

WAYZATA PLANNING COMMISSION

Meeting Agenda

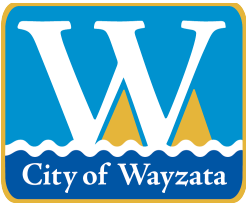


Pursuant to Minnesota Statute Sec. 13D.015 and because of the COVID-19 pandemic, this Planning Commission Meeting is being held remotely by electronic means using the audio and video conferencing platform, Zoom. The meeting will be shown on Channel 8, WCTV, and streamed on the City's website at: www.wayzata.org/wctv. Members of the public may submit comments or questions about items on the agenda in advance by emailing PublicComment@wayzata.org, calling City staff at 952-404-5313, or mailing comments to Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment). To speak during the Public Hearing portions of the meeting, you may call 1 312 626 6799, enter Zoom Meeting ID 939 4478 8872, and press *9 to speak. You will be placed on hold and muted until you have been recognized and invited to speak.

Monday, May 4, 2020
6:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - a. Approval of April 20, 2020 Meeting Minutes
 - b. Approval of Report and Recommendation for Design Review of Wayzata Medical Center at 1120 Wayzata Boulevard East
 - c. Approval of Report and Recommendation for a Curb Cut Spacing Variance at 1611 Holdridge Terrace
 - d. Approval of Report and Recommendation for Design Review of Lexus of Wayzata at 16100 Wayzata Boulevard
5. **Public Hearing Items**
 - a. Consider Development Application for a Preliminary and Final Plat, an Amendment to the PUD General Plan, Shoreland Impact Plan/Conditional Use Permit, and Design Review for Ventana Apartments at 253 Lake Street East
6. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commissioner Report for the April 21, 2020 City Council Meeting
 - c. Planning Commissioner Liaison for the May 5, 2020 City Council Meeting
 - d. Public Meeting Changes in Response to COVID-19 Pandemic
7. **Adjournment**

Upcoming Meetings:
City Council - May 5, 2020
Planning Commission - May 18, 2020



City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 4, 2020	AGENDA ITEM: 4.a
TITLE: Approval of April 20, 2020 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 April 20, 2020 Planning Commission meeting.

ATTACHMENTS:

1. April 20, 2020 Draft Planning Commission Minutes

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
April 20, 2020**

AGENDA ITEM 1. Call to Order

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

Chair Plantan read the following prepared statement:

Pursuant to Minnesota Statute Sec 13D.015 and because of the COVID-19 pandemic, this Planning Commission Meeting is being held remotely by electronic means using the audio and video conferencing platform, Zoom. Members of the Commission, City staff, and others that are a part of the meeting will be participating by video or audio connections where we can all hear each other and see the presentations being made. We have a public forum and public hearing this evening on the agenda. If you'd like to speak during these portions of the meeting you may call 1-(312) 626-6799, enter the Zoom meeting ID 824019612, and press 9 to speak. Callers will be placed on hold and muted until the appropriate time of the meeting is reached. At that time, each caller will be recognized in turn, and invited to speak. Public comments continue to be welcomed and encouraged and we ask if possible, that comments of future agenda items be submitted in advance by emailing PublicComment@wayzata.org. Please include "public comments" in the subject line, your name and address, and the agenda item that you are speaking to. Comments can also be submitted by calling City staff or mailing comments to Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comments). The meeting will be shown on Channel 8, WCTV, and streamed on the City's website at www.wayzata.org/wctv.

AGENDA ITEM 2. Roll Call

Chair Plantan asked Director Goellner to take roll call.

Present at roll call were Commissioners: Plantan, Douglas, Merriam, Parkhill, Iverson, Bashioum, and Flannigan. Absent: None. Community Development Director Emily Goellner, Assistant Planner Nick Kieser, and City Attorney David Schelzel were also present.

Chair Plantan thanked staff for their hard work addressing the various Commissions and Council meetings remotely. She also thanked her fellow Commissioners for their work adjusting and preparing for the important work that they are doing. She commented about the many creative ways that the neighborhoods of Wayzata are coming together to stay connected. She noted that the police and fire departments recently traveled throughout the City wishing everyone with a birthday, Happy Birthday. She ended by stating that it is a wonderful time to live in the community of Wayzata.

AGENDA ITEM 3. Approval of Agenda

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

1 Commissioner Parkhill made a motion, seconded by Commissioner Flannigan, to approve the
2 April 20, 2020 agenda as presented.

3
4 Director Goellner took a roll call vote on the motion. The motion carried unanimously.
5
6

7 **AGENDA ITEM 4. Consent Agenda**
8

9 **a.) Approval of the April 6, 2020 Planning Commission Meeting Minutes**
10

11 Chair Plantan read the items on the consent agenda and asked if any Commissioner wished to pull
12 an item for further discussion.
13

14 Hearing no such request, Chair Plantan asked for a motion to approve the Consent Agenda as
15 presented.
16

17 Commissioner Merriam made a motion, seconded by Commissioner Douglas, to approve the
18 Consent Agenda as presented.
19

20 Director Goellner took a roll call vote on the motion. The motion carried 6 ayes, 0 nays, 1
21 abstention (Flannigan).
22
23

24 **AGENDA ITEM 5. Public Hearing Items**
25

26 **a) Development Application for Design Review of Wayzata Medical Center at 1120**
27 **Wayzata Boulevard East**
28

29 Assistant Planner, Nick Kieser, stated that the owner, Alshouse Company, LLC , and applicant,
30 Mark Davis, have submitted a development application for a Design Review and approval for a
31 new medical building at 1120 Wayzata Blvd. E. The proposed project will demolish the existing
32 building and parking lot on the site to construct a new 16,000 square-foot, two-story medical office
33 building. The medical office building will hold up to nine doctors/dentists and will provide 57
34 parking stalls in the rear and side of the proposed building.
35

36 Planner Kieser noted that a similar development application for a 16,000 square-foot, two-story
37 medical building received design approval from the City in December 2015. The owner did not
38 construct that approved project and has now applied for a project that has different architectural
39 features, but a similar size, use, and layout. The site is currently occupied by a two-story building
40 in the middle of the site, with parking provided to the front and rear of the building. Edina Realty
41 was the most recent tenant of this building, but the building has been vacant in recent years.
42

43 Planner Kieser noted that the current zoning for the property is C-3 Service District. The 2030
44 Comprehensive Plan Designation is Mixed Use Commercial. The 2040 Comprehensive Plan
45 Designation is Mixed Use Commercial/Residential. The property is in the Wayzata Blvd Design
46 District. Heritage Park is located directly west of the site; an apartment building is located to the

1 southwest of the site; the Wayzata nature center is located to the south; a multiple tenant retail
2 building (including Jimmy John's) is located to the east; and the Colonial Square Center is located
3 to the north across Wayzata Blvd.

4
5 Planner Kieser explained the plans for the site, highlighting that the proposed building is 35 feet
6 in height. A five-foot tall parapet wall will be used to screen the 25% area allowed for mechanical
7 equipment on the roof. The site is currently 57% impervious surface and is proposed to be
8 expanded to 75% impervious surface (0.17-acre increase). The stormwater management plan was
9 reviewed by the City Engineer and specific comments were not provided since the stormwater plan
10 was an acceptable plan for the site. The applicant has proposed that the trash enclosure for the
11 proposed building be shared with the neighboring property since both are owned by the Alshouse
12 Company, LLC. Since ownership of the parcels could change in the future, the City will require
13 that an easement for access to the trash enclosure be granted to the property at 1120 Wayzata
14 Blvd E. prior to the issuance of a building permit.

15
16 Planner Kieser reviewed the uses of the proposed building noting it will allow a maximum of nine
17 doctors/dentists, and six parking stalls are required for each doctor/dentist. The minimum required
18 parking is 54 stalls. There are 57 parking stalls proposed for the site.

19
20 Planner Kieser reviewed the tree and landscaping plans. The applicant is removing significant trees
21 and heritage trees from the site for the proposed project. While the applicant is proposing to replant
22 54.5 inches of trees on the site, space is limited on the site for replanting. The applicant is
23 proposing to pay a fee-in-lieu for the plantings that do not fit into the site design. The applicant
24 shows an estimated amount of \$69,424 for the remaining mitigation of the trees removed. This
25 fee will need to be paid before the issuance of a building permit. The existing topography in the
26 rear and western side of the property slopes down toward the apartment building and wetlands. On
27 the western side of the property, there is a proposed retaining wall, fence, and plantings utilized to
28 screen the building and parking area from the existing apartment building to the west. The
29 proposed fence will be six feet in height, intertwined with vines, and constructed on top of the
30 retaining wall.

31
32 Planner Kieser reviewed lighting plan that shows the type of lighting and the foot candle
33 calculations throughout the property. There is a total of four new light poles located in the parking
34 lot that are 15 feet in height. The additional lighting is attached to the building and is located at the
35 corners of the building and near the entrances.

36
37 Planner Kieser explained that the project is subject to the design standards for the Wayzata Blvd
38 Design District. The applicant is requesting approval for one deviation from the Design Standards
39 for exterior building materials. The building proposes to use wood grain embossed metal panels
40 as a primary opaque surface. This type of material is not an allowed primary exterior material for
41 this design standard.

42
43 At the conclusion of Mr. Kieser's presentation, Chair Plantan asked if the Commission had any
44 questions for Staff.

45
46 Commissioner Iverson asked what material would be used for the six-foot fence.

1
2 Planner Kieser stated that the proposed fence will be wood or metal, but covered with vines. He
3 did state that the applicant may be able to provide additional information on the fence materials.

4
5 Commissioner Iverson stated a concern that chain-link fencing may be used, and that she would
6 likely suggest a condition requiring use of a different material.

7
8 Applicant's architect, Patrick Giordana, 877 Kingsway Road, stated that the intent is not to use
9 chain link fence or inexpensive cedar. They would choose something more decorative, such as a
10 painted aluminum fence with a trellis type material to allow for greenery along the space. He
11 added that a condition of approval regarding the material for the fence would be acceptable to
12 them.

13
14 Commissioner Iverson asked if the applicant would consider putting up a solid fence that would
15 better reduce the lights from the parking lot extending into the neighboring buildings.

16
17 Mr. Giordana stated that they would be open to installing a solid fence if the Commission
18 recommended.

19
20 Commissioner Iverson added that she would like to know if other Commissioners had thoughts
21 regarding the lighting impact on the neighboring residents.

22
23 Commissioner Merriam asked a question regarding upper-story setbacks. She asked for
24 clarification for the second-story facade setback of 6 feet for at least 25% of the building.

25
26 Planner Kieser demonstrated on the building rendering how the proposal meets the setback
27 requirement of six feet for second-story for at least 25% of the length of a building.

28
29 Commissioner Merriam stated that an elevation rendering does not appear to show a setback along
30 the length of the building.

31
32 Planner Kieser stated that a determination was made that the setback requirement was met when
33 the application was reviewed. He assured the Commission that this requirement would be met in
34 the plan.

35
36 Commissioner Merriam asked for a description of the material used for the façade.

37
38 Mr. Giordana stated that the material is a composite metal product that is backed with a material
39 that provides some depth.

40
41 Commissioner Iverson asked if the City Engineer provided any updates regarding the stormwater
42 management runoff that would go into the wetlands.

43
44 Planner Kieser stated that the City Engineer reviewed the stormwater management techniques for
45 the site. He added that since there is no impervious surface requirement or maximum on the site,

1 there are no stormwater management techniques required. The applicant is proposing to have a
2 filtration system within their catch basins going towards the south end of the property.

3
4 Commissioner Parkhill asked the applicant for the reason that the proposed exterior material was
5 chosen rather than an approved material.

6
7 Mr. Giordana stated that the material was chosen due to the maintenance required of wood
8 material. He added that the material was not chosen for financial reasons, the intent was to choose
9 a material that would require little maintenance and retain its look for many years. He added that
10 the material would be very complimentary to the other new buildings along the Boulevard.

11
12 Commissioner Merriam asked if there were other higher quality wood composite materials that
13 could have been considered. She added that 10-15 years does not sound as sustainable.

14
15 Mr. Giordana stated that the industrial standard for external material other than brick is 15-20
16 years.

17
18 Commissioner Merriam asked what would be required 10-15 years after the material starts to look
19 weathered.

20
21 Mr. Giordana stated that most fading occurs on man-made products due to the sun exposure on
22 south facing buildings. This property will not have that problem, and therefore the materials will
23 likely last much longer. If replacement was necessary, the material could be replaced.

24
25 There being no further questions from the Commission for staff or the applicant, Chair Plantan
26 opened the public hearing on the application at 7:00 pm.

27
28 Director Goellner stated that there were no people that called in to the meeting to speak at the
29 public hearing on this application.

30
31 City Attorney, David Schelzel stated that it would be a good idea to repeat the number that was
32 given to call into the meeting. He added that a short wait time prior to moving on would be
33 appropriate.

34
35 Chair Plantan repeated the directions to join the Zoom meeting.

36
37 Planner Kieser stated that there have been some issues with an echo for people watching online
38 that Staff has been attempting to address.

39
40 There being no one wishing to comment on the application, Chair Plantan closed the public hearing
41 on the application at 7:03 pm.

42
43 Chair Plantan asked for the Commissioners to share their questions and feedback on the
44 application.

1 Commissioner Iverson stated that she would like to know if the other Commissioners would like
2 to add a condition to require a solid fence to help reduce the light pollution from the parking lot
3 that will affect those at Boardwalk Manner and the residents that live on Central Avenue.

4
5 Commissioner Flannigan stated that he is indifferent. He stated that as long as the applicant is
6 following the allowed fencing, he doesn't see a need to push a requirement on them.

7
8 Commissioner Douglas stated that since this is a medical building, there will not be evening traffic
9 that often. She added that she is indifferent to adding a condition.

10
11 Commissioner Iverson asked what the hours of business would be.

12
13 Planner Kieser replied that the applicant could provide additional information on the proposed
14 hours of business.

15
16 Commissioner Iverson responded that she has spoken to a number of residents that currently are
17 having light issues with a nearby business and have expressed concerns with additional lighting
18 from the proposed building.

19
20 Mr. Giordana stated that the hours would predominately be daytime, such as 8:00a.m. to 5:00p.m.
21 with possible weekend hours.

22
23 Commissioner Iverson acknowledged that the current application is for a design review, but she
24 wanted to express her concern with 488 inches of trees being removed and the fee-in-lieu of
25 replacing. She stated that the loss of those trees is significant for those at the Boardwalk as well
26 as the residents on Central Avenue. She added that the fee-in-lieu is the largest amount that she
27 has seen in her nine years of being on the Planning Commission. She asked staff if some, if not
28 all of the remediation money, could be used for planting trees elsewhere in the area. She stated
29 that a walk of the property demonstrates that light from where the parking spots are goes directly
30 into the residents of the Boardwalk's living spaces. The area is heavily wooded and there needs
31 to be attention to the long-term effect of the removal of such a significant number of trees. She
32 reiterated that the \$70,000 for fee-in-lieu should be used for replanting trees in the area.

33
34 Planner Kieser stated that the applicant is proposing to replant a little more than 50 inches back
35 onto the lot. Additional inches can be considered, but the 75% impervious surface of the site
36 complicates the matter. He also mentioned the nearby park that could possibly be considered as a
37 location for the remediation of the trees.

38
39 Commissioner Iverson stated that her property is located down the hill on the backside of the
40 applicant's property. She will be directly impacted. She stated that the wooded area needs to be
41 cleaned out and would benefit from replanting. She also stated that replanting 50 inches of the
42 488 inches proposed to be removed is not enough. She doesn't think that the City should use the
43 \$70,000 on other neighborhoods, it should be used to remediate those affected by the loss of trees.
44 She added that she is speaking out now to get on record with Council.

1 Planner Kieser stated that he can speak with Public Works and the City Engineer to see what
2 options are available for using the fees for putting trees in the area.

3
4 Chair Plantan stated that the plan shows there would be 10 parking stalls over the requirement.
5 She asked if there was a way of adjusting the parking and landscaping plan to save more of the
6 significant trees in the parking area on the west side of the property. She stated that she
7 understands that they are currently completing a design review, but she wanted to know if the idea
8 was considered.

9
10 Planner Kieser stated that the current property is only over by three stalls. The City looks at one
11 property at a time. There may be an opportunity to utilize both of the property owners lots to help
12 alleviate the removal of trees on the current application's lot.

13
14 Commissioner Flannigan stated that he is in support of the application and the design review
15 deviation. He added that the building is nice looking, well thought out, and would be a nice
16 addition to Wayzata Blvd.

17
18 Chair Plantan stated her support of the project. She noted that the project supports the
19 Comprehensive plan and increases the walkability along Wayzata Blvd with the parking located
20 behind the building.

21
22 Commissioner Douglas stated her support for the project.

23
24 Commissioner Parkhill stated his support for the project.

25
26 There being no further discussion, Chair Plantan asked for a motion on the application.

27
28 Commissioner Parkhill made a motion, seconded by Commissioner Flannigan, to direct staff to
29 prepare a draft Planning Commission Report and Recommendation, with appropriate findings,
30 reflecting a recommendation of approval for the design and deviation for primary opaque surfaces
31 for the property at 1120 Wayzata Blvd E, for review and adoption at the next Planning Commission
32 meeting.

33
34 Commissioner Iverson expressed her surprise that her fellow Commissioners appear to not have
35 issue with the large number of trees being proposed for removal. She added that the building is
36 beautiful, but she doesn't like the impact that the developments are having on the surrounding
37 neighborhoods. She added that people need to be willing to stand up and demand a little better for
38 their community.

39
40 Commissioner Bashioum stated that she would be abstaining from the vote. She appreciated
41 Commissioner Iverson's passion about losing the trees. She added that she has chosen to be silent
42 on the entire project because she plans to abstain from the vote.

43
44 Commissioner Douglas stated that she has similar thoughts about the trees, but was understanding
45 that the application was for a design review. She would be interested in the history of initial
46 approval of the building and the discussion.

1
2 There being no further discussion on the motion, Chair Plantan called for a vote.

3
4 Director Goellner took a roll call vote on the motion. The motion carried
5 5 ayes, 1 nay (Merriam), 1 abstention (Bashioum).

6
7 **b) Development Application for a Curb Cut Spacing Variance at 1611 Holdridge**
8 **Terrace**
9

10 Assistant Planner, Nick Kieser, stated that the applicant, Lecy Bros Homes, is requesting a curb
11 cut spacing variance for a new curb cut for the driveway at 1611 Holdridge Terrace. The applicant
12 is building a new single-family residence on the property, which requires a new driveway to access
13 the home. The new driveway would be placed in a location that will encroach on the curb cut
14 setback, but will protect a 42-inch cottonwood Heritage tree and the existing wetland near the
15 proposed driveway.

16
17 Planner Kieser reviewed the history of the property. In 2018, a minor subdivision was approved
18 for three newly configured lots. The previous lots were not conforming to the zoning requirements,
19 and the minor subdivision moved the lot lines to create three lots that are conforming to the zoning
20 requirements. 1611 Holdridge Terrace is the middle lot of this minor subdivision. There were two
21 houses on the lots to the north and south of 1611 Holdridge Terrace which have been recently
22 demolished in the past couple of years. These other lots are currently vacant and no plans have
23 been submitted for development.

24
25 Planner Kieser explained that the proposed 4,024 square-foot house meets all the zoning
26 requirements, but the applicant is proposing a curb cut spacing variance for the proposed driveway.
27 The driveway curb cut opening encroaches into the 10-foot side yard curb cut setback by 8.5-feet
28 for a 1.5-foot setback from the side yard lot line. The applicant has stated that the wetland area
29 and the heritage tree location are the two main reasons why the proposed driveway encroaches into
30 the setback. The wetland is located in the front yard of the property and only allows the driveway
31 to be located along the north side lot line so that the driveway does not encroach into the wet land
32 wetland buffer. In addition, there is a 42-inch cottonwood tree that is located just outside the 10-
33 foot side yard curb cut driveway setback. Therefore, the applicant can either take down this tree,
34 which would require 84 inches of replacement, to adhere to the curb cut setback or request a
35 variance for this curb cut opening and protect the heritage tree. The applicant has decided to request
36 the variance and locate the curb cut opening 1.5 feet from the side yard lot line to allow for as
37 much space for the heritage tree to continue to grow

38
39 At the conclusion of Planner Kieser's presentation, Chair Plantan asked if there were questions
40 from the Commission for Staff.

41
42 Commissioner Bashioum stated that since this is the first house that is being constructed in the
43 small subdivision, we would have to make a decision based on not having information whether the
44 owners of the adjacent lots would be in favor or not in favor of the curb cut. She stated that letters
45 were received from neighbors that were in favor of allowing the curb cut, but not having the
46 neighbors from either side of this property to weigh in on the decision makes it a difficult one.

1
2 There being no further comments or questions from the Commission for Staff, Chair Plantan
3 invited the Applicant to address the Commission on the application.

4
5 Applicant's representative, Matt Christensen, stated that he didn't have any additional information
6 to add other than what Planner Nick Kieser already shared.

7
8 Commissioner Douglas stated that she recently drove by the lot; she asked if the proposed
9 driveway would be where the gravel road is currently.

10
11 Mr. Christensen stated that he is pretty sure that it is close to the location of the gravel road.

12
13 Commissioner Douglas stated that she likes that plan of saving the tree and staying away from the
14 wetland.

15
16 There being no further questions from the Commission for the applicant, Chair Plantan opened the
17 public hearing on the application at 7:27 pm.

18
19 Director Goellner stated that there was no one waiting on the phone to speak on the application.

20
21 Chair Plantan stated that the Commission would give another 30 seconds for anyone to call in to
22 speak, noting the call in number for the meeting had been given two times prior.

23
24 There being no one wishing to comment on the application, Chair Plantan closed the public hearing
25 on the application at 7:28 pm.

26
27 Chair Plantan asked for the Commissioners to share their questions and feedback on the
28 application.

29
30 There being no discussion, Chair Plantan asked for a motion on the application.

31
32 Commissioner Merriam made a motion, seconded by Commissioner Douglas, to direct staff to
33 prepare a draft Planning Commission Report and Recommendation, with appropriate findings,
34 reflecting a recommendation of approval of a curb cut spacing variance for a new curb cut for the
35 driveway at 1611 Holdridge Terrace, for review and adoption at the next Planning Commission
36 meeting.

37
38 Director Goellner took a roll call vote on the motion. The motion carried unanimously.

39
40 **c) Development Application for Design Review of Lexus of Wayzata at 16100**
41 **Wayzata Boulevard**
42

43 Assistant Planner, Nick Kieser, stated that the owner and applicant, EFN Wayzata Properties, LLC,
44 has submitted a development application for a design review and approval for a remodel of the
45 exterior façade of the Lexus of Wayzata dealership building at 16100 Wayzata Boulevard. There
46 are no other proposed changes to the site beside the update to the exterior façade and new lighting

1 fixtures. This project and existing conditions have 10 design deviations from the Bluff District
2 design standards that address screening of rooftop equipment, primary opaque surfaces, accent
3 materials, materials for parapets/flashing/coping, franchise architecture, walkways, landscaping,
4 boulevard trees, parking lot landscaping, and surface parking.

5
6 Planner Kieser explained that the proposed project will keep a similar scale of the existing building.
7 The major change is in the exterior materials to a combination of glass and ACM. The renderings
8 show that the ACM will be mainly gray with the middle section a darker black color. The non-
9 public facing façades will be repainted with a similar gray color. This main area of the building
10 will stay at one story, but the main entrance will have a taller entrance feature with the Lexus logo.
11 This entrance feature will stay under 30 feet which is the maximum allowed for the C-3 Zoning
12 District. Besides the exterior façade changes, the only other change to the site is an update to the
13 lighting fixtures in the parking lot. The new light poles will replace the existing light poles and
14 will stay under the 15-foot-tall maximum and adhere to the maximum foot candle requirements.
15 The applicant provided a lighting plan for review. There are dealerships along I-394 that have
16 undergone similar façade changes.

17
18 Planner Kieser noted many of these design deviations are because the proposed project is just for
19 an exterior façade renovation, and there are no other changes to the rest of the site. Since this is a
20 commercial use and the entire façade is proposed to be renovated, the Bluff District design
21 standards apply to this project. The main deviations to consider with this project is the use of ACM
22 as the primary exterior material, since this material will be used for essentially the whole exterior
23 façade outside the glass areas. This project is following the franchise architecture requirements for
24 Lexus-USA which is the reason there is not much flexibility for the applicant in how the façade is
25 constructed. Any of the landscaping features that may be removed during construction will be
26 added back to the property.

27
28 At the conclusion of Planner Kieser's presentation, Chair Plantan opened it up to questions from
29 the Commission for Staff.

30
31 Commissioner Parkhill asked if there were any pictures of the neighboring dealerships. He would
32 like to see that the look stays consistent in the area. He also asked what the current building has
33 on its façade.

34
35 Planner Kieser stated that the applicant may be able to provide more information regarding the
36 current materials. He added that the other dealerships in the area along I-394 appear to use a similar
37 material to the ACM being proposed.

38
39 There being no further questions from the Commission for Staff, Chair Plantan invited the
40 Applicant to address the Commission on the application.

41
42 Applicant's representative, Katie Nappleton, 418 S Washington St, Hinsdale, IL, stated that they
43 were available for questions.

44
45 Applicant's Architect, Ron Kirsininkas, 1017 Howard St., St. Charles, IL, stated that they were
46 available for questions.

1
2 Commissioner Bashioum asked if there have been other instances where franchise architecture
3 was dictated to the City for either remodeling or new construction.

4
5 Planner Kieser stated that a lot of projects in Wayzata have gone away from the franchise
6 architecture.

7
8 Commissioner Bashioum stated that the City has design standards for a reason, and she doesn't
9 see the reason to have architecture that is not conforming to City building code and design, dictated
10 by a corporation.

11
12 Commissioner Flannigan stated that the tax base that the business provides may want to be kept in
13 consideration. There may be other reasons to have a discussion with a good corporate citizen than
14 a design standard written in a code.

15
16 Commissioner Iverson stated that she recently worked on a project where the dealership dictated
17 the architectural design of the building and threatened to withhold funding if the dealership chose
18 to deviate from the design.

19
20 Commissioner Merriam asked if the property was in the Wayzata Blvd District, would there be
21 requirements on the rooftop equipment.

22
23 Planner Kieser stated that the Wayzata Blvd District requirement is that rooftop equipment is
24 allowed with screening.

25
26 Commissioner Merriam asked if they could ask for the rooftop equipment to be screened.

27
28 Planner Kieser stated that the rooftop equipment is a design deviation that the Commission can
29 discuss and decide on.

30
31 Commissioner Merriam noted that the frontage road doesn't really fit into any of the design
32 standards and that is why it falls in the Bluff District. The property is very unique in that it is
33 flanked by two properties from Minnetonka. Lexus is a luxury brand, and she does not have
34 concerns about how it will look. The fact that the property is not in downtown Wayzata also plays
35 a role in her being comfortable with some of the deviations. She also added that she researched
36 the product that is being proposed and found that it has a 30-year warranty. She added that the
37 buildings that she has seen using the material were beautiful.

38
39 Commissioner Douglas stated that McDonalds, Kentucky Fried Chicken, and Walgreens were all
40 asked to change some of their franchise architecture to meet local standards. She stated that she
41 likes the look of the proposed changes to the building. She added that she is concerned with the
42 mechanical equipment on the rooftop because they are an eyesore.

43
44 Mr. Kirsininkas stated that the front façade will be much higher than what is currently on the
45 building along with the additional height of the front wall should create significant screening for
46 the roof top mechanics.

1
2 Commissioner Douglas stated that she liked the increased height that Mr. Kirsininkas explained.

3
4 There being no questions from the Commission for the applicant, Chair Plantan opened the public
5 hearing on the application at 7:54 pm.

6
7 Director Goellner stated that there was no one waiting on the phone to speak on the application.

8
9 Chair Plantan stated that the Commission would give 30 seconds for anyone to call in to speak,
10 noting that the number for the meeting had been given two times prior.

11
12 There being no one wishing to comment on the application, Chair Plantan closed the public hearing
13 on the application at 7:55 pm.

14
15 Chair Plantan asked for the Commissioners to share their questions and feedback on the
16 application.

17
18 Commissioner Bashioum stated that her concern is not for the design of the building. She believes
19 it will be a nice change from what is currently on the location. She wanted to clarify her earlier
20 comment in that her concern is for the precedence it could set by allowing franchise architecture
21 requests that do not meet current code. She understands that the location on Wayzata Blvd is not
22 in the middle of town, as pointed out through the conversation with the other commissioners.

23
24 Commissioner Parkhill stated that he is not as concerned with compromising the design standards
25 due to the location and the adjoining properties. His opinion would likely change if the location
26 was downtown Wayzata.

27
28 Chair Plantan stated that she is in favor of approving the requests. She added that the changes
29 elevate and update the look of the complex, and will fit in nicely with the other dealerships in the
30 area. She also added that the crescendo effect to the main entrance will help identify the area and
31 create visual relief.

32
33 Commissioner Douglas asked if the findings could state the reason for granting the deviations
34 would be related to the location, and would not be acceptable in all Wayzata locations.

35
36 Ms. Napleton stated that in the state of Minnesota, there are only two Lexus franchises. They are
37 not common such as a McDonald's. This would still be very unique to the town, city, and state.

38
39 Commissioner Flannigan stated that it would be fair to explain the reasons the deviations were
40 allowed, and that they are not looking to have franchise architecture in Wayzata. He stated that it
41 is nice to see the site being updated. He added that he is a little disappointed to see that there are
42 no sidewalks on Wayzata Blvd.

43
44 Commissioner Merriam stated that the landscaping had not been discussed. She would like to see
45 the rooftop mechanics have some screening. She asked for thoughts regarding the landscaping.

1 Commissioner Flannigan stated the Planner Kieser explained in his presentation that the applicable
2 Design Standards are made for a certain area, and maybe not this area. He added that an auto
3 dealership probably does not want to put trees in front to screen their product.

4
5 Commissioner Parkhill stated that the sidewalks are an issue. He asked for the history on the
6 sidewalks for the area, and if a new precedence could be set for at least the current property that
7 requires the sidewalks.

8
9 Director Goellner stated that the Comprehensive Plan should be reviewed to determine if sidewalks
10 were a part of the long-term vision for the frontage road.

11
12 Planner Kieser stated that the 2040 Comprehensive Plan does not designate adding sidewalks as
13 a priority for the area.

14
15 Director Goellner stated that the comment could be brought forward to the City Council, and
16 perhaps to Comprehensive Plan discussions to include sidewalks on the frontage road. She added
17 that it may have seemed like a large investment for a low walkability area, but the long-term vision
18 may be to have sidewalks added.

19
20 Commissioner Parkhill stated that he doesn't have any statistics regarding accidents in the area,
21 but he would think that sidewalks are there to keep people safe.

22
23 Planner Kieser stated that it is important to remember that either side of the property is the City of
24 Minnetonka. Coordination with Minnetonka would need to occur to connect any sidewalks along
25 Wayzata Blvd.

26
27 Mr. Kirsininkas stated that there are no other sidewalks in the area.

28
29 Commissioner Parkhill stated that since the adjoining area is not Wayzata, it would be silly to have
30 a sidewalk in one spot and not another.

31
32 Commissioner Flannigan joked that Wayzata could be a sidewalk leader.

33
34 There being no further discussion, Chair Plantan asked for a motion on the application.

35
36 Commissioner Parkhill made a motion, seconded by Commissioner Flannigan, to direct staff to
37 prepare a draft Planning Commission Report and Recommendation, with appropriate findings,
38 reflecting a recommendation of approval for 16100 Wayzata Blvd for ten design standard
39 deviations from the Bluff district design standards, for review and adoption at the next Planning
40 Commission meeting.

41
42 Commissioner Bashioum asked if the findings could include that the location of the dealership was
43 a unique circumstance that allowed for the standard deviations.

44
45 Commissioner Merriam asked if they could add a requirement for the rooftop screening.

1 Commissioner Flannigan stated that he did not want that.

2
3 Commissioner Douglas stated that the Mr. Kirsininkas, the applicant's architect, had described the
4 height of the façade would help with screening.

5
6 Commissioner Merriam stated that she understood what was explained, but she wants to assure
7 that there is screening. She does not believe there is a reason for that deviation.

8
9 Director Goellner stated that her comment will be noted in the minutes and can be brought forward
10 to the Council for consideration.

11
12 There being no further discussion on the motion, Chair Plantan called for a vote.

13
14 Director Goellner took a roll call vote on the motion. The motion carried 7 ayes, 0 nays.

15
16 **AGENDA ITEM 6. Other Items:**

17
18 **a) Review of Development Activities**

19
20 Director Goellner stated that there will be one new application reviewed at the May 4 Planning
21 Commission Meeting. The Ventana condos was a project that was approved at 253 Lake Street in
22 2018. The applicant would like to change the application from a condominium building to an
23 apartment building. They are asking for a PUD amendment, design review, changes to the final
24 plat, and impervious surface request (similar to the 2018 request). There will be a public hearing
25 for that application on the May 4 meeting.

26
27 **b) Planning Commissioner Report for the April 7, 2020 City Council Meeting**

28
29 Commissioner Bashium provided a report of the April 7 City Council Meeting. She stated that
30 the Consent Agenda passed. There was a Coronavirus update. There were some bids shared and
31 authorized. Approval of resolution 1220 relating to financing. The second reading of the
32 ordinance relating to parking regulations passed. The Panaway Lake Street project hours of
33 construction were extended from 6:00-8:00 Monday through Friday. An electrical contract was
34 approved for Laketown Electrical Corporation, and the mayor authorized to execute the contract.
35 There were a number of resolutions adopted. Mr. Dahl reported that the City Hall remodel is well
36 underway and moving quickly due to the closure. Mayor Wilcox mentioned that he would meet
37 with the head of construction once a month to keep residents up to speed on the construction.

38
39 **c) Planning Commissioner Liaison from the April 21, 2020 City Council Meeting**

40
41 It was noted that Commissioner Bashium will provide the Commission with a report of the April
42 21 City Council Meeting at the next Planning Commission meeting.

43
44 Commissioner Iverson asked for clarification regarding the tax bond item. Director Goellner
45 stated that she would have someone prepare a written explanation of the bond to be shared at the
46 next meeting.

1
2 Commissioner Iverson asked for more information regarding proposed pool fencing ordinance
3 changes. Planner Kieser stated that there has been discussion regarding potential changes, but
4 with the current focus on essentials, there is no new information to share.

5
6 Commissioner Douglas asked if it was time to revisit the Design Standards to include some of the
7 new materials available. She added that not having the updates creates a lot more work and effort
8 by applicants and staff to obtain approvals.

9
10 Director Goellner stated that they were planning on launching an update to the zoning code last
11 month, but with COVID-19 that has been put on hold.

12
13 Chair Plantan agreed with the necessity of updating the code.

14
15 Commissioner Bashioum stated that it also makes the job of the Planning Commission more
16 difficult to review and agree on deviations. She added that she would like to stick to the code.

17
18 **d) Public Meeting Changes in Response to COVID-19 Pandemic**

19
20 Director Goellner stated that the Planning Commission will continue to follow the meeting
21 schedule, holding meetings through the use of a remote digital format for as long as necessary.
22 She added that a definite date has not yet been determined of when meetings will return to the
23 Council chambers. Some City Commissions meetings have been cancelled for the month of April
24 so that the City can focus on essential and critical services. The May schedule will continue
25 through the use of a remote digital format.

26
27 Director Goellner noted that remote meetings have been working fairly well, and the City hopes
28 that the public feels that they have had a chance to be heard and that their input is getting into the
29 record.

30
31 Director Goellner highlighted that there is a big public meeting coming up on Tuesday, May 5,
32 where City Council will be reviewing the Boatworks project. In the past there have been a lot of
33 people that wanted to provide comments on this proposed project, and staff has been working hard
34 to get the information out so that everybody who wants to participate can. The applicant was
35 willing to reschedule their initial City Council meeting date of April 7 to May 5. State law requires
36 applications to continue to be moved forward by following the review schedules for projects. Some
37 projects have been delayed to allow for the remote technology to get into place. Staff feels that the
38 technology that is in place will allow for the process to continue to move forward. People are
39 encouraged to participate with the process with email being the easiest for staff. There is
40 information regarding how to participate within the meeting agenda packets.

41
42 Director Goellner shared that a Virtual City Hall webpage has been created for anyone interested
43 in contacting those working in City Hall and a link has been added to the City website. A COVID-
44 19 webpage has also been added to the City website and it is updated daily.

Director Goellner noted that the Planning Commission and the Community Development department will continue to function largely like it was prior to the health crisis began and will continue to adapt to the changes. The next Planning Commission meeting will be May 5, 2020.

AGENDA ITEM 7. Adjournment.

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

Commissioner Bashioum made a motion, seconded by Commissioner Parkhill, to adjourn the Planning Commission meeting.

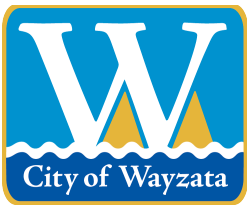
Director Goellner took a roll call vote on the motion. The motion carried unanimously.

The Planning Commission meeting was adjourned at 8:24 p.m.

Respectfully submitted,

Jenny Groess

TimeSaver Off Site Secretarial, Inc.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 4, 2020	AGENDA ITEM: 4.b
TITLE: Approval of Report and Recommendation 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: June 10, 2020 (120-Day Deadline)	

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.

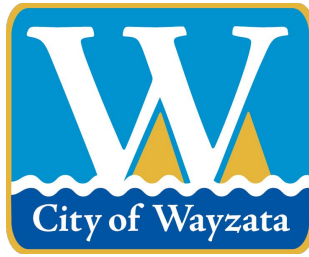
The Planning Commission recommended approval of this development application on a 5-1 vote. Additional public comments were sent in after the Planning Commission meeting which are attached and will be included in the submittal to the City Council.

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. Planning Commission Report and Recommendation



WAYZATA PLANNING COMMISSION

MAY 4, 2020

REPORT AND RECOMMENDATION OF APPROVAL OF DESIGN FOR A NEW MEDICAL OFFICE BUILDING AT 1120 WAYZATA BLVD EAST

SUMMARY OF RECOMMENDATION

Approval* of Design of Medical Office Project with Exterior Material Deviation

* with certain conditions listed at the end of this Report

REPORT

Section 1. BACKGROUND

- 1.1 **Project.** Property owner, Alshouse Company LLC, Wayzata MB Partners, LLC, and applicant representative, Mark Davis, (together, the “Applicant”) have submitted a design review and approval application for a new medical office building at 1120 Wayzata Boulevard East (the “Property”). The Applicant plans to demolish the existing building and parking lot on the site and construct a new 16,000 square-foot, two-story medical office building for up to nine doctors/dentists, that will include 57 parking stalls in the rear and side of the building (the “Project”). A similar medical office proposal for the Property received design approval from the City in December 2015 but it was never constructed. The proposed Project would have different architectural features, but the size, use, and layout would be similar to the previous proposal.
- 1.2 **Approval Requested.** The Applicant is requesting approval of the design of the Project (the “Project Design”) which is outlined in the Staff Report attached to this Report as **Attachment B** (“Design Report”). The Project Design includes one deviation from the Wayzata Design Standards for type of exterior building materials (the “Deviation”).

- 1.3 Property. The legal description of the Property is attached to this Report as Attachment A, and the street addresses, property identification numbers and owner of the Property are:

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

- 1.4 Land Use. The Property falls within the following land use areas:

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

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Sun Sailor* on March 6, 2020. A copy of the notice was mailed to all property owners located within 350 feet of the Property on March 4, 2020. The public hearing on the Application was held at the April 20, 2020 Planning Commission meeting, at which no member of the public provided comments.

Section 2. STANDARDS

2.1 Design Standards.

- A. All new nonresidential building construction in the City must comply with the Wayzata Design Standards found in Chapter 909 of the Zoning Ordinance. The relevant design standards applicable to the Project are outlined in the Design Report.
- B. A deviation from the Design Standards may be permitted under Sec. 909.29 (with the exception of Section 909.10 of the Design Standards) if City Council (after considering the Planning Commission's recommendation) makes a finding 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.

Section 3. FINDINGS

Based on the Application materials, staff report, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 Project Design.

- A. The Project meets all of the applicable provisions of the Design Standards as reflected in the Design Report except for the Deviation.
- B. The Commission finds that there would be an overall positive effect on the area where the Project is proposed by allowing the Project to proceed as designed.
- C. To the extent there are any negative impacts of the Deviation, those impacts are 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 for the Wayzata Blvd. corridor. The Project improves the walkability along this section of Wayzata Blvd through the streetscaping additions and the sidewalk.
 2. The overall positive effect of the Project on the area, including the redevelopment of the Property with a high-quality office building and professional medical office uses. The new Project adheres to all the Design Standards for Wayzata Boulevard except for one Design Deviation. The current structure on the site is vacant and does not adhere to many Design Standards.

3. The alleviation of an undue burden with respect to the allowed materials, in that the use of proposed exterior surface materials will result in lower maintenance costs and will be in keeping with the overall design of the building and other, newer similar professional offices in the area.

Section 4. RECOMMENDATION

Based on the Findings of this Report, the Planning Commission recommends that the Project Design and Deviation be **APPROVED** subject to 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.
- C. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 4th day of May 2020.

Chair, Planning Commission

Voting For the Findings and Recommendation of Denial in this Report:

Voting Against:

Abstaining:

Attachment A
Information and Legal Description of Property

Address	1120 Wayzata Boulevard East
PID	05-117-22-32-0076
Legal Description	The East 230.00 feet of Tract C, Registered Land Survey No. 216, Hennepin County, Minnesota, except the South 164 feet thereof.
Abstract or Torrens?	Torrens
Certificate No.	1212142

Attachment B
Staff Report on Project Design



**Staff Report
April 20, 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
“120 Day” Deadline: June 10, 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:

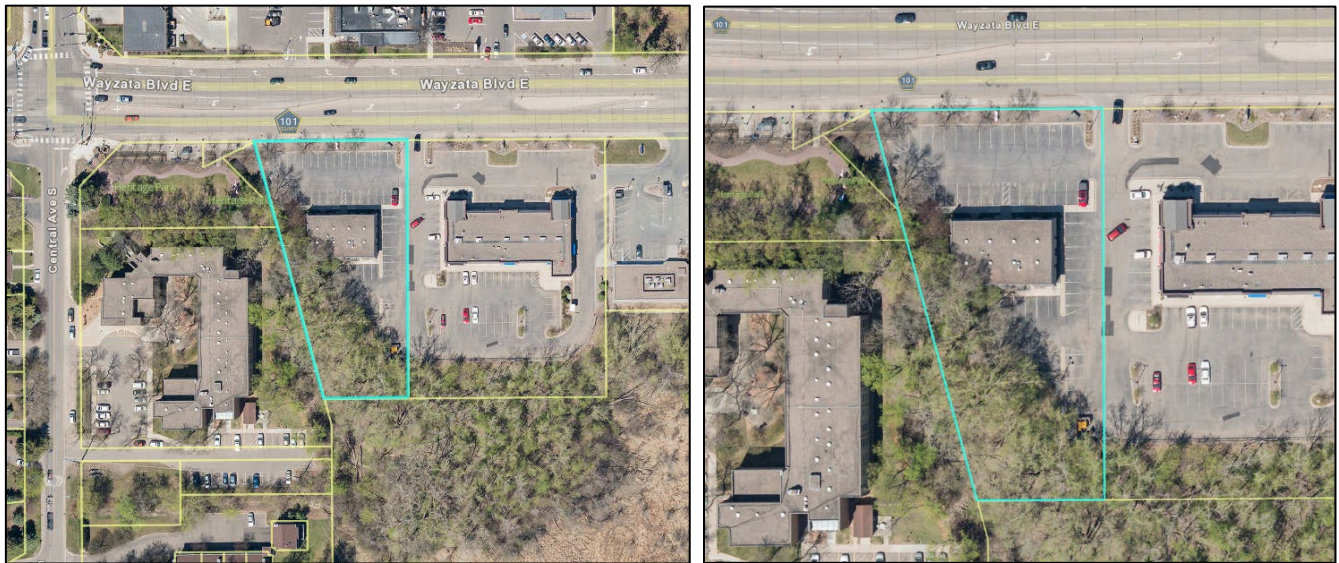
Address	PID	Owner
1120 Wayzata Blvd E	05-117-22-32-0076	Alshouse Company LLC

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

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

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 impervious 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

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March 16, 2020

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

	Comments	Compliance
Building Recesses		
<u>909.06.A.1 – All Districts</u> Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level	The building façade does utilize various recesses that create different dimensions.	Yes
<u>909.06.A.2 – All Districts</u> 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		
<u>909.07.A – New Buildings – All Districts</u> In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design: 1. Window bays 2. Special treatment at entrances 3. Variations in roof lines or parapet detailing 4. Awnings 5. Building setbacks or articulation of the facade 6. Rhythm of elements	The 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

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Upper Story Setbacks			
<u>909.08.A.1 – New Buildings – All Districts</u> Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3 rd) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3 rd story height from the second (2 nd) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3 rd story structure shall be closer than six (6) feet to the 2 nd story façade. The 3 rd story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3 rd story façade.	The building adheres to the maximum building height and is only two floors.		Yes
<u>909.08.A.2 – New Buildings – All Districts</u> The façades fronting public right-of-ways of every two and three story building, longer than sixty (60) feet, must have a recessed second story of approximately twenty-five percent (25%) of the façade's length, setting back a minimum of six (6) feet from the face of the first floor façade. The required third floor setback must follow the frontal plane of the second story setback.	The second floor façade that faces the public right-of-way does recess approximately six feet in the corners of the building.		Yes
<u>909.08.A.3 – New Buildings – All Districts</u> Wintertime sun orientation, solar access, and views of Lake Minnetonka are significant issues within the Design Districts. Building height should not negatively and significantly impact neighboring properties.	The building is under the allowed maximum height.		Yes

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Roof Design			
<u>909.09.A – All Districts</u> “Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.		This project does not propose to have a green roof.	Not Applicable
<u>909.09.B.1 – Roof Materials – All Districts</u> The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors.		The project has a flat roof.	Not Applicable
<u>909.09.B.2 – Roof Materials – All Districts</u> 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			
<u>909.10.B – Wayzata Blvd District</u> 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

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	Comments	Compliance
Facade Transparency		
<u>909.11.D – Wayzata Blvd District</u> 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		
<u>909.12 – All Districts</u> In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements: 1. An intermediate cornice line 2. A difference in building materials or detailing 3. An offset in the façade 4. An awning, trellis, or loggia 5. Arcade 6. Special window lintels 7. Brick/stone corbels	The 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		
<u>909.13 – All Districts</u> The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.	The landscaping plan shows the significant plantings in planter boxes. The building has three entrances with the main entry on Wayzata Blvd.	Yes

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<u>909.14.A – Primary Opaque Surfaces – All Districts</u> 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
<u>909.14.B – Façade Coverage – All Districts</u> The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.		The materials used are the same on all sides of the building.	Yes
<u>909.14.C – Type of Brick – All Districts</u> On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.		A modular type of brick is to be used on this structure.	Yes

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

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<u>909.14.G – Accent Materials – All Districts</u> Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade: 1. Stone 2. Cast stone 3. Copper (untreated) 4. Rock faced stone 5. Aluminum or painted steel structural shapes 6. Fiber cement board 7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir. 8. EIFS	The 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

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<u>909.14.I – Awnings – All Districts</u> 1. Only the following types of awnings may be used: a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process b. Highly detailed, ornate metal in dark colors c. Glass awnings 2. Backlit awnings are prohibited. 3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance.	The awnings are made of a detailed composite metal panel with a wood look.	Yes
<u>909.14.J – Balconies – All Districts</u> Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.	There are no balconies in the proposed plans.	Not Applicable.
<u>909.14.K – Glass – All Districts</u> Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 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

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<u>909.14.L – Doors – All Districts</u> Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.	The main entry doors are made of glass.	Yes
	Comments	Compliance
Franchise Architecture		
<u>909.15 – All Districts</u> A. Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited. B. Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 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

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Walkways			
<u>909.16.C – Wayzata Blvd District</u> 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

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	Comments	Compliance
Landscaping		
<u>909.17.A – All Districts</u> A. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level. 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
<u>909.17.C – Bluff and Wayzata Blvd Districts</u> 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

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March 16, 2020

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

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		Comments		Compliance
<u>909.20 – All Districts – Bicycle Parking</u> Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.		The project proposes to have a bike rack by the southwest corner of the building.		Yes

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Parking Structures			
<u>909.21.A – All Districts</u> 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

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	Comments	Compliance
Signs		
<u>909.22.A – All Districts – Compatibility</u> 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
<u>909.22.B – All Districts – Sign Location</u> 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

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2. Wall or roof signs on buildings that are not storefront type buildings shall be placed where they do not obscure architectural features.			
<u>909.22.C – All Districts – Sign Material</u> 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			
<u>909.23.B - Wayzata Boulevard District</u> 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

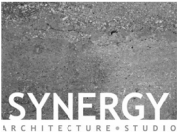
Design Review Critique

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	Comments	Compliance
Parking Lot and Building Lighting		
<u>909.24 – All Districts</u>		Yes
A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce 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.	
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.		

WAYZATA AVE MEDICAL



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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

Serrick J. Giordano

NOT FOR CONSTRUCTION

Project No. 30000
Drawn By: MHVO / EPH
Checked By: JPS

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

TITLE SHEET

A000



INDEX OF SHEETS	
No.	Title
00-Title	
A000	TITLE SHEET
01-04	REMOVALS PLAN
C1.0	SITE PLAN
C1.1	PARKING CALCULATION
C2.0	GRADING, EROSION, AND SEDIMENT CONTROL PLAN
C3.1	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C3.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN
L2.0	TREE INVENTORY, PRESERVATION, AND REMOVAL PLAN
PL-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 - EVEL 01
B2	BOOK PLAN - EVEL 02

PROJECT LOCATION MAP



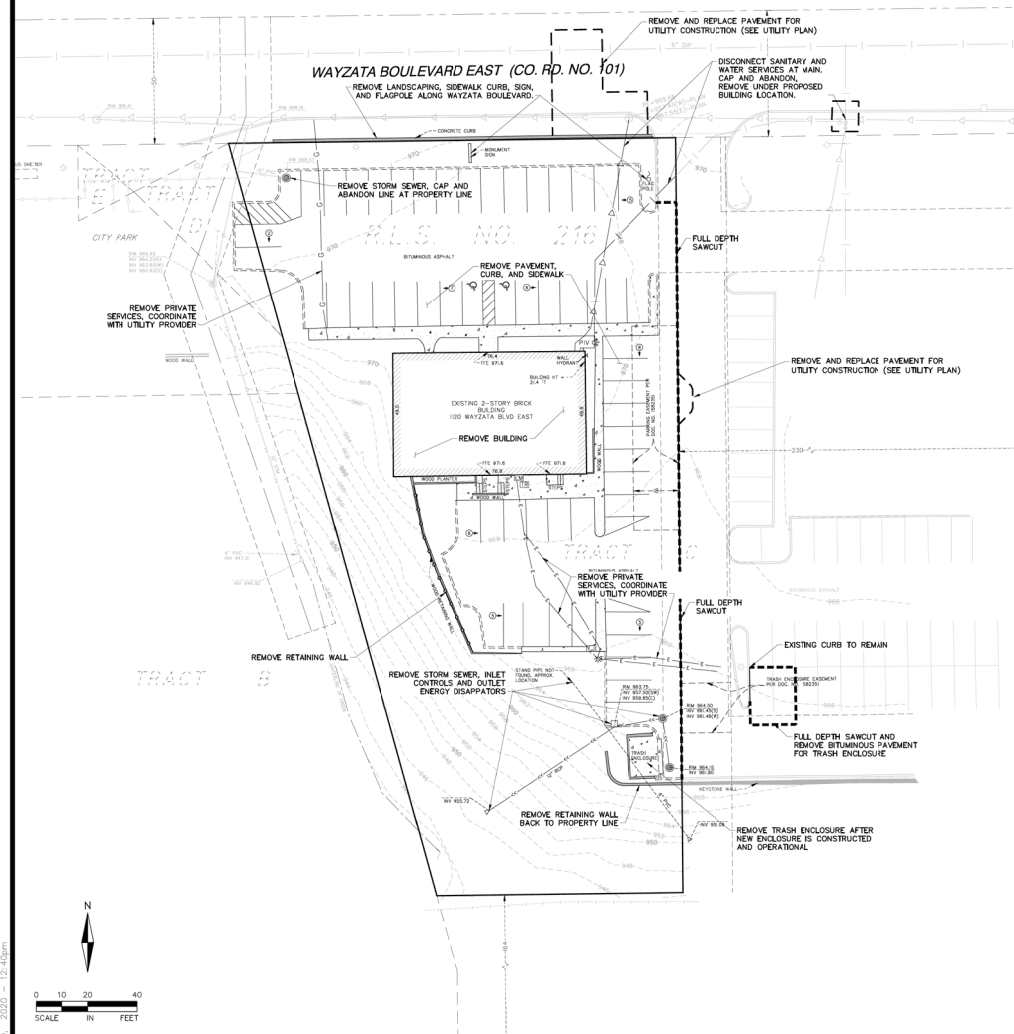
PROJECT SITE

PROJECT CONTACT LIST

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GENERAL CONTRACTOR - JOB SITE SUPERVISOR	
TRICO CONSTRUCTION 2820 VICKSBURG LANE PLYMOUTH, MN	
MECHANICAL CONTRACTOR	
ELECTRICAL CONTRACTOR	
PLUMBING CONTRACTOR	

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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 020 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. SHALL 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 TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS MANUAL, DURING ANY WORK WITHIN PUBLIC R.O.W.
10. CONTRACTOR SHALL BE HELD 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 IMPED 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 REMOVAL, 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/PUBLIC 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

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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 SUGLON, P.E.
01-03-20 54821
Date: Expiry:

QUALITY ASSURANCE/CONTROL
BY: DATE:

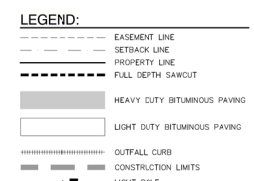
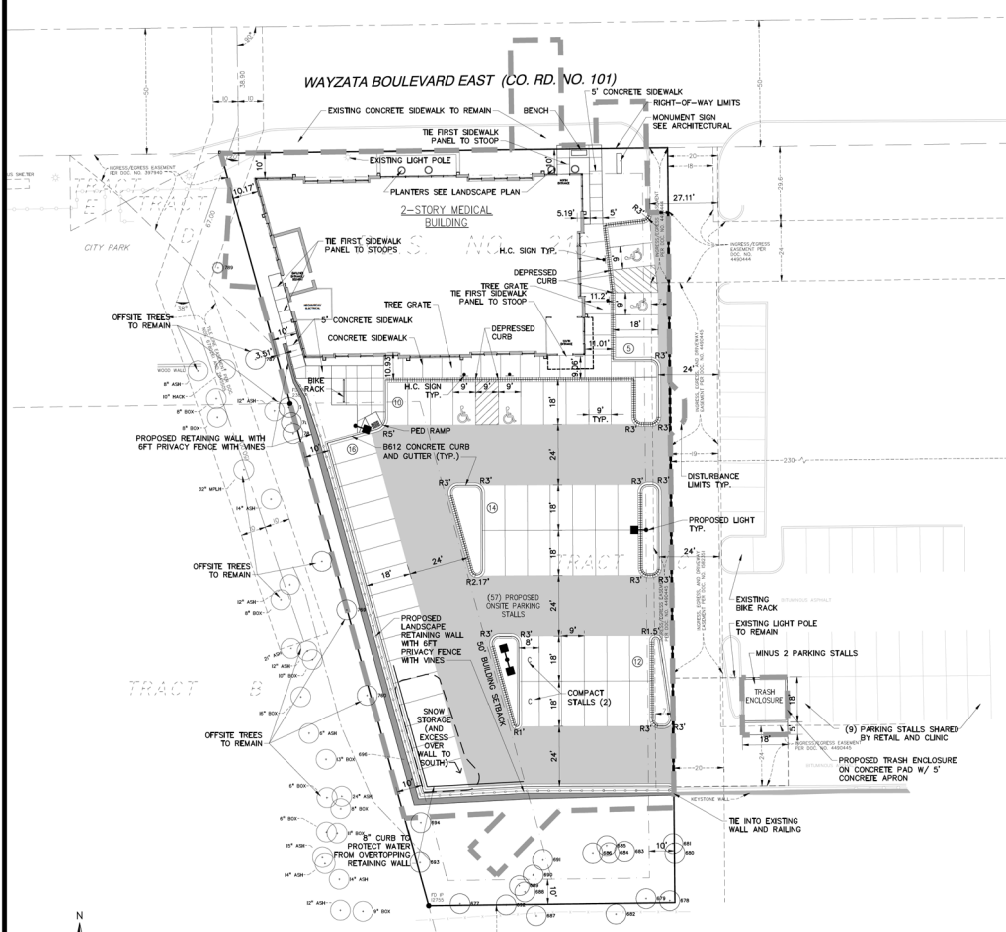
DATE: ISSUE:
01-03-20 PRELIMINARY SUBMITTAL
01-03-20 CITY SUBMITTAL
02-10-20 FINAL PRESERVATION

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

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SHEET 1 of 8

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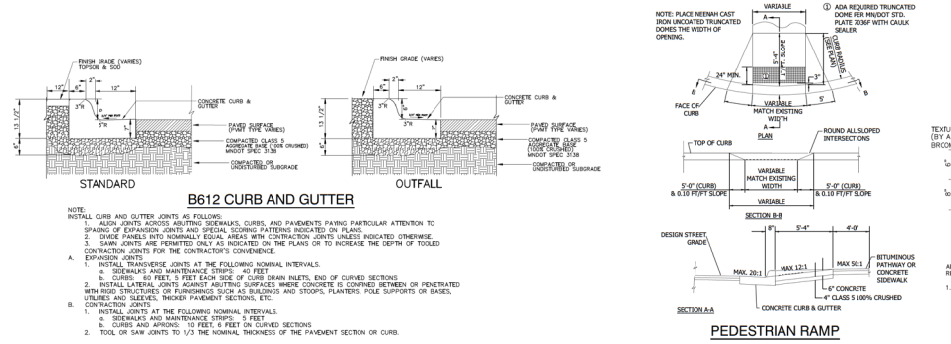
- REMOVAL NOTES:**
1. NOTIFY Gopher State ONE CALL 48 HOURS PRIOR TO START OF CONSTRUCTION.
 2. PRIOR TO STARTING CONSTRUCTION, ALL PERIMETER EROSION CONTROL DEVICES MUST BE INSTALLED IN ACCORDANCE WITH GRADING & EROSION CONTROL PLAN, AND THE CITY OF WAYZATA.
 3. REMOVAL CONTRACTOR SHALL BE RESPONSIBLE 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 CURB/CUT 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 = 0.544 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 STORES AND 30 FEET IN HEIGHT, WHICHEVER IS LESSER.
PROPOSED BUILDING HEIGHT: 20 FT
- 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 REAR LOT LINE ADJUTING 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 ADJUTING 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: 6,000 SF / 41,469 SF = 14%
- 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 F.A.R.: 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 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 IMPIDE 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 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 MIDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUT-FIELD MANUAL, LATEST EDITION, FOR ANY CONSTRUCTION IN PUBLIC ROW."
 13. A FIELD INSPECTION OF ALL CURBS, SIDEWALK AND PAVEMENT SUBGRADE, STRING LINES AND FORM WORK BY GENERAL CONTRACTOR OR OTHER APPROVED REPRESENTATIVE IS REQUIRED PRIOR TO ANY PAVEMENT REQUIREMENTS.

- SITE PLAN NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
 2. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOPS ADJACENT TO PROPOSED BUILDING.
 3. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
 4. ALL CONCRETE CURB AND GUTTER ADJUTING 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 PHOTOGRAPHIC 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 DETAIL REQUIREMENTS.
 9. INSTALL CURB AND GUTTER JOINTS AS FOLLOWS:
 - a. ALIGN JOINTS ACROSS ABUTTING SIDEWALKS, CURBS, AND PAVEMENTS PAYING PARTICULAR ATTENTION TO SPACING OF EXPANSION JOINTS AND SPECIAL SCORING PATTERNS INDICATED ON PLANS.
 - b. DIVIDE PANELS INTO NOMINALLY EQUAL AREAS WITH CONSTRUCTION JOINTS UNLESS INDICATED OTHERWISE.
 - c. SAWN JOINTS ARE PERMITTED ONLY AS INDICATED ON THE PLANS OR TO INCREASE THE DEPTH OF TOOLED CONSTRUCTION JOINTS FOR THE CONTRACTOR'S CONVENIENCE.
 10. A. EXPANSION JOINTS
 - a. INSTALL TRANSVERSE JOINTS AT THE FOLLOWING NOMINAL INTERVALS:
 - i. SIDEWALKS AND MAINTENANCE STRIPS: 40 FEET
 - ii. CURBS: 60 FEET, 5 FEET EACH SIDE OF CURB DRAIN INLETS, END OF CURVED SECTIONS.
 - b. INSTALL LATERAL JOINTS AGAINST ABUTTING SURFACES WHERE CONCRETE IS CONFINED BETWEEN OR PENETRATED WITH RIGID STRUCTURES OR FURNISHINGS SUCH AS BUILDINGS AND STOPS, PLANTERS, POLE SUPPORTS OR BASES, UTILITIES AND SLEEVES, THICKER PAVEMENT SECTIONS, ETC.
 11. B. CONSTRUCTION JOINTS
 - a. INSTALL JOINTS AT THE FOLLOWING NOMINAL INTERVALS:
 - i. SIDEWALKS AND MAINTENANCE STRIPS: 5 FEET
 - ii. CURBS AND APRONS: 10 FEET, 6 FEET ON CURVED SECTIONS
 - b. TOOL OR SAW JOINTS TO 1/3 THE NOMINAL THICKNESS OF THE PAVEMENT SECTION OR CURB.
 12. ALL CONCRETE EQUIPMENT PADS SHALL HAVE A SUBBASE INCLUDING 4 FEET OF FREE DRAINING GRANULAR MATERIAL MEETING MNDOT SPEC 3149.
 13. REFER TO SOIL ENGINEER'S REPORT FOR ALL SOIL CORRECTIONS, PAVEMENT AND SUBBASE REQUIREMENTS AND DIRECTION, AND COMPACTONS REQUIREMENTS.
 14. 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 50% STANDARD PROCTOR # BELOW 3 FT.
 15. PAVEMENT SUBGRADE SHALL BE PROOF ROLLED AND APPROVED BY THE INDEPENDENT GEOTECHNICAL ENGINEER PRIOR TO INSTALLING FINAL PAVEMENT SECTION.
 16. ANY AFFECTED OR REMOVED PUBLIC R.O.W. PAVEMENT AND CURBING SHALL BE REPLACED WITH THE EQUIVALENT PAVEMENT SECTION.



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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.

IAN SJOBERG, PE
01-03-20 54821
Date: License No.

QUALITY ASSURANCE/CONTROL
01-03-20 54821
Date: License No.

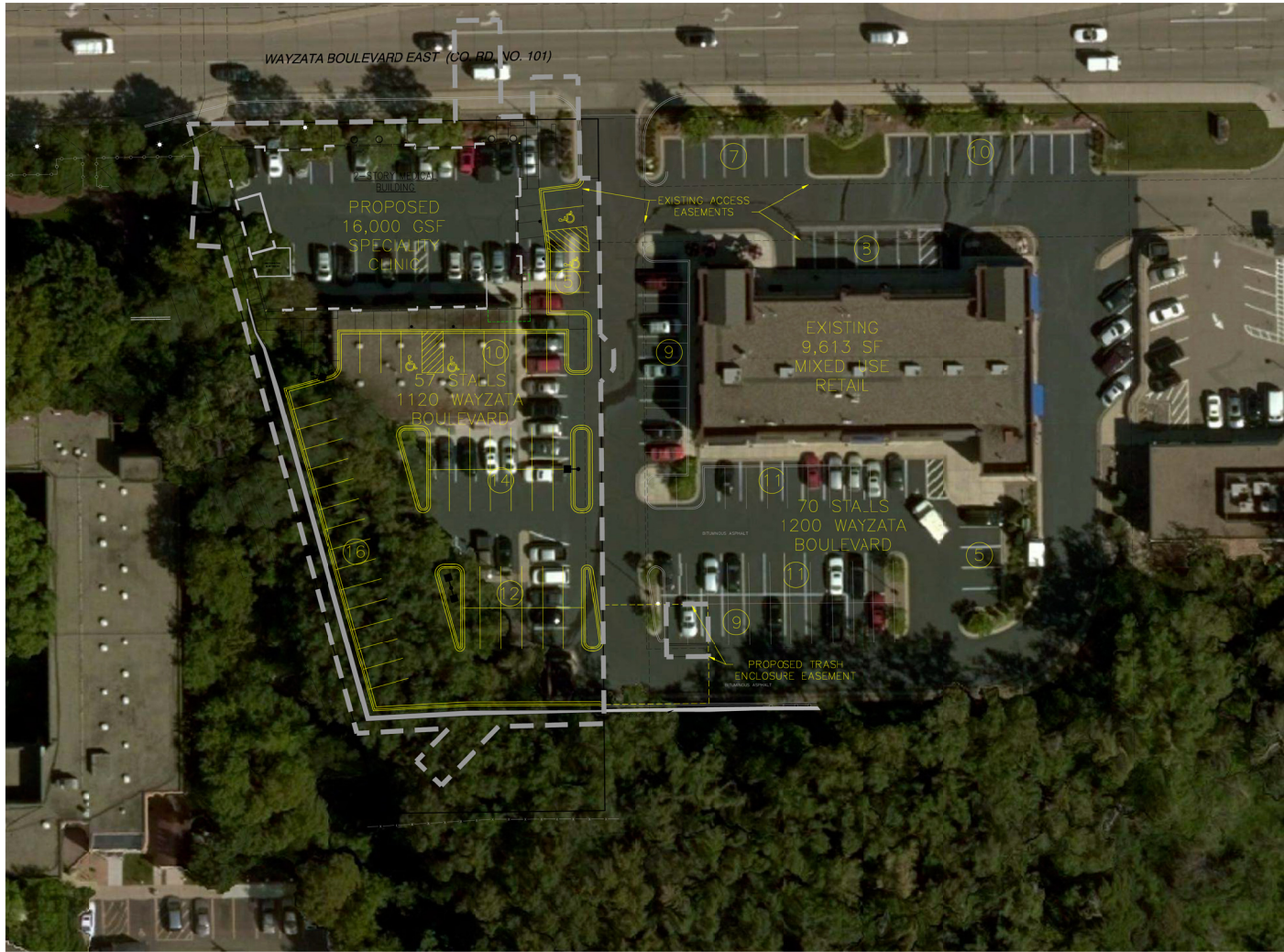
DATE **ISSUE**
01-03-20 PRELIMINARY SUBMITTAL
01-03-20 CFT SUBMITTAL
01-03-20 TREE PRESERVATION

PROJECT TEAM DATA
DESIGNER: WPR
DRAWN: BIL
PROJECT NO: 215-0035

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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 = 1,080 SF
(1,000 SF DINING AREA + 680 SF KITCHEN AREA)

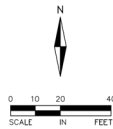
BANK PARKING REQUIRED @ 1/250 GSF = 27 STALLS
RETAIL PARKING REQUIRED @ 1/250 GSF = 7 STALLS
SANDWICH SHOP PARKING REQUIRED @ 1/40 SF (DINING AREA) = 20 STALLS
@ 1/80 SF (KITCHEN AREA) = 9 STALLS

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



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WAYZATA, MN 55391

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 SJOBLON, PE
01-03-20 54821
Date: (Enter Yr.)

QUALITY ASSURANCE/CONTROL
BY: 01-29-20
Date: (Enter Yr.)

DATE: 01-29-20
ISSUE: PRELIMINARY SUBMITTAL
01-29-20 CITY SUBMITTAL
02-10-20 TREE PRESERVATION

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

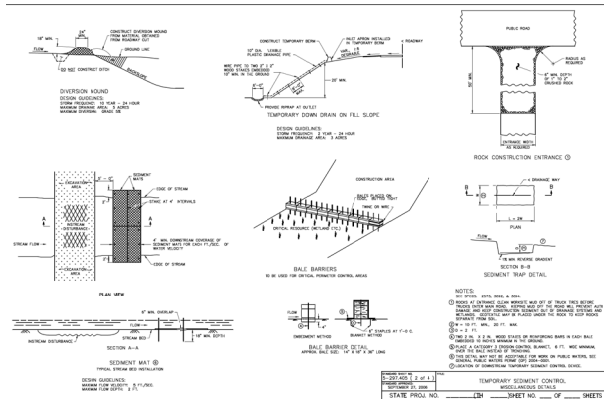
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SHEET 3 of 8



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EROSION CONTROL GENERAL NOTES:

- NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM CORRESPONDING MUNICIPALITY.
- 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.
- ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
- 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.
- A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY PLACED IN THE FIELD PRIOR TO CONSTRUCTION, NO DISTURBANCE BEYOND THE DISTURBED LIMITS.
- WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
- 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.
- ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED, DO NOT OPERATE EQUIPMENT WITHIN THE DRILLPILE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
- 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.
- SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT METADAMS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.
- THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS OCCUR, 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.
- 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.
- LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP COVERAGE CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.
- OPERATE TRACK EQUIPMENT (DOZERS) 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.
- 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.
- GENERAL TEMPORARY SEED SHALL BE MINOT MIX 100 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MINOT MIX 270 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MINOT TYPE 1 (CLEAN CUT STRAW) @ 2 TONS PER ACRE AND DISCHARGED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS IF RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
- 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.
- REPORT ALL FOUND FIELD TIES TO THE ENGINEER FOR EVALUATION.
- 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:

- INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FALLO OR FAILING SILT FENCE.
- REPLACEMENT - FABRIC SHALL BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE BEFORE THE BARRIER IS NO LONGER NECESSARY.
- 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 OF FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SOILED AS DIRECTED BY THE ENGINEER.
- 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.
- 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.
- 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 MAINTENANCE ACTIVITIES;
 - D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES);
 - 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 B.I.A.4.
- WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF THE 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:
- SOLID WASTE, COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
 - 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.
 - 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 DEGRASSING IS ALLOWED ON SITE.

SEDIMENT CONTROL PRACTICES:

- SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
- SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPSTREAM LAND DISTURBING ACTIVITIES BEGON. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.
- 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 IF THE ACTIVITY IS NOT COMPLETE.
- ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
- 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.
- SITE CONSTRUCTION ENTRANCES MUST BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

WINTER STABILIZATION:

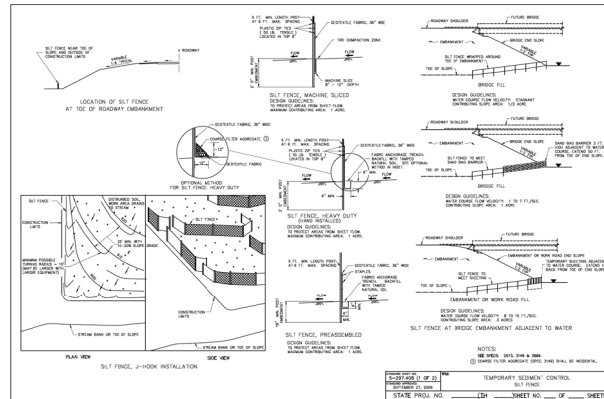
- GRADING CONTRACTOR REQUIREMENTS IN THE CASE WHERE THE ONSET OF WINTER DOES NOT ALLOW FOR COMPLETION OF MASS GRADING AND FINAL SOIL STABILIZATION IN THE FALL:
- MASS GRADING ACTIVITIES SHALL BE PLANNED AND PHASED IN A MANNER TO AVOID ANY UNNECESSARY SOIL DISTURBANCE PRIOR TO WINTER SHUT DOWN.
 - ALL FINAL GRADED AREA 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.
 - THE GRADING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TEMPORARY OR INCOMPLETE GRADING AREAS INCLUDING ALL STOCKPILES ARE STABILIZED WITH TEMPORARY SEEDING (MINOT MIX 1500000/AC, MULCH (MINOT TYPE 1) BEFORE LEAVING THE SITE AT WINTER SHUT DOWN.
 - ALL SIGNIFICANT RAINFALL (TEMPORARY OR PERMANENT) SHALL BE STABILIZED WITH MINOT 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 (PERMITEE) 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 PVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSION 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 BMP'S (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:

- PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
- 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 ROADS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.
- SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.
- 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 SEEDS (MINOT MIX 150 @ 1000/AC AND MULCHED OR SOILED WITHIN SEVEN (7) DAYS OF BEING DISTURBED).
- 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 :

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

DEWATERING :

- IF ANY TEMPORARY DEWATERING IS REQUIRED DURING THE CONSTRUCTION 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.
- IF ANY TEMPORARY DEWATERING IS REQUIRED DURING THE CONSTRUCTION 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.
- 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.

Davis

ENVIRONMENTAL SERVICES
Sustainable Solutions
FOR THE MIDDLE WEST



ALLIANT
ENGINEERING

733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
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WAYZATA SPECIALTY CENTER

1120 EAST WAYZATA BLVD.
WAYZATA, MN 55391

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 LUDLOW, PE
11-03-20 54821
Date Stamp License No.

QUALITY ASSURANCE/CONTROL
BY: SLL
DATE: 11-03-20

DATE: 11-03-20
ISSUE: PRELIMINARY SUBMITTAL
11-03-20 CITY SUBMITTAL
11-03-20 TREE PREPARATION

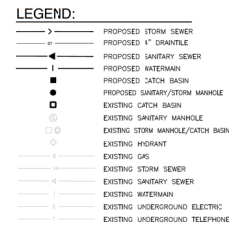
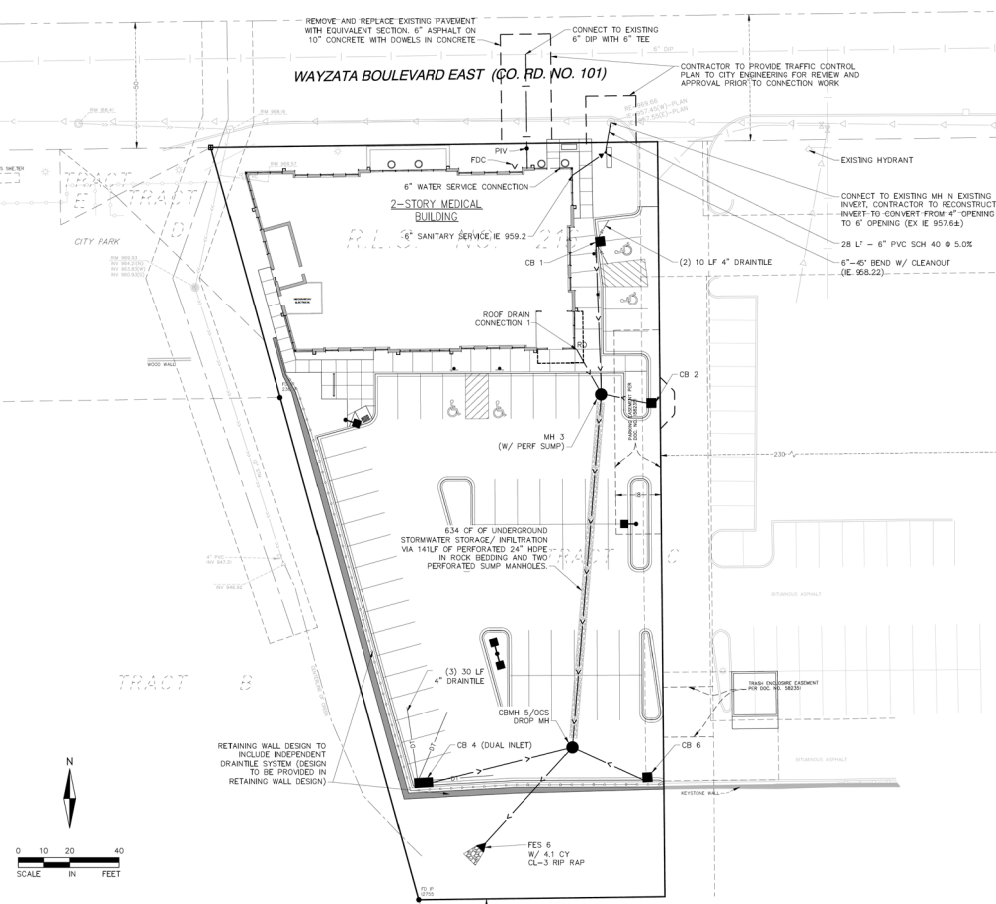
PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: ELL
PROJECT NO: 215-0035

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

C2.1

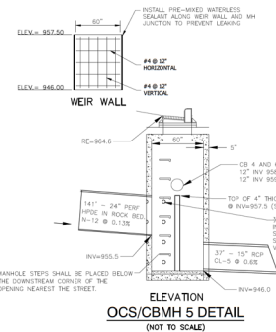
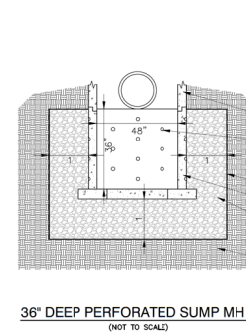
SHEET 5 of 8

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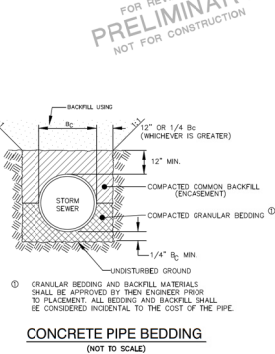
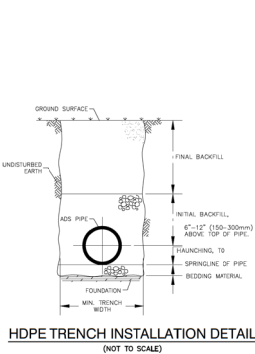
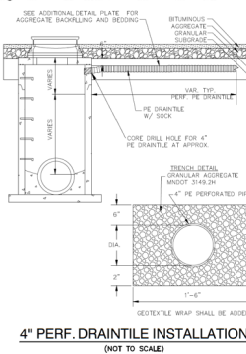
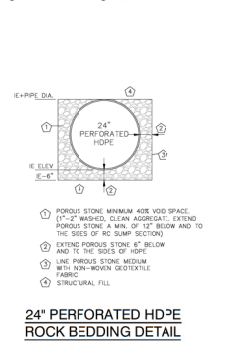
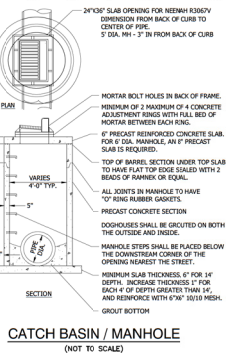
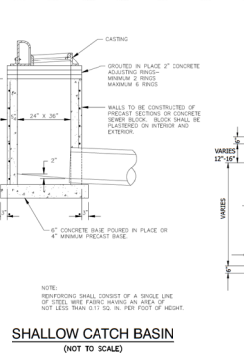
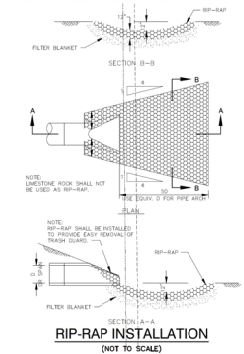
GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
 - ALL CONSTRUCTION AND POST CONSTRUCTION PARKING SHALL BE ON-SITE, NO ON-STREET PARKING/LOADING/UNLOADING ALLOWED.
 - ALL PUBLIC SIDEWALKS/TRAILS SHALL NOT BE OBSTRUCTED.
 - STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT OF WAY.
 - REFER TO EROSION CONTROL PLAN. ALL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO UTILITY CONSTRUCTION.
 - ALL PROJECT RELATED UTILITIES WILL BE PRIVATELY OWNED.
 - NOTIFY Gopher State One Call 48 HOURS IN ADVANCE OF ANY CONSTRUCTION TO VERIFY LOCATION OF ALL PRIVATE UTILITIES.
 - 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:**
- 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.
 - MAINTAIN A MIN 18\"/>
 - PROVIDE POLYETHYLENE (4\"/>
 - CONTRACTOR TO PROVIDE COORDINATION FOR TELEPHONE, GAS, AND ELECTRIC SERVICE CONNECTION WITH THE RESPECTIVE SERVICE COMPANY.
 - WATERMAIN SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
 - ALL SANITARY MANHOLES SHALL BE MADE WITH WATER TIGHT MATERIALS TO PREVENT INFILTRATION.
 - WATERMAIN SHALL BE C-900 PVC AND CONTRACTOR SHALL USE 8 GA. TRACING WIRE LAD DIRECTLY UNDER ALL PIPE AND FITTINGS. TRACING WIRE SHALL BE CONNECT TO ALL VALVES AND HYDRANTS.
 - IF DOWATERING IS REQUIRED DURING CONSTRUCTION CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
 - ALL UTILITY INSTALLATIONS SHALL COMPLY WITH THE CITY OF WAYZATA STANDARD DETAILS AND ENGINEERING GUIDELINES.
 - 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 DENSITY OF THE FILL SHALL BE THE FOLLOWING PERCENTAGES 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 = 90%FILL SHALL BE WITHIN 2 PERCENTAGE POINTS OF ITS OPTIMUM MOISTURE CONTENT, HOWEVER, CLAYEY FILL SHALL BE PLACED WITHIN 3 PERCENTAGE POINTS ABOVE AND 1 PERCENT BELOW ITS OPTIMUM MOISTURE CONTENT.
 - CONTRACTOR TO INSTALL SAFETY BAFFLE ON CBMH #4.



DESIGN STORM FREQUENCY - 10 YEARS

FROM	TO	AREA [SF]	AREA [AC]	IMP	IMPERVIOUS	INCR.	CUM.	%	C	INCR.	CUM.	A/C	TIME OF CONC. [MIN]	INTENSITY	Q [CFS]	P.DIA.	S. SLOPE	P. MAIL	MANHOLE	P. CAP.	P. VELOCITY	PIPE	CAP. COVER	FROM	TO	COVER	STR	CAST	Jump Depth	EILD	BUILD	PIPE
CB01	MB11	8517	8517	0.196	0.196	100%	0.50	0.176	0.176	8.00	8.00	6.11	1.075	1.075	8	0.0000	10%	0.000	3.51	0.200	351	0.2478	103.00	901.24	950.20	7.20	0.00	7.20	SEB-35			
CB11	MB11	2031	1343	0.047	0.047	76%	0.73	0.034	0.034	8.00	8.00	6.11	0.238	0.238	12	0.0020	10%	0.011	5.95	0.00	0.758	0.00	0.3762	103.40	901.19	909.10	3.70	2.0	3.00	3.00	6.70	N42
CB12	MB11	7983	7173	0.163	0.179	90%	0.85	0.152	0.128	8.00	8.00	6.11	0.708	2.493	12	0.0020	10%	0.011	5.95	0.00	0.758	0.00	0.3762	103.40	901.13	908.20	3.70	2.0	3.00	3.00	6.70	N42
MB13	CBMH15	0	0	0.000	0.196	0%	0.30	0.000	0.176	0.15	8.13	6.07	0.000	1.000	24	0.0023	10%	0.011	9.64	0.00	0.169	0.00	0.0504	103.70	951.52	908.20	12.80	40	8.250	3.00	11.50	N42
CBMH15	MB16	15466	15466	0.354	0.354	96%	0.87	0.523	0.523	8.00	8.00	6.11	1.962	1.962	12	0.0044	10%	0.011	2.79	0.00	0.350	0.00	0.8838	99.30	908.00	902.00	3.70	4.0	3.00	3.00	6.70	N42
CBMH15	71316	0	0	0.000	0.004	0%	0.20	0.000	0.004	0.77	8.00	5.88	0.000	4.908	12	0.0000	10%	0.012	5.42	0.00	0.807	0.00	0.4528	100.00	945.08	945.00	38.00	0	0.250	0.00	18.00	CL1
CB16	CBMH15	25361	25356	0.586	0.586	97%	0.88	0.523	0.523	8.00	8.00	6.11	3.197	3.197	12	0.0080	10%	0.011	3.77	0.00	0.480	0.00	0.5506	100.10	959.84	944.10	4.00	2.0	3.00	3.00	7.00	N42



WAYZATA SPECIALTY CENTER
1120 EAST WAYZATA BLVD.
WAYZATA, MN 55391

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.

SAN LUDOVIC, PE
01-03-20
Date
01-03-20
Issue
01-03-20
Client No.
01-03-20
Project No.

QUALITY ASSURANCE/CONTROL

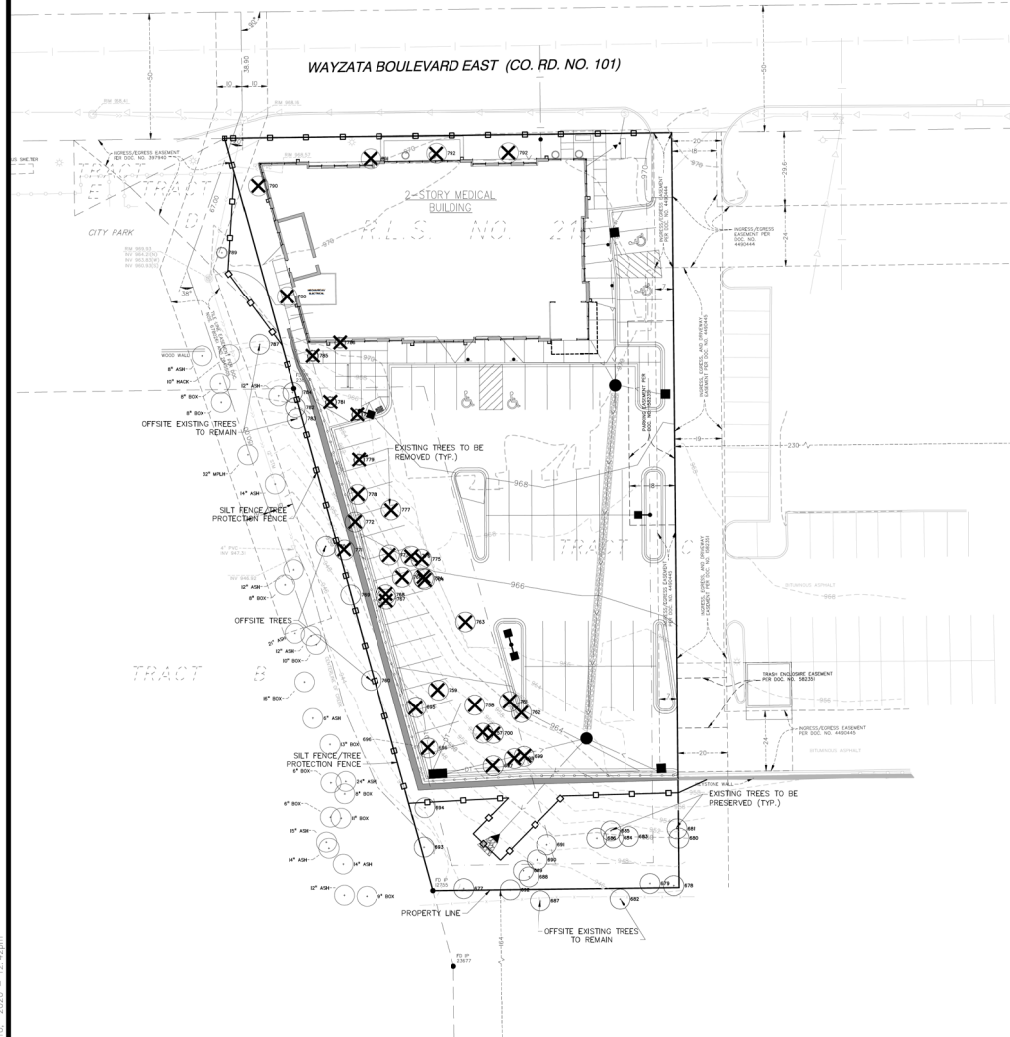
DATE	ISSUE
01-03-20	PRELIMINARY SUBMITTAL
01-03-20	CITY SUBMITTAL
01-03-20	THESE PREPARATION

PROJECT TEAM DATA

DESIGNER:	WPR
DRAWN:	DL
PROJECT NO.:	215-0035

C3.0

SHEET 6 of 8



LEGEND

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

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	BOEHLER			
681	8	8	BOEHLER			
683	10	10	BOEHLER			
684	8	8	BOEHLER			
685	14	14	BOEHLER	SIGNIFICANT		
686	13	13	BOEHLER	SIGNIFICANT		
688	19	19	COTTON WOOD	SIGNIFICANT		
689	13	13	COTTON WOOD	SIGNIFICANT		
690	10	10	ELM	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	HERITAGE	X	8
697	30	30	COTTON WOOD	HERITAGE	X	30
698	11	11	BOEHLER	SIGNIFICANT	X	11
699	18	18	BOEHLER	SIGNIFICANT	X	18
700	18	18	BOEHLER	SIGNIFICANT	X	18
701	8	8	BOEHLER	SIGNIFICANT	X	8
702	11	11	BOEHLER	SIGNIFICANT	X	11
703	28-34	52	COTTON WOOD	HERITAGE	X	52
704	11	11	BOEHLER	SIGNIFICANT	X	11
705	13	13	MAPLE	SIGNIFICANT	X	13
706	10	10	COTTON WOOD	SIGNIFICANT	X	10
707	25-28	41	COTTON WOOD	HERITAGE	X	41
708	16	16	COTTON WOOD	SIGNIFICANT	X	16
709	10	10	ELM	DEAD	X	0
710	15	15	BOEHLER	SIGNIFICANT	X	15
711	18	18	ELM	SIGNIFICANT	X	18
712	20	20	ELM	SIGNIFICANT	X	20
713	14	14	COTTON WOOD	SIGNIFICANT	X	14
714	8	8	BOEHLER	SIGNIFICANT	X	8
715	15	15	COTTON WOOD	SIGNIFICANT	X	15
716	8	8	COTTON WOOD	SIGNIFICANT	X	8
717	15	15	ELM	SIGNIFICANT	X	15
718	8	8	BOEHLER	SIGNIFICANT	X	8
719	7	7	PINE	DEAD	X	0
720	6	6	PINE	DEAD	X	0
721	9	9	PINE	DEAD	X	0
722	10	10	CRABAPPLE	SIGNIFICANT	X	10
723	17	17	ASH	SIGNIFICANT	X	17
724	16	16	ASH	SIGNIFICANT	X	16
725	12	12	ASH	SIGNIFICANT	X	12
726	11	11	ASH	SIGNIFICANT	X	11

TREE MITIGATION CALCULATIONS	
Total Significant DBH (inches) =	396.0
Total Significant DBH to be Removed =	322.0
Percentage of Significant DBH to be Removed =	81.3%
Allowable Removal of Significant DBH =	38.4
Req'd Mitigation for Significant DBH Removed =	182.4
Total Heritage DBH to be Removed =	183.0
Req'd Mitigation for Heritage DBH Removed =	306.0
Total Mitigation Required =	488.4
(Minus Total Inches Proposed to be Preserved) =	54.5
Estimated Cash in Lieu (\$100 per inch) =	\$59,294.50
No offsite trees will be removed	

NOTE: FOR THE CITY OF WAYZATA'S 2020 TREE REPLACEMENT COST IS EQUAL TO \$100 PER CALIPER INCH OR THE CITY'S ACTUAL COST TO ATTAIN A TREE REPLACEMENT PLAN HAS BEEN APPROVED BY THE CITY COUNCIL.

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 TRIP LINE OF ANY EXISTING TREES TO BE PRESERVED OR AT THE PERIMETER OF THE TRIP LINE OF ANY EXISTING TREES TO BE REMOVED. THE FENCE SHALL BE PLACED ALONG THE TRIP LINE IDENTIFYING THE AREA AS A TREE PROTECTION AREA AND PROHIBITING GRADING BEHIND THE FENCE LINE. THE 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 TRIP LINES OF ANY SIGNIFICANT TREES TO BE PRESERVED.
3. NO ENCROACHMENT LAND DISTURBANCE, GRAZE DAMAGE, TRENCING, 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 DRAINAGE 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.

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	BOEHLER	OFFSITE		
702	17	17	BOEHLER	OFFSITE		
770	14	14	ELM	OFFSITE		
782	19	19	ELM	OFFSITE		
783	13	13	ELM	OFFSITE		
784	7	7	SPRUCE	OFFSITE		
787	15-16	30	BOEHLER	OFFSITE		
789	12	12	SPRUCE	OFFSITE		
8	8	8	ASH	OFFSITE		
10	10	10	HAWKCHERRY	OFFSITE		
8	8	8	BOEHLER	OFFSITE		
8	8	8	BOEHLER	OFFSITE		
30	30	30	MAPLE	OFFSITE		
14	14	14	ASH	OFFSITE		
12	12	12	BOEHLER	OFFSITE		
8	8	8	BOEHLER	OFFSITE		
21	21	21	ASH	OFFSITE		
12	12	12	BOEHLER	OFFSITE		
10	10	10	BOEHLER	OFFSITE		
16	16	16	BOEHLER	OFFSITE		
6	6	6	ASH	OFFSITE		
13	13	13	BOEHLER	OFFSITE		
6	6	6	BOEHLER	OFFSITE		
24	24	24	ASH	OFFSITE		
8	8	8	BOEHLER	OFFSITE		
8	8	8	BOEHLER	OFFSITE		
11	11	11	BOEHLER	OFFSITE		
15	15	15	ASH	OFFSITE		
14	14	14	ASH	OFFSITE		
14	14	14	ASH	OFFSITE		
12	12	12	ASH	OFFSITE		
9	9	9	BOEHLER	OFFSITE		

NOTE: NO OFF SITE TREES TO BE REMOVED



733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

WAYZATA SPECIALTY 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 GROBECK, P.L.A., L.S.A.

Date: _____ License No: _____

QUALITY ASSURANCE/CONTROL

BY: _____ DATE: _____

DATE: _____ ISSUE: _____

01-01-20 PRELIMINARY SUBMITTAL

01-20-20 CITY SUBMITTAL

02-10-20 TREE PRESERVATION

PROJECT TEAM DATA

DESIGNED: ENK

DRAWN: ENK

PROJECT NO: 215-0035

L-2.0

SHEET 8 of 8

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Air. 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	151	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-HM612843-61MDH RECESSED IN CANOPY AT 12FT	14	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



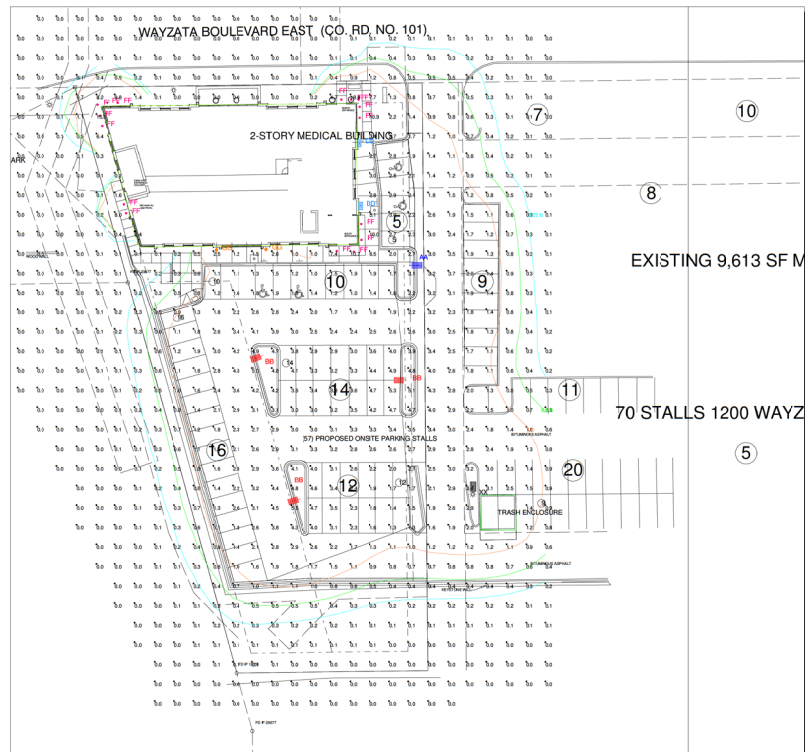
TYPE GG

GENERAL NOTES:

A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLIANCE 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.



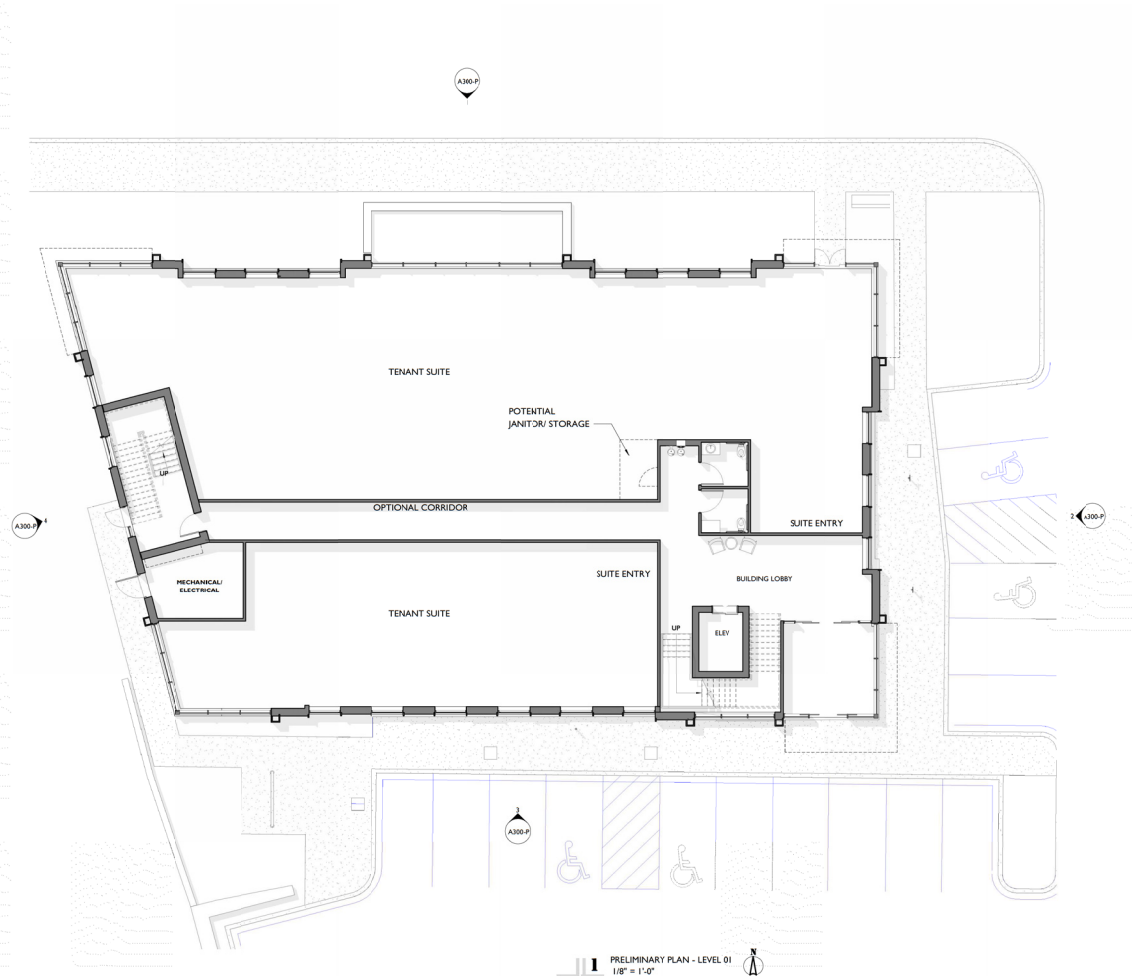
Plan View
Scale: 1 inch= 30 Ft.



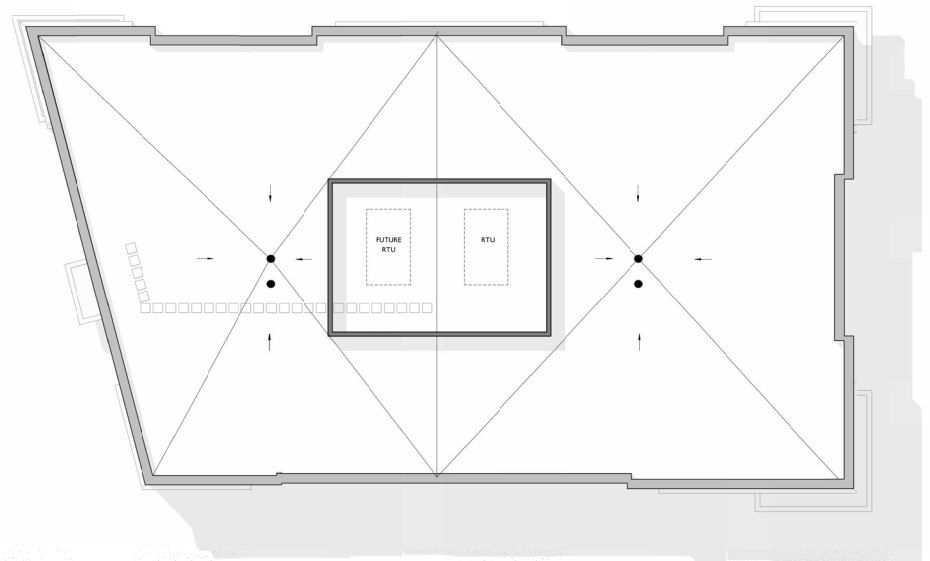
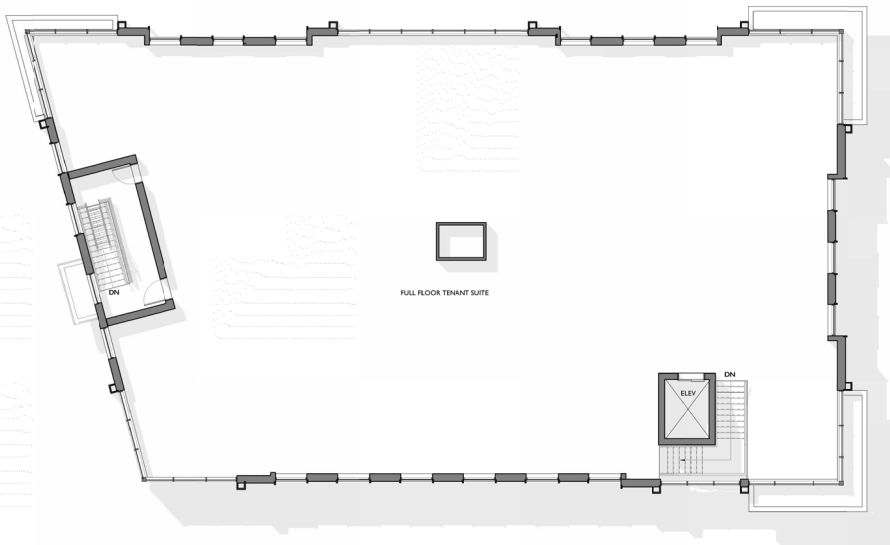
#	Date	Comments

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

MEDICAL BUILDING	WAYZATA, MN
------------------	-------------

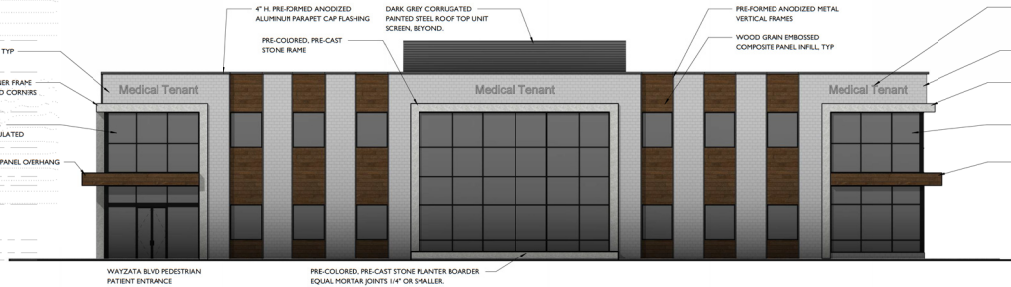


1 PRELIMINARY PLAN - LEVEL 01
1/8" = 1'-0"



PARAPET C
135'-0"
PARAPET B
130'-0"
T.O. JOINT BEARING
127'-1"
T.O. WINDOW - LEVEL 02
123'-8"
SILL - LEVEL 02
118'-0"
LEVEL 02
113'-5"
B.O. FINISHED CANOPY
112'-0"
T.O. WINDOW - LEVEL 01
109'-0"
SILL - LEVEL 01
103'-4"
ACCENT SILL - LEVEL 01
101'-4"
LEVEL 01
100'-0"

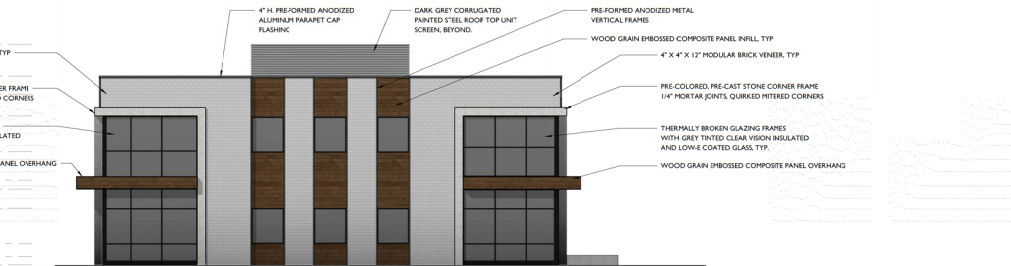
4" X 4" X 12" MODULAR BRICK VENEER, TYP
PRE-COLORED, PRE-CAST STONE CORNER FRAME
1/4" MORTAR JOINTS, QUIRKED MITERED CORNERS
THERMALLY BROKEN GLAZING FRAMES
WITH GREY TINTED CLEAR VISION INSULATED
AND LOW-E COATED GLASS, TYP.
WOOD GRAIN EMBOSSED COMPOSITE PANEL OVERHANG



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

PARAPET C
135'-0"
PARAPET B
130'-0"
T.O. JOINT BEARING
127'-1"
T.O. WINDOW - LEVEL 02
123'-8"
SILL - LEVEL 02
118'-0"
LEVEL 02
113'-5"
B.O. FINISHED CANOPY
112'-0"
T.O. WINDOW - LEVEL 01
109'-0"
SILL - LEVEL 01
103'-4"
ACCENT SILL - LEVEL 01
101'-4"
LEVEL 01
100'-0"

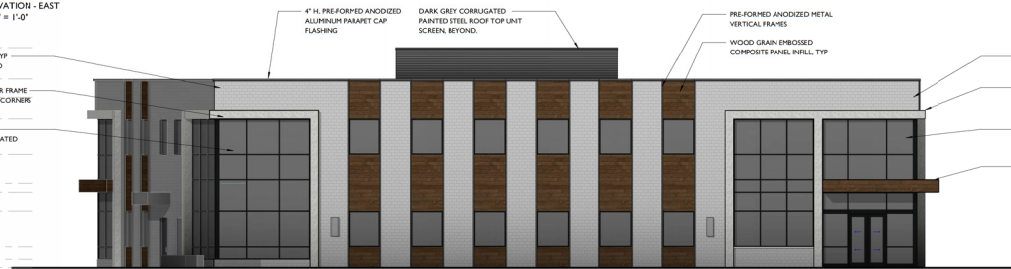
4" X 4" X 12" MODULAR BRICK VENEER, TYP
PRE-COLORED, PRE-CAST STONE CORNER FRAME
1/4" MORTAR JOINTS, QUIRKED MITERED CORNERS
THERMALLY BROKEN GLAZING FRAMES
WITH GREY TINTED CLEAR VISION INSULATED
AND LOW-E COATED GLASS, TYP.
WOOD GRAIN EMBOSSED COMPOSITE PANEL OVERHANG



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

PARAPET C
135'-0"
PARAPET B
130'-0"
T.O. JOINT BEARING
127'-1"
T.O. WINDOW - LEVEL 02
123'-8"
SILL - LEVEL 02
118'-0"
LEVEL 02
113'-5"
B.O. FINISHED CANOPY
112'-0"
T.O. WINDOW - LEVEL 01
109'-0"
SILL - LEVEL 01
103'-4"
ACCENT SILL - LEVEL 01
101'-4"
LEVEL 01
100'-0"

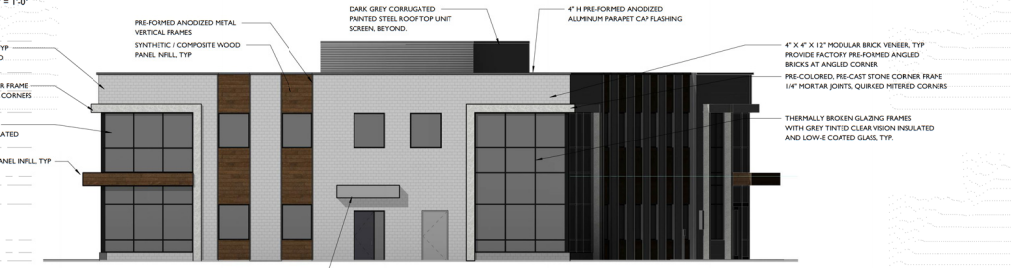
4" X 4" X 12" MODULAR BRICK VENEER, TYP
PROVIDE FACTORY PRE-FORMED ANGLED
BRICKS AT ANGLED CORNER
PRE-COLORED, PRE-CAST STONE CORNER FRAME
1/4" MORTAR JOINTS, QUIRKED MITERED CORNERS
THERMALLY BROKEN GLAZING FRAMES
WITH GREY TINTED CLEAR VISION INSULATED
AND LOW-E COATED GLASS, TYP.
WOOD GRAIN EMBOSSED COMPOSITE PANEL OVERHANG



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

PARAPET C
135'-0"
PARAPET A
130'-0"
T.O. JOINT BEARING
127'-1"
T.O. WINDOW - LEVEL 02
123'-8"
SILL - LEVEL 02
118'-0"
LEVEL 02
113'-5"
B.O. FINISHED CANOPY
112'-0"
T.O. WINDOW - LEVEL 01
109'-0"
SILL - LEVEL 01
103'-4"
ACCENT SILL - LEVEL 01
101'-4"
LEVEL 01
100'-0"

4" X 4" X 12" MODULAR BRICK VENEER, TYP
PROVIDE FACTORY PRE-FORMED ANGLED
BRICKS AT ANGLED CORNER
PRE-COLORED, PRE-CAST STONE CORNER FRAME
1/4" MORTAR JOINTS, QUIRKED MITERED CORNERS
THERMALLY BROKEN GLAZING FRAMES
WITH GREY TINTED CLEAR VISION INSULATED
AND LOW-E COATED GLASS, TYP.
WOOD GRAIN EMBOSSED COMPOSITE PANEL INFILL, TYP



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

BUILDING FACADE MATERIAL CALCULATIONS

NORTH	3915 SF	AREA	%	% NON-GLASS AREA
BRICK	1259 SF	32%	53%	
GLASS	1639 SF	42%	---	
WOOD GRAIN EMBOSSED METAL PANEL	414 SF	10%	27%	
STONE	244 SF	6%	13%	
PAINTED STEEL PROFILES / ALUMINUM FLASH	104 SF	3%	4%	

EAST	2195 SF	AREA	%	% NON-GLASS AREA
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	15 SF	1%	4%	

SOUTH	3359 SF	AREA	%	% NON-GLASS AREA
BRICK	1259 SF	37%	60%	
GLASS	1764 SF	52%	---	
WOOD GRAIN EMBOSSED METAL PANEL	288 SF	9%	28%	
STONE	160 SF	5%	8%	
PAINTED STEEL PROFILES / ALUMINUM FLASH	19 SF	1%	4%	

WEST	2243 SF	AREA	%	% NON-GLASS AREA
BRICK	178 SF	8%	70%	
GLASS	837 SF	37%	---	
WOOD GRAIN EMBOSSED METAL PANEL	239 SF	11%	16%	
STONE	109 SF	5%	8%	
PAINTED STEEL PROFILES / ALUMINUM FLASH	18 SF	1%	6%	

BUILDING TOTAL	11758 SF	AREA	%	% NON-GLASS AREA
BRICK	4389 SF	37%	61%	
GLASS	4565 SF	39%	---	
WOOD GRAIN EMBOSSED METAL PANEL	1764 SF	15%	25%	
STONE	443 SF	4%	9%	
PAINTED STEEL PROFILES / ALUMINUM FLASH	54 SF	1%	5%	

* NOTES ON THE PROPOSED WOOD GRAIN EMBOSSED METAL PANEL:

THE USE OF A WOOD GRAIN EMBOSSED METAL PANEL ITEMS FROM A DESIRE TO USE A MATERIAL WHOSE PERFORMANCE AND FINISH WILL WITHSTAND THE WEATHER CONDITIONS FOR A PERIOD OF 11-20 YEARS WITHOUT EXTENSIVE MAINTENANCE WHILE RETAINING FULL COLOR AND FINISH. THE PANELS ARE TO BE ALUMINUM EMBOSSED METAL PANEL WITH A WOOD GRAIN FINISH. ALUMINUM EMBOSSED METAL PANEL SHALL BE 4813-6007. THE ALUMINUM EMBOSSED METAL PANELS GIVE THE APPEARANCE AND FEEL OF NATURAL WOOD WITHOUT FADING OR MAINTENANCE THAT WOOD SOLIDS NEVERTHELESS 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 SHUT IN MATERIALS
3. AWNINGS PROJECTING AT AREAS OF ENTRY
4. A THOUGHTFUL RHYTHM OF VARIOUS AND COMPLEMENTARY MATERIAL ELEMENTS

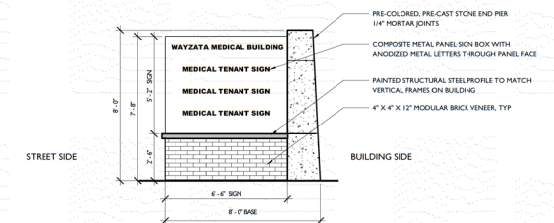
PER 909.09:
ROOFING TO BE BALLASTED RUBBER MEMBRANE ROOF IN BLACK WITH DARK STONE BALLAST.

PER 909.10:
ROOF TOP UNIT IS FULLY SCREENED FROM ALL ELEVATIONS.
OCCURS 1/15 OF THE ROOF TOP, LESS THAN THE MAX 33% OF ROOF TOP

PER 909.11:
33% OF GROUND LEVEL FACADE FACING WAYZATA BLVD IS TRANSPARENT GLASS GREATER THAN THE MINIMUM OF 96%

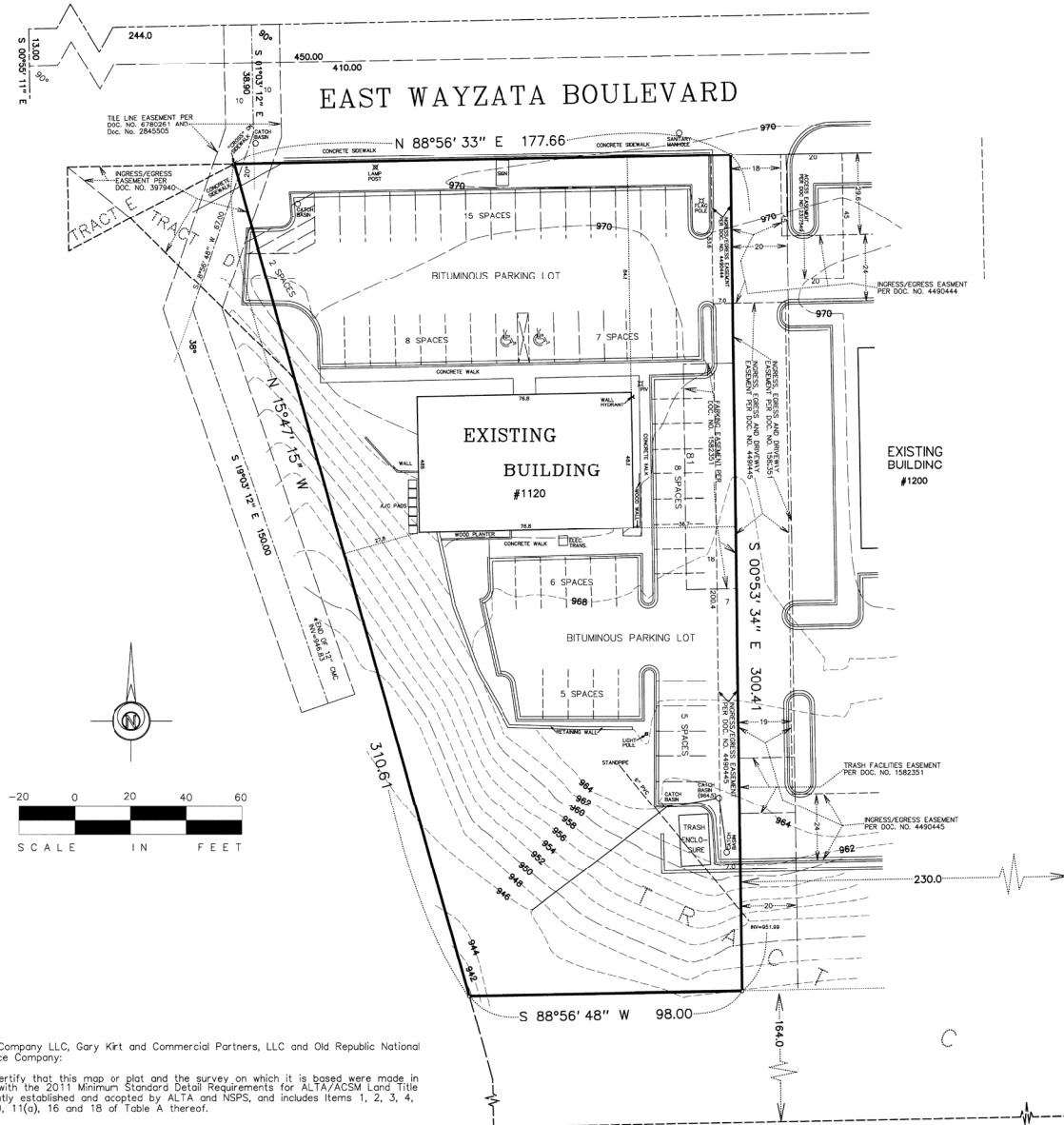
PER 909.14:
95% OF NON-GLASS FACADE MATERIALS ARE BRICK, STONE, AND A WOOD-LOOK CONCRETE BOARD GREATER THAN THE REQUIRED MINIMUM OF 96%

PER 909.23:
WALL SIGNS ON THE NORTH ELEVATION
MONUMENT SIGN: 50 SF



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

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 Althouse 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 adopted 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 0.951 acres
- 2) The property address 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.

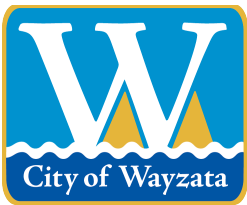
REVISIONS		I hereby certify that this plan, specification, or report was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. <i>Mark S. Gronberg</i> Mark S. Gronberg, Minnesota License Number 12755	PROJECT	DATE 1-12-15 SCALE 1"=200' BY 14-471	GRONBERG & ASSOCIATES, INC. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS 445 NORTH WILLOW DRIVE LONG LAKE, MN 55356 952-473-4141
DATE	REMARKS				











City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 4, 2020	AGENDA ITEM: 4.c
TITLE: Approval of Report and Recommendation for a Curb Cut Spacing Variance at 1611 Holdridge Terrace	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: July 14, 2020 (120-Day Deadline)	

BACKGROUND:

The applicant, Lecy Bros Homes, is requesting a curb cut spacing variance for a new curb cut for the driveway at 1611 Holdridge Terrace. This property is proposing a new single-family residence which requires a new driveway to access the home. The new driveway is placed in a location that will encroach on the curb cut setback, but will protect a 42 inch Cottonwood heritage tree and the existing wetland near the proposed driveway.

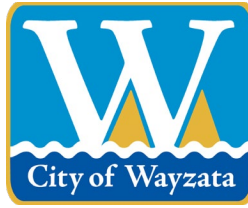
The Planning Commission recommended approval of the development application on a 7-0 vote.

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. Planning Commission Report and Recommendation



WAYZATA PLANNING COMMISSION

May 4, 2020

REPORT AND RECOMMENDATION OF APPROVAL OF CURB CUT SPACING VARIANCE FOR DRIVEWAY AT 1611 HOLDRIDGE TERRACE

SUMMARY OF RECOMMENDATION

Approval* of Curb Cut Spacing Variance for new driveway

* with certain conditions listed at the end of this Report

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Proposed Development. Property owners, Ronald & Heidi Pachura, and their contractor, Lecy Bros Homes, (together, the “Applicant”) have submitted an application for a curb cut spacing variance (the “Application”) for a new driveway (the “Project”) for a new single-family residence at 1611 Holdridge Terrace (the “Property”).
- 1.2 Application Request. The request in the Application is for a curb cut spacing variance of 8.5 feet less than the required 10 foot setback from the side yard lot line, for a driveway setback/spacing of 1.5 feet from the side yard lot line of the Property at Holdridge Terrace (the “Curb Cut Spacing Variance”).

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

1611 Holdridge Terrace	04-117-22-32-0038	Ronald & Heidi Pachura
------------------------	-------------------	------------------------

- 1.4 Land Use. The Property is zoned R-2 Medium Density Single Family Residential District, and is designated Low Density Single Family Residential under the 2030 Comprehensive Plan.
- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Sun Sailor* on April 9, 2020. A copy of the notice was mailed to all property owners located within 500 feet of the Property on April 8, 2020. The

public hearing on the Application was held at the April 20, 2020 Planning Commission meeting, at which no member of the public provided comments.

Section 2. STANDARDS

- 2.1 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 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.
 - 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.

Section 3. FINDINGS

Based on the Application materials, staff report, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 Curb Cut Spacing Variance.

- A. The Curb Cut Spacing Variance is in harmony with the general purposes and intent of the Zoning Ordinance, and consistent with the Comprehensive Plan, including those for residential uses, and for protecting and preserving wetlands and heritage trees.
- B. The Curb Cut Spacing Variance is to address a practical difficulty with the Property in terms of its size and shape, and the location of a heritage tree and wetland area on the Property. It will not alter, but rather help preserve, the essential character of the locality. The Curb Cut Spacing Variance will help preserve the wetland on the Property and will save a Heritage tree near the driveway entrance.
- C. The Curb Cut Spacing Variance is reasonable, due to circumstances driven by the size and shape of the Property, and the location of a heritage tree and wetland area on the Property. If granted, the Curb Cut Spacing Variance will not alter the essential character of the locality as noted above.
- D. The practical difficulties necessitating the Curb Cut Spacing Variance are not economic in nature.
- E. The proposed use for the Property would not change and is permitted within the R-2 Medium Density Single Family Residential District.
- F. The recommended conditions for granting approval of the Curb Cut Spacing Variance are listed below in Section 4 of this Report.
- 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, and protect and preserve the natural features and qualities of 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 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.
- C. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 4th day of May 2020.

Chair, Planning Commission

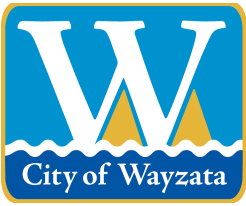
Voting For the Findings and Recommendation of Denial in this Report:
Voting Against:
Abstaining:

Attachments:

Attachment A: Legal Description of Property

Attachment A
Information and Legal Description of Property

Address	1611 Holdridge Terrace
PID	04-117-22-32-0038
Legal Description	Lot 6, Block 3, Holdridge Second Addition Rearrangement, Except that part which lies southerly and southwesterly of the following described line: Commencing at a point on the easterly line of said Lot 6, distant 110.00 feet southerly of the northeasterly corner of said Lot 6; Thence along a line drawn parallel with the northerly line of said Lot 6, a distance of 817.00 feet; Thence northwesterly 68.00 feet to its intersection with the westerly line of said Lot 6, Said point of intersection being 101.9 feet southwesterly of the northwesterly corner of said Lot 6 and said line there terminating. Also Lots 7 and 8, Block 3, Holdridge Second Addition Rearrangement, Except that part of Lot 7 which lies northeasterly of the following described line: Beginning at a point on the northerly line of lot 8, said Block 3, distant 714.00 feet westerly of the northeasterly corner of said Lot 8, to a point on the northwesterly line of said Lot 7, distant 106.60 feet northeasterly from the most westerly corner of said Lot 8.
Abstract or Torrens?	Torrens
Certificate No.	1493155



City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 4, 2020	AGENDA ITEM: 4.d
TITLE: Approval of Report and Recommendation for Design Review of Lexus of Wayzata at 16100 Wayzata Boulevard	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: May 12, 2020	

BACKGROUND:

The owner and applicant, EFN Wayzata Properties, LLC, has submitted a development application for a Design Review for a remodel of the exterior façade of the Lexus of Wayzata dealership building at 16100 Wayzata Blvd. There are no other proposed changes to the site besides the update to the exterior façade and new lighting fixtures. This project requests 10 design deviations from the Bluff District design standards.

The Planning Commission recommended approval of this development application on a 7-0 vote.

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. Planning Commission Report and Recommendation



WAYZATA PLANNING COMMISSION

MAY 4, 2020

REPORT AND RECOMMENDATION OF APPROVAL OF DESIGN FOR LEXUS AUTO DEALERSHIP REMODEL AT 16100 WAYZATA BLVD EAST

SUMMARY OF RECOMMENDATION

Approval* of Design of Auto Dealership Remodel Project with Deviations

* with certain conditions listed at the end of this Report

REPORT

Section 1. BACKGROUND

- 1.1 **Project.** Property owner and applicant, EFN Wayzata Properties, LLC, (the “Applicant”) has submitted a design review and approval application for a remodel of the exterior façade of the Lexus of Wayzata dealership building at 16100 Wayzata Boulevard East (the “Property”). The Applicant plans to a remodel of the exterior façade and lighting fixtures of the dealership building, with no other changes to other parts of the building and Property (the “Project”).
- 1.2 **Approval Requested.** The Applicant is requesting approval of the design of the Project (the “Project Design”) which is outlined in the Staff Report attached to this Report as **Attachment B** (“Design Report”). The Project Design includes deviations from the Wayzata Design Standards Sections 909.14.A (Primary Opaque Surfaces), 909.14.G (Accent Materials), 909.14.H (Parapets, Flashing, Coping), and 909.15 (Franchise Architecture) (the “Deviations”) for the types of exterior building materials and façade design that are related to Lexus franchise architectural standards.

- 1.3 Property. The legal description of the Property is attached to this Report as Attachment A, and the street addresses, property identification numbers and owner of the Property are:

Address	PID	Owner
16100 Wayzata Blvd	05-117-22-14-0027	EFN Wayzata Properties, LLC

- 1.4 Land Use. The Property falls within the following land use areas:

Zoning District:	C-3 Service District
2030 Comp Plan Designation:	Mixed Use Commercial
2040 Comp Plan designation:	Mixed Use Commercial/Residential
Overlay District:	Bluff Design District

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Sun Sailor* on April 9, 2020. A copy of the notice was mailed to all property owners located within 350 feet of the Property on April 8, 2020. The public hearing on the Application was held at the April 20, 2020 Planning Commission meeting, at which no member of the public provided comments.

Section 2. STANDARDS

2.1 Design Standards.

- A. Nonresidential building modifications involving 50 percent or more of an existing building's exterior façade in the City must comply with the Wayzata Design Standards found in Chapter 909 of the Zoning Ordinance. The relevant design standards applicable to the Project are outlined in the Design Report.
- B. A deviation from the Design Standards may be permitted under Sec. 909.29 (with the exception of Section 909.10 of the Design Standards) if City Council (after considering the Planning Commission's recommendation) makes a finding 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.

Section 3. FINDINGS

Based on the Application materials, staff report, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 Project Design.

- A. The Project meets all of the applicable provisions of the Design Standards as reflected in the Design Report except for the Deviations. Other aspects of the existing non-conforming principal building and surrounding property will not be expanded, enlarged or modified, and no other non-conformities would be created by the Project.
- B. The Commission finds that there would be a positive effect on the area where the Project is proposed by allowing the Deviations, in that the Deviations will allow the Project to match the current architectural style and design standards of Lexus franchises, and are otherwise consistent with the kind of design that is appropriate for an auto dealership, and that is seen elsewhere along the Wayzata Blvd/Highway 12 corridor.
- C. The Commission further finds that the location of the Project is a significant factor in finding there are minimal negative impacts of the Deviations, in that the Property is located at the border of the City of Minnetonka, along the busy Highway 12 corridor where there are similar automobile dealerships, and outside of the City of Wayzata's downtown business and residential areas. This is also one of the only C-3 Service District Property outside the Wayzata Blvd Design District so different Design Standards apply to this Property.

- D. To the extent there are any negative impacts of the Deviations, those impacts are outweighed by one or more of the following factors:
1. The positive effect of the Project on the area in which the project is proposed, in that it would improve the appearance of the site and match the quality of similar dealerships. The use of franchise architecture is valid for this type of structure since there are few Lexus dealerships in the area. The Project uses high quality materials and architecture which bring a positive impact to the site.
 2. The alleviation of an undue burden and allow the Applicant to match the architectural style and design standards of Lexus franchises, and be otherwise consistent with the kind of design that is appropriate for a higher end auto dealership that is seen along the Wayzata Blvd/Highway 12 corridor.

Section 4. RECOMMENDATION

Based on the Findings of this Report, the Planning Commission recommends that the Project Design and Deviations be **APPROVED** subject to 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.
- C. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 4th day of May 2020.

Chair, Planning Commission

Voting For the Findings and Recommendation of Denial in this Report:

Voting Against:

Abstaining:

Attachment A
Information and Legal Description of Property

Address	16100 Wayzata Boulevard
PID	05-117-22-14-0027
Legal Description	That part of Lots 7, 8 and 9, Auditor's Subdivision Number 84, Hennepin County, Minnesota, according to the recorded plat thereof, and situate in Hennepin County, Minnesota, lying East of a line 440.00 feet West of and measured at right angles to and parallel with the East line of said Lot 8 and lying West of a line 220 feet West of the and measured at right angles to and parallel with the East line of said Lot 8; excepting therefrom that part taken for U.S. Highway No. 12. AND The East 220.00 feet of Lot 8, Auditor's Subdivision Number 84, Hennepin County, Minnesota, according to the plat on file and of record in the Office of the County Recorder, Hennepin County, Minnesota, as measured at right angles to and parallel with the East line of said Lot 8; excepting therefrom that part taken for U.S. Highway No. 12. AND That part of Lots 7 and 9 of Auditor's Subdivision No. 84, Hennepin County Minnesota, described as follows: Commencing at the intersection of the north line of said Lot 7 and a line 440.00 feet west of and parallel with the east line of Lot 8; thence South 01 degrees 51 minutes 07 seconds West, along said line, a distance of 480.13 feet to the actual point of beginning; thence South 01 degrees 51 minutes 07 seconds West, along said line, a distance of 92.00 feet; thence South 89 degrees 52 minutes 10 seconds West, parallel to the south line of said Lot 9, a distance of 13.25 feet; thence North 01 degrees 51 minutes 07 seconds East, a distance of 92.0 feet; thence North 89 degrees 52 minutes 10 seconds East, parallel to said south line of Lot 9, a distance of 13.25 feet to the point of beginning.
Abstract or Torrens?	Abstract
Certificate No.	N/A

Attachment B
Staff Report on Project Design



**Staff Report
April 20, 2020**

Project Name: Lexus of Wayzata
Addresses of Request: 16100 Wayzata Boulevard
Prepared by: Nick Kieser, Assistant Planner
“60 Day” Deadline: May 12, 2020
“120 Day” Deadline: July 11, 2020

Development Application

Introduction

The owner and applicant, EFN Wayzata Properties, LLC, has submitted a development application for a Design Review for a remodel of the exterior façade of the Lexus of Wayzata dealership building at 16100 Wayzata Blvd. There are no other proposed changes to the site besides the update to the exterior façade and new lighting fixtures. This project requests 10 design deviations from the Bluff District design standards.

Application Request:

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

- Design Review – modification involving 50 percent or more of an existing building’s exterior façade requires a Design Review. (§ 909.04.B)

Property Information

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

Address	PID	Owner
16100 Wayzata Blvd	05-117-22-14-0027	EFN Wayzata Properties, LLC

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

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

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	Single-Family Residential	R-1 Low Density Residential (City of Minnetonka)	Low Density Residential	Low Density Residential
East	Commercial	Planned I-394 District (City of Minnetonka)	Commercial	Commercial
South	Highway 12	N/A	N/A	N/A
West	Commercial	Planned I-394 District (City of Minnetonka)	Commercial	Commercial

Public Hearing Notice

The public hearing notice was published in the *Sun Sailor* on April 9, 2020. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on April 8, 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:

The Lexus of Wayzata car dealership proposes to reconstruct the exterior façade of their building.

Design Review:

The project is subject to the design standards for the Bluff Design District. A complete Design Review of the proposal is included as an attachment. The following list summarizes the items that do not comply with the City's Design Standards. The applicant is requesting approval for 10 deviations from the Design Standards:

1. § 909.10.A – Screening of Rooftop Equipment: No mechanical equipment for a building may be located on the roof deck. All such mechanical equipment must be located within the interior of the structure. The existing building has rooftop mechanical that is currently not screened. There is no proposed changes to the roof or the rooftop mechanical items.
2. § 909.14.A – Primary Opaque Surfaces: Code requires that ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of brick, stone, cast stone, factory finished and certified wood, and/or stucco. The proposed primary material is aluminum composite materials (ACM). The ACM material is proposed to be 100% of the non-glass surfaces. The applicant stated that this deviation is mainly because many other dealerships utilize this material and this is the required Lexus-USA franchise architecture.
3. § 909.14.G – Accent Materials: Aluminum structural shapes are allowed as an accent material up to a maximum of 10%. The ACM used is as 100% of the non-glass surface which requires a design deviation. The reasons stated for § 909.14.A are the same reasons for this deviation.
4. § 909.14.H – Parapets, Flashing, Coping: The allowed materials for the parapets, flashing, and/or coping are copper, brick, stone, cast stone, and premium grade wood. The proposed parapets for this project are an extension of the primary opaque surface, ACM. The materials used for this project follow the Lexus-USA franchise architecture requirements.
5. § 909.15 – Franchise Architecture: The Code states that typical or standardized franchise architecture is prohibited in Wayzata. This project does incorporate the

Lexus-USA franchise architecture requirements which is the main reason for many of the design deviations requested.

6. § 909.16.B – Walkways: This design standard requires a sidewalk at least five feet in width along all public street frontages. The Lexus dealership has street frontage on Wayzata Blvd, but this frontage road does not have any public sidewalks along the entire route. This project does not propose to provide a sidewalk along the frontage road and the 2040 Comprehensive Plan does not plan to add a sidewalk along this road.
7. § 909.17 – Landscaping: The existing building has landscaping along the front façade that will remain with the proposed project. This existing landscaping can be seen in the proposed renderings and aerial views. The deviation requested for this standard is that vines should cover walls that have more than 100 square feet of interrupted surface area. Vines are not proposed on the north, east, and west walls of this building where there is over 100 square feet of uninterrupted surface area. This design standard also states that the streetscaping should include boulevard trees, sidewalks, and flowers. There are no proposed changes to the design of the existing streetscaping with this project along the frontage road, which mainly consists of open grassy areas right now. There is an existing sidewalk around the entrance of the building with benches and landscaping that will remain.
8. §909.17.C – Boulevard Trees: As stated in the §909.17 deviation, this project does not include adding boulevard trees. Although, the existing parking lot islands do have significant landscaping that provides a buffer from the streets and parking areas around the dealership lot. The boulevard is clear from significant landscaping to keep a visual of the cars from the frontage road.
9. § 909.18 – Parking Lot Landscaping: This design deviation is also similar to §909.17 and §909.17.C because it refers to landscaping the area between the existing parking lot and the frontage road. Currently, there is minimal landscaping in the boulevard area and there are no proposed changes to this buffer strip. There are no plans to put in shade trees, wall, or hedge in this area. Again, there is landscaping on the parking lot islands, but not in this boulevard area.
10. § 909.19 – Surface Parking: This design standard states that parking shall be located in the rear of the building or on the side with additional requirements. The existing parking lot is located in the front of the building. The applicant would need to move the entire building and parking lot to meet this requirement which is not proposed.

The proposed project will keep a similar scale of the existing building. The major change is the use of materials to a combination of glass and ACM. The renderings show that the ACM will be mainly grey with the middle section a darker black color. The non-public facing facades will be repainted with a similar grey color. This main area of the building

will stay at one story, but the main entrance will have a taller entrance feature with the Lexus logo. This entrance feature will stay under 30 feet which is the maximum allowed for the C-3 Zoning District. Besides the exterior façade changes, the only other change to the site is an update to the lighting fixtures in the parking lot. The new light poles will replace the existing light poles and will stay under the 16-foot-tall maximum and adhere to the maximum foot candle requirements. The applicant provided a lighting plan for review. There are dealerships along I-394 that have undergone similar façade changes.

Many of these design deviations are because the proposed project is just for an exterior façade renovation and there are no other changes to the rest of the site. Since this is a commercial use and the entire façade is proposed to be renovated, all the Bluff District design standards apply to this project. The main deviations to consider with this project is the use of ACM as the primary exterior material since this material will be used for essentially the whole exterior façade outside the glass areas. This project is following the franchise architecture requirements for Lexus-USA which is the reason there is not much flexibility from the applicant in how the façade is constructed.

The Planning Commission should consider the questions below for all the proposed design deviations and if these deviations advance one or more of the design deviation factors stated below.

Primary Questions to Consider:

1. Would the proposed design with the requested deviations advance specific policies and provisions of the City's Comprehensive Plan?
2. Would the proposed deviations have a positive effect on the area in which the project is proposed?
3. Does allowing the deviations alleviate an undue burden, taking into account current leasing, housing, and commercial conditions?
4. Does the proposed franchise architecture requiring the use of ACM for this building create visual pollution?

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

Renderings completed by Napleton Automotive Group on March 10, 2020
Lighting Plan completed by CBMC Lighting Solutions on February 20, 2020
Signage Plan completed by Pattison Sign Group on February 20, 2020
Survey completed by Westwood on January 8, 2019
Exterior Elevations completed by Napleton Automotive Group on March 12, 2020

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.

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

The Design Review is based on the following plans submitted by the Napleton Automotive Group dated March 12, 2020.

	Comments	Compliance
Building Recesses		
<u>909.06.A.1. – All Districts</u> Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level	The proposed building facade provides articulation that creates visible shadow lines and dimensions.	Yes
<u>909.06.A.2</u> Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.	The property does have an existing outdoor seating and landscaped area near the main entrance.	Yes

Design Review

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April 20, 2020

	Comments	Compliance
Roof Design		
<u>909.09.A. – All Districts</u> “Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.	This project does not propose to have a green roof.	Yes
<u>909.09.B.1. – All Districts – Roof Materials</u> The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors. <u>909.09.B.2. – All Districts – Roof Materials</u> The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.	The existing roof has a dark membrane layer and is covered in brown gravel rock. There is no proposed changes to the roof.	Yes
Screening of Rooftop Equipment		
<u>909.10.A. – Lake Street and Bluff Districts</u> No mechanical equipment for a building may be located on the roof deck. All such mechanical equipment must be located within the interior of the structure.	There is existing mechanical equipment on the roof. The applicant is not planning to screen the existing equipment as part of this project.	Deviation Requested

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

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	Comments	Compliance
Facade Transparency		
<u>909.11.A. Glass Calculations – All Districts</u> Applications for design approval must include facade diagrams that contain calculations of glass and solid surfaces. Calculations of facade areas for multiple story building shall be measured from grade to the floor above. Calculations of facade areas for one story buildings shall be measured from grade to the roof deck.	The applicant has provided façade material calculations in the exterior elevation plans.	Yes
<u>909.11.C. – Bluff District</u> No less than 35 percent of ground level public facades for buildings containing commercial or office uses shall be transparent glass.	The public facing façade contains 37% transparent glass.	Yes
Ground Level Expression		
<u>909.12 – All Districts</u> In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements: A. An intermediate cornice line B. A difference in building materials or detailing C. An offset in the façade D. An awning, trellis, or loggia E. Arcade F. Special window lintels G. Brick/stone corbels	The façade is a one-story building which does not need to incorporate these elements.	Yes

Design Review

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April 20, 2020

Entries			
<u>909.13. – All Districts</u> The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.	The existing façade does have seasonal landscaping along with a water fountain that will remain with this project.		Yes
	Comments		Compliance
Building Materials and Quality			
<u>909.14.A. – Primary Opaque Surfaces – All Districts</u> Other than the accent materials listed in 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	100% of the non-glass surface is made of aluminum composite materials or opaque glass. The applicant states that this is the required Lexus-USA franchise architecture.		Deviation Requested
<u>909.14.B. – Façade Coverage – All Districts</u> The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.	The primary material for this building is aluminum composite material.		Yes
<u>909.14.C. – Type of Brick – All Districts</u> On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.	No brick material is proposed for this project.		N/A

Design Review

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

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<u>909.14.G. – Accent Materials – All Districts</u> Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade: 1. Stone 2. Cast stone 3. Copper (untreated) 4. Rock faced stone 5. Aluminum or painted steel structural shapes 6. Fiber cement board 7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir. 8. EIFS	Aluminum composite materials are used at 100% of the non-glass surface of the public facing façade. The applicant states that this is the required Lexus-USA franchise architecture.	Deviation Requested
<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 proposed parapets are made of aluminum composite material. The applicant states that this is the required Lexus-USA franchise architecture.	Deviation Requested

Design Review

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April 20, 2020

<u>909.14.I. – Awnings – All Districts</u> 1. Only the following types of awnings may be used: a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process b. Highly detailed, ornate metal in dark colors c. Glass awnings 2. Backlit awnings are prohibited. 3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance.	No awnings are to be used in this project.	N/A
<u>909.14.J. – Balconies – All Districts</u> Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.	No balconies are proposed in this project.	N/A
<u>909.14.K – Glass – All Districts</u> Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 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 project utilizes transparent glass and black spandrel glass. The opaque black spandrel glass is not included in the transparent glass calculations in Section 909.11.	Yes

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<u>909.14.L. – Door Systems – All Districts</u> Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.	The existing doors are to remain which are made of primarily glass.	Yes
	Comments	Compliance
Franchise Architecture		
<u>909.15. – All Districts</u> A. Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited. B. Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 909.22 by the Planning Commission at the time of Design Standards Review application	This is franchised architecture for Lexus. There are five different areas along the façade that have signage. The proposed signage is different in each of these areas and can be seen on the exterior elevations submitted. The proposed signage will require a sign permit that will be reviewed separately of the building permit.	Deviation Requested

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

	Comments	Compliance
Walkways		
<u>909.16.B. – Bluff District</u> 1. Continuous sidewalks at least five feet in width shall be provided along all public street frontages. The sidewalk street grid shall be maintained and extended wherever possible. 2. Where the sidewalk street grid is interrupted by steep slopes or other topographic variations, walkways or stairways shall be built to maintain pedestrian continuity.	There is no sidewalk existing along the frontage of this property and there is no sidewalk proposed with this project.	Deviation Requested

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

	Comments	Compliance
Landscaping		
<u>909.17 – All Districts</u> 1. 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. 2. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings. 3. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area. 4. Streetscaping shall include all of the following: a) Boulevard species trees, with at least three (3) caliper inches. b) Exposed aggregate sidewalks with brick accents c) Street lights d) Benches (if building length is 50 feet or greater), which utilize existing city bench designs. e) Flowers	The proposed project has existing landscaping along the façade that will remain. The main entry has landscaping and fountain that will remain. Vines are not utilized for the 100 square feet of uninterrupted surface areas on the north, east, and west walls. There is not any street trees that are existing and none are proposed with this project. The existing benches near the entrance will stay in approximately the same area.	Deviation Requested for Items 3 and 4
<u>909.17.C. – Bluff District</u> Trees with a minimum of three caliper inches shall be planted no more than 26 feet apart within a landscaped boulevard.	No trees are proposed in the boulevard.	Deviation Requested

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

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

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

	Comments	Compliance
<u>909.20 – All Districts – Bicycle Parking</u> Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.	Four bicycle parking spaces are proposed in this project.	Yes
Parking Structures		
<u>909.21.A. – All Districts</u> 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.	There is no parking structure proposed with this project.	N/A

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

	Comments	Compliance
Signs		
<u>909.22 – All Districts</u>		Yes
A. Compatibility		
1. Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs shall be an integral part of the building and site design.	The proposed signs are in conformance with Chapter 927 for sign requirements. The proposed signs are similar with signs of nearby dealership signs.	
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.		

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

<u>909.23.C. – Permitted Signs – Bluff District</u> Only the following types of signs are permitted in the Bluff Street 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.	All the proposed signs are wall signs.	Yes
---	---	------------

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

	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.	The proposed light poles will be 16-feet tall black aluminum poles that will be located in the existing light pole locations. All the existing wall mounted lights will be replaced with downward facing lights in the same locations.	Yes
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.		



South Elevation



East Elevation



16100 Wayzata Blvd. Wayzata, MN 55391

Napleton Automotive Group - Mar 10, 2020



North Elevation

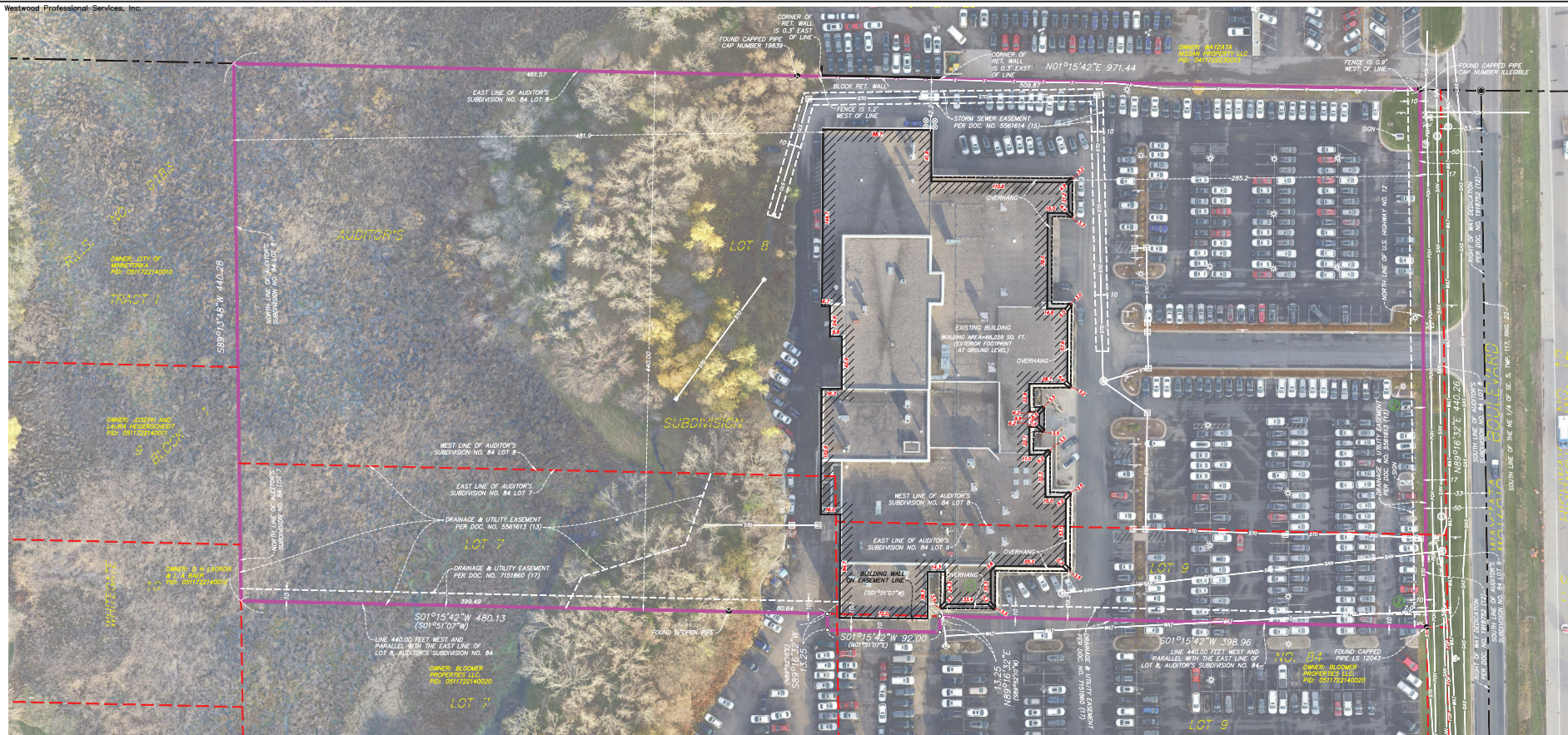


West Elevation



16100 Wayzata Blvd. Wayzata, MN 55391

Napleton Automotive Group - Mar 10, 2020

**LEGEND**

① SANITARY MANHOLE	② ELECTRIC TOWER	③ STREET LIGHT
④ SEWER CLEANOUT	④ GATE VALVE	④ GAS VALVE
⑤ STORM MANHOLE	⑤ HYDRANT	⑤ GAS LINE
⑥ CATCH BASIN	⑥ WATER METER	⑥ POWER UNDERGROUND
⑦ REVERSE CATCH BASIN	⑦ CURB STOP BOX	⑦ SANITARY SEWER
⑧ FLARED END SECTION	⑧ WATER MANHOLE	⑧ STORM SEWER
⑨ POWER POLE	⑨ WELL	⑨ TELEPHONE UNDERGROUND
⑩ GUY WIRE	⑩ SIGN-TRAFFIC/OTHER	⑩ WATERMAIN
⑪ ELECTRIC BOX	⑪ CABLE TV BOX	⑪ FENCE LINE
⑫ CULVERT	⑫ TRAFFIC CONTROL BOX	⑫ POWER OVERHEAD
⑬ TELEPHONE BOX	⑬ GAS METER	⑬ FIBER OPTIC
⑭ FIBER OPTIC CONNECTION	⑭ STEEL ROAD POST	⑭ ACCESS CONTROL
⑮ FLOOD LIGHT	⑮ TELEPHONE MANHOLE	⑮ PARCELS LINE
⑯ HAND HOLE	⑯ ELECTRIC METER	⑯ ADJACENT LOT LINE
⑰ TRAFFIC LIGHT	⑰ ELECTRIC MANHOLE	⑰ PROJECT BOUNDARY LINE

- Denotes set mag nail
● Denotes found monument as noted on Survey

(N)°(X)′(XX)″

BEARINGS SHOWN ARE BASED UPON THE HENNEPIN COUNTY COORDINATE SYSTEM.

0' 20' 40' 60'

LEGAL DESCRIPTION (PER PROFORMA)

Lot 8 and that part of Lots 7 and 9, Auditor's Subdivision Number 84, Hennepin County, Minnesota, according to the recorded plat thereof, and Auditor's Subdivision Number 84, Hennepin County, Minnesota, lying East of a line 440.00 feet West of and measured at right angles to and parallel with the East line of said Lot 8, excepting therefrom that part taken for U.S. Highway No. 12.

That part of Lots 7 and 9 of Auditor's Subdivision No. 84, Hennepin County Minnesota, described as follows: Commencing at the intersection of the north line of said Lot 7 and a line 440.00 feet west of and parallel with the east line of Lot 8; thence South 01 degrees 51 minutes 07 seconds West, along said line, a distance of 80.00 feet; thence South 89 degrees 52 minutes 10 seconds West, parallel to the south line of said Lot 8, a distance of 13.25 feet; thence North 01 degrees 51 minutes 07 seconds East, a distance of 80.00 feet; thence North 89 degrees 52 minutes 10 seconds East, parallel to said south line of Lot 8, a distance of 13.25 feet to the point of beginning.

Easement(s) contained in Document Nos. 5561614 and 5561615.

SCHEDULE B, SECTION 1 EXCEPTIONS

The following notes correspond to the numbering system of Schedule B of the above mentioned title commitment.

12. Terms and conditions of Highway Easement in favor of the State of Minnesota, together with a snow fence easement, recorded in Book 361 of the Miscellaneous Records, page 569 as Document No. 1918752 as to Lot 8, and recorded in Book 294, Miscellaneous, page 619 as Document No. 1621872 as to Lot 8. (SHOWN ON SURVEY)

13. Terms and conditions of Easement in favor of the City of Minnesota dated July 12, 1989, recorded August 8, 1989 as Document No. 5561615. (SHOWN ON SURVEY)

14. Terms and conditions of Declaration of Driveway and Parking Easement dated July 5, 1989, recorded August 8, 1989 as Document No. 5561615. (BLANKET IN NATURE, NOT PLOTTABLE)

15. Terms and conditions of Declaration of Storm Sewer Easement dated July 5, 1989, recorded August 8, 1989 as Document No. 5561614. (SHOWN ON SURVEY)

16. Detachment and Annexation Agreement recorded July 29, 1999 as Document No. 6306544. (NOT PLOTTABLE)

17. Terms and conditions of easement contained in Qu/Calm Deed in favor of the City of Wayzata dated January 7, 1999, recorded July 26, 1999 as Document No. 7151860. (SHOWN ON SURVEY)

18. Underground Storage Tank Affidavit, recorded April 5, 2000 as Document No. 7281805. (NOT PLOTTABLE)
THERE ARE NO UNDERGROUND STORAGE TANKS, THE MAP ATTACHED ONLY SHOWS 3 LOCATIONS, NEITHER OF WHICH ARE ON THE SUBJECT PROPERTY

GENERAL NOTES

- This survey was prepared using Chicago Title Insurance Company Title Proforma No. 300668 having an amended date of December 12, 2018.
- The address of the surveyed property is 16100 Wayzata Boulevard East, Wayzata MN 55391. Note, Hennepin County's GIS website also lists the subject property as 16000 Wayzata Boulevard East. (Table A Item 2)
- Subject property appears to be classified as Other Areas Zone "X" (areas determined to be outside the 0.2% chance annual chance floodplain when acted from Flood Insurance Rate Map Community - Panel Number 27053C0326F dated November 04, 2016. (Table A Item 3)
- Subject property contains 428,573 Sq. Ft. or 9.839 acres. (Table A Item 4)
- Setback and Zoning Information prepared by Westwood Professional Services, Inc. on 11/7/18 is as follows (Table A Item 6 (a)(b)).
Current Zoning: C-3 Service District
Building Setbacks:
Front: 10-foot.
Side: 10-foot, unless abutting a residential lot, then 50-foot.
Rear: 10-foot, unless abutting a residential lot, then 50-foot.
Building Height: Not to exceed two stories, or 30-foot.
Subject property contains 377 total painted parking stalls, 4 of which are handicapped stalls. (Table A Item 9)
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (State One Call Ticket No. 182971355). (Table A Item 11)
- As of the date the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions. (Table A Item 10)
- Based on the information contained within title commitment listed above and a physical inspection of the subject property, the surveyor is not aware of any off site easements or servitudes other than shown hereon. (Table A Item 18)
- Improvements appearing on this survey are a combination of information obtained by aerial photography, provided by Westwood Professional Services, Item on October 29, 2018 (with a 0.2" pixel resolution) and improvements located by Westwood Professional Services land surveying crews using conventional surveying methods.
- Surveyed property, 16100 Wayzata Boulevard E., is contiguous with the property to the west, 16200 Wayzata Boulevard E.

POSSIBLE ENCROACHMENTS

- BUILDING OVERHANG IN EASEMENT
- PARKING LOT ALONG SOUTH PROPERTY LINE, INTO EASEMENT

CERTIFICATION

I, Chicago Title Insurance Company, Edward F. Napleton, EFN Wayzata Properties, LLC, an Illinois limited liability company, and its successors and assigns; and Toyota Motor Credit Corporation:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1-4, 6(a)(b), 7(c)(b)(1), 8, 9, 11, 13, 14, 15, 16 and 19 of Table A thereof.

The field work was completed on 11/01/18.

Date of Plot or Map: 11/09/18

Nathan H. Carlson
Minnesota License No. 42873
Nathan.Carlson@westwoodpros.com

Date: 11/09/18

0002879.D1SURV.dwg

Call 48 Hours before digging:
811 or call 811.com
Common Ground Alliance

Westwood

Phone: (202) 233-8400 5701 17th Street North, Suite 205
Fax: (202) 233-2001 St. Cloud, MN 56303
Toll-free: (800) 270-6400 www.westwoodpros.com
Westwood Professional Services, Inc.

Revisions

1-15-18 Updated per comments, TMS
2-15-18 Update definition, CA
3-15-18 Update per comments, BWT
5-18-18 Update per comments, BWT

Drawn

MAW/TW
JMC
JMC

Checked
JMC
JMC

Survey Drawing by Date

Prepared for

Edward F. Napleton
Minneapolis, MN

**16100 Wayzata
Boulevard**

Wayzata, MN

**ALTA/NSPS
LAND TITLE SURVEY**

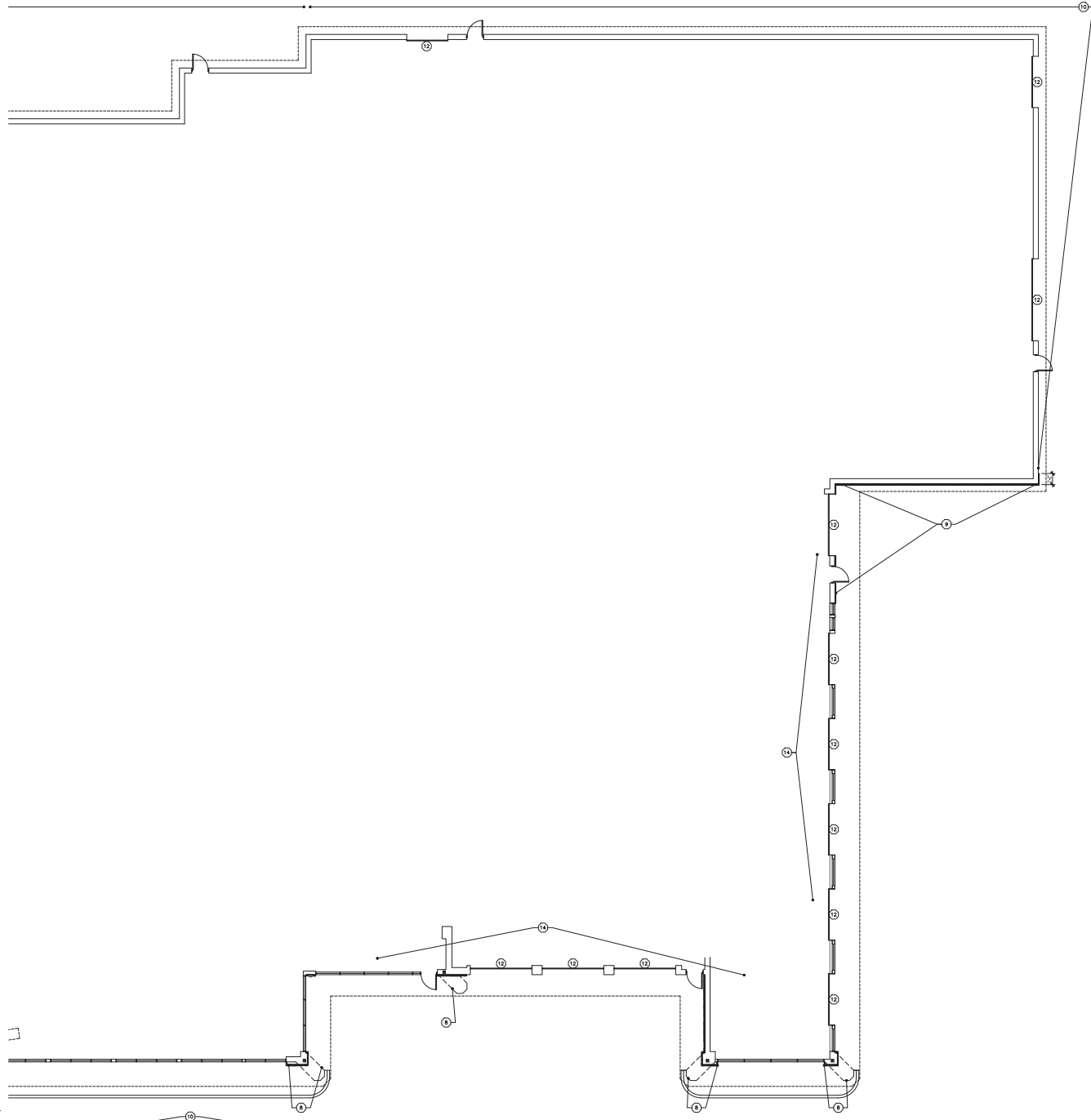
GENERAL NOTES:

1. NEW EXTERIOR SIGNAGE IS TO BE FURNISHED AND INSTALLED BY THE OWNERS PROPRIETARY SIGN VENDOR LEXUS DESIGNATED (TBD). ALL SIGNAGE WORK IS TO BE DONE UNDER SEPARATE PERMIT APPLIED FOR BY THE SIGNAGE VENDOR. (909.22)
2. ELECTRICAL CONTRACTOR IS TO COORDINATE ELECTRICAL RECS FOR EXTERIOR SIGNAGE PER SIGNAGE VENDOR (TBD).
3. VERIFY LOCATION OF ALL EXISTING EXTERIOR CCTV, SPEAKERS, OUTLETS, HOSE RIMS AND LIGHTING. ALL IN CONFLICT WITH NEW CONSTRUCTION IS TO BE DISCONNECTED, CAPPED AND/OR RELOCATED AS REQUIRED.
4. DASHED LINES INDICATE ITEMS, MATERIALS & AREAS TO BE DEMOLISHED/REMOVED AS NECESSARY.

KEYNOTES:

1. NEW "LEXUS BLADE" FEATURE CONSTRUCTION: ACM PANELS OVER STRUCTURAL FRAMING, COMPLETE WITH CONCRETE FOUNDATION/PIERS AS REQ'D PER SITE CONDITIONS
2. NEW CONCRETE ENTRY PLAZA, CURBS, LANDSCAPE, LIGHTING, DEMO EXIST. MATERIALS COMPLETE. PATCH & REPAIR AS REQUIRED.
3. EXISTING CONCRETE RAMP, HANDRAILS & IN-SLAB RADIANT HEAT SYSTEM TO REMAIN INTACT.
4. FURNISH & INSTALL NEW TILE FINISH OVER EXISTING LOW WALLS AT ENTRY PLAZA & RAMP. FILL ALL VERTICAL CMU RIBS HANDICAP SETTING MATERIAL TO CREATE SMOOTH VERTICAL SURFACE. INSTALL CROSSVILLE LAMINAR LARGE FORMAT TILES, CUT BOTTOM TO MATCH SLOPE. KEEP TILE 2" MIN ABOVE GRADE.
5. EXISTING LOW WALL PRECAST CAPS TO REMAIN. PROVIDE PREP & APPLY CONCRETE STAIN FOR NEW CAP COLOR PER LEXUS FINISH CRITERIA.
6. EXISTING VESTIBULE TO REMAIN. RELOCATE EXIST. DRAIN PIPE INTO NEW CORNER BOX-OUT (VIF).
7. INVESTIGATE EXIST. PRECAST COLUMN CORNER COVERS; DEMOREMOVE AS REQUIRED. CONSTRUCT NEW BOX-OUTS PER TSB BELOW.
8. DEMO ALL EXIST. EIFS COLUMN BOX-OUTS PER PLAN. NEW METAL STUD FRAMING, EXTERIOR GRADE 3" PLYWOOD, AIR BARRIER & NEW ACM WALL PANELS PER ELEVATIONS.
9. NEW ACM PANELS APPLIED TO FACE OF EXIST. WALLS; METAL FRAMING, PLYWOOD, AIR BARRIER, ETC.) AS REQ'D PER CONDITIONS.
10. NEW EXTERIOR PAINT APPLIED TO EXIST. WALL, FULL HEIGHT - REFER TO ELEVATIONS.
11. LINE OF EXISTING SOFFIT ABOVE: DEMO COMPLETE. REFER TO EXTERIOR ELEVATIONS.
12. EXIST. VEHICLE OVERHEAD DOOR TO REMAIN.
13. EXISTING GAS METERS TO REMAIN. PRECAST WING WALL TO REMAIN BEHIND, NEW PAINTED FINISH PER LEXUS COLORS, EXACT FINAL DESIGN TBD AT THIS LOCATION.
14. EXISTING INTERIOR AREAS TO REMAIN. PATCH ALL WALLS & CEILINGS IMPACTED BY EXTERIOR FACADE WORK SCOPE WHERE REQUIRED.
15. SITE LIGHTING (SEPARATE DWG) UPGRADES TO NEW LED LIGHT HEADS/POLES. REMOVE & REPLACE WITH NEW FIXTURES AT ALL EXIST. LOCATIONS. (909.20) *REFER TO SEPARATE PHOTOMETRIC PLAN PREPARED BY CBMC LIGHTING SOLUTIONS.
16. NEW BIKE PARKING SPACES (4) PER CITY REQ'S. FURNISH & INSTALL NEW CONCRETE PAD @ EXIST. PARKING ISLAND (909.20)

GROUND FLOOR PLAN - EAST
SCALE: 1/8" = 1'-0"



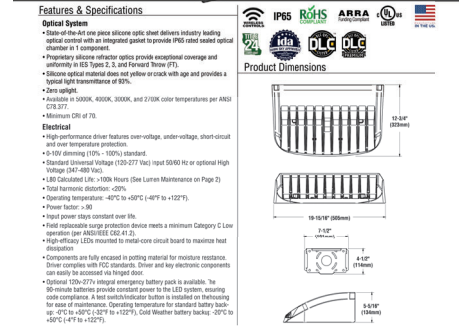
napleton.com
Automotive Group

LEXUS of WAYZATA
16100 WAYZATA BLVD
WAYZATA, MN 55391

ISSUE TO CITY (DEVELOPMENT REVIEW)	02-25-2020
ISSUE TO ELEVATOR (DESIGN REVIEW)	01-30-2020
ISSUE TO RYAN (for PRICING)	01-20-2020
CONSTR. ISSUE:	
PERMIT ISSUE:	
BID ISSUE:	
DRAWING ISSUE HISTORY	
PROJECT NO.	08-1009-08
DRAWING DATE:	12-27-19
DRAWN BY:	JK
CHECKED BY:	RK
DRAWING SCALE:	AS NOTED

GROUND FLOOR
FLOOR PLAN
(EAST HALF)

A1.1



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Watts	Total Watts	Lum. Lumens
	4	A	TWIN	TWIN LEFT-RIGHT OPTIC DL19331 - DL19332 / NEW 1' POLE	380	3120	31841
	1	C	SINGLE	SINGLE DL19372 / NEW 1' POLE	380	380	28832
	2	C5	SINGLE	SINGLE DL13067 / NEW 1' POLE	380	760	43144
	9	D	D160	TWIN DL13067 / NEW 1' POLE	380	7020	43144
	7	J	4 @ 90 DEGREES	QUAD DL13067 / NEW 1' POLE	380	10520	43144
	9	W1	SINGLE	DL19493 / WALL MOUNT	76	684	8654

LIGHTING NOTES:

1. Light poles are new 16" tall to replace existing, existing H.I.D. fixtures to be removed and replaced with L.E.D.
2. Wall light locations are approximate.
3. Footcandle values are calculated at 2'-6" A.F.G.
4. Footcandle values are maintained with a .90 lumen loss factor.

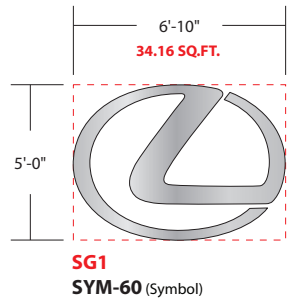
National Lighting Vendor:
For pricing and technical assistance contact: Rob Thomson of
CBMC INC, tel# 317-828-4119 / rthomson@cbmcinc.com
William Proctor - Lighting Consultant - wproctor@cbmcinc.com

Wayzata Lexus
SITE LIGHTING LED RETRO-FIT
Photometry Calculations

Scale:	NTS	Project No:	0816066 LEXUS SITE-REV1	Revision:
Date:	2/20/20	Drawing No:	E01	1
Drawn By:	WP			
Checked By:	RT			

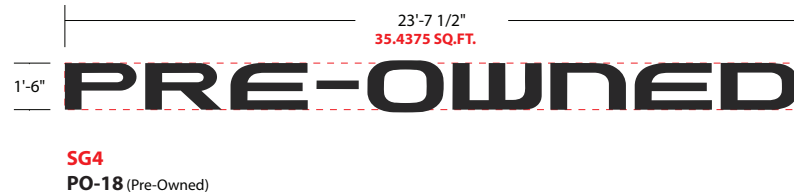
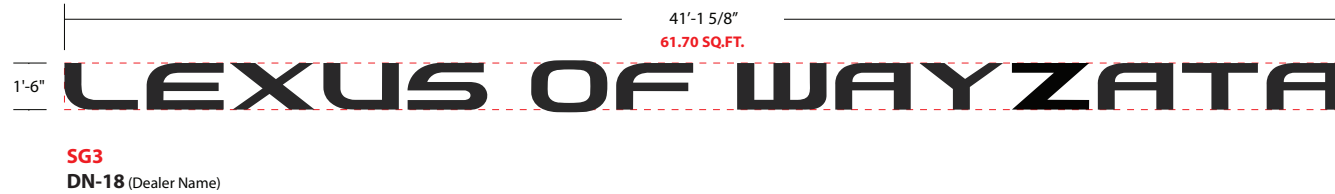
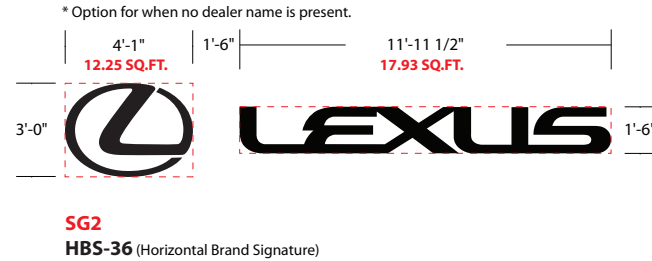
Napleton
Since 1931

Lexus Exterior Building Signage



Illuminated Lexus Logo for Tower Signage Specifications:

- Mustang Bright Brushed acrylic flat face
- 3M LD-50 diffuser vinyl applied second surface
- Black trim-cap retainers
- Aluminum returns painted black
- White LED illumination
- Electrical hook-up supplied by others
- Installed on tower



Illuminated Lexus Logo & Letters Signage Specifications:

- Aluminum cabinets & F-Trim black
- #2447 white acrylic faces with a #2074 gray acrylic overlay
- Illuminated white LED
- Electrical hook-up supplied by others

Project ID

AD2-32758

Date: 02-20-2020

Scale: 1/4"=1'-0"

Sales: A. DiMarco

Designer: R. Ferrara

Rev. #:

Date:

Revision Note:

Conceptual

Information Required:

Master

Electrical

☒ 120V ☐ 347V

☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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Lexus of Wayzata
16100 Wayzata Blvd.
Wayzata, MN.

Sign Item

SG1 - SG5



555 Ellesmere Road Toronto, Ontario, Canada M1R 4E8
(Toll Free) 1.866.635.1110 (Fax) 1.855.759.4965
www.pattissign.com

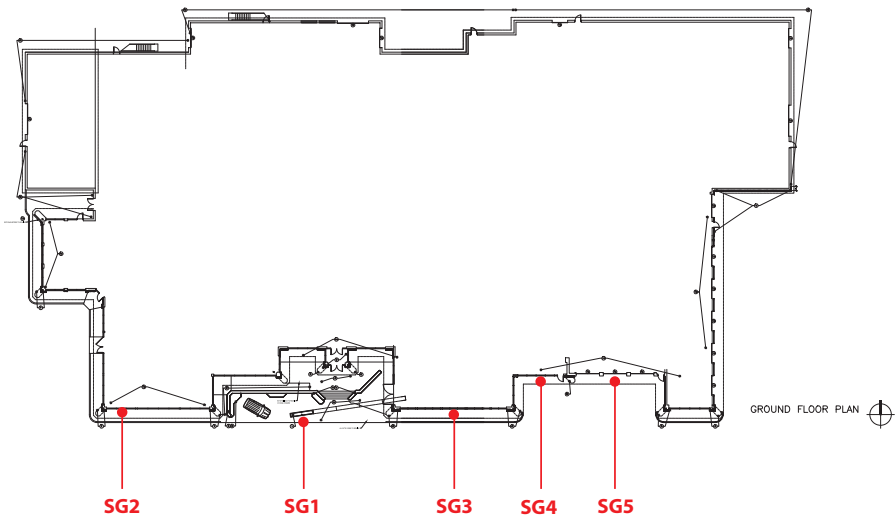
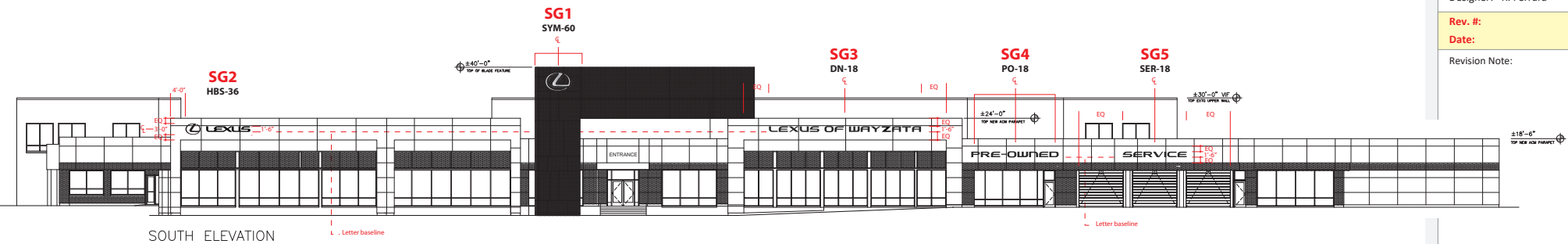


This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Lexus South Elevation



Project ID	
AD2-32758	
Date:	02-20-2020
Scale:	N.T.S.
Sales:	A. DiMarco
Designer:	R. Ferrara
Rev. #:	
Date:	
Revision Note:	

☒ Conceptual

Information Required:

☐ Master

☒ Electrical

☒ 120V ☐ 347V

☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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555 Ellesmere Road Toronto, Ontario, Canada M1R 4E8
(Toll Free) 1.866.635.1110 (Fax) 1.855.759.4965
www.pattisonsign.com



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Lexus of Wayzata
16100 Wayzata Blvd.
Wayzata, MN.

Sign Item
South Elevation

March 09, 2020

Nick Kieser
City of Wayzata
600 Rice Street East
Wayzata MN 55391

Re: **Lexus of Wayzata**
16100 Wayzata Blvd. East

To: Nick Kieser

This letter along with the attached revised color building elevations are our response to the letter issued on March 6, 2020 regarding the incomplete Design Review Development Application items. Please note the following as we discussed on the phone:

- The black spandrel glass is 100% opaque; no vision thru this material.
- Parapet material are ACM throughout.
- There are no proposed changes to the existing free standing signs along the street frontage.
- The revised site lighting photometric plan indicates that 16-foot light poles will be utilized at the site.
- The color rendering has been updated (3/10/2020) to reflect existing plant materials around and behind the building.

In addition, the following Deviations from Design Standards apply to this project:

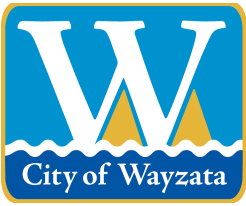
1. 909.06.A.1: The proposed project does not utilize pilasters. The ACM wall panels are separated with a ½" joint reveal per the exterior elevations.
2. 909.10.A: Correct, all the existing rooftop equipment is to remain intact.
3. 909.14.A: The primary opaque surfaces are all ACM (aluminum composite materials) per the Lexus USA design standards.
4. 909.14.G: The aluminum composite material is over the 10% allowable accent material area quantity.
5. 909.15: Correct, this project is based on Lexus-USA franchise architecture design requirements.
6. 909.16.B: Correct, no sidewalks exist in the immediate area and none are proposed. The existing landscape and plant materials will remain intact.
7. 909.17: Correct, no additional streetscaping is proposed with this project. No vines are proposed to cover the east, north and west wall elevations; the existing pavement extends up to the base of the existing walls.
8. 909.18: Correct, there is not a proposed fence, masonry wall or hedge in the existing buffer area between the parking area and street frontage; it is all existing and is to remain.
9. 909.19: The parking is located in the front of the building. This is existing and is to remain intact.

Should there be any question related to the above responses and the revised plans, please contact me directly at 630.455.2944 or email to ron.k@napleton.com.

Sincerely,



Ronald Kirsininkas Licensed Architect MN Registration #: 57938 (expires 06/30/2020)



City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 4, 2020

AGENDA ITEM: 5.a

TITLE: Consider Development Application for a Preliminary and Final Plat, an Amendment to the PUD General Plan, Shoreland Impact Plan/Conditional Use Permit, and Design Review for Ventana Apartments at 253 Lake Street East

PREPARED BY: Eric Zweber

REVIEWED BY: Emily Goellner, Community Development Director

60 DAY DEADLINE: August 8, 2020 (Extension to 120 Days)

BACKGROUND:

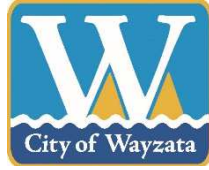
The applicant and the property owner, Berry & Co., Inc., are seeking approvals for preliminary and final plat, an amendment to a Planned Unit Development (PUD) general plan, a shoreland impact plan/conditional use permit (SIP/CUP) for impervious coverage, and design review to redevelop the properties located at 253 Lake St E. The applicant is seeking an amendment to the original PUD general plan to construct a 25-unit apartment building. The amendment also includes adjustment to the building's garage footprint for a larger underground parking level expanded north to accommodate the proposed 50 parking stalls (2 stalls per unit), while the exterior measurements of the first, second, and third stories will remain the same as the 2018 approval.

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. PC Staff Report with Attachments



Staff Report May 4, 2020

Project Name: Ventana Apartments
Applicant Berry & Co., Inc.
Addresses of Request: 253 Lake Street East
Prepared by: Emily Goellner, Community Development Director
“60 Day” Deadline: August 8, 2020 (Extension to 120 Days)

Development Application

Introduction

The applicant and the property owner, Berry & Co., Inc., are seeking approvals for preliminary and final plat, an amendment to a Planned Unit Development (PUD) general plan, a shoreland impact plan/conditional use permit (SIP/CUP) for impervious coverage, and design review to redevelop the properties located at 253 Lake St E.

Background:

In 2018, City Council approved the property’s rezoning to PUD, a PUD general plan, building height variance, and shoreland impact plan/conditional use permit. The PUD called for demolishing the existing buildings at the property and constructing a three-story, 16-unit condo building with an underground parking level. The approval also included a variance permitting a building with a maximum height of 40 feet.

The applicant is seeking an amendment to the original PUD general plan to construct a 25-unit apartment building. The amendment also includes adjustment to the building’s garage footprint for a larger underground parking level expanded north to accommodate the proposed 50 parking stalls (2 stalls per unit), while the exterior measurements of the first, second, and third stories will remain the same as the 2018 approval. The applicant is proposing to relocate access to the underground parking from the building’s rear (north) side to its west side. In order to accommodate the expanded garage, the applicant is proposing to combine Lots 1 and 2 of the plat approved in 2018. The rear lot (Lot 3) will be dedicated to the City to develop public parking. This public parking would provide additional public parking for the downtown area. With the approval of the individual development projects by the City, the land behind 235, 253, and 275 Lake Street has been approved with dedication of the northern portions of their respective properties for a public parking option.

Property Information

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

Address	PID	Owner
253 Lake St E	06-117-22-23-0013	Berry and Co, Inc.

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

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

Project Location

The property is located on the north side of Lake Street, between Barry Avenue and Edgewood Court:

Map 1: Project Location



Adjacent Land Uses.

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

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	Wayzata Villa Condominiums	R-5/Average Density Multiple Residential District	High Density Multiple Family
East	Wayzata Blu Development Site	PUD/Planned Unit Development	Central Business District
South	Lake Street	N/A	N/A
West	Melvin's 235 Building	PUD/Planned Unit Development	Central Business District

Application Requests

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

- A. Preliminary and Final Plat Subdivision: The proposed plans include subdividing would combine Lots 1 and 2 to be under the ownership of Berry & Co., Inc., which requires preliminary and final plat review. (City Code § 1003.02 and 1003.03)
- B. PUD General Plan Amendment: The amendment seeks to change the development from a 16-unit condominium building to a 25-unit apartment building. Because of this change, the proposed number of underground parking stalls has increased from 32 to 50, which maintains 2 stalls per unit. To accommodate this number of stalls, the underground parking is expanding to the north onto the current Lot 2. The access to the underground parking level has been relocated from the rear (north) to the west side accessed via the property's access drive. The access drive will also serve the public parking facility planned for Lot 3 and the Melvin's 235 project to the west. The same application and hearing procedure for an amendment of a PUD permit shall be followed as was followed with respect to the applicant's original PUD approval, as outlined in Section 933.05. (City Code § 933.09.A)
- C. SIP/CUP for Impervious Coverage: The applicant is proposing an impervious coverage amount of 84 percent on the newly combined Lot 1, which is located within the Shoreland Overlay district. A shoreland impact plan/conditional use permit must be approved as provided for in § 991.19.A of this Ordinance, subject to the conditions listed in § 991.19.C of this Ordinance. (City Code § 991.11.A.1.b.2)
- D. Design Review: Construction of a new multi-family residential building requires design review including a deviation to the exterior building materials to allow greater use of composite metal panels. Another deviation needed is to allow the main entrance to be located somewhere other than on the primary façade along Lake Street. (City Code § 909.04.A)

Public Hearing Notice

The public hearing notice was published in the *Sun Sailor* and mailed to all property owners located within 350 feet of the subject property on April 23, 2020.

Background Information

The process to redevelop 253 Lake St E began in 2017, in which the property owner received approvals for rezoning the property to PUD), a variance for building height, and a SIP/CUP for building height and impervious surface coverage within the Shoreland Overlay district. The original concept called for 16-unit condominium building, composed of three stories with an approved height of 40 feet, and an underground parking level that held 32 parking stalls. In July 2018, the City granted approval of a preliminary and final plat subdivision that split the property into three separate lots. In September 2018, the City approved a PUD general plan and design proposed by the property owner. The property owner was granted an extension of those zoning approvals by the City in 2019.

Public Parking

The general plan approved in 2018 included donation of the land behind the proposed building (Lot 3) to the City for public parking. This is consistent with the City's approval of the Wayzata Blu project and in consideration of the Melvin's 235 development immediately to the west. The City Council previously approved the subdivision application to create the separate lots for public parking and the donation agreement between the applicant and the City.

Summary and Analysis of Application

In April 2020, the owner applied for the following approvals: preliminary and final plats, amendment to the PUD general plan, SIP/CUP for impervious cover, and design review.

This latest proposal seeks specific changes to the building and site design. The proposal is now for a 25-unit apartment building with an underground parking level that would hold 50 parking stalls, or 2 stalls per unit. The footprint of the building's underground garage would expand north to accommodate the increase in parking stalls. The footprint of the first, second, and third floors would not change from the 2018 approval. The exposed roof of the northern portion of the garage will provide a roof deck available to all tenants that would be accessed internally via the first-floor hallway corridor and a common amenity room of about 1,100 square feet. The average apartment would be smaller than the approved condominiums that provides for the increase in the number of apartment units within the same footprint. The entrance to the parking level would be relocated to the building's west side, accessible from the private drive off Lake St E. The part of the building holding the expanded underground parking area would occupy what was Lot 2 on the final plat approved in 2018. The latest preliminary and final plats would combine Lots 1 and 2 for the property owner to maintain control over that part of the lot that provides access to the parking level.

Comprehensive Plan

The 2030 Comprehensive Plan land use designation for the subject property is Central Business District, which includes the main thoroughfare of Lake St E. Per the Comprehensive Plan, this district provides a wide range of uses, including residential. This area continues to evolve into a mix of retail stores, offices, restaurants, and residential land uses. This diversity is seen as healthy in that it attracts a wide variety of people into the downtown area at all times of the day. The Plan also states that the buildings west of Barry Avenue are not required to have a first-floor retail use.

The 2040 Comprehensive Plan that has been submitted to the Metropolitan Council, was approved by the Metropolitan Council on April 22, but has not yet been adopted by the City Council. It is anticipated that the City Council will adopt the 2040 Comprehensive Plan during their May 19 meeting. The draft 2040 Comprehensive Plan land use designation is also Central Business District. Nonetheless, the proposed land use for the subject property is allowed per the 2030 Comprehensive Plan, which is the presiding document.

Density

The PUD zoning district states that the residential area standards of the R-5 zoning district apply to multiple family residential PUD projects, as determined by the City Council. The R-5 zoning district would require a minimum of 2,000 square feet of lot area per dwelling unit provided that two underground parking stalls are provided per unit. The proposed PUD would have a lot area per dwelling unit of 2,134.3 square feet.

Zoning

The property is currently zoned PUD/Planned Unit Development and is located within the Shoreland and Wetland Overlay Districts. Before the 2018 rezoning to PUD, the property was zoned C-4A. A number of PUD standards require the use of the standards of the previous zoning district. The following table outlines the 2030 Comprehensive Plan and zoning standards for the C-4A, PUD, and Shoreland Overlay Districts as well as the proposed PUD:

	C-4A Zoning	Shoreland Overlay District	PUD	Approved Variance	Proposed PUD
Height (max.)	30 feet or 2 stories, whichever is less	35 feet	35 feet or 3 stories, whichever is less	40 feet and 3 stories*	40 feet and 3 stories*

*Building height variance and SIP/CUP approved in 2017 for a maximum height of 40 feet

	2030 Comp Plan	C-4A Zoning	Shoreland Overlay District	PUD	Proposed PUD
3 rd Story Setback	N/A	None	None	N/A	3 rd Story setback from 2 nd : ~6.5 ft 2 nd from 1 st : ~11 ft
Impervious Surface (max.)	N/A	None	25% or 75% with stormwater management or 100% with Shoreland Impact Plan/CUP	N/A	84%*
Property Line Setbacks (min.)	N/A	None	75 feet to Lake Shore	Same as underlying zoning district	North: 0.7 ft East: 3.5 ft South: 0.1 ft West: 10 ft
Lot Area (min.)	N/A	12,000 sq ft	Same as underlying zoning district	Same as underlying zoning district	Total: 53,358 sq ft Lot 1: 24,807 sq ft Lot 3: 28,551 sq ft
Residential Density	N/A	1 unit per 2,000 square feet (21.78 units/acre)**	Tiered based on underlying zoning district	Same as R-5 zoning district	20.4 units/acre (Lots 1 & 3)
Floor to Area Ratio (F.A.R.)	N/A	2.0	Same as underlying zoning district	N/A	2.46 (Lot 1) 1.15 (Lots 1 & 3)
First Floor Retail	N/A west of Berry Ave S	At least 50% of building frontage	N/A	N/A	N/A***

*Impervious coverage SIP/CUP requested with amendment to PUD General Plan

**Residential Units within the C4-A zoning district shall comply with the R-5 residential density.

***Consistent with the Comprehensive Plan

Proposed Subdivision

In 2018, a preliminary plat and final plat were approved that subdivided the property into three lots. For this preliminary plat and final plat, the owner is proposing to combine Lot 1 and Lot 2 while maintaining Lot 3 (land north of the building) as approved in 2018 and to be donated to the City for public parking. The following table outlines the proposed lots:

	Lot area	Lot width	Lot depth
PUD Requirement	No minimum	No minimum	No minimum
2020 Lot 1	24,807 sq. ft.	107 ft.	218 ft.
2018 Lot 3	28,551 sq. ft.	112 ft.	222 ft.

The PUD zoning does not have minimum lot size, width, or depth requirements, and the proposed subdivision would meet the lot requirements of the PUD zoning district.

Building Height

Per the zoning ordinance, the building height is measured from the average grade along the building footprint to the top of the parapet/coping of a flat roof. The PUD District (§ 933.02) establishes a maximum building height of 35 feet or three stories, whichever is less. The proposed building is 40 feet from the average grade plane to the parapet/coping of the flat roof of the third story. A variance and SIP/CUP for this 40 feet and 3 story height was approved in 2017, and that approval was extended in 2019.

Rooftop Elements

The proposal shows an elevator penthouse whose top rises 4.2 feet higher than the roof. City Code § 919.02.B.7 allows for elevator penthouses provided that the total height of the penthouses do not exceed the maximum height of the building by more than five feet.

Site Plan

The proposed building would generally meet the front (south) property line. The building depth would extend all the way north to the rear of Lot 1, which would be a revision to the original design in which the building terminated at Lot 2.

The combination of Lots 1 and 2 would allow the building to extend further north to accommodate and expanded underground parking level. It would also require the relocation of the access to underground parking to the building's west side from a private drive extending off Lake Street. The private drive would continue north to provide access to public parking planned for Lot 3.

The proposed plans include a 12-foot sidewalk along Lake Street that would meet the downtown design guidelines. The plans also include private landscaping between the north edge of the public sidewalk and the building. There would also be a pedestrian walkway on the subject property between Lake Street and the future shared parking lot on the back of the property.

Site Access and Circulation

The site previously had a single access drive from Lake Street that was shared with the adjacent property to the east, 259 Lake St E, which is currently occupied by Wayzata Blu. The proposed building would have vehicular access from the Melvin 235 development to the west. The applicant has provided easement exhibits for the sidewalk and access drive within the proposed Lot 1. As a condition of approval, staff would recommend that the applicant obtain an access easement from the adjacent property owner to allow for the proposed access configuration.

Parking

City Code § 920.11.B establishes the minimum number of parking stalls that must be provided in a development. For a multiple family development, the parking ordinance requires a minimum of two feet free spaces for each dwelling unit, of which one must be enclosed. The proposed building consists of 25 dwelling units and 50 enclosed parking stalls within the underground garage. The proposed project provides two stalls per dwelling unit, which meets the requirements of the City's parking ordinance. The project is also proposing to donate Lot 3 in the rear of the property to the City for a future public parking lot.

Design Review

The project is subject to the design standards for the Lake Street district. A design review critique of the proposed plans is attached to this report. The proposed project requests two deviations from the design standards:

- **Front Door Location:** Per City Code § 909.13, the main entrance to the building must face the primary street at sidewalk grade. The proposed plans have the main entrance at sidewalk level, but on the side of the building and not on Lake Street. The primary reason for the entrance location is (1) the residential uses on the first floor; (2) the width of the building; and (3) the functionality of the first level floor plan. This deviation is identical to a deviation approved in 2018.
- **Building Materials:** Standards found in City Code § 909.14.A require that 90 percent of the non-glass surfaces of each of the exterior building façade shall be composed of one or more of the following materials:
 - Brick
 - Stone
 - Cast stone
 - Factory finished and certified wood, including, but not limited to:
 - Wood shingles (cedar shingles six (6) inch maximum exposure)
 - Lap-siding (six (6) inch maximum width)
 - Stucco

The combined surface area of glass is approximately 36 percent. The non-glass surfaces of the proposed building would be comprised of stone (19 percent) and composite metal panel (45 percent), the latter of which is not a permitted primary material. Other features include metal canopies, coping, and metal panel parapet walls on the balconies capped by metal railing.

This latest proposal differs from what was offered in 2018. The exterior of the proposed building at that time was composed of several materials, including glass (37 percent), stone (33 percent), metal (23 percent), and stucco (7 percent). The main difference is the stucco is no longer being proposed as it is replaced entirely by the composite metal panels. The applicant has provided information regarding

the quality and technical specifications of the composite metal panels, which is attached to this report.

The provided building elevations include planters being proposed on the south, east, and west side of the building to soften the base of the building foundation and the exposed underground garage. Since the application submittal, the applicant has further evaluated the feasibility of these planters and has requested the ability to revise these planters. Staff is supportive of this request and would work with the applicant to determine a replacement for these planters with a different design option that maintains the softening of the building foundation and exposed underground garage.

Standards of Planning Commission Review of Application Requests

The proposed amendment to the PUD general plan would modify the PUD zoning district for this property. Zoning districts are legislative in nature as well as the decision regarding their approval, meaning that the Planning Commission acts like a legislative body and has wide discretion on whether to recommend approval or denial if it has a rational basis for its decision.

The preliminary and final plat, SIP/CUP, and design review are evaluating if the standards within the zoning ordinance are fulfilled and therefore are quasi-judicial review meaning that the Planning Commission acts more like a judge in a court proceeding. The Planning Commission should determine if the preliminary and final plat, SIP/CUP, and design review requests achieve the standards described in the City Code.

Comments from the City Engineer/Director of Public Works

The Public Works Director has reviewed the PUD Concept Plan and has stated that the stormwater management infrastructure is overly complicated. He requests that a condition be added that the stormwater infrastructure be subject to the Public Works Director's approval and he can work with the applicant to determine the appropriate infrastructure.

Primary Questions to Consider

1. Preliminary Plat and Final Plat:
 - a. Does the creation of a lot or lots adversely impact the scale, pattern, or character of the City, its neighborhoods, or its commercial areas?
 - b. Does the design of the lots, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character?
 - c. Are the lot sizes similar to adjacent lots or lots found in the surrounding neighborhood or commercial area?

- d. Does the proposed lot layout and building pads conform with all Subdivision and Zoning Ordinances' performance standards?
- 2. Amendment to the PUD General Plan:
 - a. Does the lack of recent apartment development create a need for new and high-quality rental housing options?
 - b. Does the building design and the dedication of Lot 3 for a future public parking facility create an efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments?
 - c. Is the proposed apartment development in harmony with the objectives of the Wayzata Comprehensive Plan?
- 3. Impervious Coverage SIP/CUP:
 - a. Does the project mitigate the adverse impacts through approved means to the extent possible?
 - b. Does the density of the project exceed the density standards as specified in the R-5 District?
 - c. Is the project in conformance with the Wayzata Comprehensive Plan/Shoreland Management Plan?
- 4. Design Review:
 - a. Does the project advances specific policies and provisions of the City's Comprehensive Plan?
 - b. Does the project have positive effect on the area in which the project is proposed?
 - c. Does the project accommodate uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan?
 - d. Does the approval of the front door location and building material deviations alleviation of 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 consider adoption of the attached *Planning*

Commission Report and Recommendation, which recommends approval of the development application subject to several conditions.

Attachments

Application
Narrative
Tabulations
2018 to 2020 Height Comparison
Floor Plans
Building Elevations
Building Perspectives
Preliminary and Final Plat
Construction (Site) Plan
Sidewalk and Access Easements
2018 Design Review Critique
Stormwater Infrastructure
Composite Metal Panel Specifications
2020 Design Review Critique

Applicable Code Provisions for Review

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

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filling or grading.
4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
5. The creation of a lot or lots shall not adversely impact the scale, pattern, or character of the City, its neighborhoods, or its commercial areas.
6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line, and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood, or commercial area.
9. The design, scale, and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts, and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
10. The proposed lot layout and building pads shall conform with all performance standards contained herein.

11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

Final Plat Criteria (Section 1003.03.):

- C. All final plats shall comply with the provisions of Minnesota State Statutes and requirements of this Chapter.
- D. An applicant shall submit with the final plat a current Abstract of Title or a Registered Property Certificate, along with any unrecorded documents, and an Opinion of Title.

PUD Purpose Statements (933.01): The PUD process, by allowing deviation from the strict provisions of this Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage.

- A. 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.
- B. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
- C. More convenience in location and design of development and service facilities.
- D. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
- E. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
- F. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
- G. 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.)
- H. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.

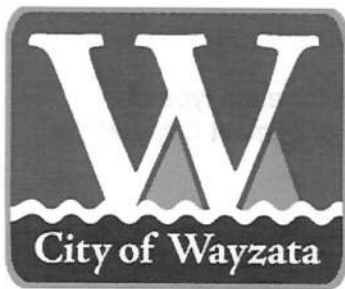
Shoreland Impact Plan/Conditional Use Permit Conditions (Section 991.19.C.): All conditional use permits for consideration under this Section shall be subject to the following stipulations.

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

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

Design Deviation Standards (Section 909.29.A.): With the exception of Section 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.



2020 Development Application

Project Address(es): 253 LAKE STREET EAST

Project Name: VANTANA APARTMENTS Date Filed: 8 MARCH 2020

Property Owner: BERRY & COMPANY

Property Owner Address: 1907 WAYZATA BLVD, SUITE 200, WAYZATA 55391

Applicant (if different than owner): NEIL WEBER, WEBER ARCHITECTS & PLANNERS

Address (if different than owner): P.O. BOX 930, WAYZATA, MN.

Responsible Contact Person: NEIL WEBER

Phone: 952-476-4434 E-Mail: nw@weberarchitects.com

Property Identification Number(s): 06-117.22.23.0013

Legal Description (Attach if Necessary): _____

Tax and assessment status: Current ☒ Delinquent _____ Amount \$ _____

Type of Request:

- ☐ Conditional Use Permit
- ☐ Comprehensive Plan Amendment (Re-guiding)
- ☒ Design Review
- ☐ Extension of Development Approvals
- ☐ Planned Unit Development Concept Plan
- ☒ Planned Unit Development General Plan Amendment
- ☒ Shoreland Impact Plan/Conditional Use Permit
- ☒ Subdivision (Lot Combination, Plat)
- ☐ Telecommunications Facility
- ☐ Vacation (Street or Easement)
- ☐ Variance
- ☐ Zoning Map Amendment (Rezoning)
- ☐ Zoning Ordinance Amendment (Text)

Brief Description of Project: SEE ATTACHED

¹ The Applicant disclosed is the real principal in interest and is not acting for another party.

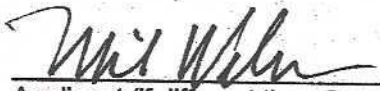
Acknowledgment and Signature of Owner and Applicant

I acknowledge that I have read all of the information discussed in the City of Wayzata Development Application and fully understand that I am responsible for all costs incurred by the City related to the processing of this application and agree with all items above.



Property Owner as indicated on page one

3-6-20
Date



Applicant (if different than Owner)

6 March 2020
Date

*The applicant shall not change or alter this form in any way.
Alteration is grounds for rejection.*

FOR CITY USE ONLY

Date of Receipt: _____ Receipt No: _____ Recorded by: _____

Date accepted as complete: _____ Accepted by: _____

Ventana LLC

253 Lake Street

Wayzata, MN 55391

1 General Description:

Ventana Condos application was approved by resolution on 18 September 2018. That approval was for a condo project of 16 units. This application is an amendment to that application. We are proposing a change from condos to apartments. The building now has 25 units of apartments. The project will include 50 parking spaces inside the building.

2 Site Plan:

The previous plan showed access to our parking from the north. The amended plan accesses the parking from the west off of the drive to be constructed by the City of Wayzata providing access to the public parking at the rear of our site on land granted to the City by us and our neighbor.

The site plan tabulations show the; site areas, building areas, floor area ratio, density calculation, hard cover calculations, setbacks, and building floor elevations.

3. Building Design:

The building has 25 units as shown on the submitted drawings. The building footprint has not changed for the First, Second and Third floors. The exterior (including building step backs and revels has not changed for those floors.

The actual floor to floor elevation has slightly increased but we have accommodated the overall height by decreasing the ceiling height from our original height of 10 feet to 9 feet. We have changed from post tension concrete construction to wood frame construction above a precast slab at the first floor.

Wood frame construction results in a floor structure of 18" truss joists instead of 8" post tension concrete. But because of the reduced ceiling heights we have kept the floor to floor increase to a minimum.

The parking level has been extended on the parking level only to include the previous Lot 2. Lot 1 and Lot 2 are now combined into a new Lot 1.

The parking level has been raised 2 feet from the original 932' elevation to 934' elevation. This has been required due to the City raising the grades in the design of the parking lot by 2.26 feet at the north side of our building. Without raising our parking grade, we could not gain entry into the parking level.

Access from the west drive lane will mean that for a short distance we will have a drive slope of approximately 10%. This can be dealt with appropriately as we did not want to raise the level any more than needed. The man door access will have access by a few steps.

4. Storm Water:

We are showing storm water treatment of run off on the drive.

Conclusion:

In summary, the changes from our original approved plan are limited to two items.

The City of Wayzata has revised the parking lot / ramp by increasing grades to allow for better drainage. Since the Wayzata Blu and Lake Street elevations remain the same, the Ventana garage floor elevations must increase. Ventana requests that the City Council approve the average grade plane calculation per City Code Section 919.02C.

The height of the building from average grade does not change from the original approval.

The second is to extend the parking level on to Lot 2 in order to accommodate enclosed parking of 50 cars for the 25 units of apartments provided. Building setbacks and density calculations are met without any need of variances.

Submittals include;

1. Application (4 requested action items)
2. Narrative (1 April 2020)
3. Site and Building Calculations (1 April 2020)
4. Graphic showing height differences (1 April 2020)
5. Building Drawings (plans, elevations, perspectives 1 April 2020)
6. Preliminary Plat
7. Final Plat
8. Civil Construction Plan (1 April 2020)
9. Sidewalk and drive easements
10. Notes on previous design review
11. Storm Water Treatment Plan (1 April 2020)

10 April 2020

Ventana Apartments
253 Lake Street

SITE TABULATION:

Total Site Area	57,954 sf	(100%..From Survey)
(From Survey)		
Lot 1	24,807 sf	(42.8%)
Lot 3	28,551 sf	(49.4%)
Lot 1 & 3	53,358 sf	
ROW	4,596 sf	(7.8%)

BUILDING FLOOR AREAS;

Parking Level	20,794 SF
First Floor	14,153 SF
Second Floor	13,445 SF
Third Floor	12,755 SF

TOTAL	61,147 SF
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SITE DENSITY;

(As described in Section 959.07)

We have 25 units which requires as site area of 2,500 sf per unit = 62,500 sf

Credit is given of 300 sf for each of the enclosed parking = $50 \times 300 = 15,000$ sf

Maximum allowed per unit is $500 \times 25 = 12,500$ sf

Therefore total site area required for 25 units = $62,500 - 12,500 = 50,000$ sf

Site area = 53,358 sf

FLOOR AREA RATIO;

Building w/ Lot 1	2.46	(61,154 sf / 24,807 sf)
Building w/ Lot 1 & 3	1.15	(61,154 sf / 53,358 sf)

HARDCOVER CALCULATIONS;

Building w/ Lot 1	84%	(20,794 sf / 24,807 sf)
Building w/ Lot 1 & 3	39%	(20,794 sf / 53,358 sf) not including parking lot

BUILDING SETBACKS;

(Note: Building setbacks are shown on Sathre-Bergquist preliminary plat document and added to floor plans)

East	3.4 ft. and 3.5 ft.
South	.1 ft. at corner of building
West	10.0 ft. and 16.6 ft.
North	1.2 ft. and .7 ft.

BUILDING HEIGHT CALCULATION;

Parking Level	934.00 ft.	(0)
First Floor	943.66 ft.	(109'8")
Second Floor	954.70 ft.	(120'8 1/2")
Third Floor	965.74 ft.	(131'9")
Parapet	977.80 ft.	(143'10")

Average grade around building	937.80 ft. (103'10")
Building height (977.80' – 937.80')	40.00 ft.
Height from average grade to first floor	5.87 ft.

BUILDING AREA TABULATION;

Parking level Elevation 934'0" (0)

50 Parking spaces	15,987 sf
Amenity spaces	958 sf
Mechanical / Trash	818 sf
Storage Spaces	1081 sf
Entrance Lobby /Stairs	1950 sf
Total area	20,794 sf

First Floor Elevation 943.66' (109'8")

	Unit	Deck
Unit 101	2306 sf	697 sf
Unit 102	1256 sf	345 sf
Unit 103	1260 sf	220 sf
Unit 104	1319 sf	256 sf
Unit 105	1342 sf	256 sf
Unit 106	1345 sf	88 sf
Unit 107	2022 sf	500 sf
	10,850 sf	2362 sf
Common Space	2165 sf (15.2% of finished space)	
Amenity Area	1138 sf (plus exterior deck above parking)	
Total Finished Area	14,153 sf	

Total Footprint	16,515 sf
Exterior Deck	3312

Second Floor Elevation 954.7' (120'8 ½")

	Unit	Deck
Unit 201	1392 sf	489 sf
Unit 202	811 sf	167 sf
Unit 203	961 sf	251 sf
Unit 204	1260 sf	221 sf
Unit 205	1305 sf	256 sf
Unit 206	1132 sf	
Unit 207	1341 sf	256 sf
Unit 208	1341 sf	255 sf
Unit 209	1032 sf	
Unit 210	1376 sf	320 sf
	11,951 sf	2215 sf
Common Space	1494 sf (11.1% of finished space)	
Total Finished Area	13,445 sf	
Total Footprint	15,660 sf	

Third Floor	Elevation 965.74 (131'9")	
	Unit	Deck
Unit 301	2019 sf	816 sf
Unit 302	961 sf	251 sf
Unit 303	1260 sf	220 sf
Unit 304	1307 sf	256 sf
Unit 305	1133 sf	
Unit 306	1342 sf	256 sf
Unit 307	1349 sf	255 sf
Unit 308	2012 sf	642 sf
	11,383 sf	2696 sf
Common Space	1372 sf	(10.7% of finished space)
Total Finished Area	12,755 sf	
Total Footprint	15,451 sf	

Parapet Elevation 977.80' (143'10")

GLASS CALCULATION OF SOUTH ELEVATION

Area of façade directly facing Lake Street

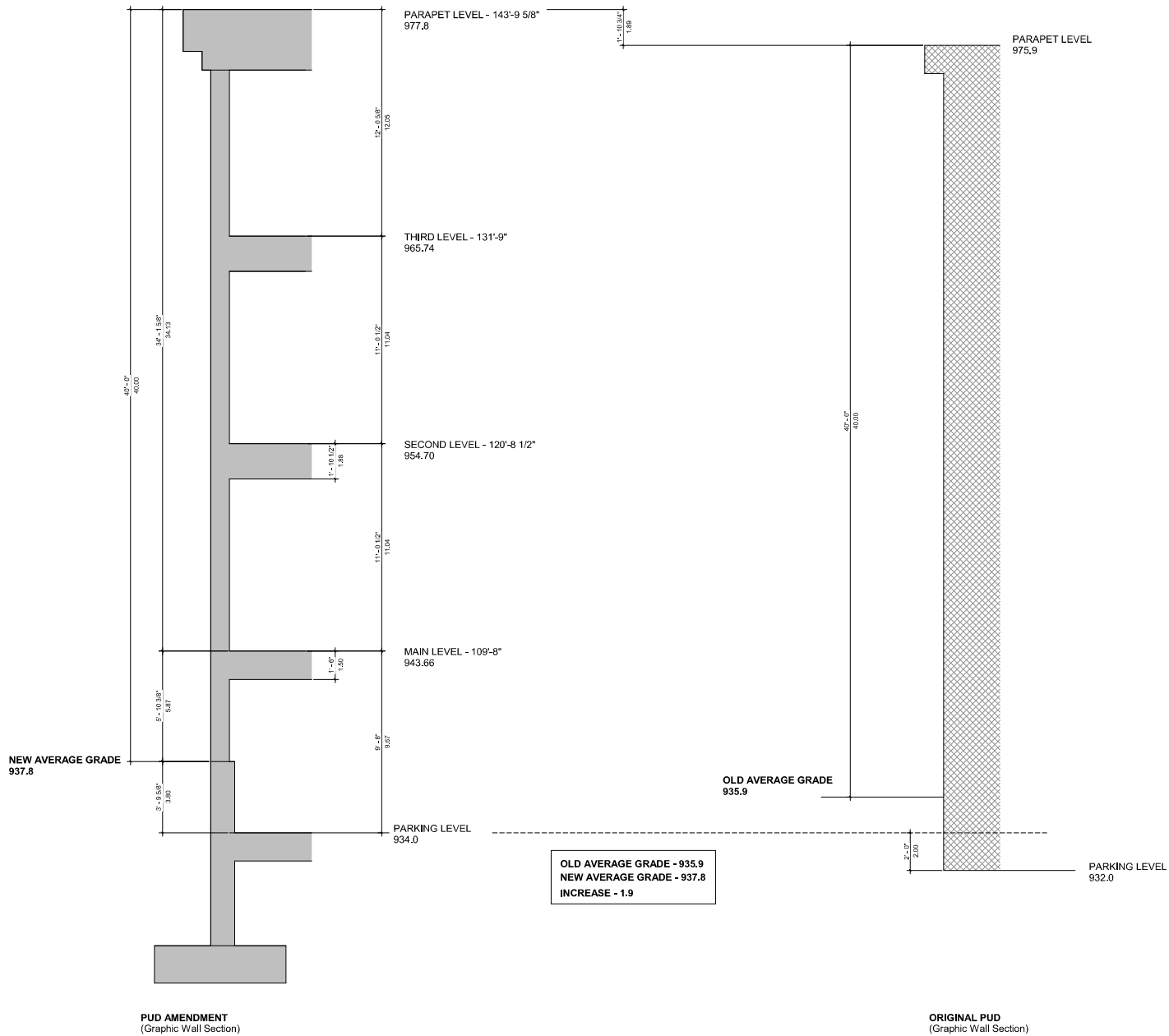
	Bldg. Area	Glass Area	
Parking Level	552 sf	0	
First Floor	920 sf	576 sf	62.6%
Second Floor	920 sf	576 sf	62.6%
Third Floor	920 sf	576 sf	62.6%
Total	3312 sf	1726 sf	52.1%

The area of glass directly facing Lake Street is 52.1%. However, the effective area of glass is much higher. Looking at our floor plans, we have added glass on the walls perpendicular to Lake Street formed by the setbacks of each of the floors. This added glass in effect gives us almost 75% glass facing Lake Street at each floor.

The rear (North) elevation faces technically a public area, it is a parking lot and is setback 36 feet and above the enclosed parking level. The glass area of the first official floor is 414 sf with a wall area of 843.27 sf for an area of 49.1%.

BUILDING MATERIAL CALCULATION

	Tot. Area	Glass	Stone	Composite Metal Panels	
South	3312 sf	1728 sf (52%)	586 sf (18%)	998 sf (30%)	
West	7920 sf	2160 sf (27%)	1442 sf (19%)	4192 sf (54%)	Garage Door 126 sf
North	3312 sf	1512 sf (45%)	732 sf (23%)	1068 sf (32%)	
East	7920 sf	2718 sf (35%)	1568 sf (20%)	3634 sf (45%)	
	22464 sf	8118 sf (36%)	4328 sf (19%)	10018 sf (45%)	



① PUD AMENDMENT
1/2" = 1'-0"

OWNER
Owner

VENTANA APARTMENTS

Enter address here

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PROJECT NUMBER: NW1001

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REVISION DATE

WEBER
ENGINEERS & ARCHITECTS

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PUD SECTIONS

A5.1



253 East Lake Street
Wayzata, MN 55391

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Phone: 952-476-6434

STRUCTURAL ENGINEER
Jared Reigstad
Reigstad
152 West 9th Street
St. Paul, MN 55102
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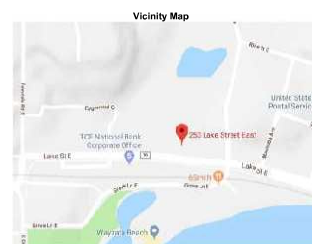
CIVIL ENGINEER
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612-938-9275, 612-938-9200

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SITE MONITORING
Brandon Nowberger
American Eng. Testing, Inc.
550 Cleveland Ave. North
St. Paul, MN 55114
Phone: 651/603 6635



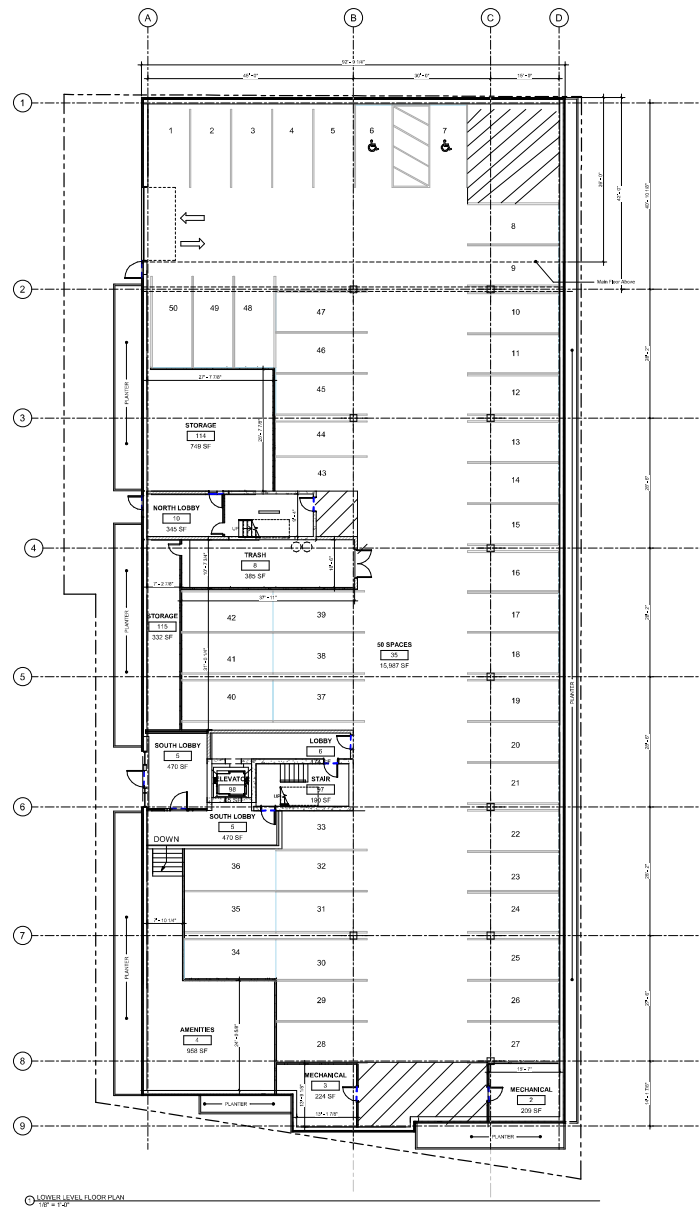
**VENTANA
APARTMENTS**
253 LAKE ST. EAST
WAYZATA, MN

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COVER SHEET



LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

**VENTANA
APARTMENTS**
203 LAKE ST. EAST
WAYZATA, MN

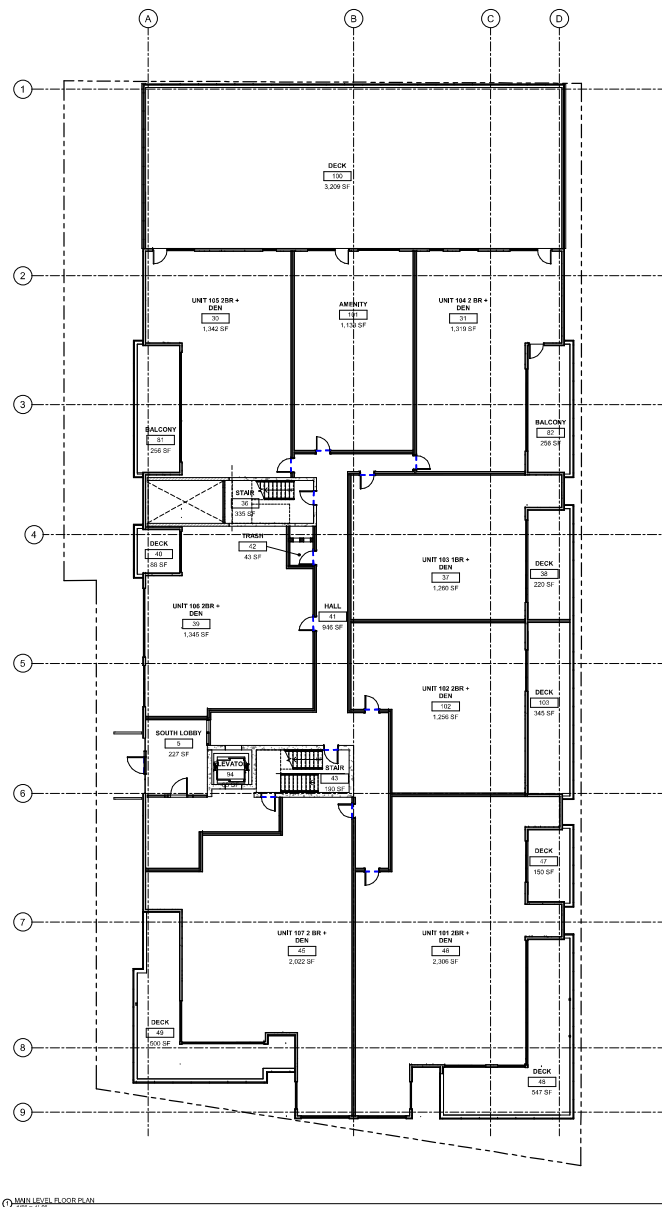
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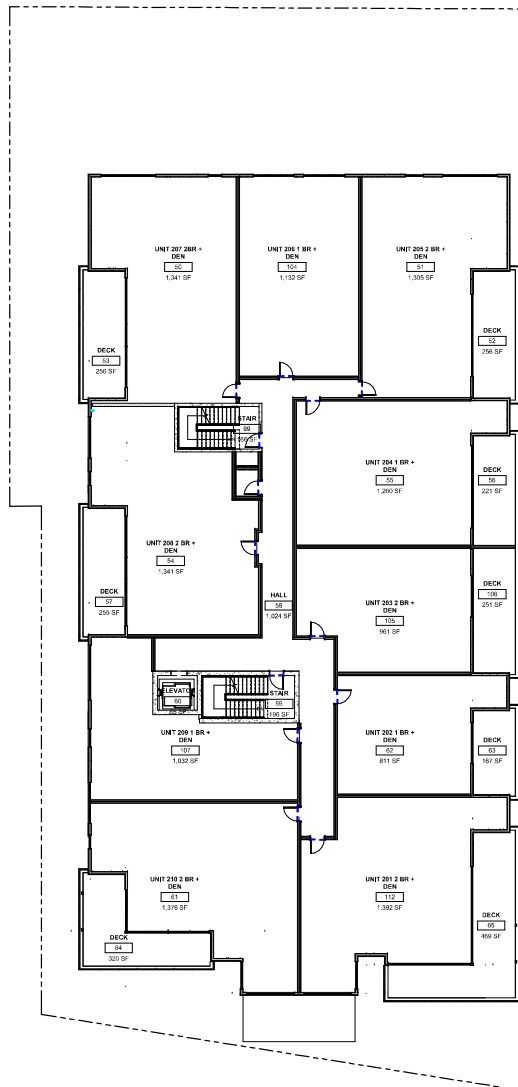
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LOWER LEVEL FLOOR PLAN
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MAIN LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN
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VENTANA
APARTMENTS
203 LAKE ST. EAST
WAYZATA, MN

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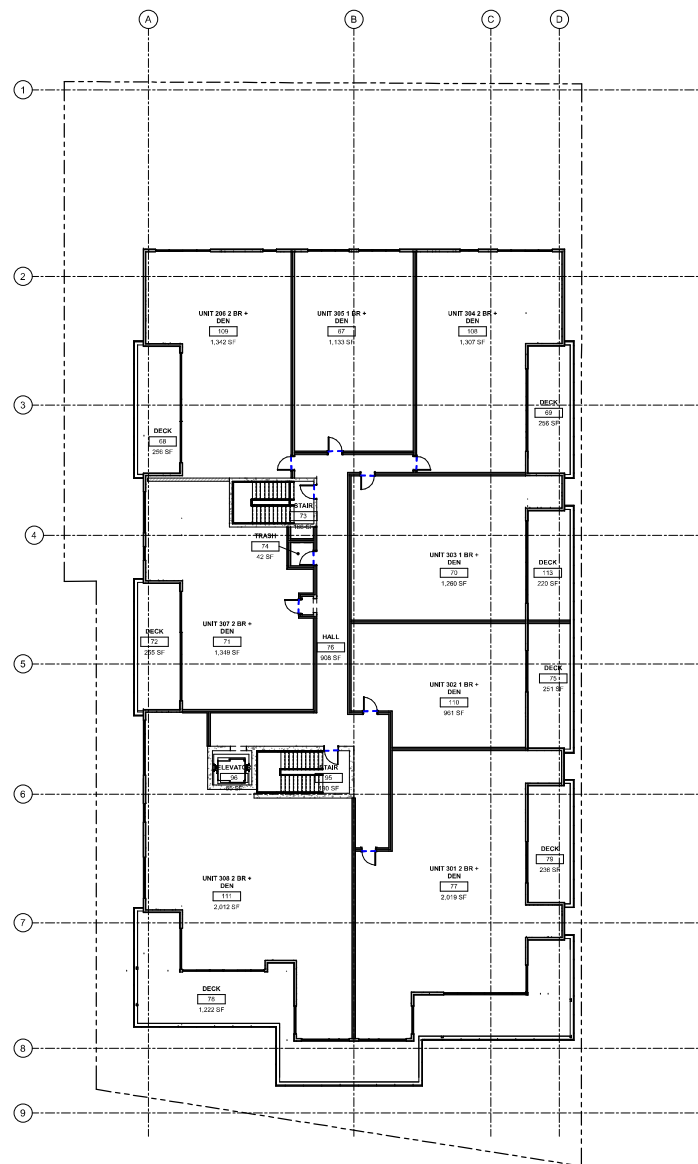
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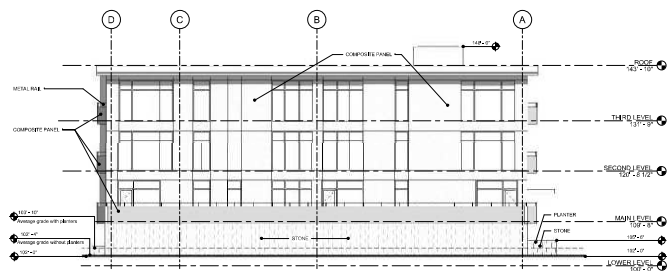
**VENTANA
APARTMENTS**
253 LAKE ST. EAST
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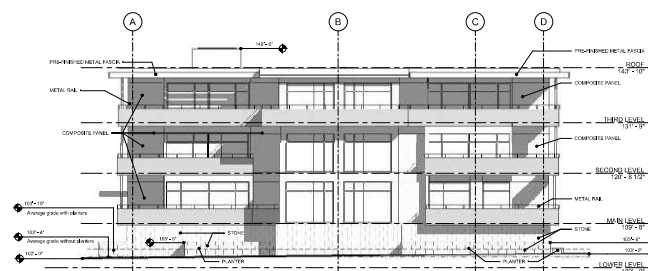
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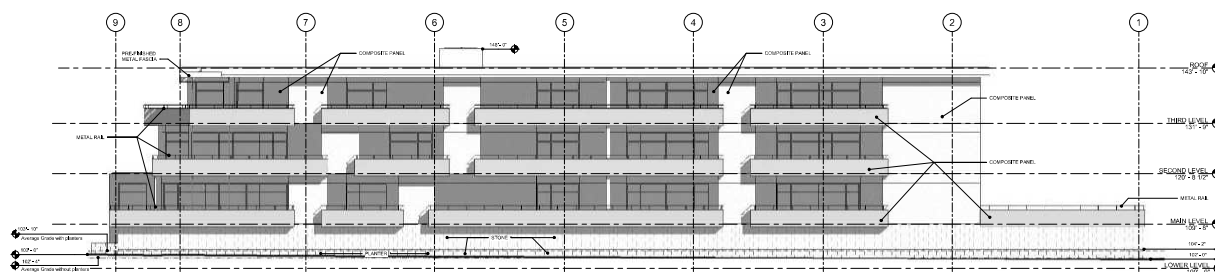
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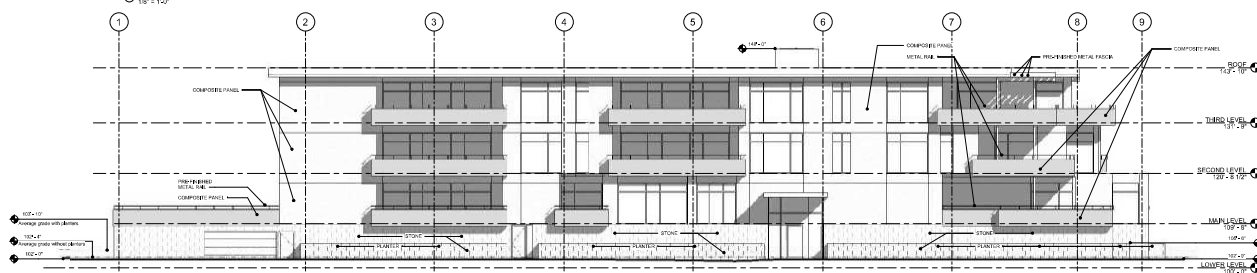
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② SOUTH ELEVATION
1/8" = 1'-0"



③ EAST ELEVATION
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④ WEST ELEVATION
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**VENTANA
APARTMENTS**
253 LAKE ST. EAST
WAYZATA, MN

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EXTERIOR ELEVATIONS
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**VENTANA
APARTMENTS**
253 LAKE ST. EAST
WAYZATA, MN

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1. SHEET 001

WEBER
ARCHITECTS & INTERIORS
10000 Lake Street, Suite 100, Minneapolis, MN 55426
612.338.1100

PERSPECTIVE
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**VENTANA
APARTMENTS**
253 LAKE ST. EAST
WAYZATA, MN

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WEBER
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612.338.1100
www.weberarchitects.com

PERSPECTIVE
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**VENTANA
APARTMENTS**
253 LAKE ST. EAST
WAYZATA, MN

PUD AMENDMENT SET

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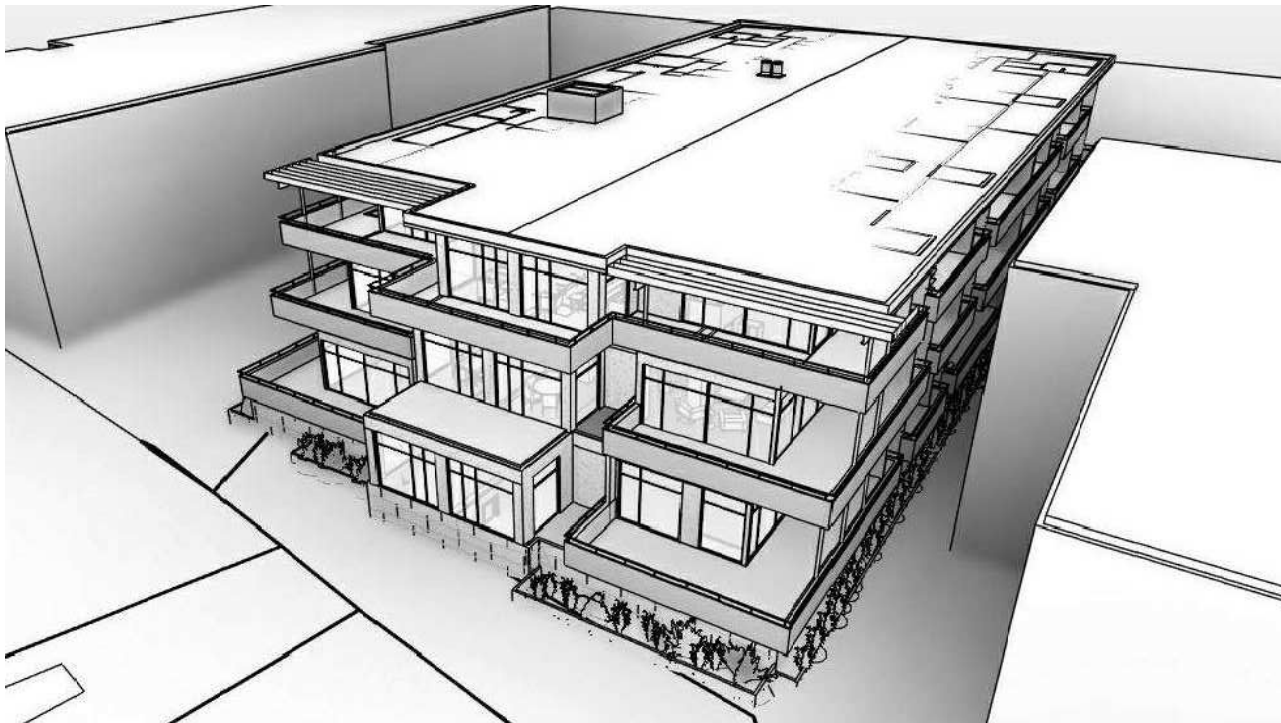
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WEBER
ARCHITECTURAL & ENGINEERING

253 LAKE ST. EAST, WAYZATA, MN 55178
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PERSPECTIVE

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VENTANA
APARTMENTS
253 LAKE ST. EAST
WAYZATA, MN

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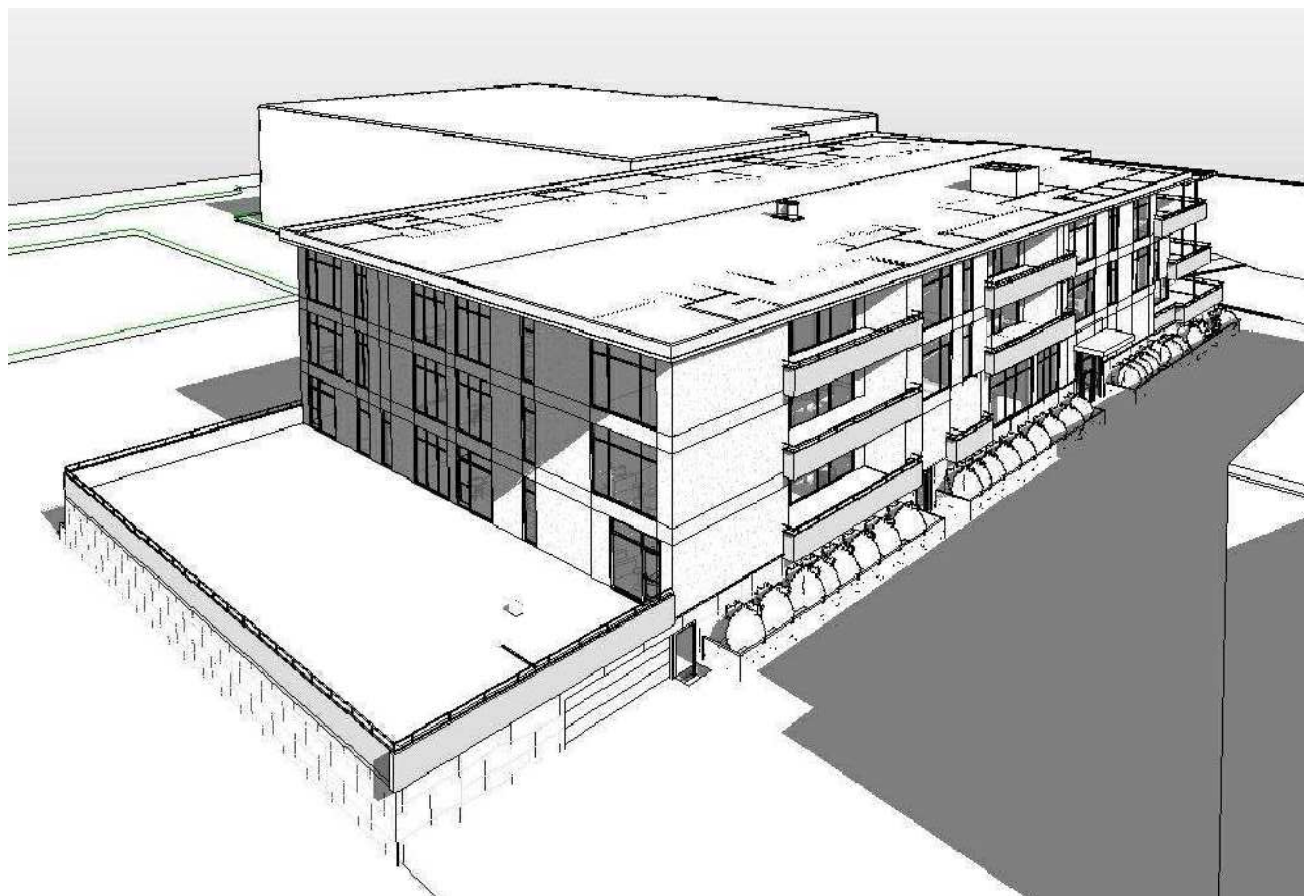
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10000 Grand Ave., Suite 100, Minneapolis, MN 55438
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PERSPECTIVE
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VENTANA
APARTMENTS
253 LAKE ST. EAST
WAYZATA, MN

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VENTANA 2ND ADDITION

R.T. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Berry & Co. Inc, a Minnesota corporation, for owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

Lot 1, Block 1, Ventana Addition

And

Lot 2, Block 1, Ventana Addition

Has caused the same to be surveyed and platted as VENTANA 2ND ADDITION and does hereby dedicate to the public for public use forever the public ways as created by this plat.

In witness whereof Berry & Co. Inc, a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Berry & Co. Inc.

_____, President
Bradley A. Hoyt

STATE OF MINNESOTA, COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Bradley A. Hoyt, President of Berry & Co. Inc, a Minnesota corporation on behalf of the corporation.

Notary Public, _____ County, Minnesota Notary Printed Name My Commission Expires _____

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

Dated this _____ day of _____, 20____.

Daniel L. Schmidt, Licensed Land Surveyor
Minnesota License No. 26147

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20____ by Daniel L. Schmidt.

Notary Public, Hennepin County, Minnesota Notary Printed Name My Commission Expires _____

WAYZATA, MINNESOTA

This plat of VENTANA 2ND ADDITION was approved and accepted by the City Council of Wayzata, Minnesota at a regular meeting held this _____ day of _____, 20____ and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, subd. 2.

City Council, City of Wayzata, Minnesota.

By: _____ Mayor By: _____ City Clerk

RESIDENT AND REAL ESTATE SERVICES
Hennepin County, Minnesota

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat dated this _____ day of _____, 20____.

Mark V. Chapin, County Auditor

By: _____ Deputy

SURVEY DIVISION
Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor

By: _____

REGISTRAR OF TITLES
Hennepin County, Minnesota

I hereby certify that the within plat of VENTANA 2ND ADDITION was filed in this office this _____ day of _____, 20____ at _____ o'clock _____ M.

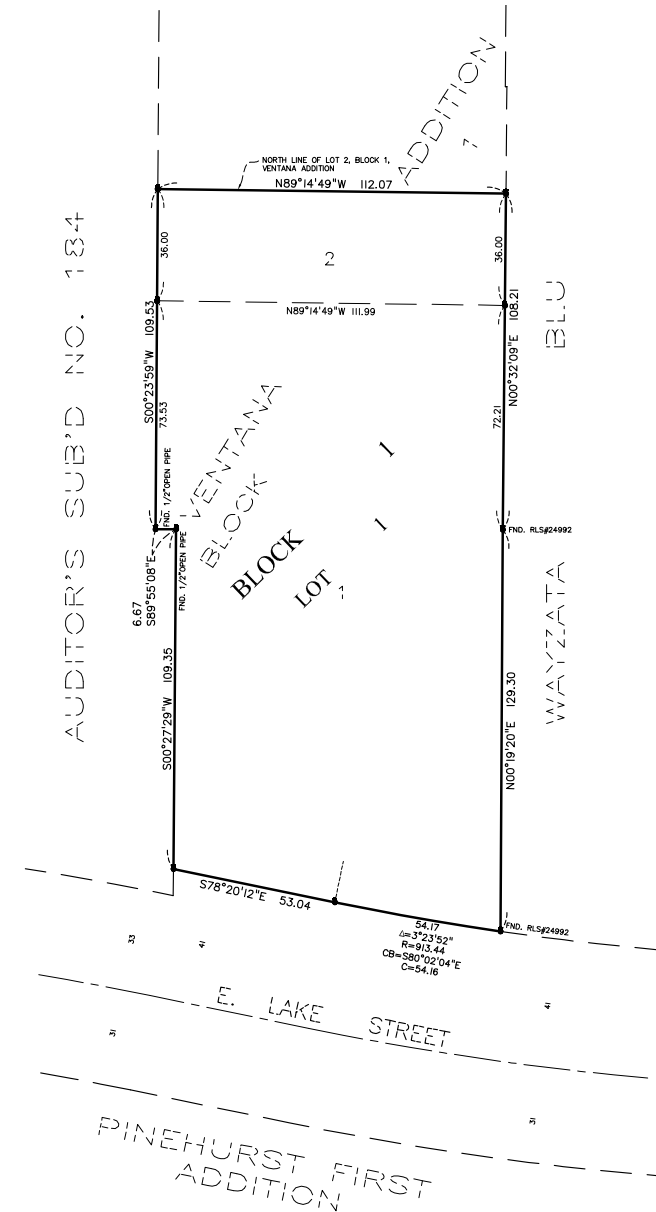
Martin McCormick, Registrar of Titles

By: _____ Deputy



The basis for the bearing system is the north line of Lot 2, Block 1, VENTANA ADDITION which is assumed to bear North 89 degrees 14 minutes 49 seconds West.

• Denotes a found 1/2 inch pipe mark with R.L.S. No. 40344, unless denoted otherwise.



SATHRE-BERGQUIST, INC.

PROPOSED EASEMENT
DESCRIPTIONS

 SIDEWALK EASEMENT
DESCRIPTION

An easement over, under and across the east 6.60 feet of the west 9.30 feet of the north 109.53 feet, and the west 2.60 feet lying south of the north 109.53 feet thereof; all in Lot 1, Block 1, VENTANA 2ND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

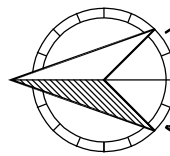
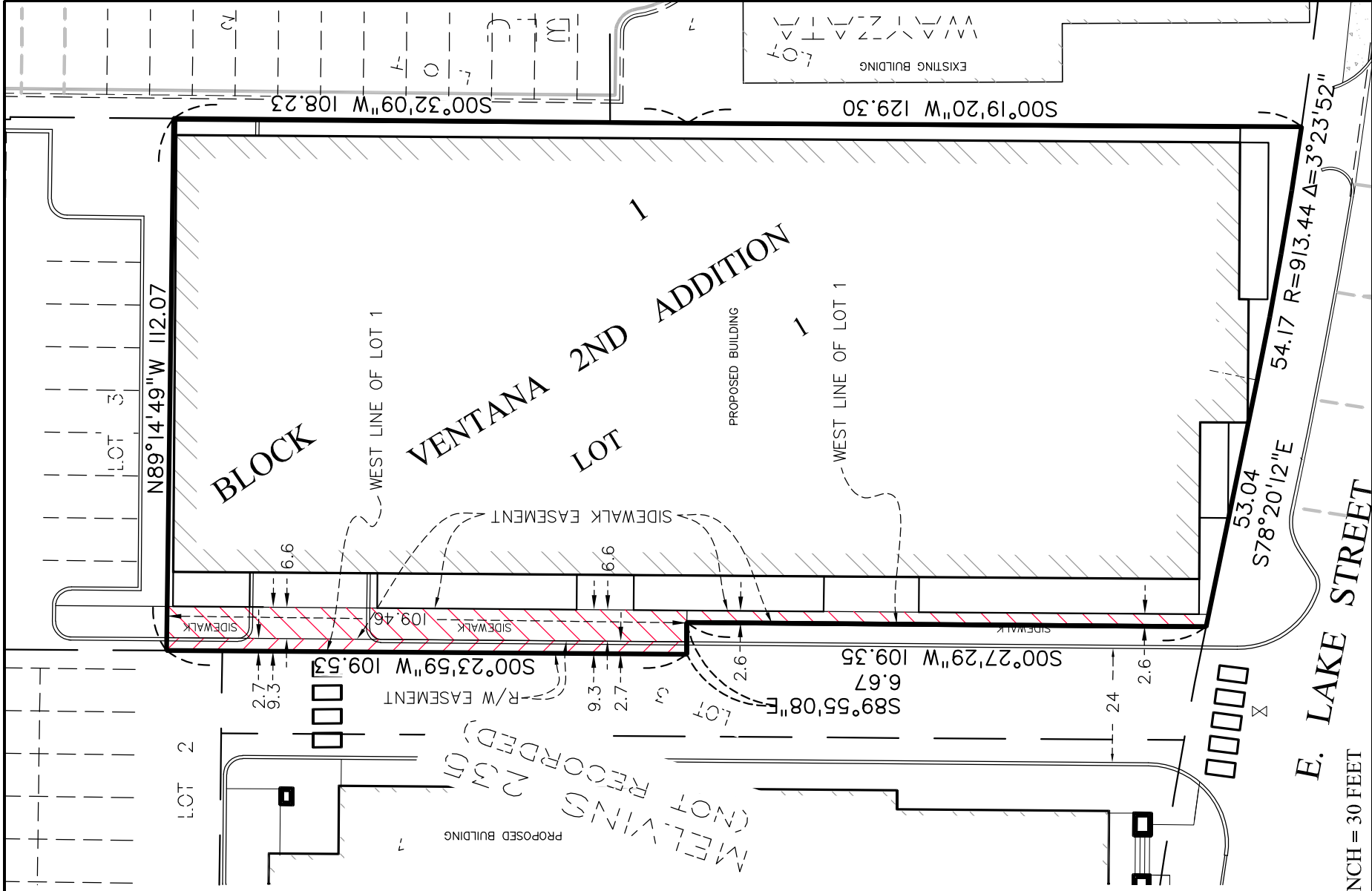
Easement Area: 1,006 sq. ft.



RIGHT OF WAY EASEMENT
DESCRIPTION

An easement over, under and across west 2.70 feet of the north 109.53 feet of Lot 1, Block 1, VENTANA 2ND ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

Easement Area: 292 sq. ft.



SCALE: 1 INCH = 30 FEET



SATHRE-BERGQUIST, INC.
150 South Broadway Ave.
Wayzata, MN. 55391
(952) 476-6000 www.sathre.com

Easement Exhibit
Prepared For
BERRY & Co., Inc.

Date: 3/04/2020	Revision Date:
Prepared By: D8P	Check By:
Layout Sheet: SW ESMT EXHIBIT	
Project Number: 94818-001	

2/2

VENTANA 2ND ADDITION EASEMENT DESCRIPTIONS

Sathre-Bergquist, Inc. Job #94818-001

PROPOSED EASEMENT DESCRIPTIONS

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Easement Area: 292 sq. ft.

Design Review Critique

Ventana Condos

August 20, 2018

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

1. Narrative dated July 17, 2018 *NEW NARRATIVE (6 MARCH 2020)*
2. Building Tabulations submitted by Weber Architects and Planners dated August 17, 2018 *NEW CRCS (6 MARCH 2020)*
3. Site Tabulations submitted by Weber Architects and Planners dated August 17, 2018
4. Exterior Elevations prepared by Weber Architects and Planners dated August 16, 2018 *NEW PLANS (9 MARCH 2020)*
5. Floor Plans by Weber Architects and Planners dated August 16, 2018 *SETBACK- PERQUIST (9 MARCH 2020)*
6. Preliminary Construction Plan by Sathre-Bergquist, Inc, dated July 3, 2018

	Comments	Compliance
Building Uses		
<u>801.09.2.1 – Lake Street District</u> All new buildings east of Barry Avenue on Lake Street shall have retail usage at least eighty percent (80%) of the ground floor facing Lake Street. The remaining twenty percent (20%) of the ground floor frontage may only be used for walkways, public access, or public facilities. Retail activities shall comprise a total of at least fifty percent (50%) of the usage of the total building footprint.	The subject property is located west of Barry Ave on Lake St.	N/A
Building Recesses		
<u>801.09.3.1.A – All Districts</u> Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level	The proposed building includes recesses and undulations in the building façade that creates shadow lines and dimensions.	Yes <i>NO CHANGE</i>
<u>801.09.3.1.B</u> Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.	The front of the building adjacent to the street and public sidewalk would be landscaped.	Yes <i>NO CHANGE</i>

Design Review Critique

Ventana Condos

August 20, 2018

	Comments	Compliance
Building Width		
<u>801.09.4.1 All Districts – New Buildings</u> In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design: 1. Window bays 2. Special treatment at entrances 3. Variations in roof lines or parapet detailing 4. Awnings 5. Building setbacks or articulation of the facade 6. Rhythm of elements	The proposed building incorporates awnings, variations in roof line, articulation of facades, and rhythm of form (in the columns and the decks).	Yes <u>NO CHANGE</u>
	Comments	Compliance
Upper Story Setbacks		
<u>801.09.5.1.A – All Districts – New Buildings</u> Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (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 has previously received a variance to the building height to allow for a 40-foot building height, but is still only 3 stories. The third story is recessed from the 2nd story by 6 feet, which is recessed from the 1st floor by approximately 8 feet. The 3rd story façade is designed with railings, pillars, very large windows, and building recesses.	Yes <u>NO CHANGE</u> <u>IN SET BACKS</u> <u>ADD RECESSES</u>

Design Review Critique

Ventana Condos

August 20, 2018

	Comments	Compliance
<u>801.09.5.1.B – All Districts – New Buildings</u> The façades fronting public right-of-ways of every two and three story building, longer than sixty (60) feet, must have a recessed second story of approximately twenty-five percent (25%) of the façade's length, setting back a minimum of six (6) feet from the face of the first floor façade. The required third floor setback must follow the frontal plane of the second story setback.	The building's 2 nd story is fully recessed from the 1 st story by approximately 8 feet.	Yes <u>NO CHANGE</u>
<u>801.09.5.1.C – All Districts – New Buildings</u> Wintertime sun orientation, solar access, and views of Lake Minnetonka are significant issues within the Design Districts. Building height should not negatively and significantly impact neighboring properties.	The proposed building will not impede the views of properties to the north. There is significant distance and grade elevation between this proposed building and the next building to the north.	Yes <u>NO CHANGE</u>

Design Review Critique

Ventana Condos

August 20, 2018

	Comments	Compliance
Roof Design		
<u>801.09.6.1 – All Districts</u> "Green" roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.	The proposed building does not include any green roofs.	N/A —
<u>801.09.6.2.A – All Districts – Roof Materials</u> The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors. <u>801.09.6.2.B – All Districts – Roof Materials</u> The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.	The proposed building has a flat roof which would consist of a synthetic membrane in a dark color.	Yes <u>YES</u>
Screening of Rooftop Equipment		
<u>801.09.7.1 – Lake Street District</u> No mechanical equipment for a building may be located on the roof deck. All such mechanical equipment must be located within the interior of the structure.	The proposed plans <u>do not include mechanical units on the rooftop</u> . The mechanical equipment would be located inside the building, and <u>would not be visible from the public street or adjacent properties</u> .	Yes <u>NO CHANGE</u>

Design Review Critique

Ventana Condos

August 20, 2018

	Comments	Compliance
Facade Transparency		
801.09.8.1 – Lake Street District No less than fifty percent (50%) of the ground level façade of any building fronting Lake Street shall be transparent glass. No less than twenty-five percent (25%) of the ground level side and rear façade facing a public right of way, parking area or open space shall be transparent glass.	The first floor of the building has 62.6% glass along the front facing façade of Lake Street, front facing façade. The rear and side façade also exceed 50% of those facades.	Yes SEE ATTACHED CALC'S SHOWING MEETING REQ
Ground Level Expression		
801.09.9.1 – 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 ground floor of the proposed building is distinguished from the 2 nd and 3 rd floor by an architectural cornice, a change in building materials from glass to metal, an offset in the façade, and canopies.	Yes NO CHANGE
Entries		
801.09.10.1 – 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 front façade has landscaping located in front of the building adjacent to Lake Street. However, <u>the entrance to the building is located at sidewalk level</u> on the side of the building, and not directly on Lake Street.	No. Deviation requested. ENTRANCE IS ON CHANGE FROM PREVIOUSLY APPROVED PLAN

Design Review Critique
Ventana Condos
August 20, 2018

	Comments	Compliance
Building Materials and Quality		
<u>801.09.11.1.A – Primary Opaque Surfaces – All Districts</u> Other than the accent materials listed in 801.09.11.G, ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials: 1. Brick 2. Stone 3. Cast stone 4. Factory finished and certified wood, including, but not limited to: a. Wood shingles (cedar shingles six (6) inch maximum exposure) b. Lap-siding (six (6) inch maximum width) 5. Stucco	The vast majority of the façade is glass. The non-glass surfaces of the building are comprised of stone and stucco, which are permitted primary materials. The building also includes metal canopies, coping, and metal panel deck/balcony railings.	Yes <u>STUCCO HAS BEEN ELIMINATED</u>
<u>801.09.11.1.B – Façade Coverage – All Districts</u> The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.	The proposed building would consist of the same primary materials – glass, stone, and stucco – on all sides of the building.	Yes <u>GLASS STONE & METAL PANELS AS DESCRIBED ABOVE</u>
<u>801.09.11.1.C – Type of Brick – All Districts</u> On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.	The proposed building does not include any brick.	N/A —

Design Review Critique

Ventana Condos

August 20, 2018

<u>801.09.11.1.D – Façade Detail – All Districts</u> 1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints. 2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable.	The proposed building does not include any brick.	N/A 
<u>801.09.11.1.E – Brick Joints – All Districts</u> 1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or 'v' joint. No mortar may be used beyond the face of the brick. 2. All brick walls must be built to avoid efflorescence	The proposed building does not include any brick.	N/A 
<u>801.09.11.1.F – Stone Joints – All Districts</u> Stone joints shall be no larger than one-fourth (1/4) inch.	The stone joints would be no larger than 1/4 inch.	Yes <u>NO CHANGE.</u>

Design Review Critique

Ventana Condos

August 20, 2018

<u>801.09.11.1.G – Accent Materials – All Districts</u> Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade: 1. Stone 2. Cast stone 3. Copper (untreated) 4. Rock faced stone 5. Aluminum or painted steel structural shapes 6. Fiber cement board 7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir. 8. EIFS	The building includes sills, accents, and cornices that do not consist of more than 10 percent of the surfaces and consist of stone, steel, and metal.	Yes <u>NO CHANGE</u>
<u>801.09.11.1.H - Parapets, Flashing, Coping – All Districts</u> 1. Only the following materials may be used for parapets, flashing and coping: a. copper (untreated) b. brick c. stone d. cast stone e. premium grade wood. 2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.	The parapets, flashing, and coping are metal.	Yes <u>NO CHANGE</u>

Design Review Critique

Ventana Condos

August 20, 2018

<u>801.09.11.1.I – Awnings – All Districts</u> 1. Only the following types of awnings may be used: a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process b. Highly detailed, ornate metal in dark colors c. Glass awnings 2. Backlit awnings are prohibited. 3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance.	The proposed building includes metal canopies but no awnings.	N/A —
<u>801.09.11.1.J – Balconies – All Districts</u> Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.	The building includes usable decks and balconies with metal railings.	Yes <u>NO CHANGE</u>
<u>801.09.11.1.K – Glass – All Districts</u> Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 801.09.8 of the Standards, but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects	The exterior glass will not be mirrored, reflective, or darkened.	Yes <u>NO CHANGE</u>

Design Review Critique

Ventana Condos

August 20, 2018

801.09.11.1.L – Door Systems – 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.	All entry doors are glass on the front façade.	Yes <u>NO CHANGE</u>
	Comments	Compliance
Franchise Architecture		
801.09.12.1 – 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 801. 09.18 by the Planning Commission at the time of Design Standards Review application	There is no franchise architecture proposed.	N/A 

Design Review Critique

Ventana Condos

August 20, 2018

	Comments	Compliance
Walkways		
<u>801.09.13.1 – Lake Street District</u>		
A. Continuous sidewalks at least twelve (12) feet in width shall be provided along all public street frontages.	The proposed plans include a 12-foot continuous sidewalk along Lake Street with the required streetscaping elements.	Yes <u>No CHANGE</u>
B. Lighted sidewalks shall extend between rear and side parking areas and building entrances. All sidewalk lighting must project downward.		
C. Buildings with street frontage exceeding fifty (50) feet shall have at least one (1) bench.		
D. All sidewalk surfaces		

Design Review Critique

Ventana Condos

August 20, 2018

	Comments	Compliance
Landscaping		
801.09.14.1 – 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.	The proposed building indicates landscaping along the front façade of the building adjacent to Lake Street.	Yes NO CHANGE
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		

Design Review Critique

Ventana Condos

August 20, 2018

<u>801.09.14.2 – Lake Street District</u> A. Established Lake Street landscape treatments shall be followed in accordance with the specifications of the Wayzata Engineering Guidelines set forth in Wayzata City Code. Exposed aggregate with brick accent sidewalks shall be used. B. Approved boulevard trees, planted in sidewalk areas, shall be planted no more than twenty six (26) feet on center from each other.	The proposed plans include a 12-foot continuous sidewalk along Lake Street with the required streetscaping elements.	Yes <u>NO CHANGE</u>
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Design Review Critique
Ventana Condos
August 20, 2018

	Comments	Compliance
Parking Lot Landscaping		
<u>801.09.15.1 – All Districts</u> A landscaped buffer strip at least five (5) feet wide shall be provided between all parking areas and the sidewalk or street. The buffer strip shall consist of shade trees appropriately spaced for the particular Design District, and a decorative metal fence, masonry wall or hedge. A solid wall or dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.	The proposed parking area is going to be publicly owned and will be located behind the building.	N/A
Surface Parking		
<u>801.09.16.1 – All Districts</u> A. Off-street parking shall be located to the rear of buildings. When parking must be located in a side yard adjacent to the street, a landscaped buffer shall be provided in accordance with the Design Standards. The street frontage occupied by parking shall not exceed sixty (60) feet per property. B. Side-by-side parking lots creating a parking area frontage longer than sixty (60) feet are prohibited, except where a heavily landscaped buffer of at least twenty (20) feet wide completely separates both lots. C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property. D. Front yard parking is prohibited. E. There shall be no corner parking.	The proposed parking area is going to be publicly owned and will be located behind the building.	N/A

Design Review Critique

Ventana Condos

August 20, 2018

	Comments	Compliance
801.09.16.2 – 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.	This proposal is entirely residential.	N/A 
Parking Structures		
801.09.17.1 – All Districts Parking structures shall meet the following standards, along with all other applicable building code standards: A. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings. B. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade. C. Windows or openings shall be similar to those of surrounding buildings. D. Vines and other significant landscaping shall be used to minimize the visual impact of the parking structure.	There is no parking structure associated with the project.	N/A 

Design Review Critique

Ventana Condos

August 20, 2018

	Comments	Compliance
Signs		
<u>801.09.18.1 – All Districts</u>		
A. Compatibility	There are no proposed changes to the signage on the property at this time.	N/A
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 Section 801.27 of the Wayzata Zoning Ordinance.		

Design Review Critique

Ventana Condos

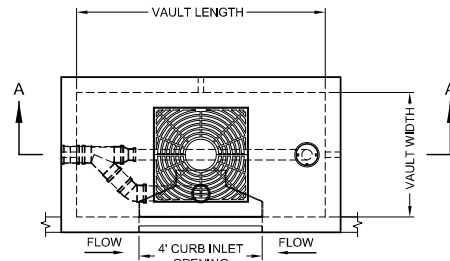
August 20, 2018

801.09-18.2 – Permitted Signs – Lake Street District A. Lake Street District. Only the following types of signs are permitted in the Lake Street District: 1. Awning, canopy or marquee signs 2. Wall signs 3. Monument or ground signs 4. Projecting signs 5. Window signs (small accent signs) 6. Roof signs if located on pitched-roof buildings, below the peak of the roof	There are no proposed changes to the signage on the property at this time.	N/A —
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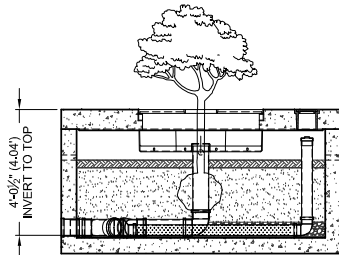
	Comments	Compliance
Parking Lot and Building Lighting		
801.09.19.1 – All Districts A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare. B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to minimize ambient glow and light pollution. C. Pedestrian-scale lighting, not exceeding thirteen (13) feet in height, shall be located on walkways and adjacent to store entrances. All sidewalk lighting must be projected downwards. City light standard shall be followed for all public streets. D. Light posts shall be of a dark color. E. Lighting fixtures shall be compatible with the architecture of the building. F. Lights attached to buildings shall be screened by the building's architectural features to eliminate glare to adjacent properties. All façade lighting must be projected downwards. G. All lighting fixtures shall comply with City Code Section 801.16.6 as it relates to glare.	The proposed plans do not include any private parking lots improvements.	N/A —

Bioretention and biofiltration

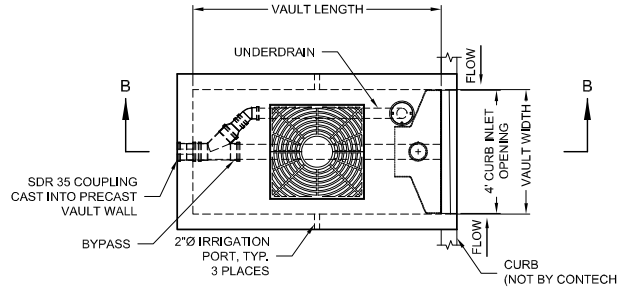




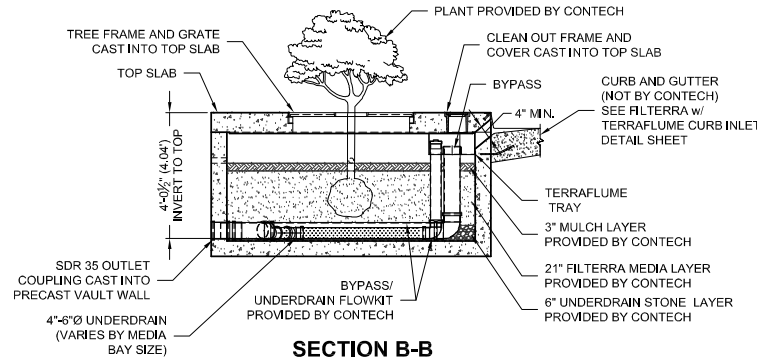
PLAN VIEW



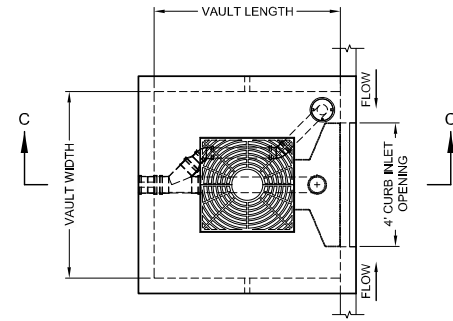
SECTION A-A



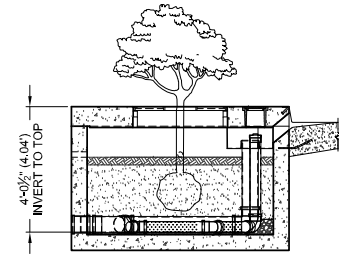
PLAN VIEW



SECTION B-B



PLAN VIEW



SECTION C-C

FTIBC LONG SIDE CURB INLET

DESIGNATION	AVAIL- ABILITY	MEDIA BAY SIZE	VAULT SIZE (L x W)	MAX. OUTLET/ BYPASS PIPE DIA.	MAX. BYPASS FLOW (CFS)	UNDER- DRAIN PIPE DIA. (PERF)	TREE GRATE QTY. & SIZE
FTIBC0604	N/A CA	6 x 4	6 x 4	8" SDR 35	1.89	4" SDR 35	(1) 3' x 3'
FTIBC06504	CA ONLY	6.5 x 4	6.5 x 4	8" SDR 35	1.89	4" SDR 35	(1) 3' x 3'
FTIBC078045	MID-ATL ONLY	7.83 x 4.5	7.83 x 4.5	8" SDR 35	1.89	4" SDR 35	(1) 3' x 3'
FTIBC0804	N/A MID-ATL	8 x 4	8 x 4	8" SDR 35	1.89	4" SDR 35	(1) 3' x 3'
FTIBC0806	ALL	8 x 6	8 x 6	10" SDR 35	2.37	4" SDR 35	(1) 4' x 4'
FTIBC1006	ALL	10 x 6	10 x 6	10" SDR 35	2.37	6" SDR 35	(1) 4' x 4'
FTIBC1206	ALL	12 x 6	12 x 6	10" SDR 35	2.37	6" SDR 35	(2) 4' x 4'
FTIBC1307	ALL	13 x 7	13 x 7	10" SDR 35	2.37	6" SDR 35	(2) 4' x 4'

N/A = NOT AVAILABLE

FTIBC SHORT SIDE CURB INLET

DESIGNATION	AVAIL- ABILITY	MEDIA BAY SIZE	VAULT SIZE (W x L)	MAX. OUTLET/ BYPASS PIPE DIA.	MAX. BYPASS FLOW (CFS)	UNDER- DRAIN PIPE DIA. (PERF)	TREE GRATE QTY. & SIZE
FTIBC0406	N/A CA	4 x 6	4 x 6	8" SDR 35	1.89	4" SDR 35	(1) 3' x 3'
FTIBC04065	CA ONLY	4 x 6.5	4 x 6.5	8" SDR 35	1.89	4" SDR 35	(1) 3' x 3'
FTIBC0408	N/A MID-ATL	4 x 8	4 x 8	8" SDR 35	1.89	4" SDR 35	(1) 3' x 3'
FTIBC045078	MID-ATL ONLY	4.5 x 7.83	4.5 x 7.83	8" SDR 35	1.89	4" SDR 35	(1) 3' x 3'
FTIBC0608	ALL	6 x 8	6 x 8	10" SDR 35	2.37	4" SDR 35	(1) 4' x 4'
FTIBC0610	ALL	6 x 10	6 x 10	10" SDR 35	2.37	6" SDR 35	(1) 4' x 4'
FTIBC0612	ALL	6 x 12	6 x 12	10" SDR 35	2.37	6" SDR 35	(2) 4' x 4'
FTIBC0713	ALL	7 x 13	7 x 13	10" SDR 35	2.37	6" SDR 35	(2) 4' x 4'

N/A = NOT AVAILABLE

FTIBC SQUARE CURB INLET

DESIGNATION	AVAIL- ABILITY	MEDIA BAY SIZE	VAULT SIZE (L x W)	MAX. OUTLET/ BYPASS PIPE DIA.	MAX. BYPASS FLOW (CFS)	UNDER- DRAIN PIPE DIA. (PERF)	TREE GRATE QTY. & SIZE
FTIBC0404	ALL	4 x 4	4'-0"	6" SDR 35	1.42	4" SDR 35	(1) 3' x 3'
FTIBC0606	ALL	6 x 6	6'-0"	8" SDR 35	1.89	4" SDR 35	(1) 3' x 3'

N/A = NOT AVAILABLE

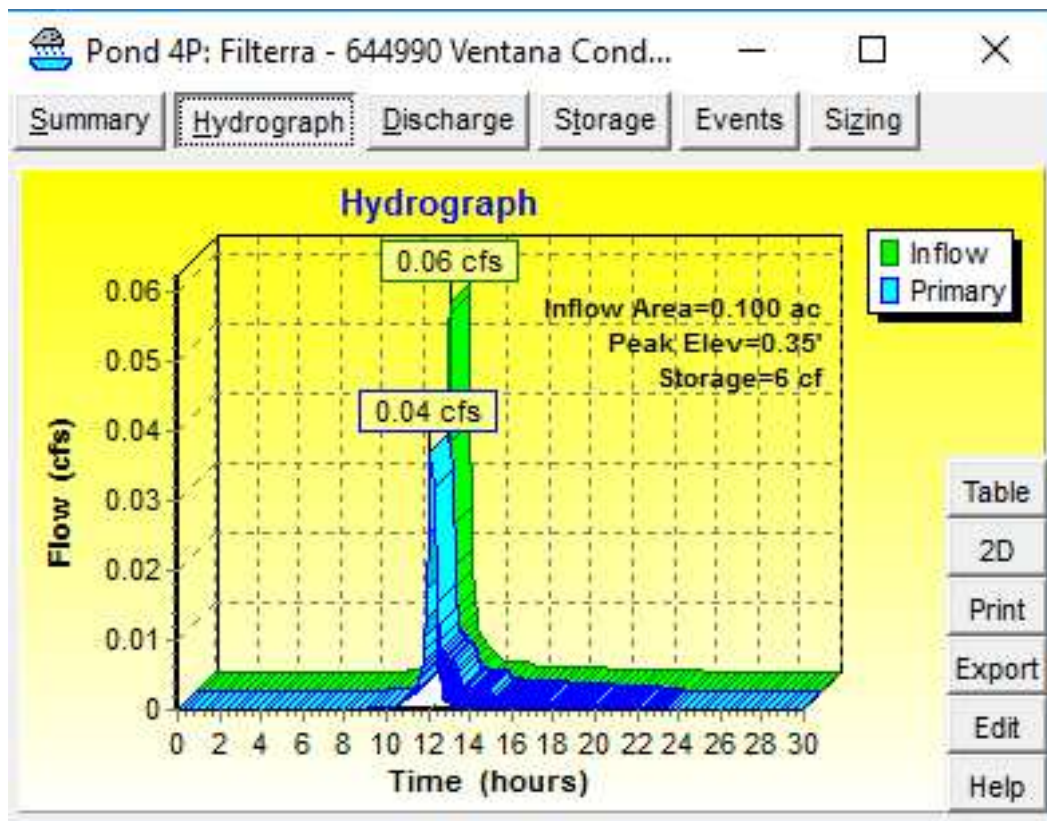
INTERNAL PIPE CONFIGURATION MAY VARY DEPENDING ON VAULT SIZE.

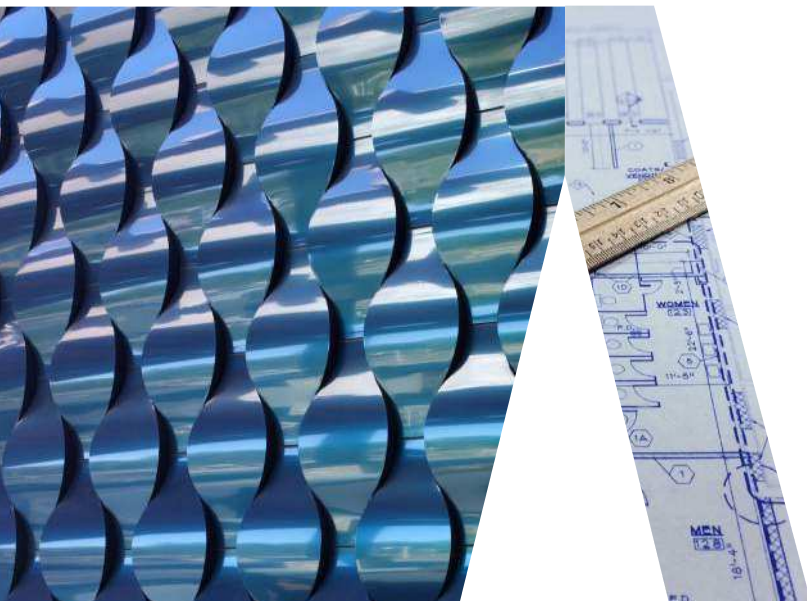


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**FILTERRA INTERNAL BYPASS CURB (FTIBC)
CONFIGURATION DETAIL**





As the original “aluminum composite material,” ALUCOBOND® PLUS has been developed exclusively to allow architects and designers to meet the fire performance requirements of today’s building standards while using ACM as the material of choice. Consisting of two sheets of smooth .020” aluminum thermo-bonded to a solid, fire retardant core, ALUCOBOND PLUS is one component of the assembly that meets the requirements of fire classifications while offering the proven product properties such as flatness, form-ability, durability and ease of fabrication.

The versatile characteristics of ALUCOBOND PLUS provide for a plethora of applications such as exterior and interior cladding, column covers, canopies, soffits and even signage, allowing architects to offer inspiring, creative, and innovative designs while meeting the standards of sustainable planning.

ALUCOBOND PLUS is available in all of our current finishes and custom colors.

PRODUCT DESCRIPTION

MATERIAL COMPOSITION

- Aluminum interior and exterior facings in 0.020” nominal thickness
- 4mm total nominal thickness, including proprietary fire retardant core

SHEET WIDTHS

- Standard coil-coated width of 62”*
- *Some finishes are stocked in 40”, 49.2” or 50”. Please refer to stock material list
- Custom widths of 40” and 50” available on request

SHEET LENGTHS

- Standard coil-coated length of 196”
- Reflect Mirror is offered in 146”
- Custom lengths for coil coating: maximum 400”
- Custom lengths for anodized: maximum 216”

MINIMUM BENDING RADIUS

- The minimum bending radius of ALUCOBOND PLUS without routing the interior skin is 15 times the thickness
- $4\text{mm} \times 15 = 60\text{mm}$ (2.36”)

MANUFACTURING

- ALUCOBOND PLUS is made in Benton, Kentucky USA

To download PDF or AutoCAD details and specifications, visit our website at www.alucobondusa.com

TECHNICAL SUMMARY

TEMPERATURE RESISTANCE

- Withstands environmental temperature changes from -55°F to +180°F
- Coefficient of linear expansion is governed by the aluminum sheet

TECHNICAL PROPERTIES

- | | |
|-----------------------|-----------------------------|
| - Nominal thickness: | 4mm |
| - Nominal weight: | 1.56 lb/ft ² |
| - Moment of inertia: | .000212 in ⁴ /in |
| - Section of modulus: | .00275 in ³ /in |
| - Rigidity: | 2143 lb-in ² /in |

SUSTAINABILITY DESIGN

- LEED 3
- LEED v4/4.1
 - LCA Industry Standard
 - EPD Industry Standard

ACCEPTED EVALUATION REPORTS

- ICC-ES: 1185
- Florida Product Approval: FL29842
- Miami Dade County NOA: 15-0923.03
- Los Angeles Research Report: 24868
- Underwriters Laboratory: 19980

Information contained herein, or related to, is intended for use at one’s own discretion. Such information is believed to be reliable, but 3A Composites shall have no responsibility or liability for results obtained or damages resulting from such use. 3A Composites USA, Inc. does not make any warranties, expressed or implied.

Standard Test Method*	Description	Category	4mm
ASTM C-365	Flatwise Compression Strength (Ultimate)	Mechanical	9291 psi
ASTM C-393	Core Shear Properties (Perpendicular) Ultimate Facing Bending Stress	Mechanical	24,720 psi
ASTM C-393	Core Shear Properties (Parallel) Ultimate Facing Bending Stress	Mechanical	22,732 psi
ASTM D-790	Flexural Modulus (Perpendicular)	Mechanical	1891 ksi
ASTM D-790	Ultimate Flexural (Perpendicular)	Mechanical	18,573 psi
ASTM D-790	Flexural Modulus (Parallel)	Mechanical	1815 ksi
ASTM D-790	Ultimate Flexural (Parallel)	Mechanical	17,703 psi
ASTM D-790	Yield Flexural Stress (Perpendicular)	Mechanical	6667 psi
ASTM D-790	Yield Flexural Stress (Parallel)	Mechanical	6930 psi
ASTM D-638	Modulus of Elasticity (Perpendicular)	Mechanical	2930 ksi
ASTM D-638	Tensile Strength (Perpendicular)	Mechanical	7750 psi
ASTM D-638	Tensile Yield at 0.2% Offset (Perpendicular)	Mechanical	6570 psi
ASTM D-638	Elongation (Perpendicular)	Mechanical	14.2%
ASTM D-732	Punching Shear (Maximum Shear Load)	Mechanical	2198 lbs.
ASTM D-732	Punching Shear (Shear Strength)	Mechanical	4615 psi
ASTM C-518	Thermal Conductivity	Thermal	U=6.5 Btu/hr ft² °F
ASTM C-518	Thermal Resistance	Thermal	R=0.16
ASTM C-518	Thermal Conductance	Thermal	6.25
ASTM D-648	Deflection Temperature - Perpendicular	Thermal	185°F
ASTM D-648	Deflection Temperature - Parallel	Thermal	189°F
ASTM C-273	Shear Test in Flatwise Plane (Ultimate Core Shear Strength)	Bond Integrity	765 psi
ASTM C-297	Tensile Bond Strength Test in Flatwise Plane (Ultimate)	Bond Integrity	1016 psi
ASTM D-1781	Bond Integrity	Bond Integrity	> 22.5 in-lb/in
ASTM E-90	Sound Transmission (STC)	Acoustical	30
ASTM E-90	Sound Transmission (OITC)	Acoustical	24
ASTM C-272	Water Absorption	Physical	0.003%
ASTM D-696	Coefficient of Linear Thermal Expansion	Physical	1.11x10 ⁻⁵ in/in °F
ASTM D-635	Rate of Burning	Fire Performance	Classified CC1
ASTM D-1929	Ignition Temperature - Self	Fire Performance	783°F
ASTM D-1929	Ignition Temperature - Flash	Fire Performance	784°F
ASTM E-84	Surface Burning Characteristics (Flame Spread)	Fire Performance	< 25
ASTM E-84	Surface Burning Characteristics (Smoke Development)	Fire Performance	< 100
CAN/ULC-S102	Surface Burning Characteristics (Flame Spread)	Fire Performance	< 25
CAN/ULC-S102	Surface Burning Characteristics (Smoke Development)	Fire Performance	< 100
CAN/ULC-S134	Flame Spread of Exterior Wall Assemblies	Fire Performance	Meets Criteria**
NFPA 285	Flame Spread of Exterior Wall Assemblies	Fire Performance	Meets Criteria**

*The ASTM (American Society for Testing & Materials) Standard Test Method defines the way a test is performed and the precision of the result. The result of the test is then used to assess compliance with a standard specification.

** Results based upon tests made with ALUCOBOND PLUS panels in specific wall assemblies. For more information about assemblies that have been tested, please contact technical support: Thomas.rogers@3acomposites.com

Design Review Critique

Ventana Condos

May 4, 2020

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

1. Narrative dated April 1, 2020
2. Building Tabulations submitted by Weber Architects and Planners dated April 5, 2020
3. Site Tabulations submitted by Weber Architects and Planners dated April 5, 2020
4. Exterior Elevations prepared by Weber Architects and Planners dated April 8, 2020
5. Floor Plans by Weber Architects and Planners dated April 8, 2020
6. Preliminary Construction Plan by Sathre-Bergquist, Inc, dated April 1, 2020

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

Design Review Critique

Ventana Condos

May 4, 2020

	Comments	Compliance
Building Width		
<u>909.07.A New Buildings – All Districts</u> In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design: 1. Window bays 2. Special treatment at entrances 3. Variations in roof lines or parapet detailing 4. Awnings 5. Building setbacks or articulation of the facade 6. Rhythm of elements	The proposed building incorporates 1) awnings, 2) articulation of facades, and 3) rhythm of form (in the columns and the decks).	Yes
	Comments	Compliance
Upper Story Setbacks		
<u>909.08.A.1 New Buildings – All Districts</u> Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3 rd) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3 rd story height from the second (2 nd) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3 rd story structure shall be closer than six (6) feet to the 2 nd story façade. The 3 rd story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3 rd story façade.	The building has previously received a variance to the building height to allow for a 40-foot building height, but is still only 3 stories. The third story is recessed from the 2 nd story by 6.5 feet, which is recessed from the 1 st floor by approximately 11 feet. The 3 rd story façade is designed with railings, pillars, very large windows, and building recesses.	Yes

Design Review Critique

Ventana Condos

May 4, 2020

	Comments	Compliance
<u>909.08.A.2 New Buildings – All Districts</u> The façades fronting public right-of-ways of every two and three story building, longer than sixty (60) feet, must have a recessed second story of approximately twenty-five percent (25%) of the façade's length, setting back a minimum of six (6) feet from the face of the first floor façade. The required third floor setback must follow the frontal plane of the second story setback.	Over 25% of the 2 nd story's façade length is recessed from the 1 st story by approximately 11 feet.	Yes
<u>909.08.A.3 – All Districts – New Buildings</u> Wintertime sun orientation, solar access, and views of Lake Minnetonka are significant issues within the Design Districts. Building height should not negatively and significantly impact neighboring properties.	The proposed building will not impede the views of properties to the north. There is significant distance and grade elevation between this proposed building and the next building to the north.	Yes

	Comments	Compliance
Roof Design		
<u>909.09.A – All Districts</u> "Green" roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.	The proposed building does not include any green roofs.	N/A
<u>909.09.B.1 – Roof Materials – All Districts</u> The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors. <u>909.09.B.2 – Roof Materials – All Districts</u> The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.	The proposed building has a flat roof which would consist of a synthetic membrane in a dark color.	Yes

Design Review Critique

Ventana Condos

May 4, 2020

Screening of Rooftop Equipment		
<u>909.10.A – Lake Street and Bluff Districts</u> No mechanical equipment for a building may be located on the roof deck. All such mechanical equipment must be located within the interior of the structure.	The proposed plans do not include mechanical units on the rooftop. The mechanical equipment would be located inside the building, and would not be visible from the public street or adjacent properties.	Yes
	Comments	Compliance
Facade Transparency		
<u>909.11.B – Lake Street District</u> No less than fifty percent (50%) of the ground level façade of any building fronting Lake Street shall be transparent glass. No less than twenty-five percent (25%) of the ground level side and rear façade facing a public right of way, parking area or open space shall be transparent glass.	The ground level of the building has 62.6% glass along the front facing façade of Lake Street. The transparency at the ground level on the north elevation exceeds 25%.	Yes
Ground Level Expression		
<u>909.12 – All Districts</u> In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements: A. An intermediate cornice line B. A difference in building materials or detailing C. An offset in the façade D. An awning, trellis, or loggia E. Arcade F. Special window lintels G. Brick/stone corbels	The ground floor of the proposed building is distinguished from the 2 nd and 3 rd floor by an architectural cornice, an offset in the façade, and trellis on the corners of the 3 rd floor.	Yes

Design Review Critique

Ventana Condos

May 4, 2020

Entries			
<u>909.13 – All Districts</u> The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.		The front façade has landscaping located in front of the building adjacent to Lake Street. However, the entrance to the building is located at sidewalk level on the side of the building, and not directly on Lake Street.	No, deviation requested.
		Comments	Compliance
Building Materials and Quality – All Districts			
<u>909.14.A – Primary Opaque Surfaces</u> Other than the accent materials listed in 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		Combined surface area of glass is approximately 36%. The non-glass surfaces of the building are comprised of stone and composite metal panel, the latter of which is not a permitted primary material. The building also includes metal canopies, coping, and metal panel deck/balcony railings.	No, deviation requested.
<u>909.14.B – Façade Coverage</u> The primary opaque surface materials of all free-standing buildings must be the same on all facades of the building.		The proposed building would consist of the same primary materials – glass, stone, and composite metal panel – on all sides of the building.	Yes
<u>909.14.C – Type of Brick</u> On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.		The proposed building does not include any brick.	N/A

Design Review Critique

Ventana Condos

May 4, 2020

<u>909.14.D – Façade Detail</u> 1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints. 2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable.		The proposed building does not include any brick.	N/A
<u>909.14.E – Brick Joints</u> 1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or 'v' joint. No mortar may be used beyond the face of the brick. 2. All brick walls must be built to avoid efflorescence.		The proposed building does not include any brick.	N/A
<u>909.14.F – Stone Joints</u> Stone joints shall be no larger than one-fourth (1/4) inch.		The stone joints would be no larger than 1/4 inch.	Yes

Design Review Critique

Ventana Condos

May 4, 2020

<u>909.14.G – Accent Materials</u> Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade: 1. Stone 2. Cast stone 3. Copper (untreated) 4. Rock faced stone 5. Aluminum or painted steel structural shapes 6. Fiber cement board 7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir. 8. EIFS	The building includes sills, accents, and cornices that do not consist of more than 10 percent of the surfaces and consist of steel and metal.	Yes
<u>909.14.H - Parapets, Flashing, Coping</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 0.032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.	The parapets, flashing, and coping are metal.	Yes

Design Review Critique

Ventana Condos

May 4, 2020

<u>909.14.I – Awnings</u> - Only the following types of awnings may be used: - Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process - Highly detailed, ornate metal in dark colors - Glass awnings - Backlit awnings are prohibited. - Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance.	The proposed building includes metal canopies but no awnings.	N/A
<u>909.14.J – Balconies</u> Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.	The building includes usable decks and balconies with metal railings.	Yes
<u>909.14.K – Glass</u> Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 801.09.8 of the Standards, but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects	The exterior glass will not be mirrored, reflective, or darkened.	Yes
<u>909.14.L – Door Systems</u> Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.	All main entry doors are glass.	Yes
	Comments	Compliance

Design Review Critique

Ventana Condos

May 4, 2020

Franchise Architecture			
<u>909.15 – All Districts</u>			
A.	Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited.	There is no franchise architecture proposed.	N/A
B.	Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 801. 09.18 by the Planning Commission at the time of Design Standards Review application		

Design Review Critique

Ventana Condos

May 4, 2020

	Comments	Compliance
Walkways		
<u>909.16.A – Lake Street District</u>		
1. Continuous sidewalks at least twelve (12) feet in width shall be provided along all public street frontages.	The proposed plans include a 12-foot continuous sidewalk along Lake Street with bench at its southwest corner.	Yes
2. Lighted sidewalks shall extend between rear and side parking areas and building entrances. All sidewalk lighting must project downward.		
3. Buildings with street frontage exceeding fifty (50) feet shall have at least one (1) bench.		
4. All sidewalk surfaces must match the exposed aggregate/brick accent sidewalks on Lake Street.		

Design Review Critique

Ventana Condos

May 4, 2020

	Comments	Compliance
Landscaping		
<u>909.17.A – All Districts</u>		
1. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level.	The proposed building indicates landscaping along the front façade of the building adjacent to Lake Street.	Yes
2. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings.		
3. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area.		
4. Streetscaping shall include all of the following: a) Boulevard species trees, with at least three (3) caliper inches. b) Exposed aggregate sidewalks with brick accents c) Street lights d) Benches (if building length is 50 feet or greater), which utilize existing city bench designs e) Flowers		

Design Review Critique

Ventana Condos

May 4, 2020

<u>909.17.B – Lake Street District</u> 1. Established Lake Street landscape treatments shall be followed in accordance with the specifications of the Wayzata Engineering Guidelines set forth in Wayzata City Code. Exposed aggregate with brick accent sidewalks shall be used. 2. Approved boulevard trees, planted in sidewalk areas, shall be planted no more than twenty six (26) feet on center from each other.	The proposed plans include a 12-foot continuous sidewalk along Lake Street with the required streetscaping elements.	Yes
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	Comments	Compliance
Parking Lot Landscaping		
<u>909.18 – All Districts</u> A landscaped buffer strip at least five (5) feet wide shall be provided between all parking areas and the sidewalk or street. The buffer strip shall consist of shade trees appropriately spaced for the particular Design District, and a decorative metal fence, masonry wall or hedge. A solid wall or dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.	The proposed parking area is going to be publicly owned and will be located behind the building.	N/A
Surface Parking		

Design Review Critique

Ventana Condos

May 4, 2020

<u>909.19 – All Districts</u> A. Off-street parking shall be located to the rear of buildings. When parking must be located in a side yard adjacent to the street, a landscaped buffer shall be provided in accordance with the Design Standards. The street frontage occupied by parking shall not exceed sixty (60) feet per property. B. Side-by-side parking lots creating a parking area frontage longer than sixty (60) feet are prohibited, except where a heavily landscaped buffer of at least twenty (20) feet wide completely separates both lots. C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property. D. Front yard parking is prohibited. E. There shall be no corner parking.	The proposed parking area is going to be publicly owned and will be located behind the building.	N/A
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Design Review Critique

Ventana Condos

May 4, 2020

	Comments	Compliance
<u>909.20 – Bicycle Parking – All Districts</u> Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.	This proposal is entirely residential.	N/A
Parking Structures		
<u>909.21.A – All Districts</u> 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.	There is no parking structure associated with the project.	N/A

Design Review Critique

Ventana Condos

May 4, 2020

	Comments	Compliance
Signs		
<u>909.22 – All Districts</u>		
A. Compatibility		N/A
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 Section 801.27 of the Wayzata Zoning Ordinance.		
	There are no proposed changes to the signage on the property at this time.	

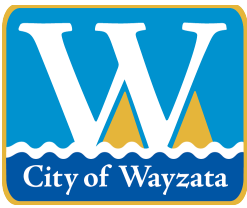
Design Review Critique

Ventana Condos

May 4, 2020

909.23.A – Permitted Signs – Lake Street District Only the following types of signs are permitted in the Lake Street District: 1. Awning, canopy or marquee signs 2. Wall signs 3. Monument or ground signs 4. Projecting signs 5. Window signs (small accent signs) 6. Roof signs if located on pitched-roof buildings, below the peak of the roof	There are no proposed changes to the signage on the property at this time.	N/A
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	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 proposed plans do not include any private parking lots improvements.	N/A



City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 4, 2020	AGENDA ITEM: 6.a
TITLE: Review of Development Activities	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

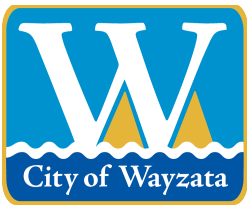
Staff will give a verbal update at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 4, 2020	AGENDA ITEM: 6.b
TITLE: Planning Commissioner Report for the April 21, 2020 City Council Meeting	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

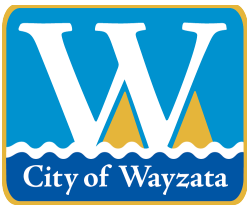
Commissioner Bashioum will give a report on the April 21, 2020 City Council meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: May 4, 2020	AGENDA ITEM: 6.c
TITLE: Planning Commissioner Liaison for the May 5, 2020 City Council Meeting	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

Commissioner Merriam is scheduled for the May 5, 2020 City Council meeting.

ACTION REQUESTED:

N/A

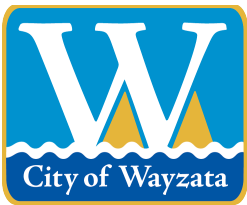
ATTACHMENTS:

1. PC Assignments at Council Meetings 2020

2020
Planning Commission assignments at Council meetings

<u>Meeting Date</u>		<u>Commission Representative</u>
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: May 4, 2020	AGENDA ITEM: 6.d
TITLE: Public Meeting Changes in Response to COVID-19 Pandemic	
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, May 18, 2020 and it will also be held remotely by electronic means using the audio and visual conferencing platform, Zoom. Staff appreciates the patience and willingness to adapt from the Commission and members of the public during this time.

The City Council Meetings will also be held remotely. The meetings will be shown on Channel 8, WCTV, and streaming on the City website at www.wayzata.org/WCTV.

Members of the public are encouraged to provide their feedback in an email to staff prior to the meeting. The best email address to use is PublicComment@wayzata.org. The public may also call staff to provide input. If sending comments by mail is preferred, mail should be postmarked at least three days prior to the meeting and addressed to Wayzata City Hall, 600 Rice St E, Wayzata, MN 55391, Attn: Public Comment.

If a member of the public would like to call in to the meeting during the public hearing period of a meeting, they can follow the instructions posted on the City website at www.wayzata.org/632/Virtual-City-Hall. The agenda packets will continue to be posted on the City website at www.wayzata.org/AgendaCenter.

For information on other public meetings, please visit www.wayzata.org/631/Coronavirus-COVID-19.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None