fence, and plantings utilized to screen the building and parking area from the existing apartment building to the west. The proposed fence will be six feet in height, intertwined with vines, and constructed on top of the retaining wall. The plantings will be a type of shrubbery called Sandia Junipers.

Lighting
The applicant has provided a lighting plan that shows the type of lighting and the foot candle calculations throughout the property. There is a total of four new light poles located in the parking lot that are 15 feet in height. The additional lighting is attached to the building and is located at the corners of the building and near the entrances. The lighting plan meets the requirements of § 916.06 which requires the glare from the lights to be less than four foot candles on a residential property line and less than one foot candle from the center line of a public street.

Design Deviation
The project is subject to the design standards for the Wayzata Blvd Design District. A complete Design Review of the proposal is included as an attachment. The following item does not comply with the City's Design Standards. The applicant is requesting approval for one deviation from the Design Standards:

- § 909.14.A – Primary Opaque Surfaces: The building proposes to use wood grain embossed metal panels as a primary opaque surface. This type of material is not an allowed primary exterior material for this design standard. The material is used as 27%, 25%, 28%, and 16% on the north, east, south and west of the non-glass facades respectively. The panels are made of aluminum with an embossed wood grain finish. The applicant stated that the desire to use this material is for maintenance reasons while still preserving the look and quality that this standard desires. These panels will be used above and below the proposed windows as well as on the awning overhangs. The renderings and elevations show the exact locations of this material

The Planning Commission should review this material proposed for this project to determine if this deviation is in accordance with the Design Deviation criteria.

Primary Questions to Consider:

1. Would the proposed design with the requested deviation advance specific policies and provisions of the City's Comprehensive Plan?
2. Would the proposed deviation have a positive effect on the area in which the project is proposed?

3. Does allowing the deviation alleviate an undue burden, taking into account current leasing, housing, and commercial conditions?

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

- Project Plans with Renderings, dated February 20, 2020 by Synergy Architecture Studio
- Renderings, dated February 20, 2020
- Stormwater Management Hydrologic and Hydraulic Study, dated December 20, 2019 by Alliant Engineering
- Existing Survey, dated January 12, 2015 by Gronberg & Associates, Inc.

Applicable Code Provisions for Review

Design Standards City Code § 901.09:

A. 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:

1. To guide the expansion and renovation of existing structures and the construction of new buildings and parking, within the commercial districts of the City;

2. To assist the City in reviewing development proposals;

3. To improve the City's public spaces including its streets, sidewalks, walkways, streetscape, and landscape treatments.

B. The Standards address issues that are critical to preserving and enhancing Wayzata's character, as described in the City's Comprehensive Plan.

Deviations from the Design Standards – All Districts § 909.29:

A. With the exception of § 909.10 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.

2030 Comprehensive Plan:

The Comprehensive Plan land use designation for the subject property is Mixed Use Commercial. The objective of the Mixed Use Commercial land use category is to maintain and enhance these areas for primarily general retail and other commercial uses, while allowing the integration of a residential component. The Comprehensive Plan includes the follow "1st Tier" priorities for the Mixed Use Commercial and Mixed Use Residential land use categories:

1. Allow for a broad range commercial and residential uses that provide daily goods and services, as well as a variety of housing opportunities.

2. **Increase the walkability of eastern Wayzata Blvd. where possible, through improvements in the public and private realm.**

3. **Plan development of parking so that it is not a focal point, but rather placed behind buildings with appropriate buffers and landscaping.**

4. Give particular attention in commercial and services areas to building design and scale, street trees, and extensive use of landscaping to minimize the effects of buildings, parking areas and driveways.

5. Consolidate access to streets wherever possible.

6. Develop and enforce ordinances to eliminate the visual pollution created by signs and "franchise" architecture.

7. **Adequately screen or buffer all service and commercial uses from any adjacent residential neighborhoods.**

8. Create safe and convenient pedestrian movement within all service and commercial districts.

9. Strictly regulate and enforce outdoor commercial storage and environmental quality maintenance.

10. Enact and enforce a commercial maintenance code to help ensure that commercial development continues to maintain community character.

11. **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.**

909.02 - City Character:

A. One of the primary goals of the City's Comprehensive Plan is to "preserve and enhance Wayzata's lakeside small town character." Continuing reference is made in the Comprehensive Plan to the value of Wayzata's unique "small town" character, unlike the suburban qualities of other communities. The Standards seek to preserve the high quality "small town" environment while accommodating the inevitability of change. This character is to be preserved and enhanced by:

1. Attention to the scale, walkability, land use patterns, street and boulevard character of the City.

2. Reinforcing and enhancing residential neighborhoods.

3. Promoting a vibrant and healthy business climate, including a strong downtown as key to the economic and social base of the community, and other primary retail/commercial areas.

4. Shaping the physical environment of the City to allow for the development of cultural and social activities that provide the opportunity for social engagement.

5. Promoting community heritage by preserving and redeveloping historic or significant property to the City's small town roots.

6. Maintaining and enhancing the diversity of housing options and addressing the need and opportunities for life cycle housing.

7. Promoting a more connected community through building physical and psychological connections between all residential neighborhoods, business areas, and links to other recreational amenities.

8. Protecting and preserving significant natural resource areas, and promoting access to community parks and open space resources.

9. Strengthening and reinforcing community gateways, and providing announcement and a sense of place to areas of the community at key entry points through architectural, landscape and urban design elements.

10. Promoting sustainability in development.

B. **The Standards encourage buildings that are well crafted and well detailed, and that express Wayzata's heritage, location, topography, and scale.** The Standards address issues of building height and views of rooftops from above as well as from below.

Design Review Critique
1120 Wayzata Blvd East – Wayzata Medical
March 16, 2020

The Design Report is based on the plans submitted on February 20, 2020 by Synergy Architecture Studio:

		Comments		Compliance
Building Recesses				
909.06.A.1 – All Districts 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 building façade does utilize various recesses that create different dimensions.		Yes
909.06.A.2 – All Districts Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.		The project does incorporate landscaped outdoor seating areas.		Yes
Building Width				
909.07.A – New Buildings – All Districts 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 project includes special landscaping and seating areas at the entrances. There are structural awnings at the corners of the building. The project also includes rhythm of elements and variations in the roof lines.		Yes

Upper Story Setbacks				
909.08.A.1 – New Buildings – All Districts Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3rd) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3rd story height from the second (2nd) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3rd story structure shall be closer than six (6) feet to the 2nd story façade. The 3rd story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3rd story façade.		The building adheres to the maximum building height and is only two floors.		Yes
909.08.A.2 – New Buildings – All Districts 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 floor façade that faces the public right-of-way does recess approximately six feet in the corners of the building.		Yes
909.08.A.3 – New Buildings – All Districts 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 building is under the allowed maximum height.		Yes

Roof Design				
909.09.A – All Districts "Green" roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.		This project does not propose to have a green roof.		Not Applicable
909.09.B.1 – Roof Materials – All Districts 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.		The project has a flat roof.		Not Applicable
909.09.B.2 – Roof Materials – All Districts The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.		The roof will be black or dark color.		Yes

Screening of Rooftop Equipment				
909.10.B – Wayzata Blvd District All mechanical equipment shall be completely screened behind a parapet wall, so as not to be visible from adjacent properties and pedestrian view vantage points from adjacent sidewalks. No enclosure shall be larger than 25% of the roof area. .		The mechanical equipment is enclosed inside a parapet wall structure that is 11% of the roof area.		Yes

		Comments		Compliance
Facade Transparency				
909.11.D – Wayzata Blvd District No less than fifty percent (50%) of ground level façades for buildings containing commercial or office uses fronting Wayzata Blvd shall be transparent glass.		The proposed ground level façade is made up of 52% of glass material.		Yes
Ground Level Expression				
909.12 – All Districts 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 project has a difference in detailing from the ground floor to the second floor which also correlates to an offset in the façade. Awnings are also utilized to distinguish the ground floor from the bottom floor.		Yes

Entries				
909.13 – All Districts 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 landscaping plan shows the significant plantings in planter boxes. The building has three entrances with the main entry on Wayzata Blvd.		Yes

909.14.A – Primary Opaque Surfaces – All Districts Other than the accent materials listed in Section 909.14.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 of this building proposes to be 16-28% wood grain embossed metal. This material is not an allowed primary opaque surface.		Deviation Requested
909.14.B – Façade Coverage – All Districts The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.		The materials used are the same on all sides of the building.		Yes
909.14.C – Type of Brick – All Districts 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.		A modular type of brick is to be used on this structure.		Yes

909.14.D – Façade Detail – All Districts 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 proposed bricks will be custom made at angled corners to avoid exposed cut brick edges.		Yes
909.14.E – Brick Joints – All Districts 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		The mortar will be a similar color of the bricks.		Yes
909.14.F – Stone Joints – All Districts Stone joints shall be no larger than one-fourth (1/4) inch.		All pre-cast stone shall have mortar joints of ¼ inch.		Yes

<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 proposed structure utilizes cast stone and accent painted steel structural shapes at a total of 9 percent (9%) on any elevation.		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 parapet cap flashing is proposed to be anodized aluminum at 4'' in height.		Yes

909.14.I – Awnings – All Districts 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 awnings are made of a detailed composite metal panel with a wood look.		Yes
909.14.J – Balconies – All Districts 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.		There are no balconies in the proposed plans.		Not Applicable.
909.14.K – Glass – All Districts 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 909.11 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 glass is proposed to be grey tinted clear vision low-emissivity min. double pane insulated glazing.		Yes

909.14.L – Doors – All Districts 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.		The main entry doors are made of glass.		Yes
		Comments		**Compliance**
Franchise Architecture				
909.15 – All Districts 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 909.22 by the Planning Commission at the time of Design Standards Review application		The project is not associated with franchise architecture and the signs will be different for each tenant.		Yes

Walkways				
909.16.C – Wayzata Blvd District 1. Continuous sidewalks at least five feet in width shall be provided along Wayzata Boulevard. 2. Lighted sidewalks shall extend between rear or side parking areas and building entrances		The existing sidewalk along Wayzata Blvd will stay intact and the sidewalks around the building with parking areas will be lighted.		Yes

		Comments		Compliance
Landscaping				
909.17.A – All Districts 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. B. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings. C. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area. 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		The project proposes seasonal landscaping around the front of the building with boulevard trees and a bench. Additional landscaping is around the other entries and the parking area.		Yes
909.17.C – Bluff and Wayzata Blvd Districts Trees with a minimum of three (3) caliper inches shall be planted no more than twenty-six (26) feet apart within a landscaped boulevard.		The project does propose 3 inch trees in the boulevard that are no more than 26 feet apart.		Yes

		Comments		Compliance
Parking Lot Landscaping				
909.18 – All Districts 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.		A ten foot wide landscaped buffer will be in between the sidewalk/street and the building. An additional ten foot wide landscaped buffer will be on the west side of the property that also includes fencing and a new retaining wall.		Yes
Surface Parking				
909.19 – All Districts 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 parking is fully in the rear yard with the exception of four stalls, two of which are handicap accessible, that are in the side yard. There is additional landscaping between the side yard parking area and Wayzata Blvd.		Yes

		Comments		Compliance
909.20 – All Districts – Bicycle Parking 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 project proposes to have a bike rack by the southwest corner of the building.		Yes

Parking Structures				
909.21.A – All Districts Parking structures shall meet the following standards, along with all other applicable building code standards: 1. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings. 2. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade. 3. Windows or openings shall be similar to those of surrounding buildings. 4. Vines and other significant landscaping shall be used to minimize the visual impact of the parking structure.		This project does not incorporate a parking structure.		Not Applicable

		Comments		Compliance
Signs				
909.22.A – All Districts – 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. 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 Chapter 927 of the Wayzata Zoning Ordinance.		The proposed building does have a sign plan that would meet the sign requirements. The details of the signs can be seen in the renderings provided to show how they fit in with the proposed structure.		Yes
909.22.B – All Districts – Sign Location 1. Wall signs on a storefront-type building shall be placed between the first and second floors of a building.		This building is not a storefront-type building and the proposed signs are located on the second floor where they do not obscure the architectural features.		Yes

2. Wall or roof signs on buildings that are not storefront type buildings shall be placed where they do not obscure architectural features.				
909.22.C – All Districts – Sign Material 1. The material of which signs are constructed shall be consistent and compatible with the original construction materials and architectural style of the building facade on which the signs are affixed. 2. Material, such as wood and metal, shall be used, as appropriate, for the sign location. 3. Neon signs may only be used for windows.		The proposed materials used for the signs are compatible with the construction materials and architectural style of the building.		Yes
Permitted Signs				
909.23.B - Wayzata Boulevard District Only the following types of signs are permitted in the Wayzata Boulevard District: 1. Wall or awning signs. 2. Free-standing signs. 3. Monument or ground signs. Low-profile ground signs or monument signs are required for highway-oriented commercial uses such as restaurants and gas stations. Sign materials, colors and architectural detailing shall be similar to those of the principal building. External illumination of signs is permitted.		The proposed signage includes three wall signs and one monument sign.		Yes

		Comments		Compliance
Parking Lot and Building Lighting				
<u>909.24 – All Districts</u> 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 916.06 as it relates to glare.		The applicant provided a lighting plan that shows the amount of foot candles that are produced by the proposed lights throughout the property. The proposed lights are projected downwards and conform to the City Code of not exceeding one foot candle at the center of the public street and not exceeding four foot candles at a residential property line. Proposed lighting is also on the walkways and entrances for pedestrian safety.		Yes

WAYZATA AVE MEDICAL

INDEX OF SHEETS	
No	Title
00-Title	
A000	TITLE SHEET
01-Civil	
C0.0	REMOVALS PLAN
C1.0	SITE PLAN
C1.1	PARKING CALCULATION
C2.0	GRADING, EROSION, AND SEDIMENT CONTROL PLAN
C2.1	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C3.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN
L2.0	TREE INVENTORY, PRESERVATION, AND REMOVAL PLAN
P1.0	SITE LIGHTING PLAN
09- Preliminary Design	
A200-P	PRELIMINARY FLOOR PLAN
A201-P	PRELIMINARY PLANS
A300-P	PRELIMINARY ELEVATIONS
A900-P	RENDERING
A901-P	RENDERING
B1	BOOK PLAN - LEVEL 01
B2	BOOK PLAN - LEVEL 02

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GENERAL CONTRACTOR - JOB SITE SUPERVISOR

TIMCO CONSTRUCTION
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PLYMOUTH, MN

MECHANICAL CONTRACTOR

ELECTRICAL CONTRACTOR

PLUMBING CONTRACTOR

PROJECT LOCATION MAP

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612 . 338 . 4000 | DAVISHRE.COM

WAYZATA AVE MEDICAL
WAYZATA AVE

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

Patrick J Giordana

21609 NOT FOR CONSTRUCTION

Project No	20000
Drawn By	MWO / EM
Checked By	PJG

No.	Description	Date
	PRELIMINARY SUBMITTAL	01.03.2020
	CITY SUBMISSION	01.21.2020
	CITY SUBMISSION	02.20.2020

TITLE SHEET

A000

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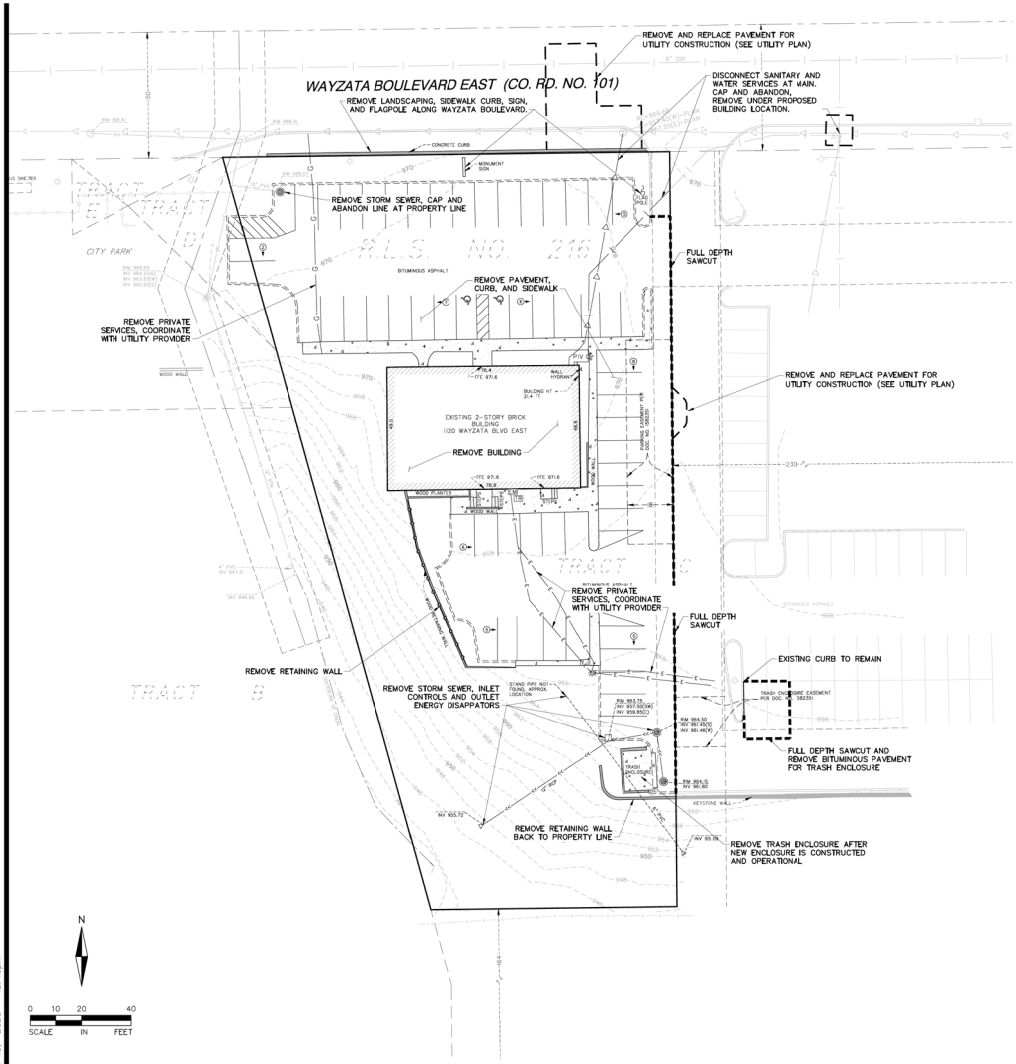

REMOVAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. NOTIFY GOPHER STATE ONE CALL 48 HOURS PRIOR TO START OF CONSTRUCTION.
3. PRIOR TO STARTING CONSTRUCTION, ALL PERIMETER EROSION CONTROL DEVICES MUST BE INSTALLED IN ACCORDANCE WITH GRADING & EROSION CONTROL PLAN, NINE MILE CREEK WATERSHED DISTRICT AND THE CITY OF WAYZATA, SEE SHEET C2.0 FOR DETAILS.
4. REMOVAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND PROTECTING ALL UTILITY LINES PRIOR TO DIGGING AND DEMOLITION. OWNER AND ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR PUBLIC OR PRIVATE UTILITY LOCATIONS.
5. REMOVAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES AND OBJECTS THAT INTERFERE WITH THE PROPOSED CONSTRUCTION AS SHOWN IN THIS DRAWING PACKAGE. MATERIALS SALVAGED FOR REUSE ON-SITE SHALL NOT BE STORED ON ANY PUBLIC RIGHT OF WAY
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE CITY OF WAYZATA.
7. ALL WORK WITHIN THE PUBLIC R.O.W. STALL COMPLY WITH THE CITY OF WAYZATA ENGINEERING DESIGN STANDARDS.
8. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS CONNECTIONS, PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
9. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH MN MUTCD AND/ OR MNDOT TEMOPORARY TRAFFIC CONTROL ZONE LAYOUTS MANUAL, DURING ANY WORK WITHIN PUBLIC R.O.W.
10. CONTRACTOR SHALL BE HILD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED.
11. CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES AND STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES AND STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
12. CONTRACTOR SHALL NOT MPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES.
13. ANY DAMAGED PUBLIC R.O.W. PAVEMENT AND CURBING SHALL BE REPLACED WITH THE EQUIVALENT PAVEMENT SECTION.
14. CONTRACTOR IS RESPONSIBLE FOR THE REMOVA., AND DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAWCUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
15. CONTRACTOR SHALL COORDINATE PRIVATE/PUBLC UTILITIES RELOCATES, SUCH AS TRAFFIC SIGNAL HANDHOLES, AND WIRING , ETC.

GENERAL NOTES:

1. ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. PROTECT EXISTING CONCRETE SIDEWALKS AND CURBING AND BITUMINOUS TRAILS AND PARKING LOT PAVEMENT TO REMAIN DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN CONCRETE PANELS OR DAMAGED BITUMINOUS PAVEMENTS CAUSED BY SITE CONSTRUCTION.
3. CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
4. CONTRACTOR SHALL PROVIDE TEMPORARY STREET SIGNS, LIGHTING, AND ADDRESSES DURING CONSTRUCTION PERIOD.
5. ALL CONSTRUCTION AND POST CONSTRUCTION PARKING SHALL BE ON-SITE, NO ON-STREET PARKING/LOADING/UNLOADING ALLOWED.
6. ALL PUBLIC SIDEWALKS AND TRAILS SHALL NOT BE OBSTRUCTED.
7. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT OF WAY.
8. CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MnDOT "TEMPORARY TRAFFIC ZONE LAYOUTS – FIELD MANUAL LATEST EDITION, FOR CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY. APPROVALS BY HENNEPIN COUNTY AND CITY OF WAYZATA REQUIRED.

LEGEND:

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING WELL
- EXISTING TRANSFORMER
- EXISTING GATE VALVE
- CONCRETE SIDEWALK REMOVAL
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING LIGHT POLE
- EXISTING CURB & GUTTER TO REMAIN
- CURB & GUTTER TO BE REMOVED
- EXISTING PROPERTY LINE
- EXISTING EASEMENT

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

Davis
DAVIS HEALTHCARE REAL ESTATE
33 SOUTH 6TH STREET
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WAYZATA SPECIALITY CENTER
1120 EAST WAYZATA BLVD.
WAYZATA, MN 55391

SITE PLAN REVIEW

REMOVALS PLAN

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

DAN SJOBLOM, PE
01-03-20 54021
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
MR	01-23-20

DATE	ISSUE
01-03-20	PRELIMINARY SUBMITTAL
01-21-20	CITY SUBMITTAL
02-18-20	THEC PRESERVATION

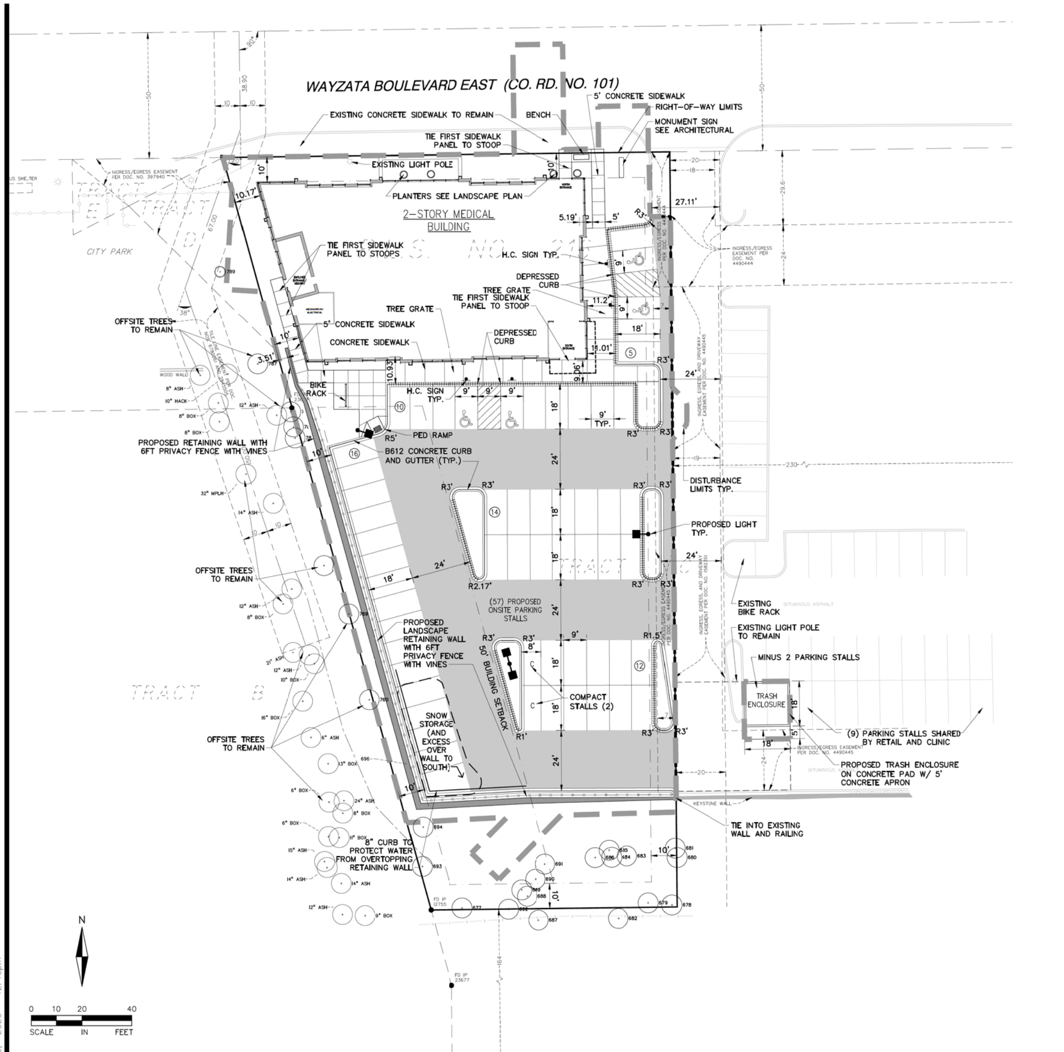
PROJECT TEAM DATA

DESIGNED:	MPR
DRAWN:	ELL
PROJECT NO:	215-0035

C0.0

SHEET 1 of 8

drawing name: X:\2015\15003\5\plan sheets\site plan review\15003rem.dwg Feb 10, 2020 - 12:40pm



LEGEND:

- EASEMENT LINE
- SETBACK LINE
- PROPERTY LINE
- FULL DEPTH SAWCUT
- HEAVY DUTY BITUMINOUS PAVING
- LIGHT DUTY BITUMINOUS PAVING
- OUTFALL CURB
- CONSTRUCTION LIMITS
- LIGHT POLE

REMOVAL NOTES:

1. NOTIFY GOPHER STATE ONE CALL 48 HOURS PRIOR TO START OF CONSTRUCTION.
2. PRIOR TO STARTING CONSTRUCTION, ALL PERIMETER EROSION CONTROL DEVICES MUST BE INSTALLED IN ACCORDANCE WITH GRADING & EROSION CONTROL PLAN, AND THE CITY OF WAYZATA.
3. REMOVAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND PROTECTING ALL UTILITY LINES PRIOR TO DIGGING AND DEMOLITION. OWNER AND ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR PUBLIC OR PRIVATE UTILITY LOCATIONS.
4. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL REMOVED MATERIALS.
5. REMOVAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES AND OBJECTS THAT INTERFERE WITH THE PROPOSED CONSTRUCTION AS SHOWN IN THIS DRAWING PACKAGE.
6. ALL WORK WITHIN THE PUBLIC R.O.W. SHALL COMPLY WITH THE CITY OF WAYZATA ENGINEERING DESIGN STANDARDS.
7. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DURING DEMOLITION OF EXISTING CURBCUT ACCESS ON PUBLIC R.O.W..
8. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING BITUMINOUS PER PLAN. BITUMINOUS SHALL BE SAWCUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
9. CONTRACTOR SHALL COORDINATE PRIVATE/PUBLIC UTILITIES RELOCATES, AS NECESSARY SUCH AS TRAFFIC SIGNAL HANDHOLES, WIRING, ETC.

SITE DATA

LOT SUMMARY:
LOT AREA 0.952 AC

PARKING SUMMARY:
SEE SHEET C1.1 FOR PARKING CALCULATION

IMPERVIOUS SURFACE:
EXISTING IMPERVIOUS = 0.545 AC
PROPOSED IMPERVIOUS = 0.712 AC (74.8%)

CONSTRUCTION LIMITS/DISTURBED AREA = 0.915 AC

C-3 SERVICE DISTRICT REQUIREMENTS:

A. HEIGHT. NO BUILDING SHALL BE ERECTED OR STRUCTURALLY ALTERED TO EXCEED TWO STORIES AND 30 FEET IN HEIGHT, WHICHEVER IS LESSER.
PROPOSED BUILDING HEIGHT: 30FT

B. SETBACKS

1. FRONT 10 FT
PROPOSED: 10 FT (AS SHOWN)

2. SIDE. THERE SHALL BE A SIDE YARD ON EACH SIDE OF ANY BUILDING HAVING A WIDTH OF NOT LESS THAN TEN FEET, EXCEPT WHERE A GREATER SIDE YARD IS REQUIRED TO PROVIDE PARKING AND LOADING, AS REQUIRED BY CHAPTERS 914 AND 915, AND EXCEPT THAT NO BUILDING SHALL BE LOCATED WITHIN 50 FEET OF ANY SIDE LOT LINE ABUTTING A RESIDENTIAL DISTRICT.
PROPOSED: 10 FT AND 50 FT (AS SHOWN)

3. REAR. THERE SHALL BE A REAR YARD HAVING A DEPTH OF NOT LESS THAN TEN FEET, EXCEPT WHERE A GREATER REAR YARD IS REQUIRED TO PROVIDE PARKING AND LOADING, AS REQUIRED BY CHAPTERS 914 AND 915, AND EXCEPT THAT NO BUILDING SHALL BE LOCATED WITHIN 50 FEET OF ANY REAR LOT LINE ABUTTING A RESIDENTIAL DISTRICT.
PROPOSED: 10 FT AND 50 FT (AS SHOWN)

C. LOT COVERAGE. THE MAXIMUM LOT COVERAGE OF ALL BUILDINGS SHALL BE 50 PERCENT.
PROPOSED LOT COVERAGE: 8,000 SF / 41,469 SF = 19%

D. LOT AREA. THE MINIMUM TOTAL LOT AREA SHALL BE 15,000 SQUARE FEET.
PROPOSED LOT AREA: 41,469 SF

E. FLOOR AREA RATIO. THE MAXIMUM FLOOR AREA RATIO (F.A.R.) SHALL BE 1.0.
PROPOSED FAR: 16,000 GSF / 41,469 SF SITE AREA = 0.386

F. REQUIRED LANDSCAPING. A MINIMUM OF 20 PERCENT OF THE TOTAL LOT SHALL BE LANDSCAPED AND MAINTAINED. A LANDSCAPED BUFFER STRIP OF AT LEAST EIGHT FEET WIDE SHALL BE PROVIDED BETWEEN PARKING AREAS AND ADJACENT STREETS OR SIDEWALKS. THE BUFFER STRIP SHALL CONSIST OF SHADE TREES AT MAXIMUM INTERVALS OF 30 FEET AND A DECORATIVE FENCE, MASONRY WALL, OR HEDGE.
REFER TO LANDSCAPE PLAN

GENERAL NOTES:

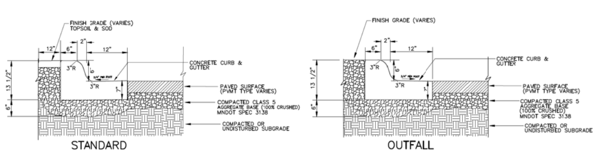
1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
4. CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
5. CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT PROPERTIES.
6. CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, IF NEEDED.
7. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED.
8. CONTRACTOR SHALL PROVIDE TEMPORARY STREET SIGNS, LIGHTING, AND ADDRESSES DURING CONSTRUCTION PERIOD.
9. ALL CONSTRUCTION AND POST CONSTRUCTION PARKING SHALL BE ON-SITE, NO ON-STREET PARKING/LOADING/UNLOADING ALLOWED.
10. ALL PUBLIC TRAILS OR WALKS SHALL NOT BE OBSTRUCTED DURING CONSTRUCTION UNLESS APPROVED BY CITY ENGINEER.
11. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT OF WAY.
12. CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MnDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUT-FIELD MANUAL, LATEST EDITION, FOR ANY CONSTRUCTION IN PUBLIC ROW.
13. A FIELD INSPECTION OF ALL CURB, SIDEWALK AND PAVEMENT SUBGRADE, STRING LINES AND FORM WORK BY GENERAL CONTRACTOR OR OTHER APPROVED REPRESENTATIVE IS REQUIRED PRIOR TO ANY PAVEMENT INSTALLATION.

SITE PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
2. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
3. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
4. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
5. STRIPING SHALL BE 4 INCH WHITE UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAY, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
7. REFER TO PHOTOMETRIC PLAN FOR LIGHTING LOCATIONS, FOOTCANDLE CALCULATIONS AND SPECIFICATIONS.
8. ALL RETAINING WALLS TO BE MODULAR BLOCK WALLS, ANY WALLS IN EXCESS OF 4 FEET IN HEIGHT REQUIRE DESIGN BY STRUCTURAL ENGINEER. CITY SHALL REVIEW AND APPROVE DESIGN PRIOR TO CONSTRUCTION. INSTALL RAILING OR FENCE AS REQUIRED. REFER TO GEOTECHNICAL REPORT FOR BACKFILL REQUIREMENTS.
9. INSTALL CURB AND GUTTER JOINTS AS FOLLOWS:
   1. ALIGN JOINTS ACROSS ABUTTING SIDEWALKS, CURBS, AND PAVEMENTS PAYING PARTICULAR ATTENTION TO SPACING OF EXPANSION JOINTS AND SPECIAL SCORING PATTERNS INDICATED ON PLANS.
   2. DIVIDE PANELS INTO NOMINALLY EQUAL AREAS WITH CONTRACTION JOINTS UNLESS INDICATED OTHERWISE.
   3. SAWN JOINTS ARE PERMITTED ONLY AS INDICATED ON THE PLANS OR TO INCREASE THE DEPTH OF TOOLED CONTRACTION JOINTS FOR THE CONTRACTOR'S CONVENIENCE.

   A. EXPANSION JOINTS
   1. INSTALL TRANSVERSE JOINTS AT THE FOLLOWING NOMINAL INTERVALS
      a. SIDEWALKS AND MAINTENANCE STRIPS: 40 FEET
      b. CURBS: 60 FEET, 5 FEET EACH SIDE OF CURB DRAIN INLETS, END OF CURVED SECTIONS
   2. INSTALL LATERAL JOINTS AGAINST ABUTTING SURFACES WHERE CONCRETE IS CONFINED BETWEEN OR PENETRATED WITH RIGID STRUCTURES OR FURNISHINGS SUCH AS BUILDINGS AND STOOPS, PLANTERS, POLE SUPPORTS OR BASES, UTILITIES AND SLEEVES, THICKER PAVEMENT SECTIONS, ETC.

   B. CONTRACTION JOINTS
   1. INSTALL JOINTS AT THE FOLLOWING NOMINAL INTERVALS.
      a. SIDEWALKS AND MAINTENANCE STRIPS: 5 FEET
      b. CURBS AND APRONS: 10 FEET, 6 FEET ON CURVED SECTIONS
   2. TOOL OR SAW JOINTS TO 1/3 THE NOMINAL THICKNESS OF THE PAVEMENT SECTION OR CURB.
10. ALL CONCRETE EQUIPMENT PADS SHALL HAVE A SUBBASE INCLUDING 4 FEET OF FREE DRAINING GRANULAR MATERIAL MEETING MNDOT SPEC 3149.
11. REFER TO SOIL ENGINEER'S REPORT FOR ALL SOIL CORRECTIONS, PAVEMENT AND SUBBASE REQUIREMENTS AND DIRECTION, AND COMPACTIONS REQUIREMENTS.
12. FOR CONSTRUCTION OF NEW PAVED AREAS, ORGANIC SOILS SHALL BE STRIPPED TO A MINIMUM OF 3 FT BELOW PROPOSED PAVEMENT SUBGRADE. SUBGRADE SHALL BE COMPACTED TO A MIN OF 100% STANDARD PROCTOR WITHIN 3 FT OF PROPOSED SUBGRADE AND 95% STANDARD PROCTOR IF BELOW 3 FT.
13. PAVEMENT SUBGRADE SHALL BE PROOF ROLLED AND APPROVED BY THE INDEPENDENT GEOTECHNICAL ENGINEER PRIOR TO INSTALLING FINAL PAVEMENT SECTION.
14. ANY AFFECTED OR REMOVED PUBLIC R.O.W. PAVEMENT AND CURBING SHALL BE REPLACED WITH THE EQUIVALENT PAVEMENT SECTION.

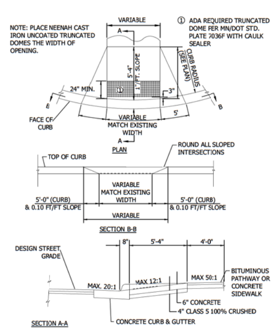


B612 CURB AND GUTTER

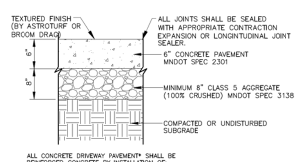
NOTE:
INSTALL CURB AND GUTTER JOINTS AS FOLLOWS:
1. ALIGN JOINTS ACROSS ABUTTING SIDEWALKS, CURBS, AND PAVEMENTS PAYING PARTICULAR ATTENTION TO SPACING OF EXPANSION JOINTS AND SPECIAL SCORING PATTERNS INDICATED ON PLANS.
2. DIVIDE PANELS INTO NOMINALLY EQUAL AREAS WITH CONTRACTION JOINTS UNLESS INDICATED OTHERWISE.
3. SAWN JOINTS ARE PERMITTED ONLY AS INDICATED ON THE PLANS OR TO INCREASE THE DEPTH OF TOOLED CONTRACTION JOINTS FOR THE CONTRACTOR'S CONVENIENCE.

A. EXPANSION JOINTS
1. INSTALL TRANSVERSE JOINTS AT THE FOLLOWING NOMINAL INTERVALS.
   a. SIDEWALKS AND MAINTENANCE STRIPS: 40 FEET
   b. CURBS: 60 FEET, 5 FEET EACH SIDE OF CURB DRAIN INLETS, END OF CURVED SECTIONS
2. INSTALL LATERAL JOINTS AGAINST ABUTTING SURFACES WHERE CONCRETE IS CONFINED BETWEEN OR PENETRATED WITH RIGID STRUCTURES OR FURNISHINGS SUCH AS BUILDINGS AND STOOPS, PLANTERS, POLE SUPPORTS OR BASES, UTILITIES AND SLEEVES, THICKER PAVEMENT SECTIONS, ETC.

B. CONTRACTION JOINTS
1. INSTALL JOINTS AT THE FOLLOWING NOMINAL INTERVALS.
   a. SIDEWALKS AND MAINTENANCE STRIPS: 5 FEET
   b. CURBS AND APRONS: 10 FEET, 6 FEET ON CURVED SECTIONS
2. TOOL OR SAW JOINTS TO 1/3 THE NOMINAL THICKNESS OF THE PAVEMENT SECTION OR CURB.



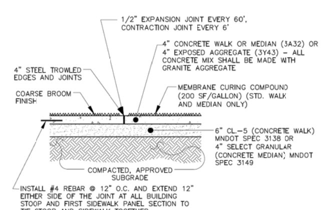
PEDESTRIAN RAMP



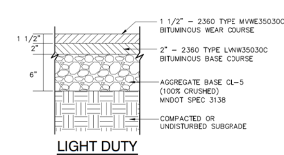
ALL CONCRETE DRIVEWAY PAVEMENT* SHALL BE REINFORCED CONCRETE BY INSTALLATION OF:

1. 1" EPOXY COATED DOWELS BARS @ 12" O.C. ALONG TRANSVERSE JOINTS.

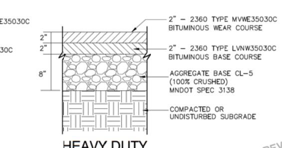
CONCRETE PAD SECTION



CONCRETE WALK SECTION



LIGHT DUTY BITUMINOUS PAVEMENT SECTION



HEAVY DUTY BITUMINOUS PAVEMENT SECTION

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WAYZATA, MN 55391

SITE PLAN REVIEW

SITE PLAN

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

DAN SJOBLOM, PE
01-03-20 Date — 54821 License No.

QUALITY ASSURANCE/CONTROL
MR 01-03-20
BY DATE

DATE	ISSUE
01-03-20	PRELIMINARY SUBMITTAL
01-21-20	CITY SUBMITTAL
02-10-20	TREE PRESERVATION

PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: ELL
PROJECT NO: 215-0035

C1.0

SHEET 2 of 8

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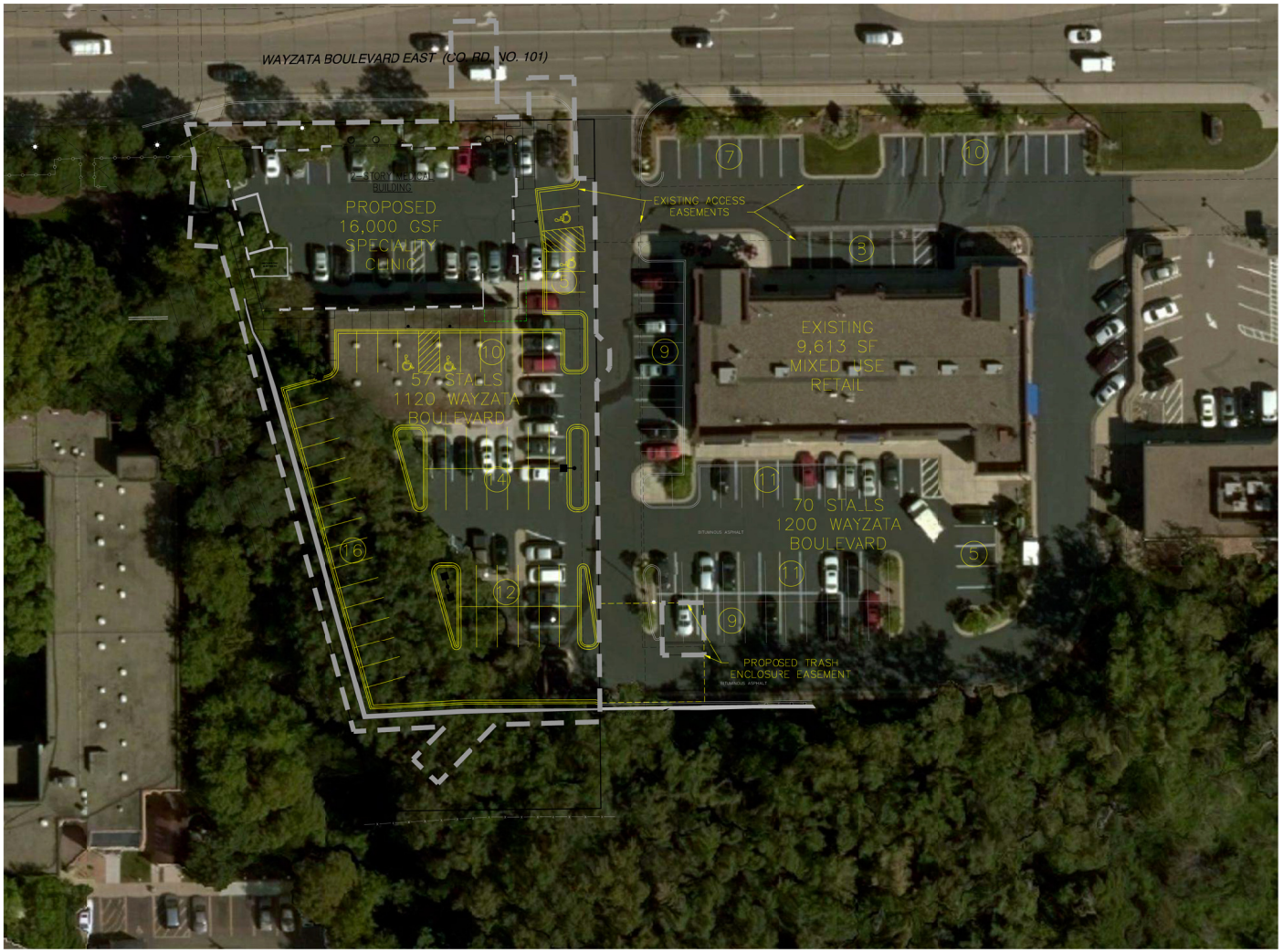

LEGEND:

- EASEMENT LINE
- SETBACK LINE
- PROPERTY LINE
- FULL DEPTH SAWCUT

JOINT PARKING CALCULATIONS

1120 EAST WAYZATA BOULEVARD:

TOTAL PROPOSED GROSS SQUARE FOOTAGE	= 16,000 SF
PARKING REQUIRED @ 6 STALLS PER DOCTOR (9)	= 54 STALLS
PARKING PROVIDED	= 57 STALLS

1200 EAST WAYZATA BOULEVARD:

CALCULATION AS PRESENTED IN ARCHITECTURAL CONSORTIUM, LLC SITE PLAN FOR 1120/1200 WAYZATA BOULEVARD RETAIL PROJECT (ISSUE DATE 04/22/08)

TOTAL EXISTING GROSS SQUARE FOOTAGE	= 9,613 SF
BANK	= 6,110 SF
RETAIL	= 1,627 SF
SANDWICH SHOP	= 1,680 SF (1,000 SF DINING AREA + 680 SF KITCHEN AREA)
BANK PARKING REQUIRED @ 1/250 GSF	= 27 STALLS
RETAIL PARKING REQUIRED @ 1/250 GSF	= 7 STALLS
SANDWICH SHOP PARKING REQUIRED	
@ 1/40 SF (DINING AREA)	= 20 STALLS
@ 1/80 SF (KITCHEN AREA)	= 9 STALLS
PARKING REQUIRED FOR MIXED USED RETAIL	= 63 STALLS (PER APPROVED PLAN)
PARKING REQUIRED FOR PROPOSED 1120 AND EXISTING 1200 BUILDINGS	= 117 STALLS
PARKING PROPOSED ON 1120 PROPERTY	= 57 STALLS
EXISTING PARKING ON 1200 PROPERTY	= 70 STALLS
TOTAL PARKING PROVIDED	= 127 STALLS

N

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SCALE IN FEET

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SITE PLAN REVIEW

PARKING CALCULATION

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

DAN SJOBLOM, PE — 01-03-20 (Date) — 54021 (License No.)

QUALITY ASSURANCE/CONTROL
MR 01-23-20
BY DATE

DATE	ISSUE
01-03-20	PRELIMINARY SUBMITTAL
01-21-20	CITY SUBMITTAL
02-10-20	TREE PRESERVATION

PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: ELL
PROJECT NO: 215-0035

C1.1
SHEET 3 of 8

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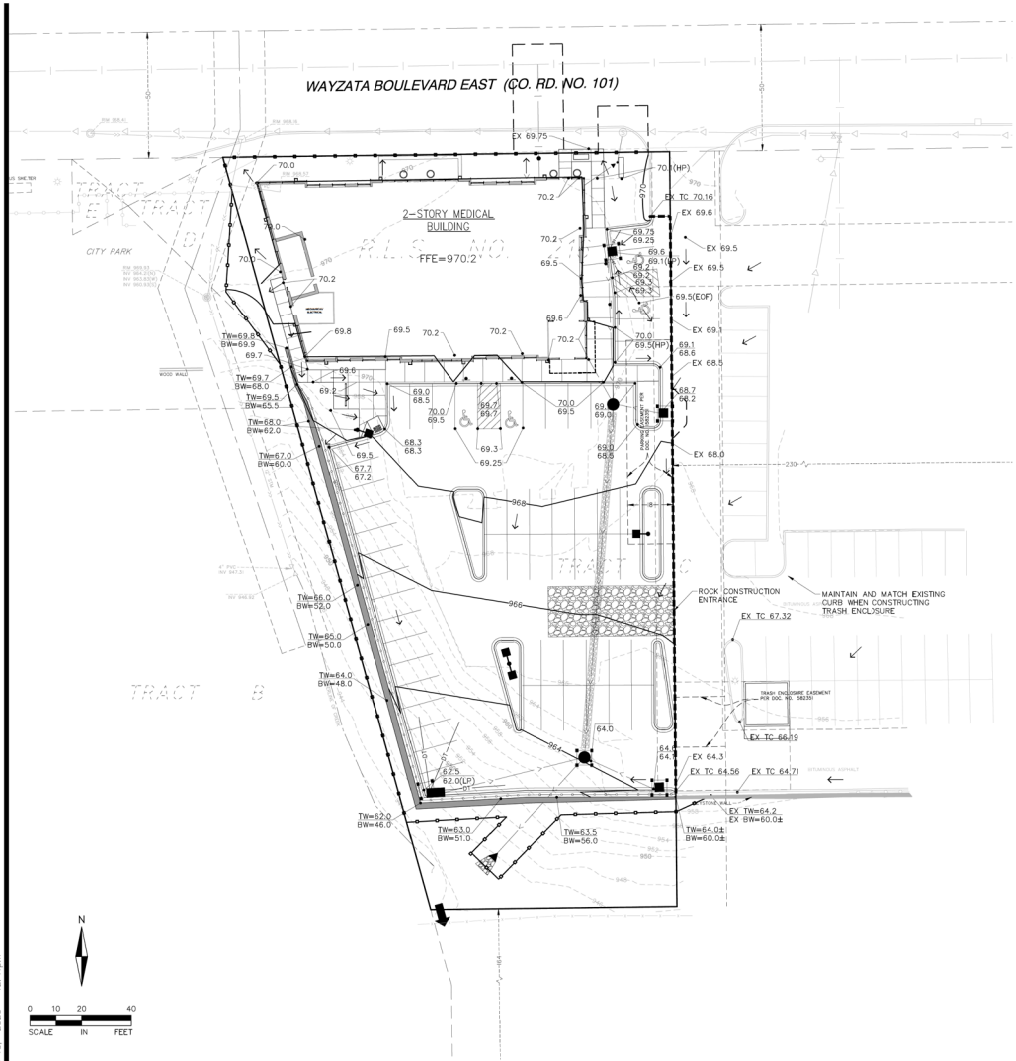

GRADING LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOURS
- PROPOSED CATCH BASINS
- PROPOSED SPOT ELEVATION *ADD 900 FT TO ELEVATIONS
- DRAINAGE ROUTING
- LOWPOINT(HIGHPOINT) ELEVATION
- EMERGENCY FLOOD ROUTING
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- SILT FENCE
- RETAINING WALL
- TOP OF WALL BOTTOM OF WALL
- TOP OF CURB ELEVATION GUTTER ELEVATION
- EASEMENT
- PROPERTY LINE
- INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE

EARTHWORK:

ESTIMATED UNADJUSTED EARTHWORK QUANTITIES

Cut	Fill	Net
777 CY	1,786 CY	1,009 CY <Fill>

NOTES:

1. CALCULATION REPRESENTS SURFACE TO SURFACE ESTIMATE WITHOUT FILL ADJUSTMENT FACTOR AND DOES INCLUDE PAVEMENT SECTION AND BUILDING SECTION IN QUANTITIES.
2. CALCULATION IS FOR ESTIMATING NET ELEVATION CHANGE ON THE SITE.
3. NET ELEVATION CHANGE = 1,009 CY OR 27,243 CF OF FILL, WHICH EQUATES TO AN AVERAGE 0.66' FILL ON SITE.
4. ROUGHLY 0.71 AC OR 31,015 SF OF PARKING LOT PAVEMENT, SIDEWALK PAVEMENT AND BUILDING SLAB ARE PROPOSED. THE REQUIRED PAVEMENT SECTIONS EQUATE TO 25,846 CF OR 957 CY OF REQUIRED FILL ASSUMING A 10" AVERAGE SUBCUT AND SUBSEQUENT PAVEMENT CONSTRUCTION.
5. ESTIMATES DO NOT MAKE ASSUMPTION FOR REQUIRED DEMOLITION REMOVALS OF 0.55 AC OF EXISTING IMPERVIOUS PARKING LOT PAVEMENT, SIDEWALKS AND BUILDING. THE ONSITE REMOVALS NECESSARY COULD INCREASE REQUIRED IMPORT DEPENDING ON WHETHER EXISTING PAVEMENT RECYCLING IS POSSIBLE.
6. EXPECTED HAULING VEHICLE TRIPS IS HIGHLY VARIABLE BASED ON THE AMOUNT OF EXISTING MATERIAL THAT IS SALVAGEABLE FOR REUSE. THE HIGH ESTIMATE OF REQUIRED COMMON BORROW IMPORT WOULD BE THE NET OF REQUIRED BORROW MINUS PROPOSED PAVEMENT FILL (57 CY) PLUS THE FULL EXISTING PAVEMENT SECTION (734 CY). ESTIMATED VEHICLE TRIPS TO IMPORT COMMON BORROW ASSUMING A 10-14 CY DUMP TRUCK ARE UP TO 53 LOADS AT THE HIGH END.

SWPPP BMP QUANTITIES:

SILT FENCE =	624 LF
EROSION BLANKET =	AS NEEDED
INLET PROTECTION =	4 EA

GRADING NOTES:

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND MNDOT.
3. NOTIFY GOPHER STATE ONE CALL AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION TO VERIFY LOCATION OF ALL PRIVATE UTILITIES.
4. ALL IMPROVEMENTS TO CONFORM WITH CITY, AND COUNTY OR STATE CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
5. CONTRACTOR TO KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE AT ALL TIMES.
6. REFER TO SOIL ENGINEER'S GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS, SOIL TESTING REQUIREMENTS AND PAVEMENT AND SUBBASE RECOMMENDATIONS.
7. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 4" TOPSOIL.
10. THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
11. HAUL ROUTES AND DEPOSAL AREAS SHOULD BE DISCUSSED WITH CITY OF WAYZATA PRIOR TO IMPORTING OR EXPORTING MATERIAL OFFSITE.
12. FOR CONSTRUCTION OF NEW PAVED AREAS, ORGANIC SOILS SHALL BE STRIPPED TO A MINIMUM OF 3 FT BELOW PROPOSED PAVEMENT SUBGRADE. SUBGRADE SHALL BE COMPACTED TO A MIN OF 100% STANDARD PROCTOR WITHIN 3 FT OF PROPOSED SUBGRADE AND 95% STANDARD PROCTOR IF BELOW 3 FT.
13. SEE SITE PLAN FOR PAVEMENT SECTIONS. PAVEMENT SUBGRADE SHALL BE PROOF ROLLED AND APPROVED BY THE INDEPENDENT GEOTECHNICAL ENGINEER PRIOR TO INSTALLING FINAL PAVEMENT SECTION.

RETAINING WALL NOTES:

RETAINING WALL MASS GRADING PREPARATION

1. ALL RETAINING WALLS SHALL BE ROUGH GRADED AT A 2:1 SLOPE WITH BASE OF PREP. SLOPE AT PROPOSED WALL FACE.
2. PROPOSED RETAINING WALL AREAS BETWEEN BUILDING PADS ARE TO BE ROUGH GRADED AT A 2:1 SLOPE WITH BASE OF SLOPE COINCIDING WITH COMMON LOT LINE.
3. THE RETAINING WALL SLOPE AREAS ARE TO BE MAINTAINED UNTIL RETAINING WALL CONSTRUCTION OCCURS. ANY EROSION SHALL BE REMEDIED AND RESTORED.
4. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AND THOSE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
5. INSTALL SAFETY RAILING AS REQUIRED ATOP WALLS.

EROSION AND SEDIMENT CONTROL NOTES:

SEE SHEET C2.1 FOR EROSION AND SEDIMENT CONTROL DETAILS AND NOTES.

EROSION CONTROL RESPONSIBLE PARTIES:

DEVELOPER:
THE DAVIS GROUP
222 SOUTH 9TH STREET, SUITE 3255
MINNEAPOLIS, MN 55442

CONTRACTOR:
TBD

SWPPP INSPECTION:
N/A

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SITE PLAN REVIEW

GRADING, EROSION AND SEDIMENT CONTROL PLAN

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

DAN SJOBLOM, PE
01-03-20 — 54021
Date — License No.

QUALITY ASSURANCE/CONTROL
MR — 01-23-20
BY — DATE

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02-18-20	TREE PRESERVATION

PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: ELL
PROJECT NO: 215-0035

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SHEET 4 of 8

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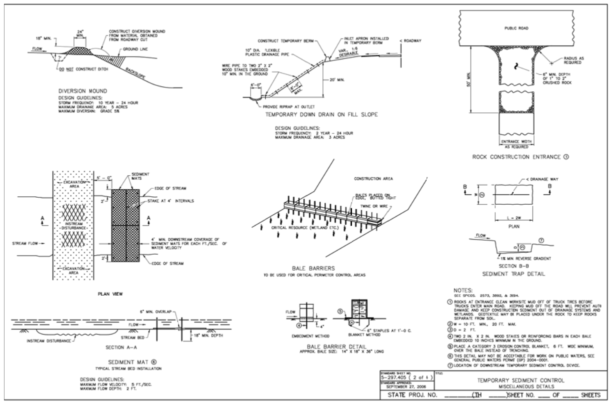

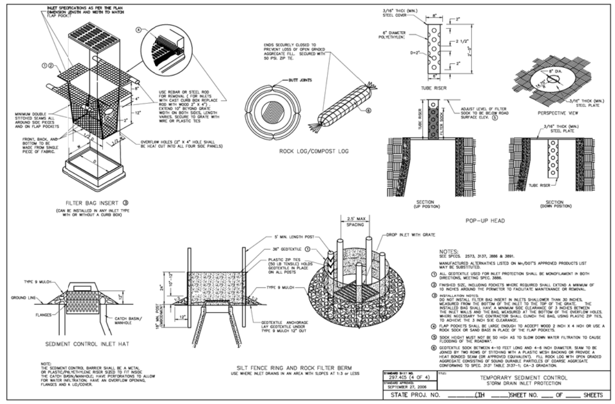

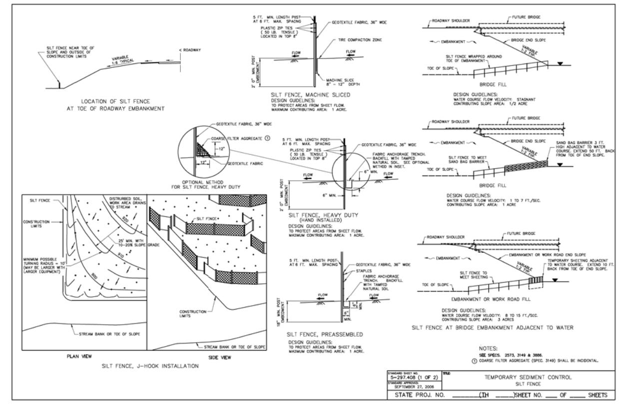

EROSION CONTROL GENERAL NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM CORRESPONDING MUNICIPALITY.
2. BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
3. ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
4. ALL WORK AND MATERIALS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS. ANY DEVIATION FROM THE APPROVED PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
5. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.
7. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
8. ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.
9. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
10. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
11. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.
12. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
13. THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/3 OF THE FENCE HEIGHT.
14. LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.
15. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
16. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 15 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 15 DAYS. PERMANENT SEED AND MULCH IS REQUIRED WITHIN 15 DAYS OF COMPLETION OF FINAL GRADING.
17. GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 190 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 270 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
19. REPORT ALL FOUND FIELD TILES TO THE ENGINEER FOR EVALUATION.
20. TEMPORARY DIVERSION BERMS SHALL BE CONSTRUCTED TO DIRECT STORM WATER RUNOFF DURING CONSTRUCTION TO SEDIMENT CONTROL DEVICES SUCH AS TEMPORARY SEDIMENT BASINS.

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

1. INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.
2. REPLACEMENT – FABRIC SHALL BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE BEFORE THE BARRIER IS NO LONGER NECESSARY.
3. SEDIMENT REMOVAL – SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.
4. REMOVAL OF SILT FENCE – SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.
5. THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
6. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:

   A. DATE AND TIME OF INSPECTIONS;
   B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
   C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
   D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVIES.
   E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS:
   F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN PART III.A.4.

7. WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

1. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
2. HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
3. EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

SEDIMENT CONTROL PRACTICES:

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERMITERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.
3. THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
4. ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
5. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.
6. SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

WINTER STABLIZATION:

GRADING CONTRACTOR REQUIREMENTS IN THE CASE WHERE THE ONSET OF WINTER DOES NOT ALLOW FOR COMPLETION OF MASS GRADING AND FINAL SOIL STABLIZATION IN THE FALL:

1. MASS GRADING ACTIVITIES SHALL BE PLANNED AND PHASED IN A MANNER TO AVOID ANY UNNECESSARY SOIL DISTURBANCE PRIOR TO WINTER SHUT DOWN.
2. ALL FINAL GRADED AREAS SHALL BE STABILIZED PERMANENTLY BY GRADING CONTRACTOR WITH SEEDING, MULCHING, BLANKET, ETC. IN ACCORDANCE WITH PLANS PRIOR TO CONTRACTOR LEAVING THE SITE AT WINTER SHUT DOWN.
3. THE GRADING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TEMPORARY OR INCOMPLETE GRADING AREAS INCLUDING ALL STOCKPILES ARE STABILIZED WITH TEMPORARY SEEDING (MNDOT MIX 190@100#/AC, MULCH (MNDOT TYPE 1) BEFORE LEAVING THE SITE AT WINTER SHUT DOWN.
4. ALL SIGNIFICANT DRAINAGE SWALES (TEMPORARY OR PERMANENT) SHALL BE STABILIZED WITH MNDOT CATEGORY 3 EROSION CONTROL BLANKET BY GRADING CONTRACTOR PRIOR TO LEAVING THE SITE AT WINTER SHUT DOWN.

FINAL STABILIZATION:

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION. FINAL STABILIZATION CAN BE ACHIEVED IN ONE OF THE FOLLOWING WAYS:

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS AND;

A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;

B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION; AND

C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

EROSION CONTROL SCHEDULE:

1. PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
2. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.
3. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.
4. THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (MnDOT MIX 190 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.
5. CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

CONCRETE WASHOUT :

1. CONCRETE DELIVERED BY TRUCK SHALL HAVE WASHOUTS COMPLETED ON A TRUCK TO TRUCK BASIS AND DONE WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR.
2. IN CASES WHERE CONCRETE IS SUPPLIED ONSITE BY A SPEC. MIX TOWER, THE CONTRACTOR SHALL HAVE A PLAN IN PLACE TO CONTROL AND CONTAIN ALL SPILLS UNDER AND AROUND THE TOWERS.

DEWATERING :

1. IF ANY TEMPORARY DEWATERING IS REQUIRED ONSITE THE CONTRACTOR SHALL DISPOSE OF STORMWATER OR GROUND WATER BY USE OF PUMPS AND HOSES TO ADJACENT ONSITE STORM SEWER EITHER TO THE EAST OR SOUTH OF THE PROPOSED EXPANSION WORK.
2. TEMPORARY PUMP DISCHARGE HOSES SHALL BE PLACED IN LOCATIONS THAT RESULT IN THE LEAST POSSIBLE IMPACT TO ONSITE TRAFFIC. PUMPING SOUTH TO THE EXISTING STORM SEWER MAY PROVIDE THE BEST LOW IMPACT SOLUTION TO TRAFFIC. A SECOND OPTION IS PUMPING EAST TO THE EXISTING STORM SEWER. THE EAST OPTION IS THE SHORTEST ROUTE TO SEWER BUT MAY REQUIRE TRAFFIC TO PERIODICALLY DRIVE OVER HOSES.
3. THE ONSITE STORM SEWER DISCHARGES TO THE STORMWATER POND IN THE SOUTHEAST CORNER OF THE SITE. THE CONTRACTOR SHALL INSPECT POND IN DEWATERING SITUATIONS TO DETERMINE IF ANY SEDIMENT HAS COLLECTED AS A RESULT OF CONSTRUCTION AND/OR DEWATERING. ANY SEDIMENT THAT IS COLLECTED IN THE POND AS A RESULT OF DEWATERING OR CONSTRUCTION ACTIVITIES SHALL BE REMOVED POST CONSTRUCTION.
4. ANY ACCUMULATED SEDIMENT ALONG EXISTING CURB AND GUTTER THAT HAS COLLECTED AS A RESULT OF DISCHARGING DEWATERING HOSES SHALL BE IMMEDIATELY REMOVED AND PROPERLY DISPOSED OF AFTER EACH DISCHARGING EVENT.

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SITE PLAN REVIEW
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

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

DAN SJOBLOM, PE
01-03-20 Date
54821 License No.

QUALITY ASSURANCE/CONTROL
MR BY
01-03-20 DATE

DATE	ISSUE
01-03-20	PRELIMINARY SUBMITTAL
01-21-20	CITY SUBMITTAL
02-10-20	TREE PRESERVATION

PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: ELL
PROJECT NO: 215-0035

C2.1
SHEET 5 of 8

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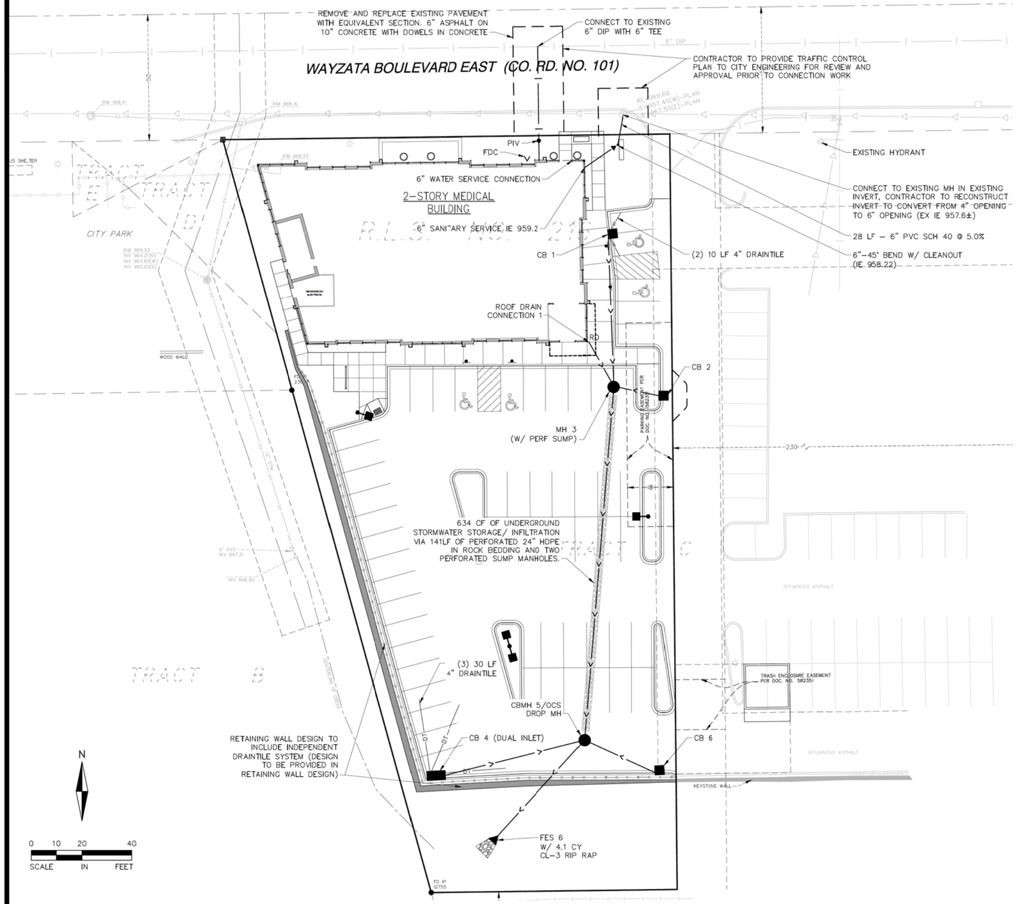


LEGEND:

- PROPOSED STORM SEWER
- PROPOSED 4" DRAINTILE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY/STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE/CATCH BASIN
- EXISTING HYDRANT
- EXISTING GAS
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE

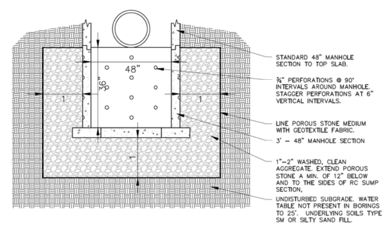
GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
2. ALL CONSTRUCTION AND POST CONSTRUCTION PARKING SHALL BE ON-SITE, NO ON-STREET PARKING/LOADING/UNLOADING ALLOWED.
3. ALL PUBLIC SIDEWALKS/TRAILS SHALL NOT BE OBSTRUCTED.
4. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT OF WAY.
5. REFER TO EROSION CONTROL PLAN. ALL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO UTILITY CONSTRUCTION.
6. ALL PROJECT RELATED UTILITIES WILL BE PRIVATELY OWNED.
7. NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY CONSTRUCTION TO VERIFY LOCATION OF ALL PRIVATE UTILITIES.
8. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS–FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.

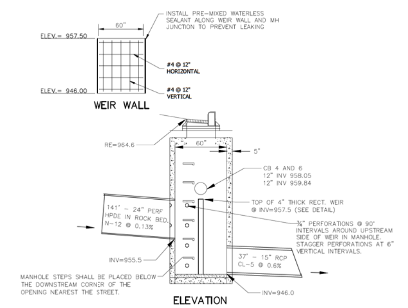
UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED BY CONTRACTOR IN FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO PLANS SHALL BE IMMEDIATELY DISCUSSED WITH OWNER AND ENGINEER PRIOR TO COMMENCING ON PROPOSED WORK.
2. MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS.
3. PROVIDE POLYSTYRENE (4" THICK) INSULATION FOR ALL WATERMAIN AND STORM SEWER CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 36".
4. CONTRACTOR TO PROVIDE COORDINATION FOR TELEPHONE, GAS, AND ELECTRIC SERVICE CONNECTION WITH THE RESPECTIVE SERVICE COMPANY.
5. WATERMAIN SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
6. ALL SANITARY MANHOLES SHALL BE MADE WITH WATER TIGHT MATERALS TO PREVENT INFILTRATION.
7. WATERMAIN SHALL BE C–900 PVC AND CONTRACTOR SHALL USE 8 GA. TRACING WIRE LAID DIRECTLY UNDER ALL PIPE AND FITTINGS. TRACING WIRE SHALL BE CONNECT TO ALL VALVES AND HYDRANTS.
8. IF DEWATERING IS REQUIRED DURING CONSTRUCTION CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
9. ALL UTILITY INSTALLATIONS SHALL COMPLY WITH THE CITY OF WAYZATA STANDARD DETAILS AND ENGINEERING GUIDELINES.
10. ALL UTILITY INSTALLATION BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH SOIL TESTING AGENCY REQUIREMENTS AND/OR SPECIFICATIONS. SOILS REPORT RECOMMENDATIONS INCLUDE PLACING BACKFILL AND FILL IN LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS. THE COMPACTED DENSITY OF THE FILL SHALL BE THE FOLLOWING PERCANTAGES OF STANDARD PROCTOR:
    - BELOW FOUNDATIONS = 100%
    - BELOW FLOOR SLABS = 98%
    - WITHIN 3 FEET OF PAVEMENT = 100%
    - BELOW 3 FEET OF PAVEMENT = 98%
    - BELOW LANDSCAPE SURFACES = 95%

    FILL SHOULD BE WITHIN 2 PERCENTAGE POINTS OF ITS OPTIMUM MOISTURE CONTENT, HOWEVER, CLAYEY FILL SHOULD BE PLACED WITHIN 3 PERCENTAGE POINTS ABOVE AND 1 PERCENT BELOW ITS OPTIMUM MOISTURE CONTENT.
11. CONTRACTOR TO INSTALL SAFL BAFFLE ON CBMH #4.



36" DEEP PERFORATED SUMP MH 2
(NOT TO SCALE)

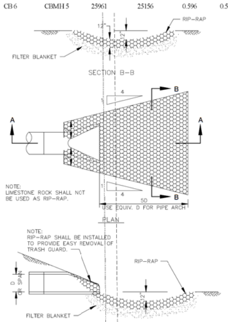


OCS/CBMH 5 DETAIL
(NOT TO SCALE)

DESIGN STORM FREQUENCY = 10 YEARS

MH/CB FROM	MH/CB TO	AREA [SF] TOTAL	AREA [SF] IMPERVIOUS	AREA [AC] INCR.	AREA [AC] CUM.	IMP %	RUNOFF C	A*C INCR.	A*C CUM.	TIME OF CONC. [MIN] PIPE	TIME OF CONC. [MIN] CUM.	INTENSITY i	Q [CFS] INCR.	Q [CFS] CUM.	P. DIA. D [IN]	P. SLOPE S [FT/FT]
RD 1	MH 3	8517	8517	0.196	0.196	100%	0.90	0.176	0.176	8.00	8.00	6.11	1.075	1.075	8	0.0500
CB 1	MH 3	2031	1543	0.047	0.047	76%	0.73	0.034	0.034	8.00	8.00	6.11	0.208	0.208	12	0.0200
CB 2	MH 3	7985	7173	0.183	0.379	90%	0.83	0.152	0.328	8.00	8.00	6.11	0.928	2.003	12	0.0200
MH 3	CBMH 5	0	0	0.000	0.196	0%	0.20	0.000	0.176	0.13	8.13	6.07	0.000	1.069	24	0.0013
CB 4	CBMH 5	16041	15406	0.368	0.368	96%	0.87	0.321	0.321	8.00	8.00	6.11	1.962	1.962	12	0.0044
CBMH 5	FES 6	0	0	0.000	0.964	0%	0.20	0.000	0.845	0.77	8.90	5.88	0.000	4.968	15	0.0060
CB 6	CBMH 5	25961	25156	0.596	0.596	97%	0.88	0.523	0.523	8.00	8.00	6.11	3.197	3.197	12	0.0080

MH/CB FROM	P. Mat	MANNING'S n	P. CAP. Q [CFS]	P. VELOCITY MAX [FT/S]	PIPE LENGTH [FT]	CAP. OVER Q [CFS]	FROM INVERT	TO INVERT	RIM ELEV	Cover [FT]	STR. TYPE	CAST TYPE	Sump Depth [FT]	BUILD [FT]	Pipe Type
RD 1	PVC	0.010	3.51	20.00	351	2.4378	963.00	961.24	970.20	7.20			0.00	7.20	SDR-35
CB 1	HDPE	0.011	5.95	7.58	606	5.7462	965.40	964.19	969.10	3.70	2x3	R-3067-V	3.00	6.70	N-12
CB 2	HDPE	0.011	5.95	7.58	185	3.9517	964.50	964.13	968.20	3.70	2x3	R-3067-V	3.00	6.70	N-12
MH 3	HDPE	0.011	9.64	3.07	141.0	8.5709	955.70	955.52	968.20	12.50	48	R-2501	3.00	15.50	N-12
CB 4	HDPE	0.011	2.79	3.56	570	0.8308	958.30	958.05	962.00	3.70	4x3	R-3067-V	3.00	6.70	N-12
CBMH 5	RCP	0.012	5.42	4.42	540	0.4528	946.00	945.68	964.00	18.00	60	R-2501	0.00	18.00	CL-5
CB 6	HDPE	0.011	3.77	4.80	330	0.5686	960.10	959.84	964.10	4.00	2x3	R-3067-V	3.00	7.00	N-12



RIP-RAP INSTALLATION
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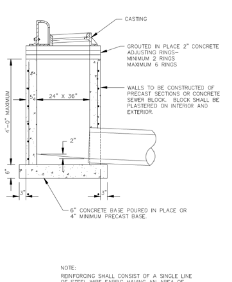

SHALLOW CATCH BASIN
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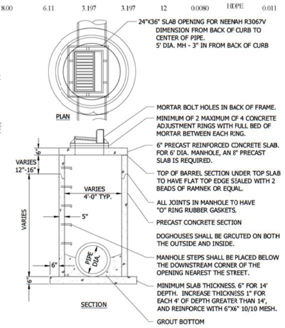

CATCH BASIN / MANHOLE
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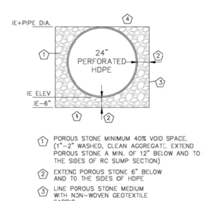
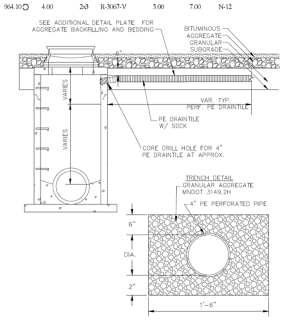


24" PERFORATED HDPE ROCK BEDDING DETAIL



4" PERF. DRAINTILE INSTALLATION
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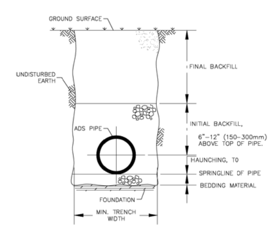

HDPE TRENCH INSTALLATION DETAIL
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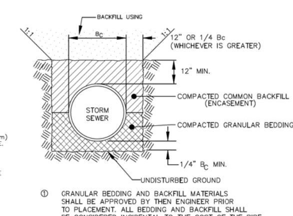

CONCRETE PIPE BEDDING
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SITE PLAN REVIEW

UTILITY PLAN

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

DAN SJOBLOM, PE
01-03-20 — Date
54821 — License No.

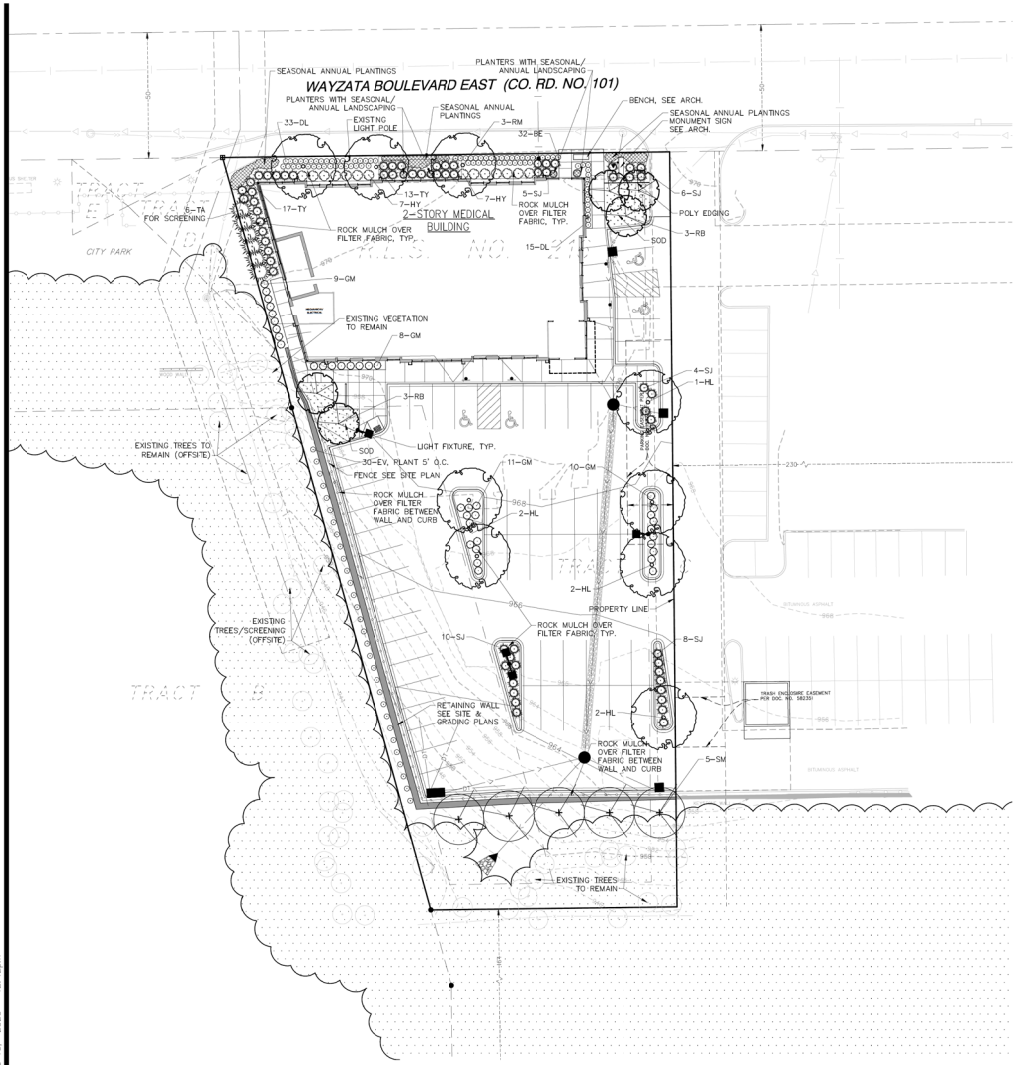
QUALITY ASSURANCE/CONTROL
MR — BY
01-03-20 — DATE

DATE	ISSUE
01-03-20	PRELIMINARY SUBMITTAL
01-21-20	CITY SUBMITTAL
02-10-20	TREE PRESERVATION

PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: ELL
PROJECT NO: 215-0035

C3.0

SHEET 6 of 8



LANDSCAPE SCHEDULE

QTY.	KEY	COMMON NAME/ BOTANICAL NAME	SIZE	REMARKS
		OVERSTORY TREES		
6	HL	SKYLINE HONEYLOCUST Gleditsia triacanthos var. inermis 'Skyline'	3" CAL. B&B	STRAIGHT TRUNK NO V-CROTCH
5	RB	RIVER BIRCH Betula Nigra	2.5" CAL. B&B	CLUMP FORM
3	RM	RED MAPLE Acer x freemanii 'Bailston'	3" CAL. B&B	STRAIGHT TRUNK NO V-CROTCH
5	SM	SUGAR MAPLE Acer saccharum	3" CAL. B&B	STRAIGHT TRUNK NO V-CROTCH
		SHRUBS		
28	GM	GOLDMOUND SPIREA Spirea x Goldmound'	24" HT. CONT.	MIN. 5 CANES AT HT. SPEC.
14	HY	LITTLE LIME HYDRANGEA Hydrangea paniculata 'Limelight'	24" HT. CONT.	MIN. 5 CANES AT HT. SPEC.
30	SJ	SCANDIA JUNIPER Juniperus sabina 'Scandia'	18" DIA. CONT.	MIN. 5 CANES AT DIA. SPEC.
6	TA	TECHNY ARBORVITAE Thuja occidentalis 'Techny'	4' HT. B&B	MIN. 5 CANES AT HT. SPEC.
30	TY	TAUNTON YEW Taxus x media 'Taunton'	24" DIA. CONT.	MIN. 5 CANES AT DIA. SPEC.
		PERENNIALS		
32	BE	BLACK EYED SUSAN Rudbeckia 'Little Gold Star'	1 GAL. CONT.	
60	DL	PARDON ME DAYLILY Hemerocallis 'Pardon Me'	1 GAL. CONT.	
30	EV	ENGLEMANN IVY Parthenocissus quinquefolia 'Engelmannii'	1 GAL. CONT.	

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.

PLANTING NOTES:

1. INSTALL 4" MIN. TOP SOIL TO ALL SOD AND SHRUB AREAS. FINE GRADE ALL SOD AREAS. INSTALL 12" TOP SOIL TO ALL PERENNIAL AND ANNUAL AREAS.
2. STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
3. ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 4" DEPTH OF LANDSCAPE ROCK OVER FILTER FABRIC. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
4. INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
5. PLANT SOIL SHALL BE 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
6. COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF TWO YEARS BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
7. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
9. CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND TO AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
10. MAINTAIN ALL PLANT MATERIALS, NCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
11. COORDINATE LANDSCAPE INSTALLATION WITH GENERAL CONTRACTOR.
12. STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
13. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS DAILY.
14. SUPPLY DESIGN AND INSTALLATION FOR NEW IRRIGATION SYSTEM WITH COVERAGE OF SOD AND PLANTING AREAS. USE RAINBIRD 3R APPROVED EQUAL. COORDINATE INSTALLATION WITH G.C. SOD AND SHRUB AREAS TO BE ON SEPARATE ZONES. PROVIDE RAIN SENSOR. COORDINATE PROTECTION OF EXISTING IRRIGATION SYSTEM ON ADJACENT PROPERTY TO THE NORTHWEST.
15. PROTECT EXISTING TREES TO REMAIN DURING CONSTRUCTION, SEE TREE PRESERVATION PLAN.

LANDSCAPE REQUIREMENTS

REQUIRED: 20% OF TOTAL LOT SHALL BE LANDSCAPED AND MAINTAINED.
.2*41,425 SF = 8,285 SF REQUIRED

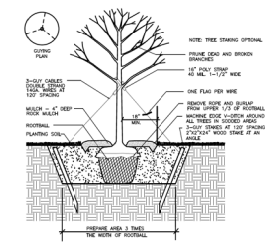
PROVIDED: 9,361 SF PROVIDED LANDSCAPE AREA

LEGEND

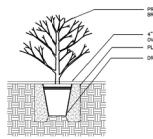
- DECIDUOUS OVERSTORY TREES
- ORNAMENTAL TREES
- FLOWERING & EVERGREEN SHRUBS
- PERENNIALS
- SEASONAL ANNUAL PLANTINGS
- SOD
- POLY EDGING
- FENCE SEE SITE PLAN
- EXISTING TREES TO REMAIN PROTECT DURING CONSTRUCTION

N

0 10 20 40
SCALE IN FEET



1 TREE PLANTING DETAIL
NOT TO SCALE



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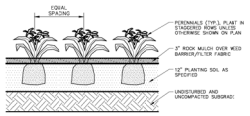
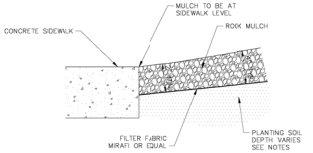
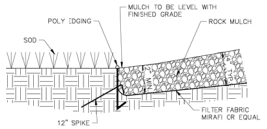
NOT TO SCALE



3 PERENNIAL PLANTING DETAIL
NOT TO SCALE



4 ROCK MULCH AT SIDEWALK DETAIL
NOT TO SCALE



5 ROCK MULCH AT SOD DETAIL
NOT TO SCALE

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DAVIS REAL ESTATE SERVICES, INC.
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WAYZATA SPECIALITY CENTER
1120 EAST WAYZATA BLVD.
WAYZATA, MN 55391

SITE PLAN REVIEW

LANDSCAPE PLAN

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 LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MARK KRONBECK, PLA, ASLA

Date License No.

QUALITY ASSURANCE/CONTROL

MB
BY DATE

DATE	ISSUE
01-03-20	PRELIMINARY SUBMITTAL
01-21-20	CITY SUBMITTAL
02-18-20	TREE PRESERVATION

PROJECT TEAM DATA

DESIGNED: MK
DRAWN: EMK
PROJECT NO: 215-0035

L1.0

SHEET 7 of 8

FOR REVIEW ONLY
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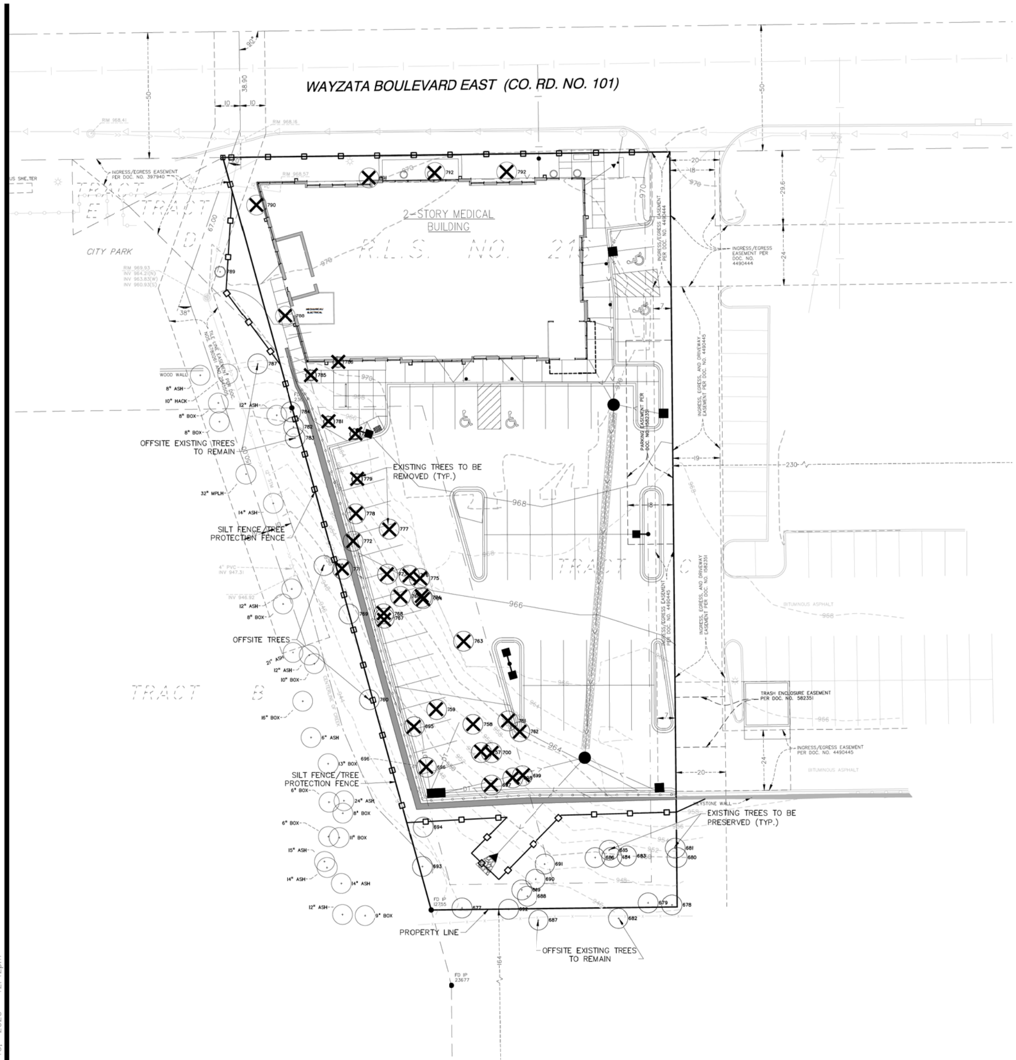
drawing name: X:\2015\15003\plan sheets\site plan review\15003prel.dwg Feb 10, 2020 - 12:42pm



LEGEND

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- SILT FENCE/TREE PROTECTION LIMITS

N

0 10 20 40
SCALE IN FEET

ONSITE TREE INVENTORY

TAG ID	DIAMETER INCHES	TOTAL DIAMETER INCHES	TREE SPECIES	NOTES	REMOVE	REMOVE INCHES
677	9	9	ELM			
678	27	27	COTTON WOOD	SIGNIFICANT		
679	19	19	COTTON WOOD	SIGNIFICANT		
680	7	7	BOXELDER			
681	8	8	BOXELDER			
683	10	10	BOXELDER			
684	8	8	BOXELDER			
685	14	14	BOXELDER	SIGNIFICANT		
686	13	13	BOXELDER	SIGNIFICANT		
688	19	19	COTTON WOOD	SIGNIFICANT		
689	13	13	COTTON WOOD	SIGNIFICANT		
690	10	10	ELM			
691	29	29	COTTON WOOD	SIGNIFICANT		
692	13	13	ELM	SIGNIFICANT		
693	13	13	ELM	SIGNIFICANT		
694	14	14	ELM	SIGNIFICANT		
695	30	30	COTTON WOOD	HERITAGE	X	30
696	8	8	ELM		X	8
697	30	30	COTTON WOOD	HERITAGE	X	30
698	11	11	BOXELDER		X	11
699	18	18	BOXELDER	SIGNIFICANT	X	18
700	19	19	BOXELDER	SIGNIFICANT	X	19
757	8	8	BOXELDER		X	8
758	11	11	BOXELDER		X	11
759	28-24	52	COTTON WOOD	HERITAGE	X	52
761	14	14	BOXELDER	SIGNIFICANT	X	14
762	11	11	BOXELDER		X	11
763	13	13	MAPLE	SIGNIFICANT	X	13
765	15	15	COTTON WOOD	SIGNIFICANT	X	15
766	23-18	41	COTTON WOOD	HERITAGE	X	41
767	16	16	COTTON WOOD	SIGNIFICANT	X	16
768	10	10	ELM	DEAD	X	0
769	16	16	BOXELDER	SIGNIFICANT		
771	18	18	ELM	SIGNIFICANT	X	18
772	20	20	ELM	SIGNIFICANT	X	20
773	14	14	COTTON WOOD	SIGNIFICANT	X	14
774	8	8	BOXELDER		X	8
775	15	15	COTTON WOOD	SIGNIFICANT	X	15
776	8	8	COTTON WOOD		X	8
777	15	15	ELM	SIGNIFICANT	X	15
778	8	8	BOXELDER		X	8
779	7	7	PINE	DEAD	X	0
780	6	6	PINE	DEAD	X	0
781	7	7	PINE	DEAD	X	0
785	9	9	SPRUCE		X	9
786	10	10	CRABAPPLE		X	10
788	17	17	ASH	SIGNIFICANT	X	17
790	16	16	ASH	SIGNIFICANT	X	16
791	12	12	ASH	SIGNIFICANT	X	12
792	11	11	ASH		X	11

TREE MITIGATION CALCULATIONS	
Total Significant DBH (onsite) =	396.0
Total Significant Inches to be Removed =	222.0
Percentage of Significant Inches to be Removed =	56%
Allowable Removal of Significant (10%) =	39.6
Req'd Mitigation for Significant Inches Removed =	182.4
Total Heritage Inches to be Removed =	153.0
Req'd Mitigation for Heritage Inches Removed =	306.0
Total Mitigation Required =	488.4
(-) Minus Total Inches Proposed =	54.5
Inches to be Paid Cash In Lieu =	433.9
Estimated Cash in Lieu ($160 per inch) =	$69,424.00
No offsite trees will be removed	

NOTE:
PER THE CITY OF WAYZATA'S 2020 FEE SCHEDULE THE TREE REPLACEMENT COST IS EQUAL TO $160 PER CALIPER INCH OR THE CITY'S ACTUAL COST TO ATTAIN A TREE REPLACEMENT PLAN THAT HAS BEEN APPROVED BY THE CITY FORESTER.

OFFSITE TREE INVENTORY

TAG ID	DIAMETER INCHES	TOTAL DIAMETER INCHES	TREE SPECIES	NOTES	REMOVE	REMOVE INCHES
682	20	20	COTTON WOOD	OFFSITE		
687	12	12	BOXELDER	OFFSITE		
760	17	17	BOXELDER	OFFSITE		
770	14	14	ELM	OFFSITE		
782	19	19	ELM	OFFSITE		
783	13	13	ELM	OFFSITE		
784	7	7	BOXELDER	OFFSITE		
787	15-15	30	BOXELDER	OFFSITE		
789	7	7	SPRUCE	OFFSITE		
	8	8	ASH	OFFSITE		
	10	10	HACKBERRY	OFFSITE		
	8	8	BOXELDER	OFFSITE		
	8	8	BOXELDER	OFFSITE		
	32	32	MAPLE	OFFSITE		
	14	14	ASH	OFFSITE		
	12	12	ASH	OFFSITE		
	8	8	BOXELDER	OFFSITE		
	21	21	ASH	OFFSITE		
	12	12	ASH	OFFSITE		
	10	10	BOXELDER	OFFSITE		
	16	16	BOXELDER	OFFSITE		
	6	6	ASH	OFFSITE		
	13	13	BOXELDER	OFFSITE		
	6	6	BOXELDER	OFFSITE		
	24	24	ASH	OFFSITE		
	8	8	BOXELDER	OFFSITE		
	6	6	BOXELDER	OFFSITE		
	11	11	BOXELDER	OFFSITE		
	15	15	ASH	OFFSITE		
	14	14	ASH	OFFSITE		
	14	14	ASH	OFFSITE		
	12	12	ASH	OFFSITE		
	9	9	BOXELDER	OFFSITE		

NOTE:
NO OFF SITE TREES TO BE REMOVED

TREE PRESERVATION NOTES:

1. BEFORE ANY CONSTRUCTION OR GRADING OF DEVELOPMENT PROJECT IS TO OCCUR, A TREE PROTECTION FENCE (AT LEAST 4 FEET IN HEIGHT AND STAKED WITH POSTS NO LESS THAN EVERY 5 FEET) SHALL BE INSTALLED AROUND THE DRIP LINE OF WOODED AREAS, THE DRIP LINES OF EXISTING TREES TO BE PRESERVED OR AT THE PERIMETER OF THE CRITICAL ROOT ZONE (WHICHEVER IS GREATER). SIGNS SHALL BE PLACED ALONG THIS FENCE LINE IDENTIFYING THE AREA AS A TREE PROTECTION AREA AND PROHIBITING GRADING BEYOND THE FENCE LINE. THIS FENCE MUST REMAIN IN PLACE UNTIL ALL GRADING AND CONSTRUCTION ACTIVITY IS TERMINATED.
2. NO EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL MAY BE STORED WITHIN THE DRIP LINES OF ANY SIGNIFICANT TREES TO BE PRESERVED.
3. NO ENCROACHMENT, LAND DISTURBANCE, GRADE CHANGE, TRENCHING, FILLING, COMPACTION OF CHANGE IN SOIL CHEMISTRY SHALL OCCUR WITHIN FENCED AREAS PROTECTING SIGNIFICANT TREES.
4. CONTRACTOR TO PREVENT THE CHANGE IN SOIL CHEMISTRY DUE TO CONCRETE WASHOUT AND LEAKAGE OR SPILLAGE OF TOXIC MATERIALS, SUCH AS FUELS OR PAINTS.
5. DRAINAGE PATTERNS ON THE SITE SHALL NOT CHANGE CONSIDERABLY CAUSING DRASTIC ENVIRONMENTAL CHANGES IN THE SOIL MOISTURE CONTENT WHERE TREES ARE INTENDED TO BE PRESERVED.
6. DEAD, DISEASED OR DYING SIGNIFICANT TREES WERE NOT INCLUDED AS PART OF THE EXISTING TREE INVENTORY.
7. NO SIGNIFICANT TREES SHALL BE REMOVED UNTIL THIS TREE PRESERVATION PLAN IS APPROVED BY THE CITY OF WAYZATA.
8. A SIGNIFICANT TREE, PER CITY CODE, IS A HEALTHY TREE WHICH IS 6 INCHES IN DIAMETER (DBH) FOR DECIDUOUS TREES OR GREATER THAN 8 FEET IN HEIGHT FOR CONIFEROUS TREES.
9. A CITY TREE REMOVAL PERMIT IS REQUIRED FOR ANY REMOVAL TOTALING OVER 32 INCHES IN DIAMETER.
10. SEE LANDSCAPE PLAN FOR LOCATION OF PROPOSED REPLACEMENT TREES.

"SIGNIFICANT TREE" MEANS A HEALTHY DECIDUOUS HARDWOOD TREE THAT IS SIX INCHES OR GREATER IN DBH, A HEALTHY SOFTWOOD DECIDUOUS TREE THAT IS 12 INCHES OR GREATER IN DBH, OR A HEALTHY CONIFEROUS TREE THAT IS 12 FEET OR GREATER IN HEIGHT OR 12 INCHES OR GREATER IN DBH.

"HERITAGE TREE" MEANS A HEALTHY SOFTWOOD DECIDUOUS TREE THAT IS 30 INCHES OR GREATER IN DBH, A HEALTHY HARDWOOD DECIDUOUS TREE THAT IS 25 INCHES OR GREATER IN DBH, OR A HEALTHY CONIFEROUS TREE THAT IS 25 INCHES OR GREATER IN DBH.

REPLACEMENT RATIOS:

SIGNIFICANT TREE REMOVAL BY DEVELOPERS. ALTHOUGH THE CITY ENCOURAGES PRESERVATION OF THE MAXIMUM AMOUNT OF TREES POSSIBLE, THE CITY RECOGNIZES THAT A CERTAIN AMOUNT OF SIGNIFICANT TREES REMOVAL IS SOMETIMES NECESSARY DURING DEVELOPMENT. ACCORDINGLY, 10 PERCENT OF THE EXISTING DBH INCHES OF SIGNIFICANT TREES CAN BE REMOVED PURSUANT TO A TREE PRESERVATION PLAN WITHOUT OBLIGATION OF REPLACEMENT. ANY TREE REMOVAL BEYOND 10 PERCENT WILL REQUIRE REPLACEMENT IN ACCORDANCE WITH THE STANDARDS OF SECTION 936.04.B

FOR ANY REMOVAL THAT EXCEEDS THE PERCENTAGE OF ALLOWABLE REMOVAL OF SIGNIFICANT TREES AS SET IN SECTION 936.07, ALL SIGNIFICANT TREES SHALL BE REPLACED AT THE RATIO OF ONE CALIPER INCH PER ONE INCH OF DBH REMOVED.

ALL HERITAGE TREES MUST BE REPLACED AT THE RATIO OF TWO CALIPER INCHES PER ONE INCH OF DBH REMOVED.

FEE-IN-LIEU OF TREE REPLACEMENT OR REPLACEMENT TREES PLANTED IN PUBLIC AREAS. THE CITY RECOGNIZES THAT THERE MAY BE INSTANCES WHERE THE TOTAL AMOUNT OF TREE REPLACEMENT REQUIRED UNDER THIS SECTION CANNOT OCCUR ON SITE. IN THOSE INSTANCES, THE CITY MAY, AT ITS OPTION, ACCEPT A FEE-IN-LIEU OF TREE REPLACEMENT OR ALLOW THE PLANTING OF REPLACEMENT TREES IN PUBLIC AREAS. TREE REPLACEMENT IS ENCOURAGED TO HAPPEN ON SITE AS MUCH AS POSSIBLE AND FEE IN LIEU-OF-TREE REPLACEMENT SHOULD BE USED ONLY WHEN REPLACEMENT ON SITE IS NOT FEASIBLE. THE AMOUNT OF FEE-IN-LIEU OF TREE REPLACEMENT WILL BE DETERMINED ANNUALLY BY THE CITY COUNCIL THROUGH THE CITY FEE SCHEDULE.

SIZE, TYPES AND DIVERSIFICATION OF REPLACEMENT TREES. UNLESS AN APPROVED TREE PRESERVATION PLAN SETS FORTH A DIFFERENT REQUIREMENT, ALL REPLACEMENT TREES MUST BE OF A SIMILAR SPECIES TO THOSE THAT ARE REMOVED. A TREE REPLACEMENT PLAN MUST INCLUDE A DIVERSITY OF TREE SPECIES THAT ARE SUITABLE FOR THE PROPERTY GIVEN SOIL CONDITIONS, HYDROLOGY, TOPOGRAPHY, AND TREE PATHOGENS. REPLACEMENT TREES MUST BE NO LESS THAN THE FOLLOWING SIZES.
1. DECIDUOUS TREES SHALL BE NO LESS THAN 2½ CALIPER INCHES; AND
2. CONIFEROUS TREES SHALL BE NO LESS THAN SIX FEET IN HEIGHT.

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WAYZATA SPECIALITY CENTER
1120 EAST WAYZATA BLVD.
WAYZATA, MN 55391
SITE PLAN REVIEW
TREE INVENTORY, PRESERVATION & REMOVAL PLAN

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 LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MARK KRONBECK, PLA, ASLA
Date License No.

QUALITY ASSURANCE/CONTROL
MR
BY DATE

DATE	ISSUE
01-03-20	PRELIMINARY SUBMITTAL
01-21-20	CITY SUBMITTAL
02-10-20	TREE PRESERVATION

PROJECT TEAM DATA
DESIGNED: EMK
DRAWN: EMK
PROJECT NO: 215-0035

L-2.0

SHEET 8 of 8

Drawing name: X:\2015\150035\plan sheets\site plan review\150035tree.dwg Feb 10, 2020 – 12:42pm

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Lum. Lumens
	1	AA	SINGLE	0.900	MCGRAW GLEON-AF-01-LED-E1-T4FT-1200 MOUNT ON 15FT POLE WITH 1FT BASE	67	7036
	3	BB	SINGLE	0.900	MCGRAW GLEON-AF-03-LED-E1-5WQ-1200 MOUNT ON 15FT POLE WITH 1FT BASE	191	21480
	2	DD	SINGLE	0.900	MCGRAW GWC-AF-01-LED-E1-T4FT WALL MOUNT AT APPROX 20FT	59	6542
	1	XX	SINGLE	0.900	EXIST POLE TO REMAIN	0	13123
	16	FF	SINGLE	0.900	HALO HC615D010-HM612840-61MDH RECESSED IN CANOPY AT 12FT	12	1321
	2	GG	SINGLE	0.900	MODERN FORMS WS-W1621-SS WALL MOUNT AT APPROX 9FT	27.5	754

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	1.09	18.4	0.0	N.A.	N.A.
EAST PARKING AT BDLG	Illuminance	Fc	2.48	3.0	1.9	1.31	1.58
EAST PARKING LOT	Illuminance	Fc	1.52	2.0	1.1	1.38	1.82
SOUTH PARKING	Illuminance	Fc	2.69	5.5	1.0	2.69	5.50

TYPE AA & BB

TYPE DD

TYPE FF

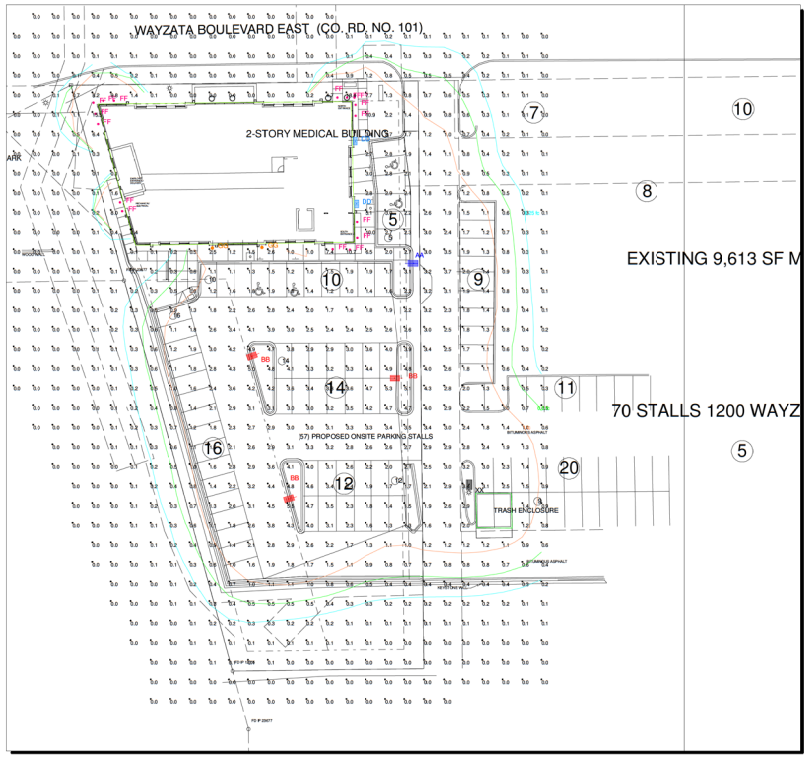
TYPE GG

GENERAL NOTES:

A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLAINCE TO THE LOCAL, STATE, OR FEDERAL LIGHTING CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.



Plan View
Scale: 1 inch= 30 Ft.

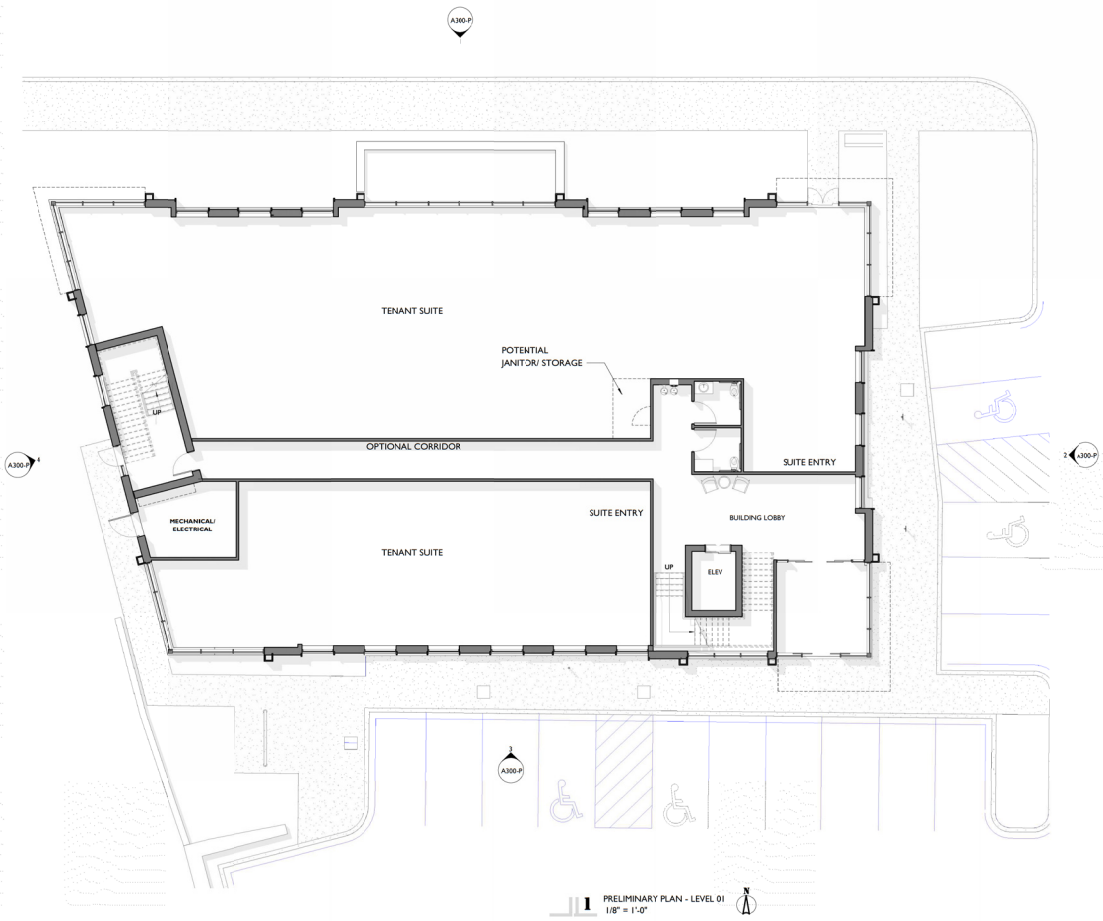
PULSE never ordinary

#	Revisions	Date	Comments

Drawn By: SANDY
Checked By: JILL
Date:2/5/2020
Scale: AS NOTED

MEDICAL BUILDING
WAYZATA, MN

PAGE 1 OF 1



1 PRELIMINARY PLAN - LEVEL 01
1/8" = 1'-0"

N

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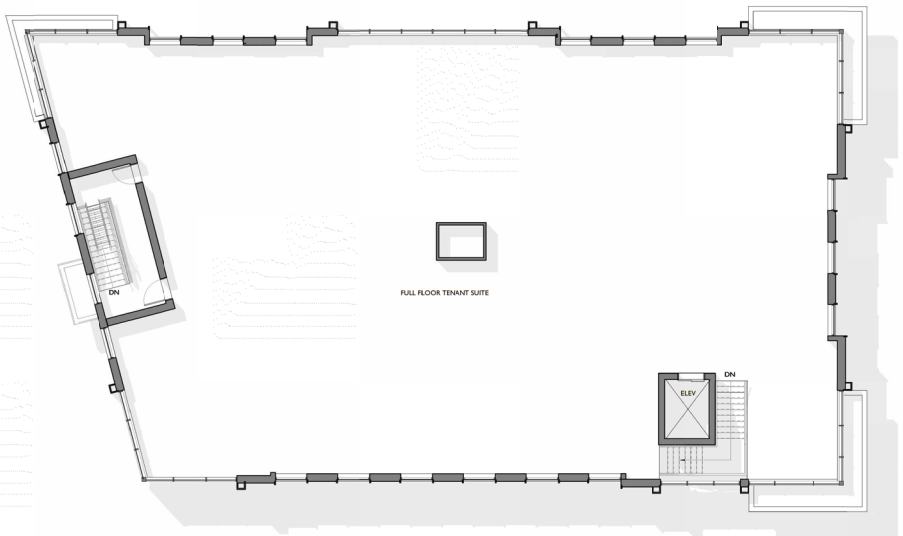
WAYZATA AVE MEDICAL

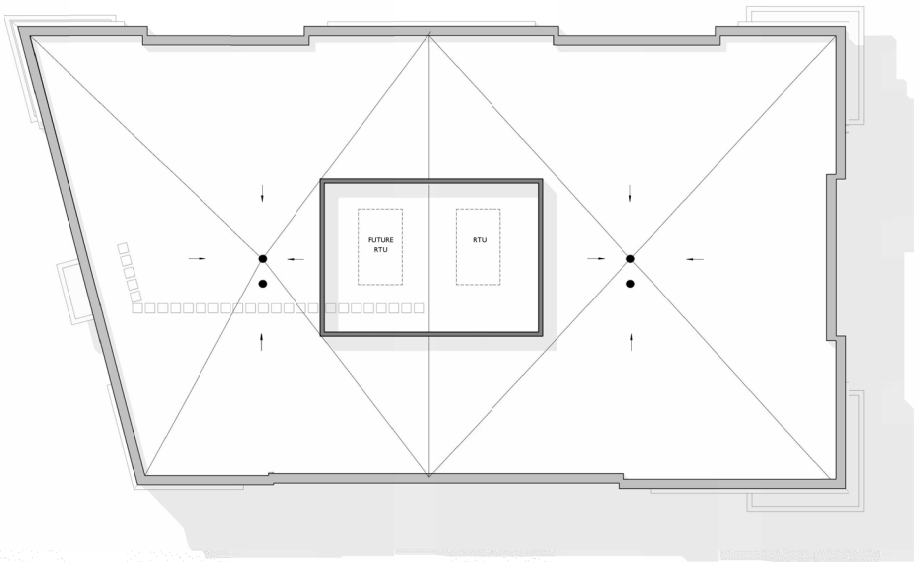
WAYZATA AVE

PRELIMINARY FLOOR PLAN

A200-P



1 PRELIMINARY PLAN - LEVEL 02
1/8" = 1'-0"



2 PRELIMINARY PLAN - ROOF
1/8" = 1'-0"

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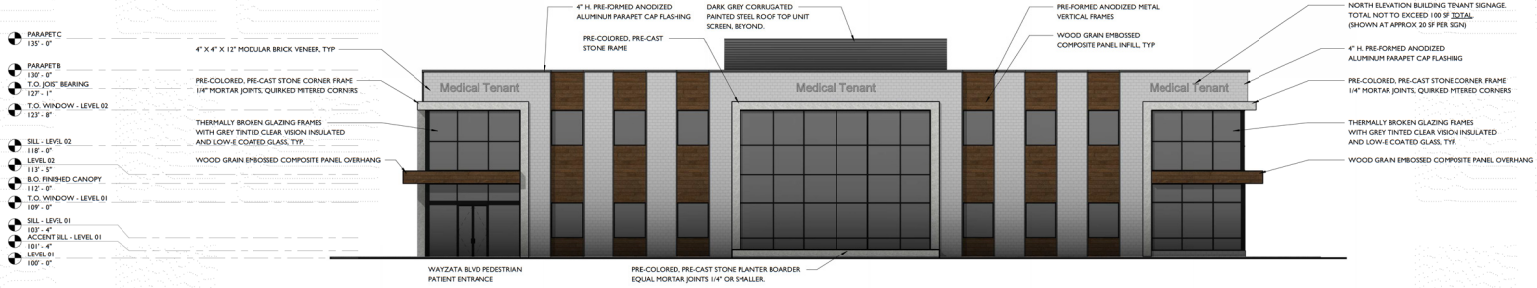
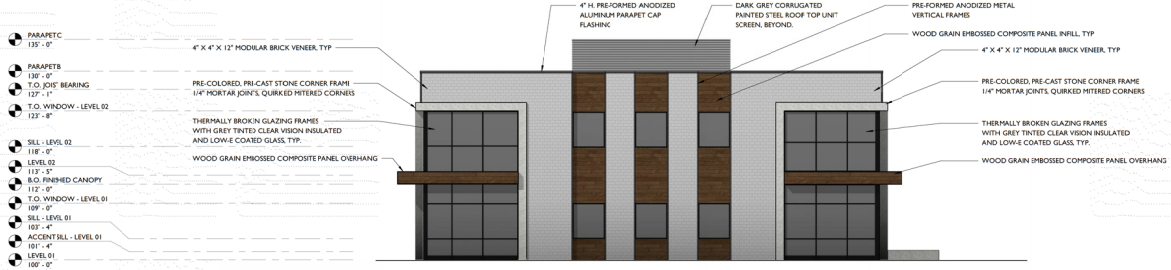
WAYZATA AVE MEDICAL
WAYZATA AVE

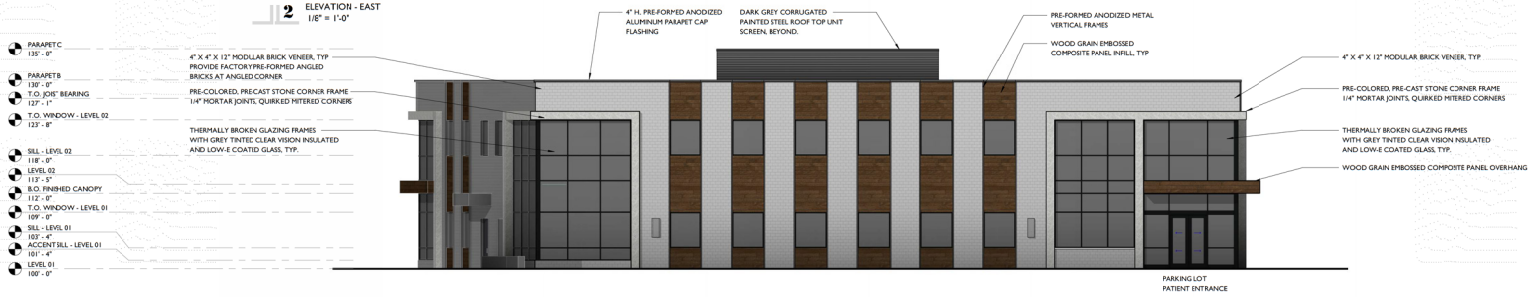
PRELIMINARY PLANS
A201-P



1 ELEVATION - NORTH
1/8" = 1'-0"



2 ELEVATION - EAST
1/8" = 1'-0"



3 ELEVATION - SOUTH
1/8" = 1'-0"

4 ELEVATION - WEST
1/8" = 1'-0"

BUILDING FACADE MATERIAL CALCULATIONS

NORTH:	3915 SF	AREA	%	% NON-GLASS AREA
BRICK:		1295 SF	33%	57%
GLASS:		1639 SF	42%	-----
WOOD GRAIN EMBOSSED METAL PANEL:		614 SF	16%	27%
STONE		263 SF	7%	12%
PAINTED STEEL PROFILES / ALUMINUM FLASH:		104 SF	2%	4%
EAST:	2195 SF			
BRICK:		857 SF	39%	63%
GLASS:		825 SF	38%	-----
WOOD GRAIN EMBOSSED METAL PANEL:		344 SF	16%	25%
STONE		111 SF	5%	8%
PAINTED STEEL PROFILES / ALUMINUM FLASH:		55 SF	2%	4%
SOUTH:	3359 SF			
BRICK:		1250 SF	37%	60%
GLASS:		1764 SF	52%	-----
WOOD GRAIN EMBOSSED METAL PANEL:		586 SF	17%	28%
STONE		160 SF	5%	8%
PAINTED STEEL PROFILES / ALUMINUM FLASH:		99 SF	3%	4%
WEST:	2242 SF			
BRICK:		978 SF	44%	70%
GLASS:		837 SF	37%	-----
WOOD GRAIN EMBOSSED METAL PANEL:		220 SF	10%	16%
STONE		109 SF	5%	8%
PAINTED STEEL PROFILES / ALUMINUM FLASH:		98 SF	4%	6%
BUILDING TOTAL:	11708 SF			
BRICK:		4380 SF	37%	61%
GLASS:		4565 SF	39%	-----
WOOD GRAIN EMBOSSED METAL PANEL:		1764 SF	15%	25%
STONE		643 SF	5%	9%
PAINTED STEEL PROFILES / ALUMINUM FLASH:		356 SF	4%	5%

* NOTES ON THE PROPOSED WOOD GRAIN EMBOSSED METAL PANEL:

THE USE OF A WOOD GRAIN EMBOSSED METAL PANEL STEMS FROM A DESIRI TO USE A MATERIAL, WHOSE PERFORMANCE AND FINISH WILL WITHSTAND THE WEATHER CONDITIONS FOR A MINIMUM OF 15 - 20 YEARS WITHOUT EXTENSIVE MAINTENANCE WHILE RETAINING FULL COLOR AND FINISH. THE PANELS ARE TO BE ALUCOBOND ALUMINUM COMPOSITE METAL PANEL WITH A WOOD GRAIN FINISH: ALUCOBOND NATURAL RUSTIC WALNUT SKU: AB125-0507. THE ALUMINUM COMPOSITE METAL PANELS GIVE THE APPEARANCE AND FEEL OF NATURAL WOOD WITHOUT FADING OR MAINTENANCE THAT WOOD SOLIDS INEVITABLY REQUIRE. FURTHER THEY PROVIDE AN ADEQUATE AIR GAP AND DRAINAGE PLANE FOR SUPERIOR INSULATION ALL WHILE RETAINING THE NATURAL WOOD LOOK DESIRED.

NOTES ON CHAPTER 909 - DESIGN STANDARDS

PER 909.07-
BUILDING WIDTH HAS BEEN DESIGNED WITH THE FOLLOWING TO EXCEED THE MINIMUM NUMBER OF REQUIRED ELEMENTS:

1. RHYTHM OF WINDOW BAY CONFIGURATIONS
2. SPECIAL TREATMENT AT ENTRANCES VIA LANDSCAPING, OVERHANGS, PUBLIC BENCHES, AND SHIFT IN MATERIALS.
3. AWNINGS PROJECTING AT AREAS OF ENTRY
4. A THOUGHTFUL RHYTHM OF VARIED AND COMPLIMENTARY MATERAL ELEMENTS

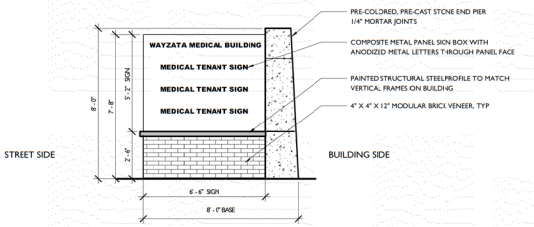
PER 909.09-
ROOFING TO BE BALLASTED RUBBER MEMBRANE ROOF IN BLACK WITH DARK STONE BALLAST.

PER 909.10-
ROOF TOP UNIT IS FULLY SCREENED FROM ALL ELEVATIONS.
OCCUPIES 11% OF THE ROOF TOP, LESS THAN THE MAX 25% OF ROOF TOP

PER 909.11-
52% OF GROUND LEVEL FACADE FACING WAYZATA BLVD IS TRANSPARENT GLASS GREATER THAN THE MINIMUM OF 50%

PER 909.14-
95% OF NON-GLASS FACADE MATERIALS ARE BRICK, STONE, AND A WOOD-LOOK CONCRETE BOARD GREATER THAN THE REQUIRED MINIMUM OF 90%.

PER 909.22-
WALL SIGNS ON THE NORTH ELEVATION: 100 SF
MONUMENT SIGN : 50 SF



5 ELEVATION - MONUMENT SIGN
3/8" = 1'-0"

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Davis

WAYZATA AVE MEDICAL

WAYZATA AVE

PRELIMINARY ELEVATIONS

A300-P

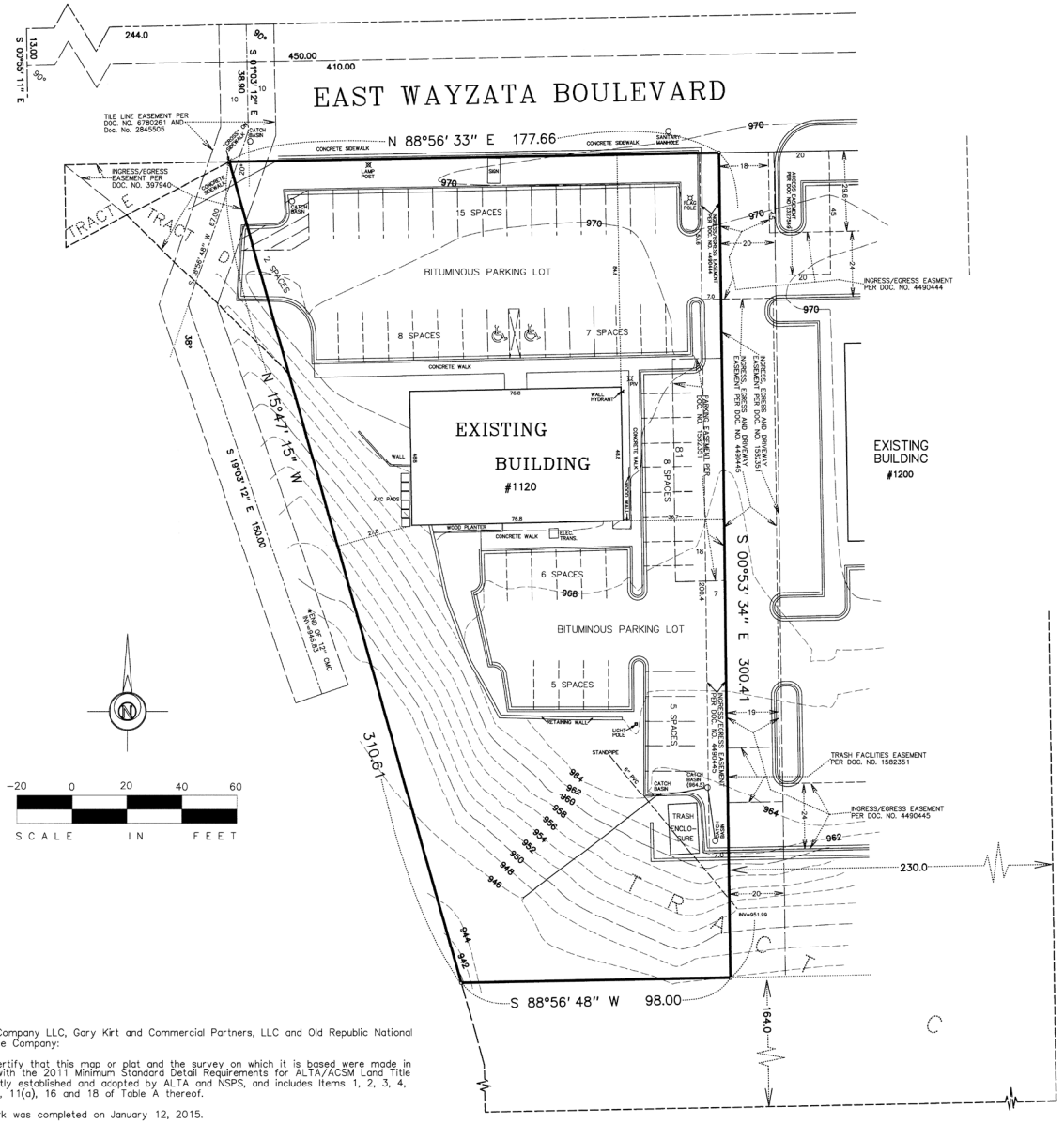
14-471

ALTA/ACSM LAND TITLE SURVEY FOR

ALSHOUSE COMPANY LLC, GARY V. KIRT & COMMERCIAL PARTNERS, LLC & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

IN TRACT C, R.L.S. NO. 216

HENNEPIN COUNTY, MINNESOTA



To Alhouse Company LLC, Gary Kirt and Commercial Partners, LLC and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and accepted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a), 16 and 18 of Table A thereof.

The field work was completed on January 12, 2015.

GRONBERG & ASSOCIATES, INC.

Mark S. Gronberg Date: 1-12-15

Mark S. Gronberg Reg. No. 12755
Licensed Land Surveyor

LEGAL DESCRIPTION OF PREMISES :

Tract C, Registered Land Survey No. 216, County of Hennepin, except the East 230.00 feet thereof, and except the South 164 feet thereof.

o : denotes iron marker

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

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

Bearings shown are based upon an assumed datum.

NOTES :

1) The gross land area is 0.95± acres

2) The property addrress is 1120 East Wayzata Boulevard.

3) According to Flood Insurance Rate Map 27053C0307E, dated 9-2-04, this property is in Flood Zone X, areas determined to be outside the 0.2% annual chance flood.

4) Contours shown are from a ground survey from 2-21-06 to NGVD 1929 datum.

5) As to Table A item 16, there is no current observed evidence of earth moving work, building construction outside or building additions.

6) As to Table A item 18 there is no observed evidence of site use as a solid waste dump, sump or sanitary land fill. However, a trained professional should be consulted in these matters or a Phase 1 environmental study performed if a more detailed observation is required.

REVISIONS	
DATE	REMARKS

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 Land Surveyor under the laws of the State of Minnesota.

Mark S. Gronberg Minnesota License Number 12755

PROJECT

DATE 1-12-15
SCALE 1"=20'
JOB NO 14-471

GRONBERG & ASSOCIATES, INC.
CIVIL ENGINNERS, LAND SURVEYORS, LAND PLANNERS
445 NORTH WILLOW DRIVE LONG LAKE, MN 55356
952-473-4141

Medical Tenant
Medical Tenant
Medical Tenant

Medical Tenant

Medical Tenant
Medical Tenant

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: March 16, 2020	**AGENDA ITEM:** 6.a
TITLE: Introduction to Wayzata Boulevard Corridor Study	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

Wayzata Boulevard is a vital transportation route and economic center that stretches across the city from east to west, but lacks a long-term plan for the future. In order to respond to increased interest from the real estate market and changes in transportation preferences, the City has a unique opportunity to work with stakeholders to create a plan for the corridor that the community can welcome. Currently, there is not an encompassing vision for the Wayzata Boulevard corridor. Existing zoning regulations are not conducive to developments along the corridor that are envisioned in the 2040 Comprehensive Plan. There are gaps in the pedestrian and bicycle networks, the transit line is underutilized, transportation safety is an issue in some areas, and developments are disconnected and lack integration along the corridor. With the introduction of a detailed and comprehensive corridor plan, Wayzata Boulevard can become an even-more welcoming and active corridor for the Wayzata community in decades to come.

Staff would like to gather initial input from the Planning Commission on the proposed project goals and scope of the Wayzata Boulevard Corridor Study. Staff is interested to know what the priorities the Planning Commission has for this corridor and what questions should be answered or evaluated. Staff is drafting a grant application to Hennepin County by April 1 to fund a portion of the study.

ACTION REQUESTED:

N/A

ATTACHMENTS:

1. Wayzata Boulevard Grant Description, Project Goals, Timeline, and Study Area

March 16, 2020

Wayzata Boulevard Corridor Study

Project Description:

Wayzata Boulevard is a vital transportation route and economic center that stretches across the city from east to west, but lacks a long-term plan for the future. In order to respond to increased interest in the real estate market and changes in transportation preferences, the City has a unique opportunity to work with stakeholders to create a plan for the corridor that the community can welcome. Currently, there is not an encompassing vision for the Wayzata Boulevard corridor. Existing zoning regulations are not conducive to developments along the corridor that are envisioned in the 2040 Comprehensive Plan. There are gaps in the pedestrian and bicycle networks, the transit line is underutilized, transportation safety is an issue in some areas, and developments are disconnected and lack integration along the corridor. With the introduction of a detailed and comprehensive corridor plan, Wayzata Boulevard can become an even-more welcoming and active corridor for the Wayzata community in decades to come.

Wayzata 2040 Community Vision (http://lab.future-iq.com/wp-content/uploads/2018/03/Wayzata-2040-Community-Vision.pdf**):**

- Create a Main Gateway-like Wayzata entrance on Wayzata Boulevard
- Enhance this main artery with landscaping
- Improve walkability and create a pedestrian friendly environment
- Evaluate Wayzata's pedestrian connections and fill gaps
- Encourage mixed developments throughout Wayzata Boulevard
- Revitalize the streets around Wayzata Boulevard in order to accommodate a more walkability-seeking resident cohort
- Update Wayzata's affordable housing plan

Wayzata 2040 Comp Plan (https://www.wayzata.org/566/2040-Comprehensive-Plan-Update**):**

- Encourage mixed use developments along Wayzata Boulevard
- Encourage the development of a variety of housing types that provides options for all age ranges and income levels
- Update Wayzata's affordable housing plan
- Guiding Principles:
    - Charming
    - Walkable and pedestrian friendly
    - Healthy, engaged and active
    - Vibrant parks and city spaces
    - Environmental sustainability
    - Multi-generational
    - Connected

- City nodes with greater housing diversity

Project Goals:

- Apply for Hennepin County 2020 Community Works Corridor Planning Grant to support the City's budget for this project
- Engage residents, business owners, and visitors to the area to create a plan that details how the 2040 vision will be realized
- Evaluate pedestrian and bicycle network gaps, prioritize investments in the network
- Analyze transportation safety issues related to the high number of access points along the corridor, particularly in the segment east of Superior Boulevard
- Evaluate the existing public transportation system and study opportunities for expansion
- Study the existing developments, identify properties likely to redevelop, create cohesive land use and development plan that assist staff in responding to inquiries from developers
- Study the tools available to the City to assist affordable housing proposals for this corridor, determine which tools are most appropriate for the City to utilize
- Determine the updates that should be made to the Zoning Ordinance, including the Wayzata Boulevard Design District Standards to implement the vision and plan

Discussion Questions:

- What would a successful study achieve when it is complete?
- Is there an issue or question that you would like answered through the study?
- What are the priorities for this study?
- How much community engagement would you like to see for this study?

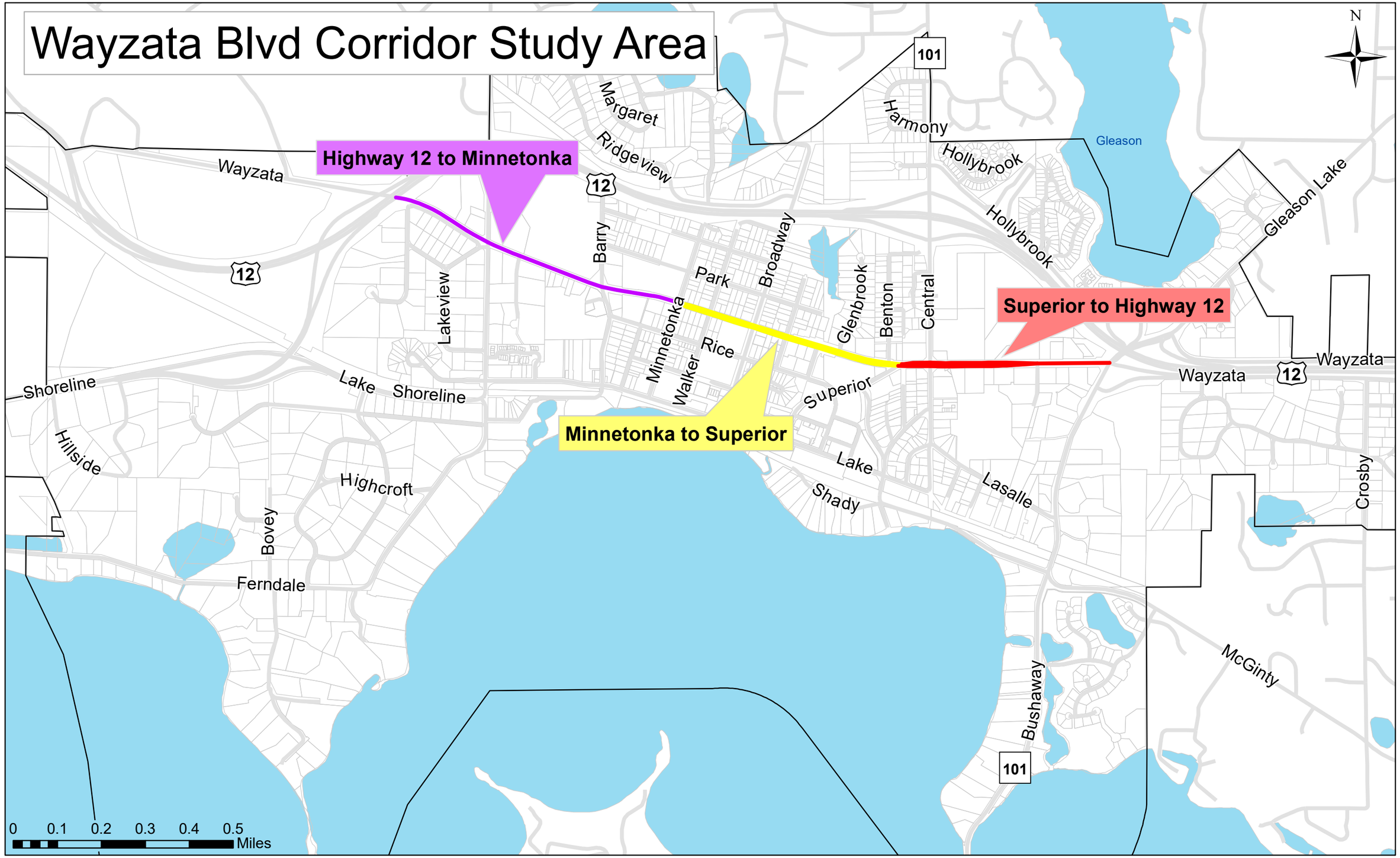
Wayzata Blvd Corridor Study

Jan - Mar 2020	Mar - July 2020	Aug - Oct 2020	Nov 2020 - May 2021
Scope & Scehdule	Budget & Grant	Services Hired	Study Completed

	Brainstorming	Grant Application	Firm Selection	Firm Completes Study
Activities	Define needs and problems	Fill out Application	Draft RFP	Provide reqested data to firm
	Set geography of study	Meet with County staff	Authorization to release RFP, release	Community engagement
	Set timeline for project	Council Resolution of Support	Interview and score proposals	Hired firm completes market study
	Define success and end goals		Select winning proposal	Hired firm completes transportation study
	Workshops with PC and CC		Council authorizes contract with firm	Hired firm completes land use study
				Meet and answer questions from firm

	Scope & Schedule Finalized	Grant Awarded	Contract for Services	Final Report & Presentation
Outcomes	PC & CC review Scope and Schedule	Submitted Application by Deadline 4/1	Signed contract with hired firm	3 sub-reports combined into one report
		Grant decision to award July 2020		Presentation to staff, changes made
		Contract with County signed Aug 2020		Presentation to PC, changes made
				Presentation to Council, final approval

Wayzata Blvd Corridor Study Area



Source: City of Wayzata Date: March 10, 2020

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: March 16, 2020	**AGENDA ITEM:** 6.b
TITLE: Review of Development Activities	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

Staff will give a verbal update at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: March 16, 2020	**AGENDA ITEM:** 6.c
TITLE: Planning Commissioner Liaison Report from the March 10, 2020 City Council Meeting	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

Commissioner Iverson will provide a report of the March 10, 2020 City Council meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: March 16, 2020	**AGENDA ITEM:** 6.d
TITLE: Planning Commissioner Liaison for the March 24, 2020 City Council Meeting	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

Commissioner Parkhill is scheduled for the March 24, 2020 City Council meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

1. Planning Commission assignments at Council meetings 2020

2020
Planning Commission assignments at Council meetings

Meeting Date		**Commission Representative**
Tuesday	January 7, 2020	Christine Plantan
Tuesday	January 21, 2020	Jeff Parkhill
Tuesday	February 4, 2020	Peggy Douglas
Tuesday	February 18, 2020	Gregory Flannigan
Tuesday	March 10, 2020	Cathy Iverson
Tuesday	March 24, 2020	Jeff Parkhill
Tuesday	April 7, 2020	Lindsay Bashioum
Tuesday	April 21, 2020	Lindsay Bashioum
Tuesday	May 5, 2020	Laura Merriam
Tuesday	May 19, 2020	Peggy Douglas
Tuesday	June 2, 2020	Gregory Flannigan
Tuesday	June 16, 2020	Cathy Iverson
Tuesday	July 7, 2020	Jeff Parkhill
Tuesday	July 21, 2020	Christine Plantan
WEDNESDAY	August 5, 2020	Lindsay Bashioum
Tuesday	August 18, 2020	Laura Merriam
Tuesday	September 1, 2020	Peggy Douglas
Tuesday	September 15, 2020	Gregory Flannigan
Tuesday	October 6, 2020	Cathy Iverson
Tuesday	October 20, 2020	Laura Merriam
Tuesday	November 10, 2020	Christine Plantan
Tuesday	November 24, 2020	Lindsay Bashioum
Tuesday	December 1, 2020	Laura Merriam
Tuesday	December 15, 2020	Peggy Douglas

Last Updated: January 1, 2020

City of Wayzata
Planning Commission
Agenda Report

MEETING DATE: March 16, 2020	**AGENDA ITEM:** 6.e
TITLE: 2020 Planning Commission Meeting Calendar	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

The next Planning Commission meeting is scheduled to be on Monday, April 6, 2020.

ACTION REQUESTED:

N/A

ATTACHMENTS:

1. 2020 Public Meeting Calendar FINAL

City of Wayzata
2020 Meeting Calendar

January 2020

S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February 2020

S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

March 2020

S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 2020

S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2020

S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2020

S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2020

S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2020

S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September 2020

S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October 2020

S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November 2020

S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December 2020

S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

City of Wayzata

- Energy & Environment Committee - 5:00 PM
- Planning Commission - 6:30 PM
- City Council - 7:00 PM
- Wayzata School Board
- Lake Minnetonka Conservation District (LMCD)
- Heritage Preservation Board (HPB) - 5:00 PM
- Housing & Redevelopment Authority (HRA) - 7:30 AM
- Parks & Trails Board - 6:00 PM
- Charter Commission - 9:00 AM
- Elections (see below)
- Night to Unite

Meeting dates and times are subject to change. Dates can be confirmed by calling City Hall.

Holiday Observed
City Offices Closed

Presidential Nomination Primary Elec - 3/3/20

Primary Election - 8/11/2020

General Election - 11/3/2020