CITY OF WAYZATA

PLANNING DEPARTMENT

MEMORANDUM

To:	Planning Commission and City Council
From:	Bryan Gadow, City Planner
Date:	October 30, 2014
Re:	Workshop on 313 Central Ave S Subdivision Concept – Nov. 5th

Staff has received a request from Mr. Gary Gravier, the property owner at 313 Central Ave S, to schedule a workshop to discuss a three (3) lot subdivision concept for three new single family houses at 313 Central Ave S. The property is zoned R-3A, which has a 9,000 SF lot area minimum.

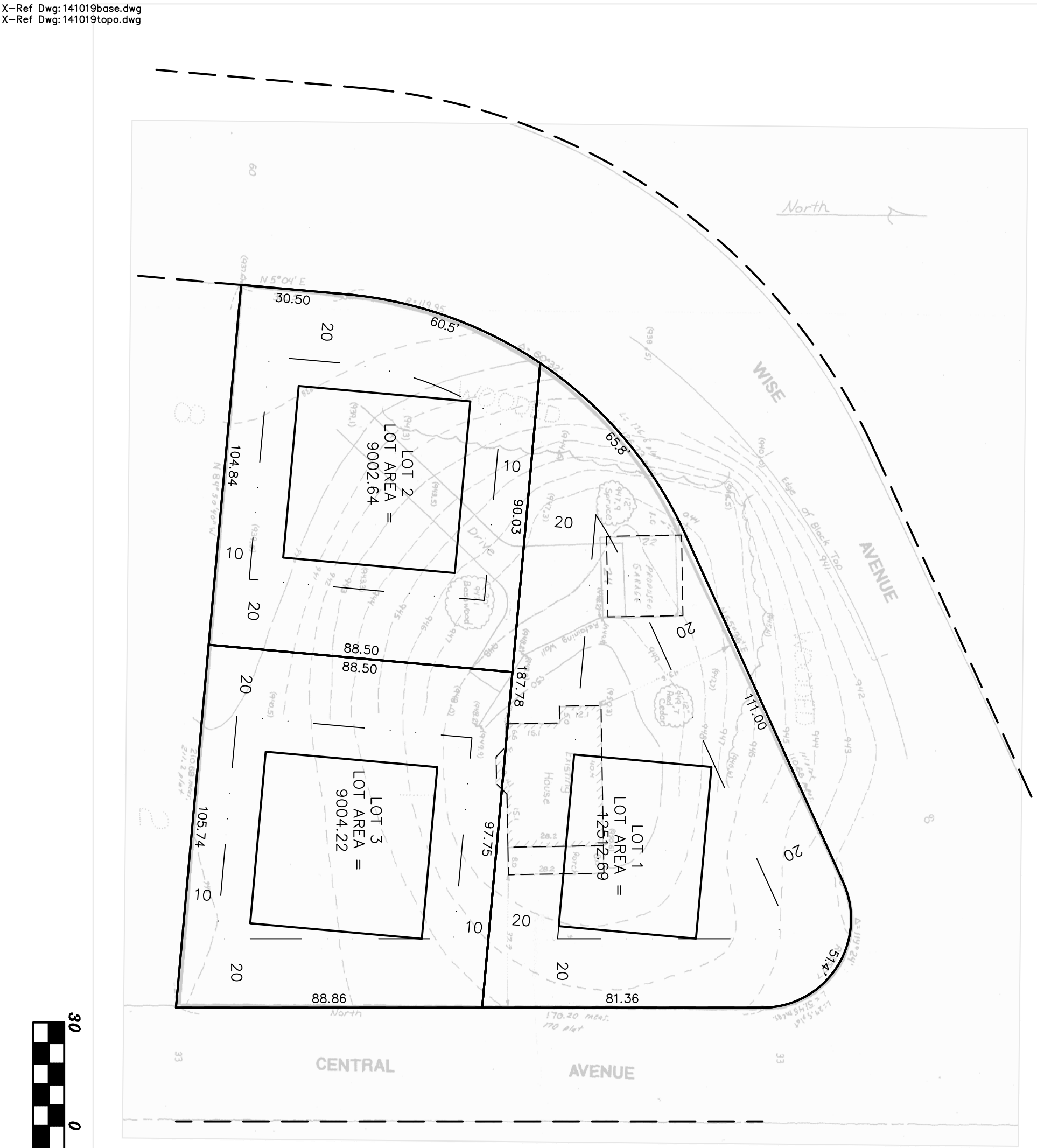
The City Council and Planning Commission members are invited to attend this workshop at 5:30pm on Wednesday November 5th. The purpose of this workshop is for the owner and real estate team to present their concept and receive informal comments before they determine whether or not to make a formal application with the City. Norton Homes has provided a conceptual house design of what they would propose to build and a conceptual layout for the proposed three lots.

To be clear, the information submitted is not part of a formal development application at this time, but rather background information to describe the concept.

Please let me know if you have any questions.

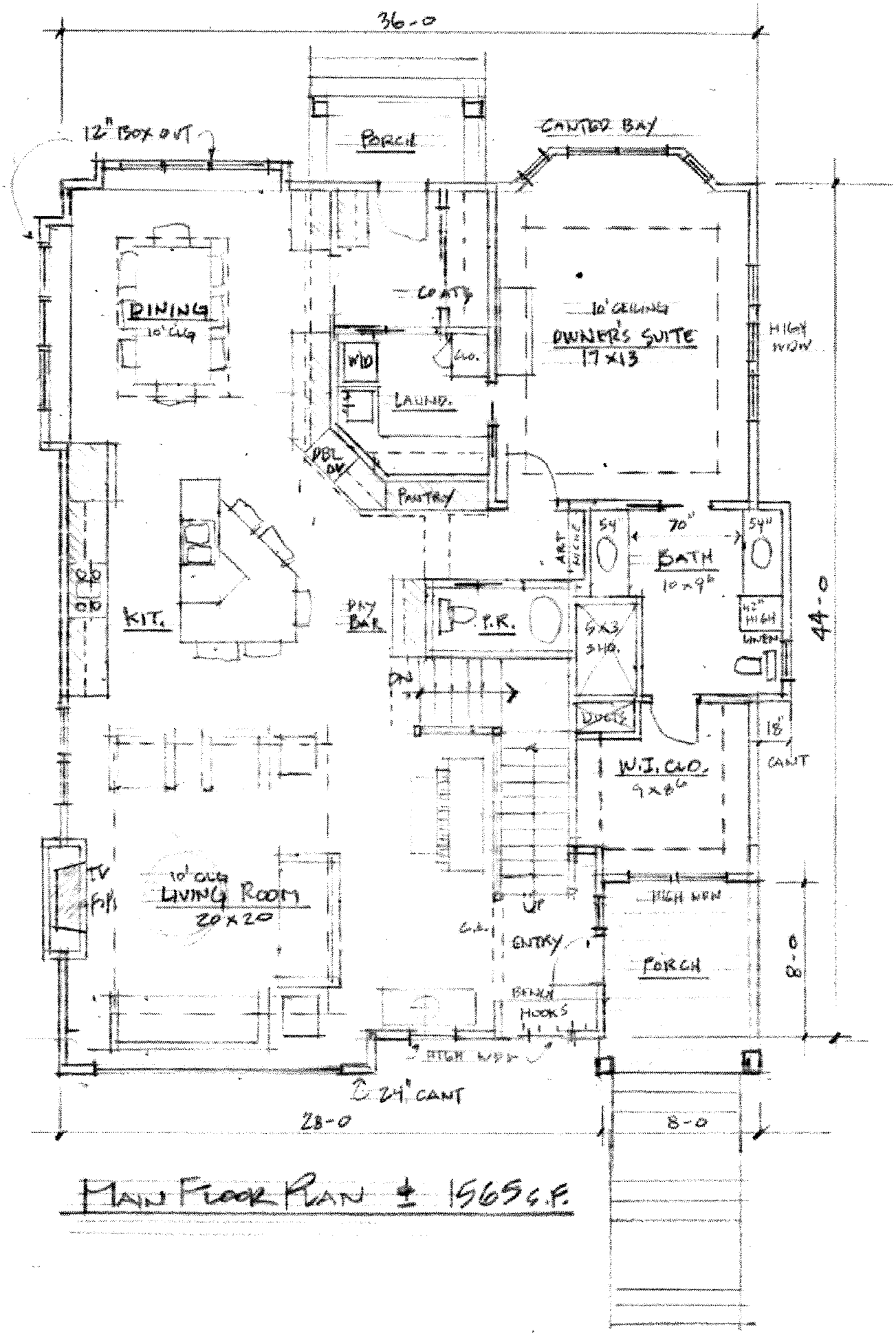
Drawing: H: \2014 Projects\141019\Cadd\Concepts\141019–Concept 1.dwg
Layout: 11x17 Horz
Date: Oct 20,2014,8: 57am

X–Ref Dwg: 141019base.dwg
X–Ref Dwg: 141019topo.dwg

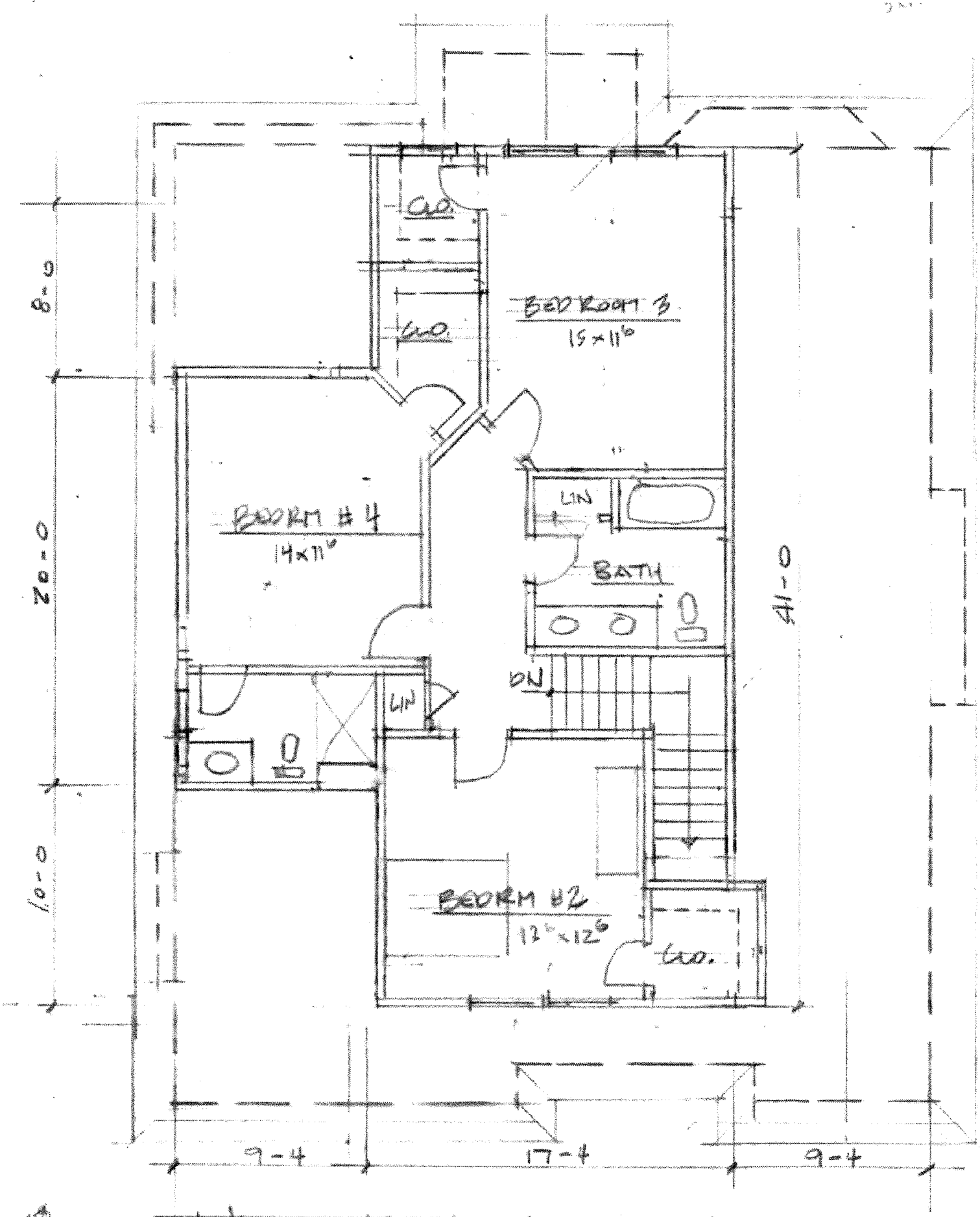


DATE 10/17/14	SHEET NUMBER 1	SHEET TITLE: LOT SPLIT SKETCH PLAN	PREPARED BY: HEDLUND PLANNING ENGINEERING SURVEYING 2005 Pin Oak Drive Eagan, Minnesota 55122 PHONE: (612) 405–6600	CERTIFICATION:	REVISIONS REMARKS / DATE / DATE — 00000
		PREPARED FOR: NORTON HOMES 18215 45TH AVE. NORTH PLYMOUTH, MINNESOTA 55446 Phone: (763) 5592991			

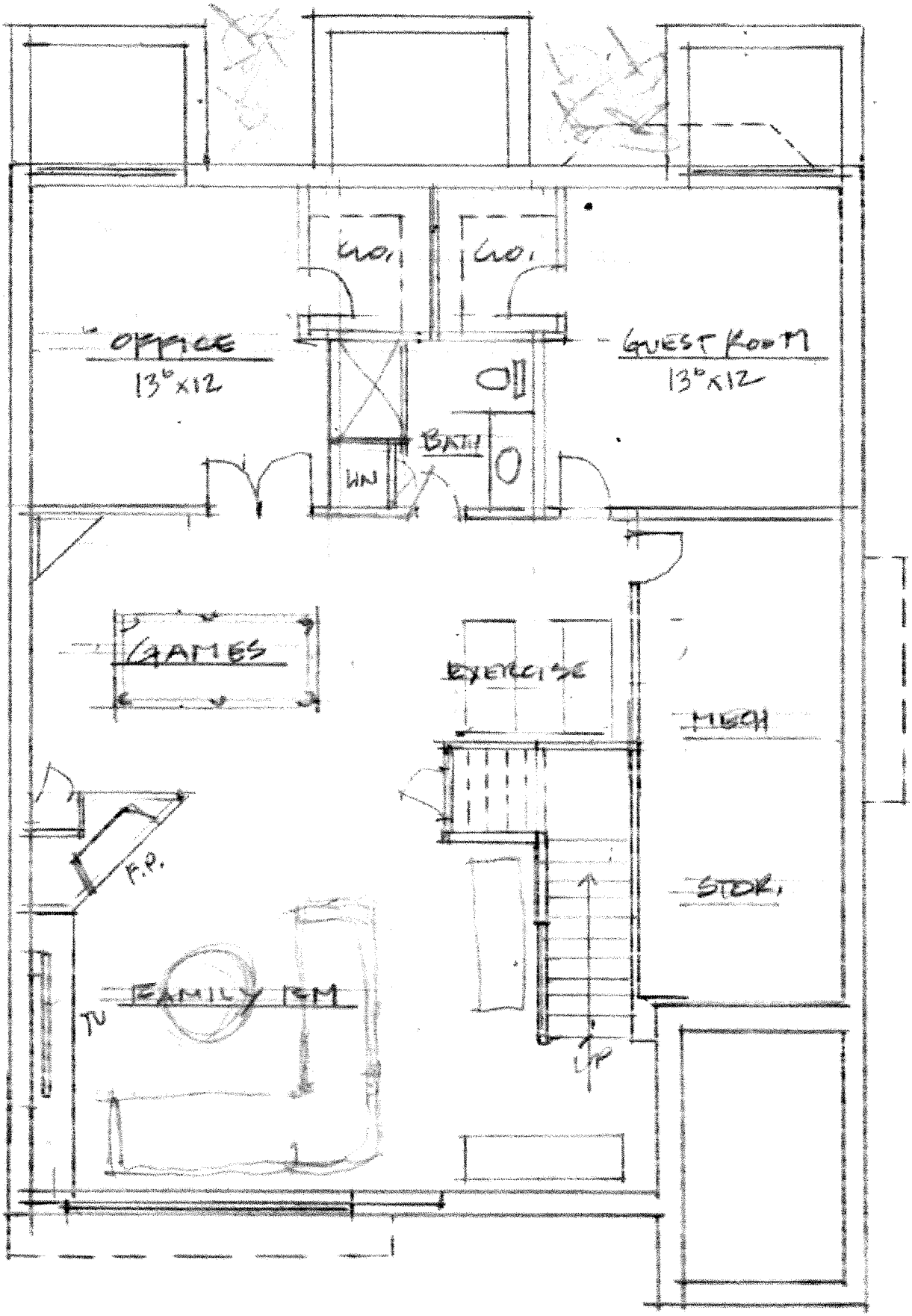
STREET ELEVATION



MAIN FLOOR PLAN ± 1565 S.F.



UPPER FLOOR = 917 S.F.



LOWER LEVEL PLAN - ALT A

CITY OF WAYZATA

PLANNING DEPARTMENT

MEMORANDUM

To:	Planning Commission and City Council
From:	Bryan Gadow, City Planner
Date:	October 30, 2014
Re:	Workshop on 240 Minnetonka Mixed Use Development Concept – Nov. 5th

On September 3rd, members of the Planning Commission and City Council held a joint workshop with John Adams from Coldwell Banker Burnet to discuss a mixed use retail and housing development concept for three properties at 236 Minnetonka Ave S, 240 Minnetonka Ave S, and 519 Indian Mound. The Commission and Council provided Mr. Adams with feedback on the proposed concept. Mr. Adams has revised the concept based upon the received feedback, and has requested an additional joint workshop to provide an update.

The City Council and Planning Commission members are invited to attend this workshop at 6:15pm on Wednesday November 5th. The purpose of this workshop is for the developer to present their concept and receive informal comments before they determine whether or not to make a formal application with the City. Mr. Adams has provided renderings of the concept that the development team is looking at.

To be clear, the information submitted is not part of a formal development application at this time, but rather background information from Mr. Adams to describe the concept.

Please let me know if you have any questions.

Minnetonka Ave. elevation

view from corner of Minnetonka Ave. and Indian Mound St.

Indian Mound St. elevation

view from north of parking lot

view from north on Minnetonka Ave.

Minnetonka Ave. lower level commercial space

aerial view

view from corner of Minnetonka Ave. and Indian Mound St.