

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, December 6, 2021

6:30 PM

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In-person public meetings at the City of Wayzata have now resumed. Members of the public may attend this meeting in person, provided they follow all City policies and protocols related to the pandemic, including wearing masks. Members of the public may also watch and listen remotely by logging into Zoom or by viewing the meeting on Channel 8, WCTV, and at the City's website at www.wayzata.org/WCTV. Public comment during the Public Forum and/or Public Hearing portions of the meeting may be provided in person at the meeting, in advance, or by using the Zoom chat feature. All comments must include your full name and address, and will be taken and/or read at the appropriate time during the meeting. 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 952-404-5312, or mailing Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment).

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - a. Approval of Meeting Minutes of October 4, 2021
 - b. Approval of Workshop Minutes of November 1, 2021
5. **Public Hearing Items**
 - a. Consider Development Application for Cantissimo Senior Living at 1405 Holdridge Terrace and 15419 and 15429 Wayzata Boulevard
6. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
7. **Adjournment**
8. **Workshop Discussion**
 - a. Zoning Study: Introduction to Residential and Commercial District Updates

Upcoming Meetings:

City Council - December 7, 2021

Planning Commission - January 3, 2022

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: December 6, 2021	AGENDA ITEM: 4.a
TITLE: Approval of Meeting Minutes of October 4, 2021	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY:	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the meeting minutes.

ATTACHMENTS:

1. Draft PC Meeting Minutes - October 4, 2021

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
OCTOBER 4, 2021**

AGENDA ITEM 1. Call to Order

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

Chair Parkhill read the following prepared statement:

In-person public meetings at the City of Wayzata have now resumed. Members of the public may attend this meeting in person, provided they follow all City policies and protocols related to the pandemic, including wearing masks. Members of the public may also watch and listen remotely by logging into Zoom and entering meeting ID 89994432062 and passcode 265557 or by viewing the meeting on Channel 8, WCTV, and at the City's website at 222.wayzata.org/WCTV. Public comment during the Public Forum and/or Public Hearing portions of the meeting may be provided in person at the meeting, in advance, or by using the Zoom chat feature. All comments must include your full name and address, and will be taken and/or read at the appropriate time during the meeting. 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. 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).

AGENDA ITEM 2. Roll Call

Chair Parkhill asked Director Goellner to take roll call.

Present at roll call were Commissioners: Severson, Schwalbe, Sorenson, Parkhill, Merriam, and Stockton. Community Development Director Emily Goellner, Planning Consultant Erik Zweber, and City Attorney David Schelzel were also present.

AGENDA ITEM 3. Approval of Agenda

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

Commissioner Sorenson made a motion, seconded by Commissioner Stockton, to approve the October 4, 2021 agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

Chair Parkhill read the following items on the consent agenda, and asked if any Commissioner had a question or wished to pull an item for further discussion:

1 **a.) Approval of the September 1, 2021 Planning Commission Meeting Minutes**

2
3 **b.) Approval of Planning Report and Recommendation of Approval for Impervious**
4 **Surface Variance at 1640 Holdridge Circle**

5
6 Hearing no such request or questions, Chair Parkhill asked for a motion to approve the Consent
7 Agenda as presented. Commissioner Schwalbe made a motion, seconded by Commissioner
8 Severson, to approve the Consent Agenda as presented. The motion carried 5-0-1 (Commissioner
9 Merriam abstained).

10
11 **AGENDA ITEM 5. Public Hearing Items**

12
13 **a) Consider Modified Development Application for PUD Amendment and Design**
14 **Deviation for Moments of Wayzata at 163 Wayzata Boulevard W**

15
16 Director Goellner gave an overview of the PUD amendment and the Design Deviation request
17 from Moments of Wayzata. She explained that this public hearing is being held to review a
18 modified application and set of plans from what the Planning Commission had seen on August 2
19 and August 16, 2021.

20
21 Planning Consultant Zweber gave an overview of the modified plans in comparison to the previous
22 plans that were presented to the Planning Commission. He noted that the proposed project is to
23 update the existing building and reconfigure the units to create 84 units for a senior living and
24 memory care facility. He stated that the previously requested 13,313 square foot addition that
25 was to be used for executive offices and an adult daycare is no longer proposed. He stated that
26 there is one design deviation request for the parking area location to allow parking in front of the
27 building. He noted that this parking is not in the front yard setback nor does it require a variance;
28 rather it would be a design deviation for having parking in front of the building. He reviewed the
29 planned tree removals and noted that of the total 753 caliper inches of significant trees on the site,
30 they are proposing to remove 233 inches. No heritage trees would be removed. He explained that
31 the replacement requirement in the Ordinance is for 157.7 inches, but their proposal exceed that
32 requirement and are proposing replacing 599 inches. He stated that a neighborhood meeting was
33 held on September 23, 2021 where 18 community members participated.

34
35 Director Goellner noted that staff has prepared a draft Planning Commission Report and
36 Recommendation of approval of the modified application for consideration at tonight's meeting.
37 Staff recommends approval of the application and adoption of the Report.

38
39 Commissioner Severson asked for a comparison of parking in this proposal versus what was in
40 place when the facility was operated as Meridian Manor.

41
42 Planning Consultant Zweber stated that there were 53 parking stalls and there are 56 proposed
43 today.

44
45 Commissioner Severson asked if the little garage on the site was going to be removed.
46

1 Planning Consultant Zweber confirmed that this garage will be removed under the modified plans.

2
3 Commissioner Severson asked about the proposal for trees being added to the south side of
4 Wayzata Boulevard.

5
6 Planning Consultant Zweber reviewed details of the landscape plans that show 13 conifers
7 proposed along the western edge adjacent to the western entry. He noted that to the east, near the
8 entrance, there are another 14 conifers proposed.

9
10 Commissioner Merriam asked about the patio being proposed as part of the plans.

11
12 Planning Consultant Zweber outlined the patio location on the landscaping plan.

13
14 Commissioner Merriam asked about the grid on the west end of building.

15
16 Planning Consultant Zweber explained that outside the grid is some mechanical equipment (a
17 portion of which is on the same level as the main entrance), the loading area, and also be a trash
18 enclosure. He stated that one area will be sunken and house additional mechanical equipment.

19
20 Commissioner Merriam asked if these areas were all covered with roofing.

21
22 Planning Consultant Zweber explained that the trash enclosure has a roof but the two mechanical
23 enclosures are open on top.

24
25 Commissioner Merriam confirmed that there would also be trees in front to help screen the area.

26
27 Planning Consultant Zweber noted that the trees are existing in that location and will be preserved.

28
29 There being no further questions for staff, Chair Parkhill invited the applicant to address the
30 Commission.

31
32 Elizabeth Wright, 16258 Kenyon Avenue Lakeville, MN, representative of the applicant Moments
33 of Wayzata, thanked the Commission for considering their requests and explained that they have
34 taken into account the input and concerns shared by the community. She stated that there were
35 concerns shared about headlights in the front parking lot shining into the neighboring homes, and
36 noted that she has submitted pictures that show there is significant coverage from both sides to
37 address this issue.

38
39 Commissioner Merriam noted that she was not able to see the materials pallet.

40
41 Ms. Wright presented samples of the building materials to the Commission.

42
43 Applicant's representative, Amit Sela, 13564 Westernus Road, Minnetonka, explained that he is
44 married to Ms. Wright and will be the construction manager for the project. He gave an overview
45 of the materials planned for the building and noted that all the coloring for the material will be a
46 light, earth-type color.

1
2 Commissioner Merriam asked about the plans to screen to address the concern about headlights,
3 and noted that the plans were not depicted in the packet.
4

5 Mr. Sela explained that when they met with the neighbors, the neighbors said they did not want to
6 have the wall. So, they decided to remove that and build a berm and then put 200 feet of arbor
7 vitae from one corner to another that will grow together and be about 5-6 feet tall, which will block
8 the headlights.
9

10 Commissioner Merriam stated that the plans sound fabulous but they are not shown in any of the
11 renderings within the packet.
12

13 Applicant's representative, Burt Elmer, 7900 Excelsior Boulevard stated that the plans that Mr.
14 Sela was explaining were determined following the meeting on September 23, 2021 which
15 prevented them from amending the drawings in the packet. He stated that they included this
16 information in the written narrative as a way of attempting to explain the plans to the Commission.
17

18 Commissioner Severson asked about the trees that will be planted and what the typical time frame
19 would be for them to be full-grown.
20

21 Mr. Sela explained that the trees will be 10 foot high spruces and the arbor vitae will be 5-6 tall
22 when they are delivered, and can grow up to 20 feet tall.
23

24 Commissioner Sorenson noted that the packet included some communication from the neighbors
25 regarding this issue and asked if these plans were in response to the concern from the neighbors or
26 whether the information in the packet was expressing their continued concern with the revised
27 plans.
28

29 Director Goellner stated that she did not think staff had an exact answer to the question.
30

31 There being no additional questions from the Commission for the applicant, Chair Parkhill opened
32 the public hearing on the application at 7:13 pm.
33

34 Keith Johnson, 166 Babcock Lane, asked about the parking spaces just south of the port cochere
35 because those will be the lights that point right at his home. He stated that he appreciates
36 everything the applicant has done to help address his concerns. He asked how many parking stalls
37 are for handicapped individuals within their entire plans. He noted that these parking spaces seem
38 to be as close to the front door as you can get, and asked if any of them would be set aside for
39 handicapped parking.
40

41 Planning Consultant Zweber stated that the 4 handicap stalls shown on the plan are essentially in
42 front of the patio area and directly to the west because of the side walk leading to the entrance is
43 connected.
44

45 Mr. Johnson stated that one of the drawings showed trees on the south side of Wayzata Boulevard.
46 He noted that there is a group of trees to the west and also to the east, but nothing in between,

1 which is right where he lives. He stated that he believes there was some discussion about putting
2 trees on the south side of Wayzata Boulevard in the boulevard area.

3
4 Mr. Elmer explained that in the narrative, in response to Mr. Johnson's request, they had discussed
5 shifting those to the west so they would be centered in front of his house.

6
7 Beth Flynn-Ferry, 154 Babcock Lane, stated that she understands why the plans could not be edited
8 and why the applicant had submitted the written narrative, but asked if that meant that the written
9 narrative would hold and would be carried through. She asked if the neighbors should have any
10 concerns about that, and noted that the applicant has done a great job of responding to the concerns
11 but wants to make sure the correct things are put into place in the official plans.

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 additional comments on the application, Chair Parkhill closed the public hearing
17 at 7:19 pm.

18
19 Chair Plantan asked the Commission to share their questions and feedback on the application.

20
21 Commissioner Severson stated that she would also like assurance that the items in the written
22 narrative that are not reflected in the renderings are followed. She asked if there was a timeframe
23 for when things will happen on the site.

24
25 Director Goellner stated that she would recommend that additional language be added to one of
26 the proposed conditions that denotes that the modified planned set needs to match the narrative in
27 terms of things like arbor vitae, screening, and visitor parking. She stated that timing for this
28 project is typically handled through the Development Agreement for things that need to be
29 completed by the applicant before a Certificate of Occupancy is issued for the building.

30
31 Commissioner Schwalbe stated that she thinks this has been a wonderful example of a
32 neighborhood and a developer working together and talking through their issues. She stated that
33 she has been impressed by how they have been able to work these things out amongst themselves,
34 and how hard the developer has worked to meet the needs of the neighbors.

35
36 Commissioner Stockton stated that she would concur and thinks the revised plans look nice and
37 they have taken into consideration many of the concerns that were raised. She stated that the
38 building looks, in a way, residential and appears as though it could be a large home on the lake,
39 and commended everyone for making adjustments and working with each other.

40
41 There being no further discussion, Chair Parkhill asked for a motion on the application.

42
43 Commissioner Severson made a motion, seconded by Commissioner Schwalbe, to adopt the
44 Planning Commission Report and Recommendation with appropriate findings reflecting a
45 recommendation of approval for the PUD Amendment and Design Deviation for parking in front
46 of the building, with additional language added to the conditions to reflect that the written narrative

1 matches the plans in that 10 parking spots that are in front of the port cohere are designated for
 2 visitor parking; that the arbor vitae hedge becomes part of the plan; and that adjustments are made
 3 to the location of the trees on the south side of Wayzata Boulevard to provide additional screening
 4 for the home across the street. The motion carried unanimously.

5
 6 **AGENDA ITEM 6. Other Items:**

7
 8 **a) Review of Development Activities**

9
 10 Director Goellner explained that she is working on an application from Boatworks for a new
 11 restaurant in the former brewery space. She stated that another project in pre-application stage is
 12 the Wells Fargo site at 900 Wayzata Boulevard East, and noted that there is a neighborhood
 13 meeting on the potential application open to the public on October 6, 2021 at 5:00 p.m. at City
 14 Hall.

15
 16 **b) Planning Commission Meeting Schedule**

17
 18 Director Goellner noted that it is likely that the October 18, 2021 Planning Commission meeting
 19 will be cancelled for lack of agenda items.

20
 21 **AGENDA ITEM 7. Adjournment.**

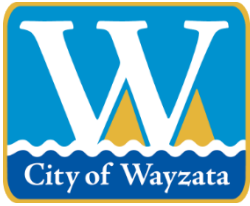
22
 23 There being no further business on the agenda, Chair Parkhill asked for a motion to adjourn.

24
 25 Commissioner Merriam made a motion, seconded by Commissioner Sorenson, to adjourn the
 26 Planning Commission meeting.

27
 28 Director Goellner completed a roll call vote on the motion. The motion carried unanimously.

29
 30 The Planning Commission meeting was adjourned at 7:30 p.m.

31
 32 Respectfully submitted,
 33 Kayla Atkins Rokosz
 34 *TimeSaver Off Site Secretarial, Inc.*



City of Wayzata Planning Commission Agenda Report

MEETING DATE: December 6, 2021	AGENDA ITEM: 4.b
TITLE: Approval of Workshop Minutes of November 1, 2021	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY:	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the workshop minutes.

ATTACHMENTS:

1. Draft PC Workshop Minutes - November 1, 2021

**WAYZATA PLANNING COMMISSION
WORKSHOP MEETING MINUTES
November 1, 2021**

6:30 p.m. Introduction

Chair Parkhill called the meeting to order at 6:30 p.m. Present: Parkhill (Chair), Merriam, Schwalbe, Severson, Sorensen, Stockton. Absent: Douglas. Staff: City Manager Jeff Dahl, Community Development Director Emily Goellner, Assistant Planner Valerie Quarles, City Attorney David Schelzel.

Assistant Planner Quarles was introduced, as this was her first Planning Commission meeting.

City Manager Dahl took a moment to praise the Planning Commission and staff.

Commissioner Merriam asked about progress on the Rice Street Brownstones project, and Director Goellner gave a brief update.

Discussion of Panoway Project Progress

Community Development Director Goellner began her presentation with a review of the history of the Panoway project along Wayzata's shoreline.

A commissioner asked whether the Carisch parking ramp was private or public. City Manager Dahl answered that it was private and part of a TIF district that had expired, and noted that while the parking in the ramp had been partially public for a time it is now entirely private, though there is no fee to enter.

Director Goellner continued presenting on the construction process for Phase I of Panoway construction, and then moved to the cost and scope for current and future phases of the project.

Commissioner Sorensen inquired as to the status of the design documents for the boardwalk aspect of the project. Director Goellner and City Manager Dahl answered that they would be developed in the design development phase. Sorensen followed up by asking about the progress on permitting for the boardwalk. Director Goellner answered that the City was in ongoing discussions with the various organizations with jurisdiction over the lakeshore, including the state Department of Natural Resources, the local watershed, and others. City Manager Dahl noted that the Environmental Assessment Worksheet had already been completed for the project.

Chair Parkhill brought to the group's attention that ipe, the wood intended for the boardwalk, was old-growth rainforest wood, and much more detrimental to the environment than other woods and materials. City Manager Dahl said that the project team could explore alternatives.

Director Goellner continued her presentation and answered a question from Attorney Schelzel regarding connection points to the boardwalk and ADA compliance.

Commissioner Sorensen asked about specific spaces marked on the boardwalk map, and Director Goellner answered that they were places where walkers could step out closer to the water.

Director Goellner then discussed funding sources for Panoway. City Manager Dahl mentioned that a portion of the funding would be for upgraded railroad crossings.

Commissioner Severson asked about the timing of boardwalk construction, and Director Goellner answered that the earliest construction could begin would be late 2022.

1 City Manager Dahl emphasized to the group that the described funding choices for the project were made
2 with the intention of not raising taxes on Wayzata residents for the project, and that the City has so far
3 succeeded toward that end. Commissioner Sorensen commented that a project he had completed in
4 Florida had a similar cost.

5
6 Director Goellner's presentation then moved on to the Section Foreman House aspect of the project.

7
8 Commissioner Severson asked an aside about what the term "entitlements" entailed and Director Goellner
9 answered.

10
11 Director Goellner continued her presentation on the Eco Park, Depot Park, and a total overview of
12 funding sources and costs associated with the project.

13
14 Chair Parkhill asked Director Goellner to explain how the nearby TIF district was used to fund Panoway,
15 as this seemed inconsistent with the group's general understanding of TIF. Director Goellner explained
16 that TIF District 6 was successful beyond initial projections, and that staff had gone to the state legislature
17 to request authorization to make Panoway eligible for those excess funds through the state omnibus bill.
18 The group proceeded to have a longer discussion around TIF. Sorensen asked how much the City had
19 originally asked the state for in bonding dollars. Director Goellner answered that the City had started at
20 \$10 million and settled on \$4 million.

21
22 Director Goellner then detailed opportunities for other private and/or public funding sources. Chair
23 Parkhill asked an additional TIF question – whether the \$4 million in TIF money was being collected at
24 this moment or was it money that the City was borrowing from the future revenue of the district. City
25 Manager Dahl answered that the money was borrowed from the future revenues of the district, but that all
26 borrowing limits were based on extremely conservative estimates.

27
28 Director Goellner then moved into the segment of her presentation on the Wayzata Conservancy.
29 Commissioner Sorensen asked what percentage of Phase I construction was funded by private dollars.
30 Director Goellner answered that there was virtually no private funding involved in Phase I because it was
31 almost all public street reconstruction budgeted for and funded under the City's capital improvement
32 fund. Commissioner Stockton, as an aside, asked whether the bike path along Lake Street was only for
33 bikes. Director Goellner answered that it was a mixed-use path.

34
35 Director Goellner then presented the timeline and next steps for the entire Panoway project.
36 Commissioner Stockton, as an aside, asked whether iPads were to be turned in for updates at this point in
37 the meeting or at the end. Director Goellner clarified that they would be turned in at the end of the
38 meeting.

39
40 Commissioner Sorensen asked what consensus there was among various City stakeholders regarding
41 Phase II of the project. City Manager Dahl stated that there was strong support for Phase II, though it was
42 not unanimous. He said that staff were constantly looking for solutions to concerns through ongoing
43 conversations and engagement with stakeholders and the community.

44
45 Commissioner Schwalbe asked what the major objections were to the project during the planning process.
46 City Manager Dahl answered that tourism, traffic, increased activity, and the loss of the parking lot along
47 Lake Street were people's biggest concerns. Commissioner Schwalbe noted that she had heard initial
48 complaints about the narrowing of Lake Street. Commissioner Severson said that she had heard concerns
49 about the boardwalk, regarding increased activity, funding, and maintenance. City Manager Dahl again
50 stated that the City had not and did not plan to raise taxes on residents because of Panoway costs. Director
51 Goellner recalled that the public restroom placement and the narrowing of Lake Street had been

1 prominent concerns that she heard during Phase I. City Manager Dahl said that in hindsight, the City
2 Council would have tried to get more space between the Gianni's patio and the sidewalk.

3
4 City Manager Dahl brought the Panoway Downtown District Committee to the group's attention, and
5 explained that the Committee had been and will continue to meet once per month to discuss successes and
6 concerns at Panoway, and how to prioritize different initiatives.

7
8 Commissioner Schwalbe returned to the mixed-use path and asked if there was anything that could be
9 done about bikes on the street. Dahl responded by saying that was a traffic enforcement issue. Director
10 Goellner briefly discussed winter programming changes for this season.

11
12 Commissioner Severson asked if the plans for the boardwalk had garnered any criticism from an
13 environmental standpoint. City Manager Dahl answered that the general framing of the boardwalk
14 construction and shoreline restoration was as a net benefit to the environment, but that it was always
15 possible that people will be concerned in the future. Attorney Schelzel noted that the current state of the
16 shoreline in the project area is currently subpar and will encounter more issues in the future without some
17 kind of intervention.

18
19 Director Goellner closed the Panoway discussion by saying that updates would continue to be brought to
20 the Planning Commission every few months, and that various items of the project would have to go
21 through the Planning Commission review and approval process anyway.

22
23 **7:30 p.m. Discussion of Zoning Code Task Force Progress**

24 Assistant Planner Quarles presented an update on the work of the Zoning Task Force, giving a brief
25 overview on the three current areas of work: residential district updates, commercial district updates, and
26 changes to the Tree Preservation Ordinance. Both Quarles and Director Goellner answered clarifying
27 questions regarding proposed density changes, the changes' relation to the Comprehensive Plan, and use
28 tables, as well as potential new ordinances to address keeping of chickens and cannabis regulations. A
29 timeline was presented for the rest of the Task Force's work through 2023.

30
31 There being no further discussion, Chair Parkhill asked for a motion to adjourn. Commissioner Stockton
32 made a motion to close the meeting and Commissioner Schwalbe seconded the motion.

33
34 The motion passed on voice vote, and Chair Parkhill declared the meeting closed at 8:00 PM.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: December 6, 2021	AGENDA ITEM: 5.a
TITLE: Consider Development Application for Cantissimo Senior Living at 1405 Holdridge Terrace and 15419 and 15429 Wayzata Boulevard	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Emily Goellner, Community Development Director, Valerie Quarles, Assistant Planner	
60 DAY DEADLINE: January 3, 2022	

BACKGROUND:

The applicants, Pillar/Senior Lifestyle Living LLC, have submitted their initial development application requesting a Comprehensive Plan Amendment and a Planned Unit Development Concept Plan review to eventually allow for the construction of an assisted living facility at 15419/15429 Wayzata Boulevard and 1405 Holdridge Terrace.

The development will be a “boutique” style senior care facility that will cater to residents needing higher levels of care. The facility is proposed to house 40 residents in individual rooms or suites.

ACTION REQUESTED:

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:

1. Cantissimo Staff Report
2. Cantissimo Narrative and Plan Set



**Staff Report
Wayzata Planning Commission
December 6, 2021**

Project Name: Cantissimo Senior Living

Requests: Comprehensive Plan Amendment
Planned Unit Development Concept Plan

Owner: Anasazi Holdings LLC

Applicant: Pillar/Senior Lifestyle Living LLC

Addresses of Request: 15419/15429 Wayzata Boulevard, 1405 Holdridge Terrace

Prepared by: Eric Zweber, Consulting Planner
Emily Goellner, Community Development Director

“60 Day” Deadline: January 3, 2022

Development Application Introduction

The applicants, Pillar/Senior Lifestyle Living LLC, have submitted their initial development application requesting a Comprehensive Plan Amendment and a Planned Unit Development Concept Plan review to eventually allow for the construction of an assisted living facility at 15419/15429 Wayzata Boulevard and 1405 Holdridge Terrace.

The development will be a “boutique” style senior care facility that will cater to residents needing higher levels of care. The facility is proposed to house 40 residents in individual rooms or suites.

Property Information

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

Address	PID	Owner
15419 Wayzata Boulevard	04-117-22-32-0036	Anasazi Holdings LLC
15429 Wayzata Boulevard	04-117-22-32-0035	Anasazi Holdings LLC
1405 Holdridge Terrace	04-117-22-32-0034	Anasazi Holdings LLC

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

	15419, 15429 Wayzata Blvd, 1405 Holdridge Ter
Current Zoning:	R-2 Medium Density Single Family Residential
Comprehensive Plan Designation:	Low Density Residential
Surrounding Zoning:	North: Right-of-Way East: Wetland (City of Minnetonka) West: R-2 Medium Density Single Family Residential South: R-2 Medium Density Single Family Residential

Project Location

The three (3) parcels are located at the east end of the city along Wayzata Boulevard which acts as a frontage road for US Highway 12. The east property line abuts the City of Minnetonka.

Map 1: Project Location



Application Requests

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

- A. Comprehensive Plan Amendment: The applicant has requested to change the comprehensive plan designation for the properties from Low Density Residential to Institutional.
- B. Planned Unit Development (PUD) Concept Plan: The applicant has requested a planned unit development concept plan review for their proposed 40-unit senior living facility.

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Lakeshore Weekly News* on November 18, 2021. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on November 18, 2021.

Neighborhood Meeting

To discuss the proposed PUD concept plans, a neighborhood meeting was held on November 17, 2021. About six (6) community members were in attendance and the following primary concerns were discussed:

1. Proposed site layout
2. Design and architecture
3. Display of an animated visualization of the project

Existing Conditions

The existing 2.49-acre site encompasses three (3) vacant parcels that have frontage along Wayzata Boulevard facing US Highway 12. The western part of the site is relatively flat and heavily wooded, and the eastern part slopes down slightly into a wetland (shown as Outlet A). There is a city lift station located towards the center of the property right off Wayzata Boulevard. The site was previously owned by MnDOT due to its proximity to the reconstruction of US Highway 12. The state has since sold the property as they no longer need it.

Should the Comprehensive Plan Amendment and the PUD Concept Plan be approved, the three parcels will be combined into one parcel through a future application.

There are single family homes to the south and west of the property. The large wetland in the southeast of the property offers a natural buffer from the residential neighborhood to the south.

The properties have been subject to two applications since exiting MnDOT ownership. In 2014, Lake West Development was approved for a preliminary and final plat to combine the three (3) parcels into two (2) parcels for single family residential homes at the location, though no construction followed. In 2016, Lake West Development initially proposed ten

(10) townhomes across all three parcels, eventually reducing their proposal to four (4) single family homes. Their Planned Unit Development request was denied on grounds of negative neighborhood impact, substantial tree removal and concerns over density.

Proposed Changes

The applicant proposes to construct a 40 unit “L” shaped assisted living with dementia care (i.e. memory care) facility in the north center of the site. All 40 units are proposed to be single occupancy and therefore there will be 40 residents. The facility would be two (2) stories with a walk out level to the rear with a patio overlooking the wetland to the southeast. The City Code does not count the walk out level as a “story” until over 50% of the exterior wall of the walk out level is exposed at a height of at least six feet. The proposed walk out appears to be less than 50% of the foundation but would be verified during a PUD General Plan and design review.

Two accesses with a parking lot will be provided just east of the facility. The applicant would like to utilize the western most parcel (along Holdridge Terrace) as open space with walking trails for future residents and the neighborhood. A stormwater pond is proposed to the south of the building.

The proposed exterior consists of shingle and lap, brackets, cupolas, shutters, stone, and dormers. The narrative states the exterior will create a “Lake Minnetonka-like” feel.

The access to the city lift station will be maintained through a driveway onto Wayzata Boulevard. The City Engineer requests that an easement be dedicated for the lift station with any future subdivision and that within a future PUD General Plan that the sewer demand for the 40 unit structure be modeled to determine if improvements to the lift station would be required to support the development.

Analysis of Application

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

Comprehensive Plan Amendment

The Comprehensive Plan land use designation for the subject property is Low Density Residential. Per the Comprehensive Plan, the Low Density Residential category represents the single-family home developments within and in close proximity to the community core. Densities within the category range from one (1) to three (3) units per acre. The primary residential structure of this category is single-family units.

The applicant proposes changing the properties from Low Density Residential to Institutional/Public. Per the Comprehensive Plan, The Institutional/Public category represents publicly owned buildings and properties that typically provide a community service. This can include schools, churches, and government buildings. City Code states the Institutional district is unique in that the primary objective of uses within this district is the provision of services, frequently on a non-profit basis, rather than the sale of goods

or services. It is intended that uses within such a district will be compatible with adjoining development, and they normally will be located on an arterial street or thoroughfare.

The proposed assisted living facility must be evaluated with applicable principles and goals of the Comprehensive Plan and make sure the Comprehensive Plan amendment would not negatively affect these goals.

Vision Statement:

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Guiding Principles:

- **Multi-Generational** – the assisted living facility meets this principle.
- **City Nodes with Greater Housing Diversity** – the assisted living facility promotes housing diversity; further discussion is needed if the site qualifies as an important city node.

Land Use Goals:

- **Maintain and enhance the character, diversity, and livability of all residential neighborhoods.**

Further discussion is needed if the facility enhances the character, diversity, and livability of the residential neighborhood.

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

Further discussion is needed if the facility provides connection with the neighborhood and is accessible for all ages and mobility types.

- **Maintain all institutional facilities in a manner that efficiently serves all residents of the community, from both a cost and access perspective.**

Further discussion is needed if the new development will serve all residents in terms of cost and access.

Housing Goals:

- Support housing development which recognizes the **diverse housing needs of the community, including all affordability levels, young families and the elderly, and contributes to the development of safe, comfortable, and attractive neighborhoods within the City.**

The proposed development provides housing needs for the elderly.

- Residents recognize and advocate for the **establishment of “life-cycle” housing options, so that a diverse mixture of individuals, including young families and older residents, may all have the opportunity to live within Wayzata.**

The proposed development provides “life-cycle” housing and gives opportunities for older residents to live in Wayzata. Wayzata currently has two senior housing with services approved within the community. Folkestone at the Promenade development includes 90 independent living units, 58 assisted living units, 17 memory care units, and 30 skilled nursing units. The recent Moments of Wayzata approval included the conversion of the 75 units of assisted living units of the former Meridian Manor into 84 units of memory care.

Planned Unit Development Concept Plan

The concept plan is the initial review for planned unit developments (PUDs). The applicant has requested approval of the concept plan to build an assisted living facility. The proposed PUD would allow flexibility from the Institutional zoning district dimensional and performance standards. The PUD Concept Plan proposes standards of:

- 25.5 feet for a front yard setback requirement compared to the 50 feet front yard setback of the Institutional zoning district (970.06.B.5.a.); and
- A minimum unit size of 355 square feet which is a reduction of 85 square feet from the City Code requirement of 440 square feet for an elderly efficiency unit (919.06.C.).

Future Requests

If the Comprehensive Plan Amendment and PUD Concept Plan is approved, the applicant will need to submit an application for a PUD General Plan, Zoning Map Amendment (from R-2 to Institutional), Subdivision (Lot Combination), design review, and unit size variance.

The current building design of a 162-foot long building façade would also require two design standards deviations:

- Any building façade longer than 100 feet in length requires a building recess of at least eight (8) feet in depth and at least 250 square feet in area. There is current a recess of about six (6) feet in depth but the recess does appear to be over 250 square feet in area.
- Any building façade longer than 150 feet in length requires at least one massing break of at least 25 feet in length.

Zoning

The property is zoned R-2 Medium Density Single Family Residential. The following table outlines the standards compared with the PUD concept proposal and the Institutional district:

Regulation	R-2 District	Institutional	Proposed PUD
Building Height (max.)	2 ½ stories and 30 feet, whichever is lesser	3 stories and 40 feet	2 stories
Lot Coverage (max.)	20%	40%	10%
Impervious Surface (max.)	30%	N/A	24%
Setbacks (min.)	Front: 25 ft Rear: 20 ft Side: 10 ft	Front: 50 feet Rear: 50 feet Side: 50 feet	Front: 25.5 feet Rear: 70 feet Sides: 173 & 265 feet
Lot Area (min.)	15,000 sq. ft.	40,000 sf. ft.	103,613 sq. ft.

Setbacks

The PUD Concept Plan shows the front yard setback for the facility being 25.5 feet. The requirement for R-2 Districts is 25 feet; however, the requirement for Institutional districts is 50 feet. The proposed PUD would allow this reduction. The front yard encroachment would face Wayzata Boulevard and US Highway 12 rather than an adjacent development.

Lot Coverage and Impervious Surface

Proposed lot coverage is 10%, well below the 40% maximum of the Institutional. Proposed impervious surface is 24%. There is no maximum requirement for impervious surface in the Institutional district nor the PUD district.

Parking

City Code requires one (1) parking space for every 1.5 units for housing of the elderly. The narrative proposes 40 units therefore requiring 27 parking spaces. The plans propose 27 spaces. As a memory care facility, residents will not have their own cars. The parking stalls would be used by the guests, employees, and/or service providers.

Tree Removal and Landscape Plan

The applicant has submitted a tree removal plan and landscape plan but the conditions of the trees will need to be field reviewed by the City's consulting arborist during the PUD General Development Plan stage. Following that verification, any modified tree removal plan would need to meet the replacement requirements of the City Code within any future application.

Tree Removal Plan Calculations				
	Significant Trees	Heritage Trees	Exempt Trees	Total Trees
Existing	636 Inches	257 Inches	1,396 Inches	2,228 Inches
Removed	319 Inches	61 Inches	1,396 Inches	1,776 Inches
Saved	317 Inches	196 Inches	None	574 Inches

The tree removal plan identifies almost 63% of the existing trees as dead, damaged, or diseased, mostly identified as ash trees identified as infested by emerald ash borer. As stated above, the health of these trees will need to be field verified by the City's consulting arborist within any future application.

Tree Replacement Calculation			
	Significant Trees	Heritage Trees	Total Replacement
Inches Removed	319 Inches	61 Inches	N/A
Removal Allowance	159 Inches	N/A	N/A
Inches Requiring Replacement	160 Inches	61 Inches	N/A
Replacement Factor	1:1	2:1	N/A
Replacement Required	160 Inches	122 Inches	282 Inches

Of the healthy trees, the applicant is proposing to remove about 50% (319 inches) of the existing significant trees and above 24% (61 inches) of the existing heritage trees. The City Code allows for developments requiring a subdivision to remove 25% of the existing significant trees within replacement. The City Code requires a total 282 inches of replacement.

Landscape Plan Tree Replacement				
Tree Type	Tree Size	Height Conversion Factor	Number of Trees	Inches of Replacement
Conifers	10 Feet High	1 Inch per 2 Feet	41	205 Inches
Deciduous	3 Inches Wide	N/A	27	81 Inches
Total	N/A	N/A	68	286 Inches

The landscape plan provided 286 inches of replacement trees, four (4) inches more than required. As stated earlier, the tree removal plan will need to be field verified with any future application and any modified tree removal plan would need to meet the replacement requirements of the City Code within any future application.

Buffer Averaging

The applicant has provided a buffer averaging plan due to the development abutting a wetland. The proposed wetland buffer ranges from 12 feet to 50 feet. The Minnehaha Creek Watershed District (MCWD) will need to review and approve any wetland buffering proposal. There are no proposed impacts to the actual wetlands themselves.

City Engineering Comments

- The planned sanitary sewer capacity of the facility will need to be calculated to determine if modifications may need to be made to the adjacent lift station.
- Access to the city lift station and an easement for its current location will need to be maintained with any future application.
- Per the City stormwater management plan, the site requires a 30-foot wetland buffer. This may be reduced in width, per the Minnehaha Creek Watershed District (MCWD) rules. The proposed wetland averaging is a variance to the MCWD rule and will require their approval. If the MCWD board approves it, the City will approve the wetland averaging as well.
- The full-size grading plan will need to be provided with any future application.
- Stormwater management appears sufficient, but stormwater calculations will need to be submitted with any future application to show how much runoff is being managed.
- Traffic trips anticipated to/from the site on a daily basis with any future application.
- The City's consultant arborist will need to validate condition of trees. It appears the applicant is showing that all ash trees have Emerald Ash Borer (EAB) and are to be removed.

Standards of Planning Commission Review of Application Requests

The Comprehensive Plan Amendment and PUD Concept Plan requests are a are legislative reviews and decisions, meaning that the Planning Commission acts like a legislative body and has wide discretion on whether to recommend approval or denial if it has a rational basis for its decision.

The Planning Commission should recommend approval of the comprehensive plan amendment by the applicant if the Commission determines that their proposal achieves the goals, objectives, and policies of the Comprehensive Plan.

The Planning Commission should recommend approval of the PUD Concept Plan City Codes § 904.02 and § 919.02 (see following page).

Primary Questions to Consider

- Does the proposed development create the opportunity for multi-generational housing?
- Does the proposed development create housing diversity around city nodes?
- Does the proposed development align with the goals of the Institutional/Public land use category?
- Does the proposed development meet the growing demands for all styles of economic expansion?

- Does the proposed development preserve and enhance the desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion?
- Does the proposed development's landscape plan adequately preserve and enhance the natural features of the particular site?

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 Dated November 4, 2021
Applicant's Narrative Dated November 4, 2021
Site Plan
Utility Plan
Grading Plan
Erosion Control Plan
Tree Removal Plan
Buffer Averaging Plan
Landscape Plan
Floor Plans

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

Vision Statement:

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Guiding Principles:

- **Multi-Generational**
- *City Nodes with **Greater Housing Diversity***

Land Use Goals:

- *Maintain and enhance the **character, diversity, and livability** of all residential neighborhoods.*
- *Create connected neighborhoods that provide **access to services, housing and recreation for all ages** and mobility types.*
- *Maintain all institutional facilities in a manner that efficiently **serves all residents of the community**, from both a cost and access perspective.*

Housing Goals:

- *Support housing development which recognizes the **diverse housing needs of the community, including all affordability levels, young families and the elderly**, and contributes to the development of safe, comfortable, and attractive neighborhoods within the City.*
- *Residents recognize and advocate for the **establishment of “life-cycle” housing options**, so that a diverse mixture of individuals, **including young families and older residents**, may all have the opportunity to live within Wayzata.*

Purpose of PUDs: Section 933.01 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non-residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:

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

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

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

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

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

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

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

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

PUD General Standards. Section 933.02 sets forth the general standards for review of a PUD application. The standards that are especially relevant to this review are shown in bold:

1.Review. In its review of any application under this Section, the City Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations of the Design Review Board and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of this Section. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform

with the overall intent and purpose of this Section, it may approve a PUD permit, although it shall not be required to do so.

2.Ownership. An application for a PUD District or conditional use permit approval must be filed by the land owner or jointly by all land owners of the property included in a project. The application and all submissions must be directed to the development of the property as a unified whole. In the case of multiple ownership, the approved Final Plan shall be binding on all owners.

3.Comprehensive Plan Consistency. The proposed PUD shall be consistent with the City Comprehensive Plan.

4.Sanitary Sewer Plan Consistency. The proposed PUD shall be consistent with the City Comprehensive Sewer Plan and shall not create a discharge which is in excess of the City's assigned regional limitations.

5.Common Open Space. Common private or public open space and facilities at least sufficient to meet the minimum requirements established in the Comprehensive Plan and such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents of the PUD shall be provided within the area of the PUD development.

6.Operating and Maintenance Requirements for PUD Common Open Space Facilities. Whenever common private or public open space or service facilities are provided within the PUD, the PUD plan shall contain provisions to ensure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD may be placed under the ownership of one or more of the following, as approved by the City Council.

a)Dedicated to public, where a community-wide use is anticipated and the City Council agrees to accept the dedication.

b)Landlord control, where only use by tenants is anticipated.

c)Property Owners Association, provided all of the following conditions are met:

1)Prior to the use or occupancy or sale or the execution of contracts for sale of an individual building unit, parcel, tracts, townhouse, apartment, or common area, a declaration of covenants, conditions and restrictions or an equivalent document or a document such as specified by Laws 1963, Chapter 457, Section 11 and a set of floor plans such as specified by Laws 1963, Chapter 457, Section 13 shall be filed with the City of Wayzata, said filing with the City to be made prior to the filings of said declaration or document or floor plans with the recording officers of the County.

2)The declaration of covenants, conditions and restrictions or equivalent document shall specify that deeds, leases or documents of conveyance affecting buildings, units, parcels,

tracts, townhouses, or apartments shall subject said properties to the terms of said declaration.

3)The declaration of covenants, conditions and restrictions shall provide that an owner's association or corporation shall be formed and that all owners shall be members of said association or corporation which shall maintain all properties and common areas in good repair and which shall assess individual property owners proportionate shares of joint or common costs. This declaration shall be subject to the review and approval of the City Attorney. The intent of this requirement is to protect the property values of the individual owner through establishing private control.

4)The declaration shall additionally amongst other things, provide that in the event the association or corporation fails to maintain properties in accordance with the applicable rules and regulations of the City of Wayzata or fails to pay taxes or assessments on properties as they become due and in the event the said City of Wayzata incurs any expenses in enforcing its rules and regulations, which said expenses are not immediately reimbursed by the association or corporation, then the City of Wayzata shall have the right to assess each property its prorate share of said expenses. Such assessments, together with interest thereon and costs of collection, shall be a lien on each property against which each such assessment is made.

5)Membership must be mandatory for each owner, and any successive buyer.

6)The open space restrictions must be permanent and not for a given period of years.

7)The association must be responsible for liability insurance, local taxes, and the maintenance of the open space facilities deeded to it.

8)Property owner must pay their prorate share of the cost of the association by means of an assessment to be levied by the association which meets the requirements for becoming a lien on the property in accordance with Minnesota Statutes.

9)The association must be able to adjust the assessment to meet changed needs.

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

8.Density.

a)The maximum allowable density in a PUD District shall be determined by standards negotiated and agreed upon between the applicant and the City. In all cases, the negotiated standards shall be consistent with the development policies as contained in

the Wayzata Comprehensive Plan. Whenever any PUD is to be developed in stages, no such stage shall, when averaged with all previously completed stages, have a residential density that exceeds 125 percent of the proposed residential density of the entire PUD.

b) There shall be no density variation from the standards applied in an applicable zoning district for PUD conditional use permits.

9. Utilities. In any PUD, all utilities, including telephone, electricity, gas and telecable shall be installed underground.

10. Utility Connections.

a) Water Connections. Where more than one property is served from the same service line, individual unit shut off valves shall be provided as required by the City Engineer.

b) Sewer Connections. Where more than one unit is served by a sanitary sewer lateral which exceeds 300 feet in length, provision must be made for a manhole to allow adequate cleaning and maintenance of the lateral. All maintenance and cleaning shall be the responsibility of the property owners association or owner.

11. Roadways. All streets shall conform to the design standards contained in the Wayzata Subdivision Regulations unless otherwise approved by the City Council.

12. Landscaping. In any PUD, landscaping shall be provided according to a plan approved by the City Council, which shall include a detailed planting list with sizes and species indicated as part of the Final Plan. In assessing the landscaping plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.

13. Setbacks.

a) The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD conditional use permit, or the previous zoning district, if a PUD District.

b) No building shall be located less than 15 feet from the back of the curb line along those roadways which are part of the internal street pattern.

c) No building within the project shall be nearer to another building than one-half the sum of the building heights of the two buildings.

d) In PUD Districts that were zoned commercial prior to PUD and exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City.

14.Height.

a)The maximum building height within a PUD District shall be 35 feet and three stories, whichever is lesser.

b)There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits.

c)In PUD Districts that were zoned commercial prior to PUD and exceed 13 acres, the maximum allowable height shall be as negotiated and agreed upon between the applicant and the City.



Project Narrative:

This application will create a boutique style assisted living senior residence that works with Wayzata's small village vision and enhances the city's generational housing stock. This facility will be a custom designed senior memory care home with individual rooms or suites for 40 residents. Each resident will enjoy private room suites with advanced design to provide safe responsive care that handles the new health concerns of today. The proposed structure will be a single 2 story home facility facing Wayzata Boulevard with a walk out level to the rear overlooking the wetland to the south.

This application includes three properties: 15419 and 15429 Wayzata Blvd and 1405 Holdridge Terrace for a total of 2.48 acres, previously owned by the State of Minnesota Highway Department - MnDOT. The site is located just outside the Holdridge east neighborhood entrance, from the corner (Holdridge Terrace) east to the city limits of Wayzata/Minnetonka. Over time the state used a majority of this roadway to create the existing 394/12 highway, with the unused portion being sold by the state.

Cantissimo Senior Living of Wayzata (current owner) is requesting to update the current low density residential classification of the comp plan to institutional / public classification. The development will create a structural buffer for the Holdridge neighborhood from the highway to the north, while architecturally enhancing Wayzata's easterly boundary. The corner lot (.35 acre) buildable parcel (1405 Holdridge Terrace) will become a private open space for both the Cantissimo Senior Living of Wayzata Residence and the Holdridge neighborhood. This will ensure that the tree canopy and natural essence, preserves the entrance to the Holdridge east neighborhood.

The zoning portion of this application will have PUD guidance. The Planned Unit Development works with this unique piece of land to provide new housing stock that is complimentary to the area and uniquely specific. This PUD zoning creates a use similar to the Unitarian Church located just west on the same section of Wayzata Blvd. It is this same harmonious addition we plan to create to this easterly entrance to Wayzata

The following attached sections provide more specific detail:

- I. Project Applicant/Property Owner
- II. Building Design and Elevations
- III. Sathre-Bergquist survey package
- IV. Landscaping Tree Restoration



I. Project Applicant/Property Owner:

Cantissimo Senior Living of Wayzata specializes in “enhanced” care for residents needing assisted living and memory care. Many residents may need a higher level of care requiring 2-person assist, Hoyer lifts, specialized diets, and INR management, etc. The residents who may stay at Cantissimo Senior Living of Wayzata desire more one-on-one care, in a smaller more intimate setting, for both individual rooms and over all guest of only 40.

Cantissimo Senior Living of Wayzata will be managed by “Harbor Health Management” which is our in-house management company carrying a comprehensive state license through Minnesota 33942. Having this management company be “in-house” allows for a quicker response time for any questions or concerns that families or staff may have, and a more personalized approach from move-in to move-out.

Our current community has received back-to-back awards for best of the best senior living awards from caring.com and senior advisor which grades them in receiving consistently high ratings and positive reviews from their residents, family and visitors. Families recognize the value and quality of our community, since receiving this award year after year designates this community to be in the top one percent of providers in the United States. Additionally, this community offers respite care for families with residents who need 24-hour care, who no longer qualify to stay in a hospital or have family or friends who can give them that level of care. Examples would be post-op, dialysis, bariatrics, respirator, etc.

Best of 2018 Award



Award Presented to:

The Harbors Senior Living

Best of Senior Living in Fridley

The SeniorAdvisor.com Best of 2018 Award recognizes senior living and home care providers who receive consistently high ratings and positive reviews from residents, families, and visitors. This exclusive designation is awarded to the top one percent of providers in the United States and Canada.



Best of 2019



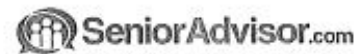
presented to:

The Harbors Senior Living

Best of Assisted Living in Fridley

The SeniorAdvisor.com Best of 2019 Award recognizes senior living and home care providers who receive consistently high ratings and positive reviews from residents, families, and visitors. This exclusive designation is awarded to the top one percent of providers nationwide.





Executive Director
The Harbors Senior Living - Fridley, MN
5300 4th Street NE
Fridley, MN 55421

Congratulations!

SeniorAdvisor.com is pleased to inform you that **The Harbors Senior Living - Fridley, MN** has been rated by residents and families as **The Best of Assisted Living in Fridley for 2019**.

Now in our 6th year, the SeniorAdvisor.com Best of 2019 Awards recognize senior living and home care providers who receive consistently high ratings and positive reviews from their residents, families and visitors. ***This exclusive designation is awarded to the top one percent of providers in the United States and Canada.*** Your families think you are terrific, and we're proud to feature you in this list.

You can view the full list of award-winners online at www.senioradvisor.com/awards/best-assisted-living

Enclosed you will find:

- Exclusive award certificate
- Window decal
- Sheet of award stickers
- Marketing checklist
- Award Pride Level Packages
- Press Kit & Release template

The marketing checklist explains how you can receive additional award collateral, including more decals, stickers, staff buttons, and a customized banner for your business. The press release template suggests ways you can celebrate this award with your families and staff, as well as share it with prospective residents to promote your business.

Thank you for all you do to help seniors and their loved ones. You care, and it shows. If you have any questions regarding this award, please contact our Customer Experience team at support@senioradvisor.com

Best,

SeniorAdvisor.com



II. Building Design and Elevations:

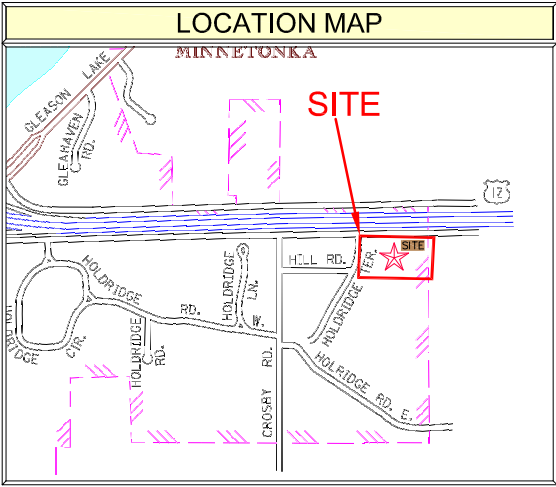
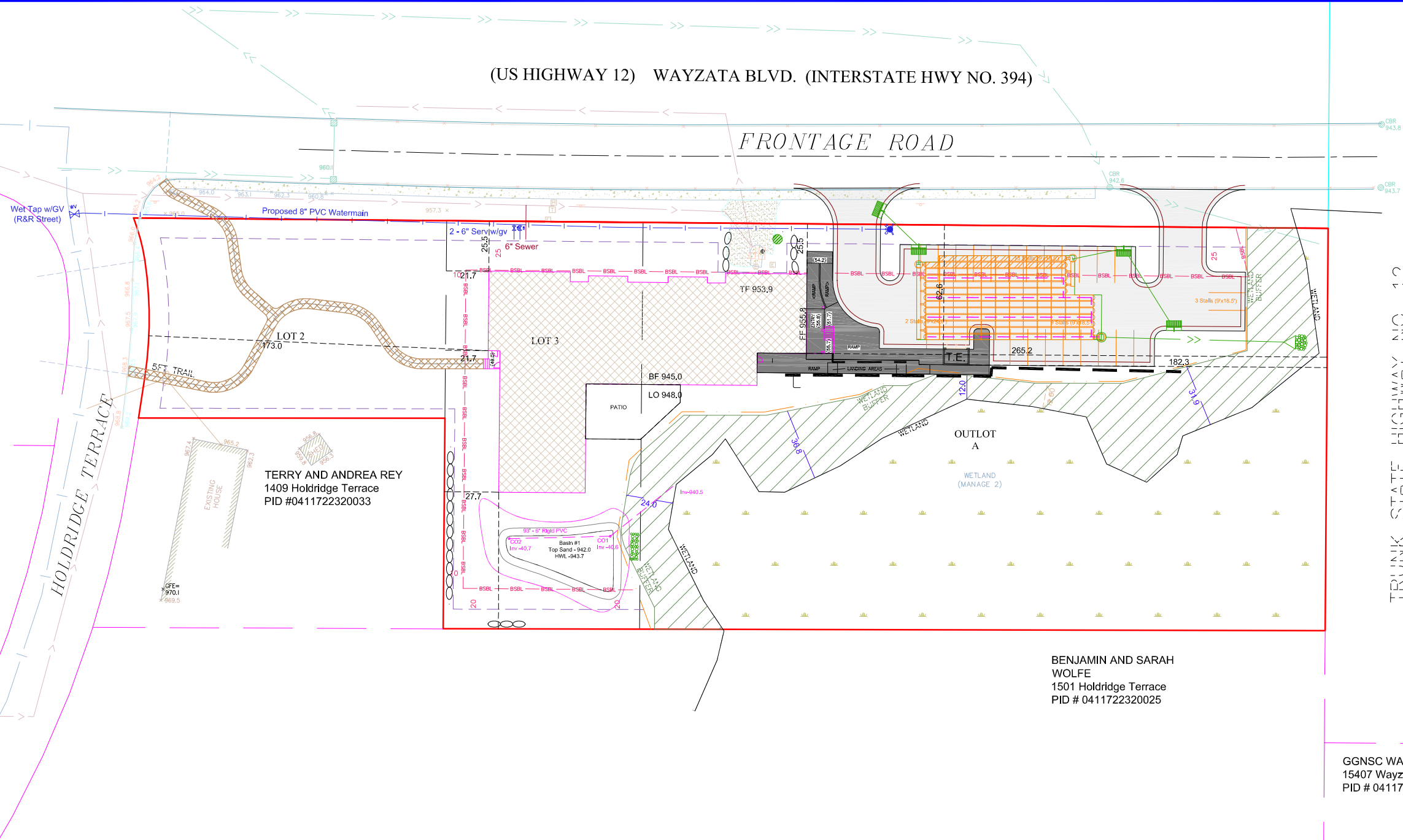


Wayzata's Alexander Design Group sets a new standard for senior living architecture by incorporating more residential features. The Design Group has created a residential connection to the adjacent neighborhood through its architectural aesthetic while providing visual and audio separation from the highway and frontage road. The building's exterior includes strong residential roof lines and enhanced detailing. The story and a half exterior style creates a Lake Minnetonka-like feel with its shingle and lap exterior. The detailing, such as brackets, cupolas, shutters, stone, and dormers enhances its residential flare and compliments the existing Holdridge neighborhood.









SHEET INDEX TABLE	
SHEET	Description
1.0	Site Plan
2.0	Utility Plan
3.0	Grading Plan
4.0	Erosion Control Plan
5.0	Tree Removal Plan
6.0	Buffer Averaging Plan
EX	Existing Conditions Survey
PP	Preliminary Plat
FP	Final Plat

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: DANIEL L. SCHMIDT, P.E. EMAIL: SCHMIDT@SATHRE.COM	DEVELOPER PILLAR SENIOR LIFESTYLE LIVING, LLC 1700 NIAGARA LANE PLYMOUTH, MN 55447 CONTACT: KC CHERMAK PHONE: (763) 475-1700 EMAIL: KC@PILLARHOMES.COM

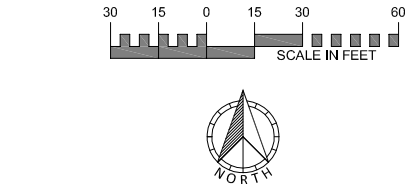
DEVELOPMENT DATA

SETBACKS

Frontyard Setback: 25'
Sideyard Setback: 10'
Rearyard Setback: 20'

WETLAND BUFFER -24'

SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURBS AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-AROUND		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/UNFLOW ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE - PRE CONSTRUCTION		
SILT FENCE - POST CONSTRUCTION		
SPOT ELEVATION		
TBC SPOT ELEVATION		



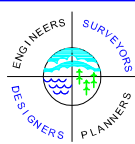
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DATE	06	DLS	10/22/2021	ADDED ACCESS DRIVE
04/01/21	07	DLS	11/04/2021	ADDED RAMP SE BLD CORNER

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Daniel L. Schmidt
Daniel L. Schmidt, P.E.
Date: 04-30-2021 Lic. No. 26147



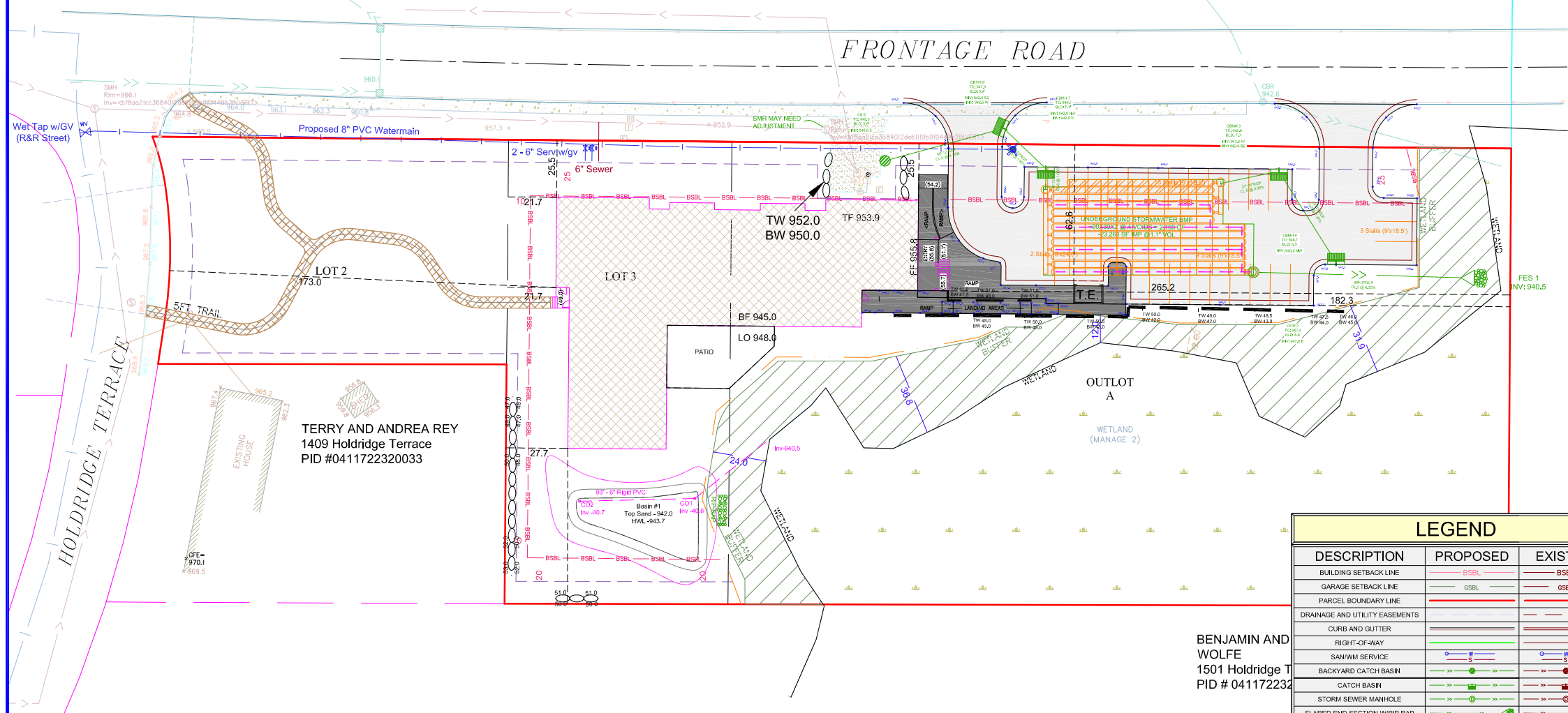
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
WAYZATA, MINNESOTA

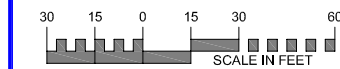
SITE PLAN
CANTISSIMO OF WAYZATA
PILLAR SENIOR LIFESTYLE LIVING, LLC

FILE NO.
7056-077
1
6

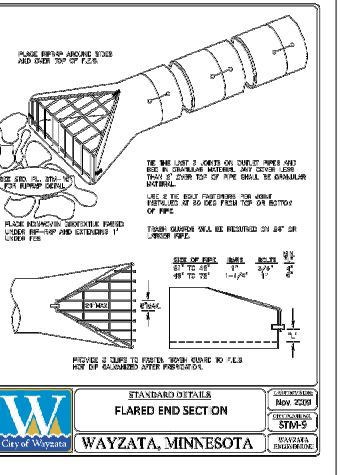
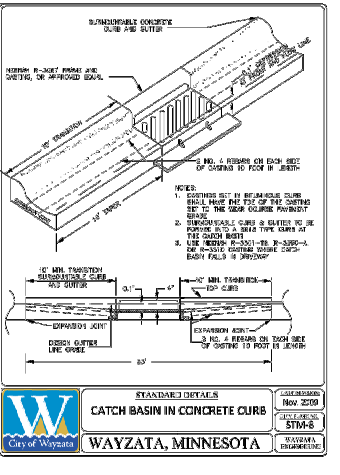
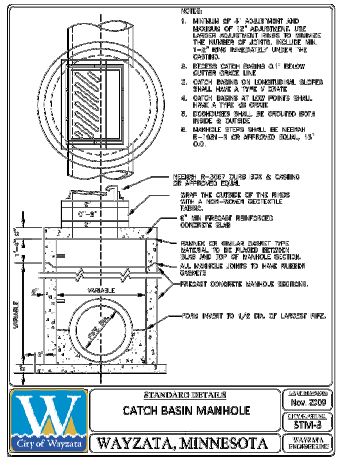
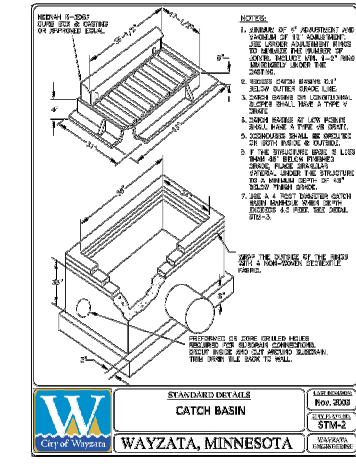
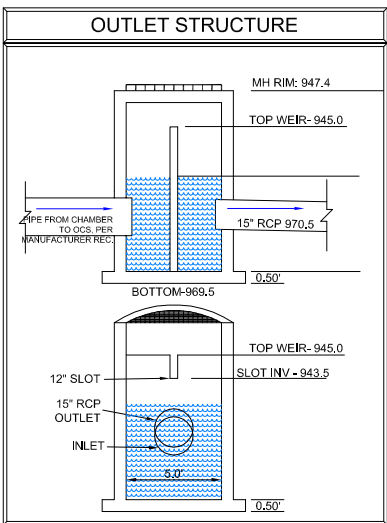
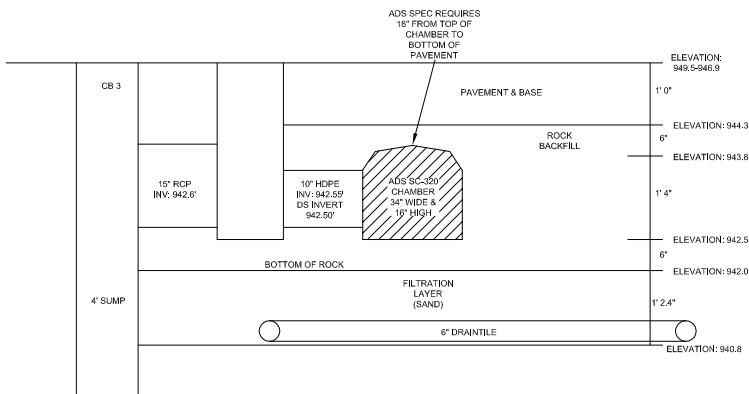
(US HIGHWAY 12) WAYZATA BLVD. (INTERSTATE HWY NO. 394)



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



STORMWATER BMP CROSS-SECTION



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DATE	06	DLS	10/22/2021	ADDED ACCESS DRIVE
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SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

ENGINEERS SURVEYORS
DESIGNERS PLANNERS

CITY PROJECT NO. ---

WAYZATA, MINNESOTA

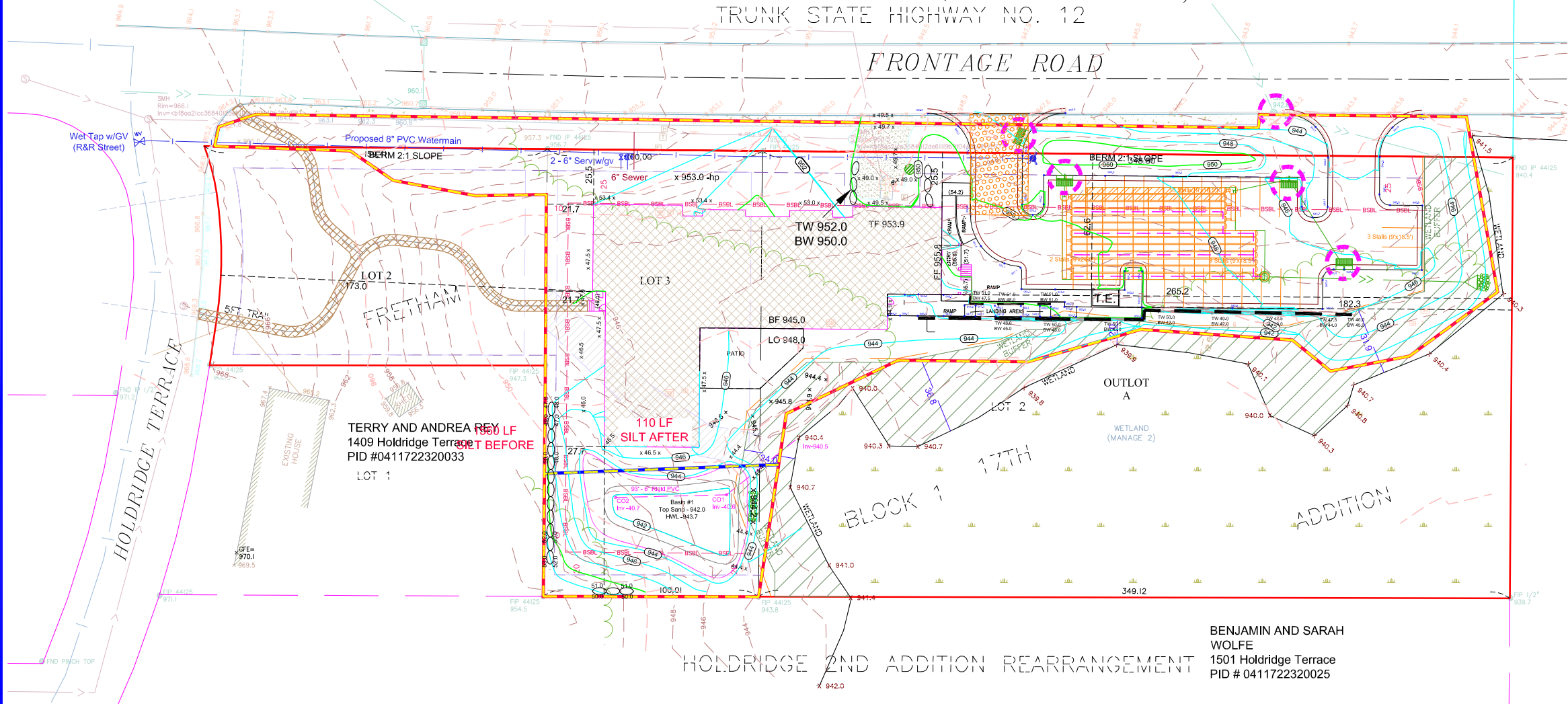
UTILITY PLAN
CANTISSIMO OF WAYZATA
PILLAR SENIOR LIFESTYLE LIVING, LLC

FILE NO. 7056-077
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Page 40 of 64

(US HIGHWAY 12) WAYZATA BLVD. (INTERSTATE HWY NO. 394)

TRUNK STATE HIGHWAY NO. 12

FRONTAGE ROAD



- GENERAL NOTES:
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF WAYZATA OR DIRECTED BY THE ENGINEER.
 2. BEGIN GRADING, TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
 3. INSPECT BASIN, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
 4. REMOVE UNSUITABLE SOIL BELOW THE INFILTRATION BASINS TO CONNECT INTO THE UNDERLYING SANDS.
 5. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
 6. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF WAYZATA FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
 7. ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT.
 8. A 1'-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
 9. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
 10. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
 11. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
 12. PAVEMENT DESIGN SHALL BE BY GEOTECHNICAL ENGINEER.

- RESTORATION NOTES
- RESTORATION - 1.3 ACRES
- A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.
 - B. SEED BASIN AREAS WITH MNDOT 33-261 SEED MIX AT A RATE OF 35 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
 - C. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
 - D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
 - E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
 - F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
 - G. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
 - H. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
 - I. SILT FENCE, BEFORE GRADING - 1,560 LF
AFTER GRADING - 110 LF

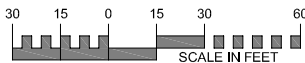
- ON-SITE BMPs
1. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL.
 2. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE CITY DETAILS TO DETERMINE WHICH INLET PROTECTION DEVICE IS APPLICABLE.
 3. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.
 4. INFILTRATION/RETENTION AREAS - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
 5. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.
 6. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.
 7. DITCH CHECKS SHALL BE INSTALLED EVERY 100' IN THE TEMPORARY DRAINAGE DITCHES AND AS SHOWN IN THE EROSION CONTROL PLANS.

SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	952	950
MAJOR CONTOUR	950	948
LOT LINE		
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE (PRE CONSTRUCTION)		
SILT FENCE (POST CONSTRUCTION)		
SPOT ELEVATION	950.0	950.0
TBC SPOT ELEVATION	950.0	950.0

(Every + 50 ft)
Average Grade

North	953.4
	953.4
	953.0
	948.5
East	955.8
	944.5
South	947.5
	947.5
	946.5
	946.5
West	947.5
	947.5
	947.5
Average Grade	949.6
Basement Floor	945.0



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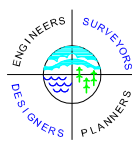
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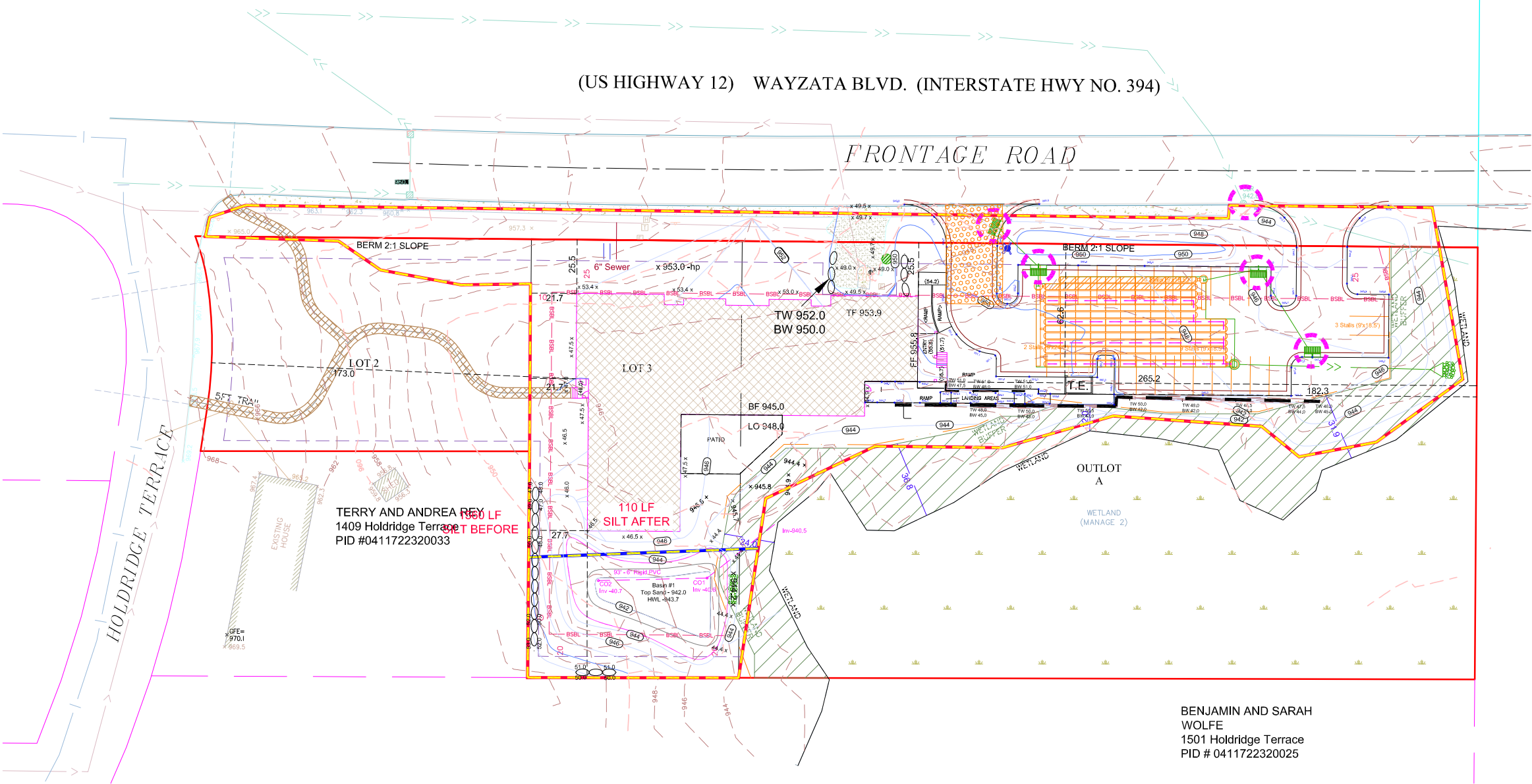


SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
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WAYZATA, MINNESOTA

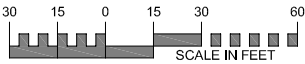
GRADING PLAN
CANTISSIMO OF WAYZATA
PILLAR SENIOR LIFESTYLE LIVING, LLC

FILE NO.
7056-077
3
6



SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RR-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE -PRE CONSTRUCTION		
SILT FENCE -POST CONSTRUCTION		
SPOT ELEVATION		
TBC SPOT ELEVATION		

- ROCK ENTRANCE BERM
- SILT FENCE
- POST GRADING SILT FENCE
- BIO-ROLL
- ROCK DITCH CHECK
- CONCRETE WASHOUT
- INLET PROTECTION
- EROSION BLANKET



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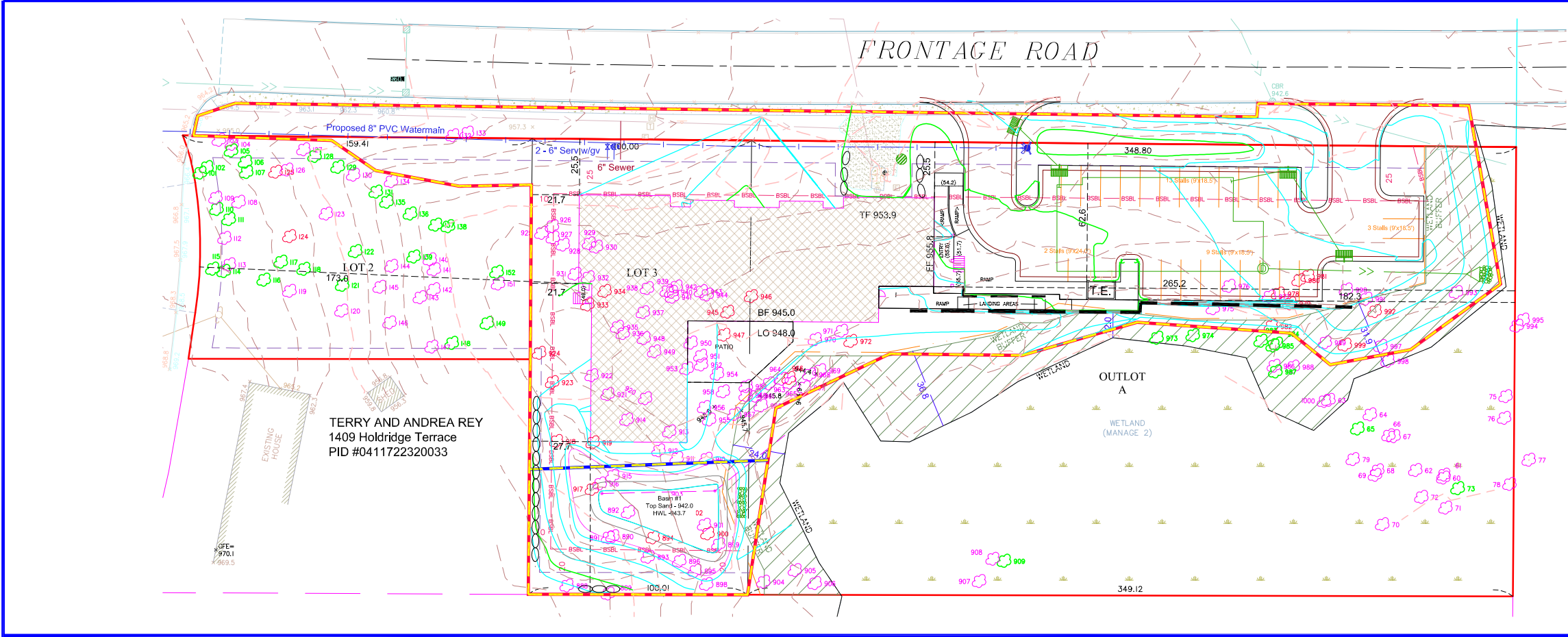


SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
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**WAYZATA,
MINNESOTA**

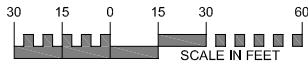
EROSION CONTROL PLAN
CANTISSIMO OF WAYZATA
PILLAR SENIOR LIFESTYLE LIVING, LLC

FILE NO.
7056-077
4
6



- DENOTES SAVED TREE
- DENOTES REMOVED TREE
- DENOTES EXEMPT/OFFSITE TREE

DENOTES HERITAGE TREE



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DLS	08	DLS	11/30/2021	REVISED TREE SURVEY
DATE				
04/01/21				

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

CITY PROJECT NO.

**WAYZATA,
MINNESOTA**

TREE REMOVAL PLAN
CANTISSIMO OF WAYZATA
PILLAR SENIOR LIFESTYLE LIVING, LLC

FILE NO.
7056-077

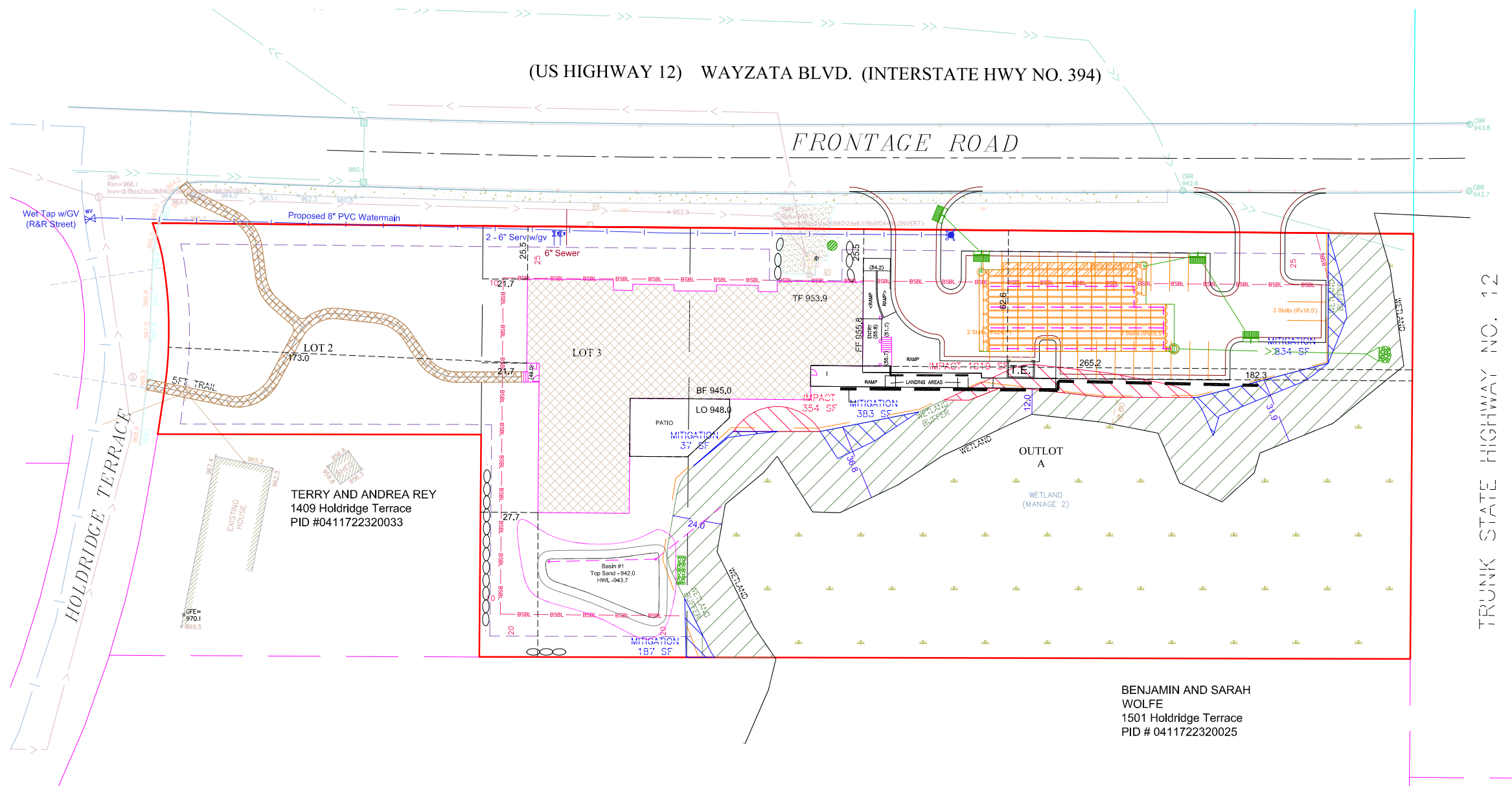
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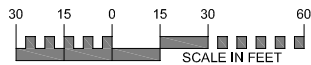
Tag#	Species	DBH	Condition	Broken Top	Comments	Notes	SAVED	REMOVED	EXEMPT	Recco	Issue	Status
888	Green Ash	11	Poor	Broken top	Broken top							
889	Green Ash	12	Fair	Limited canopy	Limited canopy, broken top							
890	Green Ash	9	Poor	Dead Top	Limited canopy, broken top							
891	Green Ash	12	Fair	Unlimited canopy	Unlimited canopy							
892	Green Ash	14	Fair	Was misidentified as Walnut	Unlimited canopy							
893	American Elm	10	Poor	Another tree lodged in broken top	Another tree lodged in broken top							
894	Basswood	14	Fair					14				
895	Green Ash	10	Poor									
896	Green Ash	7	Poor	Limited canopy								
897	Box Elder	9	Poor	Shear crack								
898	Green Ash	10	Poor		Broken top							
899	Green Ash	12	Fair		Broken top, internal decay							
900	Black Cherry	16	Fair	Limited canopy				16				
901	Basswood	12	Poor		Dead limbs, internal decay							
902	Basswood	16 1/2	Fair	Limited canopy				21				
903	Green Ash	12	Poor	Uprooted	Uprooted, hanging dead limb							
904	Box Elder	7	Fair									
905	Green Ash	14	Fair		Leaning, broken top							
906	Green Ash	10	Fair									
907	Box Elder	9	Poor		Broken top							
908	Green Ash	15	Fair									
909	Box Elder	13	Fair									
910	Green Ash	14	Poor		Broken top			13				
911	Green Ash	11	Poor	Broken top								
912	Green Ash	17	Fair									
913	Green Ash	17	Fair									
914	Green Ash	13	Fair	Limited canopy								
915	Basswood	13	Poor		Basal wound, Canker, Internal Decay							
916	Basswood	9/5	Poor	Broken top				12				
917	Basswood	12	Fair									
918	Basswood	28	Good					28				
919	Basswood	11	Fair					11				
920	Green Ash	15	Fair						15			
921	Green Ash	17	Fair									
922	Green Ash	7	Fair									
923	Basswood	12	Good									
924	Basswood	7/6	Good					12				
925	Green Ash	12	Fair	Trunk damage								
926	Green Ash	11	Fair									
927	Green Ash	11	Fair									
928	Green Ash	7	Poor		Basal wound							
929	Green Ash	6	Fair									
930	Green Ash	18	Good									
931	Green Ash	12	Fair									
932	Green Ash	7	Fair									
933	Box Elder	8	Fair					8				
934	American Elm	13	Fair					13				
935	Green Ash	9	Fair									
936	Green Ash	11	Fair									
937	Green Ash	16	Fair									
938	Green Ash	9	Fair									
939	Green Ash	18	Fair									
940	Green Ash	7	Fair									
941	Green Ash	7	Fair									
942	Box Elder	17	Poor		Structural defects							
943	Green Ash	8	Poor	Broken top								
944	Green Ash	16	Fair									
945	Box Elder	14	Fair		Basal wound, Canker			14				
946	Box Elder	18/9	Fair	Leaning, Shear crack	Leaning, Shear crack, Broken top			22				
947	Box Elder	9	Fair		Leaning, Wound, Broken top			9				
948	Green Ash	20/11	Poor									
949	Green Ash	12	Poor	Broken top								
950	Green Ash	10	Fair									
951	Green Ash	15	Fair									
952	Green Ash	9	Fair									
953	Green Ash	12	Fair									
954	Green Ash	13	Fair									
955	Green Ash	11	Fair									
956	Green Ash	8	Fair									

Tag#	Species	DBH	Condition	Comments	Notes	SAVED	REMOVED	EXEMPT	Recco	Issue	Status
957	Green Ash	13	Fair					15	Remove	EAB	Exempt
958	Green Ash	15	Fair					8	Remove	EAB/Hazard	Exempt
959	Green Ash	8	Poor	Basal canker, Internal decay				16	Remove	EAB	Exempt
960	Green Ash	16	Fair					7	Remove	EAB	Exempt
961	Green Ash	7	Fair					19	Remove	EAB	Exempt
962	Green Ash	13/13	Fair	Leaning	Leaning			14	Remove	EAB	Exempt
963	Green Ash	14	Fair	2 stemmed	Two stemmed			23	Remove	EAB	Exempt
964	Green Ash	24	Fair					9	Remove	EAB	Exempt
965	Green Ash	9	Fair					8	Remove	EAB	Exempt
966	Box Elder	8	Fair					13	Remove	EAB	Exempt
967	Green Ash	13	Fair	Leaning	Leaning			16	Remove	EAB	Exempt
968	Green Ash	16	Fair					9	Remove	EAB	Exempt
969	Box Elder	9	Fair					15	Remove	EAB	Exempt
970	Green Ash	15	Fair					19	Remove	EAB	Exempt
971	Green Ash	19	Fair					8/6	Remove	EAB/Hazard	Exempt
972	Box Elder	8/6	Fair					11	Remove	EAB	Exempt
973	Box Elder	11	Fair					15	Remove	EAB	Exempt
974	Box Elder	15	Fair		Leaning			17	Remove	EAB	Exempt
975	Green Ash	15	Fair					13	Remove	EAB	Exempt
976	Green Ash	17	Fair					23	Remove	EAB	Exempt
977	Green Ash	13	Fair					23	Remove	EAB	Exempt
978	Cottonwood	33	Good					23	Remove	EAB	Exempt
979	Cottonwood	23	Fair					23	Remove	EAB	Exempt
980	Cottonwood	23	Fair	Broken major limbs				16	Remove	EAB	Exempt
981	Box Elder	16	Fair					11	Remove	EAB	Exempt
982	American Elm	10	Good					19	Remove	EAB	Exempt
983	Box Elder	11	Fair					8	Remove	EAB	Exempt
984	Cottonwood	19	Good					25	Remove	EAB	Exempt
985	American Elm	7	Fair					8	Remove	EAB	Exempt
986	Green Ash	8	Fair					10	Remove	EAB	Exempt
987	Cottonwood	25	Fair					13	Remove	EAB	Exempt
988	Green Ash	8	Fair					11	Remove	EAB	Exempt
989	Green Ash	10	Fair					9	Remove	EAB	Exempt
990	Box Elder	9/9	Poor	50% dead, Codominant leader				9	Remove	EAB	Exempt
991	Green Ash	11	Fair	50% dead				9	Remove	EAB	Exempt
992	Box Elder	9	Fair					9	Remove	EAB	Exempt
993	Green Ash	9	Fair					9	Remove	EAB	Exempt
994	American Elm	9	Fair					10	Remove	EAB	Exempt
995	Box Elder	10	Fair		Dead major limb			10	Remove	EAB	Exempt
996	Green Ash	7	Fair					11	Remove	EAB	Exempt
997	Green Ash	11	Fair					8	Remove	EAB	Exempt
998	Green Ash	8	Fair					9	Remove	EAB	Exempt
999	American Elm	13	Fair					9	Remove	EAB	Exempt
1000	Green Ash	9	Fair					16	Remove	EAB	Exempt
1001	Green Ash	10	Good					9	Remove	EAB	Exempt
1002	Green Ash	16	Poor					9	Remove	EAB	Exempt
1003	Box Elder	9	Poor	Hollow/ Broken top	Dead top, internal decay, Basal wound			9	Remove	EAB	Exempt
1004	Green Ash	8	Fair					10	Remove	EAB	Exempt
1005	Green Ash	11	Fair					10	Remove	EAB	Exempt
1006	Green Ash	10	Poor		Trunk wound, EAB			9	Remove	EAB	Exempt
1007	Green Ash	9	Fair					11	Remove	EAB	Exempt
1008	Green Ash	11	Fair					12	Remove	EAB	Exempt
1009	Green Ash	12	Fair					9	Remove	EAB	Exempt
1010	Green Ash	8	Dead	Blonding				8	Remove	EAB	Exempt
1011	Green Ash	8	Poor		EAB Trunk wound			8	Remove	EAB	Exempt
1012	Green Ash	11	Poor		EAB, Basal trunk wound			9	Remove	EAB	Exempt
1013	Green Ash	9	Poor		EAB			15	Remove	EAB	Exempt
1014	Green Ash	19	Poor		EAB			10	Remove	EAB	Exempt
1015	Green Ash	7	Fair					10	Remove	EAB	Exempt
1016	Box Elder	10	Poor					13	Remove	EAB	Exempt
1017	Box Elder	8	Poor		Broken top, Leaning			8	Remove	EAB	Exempt
1018	Box Elder	12	Poor					7	Remove	EAB	Exempt
1019	Box Elder	7	Poor		Many dead limbs			8	Remove	EAB	Exempt
1020	Box Elder	11	Poor		Broken top			11	Remove	EAB	Exempt

Tag#	Species	DBH	Condition	Comments	Notes	SAVED	REMOVED	EXEMPT	Recco	Issue	Status
101	American Elm	11	Fair	Trunk crack, Limited Canopy	Trunk crack, Limited canopy	11					
102	American Elm	11	Fair		Trunk wound, limited canopy	11					
103	Green Ash	6	Poor		EAB damage everywhere			6	Remove	EAB	Exempt
104	Green Ash	13	Fair		Limited canopy			12	Remove	EAB	Exempt
105	Basswood	8	Fair		Salt spray injury	8					
106	Basswood	13	Good								
107	American Elm	6	Good			6					
108	Green Ash	6	Fair								
109	Basswood	6	Poor		Limited canopy			6	Remove	EAB	Exempt
110	Basswood	8	Fair		Significant decay			6	Remove	Hazard	Exempt
111	Basswood	11	Fair		Trunk wound	11					
112	American Elm	8	Poor		Limited canopy			8	Remove	Hazard	Exempt

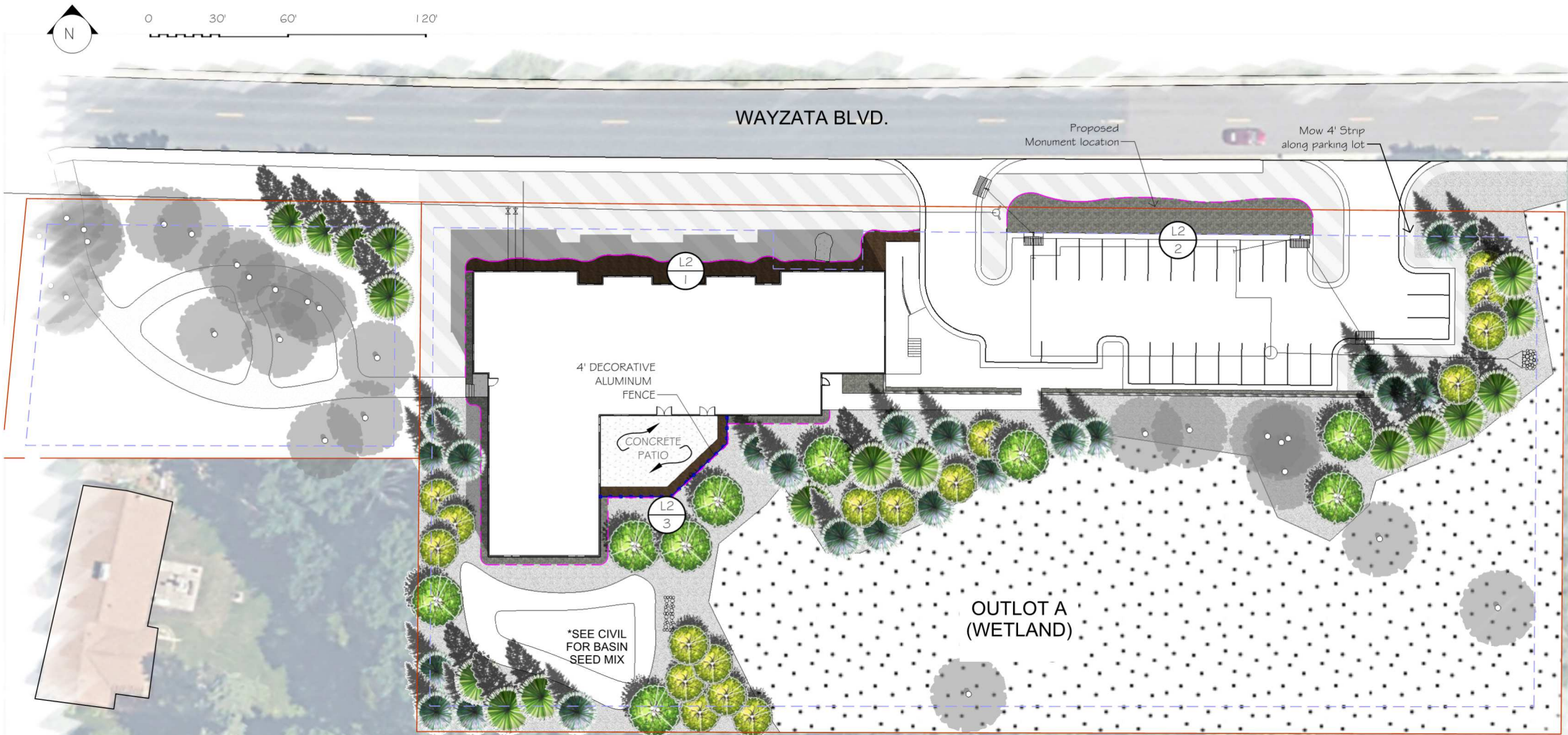


TRUNK STATE HIGHWAY NO. 12



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

DRAWING NAME	NO.	BY	DATE	REVISIONS	USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.	I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	ENGINEERS DESIGNERS SURVEYORS PLANNERS	SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000	CITY PROJECT NO. --	WAYZATA, MINNESOTA	BUFFER AVERAGING PLAN CANTISSIMO OF WAYZATA PILLAR SENIOR LIFESTYLE LIVING, LLC	FILE NO. 7056-077 6 6
Sheets - Freth	01	DLS	05/21/2021	CLIENT COMMENTS								
DRAWN BY	02	DLS	07/09/2021	CITY COMMENTS								
DLS	03	DLS	07/30/2021	CITY COMMENTS								
CHECKED BY	04	DLS	08/06/2021	CITY COMMENTS								
DLS	05	DLS	10/14/2021	TREE SURVEY REVISIONS								
DATE	06	DLS	10/22/2021	ADDED ACCESS DRIVE								
04/01/21	07	DLS	11/04/2021	ADDED RAMP SE BLD CORNER								



Tree Schedule			
TREES	Cont	Qty	
Balsam Fir / Abies balsamea	10' BB	10	17
Birch Clump / Betula populifolia 'Whitespire'	3.0' BB	3	9
Black Hills Spruce / Picea glauca densata	10' BB	10	24
Prairie Gold Aspen / Populus tremuloides 'NEArb'	3.0' BB	3	18

Plant Schedule		
SHRUBS	Size	Quantity
Annabelle Hydrangea / Hydrangea arborescens 'Annabelle'	24" HT	2
Arrowwood Viburnum / Viburnum dentatum 'Chnstom'	48" HT	1
Black Chokeberry / Aronia melanocarpa elata	18" HT	16
Bobo Hydrangea / Hydrangea paniculata 'Bobo'	3 gal	4
Boxwood / Buxus x 'Green Velvet'	24" HT	6
Compact Dogwood / Cornus senecia 'Balladeline'	18" HT	1
Compact Viburnum / Viburnum opulus 'Compactum'	48" HT	1
Dwarf Bush Honeysuckle / Diervilla lonicera	18" HT	33
Dwarf Korean Lilac / Syringa meyeri 'Palibin'	5 gal	23
Grow Low Sumac / Rhus aromatic 'Gro-Low'	18" HT	1
Nearly Wild Rose / Rosa x 'Nearly Wild'	2 gal	5
P.J.M. Rhododendron / Rhododendron x 'PJM'	24" HT	2
Red Dogwood / Cornus senecia 'Bailey'	18" HT	1
Serviceberry / Amelanchier alnifolia 'Regent'	24" HT	6
Yellow Dogwood / Cornus alba 'Bud's Yellow'	18" HT	3

GRASSES	Size	Quantity
Karl Foerster Grass / Calamagrostis x acutiflora 'Karl Foerster'	1 gal	3

PERENNIALS	Size	Quantity
Autumn Fire Sedum / Sedum x 'Autumn Fire'	1 gal	13
Black Eyed Susan / Rudbeckia 'Goldsturm'	1 gal	6
Frost Brunnera / Brunnera macrophylla 'Sea Heart'	1 gal	5
Little Rocket Ligularia / Ligularia stenoccephala 'Little Rocket'	1 gal	9
Maggie Daley Astilbe / A. chinensis 'Maggie daley'	1 gal	16
Moonshine Yarrow / Achillea x 'Moonshine'	1 gal	4
Ornamental Allium / Allium 'Millenium'	1 gal	9
Purple Astilbe / A. chinensis 'Purpurkerze'	1 gal	6
Purple Coral Bells / H. 'Plum Pudding'	1 gal	4
Russian Sage / P. atroplicifolia	1 gal	6
Silver Coral Bells / H. 'Silver'	1 gal	7
Stella de Oro Daylily / Hemerocallis 'Stella de Oro'	1 gal	8

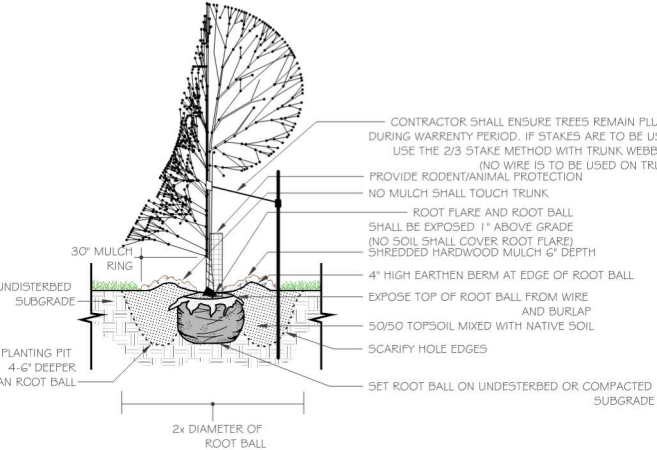
Low Maintenance Fescue Mix		
COMMON	SCIENTIFIC	PERC. %
Nuglade Kentucky Bluegrass	Poa pratensis L.	15%
Manhattan or Gator Perennial Ryegrass	Lolium perenne L.	20%
SR5100 Chewings Fescue	Festuca rubra	15%
SR3100 Hard Fescue	Festuca brevipila	20%
Longfellow Chewings Fescue	Festuca commutata	20%
Quattro Sheeps Fescue	Festuca ovina	10%
98% PURITY		85% GERMINATION
SEEDING RATE: 4LBS. PER 1000 SQUARE FEET		

General Planting Notes

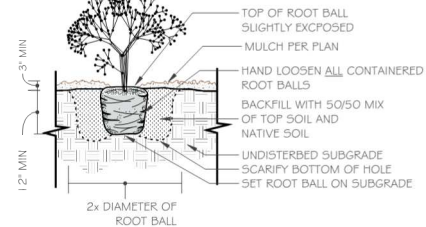
- THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND Gopher State ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- THE 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 BEGINNING OF WORK.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
- THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

Planting Notes

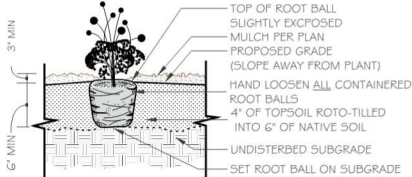
- TREES AND SHRUBS SHALL BE FRESHLY DUG AT TIME OF DELIVERY UNLESS CONTAINER GROWN. IF CONTAINER GROWN, PLANTS SHALL BE WATERED EVERYDAY AND KEPT IN A PARTIALLY SHADED AREA UNTIL PLANTED.
- TREES TO BE PLANTED EXCEPT MULTI-STEM TREES SHALL HAVE A SINGLE STRAIGHT LEADER AND TAPERED TRUNK. ALL TREES SHALL BE FREE OF GIRDING ROOTS THAT HAVE ENCIRCLED THE TREE. TREES MUST BE IN GOOD HEALTH AND FREE OF DISEASE.
- ALL TREES SHALL HAVE A MINIMUM DEPTH OF 6" HARDWOOD BARK MULCH 6" DIAMETER RING AROUND THE BASE OF THE TREE. KEEP MULCH OFF TREE TRUNK.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED TO BE UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- PLANTING HOLES SHALL BE FREE OF WEEDS, ROCKS, SOD, CLAY CLUMPS, CLASS V AND OTHER CONSTRUCTION MATERIALS.
- TOPSOIL FOR BACKFILLING PLANTING HOLES SHALL BE A MIXTURE OF NATIVE AND TOPSOIL AT A RATIO OF 1:1.
- CONTRACTOR SHALL EXCAVATE 8" OF SOIL IN ALL LANDSCAPE BEDS, REPLACE WITH 8" OF UNSCREENED TOPSOIL, ENOUGH ESTABLISH A POSITIVE GRADE OVER STRUCTURES, FOUNDATIONS, PATIOS, ETC..
- PLANTING BEDS PROPOSED WITH ROCK MULCH SHALL BE LAID OVER MIN. 6 MIL. BLACK POLY.
- PLANTING BEDS PROPOSED WITH BARK MULCH, A PRE EMERGENT HERBICIDE SHALL BE SPREAD AT PRODUCT RECOMMENDED RATIOS BEFORE BARK MULCH IS SPREAD. POLY AND FABRIC UNDERLAYMENTS ARE NOT TO BE USED UNDER BARK MULCH.
- ALL VINYL EDGING TO BE STAKED 7" ON CENTER, HORIZONTALLY.
- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.



1 TYPICAL TREE PLANTING DETAIL
NOT TO SCALE



2 TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE



3 TYPICAL PERENNIAL PLANTING DETAIL
NOT TO SCALE

Tree Preservation Requirements/ Proposal

Replacements Requirements:
Significant Trees= 156 cal in
Hentage Trees= 88 cal in
Total= 244 cal in
*per tree survey

Proposed: A mix of 3.0' BB/ 10' BB deciduous/ coniferous trees
27 Deciduous Trees (3.0") = 81 cal in
41 Coniferous Trees (4.0") = 164 cal in
Total= 245 cal in
(proposing a 10' BB coniferous tree = 4.0 cal in)

Legend

- Vinyl Edging
- 1 Layer of 4-6" River Rock w/ 1 1/2" River Rock Mulch filler, over 6 mil Polly
- 3" Double Shredded Bark Mulch
- Seeded Mown Area
- Seeded Un-Mown Area

Landscape Architect:

(052) 361 - 0644 / www.norbylandscape.com



Client:



Project Location:



Certification:

I hereby certify that this plan, plan set, specification or report was prepared by me or under my direct supervision and that I am a registered Landscape Architect under the laws of the State of Minnesota

Kevin Norby Registration #: 20144

Date: 11.03.2021

Copyright:

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CONTISSIMO OF WAYZATA

LANDSCAPE SITE PLAN

Drawn By: Matt Klein Checked By: Kevin Norby

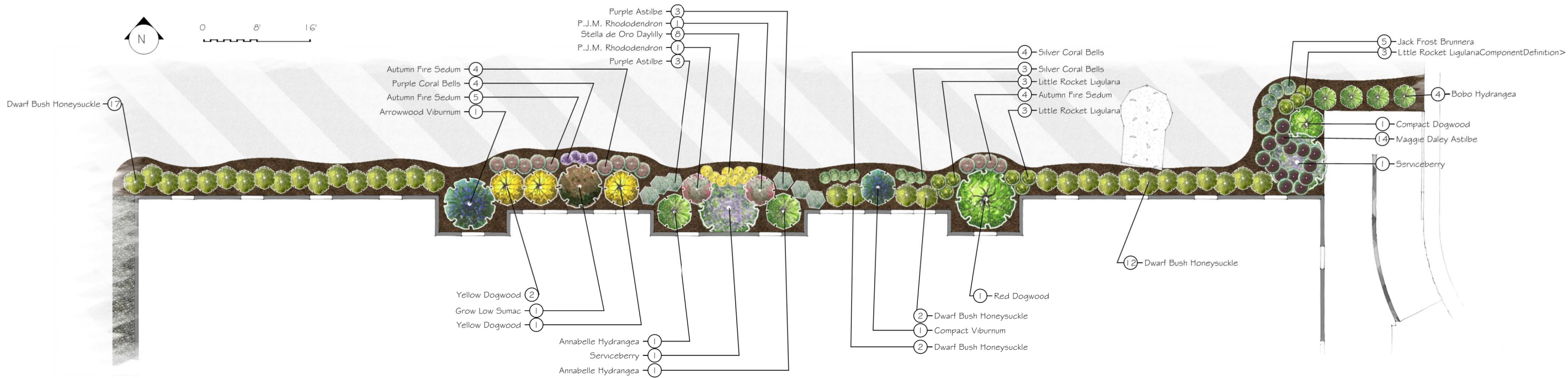
Original Issue Date: 05.24.2021 Reissue Date: 11.03.2021

Revisions:
Date By Remarks
01 21103 MK Review per city comments and client request

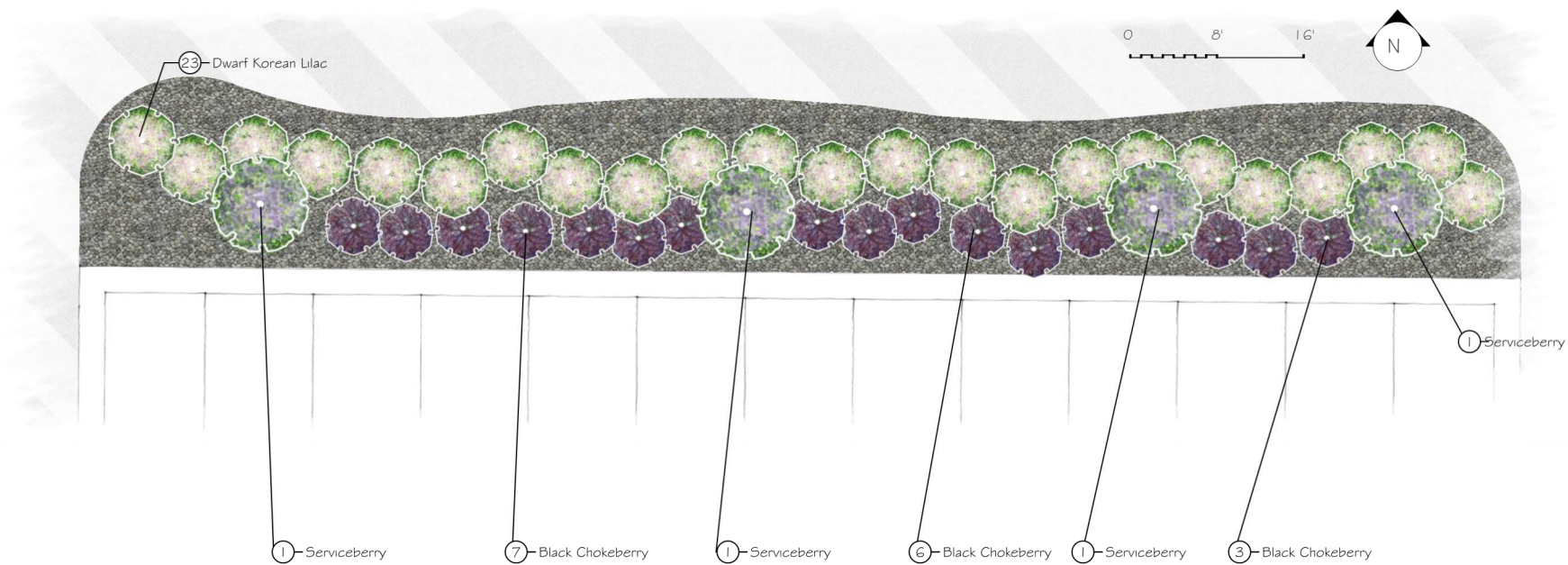
Project Number: City Number:

L1.0

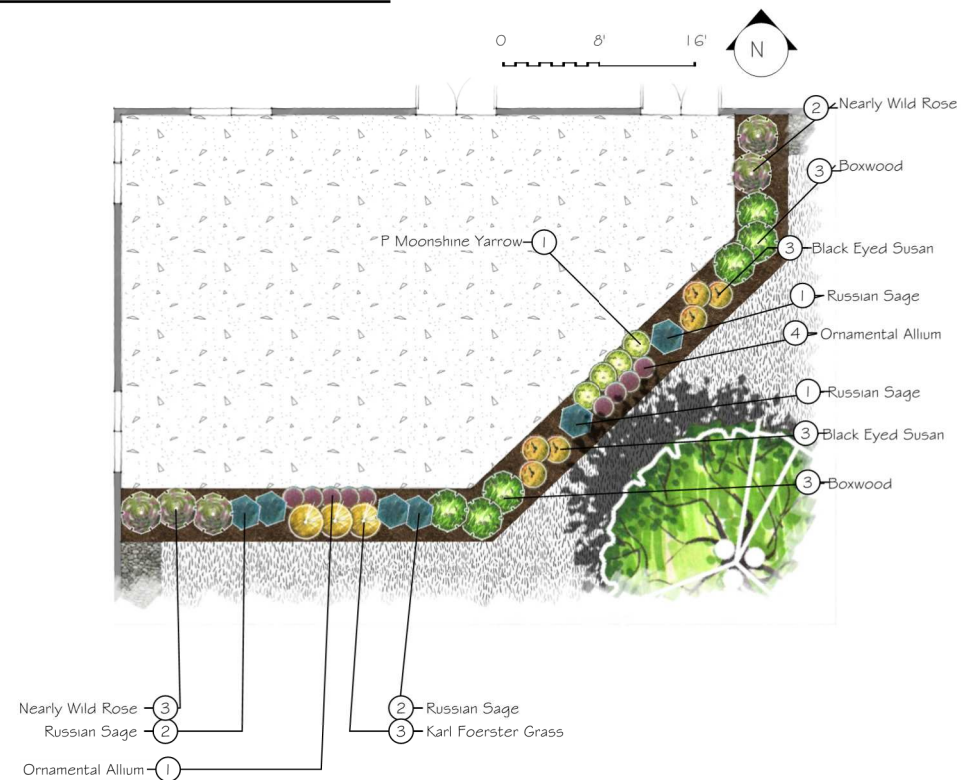
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L2 FOUNDATION PLANTING PLAN
1 Scale: 1/8" = 1'-0"



L2 BERM PLANTING PLAN
2 Scale: 1/8" = 1'-0"



L2 PATIO PLANTING PLAN
3 Scale: 1/8" = 1'-0"

Landscape Architect:

(052) 361 - 0644 / www.norbylandscape.com



Client:



Project Location:



Certification:

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CONTINUOUS OF WAYZATA

LANDSCAPE PLANTING PLAN

Drawn By: Matt Klein Checked By: Kevin Norby

Original Issue Date: 05.24.2021 Reissue Date: 11.03.2021

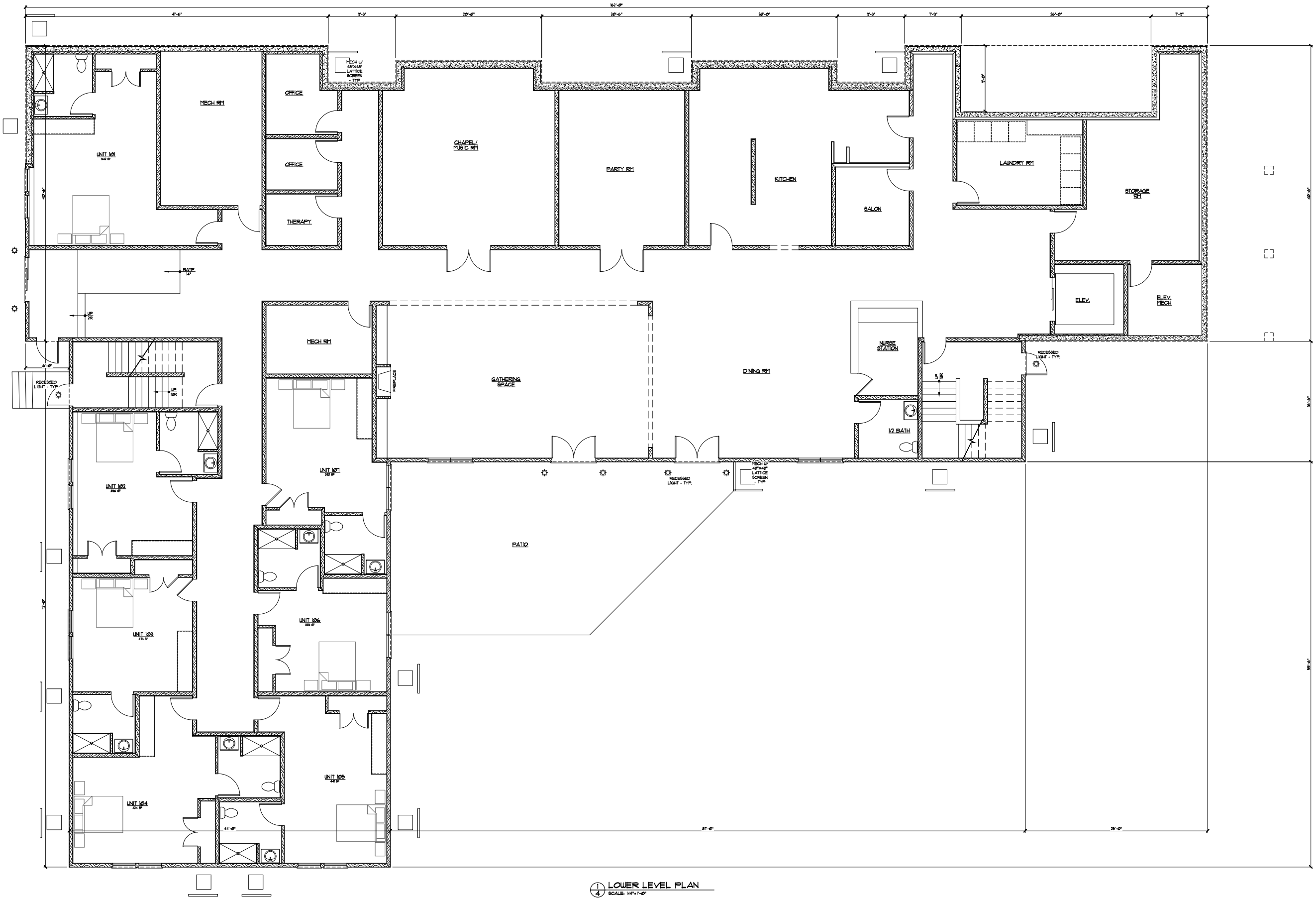
Revisions:

#	Date	By	Remarks
01	211103	MM	Revised per city comments and client request.

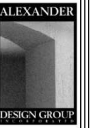
Project Number: City Number:

L2.0

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1 LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"



401 EAST LAKE STREET
ORLANDO, FL 32801
Phone: 407.473.8777
Fax: 407.473.8722

ISSUE DATE:
21 JULY 2021
PREVIOUS ISSUE DATE:

DRAWING DESCRIPTION:
LOWER LEVEL
FLOOR PLAN

REVIEW
SET

15431 WAYZATA BLVD
WAYZATA, TN



401 EAST LAKE STREET
ORONO, MN 55991
Phone: 952.473.8777
Fax: 952.473.8222

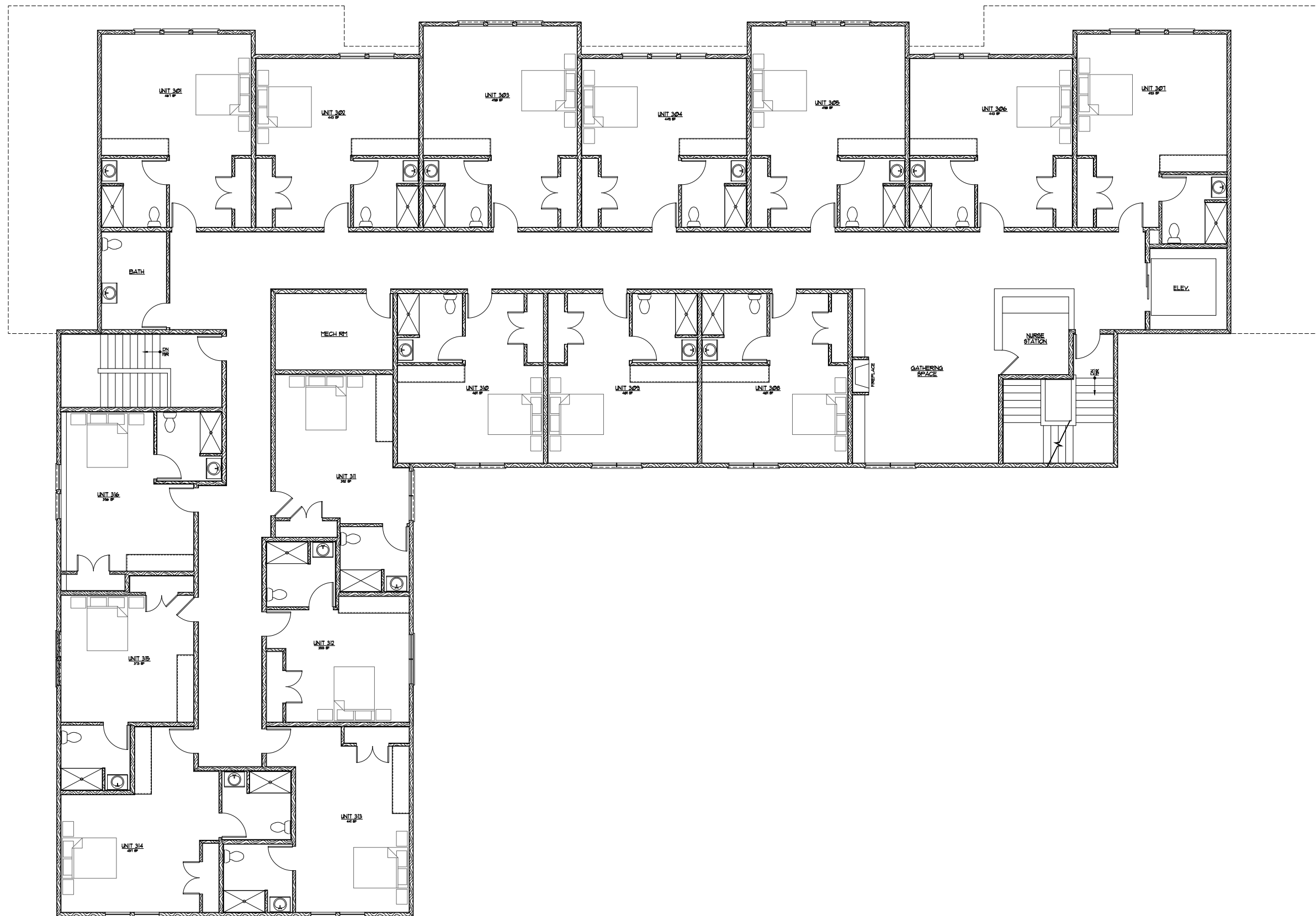
ISSUE DATE:
21 JULY 2021
PREVIOUS ISSUE DATE:

DRAWING DESCRIPTION:
UPPER LEVEL
FLOOR PLAN

REVIEW
SET

15431 WAYZATA BLVD
WAYZATA, MN

6
6 OF X



1 UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



City of Wayzata Planning Commission Agenda Report

MEETING DATE: December 6, 2021	AGENDA ITEM: 6.b
TITLE: Planning Commission Meeting Schedule	
PREPARED BY: Emily Goellner, Community Development Director	
REVIEWED BY:	
60 DAY DEADLINE: N/A	

BACKGROUND:

The next Planning Commission meeting is scheduled for Monday, January 3, 2022. The Planning Commission meeting scheduled for December 20 has been canceled due to lack of a quorum. The next City Council meeting is on December 7 and it is anticipated that the December 21 City Council meeting will be rescheduled to December 16. The 2022 City Meeting Calendar and Planning Commissioner Liaison Schedule are attached.

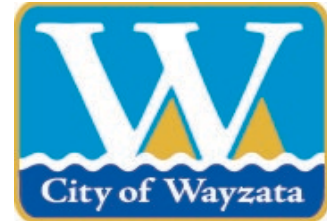
ACTION REQUESTED:

N/A

ATTACHMENTS:

1. 2021 Wayzata City Meeting Calendar
2. PC Assignments at Council Meetings 2021
3. 2022 Wayzata City Calendar
4. 2022 Planning Commission Assignments at Council Meetings

City of Wayzata 2021 Meeting Calendar



January 2021						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February 2021						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March 2021						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April 2021						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May 2021						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June 2021						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July 2021						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August 2021						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September 2021						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October 2021						
S	M	T	W	Th	F	S
					1	2
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November 2021						
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- Energy & Environment Committee - 5:00 PM
- Planning Commission - 6:30 PM
- City Council - 7:00 PM
- Wayzata School Board
- Lake Minnetonka Conservation District (LMCD)
- Heritage Preservation Board (HPB) - 5:00 PM
- Housing & Redevelopment Authority (HRA) - 7:30 AM
- Parks & Trails Board - 6:00 PM
- Charter Commission - 9:00 AM
- Elections (see below)
- Night to Unite

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

Holiday Observed
City Offices Closed

Precinct Caucuses -

Primary Election -

General Election - School Board Election

2021**Planning Commission assignments at Council meetings**

	<u>Meeting Date</u>	<u>Commission Representative</u>
Tuesday	Tuesday, January 5, 2021	Christine Plantan
Tuesday	Thursday, January 21, 2021	Jeff Parkhill
Tuesday	Tuesday, February 2, 2021	Peggy Douglas
Tuesday	Tuesday, February 16, 2021	Gregory Flannigan
Tuesday	Tuesday, March 2, 2021	Larissa Stockton
Tuesday	Tuesday, March 16, 2021	Laura Merriam
Tuesday	Tuesday, April 6, 2021	Lindsay Bashioum
Tuesday	Tuesday, April 20, 2021	Christine Plantan
Tuesday	Tuesday, May 4, 2021	Jeff Parkhill
Tuesday	Tuesday, May 18, 2021	Peggy Douglas
Tuesday	Tuesday, June 1, 2021	Ken Sorenson
Tuesday	Tuesday, June 15, 2021	Larissa Stockton
Tuesday	Tuesday, July 6, 2021	Laura Merriam
Tuesday	Tuesday, July 20, 2021	N/A
Tuesday	Tuesday, August 10, 2021	N/A
Tuesday	Tuesday, August 24, 2021	Jeff Parkhill
Tuesday	Tuesday, September 7, 2021	Peggy Douglas
Tuesday	Tuesday, September 21, 2021	Ken Sorensen
Tuesday	Tuesday, October 5, 2021	Larissa Stockton
Tuesday	Tuesday, October 19, 2021	Laura Merriam
Wednesday	Wednesday, November 3, 2021	Bonnie Schwalbe
Tuesday	Tuesday, November 16, 2021	Jennifer Severson
Tuesday	Tuesday, December 7, 2021	Jeff Parkhill
Tuesday	Tuesday, December 21, 2021	Peggy Douglas

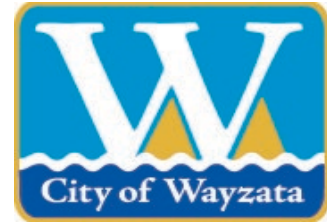
last updated August 12, 2021

City of Wayzata

2022 Meeting Calendar

January 2022						
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April 2022						
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May 2022						
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June 2022						
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July 2022						
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August 2022						
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September 2022						
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October 2022						
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November 2022						
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December 2022						
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- Energy & Environment 5:00 PM
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- Elections (see below)
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Meeting dates and times are subject to change. Dates can be confirmed by calling City Hall.

Holiday Observed
City Offices Closed

Precinct Caucuses - Feb 1, 2022

Primary Election - August 9, 2022

General Election - November 8, 2022

Revised
9/29/2021

2022 Planning Commission Assignments at Council Meetings

	<u>Meeting Date</u>	<u>Commission Representative</u>
Tuesday	January 4, 2022	Ken Sorensen
Tuesday	January 18, 2022	Peggy Douglas
Tuesday	February 8, 2022	Laura Merriam
Tuesday	February 22, 2022	Jeffrey Parkhill
Tuesday	March 8, 2022	Bonnie Schwalbe
Tuesday	March 22, 2022	Jennifer Severson
Tuesday	April 5, 2022	Larissa Stockton
Tuesday	April 19, 2022	Ken Sorensen
Tuesday	May 3, 2022	Peggy Douglas
Tuesday	May 17, 2022	Laura Merriam
Tuesday	June 7, 2022	Jeffrey Parkhill
Tuesday	June 21, 2022	Bonnie Schwalbe
Tuesday	July 5, 2022	Jennifer Severson
Tuesday	July 19, 2022	Larissa Stockton
Wednesday	August 3, 2022	Ken Sorensen
Tuesday	August 16, 2022	Peggy Douglas
Tuesday	September 6, 2022	Laura Merriam
Tuesday	September 20, 2022	Jeffrey Parkhill
Tuesday	October 4, 2022	Bonnie Schwalbe
Tuesday	October 18, 2022	Jennifer Severson
Tuesday	November 1, 2022	Larissa Stockton
Tuesday	November 15, 2022	Ken Sorensen
Tuesday	December 6, 2022	Peggy Douglas
Tuesday	December 20, 2022	Laura Merriam

Proposed Updates Residential and Commercial Zoning Districts



Agenda

Overview of the Zoning Study Task Force Basis for Changes

- Comprehensive Plan, Ease of Use

Residential Updates

- Density, Buildability, Allowances

Commercial Updates

- Code Clean-Up, Update Uses

Discussion



Members of the Zoning Study Task Force

City Council and Planning Commission

- Jeff Buchanan, Alex Plechash (City Council)
- Peggy Douglas, Jeff Parkhill, Larissa Stockton (Planning Commission)

Other Boards and Commissions

- Bob Ambrose, Steve Fox (HRA)
- KC Chermak (Energy and Environment)

Community Members

- Lora Ward Lake, John Nolan, Meredith Howell, Suzanne Candell



Zoning Code Update Process + Schedule

Zoning Task Force → Planning Commission → City Council

- The Task Force began reviewing this work in October 2020.
- Task Force recommended on November 22 that the work be forwarded on to the Planning Commission for review.

Tentative Review Schedule

- December 6, 2021: Planning Commission Workshop #1
- January 3, 2022: Planning Commission Workshop #2
- January 24, 2022: Public Hearing
- February 7, 2022: Consent Agenda
- February 28, 2022: City Council Review



Basis for Changes

The updates are intended to **align the code** with the most recent Comprehensive Plan and to promote **ease of use**.

Residential updates especially must **balance** guiding principles and density goals.

Integrating the guiding principles into the residential and commercial districts helps provide the basis by which development **fulfills the vision and goals** set forth by the Comprehensive Plan.



Charming



Walkable and
Pedestrian Friendly



Environmental
Sustainability



City Nodes with
Greater Housing
Diversity



Residential Updates

Zoning districts should align with their predominant land use designation in the Comprehensive Plan.

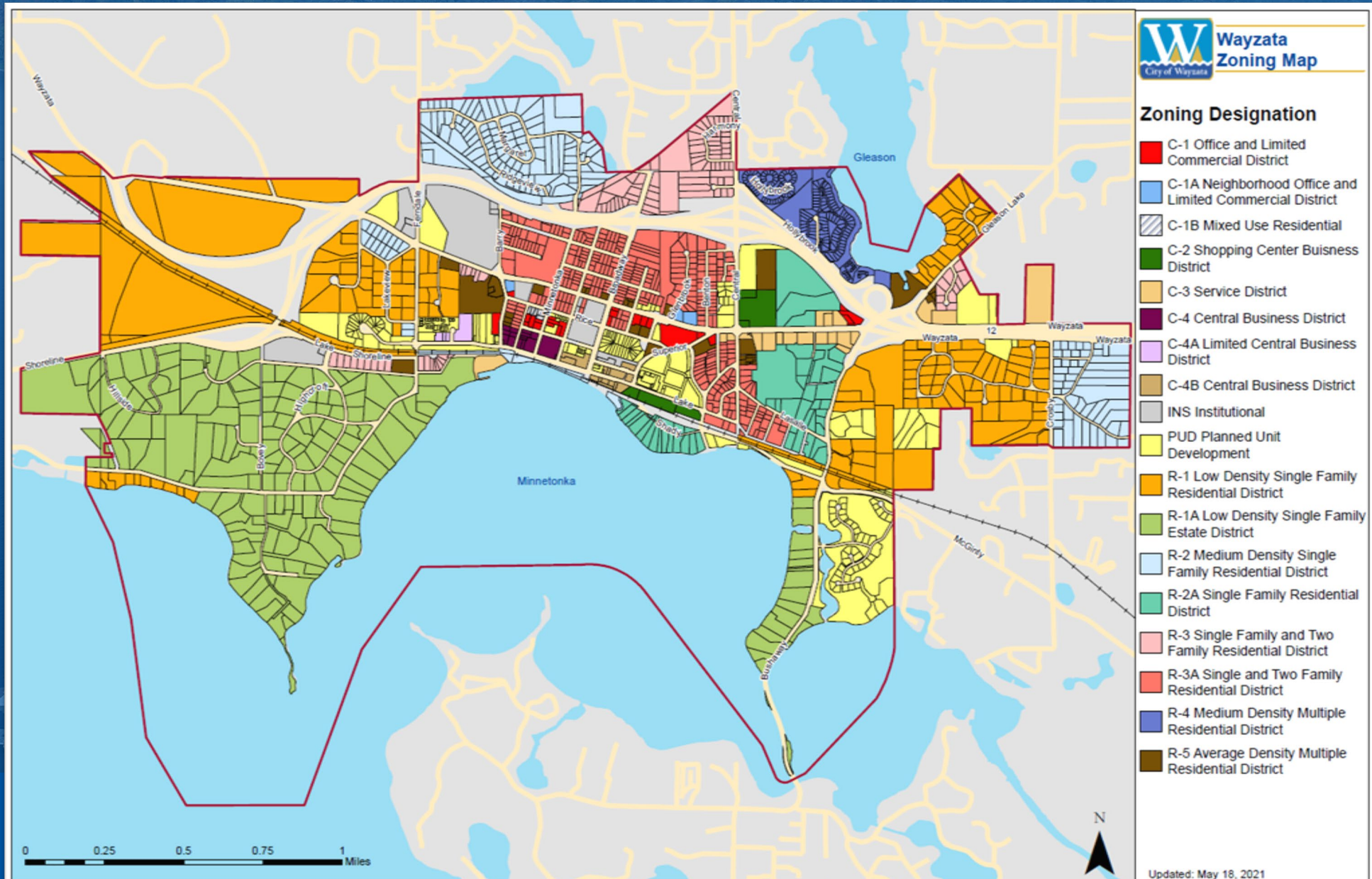
Density in the R-3, R-3A, R-4, R-4A, and R-5 districts is currently lower than the Comprehensive Plan requires. Solutions include:

- R-1 through R-3: Accessory Dwelling Units (ADUs)
- R-4 and R-4A: Revisions to support townhomes and small apartment building uses
- R-5: Density allowances

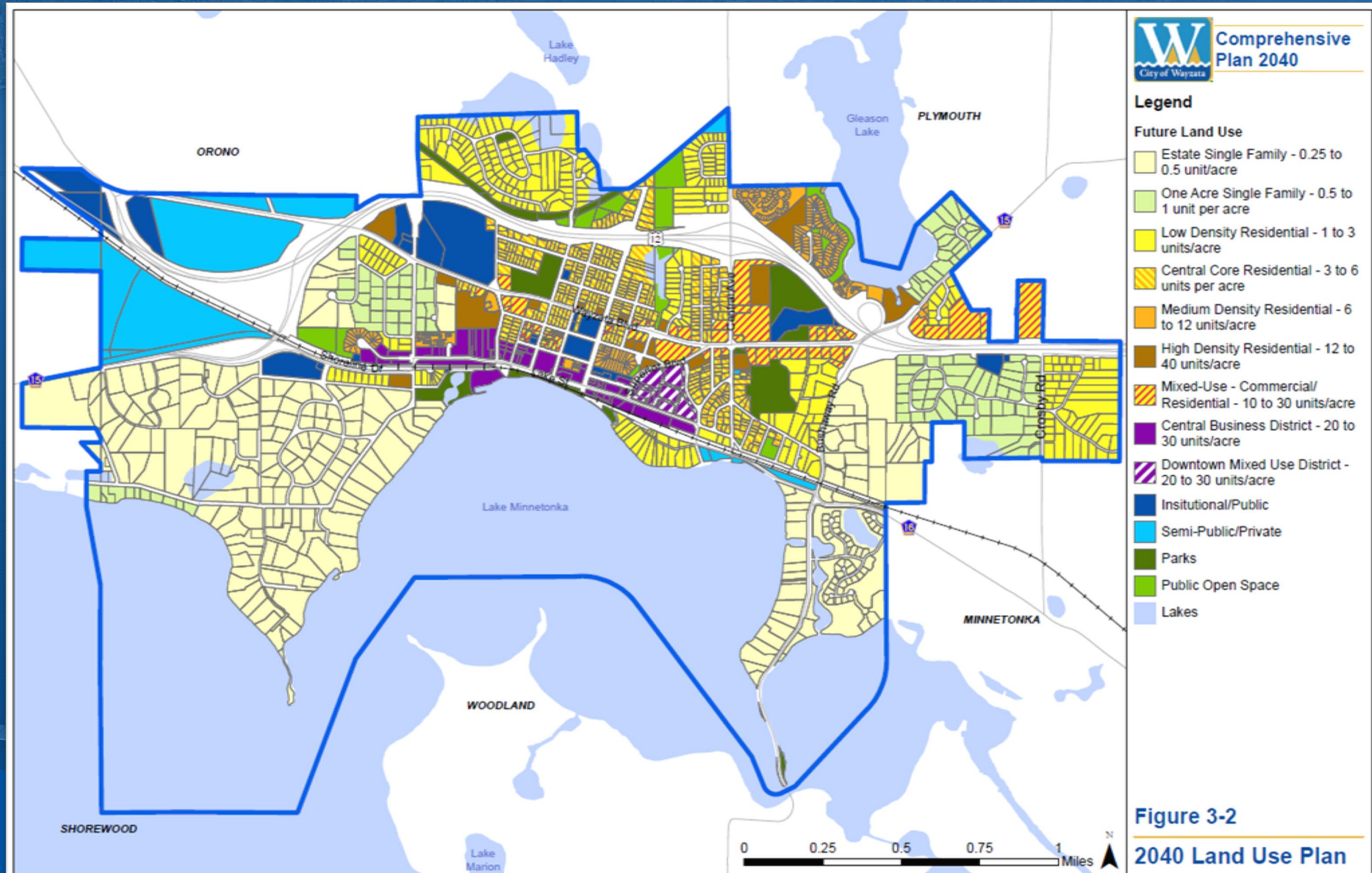
Residential Zoning District	Single Family Max. Net Density	Multiple Family Residential Maximum Density	Land Use Designation allowing Residential	Density Range	Relationship to Zoning Districts
R-1A	0.545	N/A	Estate Single Family	0.25 to 0.5 units per acre	The R-1A zoning district aligns with the density and allowed uses of this category. (Max Density of 0.545 du/ac)
R-1	1.089	N/A	One Acre Single Family	0.5 to 1.0 units per acre	The R-1 zoning district aligns with the density and allowed uses of this category. (Max Density of 1.089 du/ac)
R-2	2.904	N/A	Low Density Residential	1 to 3 units per acre	The R-2A and R-2 zoning districts align with the densities and allowed uses of this category. (Max. Density of 2.904 du/ac)
R-2A	1.742	N/A			
R-3	4.840	N/A	Central Core Residential	3 - 6 units per acre	The R-3 and R-3A zoning districts have a maximum density that is about the midpoint of the Central Core Residential density range. (Max. Density of 4.840 du/ac)
R-3A	4.840	N/A			
R-4	4.840	N/A	Medium Density Residential	6 - 12 units per acre	The R-4 zoning district has a maximum density that is below the Medium Density Residential density range. (Max. Density of 4.840 du/ac)
R-4A	3.630	N/A			
R-5	4.840	21.780	High Density Residential	12 - 40 units per acre	The R-5 zoning district has a maximum density for multiple family residential that is about a one-third of the High Density Residential density range. (Max. Density of 21.780 du/ac for MFR and 43.560 for MFR-Elderly)



Current Zoning Map



Future Land Use Map



Commercial Updates

3 Policy Areas

1. Upper story housing in C-2 and C-3 districts, subject to R-5 density – encourage developments in line with land use designation (Mixed-Use Commercial/Residential)
2. Lower height in C-2 to two stories, increase C-3 to three stories, limit density in C-4 and C-4A to no more than 30 units/acre – will better reflect buildability/existing lot sizes in these districts
3. Modernize list of land uses (especially retail) and create new, simplified format



Questions for Discussion

- ❓ Which updates are you generally comfortable with?
- ❓ Which updates do you feel merit more discussion?
- ❓ What information would you like to have about one or more of these proposed changes for the next workshop?

