

WAYZATA PLANNING COMMISSION

Meeting Agenda

Pursuant to Minnesota Statute Sec. 13D.015, and the Executive Orders and Emergency Declarations related to the COVID19 pandemic, this Planning Commission meeting is being conducted by electronic means using the audio and video conferencing platform, Zoom. Members of the public may watch and listen to the meeting by logging into Zoom, or by calling 312-626-6799 on a phone, and entering Zoom Meeting ID 950 1639 8651. The meeting will also be shown on Channel 8, WCTV, and streamed on the City's website at www.wayzata.org/WCTV.



To speak during the Public Forum and/or Public Hearing portions of the meeting you can use Zoom or a phone. When using Zoom, indicate you'd like to speak by using Zoom's "raise hand" function. When using a phone, press *9. In each case, you will be muted until you have been recognized and invited to speak.

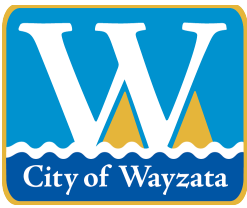
The City encourages comments or questions about items on the agenda and, when possible, requests that you submit them in advance by emailing PublicComment@wayzata.org, calling City staff at 952-404-5313, or mailing Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment).

Monday, September 21, 2020
6:30 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Consent Agenda**
 - a. Approval of September 8, 2020 Meeting Minutes
 - b. Approval of Report and Recommendation for a Conditional Use Permit for Gate Height at 405 Bushaway Road
 - c. Approval of Report and Recommendation for a Preliminary and Final Plat at 320 Hampton Street South
- 5. Public Hearing Items**
 - a. Consider a Development Application for Design Approval for a New Amenity Structure at 230 & 240 Central Avenue North
 - b. Consider a Development Application for a Comprehensive Plan Amendment, Rezoning, Multiple Variances, and a Conditional Use Permit/Shoreland Impact Plan at 200 Lake Street East
- 6. Other Items**
 - a. Review of Development Activities
 - b. Planning Commissioner Liaison Schedule and City Meeting Calendar
- 7. Adjournment**

Upcoming Meetings:
Planning Commission -October 5, 2020
City Council - October 6, 2020

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



City of Wayzata Planning Commission Agenda Report

MEETING DATE: September 21, 2020	AGENDA ITEM: 4.a
TITLE: Approval of September 8, 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 September 8, 2020 Planning Commission meeting.

ATTACHMENTS:

1. Draft September 7, 2020 PC Minutes

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
September 8, 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 99335374247, 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. Community Development Director Emily Goellner, Assistant Planner Nick Kieser, and City Attorney David Schelzel were also present.

AGENDA ITEM 3. Approval of Agenda

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

Commissioner Merriam made a motion, seconded by Commissioner Flannigan, to approve the September 8, 2020 agenda as presented.

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

AGENDA ITEM 4. Consent Agenda

a.) Approval of the August 17, 2020 Planning Commission Meeting Minutes

b.) Approval of Planning Commission Report and Recommendations for a Lot Coverage Variance at 460 Peavey Road

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

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

Commissioner Parkhill made a motion, seconded by Commissioner Bashioum, to approve the Consent Agenda as presented.

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

AGENDA ITEM 5. Public Hearing Items

a) Consider Development Application for a Conditional Use Permit for Gate Height at 405 Bushaway Road

Assistant Planner, Nick Kieser, stated that this application is for a Conditional Use Permit for gate height. He noted that the property is currently zoned R1, low density, single-family residential and in the 2040 Comprehensive Plan is designated as estate single-family. He explained that the Conditional Use Permit requested is for a fence consisting of greater than 50% solid matter, up to 8 feet in height and setback a minimum of 10 feet from the street. He outlined the Applicant's plans to install a 5-foot 6-inch gate that would be about 15 feet wide with 2 stone walls around 11 feet wide. He stated that the CUP application is to allow for the proposed gate height. He noted that there is a mound on either side of the driveway with landscaping surrounding it and the stone wall will essentially be going into the mound. He reviewed the aesthetics of the fence and noted that it will be a dark steel material with lighter stones along the side. He stated that the reason the applicant has given for requesting this CUP is that the proposed height would help with noise and light pollution coming from Bushaway Road and nearby intersections. He reviewed the questions highlighted in the staff report for the Planning Commission to consider with regard to the CUP request.

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

Commissioner Douglas asked about the location of the proposed gate in relation to the street.

Planner Kieser stated that it will be about 40 feet from the roadway.

There being no further question for staff, Chair Plantan asked if the applicant had anything to share with the Commission.

Applicant representative, Scott Ritter, stated that he is the designer for this project and stated that when you are standing at the house, the extra 1.5 feet in gate height makes a significant difference.

1 He stated that they tried to strike a good balance of having a good aesthetic and not being too high,
2 but also trying to block off as much of the street as possible from the house.

3
4 There being no questions from the Commission for the applicant, Chair Plantan opened the public
5 hearing on the application at 7:15 pm. She repeated the instructions for members of the public to
6 participate in the public hearing via Zoom or by calling in on their phone.

7
8 Director Goellner checked and stated there were no people that called in to the meeting to speak
9 at the public hearing.

10
11 There being no one wishing to comment on the application, Chair Plantan closed the public hearing
12 at 7:16 pm.

13
14 Chair Plantan asked for the Commission to share their questions and feedback on the application.

15
16 Hearing none, Chair Plantan stated that she feels this application meets the criteria for a CUP and
17 is compatible with present and future uses. She stated that she does not think it will have an
18 adverse effect on the area and noted that the traffic is particularly heavy in this area. She
19 commended the homeowner for the landscaping and design, and stated that she is in favor of
20 Council granting their request for a CUP.

21
22 Commissioner Parkhill stated that he agrees with Chair Plantan.

23
24 Commissioner Douglas stated that she also agreed, and noted that it fits in with a lot of the gates
25 along that upper part of Bushaway. She commended the homeowner and designer on their plans.

26
27 Commissioner Merriam stated that she agreed with everything that had been said and appreciated
28 the efforts that the homeowner and the architect put into the design of the gate. She stated that she
29 thinks it will look really nice and is understandably needed in this location.

30
31 Commissioner Iverson stated that she agreed with her fellow Commissioners and thinks that the
32 gate will fit in with the home as well.

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 Merriam, to direct staff to
37 prepare a draft Planning Commission Report and Recommendation with appropriate findings
38 reflecting a recommendation for approval for a Conditional Use Permit to allow installation of a
39 5'6" gate and stone wall with 50% steel gate and 100% stone wall, with the practical difficulty
40 noted as Bushaway and McGinty light and noise for the property located at 405 Bushaway Road
41 for review and adoption at the next Planning Commission meeting.

42
43 City Attorney Schelzel noted that because this is a Conditional Use Permit, the Commission does
44 not need to show a practical difficulty.

Commissioner Parkhill amended his motion, seconded amended by Commissioner Merriam, to direct staff to prepare a draft Planning Commission Report and Recommendation with appropriate findings reflecting a recommending approval for a Conditional Use Permit to allow installation of a 5'6" gate and stone wall with 50% steel gate and 100% stone wall for the property located at 405 Bushaway Road for review and adoption at the next Planning Commission meeting.

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

b) Consider Development Application for a Preliminary Plat and Final Plat at 320 Hampton Street South

Assistant Planner, Nick Kieser, stated that the property owner and applicant, Pillar Homes has submitted a development application for a two-lot subdivision at 320 Hampton Street South. He explained that the property is zoned R3A, single and two-family residential, and the land use is designated in the 2040 Comprehensive Plan as Central Core Residential. He explained that the request is for the Preliminary and Final Plat to subdivide the existing lot into two single-family lots. He gave a brief history of the background on the property and noted that previously there was a four-unit residential structure on this property that burned down in 2010, and that the lot has been vacant since that time. He gave an overview of the proposed project that includes a proposed new cul-de-sac at the south end of Hampton Street South. He noted that the building pads depicted in the application can change throughout the building permit process if this is approved and noted that the plans simply show the conceptual location of where the two houses could be located under the R3A zoning standards. He gave an overview of the surrounding properties and the nearby wetland and buffer. He explained that the average lot size of the surrounding neighbors are around 11,000 square feet and the proposed lots are a bit over 13,000 square feet. He noted that no trees are proposed to be removed, and a new fire hydrant is proposed as part of this subdivision just east of the proposed cul-de-sac. He stated the fire chief has reviewed the plans and did not have any concerns, and appreciated adding in the cul-de-sac and the new fire hydrant. Assistant Planner Kieser reviewed the proposed utility connections and planned stormwater improvements. He noted that this property is located within the Shoreland Overlay District so the hardcover impervious surface limit is 25% of the lot area, but can go up to 35% in the R3A district with the inclusion of approved stormwater management techniques. He explained that the applicant is proposing rain gardens/grassy depressions, pervious pavers for the driveways and patios, and near the cul-de-sac there is an area that is designated as a vegetative biofiltration filter strip. He stated that the City's engineering and Public Works departments have reviewed the plans and do not have any concerns with the amount of grading or proposed drainage on the site. He stated that if this is approved, the specific grading and drainage plan would then be reviewed but noted that the preliminary plans show that it is within the grading limits for the two proposed sites. He stated that the surveyor touched base with him and stated that they are minimizing the grading as much as they can and trying to keep the natural drainage of the site down to the wetland areas. During the review process, the engineering and Public Works departments would ensure that no extra run-off or even less run-off would be put onto the surrounding properties. Assistant Planner Kieser stated that there were no public comments provided in advance of the meeting, but noted that he spoke with at least two stakeholders that are planning to speak at the public hearing. He reviewed the questions for the Commission to keep in mind while they are considering this subdivision request.

1
2 At the conclusion of Assistant Planner Kieser's presentation, Chair Plantan asked if the
3 Commission had any questions for Staff.

4
5 Commissioner Douglas asked if there was any discussion about the home directly north of the
6 property which has a steep downhill bank towards this property. She asked if there was any
7 discussion about run-off from that bank.

8
9 Planner Kieser stated that question goes back to the point of trying to preserve the natural flow and
10 drainage of this area, so that slope would essentially stay intact and the flow would still go towards
11 the south and southwest as it goes through this property. He explained that this is another reason
12 that the City needs to ensure that no additional stormwater run-off will go towards properties to
13 the east. He stated that they had proposed grassy depressions or rain gardens to help with the
14 run-off, so it has been discussed a bit already.

15
16 Commissioner Iverson asked if any soil testing had occurred on Lot 2.

17
18 Planner Kieser stated that he has not seen or heard of any soil testing.

19
20 Commissioner Iverson stated that her sons used to play in that lot about 20 years ago. She stated
21 that before the land was mowed, it looked just like the wetland areas nearby. She stated that her
22 sons would play there and come home full of mud because it was quite wet and at that time there
23 were even cattails on that property. She expressed her concern about the location of the water
24 table and would like to get more information from the applicant and see if there can be some soil
25 testing done to ensure that is a buildable lot.

26
27 Commissioner Bashioum stated that Hampton Street has quite a steep slope down towards the
28 second lot and asked whether creating the cul-de-sac would channel more water to the area.

29
30 Planner Kieser stated that this is a good point, and the City Engineer and the Public Works Director
31 supported a cul-de-sac in this area. They appreciated the fact that in the proposed plans there is the
32 vegetative filter strip and the grassy depression before the water gets to the wetland to help with
33 filtration, as well as the possible additional stormwater run-off. He explained that they saw this as
34 an improvement to the filtration and drainage.

35
36 Commissioner Flannigan asked if this was just kept as one single lot what percentage of hardcover
37 would be allowed.

38
39 Planner Kieser stated that with the R3A district they can go up to 35%.

40
41 Commissioner Flannigan noted that what they are proposing is less of a hardcover percentage than
42 what could otherwise potentially be there.

43
44 Planner Kieser stated that this is correct and noted that the proposed plans show less than 30%
45 hardcover.

1 Applicant representative, K.C. Chermak, 330 Wise Avenue S, stated that he owns Pillar Homes
2 and is the developer for this property. He stated that he is pretty knowledgeable about the site and
3 the area. He stated that has been interested in this site for about 6 years and had been to the site
4 numerous times with City staff members. He stated that he is well aware of the fire that took place
5 on the property about 10 years ago and thinks having the cul-de-sac and the fire hydrant is a
6 necessity for safety purposes. He stated that the proposed lots will be oversized, and noted that
7 they will donate land to the City to ensure that the cul-de-sac will fit. He stated that he has had
8 quite a bit of experience building homes within the Shoreland Overlay District in the City. He
9 stated that they have been working on details surrounding the grassy depressions, pervious pavers,
10 the biofilter vegetative area with staff. He noted that they are proposing to shorten the cul-de-sac
11 from what the road is currently at by at least 22 feet. He stated that he built the nearby home at
12 329 Reno Street about 14 years ago and most of the grading that was done was tied to that home.
13 He explained that soil tests were done, and they are anywhere between 5 and 7 feet worth of
14 corrections, but the lower level basement will be going into the ground, so the corrections will be
15 much less than that. He noted that the water table is significantly lower than that and there is solid
16 ground, as shown by soil testing from the two previous owners of the property. He stated that this
17 information has also been reviewed by their consultants and based on that analysis, the water table
18 is definitely low enough. He noted that in the southeast corner there is a water overflow that the
19 City has put in which the invert is at 929, which is basically Lake Minnetonka level.

20
21 Commissioner Iverson asked about the amount of sand or additional fill that will be needed on Lot
22 2.

23
24 Mr. Chermak stated that based on the proposed hypothetical home, it should be between 300-420
25 cubic yards of sand. He noted that for decks and patios, he is planning to use helical piers.

26
27 Commissioner Iverson asked how many trucks that amount of fill would equal.

28
29 Mr. Chermak stated that amount of fill would be approximately 18-23 trucks.

30
31 Commissioner Iverson asked if he would be willing to share the soil testing information with the
32 City.

33
34 Mr. Chermak stated that he is willing to share that information, but would like to know the purpose
35 of this request.

36
37 Commissioner Iverson stated that she is asking because of the history she has had on this lot with
38 her children playing there. She stated that she would like the soil testing information in order to
39 protect the future home owner.

40
41 Mr. Chermak stated that he understands her concerns and noted that it is his job to protect the
42 homeowner, but that he was willing to share that information with staff to help alleviate her
43 concerns.

1 Director Goellner stated that the City is happy to accept that information from the applicant, and
2 noted that the applicant would be required to submit that information for his grading and building
3 permits. The City would also be happy to receive the information before those processes.

4
5 Commissioner Merriam asked what GF, TF, LO, and BF stand for on the diagrams submitted by
6 the applicant.

7
8 Mr. Chermak stated that he that these are proposed lots, so he may have provided too much
9 information to the City. He explained that BF stands for basement floor, LO is lookout level, TF
10 is proposed top of foundation, and GF is garage floor.

11
12 Commissioner Merriam stated that those all stand for elevations and asked what the current
13 elevation of Lot 2.

14
15 Mr. Chermak stated that Lot 2 has an elevation of 935.8.

16
17 Commissioner Merriam noted that they will be raising the elevation of the lot.

18
19 Mr. Chermak confirmed that they would be just slightly raising the elevation for both lots.

20
21 Commissioner Merriam stated that she is concerned because of the house to the east. She stated
22 that she doesn't see any rain garden area on the east side of the house or anything to capture the
23 water so it doesn't run over to the house on Reno Street. She asked what was in place to protect
24 that area.

25
26 Mr. Chermak stated that will be handled with grading and in this case, they are going south to
27 north which will allow water to go in either direction. He stated that these kinds of details will be
28 finalized much better when there is an actual set plan that is sold for this particular lot.

29
30 Commissioner Merriam asked what is the distance between this proposed home and the lot line,
31 and how far it is from the lot line to the home on Reno.

32
33 Mr. Chermak stated that the proposed home is about 13 feet from the lot line and there is an
34 additional 15.3 feet to the home on Reno, so overall it would be a distance of just under 30 feet.

35
36 Commissioner Merriam stated that she sees this as essentially only having 13 feet to divert the
37 water from going onto the property to the east.

38
39 Mr. Chermak stated that the homes in this area have 10-foot setbacks, so he will have a bit more
40 room to do grading on these lots because they are a bit oversized. He stated that he has constructed
41 9 homes in this neighborhood, and the water flows in the direction it is supposed to and has been
42 engineered in most cases by Sathre-Bergquist. He stated that he doesn't think it is going to be that
43 difficult because the grade change is so minimal from what is there right now.

1 There being no further questions from the Commission for the applicant, Chair Plantan opened the
2 public hearing on the application at 7:56 pm. She reiterated the instructions for being involved in
3 the public hearing process via Zoom or phone.

4
5 Karl Ludescher and Susan Mueller, 329 Reno St, stated that they are the neighbors to the east of
6 the property off Reno Street. Mr. Ludescher stated that Mr. Chermak built their house and did a
7 fine job with the drainage. He stated he thinks the base was about 2 feet higher than the current
8 height at this lot. He asked why the builder would need to raise this a few feet, if it is already
9 considered a buildable lot.

10
11 Commissioner Iverson stated that she believes she met Mr. Ludescher and Ms. Mueller when they
12 shared some berries from their garden with her. She asked how this new structure may impact
13 their garden area.

14
15 Mr. Ludescher stated that it would be nice if there was more than a 13-foot setback and would
16 prefer it to be more like 15 or 20 feet.

17
18 Ms. Mueller stated that they will probably lose the garden and all of their fruit trees if the house is
19 put 13 feet from the lot line.

20
21 Mr. Ludescher stated that they may not lose them, but their production will decrease because it
22 will create much more shade than they currently have.

23
24 Commissioner Iverson asked if there are any water issues on their lot.

25
26 Mr. Ludescher stated that when their home was first built, they had an issue with the City. He
27 stated that they have a substandard sized lot at only 8,000 square feet and were told that they could
28 only do 25% hardcover, so in order to get up to 30% at that time, they had to put in \$10,000 worth
29 of rain gardens. He stated that on the north end of their land, near Lot 1, there is water that comes
30 down from the property to the north and also to the northeast. He stated that there is a continuous
31 high hill to the north and northeast. He stated that all the water comes down and ends up in the
32 spot where Mr. Chermak proposes to put the grassy area and noted that this is the natural drainage
33 into their land. He stated that they were forced to handle that at the time they built, and were not
34 given a building permit without having to put in the raingardens to handle the run-off.

35
36 Ms. Mueller stated that they were not allowed to have any stormwater run-off go anywhere near
37 any of the wetlands in Wayzata.

38
39 Commissioner Iverson asked how long Mr. Ludescher and Ms. Mueller have been at their property.

40
41 Mr. Ludescher stated that they have been on the property for 40 years.

42
43 Commissioner Iverson asked if they remembered when there were cattails on this property.

44
45 Ms. Mueller stated that she remembered cattails.

1 Mr. Ludescher stated that there have always been areas that have cattails. He stated that Lot 1 had
2 already been filled in by the time he moved in.

3
4 Ms. Mueller stated that it was filled in by the neighbor who owned the property that built the four-
5 plex.

6
7 Mr. Ludescher stated that the owner owned a dump truck company and in the 1970s there weren't
8 regulations, so he just hauled in dirt and filled it in.

9
10 Commissioner Iverson asked if people know what is under that grass.

11
12 Mr. Ludescher stated that he would have no idea.

13
14 Commissioner Iverson asked Director Goellner and Planner Kieser if the Commission could come
15 back to this point later in the meeting for further discussion.

16
17 Ms. Mueller stated that they have one other concern.

18
19 Mr. Ludescher stated that their concern is about the fire hydrant. He stated that he is happy that
20 the Fire Chief thinks this is a good idea, but noted that that when the fire occurred on this property,
21 he was living there and was told by one of the firemen that there wasn't enough water pressure at
22 the hydrant to fight a fire. He stated that they are now proposing tapping this same line above
23 them and run it to this new hydrant. He stated that it feels like they are going to rob their already
24 weak water pressure to feed the new one. He asked if there was enough water pressure for this,
25 and asked if the City had looked into this issue.

26
27 Planner Kieser stated that he did not know about the water pressure issue, but will check with the
28 Public Works Director. He noted that they will have to ensure that both fire hydrants are working
29 properly, including having adequate water pressure.

30
31 There being no else wishing to speak on the application, Chair Plantan closed the public hearing
32 at 8:04 pm.

33
34 Chair Plantan asked for the Commission to share their questions and feedback on the application.

35
36 Commissioner Parkhill stated that his understanding is that this has been reviewed by both Public
37 Works and the engineering staff, and the water run-off is being handled with the things presented,
38 such as grassy depressions, pervious pavers, and the vegetative bio-fill.

39
40 Planner Kieser stated that even with the permeable pavers, they would be below the 25% limit for
41 the Shoreland Overlay District and are also including the rain gardens and the vegetative filter
42 strip. He stated that the total number should be quite a bit below 25%.

43
44 Commissioner Parkhill stated that the soil borings should determine if there are any additional
45 measures that would need to be taken in order to support a house. He expressed concern that the

1 material used to fill in this property may have been something other than dirt. He asked if there
2 would be enough soil borings required to ensure that there won't be any problems.

3
4 Planner Kieser stated that the City Engineer and Project Engineer would most likely review the
5 soil borings and determine if any additional work would need to be done, and if so that would need
6 to be done by the developer. He stated that the use of the helical piers that Mr. Chermak mentioned
7 is common in watery areas of town, and noted that they have not caused problems.

8
9 Commissioner Parkhill thanked the applicant for keeping all of the trees. He stated that it looks
10 like the water and drainage issued would be handled. He stated that he thinks this is a nice way to
11 increase density a bit, per the City's 2040 Comprehensive Plan. He stated that he supports this
12 subdivision request.

13
14 Commissioner Bashioum asked about the abandoned water pipes that are going to be left in place
15 and whether this was standard practice.

16
17 Planner Kieser stated that he does not know exactly how this practice works, but under the
18 applicant's proposal, they are essentially improving what is currently there. He stated that he can
19 check with the Public Works Director and the Project Engineer to determine how abandoning the
20 pipes will work. He noted that he has not heard issues with this practice causing any problems.

21
22 Commissioner Bashioum stated that she would like to make sure that this is good practice before
23 this moves forward.

24
25 Commissioner Douglas stated that she is a bit concerned about the lack of knowledge about water
26 pressure and the fire hydrants. She asked what would happen if this was approved, and then the
27 City found out that there wasn't enough water pressure.

28
29 Planner Kieser stated that he can check with the Public Works Director before the Commission
30 would adopt the report and recommendation and report back to the Commission.

31
32 City Attorney Schelzel stated that if there was a concern about the fire hydrant, the Commission
33 could recommend approval, subject to the appropriate staff person confirming that the water
34 pressure will meet the applicable standards on both streets.

35
36 Commissioner Iverson asked where the 149 trees are located because she thinks the lots are pretty
37 void of trees.

38
39 Planner Kieser clarified that there are 149 inches of trees, and not 149 trees, on the property. He
40 showed the location of the existing trees along the eastern portion of the lot.

41
42 Commissioner Iverson asked how the City can identify what is in the fill. She stated that she is
43 concerned about the soil testing. She explained that she has no problems with Lot 1, but is
44 concerned about Lot 2. She stated that she would feel more comfortable moving forward with
45 approval if there was more due diligence and more information. She stated that she recently
46 witnessed another development where they started taking the fill out and much to their surprise

1 the soil was wet and had fill that they were not expecting. She stated that she would prefer this
2 does not happen in the City again, and that everyone is doing the necessary due diligence on the
3 front end to make sure it is buildable. She asked if the Commission could make that a condition
4 of approval.

5
6 Planner Kieser stated that he would find that an acceptable condition, and noted that the developer
7 has already done quite a bit on the site and this information can be reviewed by staff to see if the
8 pads and lots are buildable, or what would need to be done in order to make them buildable.

9
10 Commissioner Iverson asked if the City was able to identify where the soil borings were taken and
11 how old they are. She stated that she is just concerned because of what she has personally seen on
12 this land with cattails and wetland-like land. She stated that if everything comes out okay in the
13 due diligence, she would have no problem subdividing this property. She stated that if this is a
14 wetland, the City should be protecting it, and she wants to make sure before a decision is made.

15
16 Chair Plantan stated that she feels like this lot subdivision is reasonable and consistent with the
17 neighborhood. She stated that her only concerns are that she would like there be to be a condition
18 on any approval that it is subject to the appropriate studies by the City staff on the water pressure
19 for the fire hydrants, review of soil borings and making sure the drainage is meeting the criteria.
20 She stated that if those things could be included as conditions for approval, she would be inclined
21 to recommend approval.

22
23 Commissioner Bashioum stated that she would agree with those stipulations to recommend
24 approval of this request.

25
26 Commissioner Merriam stated that she agrees with everything suggested by Chair Plantan, but is
27 also concerned about the lot to the east. She stated that she understands that this is part of drainage,
28 but asked if there was a stipulation that the Commission could include in order to protect the
29 homeowner in case there were any repercussions from water.

30
31 City Attorney Schelzel stated that he believes the three conditions that were articulated by Chair
32 Plantan would go towards protecting that homeowner. He stated that the best the City can do is to
33 make sure the final site plan and building plans that are submitted meet City Code standards related
34 to the fire hydrants, the soils, stormwater and it being a buildable project. He stated that he believes
35 drainage was the particular concern that the neighbor had, in addition to the fire hydrant, and the
36 City will do its job to confirm that those things are up to standards at the time of building. He
37 stated that beyond that, he is not sure what the City can do in terms of protecting the homeowner
38 on the adjacent lot.

39
40 Commissioner Iverson asked if the City could ask to put drain tiles between the two properties to
41 help alleviate any potential drainage issues.

42
43 City Attorney Schelzel stated that he would defer that question to staff. He stated that his
44 recommendation is defer to the experts when it comes to the particulars of drainage and stormwater
45 management design. He stated that he believes everything that is being said tonight is really
46 highlighting this issue for the City Council and as Planner Kieser stated, staff could come back

1 even before the next Planning Commission meeting with an update on what they have learned
2 from the engineering staff on the questions raised by the Commission.

3
4 Commissioner Merriam stated that criteria #3 in the Subdivision standards is that the building pads
5 should be located with respect of natural topography to minimize filling or grading. She stated
6 that they are planning about 2 feet of fill, which does not seem minimal to her.

7
8 Planner Kieser stated that he will touch base again with the Project Engineer, who essentially stated
9 that this is a pretty standard grading plan with the amount of fill and cut that is proposed on the
10 site. He explained that she did not feel like it was much, and was certainly within the limits to get
11 a building permit approved. He stated that he will touch based again with the City Engineer and
12 the Project Engineer on the amount of grading and specifically the drainage to the eastern lot to
13 ensure there will not be issues. He stated that this conversation will come up again during the
14 building permit process when there will be more specific and detailed plans.

15
16 Commissioner Merriam stated that she is particularly sensitive to drainage issues because she had
17 a structure on the other side of their house that did not drain in the right direction, and they had
18 floods onto their property every time it rained. She stated that overall, she feels like the request is
19 reasonable, but does have concerns about drainage.

20
21 There being no further discussion, Chair Plantan asked for a motion on the application.

22
23 Commissioner Parkhill made a motion, seconded by Commissioner Flannigan, to direct staff to
24 prepare a draft Planning Commission Report and Recommendation with appropriate findings
25 reflecting a recommendation for approval for subdivision of the property at 320 Hampton Road
26 South into two single-family lots for review and adoption at the next Planning Commission
27 meeting, subject to the following conditions: drainage meeting the City's code and requirements;
28 to determining that the fire hydrants will have adequate pressure to supply water for a fire; and to
29 determine that there are no wetlands via soil borings under Lot 2.

30
31 Commissioner Iverson asked if this item would come back on the next meeting's Consent Agenda
32 or as a separate agenda item.

33
34 Chair Plantan stated that she believes it will come back on the Consent Agenda.

35
36 Director Goellner stated that in the staff report, they can write an update on the things that Planner
37 Kieser stated that he would follow up on.

38
39 Director Goellner completed a roll call vote on the motion. The motion carried with 6 ayes, 1 nays
40 (Iverson).

41
42 **c) Consider Planned Unit Development Amendment for 801 Lake Street East –**
43 **Promenade of Wayzata**
44

45 Director Goellner explained that Section 933.09 of the Zoning Ordinance requires that if there is
46 a deviation or a modification to the terms of conditions of an approved PUD permit that would

1 require a PUD amendment. She stated that it follows the same general process as a concept PUD
2 plan. She stated that this was brought before the Council at a workshop meeting last week just to
3 get some high-level policy ideas and background on the proposal before bringing it to the
4 Commission. She stated that this property is currently zoned as a PUD and includes many
5 properties within The Promenade and noted that she is using 801 Lake Street East as the number
6 one property, but it also includes 350 Superior Boulevard and several other properties. She stated
7 that they were zoned PUD in 2008 with the redevelopment of the Wayzata Bay Center and includes
8 130,000 square feet of retail use as described in the original approval. She stated that this approval
9 also included a number of housing units, office uses and a limited service hotel. She noted that
10 the final phase was completed in 2018. She stated that the 2040 Comprehensive Plan designates
11 this property as Downtown Mixed Use and is meant to have a mix of residential and commercial
12 uses. She stated that the applicant would like to expand the list of permitted uses from only retail
13 on the ground floor because it has been challenging to attract and retain retail tenants due to the
14 large amount of square footage. She noted that the current list of tenants at this site was included
15 in the packet. She stated that over time, the applicants have been asking the City if they could
16 include office uses, such as the financial services or a clinic use, such as a dental office. She stated
17 that the City has tried to be flexible with the owner and the leasing agent to expand the strict
18 definition of retail to include more service based and commercial businesses that seem compatible
19 with the area. She stated that when they got an inquiry for a clinic, staff felt that was quite far
20 from retail use, so they wanted to make sure through this process that the community is
21 comfortable with the City expanding the list of uses a bit, beyond what is allowed today to help
22 increase the use of these spaces on the ground floor. She noted that the discussion this evening is
23 not surrounding the residential aspects of the PUD. She stated that the applicant is looking to have
24 the option to lease space to offices, service businesses, clinics, childcare, food establishments, and
25 health/wellness uses. She stated that they are asking that these uses be permitted and would not
26 need a public hearing, if they are under 10,000 square feet and would only require a CUP if they
27 were over 10,000 square feet. She explained that staff suggested that the applicant at least put
28 something together for the Commission to respond to and staff has taken what they proposed and
29 added some detail. She reviewed the site map with the current tenants. She noted that they have
30 received feedback from people who live upstairs from the Regatta which she will share a bit later.
31 She noted that currently Wayzata Dental is located on Central Avenue and is interested in signing
32 a lease in this location. She stated that this is a complicated PUD amendment with a lot to think
33 about in terms of allowed usage, but asked the Commission to anchor their thoughts tonight on
34 whether they would consider a dental clinic appropriate for this area, since there is a tenant waiting
35 to find out if they will be able to utilize this space. She explained that the Wayzata Bay Center
36 had 130,000 square feet of retail space and noted that a retail study was completed in 2007 that
37 showed that much retail space was required in order to attract customers and tenants. She stated
38 that the leasing challenges have shown there is a lot of space to fill and there have been a lot of
39 retail spaces closing around the country, even before the complications brought by COVID-19.
40 She stated that COVID-19 has made it especially challenging for fitness and wellness in addition
41 to these other uses. She stated that at the Council workshop, the Council discussed this item and
42 focused on how important it is that the City have retail and restaurants on our Lake Street and
43 Superior Boulevard storefronts in order to maintain the urban vibrancy on the exterior to the site.
44 She stated that they were more open to other uses being allowed on the interior of the site and the
45 other streets within the PUD, but reiterated that it was very important to them that Lake Street and
46 Superior Boulevard remain as vibrant as possible. She noted that there was sort of an open-ended

1 question left on the table regarding whether some service businesses, such as a salon, could be
2 appropriate for Lake Street or Superior Boulevard. She noted that this question was not really
3 answered at the workshop, but did seem to be in line with retail and restaurant uses. She stated
4 that the Council felt that the uses that are there today are pretty appropriate and work fairly well
5 for the area. She noted that the Council felt the City needed to avoid a conglomeration of similar
6 uses, because they still want to this be, at its heart, a shopping and entertainment district. She gave
7 examples of too many clinics perhaps turning this into a medical destination or too many salons
8 creating a salon and spa destination and which is not what we are looking for as a community. She
9 stated that the Council also noted that the City needs to make sure that they are avoiding noise
10 impacts to the residential uses that are located above the retail spaces. She reviewed the definitions
11 from the City Code and noted that Permitted Uses mean that they are not necessarily reviewed by
12 the Planning Commission or the City Council, but is a use on a list that is allowed as long as it
13 meets all the other requirements in terms of the building and zoning code. She stated that
14 Conditional Uses means that there is that next level of review by the Planning Commission and
15 City Council. She noted that there are usually conditions of approval that are specific to things
16 like hours of operation, trash storage and pick-up, parking, traffic, drop-off/curbside pick-up, and
17 odors. She stated that the only downside to a CUP is that it takes about 3 months to get through
18 the process and that also adds extra cost to the prospective tenant. She stated that the City has
19 received five individual comments on this issue so far. She noted that one of the letters received
20 was from the Regatta HOA which is above the Plaza Block in the middle of the site. She noted
21 that she had sent the letter via e-mail to the Planning Commission. She explained that the Regatta's
22 biggest concern was with exercise and workout facilities. She stated that there were concerns with
23 Fly Feet over the summer because of noise issues and residents spent money to work through
24 sound issues with them. She stated that the problem most notably was the dropping of large
25 weights onto the floor because it would reverberate to the upper floors of the building. She stated
26 that there was also loud music and Fly Feet also started to hold some classes outdoors on the great
27 lawn which were held very early in the morning which was disruptive to the residents. She stated
28 that these types of things would typically be handled in a CUP process by limiting hours of
29 operation and noise mitigation methods. She stated that the letter indicates that the HOA tried to
30 work with the owner of Fly Feet and eventually came to a resolution but it was not necessarily
31 easy to work with the leasing group and owner. She stated that she would have preferred that these
32 issues be handled on the front end through a CUP process rather than on a complaint basis. She
33 stated that the letter also noted that there are some noise complaints between two businesses. She
34 stated that the HOA stated that they do not want vacancies and want the area to be filled but wanted
35 to share their concerns with the City about preventing very noisy uses at this location. She stated
36 that other feedback she had received is that they believe clinics would fit in with the area, but have
37 concerns about traffic and parking impacts. She stated that they also would like to see more
38 restaurants along Lake Street and Superior Boulevard, but have concerns about odors, noise,
39 parking and trash issues when they are below residential. She stated that a CUP may be the best
40 way to go with restaurants in this site, because there is residential above. She stated that the last
41 bit of feedback from the public is that Nonna's has run well and has not had problems, but other
42 childcare uses may have parking, pick-up, drop-off issues so a CUP may be appropriate. She
43 stated that staff attempted to think about how this may work geographically. She reiterated the
44 Council's desire that the parcels along Lake Street and Superior Boulevard should remain retail
45 and/or restaurants only, with the open-ended question about whether some services, such as salons

1 would be appropriate. She explained that the main goal would be to increase foot traffic and make
2 sure it is vibrant and not occupied by only offices.

3
4 Director Goellner stated that staff has put together a way to use the existing code, in the C4 district,
5 in order to help the City with the interior of the development. She stated that Council also
6 discussed the storefronts along East Lake Street underneath the hotel and noted that they may be
7 open to residential uses on the ground floor even though that is not something that the City would
8 typically do on Lake Street in this area, but because those areas can be so hard to fill, they felt
9 residential may be fitting for this space. She explained that staff felt the C-4 Central Business
10 Zoning District made sense to use because it aligns with downtown mixed use and would include
11 all of the current tenants so they wouldn't make anyone non-conforming. She stated that this
12 would also allow Wayzata Dental to enter the space. She stated that childcare is not listed
13 anywhere in C-4, so that should perhaps be listed as a CUP and fitness is also not listed as a
14 permitted use, but as a conditional use. She stated that staff is recommending taking what the
15 applicant proposed, adding more detail and then have the Planning Commission discuss it with the
16 idea of making a recommendation. She noted that she realizes this is a complicated issue that does
17 not have to be resolved tonight and could come back to a future meeting for further discussion.
18 She stated that staff is generally proposing using the C4 district as guidance, prohibiting the
19 conglomeration of uses through a minimum distance requirement, allowing retail and restaurants
20 on Lake Street and Superior Boulevard, requiring a CUP for anything over 10,000 square feet.
21 She reiterated the other instances where a CUP may be warranted. She noted that there are a few
22 things within the C4 that staff felt may be a bit questionable in this area, such as, adult uses; pawn
23 shops; and restaurants. She reviewed the key questions for the Commission to consider.

24
25 Chair Plantan asked if the Commission had any questions for Staff.

26
27 Commissioner Douglas asked if the spa in the PUD that had pulled out of their space had a CUP.

28
29 Director Goellner stated that they did design review.

30
31 City Attorney Schelzel stated that he does not believe they would have had a CUP because the
32 uses are governed by the approved PUD plan and the PUD zoning district.

33
34 Planner Kieser asked if the question was referring to The CommonWell. He stated that there was
35 a PUD amendment for a structural change for that location, but he does not believe a design review
36 was completed.

37
38 Commissioner Douglas asked if there was a CUP for Fly Feet.

39
40 Director Goellner stated that a CUP was not required for Fly Feet, but staff is suggesting that any
41 future fitness centers have a CUP for approval.

42
43 Commissioner Flannigan asked how the 10,000 square feet threshold in the proposed PUD
44 amendment was established.

1 Director Goellner stated that there was not a lot of thought put into the 10,000 square feet threshold,
2 but was something that was discussed between her and the applicant briefly as a number to begin
3 with. She stated that without further research, the number is fairly insignificant.

4
5 Commissioner Flannigan stated that with the current tenants, he doesn't think anything is really
6 over the 5,000 square foot threshold. He stated that of the available space, there are only two that
7 have space over 10,000 square feet. He thinks there is some discussion that needs to happen on
8 the square footage to trigger a CUP. He asked if there could be any consideration given to moving
9 Fly Feet out of its current location as a concession to those living in The Promenade.

10
11 Director Goellner stated that is a good question, and she would be curious to know if the owner
12 and leasing agent have talked to Fly Feet about that possibility or if the issues have been resolved.

13
14 Commissioner Flannigan stated that it may be more of a rhetorical question and for them to
15 consider if the residents are still having issues, and if Fly Feet isn't feeling the love in that location.
16 He stated that he knows that they have a fairly prominent sign in this location. He noted that he
17 has concerns about the whole area becoming one big billboard.

18
19 Director Goellner asked Planner Kieser to answer the question since he is involved in issuing sign
20 permits.

21
22 Planner Kieser stated that he has not received many requests for this location, but he uses the C4
23 district sign standards because it is not laid out specifically in the PUD plan.

24
25 Commissioner Flannigan stated that he thinks as part of this discussion, there needs to be special
26 consideration given to signage for this area.

27
28 Commissioner Douglas stated that someone had come to her with the idea of loft apartments, and
29 asked if that had been considered.

30
31 Director Goellner stated that the City has not received any inquiries into loft apartments but thinks
32 it is an interesting proposition for east block near the hotel.

33
34 Commissioner Douglas noted that she was heavily involved with this development when she was
35 with the Chamber of Commerce. She stated that in the retail study that they did with the City for
36 the project, the principal, Jim McComb, said that it was important to have critical mass to get
37 people, which at the time was about 250,000 people, in order to support this amount of retail. She
38 explained that he also talked about walkability and continuity. She stated that her concern in the
39 east corner is people will get to Anthropologie or the Benedict's and then see the great lawn and
40 say, oh there is nothing down there to go look at so they are not driven for retail in that location.
41 She stated that she doesn't think that area is realistic for retail shops, but could perhaps house small
42 offices that would not need walk in traffic.

43
44 Chair Plantan stated that she would like to echo Commissioner Flannigan and say that she thinks
45 the 10,000 square foot number is really high, and suggested permitted uses be kept at 5,000 square
46 feet or under and anything above that would require a CUP.

1
2 Commissioner Douglas noted that Anthropologie is almost 10,000 square feet.

3
4 Commissioner Flannigan asked where the inside parking that is available to the community was
5 situated.

6
7 Director Goellner stated that her understanding is that each block has some of that. She explained
8 that generally the underground parking on each block is for residential only and then there is also
9 on street parking.

10
11 Commissioner Flannigan asked if there was accessible parking in every block.

12
13 Director Goellner stated that is her understanding.

14
15 Commissioner Flannigan stated that he is unsure where that parking is for the east block. He stated
16 that he is a bit concerned with the east block and thinks it would be a great idea to open that area
17 up to professional services, but is concerned about parking. He asked about the restrictions on
18 utilization of the great lawn and what it is there for.

19
20 Director Goellner stated that she has not researched the great lawn. She stated that she knows the
21 City is interested in utilizing it for public events in the future, but that is about the extent of her
22 knowledge.

23
24 Commissioner Iverson stated that when this development was brought before the Commission, the
25 great lawn was presented as green space for the entire community to utilize. She explained that
26 somewhere down the road, that green space got picked up by the Regatta, so the Regatta and the
27 HOA maintains it and has the right to that space. She stated that she is not sure where and how
28 that changed from the original building agreement because it was supposed to be for the entire
29 community.

30
31 Commissioner Flannigan stated that is unfortunate because he was going to suggest opening up
32 the utilization of that area. He suggested that this be added to the list of discussion items.

33
34 Commissioner Douglas stated that the City was doing summer concerts there for a while as well
35 as a few outdoor movies. She stated that the rotary club also just held an outdoor meeting in that
36 location, but she got the impression that there may be a charge to use this space. She stated that
37 she would also like to know more about it because it was supposed to be a community space. She
38 stated that there was plenty of parking provided, but she cannot say how many people have said to
39 her that they don't know where to park when they go there. She explained that people have no
40 clue that there is public parking inside those buildings. She stated that if the leasing agents are
41 listening, they should look into signage for better indication of public parking availability.

42
43 Commissioner Bashium asked about the size of the spaces. She asked if the leasing agent was
44 amenable to breaking up some of the spaces so they could be smaller shops.

1 Director Goellner stated that it had not been discussed specifically, but she agrees that it is an
2 excellent idea because smaller spaces would increase the vibrancy, in general. She stated that she
3 would be very curious to see what the applicant says about how many of the spaces are divisible.
4

5 Commissioner Merriam stated that at the end of Director Goellner's presentation, she had a list of
6 questionable uses. She noted that she had listed off adult, pawn shop and restaurants. She stated
7 that she is getting a mixed message regarding restaurants and asked what the message is on
8 restaurants in this area.
9

10 Director Goellner stated that she has mixed feelings about it because they do want restaurants but
11 they know that they can be very impactful to residents that live above. She stated that in her
12 opinion, they want restaurants on the exterior and she believes the Council is open to that without
13 a CUP, but they had not yet heard all this feedback from residents that are concerned about how
14 they will function in that space. She stated that she would think a CUP requirement would not
15 slow down a restaurant because they are pretty commonly used in the suburbs. She stated that
16 right now she would lean towards thinking restaurants are appropriate for a CUP because she wants
17 to protect the residents that live above these units.
18

19 Commissioner Merriam asked if that would be within the interior only or also along Lake Street
20 and Superior Boulevard as well.
21

22 Director Goellner stated that is a question for the Planning Commission to consider because there
23 are residences that face the exterior also.
24

25 Commissioner Flannigan asked if there were residences on the west block.
26

27 Director Goellner stated that there are residences on the west block.
28

29 Commissioner Iverson stated that if the City is also trying to drive traffic into that center block,
30 where Fly Feet is located and all the empty space, she thinks restaurants are a way to drive traffic
31 and there are a ton of amazing products out there that provide great soundproofing. She stated that
32 she wants to make sure that the City is not short sighted in disallowing restaurants in the middle
33 because it is a way to drive people in.
34

35 Commissioner Merriam agreed, and stated that she thinks this area needs restaurants. She stated
36 that she likes the City Council's idea of opening it up along Lake Street and Superior Boulevard.
37 She asked about adult uses and pawn shops and whether the City was legally obligated to include
38 those in its code.
39

40 Director Goellner stated that adult uses need to be permitted somewhere in the City, and believes
41 that they are currently included in the C2 district, C3 and C4 districts. She stated that the C2
42 district is the Colonial Square Shopping Center, Cross Creek Shoppes, and The Village Shoppes.
43 She stated that the C3 district is along Wayzata Boulevard.
44

45 Commissioner Merriam asked if the City can choose one location and say this is the only place
46 where you can have adult usage.

1
2 Director Goellner stated that would be fine and reasonable.

3
4 Commissioner Douglas asked for a definition of adult usage.

5
6 Director Goellner stated that the other common term for this is sexually oriented businesses
7 generally for people 18 years or older.

8
9 Commissioner Douglas asked about inclusion of pawn shops.

10
11 Director Goellner stated that pawn shops are a little bit different and the City doesn't necessarily
12 have to allow them. She stated that pawn shops are usually pretty specific to a demographic trade
13 area and does not think the market would call for one in this area.

14
15 Chair Plantan reminded the Commission that the applicants are present and the public hearing still
16 needs to be held.

17
18 Commissioner Bashioum asked if there were any complaints about restaurants within the past year,
19 specifically the ones in the area.

20
21 Director Goellner stated that to her knowledge, the City has not received any complaints.

22
23 Commissioner Bashioum stated that she thinks that the Commission needs to take this into
24 consideration and not just assume that there will be problems with restaurant uses. She stated that
25 she does agree that soundproofing would be a good idea ,and thinks it would be nice if there were
26 a few more restaurant options.

27
28 Commissioner Flannigan asked Director Goellner to reiterate what the mission is for the
29 Commission regarding this request.

30
31 Director Goellner stated that there was the information proposed by the applicant for the proposed
32 PUD Amendment that is basically a list of permitted uses under 10,000 square feet. She stated
33 that she would like feedback from the Commission on whether they are willing to have staff write
34 a draft PC report and recommendation that includes the additional things mentioned in the staff
35 report, which included making it more detailed than what was proposed by the applicant.

36
37 Chair Plantan stated that there is a tenant interested in moving into the space and this issue is very
38 large and complicated. She asked if there was a way to break it up so the City can make it easier
39 for the tenant to get in, if the Commission feels it is a suitable use and then take a look at the PUD
40 in greater detail.

41
42 Director Goellner stated that the Commission could start tonight be making a list of things that
43 everyone is comfortable with in this location. She stated that if they could at least get that list
44 together that would be one way to move this forward. She stated for the other more complicated
45 issues that discussion could be brought back on a later date.

1 Commissioner Iverson stated that she thinks there is more due diligence that needs to be done. She
2 stated that the City is kind of in a place with COVID-19 where there aren't a lot of the residents
3 involved in City meetings. She stated that she thinks it is very important to get community
4 feedback on what is being discussed tonight and input on what other uses they would like to see
5 in this location. She stated that she has concerns about looking at this very massive thing without
6 bringing in the community on things as important as what uses will be permitted. She stated that
7 they have been vacant for a while and suggested that perhaps the City should wait until after
8 COVID-19 has passed when we can have people participate in meetings and provide feedback.
9 She stated that even if that process takes 6 months or a year, it would be worth it to really
10 understand how the community sees how this can be utilized versus just the City Council and the
11 Planning Commission trying to piece something together. She reiterated that this is a very big
12 issue and is a lot of space. She stated that these spaces really have an opportunity to service our
13 community, draw more business in, and she does not want the City to be short-sighted. She stated
14 that she would be happy to move forward with the dentist application today, but believes the rest
15 deserves more discussion and due diligence.

16
17 City Attorney Schelzel stated that he appreciates the concerns raised by Commissioner Iverson
18 that this is not the ideal time to try to get community input. He stated that on a procedural note,
19 there is an application for a PUD amendment that the Commission needs to make a
20 recommendation on to Council. He stated that it may be a situation where the Commission makes
21 a recommendation regarding this application, and there are other things that they can reserve
22 judgment on until a later date. He noted that staff felt most of the things being discussed were
23 digestable and related to the request. He reiterated that there is an application before the
24 Commission that needs a recommendation.

25
26 Director Goellner stated that she would like to see where the discussion goes and if the
27 Commission feels like they can move forward with some, but not all of it, that can be the path that
28 is taken.

29
30 Chair Plantan asked the applicant to speak about this application.

31
32 Applicant's representative, Bill Hagstrom, Presbyterian Homes and Services, 2845 Hamline
33 Avenue, Roseville, stated that he tried to write down most of the things that the Commission has
34 brought up so far in order to answer their questions. He stated that they are willing to break down
35 the spaces into smaller units, but do not do that until they know what the tenant wants. He stated
36 that the great lawn and the pavilion, which is the indoor part of the great lawn, is actually operated
37 by the Master Association which is Presbyterian Homes, the motel, The Landing, the Regatta and
38 retail. He stated that the Master Association makes the decisions on renting or leasing the spaces
39 and is their goal to bring in as much of the community as they can to these spaces. He stated
40 typically there are about 140 parking spaces in each block. He stated that the parking in the east
41 block, is actually the hotel parking. He explained that there is enough parking for guests and also
42 another 140 spots for the retail use. He noted that there are "P" signs for parking, but he would go
43 back to an earlier comment that if there are 55 parking signs out there, it will look pretty shabby.
44 He stated that there are a decent number of signs, but they do try to limit it somewhat so signage
45 doesn't take over the area. He stated that they did construct the buildings with shafts in certain
46 areas so there can be exhaust for restaurant spaces, so they may be something limited in where

1 restaurants could be put. He stated that they will look into the possibility of creating residential
2 areas in the east block near the hotel. He stated that there are statements in the lease about nuisance
3 noise for Fly Feet. He noted that they have put in additional flooring to help with the vibration
4 and noise from people dropping the weights. He stated that they have had numerous resident
5 meetings with people in the area and talked about countless idea for things to come in. He stated
6 that the problem is that they come in as ideas, not leasees. He stated that at this point they are
7 doing their best to get anything they can and have focused a bit on service tenants.

8
9 Commissioner Douglas asked about the price point relative to Lake Street or Wayzata Boulevard
10 for retail.

11
12 Mr. Hagstrom stated that they are in the same price range as the mall across the street and negotiate
13 leases as needed.

14
15 Commissioner Bashioum asked for an example of micro-production.

16
17 Director Goellner stated that a micro-production business would typically be a brewery or a
18 distillery. She noted that it was added to the Code in 2015 when the craze began.

19
20 Commissioner Iverson asked about the marketing efforts that have been done to date and how
21 many applicants have approached interested in leasing space. She stated that she would like to
22 know how many have signed leases and how many have walked away.

23
24 Jessica Doherty, Mid-American Real Estate, 5353 Wayzata Boulevard, Applicant's leasing agent,
25 stated that she has been part of the marketing team since the project was under construction. She
26 stated that they do keep all their records, so she can provide a list with specific numbers to the City
27 at a later time. She stated that from a marketing standpoint, it boils down to good, old-fashioned
28 cold calling. She stated that they have had upwards of 3 individuals working on this from a
29 marketing standpoint and gave some examples of how they contact prospective clients in ways
30 like mass e-mails and posting information on-line.

31
32 Commissioner Iverson asked how many applicants have approached them that it did not work out
33 for them to lease space.

34
35 Ms. Doherty reiterated that she would have to get back to the City with those specific numbers.

36
37 Commissioner Iverson stated that this information may not be relevant. She asked for pricing per
38 square foot and how the pricing compares to nearby areas such as Minnetonka or Excelsior.

39
40 Ms. Doherty stated that in the beginning, they were looking for a higher mark, closer to \$40/square
41 foot range, but pre-COVID-19 were around \$25/square foot. She stated that this can be negotiated
42 up or down depending on various factors. She stated that she believes the pricing is within line of
43 other retail that is within Wayzata and downtown Excelsior.

44
45 Commissioner Iverson asked what percentage of the build-out is covered by the landlord.
46

1 Ms. Doherty stated that there is not a set amount and is all negotiable. She stated that they do not
2 offer anything specifically and it varies deal by deal.

3
4 Commissioner Parkhill asked how long they have been trying to lease these spaces.

5
6 Ms. Doherty stated that it has been longer than 10 years because their company has been involved
7 in the leasing efforts since it was under construction which began in 2008.

8
9 Commissioner Parkhill asked if there had been a number of businesses that have come in and not
10 made it.

11
12 Ms. Doherty agreed that, unfortunately, there have been some closures and failures.

13
14 Commissioner Parkhill stated that he worries about this and wants to try to help them get the retail
15 spaces filled with businesses that the community would like and can use. He stated that 10 years
16 is a pretty good try, and he feels the City needs to do everything in its power to help them get this
17 leased within the next few months rather than continuing to wait. He stated that the community
18 has had 10 years to chime in, and the City has recently received feedback from them. He stated
19 that he feels strongly that the City needs to help them open up some options in order to get people
20 through there and get some foot traffic in the area. He stated that he feels this will bring
21 revitalization back to that end of the City. He stated that he would definitely support the dental
22 office and feels restaurants should be allowed, specifically where there are the vents, and suggested
23 moving the restriction to 5,000 square feet. He stated that he would not support a pawn shop and
24 adult uses in this location. He noted that he also thinks fitness is a good use in this area. He stated
25 that he thinks childcare could be allowed with a CUP because of traffic flow. He stated that he
26 likes the idea of filling the space by The Landing with some residential in order to get that filled
27 up. He stated that retail has been tried for 10 years and now something needs to change in order
28 to get people in these spaces.

29
30 Commissioner Flannigan stated that he agrees with Commissioner Parkhill. He asked what the
31 current percentage of unleased retail space right now.

32
33 Mr. Hagstrom stated that they are about 60% leased.

34
35 Commissioner Flannigan asked what the percentage would be if it was considered to be going
36 well.

37
38 Ms. Doherty stated that they would like it to be 100% leased, but anything above 90% would be
39 considered to be going well.

40
41 Commissioner Flannigan reiterated that he agrees with Commission Parkhill and what the other
42 Commissioners have shared. He stated that he thinks there is a direction here for staff to consider.
43 He stated that there should also be a discussion about signage and utilization of the great lawn. He
44 stated that he understands that he is the one who said that they don't want this area to become a
45 billboard, but he thinks there could be an opportunity with some strategically placed parking signs
46 to bring some people in.

1
2 Commissioner Iverson stated that she wants to go on the record that she is not against moving
3 forward but also thinks the City needs to look at other things. She stated that she had done some
4 research and thinks other possible uses to consider would be things like: a community center, pop-
5 up stores, an indoor farmer's market, art center, food theme, or co-working space. She stated that
6 she wants the City to open up the possibilities of who can be invited in so this space can get filled.
7 She suggested that some of those possible uses be added to the list for consideration.
8

9 There being no questions from the Commission for the applicant, Chair Plantan opened the public
10 hearing on the application at 9:38 pm. She reiterated that instructions to be involved in the meeting
11 via Zoom.
12

13 Director Goellner stated there were no people that called in to the meeting that have asked to speak
14 at the public hearing.
15

16 There being no one wishing to comment on the application, Chair Plantan closed the public hearing
17 at 9:39 pm.
18

19 Chair Plantan asked for the Commission to share their questions and feedback on the application.
20

21 Commissioner Douglas stated that she agrees that people are open to the idea of switching out
22 from full retail and feels that people will support activity so our City looks alive. She stated that
23 she agrees with Commissioner Iverson that there may be even more possible things to be added to
24 the list, and she thinks it could be an open list because life changes and the City has to be adaptable
25 to change.
26

27 Director Goellner stated that she likes the idea that the City cannot predict every use that may be
28 compatible in this location. She stated that generally, if it is not listed in the Code that means you
29 cannot do it. She stated that she plans to work with City Attorney Schelzel on language that would
30 be appropriate and provides a bit of a window for some of the uses mentioned by the Commission
31 be allowed with a CUP.
32

33 Commissioner Douglas stated that she feels the City has done this exact thing with the 2040
34 Comprehensive Plan because it contains flexibility.
35

36 Commissioner Bashioum stated that there could also be something as simple as a cooking school
37 and likes the idea of work/live spaces with lofts on the other end because the more people there
38 are walking around, the more vibrant the City will feel. She stated that she supports opening up
39 to ideas beyond things that are strictly retail and likes Director Goellner's idea to use some
40 language to supply some wiggle room.
41

42 Commissioner Iverson asked Ms. Doherty if they had looked at some of the possibilities that she
43 mentioned, or if they had thought outside the box on ways to get new tenants in place.
44

45 Ms. Doherty stated that they have and have tried to cast a wide net, but they have not yet had luck.
46

1 Commissioner Iverson stated that she found one that created a dynamic, flexible sales area where
2 they have people come in and create an innovative space. She stated that they do it without
3 committing a long-term lease. She asked what the process would be for approving this and how
4 the dialogue can continue. She stated that she thinks the conversation needs to be larger than just
5 the approval of the dental office tonight. She stated that she thinks the conversation should
6 continue and feels that Mid-America is going to need to push a little harder and be a bit more
7 creative because there is nothing to lose because the space is already empty.

8
9 Director Goellner stated that she would like to bring this idea to Council and see if they agree on
10 the direction the Commission is suggesting. She stated that they are currently struggling with
11 resource management with all of the development going on, but perhaps in a few months, things
12 will lighten up and they can make room for something like this.

13
14 Commissioner Iverson asked if some of the ideas brought up tonight would be included on the list
15 or whether it would be an addendum in the future.

16
17 Director Goellner stated that she thinks she and City Attorney Schelzel would talk about some
18 general uses, and would add community center and a few of the other ideas that were mentioned.

19
20 City Attorney Schelzel stated that as long as it is a compatible use, it could be permitted as a CUP
21 and the applicant could make the case that this use makes sense and is compatible. He stated that
22 he thinks it is a balancing act, because the City doesn't want to throw it wide open to just anything.
23 He stated that he thinks staff can brainstorm some language that would work.

24
25 Chair Plantan asked about the suggestion that the square footage be changed to 5,000 square feet
26 as discussed. She stated that she has concerns of opening it up to wide to have all uses available.

27
28 Director Goellner asked about the proposed size for the dental space.

29
30 Ms. Doherty stated that she believes it was about 2,400 square feet.

31
32 Director Goellner stated that she feels the 5,000 square foot threshold may make sense, but it will
33 need a bit more analysis. She stated that she feels the Commission is comfortable with a dental
34 space in this size. She asked for further clarification from the Commission regarding restaurant
35 spaces. She asked how they would feel about restaurants over 5,000 square feet needing a CUP.

36
37 Chair Plantan noted that Mr. Hagstrom noted that there are only a few spaces that had the venting
38 shafts suitable for restaurants.

39
40 Ms. Doherty noted that the former Dough Room space is about 5,100 square feet.

41
42 There being no further discussion, Chair Plantan asked for a motion on the application.

43
44 Commissioner Parkhill made a motion, seconded by Commissioner Douglas, to direct staff to
45 prepare a draft Planning Commission Report and Recommendation with appropriate findings
46 reflecting a recommending of approval for The Promenade PUD Amendment to be reviewed and

1 adopted at the next Planning Commission meeting, including the following uses and standards 1:
2 A dental clinic, 2. Restaurants under 5,100 square feet. 3. Do not allow pawn shops or adult uses,
3 5. Approve fitness and child care with a CUP if over 5,100 square feet, 6. Consider approval of
4 residential and work/live with a CUP, 7. Include a flexibility statement under the CUP guidelines
5 that would allow us to review other uses that may not be listed currently.
6

7 City Attorney Schelzel stated that he encouraged discussion on the motion, and noted that this is
8 more complicated than the typical application, so when this comes back for Commission approval,
9 it would be the hope to put it on the consent agenda, but the staff report will flag, precisely, what
10 is in the proposed PC report. He stated that the Council had talked about compatibility of uses, as
11 well and asked if that may be a friendly amendment that the Commission would entertain, since it
12 was important to Council.
13

14 Commissioner Douglas asked about what they take into consideration when they are leasing a
15 space and asked if they consider compatible uses like City Attorney Schelzel was referring to.
16

17 Ms. Doherty stated that this varies and noted that with the nail salon that is in the Regatta building,
18 they do have an agreement in their lease that Mid-America will not lease space to another nail
19 salon in the commercial space. She stated that they have allowed multiple hair salons, so some of
20 the restrictions have been block by block. She stated that there is not really a clear answer because
21 it can vary depending on each deal and how it is negotiated.
22

23 Commissioner Douglas suggested that this is something that City will need to outline then if it is
24 something that they want.
25

26 Commissioner Parkhill stated that he agrees, but for examples, likes it when more restaurants are
27 together, so he wouldn't want to restrict that. He stated that he is not sure how to include that in
28 the motion.
29

30 Commissioner Flannigan stated that he feels this is usually negotiated with the lessee.
31

32 Commissioner Parkhill suggested that there be a CUP if there is one other "like" businesses there
33 already, other than restaurant and retail.
34

35 Ms. Doherty stated that is part of their evaluation because they don't want to put in a retail tenant
36 that will eventually put out an existing tenant, so they are very mindful of that in their leasing
37 process to make sure that they are not leasing space in order to put someone else out of business.
38

39 City Attorney Schelzel stated that the comment from the Commission may be that they do not
40 recommend that restriction and wants to leave it to the landlord to manage. He stated that this may
41 be something that needs more research and consideration.
42

43 Chair Plantan asked if Commissioner Parkhill would consider adding language that there would
44 not be a "like" business on the same block.
45

1 Commissioner Parkhill stated that he would be fine with that as long as they could go through the
2 CUP process. He suggested stating that if it going to be the same type of business, it has to go
3 through the CUP process.

4
5 Commissioner Bashioum stated that Director Goellner had used the term “compatible” which she
6 feels may solve the problem and keep it from being 4 banks and 3 salons in a row.

7
8 Commissioner Flannigan stated that there could be two seemingly non-compatible businesses
9 working a totally different clientele. He gave examples from a financial space where there is low
10 end investment and high-end investment, which would be totally compatible to sitting right next
11 to each other. He stated that he gets a little concerned about not allowing the free market to do
12 what it needs to do and feels it will all work itself out. He stated that he would support the motion,
13 as is. He stated that he just hopes that the Council will also get the feedback on the signage, the
14 opening of the great lawn and reiterated his concern about limiting businesses. He stated that eBay
15 has a lot of pawn shops throughout the country and they are all digital and doing a large amount
16 of business. He stated that this is a pawn shop that is doing business differently than the historic
17 pawn shop. He explained that some of them sell things on consignment and noted that he has
18 clients that are doing \$40 million worth of business in a year. He stated that he is concerned about
19 limiting things when we are thinking of them in the historic sense because it limits the potential
20 for this space. He stated that he wants to make sure the Commission is not simply thinking of
21 things with outdated definitions or the way they were 5 years ago.

22
23 Commissioner Merriam stated that nothing was noted in the motion about restricting the uses on
24 Lake Street and Superior Boulevard. She stated that she thinks the discussion was to limit those
25 uses for retail and restaurants, but suggested that perhaps those could also be opened up to some
26 creative uses that may invite traffic.

27
28 Commissioner Parkhill stated that he is willing to add that to his motion.

29
30 Commissioner Iverson stated that she thinks it would be super fun during COVID-19 to open up a
31 store where people can try to make those bakery things like they do on the show Nailed It.

32
33 City Attorney Schelzel stated that there is a suggested amendment by Commissioner Merriam
34 which Commissioner Parkhill accepted, but noted that the seconder needs to accept this
35 amendment as well.

36
37 Commissioner Douglas stated that she does not think the City should tie the leasing company down
38 to retail along Lake Street.

39
40 Commissioner Merriam stated that she understands her concern and feels perhaps it should be
41 Lake Street up until the hotel area.

42
43 Commissioner Parkhill amended the motion to include 8, To limit the use along Lake Street as
44 outlined by staff that excludes the east building areas, Commissioner Douglas amended her second.

45
46 Director Goellner completed a roll call vote on the motion. The motion carried unanimously.

1
2 **AGENDA ITEM 6. Other Items:**

3
4 **a) Review of Development Activities**

5
6 Assistant Planner Kieser stated that at the next Planning Commission meeting there are two
7 proposed development applications that should be on that agenda. He explained that one is for
8 approval of a design for a fitness and leasing office at the Wayzata Woods Apartment Complex,
9 and the other is a proposed development at the TCF site on Lake Street.

10
11 Director Goellner stated that on September 2, 2020 there was a neighborhood meeting for people
12 regarding the Berry Avenue Condominium proposal. She explained that this has not had a
13 development application submitted yet, but they should be submitting a formal application to the
14 City later this month. She stated that both the Melvin's 235 and Ventana Apartments are moving
15 forward.

16
17 **b) Planning Commissioner Liaison Schedule and City Meeting Calendar**

18
19 Director Goellner noted that Night to Unite has been cancelled in October and since that was
20 cancelled, the Council may decide next week whether they will move their Council meeting date
21 back to October 6, 2020.

22
23 **AGENDA ITEM 7. Adjournment.**

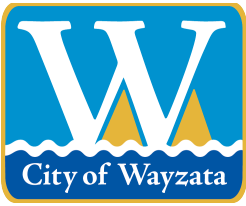
24
25 There being no further business on the agenda, Chair Plantan asked for a motion to adjourn.

26
27 Commissioner Bashioum made a motion, seconded by Commissioner Douglas to adjourn the
28 Planning Commission meeting.

29
30 Director Goellner completed a roll call vote on the motion. The motion carried unanimously.

31
32 The Planning Commission meeting was adjourned at 10:12 p.m.

33
34 Respectfully submitted,
35 Kayla Atkins Rokosz
36 *TimeSaver Off Site Secretarial, Inc.*
37



City of Wayzata Planning Commission Agenda Report

MEETING DATE: September 21, 2020	AGENDA ITEM: 4.b
TITLE: Approval of Report and Recommendation for a Conditional Use Permit for Gate Height at 405 Bushaway Road	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: October 13, 2020	

BACKGROUND:

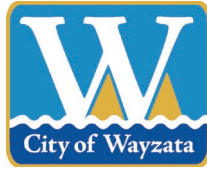
The applicant, Lorelei Ritter, and property owner, Carolyn Taylor, are requesting approval of a Conditional Use Permit (CUP) to allow installation of a 5'6" fence gate and mounting structure. The fence will be constructed of 50% metal material with the mounting structures being stone material.

ACTION REQUESTED:

Approval of the Report and Recommendation for a Conditional Use Permit for Gate Height at 405 Bushaway Road.

ATTACHMENTS:

1. Draft PC Report and Recommendation



WAYZATA PLANNING COMMISSION

September 21, 2020

REPORT AND RECOMMENDATION OF APPROVAL OF CONDITIONAL USE PERMIT FOR A FENCE AT 405 BUSHAWAY ROAD

DRAFT

SUMMARY OF RECOMMENDATION

Approval* of Conditional Use Permit for Fence

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

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Proposed Land Use. The property owner, Carolyn Taylor, and applicant, Lorelei Ritter, (the "Applicant") have submitted an application for approval of Conditional Use Permit (CUP) to allow installation of a 5'6" gate and stone wall at the entrance to the property at 405 Bushaway Road, legally described on Attachment A, (the "Property") as part of a new residence being constructed on the Property (the "Project").
- 1.2 Approval Requested. As part of the Application, the Applicant is requesting approval of a conditional use permit to permit an entrance gate and adjacent stone wall (considered a fence under the Zoning Ordinance) up to a height of 5'6". The entrance gate will be constructed of 50% steel material and the wall will be made of 100% solid stone material, as shown in the plans submitted with the Application (the "Entrance Gate", and the CUP for it, the "Fence CUP").
- 1.3 Property. The address, property identification number, and owner of the Property are:

Address	PID	Owner
405 Bushaway Road	05-117-22-33-0005	Carolyn Taylor

- 1.4 Land Use Designations. The Property is zoned and guided as follows:

Zoning:	R-1 Low Density Single Family Residential District
Comp Plan:	Estate Single Family
Overlay districts:	S/Shoreland Overlay District

- 1.5 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Sun Sailor* on August 28, 2020 and mailed to all property owners located within 350 feet of the Property on August 26, 2020. The public hearing on the Application was held at the September 8, 2020 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Standards for Fences. The definition of “fences” in the Zoning Ordinance includes a gate erected as a dividing marker, visual or physical barrier. Section 902.2. Fences located in a front yard that are greater than 50 percent solid matter and exceed 42 inches in height require a conditional use permit. Section 918.1. City Code Section 918.1.F.2 outlines the following standards for evaluating fence conditional use permits:
- A. The fence placement, height or design does not create a safety hazard with regard to, from or on a public street or roadway.
 - B. The fence placement, height or design does not create a safety problem or negatively affect adjoining properties or use.
 - C. The provisions of Section 904.2.F of the Zoning Ordinance are considered and satisfactorily met. Section 904.2.F of the Zoning Ordinance requires City Council to consider possible adverse effects of the proposed conditional use. Council’s judgment shall be based upon (but not limited to) the following factors:
 - 1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
 - 2. The proposed use’s compatibility with present and future uses of the area.
 - 3. The proposed use’s conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).

4. The proposed use's effect on the area in which it is proposed.
5. The proposed use's impact upon property values in the area in which it is developed.
6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Section 3. FINDINGS OF FACT

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

3.1 Criteria for Fence CUPs.

- A. The placement, height and design of the Entrance Gate will not create a safety hazard with regard to, from or on a public street or roadway.
- B. The placement, height and design of the Entrance Gate will not create a safety problem or negatively affect adjoining properties and uses. The Applicant has carefully calibrated the height and design to provide needed screening to the Property from the roadway, while minimizing the additional height and visual impact.
- C. The provisions of Section 801.04.2.F of the Zoning Ordinance have been considered and are all satisfactorily met. The Entrance Gate (the "Proposed Use") would have not have adverse effects on the surrounding area based upon the following:
 1. The Proposed Use is not inconsistent with any policies or provisions of the official City Comprehensive Plan. The fence, stone wall, and landscaping keep with the small town character of Wayzata while minimizing noise and visual impact from Bushaway Road.
 2. The Proposed Use is not incompatible with present and future uses of the area. Many fences are along Bushaway Road for single-family residences.

3. The Proposed Use conforms with all relevant performance standards contained in the Zoning Ordinance.
4. The Proposed Use will not have a negative effect on the area in which it is proposed in that it is a small part of larger improvements, landscaping and grading for the Property, and there are similar fences and entrances gates along Bushaway Road.
5. The Proposed Use will not have a material impact upon property values in the area.
6. The Proposed Use will not generate traffic.
7. The Proposed Use will not have an impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

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 Fence CUP, 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 and Entrance Gate, including building codes and land use regulations, and City Code and policies applicable to days and times of work, and construction management.
- B. The Applicant must build and complete the Entrance Gate 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 21st day of September 2020.

Voting For Approval Recommendation: _____

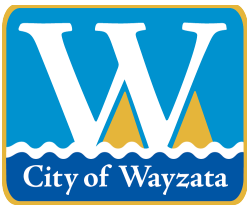
Voting Against Approval Recommendation: _____

Abstaining: _____

Absent: _____

Attachment A
Legal Description and Information on Property

Address	405 Bushaway Road
PID	05-117-22-33-0005
Legal Description	The South 50 feet of Government Lot 1 and the South 50 feet of all that part of the Southeast 1/4 of Southwest 1/4 lying West of the Center line of the County Road, all in Section 5, Township 117 North, Range 22 West of the 5th Principal Meridian, said distance being measured at right angles and drawn parallel with the South line of said Government Lot 1 and of the Southeast 1/4 of the Southwest 1/4 of said Section 5. Also, the North 75 feet of that part of Government Lot 8, Section 8, Township 117, Range 22 lying West of the Center line of County Road, said distance being measured at right angles and drawn parallel with the North line of said Government Lot 8, all according to the U.S. Government Survey thereof, Hennepin County, Minnesota.
Abstract or Torrens?	Abstract
Certificate No.	N/A



City of Wayzata Planning Commission Agenda Report

MEETING DATE: September 21, 2020	AGENDA ITEM: 4.c
TITLE: Approval of Report and Recommendation for a Preliminary and Final Plat at 320 Hampton Street South	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: October 30, 2020	

BACKGROUND:

The property owner, Pillar Homes Partner Inc., and applicant, KC Chermak, have submitted a development application to subdivide the property at 320 Hampton Street South into two single-family residential lots. The current property is vacant. In the past, this property had a four-unit structure. The proposal requires preliminary and final plat review.

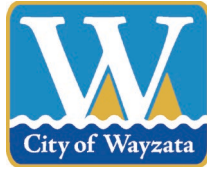
During the last Planning Commission discussion, there were a few questions that staff needed to research. The Engineering Department put together a page of responses to many of those questions that is attached to the packet. Also, the applicant has sent over the soil testing documents and has noted that there will be additional soil testing done in the near future that will also be sent to the City.

ACTION REQUESTED:

Approval of the Report and Recommendation for a Preliminary and Final Plat at 320 Hampton Street South.

ATTACHMENTS:

1. PC Report and Recommendation, Engineering Comments



WAYZATA PLANNING COMMISSION

September 21, 2020

REPORT AND RECOMMENDATION OF APPROVAL OF COMBINED PRELIMINARY AND FINAL PLAT RESIDENTIAL SUBDIVISION AT 320 HAMPTON STREET S

DRAFT

SUMMARY OF RECOMMENDATION

Approval* of Combined Preliminary and Final Plat Subdivision

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

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Proposed Land Use. The property owner, Pillar Homes Partner Inc., and applicant, KC Chermak, (the "Applicant") have submitted an application for approval of Combined Preliminary and Final Plat to subdivide the property at 320 Hampton Street South, legally described on Attachment A, (the "Property") from a single residential lot into two single-family residential lots upon which the Applicant plans to construct custom built homes (the "Project").
- 1.2 Approval Requested. The Application includes requests for approval of the combined Preliminary and Final Plats (the "Preliminary and Final Plats" or "Proposed Subdivision") as shown on Attachment A.
- 1.4 Property. The address, property identification number, and owner of the Property are:

Address	PID	Owner
320 Hampton St S	05-117-22-33-0043	Pillar Homes Partner Inc

1.5 Land Use Designations. The Property is zoned and guided as follows:

Zoning:	R-3A Single and Two Family Residential Central Core Residential District
Comp Plan:	Central Core Residential
Overlay districts:	S/Shoreland Overlay District W/Wetland Overlay District

1.6 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Sun Sailor* on August 27, 2020 and mailed to all property owners located within 350 feet of the Property on August 26, 2020. The public hearing on the Application was held at the September 8, 2020 Planning Commission meeting.

Section 2. STANDARDS

2.1 Subdivision / Preliminary and Final Plat.

- A. Review and approval of lot combinations and subdivisions of property are governed by the City's Subdivision Ordinance, Part X, Chapters 1001 through 1009 of the City Code. The City may agree to review the preliminary and final plat simultaneously. Chapter 1003.03.A.
- B. In reviewing requests for approval under the Subdivision Ordinance, the Planning Commission shall consider possible adverse effects of the proposed subdivision or lot combination reflected in the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors found in Section 1005.02:
 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 filing 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.

Section 3. FINDINGS OF FACT

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

Commission of the City of Wayzata makes the following findings of fact:

3.1 Subdivision / Preliminary and Final Plat.

- A. City review of the Preliminary and Final Plat simultaneously is appropriate under City Code Sec. 1003.03.A.
- B. The Planning Commission finds that there would be no significant adverse effects of the Proposed Subdivision based upon the following factors found in Section 1003.02.E:
 - 1. The Proposed Subdivision is consistent with the Wayzata Comprehensive Plan, which guides the Property to Central Core Residential. This subdivision will adhere to the density requirement in the 2040 Comprehensive Plan.
 - 2. The building pads that result from the Proposed Subdivision will not impact sensitive natural, scenic, historic or community assets. The Applicant has provided sufficient information about how the wetlands and other natural assets of the Property will be protected as part of the construction of the Project, and how stormwater will be managed, including improvements to the flow and disbursement of stormwater runoff from the Property.
 - 3. The building pads that result from the Proposed Subdivision will respect natural topography and incorporate filing or grading as recommended by the City Engineer for the surrounding area. The project will keep the natural drainage of the area and improve the stormwater drainage with multiple best management practices.
 - 4. There will be minimal impact to any trees as a result of the Proposed Subdivision.
 - 5. The Proposed Subdivision will not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas, and will fit into the scale, pattern and character of the surrounding residential neighborhood area.
 - 6. The design of the lot, the building pads, and the site layouts respond to and are reflective of the surrounding lots and neighborhood character as noted elsewhere in this Report.
 - 7. The lot sizes resulting from the Proposed Subdivision are not dissimilar to nearby lots. The proposed lot areas are above the surrounding property averages.
 - 8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of the

proposed buildings on the Property are not known at this time.

9. The design, scale and massing of the buildings proposed are not known at this time.
10. The Proposed Subdivision is not likely to depreciate the values of neighboring properties in the area in which it is proposed.
11. The Proposed Subdivision will be accommodated with existing public services, including those related to transportation and utility systems, and will not overburden the City's service capacity. The Proposed Subdivision would improve stormwater management, fire safety, and traffic flow with the addition of a cul-de-sac and fire hydrant at the end of Hampton Street S.

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 Preliminary and Final Plats, 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, and City Code and policies applicable to days and times of work, and construction management.
- B. The Applicant must build and complete the Project in conformance, in all material respects, with the plans depicted in the Application (though exact locations of building pads may change subject to requirements of City Code).
- C. Soil analysis and testing information, and Stormwater Facilities, Grading, Drainage, Erosion, and Fire Hydrant Safety Plans for the Project the must be submitted to the City for review and approved by the City Engineer prior to the issuance of building permits for the lots of the Proposed Subdivision.
- D. 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 21st day of September 2020.

Voting For Approval Recommendation: _____

Voting Against Approval Recommendation: _____

Abstaining: _____

Absent: _____

Attachment A: Legal Description and Preliminary and Final Plats

DRAFT

Attachment A
Legal Description and Preliminary and Final Plats

Address	320 Hampton Street S
PID	05-117-22-33-0043
Legal Description	Lots 12, 13, 14, 15 and that part of Lot 16, Block 3, lying south of the north 20 feet thereof, New Wayzata, Hennepin County, Minnesota.
Abstract or Torrens?	Abstract
Certificate No.	N/A

HAMPTON PLACE

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Pillar Homes Partner, Inc. Minnesota corporation, owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:
Lots 12, 13, 14, 15, and the southerly 30.00 feet of Lot 16, Block 3, "New Wayzata", Hennepin County, Minnesota (said 30.00 feet measured and parallel with the southeasterly line of said Lot 16) according to the duly recorded plat thereof.
Has caused the same to be surveyed and platted as HAMPTON PLACE and does hereby dedicate to the public for public use forever the drainage and utility easements as created on this plat.
In witness whereof said Pillar Homes Partners, Inc. a Minnesota corporation, has caused these presents to be signed by it proper officer this ____ day of _____, 2020.

KC Chermak
STATE OF MINNESOTA
COUNTY OF _____
The instrument was acknowledged before me on ____ day of _____, 2018 by KC Chermak, President of Pillar Homes Partners, 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 this 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 _____, 2018.

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 _____, 2020 by Daniel L. Schmidt

Notary Public, Hennepin County, Minnesota

Notary Printed Name
My Commission Expires: _____

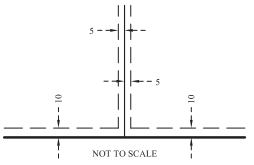
WAYZATA, MINNESOTA
This plat of HAMPTON PLACE was approved and accepted by the City Council of the City of Wayzata, Minnesota at a regular meeting held this ____ day of _____, 2018 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.
CITY COUNCIL OF WAYZATA, MINNESOTA

By: _____ Mayor By: _____ City Manager
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 _____, 2018.
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 _____, 2018.
Chris F. Mavis, County Surveyor

By: _____
COUNTY RECORDER
HENNEPIN COUNTY, MINNESOTA
I hereby certify that the within plat of HAMPTON PLACE was recorded in this office this ____ day of _____, 2018, at ____ o'clock ____ M.
Martin McCormick, County Recorder
By: _____ Deputy

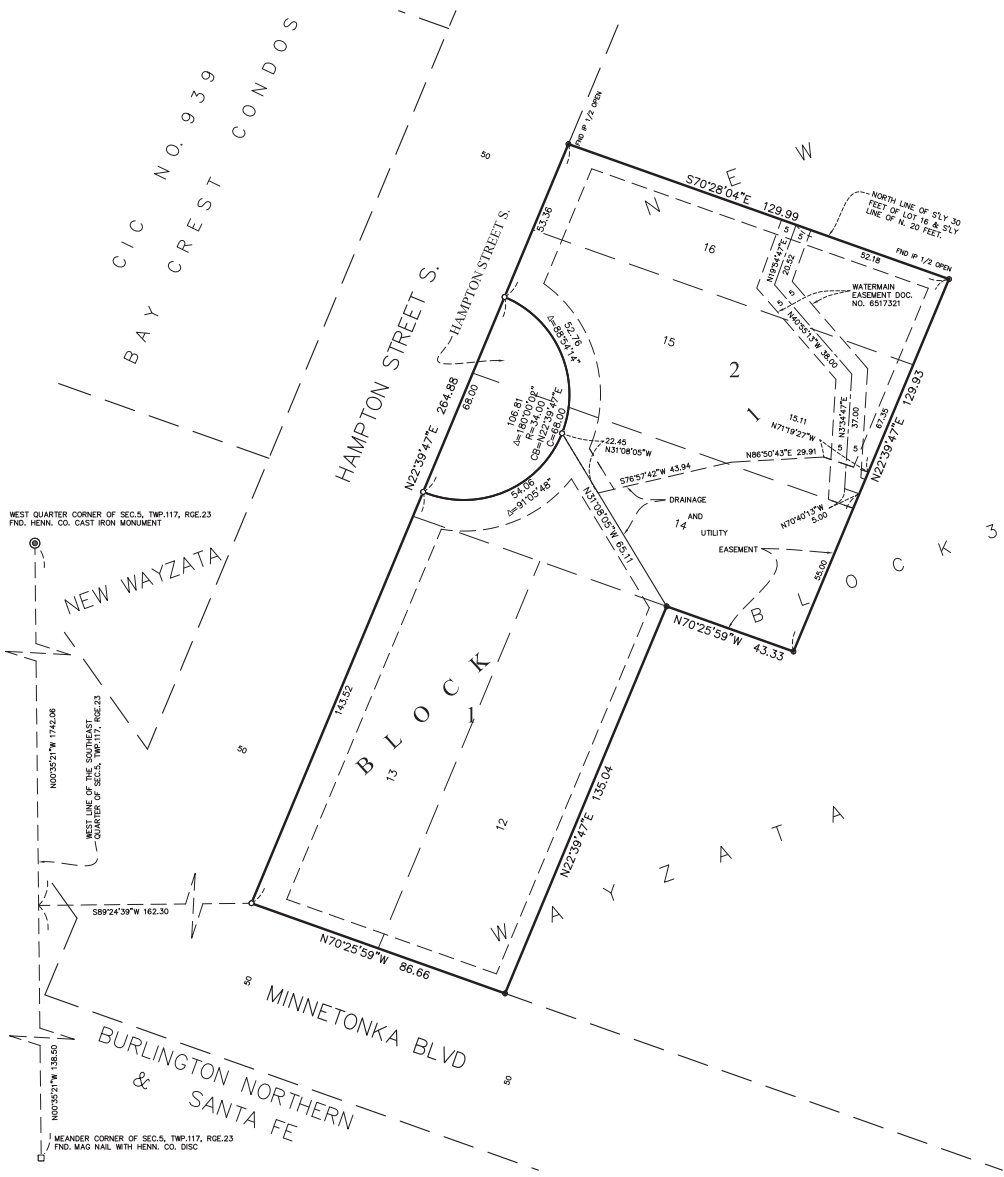
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



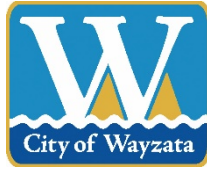
SCALE IN FEET
0 10 20 30 40

The basis for the bearing system is the west line of the of the Southwest Quarter of Section 5, Township 117, Range 23, which is assumed to bear North 00 degrees 35 minutes 21 seconds West.

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 40344.
- Denotes a 1/2 inch pipe found and marked by License No. 12755, unless shown otherwise.
- ⊙ Denotes a Found Cast-Iron-Monument



SATHRE-BERGQUIST, INC.



RE: 320 Hampton St S Development Application – Engineering Comments

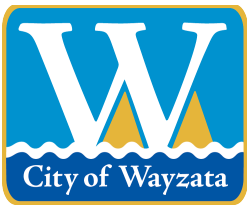
The City's water supply system has adequate pressure in this area for fire protection. The City's water model was most recently updated in 2018, and it shows that the fire hydrant near 325 Reno Street has at least 2,500 GPM (gallons per minute) available for fire flow. This can be verified by performing a flow test on this fire hydrant. The City can request that Pillar Homes perform this test, with a member of the City's Utility Department present.

Surface water currently drains from southeast to northwest across the 329 Reno Street parcel. The grading plan for the proposed lot lying to the west of 329 Reno Street must accommodate this existing drainage condition. The Preliminary Grading Plan shows that the existing grades will be matched at the west and north property lines of 329 Reno Street, and that existing drainage patterns will not change in this area. The Preliminary Grading Plan shows that runoff in this area will make its way to a "grassy depression" that is designed to be a low area just north of the 329 Reno Street parcel, then drain across the proposed cul-de-sac at the south end of Hampton Street and into the adjacent wetland. For the proposed lot lying to the west of 329 Reno Street, roof gutters should be directed to the west of the proposed house rather than to the east.

It is the responsibility of the developer to design the proposed homes with adequate foundations, based on the existing soils. Depending on what soil tests or borings show, they may need to make a soil correction or install piling to support the proposed structure.

Abandoning a pipe means that the pipe will be disconnected at each end and left in place indefinitely. Often it is less disruptive and less costly to abandon pipes rather than to remove them. In this case, the pipes shown to be abandoned are 2 inch copper drinking water pipes, which are not hazardous.

Jen Schumann, EIT
Project Engineer



City of Wayzata Planning Commission Agenda Report

MEETING DATE: September 21, 2020	AGENDA ITEM: 5.a
TITLE: Consider a Development Application for Design Approval for a New Amenity Structure at 230 & 240 Central Avenue North	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: November 9, 2020	

BACKGROUND:

The owner, Wayzata Woods Apartments LLC, has submitted a development application for design approval of a new one-story accessory structure at 230 & 240 Central Ave N, Wayzata Woods apartment complex. The proposed structure is 1,763 square feet and would be used as a leasing office and fitness area for the Wayzata Woods apartment complex. This project would also incorporate a re-configuration of the parking stalls and stormwater improvements on the site.

ACTION REQUESTED:

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

ATTACHMENTS:

1. Staff Report, Narrative, Plans, and Renderings



**Staff Report
September 21, 2020**

Project Name: Wayzata Woods
Addresses of Request: 230 & 240 Central Ave N
Prepared by: Nick Kieser, Assistant Planner
“60 Day” Deadline: November 9, 2020

Development Application

Introduction

The owner, Wayzata Woods Apartments LLC, has submitted a development application for design approval of a new one-story accessory structure at 230 & 240 Central Ave N, Wayzata Woods apartment complex. The proposed structure is 1,763 square feet and would be used as a leasing office and fitness area for the Wayzata Woods apartment complex. This project would also incorporate a re-configuration of the parking stalls and stormwater improvements on the site.

Application Requests

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

- Design Review – Design Standards apply to multi-family residential properties if constructing a new building (§ 909.04.B)

Property Information

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

Address	PID	Owner
230 & 240 Central Ave N	05-117-22-23-0004	Wayzata Woods Apartments LLC

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

Zoning	2040 Comp Plan Designation	Overlay Districts
R-5 Average Density Multiple Residential District	High Density 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	2040 Comp Plan Designation
West	Medical	PUD	Mixed Use Commercial/Residential
North	Medical	PUD	Mixed Use Commercial/ Residential
East	Open Space	Institutional	Parks
South	Shopping Center	C-2 Shopping Center Business District	Mixed Use Commercial/Residential

This property is accessed from Central Ave North, but it is located behind the Park Nicollet Center. The entrance is just south of the intersection of Central Ave N and Highway 12.

Public Hearing Notice

The public hearing notice was published in the *Sun Sailor* on September 11, 2020. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on September 10, 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 Apartment Complex

The 107-unit Wayzata Woods apartment complex was built in 1965 and sold in 2018. The new owner is in the process of making improvements to the structure and site. New roofs have been constructed on the existing buildings and the rear area of the site has been improved for water ponding issues. Improvements have also been made to the existing apartment units and plans are in place for future improvements as stated in the provided narrative. The new proposed structure will add extra amenities for the tenants of Wayzata Woods.

Previous Application

In April 2019, the owner proposed to add 17 additional units to the site. The addition of units exceeded the maximum density permitted for the property, created parking issues, and introduced issues related to impervious surface and stormwater management. The application was tabled by the Planning Commission and withdrawn by the applicant after several months of discussion with staff.

Project Summary

This proposed project includes a new 1,763 sq. ft. amenity building that includes the uses listed below. Stormwater improvements would be constructed with this project along with a reconfiguration of the open space and parking spaces on the site.

New Structure Square Footage Breakdown	
Use	Area (sq. ft.)
Office	550
Fitness	977
Utility Room	67
Restroom	51
Lobby	118
Total	1,763

The proposed one-story structure would be used only by the tenants of Wayzata Woods. It would include a small leasing office for the apartment complex as well. The main exterior materials would include stucco, wood lap siding, and glass. There would be significant landscaping completed around the new structure as seen in the renderings provided. At

the entrance to the building there would be a small sign and planter boxes. The new building would connect to the apartment complex and parking areas by an existing sidewalk.

Stormwater Management

The current site has a legal non-conforming impervious surface coverage of 37.8%. This site was constructed in 1965. At that time, the R-5 Zoning District limit of 35% was not in place. This new project would maintain the 37.8% impervious surface coverage and include additional stormwater improvements.

At the north end of the site, an infiltration pond would be constructed to help mitigate and filtrate the amount of stormwater runoff on the site. A rate control pond would be constructed on the northwest area of the site to control stormwater runoff on the site.

Parking/Open Space Reconfiguration

The amount of parking is also a legal nonconforming component as the Zoning Code now states that two parking stalls are required for every multi-family dwelling unit. The number of parking stalls, 154, will be maintained with this project and no new dwelling units will be created.

There is additional open space created with this project on the southern open space inlet. The southern parking lot overall impervious surface area would decrease and open space created in that extra area. The new parking lot configuration will be similar to the northern parking lot configuration where the new structure will be located.

Landscaping/Tree Removal

This owner is able to remove 10% of the tree inches on the site without any mitigation. The plans show five trees to be removed, two of which are significant. No heritage trees are proposed to be removed. The plans show removal of 38.5 inches of trees and replacement of 35 inches of trees. This removal is significantly less than 10% of allowed removal. A majority of the trees will be planted near the northern stormwater pond and near the proposed structure.

Lighting

No lighting on the site will change besides adding two small light fixtures at the entrance of the proposed building.

Design Deviation

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 item does not comply with the City's Design Standards. The applicant is requesting approval for one deviation from the Design Standards:

- § 909.14.G – Accent Materials – All Districts: 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 applicant proposes to use a poly-ash material for the accent trim around the windows. The applicant states that this material is similar to fiber cement board. This material would comprise 3.0-3.7% of the exterior façade of the entire building. A sample of this material is available at Wayzata City Hall for review. The Planning Commission should review this proposed material to determine whether the approval of this deviation is in accordance with the Design Deviation criteria. The applicant stated that this material is more durable and moisture resistant than what they would use on the approved materials list.

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

- Plans submitted on September 5, 2020 by Urbanworks
- Design Review, 230 & 240 Central Ave N – Wayzata Woods Accessory Structure

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.

MEMO / URBANWORKS

TO

FROM

NICK KIESER
nkieser@wayzata.org

JOSHUA HIGHLEY
jhighley@urban-works.com

Assistant Planner
City of Wayzata
600 Rice St. E
Wayzata, MN 55391

UrbanWorks Architecture LLC
901 North Third Street Suite 145
Minneapolis, MN 55401
612.455.3100

CC
Julie Rodriguez, Sage Apartment Communities
Michael Henry, Sage Apartment Communities

DATE
PROJECT
#

September 9, 2020
Wayzata Woods
19-0005

RE: WAYZATA WOODS - AMENITY BUILDING DESIGN REVIEW

The purpose of this request is to describe the proposed building for design review. The project is located at 240 Central Ave. N in Wayzata, also known as Wayzata Woods. The existing parcel is 5.06 acres, and contains 107 dwelling units.

The parcel is accessed through a shared easement drive through the adjacent parcel, currently owned by Park Nicollet, and has no property lines abutting the public right-of-way. The current configuration of the site creates challenges for site visibility. Further, the existing buildings were constructed in 1965 and did not include space for tenant amenities or an office. Those spaces are currently in former units, and do not offer much space or flexibility to accommodate updates.

The proposal is to construct a single-story, 1800sf leasing office and amenity building. The former leasing office and fitness center would move to the new building to provide an updated amenity space, and an accessible and centrally located leasing office. The proposal includes adjustments to the parking lot layout, and the construction of a rain garden in the northwest corner of the site. The total site impervious area will remain at 1.91 acres. The new amenity space will allow the property to better adapt to the market and provide tenants with contemporary facilities.

The project would be constructed concurrently with ongoing renovations to the existing buildings and site. The existing buildings have received roof replacements, and a portion of the back area of the site has been reworked to alleviate an existing water ponding issue. In addition, five units have received finish updates, and a test unit has been fitted with an updated A/C system in preparation for updates property-wide. The owner is also exploring options for an upgrade to the boiler system, and exterior upgrades to the existing buildings to compliment the proposed amenity building.

The amenity building is designed to meet the Wayzata Boulevard design district standards, with one material deviation; the windows feature an integral poly-ash window shroud. We propose poly-ash trim as an alternative to the existing trim materials listed in the design standards. Composed of fly-ash, a waste product recovered from coal combustion, poly-ash trim is a similar product to fiber cement, but is moisture resistant and more durable. Because of its composition, the trim can be used as an integral window shroud, where the dimensional fluctuation of wood and the fragility of fiber cement rule out their use in this capacity. Samples of each material will be provided for your review.

Please find our design documents attached with this memo. Samples of each material in the proposed design will be provided for your review.

END OF MEMO

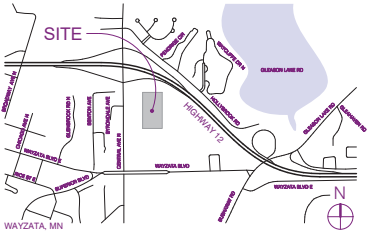
Wayzata Woods
VARIANCE APPLICATION

JULY 16, 2020



VICINITY MAP

NOT TO SCALE



GENERAL NOTES

1. DO NOT SCALE DRAWINGS
2. SUBCONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE CONTRACT DOCUMENTS TO FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF THE WORK PRIOR TO COMMENCEMENT OF WORK. DISCREPANCIES SHALL BE REPORTED TO GENERAL CONTRACTOR FOR CLARIFICATION.
3. THE INTENT OF THE BUILDING PROJECT IS TO PROVIDE A FITNESS ROOM AND OFFICE AREA TO THE PROJECT. THE GOAL OF THE SITE WORK IS TO ACCOMMODATE THE NEW BUILDING, IMPROVE THE STORMWATER DRAINAGE SITUATION ON SITE, AND REDUCE THE EXISTING IMPERVIOUS SURFACE AREA TO OFFSET THE ADDITIONAL IMPERVIOUS COVERAGE FROM THE NEW BUILDING.

SHEET LIST

- 0001 TITLE SHEET
C100 SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN
C200 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C300 UTILITY PLAN
C400 PAVING AND GEOMETRIC PLAN
C500 CIVIL DETAILS
C501 CIVIL DETAILS
C502 STORM WATER POLLUTION PREVENTION PLAN
L010 GENERAL NOTES AND SCHEDULES
L012 TREE REMOVAL PLAN
L100 OVERALL SITE PLAN
L140 LANDSCAPE PLANTING PLAN
L200 LANDSCAPE DETAILS
A101 LEVEL 1 PLAN, ROOF PLAN, SITE PLAN
A301 BUILDING COLOR ELEVATIONS, BUILDING SECTIONS, 3D VIEWS

PARKING STALLS

SURFACE PARKING		
STANDARD PARKING STALL	81	NOTE: EXISTING SURFACE PARKING COUNT TO REMAIN. PARKING IS RECONFIGURED TO REDUCE IMPERVIOUS COVERAGE.
CONTRACT PARKING STALL	9	
HC PARKING STALL	4	
SURFACE TOTAL	94	
COVERED PARKING		
STANDARD PARKING STALL	69	NOTE: NO SCOPE OF WORK IS PROPOSED IN ENCLOSED PARKING GARAGES
GRAND TOTAL	164	

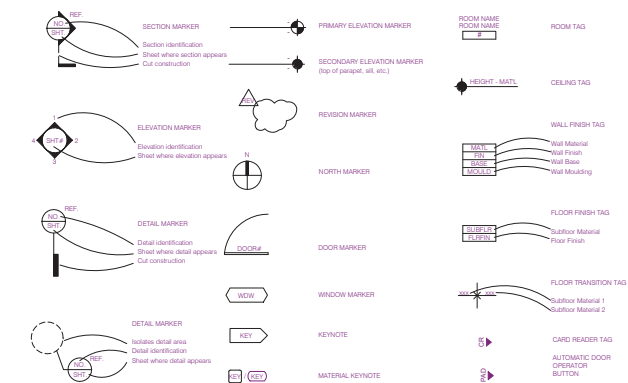
AREA SUMMARY & UNIT COUNT

EXISTING BUILDINGS:	53 UNITS	75,456 SF
230 CENTRAL AVE.	54 UNITS	75,456 SF
240 CENTRAL AVE.		
NEW BUILDING:	N/A	1811 SF
235 CENTRAL AVE.		

SITE & BUILDING STATISTICS

EXISTING SITE AREA	5.05 ACRES	~	219,976 SF
EXISTING IMPERVIOUS SURFACE	1.91 ACRES	~	83,200 SF
GROSS NEW BUILDING AREA	NEW BUILT ABOVE GRADE	~	1933 SF
HEIGHT OF NEW ROOF ABOVE GRADE:		~	11'-0"

SYMBOLS



CONTACTS

DEVELOPER/CLIENT		CONTRACTOR		ARCHITECT		CIVIL ENGINEER		LANDSCAPE ARCHITECT	
NAME:	THE DESOLA GROUP	NAME:	URBANWORKS ARCHITECTURE LLC	NAME:	URBANWORKS ARCHITECTURE LLC	NAME:	BRM ENGINEERS	NAME:	DAMON FARMER
CONTACT:	JULIE RODRIGUEZ	CONTACT:	DAVID HALLAND	CONTACT:	JOHANNA HENRIK	CONTACT:	KEITH MATTE	CONTACT:	JESSE BYMNWYCCZ
ADDRESS:	1806 SKY PARK CIRCLE, SUITE 200	ADDRESS:	801 N 3RD ST, SUITE 145	ADDRESS:	610 EARLE BROWN DRIVE, SUITE 700	ADDRESS:	401 2ND AVENUE NORTH	ADDRESS:	401 2ND AVENUE NORTH
PHONE NO.:	612-455-1100	PHONE NO.:	612-455-1100	PHONE NO.:	612-455-1100	PHONE NO.:	612-352-7501	PHONE NO.:	612-352-7501
EMAIL:	JRODRIGUEZ@SAGEPTMT.COM	EMAIL:	DHALLAND@URBANWORKS.COM	EMAIL:	JHSHLEY@URBANWORKS.COM	EMAIL:	KMATTE@BRM.COM	EMAIL:	JBYMNWYCCZ@DAMONFARMER.COM
STRUCTURAL ENGINEER		MECHANICAL ENGINEER		PLUMBING ENGINEER		ELECTRICAL ENGINEER		INTERIOR DESIGNER	
NAME:	COMPANY / FIRM NAME	NAME:	COMPANY / FIRM NAME	NAME:	COMPANY / FIRM NAME	NAME:	COMPANY / FIRM NAME	NAME:	URBANWORKS ARCHITECTURE LLC
CONTACT:	CONTACT NAME No. 1	CONTACT:	CONTACT NAME No. 1	CONTACT:	CONTACT NAME No. 1	CONTACT:	CONTACT NAME No. 1	CONTACT:	SARAH DAVIS
ADDRESS:	ADDRESS LINE 1	ADDRESS:	ADDRESS LINE 1	ADDRESS:	ADDRESS LINE 1	ADDRESS:	ADDRESS LINE 1	ADDRESS:	801 N 3RD ST, SUITE 145
PHONE NO.:	PHONE NUMBER	PHONE NO.:	PHONE NUMBER	PHONE NO.:	PHONE NUMBER	PHONE NO.:	PHONE NUMBER	PHONE NO.:	MINNEAPOLIS, MN
EMAIL:	EMAIL No. 1	EMAIL:	EMAIL No. 1	EMAIL:	EMAIL No. 1	EMAIL:	EMAIL No. 1	EMAIL:	EDAVIS@URBANWORKS.COM

WAYZATA WOODS
ADDITIONAL BUILDING

340 CENTRAL AVE & WAYZATA DR

URBANWORKS

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340 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

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CONSTRUCTION

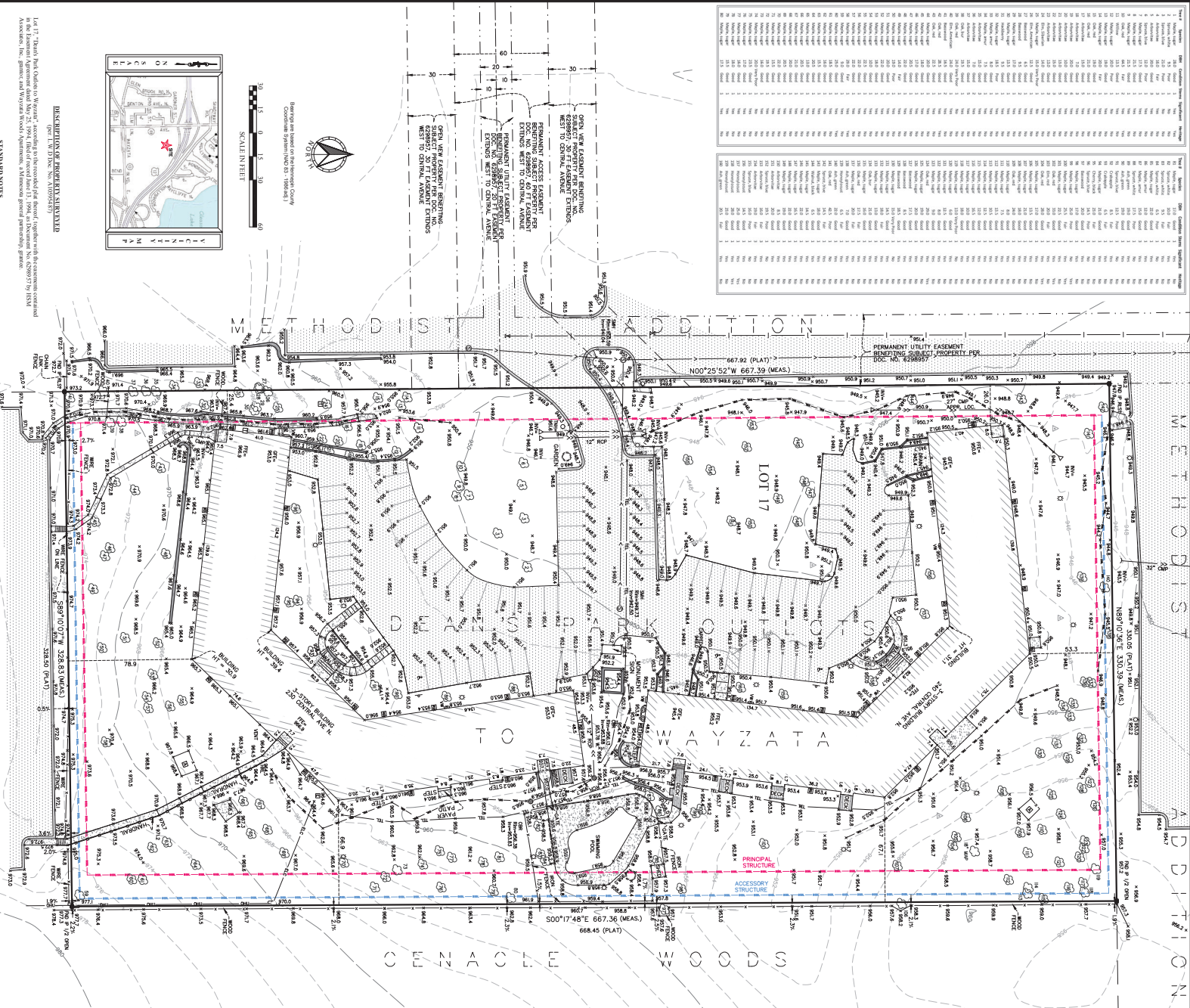
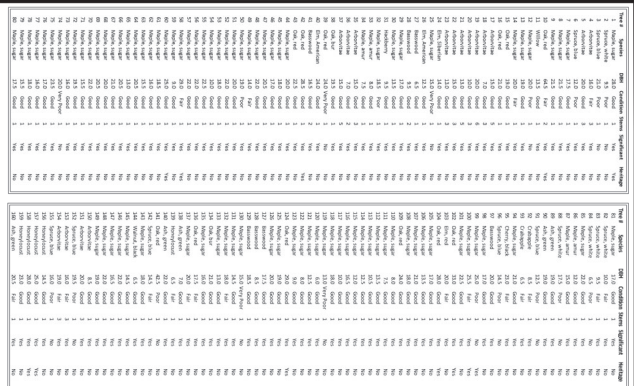
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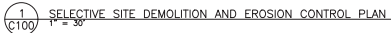
KEY PLAN

DATE: 08/08/2020
PROJECT #: 19-0005
PHASE: DESIGN REVIEW
DRAWN BY: JTH
CHECKED BY: CPEH

TITLE SHEET

G001





KEYED NOTES

KEYED NOTES ARE DENOTED BY [] ON PLAN.

- 1 INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C500.
- 2 INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 3/C500 AND 3/C500L.
- 3 INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 4/C500.
- 4 REMOVE CURB AND OUTLET IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN. SALVAGE AND REUSE AT NEAREST JOINT.
- 5 REMOVE CONCRETE PAVEMENT IN ITS ENTIRETY TO THE EXISTING SHOWN.
- 6 SALVAGE AND REMOVE BITUMINOUS PAVEMENT IN ITS ENTIRETY TO THE APPROXIMATE EXTENTS SHOWN.
- 7 REMOVE SEWER IN ITS ENTIRETY TO THE EXTENTS SHOWN. FOLLOW ALL CITY OF WAYSIDE STANDARDS AND SPECIFICATIONS.
- 8 PROTECT RETAINING WALL DURING CONSTRUCTION.
- 9 REMOVE TREE IN ITS ENTIRETY INCLUDING STUMP.
- 10 REMOVE AND SALVAGE EXISTING SIGN.
- 11 REMOVE AND SALVAGE EXISTING LIGHT POLE.

[illegible]

GENERAL NOTES:

1. CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED THE CITY OF WAXAHITA AND UTILITY OWNER PRIOR TO ALL CONSTRUCTION DOCUMENTS.
2. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT-OF-WAY. THE TRAFFIC CONTROL PLAN SHALL BE PROVIDED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO STREET ENCROACHMENT.
3. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. ANY ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY THE CONTRACTOR REVIEWING THE ABOVE.
4. THE ROCK CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION, PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF WAXAHITA FOR THE EXACT ROCK CONSTRUCTION ENTRANCE LOCATION.

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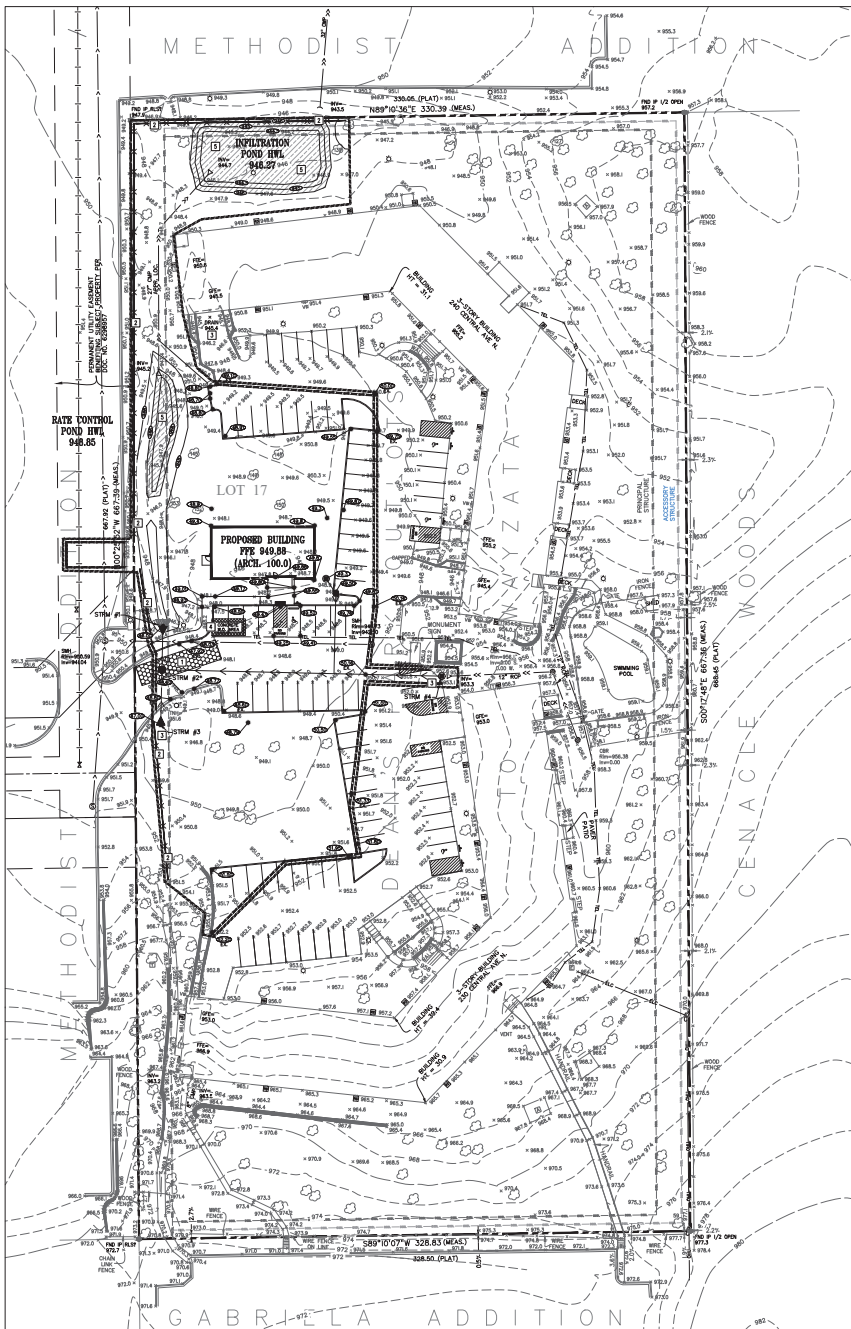
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

PRELIMINARY CITY SUBMITTAL
06/30/2020

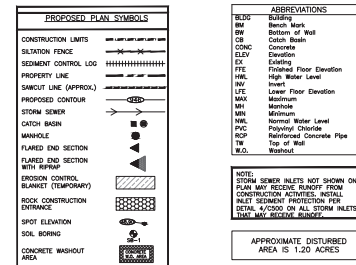
REVISIONS

SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN

C100



1 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C200



KEYED NOTES

KEYED NOTES ARE DENOTED BY [Symbol] ON PLAN.

1. INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 4/C500.
2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C500 AND 3/C500.
3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 4/C500.
4. APPROXIMATE LOCATION OF TEMPORARY CONFINED CONCRETE WASH OUT BIN, REFER TO THE MINNESOTA'S REUSE/RECYCLE GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SCHEDULE CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONFINEMENT.
5. INSTALL MINUT 3885 CATEGORY 3 TEMPORARY STRAW PEEK EROSION CONTROL BLANKET.

EROSION CONTROL NOTES

1. ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT AND WATERSHED DISTRICT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATIONS BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY AND WATERSHED DISTRICT. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
2. ANY EROSION CONTROL FACILITIES DESIGNED NECESSARY BY THE CITY OR WATERSHEDS BEFORE, DURING OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
3. NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.
4. FOR SITES GREATER THAN 1.0 ACRE, AS REQUIRED BY THE MPCA PERMIT REQUIREMENTS, THE PERMIT APPLICANT MUST KEEP AN EROSION CONTROL INSPECTION LOG. INSPECTION MUST BE MADE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT. THE INSPECTION RECORD MUST BE MADE AVAILABLE TO THE CITY AND WATERSHED WITHIN 24 HOURS OF REQUEST.
5. FLOWS FROM OVERFLOW CHANNELS OR PILES (TEMPORARY OR PERMANENT) SHALL BE ROUTED TO SEDIMENTATION BASINS OR APPROPRIATE ENERGY DISSIPATORS TO PREVENT TRANSPORT OF SEDIMENT TO OUTFLOW TO LATERAL CONVEYORS AND TO PREVENT EROSION AND SEDIMENTATION WHEN RUNOFF FLOWS INTO THESE CONVEYORS.
6. SITE ACCESS ROADS SHALL BE GRADED OR OTHERWISE PROTECTED WITH BUILT FENCES, OVERFLOW CHANNELS, OR DICES AND PILES TO PREVENT SEDIMENT FROM EXTING THE SITE VIA THE ACCESS ROADS. SITE-ACCESS ROADS/DRIVEWAYS SHALL BE SURFACED WITH GRAVELD ROAD WHERE THEY ADJOIN EXISTING PAVED ROADWAYS.
7. SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANNED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY CITY OR WATERSHED, THROUGHOUT THE DURATION OF CONSTRUCTION.
8. DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY OR WATERSHED.
9. ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
10. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 14 DAYS:
 - A. ALL SEEDING AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIFT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 100% COVER.
 - B. IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE 21-112 (CUT), OR 21-112 (SEEDER READY), AT A RATE OF 100 POUNDS PER ACRE.
 - C. IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT 22-112 AT A RATE OF 40 POUNDS PER ACRE.
 - D. GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
 - E. ALL AREAS THAT WILL BE MOVED OR MAINTAINED AS PART OF THE ULTIMATE DESIGN WILL BE PERMANENTLY RESTORED USING SEED MIXTURE MNDOT 25-141 AT A RATE OF 25 POUNDS PER ACRE.
 - F. UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF MINUT 3885 SEED MIXTURE 25-131 (COMMERCIAL TURF GRASS) AT A RATE OF 320 POUNDS PER ACRE.
 - G. WHEREVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BARRIERS THAT CONFORM TO THE CRITERIA FOR ON-SITE DETENTION BARRIERS SHALL BE PROVIDED.
 - H. MULCH, HYDROMULCH, AND TROCKERS MAY NOT BE USED FOR STABILIZATION IN SLOPES OR DAMAGE DITCHES UNLESS THE LONGITUDINAL SLOPE IS LESS THAN 3 PERCENT.
 - I. RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION, WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE GRADING OR CONSTRUCTION. A BUILT FENCE OR SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
11. GRADING ACTIVITIES ANTICIPATED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME SHALL BE LIMITED TO THE AREA OF LAND THAT THE CITY WILL ALLOW FOR PHASE 1 CONSTRUCTION. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E. TEMPORARY SEDIMENT BARRIERS, DRAINAGE DITCHES AND HIGH FENCES TO BE INSTALLED AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
12. FILTER BLANKET AND RIPRAP SHALL BE INSTALLED ON THE DOWNSTREAM SIDES OF ALL STORM SEWER OUTLETS 24 HOURS AFTER CONSTRUCTION AS INDICATED AND DETAILED. ALL RIPRAP SHALL BE INSTALLED WITH A FILTER MATERIAL, MEETING THE MOST SPECIFICATIONS FOR RIPRAP AND FILTER MATERIAL.
13. TO MANAGE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MINUT 3885 CATEGORY 3 STRAW EROSION CONTROL BLANKETS OR STAKED SOIL.
14. ACCUMULATION OF ALL SEDIMENT OCCURRING IN STORM SEWERS AND DITCHES SHALL BE REMOVED PRIOR TO, DURING AND AFTER COMPLETION OF GRADING ACTIVITIES.
15. EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY AND/OR WATERSHED.

GRADING NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION SHALL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
2. THE BACKGROUND INFORMATION WAS PREPARED BY SATIRE BENQUIST INC. (952) 476-0000.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES AS SHOWN BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT THE UTILITIES ARE SHOWN CORRECTLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
4. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
5. NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
6. ALL SPOT ELEVATIONS SHOWN AS 48.00, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 48.00.
7. ALL SPOT ELEVATIONS ALONG THE CURB-LINE INDICATE THE ELEVATION OF THE GUTTER, UNLESS NOTED OTHERWISE.
8. NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
9. ACCESSIBLE PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
10. PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
11. UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A REGISTERED LAND SURVEYOR HIRED BY THE CONTRACTOR. SURVEY SHALL BE PROVIDED TO THE CITY ENGINEER.
12. PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY AND WATERSHED WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES. IF THE PUBLIC UTILITIES HAVE NOT BEEN INSTALLED AT THIS POINT, IT MAY BE NECESSARY TO WITHDRAW BUILDING PERMITS FOR VARIOUS LOTS TO ALLOW THE CONTRACTOR ADEQUATE SPACE TO PERFORM THIS WORK.
13. ALL DEBRIS CREATED IN THE PROCESS OF CLEANING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURNED OR BURNED ON THE SITE.
14. THE INTENT IS TO STOP AND SHADE THE TOPSOIL FOR PROTECTING THE TOPSOIL ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS PRIOR TO FINAL STABILIZATION. SIX INCHES OF TOPSOIL OR ORGANIC MATERIAL IS TO BE SPREAD AND INCORPORATED IN THE UNDERLYING SOILS SIX INCHES OF TOPSOIL - AFTER COMPLETION - SHALL BE RE-SPREAD PRIOR TO SEEDING AND MULCHING. THE TOPSOIL SHOULD BE REMOVED FROM THE SITE PRIOR TO SEEDING. THERE IS A RISK OF TOPSOIL REMOVAL TO PROPERLY PREPARE THE SITE AS NOTED ABOVE. THE TOPSOIL, STRIPPING, STOCKPILING AND RE-SPREADING SHALL BE DONE IN ACCORDANCE TO, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAINAGE AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
15. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF DURING RAINFALL. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSIBLE. PERMITS ARE GRANTED FROM THE ADJACENT PROPERTY OWNERS.
16. IF CONSTRUCTION OF THE SEWER PROCESS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MANUALLY STABILIZED PRIOR TO MARCH 1, AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BARE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEED, STRAW MULCH PLACED, AND DISC-ANCHORED.
17. WINTER MULCHING:
 - A. SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
 - B. FROZEN GRASS MULCHING GRASS MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING AND MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING AND THE SOIL MAY BE PLACED WITHOUT DISC-ANCHORING. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MUST BE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE PROZEN TO THE SOIL BY APPLYING WATER AT A RATE OF 200 GALLONS PER ACRE OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
18. RETAINING WALLS AND APPROPRIATE SAFETY FENCINGS ALONG THE TOP OF WALLS ARE TO BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER. SUBMIT RETAINING WALL SHOP DRAWINGS TO PREVENT EROSION PRIOR TO CONSTRUCTION.
19. THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

WAYZATA WOODS
SCALE: 1" = 30'
WAYZATA, MN 55401

URBANWORKS

CONSULTANT
BKM
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.

SIGNED: KETH MATTE
DATE: 10/25/2019
LICENSE #: 48574

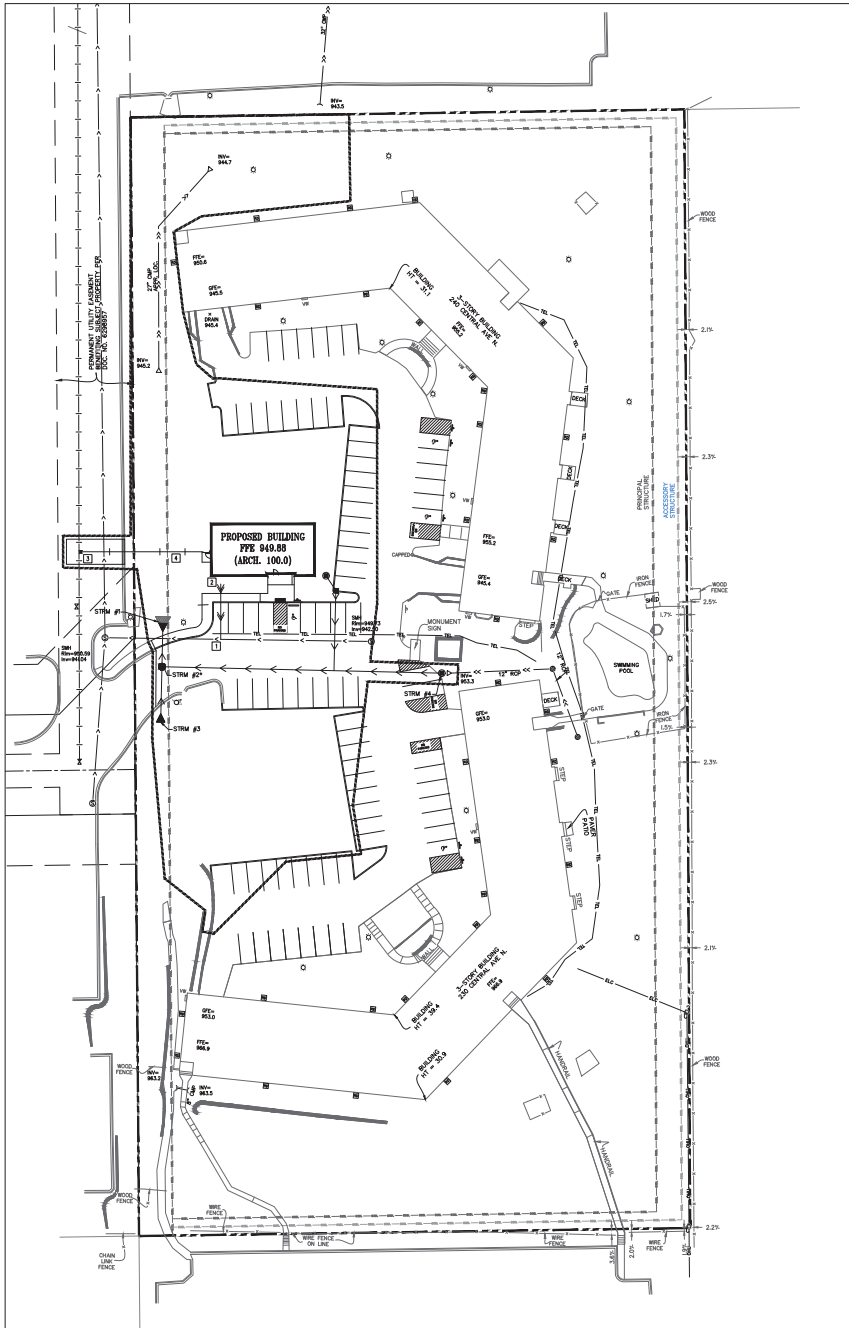
PRELIMINARY CITY SUBMITTAL
08/20/2020

REVISIONS

DATE: 10/25/2019
PROJECT #: 1640
PHASE: PS
DRAWN BY: KMM
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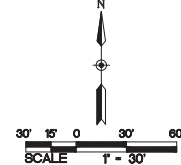
GRADING, DRAINAGE, AND
EROSION CONTROL PLAN

C200



PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SEWER LINE (APPROX.)	---
SANITARY SEWER	---
WATER PIPE	---
STORM SEWER	---
GATE VALVE	---
CATCH BASIN	---
MANHOLE	---
FLARED END SECTION	---
FLARED END SECTION WITH RIPRAP	---

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FTE	Finished Floor Elevation
HDP	High Density Polyethylene
IMP	Impervious
MAX	Maximum
MIN	Minimum
MN	Manhole
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe
RD	Roof Drain



KEYED NOTES

- CONNECT TO EXISTING 8-INCH WITH 8-INCH BY 6-INCH WYE AT INV. 941.87. FOLLOW ALL CITY OF WAYZATA STANDARDS AND SPECIFICATIONS. SIZE OF EXISTING SANITARY SEWER IS UNKNOWN. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.
- INSTALL 36-INCH OF 8-INCH SCH 40 PIPE AT 2.0% TO INVERT OF PNEUM. STORM TO WITHIN 5-FEET OF PROPOSED BUILDING. COORDINATE EXIST. LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- INSTALL WET TAP. SIZE OF EXISTING WATER IS UNKNOWN. CONTRACTOR TO VERIFY SIZE OF EXISTING WATER MAIN PRIOR TO CONSTRUCTION. FOLLOW ALL CITY OF WAYZATA STANDARDS AND SPECIFICATIONS.
- 24-INCH DOMESTIC AND FIRE PROTECTION WATER SERVICE TO WITHIN 5-FEET OF PROPOSED BUILDING. FOLLOW ALL CITY OF WAYZATA STANDARDS AND SPECIFICATIONS.
- INSTALL SUMP MANHOLE PER DETAIL 9/0500.

UTILITY NOTES

- COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
- COORDINATE UTILITY INSTALLATION WITH STRUCTURAL PRIOR TO START OF CONSTRUCTION. UTILITIES SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ANY STRUCTURAL ELEMENTS. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR UNCOORDINATED WORK.
- ALL SEWER SERVICE CONNECTIONS WITH LESS THAN 5 FEET OF COVER OVER THE TOP OF PIPE SHALL BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
- PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
- ALL SEWER AND WATER CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 1.5 FEET AND HORIZONTAL SEPARATION OF 10 FEET. FOLLOW ALL HEALTH DEPARTMENT AND CITY OF WAYZATA AND HENNEPIN COUNTY STANDARDS.
- ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE.
- ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
- PROVIDE THURST BLOCKING ON ALL WATER MAIN PER CITY OF WAYZATA. PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS AND HYDRANT LEADS.
- SANITARY SEWER PIPING SHALL BE SCHEDULE 40 5 PVC UNLESS NOTED OTHERWISE.
- STORM SEWER PIPING SHALL BE SCH 20 POLY VINYL CHLORIDE (PVC), UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES IS TO BE SCHEDULE 40 PVC. PVC PIPE AND FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ASTM D3516 (ASTM D3516 FOR SCHEDULE 40S).
- ALL FLARED END SECTIONS SHALL HAVE TRASH GUARDS. ALL DOWNSTREAM FLARED END SECTIONS SHALL HAVE GEOTEXTILE FABRIC AND RIPRAP PER MANDOT STANDARDS, AS DETAILED.
- CONTRACTORS SHALL COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
- WHERE PROPOSED GRADE OVER EXISTING SMALL UTILITIES IS PROPOSED TO BE LOWERED, CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER FOR THE LOWERING OF THE EXISTING UTILITY TO PROVIDE THE MINIMUM COVER REQUIRED.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10- FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MAY BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. RESILIENT WATER-STOP GROUTING PINNS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

STRUCTURE		STORM SEWER TABLE	
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	MECHANICAL CASTING TYPE	MAN ELEVATION
STRM #1	15" FES	Standard	S = 946.00
STRM #2	48" MH	R-1733	950.86
STRM #3	15" FES	R-2535	946.30
STRM #4	27" CB	R-2535	953.00

* INSTALL SUMP MANHOLE.

1
C300
UTILITY PLAN
1" = 30'

WAYZATA WOODS
SCALE: PINS
WAYZATA, MN 55401

URBANWORKS

CONSULTANT
BKM
BKM CONSULTANTS
10000 Hennepin Avenue, Suite 100
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Phone: 612.338.1111
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www.bkm.com

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.

SIGNED: KETH MATTE
DATE: 10/25/2019
LICENSE #: 45874

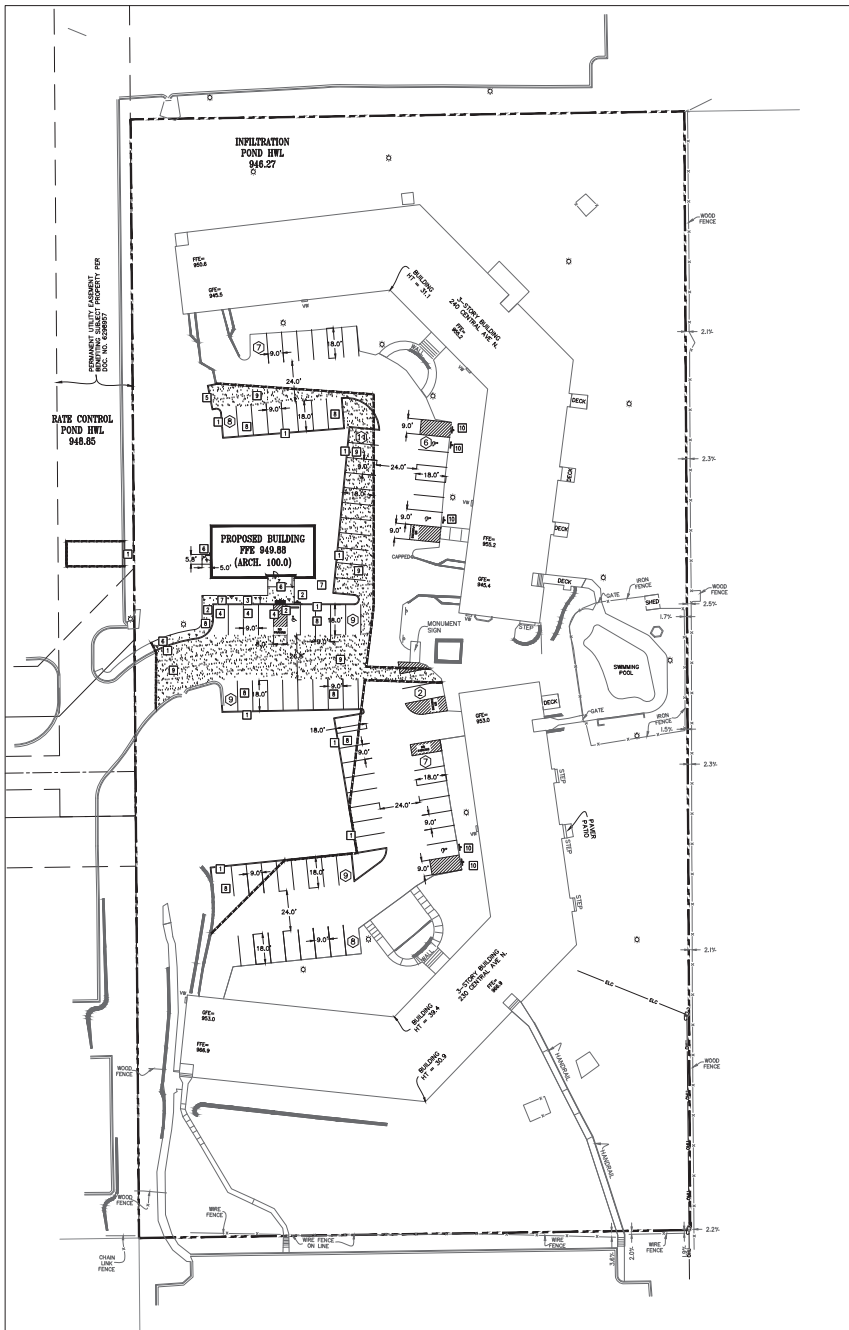
PRELIMINARY CITY SUBMITTAL
08/30/2020

REVISIONS

DATE: 10/25/2019
PROJECT #: 0460
PHASE: PDS
DRAWN BY: WM
CHECKED BY: KAM

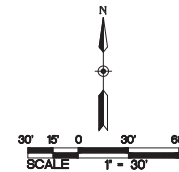
UTILITY PLAN

C300



PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SCALLOUT LINE (APPROX.)	---
BITUMINOUS PAVEMENT	---
CONCRETE PAVEMENT/SEEDLAK	---
FLAT CURB AND GUTTER	---
PEDESTRIAN CURB RAMP	---
ACCESSIBLE PARKING SYMBOL	---
SIGN	---
PARKING STALL COUNT	---

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CONC	Concrete
ELEV	Elevation
EX	Existing
FTE	Finished Floor Elevation
LFE	Lower Floor Elevation
MAX	Maximum
MIN	Minimum
R	Radius
TYP	Typical
MINUTED	Minnesota Manual on Uniform Traffic Control Devices



- KEYED NOTES**
- KEYED NOTES ARE DENOTED BY [] ON PLAN.
- INSTALL 8x12 CONCRETE CURB AND GUTTER. REFER TO DETAIL 4/C501.
 - INSTALL ACCESSIBLE PARKING SIGN. REFER TO DETAIL 8/C501.
 - INSTALL FLAT CURB SECTION. REFER TO DETAIL 3/C501.
 - INSTALL PRECAST CONCRETE WHEEL STOP. REFER TO DETAIL 8/C501.
 - INSTALL CURB OPENING FOR DRAINAGE SWALE. REFER TO DETAIL 4/C501.
 - INSTALL CONCRETE WALK. REFER TO DETAIL 4/C501.
 - INSTALL PEDESTRIAN CURB RAMP. REFER TO DETAIL 5/C501. REFER TO SELECT STANDING PLAN 5-27.255 AND MIN/COT STANDING PLATE 2506.
 - INSTALL LIGHT-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 6/C501.
 - INSTALL HEAVY-DUTY BITUMINOUS PAVEMENT. REFER TO DETAIL 7/C501.

- PAVING NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - ALL CURB AND GUTTER IS TO BE 8x12 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
 - NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
 - REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
 - FOLLOW ALL CITY OF WAYZATA AND HENNING COUNTY RULES, REGULATIONS AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
 - ALL PARKING STALLS ARE TO BE 9 FEET WIDE BY 20 FEET LONG UNLESS NOTED OTHERWISE.
 - ACCESSIBLE AISLES SHALL BE STRIPED PER MIN CODE (SECTION 502). WHERE "NO PARKING" SIGNAGE WOULD OBSTRUCT A CURB RAMP OR ACCESSIBLE ROUTE, "NO PARKING" SHALL BE PRINTED ON THE SURFACE OF THE ACCESSIBLE AISLE.
 - THE CONTRACTOR IS TO CONTACT THE CITY OF WAYZATA FIRE MARSHAL FOR THE EXACT PLACEMENT OF FIRE LINES, YELLOW-PAINTED CURBING AND NO PARKING AREAS FOR FIRE PROTECTION PURPOSES.
 - REFER TO STRUCTURAL PLANS FOR STROP DETAILS. ALL WALKS ARE TO BE CENTERED ON THE DOORS.
 - INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BALDING FACE.
 - ALL EXPANSION AND ISOLATION JOINTS SHALL BE SEALED PER SPECIFICATIONS.
 - MATCH NEW PAVEMENT INTO EXISTING PAVEMENT. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
 - MATCH NEW CONCRETE CURB AND GUTTER INTO EXISTING. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
 - MATCH NEW SIDEWALK INTO EXISTING SIDEWALK. NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
 - SCALLOUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT. COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER.
 - INSTALL DRIVE ENTRANCE PER CITY OF WAYZATA STANDARDS AND SPECIFICATIONS. FOLLOW ALL CITY OF WAYZATA AND HENNING COUNTY REQUIREMENTS FOR TRAFFIC CONTROL.
 - REFER TO SPECIFICATIONS FOR GRADE VERIFICATION SURVEY REQUIREMENTS PRIOR TO PLACEMENT OF SUB-BASE MATERIAL, BASE MATERIAL, AND PAVEMENT/SEEDLAK.

1 PAVING AND GEOMETRIC PLAN
C400 1" = 30'

WAYZATA WOODS

REDALE DRIVE

WAYZATA, MN 55124

URBANWORKS

CONSULTANT

BKBM

BRUNNEN K&B M

10000 1/2" = 1' 0"

10000 1/2" = 1' 0"

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.

SIGNED

DATE

LICENSE #

KETH MATTE

10/25/2019

45874

PRELIMINARY CITY SUBMITTAL

08/30/2020

REVISIONS

DATE

PROJECT #

PHASE

DRAWN BY

CHECKED BY

10/25/2019

0400

PS

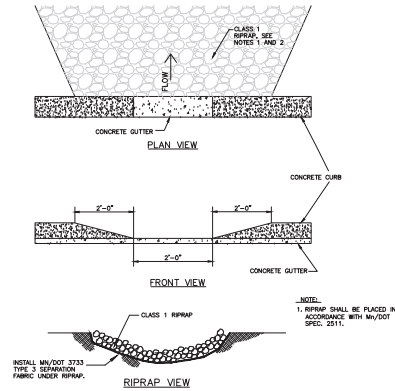
WM

KAM

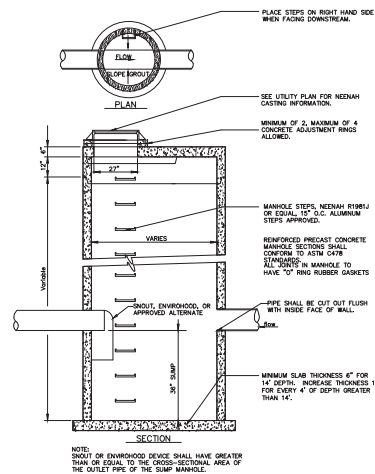
PAVING AND GEOMETRIC PLAN

C400

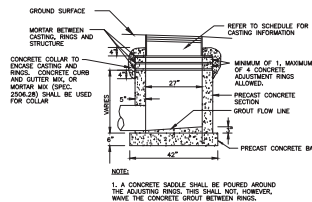
Page 62 of 182



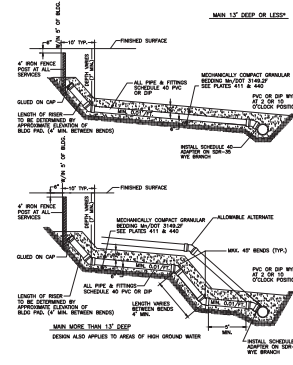
8 CURB OPENING FOR DRAINAGE SWALE
(C500) NOT TO SCALE



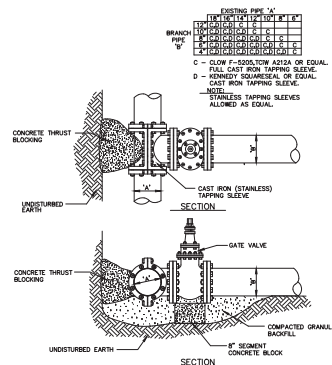
9 SUMP CATCH BASIN MANHOLE
(C500) NOT TO SCALE



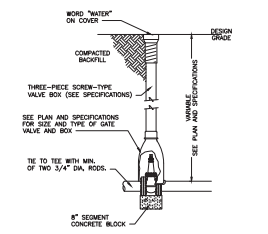
10 27-INCH CATCH BASIN
(C500) NOT TO SCALE



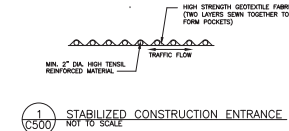
5 SANITARY SEWER CONNECTIONS
(C500) NOT TO SCALE



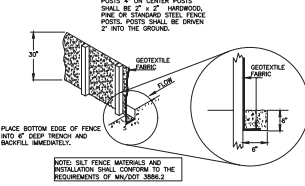
6 WATERMAIN WET TAP (TYP.)
(C500) NOT TO SCALE



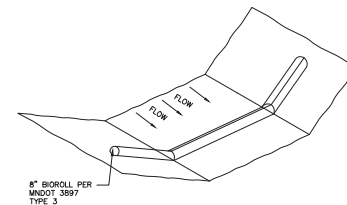
7 GATE VALVE AND BOX INSTALLATION
(C500) NOT TO SCALE



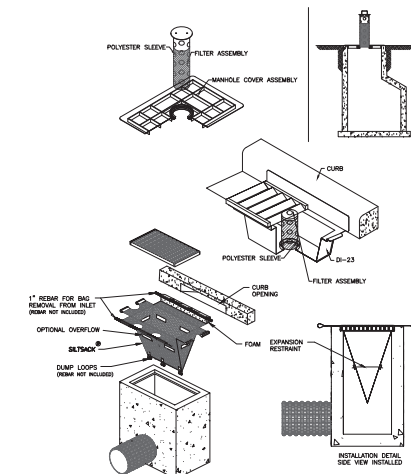
1 STABILIZED CONSTRUCTION ENTRANCE
(C500) NOT TO SCALE



2 SILTATION FENCE
(C500) NOT TO SCALE



3 SEDIMENT CONTROL LOG
(C500) NOT TO SCALE



4 INLETS SEDIMENTATION PROTECTION OPTIONS
(C500) NOT TO SCALE





C600

9/17/2023 9:08:19:2013:dev:urbanworks_landscape.dwg

SITE AND LANDSCAPE NOTES

SITE PREPARATION NOTES

- CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
- CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS (MINIMUM 10' CLEARANCE).
- CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED WALKS, TRAILS OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
- CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- EXISTING TREES OR SIGNIFICANT SHRUB MASSINGS FOUND ON SITE

- SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
- EXISTING TREES TO REMAIN, UPON DIRECTION OF LANDSCAPE ARCHITECT, SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND RUBBING BRANCHES.
 - CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE SUBSTANTIAL COMPLETION INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
 - CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO SUBSTANTIAL COMPLETION.
 - SYMBOLS ON PLAN DRAWINGS TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

PLANTING

- SPRING PLANT MATERIAL INSTALLATION IS FROM APRIL 15 TO JUNE 15.
- FALL CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 21 TO SEPTEMBER 30.
- FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM AUGUST 15 UNTIL NOVEMBER 15.
- ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- STAKE PROPOSED PLANTING LOCATIONS PER PLAN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.
- PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO "V" CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
- INSTALL PLANT MATERIAL AFTER FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- INSTALL PLANT MATERIALS PER PLANTING DETAILS.
- SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.

- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
- FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL AND OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL. (PER THE MANUFACTURER'S INSTRUCTIONS) OR TREAT FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.
- INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, PERENNIALS, AND ANNUALS. PLANTING SOIL SHALL CONSIST OF MMDOT 3877-B MODIFIED TO CONTAIN A MAXIMUM OF 30% SAND, A PH OF 7.1 MAX, OR AS OTHERWISE SPECIFIED IN THE PROJECT SPECIFICATIONS MANUAL.
- TREE WRAPPING MATERIAL SHALL BE TWO-WALLED PLASTIC SHEETING APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.
- APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.

MULCHING

- INSTALL 4" DEEP SHREDDED HARDWOOD MULCH RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
- INSTALL 3" DEEP SHREDDED HARDWOOD MULCH RINGS AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
- INSTALL 3" DEEP FINELY SHREDDED MULCH IN PERENNIAL PLANTING BEDS. REMOVE ALL MULCH FROM STEMS OF PERENNIALS - PLANT STEMS SHOULD NOT BE IN DIRECT CONTACT WITH MULCH.

WATERING

- PLANTED MATERIALS SHALL BE WATERED BY TEMPORARY MEANS UNTIL PLANTS ARE ESTABLISHED.
- TEMPORARY WATERING MEANS, METHODS, AND SCHEDULING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REMOVE TEMPORARY WATERING EQUIPMENT UPON PLANT ESTABLISHMENT.

WARRANTY

- WARRANTY NEW PLANT MATERIAL THROUGH [ONE] CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TURF NOTES

- SOD AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE.

- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING SEED & SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
- FALL SODDING IS ACCEPTABLE FROM AUGUST 15 TO NOVEMBER 1. FALL SEEDING IS ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 15. ADJUSTMENTS TO SOD/SEED PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

IRRIGATION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION THAT MEETS THE REQUIREMENTS OF THE PROVIDED PERFORMANCE SPECIFICATION AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN AND SPECIFICATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
- CONTRACTOR SHALL FIELD VERIFY WATER SUPPLY, VOLUME, PRESSURE AND LOCATION FOR SYSTEM TAP PRIOR TO SYSTEM DESIGN.
- CONTRACTOR SHALL CONFIRM COMPLETE LIMITS OF IRRIGATION WITH LANDSCAPE ARCHITECT PRIOR TO SUPPLYING SHOP DRAWINGS.
- CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF AREAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF MULCH.
- CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH AS-BUILT DRAWINGS, DETAILED SYSTEM OPERATION INSTRUCTIONS AND AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND PLANTED MATERIAL GROWTH REQUIREMENTS.
- IRRIGATION SYSTEM SHALL BE DESIGNED SO THAT NO WATER DIRECTED TOWARDS OR IS IN CONTACT WITH VERTICAL HARDSCAPE AND/OR STRUCTURES.

OVERALL PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	NOTES
	AC-U	5	ACER RUBRUM / FRANKS RED MAPLE	2.5" CAL.	B&B	TRUNK FREE OF BRANCHES 6'-7" FROM BASE
	BE-N	3	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	2.5" CAL.	B&B	NATURAL FORM, SINGLE LEADER
	QU-B	4	QUERCUS BICOLOR / SWAMP WHITE OAK	2.5" CAL.	B&B	NATURAL FORM, SINGLE LEADER
CONIFERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	NOTES
	AB-F	2	ABIES FRASERI / FRASER FIR	6' HT.	B&B	NATURAL, FULL FORM
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	NOTES
	HY-P	6	HYDRANGEA PANCULATA / LIME LIGHT / LIME LIGHT HYDRANGEA	#3	CONT.	SPACE 5'-0" O.C.
	SL	144	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS	#1	CONT.	SPACE 2'-0" O.C.
	SO-S	9	SORBARIA SORBIFOLIA / SEM / SEM ASH LEAF SPirea	#2	CONT.	SPACE 3'-0" O.C.
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	NOTES
		6,660 SF	RAIN GARDEN MIX			
	AC	308	ANEMONE CANADENSIS / CANADIAN ANEMONE	#1	CONT.	SPACE 18" O.C.
	AM	44	ARONIA MELANOCARPA ELATA / GLOSSY BLACK CHOKEBERRY	#5	CONT.	SPACE 48" O.C. AT PERIMETER
	BK	308	BROMUS KALMI / PRAIRIE BROME	#1	CONT.	SPACE 18" O.C.
	CB	616	CALAMAGROSTIS CANADENSIS / BLUE JOINT REED GRASS	#1	CONT.	SPACE 18" O.C.
	CS	616	CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE	#1	CONT.	SPACE 18" O.C.
	CB2	28	CORNUS SERICEA / BAILADELINE TM / FIRE DANCE DOGWOOD	#5	CONT.	SPACE 60" O.C. AT PERMTER
	IV	308	IRIS VERSICOLOR / BLUE FLAG	#1	CONT.	SPACE 18" O.C.
	RH	308	RUDBECKIA HIRTA / BLACK-EYED SUSAN	#1	CONT.	SPACE 18" O.C.
	AA	9 SF	ANNUAL PLANTING / BY OWNER	1 GAL		

REFERENCE NOTES SCHEDULE

AMENITY						
SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY			
[AM-01]	CONCRETE PLANTER	2	BY OWNER			
EDGING						
SYMBOL	DESCRIPTION	QTY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
[ED-01]	STEEL EDGING	104 LF	RYERSON	3/16" GALV. STEEL	BLACK	4"X 3/16" WITH 12" STAKES - RYERSON APPROVED EQUAL
x						
PAVING						
SYMBOL	DESCRIPTION	QTY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
[P-01]	CONCRETE PAVING	710 SF	N/A	CONCRETE	STANDARD GREY, JOINT AS SHOWN	SEE CIVIL FOR PROFILE

WAYZATA WOODS
AMENITY BUILDING

240 CENTRAL AVE N, WAYZATA, MN

URBANWORKS

101 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55407

CONSULTANT

DF/
DAVID F. FORD
DAVID F. FORD ARCHITECTS

400 Hennepin Ave., Suite 145
Minneapolis, MN 55407
P: 612.338.1000

PRELIMINARY

NOT FOR
CONSTRUCTION

9.8.2020
DESIGN
REVIEW

REVISIONS

DATE: 9/8/2020
PROJECT #: 19-0005
PHASE: Design Review
DRAWN BY: B. Doucette
CHECKED BY: J. Symoniewicz

GENERAL NOTES
AND SCHEDULES

L010

TREE REMOVAL SUMMARY

TOTAL SIGNIFICANT TREES REMOVED: 2 TREES / 38.5 DBH INCHES
TOTAL HERITAGE TREES REMOVED: 0 TREES / 0.0 DBH INCHES

TREE REPLACEMENT SUMMARY

SIGNIFICANT TREE REPLACEMENT: 34.7 INCHES / 14 - 2 1/2" CALIPER TREES
(REPLACED AT A RATIO OF ONE (1) CALIPER INCH PER ONE (1) INCH OF DBH REMOVED.
TEN (10%) PERCENT OF EXISTING DBH INCHES CAN BE REMOVED WITHOUT OBLIGATION OF REPLACEMENT)

* CALCULATIONS BASED ON CITY OF WAYZATA, MN CODE OF ORDINANCES - CHAPTER 936: TREE PRESERVATION,
SECTIONS 936.04 - APPLICABILITY & 936.08 TREE REPLACEMENT.

* CALIPER INCHES THAT ARE NOT ABLE TO BE REPLACED ON-SITE WILL BE REPLACED IN MONETARY VALUE TO THE
CITY OF WAYZATA.

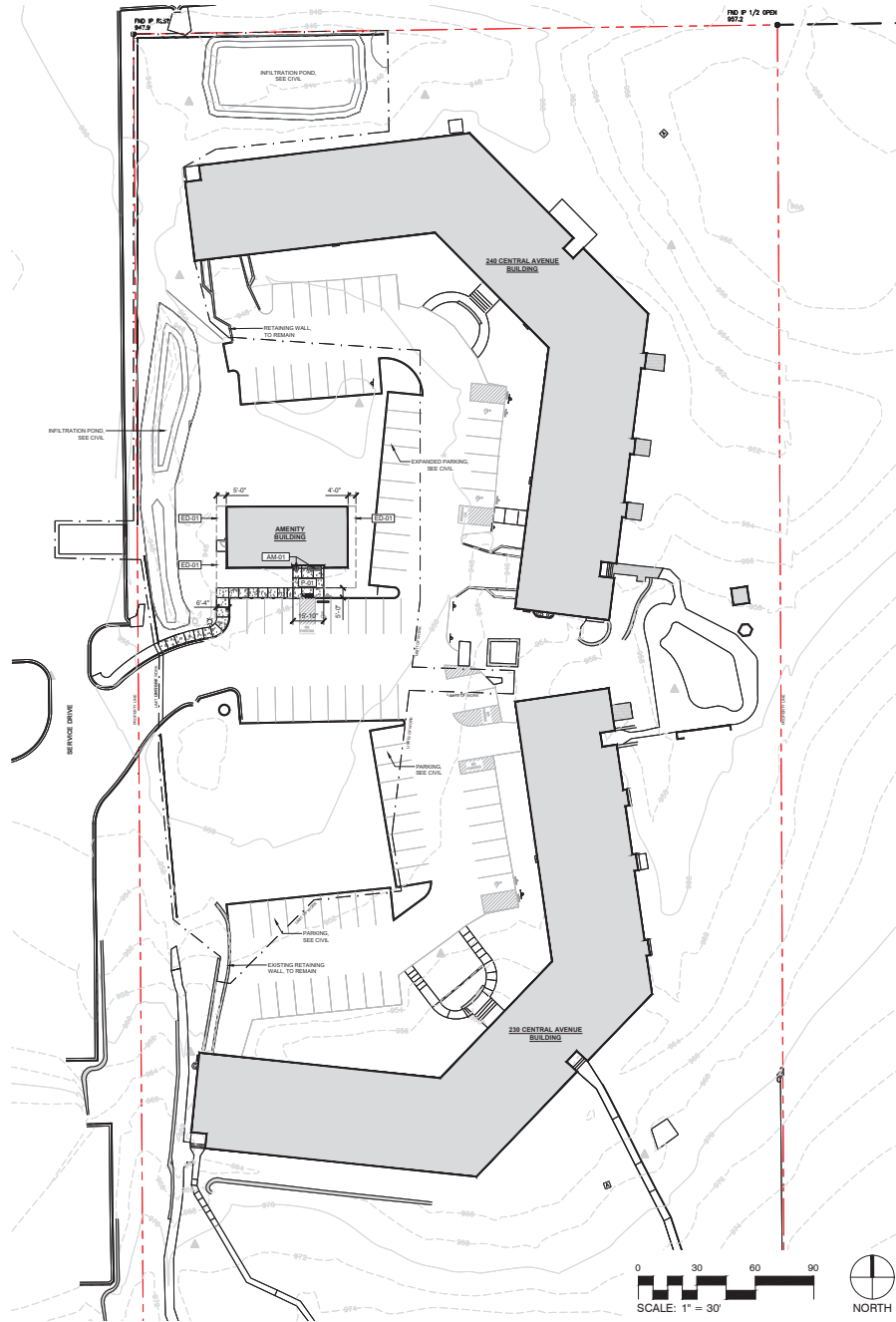
* REFER TO L140 - LANDSCAPE PLANTING PLAN FOR SPECIES AND PLACEMENT THROUGHOUT THE SITE.

TREE REMOVAL SCHEDULE						
Tree #	Species	DBH	Condition	Stems	Significant	Heritage
146	Maple, sugar	22.0	Good	1	Yes	No
147	Maple, sugar	16.5	Good	1	Yes	No
151	Arborvitae	20.0	Good	3	No	No
154	Arborvitae	19.0	Fair	3	No	No
155	Spruce, blue	16.0	Poor	1	No	No
TOTAL SIGNIFICANT TREE REMOVAL: (IN INCHES)		38.5				
TOTAL HERITAGE TREE REMOVAL: (IN INCHES)		0.0				



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REFERENCE NOTES SCHEDULE					
AMENITY					
SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY		
[E-01]	CONCRETE PLANTER	2	BY OWNER		
EDGING					
SYMBOL	DESCRIPTION	QTY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH
[E-02]	STEEL EDGING	104 LF	RYERSON	316 GALV. STEEL	BLACK
		*			7'X 316" WITH 1" STAKES - RYERSON OR APPROVED EQUAL
PAVING					
SYMBOL	DESCRIPTION	QTY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH
[P-01]	CONCRETE PAVING	715 SF	N/A	CONCRETE	STANDARD GREY, JOINT AS SHOWN
					SEE CIVIL FOR PROFILE



WAYZATA WOODS
AMENITY BUILDING

240 CENTRAL AVE N, WAYZATA, MN

URBANWORKS

CONSULTANT

DF/
DAVID F. FORD
LANDSCAPE ARCHITECT

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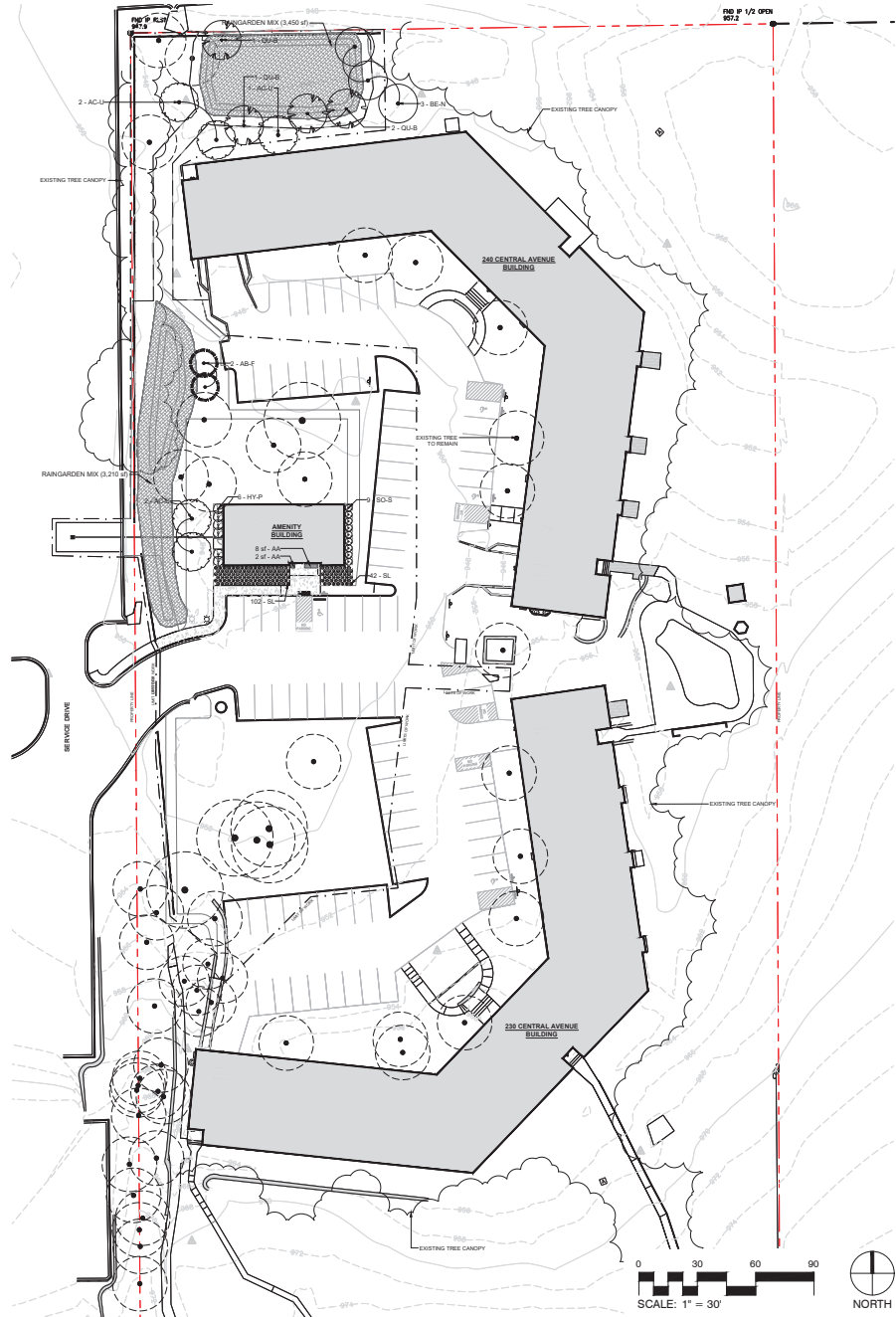
DATE: 9/8/2020
PROJECT #: 19-0005
PHASE: Design Review
DRAWN BY: B. Doucette
CHECKED BY: J. Symoniewicz

OVERALL SITE
PLAN

L100

TREE REPLACEMENT SUMMARY

DECIDUOUS TREES:		12 TREES / 30 CALIPER INCHES
EVANSCHNIGER TREES:		2 TREES / 5 CALIPER INCHES
TREES	CODE	BOTANICAL / COMMON NAME
	AC-U	ACER RUBRUM 'FRANKSRED' TM / RED SUNSET RED MAPLE
	BE-N	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK
	QU-B	QUERCUS BICOLOR / SWAMP WHITE OAK
CONIFERS	CODE	BOTANICAL / COMMON NAME
	AB-F	ABIES FRASERI / FRASER FIR
SHRUBS	CODE	BOTANICAL / COMMON NAME
	HY-P	HYDRANGEA PANCULATA 'LIMELIGHT' / LIMELIGHT HYDRANGEA
	SL	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS
	SD-S	SORBARIA SORBIFOLIA 'SEM' / SEM ASH LEAF SPIREA
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	RAINGARDEN MIX	RAINGARDEN MIX
	AC	ANEMONE CANADENSIS / CANADIAN ANEMONE
	AM	ARONIA MELANOCARPA ELATA / GLOSSY BLACK CHOKEBERRY
	BR	BROdiaus KALMI / PRAIRIE BROME
	CB	CALAMAGROSTIS CANADENSIS / BLUEJOINT REED GRASS
	CS	CAREX PENNSYLVANICA / PENNSYLVANIA SEDGE
	CR2	CORNUS SERICEA 'BALADELINE' TM / FIREDANCE DOGWOOD
	IV	IRIS VERSICOLOR / BLUE FLAG
	RI	RUBECOKIA HIRTA / BLACK-EYED SUSAN
	AA	ANNUAL PLANTING / BY OWNER



URBANWORKS

CONSULTANT
DF/
DAVID FRANKLIN
LANDSCAPE ARCHITECT

PRELIMINARY
NOT FOR
CONSTRUCTION

9/8/2020
DESIGN
REVIEW

REVISIONS

DATE 9/8/2020
PROJECT # 19-0005
PHASE Design Review
DRAWN BY B. Doucette
CHECKED BY J. Symonowicz

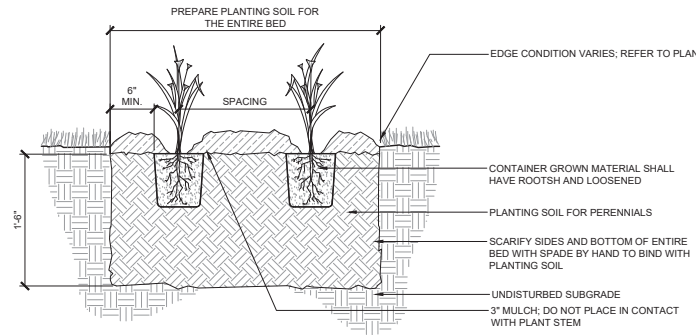
LANDSCAPE
PLANTING PLAN

L140

WAYZATA WOODS
AMENITY BUILDING

240 CENTRAL AVE N, WAYZATA, MN

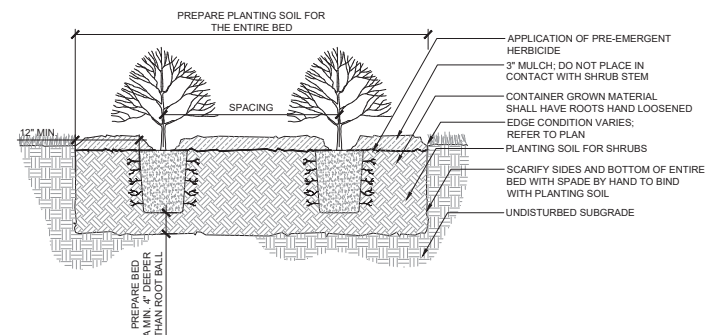
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4 DETAIL - PERENNIAL PLANTING

1 1/2" = 1'-0"

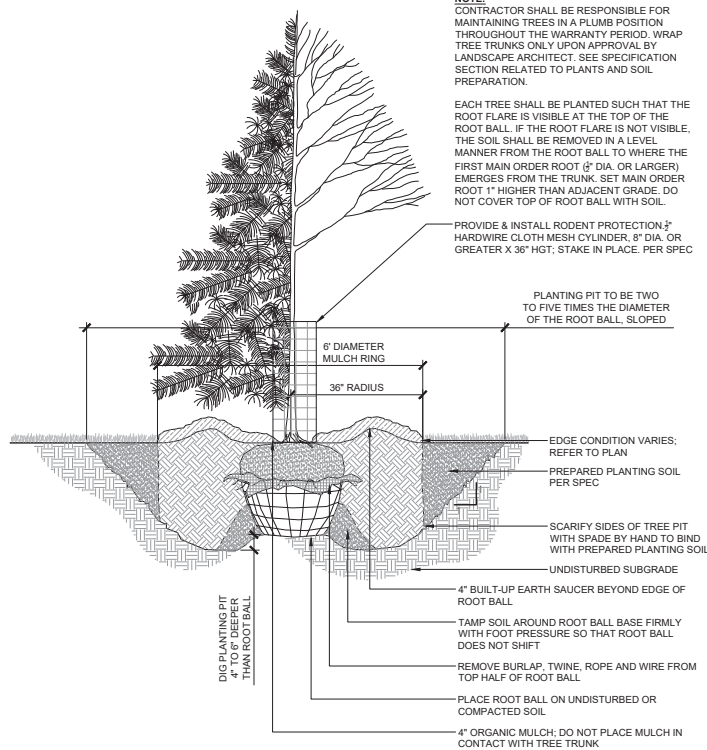
LAND-PLANT-PER-04



2 DETAIL - SHRUB PLANTING

1" = 1'-0"

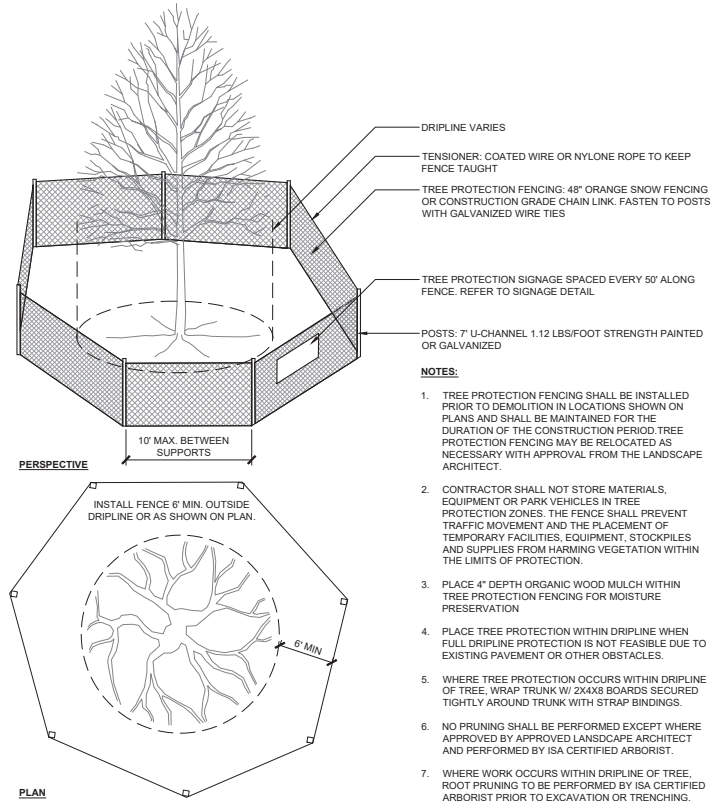
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3 DETAIL - TREE PLANTING

3/4" = 1'-0"

LAND-PLANT-TRE-01



1 DETAIL - TREE PROTECTION

1 1/2" = 1'-0"

LAND-PROT-19

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9.8.2020
DESIGN
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DATE 9/8/2020
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CHECKED BY J. Symonowicz

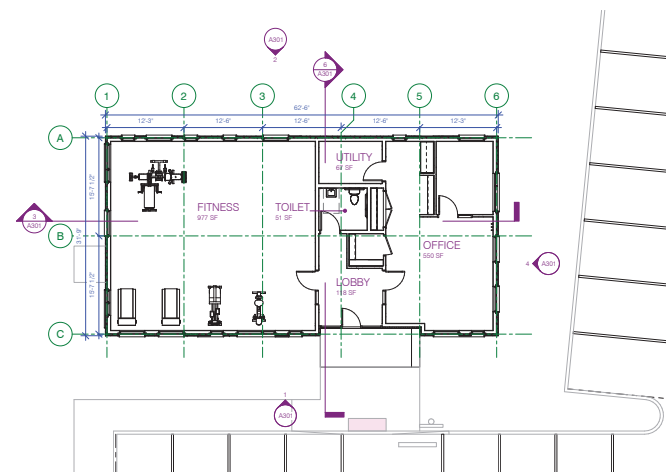
LANDSCAPE
DETAILS

L500

WAYZATA WOODS
AMENITY BUILDING

240 CENTRAL AVE N. WAYZATA, MN

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GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
2. DIMENSIONS AT INTERIOR WALLS ARE TO CENTERLINE OF WALL

2. DIMENSIONS AT INTERIOR WALLS ARE TO CENTERLINE OF WALL

KEYNOTES:

WAYZATA WOODS
ADDITIONAL BUILDING

Table 1

Variable	Mean	SD	Min	Max
Age	60.78	9.03	40	80
Gender	Male = 1 Female = 2			
Marital status	Married = 1 Single = 2 Divorced = 3 Widowed = 4			
Education level	High school or less = 1 Bachelor's degree = 2 Master's degree = 3 Doctorate = 4			
Income	\$10,000-\$19,999 = 1 \$20,000-\$29,999 = 2 \$30,000-\$39,999 = 3 \$40,000-\$49,999 = 4 \$50,000-\$59,999 = 5 \$60,000-\$69,999 = 6 \$70,000-\$79,999 = 7 \$80,000-\$89,999 = 8 \$90,000-\$99,999 = 9 \$100,000+ = 10			
Health insurance	No health insurance = 1 Private health insurance = 2 Medicare/Medicaid = 3			
Employment status	Full-time = 1 Part-time = 2 Unemployed = 3 Retired = 4			
Number of children	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of grandchildren	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of siblings	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of nieces/nephews	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of friends	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of pets	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of visits from family/friends	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of visits to doctor	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of hospitalizations	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of falls	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of injuries	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of accidents	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in hospital	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in nursing home	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in assisted living facility	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in long-term care facility	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in hospice	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in skilled nursing facility	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in residential care facility	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in adult day care center	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in community-based program	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in senior center	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in retirement home	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in independent living facility	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in assisted living facility	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in long-term care facility	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in hospice	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in skilled nursing facility	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in residential care facility	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in adult day care center	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
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Number of days in senior center	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in retirement home	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in independent living facility	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in assisted living facility	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in long-term care facility	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in hospice	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in skilled nursing facility	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			
Number of days in residential care facility	0 = 1 1 = 2 2 = 3 3 = 4 4 = 5 5 = 6 6 = 7 7 = 8 8 = 9 9 = 10			

URBANWORKS

1. *Staphylococcus aureus* (100%)

1. *Staphylococcus aureus* (100%)

CONSULTANT

PRELIMINARY
NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION

REVISIONS

DATE	09/08/2020
PROJECT #	19-0005
PHASE	DESIGN REVIEW
DRAWN BY	JTH
CHECKED BY	DPEH

DATE	09/08/2020
PROJECT #	19-0004

PROJECT #	19-0000
PHASE	DESIGN REVIEW

DRAWN BY JTH
CHECKED BY CPEH

1000

LEVEL 1 PLAN,
ROOF PLAN, SI
PLAN

FEAR

A101

GENERAL NOTES:

1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS

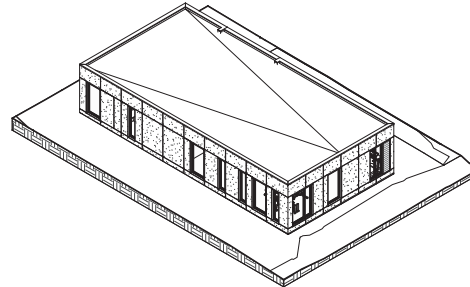
KEYNOTES:



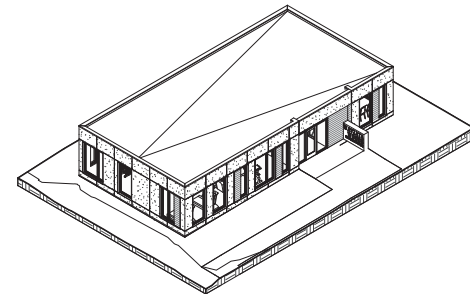
Southwest Perspective
1/8" = 1'-0" NOT TO SCALE



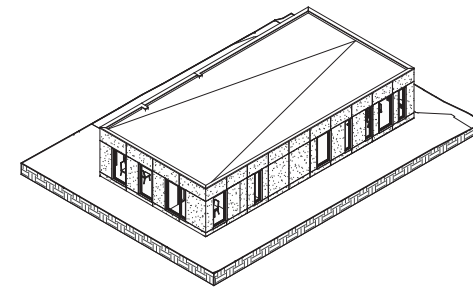
Northeast Perspective
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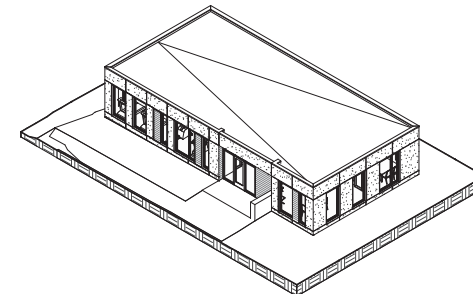
10 NORTHWEST AXONOMETRIC
A301



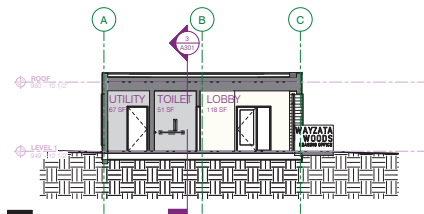
8 SOUTHWEST AXONOMETRIC
A301



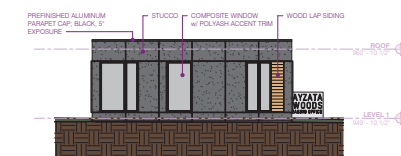
9 NORTHEAST AXONOMETRIC
A301



7 SOUTHEAST AXONOMETRIC
A301

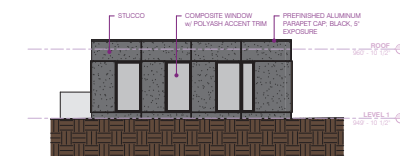


6 NORTH/SOUTH SECTION
A301 1/8" = 1'-0"



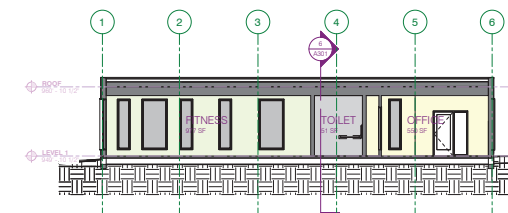
5 WEST COLOR ELEVATION
A301 1/8" = 1'-0"

FAÇADE AREA	=	968 SF
GLAZING AREA	=	112 SF
PERCENT GLAZING	=	11.5%
PERCENT ACCENT	=	3.4%

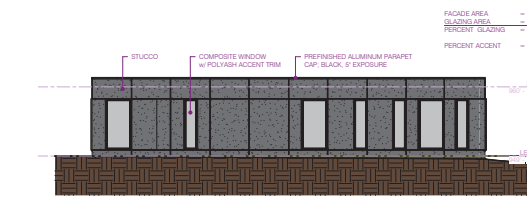


4 EAST COLOR ELEVATION
A301 1/8" = 1'-0"

FAÇADE AREA	=	362 SF
GLAZING AREA	=	112 SF
PERCENT GLAZING	=	30.9%
PERCENT ACCENT	=	3.9%



3 EAST/WEST SECTION
A301 1/8" = 1'-0"



2 NORTH COLOR ELEVATION
A301 1/8" = 1'-0"

FAÇADE AREA	=	705 SF
GLAZING AREA	=	150 SF
PERCENT GLAZING	=	21.3%
PERCENT ACCENT	=	3.0%



1 SOUTH COLOR ELEVATION
A301 1/8" = 1'-0"

FAÇADE AREA	=	698 SF
GLAZING AREA	=	150 SF
PERCENT GLAZING	=	21.5%
PERCENT ACCENT	=	3.7%

WAYZATA WOODS
ADDITIONAL BUILDING

340 CENTRAL AVE N, WAYZATA, MN

URBANWORKS

CONSULTANT

PRELIMINARY
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REVISIONS

DATE 08/08/2020
PROJECT # 19-0005
PHASE DESIGN REVIEW
DRAWN BY JTH
CHECKED BY CPH

BUILDING COLOR
ELEVATIONS,
BUILDING SECTIONS, 3D
VIEWS

A301

DRIVEWAY PERSPECTIVE



URBANWORKS

WAYZATA WOODS - LEASING OFFICE

WAYZATA, MN / 09.11.2020 / 019-0005

LEASING OFFICE AND AMENITY BUILDING

1

NORTHEAST PERSPECTIVE



URBANWORKS

WAYZATA WOODS - LEASING OFFICE

WAYZATA, MN / 09.11.2020 / 019-0005

LEASING OFFICE AND AMENITY BUILDING

2

Design Review

240 Central Ave N – Wayzata Woods Accessory Structure

September 21, 2020

The Design Report is based on the plans submitted on September 5, 2020 by Urbanworks:

	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 utilizes window recesses and entrance recesses on the street level and this building is only one story so there are not any additional recesses for additional stories.	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.	There is significant open space incorporated and expanded with this project.	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 new building incorporates special treatment at entrances, rhythm of elements, and articulation in the facade. The entrance to the building is set back from the front façade, has additional wood lap siding, and incorporates a sign near the entrance. The building has a rhythm of windows, stucco, and wood lap siding all around the building. The building has articulation in the façade as the windows and front entrance are set back from the main façade.	Yes

Design Review

240 Central Ave N – Wayzata Woods Accessory Structure

September 21, 2020

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 new building is one story.	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 new building is one story.	Not Applicable
<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 new building is only one-story tall and is not near Lake Minnetonka, so it will not negatively impact views.	Yes

Design Review

240 Central Ave N – Wayzata Woods Accessory Structure

September 21, 2020

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 proposed roof will be a dark membrane with dark stone.	Yes

Screening of Rooftop Equipment			
<u>909.10.B – Bluff 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.		There is no mechanical equipment proposed on the rooftop.	Yes

Design Review

240 Central Ave N – Wayzata Woods Accessory Structure

September 21, 2020

	Comments	Compliance
Facade Transparency		
<u>909.11.D – 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 includes 40% 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: 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 proposed building is one story.	Not Applicable
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 addition of different plantings along the exterior of the building.	Yes

Design Review

240 Central Ave N – Wayzata Woods Accessory Structure

September 21, 2020

<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 stucco and wood lap siding.	Yes
<u>909.14.B – Façade Coverage – All Districts</u> The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.		The 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.		Brick is not a proposed material used on the building.	Not Applicable

Design Review

240 Central Ave N – Wayzata Woods Accessory Structure

September 21, 2020

<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.	Brick and stone are not proposed materials on the building.	Not Applicable
<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	Brick is not a proposed material on the building.	Not Applicable
<u>909.14.F – Stone Joints – All Districts</u> Stone joints shall be no larger than one-fourth (1/4) inch.	Stone is not a proposed material on the building.	Not Applicable

Design Review

240 Central Ave N – Wayzata Woods Accessory Structure

September 21, 2020

<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 project proposes to use a poly-ash material for the accent trim around the windows. The applicant states that material is similar to fiber cement board. The accent material will be a dark color as shown in the renderings. This material comprises 3.0-3.7% of the exterior façade of the entire building.	Design 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 parapet is constructed of a 5 inch prefinished aluminum material.	Yes

Design Review

240 Central Ave N – Wayzata Woods Accessory Structure

September 21, 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 proposed on the building.	Not Applicable
<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 proposed is not mirrored, reflective or darkened.	Yes

Design Review

240 Central Ave N – Wayzata Woods Accessory Structure

September 21, 2020

<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.	Yes

Design Review

240 Central Ave N – Wayzata Woods Accessory Structure

September 21, 2020

Walkways				
<u>909.16.C – 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.		The building does not front Wayzata Boulevard, but does incorporate sidewalks to the building.		Not Applicable

Design Review

240 Central Ave N – Wayzata Woods Accessory Structure

September 21, 2020

	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 entire building along with additional trees planted in the open space around the building and near the rain garden on the north side of the property.	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 not front Wayzata Boulevard, but does incorporate tree plantings in the open spaces.	Not Applicable

Design Review

240 Central Ave N – Wayzata Woods Accessory Structure

September 21, 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 landscaped buffer will be in between the sidewalk and proposed building.	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 will be reconfigured to incorporate more green space, but will be in the same locations.	Not Applicable

Design Review

240 Central Ave N – Wayzata Woods Accessory Structure

September 21, 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.		The new building does not require more than 20 additional stalls.	Not Applicable

Design Review

240 Central Ave N – Wayzata Woods Accessory Structure

September 21, 2020

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

Design Review

240 Central Ave N – Wayzata Woods Accessory Structure

September 21, 2020

	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.	The proposed building does not have wall signs and is only one story.	Not Applicable

Design Review

240 Central Ave N – Wayzata Woods Accessory Structure

September 21, 2020

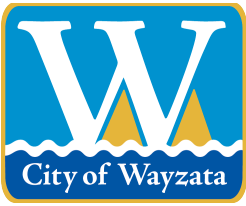
2. Wall or roof signs on buildings that are not storefront type buildings shall be placed where they do not obscure architectural features.			
<u>909.22.C – All Districts – Sign Material</u> 1. The material of which signs are constructed shall be consistent and compatible with the original construction 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. The sign will also be a similar color as the proposed building as seen in the renderings.		Yes
Permitted Signs			
<u>909.23.B - Bluff District</u> Only the following types of signs are permitted in the Bluff District: 1. Wall, awning or projecting signs (for storefront buildings at the street line). 2. Free-standing, ground or monument signs (for buildings with front yards). 3. Roof signs if located on pitched-roof buildings, below the peak of the roof.	The proposed signage includes a ground sign near the entrance of the building.		Yes

Design Review

240 Central Ave N – Wayzata Woods Accessory Structure

September 21, 2020

		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.		There are no proposed changes to the parking lot lighting.	
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.		There are two lighting fixtures proposed at the entrance of the building that will be recessed into the entrance.	
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.			



City of Wayzata Planning Commission Agenda Report

MEETING DATE: September 21, 2020	AGENDA ITEM: 5.b
TITLE: Consider a Development Application for a Comprehensive Plan Amendment, Rezoning, Multiple Variances, and a Conditional Use Permit/Shoreland Impact Plan at 200 Lake Street East	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: November 3, 2020	

BACKGROUND:

The applicant, Lake West Development, LLC, has submitted a Development Application for the property owned by TCF National Bank at 200 Lake Street East. The applicant is proposing to convert the existing office building into ten condominiums and replace the surface parking lots with two new buildings: an eleven-unit condominium building to the east and a 45-unit apartment building to the west. A small parking lot on the west side of the property would remain. A pocket park would be built on the east and west ends of the property.

ACTION REQUESTED:

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

ATTACHMENTS:

1. Staff Report, Narrative and Plans



**Staff Report
Wayzata Planning Commission
September 21, 2020**

Project Name: 200 E Lake Street
Comprehensive Plan Amendments, Rezoning,
Shoreland Impact Plan/Conditional Use Permit and Five
Variances

Applicant: Lake West Development, LLC

Applicant's Representative: Neil Reardon, ESG Architects

Addresses of Request: 200 Lake Street East

Prepared by: Emily Goellner, Community Development Director
Nick Kieser, Assistant Planner

"60 Day" Deadline: November 3, 2020

Development Application

Introduction

The applicant, Lake West Development, LLC, has submitted a Development Application for the property owned by TCF National Bank at 200 Lake Street East. The applicant is proposing to convert the existing office building into ten condominiums and replace the surface parking lots with two new buildings: an eleven-unit condominium building to the east and a 45-unit apartment building to the west. A small parking lot on the west side of the property would remain. A pocket park would be built on the east and west ends of the property.

This property is currently restricted by the existing Planned Unit Development (PUD) Agreement in place for the office building owned by TCF. The applicant has worked with staff to craft a set of application requests that best fit the proposal. Since this property is uniquely restricted by the existing PUD Agreement, several types of requests are necessary in order to convert the existing building to condominiums, add two new residential buildings on the site, and split the property into three lots. In early discussions, the applicant planned to keep this property as a PUD, but enter into a new PUD Agreement. As staff analyzed this application as a PUD Concept Plan, it was becoming overly confusing. Staff and the applicant agreed to present this application with the following requests because they best align with the proposal.

The development application requests approval of (i) a Comprehensive Plan Amendment to designate the entire property as High Density Residential and allow for a portion of the project to exceed the maximum density of 40 units per acre allowed in the Comprehensive Plan; (ii) Rezoning the entire property to R-5 Average Density Multiple Residential Zoning District to allow 66 units of multi-family housing in three buildings (two built new, one building converted from office to residential); (iii) a total of five variances: (1) rooftop mechanical equipment, (2) lot coverage, (3) impervious coverage, (4) floor area ratio (FAR), and (5) building height; and (iv) a Shoreland Impact Plan/Conditional Use Permit (SIP/CUP) for building height.

Concept Review

In early discussions with staff, the applicant intended on applying for a PUD Concept Plan first, and if approved, would then apply for PUD General Plan approval. Like the typical process with the City, staff instructed the applicant to apply for variances in the first phase of review. Even though this current application package does not include a PUD Concept Plan request, the package has been labeled “Concept Review” to represent that fact that not every civil engineering issue and architectural detail has been solidified by the applicant. The major questions with this package surround the use of the land, the density, the height of the buildings, the variances necessary to build this proposal. Whether this was a PUD or not, the same list of variances would be necessary because PUDs must follow the R-5 Zoning requirements. If this concept receives approval, additional applications will be required for this proposal. They include a Subdivision application to split the lot into three lots, Design Review, and a Conditional Use Permit/Shoreland Impact Plan for impervious surface. This future package would likely be labeled the “Final Design” phase of entitlement.

Property Information

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

Address	PID	Owner
200 Lake Street East	06-117-22-32-0029	TCF National Bank

The current zoning and land use designation for the property is as follows:

Current Zoning:	Planned Unit Development (PUD)
2040 Comp Plan Designation:	Central Business District
Overlay Districts:	S/Shoreland Overlay District
Design District:	Lake Street District

Project Location

The property is located on the south side of Lake Street East between Ferndale Road South and Barry Avenue South. The BNSF railroad is located adjacent to this property.

Map 1: Project Location



Application Requests

As part of the submitted Development Application, the applicant has requested approval of the following items:

- A. Comprehensive Plan Amendments: The applicant has requested the approval of two Comprehensive Plan Amendments:
 - 1) Designation: Change the land use designation from Central Business District to High Density Residential
 - 2) Maximum Density: Change the maximum density of the High Density Residential Designation in the Wayzata Comprehensive Plan from 40 units per acre to 45 units per acre. This would allow the western building to have 45 apartment units as proposed.
- B. Rezoning to R-5 Average Density Multiple Residential Zoning District: The applicant has requested the Rezoning of the property from PUD to R-5 Average Density Multiple Residential Zoning for the proposed conversion of the existing office building to multi-family residential and the development of two new multi-family residential buildings, resulting in a total of 66 units on three separate lots.
- C. Variances: The Applicant has requested the following five variances from the Zoning Ordinance:
 - 1) Section 909.10.A, Screening of Rooftop Equipment in the Lake Street District: 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.

Lake West has not provided the design of the mechanical equipment at this time. Lake West will submit this mechanical equipment details with the Final Design phase of approval, but is requesting this variance to ensure that their rooftop equipment for both the east and west buildings would be approved during the Design Review.

- 2) Section 959.08.A, Lot Coverage: The maximum lot coverage allowed in the R-5 Zoning District is 30%. The total average proposed lot coverage for the site is 48.9%. The lot coverage is 49.8%, 59.3%, and 46.3% for the west, central and east lots respectively.
 - 3) Section 959.08.A, Impervious Surface Coverage: The maximum impervious surface allowed in the R-5 Zoning District is 35%. The total average proposed impervious surface for the site is 76.7%. The impervious surface coverage is 80.47%, 74.38%, and 72.08% for the west, central, and east lots respectively.
 - 4) Section 959.08.B, Floor Area Ratio (FAR): The maximum FAR allowed in the R-5 Zoning District is 0.7. The total average proposed FAR for the three buildings is 1.32. The proposed FAR for each lot is 1.13, 1.47, and 1.36 for the west, central, and east buildings.
 - 5) Section 959.08.C, Building Height: The R-5 Zoning District and the Shoreland Overlay District both restrict the maximum building height to three-stories or 35 feet in height, whichever is less. Lake West has proposed the west building to meet this requirement but is proposing the east building to be a three-story and 39-foot 9-inch-tall building. Lake West is requesting a variance to allow for a maximum height of 39-foot 9-inches for the east building. The height of the existing building, which is 52 feet to the top of the gable and 60 feet to the top of the spire, is not proposed to change. This height calculation is based on the average grade of 938 of the eastern building.
- D. Shoreland Impact Plan/ Conditional Use Permit (SIP/CUP): The applicant has requested a SIP/CUP for the proposed height of the east building. The Shoreland Overlay District limits the height of the building to three-stories or 35 feet in height, whichever is less, but provides the opportunity for the applicant to request a SIP/CUP for additional height. Lake West is requesting a SIP/CUP to allow for a maximum height of 39-foot 9-inches for the east building.

Final Design Phase Forthcoming

The following requests would need to be applied for, receive a Planning Commission recommendation, and City Council approval before the applicant could submit an application for a building permit:

- Subdivision (Preliminary and Final Plat), including easements
- Design Review
- Shoreland Impact Plan/Conditional Use Permit (SIP/CIP) for an impervious surface greater than 75%

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on September 11, 2020. The public hearing notice was also mailed to all property owners located within 750 feet of the subject property on September 9, 2020.

Neighborhood Meeting

The applicant hosted a neighborhood meeting on August 13, 2020. Notices were mailed to all property owners within 750 feet of the subject property. There were 35 people in attendance and a summary of the meeting was included with the application submittal. The main discussion points were around the type of materials proposed and design of the new structures. There were additional questions regarding the visitor parking, proposed open space, proximity to railroad tracks, and building height.

History

The TCF building was built in 1990. The building was used as the corporate office for TCF National Bank. TCF has since moved to other locations and has listed the property for sale. Lake West has signed a purchase agreement for the property.

In December 1989, the City approved a development contract with Pinehurst Properties, Inc. for the subdivision, SIP/CUP for impervious coverage, a drive-in banking facility CUP, and rezoning to PUD. The approved subdivision included:

- Three-foot wide landscaping and streetscape easement along the south side of the Lake Street East right-of-way;
- Three public utility easements running north to south through the property for a water main, sanitary sewer, and storm sewer;
- A pocket/mini park easement of the northeastern corner of the property; and
- The dedication of right-of-way for improvements at the Lake Street and Ferndale Road intersection.

There is a canopy structure located in the west parking lot that was previously used as the drive-in banking facility. In conjunction with any approvals for redevelopment, the CUP for drive-in banking would be revoked and no longer applicable to the site.

Summary and Analysis of Application

Convert Existing Building

Lake West is proposing to convert the existing three-story office building into a ten-unit condominium building. The applicant would add terraces to the south building elevations, remove the doorway to the west side of the building, and change the doorway and access on the north facing Lake Street to comply with the Building Code and Americans with Disability Act (ADA) requirements. This building was approved by the City Council in 1989 and it is assumed that the building conformed with the Zoning Ordinance in 1989. If there were any Zoning Ordinance amendments that occurred since 1989 that would affect this existing building, then this existing building would be classified as a legal non-conforming building. Code Section 915.02.B.1 states that the non-conforming principal buildings may be modified provided that the use is conforming to the City Code and modifications meet the current zoning regulations and no other non-conformities are created. The existing underground parking with this building would be utilized as residential parking. The height of the existing building, which is 52 feet to the top of the gable and 60 feet to the top of the spire, is not proposed to change.

As an office building, more parking was required by Code. If this building is converted to ten condominium units, the surface lots are no longer required. Therefore, the applicant is proposing to build new residential properties in their place. Changing the site from office to residential, with no intention to build any commercial space into the site, is a change that requires analysis of the property as envisioned in the Comprehensive Plan.

Proposed Use

The Comprehensive Plan land use designation for the subject property is Central Business District. The Central Business District covers almost the entire length of Lake Street. The area continues to evolve into a diverse environment of retail stores, offices, restaurants, residences, and parks. This diversity is seen as healthy in that it attracts a wide variety of people into the downtown area at all times of the day. This diversity along with its proximity to Lake Minnetonka make it a destination in the region.



-  Central Business District - 20 to 30 units/acre
-  High Density Residential - 12 to 40 units/acre

Residential uses are appropriate for the Central Business District, but have typically included retail use on the ground floor along Lake Street (mostly east of Barry Avenue). Prior to being rezoned as a PUD, this property was zoned as C4-A. The C-4A Zoning District requires 50% of the ground floor to be

commercial or retail which would not apply to this project if it is rezoned to R-5. The Lake Street Design District also has a standard which requires 80% of the ground floor facing Lake Street to be a retail use, but this only applies east of Barry Avenue. This is a key reason why a PUD application became inconsistent with the applicant's proposal. As a PUD, the applicant should look to the previous Zoning District for guidance. Because of this, commercial uses would be required on the ground floor. With the PUD application for Wayzata Blu, across the street at 275 Lake Street, the applicant agreed to provide commercial space on the ground floor since the previous zoning was C4-A. The C4-A zoning district would require that 50% of the building frontage and footprint of the ground floor be used for a retail or service commercial use as well as the requirement that all new buildings greater than 4,000 square feet must have more than one land use. The applicant is not interested in providing commercial or office uses on this site. High Density Residential is viewed as a more fitting land use designation in this case. In addition to this, the Lake Street Design District calls for retail on the ground floor, but only east of Barry Avenue. Since this property is west of Barry, it is not subject to that requirement. The decision to change the land use guidance for a property should be viewed from a long-term basis and not solely on the proposed development. Therefore, when analyzing the appropriateness of High Density Residential guidance on this property long term, it is helpful to research nearby land uses and roadway capacity.

Direction	Adjacent Use	Zoning	2040 Comp Plan Designation
North	Lake St E/Car Wash/Office/Multi-Family	PUD/C-4A Limited Central Business District	Central Business District
East	Grove Ln E	R-2 Medium Density Single Family Residential	N/A
South	Railroad	R-2 Medium Density Single Family Residential	N/A
West	Ferndale Rd S/Commercial	PUD	Central Business District

Nearby roadways include Lake Street, Barry Avenue, Ferndale Road, Edgewood Court, Grove Lane, and Shoreline Drive. Staff does not see any consistencies or concerns in re-guiding this property from Central Business District to High Density Residential in terms of roadway capacity and availability of underground utilities. However, there is still the opportunity to address any specific site design concerns with any development proposal.

Proposed Density

The Central Business District has a narrow range of residential density permitted (20 to 30 u/ac). This is because the downtown area should be dense enough to support retail and other commercial uses, promote walkability to enhance the pedestrian environment,

yet still limit the density to maintain a small town charm. These densities were recently discussed with the community and approved a few months ago with the adoption of the 2040 Comprehensive Plan.

The overall density of the proposed development would be 29 u/ac. However, the applicant is proposing to split the existing lot into three in order to build three buildings on three separate lots. While the details of the Subdivision application will be reviewed in the Final Design phase of entitlement, the concept of splitting the property is important for analyzing this proposal's consistency with the Comprehensive Plan and Zoning Code in terms of density. The density of each proposed lot is summarized in the following table:

Proposed Density					
<i>Building</i>	<i>Building Square Footage</i>	<i>Units</i>	<i>Lot Size, in Square Feet</i>	<i>Lot size, in acres</i>	<i>Density, in units per acre</i>
West	89,207	45	45,013	1.033	45
Central	51,111	10	24,606	.565	17.7
East	46,674	11	29,345	.674	16.3
Total	186,992	66	98,964	2.272	29 (overall)

None of the proposed buildings would meet the density requirements of the Central Business District. The density of the west building is too high and the central and east buildings are too low.

The applicant proposes to amend the land use designation to become High Density Residential which allows for a residential density between 12 and 40 u/ac. The applicant has stated their desire to change the land use designation because their entire development is multi-family residential and it would allow the most appropriate range of densities to align with their proposal. It would also eliminate the expectation that commercial use is required on the ground floor of the buildings.

If the property is amended to the High Density Residential designation, the existing central and east building meet the 12 u/ac minimum, but the west building would still be above the 40 u/ac maximum. The proposed west building's density is 45 u/ac, so the applicant is requesting a second Comprehensive Plan Amendment to increase the density for the High Density Residential land use designation from 40 u/ac up to 45 u/ac for sites within the central business district along Lake Street. The Planning Commission has the most discretion when considering Comprehensive Plan Amendments.

Unit Types and Sizes

The west building would contain one bedroom and two bedrooms apartment units while the existing building and the east building would contain two bedroom, two bedroom plus den, three bedroom, and three bedroom plus den condominium units. Additional information about unit sizes can be found on the attached floor plans.

Zoning

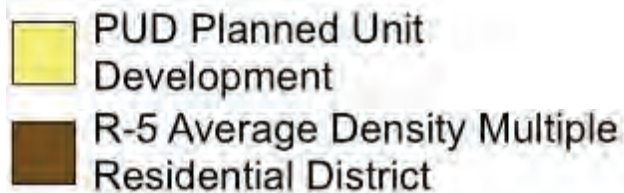
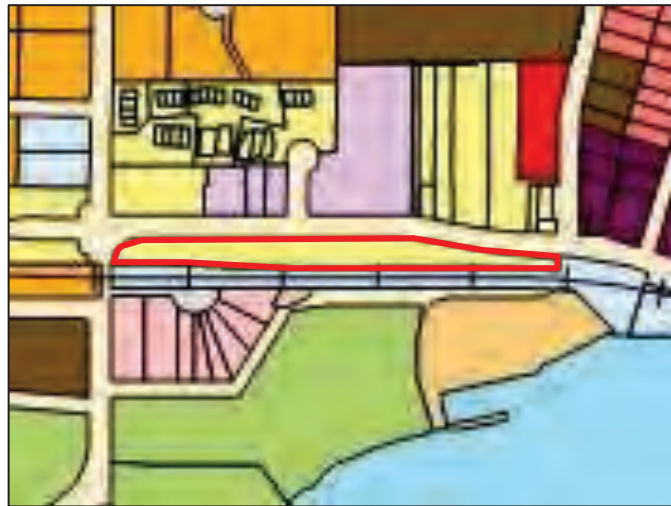
The property is currently zoned PUD and is located within the Shoreland Overlay District. The proposal aligns best with the R-5 Zoning District. Since the applicant is requesting a Rezoning of the property, the variances are requested from the R-5 regulations. If the rezoning to R-5 is approved, the proposed conversion of the existing office building to a ten-unit condominium use would conform and therefore the existing building is not being reviewed for existing dimensional zoning regulations such as setback or building height. The following table outlines the zoning standards for the PUD, R-5, and Shoreland Overlay Districts in comparison to the proposal:

Regulation	PUD	R-5	Shoreland Overlay District	Proposal
Lot Area (min.)	Same as underlying zoning district (C-4A)	20,000 sq. ft.	Same as underlying zoning district	West: 45,013 Central: 24,606 East: 29,345
Residential Density	Consistent with Comprehensive Plan (20-30 units/acre)	One unit per 2,500 sq. ft. (As high as one unit per 2,000 sq. ft. with allowances)	Tiered based on underlying zoning district	West: 45 Central: 17.7 East: 16.3 Average: 29
Height (max.)	35 feet or 3 stories, whichever is less	35 feet or 3 stories, whichever is less*	35 feet*	West: 34 feet 11 inches Central: 52 feet to the top of the gable and 60 feet to the top of the spire East: 39 feet 9 inches
Lot Coverage (max.)	N/A	30%	N/A	West: 49.8% Central: 59.3% East: 46.3% Average: 51.1%
Impervious Surface (max.)	N/A	35%	25% or 75% with stormwater management or 100% with Shoreland Impact Plan/CUP**	West: 80.47% Central: 74.38% East: 72.08% Average: 76.7%
Floor to Area Ratio (F.A.R.)	N/A	0.7	Same as underlying zoning district	West: 1.36 Central: 1.47 East: 1.13 Average: 1.32
Setbacks (min.)	Same as underlying zoning district	Multiple Family: None	The average distance of the two adjacent principal structures (~102 feet)	West: ~6 Feet Central: ~6 Feet East: ~6 Feet

*Building Height Variance and Shoreland Impact Plan/Conditional Use Permit for height

** The Shoreland Impact Plan/Conditional Use Permit for impervious coverage will be submitted with the Final Design phase.

The applicant is requesting the rezoning of the property to the R-5 Zoning District because the entire development is multi-family residential. The zoning of the surrounding properties vary from PUD and C4-A for the parcels across Lake Street, R-2 for the railroad right-of-way and City owned Depot property, C-3/PUD for the Boatworks property, R-3 for the single family residential properties along the Grove Lane cul-de-sac, and R-1A for the single family properties to the south along Ferndale Road.



If the property is rezoned to R-5, the applicant is requesting variances from the R-5 lot coverage, impervious coverage, and FAR standards which are discussed in detail later in this staff report. The current density standards for the R-5 Zoning District are now outdated and must be updated to align with the recent adoption of the 2040 Comprehensive Plan. The R-5 District regulations limit the density of the west building to be one unit per 2,033 square feet of lot area (21.4 dwelling units per acre) and would limit the density of the existing and east buildings to one unit per 2,000 square feet (21.8 dwellings units per acre). Staff advised the applicant to delay any request for updated the maximum density of the R-5 District until after the Zoning Ordinance Task Force has studied the issue and determined the best solutions to reconcile the discrepancies on density. This is expected to occur in fall-winter 2020.

Building Height

Building height is measured from the average grade along the building footprint to the top of the parapet/coping of a flat roof. The proposed west building is 34 feet 11 inches from the average grade plane to the parapet/coping of the flat roof of the third story, so it meets the maximum height allowed of 35 feet. The proposed east building is 39 feet 9 inches from the average grade plane to the parapet/coping of the flat roof of the third floor, so it requires a variance. The applicant has stated the following practical difficulties that necessitate a variance for height:

- Reasonable use of the property to construct a three-story building with underground parking.
- Based on the Geotechnical reports from the adjacent properties, the clay soils created perched groundwater that does not allow the underground parking level to be constructed lower.

Variances for similar reasons have been approved across the street for Melvin's 235 office building at 235 Lake Street (building height of 39.7 feet) and Ventana Apartments

at 253 Lake Street (building height of 40 feet). The grading and height of these buildings are also influenced by the development of a City-owned public parking facility behind the buildings.

Additionally, the Zoning Ordinance stipulates that building heights of over 35 feet may be allowed through approval of a Shoreland Impact Plan/Conditional Use Permit (SIP/CUP). The applicant states the same reasons why this a SIP/CUP is necessary and appropriate for this property. To assist in mitigating views from the Lake Minnetonka, the third story unit is recessed 18 feet from the eastern exterior wall of the second story and first story units. The City Code only requires a minimum recess of six (6) feet provided that the average recess is least ten (10) feet in depth.

Rooftop Elements

The Lake District Design Standards (§ 909.10.A) state that 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. Lake West has requested a variance from this standard to allow the placement of rooftop equipment. However, the design of that equipment is not yet finalized and would be finalized during the Final Design phase of their application.

The applicant states that there is little room on the narrow lot for on-grade mechanical equipment and that ground-level equipment would create noise near pedestrians and an unwelcome street environment. The Code anticipates the issues created by ground-level mechanical equipment by stating that mechanical equipment must be interior to the structure. Recent developments along Lake Street have achieved this through a number of means.

The mechanical equipment for 401 Lake Street (Lothenbach) has placed the mechanical equipment within their northeast corner of the building using a number of louvers to allow air flow. The mechanical equipment of 301 Lake Street (Swan's Corner) is located on a portion of the second-floor roof in the northeast corner of the building and is screened from view and noises by the third story facing both Lake Street and Barry Avenue. The condominiums at 275 Lake Street (Wayzata Blu) have mechanical equipment within each unit and allow air flow through louvers.

The most recent request for a variance to allow mechanical equipment on a rooftop was Boatworks. Boatworks provided information that the 6Smith restaurant required mechanical equipment on the roof to operate. Boatworks provided the rationale that the ventilation fan design incorporated health code requirements, the greater likelihood of grease buildup that could occur in a horizontal running ventilation system, and the odors that could occur with a ventilation system running out of the side of the building near public open space and residences. This rooftop variance request was denied on May 5, 2020 in concurrence with the other requests associated with that development proposal.

Site Plan

The former TCF project is a single three-story office building near the center of the property with parking lots to the west and the east. The site also includes a mini-park located on the far east portion of the site near the intersection Grove Lane East. The proposed development would convert the existing office building into a ten-unit condominium building, install a new three-story building consisting of eleven condominiums to the east of the existing building, and install a new three-story building consisting of 45 apartment units to the west of the existing building. The mini-park on the east end of the development will be redesigned with new elements and a new mini-park would be installed on the west end of the development.

The existing TCF project has four access points (driveways) onto Lake Street East, but no access onto Ferndale Road or Grove Lane East/Barry Avenue. The proposed development includes driveways onto Lake Street East. The three eastern most access points would stay in the same location as they are currently while the western most access point would be moved approximately 50 feet to the east. It would provide a pick-up and drop-off location adjacent to the vestibule of the apartment building. It would also provide access to a 20-stall surface parking lot. The west-center access would provide access to the underground garage of the apartment building and the current pedestrian access to the existing building would be removed. The existing building's main entrance to the building lobby will be the doorway along Lake Street East. The east-center access will access the underground parking for both the existing building and the east condominium building. Due the narrowness of the east portion of the lot, the underground garage of the east building is designed as one-way vehicular travelling from west to east. The eastern most access would need to be signed "do not enter" to maintain the one-way exit point for the east building. Pedestrian access to the east building would be through individual stairs to the doorways for the four (4) first level units and then two stairs leading to doorways opening to the elevator lobbies and stairwells for the seven second and third level units.

Lot Coverage

Lot coverage is defined as the area of a lot occupied by the principal building or buildings and all accessory buildings. Lot coverage is calculated on a per lot basis. Therefore, for this project, there are three lot coverage calculations because the existing site is proposed to be subdivided into three new lots during the Final Design phase of requests. The lot coverage calculations are shown in the table below. Each of these lots exceed the 30% lot coverage limit for R-5 zoned property. The average lot coverage for these sites combined is approximately 48.9%. The east and west lots have the least lot coverage mainly because they incorporate proposed parks into the lots. The west lot also includes a surface parking lot, which does not count toward lot coverage since it is not a structure.

Proposed Lots	Lot Coverage Percentage
Lot 1 (West Lot)	49.8%
Lot 2 (Central Lot)	59.3%
Lot 3 (East Lot)	46.3%

The applicant has stated that the practical difficulty for this lot coverage variance is the long linear shape of the lot. The lot is approximately 33 to 88 feet long and 1,336 feet wide. The smallest depth (~33 feet) of the lot is on the eastern side and the largest depth (~88 feet) is in the center of the lot.

As part of the City's Zoning Study that is now underway, the lot coverage maximum of 30% for the R-5 District will be analyzed to determine if an increase is appropriate. For high density residential projects, it can be difficult to meet the 30% lot coverage limit given market conditions and height limitations. This lot is currently designated as Central Business District and all of the zoning districts (C-4, C4-A, C4-B, C-2, PUD) along Lake Street do not have a lot coverage limit.

Lot Coverage of Nearby Projects (Approved)	
Project	Lot Coverage
401 Lake St E	~100%
Swan's Corner	97.7%

Impervious Surface Coverage

Impervious surface is defined as a constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities and at an increase rate of flow than prior to development. Examples include rooftops, sidewalks, patios, driveways, parking lots, storage areas, and concrete, asphalt, or gravel roads.

The applicant has requested a variance to exceed the 35% maximum impervious surface permitted in the R-5 Zoning District. Similar to lot coverage calculations, impervious surface calculations are conducted on a on a per-lot basis. The table below shows the impervious surface calculations for the three proposed lots that would be established with this project. As the table shows, all of the lots exceed the 35% limit. The average impervious surface calculation for the three lots combined is 76.7%. The existing impervious surface of the site is 74.15% so the overall impervious surface coverage is approximately the same.

Proposed Lots	Proposed Impervious Surface Coverage
Lot 1 (West Lot)	80.47%
Lot 2 (Central Lot)	74.38%
Lot 3 (East Lot)	72.08%

The applicant has stated the long linear shape of the lot creates a practical difficulty.

Similar to the lot coverage summary above, this R-5 impervious surface limit will be reviewed while implementing the 2040 Comprehensive Plan over the next couple of years. This is also based on the fact that in order to comply with the density and height

requirements of Central Business District (20-30 u/ac) or High Density Residential (12-40 u/ac), it is very difficult to also meet the impervious surface standard simultaneously.

During the second phase of requests for this project, a Shoreland Impact Plan/Conditional Use Permit will be needed for the amount of proposed impervious surface. This CUP will describe and show the stormwater best management practices used on this site. The CUP request will be reviewed by the City Engineer/Public Works Director to ensure that the stormwater runoff will be minimized and runoff from the impervious surfaces will stay on the site for filtration. This is standard practice for all the developments along Lake Street since they are located within the Shoreland Overlay District. Several best management practices (BMPs) have been used in the past, so more detail will be provided by the applicant if the variance request is approved.

Impervious Surface Coverage of Nearby Projects (Approved)	
Project	Impervious Surface Coverage
401 Lake St E	100%
Wayzata Blu (before land donation)	78.5%
Swan's Corner	97.7%
Ventana Apartments (after land donation)	84%

Floor Area Ratio (FAR)

Floor area ratio is defined as the floor area of a building or buildings on any lot divided by the area of such lot, or in the case of planned developments by the net site area. The floor area ratio requirements vary by Zoning District. In the R-5 Zoning District, the required minimum lot area is 20,000 sq. ft. and the FAR limit is 0.7. The subject property is larger than the minimum lot area at 98,964 sq. ft. Each of the three proposed new lots are also larger than the 20,000 sq. ft. minimum. The table below shows the FAR for each lot as it would be subdivided. The largest FAR is on the middle lot as that is the lot that has a majority of the lot taken up by the principal structure and does not include the parks on the western and eastern sides.

Proposed Lots	Lot Size (square feet)	Gross Floor Area (square feet)	FAR
Lot 1 (West Lot)	45,013	61,193	1.36
Lot 2 (Central Lot)	24,606	36,188	1.47
Lot 3 (East Lot)	29,345	33,082	1.13
Combined Average	98,964	130,463	1.32

The applicant has stated the long linear shape of the lot creates a practical difficulty. The FAR limit for a majority of the Central Business District's zoning districts is 2.0 (C-4, C4-A, and C4-B). Since an FAR limit of .7 is extremely limiting when combined with other City requirements regarding height, density, lot size, and lot coverage, FAR limits will be analyzed as part of the Zoning Study.

FAR of Nearby Projects (Approved)	
Project	FAR
401 Lake St E	2.33
Wayzata Blu (before land donation)	.94
Swan's Corner	2.35
Melvin's 235 (before land donation)	.92
Ventana Apartments (before land donation)	.89

Property Line Setbacks

The R-5 Zoning District lists a number of setback requirements based on the type of residential building. There are no setbacks listed for multi-family residential buildings. Many of the buildings along Lake Street are close to 0 feet. The proposed setbacks are similar to the setbacks on nearby properties such as Wayzata Blu, Meyer Place, Swan's Corner, and Lothenbach. The project meets minimum Shoreland setback requirements.

Parking

Multi-family residential projects must include a minimum of two parking spaces per unit, of which one must be enclosed. The proposed 66 units requires a minimum of 132 parking spaces, of which 66 must be enclosed. The proposed parking plan is summarized in the following table:

Project Location	Number of Units	Parking Requirement (Enclosed Requirement)	Total Parking Provided
West Building	45 Units	90 Total (45 Enclosed)	90 Total (70 Enclosed) (20 Surface Lot)
Existing Building	10 Units	20 Total (10 Enclosed)	26 Total (All Enclosed)
East Building	11 Units	22 Total (11 Enclosed)	25 Total (All Enclosed)
Total Proposed	66 Units	132 Total (66 Enclosed)	141 Total (121 Enclosed)

The total project provides a total of 141 spaces, which exceeds the Code requirement by 20 spaces. Each proposed lot meets or exceeds the minimum requirements.

Staff has a concern about the parking layout of the surface parking lot for the west building. The parking lot is accessed by a roundabout that also serves as the resident drop off for the apartment building. Two of the 20 surface parking stalls are being proposed within the south end of the roundabout. It appears that the function of the roundabout would be impaired if those two parking spaces are used. The dimensions of these parking stalls and their effect on the function of the roundabout will need to be evaluated in greater detail during the Final Design phase.

Trains

This property is adjacent to the railroad track which has led to some concern and additional questions. According to BNSF, there is an average of 6 trains per day on these tracks. Wayzata is also in a Partial Quiet Zone, which reduces train horns from 10 pm to 7am. The applicant has also stated that the windows of the lower residential units will be up higher so the trains do not impact the views of those units as much.

Future Easement Vacation/Relocation

In the future requests below, there will be a request to change the existing sidewalk easement location to move the sidewalk closer to Lake Street on the eastern side. This will reduce the open space area that the boulevard trees are located in from 11 feet to 5 feet. This will allow for a garden buffer in between the proposed buildings and the six foot wide sidewalk. The sidewalk would be proposed to be moved off the 200 Lake St E property and into the right-of-way with this project.

Future Requests Required

Following the review and approval of the concept application requests, Lake West will submit an application for:

- A subdivision to divide the property into separate lots for the three building;
- Relocate the water main and storm sewer including recording new utility easements to replace the existing utility easements;
- Replace the SIP/CUP for impervious coverage with a new SIP/CUP for impervious coverage including additional stormwater infrastructure such as under parking and access retention;
- Update the mini-park on the east side of the development;
- Add a mini-park to the west side of the development; and
- Request the vacation of three-foot wide landscaping and streetscaping easement over the eastern parcel.

Standards of Planning Commission Review of Application Requests

The proposed Comprehensive Plan Amendments and Rezoning to the R-5 Zoning District are legislative reviews and decisions, meaning that the Planning Commission and City Council act like a legislative body and have wide discretion on whether to recommend approval or denial if there is a rational basis for the decisions.

The variances and SIP/CUP reviews are quasi-judicial reviews meaning that the Planning Commission and City Council act like a judge in a court proceeding, analyzing the facts of the proposal with the appropriate criteria to establish findings for each decision. Each of the five variances should be reviewed separately to determine if the requests achieve the standards described in the City Code.

Primary Questions to Consider:

1. Comprehensive Plan Amendments:
 - a. Will the change in land use designation to High Density Residential:
 - i. Result in compatible land use patterns, access to services and amenities, and efficient utilization of public services?

- ii. Maintain attractive, high quality living and working environments for community residents and visitors?
 - iii. Create more walkable and pedestrian friendly neighborhood through housing being created within traditionally commercial spaces?
 - iv. How would an increase to 45 u/ac affect the answers to these questions?
2. Rezoning:
- a. Does the rezoning's proposed use conform with the present and future land uses in the area?
 - b. Does the rezoning's proposed use conform with performance standard requirements (parking, loading, noise, etc.)?
 - c. Does the rezoning's proposed use effect the area?
3. Rooftop Mechanical Equipment, Lot Coverage, Impervious Coverage, FAR, and Building Height Variances (consider each of these questions separately for each variance request):
- a. Is this variance request in harmony with the general intentions and purpose of this Ordinance? Is this variance request consistent with the Comprehensive Plan?
 - b. Is there a practical difficulty with this variance request?
 - c. Is the proposed plan a reasonable use of this property?
4. Shoreland Impact Plan/Conditional Use Permit:
- a. Does the project analyze the appearance of the structure when viewed from the lake's surface?
 - b. Are the structures screened by landscaping or other design measures?

Action Steps

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft *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

Application
Applicant's Concept Review Submittal Findings
Applicant's Statement and Narrative
Site Context
Site Map
Renderings
Building Sections
Sidewalk and Streetscape Exhibits
Building Floor Plans

Project Metrics
Zoning Summary
Proposed Subdivision
Open Space
Parking Area
Impervious Area
Site Plan
Grading and Drainage Plan
Utility Plan
Summary of July 13, 2020 Neighborhood Meeting

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. While several criteria appear to be met, staff has highlighted in bold the criteria that may require additional discussion with the Planning Commission.

2040 Comprehensive Plan:

Guiding Principles:

Walkable and Pedestrian Friendly (page 1-6)

- The argument for a more pedestrian oriented community goes beyond the social and health benefits it provides – walkable communities also lead to increased economic activity.
- For Wayzata to be more walkable, development needs to occur on a smaller human scale – smaller parks near neighborhoods, small node development for small economic activity in otherwise traditionally residential neighborhoods, and housing within traditionally commercial spaces.

City Nodes with Greater Housing Diversity (page 1-8)

- Higher density, for Wayzata, would mean City pockets with townhome developments, and housing developments in traditionally commercial areas.
- This higher density, combined with pointed efforts to make Wayzata walkable, multi-generational, and connected could bring liveliness to nodes within the City.

Residential Goals and Policies (page 3-6)

Goal: Create connected neighborhoods that provide access to services, housing and recreation for all ages and mobility types.

Policy: Monitor the need and enforce transitional uses or buffers between incompatible uses when infill or redevelopment is proposed.

Policy: Encourage and promote a balanced housing supply.

Future Lane Use (page 3-9)

- Wayzata seeks to manage development of land in a manner that results in compatible land use patterns, access to services and amenities, and efficient utilization of public services.
- Through management of the Comprehensive Plan, the City will maintain attractive, high quality living and working environments for community residents and visitors.
- The City recognizes that the plan may evolve and change in the coming years and that the City should engage in regular reviews, ideally on an annual basis, to ensure the plan is kept current.

Zoning Amendments (Rezoning): Section 903.02 provides the following standard to be employed when evaluating rezoning requests:

- F. The Planning Commission shall consider possible adverse effects of the proposed amendment. Its judgment shall be based upon (but not limited to) the following factors:
1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
 2. **The proposed use's conformity with present and future land uses of the area.**
 3. **The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).**
 4. **The proposed use's effect on the area in which it is proposed.**
 5. The proposed use's impact upon property value in the area in which it is proposed.
 6. Traffic generation by the proposed use in relation to capabilities of streets serving the property.
 7. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

Variances: Section 905.01 provides the following standard to be employed when evaluating the rooftop mechanical, lot coverage, impervious coverage, floor area ratio, and building height variance requests:

C. Criteria for Granting. Conditions governing considerations of variance requests.

1. Variances shall only be permitted when they are:
 - a) **In harmony with the general purposes and intent of this Ordinance;**and
 - b) **Consistent with the Comprehensive Plan.**
2. **Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.**
3. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - a) **The property owner's proposal for the property is reasonable but not permitted by this Ordinance;**
 - b) **The plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and**
 - c) **The variance, if granted, will not alter the essential character of the locality.**

4. 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.

5. Variances shall be granted for earth sheltered construction as defined in Minn. Stats. § 216C.06, Subd. 14, when in harmony with this Ordinance.

6. 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.

7. 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.

8. 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.

Shoreland Impact Plan/Conditional Use Permit: Section 991.19 provides the following standard to be employed when evaluating shoreland impact plan/conditional use permits for additional building height requests:

C. Conditions. 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.

Conditional Use Permit: Section 904.02 provides the following standard to be employed when evaluating shoreland impact plan/conditional use permits for additional building height requests:

- F. The Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:
 1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
 - 2. The proposed use's compatibility with present and future uses of the area.**
 - 3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).**

- 4. The proposed use's effect on the area in which it is proposed.**
5. The proposed use's impact upon property values in the area in which it is developed.
6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

200 E Lake Street – Wayzata, MN
Concept Review Submittal Findings
9/9/2020

CONCEPT REVIEW INTRODUCTION:

The project site is currently zoned PUD (Planned Unit Development) District. The applicant is requesting to rezone to R-5 (Average Density Multiple Residential District).

R-5 zoning code language does not seem to be quite caught up to meet the current Comprehensive Plan's land use guidance of Central Business District – 20-30 units/acre for density guidance. To better align with the overall Comprehensive Plan goals, the applicant is requesting to amend the Comprehensive Plan's land use designation from Central Business District – 20-30 units/acre to High Density Residential – 12-40 units/acre and is proposing to also amend the following text:

- High Density Residential – 12-40 units/acre*
- *up to 45 units/acre for sites within the Central Business District along Lake Street (we are looking for feedback as this is Concept Review; as we move through the next round of submissions, we will work to define more specific Comprehensive Plan language textual changes, if any)

The project is also within the Shoreland Overlay District so has additional requirements to meet such as height requirements.

IDENTIFIED VARIANCES AND DRAFT FINDINGS

(based on the overall lot – 98,963 SF):

1) FAR:

Providing approximately 1.32 FAR when 0.7 maximum is allowed by R-5 Zoning (referred from PUD Zoning to R-5 Zoning)

2) Lot Coverage:

Providing approximately 47% lot coverage when 30% maximum is allowed by R-5 Zoning (referred from PUD Zoning to R-5 Zoning)

- The applicant believes this is a reasonable request. Even in order to meet the currently guided Comprehensive Plan's land use designation, an FAR variance would be required, and, therefore, also much more lot coverage is automatically required than is allowed by R-5.
- Overall, a site hardship exists given its inherent, long and linear shape.

3) Impervious Coverage:

Providing approximately 76.7% impervious coverage when 35% maximum is allowed by R-5 Zoning (referred from PUD Zoning to R-5 Zoning)

- The applicant believes this is a reasonable request. Even in order to meet the currently guided Comprehensive Plan's land use designation, an FAR variance

would be required, and, therefore, also much more impervious coverage is automatically required than is allowed by R-5.

- Overall, a site hardship exists given its inherent, long and linear shape.

4) Mechanical Equipment: Ch. 909 Design Standards (Lake Street District)

A. Sec. 909.10 -- No mechanical equipment allowed on the roof deck in this Lake Street District. All must be located within the interior of the structure. *[Section 909.29 states that Section 909.10 cannot receive a Design Standards deviation, so this is a requested variance.]*

- The applicant believes this is a reasonable request to allow for mechanical equipment to be located on the roof deck on this site due to the long, linear nature of the site's inherent layout, which leaves little room on-grade for all of the mechanical equipment.
- In best urban design practices, ground-level mechanical equipment tends to be minimized and even eliminated to keep the equipment and noise away from pedestrians, in turn, creating a more welcoming street environment.

5) Building Height:

Providing approximately 39 FT 6 IN in building height when a maximum height of 3 stories and 35 FT, whichever is lesser, is allowed by R-5 Zoning (referred from review to R-5 Zoning)

- The applicant believes this is a reasonable request. The proposed buildings are three stories in height.
- Given the nature of the clay soils (based on geo-technical information from adjacent properties), perched groundwater may be encountered in portions of the site. Building downward an additional building level to meet the 35 FT required by R-5 zoning is not currently an option.

VARIANCE FINDINGS:

Per Sec. 905.01, C, 3., "Practical difficulties," as used in connection with the granting of a variance, means that:

a) The property owner's proposal for the property is reasonable but not permitted by this Ordinance;

- The proposal for the property is reasonable and not permitted if required to strictly abide by all requirements of this Ordinance(s).

b) The plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and

- The plight of the landowner is due to circumstances unique to the property and are not created by the landowner. Overall, a site hardship exists given its inherent, long and linear shape.

c) The variance, if granted, will not alter the essential character of the locality.

- The variances, if granted, will not alter the essential character of the locality. The applicant believes the proposed project is an improvement to the Lake Street District.

Rather than amending text within the zoning ordinance to create an ordinance that works for the proposed project, the applicant is proposing the project within the closest-aligned R-5 zoning district and requesting variances from areas where the zoning ordinances differ – overall, a site hardship exists given its inherent, long and linear shape.

SUBDIVISION FINDINGS ACCORDING TO CITY GOALS:

The applicant believes the proposed project meets the following City goals under the Subdivision chapter (Sec. 1001.02, B):

Preserve and enhance Wayzata's "small town" character (Comprehensive Plan).

- The applicant believes these are reasonable variance requests, and the proposed project preserves and enhances Wayzata's "small town" character. The Existing Building is preserved and enhanced, and the West and East Buildings vastly enhance the "small town" character of Wayzata.

Respect the existing scale, character and pattern of the City, recognizing existing neighborhoods and commercial areas (Wayzata Physical Plan).

- The applicant believes these are reasonable variance requests, and the proposed project respects the existing scale, character and pattern of the City.

Support a pedestrian environment at a human, not automotive scale (Wayzata Physical Plan).

- The applicant believes these are reasonable variance requests, and the proposed project supports a pedestrian environment at a human, not automotive, scale.

Relate development/redevelopment to the natural characteristics of the land to enhance the development through the preservation of attractive natural amenities (i.e., lakes, wetlands, creeks, wooded areas, slopes, etc.) (Comprehensive Plan).

- The applicant believes these are reasonable variance requests, and the proposed project relates to the natural characteristics of the land through the preservation of attractive natural amenities like Lake Minnetonka.

SUMMARY:

The applicant believes the proposed development, as-is, varying from stricter zoning code ordinances and amending the Comprehensive Plan in both land use and text, is a high-quality proposal for the City of Wayzata and better aligns with the overall Comprehensive Plan goals.

AUGUST 21st, 2020

CONCEPT REVIEW
200 EAST LAKE STREET
WAYZATA, MN
LAKE WEST DEVELOPMENT





Principles and Guidance:

The key design objective of this redevelopment project is the creation of three new residential communities on the current TCF Bank site. The project will enhance the fabric and identity of downtown Wayzata by infilling existing parking lots with two high quality, three-story residential buildings, and repurpose the existing bank into a residential condominium. The project vision is based upon timeless urban design principles and key goals of the Wayzata Comprehensive Plan. Guiding principles include:

- + Fostering charm in a community known for its small-town character by focusing on the quality of the design of the buildings and the landscape
- + Enhancing a walkable and pedestrian friendly environment. The project will integrate seamlessly into the new Lake Street rebuild to support this goal.
- + Enhancing a connection to nature through the creation of pocket parks at each end of the development.



Key Design Features:

+ Public realm and Streetscape:

- Full integration of the new buildings into the updated Lake Street rebuild.
- Enhanced landscaping within the setbacks to improve the pedestrian experience. (expand on this)
- An updated plaza/pocket park at the corner of Barry and Lake that includes seating, updated landscaping and a boardwalk element.
- A new green space/pocket park at the corner of Ferndale and Lake that includes intensive landscaping to mark this key intersection.

+ Parking Strategy:

- All but 20 surface parking spaces will be relocated. The rest of the code required parking spaces will be provided within the footprint of each building.

+ Building Design:

- Use of high-quality exterior materials, including stone, brick, stucco and large windows.
- Appropriate use of building details and setbacks to maintain an appropriate scale for the project. Connect first floor dwelling units to the ground plane with porches and stoops.
- Keep the height of the new buildings below that of the existing bank building.



Project Approach Overview:

At present the existing site is made up of two surface parking lots serving a mid-size office building that is approximately 30 years old. In the past the office building has been the home of roughly 140 employees and the surface parking lots have directly supported the office use.

This proposal is to bring approximately 120 residents to the site in 66 dwelling units in total and to provide the required number of parking stalls per City of Wayzata code, most located at an underground enclosed location. The proposal keeps height to a three-story maximum while following the guidance from the Comprehensive Plan and Lake Street District Design Guidelines.

Hemmed by the railroad line and Lake Street the site is a narrow liner parcel that has only been conducive to surface parking in the past. By building out to near the lot lines, using existing curb cuts, tucking parking under the buildings, providing active and passive public green space, and making significant public realm improvements this project is an example of a development that straddles the threshold of providing public benefit with meaningful private investment.

A list of the identified variances is included later in this document in the zoning summaries pages.



Project Summary:

NAME OF PROJECT: 200 East Lake ACREAGE: 2.27 Acres

TYPE OF PROJECT: Multi-Family Residential OWNER(S): West Lake Development, LLC

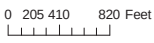
LOCATION: 200 Lake St E, Wayzata, MN 55391 ARCHITECT: ESG Architects

Development Statement:

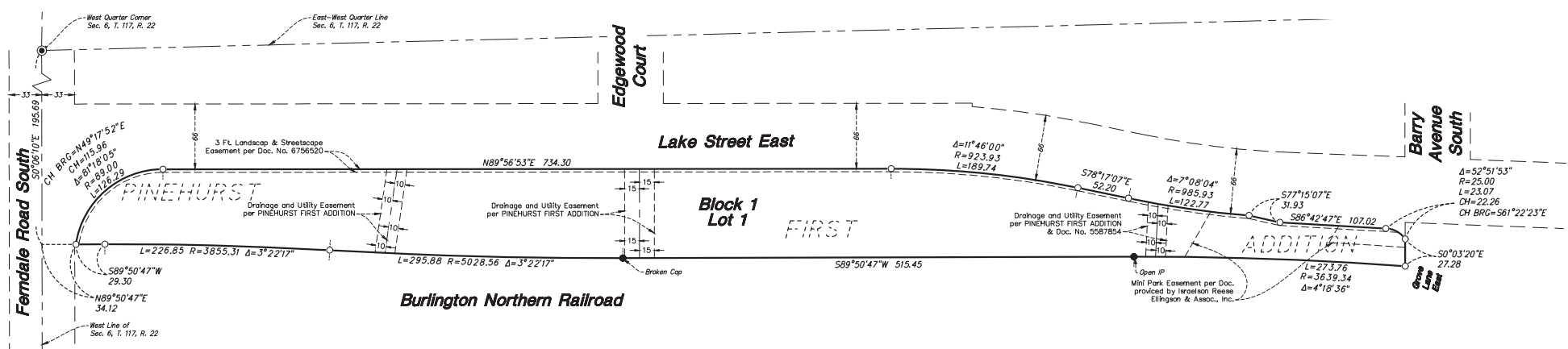
The project consists of three buildings each contributing to the Comprehensive Plan Goals in a variety of ways. Those include but are not limited to the following: re-use/rehabilitations of existing structures, building of new ownership housing, increasing housing access options and the diversity of housing types. This review as proposed is consistent with the overall goals of the City’s Comprehensive Plan.

The proposed review intends to serve market demand multi-family ownership housing (condominium) for both newly built and conversion of existing structures creating unique character. Additionally, the market is also served by the proposed west building as multi-family rental, senior independent living, senior coop rental/ownership, or other similar models.

PROPERTY LINES
1000 FT AROUND PROPOSED PROPERTY



PROPERTY EASEMENTS



NOTE: FURTHER INFORMATION FOUND IN APPENDIX

Lake Street Reconstruction + Panoway:

A key design objective of this development is to enhance the community vision of downtown Wayzata by sensibly filling in a couple of remaining gaps in the fabric of the village and to integrate the project with the new Lake Street reconstruction effort that is a part of the Panoway project. This narrow sliver of property has to date been occupied by surface parking flanking the TCF bank building. It is now proposed as a low rise, low density residential community that will maintain the character and charm of the existing bank building and the immediate built context. Landscaping will seamlessly connect with the new pedestrian sidewalks and Dakota Rail Regional bicycle trail along the south side of Lake street.

There is opportunity to enlarge the Panoway vision by incorporating upgraded pocket park spaces at both the east and west ends of the site. At the east end, the plaza at Barry and Lake will be upgraded based upon community input in order to enhance the Panoway and downtown vision. The green space proposed for the intersection of Ferndale and Lake would complement this effort. Connecting these community amenity spaces to the larger Panoway vision is thus a key goal of this development.



Images courtesy of City of Wayzata website + ESG Architects.





1. AERIAL VIEW OF EAST BUILDING



2. VIEW OF EAST BUILDING FROM LAKE STREET



3. VIEW OF EAST BUILDING FROM LAKE STREET



4. VIEW OF EXISTING BUILDING FROM LAKE STREET



5. AERIAL VIEW OF WEST BUILDING



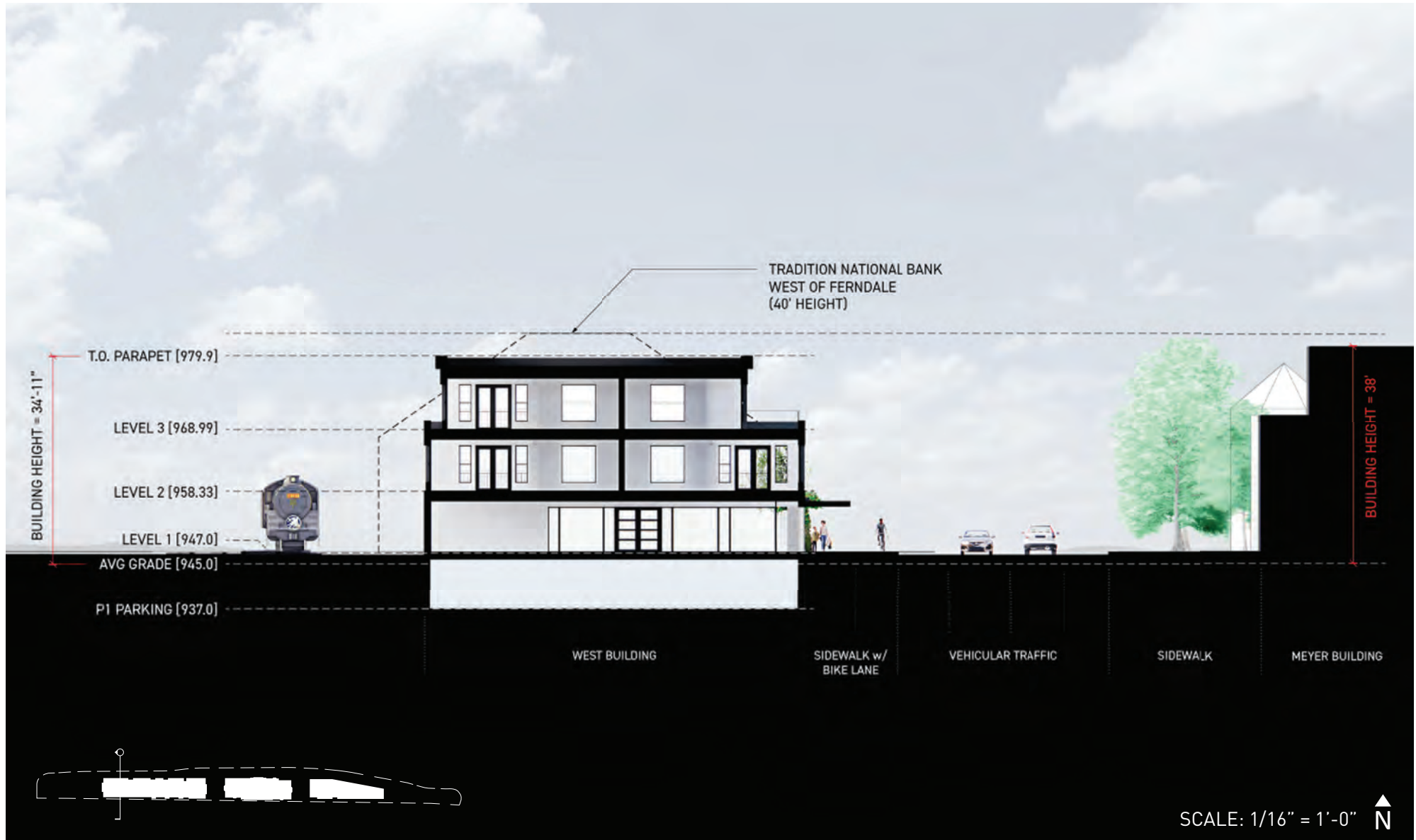
6. VIEW OF WEST BUILDING FROM LAKE STREET

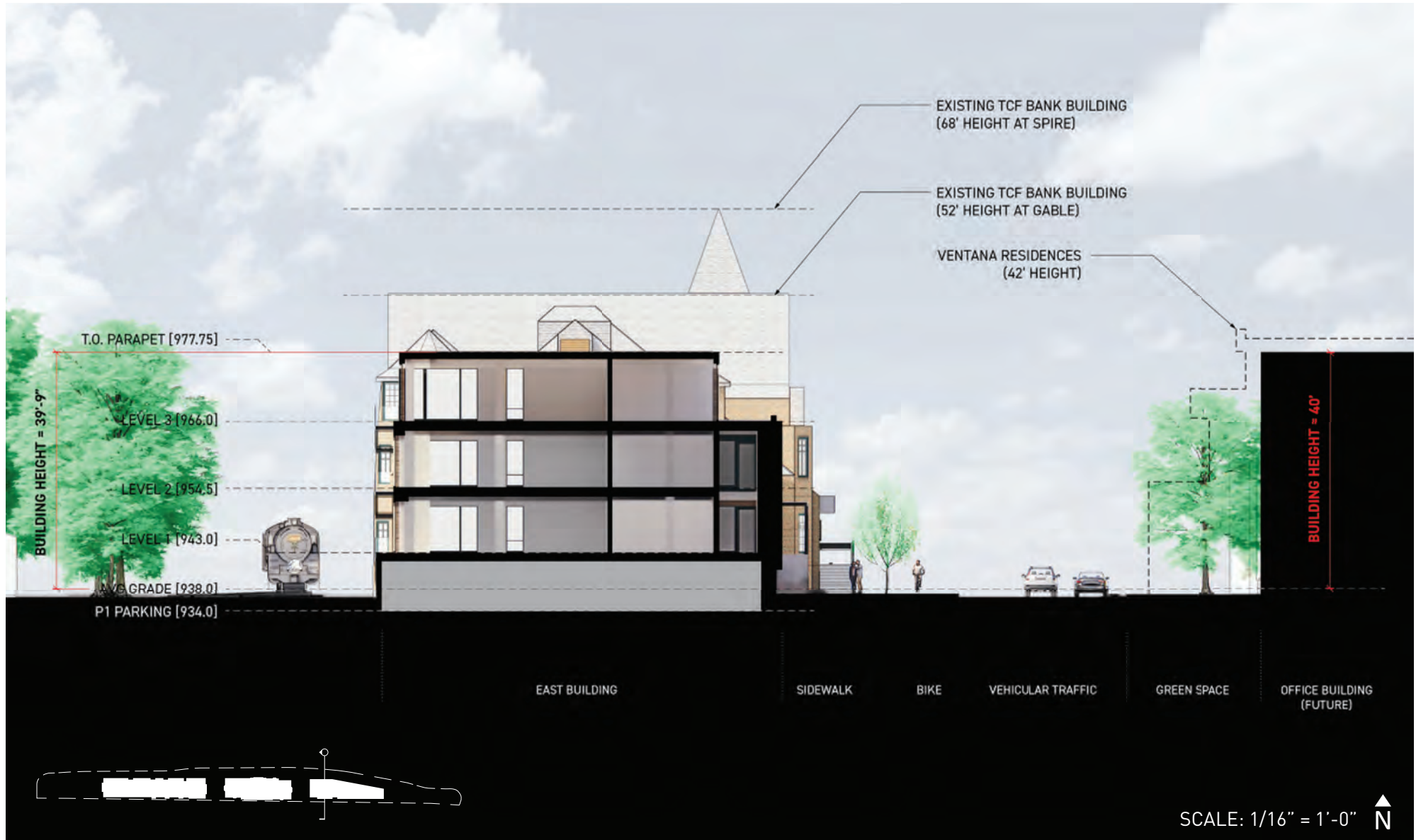


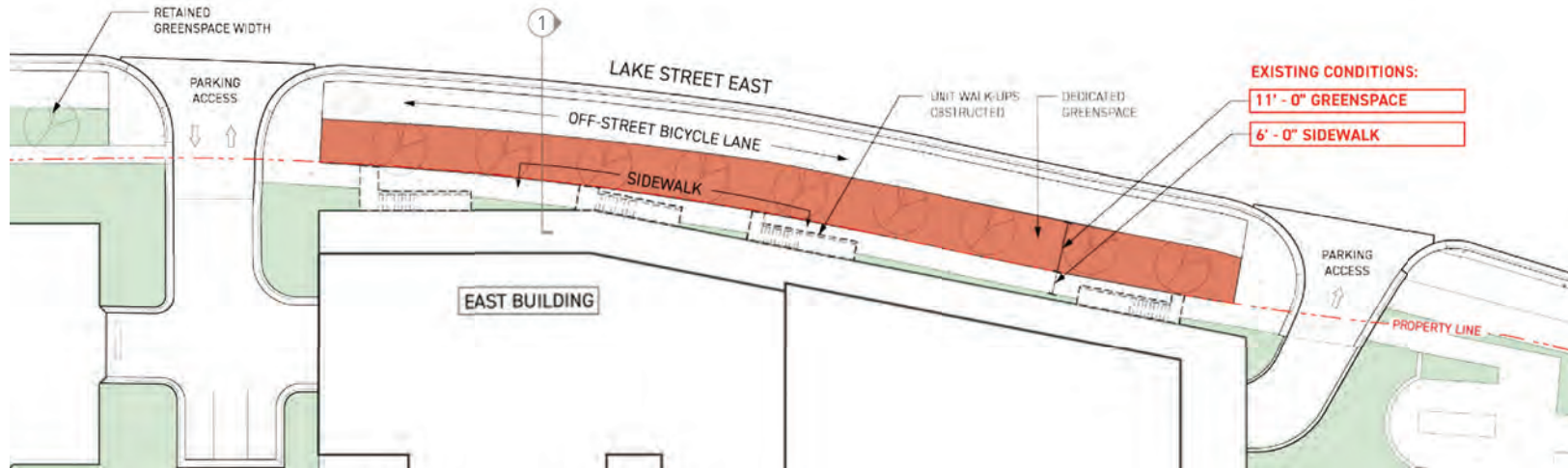
7. VIEW OF WEST BUILDING FROM LAKE STREET



8. VIEW OF EXISTING + EAST BUILDING FROM SHAVER PARK



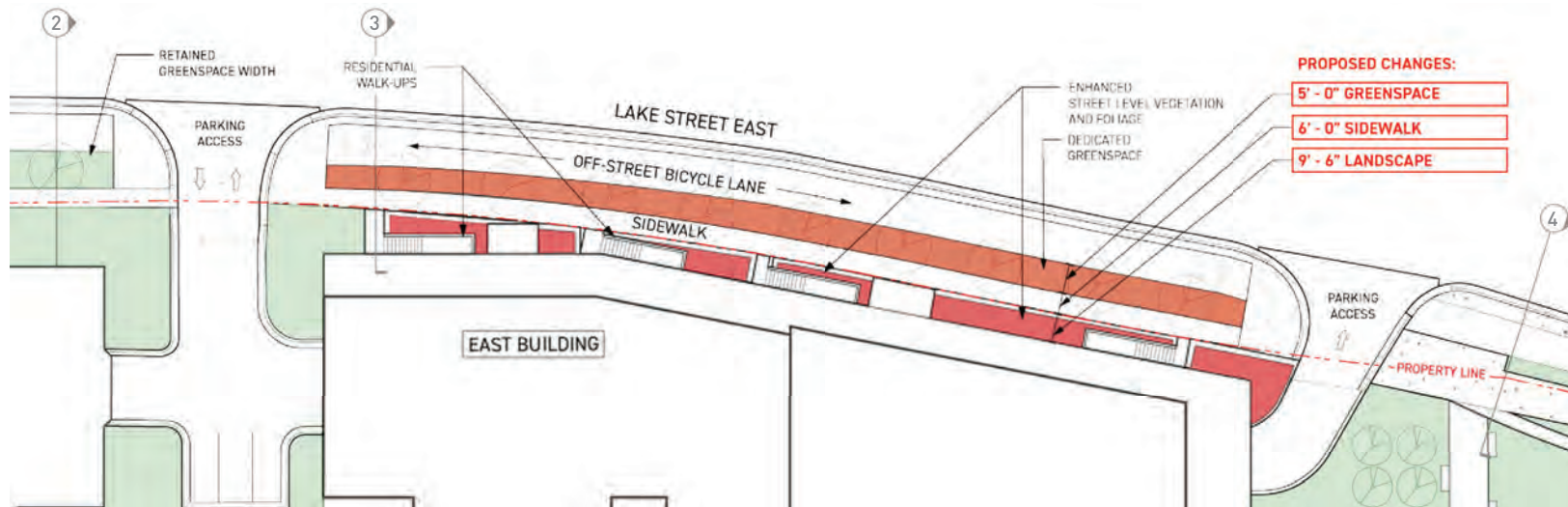




EXISTING PUBLIC WALKWAY - EAST BUILDING

EXISTING SIDEWALK PLACEMENT AT EAST BUILDING:

The current CIVITAS plan places the public sidewalk within the property boundary. In this configuration, the public sidewalk would be directly adjacent to building openings and windows.



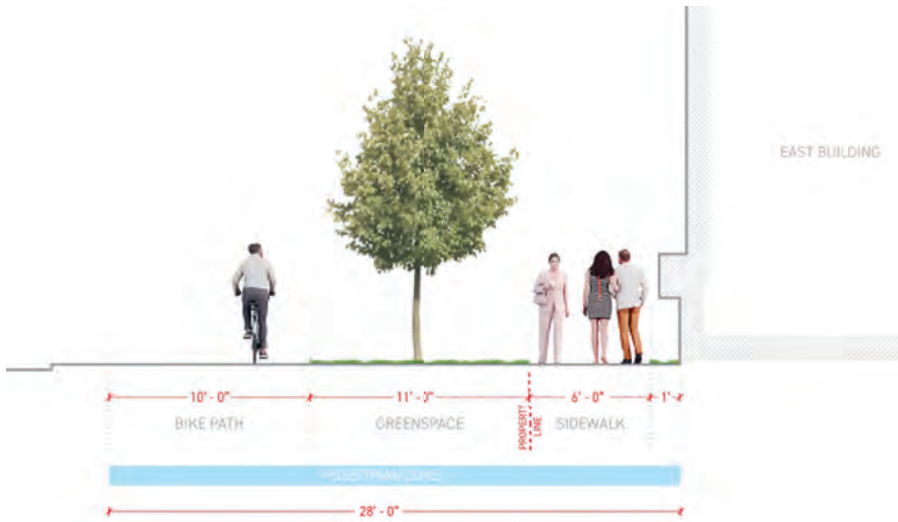
PROPOSED PUBLIC WALKWAY - EAST BUILDING

PROPOSED SIDEWALK PLACEMENT AT EAST BUILDING:

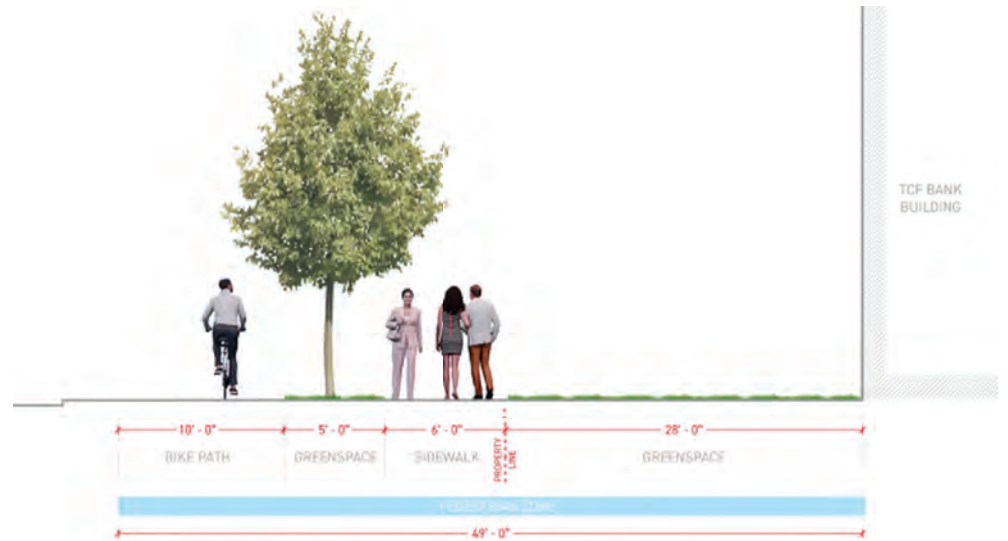
We are proposing to reconfigure this relationship by moving the sidewalk largely outside of the property line and creating a buffer between the building and walkway. This will improve the pedestrian experience.

The amount of landscape space will be slightly enlarged overall with the proposed plan.

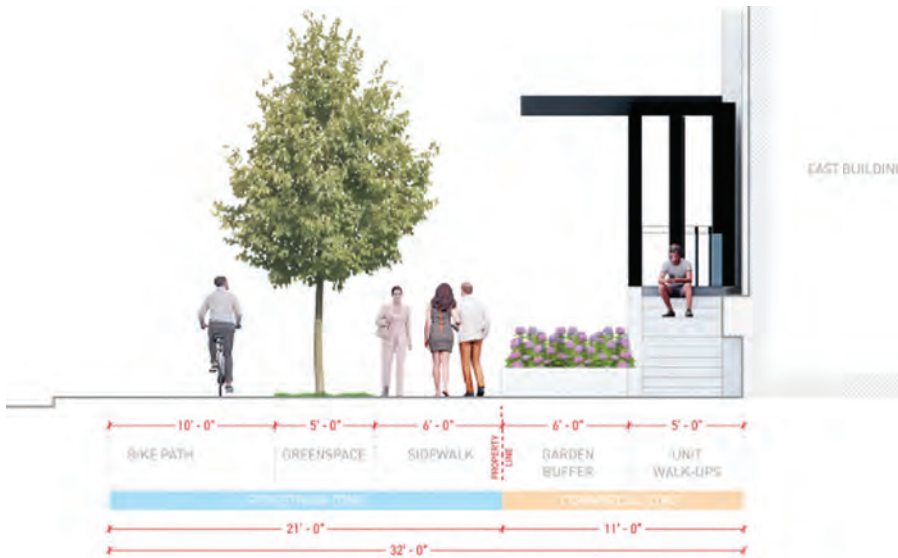
SEE PAGE 20 FOR SIDEWALK SECTIONS AND DIMENSIONS



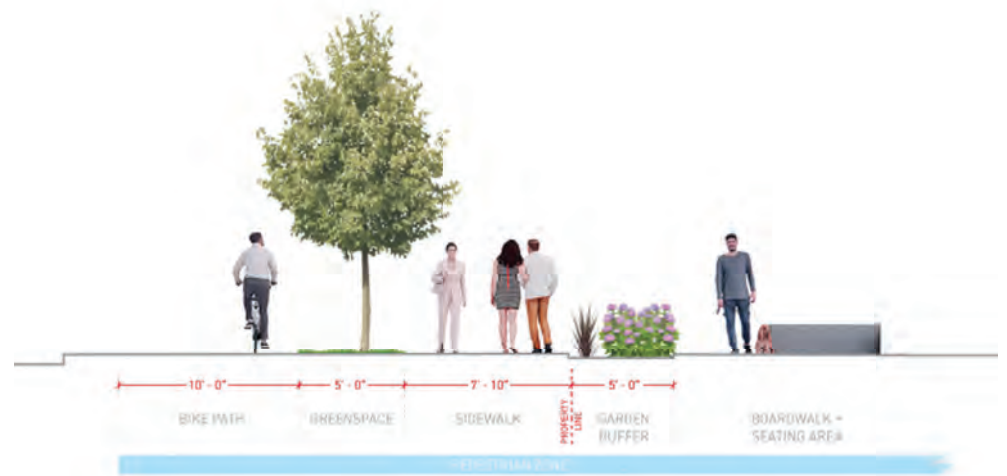
1. EAST BUILDING W/ EXISTING STREET CONDITIONS (CRITICAL)



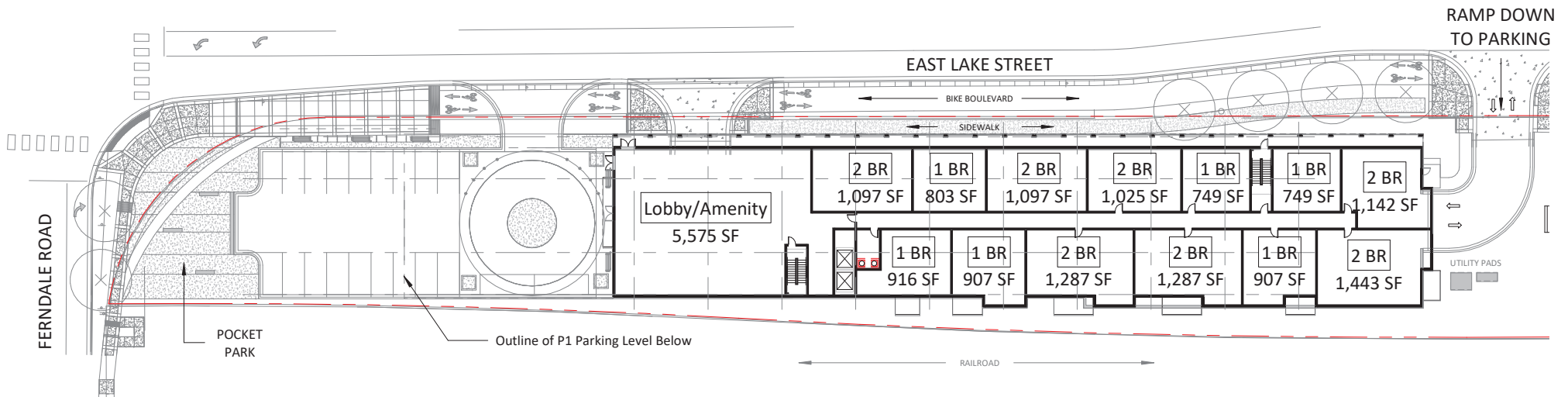
2. EXISTING TCF BANK BUILDING STREET CONDITIONS



3. EAST BUILDING W/ PROPOSED STREET CONDITIONS (TYP)

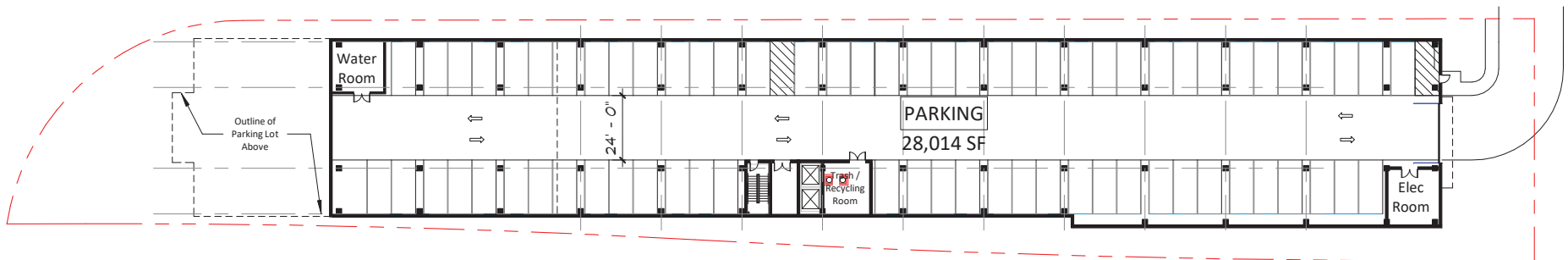


4. EAST PLAZA STREET CONDITIONS



LEVEL 1 - WEST BLDG

1" = 40'-0"

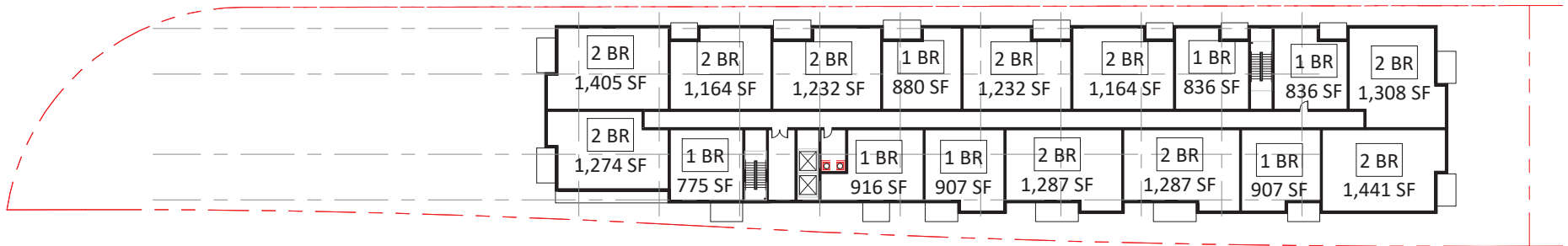


LOWER LEVEL - WEST BLDG

SCALE: 1/32" = 1'-0" 

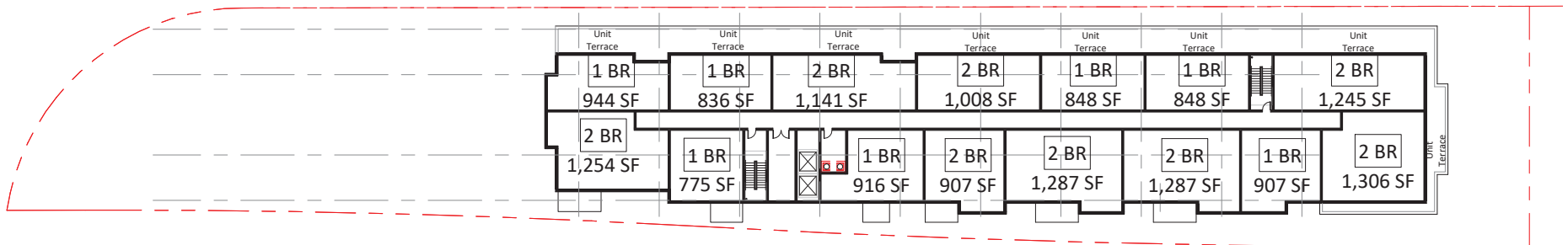
2ND STORY SETBACK:

A potential design deviation is to have less than 25% of the frontage with a setback. As currently shown the balcony setbacks are slightly less than 25%, but near the 25% threshold. In the future, and as the design evolves we will provide exact calculations of the 2nd story setback.



LEVEL 2 - WEST BLDG

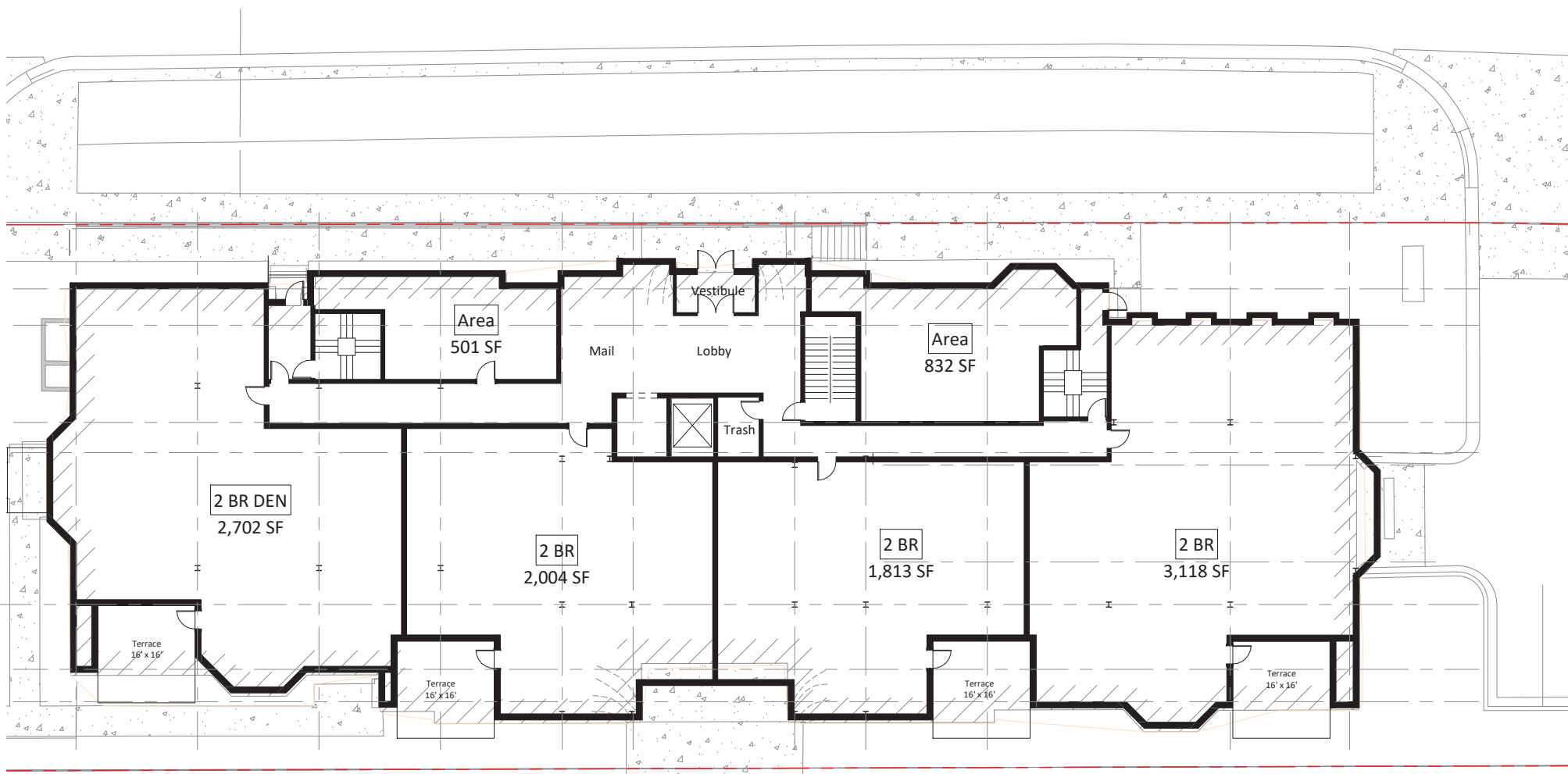
1" = 40'-0"



LEVEL 3 - WEST BLDG

1" = 40'-0"

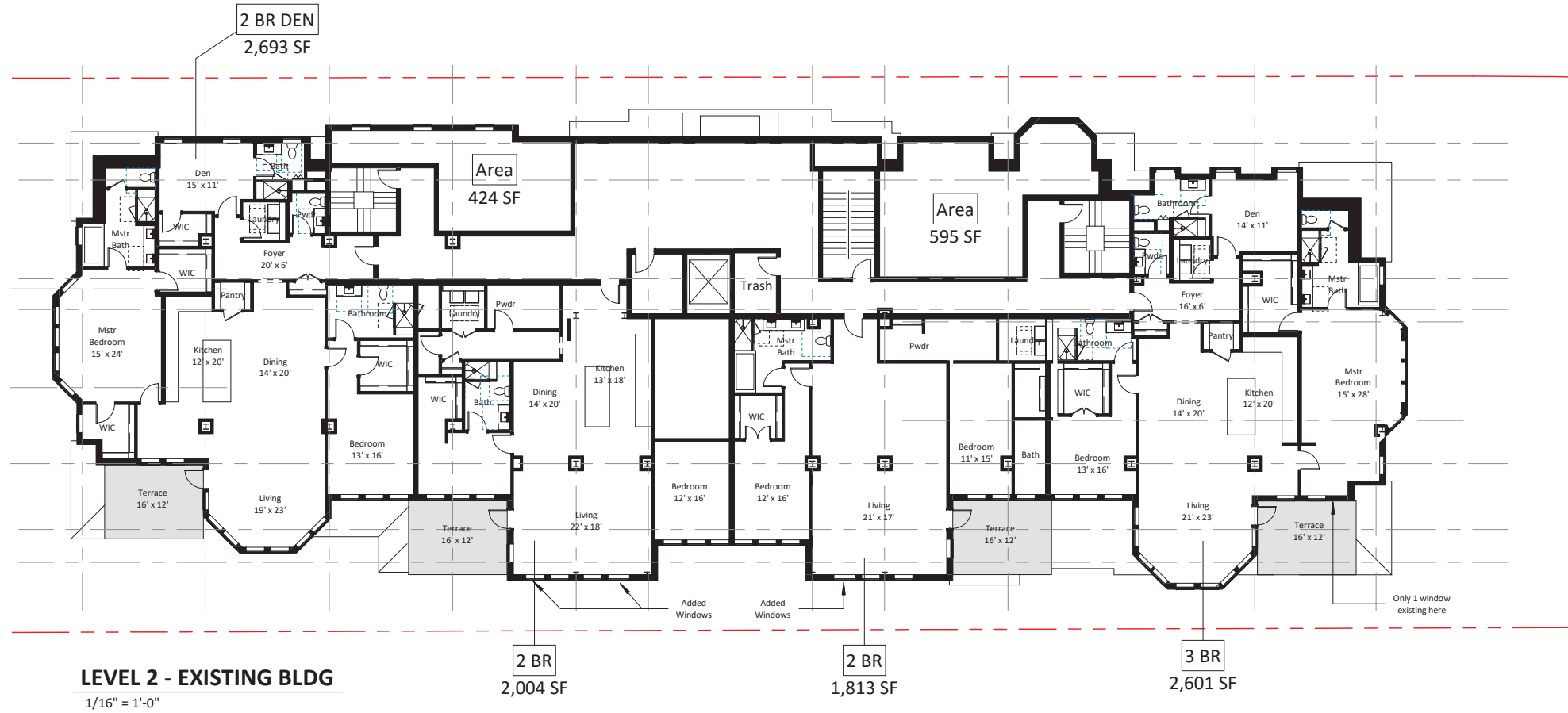
SCALE: 1/32" = 1'-0" 



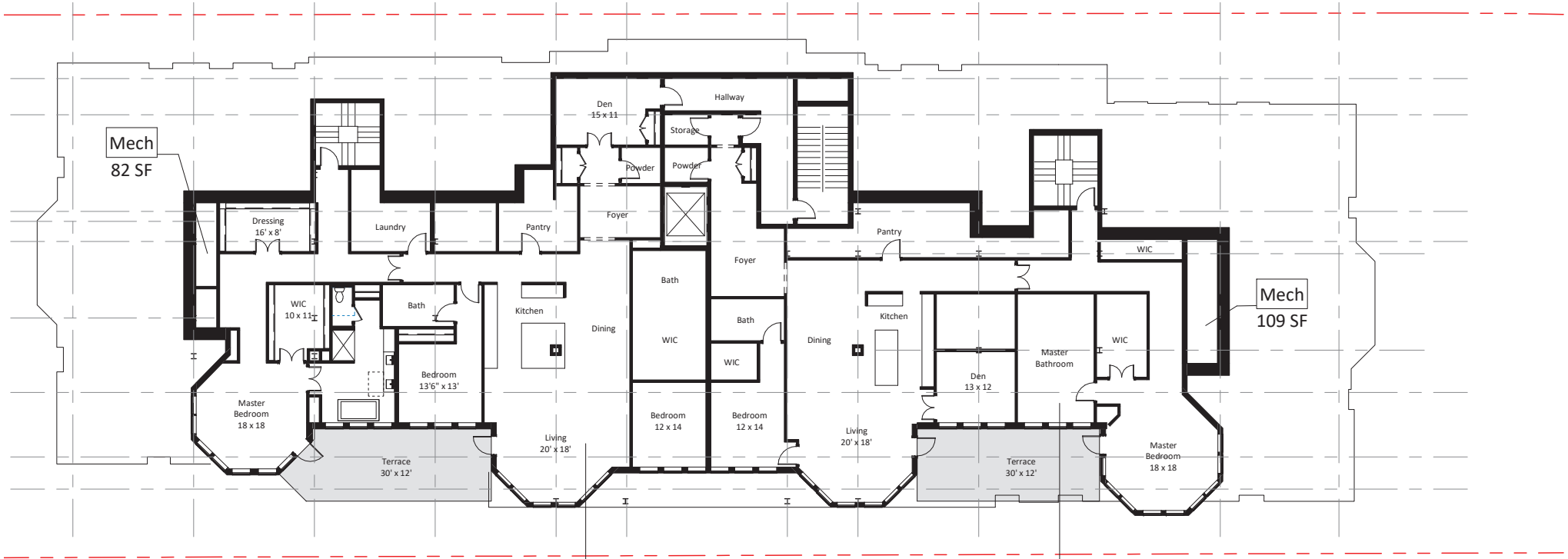
LEVEL 1 - EXISTING BLDG

1/16" = 1'-0"

SCALE: 1/16" = 1'-0" 



SCALE: 1/16" = 1'-0" 



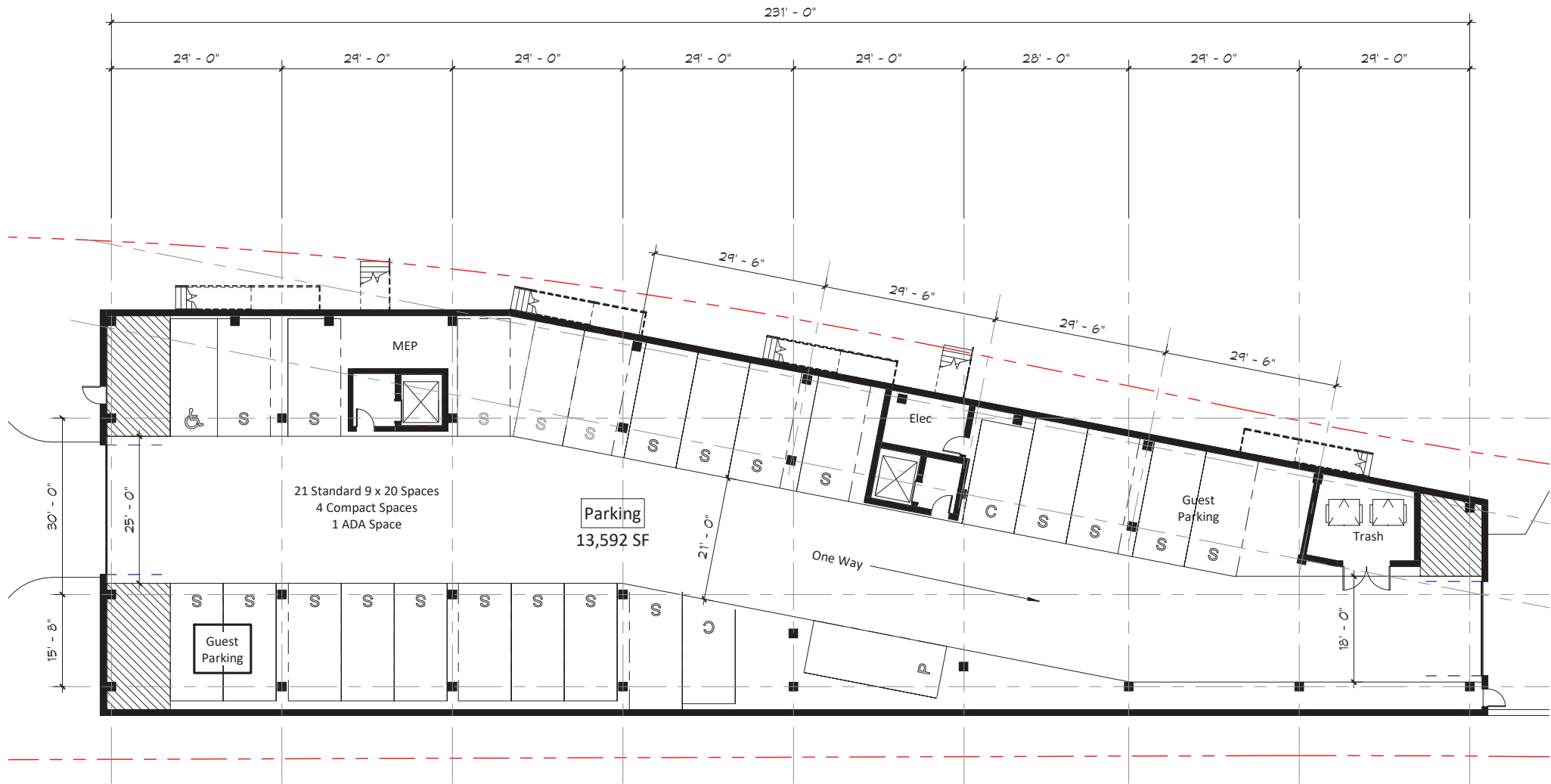
LEVEL 3 - EXISTING BLDG

1/16" = 1'-0"

3 BR DEN PH
3,781 SF

2 BR DEN PH
3,401 SF

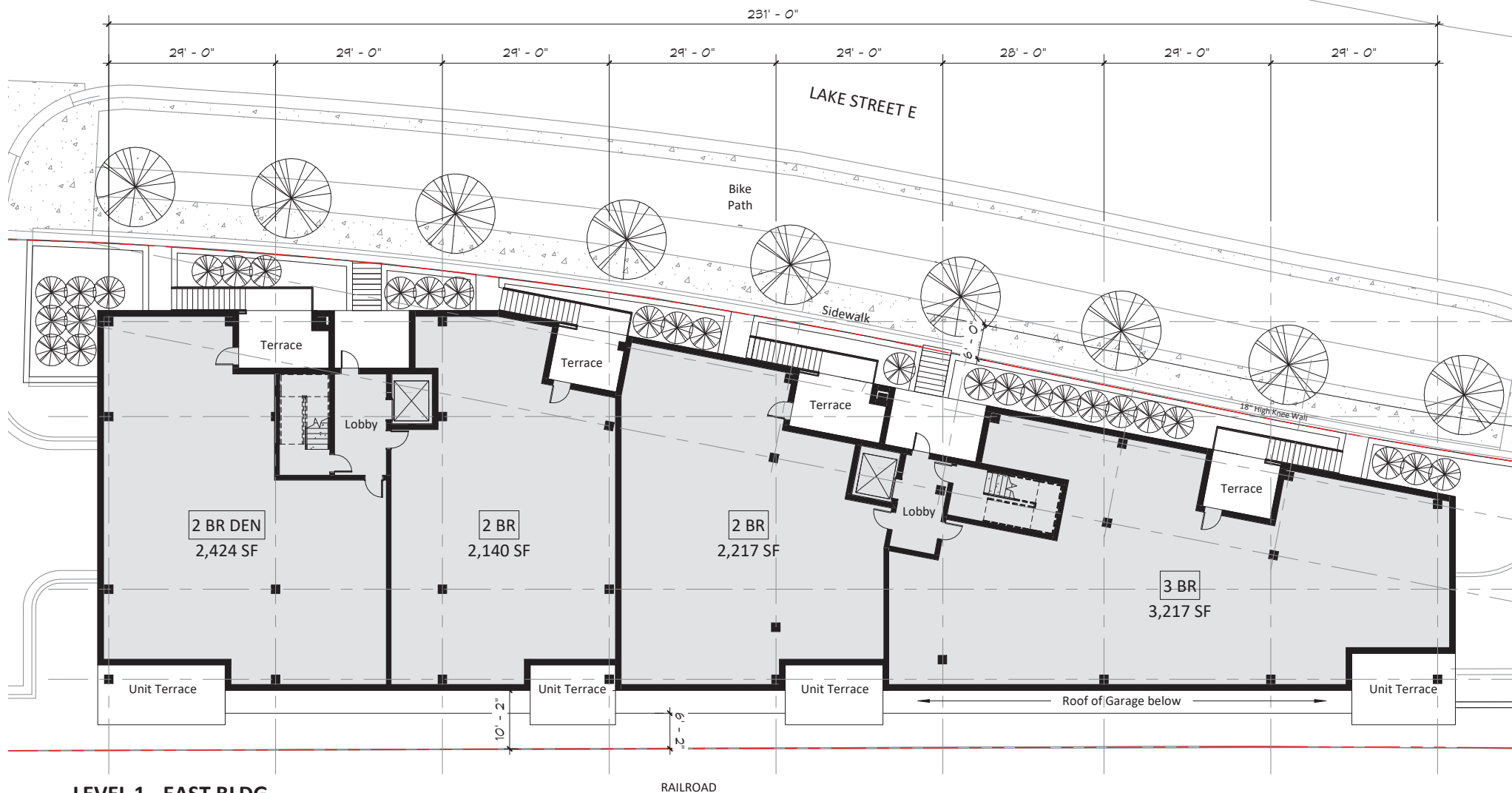
SCALE: 1/16" = 1'-0" 



LOWER LEVEL - EAST BLDG

1/16" = 1'-0"

SCALE: 1/16" = 1'-0" 



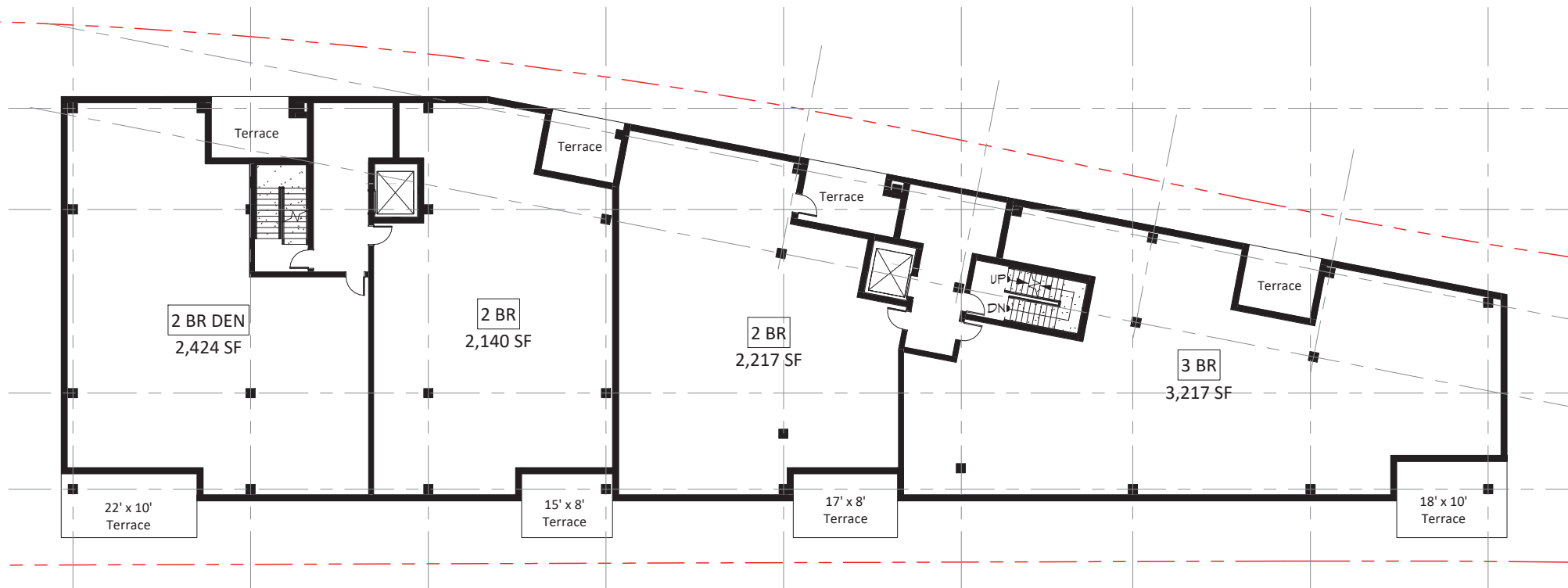
LEVEL 1 - EAST BLDG

1/16" = 1'-0"

SCALE: 1/16" = 1'-0" 

2ND STORY SETBACK:

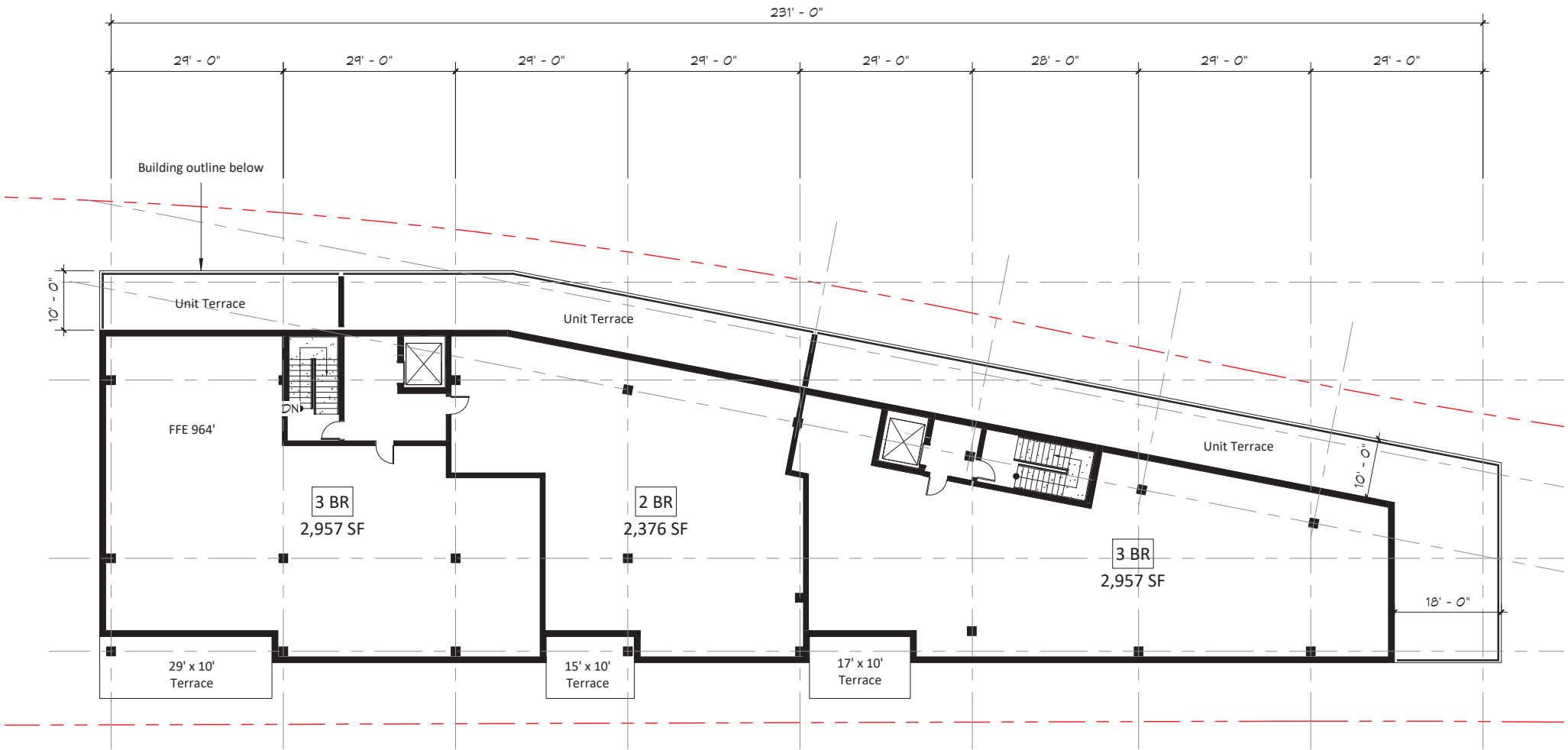
A potential design deviation is to have less than 25% of the frontage with a setback. As currently shown the balcony setbacks are less than 25%, but could be increased to beyond the 25% threshold. In the future, and as the design evolves we will provide exact calculations of the 2nd story setback.



LEVEL 2 - EAST BLDG

1/16" = 1'-0"

SCALE: 1/16" = 1'-0" 



LEVEL 3 - EAST BLDG

1/16" = 1'-0"

SCALE: 1/16" = 1'-0" 



NOTE:
THIS IMAGE SHOWS A POTENTIAL,
DESIGN ENHANCEMENT OF THE
EXISTING EAST PLAZA -
CONSIDERATION TO BE REVIEWED

URBAN ECOSYSTEMS
LANDSCAPE ARCHITECTS



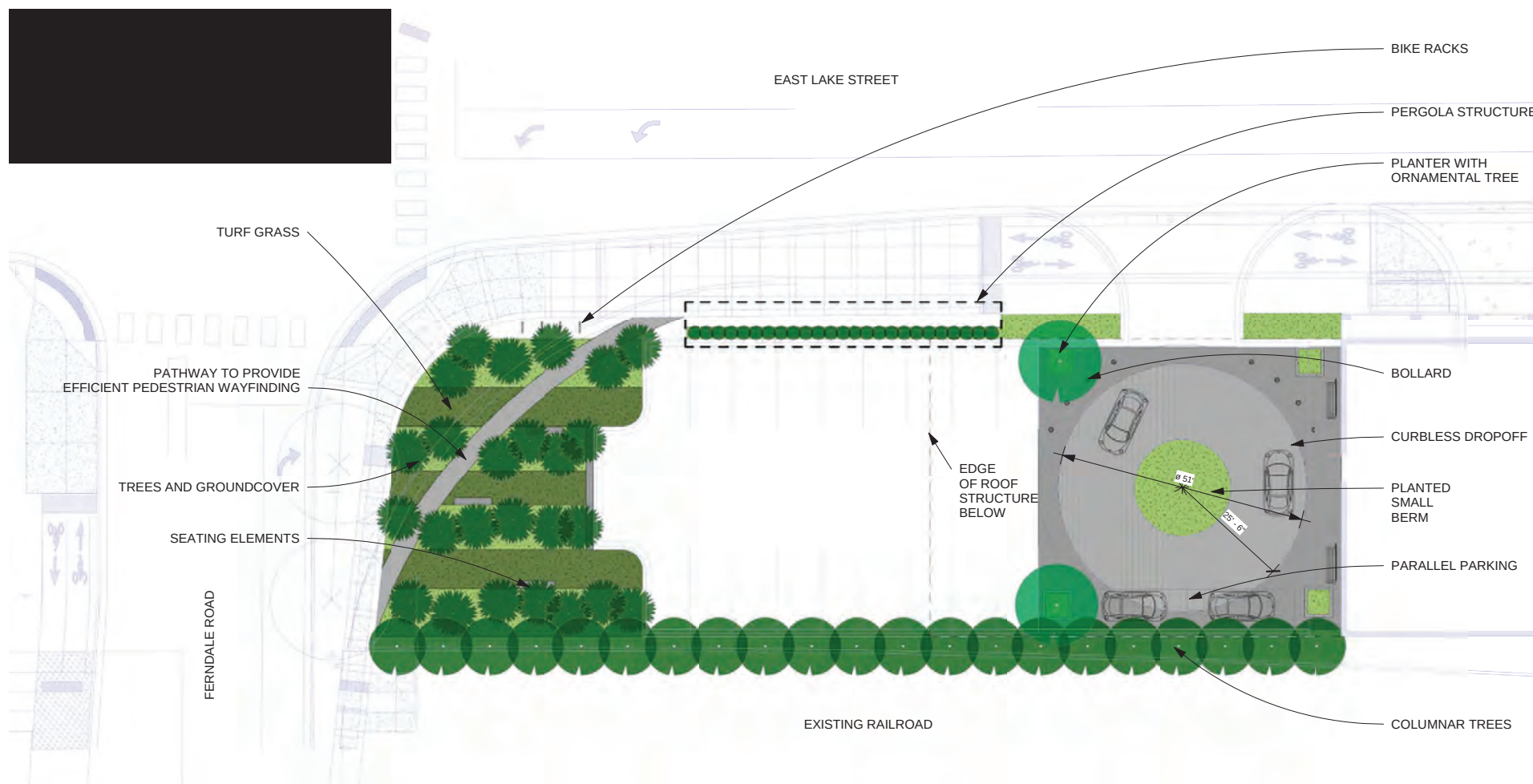
1. VIEW FROM BARRY AVE



NOTE:
THIS IMAGE SHOWS A POTENTIAL,
DESIGN ENHANCEMENT OF THE
EXISTING EAST PLAZA -
CONSIDERATION TO BE REVIEWED

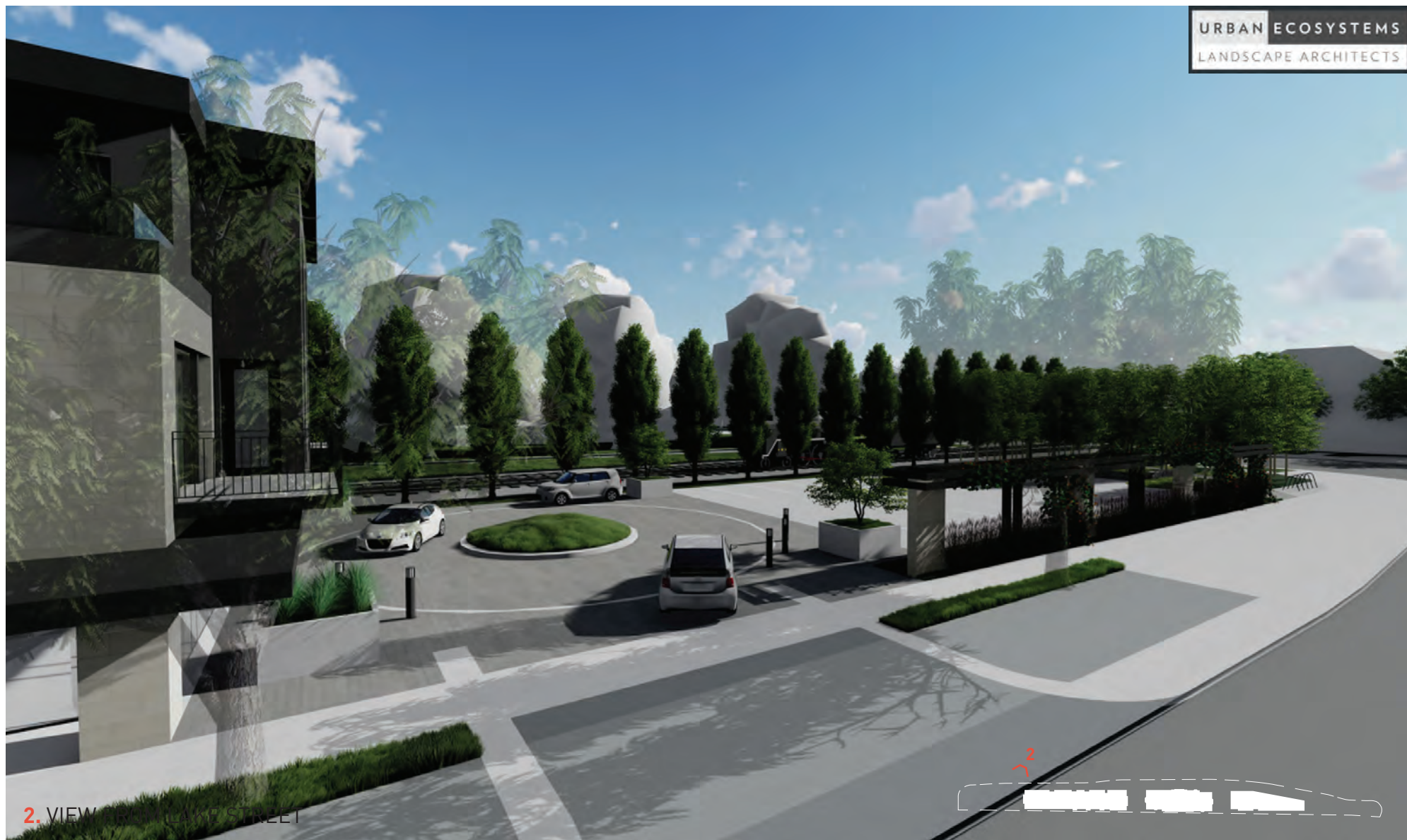
URBAN ECOSYSTEMS
LANDSCAPE ARCHITECTS

2. AERIAL VIEW FROM LAKE STREET





1. VIEW FROM THE CORNER OF LAKE STREET + FERNDALE ROAD



2. VIEW FROM LAKE STREET

WEST BUILDING METRICS:

BLDG METRICS							
FLOOR	TOTAL GSF	PARKING	STALLS	AMENITY GSF	APT GSF	APT RSF	APT UNITS
LEVEL P1	28,014	28,014	70				
LEVEL 1	20,780			5,575	15,205	13,409	13
LEVEL 2	21,948				21,948	18,851	17
LEVEL 3	18,462				18,462	15,509	15
	89,204	28,014	70	5,575	55,615	47,769	45
		Parking	70				
		Surface Parking	20			NSF/UNIT	1,062
		TOTAL STALLS	90			GSF/UNIT	1,360
		PARKING STALLS/UNIT	2.00			EFF	0.86
						GSF/STALL	400

EXISTING BUILDING METRICS:

BLDG METRICS							
FLOOR	TOTAL GSF	PARKING GSF	STALLS	AMENITY SF	BUILDING GSF	CONDO SALEABLE	UNITS
LEVEL P1	14,923	14,465	26		458		
LEVEL 1	14,069				14,069	7,837	4
LEVEL 2	13,933				13,933	10,130	4
LEVEL 3	8,186				8,186	7,182	2
	51,111	14,465	26	0	36,646	25,149	10
						NSF/UNIT	2,515
						GSF/UNIT	3,665
						EFF	0.686
						GSF/STALL	556
		TOTAL STALLS	26				
		PARKING STALLS/UNIT	2.60				

EAST BUILDING METRICS:

BLDG METRICS							
FLOOR	TOTAL GSF	PARKING GSF	STALLS	AMENITY SF	BUILDING GSF	CONDO SALEABLE	UNITS
LEVEL P1	13,592	13,592	25				
LEVEL 1	11,655				11,655	9,998	4
LEVEL 2	11,655				11,655	9,998	4
LEVEL 3	9,772				9,772	8,290	3
	46,674	13,592	25	0	33,082	28,286	11
						NSF/UNIT	2,571
						GSF/UNIT	3,007
						EFF	0.855
						GSF/STALL	544
		TOTAL STALLS	25				
		PARKING STALLS/UNIT	2.27				



ZONING DESIGNATION:

CURRENT ZONING:

Planned Unit Development (PUD)

• PROPOSED REZONING:

R-5, AVERAGE DENSITY MULTIPLE RESIDENTIAL

COMPREHENSIVE PLAN LAND USE DESIGNATION (2030 & 2040):

Central Business District - 20-30 units/acre

• PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN LAND USE DESIGNATION (2040):

High Density Residential - 12-40 units/acre

• PROPOSED TEXT AMENDMENT IN THE COMPREHENSIVE PLAN (2040):

High Density Residential - 12-40 units/acre*

*up to 45 units/acre for sites within the Central Business District along Lake Street (at this time we are looking for feedback with this is Concept Review; as we move through the next round of submissions we will work to define more specific Comprehensive Plan language text changes, if any)

OTHER ZONING DETAILS (Chapter 920):

PARKING STALLS: *Dwellings:* min. 2 free spaces for each living unit, of which 1 is to be enclosed

LOADING SPACES: Min. 1 space for ea. Multi-Family Building over 4 units

SHORELAND OVERLAY ZONING DETAILS:

OPEN SPACE: 30% Minimum

SETBACK: 75 FT min. for sewered structures from ordinary high water mark

ROW SETBACK: 30 FT min. from row Fed/State/County HWY

BUILDING HEIGHT: 35 FT max. or through approval of **Shoreland Impact Plan / CUP request**

R-5 (AVERAGE DENSITY MULTIPLE RESIDENTIAL) ZONING

DETAILS:

DENSITY: Min. 2500 SF lot area per unit

LOT COVERAGE: 30% Maximum

IMPERVIOUS COVERAGE: 35% Maximum

FLOOR AREA RATIO: 0.7 Maximum

SETBACKS: Front (Lake St, Ferndale, Grove): N/A for proposed project type

Side: N/A, no side yards in overall proposed project site

Rear (south property boundary): N/A for proposed project type

BUILDING HEIGHT: 35 FT and 3 stories, whichever is lesser; also refer to Shoreland Overlay details

ZONING DESIGNATION:

	C-1 Office and Limited Commercial District
	C-1A Neighborhood Office & Limited Commercial District
	C-1B Mixed Use Residential
	C-2 Shopping Center Business District
	C-3 Service District
	C-4 Central Business District
	C-4A Limited Central Business District
	C-4B Central Business District
	INS Institutional
	PUD Planned Unit Development
	R-1 Low Density Single Family Residential District
	R-1A Low Density Single Family Estate District
	R-2 Medium Density Single Family Residential District
	R-2A Single Family Residential District
	R-3 Single and Two Family Residential District
	R-3A Single and Two Family Residential District
	R-4 Medium Density Multiple Residential
	R-5 Average Density Multiple Residential District



SUMMARY OF IDENTIFIED REQUESTS, DEVIATIONS, VARIANCES, & CONDITIONAL USE PERMITS:

PHASE 1 - CONCEPT REVIEW

EASEMENT VACATION see pages 19 & 20 of this document for exhibits and narrative

REZONING:

Proposing rezoning from PUD (Planned Unit Development) to R-5 (Average Density Multiple Residential District)

AMENDMENT TO COMPREHENSIVE PLAN:

Proposing amending the Comprehensive Plan's land use designation from Central Business District - 20-30 units/acre to High Density Residential - 12-40 units/acre

Proposing amending Comprehensive Plan's text: High Density Residential - 12-40 units/acre*

*up to 45 units/acre for sites within the Central Business District along Lake Street (we are looking for feedback as this is Concept Review; as we move through the next round of submissions, we will work to define more specific Comprehensive Plan language textual changes, if any)

VARIANCES *Based on the overall lot – 98,963 SF*

FAR:

Providing approximately 1.32 FAR when 0.7 maximum is allowed by R-5 Zoning (referred from review to R-5 Zoning)

Lot Coverage:

At this time, lot coverage is 48.9%, when 30% maximum is allowed by R-5 Zoning (referred from review to R-5 Zoning)

Impervious Coverage:

Providing approximately 76.7% impervious coverage when 35% maximum is allowed by R-5 Zoning (referred from review to R-5 Zoning)

Mechanical Equipment: *Ch. 909 Design Standards (Lake Street District)*

A. Sec. 909.10 -- No mechanical equipment allowed on the roof deck in this Lake Street District. All must be located within the interior of the structure. [Section 909.29 states that Section 909.10 cannot receive a Design Standards deviation, so this is a requested variance.]

Building Height:

Providing approximately 39 FT 6 IN in building height when a maximum height of 3 stories and 35 FT, whichever is lesser, is allowed by R-5 Zoning (referred from review to R-5 Zoning)

SHORELAND IMPACT PLAN / CONDITIONAL USE PERMIT:

CUP request for 40 FT of proposed height for the East Building within Shoreland Overlay District where 35 FT maximum is allowed

POTENTIAL DEVIATIONS DESIGN STANDARDS

Upper Story Setbacks: *Ch. 909 Design Standards (All Districts)*

A. Sec. 909.08, A., 2. -- Second Story Setback -- The facades fronting public right-of-ways of every two- and three-story building, longer than 60 feet, must have a recessed second story of approximately 25 percent of the facade's length, setting back a minimum of six feet from the face of the first floor facade. The required third floor setback must follow the frontal plane of the second story setback.

Ground-Level Façade Transparency: *Ch. 909 Design Standards (Lake Street District)*

A. Sec. 909.11 -- Façade Transparency -- No less than 50% of the ground level facade of any building fronting Lake Street shall be transparent glass.



ANTICIPATED FUTURE REQUESTS:

PHASE 2 - DESIGN REVIEW (to be submitted later in 2020)

- SUBDIVISION
- DESIGN REVIEW
- SHORELAND IMPACT PLAN / CONDITIONAL USE PERMIT FOR IMPERVIOUS SURFACE



PROPOSED LOT SUBDIVISION

THE BELOW SITE PLAN SHOWS A PROPOSED SUBDIVISION SPLIT INTO THREE FUTURE PARCELS.

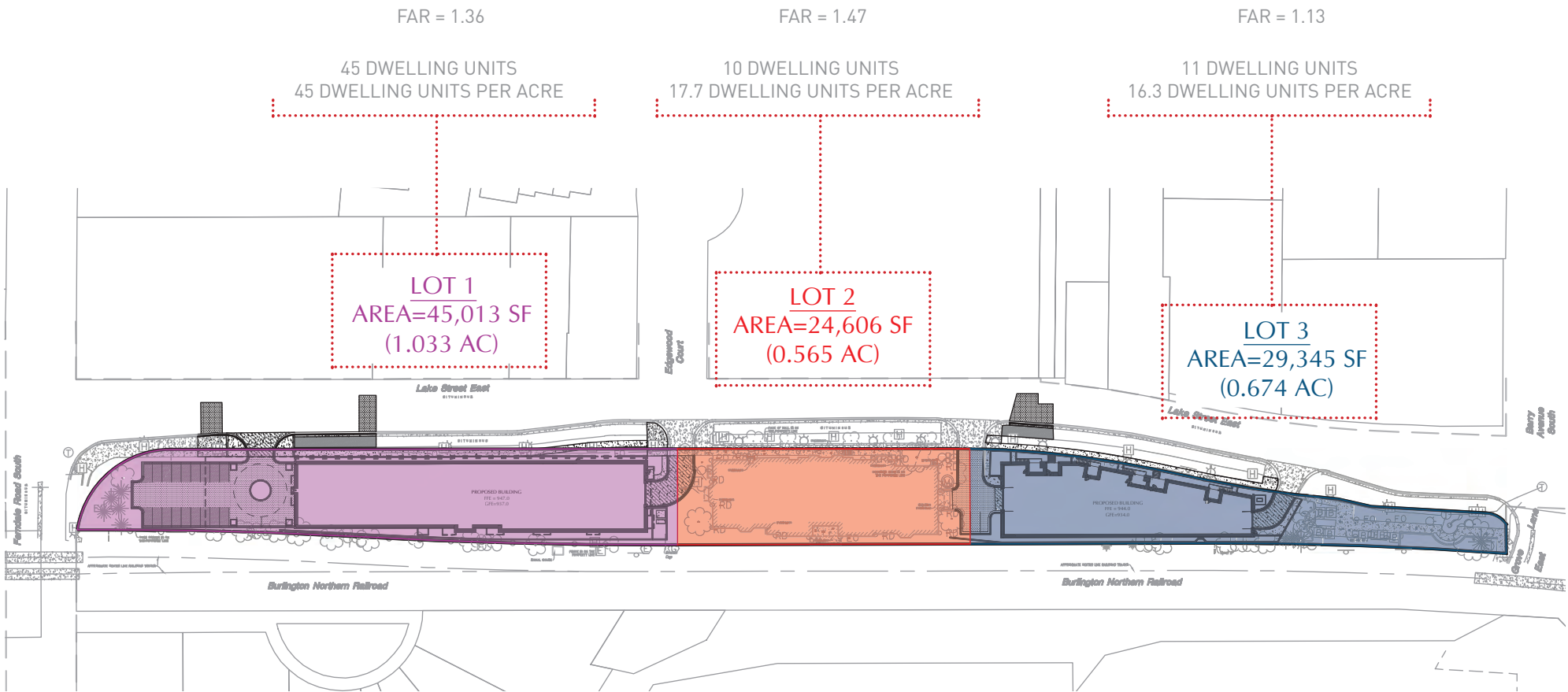
IF THE SPLIT WERE TO OCCUR THIS WAY EACH PARCEL'S DWELLING UNITS PER ACRE IS OUTLINED BELOW.

RESIDENTIAL DENSITY:

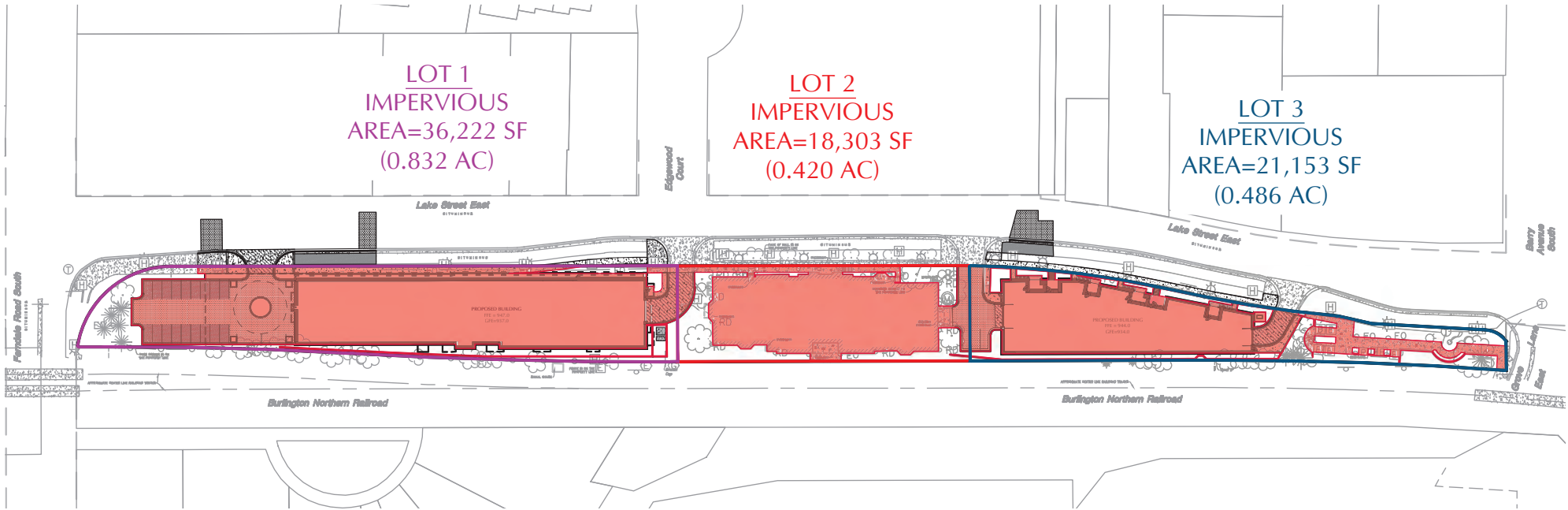
See notes on Zoning Summary (page 38) for proposed Comprehensive Plan Amendments



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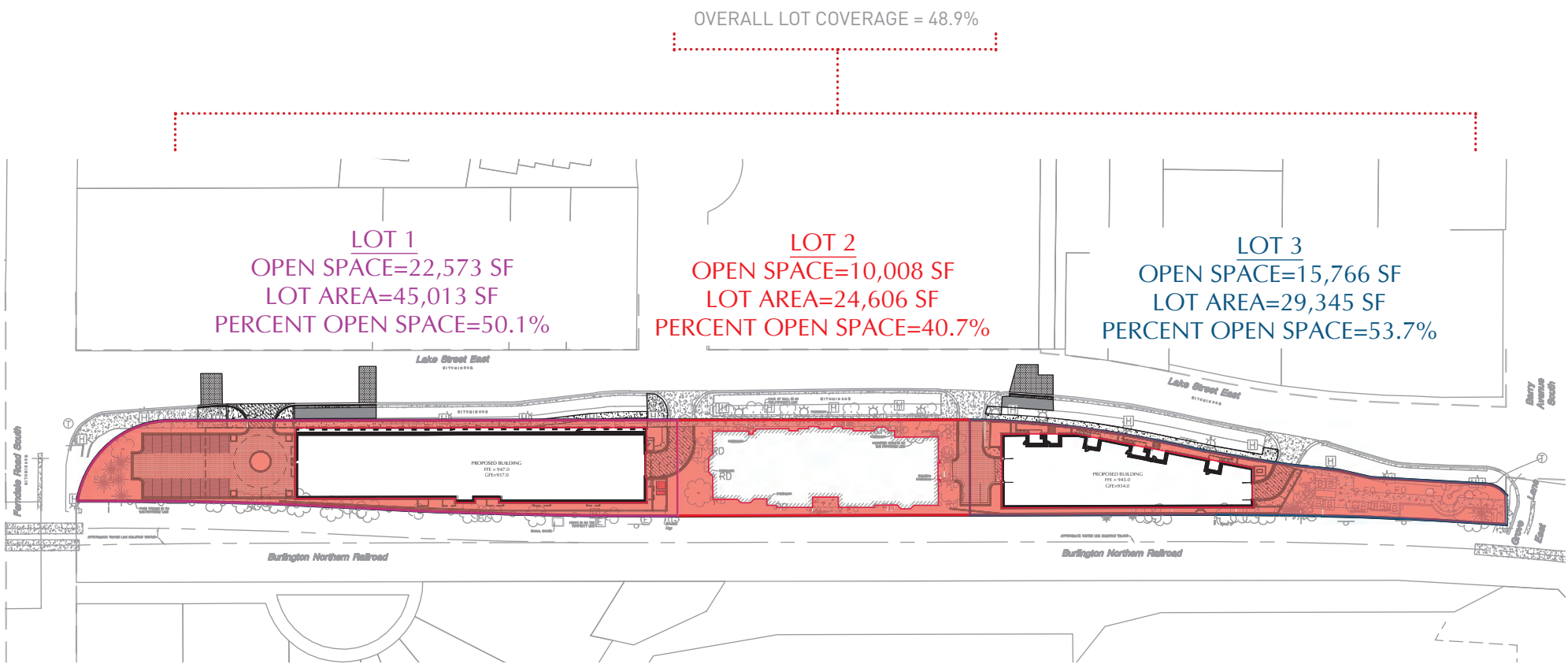
IMPERVIOUS AREA FOR PROPOSED LOT SUBDIVISIONS



IMPER. AREAS PROPOSED

OPEN SPACE AREA: (OPTION A)

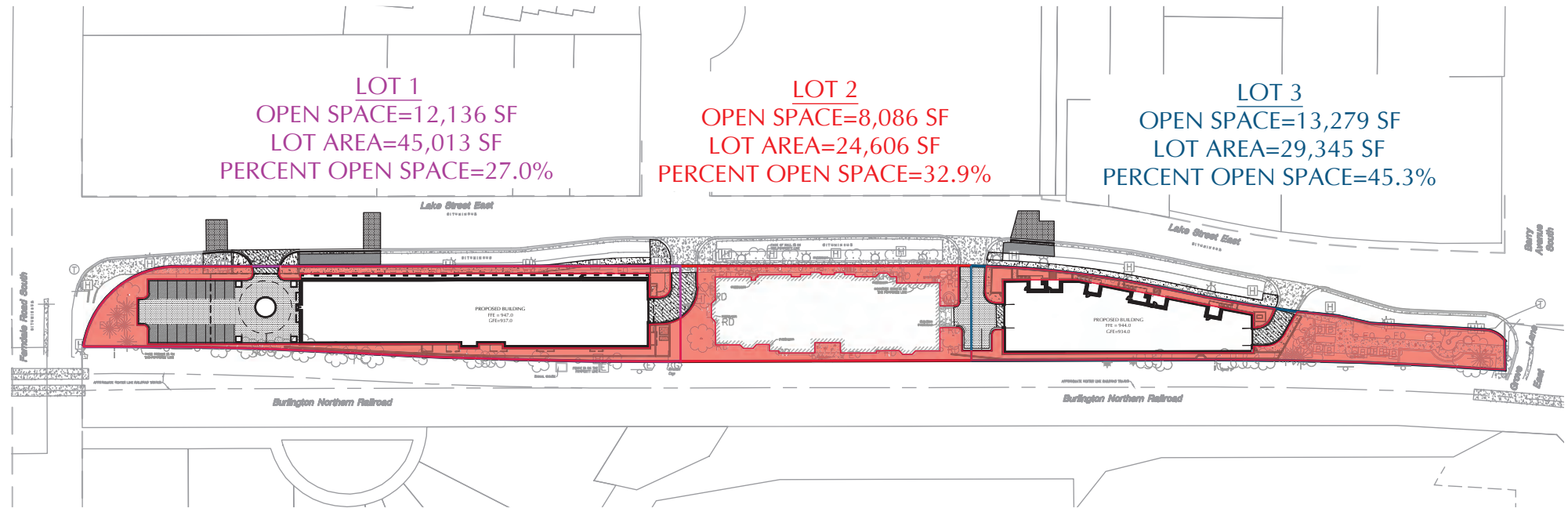
(only excludes Building Footprints)



OPEN SPACE PROPOSED LOTS

OPEN SPACE AREA: (OPTION B)

[Excludes Building Footprints, Parking Stalls, and Drive Isles]

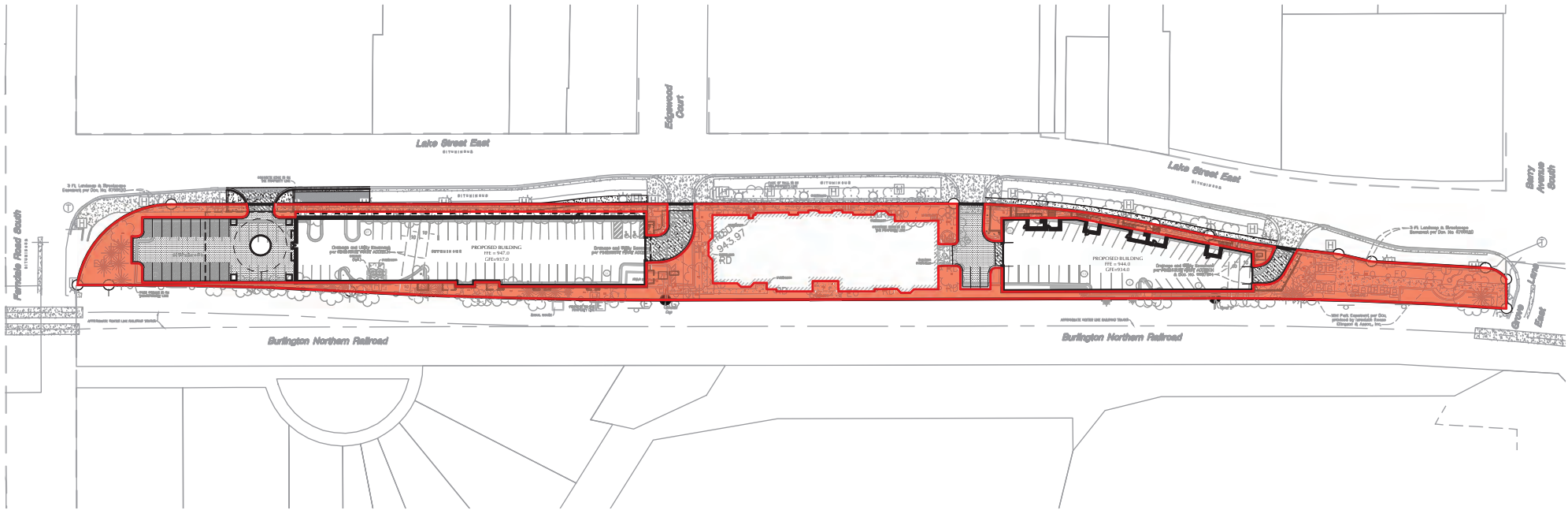


OPEN SPACE PROPOSED LOTS

OPEN SPACE AREA: (OPTION B)

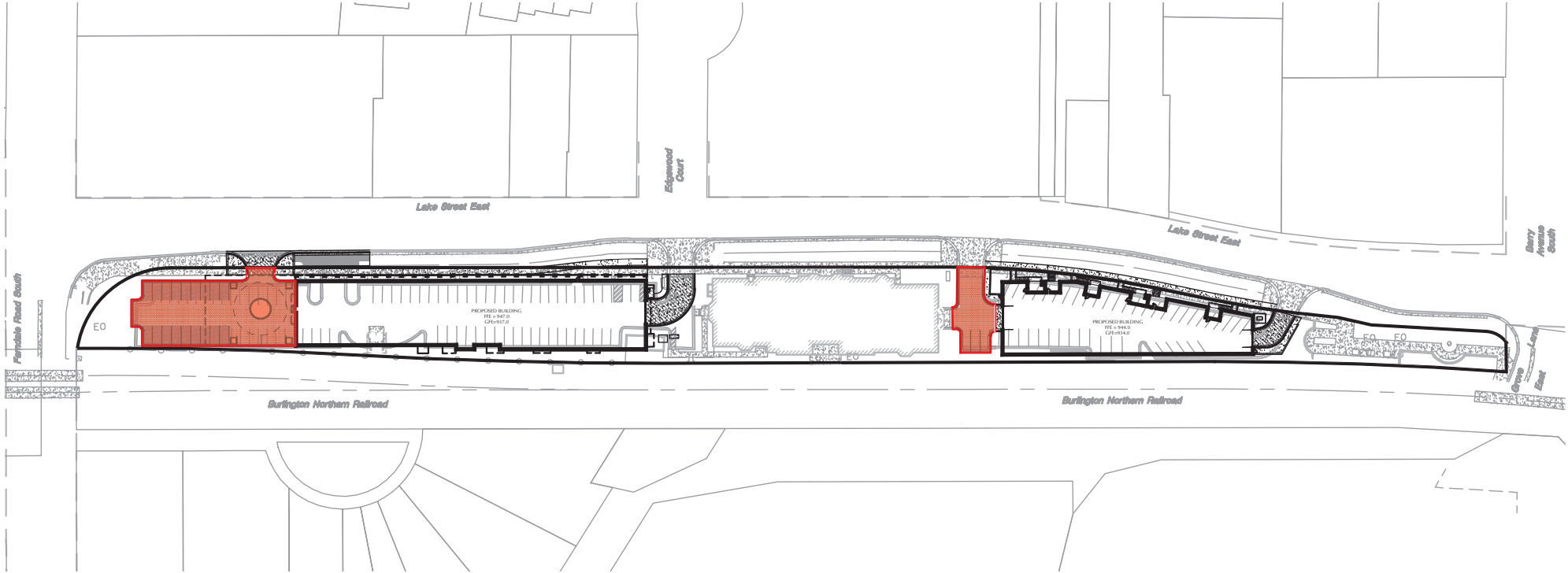
CALCULATION:	33.9%
(Excludes Building Footprints, Parking Stalls, and Drive Isles)	
OPEN SPACE:	33,501 (0.77 ACRES)
SITE AREA:	98,962 SF (2.27 ACRES)

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PARKING AREA:

PROPOSED SURFACE PARKING:	23 STALLS
OFF STREET PARKING AREA:	11,883 SF (0.27 ACRES)
SITE AREA:	98,962 SF (2.27 ACRES)
TOTAL OF PERCENT OF THE SITE AREA	12.0%



IMPERVIOUS AREAS:

OPEN SPACE:	75,883 SF (1.74 ACRES)
SITE AREA:	98,962 SF (2.27 ACRES)
TOTAL PERCENTAGE OF SITE AREA:	76.7%

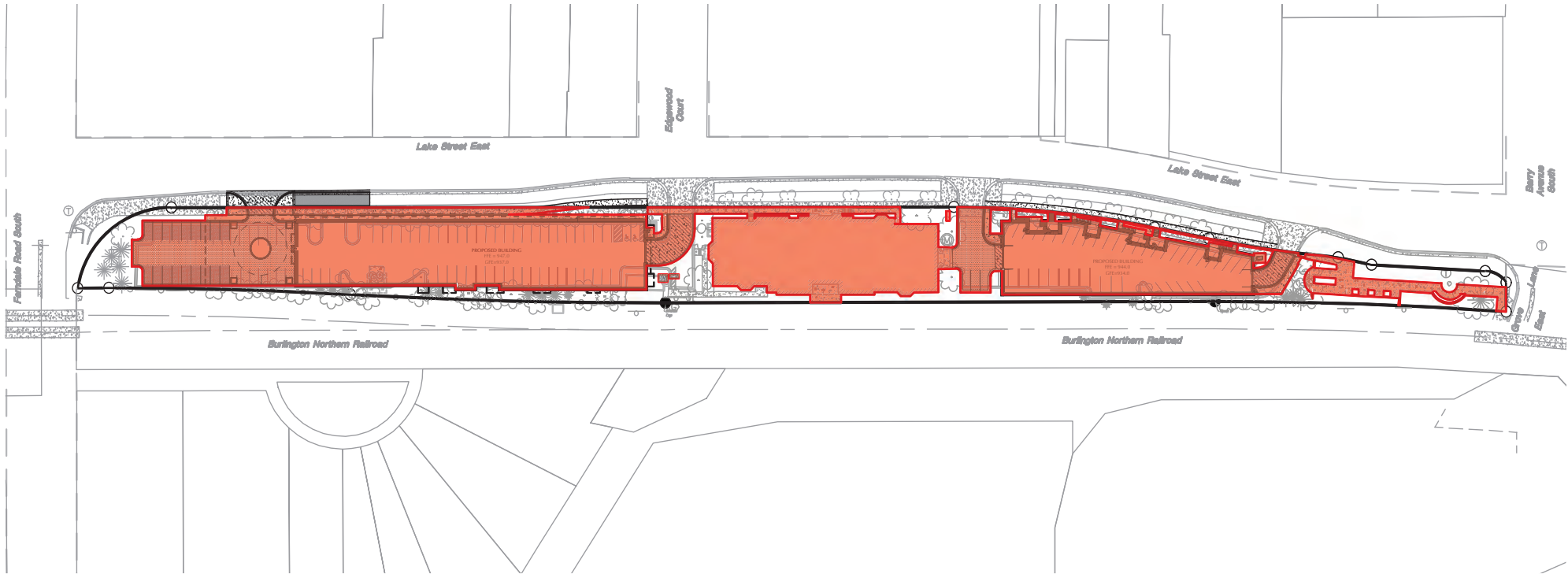
SUMMARY OF SITE SOILS:

Based on geo-technical information from adjacent properties, soil conditions are anticipated to consist of predominantly sandy clay materials with occasional layers of silty sands and swamp deposits. Static groundwater levels are anticipated to be near the ordinary high-water level for Lake Minnetonka at an elevation of 929.40 feet. Given the nature of the clay soils, perched groundwater may be encountered in portions of the site.

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APPENDICES:

SITE PLAN WEST	C2.1
SITE PLAN EAST	C2.2
GRADING AND DRAINAGE PLAN WEST	C3.1
GRADING AND DRAINAGE PLAN EAST	C3.2
UTILITY PLAN WEST	C4.1
UTILITY PLAN EAST	C4.2
COMMUNITY MEETING MINUTES (8/13/20)	EXHIBIT 1

**PAGES BEYOND HERE
ARE FOR FUTURE USE**

SCALE: 1/32" = 1'-0"

ELEVATIONS

SCALE: 1/32" = 1'-0"

ELEVATIONS



THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-6002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



NOTE:
EXISTING CONDITIONS
INFORMATION SHOWN IS FROM
A BOUNDARY & TOPOGRAPHIC
SURVEY PREPARED BY LOUCKS,
DATED JULY, 2020.

200 East Lake
Street
Wayzata, MN



500 Washington Avenue South, Suite 1040
Minneapolis, MN 55415
p 612.339.0008 f 612.339.5582
www.triggrn.com

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.

Signature _____

Signature
Trevor D. Gruys - PE
Typed or Printed Name
53706 08/14/202



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LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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LOUCKS PROJECT NO. 20371

21

NOT FOR
CONSTRUCTION

PRELIMINARY
CITY
SUBMITTAL
08/14/2020

ORIGINAL ISSUE:

REVISIONS:		
No.	Description	Date

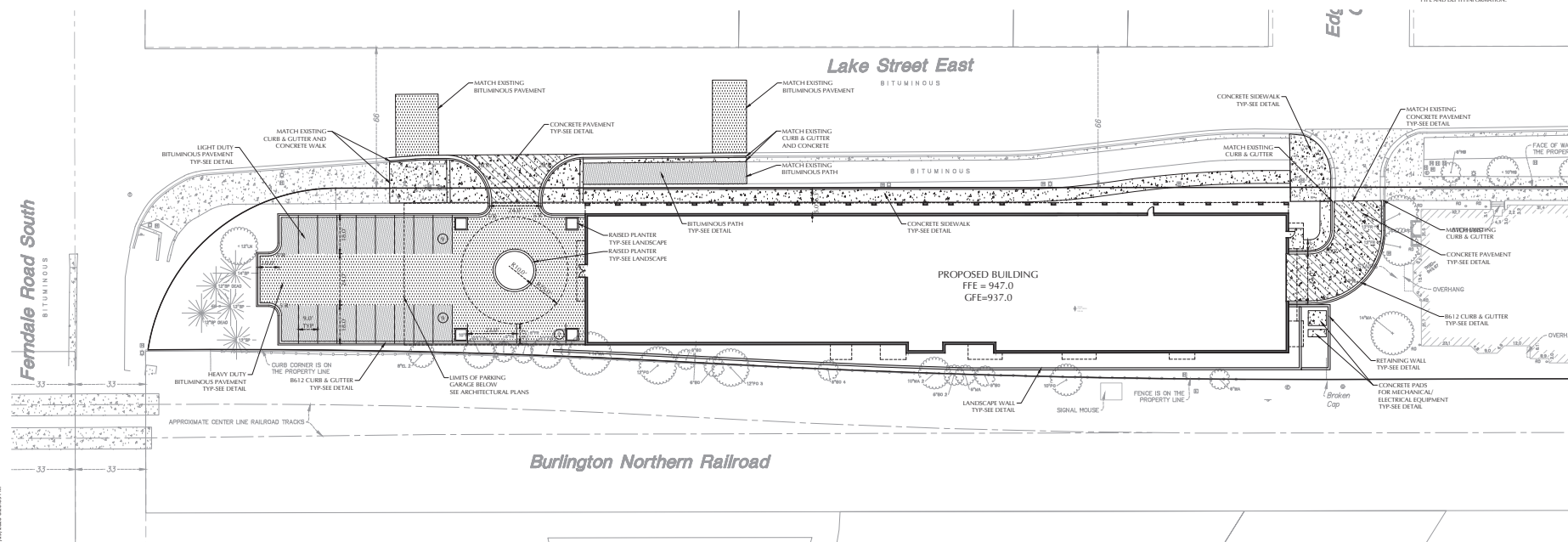
XXXXXX

TDG/ZBM/MDC	TDG
DESIGNED BY	CHECKED BY

200 East Lake Street

SITE PLAN
WEST

C2.1



WARNING:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COORDINATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.
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NOTE:
 EXISTING CONDITIONS
 INFORMATION SHOWN IS FROM
 A BOUNDARY & TOPOGRAPHIC
 SURVEY PREPARED BY LOUCKS,
 DATED JULY, 2020.

200 East Lake Street
 Wayzata, MN

CIVIL LEGEND

EXISTING	PROPOSED
Sanitary Manhole	Sanitary Manhole
Storm Manhole	Storm Manhole
Catch Basin	Catch Basin
Valve	Valve
Manhole	Manhole
Water Manhole	Water Manhole
Light Pole	Light Pole
Power Pole	Power Pole
Sign	Sign
Oil Service	Oil Service
Water Service	Water Service
Telephone Manhole	Telephone Manhole
Electric Manhole	Electric Manhole
Water Service	Water Service
Sanitary Service	Sanitary Service
Handicap Parking	Handicap Parking
Direction of Flow	Direction of Flow
Spot Elevation	Spot Elevation
Contours	Contours
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Water Main	Water Main
Gas & Water	Gas & Water
Electric	Electric
Retaining Wall	Retaining Wall
Grade	Grade
Underground Tile	Underground Tile
Underground Gas	Underground Gas
Underground Utility	Underground Utility
Underground Fiber Optic	Underground Fiber Optic
Underground Lighting	Underground Lighting
Underground Cable TV	Underground Cable TV
Property Line	Property Line
Conspicuous Tree	Conspicuous Tree
Deciduous Tree	Deciduous Tree
Paving Counts	Paving Counts

escg
 ARCHITECTURE & DESIGN
 500 Washington Avenue South, Suite 1000
 Minneapolis, MN 55401
 P 612.339.0330 F 612.339.0362
 www.esgarch.com

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.

Signature
 Trevor D. Gruys, PE
 Title or Printed Name
 S.D. No. 08/14/2020
 License # Date

LOUCKS
 PLANNING
 CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL
 7200 Hamlock Lane, Suite 300
 Maple Grove, MN 55369
 763.424.5505
 www.loucksinc.com
 LOUCKS PROJECT NO. 20371

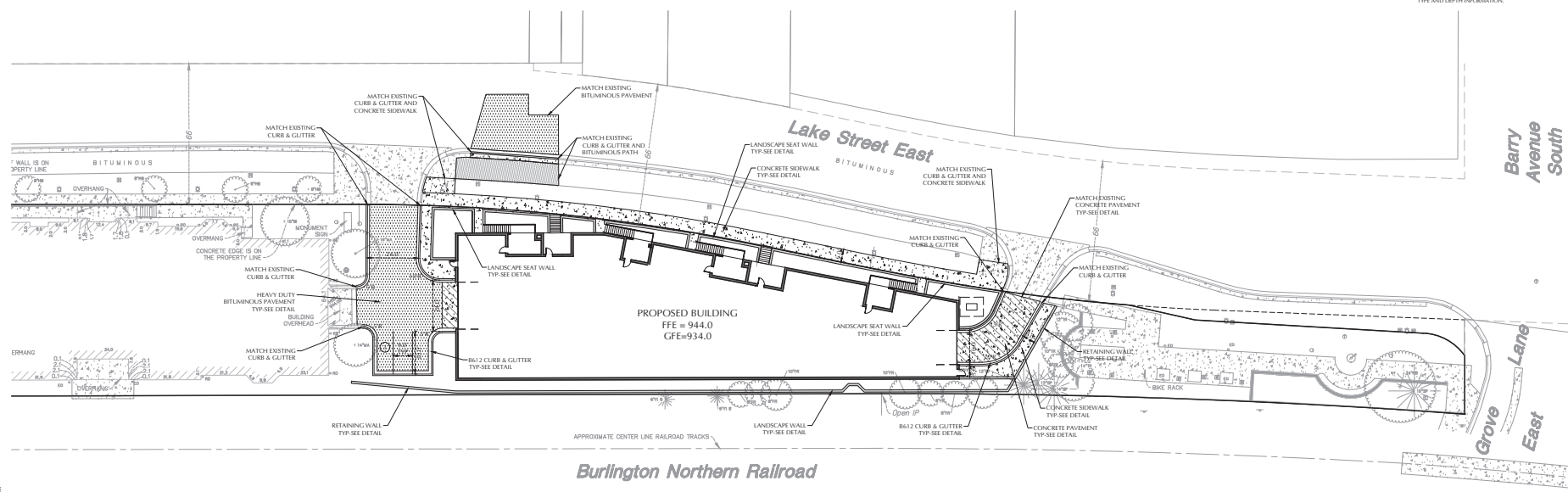
NOT FOR CONSTRUCTION

PRELIMINARY CITY SUBMITTAL
 08/14/2020

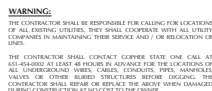
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 REVISIONS:
 No. Description Date

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 PROJECT NUMBER
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 CHECKED BY: TDC

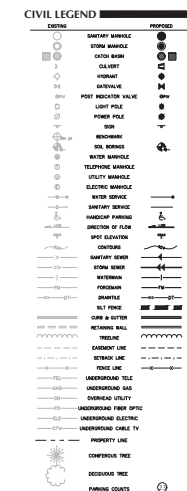
200 East Lake Street
 SITE PLAN
 EAST
C2.2



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1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/LOW LINE, FACE OF BUILDING OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CUT AND FILL ARE SHOWN IN FEET. ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SLOPED SURFACE ELEVATIONS.
3. GRADING OF THE INTERIOR AREAS SHALL BE ACCOMPLISHED USING LOW-IMPACT PAVING MATERIALS AND EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND ROLLS WITH RUNNER TRACKS ARE RECOMMENDED.
4. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEEDING. THE SEEDING SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
5. AT STREET FACING WALLS TOP OF CURB SHALL BE GRADE AT TOP OF WALL. INLET TOP OF CURB SHALL BE SURFACE GRADE. AT OTHER TRANSITIONS, THE SURFACE GRADE SHALL BE AT BOTTOM OF WALL OR INLET BOTTOM OF BURIED WALL COURSE.
6. REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND REVIEW REPORT FOR ALL MATERIALS AND SOILS. THE REPORT SHALL BE SUBMITTED TO THE SUBMITTER FOR SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
7. STREET'S MOUTH BE CLEANED AND WASH WHENEVER TRUCKS OF SEDIMENTS OCCURS AND BARRIERS ARE LEFT UP FOR WEEKENDS AND HOLIDAYS. A REGULAR WEEPING SCHEDULE SHALL BE OBSERVED.
8. DUST MUST BE ADEQUATELY CONTROLLED.
9. SEE SUPPLY FOR ADDITIONAL ROBSON CONTROL NOTES AND REQUIREMENTS.
10. SEE UTILITY PLAN FOR CURB, STORM AND SANITARY SEWER INFORMATION.
11. SEE SITE PLAN FOR CLUSTERS AND BULIMINUTAN PLACE LOCATIONS.



esg
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www.esgarch.com

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.

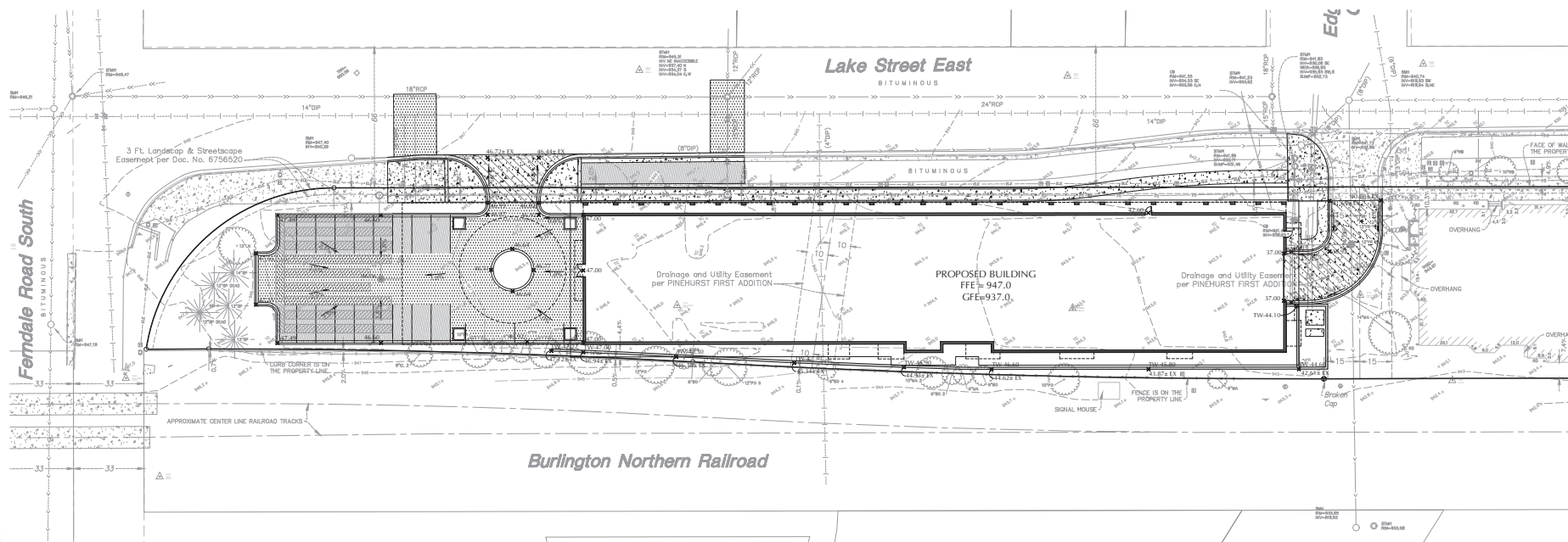
Signature
Trevor D. Grups - PE
Typed or Printed Name
53706 08/14/2020
License # Date

 **LOUCKS**

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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763.424.5505
www.loucksincc.com
LOUCKS PROJECT NO. 20171

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CITY
SUBMITTAL
08/14/2020

ORIGINAL ISSUE:

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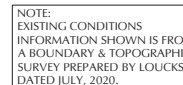
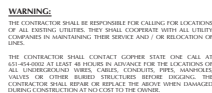
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PROJECT NUMBER

TDG/ZBM/MPC
DRAWN BY

TDG
CHECKED BY

200 East Lake Street
GRADING AND
DRAINAGE PLAN
WEST

C3.1



esc
ARCHITECTURE & DESIGN

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www.escarch.com

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.

Signature
Trevor D. Gruys - PE
Typed or Printed Name
53706 08/14/20

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08/14/2020

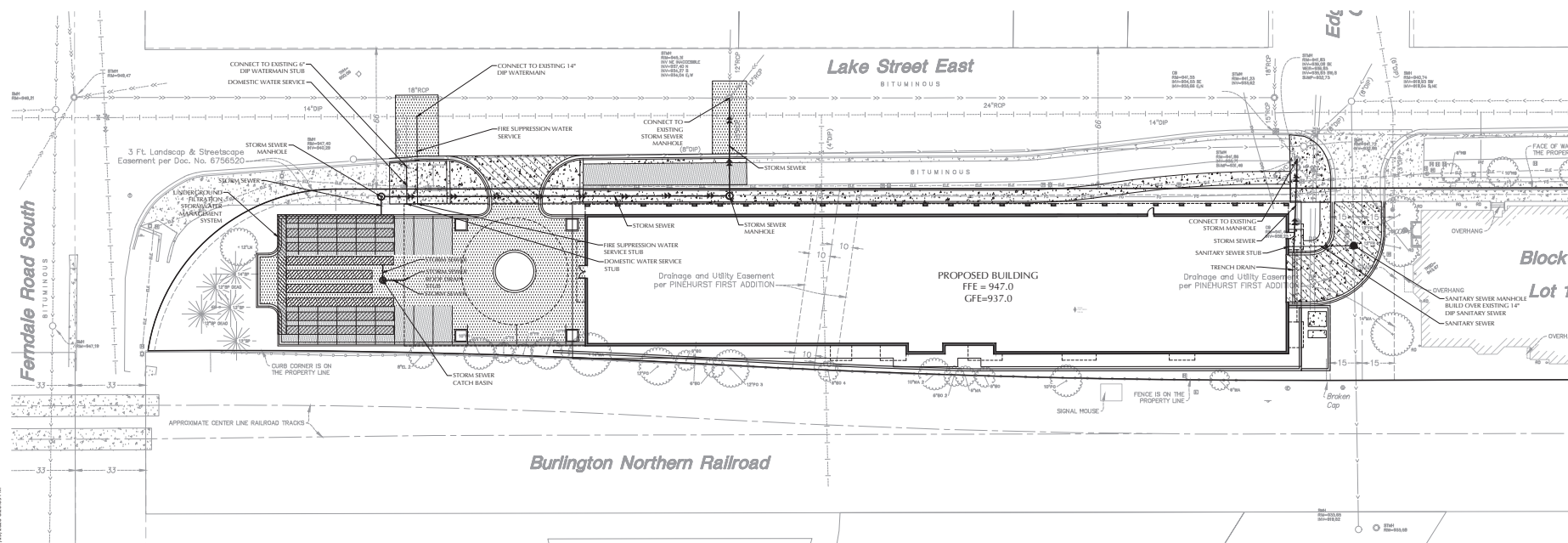
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PROJECT NUMBER
TDC/PRM/MPC TDC

200 East Lake Street

UTILITY PLAN
WEST

C4.1



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DATED JULY, 2020.

200 East Lake
Street
Wayzata, MN

EXISTING	PROPOSED
	<

July 13, 2020 @ 7pm

MEETING NOTES

Project Name: 200 East Lake Street

RE: Community Meeting

Meeting Questions in Red
Meeting Notes and Comments in blue

Attendees (35):

Bob + Linda
Bruce Lea
Betsy
Cathy Peel
Curt Fretham
Daniel Goldman
Emily Ann Goellner
Judy Zitzloff - **JZ**
Emily
Lindsay Bashioum
Lora
Marcia Behring
Meredith Howell
Nick Mannel
Patricia Arnold
Peggy Douglas - **PD**
Peter Lecy
Scott
Steven Eggert
Tom
Trevor Guys
Burt Coffin - **BC**
Neil Reardon - **NR**
Ryan Herm
VJ Anderson
Aaron Roseth

Some names were left out since they were not named in the meeting (i.e. iPhone, iPad, usernames)

1) NR, BC: Introductions

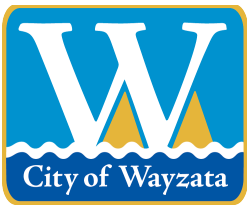
2) Start of the presentation:

- A. **PD** – She is very encouraged with the scheme. She loves Wayzata Blu. Going with simple, glass, classic architecture for the area.
- B. **PD** – What is the height of the West Building?

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Minneapolis, MN 55415 p 612.339.5508
www.esgarchitects.com

- o NR – 35'
 - o BC – The East building is going to be higher because of the water table. It will be at 40'
- C. **PD** - What is the timeline for the project?
 - o NR - We have a long process where we do a concept PUD and a final PUD. That schedule goes through the fall and extends into January. A design phase to follow along with construction. We do not have a definite timeline right now.
- D. **PD** – Keeping the materials simple and classic. Do not let the building get carried away with the multitude of materials.
- E. **Robbins** – With limited street parking, where will visitors park?
 - o BC-There will be access to street parking on the West end.
- F. **JZ** - It appears you are saving much of the brick on the main building. Is that true?
 - o 90% of the brick will be sought to be left to not destroy the existing building
- G. **Robbins** - Is the design plan to resemble the TCF building? What do you mean by classic design principles? Classic style?
- H. **Scott** - How are you looking to design the appearance of the east/west buildings with the original design of the TCF building?
 - o BC - We want to be open to suggestions about the architecture. We however are not looking to mimic the existing building but rather tie in and celebrate the materials that it uses in a contemporary way.
- I. What is do you mean by senior living or a senior co-op
 - o BC -There are many options that we are considering for development to maintain a flexibility with the area. The coops and senior living will accommodate active adults.
- J. **Scott** - As we have a large bike community using our main streets, do you see the green space as a possible stopping spot or a rest area for these bike users?
 - o NR - We would be happy to have a bike stop be apart of the greenspaces we are providing.
 - o BC – By being close to the main corridor of Wayzata, the green spaces will accommodate seating and leisure activity by providing an upscaled public realm.
- K. **Lora** - Does the proximity of the railroad tracks limit your architectural options or require special needs?
 - o BC - The tracks are not used often, so there is not too much that is needed to be done for the building (such as sound dampening or shock resistance).
 - o NR - Most of our windows for the residents will be above the view of the train allowing for views to not be blocked.
 - o **Judy + Robbins** – Trains are frequently used!
 - o NR - We will seek out the information about the train and rail conditions to mitigate any short comings in the project.
- L. **Robbins** - Any chance to build a tunnel under RR tracks to permit safer access to Shaver/Wayzata Beach?
 - o BC - This is something we cannot promise, but with the complexity of the railroad companies/ ownership, it is not necessarily feasible to create tunnel.
 - o NR - It is something to consider, the safety of access to the beach. We will keep it in consideration for the future.
- M. Is there going to be retail on the first floor of the residences?
 - o BC - There will be no restaurant or retail space along Lake Street. Units, however, will be accessible from the street level
- N. **Cathy** - Is Section 8 housing a possibility for the West Building?

- o **BC** - No, we do not have any plans for Section 8 housing.
 - o **Curt** - We would like to accommodate section 8 housing, but this is not the right project for it. We expect these properties to be high end residences that are market rate.
- O. **Scott** - What's your expectation for visitor use/parking? Is the west parking lot sufficient?
 - o **BC** - With the parking being dedicated to guest parking and the parking ratio being above the standard (2.0), we believe that the parking will be enough as well as accessible for guests.
- P. **Scott** - I am also wondering at the next meeting will you have possible design ideas for these buildings?
 - o **NR** - Yes, in the next meeting we will have design ideas for the existing and proposed.
- Q. **Sign off – Thank You**



City of Wayzata Planning Commission Agenda Report

MEETING DATE: September 21, 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:

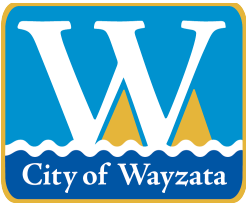
Staff will give a verbal update at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: September 21, 2020	AGENDA ITEM: 6.b
TITLE: Planning Commissioner Liaison Schedule and City Meeting Calendar	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

Commissioner Iverson is scheduled for the October 6, 2020 City Council meeting. Night to Unite, scheduled for October 6, has been cancelled. The Council has decided to move the October 7 meeting back to October 6. The Liaison Schedule and the 2020 City Meeting Calendar are attached.

ACTION REQUESTED:

N/A

ATTACHMENTS:

1. Planning Commission Assignments at Council Meetings 2020 - Updated 09/18/2020
2. 2020 Public Meeting Calendar - Updated 09/15/2020

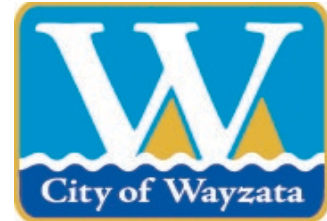
2020
Planning Commission assignments at Council meetings

<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
Tuesday	August 4, 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: September 18, 2020

City of Wayzata

2020 Meeting Calendar



January 2020						
S	M	T	W	Th	F	S
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March 2020						
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April 2020						
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31						

June 2020						
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July 2020						
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August 2020						
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September 2020						
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October 2020						
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November 2020						
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29	30					

December 2020						
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

- Energy & Environment Committee - 5:00 PM
 - Planning Commission - 6:30 PM
 - City Council - 7:00 PM
 - Wayzata School Board
 - Lake Minnetonka Conservation District (LMCD)
 - Heritage Preservation Board (HPB) - 5:00 PM
 - Housing & Redevelopment Authority (HRA) - 7:30 AM
 - Parks & Trails Board - 6:00 PM
 - Charter Commission - 9:00 AM
 - Elections (see below)
 - Night to Unite (cancelled for 2020)
- Meeting dates and times are subject to change. Dates can be confirmed by calling City Hall.
- Holiday Observed
City Offices Closed

Presidential Nomination Primary Elec - 3/3/20

Primary Election - 8/11/2020

General Election - 11/3/2020

Caucus - 2/25/2020

Revised Sept 15, 2020