

WAYZATA CITY COUNCIL

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Tuesday, March 1, 2022

ZOOM INFORMATION

[Click here to join Zoom Mtg](#)

[Meeting ID: 882 6233 9721 Passcode: 431198](#)



Members of the public may attend this City Council meeting in person, provided they follow all City policies and protocols related to the pandemic, including wearing masks.

Members of the public may watch and listen remotely 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 logging into the zoom call and raising your hand during the public hearing. **When your name is called in the meeting, you will be seen and heard in our Council Chambers and the cable channel.** You will be asked to unmute and then you may begin your comment. All public comments must include your full name and address.

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 952-404-5323, or mailing Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment).

7:00 PM - CITY COUNCIL MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approve Agenda**
5. **Public Forum (3min/person)**
6. **New Business**
 - a. Consider Adoption of Resolution 07-2022 Approving a PUD Concept Plan and Comprehensive Plan Amendment for Cantissimo Senior Living at 1405 Holdridge Terrace and 15419 and 15429 Wayzata Boulevard East
7. **Public Forum (as necessary)**
8. **Adjournment**

Meeting Rules of Conduct:

Turn in white card for public forum and blue card for agenda item

Give name and address

Indicate if representing a group

Limit remarks to 3 minutes

Upcoming Meetings:

City Council - March 8, 2022

Planning Commission - February 28 and March 7, 2022

Members of the City Council 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 City Council Agenda Report

MEETING DATE: March 1, 2022	AGENDA ITEM: 6.a
TITLE: Consider Adoption of Resolution 07-2022 Approving a PUD Concept Plan and Comprehensive Plan Amendment for Cantissimo Senior Living at 1405 Holdridge Terrace and 15419 and 15429 Wayzata Boulevard East	
PROPOSED MOTION: To Adopt Resolution 07-2022 Approving a PUD Concept Plan and Comprehensive Plan Amendment for Cantissimo Senior Living at 1405 Holdridge Terrace and 15419 and 15429 Wayzata Boulevard East	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Emily Goellner, Community Development Director	

ACTION REQUESTED:

The Planning Commission recommends adoption of Resolution 07-2022 Approving a PUD Concept Plan and Comprehensive Plan Amendment for Cantissimo Senior Living at 1405 Holdridge Terrace and 15419 and 15429 Wayzata Boulevard East

FINANCIAL OR BUDGET CONSIDERATION:

Typical development fees and escrows, including Park Dedication, would be associated with this project. These would be addressed in greater detail within a development agreement if the project is approved.

BACKGROUND:

This item was originally scheduled for City Council review on February 28, 2022. Due to insufficient Council attendance to vote on the Comprehensive Plan Amendment request, the item was delayed to a Special Meeting on March 1, 2022.

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. The applicant is requesting that the properties be re-guided from Low Density Residential use to Institutional use on the 2040 Comprehensive Land Use Plan Map. The Comprehensive Plan Amendment requires a 4/5 affirmative vote from the City Council for approval.

On December 6, 2021, the Planning Commission conducted a public hearing regarding the application. During the meeting, the Planning Commission raised a number of issues including:

- Confirmation that the entire building will be dementia/memory care
- Discussion that memory care units are suitable for smaller unit sizes and generate less traffic
- Wetland buffer averaging and tree replacement
- Previous single family and townhouse projects that were proposed on these parcels
- What uses could be proposed on the parcels if re-guided to Institutional and this project does not ultimately go forward

During the public hearing, one resident provided testimony in support of the proposal. Following the hearing, the Planning Commission unanimously (6-0) directed staff to prepare a Planning Commission Report and Recommendation recommending approval of the Comprehensive Plan Amendment and PUD Concept Plan.

During their February 7, 2022 meeting, the Planning Commission unanimously (5-0) approved the Planning Commission Report and Recommendation.

Since the Planning Commission public hearing, a number of additional issues have been raised, including:

- The need to determine the sewer and water demand from the proposal and if City utility improvements would be required to support the development
- If any additional landscaping or buffering of the City's lift station or the south side of the building would benefit the neighbors
- The staking of the building footprint on the site to assist in visualizing the proposed building in relation to property boundaries

Being a PUD Concept Plan, the City Council has an opportunity to provide direction on specific portions of the proposed development that will need additional attention when the applicant submits an application for PUD General Development Plan, Lot Combination, Variance for Unit Size, and Design Review. A condition of approval related to City utilities is noted in Resolution 07-2022. Currently, the City's consultant is reviewing the capacity of water and sewer systems related to this development. There could be additional improvements that the developer may be required to address as the project review progresses.

Property stakes have been installed at the site to show the footprint of the proposed building and an escrow has been provided to study the utility impact of the proposed development.

The applicant has supplied an operations memorandum from the Executive Director of Harbor Health Management and the State definitions of the type of licensed senior housing, both of which are attached to this report. The memorandum describes the typical sizes of dementia care units, that the facility will be licensed to allow for 100% dementia care and descriptions of staff levels, delivery hours and anticipated visitor hours and numbers.

ATTACHMENTS:

1. Draft Resolution 07-2022 and PC Report and Recommendation
2. Cantissimo Planning Commission Staff Report revised January 3
3. Cantissimo Attachments from December 6 Planning Commission Meeting
4. Materials Submitted since Planning Commission Meeting
5. Cantissimo Minutes from December 6 Planning Commission Meeting

DRAFT RESOLUTION NO. 07-2022**RESOLUTION APPROVING
PUD CONCEPT PLAN AND COMPREHENSIVE PLAN AMENDMENT
FOR 1405 HOLDRIDGE TERRACE AND 15419 AND 15429 WAYZATA BOULEVARD**

WHEREAS, Pillar/Senior Lifestyle Living LLC and property owner Anasazi Holdings LLC (collectively, the “Applicant”) have submitted a development application (the “Application”) for the property at 1405 Holdridge Terrace, and 15419 and 15429 Wayzata Boulevard, legally described on the attached Exhibit A (the “Property”) requesting approval of a (i) PUD Concept Plan and (ii) Comprehensive Plan Amendment to allow for the construction of an assisted living facility (the “Project”);

WHEREAS, the Project requires several stages of City review and approvals, and the Application represents the first stage; and

WHEREAS, the Wayzata Planning Commission, pursuant to the Zoning Ordinance, held a public hearing on the Application, made findings of fact on each of the land use requests in the Application, and delivered a Report and Recommendation to the City Council recommending approval of the Application (the “PC Report”).

NOW THEREFORE, BE IT RESOLVED by the City Council of Wayzata, Minnesota as follows:

A. Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, the standards of the Wayzata Zoning Ordinance, and the findings and recommendations of the PC Report and Recommendation, all of which are incorporated by reference in this Resolution, the City Council of the City of Wayzata hereby finds, confirms and memorializes that the Application and requests therein meet the applicable requirements of Wayzata’s Zoning Ordinance.

B. Based on the foregoing, the (i) PUD Concept Plan; and (ii) Comp Plan Amendment that are each defined in the PC Report and Recommendation, are hereby **APPROVED**, subject to the following conditions of approval:

1. Applicant must provide the City Engineer with a professional analysis and report analyzing the Project’s effect on sewer and water, and concluding that the Project would not have an unmitigated detrimental effect on sewer and water; and

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

Adopted by the Wayzata City Council this 22nd day of February 2022.

Johanna Mouton, Mayor

ATTEST:

Jeffrey Dahl, City Manager

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on February 22, 2022.

Kathy Leervig, City Clerk
SEAL

Attachment A
Legal Description and Property Information

Address	PID	Legal Description	Abstract/Torrens
1405 Holdridge Terrace Wayzata, MN 55391	0411722320034	Lot 2, Block 1, Fretham 17th Addition	Torrens Certificate No. 1508834
15419 Wayzata Blvd E Wayzata, MN 55391	0411722320036	Outlot A, Fretham 17th Addition	Torrens Certificate No. 1508826
15429 Wayzata Blvd E Wayzata, MN 55391	0411722320035	Lot 3, Block 1, Fretham 17th Addition	Torrens Certificate No. 1508827

DRAFT



WAYZATA PLANNING COMMISSION

February 7, 2022

REPORT AND RECOMMENDATION OF APPROVAL OF PUD CONCEPT PLAN AND COMPREHENSIVE PLAN AMENDMENT AT 1405 HOLDRIDGE TERRACE AND 15419 AND 15429 WAYZATA BOULEVARD

SUMMARY OF RECOMMENDATION

1. Approval of Planned Unit Development (PUD) Concept Plan
 2. Approval of Comprehensive Plan (Comp Plan) Amendment
-

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Project. Pillar/Senior Lifestyle Living LLC and property owner Anasazi Holdings LLC (collectively, the “Applicant”) have submitted a development application presented to the Planning Commission on December 6, 2021 (the “Application”) for the property at 1405 Holdridge Terrace and 15419 and 15429 Wayzata Boulevard (the “Property”) requesting approval of a (i) PUD Concept Plan and (ii) Comprehensive Plan Amendment to allow for the construction of an assisted living facility (the “Project” or the “Proposed PUD”). The Project would require several stages of City review and approvals, and the Application represents the first stage.
- 1.2 Application Requests. The Application contains the following two approval requests:
 - A. PUD Concept Plan: A PUD concept plan for a forty (40) unit senior housing facility in the north center of the Property, as further detailed in the Application (the “PUD Concept Plan”).
 - B. Comp Plan Amendment: A Comprehensive Plan Amendment to change the land use designation for the Property in the Comprehensive Plan’s 2040 Land Use Plan Map from Low Density Residential to Institutional (the “Comp Plan Amendment”).

- 1.3 Property. The three (3) parcels that comprise the Property 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 of the Property abuts the City of Minnetonka. The street address, property identification numbers and owner of the parcels that comprise the Property are:

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

- 1.4 Land Use. The Property is zoned R-2 Medium Density Single Family Residential and guided Low Density Residential under the 2040 Wayzata Comprehensive Plan. The Property is subject to the standards of the Bluff Design District. The Property is partially impacted by the Wetland Overlay District.
- 1.5 Neighborhood Meeting; Notice and Public Hearing. A neighborhood meeting on the Application was held on November 17, 2021 in accordance with City policy. Notice of a public hearing on the Application was published in the *Lakeshore Weekly News* on November 18, 2021. A copy of the notice was mailed to all property owners located within 500 feet of the Property on November 18, 2021. The public hearing on the Application was held at the December 6, 2021 Planning Commission meeting.

Section 2. STANDARDS

2.1 Planned Unit Developments (PUDs).

- A. Intent and Purpose of PUDs. Chapter 933 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non-residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:
1. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.

2. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
 3. More convenience in location and design of development and service facilities.
 4. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
 5. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
 6. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
 7. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)
 8. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.
- B. General Standards. Section 933.02.A of the Zoning Ordinance sets forth the general standards for a PUD and review of a PUD application. These include:
1. Health Safety and Welfare; Council Discretion. In reviewing the PUD application, the Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations on design and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the PUD Ordinance. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of Section 33 of the PUD Ordinance, it may approve the PUD, although it shall not be required to do so.
 2. Ownership. Applicant/s must own all of the property to be included in the PUD.

3. Comprehensive Plan Consistency. The PUD project must be consistent with the City's Comprehensive Plan.
4. Sanitary Sewer Plan Consistency. The PUD project must be consistent with the City's Sanitary Sewer Plan.
5. Common Open Space. The PUD project must provide common private or public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and contain provisions to assure the continued operation and maintenance of such.
6. Operating and Maintenance Requirements. Whenever common private or public open space or service facilities are provided within a PUD, the PUD plan must contain provisions to assure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD must be placed under the ownership of one of the following, as approved by the City Council: (i) dedicated to the public, where a community-wide use is anticipated, (ii) Landlord control, where only tenant use is anticipated, or (iii) Property Owners Association, provided the conditions of 933.2.A.6.c are met.
7. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.
8. Density. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
9. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 933.02.A.10.
10. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 933.02.A.10.
11. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.

12. Landscaping. All landscaping associated with the PUD must be according to a detailed plan approved by the City Council. In assessing the plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.
 13. Setbacks. The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD conditional use permit, or the previous zoning district, if a PUD District. No building shall be located less than fifteen (15) feet from the back of the curb line along those roadways which are part of the internal street pattern.
 14. Height. The maximum building height to be considered within a PUD District shall be thirty five (35) feet and three (3) stories, whichever is lesser. There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the maximum allowable height and number of floors shall be as negotiated and agreed upon between the applicant and the City.
- C. Residential PUD Standards. Section 933.03 sets forth lot area, minimum frontage, municipal water and sewer availability, roadway and parking standards for PUDs which have a residential component. In addition to the standards set forth in these sections, City Council may impose such other standards for a PUD project as are reasonable and as the Council deems are necessary to protect and promote the general health, safety and welfare of the community and the surrounding area.
- D. PUD Procedure.
1. Concept Plan Approval Non-Binding. Concept Plan approval is the first step in a multi-stage process of City review and approval of a PUD. Concept Plan approval in no way binds the City to subsequent approval of a General Plan of Development or other approvals that may be required. Section 933.05.B.
 2. Application Contents. An application for approval of a Concept Plan of development for a PUD project must contain the information and materials listed in Section 933.05.C.
- 2.2 Comprehensive Plan Amendment.
- A. Amending the Comprehensive Plan. The Planning Commission may recommend to City Council amendments to City's Comprehensive Plan, and City Council may propose amendments to the Planning Commission for review. Before adopting an amendment, the Planning Commission must hold

at least one public hearing on the proposed amendment. A proposed amendment may not be acted upon by the City Council until it has received the recommendation of the Planning Commission or until 60 days have elapsed from the date an amendment proposed by the City Council has been submitted to the Planning Commission for its recommendation. A resolution to amend the Comprehensive Plan must be approved by a two-thirds vote of all of the members of City Council. Minn. Stat. Sec. 462.355, subd. 2 and 3. Comprehensive Plan amendments must be submitted to the Metropolitan Council for review of their compatibility and conformity with the Met Council's regional system plans. Minn. Stat. Ch. 473.

- B. Comprehensive Plan Goals and Policies. The Comprehensive Plan has general and specific statements related to neighborhoods, residential, commercial, and institutional land uses. A listing of the vision, principles, and goals of the City's 2040 Comprehensive Plan that are relevant to the Comp Plan Amendment requested include:
1. Vision Statement: Wayzata is a forward-thinking lakeside community that is socially connected, charming, walkable, and pedestrian friendly. A multi-generational community with healthy, engaged, and active residents. A community that is in the forefront of sustainability, with a healthy environment, vibrant parks and enticing City spaces. It is a proud steward of its premier natural asset; Lake Minnetonka.
 2. Guiding Principles:
 - Multi-Generational
 - City Nodes with Greater Housing Diversity
 3. 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.
 4. 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.

Section 3. FINDINGS

Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, and the standards of the Wayzata Zoning Ordinance and Comprehensive Plan, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 PUD. The PUD proposed under the PUD Concept Plan (“Proposed PUD”) would meet the standards of the PUD Ordinance.

A. Intent and Purpose of PUDs. The Proposed PUD would represent:

1. Innovations in development to help meet the growing demands for senior and memory care facilities, through a development that would (i) provide a greater variety in type, design, and placement of structures; and (ii) conserve and make more efficient use of land.
2. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers. The design, style and massing of the proposed building successfully integrates into the location and the challenges of the Property that borders major roadways, wetlands, and a residential neighborhood; and (ii) the design, style and massing of the proposed building would successfully reflect a high-quality, larger and older residence, typical of the area.
3. More convenience in location and design of development, given its proximity to Wayzata Boulevard and Highway 12. The building will also function as a sound barrier between Highway 12 and the residential neighborhood to the south.
4. The preservation and enhancement of desirable site characteristics, including the natural topography of wetlands and wooded areas, that will help in the prevention of soil erosion. The wetland condition on the site is accounted for through a wetland buffer and by limiting land disturbance to the northeast portion of the parcel. The privately-owned green space on the eastern portion of the site preserves trees

and open space while providing a buffer between the project and the residential neighborhood.

5. A creative use of land and related physical development which will provide a phased and orderly development and use pattern from the active areas of Wayzata Boulevard and Highway 12, to the natural areas of the wetlands and wooded areas, to the adjacent residential neighborhood.
6. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
7. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan, as noted elsewhere in this Report and the requested Comp Plan Amendment. The memory care use meets the Comprehensive Plan goals of multi-generational living and life-cycle housing. The site's location between a residential neighborhood, frontage road, and I-394 zoning district in the city of Minnetonka creates a unique, transitional condition that is accounted for in the Proposed PUD.
8. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.

B. General Standards.

1. Health Safety and Welfare; Council Discretion. The effects of the Proposed PUD upon the health, safety and welfare of residents of the community and the surrounding area will be positive and not detrimental.
2. Ownership. The Applicant owns all of the property to be included in the Proposed PUD.
3. Comprehensive Plan Consistency. The Proposed PUD would be consistent with the City's Comprehensive Plan and PUD Amendment as noted elsewhere in this Report.
4. Sanitary Sewer Plan Consistency. The Proposed PUD would be consistent with the City's Sanitary Sewer Plan.
5. Common Open Space. The Proposed PUD would provide common open space sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and contain provisions to assure the continued operation and maintenance of such.

6. Operating and Maintenance Requirements. The General Plan for the Proposed PUD must contain provisions to assure the continued operation and maintenance of such open space to a predetermined reasonable standard.
 7. Staging of Public and Common Open Space. The open space of the Proposed PUD is not planned as a staged development over a period of time.
 8. Density. The Proposed PUD would be consistent with the density standards of the Comprehensive Plan, contingent upon the Comprehensive Plan Amendment.
 9. Utilities. All utilities associated with the Proposed PUD will be evaluated under the standards of Section 933.02.1.10 as part of the PUD General Plan.
 10. Utility Connections. All utility connections associated with the Proposed PUD will be evaluated under the standards of Section 933.02.1.10 as part of the PUD General Plan.
 11. Roadways. All roadways associated with the Proposed PUD will be evaluated as part of the PUD General Plan to ensure conformance to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
 12. Landscaping. All landscaping associated with the Proposed PUD will be according to a detailed plan that must be approved by the City Council as part of the PUD General Plan.
 13. Setbacks. The front, rear and side yard restrictions on the periphery of the Proposed PUD site would comply with the R-2 Medium Density Single Family Residential (the previous zoning district if the Property is rezoned to PUD District).
 14. Height. The maximum building height of the building within the Proposed PUD would not exceed thirty five (35) feet or three (3) stories.
- C. Residential PUD Standards. The Proposed PUD would meet the minimum frontage, municipal water and sewer availability, roadway and parking standards for PUDs which have a residential component.
- 3.2 Comprehensive Plan Amendment. Comp Plan Amendment reflects the overall policy goals of the Comprehensive Plan noted in Section 2.2 of this Report, and is consistent with and will promote the public health, safety, and welfare of the City of Wayzata, including:

- A. Contributing to the Vision Statement's call to be charming, walkable, and pedestrian friendly with a development that: (i) includes walking trails and incorporates traditional "lake style" architecture; (ii) contributes to multi-generational community with residences for seniors and individuals needing memory care; and (iii) would promote the sustainability of the wetlands, wooded areas and natural features of the site.
- B. Furthering the Guiding Principles of being "Multi-Generational" and providing a "City Node" with Greater Housing Diversity.
- C. Furthering the Land Use Goals to:
 - 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.
- D. Furthering the Housing Goals to:
 - Support housing development which recognizes the diverse housing needs of the community, including 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.

Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the (i) PUD Concept Plan, and (ii) Comprehensive Plan Amendment requested in the Application.

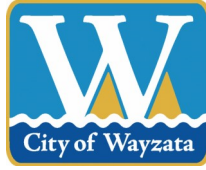
Adopted by the Wayzata Planning Commission this 7th day of February 2022.

Attachments:

Attachment A: Legal Description of Property

Attachment A
Information and Legal Description of Property

Address	PID	Legal Description	Abstract/Torrens
1405 Holdridge Terrace Wayzata, MN 55391	0411722320034	Lot 2, Block 1, Fretham 17th Addition	Torrens Certificate No. 1508834
15419 Wayzata Blvd E Wayzata, MN 55391	0411722320036	Outlot A, Fretham 17th Addition	Torrens Certificate No. 1508826
15429 Wayzata Blvd E Wayzata, MN 55391	0411722320035	Lot 3, Block 1, Fretham 17th Addition	Torrens Certificate No. 1508827



Staff Report
Wayzata Planning Commission
December 6, 2021
Amended January 3, 2022

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

120 Day Extension: March 4, 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:

*Wayzata is a forward-thinking lakeside community that is socially connected, charming, walkable, and pedestrian friendly. **A multi-generational community** with healthy, engaged, and active residents. A community that is in the forefront of sustainability, with a healthy environment, vibrant parks and enticing City spaces. It is a proud steward of its premier natural asset; Lake Minnetonka.*

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:

- 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. Per § 933.02.A.13.a, PUDs are subject to the setback requirements of the previous zoning district. The 25.5-foot setback is compliant.

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.

<i>Tree Removal Plan Calculations</i>				
	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.

<i>Tree Replacement Calculation</i>			
	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.

<i>Landscape Plan Tree Replacement</i>				
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:

*Wayzata is a forward-thinking lakeside community that is socially connected, charming, walkable, and pedestrian friendly. **A multi-generational community** with healthy, engaged, and active residents. A community that is in the forefront of sustainability, with a healthy environment, vibrant parks and enticing City spaces. It is a proud steward of its premier natural asset; Lake Minnetonka.*

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 condition 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



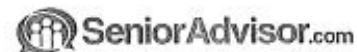
presented to:

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:

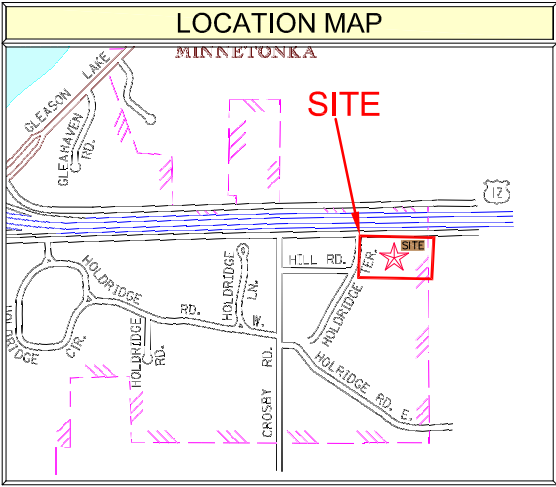
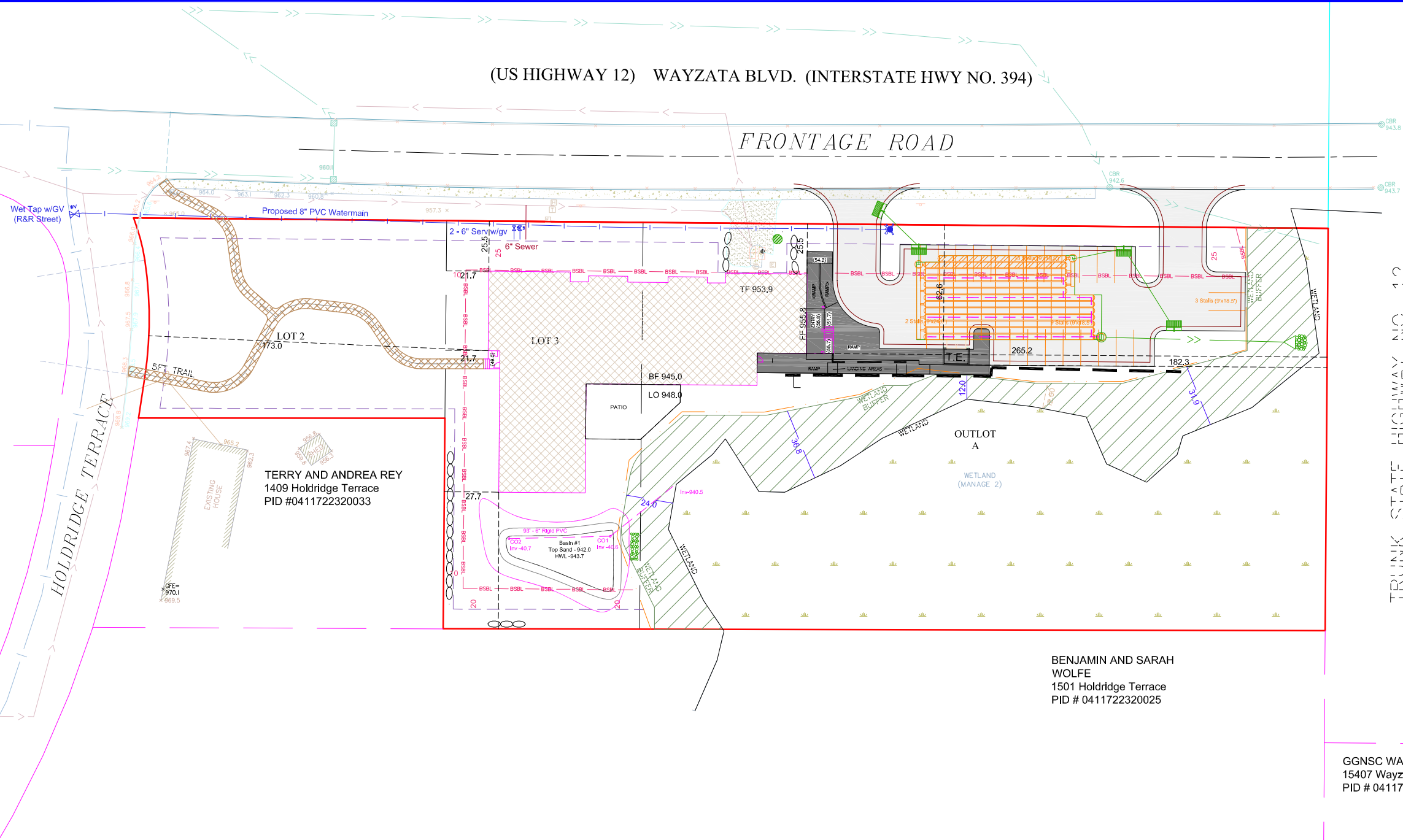


Wayzata's Alexander Design Group sets a new standard for senior living architecture by incorporating more residential features. The Design Group has created a residential connection to the adjacent neighborhood through its architectural aesthetic while providing visual and audio separation from the highway 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.







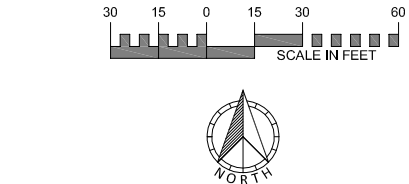


SHEET INDEX TABLE	
SHEET	Description
1.0	Site Plan
2.0	Utility Plan
3.0	Grading Plan
4.0	Erosion Control Plan
5.0	Tree Removal Plan
6.0	Buffer Averaging Plan
EX	Existing Conditions Survey
PP	Preliminary Plat
FP	Final Plat

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		
CURB 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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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

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



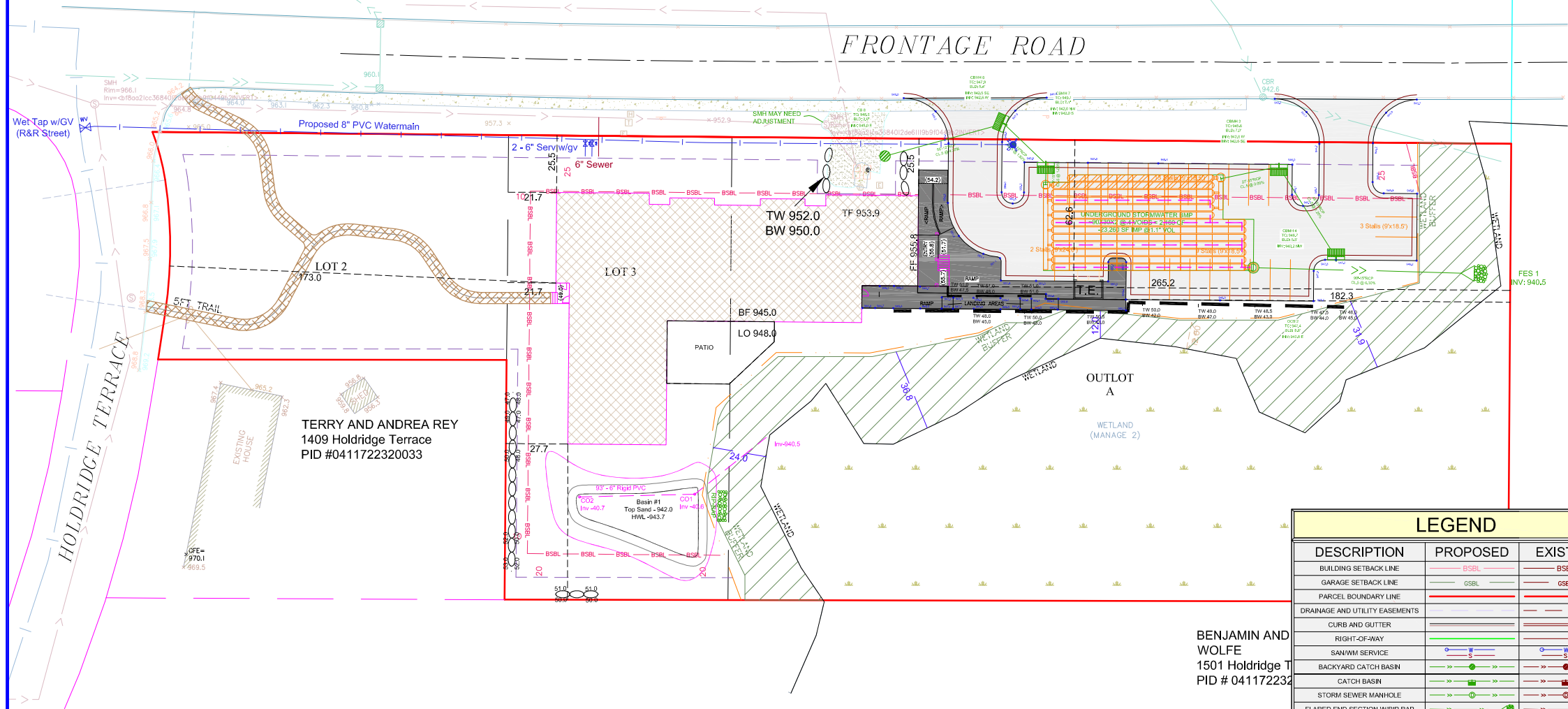
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
WAYZATA, MINNESOTA

SITE PLAN
CANTISSIMO OF WAYZATA
PILLAR SENIOR LIFESTYLE LIVING, LLC

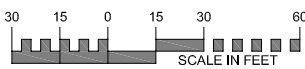
FILE NO.
7056-077
1
6

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

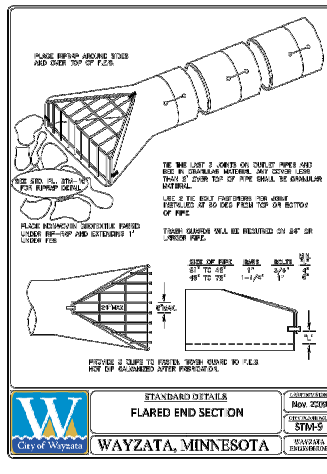
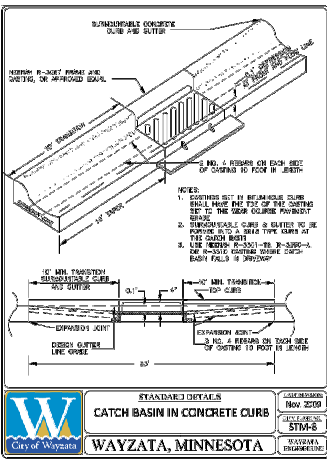
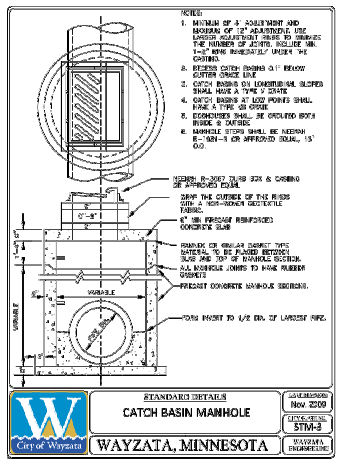
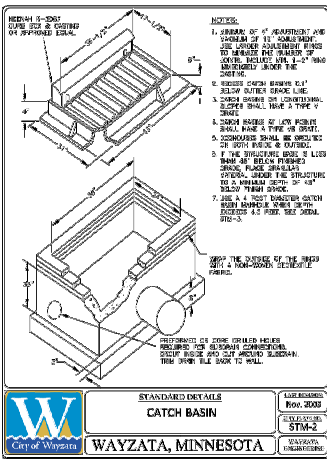
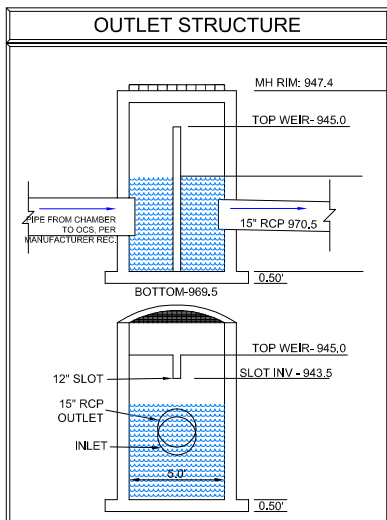
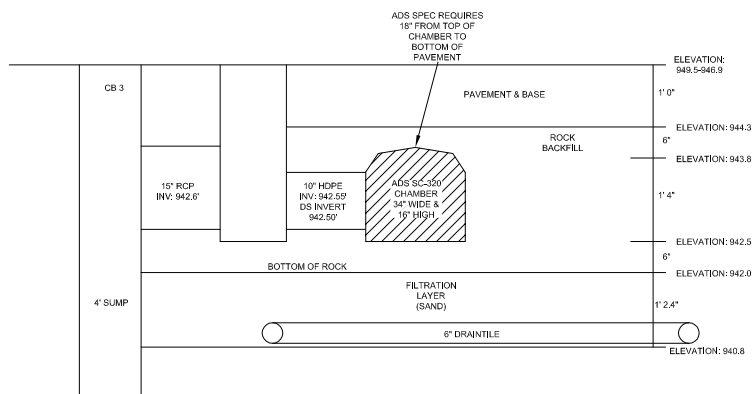


BENJAMIN AND WOLFE
1501 Holdridge Terrace
PID # 041172232

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

CITY PROJECT NO.
WAYZATA, MINNESOTA

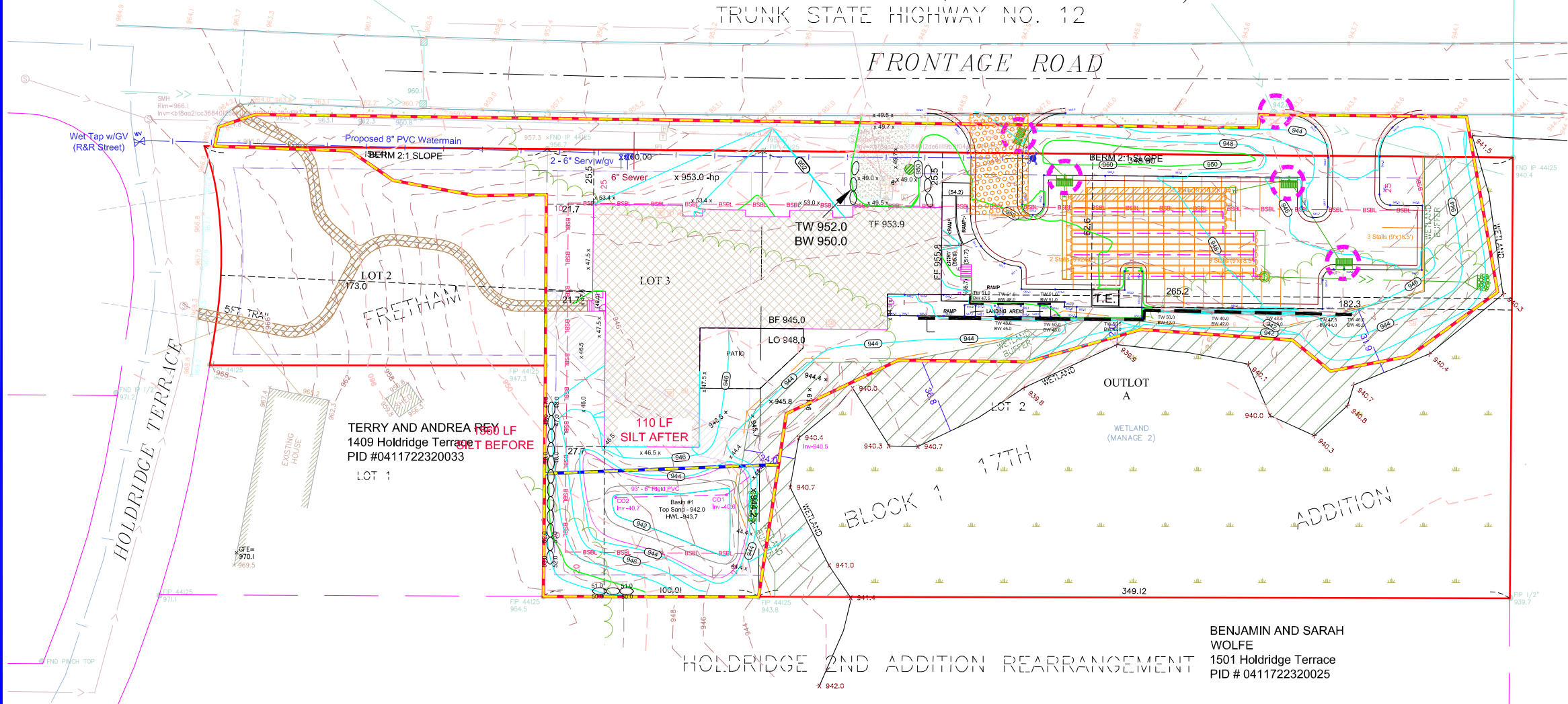
UTILITY PLAN
CANTISSIMO OF WAYZATA
PILLAR SENIOR LIFESTYLE LIVING, LLC

FILE NO.
7056-077
2
6

(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\"/>

- RESTORATION NOTES
- RESTORATION - 1.3 ACRES
- A. RESTORE ALL DISTURBED AREAS WITH 4\"/>
 - 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

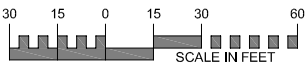
- ON-SITE BMPs
1. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL.
 2. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE CITY DETAILS TO DETERMINE WHICH INLET PROTECTION DEVICE 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		
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 WRAP		
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		

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

CITY PROJECT NO.

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WAYZATA,
MINNESOTA

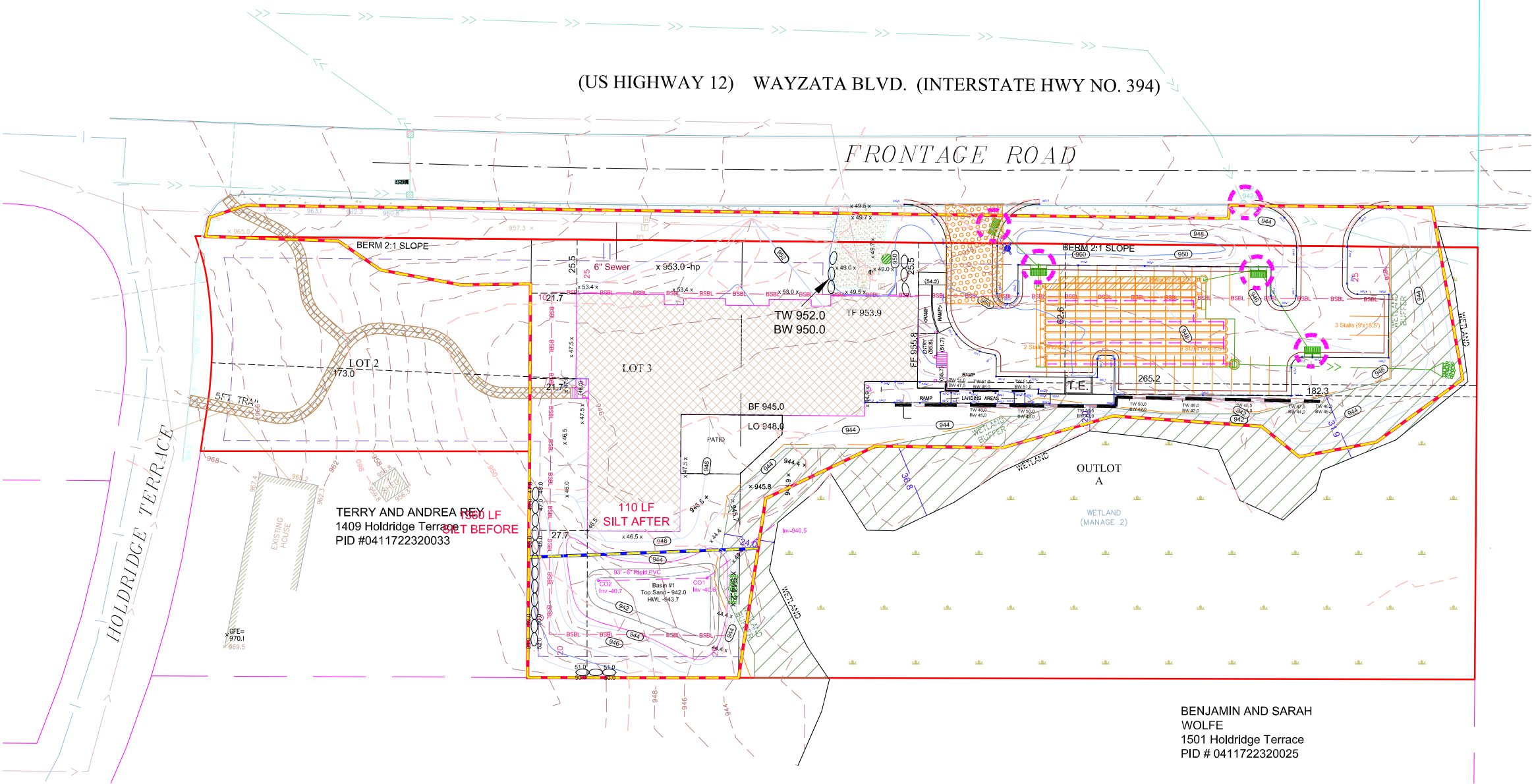
GRADING PLAN
CANTISSIMO OF WAYZATA
PILLAR SENIOR LIFESTYLE LIVING, LLC

FILE NO.

7056-077

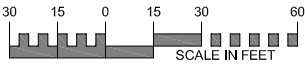
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SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-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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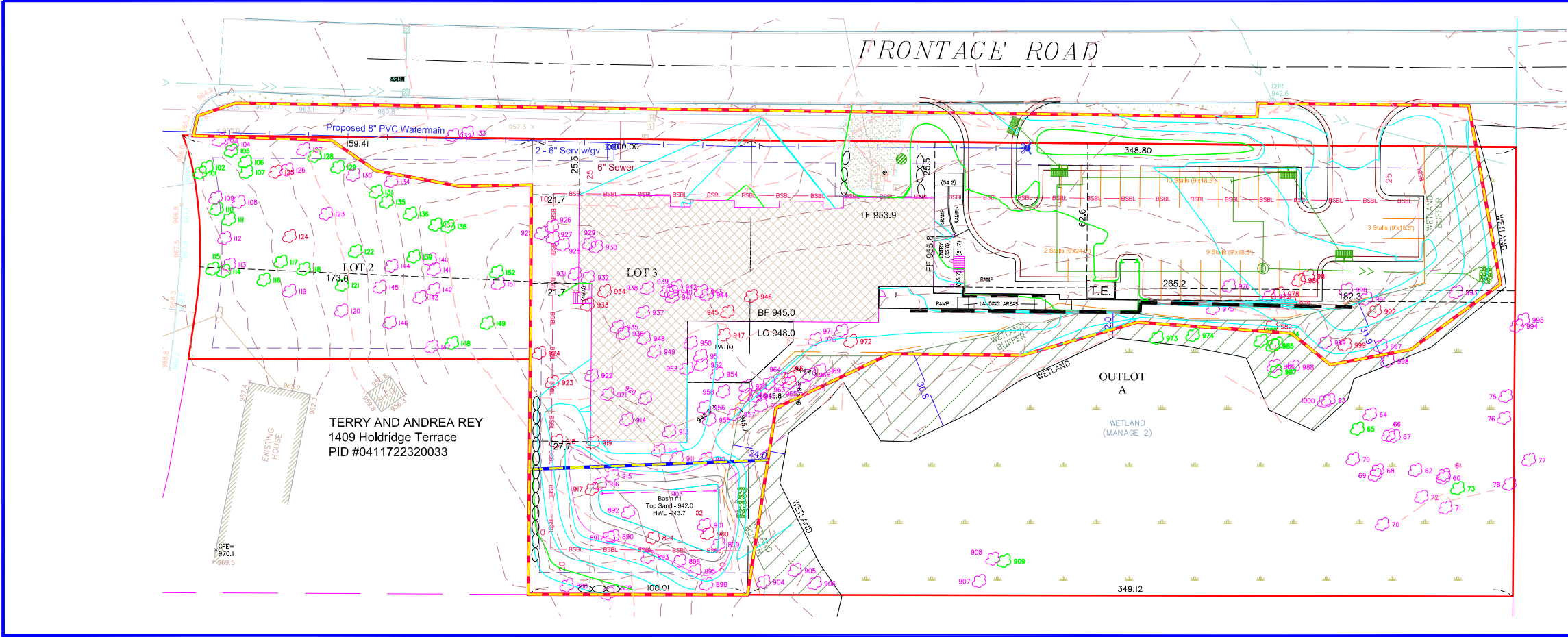


SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
**WAYZATA,
MINNESOTA**

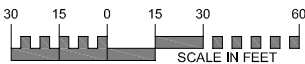
EROSION CONTROL PLAN
CANTISSIMO OF WAYZATA
PILLAR SENIOR LIFESTYLE LIVING, LLC

FILE NO.
7056-077
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6



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

DENOTES HERITAGE TREE



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CHECKED BY	07	DLS	11/04/2021	ADDED RAMP SE BLD CORNER
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

5

6

Tag#	Species	DBH	Condition	Broken top	Comments	Notes	SAVED	REMOVED	EXEMPT	Recco	Issue	Status
888	Green Ash	11	Poor	Broken top		Broken top			11	Remove	EAB	Exempt
889	Green Ash	12	Fair	Limited canopy		Limited canopy, broken top			12	Remove	EAB	Exempt
890	Green Ash	9	Poor	Dead top		Limited canopy, broken top			9	Remove	EAB	Exempt
891	Green Ash	12	Fair	Unlimited canopy					12	Remove	EAB	Exempt
892	Green Ash	14	Fair	Was misidentified as Walnut					14	Remove	EAB	Exempt
893	American Elm	10	Poor	Another tree lodged in broken top		Another tree lodged in broken top			10	Remove	Hazard	
894	Basswood	14	Fair					14	16	Remove	EAB	Exempt
896	Green Ash	10	Poor						10	Remove	EAB	Exempt
896	Green Ash	7	Poor	Limited canopy					7	Remove	EAB	Exempt
897	Box Elder	9	Poor	Shear crack					9	Remove	Dying	Exempt
898	Green Ash	10	Poor			Broken top			10	Remove	EAB	Exempt
899	Green Ash	12	Fair			Broken top, internal decay			12	Remove	EAB	Exempt
900	Black Cherry	16	Fair	Limited canopy				16	16	Remove	EAB	Exempt
901	Basswood	12	Poor			Dead limbs, internal decay			12	Remove	Hazard	Exempt
902	Basswood	16 1/2	Fair	Limited canopy				21	12	Remove	EAB/Hazard	Exempt
903	Green Ash	12	Poor	Uprooted		Uprooted, hanging dead limb			12	Remove	EAB/Hazard	Exempt
904	Box Elder	7	Fair						7	Remove	EAB	Exempt
905	Green Ash	14	Fair			Leaning, broken top			14	Remove	EAB	Exempt
906	Green Ash	10	Fair						10	Remove	EAB	Exempt
907	Box Elder	9	Poor			Broken top			9	Remove	Hazard	Exempt
908	Green Ash	15	Fair						15	Remove	EAB	Exempt
909	Box Elder	13	Fair					13				
910	Green Ash	14	Poor			Broken top			14	Remove	EAB/Hazard	Exempt
911	Green Ash	11	Poor	Broken top					11	Remove	EAB/Hazard	Exempt
912	Green Ash	17	Fair						17	Remove	EAB	Exempt
913	Green Ash	17	Fair						17	Remove	EAB	Exempt
914	Green Ash	13	Fair	Limited canopy					13	Remove	EAB	Exempt
915	Basswood	13	Poor			Basal wound, Canker, Internal Decay			13	Remove	Hazard	Exempt
916	Basswood	9/5	Poor					12	11	Remove	Canker/Decay	Exempt
917	Basswood	12	Fair					12				
918	Basswood	28	Good					28				
919	Basswood	11	Fair					11	15	Remove	EAB	Exempt
920	Green Ash	15	Fair						17	Remove	EAB	Exempt
921	Green Ash	17	Fair						9/9	Remove	Hazard	Exempt
922	Green Ash	7	Fair						7	Remove	EAB	Exempt
923	Basswood	12	Good					12				
924	Basswood	7/6	Good					10				
925	Green Ash	12	Fair	Trunk damage					12	Remove	EAB	Exempt
926	Green Ash	11	Fair						11	Remove	EAB	Exempt
927	Green Ash	11	Fair						7	Remove	EAB	Exempt
928	Green Ash	7	Poor			Basal wound			6	Remove	EAB	Exempt
929	Green Ash	6	Fair						18	Remove	EAB	Exempt
930	Green Ash	18	Good						12	Remove	EAB	Exempt
931	Green Ash	12	Fair						7	Remove	EAB	Exempt
932	Green Ash	7	Fair						8	Remove	EAB	Exempt
933	Box Elder	8	Fair					8	13			
934	American Elm	13	Fair						9	Remove	EAB	Exempt
935	Green Ash	9	Fair						11	Remove	EAB	Exempt
936	Green Ash	11	Fair						16	Remove	EAB	Exempt
937	Green Ash	16	Fair						18	Remove	EAB	Exempt
938	Green Ash	9	Fair						18	Remove	EAB	Exempt
939	Green Ash	18	Fair						7	Remove	EAB	Exempt
940	Green Ash	7	Fair						7	Remove	EAB	Exempt
941	Green Ash	7	Fair						17	Remove	EAB	Exempt
942	Box Elder	17	Poor			Structural defects			8	Remove	EAB	Exempt
943	Green Ash	8	Poor	Broken top					16	Remove	EAB	Exempt
944	Green Ash	16	Fair					14				
945	Box Elder	14	Fair			Basal wound, Canker			22	Remove	EAB	Exempt
946	Box Elder	18/9	Fair	Leaning, Shear crack		Leaning, Shear crack, Broken top			9	Remove	EAB	Exempt
947	Box Elder	9	Fair			Leaning, Wound, Broken top			26	Remove	EAB	Exempt
948	Green Ash	20/11	Poor						12	Remove	EAB	Exempt
949	Green Ash	12	Poor	Broken top					15	Remove	EAB	Exempt
950	Green Ash	10	Fair						9	Remove	EAB	Exempt
951	Green Ash	15	Fair						12	Remove	EAB	Exempt
952	Green Ash	9	Fair						12	Remove	EAB	Exempt
953	Green Ash	12	Fair						8	Remove	EAB	Exempt
954	Green Ash	13	Fair						11	Remove	EAB	Exempt
955	Green Ash	11	Fair						8	Remove	EAB	Exempt
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					15	Remove	EAB	Exempt	
959	Green Ash	8	Poor		Basal canker, Internal decay			8	Remove	EAB/Hazard	Exempt	
960	Green Ash	16	Fair					16	Remove	EAB	Exempt	
961	Green Ash	7	Fair					7	Remove	EAB	Exempt	
962	Green Ash	13/13	Fair	Leaning	Leaning			19	Remove	EAB	Exempt	
963	Green Ash	14	Fair					14	Remove	EAB	Exempt	
964	Green Ash	24	Fair	2 stemmed	Two stemmed			24	Remove	EAB	Exempt	
965	Green Ash	9	Fair					9	Remove	EAB	Exempt	
966	Box Elder	8	Fair				8					
967	Green Ash	13	Fair	Leaning	Leaning			13	Remove	EAB	Exempt	
968	Green Ash	16	Fair					16	Remove	EAB	Exempt	
969	Box Elder	9	Fair					9				
970	Green Ash	15	Fair					15	Remove	EAB	Exempt	
971	Green Ash	19	Fair					19	Remove	EAB	Exempt	
972	Box Elder	8/6	Fair				11					
973	Box Elder	11	Fair				11					
974	Box Elder	15	Fair		Leaning		15					
975	Green Ash	15	Fair					15	Remove	EAB	Exempt	
976	Green Ash	17	Fair					17	Remove	EAB	Exempt	
977	Green Ash	13	Fair					13	Remove	EAB	Exempt	
978	Cottonwood	33	Good				33					
979	Cottonwood	23	Fair				23					
980	Cottonwood	23	Fair		Broken major limbs		23					
981	Box Elder	16	Fair				16					
982	American Elm	10	Good				10					
983	Box Elder	11	Fair				11					
984	Cottonwood	19	Good				19					
985	American Elm	7	Fair				7					
986	Green Ash	8	Fair				8		Remove	EAB	Exempt	
987	Cottonwood	25	Fair			25						
988	Green Ash	8	Fair				8		Remove	EAB	Exempt	
989	Green Ash	10	Fair		50% dead, Codominant leader		10		Remove	EAB	Exempt	
990	Box Elder	9/9	Poor		50% dead		9		Remove	Hazard	Exempt	
991	Green Ash	11	Fair				9		11	Remove	EAB	Exempt
992	Box Elder	9	Fair									
993	Green Ash	9	Fair				9					
994	American Elm	9	Fair					9	Remove	EAB	Exempt	
995	Box Elder	10	Fair					10		Off Site	Exempt	
996	Green Ash	11	Fair				11		Remove	EAB	Exempt	
997	Green Ash	11	Fair					11	Remove	EAB	Exempt	
998	Green Ash	8	Fair					11	Remove	EAB	Exempt	
999	American Elm	13	Fair				13		8	Remove	EAB	Exempt
1000	Green Ash	9	Fair					9	Remove	EAB	Exempt	
1001	Green Ash	10	Good					10	Remove	EAB	Exempt	
1002	Green Ash	16	Poor		Broken top			16	Remove	EAB	Exempt	
1003	Box Elder	9	Poor	Hollow/ Broken top	Basal rot, Internal decay, Basal wound		9		Remove	Hazard	Exempt	
1004	Green Ash	8	Fair				8		Remove	EAB	Exempt	
1005	Green Ash	10	Poor		Trunk wound, EAB		10		Remove	EAB	Exempt	
1006	Box Elder	9	Fair			9						
1007	Green Ash	11	Fair					11	Remove	EAB	Exempt	
1008	Green Ash	12	Fair					12	Remove	EAB	Exempt	
1009	Green Ash	8	Dead	Floding				9	Remove	EAB	Exempt	
1010	Green Ash	8	Poor		EAB, Trunk wound			8	Remove	EAB	Exempt	
1011	Green Ash	11	Poor		EAB, Basal trunk wound			11	Remove	EAB	Exempt	
1012	Green Ash	9	Poor		EAB			9	Remove	EAB	Exempt	
1013	Green Ash	10	Poor		EAB			10	Remove	EAB	Exempt	
1014	Box Elder	7	Fair			7						
1015	Box Elder	10	Poor	Broken top				10	Remove	Hazard	Exempt	
1016	Box Elder	13	Poor	Leaning/ Broken top	Broken top, Leaning			13	Remove	Hazard	Exempt	
1017	Box Elder	8	Poor	Broken top				8	Remove	Hazard	Exempt	
1018	Box Elder	8	Fair					8		Off Site	Exempt	
1019	Box Elder	7	Poor		Many dead limbs			7	Remove	Dying	Exempt	
1020	Box Elder	11	Poor		Broken top			11	Remove	Hazard	Exempt	



DRAWING NAME	NO.	BS	DATE	REVISIONS	
Sheets - Fresh	01	DLS	05/21/2021	CLIENT COMMENTS	USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT
DRAWN BY	02	DLS	07/09/2021	CITY COMMENTS	SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT
DLS	03	DLS	07/30/2021	CITY COMMENTS	SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY
CHECKED BY	04	DLS	08/06/2021	CITY COMMENTS	INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY.
DLS	05	DLS	10/14/2021	TREE SURVEY REVISIONS	SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE
DATE	06	DLS	10/22/2021	ADDED ACCESS DRIVE	USER OR PARTIALY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING
04/01/21	07	DLS	11/04/2021	ADDED RAMP SE BLD CORNER	FROM ILLEGITIMATE USE.

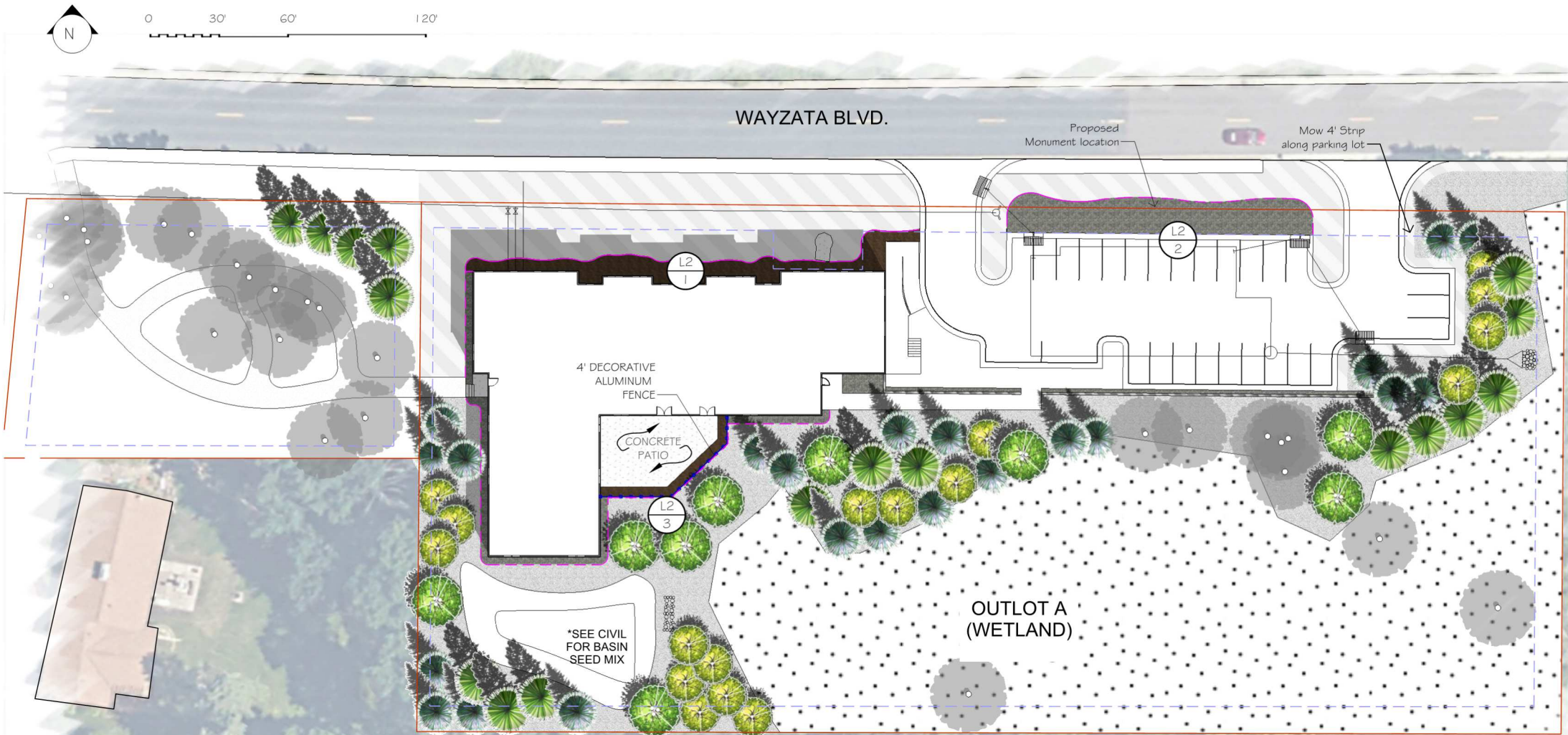
CITY PROJECT NO.

--

WAYZATA,
MINNESOTA

BUFFER AVERAGING PLAN
 CANTISSIMO OF WAYZATA
 PILLAR SENIOR LIFESTYLE LIVING, LLC

FILE NO. 7056-077	6
	6



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 aromatica '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

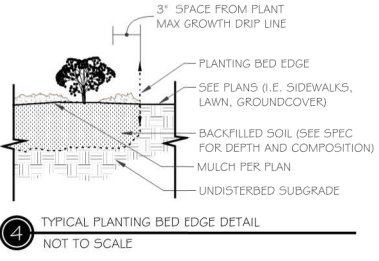
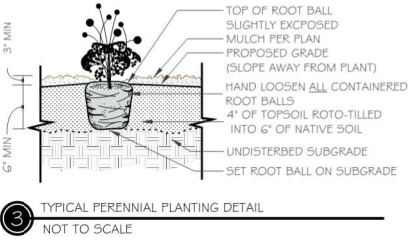
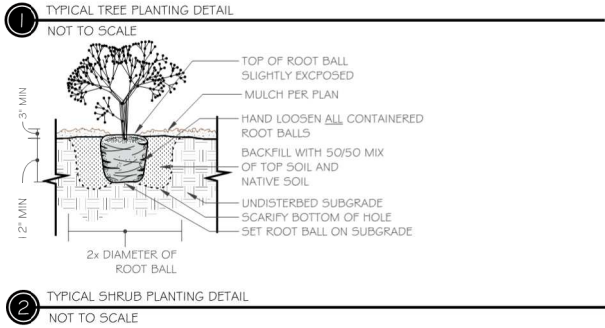
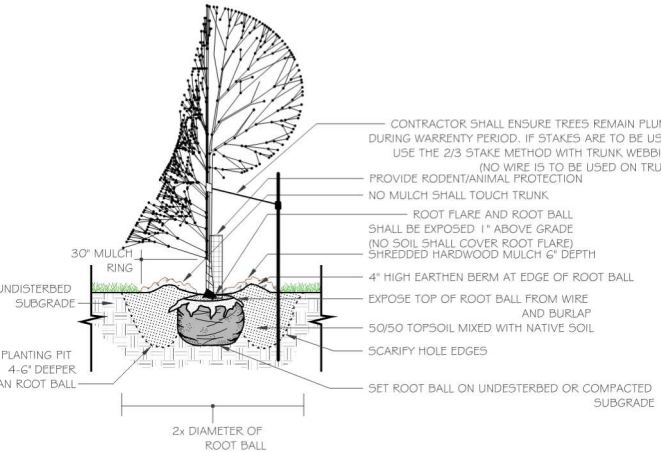
Low Maintenance Fescue Mix		
COMMON	SCIENTIFIC	PERC. %
Nuglade Kentucky Bluegrass	Poa pratensis L.	15%
Manhattan or Gator Perennial Ryegrass	Lolium perenne L.	20%
SR5100 Chewings Fescue	Festuca rubra	15%
SR3100 Hard Fescue	Festuca brevipila	20%
Longfellow Chewings Fescue	Festuca commutata	20%
Quattro 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.



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 Poly
- 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:

THIS PLAN SET AND THE CONCEPTS REPRESENTED HEREIN ARE THE PROPERTY OF NORBY AND ASSOCIATES LANDSCAPE ARCHITECTS. CHANGES TO OR USE OF THIS PLAN SHALL REQUIRE PRIOR WRITTEN APPROVAL BY NORBY AND ASSOCIATES LANDSCAPE ARCHITECTS.

CONTISSIMO OF WAYZATA

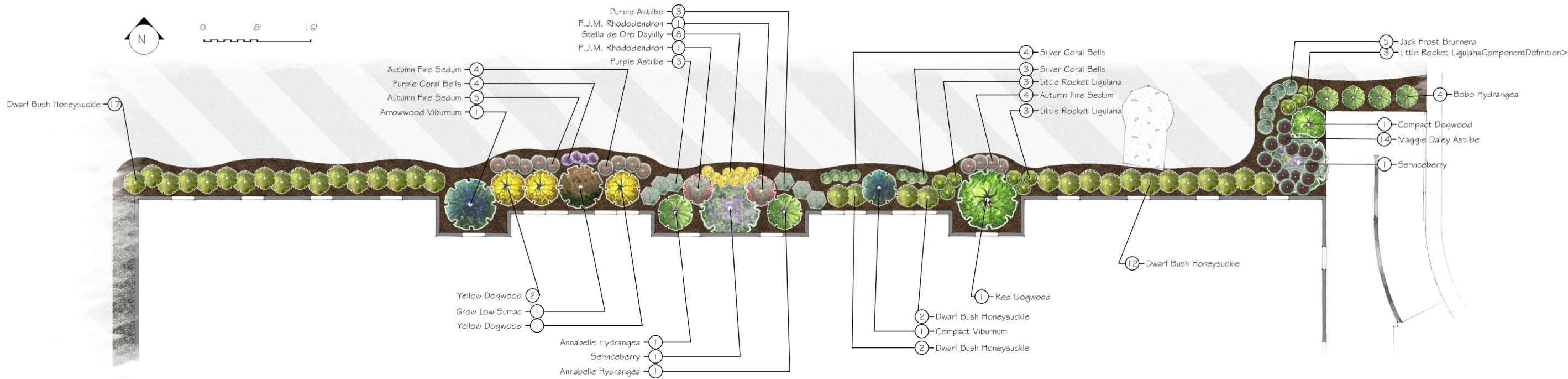
LANDSCAPE SITE PLAN

Drawn By: Matt Klein Checked By: Kevin Norby

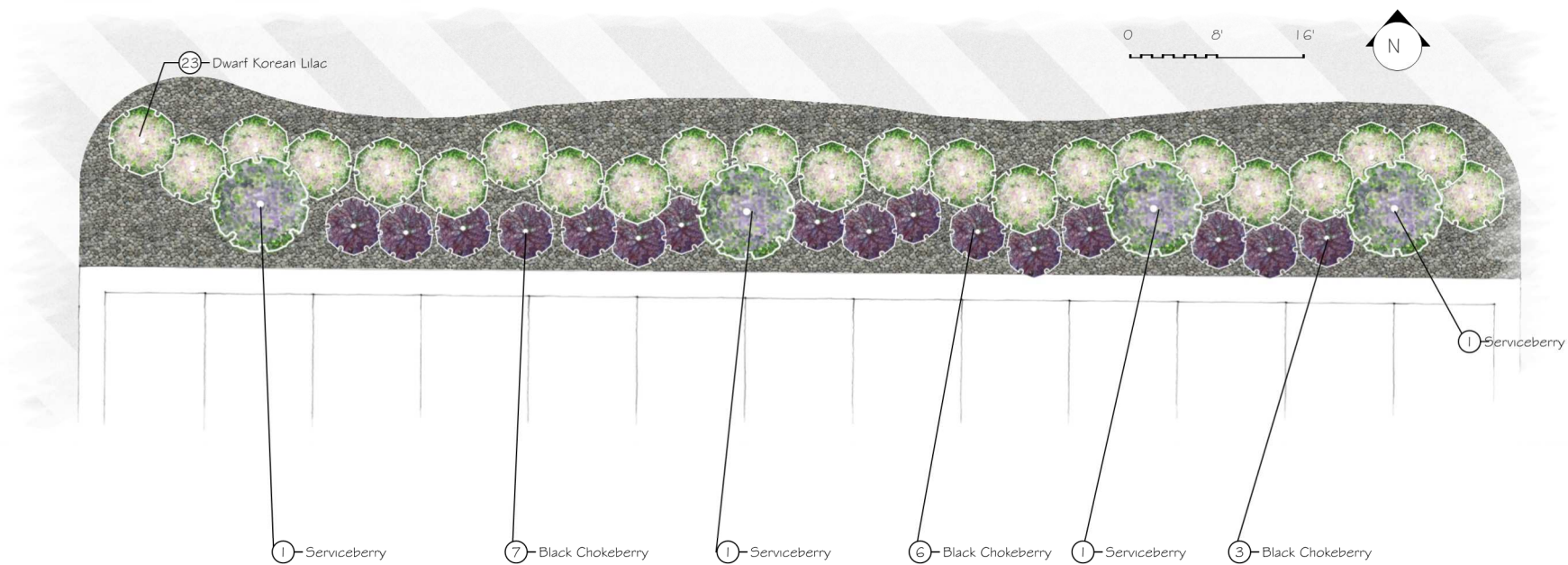
Original Issue Date: 05.24.2021 Reissue Date: 11.03.2021

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

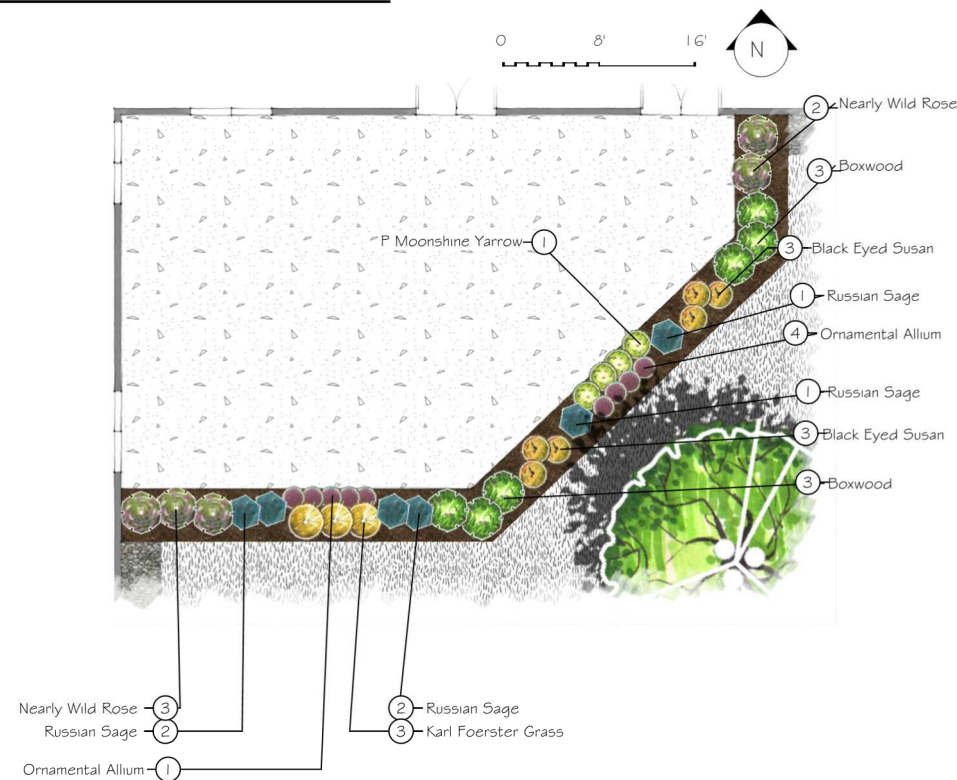
Project Number: City Number:



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:
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

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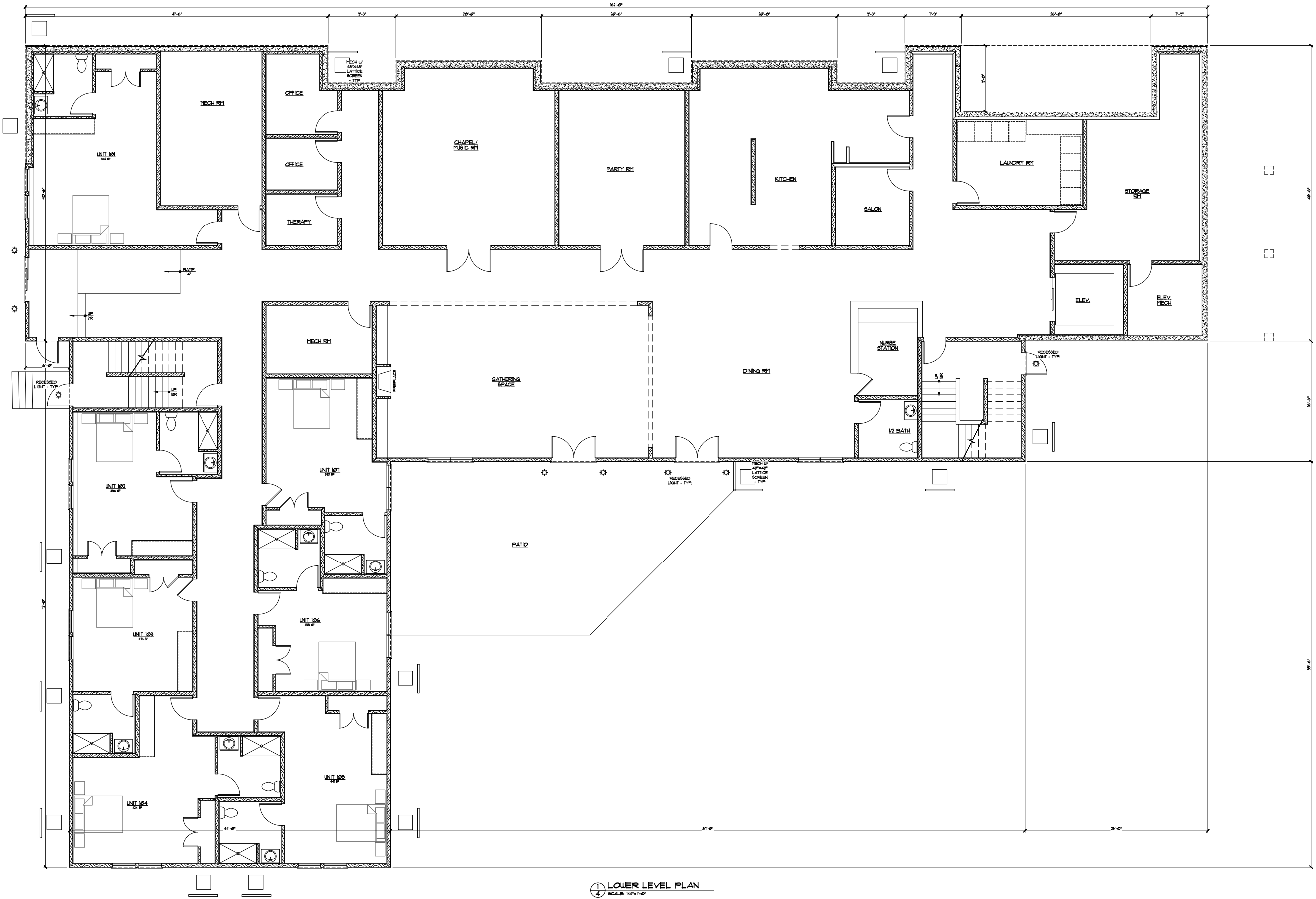
CONTISSIMO OF WAYZATA
LANDSCAPE PLANTING PLAN

Drawn By: Matt Klein
Checked By: Kevin Norby

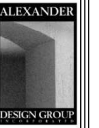
Original Issue Date: 05.24.2021
Reissue Date: 11.03.2021

Revisions:			
#	Date	By	Remarks
01	211103	MK	Revised per city comments and client request.

Project Number: City Number:



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



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



401 EAST LAKE STREET
ORLAND, MN 55391
Phone: 952.473.8777
Fax: 952.473.8222

ISSUE DATE:
21 JULY 2021
PREVIOUS ISSUE DATE:

DRAWING DESCRIPTION:
MAIN LEVEL
FLOOR PLAN

REVIEW
SET

15431 WAYZATA BLVD
WAYZATA, MN



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

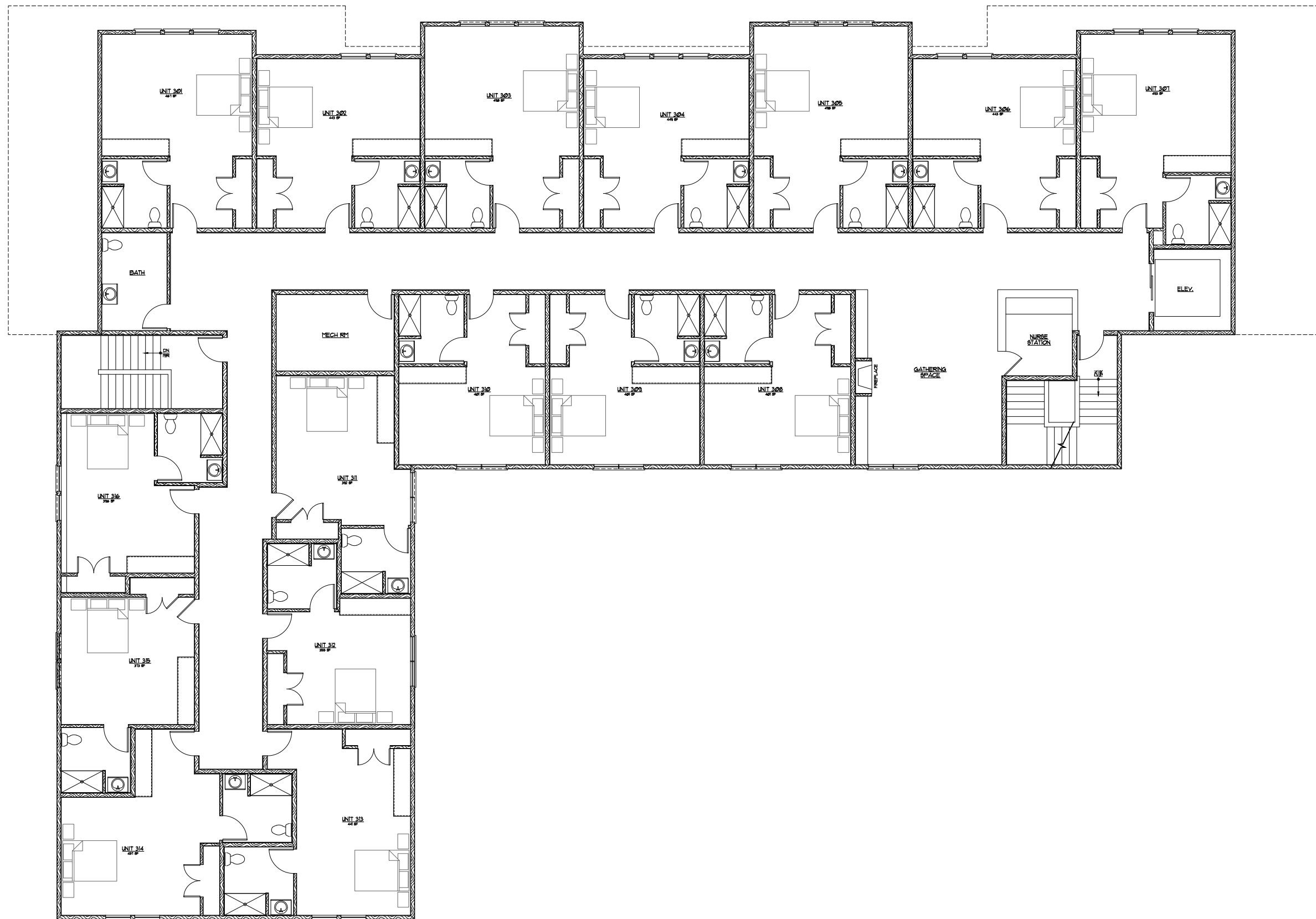
ISSUE DATE:
21 JULY 2021
PREVIOUS ISSUE DATE:

DRAWING DESCRIPTION:
UPPER LEVEL
FLOOR PLAN

REVIEW
SET

15431 WAYZATA BLVD
WAYZATA, MN

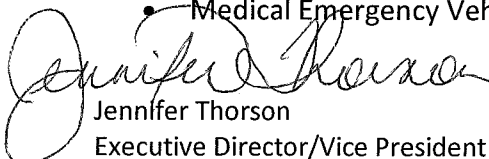
6
6 OF X



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

Cantissimo Senior Living
15419 Wayzata Blvd E
Wayzata, MN 55391

- The average size of apartments in a senior living community with dementia care is anywhere from 200-400sq ft. With our community providing 300-350sq ft providing a generous size apartment to each individual resident.
- With our community providing the "Assisted living with Dementia Care" license, we are creating our community as "integrated" allowing all rooms to work for dementia care solely if need be.
- The hours for deliveries from any vendor to our community is flexible and based on what the surrounding neighborhoods find acceptable. Deliveries are Monday-Friday between the hours of 7:30am-3:30pm.
- Typical week of traffic will consist mostly of employees and family members visiting residents who reside at this community we will not be driving which lowers our traffic flow to visitors and professionals only or peak hours and days for visitors are the majority of traffic flow will be coming off of east highway 12 onto the frontage Rd.
- Staffing Monday-Friday
6:30am-5:30pm - 14 employees (6 CNA, 5 department head, 3 Kitchen aides)
5:30pm-10:30pm - 8 employees (6 CNA, 2 kitchen aides)
10:30pm-6:30am-2-3 employees (2 CNA with possible third added depending on resident cares)
- Staffing Saturday-Sunday
6:30am-5:30pm - 9 employees (6 CNA, 3 Kitchen aides)
5:30pm-10:30pm - 8 employees (6 CNA, 2 kitchen aides)
10:30pm-6:30am-2-3 employees (2 CNA with possible third added depending on resident cares)
- High Visiting Times for families & professional vendors:
Monday-Friday 9:00-11:00am - 6 vendors (6 cars) (PT/OT - Physicians) + average 4 different families members visiting
Monday-Friday 3:00pm-7:00pm 3-5 cars / 10 family members average visiting
Saturday-Sunday 10am-4:00pm 5-8 cars / average 16 family members visiting
- Medical Emergency Vehicles avg: 3x month



Jennifer Thorson
Executive Director/Vice President
Harbor Health Management

Appendix D: Senior Housing Types and Arrangements

Type of Unit	Description	Advantages
Accessory Apartment	Provides a separate living unit inside or connected to a single-family home	Allows people to remain in their homes and can provide source of caregiving from a friend or relative, provides physical closeness while maintaining privacy and can provide additional income and affordable rent for the tenant
Adult Day Care	Activities in a day care service/setting that can be scheduled daily, weekly, or on a part-time basis	Provides a social environment and activities to accommodate needs of both physically and mentally challenged and in need of a protective environment
Assisted Living/Housing with Services Facilities (sometimes referred to as Personal Care, Board and Care, Residential Care, or Boarding Home)	State-licensed community offering assistance with daily living activities including meals, laundry, housekeeping, medication reminders and other services	Trained medical personnel can assist with medication administration, dressing, bathing, and social activities; can range from small homes to large full-service facilities
Care Center/Nursing Home/Long Term Care/Convalescent Home	State-licensed facility that provides 24-hour nursing care, room and board, and activities for convalescent residents and those with chronic or long-term illness	These facilities must offer regular medical supervision and rehabilitation therapy
Continuing Care Retirement Community/Life Care Community	Commonly called Life Care, provides independent living, assisted living facilities and skilled nursing in a campus setting	Full selection of amenities associated with retirement living
Custodial Care	Provides supervision and/or assistance with activities of daily life in the home environment	Typically 24-hour care for an individual who does not desire to live in a congregate home
Home Health Care	State-licensed medical personnel offer medication assistance, homemaking, bathing assistance and rehabilitation therapy	Services are provided in the home environment
Hospice	Specialized care to lessen the physical and emotional discomfort of the terminally ill and their families	Can be provided in the home setting or at a hospice home or in some cases a hospital
Independent Living	Multi-unit senior development that may or may not provide supportive services such as meals, housekeeping, social activities, and transportation	Encourages people to socialize by providing meals in a central dining area and through social programs
Personal Care Facility	Specializes in caring for memory-impaired residents; requires additional state licensing as staff are trained for special needs of dementia	Specializes in memory care and in serving clients with dementia
Senior Apartment	Age-restricted multi-unit housing with self-contained living units for older adults able to take care of themselves	Provides independent living without the maintenance responsibilities of home ownership
Skilled Nursing Facility	State-licensed long-term care facilities offering 24-hour medical care for very frail residents dependent on nursing care	Care provided by registered nurses, licensed practical nurses, and certified nurse assistants
Transitional Care Unit (TCU)	Provides a bridge between the hospital and home	Patients receive skilled nursing care and therapy to regain abilities and strength after a traumatic health event

Commissioner Douglas noted that she will abstain from the vote because she was not present at the previous meetings.

Vice-Chair Stockton asked for a motion to approve the Consent Agenda as presented.

Commissioner Merriam made a motion, seconded by Commissioner Sorenson, to approve the Consent Agenda as presented. Motion carried 5-0-1 (Douglas abstained).

AGENDA ITEM 5. Public Hearing Items

a) Consider Development Application for Cantissimo Senior Living at 1405 Holdridge Terrace and 15419 and 15429 Wayzata Boulevard

Community Development Director Goellner gave an overview of the proposed project for a senior assisted living facility, with dementia care. She reviewed details such as the zoning and land use for the surrounding neighborhood. She reviewed the existing conditions, history of the parcel, and renderings of the project. She noted that the proposed exterior is designed to appear as though it is a large home. She noted that although the packet materials indicated otherwise, the PUD concept plan does meet the setback requirement which was discovered after the packet was distributed. She explained that the applicant is asking to have a minimum unit size of 355 square feet which is 85 square feet less than the requirement. She noted that overall, the proposed PUD is complying with the requirements. She noted that the proposed lot coverage is at 10%, which is below the maximum of 40%, and the impervious surface is at 24%, for which there is not a maximum. She reviewed the two access points that are being proposed and the proposed plans for open space, walking trail, tree removal, and landscape plans. She gave a brief overview of the engineering comments, and noted that there was a neighborhood meeting held on November 17, 2021 where the primary topics were related to the site layout, design/architecture, and that a display of animated visualization of the project would be helpful. She explained that the Comp Plan requests from the applicant are unique, and reviewed the standards for Planning Commission to consider with a Planned Unit Development Concept Plan.

Vice-Chair Stockton asked to review the material presented that showed the reduction in unit size.

Assistant Planner Quarles noted that part of the requirements around minimum unit size vary depending on the type of building, and noted that a regular apartment building would have a specific minimum unit size as would a senior living facility, which would be slightly smaller. She stated that for memory care, the applicant is proposing a slightly smaller unit size than the City's minimum.

Commissioner Merriam asked if the other senior living facilities in the City had abided by the 441 square feet minimum.

Community Development Director Goellner noted that staff would need to review the past applications in order to have that specific information.

1 Commissioner Douglas stated that she has had some experience in this area, and noted that at times
2 staff has referred to this project as assisted living and sometimes as memory care, which are very
3 different concepts. She stated that assisted living usually has more space in the room and memory
4 care usually has much smaller rooms because the individual doesn't have as much mobility, and a
5 smaller space creates less confusion. She stated that in memory care, they usually take their meals
6 in a common area where staff can supervise and assisted living residents can many times have their
7 own kitchen space.

8
9 Assistant Planner Quarles confirmed that this proposal is for memory care.

10
11 Commissioner Merriam noted that on page 4 of 16, in the packet it says the applicant proposed to
12 construct a 40 unit assisted living with dementia care facility. She stated that does not state that
13 all of the units will be for memory care, and asked if the proposal was for all units to be dementia
14 care.

15
16 Community Development Director Goellner stated that point will have to be clarified with the
17 applicant. She stated that she believes, at this stage, the applicant would like to remain open to
18 either of those options and will be based on the market.

19
20 Commissioner Merriam stated that this issue will affect unit size but also parking because dementia
21 patients do not drive. She asked about the wetland buffer, and asked what the average proposed
22 buffer would be.

23
24 Community Development Director Goellner stated that the buffer ranges between 12 to 50 feet.

25
26 Commissioner Merriam asked if the average had been calculated because it says the 'average'
27 should be 30 feet.

28
29 Assistant Planner Quarles stated that per the City's stormwater management plan aligns with the
30 Minnehaha Creek Watershed District and requires a 30 foot wetland buffer.

31
32 Commissioner Merriam asked if it was a straight 30 foot buffer or if it was an average.

33
34 Assistant Planner Quarles noted that she would have to confirm with the City Engineer to see
35 which it was.

36
37 Commissioner Merriam asked for an overview of all three lots and their topography.

38
39 Assistant Planner Quarles gave an overview and noted that it was fair to say that there is a lot of
40 wetland on these sites, which is part of the reason that the lot coverage is only at 10% because so
41 much of the site is wetland and will not be built upon.

42
43 Commissioner Merriam asked if the Comprehensive Plan designates this all as low density
44 residential and the underlying zoning as medium density.

45
46 Community Development Director Goellner stated that it is R-2 Medium Density.

1
2 Commissioner Merriam asked if the Commission were to go by strict zoning if that mean there
3 would potentially be one house in each of these lots.
4

5 Assistant Planner Quarles noted that she believes one of the previous proposals for this group of
6 lots was 4 to 5 homes. She explained that she believes that proposal was denied due to
7 neighborhood concerns regarding character, as well as concerns about tree preservation and that it
8 would encroach on the wetland as much as possible and was pushing that boundary.
9

10 Commissioner Schwalbe stated that she is not real concerned about the trees, because it appears as
11 though there is a good plan to get rid of a lot of dead trees, but noted that this proposal seems to
12 have more density than what was proposed in 2016 with 4 townhomes.
13

14 Assistant Planner Quarles stated that the previous application for this property was also a PUD, so
15 that type of request gave more latitude to deny the request based on impacts. She explained that
16 at that time, it was determined that 4 townhomes did not fit the neighborhood character, and when
17 they talked about 'character' they referred to density.
18

19 Commissioner Schwalbe asked whether there was a difference between something being identified
20 as institutional versus an institutional/public for zoning purposes because it has been referred to
21 differently between the City and the applicant.
22

23 Community Development Director Goellner stated that she believes the 2040 Comprehensive Plan
24 discusses institutional/public pieces of land as a way to expand the definition a bit from just
25 institutions for a long-term land use plan. She clarified that it is basically the same and noted that
26 this is a 24-hour care facility and not independent living, so the applicant felt the best
27 categorization for it was institutional. She stated that it will be privately operated much like
28 Moments of Wayzata.
29

30 Commissioner Schwalbe noted that Moments of Wayzata was not considered institutional/public.
31

32 Assistant Planner Quarles stated that both are PUDs, but the underlying land use guiding in the
33 Comp Plan for Moments is high density residential, and the underlying guidance for this particular
34 parcel is medium density.
35

36 Commissioner Schwalbe confirmed that this could not become an apartment building in the future.
37

38 Community Development Director Goellner stated that it could not become an apartment building
39 under this current proposal if it is guided as institutional.
40

41 Commissioner Merriam noted that the current underlying zoning is low density residential, and
42 the applicant is requesting a Comprehensive Plan amendment to make it institutional and asked if
43 that means the underlying zoning would then become institutional or would it remain as low
44 density residential.
45

1 City Attorney Schelzel stated that it is his understanding that this would be rezoned to a PUD
2 district so there would be, in essence, no other underlying zoning. He explained that the reason
3 for the Comprehensive Plan amendment request is that the property is not currently guided for this
4 type of use.

5
6 Commissioner Merriam stated that she is asking that question because of the setback requirements.
7 She stated that with a PUD the setback follows whatever the underlying zoning.

8
9 City Attorney Schelzel stated that he believes in the case of PUD rezoning, it is the 'previous'
10 zoning and not the underlying zoning.

11
12 Community Development Director Goellner confirmed that setbacks would be based on the
13 'previous' zoning.

14
15 Commissioner Douglas noted the 'For Sale' sign on the adjacent Hillcrest property, which is in
16 Minnetonka, and asked if staff had done any research on whether that was a PUD or if they have
17 any knowledge on what could happen on that site. She asked if people in Minnetonka have been
18 notified about this application.

19
20 Assistant Planner Quarles stated that they have notified city staff at the City of Minnetonka, but
21 that the City does not typically send to residents outside of the City. She stated that Minnetonka's
22 Community Development staff is aware of what is going on in Wayzata, especially in light of the
23 possible redevelopment of the Hillcrest property. She stated that staff has not looked into what
24 the potential guidance is for the Hillcrest property.

25
26 Commissioner Sorensen asked if there was any information about the traffic impacts, and asked
27 how much additional traffic would be generated by this facility versus the traffic that is currently
28 seen.

29
30 Assistant Planner Quarles stated that there is no traffic impact information at this point, but noted
31 that part of the comments made by the City Engineer was to ask the applicant to provide that
32 information between the Concept Plan and the General Plan stages.

33
34 Commissioner Severson asked about the history of this property and what it has been in the past.
35 She asked if there has ever been houses or any other buildings on this site.

36
37 Assistant Planner Quarles stated that as far as staff knows there has not been any buildings on this
38 site. She stated that MNDOT had originally acquired this property to use for Highway 12 work
39 and when the work was completed, they decided they did not need the land anymore and sold it.
40 She explained that there have been a few development attempts over the years as briefly detailed
41 in the staff report, but nothing has materialized yet.

42
43 There being no further questions for staff, Vice-Chair Stockton asked the applicant if they would
44 like to address the Commission.

1 Applicant representative, KC Cermak, Pillar Senior Lifestyle Living, noted that he lives in
2 Wayzata at 330 Wise Avenue S. He stated that they are trying to replicate what Hillcrest used to
3 be, and feels it is a beautiful opportunity to blend some of the past with the future. He reviewed
4 the 3D rendering of the site and nearby parcels. He explained their notification process and noted
5 that there was very good turnout at the neighborhood meeting. He stated that they want to be a
6 good steward of the area, and plan to bring a residential feel with the design and landscaping so it
7 fits into the neighborhood. He stated that another thing that was extremely important to them were
8 the trees, and explained that they had done tree evaluation in the spring, summer, and fall which
9 was done by Dr. Lloyd, the "tree doctor". He stated that they also felt it was very important to
10 keep the access and the parking as far away from the single family neighborhood to the west, so
11 the accesses are located to the east. He stated that one other key decision was that the corner lot
12 will be parkland and natural, with a wood chip trail so it is kept primitive, and that it will be
13 maintained by the developer. He stated that they will also add more conifers to this area for year
14 round greenery. He reviewed some of the tree inventory details of the large trees on the corner
15 lot. He gave an overview of the design details that bring a more residential look. He addressed
16 the design elements that were designed to break up the massing. He noted that he feels they have
17 gone farther than required and feels the guidelines in the City were meant to address three-story
18 buildings along a busy street, and not a two-story building with a residential roof and feel.

19
20 Vice-Chair Stockton asked what the current capacity was within the City for memory care and
21 assisted living, and what the desire for that type of capacity is within a City.

22
23 Mr. Cermak stated that Cantissimo has done extensive research that took into account the need in
24 the City as well as the surrounding areas. He stated that the demand that exists is not close to being
25 met. He explained that he has 2.5 years of data on a similar 45 unit bed facility and the traffic
26 impacts that he can share with the City. He stated that the residents do not have cars, so the car
27 count is significantly lower. He shared information from the data that showed that from Monday
28 through Friday from 3:00 p.m. to 7:00 p.m. there are typically 3-5 cars and an average of 10 family
29 members visiting. He stated that on Saturday and Sunday from 10:00 a.m. to 4:00 p.m. there are
30 5-8 cars, with an average 16 family members visiting. He that from a staffing point, this data
31 represents 9 employees with 6 being nurses and 3 kitchen aids, so the traffic generated will be
32 extremely minimal. He stated that he will provide this information in detail to the City.

33
34 Commissioner Douglas confirmed that the developer would be taking out the trees that have just
35 fallen over and will clean up that material.

36
37 Mr. Cermak stated that it appears as though a wind storm came through and took down some trees,
38 and they will be cleaning those up.

39
40 Commissioner Schwalbe stated that Mr. Cermak had talked about this facility being boutique style
41 and smaller than usual with extra services available for things like post-surgery. She asked if there
42 would be a larger staff to patient ratio because of the added one-to-one features, and whether it
43 would cost more than other facilities.

44
45 Mr. Cermak stated that the applicant has given information that staffing during the main daytime
46 hours would be 14 employees for 40 residents. He stated that there will be 6 CNAs, 5 department

1 heads, and 3 kitchen aides. He noted that he did not know how that staffing level compares to
2 other facilities.

3
4 Commissioner Schwalbe noted that she feels the building has a lot of curb appeal and will be very
5 attractive.

6
7 Commissioner Sorensen asked who will be the actual operator of the facility.

8
9 Mr. Cermak stated that it will be the Cantissimo group and explained that Pillar Homes will be the
10 creator of the structure and not the operator.

11
12 Commissioner Sorensen suggested that a representative from Cantissimo appear before the
13 Commission at future meetings in order to talk about their history and philosophy.

14
15 Mr. Cermak explained that representatives had planned to attend the meeting tonight, however due
16 to a potential situation at their children's school, had to be tested for Covid and chose not to attend
17 out of an abundance of caution.

18
19 Commissioner Merriam asked if this facility will be 100% memory care.

20
21 Mr. Cermak stated that it will be 100% memory care.

22
23 Commissioner Merriam asked for the reason behind the request for the planned unit size of 355
24 square feet rather than 440 square feet.

25
26 Mr. Cermak concurred with Commissioner Douglas' earlier explanation that it has to do with the
27 intimacy of the room and size for memory care. He stated that the units were sized by the architect
28 and the ownership team and is the typical size for this type of building. He noted that it is very
29 similar to their Fridley location which has 46 units.

30
31 Commissioner Severson asked if the smaller unit sizes would still be ADA compliant.

32
33 Mr. Cermak stated that the rooms will be ADA compliant and believes that everything will be up
34 to code as far as ramps and push button door openings.

35
36 Commissioner Severson asked what was meant by the statement that this building will be a visual
37 and noise buffer.

38
39 Mr. Cermak stated that that area and backyards of the adjacent neighborhood are currently wide
40 open to Highway 12 and this structure will be a visual block and separation from the highway. He
41 stated that he does not have specific studies, but noted that he feels there will also be an audible
42 benefit from the building location.

43
44 Commissioner Severson asked where they anticipate the traffic will come from and about delivery
45 vehicles.

1 Mr. Cermak stated that he believes it will be easier for them to come from Minnetonka and get off
2 on the Highway 12 cloverleaf. He stated that he is hopeful that after they go see their relative, they
3 will go into Wayzata and have some dinner and leave the other way. He noted stated that is hard
4 to predict delivery vehicle routes, but knows that they will stay on the frontage road and will mix
5 and mingle with deliveries to the neighborhood.

6
7 Commissioner Merriam stated that Mr. Cermak had stated that there were no trees coming down,
8 but noted in the plans that they are taking down 50% of the significant trees and 25% of the heritage
9 trees, along with all of the exempt trees, which are apparently diseased.

10
11 Mr. Cermak stated that when he said there were no trees coming down, he was referring to the
12 corner lot.

13
14 Commissioner Merriam stated that the total of inches removed from significant and heritage trees
15 is about 380 and will only be replaced with 282 inches. She asked if that replacement number
16 could be increased and be more of a one-to-one replacement.

17
18 Mr. Cermak stated that replacing one-to-one would be much more than the tree ordinance calls for
19 and does not take into consideration that the difference has to do with diseased trees.

20
21 Commissioner Merriam noted that she was not factoring in the diseased trees because that is 1,396
22 inches.

23
24 Mr. Cermak stated that additional trees are not off the table because they have had good discussions
25 between the neighbors and the development group. He stated that he cannot say yes for the one-
26 to-one replacement, but believes they can be increased some.

27
28 There being no further questions from the Commission for the applicant, Vice-Chair Stockton
29 opened the public hearing on the application at 8:25 pm.

30
31 Terry Ray, 1409 Holdridge Terrace, stated that they feel they will be the most impacted from this
32 project. He stated that there were questions that have come up that he feels were answered
33 beautifully in their more personal meeting with the developer. He stated that a number of the
34 questions were answered by the word 'impact'. He stated that they have seen proposals come and
35 go, and they scared them because they would have no control. He feels this proposal gives them
36 control, and has been very beautifully put together. He stated that regarding the loss of trees, the
37 number of trees may not actually be the most important factor because he feels placement is more
38 important, and noted that the did not think they wanted to pack too many trees in the area. He
39 stated that he feels that issue has been addressed by the professionals in this case. He stated that
40 the Commission had also asked questions about the traffic and stated that he is familiar with this
41 type of operation and despite it being staffed for 24 hours, it is extremely quiet after visiting ends.
42 He noted that the deck on his home that was mentioned by Commissioner Douglas is more for a
43 visual enhancement to their house and is not the deck where they entertain and spend much time,
44 so the proximity to the project is not a concern. He stated that they feel that this proposal is very
45 good for both the neighborhood and the City.

1 Director Goellner stated there were no people that called in to the meeting via Zoom that have
2 asked to speak at the public hearing.

3
4 There being no additional public comments on the application, Vice-Chair Stockton closed the
5 public hearing at 8:30 pm.

6
7 Vice-Chair Stockton asked for the Commission to share their questions and feedback on the
8 application.

9
10 Commissioner Merriam asked for clarification from staff on the footprint and the ceiling height of
11 the building, and what the hardcover will be of just the building alone.

12
13 Assistant Planner Quarles stated that she believes the lot coverage for the site is at 10% but would
14 have to check on details for square footage.

15
16 Mr. Cermak stated that the ceiling height for each level is 9 feet.

17
18 Commissioner Douglas asked what the square footage will be of the building.

19
20 Community Development Director Goellner stated that staff can find the exact numbers for the
21 Commission.

22
23 Commissioner Douglas clarified that she is just curious and noted that it seems like a nice sized
24 building. She stated that there will be time later to discuss details related to design and traffic.
25 She stated that as far as the request for a Comprehensive Plan amendment, the City is looking for
26 a multi-generational community, greater housing diversity, and life cycle housing options which
27 she feels this proposal meets. She stated that for the PUD, she feels this is an innovative
28 development, and likes that this is a small memory care facility. She stated that this particular
29 architect does wonderful work and noted that she likes the idea of keeping the corner land as public
30 space. She stated that overall, she thinks this proposal is a good transition between the other area
31 uses and the single family area.

32
33 Commissioner Schwalbe stated she also thinks this looks like a great project. She explained that
34 she likes the looks of it, that there is outside seating for residents, and that it will encourage them
35 to be outside with the park-like area. She stated that she particularly likes that, so far, the neighbors
36 are on board with the project and do not appear to have concerns.

37
38 Commissioner Sorensen stated that this is a unique property and is bordered by businesses,
39 residential, and institutional space and noted that he believes the applicant has done a good job in
40 trying to come up with something that will work in this space. He stated that regarding the
41 Comprehensive Plan amendment and the land use issues, if you look at the primary objectives of
42 the plan on institutional spaces, such as providing community service, compatible with adjoining
43 development, and some of the other guiding principles like diversity, livability, access to services,
44 and life cycle housing, it seems as though this amendment, due to the uniqueness of this site, goes
45 a long way toward meeting the intent and essence of the Comprehensive Plan. For the PUD
46 concept plan, which allows some flexibility for the institutional standards, it seem reasonable. He

1 stated that he encouraged the applicant to pay close attention to the design standards, tree
 2 replacement codes, and continue to be responsive to the neighborhood issues, but feels that overall,
 3 this proposal seems to be very compatible with the neighborhood.
 4

5 Commissioner Severson stated that she would like to have more information in the future about
 6 what the city of Minnetonka would think about this, even though technically they are not included
 7 in notice requirements. She stated that she would also like to know what the nearby Minnetonka
 8 property is zoned, but she is in favor of continuing to move this proposal forward.
 9

10 Vice-Chair Stockton stated that she feels this concept, from a design standards point of view, is
 11 quite balanced. She stated that she likes how this preserves the corner lot for the neighbors.
 12

13 Commissioner Merriam stated that she agrees with what has been said and feels this is a good
 14 solution for this piece of land. She stated that it appears to be a practical solution and appreciates
 15 all the buffers that have been provided for the neighbors, that there is low traffic, and that it is an
 16 attractive building. She stated that she is in favor of making a recommendation to move forward.
 17

18 There being no further discussion, Vice-Chair Stockton asked for a motion on the application.
 19

20 Commissioner Douglas made a motion, seconded by Commissioner Schwalbe, to direct staff to
 21 prepare a draft Planning Commission Report and Recommendation with appropriate findings
 22 reflecting a recommendation of approval of the Development Application for Cantissimo Senior
 23 Living at 1405 Holdridge Terrace, 15419 and 15429 Wayzata Boulevard for review and adoption
 24 at the next Planning Commission meeting.
 25

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

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

30 **a) Review of Development Activities**

31
 32
 33 Community Development Director Goellner explained that the next potential public hearing will
 34 occur in January for the 200 Lake Street property. She stated that the applicants are still working
 35 on completing their application and when finished, the plans will be added to the City website and
 36 noted that there will also be a neighborhood meeting scheduled sometime in January.
 37

38 **b) Planning Commission Meeting Schedule**

39
 40 Community Development Director Goellner noted that the December 20, 2021 meeting has been
 41 cancelled because there will not be a quorum due to the nearby holiday, so the next meeting will
 42 be January 3, 2022.
 43

44 **AGENDA ITEM 7. Adjournment.**