

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, August 1, 2022

6:30 PM

HYBRID MEETING INFORMATION

[Click here to join Zoom Meeting](#)

[Meeting ID: 815 5452 4848 Passcode: 074937](#)

Members of the public may attend this Planning Commission meeting in person, provided they follow all City policies and protocols related to the pandemic.



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).

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - a. Approval of Draft Meeting Minutes of July 18, 2022
 - b. Approval of Planning Commission Report and Recommendation of Approval for Lot Combination, Zoning Map Amendment, and Comprehensive Plan Amendment at 1022 Wayzata Blvd
 - c. Approval of Planning Commission Report and Recommendation of Approval for Parking Variance and Conditional Use Permit for Outdoor Sales and Service at 830 Lake St E (Baja Haus)
5. **Public Hearing Items**
 - a. Consider Subdivision Application at 344 Ferndale Road North
6. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
7. **Adjournment**

Upcoming Meetings:

City Council - August 3, 2022

Planning Commission - August 15, 2022

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



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 1, 2022	AGENDA ITEM: 4.a
TITLE: Approval of Draft Meeting Minutes of July 18, 2022	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

See attached Draft Meeting Minutes of July 18, 2022.

ACTION REQUESTED:

Staff recommends approval of the attached regular meeting minutes of July 18, 2022.

ATTACHMENTS:

1. PC.07.18.2022 Draft Minutes for PC Review

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
JULY 18, 2022**

AGENDA ITEM 1. Call to Order

Chair Parkhill called the meeting to order at 6:30 p.m., and read a prepared statement related to meeting protocols and public participation.

AGENDA ITEM 2. Roll Call

Chair Parkhill asked Community Development Director Goellner to take roll call.

Present at roll call were Commissioners: Douglas, Parkhill, Stockton, Sorensen, and Schwalbe. Community Development Director Emily Goellner, Assistant Planner Valerie Quarles, and City Attorney David Schelzel were also present.

Absent at roll call were Commissioners: Merriam and Severson (with prior notice)

AGENDA ITEM 3. Approval of Agenda

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

Commissioner Schwalbe made a motion, seconded by Commissioner Stockton to approve the July 18, 2022 agenda as presented.

The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the Draft Meeting Minutes of July 6, 2022 Planning Commission Meeting Minutes

Chair Parkhill read aloud the item on the consent agenda and asked if any Commissioner wished to pull it further discussion.

Chair Parkhill asked for a motion to approve the Consent Agenda as presented.

Commissioner Douglas made a motion, seconded by Commissioner Schwalbe to approve the Consent Agenda as presented.

The motion carried unanimously.

AGENDA ITEM 5. Public Hearing Items

a) Consider Development Application for Lot Combination, Zoning Map Amendment, and Comprehensive Plan Amendment at 1022 Wayzata Boulevard E

Assistant Planner, Valerie Quarles, gave an overview of the development application for an unidentified retail business at 1022 Wayzata Boulevard East. She explained that the applicant is looking for a lot combination, a Comprehensive Plan amendment, and a Zoning Map amendment. She reviewed the zoning, land use and existing conditions of the lots as well as the surrounding neighborhood. She explained that the proposal is to combine two lots and renovate the existing gas station for retail use. She noted that combining the lots eliminates the non-conforming parcel and would bring the current parking area into setback compliance. She reviewed things the Commission should consider as they look at the requests for a Comprehensive Plan amendment and Zoning Map amendment. She stated that there will need to be a privacy fence or some type of vegetation installed and noted that the current retaining wall is in disrepair and the applicant has stated that they intend to repair it in the near future. She noted that three people attended the recent neighborhood meeting and gave a brief overview of their concerns related to buffering, the retaining wall, and potential residential use on the southern parcel.

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

Commissioner Sorensen asked what could happen in the southern lot, as is, and noted that it appears as though due to the size of the lot, there could be a 15 foot wide house built without the need for a variance.

Planner Quarles stated that the legal non-conforming southern lot is extremely non-conforming because it is very small and narrow. She agreed that a very narrow home could be built but it would require a CUP.

Commissioner Sorensen stated that there was a statement made in the staff report that a new fence will be built and asked where it would be built.

Planner Quarles stated it will screen the commercial use from the residential use so it will be on or near the property line.

Community Development Director Goellner stated that she believes there will be two separate structures required with a fence and a retaining wall. She stated that there is a complaint process that is currently happening with the applicant on the retaining wall, but a fence will also be required in a situation when a property is next to residential. She stated that the City is flexible about its exact location as long as it was serving that purpose.

Commissioner Douglas asked about the height of the current fence.

Planner Quarles stated that she believes it is 6 feet.

Commissioner Douglas asked if she was correct that part of the approval process was removal of the underground tanks, but the Commission was not supposed to comment on that.

1
2 Community Development Director Goellner stated that her understanding is that the applicant is
3 willing and ready to remove the tanks, but she would have to review the situation with the Fire
4 Chief and Building Official to understand if it is strictly required with the reuse of a building.

5
6 Commissioner Douglas stated that there is a sign on the site that says Parking for Edina Realty
7 Clients and asked if that was part of this parcel.

8
9 Planner Quarles stated that she believes that sign is on the Huntington Avenue right-of-way.

10
11 Chair Parkhill asked if the developer could change the grade of the residential lot to bring it up
12 significantly.

13
14 Community Development Director Goellner stated that 2 feet is the threshold for which Council
15 would approve a grading plan but stated that the general slope of the site is likely to stay about the
16 same.

17
18 Commissioner Schwalbe asked about the Huntington Avenue right-of-way and if it came about
19 when Edina Realty was built.

20
21 Planner Quarles stated that she believes the segmentation of the right-of-way pre-dates Edina
22 Realty. She stated that she believes that technically the right-of-way belongs to the City but there
23 are some agreements that allow Edina Realty to park on it. She noted that these are not spaces that
24 would be counted towards the requirements for 1022 Wayzata Boulevard E.

25
26 Commissioner Schwalbe asked if Edina Realty paid the City for the use of that parking within the
27 right-of-way.

28
29 Community Development Director Goellner stated that she thinks there could have been
30 implications of payment when the development was approved, but noted that staff had not
31 extensively researched this issue.

32
33 Commissioner Schwalbe stated that she thinks it would be a good thing to look into and asked for
34 a clarification of what 'in-fill' development means.

35
36 Community Development Director Goellner explained that in-fill development is a way to describe
37 cities that are mostly built out and developed but have little pockets of older buildings or under
38 utilized parcels that could have development for a higher and better use than its current use. She
39 stated that staff's thought is that this could support that because it is a vacant, underutilized parcel
40 with a non-conforming lot.

41
42 Chair Parkhill asked about maintenance requirements for the retaining wall and fence area and if
43 there would be any landscaping or beautification would be required.

44
45 Community Development Director Goellner stated that the City has an international property
46 maintenance code that they can enforce.

1
2 Planner Quarles stated that, per code, if there is an exposed parking area of 4 or more spaces, the
3 City does require landscaping on all sides.
4

5 Commissioner Sorensen confirmed that if these lots were combined the building setback would
6 be 50 feet and the parking setback would be 10 feet.
7

8 Chair Parkhill asked the applicant to address the Commission.
9

10 Farhad Hakim, owner of the property, stated that they are just trying to combine the lots because
11 right now the taxes, maintenance, insurance, and liability are all separate which creates a mess.
12 He stated it will cost them between \$80,000 to \$100,000 to fix the retaining wall and explained
13 that they need these costs to be absorbed into their remodeling loan or be able to develop it
14 separately into a house and absorb it into that loan. He stated that they would like to know what
15 the City prefers for this property because they are between a rock and a hard place. He explained
16 that they are open to either option and explained that when they held the neighborhood meeting
17 there was one gentleman who didn't like the idea, but the others seemed to agree that rather than
18 having a small house there that they would rather see the lots combined. He stated that they are
19 looking for a direct answer from the City about what they do and do not want in this area.
20

21 Chair Parkhill confirmed that the current plan is to rehabilitate the current building and then look
22 for a tenant. He asked if there had been thought about tearing down the existing structure and
23 putting up a new building.
24

25 Mr. Hakim explained that after their last encounter with the City and everything they went through,
26 they just do not have the money to throw into the garbage. He stated that all of the studies were
27 in their favor with regard to noise and traffic and yet their plan was just thrown away. He explained
28 that they just cannot afford to go down the rabbit hole with something like that happening again.
29

30 Commissioner Schwalbe asked if they had specific businesses that they would like to see as
31 tenants.
32

33 Mr. Hakim stated that they have talked to dental offices, salons, and restaurants. He stated that
34 they would like to try to clean up the site and give potential tenants a better visual idea of what the
35 site can look like so it doesn't just look like a shut down old gas station. He stated that their plan
36 is to remove all the tanks and have it run through the environmental companies to get all cleaned
37 up as part of their remodel. He stated that for the southern lot, they could build a 15 x 80 foot
38 house on it, and noted that after the last situation with the City, they were just going to move
39 forward with that option, but decided to give the City the option to choose whether they want it
40 combined instead. He stated that they are open to doing whatever the City would like, but hopes
41 it is understood that the reality is that they need to figure out a plan because it is just a sinking hole
42 financially that is only getting deeper for them.
43

44 Chair Parkhill opened the public hearing at 7:04 p.m.
45

1 Diane Silikowski, 173 Huntington Avenue S, stated that she believes the decision regarding
2 rezoning should wait until there are development plans for the property. She explained that she
3 felt there was a legal precedent for this thought and referenced various legal cases that considered
4 whether there was a significant decline in property values for adjacent neighbors. She stated that
5 she sympathized with the property owner but assumed that he knew what he was buying. She
6 stated that she felt the adjacent neighbors really need to know what will be on this site before it is
7 rezoned. She stated that something from the 2040 Comprehensive Plan that was not mentioned
8 during the presentation was the guiding principle to 'foster charm'. She stated that the Commission
9 may not realize it, but up until about 3 years ago that parcel of land was absolutely beautiful
10 because Gordy and Deanne Straka meticulously maintained it because the prior owner had not.
11 She referenced many of the plant varieties that were on the site that she felt were absolutely
12 charming and asked the Commission to keep that in mind when they were considering this
13 rezoning.
14

15 Gordy Straka, 130 Huntington Avenue, stated that he feels what was presented on page 12 of the
16 packet discussing the proposed parcel combination in the C-3 district was misleading. He stated
17 that if this is combined, today's proposal could have nothing to do with what is actually built there.
18 He stated that all the developer has said for right now is that they are going to fix up the building
19 and there have been no plans nor do they know what is coming. He stated that these two parcels
20 have been like this since 1950 and everything has been fine until now. He stated that the wall has
21 been down for over 2 years and the City was supposed to get something done about it and explained
22 the weeds were not mowed until about a week ago just prior to the meeting. He stated that these
23 individuals have not been good neighbors. He noted that he felt that there would be adverse effects
24 on the neighborhood if the City allowed them to combine the lots and let them come back to within
25 10 feet of the property line because that is part of their neighborhood and would take away from
26 their quality of life. He stated that there are things that can be built there that will work with the
27 neighborhood, such as a bank. He stated that if they come back further than the current wall, there
28 is a large tree that would not survive. He stated that he is not in favor of the City allowing this lot
29 combination and would prefer a residential home on this lot and asked the Commission not to
30 approve this request. He noted that the cul-de-sac for the Edina building was built in the early
31 1970s and noted that the building was given no setback so it comes out to Huntington Avenue. He
32 stated that the slope came in the mid-1970s when all the fill was brought in and reminded the
33 Commission that the existing building has a garage that he worked in when he was in high school.
34

35 Bruno Silikowski, 173 Huntington Avenue S, stated that when this was developed and they put in
36 the gas station they also included a residential buffer. He stated that he feels the issue is that the
37 temporary solution was the residential buffer and he feels the City needs to protect the original
38 intent for the property and the people who have been paying taxes for a long time and those are
39 the ones who will be impacted, depending on what takes place on this lot. He stated that with the
40 last proposal, he thinks the big issue was the drive-through component and not the restaurant
41 concept that would operate during normal business hours. He stated that they are in support of the
42 owner being able to develop their property because there is no doubt that it needs to be better than
43 an empty gas station. He asked that the Commission not agree to anything that will be intrusive
44 at all with sound and light. He reiterated that if there was a restaurant that was open for normal
45 business hours, he thinks that would be fine because it would have quiet enjoyment. He reiterated
46 that he thinks the idea of the drive-thru coffee establishment was the biggest rub during the last

1 proposal. He stated that if the City decides to agree to turn this into commercial space, he feels
2 there should be a covenant in place that says that they cannot do things like have a drive-thru coffee
3 establishment. He stated that his concern is that with this lot combination they are preparing to
4 open the flood gates and will be able to do things that the City cannot stop it and asked that the
5 Commission move ahead intelligently and have 'bumpers' in place, like when a child is bowling,
6 in order to keep this on track and not cause harm in the neighborhood. He stated that the existing
7 residential buffer has allowed the residential neighborhood to have some separation from the
8 enterprises that take place. He explained his fear that the developer is being nefarious and is trying
9 to get this lot combination in order to push through a drive-thru coffee place which would truly be
10 offensive to most people in the neighborhood. He stated that his fear is that if the City allows them
11 to have this lot combination, it will open up doors and they will be able to do many things that will
12 lose the value of the neighborhood. He stated that this is a nice quiet neighborhood that does not
13 have a lot of noise at night. He stated that he would not support this lot combination and if the
14 City does vote in support of it he would ask that they put some sort of covenant in place that
15 nothing can be built, structurally, over that piece of land, other than parking. He asked what
16 percent of the 35 feet would the developer gain of that parcel.

17
18 Nan Sloane, 144 Huntington Avenue S, stated that she would echo the comments made by Ms.
19 Silikowski. She stated that if there is an opportunity to hold off on combining these two lots until
20 there is a well defined plan, she would support that. She stated that it is very hard for the
21 neighborhood to get on board with supporting the City making this commercial. She noted that in
22 an ideal world this space would be made into a little park that would continue to provide a buffer.
23 She stated that the detrimental aspects to a coffee shop and drive-thru has already been discussed
24 and asked if that was even an option. She stated that she is confused and does not know what will
25 happen and stressed that she does not want any kind of drive-thru business in this location. She
26 stated that she wants to know what is going in there before she can support the development. She
27 stated that she also sympathized with the property owner because there are a lot of expenses, but
28 believes the he should have known what he was buying. She stated that if the idea is now not to
29 take down the building, but basically 'put lipstick on a pig', she shared her concerned that it is
30 basically just going to be a flip as all commercial property and the neighborhood would have no
31 idea of what will be going in there. She stated that once the decision is made that this is
32 commercial, the decision cannot be reversed. She asked if it was possible to put this decision on
33 hold until there is a firm plan on what will go into this location.

34
35 There being no one wishing to comment on the application, Chair Parkhill closed the public
36 hearing at 7:26 pm.

37
38 Chair Parkhill asked staff to answer the questions that were raised during the public hearing.

39
40 Community Development Director Goellner is the C-3 District typically contains mostly retail
41 uses that generally have a lower impact. She stated that the use is restricted by how much parking
42 can be available on the site, and in this case there are only 22 parking spaces that fit on the property
43 which will probably be the largest determinate of what users may fit in this location. She explained
44 that a restaurant use would require 5 times the amount of parking that retail requires so it would
45 be very difficult to place a restaurant in this location. She stated that it may be possible but that it
46 would require some approvals from the Planning Commission and the Council for a parking

1 variance. She stated that the applicant is requesting a retail use which is permitted in the C-3
2 district. She stated that when there is an application with a proposed use that is permitted and can
3 meet all performance standards, the assumption is that the plan can meet all City requirements.
4 She noted that if they were interested in other uses, such as a drive-thru, they would need to come
5 back with a CUP request.

6
7 Commissioner Stockton stated that she believes the fear expressed by the residents is that if this is
8 combined it will create a new slate, so all the thinking of keeping it contained in the existing
9 building would go to the wayside. She stated that because there is no plan in place, there is
10 essentially no 'anchor' to the concept of just keeping it to retail.

11
12 Community Development Director Goellner stated that if the CUP comes before the Commission
13 they will make their decision based on the facts of that exact case, and tonight, they are just being
14 asked to look at the facts of this exact case. She reviewed the setback requirements for the district
15 and noted that the southern parcel is 35 feet long and the building setback requirement for this
16 district is 50 feet. She stated that there has been discussion of having an easement where you
17 cannot build, but that this is effectively what the building setback is doing. She stated that a rear
18 yard setback of 50 feet creates a no-build zone of 50 feet. She stated that this is one way to
19 minimize impact to the south and noted that the parking setback is only 10 feet. She stated that
20 there was a question raised about the possibility of the retaining wall moving and how that would
21 affect the plans. She explained that she has a hard time believing that there is a lot of room to
22 change that slope because it is a small space and would need engineering support to show it was
23 possible.

24
25 Commissioner Douglas stated that she drove through the lot with her headlights on to see the
26 possible issue with headlights. She asked what benefit there would be of an 8 foot fence
27 requirement rather than a 6 foot fence.

28
29 Community Development Director Goellner stated that determining the effectiveness of various
30 fence heights can be very difficult to determine. She stated that 8 foot fences are very domineering
31 because the extra two feet is far over human scale and can be considered unsightly. She stated that
32 it may work on a steep slope but would also require larger footings so it may not be something the
33 applicant would want to pursue. She stated that there may actually be a six foot maximum fence
34 height in this area just because they are usually quite unsightly.

35
36 Commissioner Douglas stated that she remembers that with the application with the bank the City
37 had asked them to put in some arborvitae or greens in front of the fencing and asked if that would
38 be possible with this lot combination and if there would be an area to put in some tall greenery.

39
40 Community Development Director Goellner stated that requiring additional landscaping may be a
41 bit above and beyond the scope of what is appropriate.

42
43 City Attorney Schelzel explained that the bank application Commissioner Douglas referenced was
44 a CUP because there was a drive-thru. He stated that when there is a conditional use with higher
45 impacts, it is easier and appropriate in most cases to attach some conditions that are designed to

1 lessen the impacts. He stated that is not what is front of the Commission, but noted that the
2 applicant can voluntarily do that extra landscaping.

3
4 Chair Parkhill asked if the plans from the bank had moved the retaining wall back to the lot line.

5
6 Commissioner Douglas stated that they had planned to move the building up to Wayzata
7 Boulevard.

8
9 Chair Parkhill questioned what would allow the City to control what can be in this location and
10 asked if it was changing the grade or whether there are heritage and significant trees. He stated
11 that he would not want to see the retaining wall moved back.

12
13 Planner Quarles stated that with the tree preservation ordinance, if trees would come down there
14 would need to be trees planted along the retaining wall or some sort of fee paid. She stated that
15 she believed the City's preference would be to replant the trees along the retaining wall. She stated
16 that she thinks there is some discretion about screening to make sure the fence is in an optimal
17 place as opposed to sitting at the bottom of a retaining wall where it wouldn't do much. She stated
18 that she is not sure that the Commission can directly set any kind of condition on the future of the
19 retaining wall other than to fix it. She noted that something as major as replacing a retaining wall
20 will filter through a lot of people at the City.

21
22 Chair Parkhill noted that if the grade is changed by more than 2 feet it will also have to go through
23 the Council.

24
25 Commissioner Schwalbe stated that the parking lot behind the building is currently the buffer
26 between the building and the residential property.

27
28 Planner Quarles stated that she would say that the parcel with the retaining wall on it is more of a
29 buffer. She stated that the parking lot would provide some distance but isn't sure that the public
30 would view that as a buffer.

31
32 Commissioner Schwalbe stated that she thinks there is already a pretty good buffer with the
33 retaining wall and fence and thinks a business will be less disruptive to the neighborhood than the
34 gas station. She stated that she feels there is a lot of good about this proposal as long as the City
35 doesn't lose control of what they actually do with the building.

36
37 Chair Parkhill stated that he is assuming that the retaining wall and fence will stay in their current
38 location and feels that Commissioner Schwalbe is expressing the desire for some guard rails to
39 ensure that this doesn't end up being a 15 foot retaining wall next to the neighboring home. He
40 stated that he feels that there are already some of these guard rails in place that would eliminate
41 that possibility.

42
43 Commissioner Stockton stated that there is already a non-conforming lot and asked if the solution
44 could also be somewhat 'non-conforming'. She stated that there is a lot of logic behind combining
45 the lots and asked if there could be a recommendation that the Council allow the combination of
46 the lots upon review of the landscape plan for the area.

1
2 Community Development Director Goellner explained that the City has not tied a lot of
3 landscaping plans to developments in the City.
4

5 Planner Quarles stated that if the applicant decides to build a new building on this property or
6 make major changes that trigger the design standards, that would be an additional level of review
7 that they would need to go through. She stated that the design standards also push businesses to
8 put parking in the back which would continue to push the building away from the residential areas.
9

10 City Attorney Schelzel stated that there would be landscaping required with the parking lot and
11 there are a lot of code items with the grading and fence regulations that staff will look at to ensure
12 that the proposal makes sense. He stated that if there is a dramatic difference, there would be the
13 additional requirements that are triggered that Planner Quarles was referencing.
14

15 Commissioner Douglas asked when the gas tanks are gone if parking would be allowed in front of
16 the building or if that would be a separate request.
17

18 Community Development Director Goellner stated that it will depend on whether their exact
19 renovation plans trigger the design standards or not.
20

21 Commissioner Sorensen stated that it appears as though the biggest potential detriment of
22 combining the sites are the possibility of building the retaining wall on or close to the property line
23 and bringing in a lot of fill, but asked if he was correct that staff was saying that there may be some
24 control over those things because of engineering and that changing that much grade would require
25 some additional approvals.
26

27 Community Development Director Goellner stated that he was correct because there is a section
28 of code about drainage/grading and modifications that alter the average grade of an individual lot
29 more than 2 feet will require approval by the Council.
30

31 Commissioner Sorensen stated that as long as the City will have some control over that issue, he
32 feels that may be the biggest potential issue with combination of the lots.
33

34 Chair Parkhill asked the Commission to share their questions and feedback on the application.
35

36 Commissioner Stockton stated that she is having trouble envisioning the southern lot being used
37 for a home. She stated that she feels it is clear that the Commission is stressing caution for the
38 aesthetics and for the sense of peace between the two areas to come through the development. She
39 stated that she feels that logic points the Commission towards a combined lot.
40

41 Commissioner Douglas stated that she agreed on the combination and noted that the property has
42 been empty for many years. She stated that she thinks no matter what ends up happening there,
43 the City will run into this issue. She stated that she feels good about the things staff has shared
44 that there will be built in controls for different things along the way. She stated that she is hopeful
45 that this will allow the residents to feel a bit better about this also. She stated that she would like
46 to see the retaining wall repaired and noted that she thinks this use fits in with the Comprehensive

1 Plan guidance in the area. She explained that she also likes that this is a retention and improvement
2 of a business property in the City.

3
4 Commissioner Sorensen stated that it is important to remember that this whole conversation is
5 over a 35 foot deep piece of property. He stated that he believes part of the emotion surrounding
6 this proposal is that it has been poorly maintained and the retaining wall that was previously built
7 was not adequate. He stated that he would agree with Commissioner Stockton that it is hard to
8 imagine a residential property in this location. He stated that he understands some of the
9 sensitivities and the unknown factors that concern residents but thinks the 'bumpers' are the City
10 process. He stated that another option may be for the neighbors to buy the property and maintain
11 it however they would like, but overall he agrees that use of this site in a combined nature is a
12 good use and will remove the non-conforming issue and would hopefully clean up the site and
13 make it look better. He stated that the 50 foot setback requirement is significant which should
14 provide comfort to the neighbors.

15
16 Commissioner Schwalbe stated that she also believes this is in alignment with the Comprehensive
17 Plan and believes that it is time that that City does something in order to make this property more
18 attractive and add some service to the City. She stated that it seems logical to combine the two
19 parcels into one and from what staff has shared it sounds like there are many 'rails' in place to
20 ensure that it doesn't get 'derailed' by having things happen that would adversely affect the
21 neighbors, particularly those down below. She stated that she feels that if the retaining wall is
22 done right, she is hopeful that the neighbors will eventually be able to say that this turned out to
23 actually be a pretty good project.

24
25 Chair Parkhill stated that he also believed that there are guardrails in place to allow the property
26 to be combined and go through the process and believes the Huntington Avenue residents should
27 feel safer knowing that those rails are in place.

28
29 There being no further discussion, Chair Parkhill asked for a motion on the application.

30
31 Commissioner Sorensen made a motion, seconded by Commissioner Schwalbe, to direct staff to
32 prepare a draft Planning Commission Report and Recommendation with appropriate findings
33 reflecting a recommending approval for Lot Combination, Zoning Map Amendment, and
34 Comprehensive Plan Amendment at 1022 Wayzata Boulevard East for review and adoption at the
35 next Planning Commission meeting.

36
37 The motion carried unanimously.

38
39 Chair Parkhill recessed the meeting at 7:57 p.m. and reconvened at 8:03 p.m.

40
41 **b) Consider Application for Parking Variance and Conditional Use Permit for**
42 **Outdoor Sales and Service at 830 Lake Street E (Baja Haus)**
43

44 Planner Quarles, stated that Baja Haus at 830 Lake Street E has submitted a development
45 application for a Parking Variance and Conditional Use Permit for Outdoor Sales and Service. She
46 reviewed the zoning and land use for the property and the surrounding neighborhood. She

1 explained that they had previously applied for an outdoor patio in 2018 which set aside 2 spaces
2 for a seasonal outdoor patio which was denied. She explained that they are currently asking for 4
3 spaces. She noted that due to the pandemic, the City relaxed their outdoor dining standards through
4 the Temporary Outdoor Patio and Sidewalk Café permits. She stated that the applicant is back
5 with a similar application to 2018, with a CUP for outdoor sales and service and a variance for
6 parking. She gave a brief explanation of details from the site plan and noted that the space would
7 hold 8 tables and about 32 chairs. She reviewed the specific and general criteria for the
8 consideration of the CUP as well as the parking variance. She gave a brief overview of the
9 comments received from the Engineering Department and the Building Official. She stated that
10 the City had received 3 comments on the application, with 2 in favor and one other with questions
11 about how this approval would affect future proposals in C-2 and at the Village Center. She noted
12 that the applicant provided letters from the two businesses beside Baja Haus that gave a positive
13 endorsement regarding the patio.

14
15 Chair Parkhill asked if the Commission had any questions for staff.

16
17 Commissioner Schwalbe stated that it appears as though there is a lot of parking in the City that is
18 thoroughly underutilized. She stated that she thinks there is something that can be done, as a City,
19 to better advertise this and let people know where they can park their cars and there is great parking
20 available.

21
22 Commissioner Sorensen confirmed that the sidewalk would be maintained and open to the public.

23
24 Commissioner Stockton asked how the Commission could consider this application without
25 considering the impact on other restaurants in that development or elsewhere in the City that may
26 be looking to put tables into public spaces.

27
28 Planner Quarles stated that the Commission looks at the application in front of them. She stated
29 that many of the other businesses that use public space are specifically applying for a Sidewalk
30 Café Permit which is a process that does not come before the Commission, but before the City
31 Council. She stated that Baja Haus is proposing to use private property in order to fulfill their
32 request which is why it is an Outdoor Sales and Service permit and the parking variance instead
33 of a Sidewalk Café Permit

34
35 Community Development Director Goellner stated that this application is unique in that the
36 shopping center has more restaurants than the other shopping center at Colonial Square. She stated
37 that she thinks it is important to look at the exact parking supply and demand right now and treat
38 each applicant uniquely at the time they apply. She stated that there are other restaurants in this
39 shopping center so there is the potential that others may find this to be a successful model and take
40 interest in it. She stated that it is not a permanent structure and is only seasonal. She stated that
41 she thinks the argument may be able to be made that the City requires too much parking for the
42 shopping centers and noted that staff has not identified a shortage of parking in this location.

43
44 Chair Parkhill asked the applicant to address the Commission.

1 Josh Friedt, one of the owners of Baja Haus, stated that the last two years had kind of set a
2 precedent for them because they were able to have a 'COVID patio'. He stated that he feels they
3 have proven that it worked and didn't impact the parking. He stated that he felt that any parking
4 issue that there may be is due to people coming over from Benedict's and agreed with
5 Commissioner Schwalbe's comments that better signage would be helpful because he doesn't
6 think people know that there is a ramp right behind them. He stated that it is already halfway
7 through the summer and they would like to get this patio moving if the City approves. He
8 explained that being able to have a patio during the pandemic saved his business.

9
10 Commissioner Schwalbe stated that the plans are to leave 1 foot of space between the platform
11 and the next line of the parking stall and asked if that was enough room for someone to open their
12 door and get out.

13
14 Mr. Friedt stated that he feels it would be enough room, but is open to moving it in another foot if
15 the Commission felt it was necessary. He stated that he would also like to have the concrete
16 barriers, but his landlord does not want them to be used. He stated that he feels it is a safety issue
17 and explained that his idea was put planters around them so they don't just look like concrete
18 barriers. He noted that there had not been any issues with anyone backing into anything when they
19 had their COVID patio.

20
21 Chair Parkhill suggested that they may want to consider steel or concrete bollards. He explained
22 that safety is a concern for him because his sister-in-law was backed into in this type of situation
23 by a car who had lost control, so he would like something done for safety, especially if this is a
24 permanent request.

25
26 Mr. Friedt stated that he would support that 100% because the last thing he wants is for someone
27 to get backed into.

28
29 Community Development Director Goellner noted that the applicant is planning to install this
30 seating seasonally, but the approval would be considered permanent.

31
32 Commissioner Schwalbe stated that safety is a big concern and asked if this is approved what kind
33 of safety measures will take place.

34
35 Community Development Director Goellner explained that the City Engineer had recommended
36 concrete barriers which would be added as a condition of approval when the recommendation is
37 made to the Council.

38
39 Commissioner Schwalbe stated that she thinks the other question is how far this will be from the
40 adjacent parking and noted that the plans right now are for just 1 foot.

41
42 Chair Parkhill stated that he would leave it up to the City Engineer to determine if that is adequate.

43
44 Community Development Director Goellner stated that perhaps the language could be amended to
45 say that it would be 4 parking spaces and that proper distance around the perimeter for cars to

1 function would be determined by the Building Official and the City Engineer, rather than saying
2 an exact distance.

3
4 Chair Parkhill asked how the ADA/handicapped parking spaces would be addressed since that
5 appears to be where he is planning to place the pergola.

6
7 Mr. Friedt stated that his brother is handicapped so ADA compliance is very important to him. He
8 stated that the two handicapped spots will be next to where the patio will be located so they will
9 not be effected.

10
11 There being no questions from the Commission for the applicant, Chair Parkhill opened the public
12 hearing on the application at 8:31 pm.

13
14 Stacy Carisch, 240 Northgate Road, she stated that she thought Baja Haus had this patio for 3
15 years, but realizes now that it has only been two years and they got it during the initial shutdown
16 for COVID. She stated that the patio worked out great and noted that she had not heard any of the
17 other nearby business operators complaining. She stated that her father, George Carisch, has
18 brought up the concerns raised by Commissioner Schwalbe for the last 40 years, but noted that she
19 would disagree that signage is the answer because she feels people don't read them. She stated
20 that she does not see a problem with concrete barriers. She stated that the Baja Haus has been
21 there for a long time and hires great people, which, in her opinion, says a lot about the operators.
22 She stated that she was unaware of the new pergola structure that they would like to put into place,
23 but stated that she trusts the operators to develop a structure that will work for their business as
24 well as the parking lot. She stated that she feels this business deserves someone saying something
25 positive about what they have done and clarified that she did not oppose their request.

26
27 Director Goellner stated there were no people that called in to the meeting that have asked to speak
28 at the public hearing.

29
30 There being no one wishing to comment on the application, Chair Parkhill closed the public
31 hearing at 8:35 pm.

32
33 Chair Parkhill asked for the Commission to share their questions and feedback on the application.

34
35 Commissioner Schwalbe stated that she is in support of this application and thinks that parking
36 will not be an issue.

37
38 Commissioner Sorensen stated that he agreed and feels the benefits outweigh some of the potential
39 downsides. He stated that he would like to ensure that the safety issue is addressed, but overall he
40 is supportive of the request.

41
42 Commissioner Douglas stated that she would also agree and explained that she has never had a
43 problem finding a parking spot in this lot. She stated that she has know Mr. Friedt for many years
44 and feels he is a first class guy and deserves to get this approval.

Commissioner Stockton stated that she also agreed that this is a good idea but would like to see some type of condition added for concrete barriers.

Chair Parkhill stated that he would concur and feels this it is a significant enhancement to the community to have outdoor seating.

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

Commissioner Douglas made a motion, seconded by Commissioner Stockton, to direct staff to prepare a draft Planning Commission Report and Recommendation with appropriate findings reflecting a recommending approval of a Parking Variance and Conditional Use Permit for Outdoor Sales and Service at 830 Lake Street E (Baja Haus) for review and adoption at the next Planning Commission meeting.

City Attorney Schelzel noted that staff has taken note of the concerns raised about safety and the concrete barriers and felt that the thought was that would be incorporated into a condition of approval and be subject to approval by the City Engineer.

Commissioner Douglas amended the motion, second amended by Commissioner Stockton, to direct staff to prepare a draft Planning Commission Report and Recommendation with appropriate findings reflecting a recommending approval of a Parking Variance and Conditional Use Permit for Outdoor Sales and Service at 830 Lake Street E (Baja Haus) and to include incorporation of concrete barriers for safety as a condition of approval, for review and adoption at the next Planning Commission meeting.

The motion carried unanimously.

AGENDA ITEM 6. Other Items:

a) Review of Development Activities

Community Development Director Goellner stated that the August 1, 2022 Planning Commission meeting will have one public hearing for a lot split at 344 Ferndale and noted that plans for this lot split will be posted on the City's website. She stated staff is hoping to have the Tree Preservation Ordinance ready for review at the August 15, 2022 meeting. She stated that because of Labor Day, the first Planning Commission meeting in September will be Wednesday, September 7, 2022.

b) Planning Commissioner Meeting Schedule

Chair Parkhill asked if there could be an announcement for an upcoming post-Planning Commission adjournment to The Muni.

Community Development Director Goellner stated that, for a purely social event, a quorum may be at The Muni after the next meeting on August 1, 2022 and explained that the public will be welcome.

1 **AGENDA ITEM 7. Adjournment.**

2
3 There being no further business on the agenda, Chair Parkhill asked for a motion to adjourn.

4
5 Commissioner Douglas made a motion, seconded by Commissioner Sorensen to adjourn the
6 Planning Commission meeting.

7
8 The motion carried unanimously.

9
10 The Planning Commission meeting was adjourned at 8:43 p.m.

11
12 Respectfully submitted,

13 Kayla Atkins Rokosz

14 *TimeSaver Off Site Secretarial, Inc.*

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 1, 2022	AGENDA ITEM: 4.b
TITLE: Approval of Planning Commission Report and Recommendation of Approval for Lot Combination, Zoning Map Amendment, and Comprehensive Plan Amendment at 1022 Wayzata Blvd	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: October 12, 2022 (extended to 120 days)	

BACKGROUND:

The applicant, Reprise Design, has submitted a development application for a Lot Combination, Zoning Map Amendment, and Comprehensive Plan Amendment in order to combine two lots at 1022 Wayzata Boulevard and use the existing gas station building for a retail use.

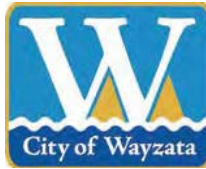
A public hearing was conducted at the Planning Commission meeting on July 18, 2022. The Planning Commission recommended that staff prepare a Report and Recommendation of approval for review at the next Planning Commission meeting.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. 1022 Wayzata Blvd - Planning Commission Report and Recommendation



WAYZATA PLANNING COMMISSION

August 1, 2022

REPORT AND RECOMMENDATION OF APPROVAL OF LOT COMBINATION, COMP PLAN AMENDMENT, AND ZONING MAP AMENDMENT AT 1022 WAYZATA BLVD E

SUMMARY OF RECOMMENDATION

1. Approval of Lot Combination
 2. Approval of Comprehensive Plan Amendment
 3. Approval of Zoning Ordinance Map Amendment
-

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Project. Reprise Design on behalf of M & Z Holdings, owner of the subject property, (the “Applicant”) has submitted a development application requesting approval of (i) Lot Combination; (ii) Comprehensive Plan Amendment; and (iii) Zoning Map Amendment to allow for the remodeling of an existing building for a new retail business (the “Project”) on the property located at 1022 Wayzata Boulevard E (the “Property”).
- 1.2 Application Requests. The Application includes the following three approval requests:
 - A. Lot Combination: Preliminary and Final Plats under Sec. 1003.02 and 1003.03 of the Subdivision Ordinance to combine the two lots that comprise the Property—the smaller, nonconforming southern parcel (“Parcel 0016”) with the larger northern parcel (“Parcel 0015”) that fronts Wayzata Boulevard (the “Lot Combination”).
 - B. Comprehensive Plan Amendment: A Comprehensive Plan Amendment to change the land use designation for Parcel 0016 of the Property in the Comp Plan’s 2040 Land Use Plan Map from Central Core Residential to Mixed Use Commercial/Residential (the “Comp Plan Amendment”) to match the

designation of Parcel 0015 with which it would be combined under the Lot Combination.

- C. Zoning Map Amendment: A Zoning Ordinance amendment under Sec. 903.02.F to change the zoning of Parcel 0016 from R3-A Single and Two Family Residential to C-3 Service District (the “Zoning Map Amendment”) to match the zoning of Parcel 0015 with which it would be combined under the Lot Combination.

- 1.3 Property. The street address, property identification numbers and owner of the parcels that comprise the Property are:

Address	PID	Owner
1022 Wayzata Boulevard E	06-117-22-41-0015	M & Z Holdings
1022 Wayzata Boulevard E	06-117-22-41-0016	M & Z Holdings

- 1.4 Land Use. Parcel 0015 of the Property is zoned C-3 Service District and guided Mixed Use Commercial/Residential Parcel under the 2040 Wayzata Comprehensive Plan. Parcel 0016 is zoned R3-A Single and Two Family Residential and guided Central Core Residential under the 2040 Wayzata Comprehensive Plan.
- 1.5 Neighborhood Meeting; Notice and Public Hearing. A neighborhood meeting on the Application was held on June 29, 2022 in accordance with City policy. Notice of a public hearing on the Application was published in the *Sun Sailor* on July 7, 2022. The public hearing notice was also mailed to all property owners located within 500 feet of the Property on July 7, 2022. The public hearing on the Application was held at the July 18, 2022 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Subdivision / Preliminary Plat. Review and approval of lot combinations and subdivisions of property are governed by the City’s Subdivision Ordinance, Part X of City Code. In reviewing such requests, the Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors found in Section 1003.02.E:

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.

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

accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

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 in the City. 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. Land Use:
 - As the community continues to support a variety of housing types, access to amenities and services throughout the community should also be monitored.
 - Although viewed as primarily a residential community, the working day population welcomes a large number to the community. This commercial tax base helps offset the large percentage of residential land uses. Commercial areas are generally well defined along Lake Street and Wayzata Boulevard. Smaller pockets of mixed neighborhood commercial and residential uses exist north of downtown.
 - Throughout the visioning process of the Comprehensive Plan update, the community emphasized the need for a connected community. Mixed-use nodes were identified as a way to strengthen the sense of community and increase walkability throughout the City and provide enhanced connections between the residential neighborhoods and the commercial and recreational areas.

2. Land Use Goals:

- Create connected neighborhoods that provide access to services, housing and recreation for all ages and mobility types.
- Promote a diversity of retail, office, service and residential land uses at a high level of development quality to enhance Wayzata as a regional destination and provide services for residents.
- Provide connectivity within new developments and between existing neighborhoods to promote a sense of community and encourage mobility of all types.
- Support the existing commercial core within the community, and encourage business retention and reinvestment.

3. Future Land Use:

- The Mixed-Use Commercial/Residential category provides for a combination of commercial and residential uses. This mixture of uses can be achieved in many ways, including traditional vertical or horizontal mixed-use on a single lot. Additionally, mixed-use can be achieved on a block level, where individual lot sizes and property characteristics would make multiple uses difficult to implement. In this case, a mixture of uses should be achieved at the block level where, for example, a lot with residential units may be situated next to a lot with commercial uses. Development within this category is anticipated to be approximately 50 percent commercial and office uses and 50 percent residential. Residential uses within the category shall be comprised of multi-family units at a density of at least 10 units per acre. Residential densities of up to 30 units per acre may be considered.
- 1022 Wayzata Boulevard is considered a redevelopment opportunity on Figure 3-5. It is also a part of Stage 2 (2020-2030) to be redeveloped on Figure 3-6.

4. Housing:

- Protect and maintain the character of the existing established neighborhoods within the City, while recognizing that certain areas of the community are more suitable for infill developments.

2.3 Zoning Ordinance Amendment. City Council has the discretion and authority under state law and City Code to amend the City's Zoning Ordinance (Text or Zoning Map). In considering a proposed amendment to the Zoning Ordinance under Sec. 903.02.F of the Zoning Ordinance, the Planning Commission and City Council must consider the possible adverse effects of the proposed amendment. Their judgment shall be based upon (but not limited to) the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use's conformity with present and future land uses of the area.
- C. The proposed use's conformity with all performance standards contained in the Zoning Ordinance (i.e., parking, loading, noise, etc.).
- D. The proposed use's effect on the area in which it is proposed.
- E. The proposed use's impact upon property value in the area in which it is proposed.
- F. Traffic generation by the proposed use in relation to capabilities of streets serving the property.
- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

Section 3. FINDINGS

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 Subdivision and Zoning Ordinances, and Comprehensive Plan, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 Subdivision / Preliminary Plat.

- A. The Planning Commission finds that there would be no significant adverse effects of the Lot Combination based upon the following factors found in Section 1003.02.E:
 - 1. The Lot Combination is consistent with the Wayzata Comprehensive Plan, provided the Comp Plan Amendment is approved.
 - 2. The existing and any potential building pad that results from the Lot Combination does not negatively impact sensitive natural, scenic, historic or community assets due to the required minimum setback requirements of the C-3 zoning district.
 - 3. The existing and any potential building pad that result from the Lot Combination respects natural topography and minimize filing and grading due to the minimum setback requirements of the C-3 zoning district.

4. Trees will be retained where possible. The existing building pad is sensitively integrated into existing trees.
5. The Lot Combination will not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas, and is designed to work within the larger plans for the surrounding area, including the uses along Wayzata Boulevard, and the scale, pattern and character of the adjacent residential, commercial and office areas.
6. The design of the lot, the building pad, and the site layout responds to and is reflective of the surrounding lots and neighborhood character, as noted elsewhere in this Report.
7. The lot size resulting from the Lot Combination is not dissimilar to the nearby commercial lots along Wayzata Boulevard, and would eliminate a nonconforming lot.
8. It is anticipated that the architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of the existing building on the Property would remain the same or be improved under the Project, and be similar to the characteristics and quality of those in the surrounding buildings along Wayzata Boulevard.
9. To the extent the design, scale and massing of the building on the Property changes, it would be required to comply with the applicable criteria of the Wayzata Design Standards.
10. The proposed lot layout and building pad resulting from the Lot Combination would conform to all performance standards contained in the Subdivision Ordinance and eliminate a nonconforming lot.
11. The Lot Combination is not likely to have a negative effect on the values of neighboring properties in the area in which it is proposed.
12. The Lot Combination will be accommodated with existing public services, including those related to transportation and utility systems, and will not overburden the City's service capacity.

3.2 Comprehensive Plan Amendment.

- A. The Planning Commission finds that the Comp Plan Amendment is essentially a factor of the Lot Combination, matching the Comp Plan guidance of the smaller, nonconforming southern parcel ("Parcel 0016") to the larger northern parcel ("Parcel 0015") that fronts Wayzata Boulevard. With respect to the vision, principles, and goals of the City's 2040 Comprehensive Plan that are relevant to the Comp Plan Amendment, the Planning Commission finds as follows:

1. Land Use:

- The Comp Plan Amendment would allow for the improvement and revitalization of a long dormant commercial site on Wayzata Boulevard and thus support access to amenities and services in the community.
- The Comp Plan Amendment would increase the commercial tax base and help offset the large percentage of residential land uses. It would be consistent with the commercial areas that are generally well defined along Wayzata Boulevard.
- The Comp Plan Amendment would allow for new retail and improvements to the Property on Wayzata Boulevard to help support a more connected community and increase walkability and provide enhanced connections between the adjacent residential neighborhoods and the commercial areas along Wayzata Boulevard.

2. Land Use Goals:

- The Comp Plan Amendment would help promote a diversity of retail, office, service and residential land uses at a high level of development quality to enhance Wayzata as a regional destination and provide services for residents.
- The Comp Plan Amendment would help support the existing commercial core along Wayzata Boulevard, and encourage business retention and reinvestment.

3. Future Land Use:

- The Comp Plan Amendment would allow for the redevelopment of 1022 Wayzata Boulevard, which is considered a redevelopment opportunity in the Comp Plan.

4. Housing:

- The Comp Plan Amendment would maintain the character of the existing commercial property and the adjacent established neighborhood.

3.3 Zoning Map Amendment. The Planning Commission has considered all of the factors of Sec. 903.02.F of the Zoning Ordinance and finds that the Zoning Map Amendment would not have any adverse effects that would not be appropriately managed or outweighed by the overall positive effects of the Project, and that it is essentially a factor of the Lot Combination as not elsewhere in this Report. The Zoning Map Amendment meets the applicable standards in that:

- A. The Zoning Map Amendment does not contravene any policies and provisions of the official City Comprehensive Plan, and would instead better implement them as noted elsewhere in this Report.
- B. The Zoning Map Amendment conforms to the present and future land uses within the City, especially as the portion of Wayzata Boulevard nearby is typically commercial in nature.
- C. The Zoning Map Amendment conforms to all performance standards contained in the Zoning Ordinance, and eliminates a nonconforming lot.
- D. The Zoning Map Amendment does not have a negative effect on any areas of the City.
- E. The Zoning Map Amendment does not have any known negative effect on property values in the City.
- F. Traffic generation by the retail use associated with the Project is manageable in relation to capabilities of streets serving the Property.
- G. The Zoning Map Amendment does not negatively impact existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the (i) Lot Combination; (ii) Comprehensive Plan Amendment; and (iii) Zoning Map Amendment, subject to the following conditions:

- A. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project, including building codes, tree preservation and land use regulations, and City Code and policies applicable to days and times of work, and construction management.
- B. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 1st day of August 2022.

Attachments:

Attachment A: Legal Description of Property

Attachment A
Information and Legal Description of Property

Address	1022 Wayzata Blvd E, Wayzata MN 55391
PID's	0611722410015 and 0611722410016
Legal Description	Parcel 1 (Abstract): That part of Block 45, Minnetonka Arlington Heights, Wayzata, Minn., bounded and described as follows: Commencing at a point where the Easterly line of Huntington Avenue intersects the present Southerly line of Superior Boulevard (formerly known as Wayzata Boulevard); thence in an Easterly direction along the Southerly line of said Superior Boulevard a distance of 125 feet; thence in a Southerly direction on a line parallel with the Easterly line of said Huntington Ave. a distance of 150 feet; thence Westerly on a line parallel with the Southerly line of said Superior Boulevard to a point on the Easterly line of Huntington Ave. 150 feet Southerly of the point of beginning; thence Northerly along the Easterly line of said Huntington Ave. to the place of beginning, Hennepin County, Minnesota. Parcel 2 (Torrens): That part of Block 45, "Minnetonka Arlington Heights", described as commencing at the Northeast corner of Government Lot 4, Section 6, Township 117, Range 22; thence South along the East line of said Government Lot 4, a distance of 50 feet; thence South 89 degrees 45 minutes West (assuming said East line as bearing North and South) a distance of 168 feet; thence South, parallel to the East line of said Government Lot 4, a distance of 150 feet to the actual point of beginning; thence South 0 degrees 32 minutes West a distance of 30.72 feet; thence South parallel to the East line of Said Government Lot 4, a distance of 4.28 feet; thence South 88 degrees 08 minutes West a distance of 124.7 feet, more or less, to the West line of said Block 45; thence North along the West line of said Block 45 a distance of 35 feet to an intersection with a line bearing South 88 degrees 08 minutes West from the actual point of beginning, thence North 88 degrees 08 minutes East to the actual point of beginning.
Abstract or Torrens?	Abstract and Torrens
Certificate No.	1507179



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 1, 2022	AGENDA ITEM: 4.c
TITLE: Approval of Planning Commission Report and Recommendation of Approval for Parking Variance and Conditional Use Permit for Outdoor Sales and Service at 830 Lake St E (Baja Haus)	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: September 23, 2022 (extended to 120 days)	

BACKGROUND:

The applicant, Josh Friedt, has submitted a development application for a CUP for outdoor sales and service and a parking variance in order to support a seasonal outdoor patio at 830 Lake St. The patio would be used by Baja Haus, a restaurant.

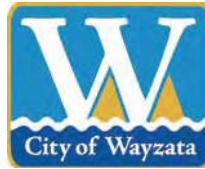
A public hearing was conducted at the Planning Commission meeting on July 18, 2022. The Planning Commission recommended that staff prepare a Report and Recommendation of approval for review at the next Planning Commission meeting. The Planning Commission's recommended approval of the application on the conditions that the design fulfill safety recommendations made by the Engineering Department and that the patio's footprint allow for the efficient and safe usage of the adjacent parking spaces.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. 830 Lake St - Baja Haus - Planning Commission Report and Recommendation



WAYZATA PLANNING COMMISSION

AUGUST 1, 2022

REPORT AND RECOMMENDATION OF APPROVAL OF CUP FOR OUTDOOR PATIO AND VARIANCE FOR PARKING FOR 830 LAKE STREET E

SUMMARY OF RECOMMENDATION

1. **Approval*** of CUP for outdoor dining patio
2. **Approval*** of Variance from parking requirements for outdoor patio CUP

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

REPORT

Section 1. BACKGROUND

- 1.1 **Project.** Baja Haus restaurant, together with Bar Lazy H Three, LLC, owner of the subject property, (collectively, the “Applicant”) has submitted a development application (the “Application”) requesting approvals for an outdoor dining patio (the “Outdoor Patio”) within the parking lot of The Village shopping center at 830 Lake Street E (the “Property”).
- 1.2 **Approvals Requested.** The Application requests approval of the following:
 - A. **Conditional Use Permit (CUP) – Outdoor Dining Patio:** A conditional use permit for the Outdoor Patio under Sec. 937.05.K (the “Outdoor Patio CUP”).
 - B. **Variance – Parking:** A variance under Sec. 904.02.F from the Sec. 937.05.K CUP requirements that the outdoor service use may not take up parking space that is required by the Zoning Ordinance (the “Parking Variance”).
- 1.3 **Property.** The address, property identification numbers and owner of the subject property (the “Property”) are as follows:

Address	PID	Owner
830 Lake St E	06-117-22-42-0044	Bar Lazy H Three, LLC

The legal description of the Property is attached to this Report as Attachment A.

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

Zoning:	C-2/Shopping Center District
Comp Plan designation:	Central Business District
Overlay districts:	S/Shoreland Overlay District

- 1.5 Notice and Public Hearing. A neighborhood meeting on the Application was held on June 29, 2022 in accordance with City policy. Notice of a public hearing on the Application was published in the *Sun Sailor* on July 7, 2022. The public hearing notice was also mailed to all property owners located within 500 feet of the Property on July 7, 2022. The public hearing on the Application was held at the July 18, 2022 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Outdoor Patio CUP. City Code Section 937.05.K provides the criteria for allowing outdoor sales and services associated with an outdoor dining patio in the C-2/Shopping Center District, which are:

- A. Outside services, sales and equipment rental connected with the principal use is limited to 30 percent of the gross floor area of the principal use. Uses specified as requiring a separate conditional use permit shall be exempted from this provision.
- B. Outside sales areas are landscaped and fenced or screened from view of neighboring residential uses or an abutting "R" District.
- C. All lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences.
- D. Areas are asphalt or concrete surfaced.
- E. The use does not take up parking space or loading areas as required for conformity to the Zoning Ordinance.
- F. Additional parking, pursuant to Chapter 920 of the Zoning Ordinance is provided for said space.
- G. The provisions of section 904.2.F of the Zoning Ordinance for a conditional use permit, which require City Council to consider possible adverse effects of the proposed conditional use. Council's judgment shall be based upon (but not limited to) the following factors:

1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
2. The proposed use's compatibility with present and future uses of the area.
3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
4. The proposed use's effect on the area in which it is proposed.
5. The proposed use's impact upon property values in the area in which it is developed.
6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

2.2 Parking Variance. Section 905.01.C provides the criteria for reviewing a variance from the standards of the Zoning Ordinance. These criteria are:

- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
- B. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
- C. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - (i) the property owner's proposal for the property is reasonable but not permitted by Zoning Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

- E. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, section 216C.06, subdivision 14, when in harmony with this Ordinance.
- F. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
- G. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
- H. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Section 3. FINDINGS

Based on the Application materials, 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, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 Outdoor Patio CUP.

- A. The Outdoor Patio will be limited to 30 percent of the gross floor area of the principal restaurant use.
- B. The Outdoor Patio will be landscaped and fenced or screened from view of neighboring residential uses. Patrons using the Outdoor Patio will be minimally visible from the Promenade development apartment residents across Lake Street.
- C. All lighting associated with the Outdoor Patio will be hooded and so directed that the light source will not be visible from the public right-of-way or from neighboring residences.
- D. The constructed base of the Outdoor Patio sits atop an asphalt surface.
- E. The requested Parking Variance would modify the requirement that the Outdoor Patio not take up parking space or loading areas as required for conformity to the Zoning Ordinance.
- F. The requested Parking Variance would modify the requirement that additional parking, pursuant to Chapter 920 of the Zoning Ordinance is provided for said space.

- G. The provisions of Section 904.2.F of the Zoning Ordinance have been considered and are all satisfactorily met. The Outdoor Patio (the “Proposed Use”) would have not have adverse effects on the surrounding area based upon the following:
1. The Proposed Use is consistent with the policies or provisions of the official City Comprehensive Plan.
 2. The Proposed Use is compatible with present and future uses of the area, which include restaurants and outdoor patios and dining areas.
 3. The Proposed Use conforms to all relevant performance standards contained in the Zoning Ordinance, with the exception of the parking variance included in this request.
 4. The Proposed Use will have a positive effect on the area in which it is proposed as noted elsewhere in this Report. Certain other business within the shopping center have positively commented on the proposal.
 5. The Proposed Use will not have a known negative impact upon property values in the area. Outdoor seating is perceived as a positive addition to the vitality of the area.
 6. The Proposed Use will not generate additional traffic beyond what existing streets and parking areas can handle. Since the restaurant currently does not open until 4 p.m., when other businesses in the shopping center are concluding business, the patio’s impact on the parking lot is reduced.
 7. The Proposed Use will not have an impact upon existing public services and facilities including parks, schools, streets and utilities, and the City’s service capacity.

3.1 Parking Variance. The Parking Variance meets all of the standards for granting a variance under the Zoning Ordinance:

- A. The Parking Variance for the Outdoor Patio CUP is in harmony with the general purposes and intent of the Zoning Ordinance in terms of the allowed proposed Outdoor Patio use; and is consistent with the Central Business District guidance of the Comprehensive Plan, which includes the objectives of walkability and vitality.
- B. The Applicant has established that there are practical difficulties in complying with all of the Zoning District parking standards, in that:

1. The Outdoor Patio is reasonable, in that the use will be seasonal and the hours of operation will coordinate with other uses in the area; further, the Applicant has operated an outdoor patio successfully in the recent past, as detailed in the Staff Report;
 2. The plight of the Applicant is due to circumstances unique to the Property and not created by the Applicant, in that there is limited parking possible on the Property and the principal use is located towards the center of the shopping mall; and
 3. The Parking Variance, if granted, will not alter the essential character of the locality in that the building and general parking area would not substantially change, the parking demand could be met, and the use proposed would be substantially similar to the surrounding area, which includes a variety of outdoor dining options.
- C. Economic considerations alone do not constitute the practical difficulties in this case, but rather the lack of parking on the Property.
- D. The Parking Variance is not a use variance.
- E. The Application submitted by the Applicant set forth reasons that the Parking Variance is justified under the criteria of the Zoning Ordinance in order to make reasonable use of the land and building.

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 Outdoor Patio CUP and Parking Variance, subject to the following conditions:
- A. Applicant must update the design, construction and placement of the Outdoor Patio in ways that meet with the approval of the City Engineer and Building Official to, among other things, incorporate concrete safety barriers similar to the structure used in previous seasons, and position the Outdoor Patio so as to not impede the flow of vehicular and pedestrian traffic, the safe usage of adjacent parking spaces by vehicles, or the ADA-required parking and access.
 - B. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 1st day of August 2022.

Attachments:

Attachment A: Property Information and Legal Description

DRAFT

Attachment A
Property Information and Legal Description

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 1, 2022	AGENDA ITEM: 5.a
TITLE: Consider Subdivision Application at 344 Ferndale Road North	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: November 9, 2022 (extended to 120 days)	

BACKGROUND:

The applicant, Eric Zehnder of Zehdner Homes, on behalf of owners Adam and Ashley Drill, has submitted a development application to subdivide the existing single-family lot at 344 Ferndale Road North into two conforming lots. The subdivision does not require any additional variances. The Drills plan to keep their existing home on the south lot and build a new home on the north lot.

ACTION REQUESTED:

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 proposed subdivision, for review and adoption at the next Planning Commission meeting.

ATTACHMENTS:

1. 344 Ferndale Rd N - Staff Report
2. 344 Ferndale Rd N - Application Materials
3. 344 Ferndale Rd N - Public Comment



**Staff Report
Wayzata Planning Commission
August 1, 2022**

Project Name: Drill Addition
Addresses of Request: 344 Ferndale Road North
Approval Request: Subdivision
Applicant: Zehnder Homes, Inc
Applicant's Representative: Eric Zehnder
Prepared by: Valerie Quarles, Assistant Planner
"120 Day" Decision Deadline: November 9, 2022

Development Application Introduction

Eric Zehnder with Zehnder Homes has submitted an application for a subdivision at 344 Ferndale Road North on behalf of the property owners, Adam and Ashley Drill. The proposed subdivision would split the existing lot (1.27 acres) into two lots. This split would result in two conforming lots. The existing home would remain on the south lot, while a new home would be constructed on the north lot. The Drills plan to live in the existing home while their new home is constructed. This project is being designed to minimize the impact to existing trees and wetlands.

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

Address	PID	Owner
344 Ferndale Road North	31-118-22-33-0048	Adam and Ashley Drill

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

Current Zoning:	R-2 Medium Density Single Family Residential
Comprehensive Plan Designation:	Low Density Residential (1 to 3 units per acre)
Overlay Districts:	N/A
Design District:	N/A

Project Location

The parcel is located on the north side of Highway 12 and on the east side of Ferndale Road North. Ferndale Road is a municipal border in this location, with Wayzata to the east and Orono to the west.

Map 1: Project Location



Source: Hennepin County

Application Requests

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

1. Subdivision §1001.02: The applicant is requesting a Subdivision in order to create two parcels from the existing parcel.

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on July 21, 2022. The public hearing notice was mailed to all property owners located within 500 feet of the subject property on July 20, 2022.

Neighborhood Notification

The applicant sent a neighborhood notification letter regarding the proposal to all property owners within 500 feet from the subject property in Wayzata. City staff did not require the applicant to send a notification letter to Orono properties within 500 feet, but notified City of Orono staff of the proposal. A neighborhood meeting was not required per the Neighborhood Notification and Meeting Policy.

Public Comment

One public comment has been received from the neighboring property to the north. The commenter would like to see the existing vegetation on the north side of the property maintained as a buffer, and inquired about the health of a willow tree in that area that could fall on their home or on the proposed home.

Existing Conditions

The existing developed lot is 42,969 square feet (0.99 acres) in area, excluding the right-of-way. The net developable area of the existing lot is 40,803 square feet (.94 acres). The existing home on this property is a one story structure and the existing garage accommodates two cars. The home, garage, and driveway meet current setback requirements. The existing impervious surface on the lot is 7,659 square feet or 19.4%, which meets the zoning ordinance requirement. There are 53 existing trees on site of varying health.

Topography

The site slopes approximately 7 feet from west to east, and there is a small wetland located on the eastern side of the site that straddles the eastern property line. The submitted wetland delineation has been approved by the Board of Water and Soil Resources and the included survey appears to show the correct location. Additional comments related to the survey are proposed later in this report.

Site Access

The site is accessed via a private driveway from Ferndale Road North. The driveway is constructed with bituminous pavement and there is a paver walkway in the front yard of the site. A concrete sidewalk is located within the right-of-way for Ferndale Road North on the west side of the residential site.

Zoning District

The site is zoned R-2 Medium Density Single Family and the purpose of this district is to provide for medium density single family detached dwelling units and directly related,

complementary uses. Single family detached dwelling units are permitted uses and garages are considered accessory structures.

Land Use Designation

The 2040 Comprehensive Plan land use designation for the site is Low Density Residential. This category represents the single-family home developments within and in close proximity to the community core. Densities within the category range from 1 to 3 units per acre. The primary residential structure of this category is single-family units.

Current Right of Way Ownership

The abstract legal description for the existing parcel at 344 Ferndale Road North has a western property line that is the centerline of Ferndale Road. The Certificate of Survey for the property shows that the Ferndale Road right-of-way was acquired by an easement document number 4020927 recorded with Hennepin County. If the Final Plat is approved, the right-of-way for Ferndale Road will be dedicated to the City with the same legal description as the previous easement document. The depicted right of way is not included in setback, lot coverage, or impervious surface calculations.

Proposed Subdivision

The applicant is proposing to subdivide this property into two new single family lots. This subdivision does not qualify for a minor subdivision in Section 1002.01 of the subdivision ordinance because each of the new lots are greater than 125% of the minimum lot size in the R-2 Medium Density Single Family zoning district. This application is subject to the preliminary and final plat public approval process.

Parcel 1: This parcel is the northernmost parcel and is the location of a proposed new home and garage. This parcel would be 20,211 square feet or .46 acres in size. The size of this lot exceeds the zoning ordinance requirements and meets the intent of the comprehensive plan. The proposed new home and garage would meet the setback requirements of the zoning ordinance.

The proposed principal structure is approximately 30 feet from the wetland edge in the northeast corner. The wetland edge location has been provided by the applicant and confirmed by the Minnesota Board of Water and Soil resources. A 20 foot wetland buffer is required, and should be depicted on the survey.

The new home would utilize city sewer and water services provided within the Ferndale Road North right-of-way.

The building elevations of the new two-story home and three car attached garage would consist of hardie siding and trim, aluminum fascia and soffits, architectural shingles, and cultured stone veneers.

Parcel 2: This parcel is the southernmost parcel and is the location of the existing home, garage and driveway. This parcel would be 23,298 square feet or .53 acres in size. The

size of this lot exceeds the zoning ordinance requirements and meets the intent of the comprehensive plan.

The existing home would remain on this lot, but the existing garage and bituminous driveway would be removed. A new garage and driveway would be constructed. Most of the existing paver walkway system in the front yard would also be removed, with a small circular area remaining by the covered front porch. The backyard deck and paver patio would remain. The existing home, new garage and new driveway would meet the setback requirements of the zoning ordinance

	Requirement	Lot 1 (north)	Lot 2 (south)
Lot Size	15,000 square feet	20,211 square feet	23,298 square feet
Lot Width	100 feet	100 feet (at front yard setback)	112 feet (at front yard setback)
Lot Depth	100 feet	193.6 feet (approx.)	189 feet (approx.)
Front Setback	25 feet	48.1 feet	66.8 feet
Side Setback	10 feet	10.5 feet (south) 25.6 feet (north)	10 feet (north) 25.6 feet (south)
Rear Setback	20 feet	96 feet (approx.)	82 feet (approx.)
Lot Coverage	20%	12.5%	9.2%
Impervious Surface	30%	Under 22.6%	Under 19%

Trees

There are 53 trees (889 caliper inches, measured by diameter at breast height) on the site, in varying health. The applicant has proposed to remove 13 (243.5 caliper inches) trees, one of which is a heritage tree (Norway Maple). City Code §936.04.A.2 allows 25 percent of the existing trees to be removed pursuant to a tree preservation plan without obligation of replacement. The applicant is proposing to remove 27% of the caliper inches of the existing trees, so 2% percent of the total caliper inches (18 inches) must be replaced.

The Norway Maple heritage tree intended for removal is 28 caliper inches in diameter. Heritage trees are required to be replaced at a 2:1 ratio according to City Code §936.04.A.1. The tree replacement plan takes into consideration the one heritage tree being removed. The tree replacement plan does not take into account the 18 caliper inches that must be replaced for the other tree removal.

Stormwater

Given the slope of the two proposed lots from west to east, all drainage will flow to the east into the existing wetland on site. No new stormwater mitigation techniques are proposed as the sites comply with hardcover limits.

Engineering Department Comments

The City limits that the maximum slope of a driveway to be no more than ten percent (10%) at any point along the driveway, and that driveway curb cuts be no more than 10 feet from the side property line. Both driveways meet this requirement.

The City requires that the garage slab shall be at least one (1) foot above the crown of the abutting street, upon which the property fronts. In this case, the garage floor may be lower than the abutting street as long as it can be illustrated on the grading plan how drainage is intended to occur, to the satisfaction of the City Engineer.

City wetland maps show that the wetland present on the east side of the property is a "Manage 3" wetland, requiring a 20-foot buffer. While the proposed plans appear to comply, with the new home on the northern lot proposed to be approximately 30 feet from the wetland edge, the correct buffer should be shown on an updated survey. Earthwork quantities should also be shown, with cut volumes listed separately from fill volumes for each parcel.

Driveway connections to the street and utility connections to sewer and water mains would impact Ferndale Road and the sidewalk/trail. Impacts to and the restoration of Ferndale Road should be shown on an updated site plan. Existing and proposed sewer and water services for Parcel 1, Parcel 2, and the neighboring property (350 Ferndale Road North) should also be shown. Plans should specify driveway surface materials for Parcel 1 and Parcel 2.

Analysis of Application Requests

Subdivision (§1001.02) The City's Subdivision Ordinance regulates blocks, lots, easements, park dedication, sidewalks, streets, and utilities. No new blocks are created with this proposal. The proposed lots and utilities meet all of the standards of the Subdivision Ordinance, subject to the result of the buffer depiction.

Easements

The applicant will need to provide standard drainage and utility easements adjacent to all new property lines. The right-of-way easement over Ferndale Road is intended to be dedicated to the City.

Park Dedication (§1006.15)

As a prerequisite to final plat approval, applicants for a subdivision of land shall dedicate land for parks, playgrounds, public open spaces or trails and/or shall make a cash contribution to the City's Park Fund. When a subdivision is too small for practical dedication of public land, the applicant may be required to pay an equivalent cash fee for all or part of the portion to be dedicated based on the fair market value of the land on the day of the final plat approval.

Standards of Planning Commission Review of Application Requests

Primary Questions to Consider:

1. Does the proposed subdivision fit the vision and policies of the Comprehensive Plan, through use and physical design?
2. Does the proposed subdivision have a positive effect on the area?
3. Does the proposal relate redevelopment to the natural characteristics of the land, enhancing for the benefit of the development and preserving attractive natural amenities like trees, slopes, and other community assets?
4. Does the proposal respect the existing scale, character, and pattern of the city, recognizing existing neighborhoods and commercial areas?
5. Does the proposal overburden the City's sewer and water services?

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 proposed subdivision, for review and adoption at the next Planning Commission meeting.

Attachments

1. Narrative
2. Existing Conditions Survey
3. Proposed Lot Split Survey
4. Final Plat
5. Bid Plans for New Home
6. Tree Replacement Plan

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. Staff has highlighted in **bold** the criteria that may require additional discussion with the Planning Commission.

Subdivision Purpose (§1001.02.A):

1. *To encourage well planned, efficient and attractive subdivisions, by establishing adequate and impartial standards for design and construction.*
2. *To provide for the health and safety of residents, by requiring properly designed streets and adequate sewer and water service.*
3. *To place the cost of improvements against those benefiting from their construction*
4. *To secure the rights of the public with respect to public lands and waters.*
5. *To set the minimum requirements necessary to protect the public health, safety, comfort, convenience and general welfare.*

Subdivision Goals (§1001.02.B):

1. *Preserve and enhance Wayzata's "small town" character (Comprehensive Plan).*
2. ***Respect the existing scale, character and pattern of the City, recognizing existing neighborhoods and commercial areas (Wayzata Physical Plan).***
3. ***Provide a balanced housing supply available for all people no matter their income, age, race or ethnicity (Comprehensive Plan).***
4. *Support a pedestrian environment at a human, not automotive scale (Wayzata Physical Plan).*
5. *Relate development/redevelopment to the natural characteristics of the land to enhance the development through the preservation of attractive natural amenities (i.e., lakes, wetlands, creeks, wooded areas, slopes, etc.) (Comprehensive Plan).*

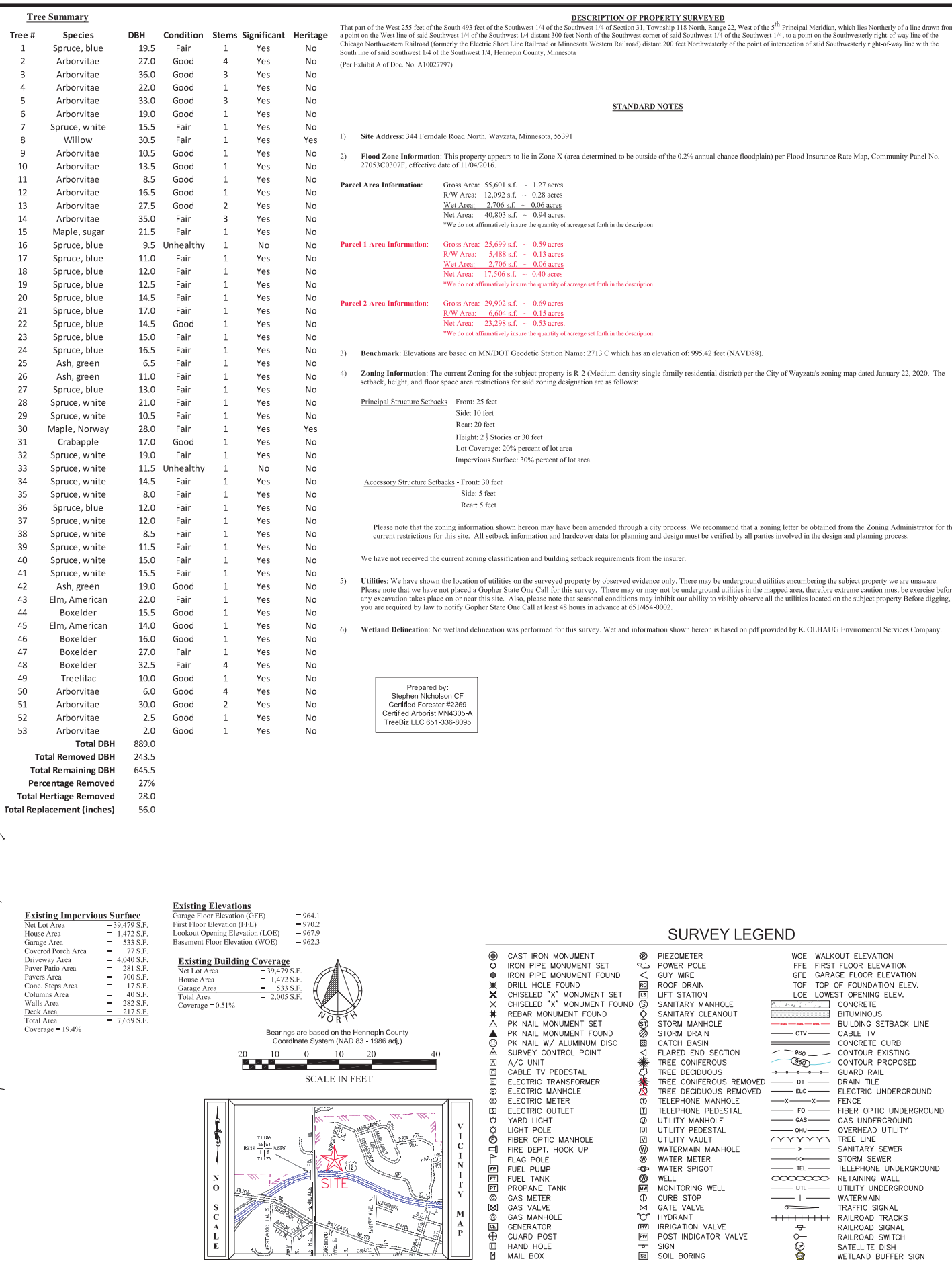
Subdivision Planning Commission Criteria (§1003.02.E)

1. *The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.*
2. ***Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.***
3. *Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filling or grading.*

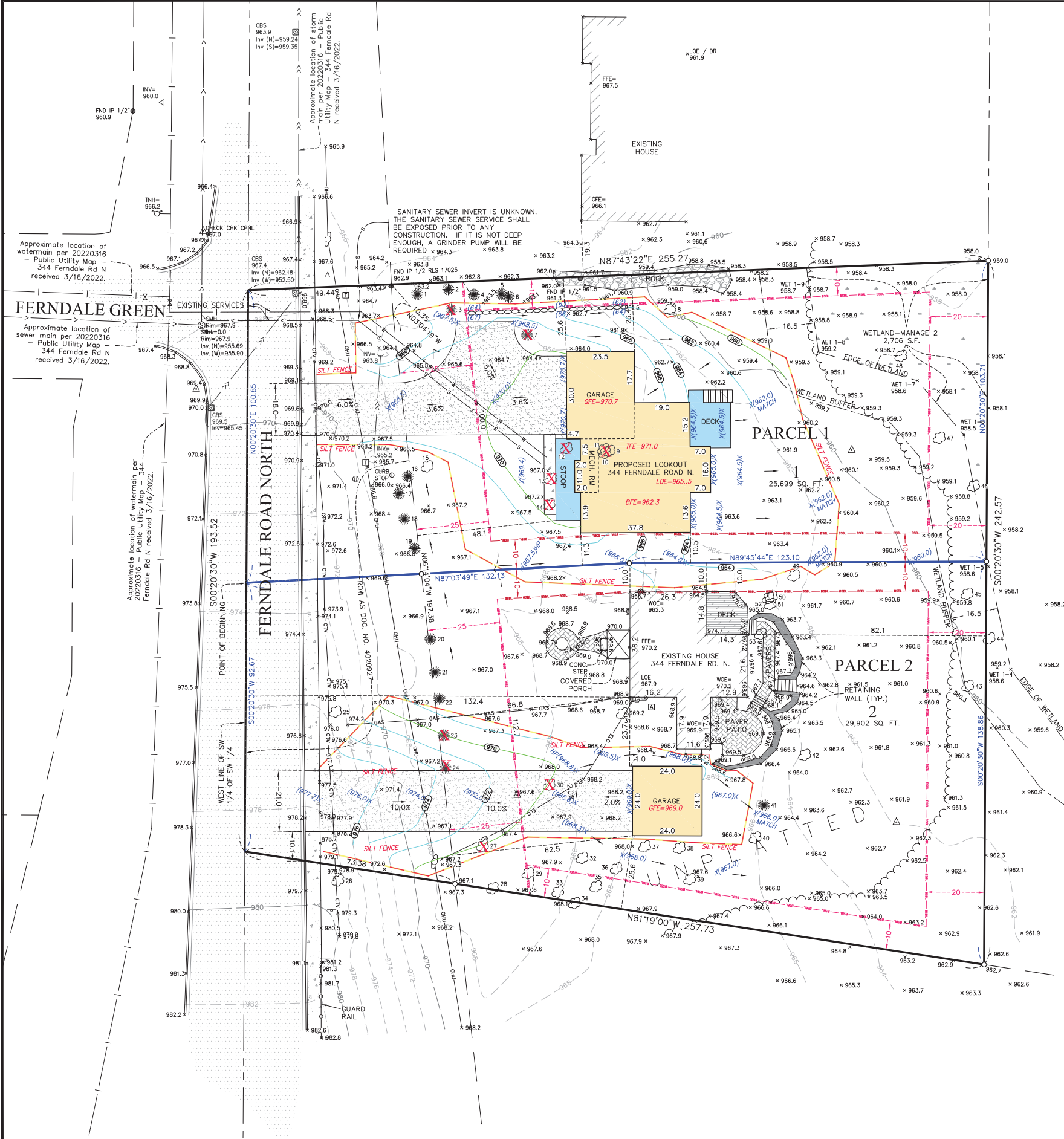
4. *Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.*
5. *The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.*
6. ***The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.***
7. *The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.*
8. *The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.*
9. *The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Chapter 909 of the Wayzata Zoning Ordinance.*
10. *The proposed lot layout and building pads shall conform with all performance standards contained herein.*
11. *The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.*
12. *The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.*

Narrative for 344 Ferndale Road N

The homeowners, Adam & Ashley Drill, wish to split the existing lot, located at 344 Ferndale Road N, into two separate lots. This split will result in two conforming lots. The existing home will remain on the south lot, while a new home will be constructed on the north lot. The Drills plan to live in the existing home while their new home is constructed. This project is being designed to minimize the impact to existing trees and wetlands. The new home will be consistent with the requirements of the City of Wayzata and will be a nice, cohesive addition to the neighborhood.



SATHRE-BERGQUIST, INC. 14000 25TH AVENUE NORTH, SUITE 120 PLYMOUTH MN 55447 (952) 476-6000 WWW.SATHRE.COM	TWP:118-RGE,22-SEC.31	CERTIFICATE OF SURVEY PREPARED FOR: ADAM DRILL	FILE NO. 21455-001
	WAYZATA, MINNESOTA		1 Page 50 of 6



Tree #	Species	DBH	Condition	Stems	Significant	Heritage
1	Spruce, blue	19.5	Fair	1	Yes	No
2	Arborvitae	27.0	Good	4	Yes	No
3	Arborvitae	36.0	Good	3	Yes	No
4	Arborvitae	22.0	Good	1	Yes	No
5	Arborvitae	33.0	Good	3	Yes	No
6	Arborvitae	19.0	Good	1	Yes	No
7	Spruce, white	15.5	Fair	1	Yes	No
8	Willow	30.5	Fair	1	Yes	Yes
9	Arborvitae	10.5	Good	1	Yes	No
10	Arborvitae	13.5	Good	1	Yes	No
11	Arborvitae	8.5	Good	1	Yes	No
12	Arborvitae	16.5	Good	1	Yes	No
13	Arborvitae	27.5	Good	2	Yes	No
14	Arborvitae	35.0	Fair	3	Yes	No
15	Maple, sugar	21.5	Fair	1	Yes	No
16	Spruce, blue	9.5	Unhealthy	1	No	No
17	Spruce, blue	11.0	Fair	1	Yes	No
18	Spruce, blue	12.0	Fair	1	Yes	No
19	Spruce, blue	12.5	Fair	1	Yes	No
20	Spruce, blue	14.5	Fair	1	Yes	No
21	Spruce, blue	17.0	Fair	1	Yes	No
22	Spruce, blue	14.5	Good	1	Yes	No
23	Spruce, blue	15.0	Fair	1	Yes	No
24	Spruce, blue	16.5	Fair	1	Yes	No
25	Ash, green	6.5	Fair	1	Yes	No
26	Ash, green	11.0	Fair	1	Yes	No
27	Spruce, blue	13.0	Fair	1	Yes	No
28	Spruce, white	21.0	Fair	1	Yes	No
29	Spruce, white	10.5	Fair	1	Yes	No
30	Maple, Norway	28.0	Fair	1	Yes	Yes
31	Crabapple	17.0	Good	1	Yes	No
32	Spruce, white	19.0	Fair	1	Yes	No
33	Spruce, white	11.5	Unhealthy	1	No	No
34	Spruce, white	14.5	Fair	1	Yes	No
35	Spruce, white	8.0	Fair	1	Yes	No
36	Spruce, blue	12.0	Fair	1	Yes	No
37	Spruce, white	12.0	Fair	1	Yes	No
38	Spruce, white	8.5	Fair	1	Yes	No
39	Spruce, white	11.5	Fair	1	Yes	No
40	Spruce, white	15.0	Fair	1	Yes	No
41	Spruce, white	15.5	Fair	1	Yes	No
42	Ash, green	19.0	Good	1	Yes	No
43	Elm, American	22.0	Fair	1	Yes	No
44	Boxelder	15.5	Good	1	Yes	No
45	Elm, American	14.0	Good	1	Yes	No
46	Boxelder	16.0	Good	1	Yes	No
47	Boxelder	27.0	Fair	1	Yes	No
48	Boxelder	32.5	Fair	4	Yes	No
49	Treelilac	10.0	Good	1	Yes	No
50	Arborvitae	6.0	Good	4	Yes	No
51	Arborvitae	30.0	Good	2	Yes	No
52	Arborvitae	2.5	Good	1	Yes	No
53	Arborvitae	2.0	Good	1	Yes	No
Total DBH		889.0				
Total Removed DBH		243.5				
Total Remaining DBH		645.5				
Percentage Removed		27%				
Total Heritage Removed		28.0				
Total Replacement (inches)		56.0				

Prepared by:
Stephen Nicholson CF
Certified Forester #2369
Certified Arborist MM4305-A
TreeBiz LLC 651-336-8095

Existing Building Coverage
Net Lot Area = 39,479 S.F.
House Area = 1,472 S.F.
Garage Area = 533 S.F.
Total Area = 2,005 S.F.
Coverage = 0.51%

Existing Impervious Surface
Net Lot Area = 39,479 S.F.
House Area = 1,472 S.F.
Garage Area = 533 S.F.
Covered Porch Area = 77 S.F.
Driveway Area = 4,040 S.F.
Paver Patio Area = 281 S.F.
Pavers Area = 700 S.F.
Conc. Steps Area = 17 S.F.
Columns Area = 40 S.F.
Walls Area = 282 S.F.
Deck Area = 217 S.F.
Total Area = 7,659 S.F.
Coverage = 19.4%

Proposed Hardcover Parcel 1
Net Lot Area = 17,506 S.F.
House Area = 2,398 S.F.
Driveway Area = 1,700 S.F. (no ROW)
Stoop Area = 217 S.F.
Sidewalk Area = 110 S.F.
Deck Area = 238 S.F.
Total Area = 4,565 S.F.
Coverage = 26.08%

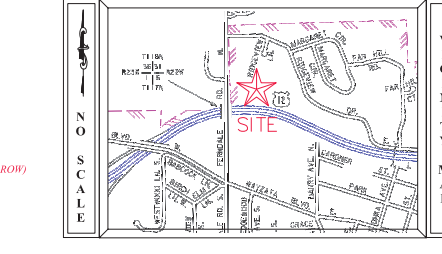
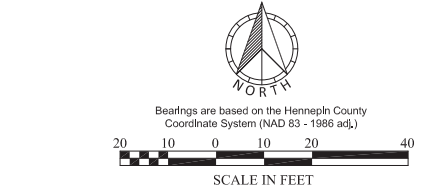
Proposed Hardcover Parcel 2
Net Lot Area = 23,398 S.F.
Ex. House Area = 1,472 S.F.
Ex. Covered Porch Area = 77 S.F.
Ex. Stoop Area = 9 S.F.
Ex. Deck Area = 206 S.F.
Ex. Pavers Area = 533 S.F.
Ex. Walls Area = 214 S.F.
Prop. Garage Area = 576 S.F.
Prop. Driveway Area = 1,344 S.F. (no ROW)
Total Area = 4,445 S.F.
Coverage = 19.08%

Heritage Trees =
Trees to be Removed =

Existing Elevations
Garage Floor Elevation (GFE) = 964.1
First Floor Elevation (FFE) = 970.2
Lookout Opening Elevation (LOE) = 967.9
Basement Floor Elevation (WOE) = 962.3

Proposed Elevations Parcel 1
Proposed Garage Floor Elevation = 970.7
Proposed Top of Foundation Elevation = 965.5
Proposed Lookout Opening Elevation = 962.3
Proposed Basement Floor Elevation = 962.3

Proposed Elevations Parcel 2
Proposed Garage Floor Elevation = 969.0



DESCRIPTION OF PROPERTY SURVEYED

That part of the West 255 feet of the South 493 feet of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 118 North, Range 22, West of the 5th Principal Meridian, which lies Northerly of a line drawn from a point on the West line of said Southwest 1/4 of the Southwest 1/4 distant 300 feet North of the Southwest corner of said Southwest 1/4 of the Southwest 1/4, to a point on the Southwesterly right-of-way line of the Chicago Northwestern Railroad (formerly the Electric Short Line Railroad or Minnesota Western Railroad) distant 200 feet Northwesterly of the point of intersection of said Southwesterly right-of-way line with the South line of said Southwest 1/4 of the Southwest 1/4, Hennepin County, Minnesota.

(Per Exhibit A of Doc. No. A10027797)

PROPOSED LEGAL DESCRIPTION - PARCEL 1

That part of the following described parcel:

That part of the West 255 feet of the South 493 feet of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 118 North, Range 22, West of the 5th Principal Meridian, which lies Northerly of a line drawn from a point on the West line of said Southwest 1/4 of the Southwest 1/4 distant 300 feet North of the Southwest corner of said Southwest 1/4 of the Southwest 1/4, to a point on the Southwesterly right-of-way line of the Chicago Northwestern Railroad (formerly the Electric Short Line Railroad or Minnesota Western Railroad) distant 200 feet Northwesterly of the point of intersection of said Southwesterly right-of-way line with the South line of said Southwest 1/4 of the Southwest 1/4, Hennepin County, Minnesota.

Lying north of a line commencing at said point 300 feet North of the Southwest corner; thence North 00 degrees 20 minutes 30 seconds East along the said West line of the Southwest 1/4 of the Southwest 1/4, a distance of 92.67 feet to the point of beginning of said line; thence North 87 degrees 03 minutes 49 seconds East, a distance of 132.13 feet; thence North 89 degrees 45' 44" seconds East, a distance of 123.10 feet to the East line of the above described parcel, and there terminating.

PROPOSED LEGAL DESCRIPTION - PARCEL 2

That part of the following described parcel:

That part of the West 255 feet of the South 493 feet of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 118 North, Range 22, West of the 5th Principal Meridian, which lies Northerly of a line drawn from a point on the West line of said Southwest 1/4 of the Southwest 1/4 distant 300 feet North of the Southwest corner of said Southwest 1/4 of the Southwest 1/4, to a point on the Southwesterly right-of-way line of the Chicago Northwestern Railroad (formerly the Electric Short Line Railroad or Minnesota Western Railroad) distant 200 feet Northwesterly of the point of intersection of said Southwesterly right-of-way line with the South line of said Southwest 1/4 of the Southwest 1/4, Hennepin County, Minnesota.

Lying south of a line commencing at said point 300 feet North of the Southwest corner; thence North 00 degrees 20 minutes 30 seconds East along the said West line of the Southwest 1/4 of the Southwest 1/4, a distance of 92.67 feet to the point of beginning of said line; thence North 87 degrees 03 minutes 49 seconds East, a distance of 132.13 feet; thence North 89 degrees 45' 44" seconds East, a distance of 123.10 feet to the East line of the above described parcel, and there terminating.

STANDARD NOTES

- Site Address:** 344 Ferndale Road North, Wayzata, Minnesota, 55391
- Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0307F, effective date of 11/04/2016.

Parcel Area Information:

Gross Area:	55,601 s.f. ~ 1.27 acres
R/W Area:	12,092 s.f. ~ 0.28 acres
Wet Area:	2,706 s.f. ~ 0.06 acres
Net Area:	40,803 s.f. ~ 0.94 acres

*We do not affirmatively insure the quantity of acreage set forth in the description

Parcel 1 Area Information:

Gross Area:	25,699 s.f. ~ 0.59 acres
R/W Area:	5,488 s.f. ~ 0.13 acres
Wet Area:	2,706 s.f. ~ 0.06 acres
Net Area:	17,506 s.f. ~ 0.40 acres

*We do not affirmatively insure the quantity of acreage set forth in the description

Parcel 2 Area Information:

Gross Area:	29,902 s.f. ~ 0.69 acres
R/W Area:	6,604 s.f. ~ 0.15 acres
Wet Area:	23,298 s.f. ~ 0.53 acres

*We do not affirmatively insure the quantity of acreage set forth in the description

- Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: 2713 C which has an elevation of 995.42 feet (NAVD88).
- Zoning Information:** The current Zoning for the subject property is R-2 (Medium density single family residential district) per the City of Wayzata's zoning map dated January 22, 2020. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Front: 25 feet
Side: 10 feet
Rear: 20 feet
Height: 24 Stories or 30 feet
Lot Coverage: 20% percent of lot area
Impervious Surface: 30% percent of lot area

Accessory Structure Setbacks - Front: 30 feet
Side: 5 feet
Rear: 5 feet

Please note that the zoning information shown herein may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

We have not received the current zoning classification and building setback requirements from the insurer.

- Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.
- Wetland Delineation:** No wetland delineation was performed for this survey. Wetland information shown herein is based on pdf provided by KJOLHAUG Environmental Services Company.

SURVEY LEGEND

● CAST IRON MONUMENT	⊕ PIEZOMETER	— WOE WALKOUT ELEVATION
○ IRON PIPE MONUMENT SET	⊖ POWER POLE	— FFE FIRST FLOOR ELEVATION
⊙ DRILL HOLE FOUND	⊗ GUY WIRE	— GFE GARAGE FLOOR ELEVATION
⊗ CHISELED "X" MONUMENT SET	⊙ ROOF DRAIN	— TOP TOP OF FOUNDATION ELEV.
⊗ REBAR MONUMENT FOUND	⊕ LIFT STATION	— LOE LOWEST OPENING ELEV.
⊗ PK NAIL MONUMENT SET	⊕ SANITARY MANHOLE	— CONCRETE
⊗ PK NAIL MONUMENT FOUND	⊕ SANITARY CLEANOUT	— BITUMINOUS
⊗ PK NAIL W/ ALUMINUM DISC	⊕ STORM MANHOLE	— BUILDING SETBACK LINE
⊕ SURVEY CONTROL POINT	⊕ STORM DRAIN	— CTV CABLE TV
⊕ A/C UNIT	⊕ CATCH BASIN	— CONCRETE CURB
⊕ CABLE TV PEDESTAL	⊕ FLARED END SECTION	— CONTOUR EXISTING
⊕ ELECTRIC TRANSFORMER	⊕ TREE CONIFEROUS	— CONTOUR PROPOSED
⊕ ELECTRIC MANHOLE	⊕ TREE DECIDUOUS	— GUARD RAIL
⊕ ELECTRIC METER	⊕ TREE CONIFEROUS REMOVED	— DRAIN TILE
⊕ ELECTRIC OUTLET	⊕ TREE DECIDUOUS REMOVED	— ELECTRIC UNDERGROUND
⊕ UTILITY MANHOLE	⊕ TELEPHONE MANHOLE	— FENCE
⊕ UTILITY PEDESTAL	⊕ TELEPHONE PEDESTAL	— FIBER OPTIC UNDERGROUND
⊕ UTILITY VAULT	⊕ YARD LIGHT	— GAS UNDERGROUND
⊕ WATERMAIN MANHOLE	⊕ LIGHT POLE	— OVERHEAD UTILITY
⊕ WATER MANHOLE	⊕ FIBER OPTIC MANHOLE	— TREE LINE
⊕ WATER SPIGOT	⊕ FIRE DEPT. HOOK UP	— SANITARY SEWER
⊕ MONITORING WELL	⊕ FLAG POLE	— STORM SEWER
⊕ CURB STOP	⊕ FUEL PUMP	— TELEPHONE UNDERGROUND
⊕ GATE VALVE	⊕ FUEL TANK	— RETAINING WALL
⊕ HYDRANT	⊕ PROPANE TANK	— UTILITY UNDERGROUND
⊕ IRRIGATION VALVE	⊕ GAS METER	— WATERMAIN
⊕ POST INDICATOR VALVE	⊕ GAS MANHOLE	— TRAFFIC SIGNAL
⊕ SIGN	⊕ GENERATOR	— RAILROAD TRACKS
⊕ SOIL BORING	⊕ GUARD POST	— RAILROAD SIGNAL
	⊕ HAND HOLE	— RAILROAD SWITCH
	⊕ MAIL BOX	— SATELLITE SIGN
		⊕ WETLAND BUFFER SIGN

DRILL ADDITION

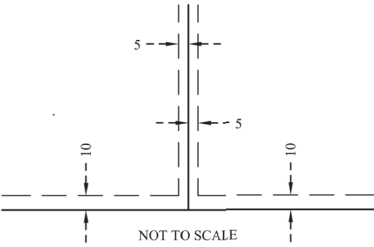
C.R. DOC. NO. _____



The basis for the bearing system is the west line of the Southwest Quarter of the Southwest Quarter of Section 31, Township 118, Range 23, which is assumed to bear South 00 degrees 20 minutes 30 seconds West

- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 26147.
- Denotes a 1/2 inch pipe found and marked by License No. 17025, unless shown otherwise.
- ⊙ Denotes a Found Cast-Iron-Monument

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining let lines, unless otherwise indicated, and being 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on this plat.

KNOW ALL PERSONS BY THESE PRESENTS: That Adam S. Drill and Ashley D. Drill, husband and wife, owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

That part of the West 255 feet of the South 493 feet of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 118 North, Range 22, West of the 5th Principal Meridian, which lies Northerly of a line drawn from a point on the West line of said Southwest 1/4 of the Southwest 1/4 distant 300 feet North of the Southwest corner of said Southwest 1/4 of the Southwest 1/4, to a point on the Southwesterly right-of-way line of the Chicago Northwestern Railroad (formerly the Electric Short Line Railroad or Minnesota Western Railroad) distant 200 feet Northwesterly of the point of intersection of said Southwesterly right-of-way line with the South line of said Southwest 1/4 of the Southwest 1/4, Hennepin County, Minnesota

Have caused the same to be surveyed and platted as DRILL ADDITION and do hereby dedicate to the public for public use the public ways and the easements for drainage and utility purposes as created by this plat.

In witness whereof said Adam S. Drill and Ashley D. Drill, husband and wife, have hereunto set their hands this _____ day of _____, 2022.

Adam S. Drill Ashley D. Drill

STATE OF MINNESOTA, COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 2022, by Adam S. Drill and Ashley D. Drill, husband and wife.

Notary Public, _____ County, Minnesota (Signature) (Notary Printed Name) My Commission Expires: _____

SURVEYORS CERTIFICATE

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

Dated this _____ day of _____, 2022.

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

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 2022, by Daniel L. Schmidt.

Notary Public, Hennepin County, Minnesota (Signature) (Notary Printed Name) My Commission Expires: _____

CITY COUNCIL, CITY OF WAYZATA, MINNESOTA

This plat of DRILL ADDITION was approved and accepted by the City Council of the City of Wayzata, Minnesota at a regular meeting thereof held this _____ day of _____, 2022, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Wayzata, Minnesota

By: _____, Mayor By: _____, Clerk

RESIDENT AND REAL ESTATE SERVICES

Hennepin County, Minnesota

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 2022.

Mark V. Chapin, County Auditor By: _____, Deputy

SURVEY DIVISION

Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 2022.

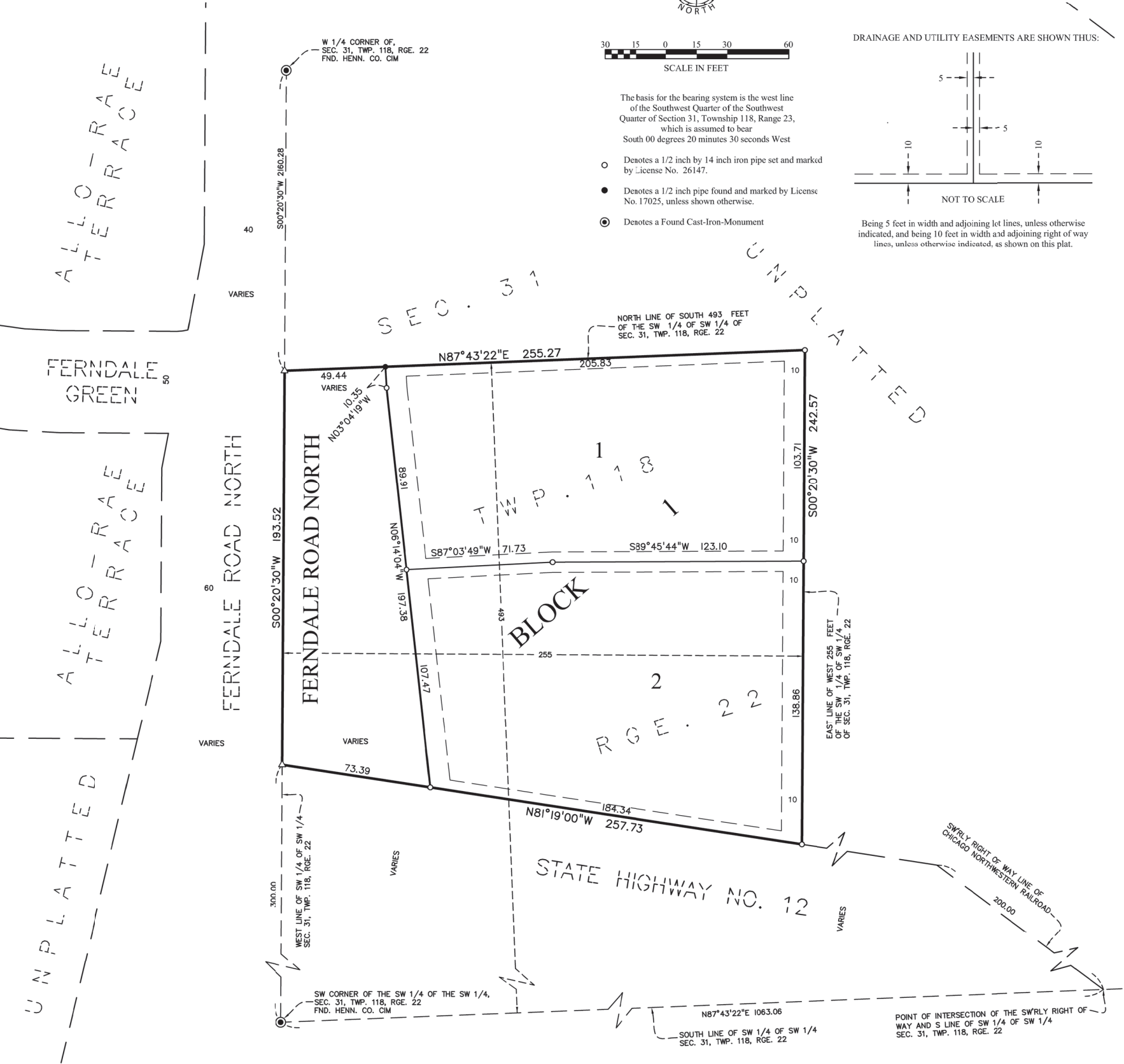
Chris F. Mavis, County Surveyor By: _____

COUNTY RECORDER

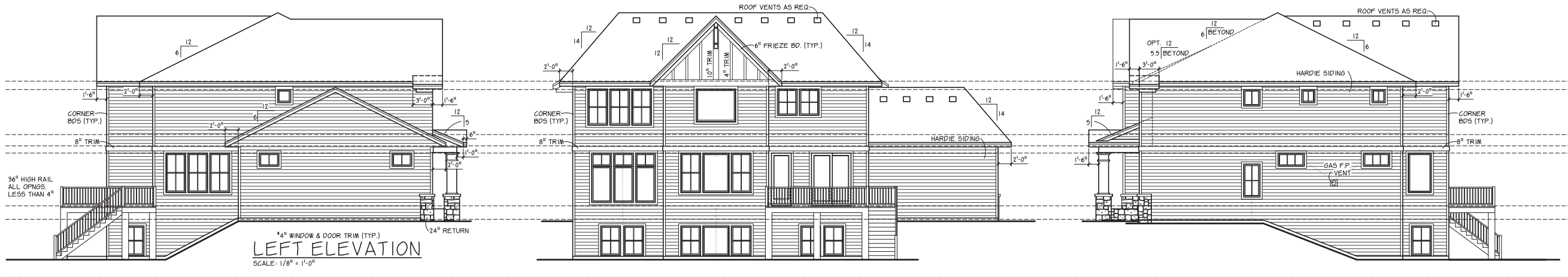
Hennepin County, Minnesota

I hereby certify that the within plat of DRILL ADDITION was recorded in this office this _____ day of _____, 2022, at _____ o'clock _____ M.

Amber Bougie, County Recorder By: _____, Deputy



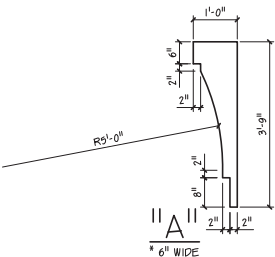
SATHRE-BERGQUIST, INC.



REVIEW PLAN

This plan is at a review stage and is NOT a permit set. Please review the plan in its entirety and let DFP know if you have any changes prior to us proceeding. The plan will be placed on hold until we receive confirmation from you to proceed, meaning no additional work will be done on the plan until we receive your approval to move forward.

04/27/2022 9:39:44 AM



• PROVIDE BLOCKING BEHIND ALL BRACKETS

BRACKET DETAILS

SCALE: 1/2" = 1'-0"

EXTERIOR NOTES	
FLASHING NOTES	
• KICKOUT FLASHING TO BE INSTALLED AS NEEDED BY ROOFING CONTRACTOR	
• EXTERIOR WALL FINISHER TO VERIFY THAT KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING	
• CARPENTER TO FLASH ALL EXTERIOR WINDOWS & DOORS PER MN & IRC CODE REQUIREMENTS	
WINDOW NOTES	
• ANDERSEN 100 WINDOWS	
• CODE MAX. U VALUE = 0.32 MAX. SHGC = 0.39	
• BUILDER TO PROVIDE WINDOW ORDER LIST WITH U FACTOR, SHGC, & STC RATING FOR EACH WINDOW & EXTERIOR DOOR	
• BUILDER TO VERIFY ALL WINDOW, DOOR & OPENING HDR. HTS.	
• WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" MUST BE EQUIPPED WITH AN APPROVED LADDER	
EXT. FINISHING NOTES	
• HARDIE SIDING	
• ALUM. 8"x3" FASCIA UNLESS NOTED OTHERWISE	
• ALUM. SOFFIT W/ VENTS	
• HARDIE TRIM	
• 30 YEAR ARCHITECTURAL SHINGLES	





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U.S. COPYRIGHT ACT

ZEHNDER HOMES, INC.
651-303-5747

DRILL RESIDENCE
XX ADDRESS
XX, MINNESOTA

DATE: 2-4-22
REVISIONS:
3-14-22 SW
3-24-22 SW
4-27-22 SW

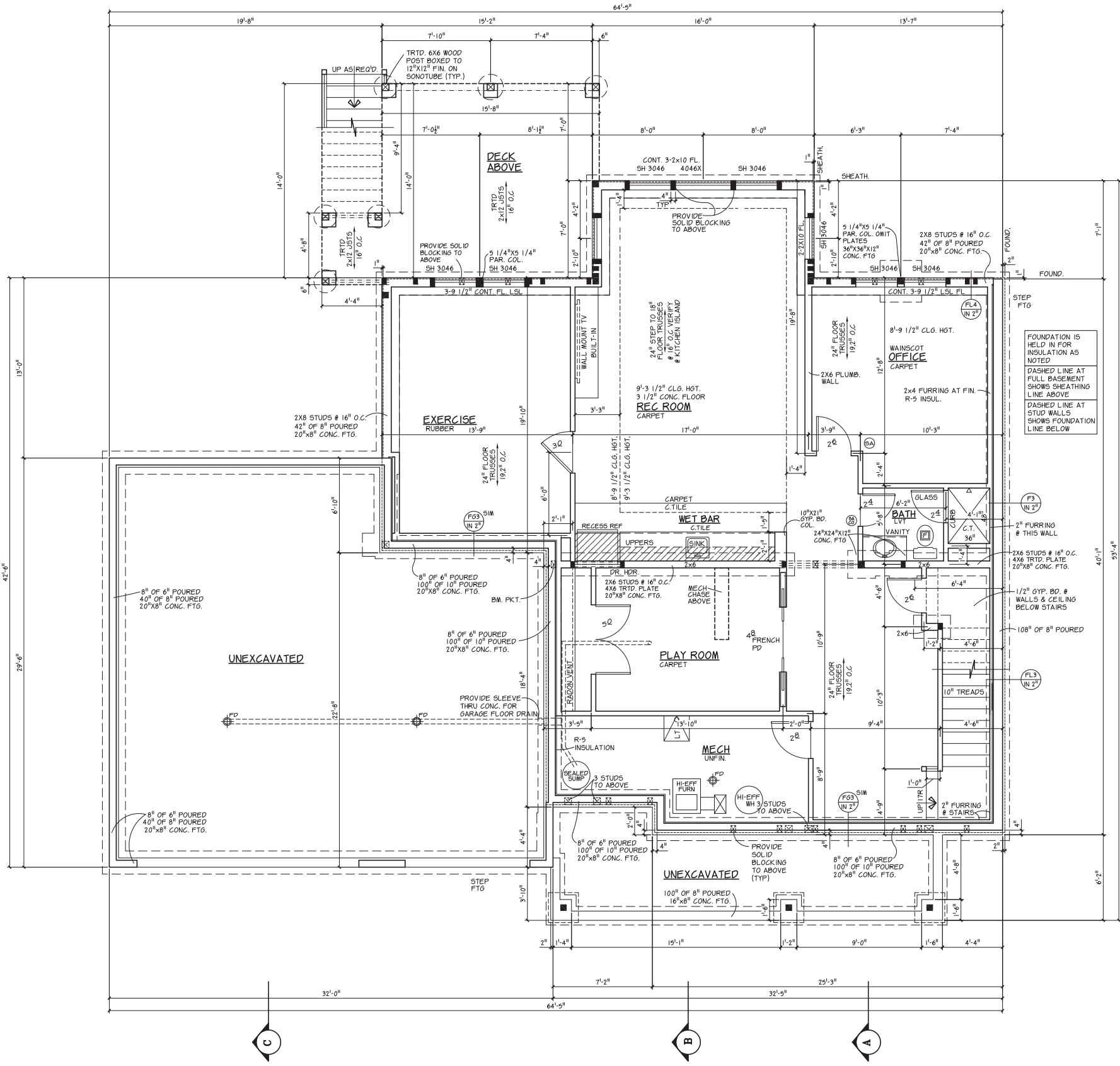
DRAWN BY:
SW

COMM. NO.
221306
SHEET NO.
2

REVIEW PLAN

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04/27/2022 9:39:47 AM



FOUNDATION PLAN

SCALE: 1/4"=1'-0"
EXTERIOR DIMENSIONS ARE FROM EXTERIOR OF FOUNDATION WALLS AT FULL BASEMENT AREAS AND AS NOTED AT FRAMED WALLS AT LOOKOUT AND WALKOUT AREAS

BASEMENT FINISHED 1,509 SQ. FT.
BASEMENT UNFINISHED 144 SQ. FT.

WINDOW & DOOR NOTES

- ANDERSEN 100 SERIES WINDOWS
- CODE MAX. U VALUE = 0.32 MAX. SHGC = 0.35
- ALL WINDOWS SET AT SILL UNLESS NOTED OTHERWISE
- BUILDER TO PROVIDE WINDOW ORDER LIST WITH U FACTOR, SHGC, & STC RATING FOR EACH WINDOW & EXTERIOR DOOR
- BUILDER TO VERIFY ALL WINDOW, DOOR & OPENING HDR. HTS
- WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44" MUST BE EQUIPPED WITH AN APPROVED LADDER

GUARDRAIL NOTES

- GUARDRAIL REQUIRED ON OPEN SIDE OF ANY STAIR MORE THAN 30" ABOVE FLOOR
- ALL OPENINGS LESS THAN 4" AT ALL GUARDRAILS

FLOOR SYSTEM NOTES

- ALL FLOORS TO BE L/480
- FLOOR TRUSS MANUFACTURER TO VERIFY FRAMING BELOW GRANITE TOPS, TUBS & TILE AREAS ABOVE
- FLOOR TRUSS MANUFACTURER TO PROVIDE HEAT SUPPLY & RETURN CHASE IN TRUSSES
- BUILDER TO PROVIDE CITY WITH TRUSS LAYOUT PLANS

FOUNDATION WALL & FOUNDATION INSULATION NOTES

- 9'-0" POURED FOUNDATION WALLS W/ SINGLE PLATE
- BASEMENT FLOOR RAISED TO TOP OF WALKOUT STEM WALL
- ASSUMED SOIL BEARING CAPACITY 2,000 LBS
- MAINTAIN 42" MIN. GRADE ABOVE FOOTING
- BOTTOM OF DECK & PORCH FOOTINGS TO BE 42" BELOW GRADE
- MASONRY CONTRACTOR TO VERIFY WALL & FOOTING REQUIREMENTS WITH SITE CONDITIONS
- MASONRY CONTRACTOR TO VERIFY ALL WALL AND FOOTING REQUIREMENTS AT ALL UNBALANCED BACKFILL LOCATIONS
- SEE FOUNDATION WALL DETAIL ON PAGE D1
- INDICATES DISTANCE FOUNDATION IS HELD IN FROM SHEATHING ABOVE
- FOUNDATION WALLS HELD IN FROM SHEATHING ABOVE AS INDICATED BY FOUNDATION WALL DETAIL
- SILL PLATE OVERHANGS FOUNDATION 1" MAXIMUM SEE FOUNDATION WALL DETAILS (WHEN TRTD 2X8 PLATE IS USED)
- SEE FOUNDATION WALL DETAILS FOR FOUNDATION WALL INSULATION (R-10 EXTERIOR/ R-5 INTERIOR)

SHEETROCK & INSULATION NOTES

- GYP. BD. REQUIRED AT ENTIRE CEILING (EXCEPT 80 SQ.FT. MAXIMUM AT MECHANICAL)
- 5" GYP. BD. AT WALLS & CEILING BELOW STAIRS
- ALL SPRAY FOAM INSULATION MUST BE COVERED BY MIN. 1" GYP. BD. AT HABITABLE AREAS

FRAMING NOTES

- 8'-9 1/2" PLATE HEIGHT UNLESS NOTED OTHERWISE
- 2X6 TIMBERSTRAND STUDS & POCKET DOOR WALLS UNLESS NOTED OTHERWISE
- DOUBLE STUDS AT ALL WINDOW & PATIO DOOR HEADERS UNLESS NOTED OTHERWISE
- PROVIDE LVL/LSL SOLID BLOCKING AT ALL POINT LOADS, SUPPORT BEAMS, MICROLAMS, & GIRDER TRUSSES TO FOUNDATION
- PROVIDE FIRE BLOCKING VERTICALLY & CEILINGS & FLOORS & HORIZONTALLY & INTERVALS NOT EXCEEDING 10'-0" (CONCEALED SPACES & SOFFITS, DROPPED CEILINGS, BETWEEN STAIR STRINGERS & BETWEEN STORIES)
- PROVIDE DRAFT STOPPING BETWEEN STORIES DIVIDED INTO APPROXIMATELY EQUAL SPACES NOT EXCEEDING 1,000 SQ.FT.

SMOKE AND CARBON MONOXIDE ALARMS

- PROVIDE SMOKE ALARM IN EVERY BEDROOM & THE CORRIDOR GIVING ACCESS TO THE BEDROOM ON EACH FLOOR INCLUDING THE BASEMENT, & IN ANY ROOM THAT HAS A CEILING HEIGHT MORE THAN 24" HIGHER THAN A CORRIDOR GIVING ACCESS TO THE BEDROOMS
- PROVIDE CARBON MONOXIDE ALARM WITHIN 10'-0" OF ALL BEDROOMS

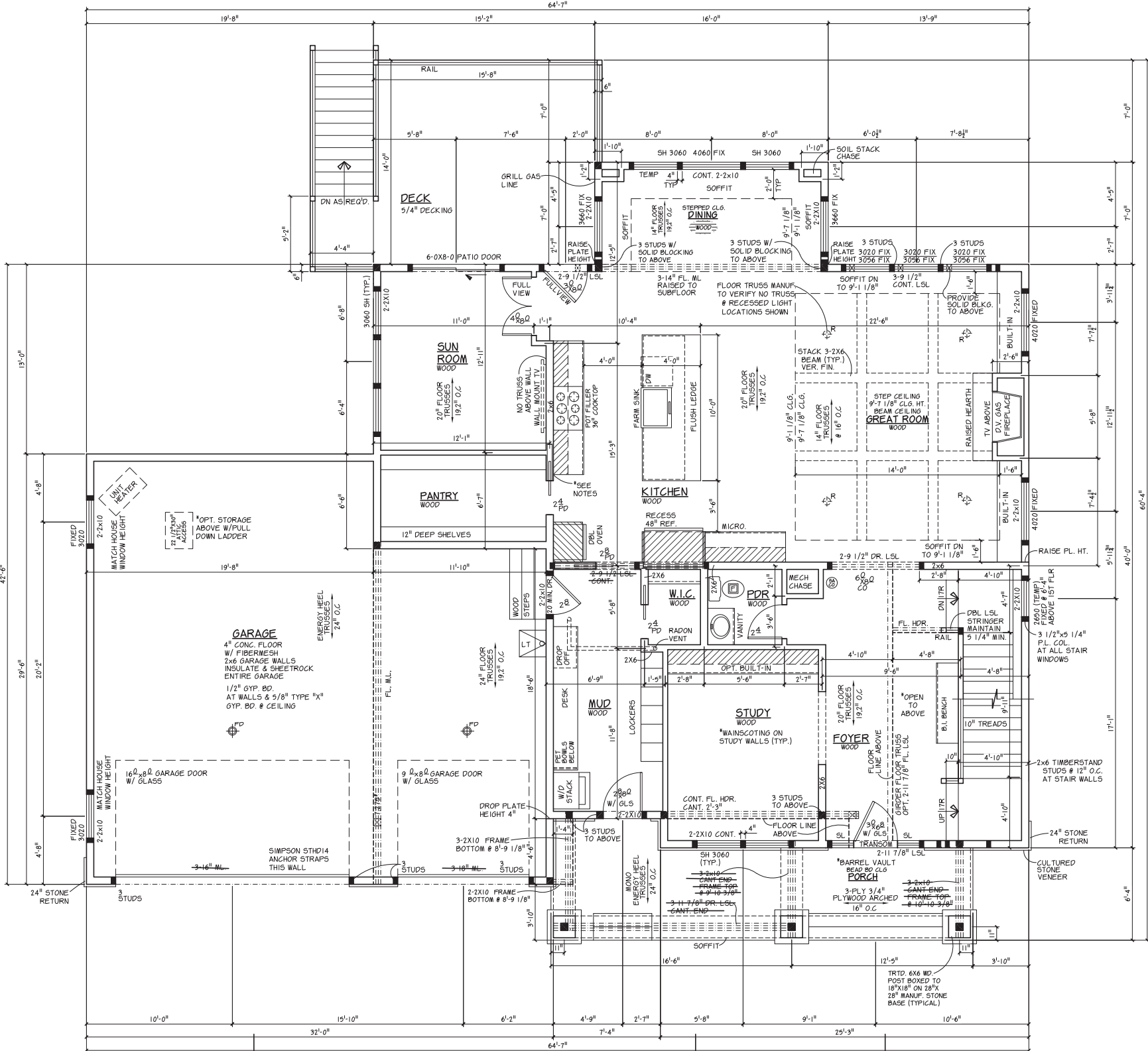


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ZEHNDER HOMES, INC.
651-303-5747

DRILL RESIDENCE
XX ADDRESS
XX, MINNESOTA

DATE: 7-4-22
REVISIONS:
3-14-22 SW
3-24-22 SW
4-27-22 SW
DRAWN BY:
SW
COMM. NO.
221306
SHEET NO.
3



REVIEW PLAN
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04/27/2022 9:39:47 AM

FIRST FLOOR PLAN

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

EXTERIOR DIMENSIONS ARE SHEATHING TO SHEATHING

FIRST FLOOR FINISHED	1,650 SQ. FT.
GARAGE	859 SQ. FT.

WINDOW & DOOR NOTES

- ANDERSEN 100 SERIES WINDOWS
- CODE MAX. U VALUE = 0.32 MAX. SHGC = 0.35
- ALL WINDOWS SET 8'-0" UNLESS NOTED OTHERWISE
- BUILDER TO PROVIDE WINDOW ORDER LIST WITH U FACTOR, SHGC, & STC RATING FOR EACH WINDOW & EXTERIOR DOOR
- BUILDER TO VERIFY ALL WINDOW, DOOR & OPENING HDR. HTS.
- FP = PROVIDE FALL PROTECTION & OPERATING WINDOWS

GUARDRAIL NOTES

- GUARDRAIL REQUIRED ON OPEN SIDE OF ANY STAIR MORE THAN 30" ABOVE FLOOR
- ALL OPENINGS LESS THAN 4" AT ALL GUARDRAILS

FLOOR SYSTEM NOTES

- ALL FLOORS TO BE L/480
- FLOOR TRUSS MANUFACTURER TO VERIFY FRAMING BELOW GRANITE TOPS, TUBS & TILE AREAS ABOVE
- FLOOR TRUSS MANUFACTURER TO PROVIDE HEAT SUPPLY & RETURN CHASE IN TRUSSES
- BUILDER TO PROVIDE CITY WITH TRUSS LAYOUT PLANS

FRAMING NOTES

- 9'-1" PLATE HEIGHT UNLESS NOTED OTHERWISE
- 2X6 TIMBERSTRAND STUDS & POCKET DOOR WALLS UNLESS NOTED OTHERWISE
- DOUBLE STUDS AT ALL WINDOW & PATIO DOOR HEADERS UNLESS NOTED OTHERWISE
- PROVIDE LVL/LSL SOLID BLOCKING AT ALL POINT LOADS, SUPPORT BEAMS, MICROLANS, AND GIRDER TRUSSES TO FOUNDATION
- PROVIDE FIREBLOCKING VERTICALLY @ CEILINGS & FLOORS & HORIZONTALLY @ INTERVALS NOT EXCEEDING 10'-0" (CONCEALED SPACES & SOFFITS, DROPPED CEILINGS, BETWEEN STAIR STRINGERS & BETWEEN STORIES)
- PROVIDE DRAFT STOPPING BETWEEN STORIES DIVIDED INTO APPROXIMATELY EQUAL SPACES NOT EXCEEDING 1,000 SQ.FT.
- ALL SPRAY FOAM INSULATION MUST BE COVERED BY MIN. 1" GYP. BD AT HABITABLE AREAS
- VERIFY ANCHORING OF CABINET WITH POCKET DOOR FRAME

SMOKE AND CARBON MONOXIDE ALARMS

- PROVIDE SMOKE ALARM IN EVERY BEDROOM & THE CORRIDOR GIVING ACCESS TO THE BEDROOM ON EACH FLOOR INCLUDING THE BASEMENT, & IN ANY ROOM THAT HAS A CEILING HEIGHT MORE THAN 24" HIGHER THAN A CORRIDOR GIVING ACCESS TO THE BEDROOMS
- PROVIDE CARBON MONOXIDE ALARM WITHIN 10'-0" OF ALL BEDROOMS



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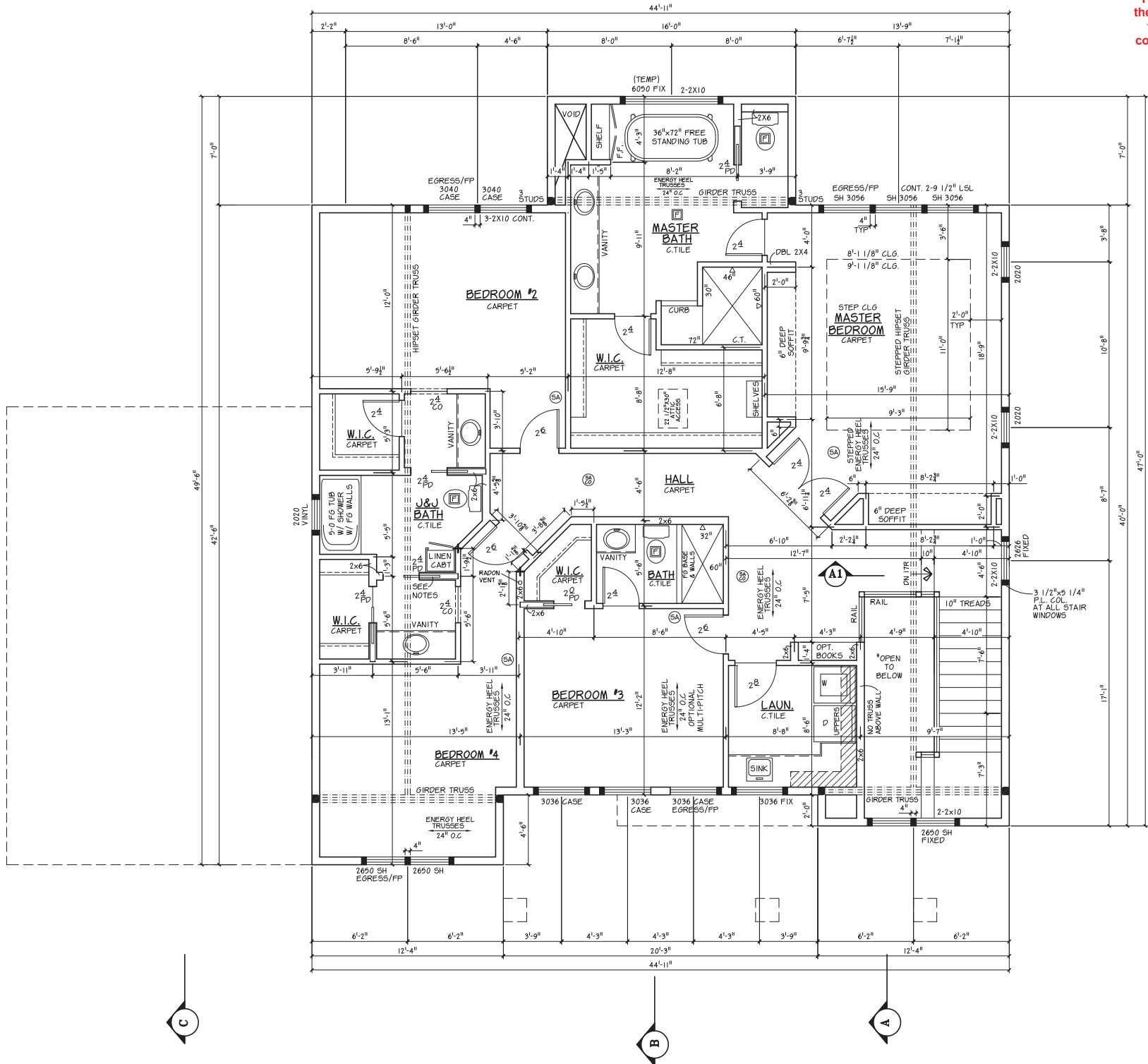
DRILL RESIDENCE
XX ADDRESS
XX, MINNESOTA

DATE: 2-4-22
REVISIONS:
3-14-22 SW
3-24-22 SW
4-27-22 SW
DRAWN BY:
SW
COMM. NO.
221306
SHEET NO.
4

REVIEW PLAN

This plan is at a review stage and is NOT a permit set. Please review the plan in its entirety and let DFP know if you have any changes prior to us proceeding. The plan will be placed on hold until we receive confirmation from you to proceed, meaning no additional work will be done on the plan until we receive your approval to move forward.

04/27/2022 9:39:47 AM



SECOND FLOOR PLAN

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

EXTERIOR DIMENSIONS ARE SHEATHING TO SHEATHING

SECOND FLOOR FINISHED 1,899 SQ. FT.

WINDOW & DOOR NOTES

- ANDERSEN 100 SERIES WINDOWS
CODE MAX. U VALUE = 0.32 MAX. SHGC = 0.35
- ALL WINDOWS SET 6'-10" UNLESS NOTED OTHERWISE
- BUILDER TO PROVIDE WINDOW ORDER LIST WITH U FACTOR, SHGC, & STC RATING FOR EACH WINDOW & EXTERIOR DOOR
- BUILDER TO VERIFY ALL WINDOW, DOOR & OPENING HDR. HTS.
- FP = PROVIDE FALL PROTECTION & OPERATING WINDOWS

GUARDRAIL NOTES

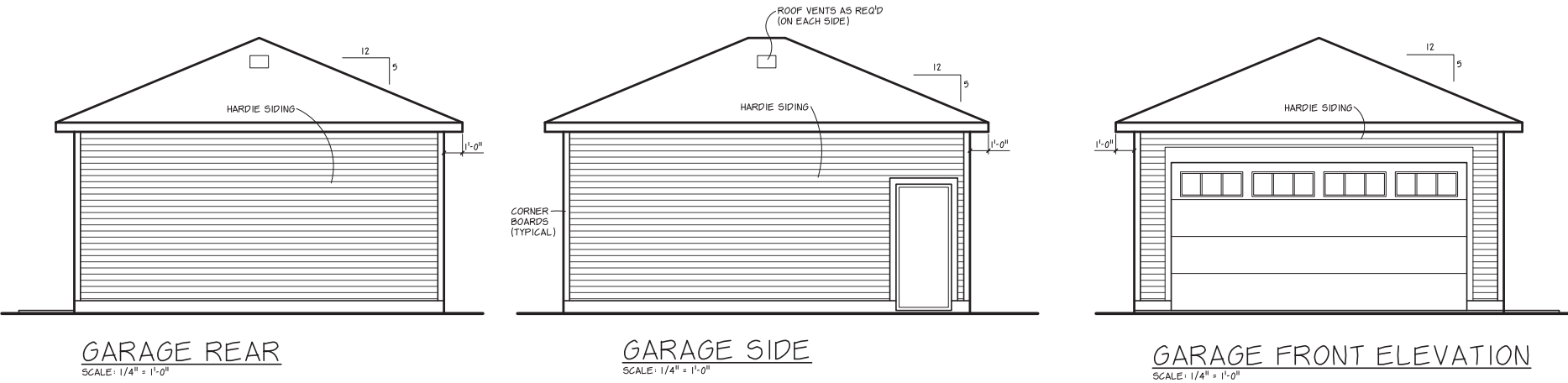
- GUARDRAIL REQUIRED ON OPEN SIDE OF ANY STAIR MORE THAN 30" ABOVE FLOOR
- ALL OPENINGS LESS THAN 4" AT ALL GUARDRAILS

FRAMING NOTES

- 8'-1 1/8" PLATE HEIGHT UNLESS NOTED OTHERWISE
- 2X6 TIMBERSTRAND STUDS & POCKET DOOR WALLS UNLESS NOTED OTHERWISE
- DOUBLE STUDS AT ALL WINDOW & PATIO DOOR HEADERS UNLESS NOTED OTHERWISE
- PROVIDE LVL/LSL SOLID BLOCKING AT ALL POINT LOADS, SUPPORT BEAMS, MICROLAMS, AND GIRDER TRUSSES TO FOUNDATION
- PROVIDE FIREBLOCKING VERTICALLY @ CEILINGS & FLOORS & HORIZONTALLY @ INTERVALS NOT EXCEEDING 10'-0" (CONCEALED SPACES & SOFFITS, DROPPED CEILINGS, BETWEEN STAIR STRINGERS & BETWEEN STORIES)
- PROVIDE DRAFT STOPPING BETWEEN STORIES DIVIDED INTO APPROXIMATELY EQUAL SPACES NOT EXCEEDING 1,000 SQ. FT.
- ALL SPRAY FOAM INSULATION MUST BE COVERED BY MIN. 1" GYP. BD AT HABITABLE AREAS
- VERIFY ANCHORING OF LINEN CABINET W/ POCKET DOOR FRAME

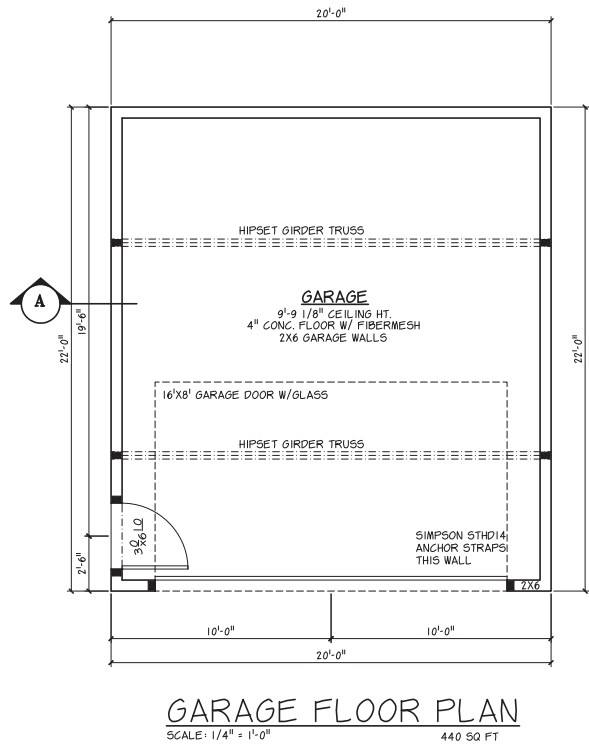
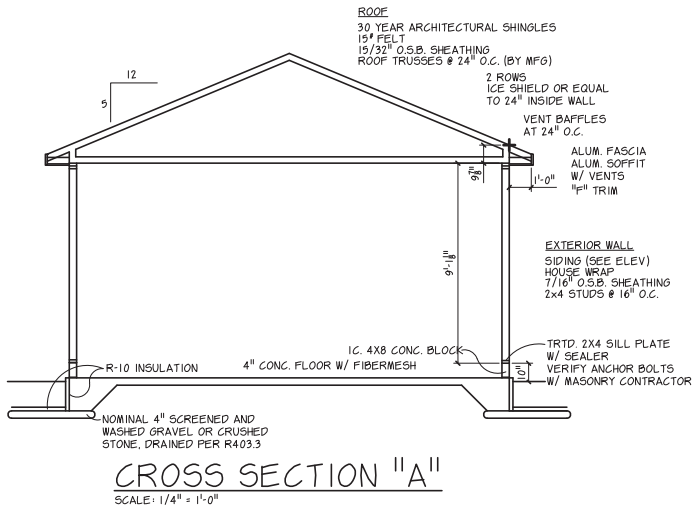
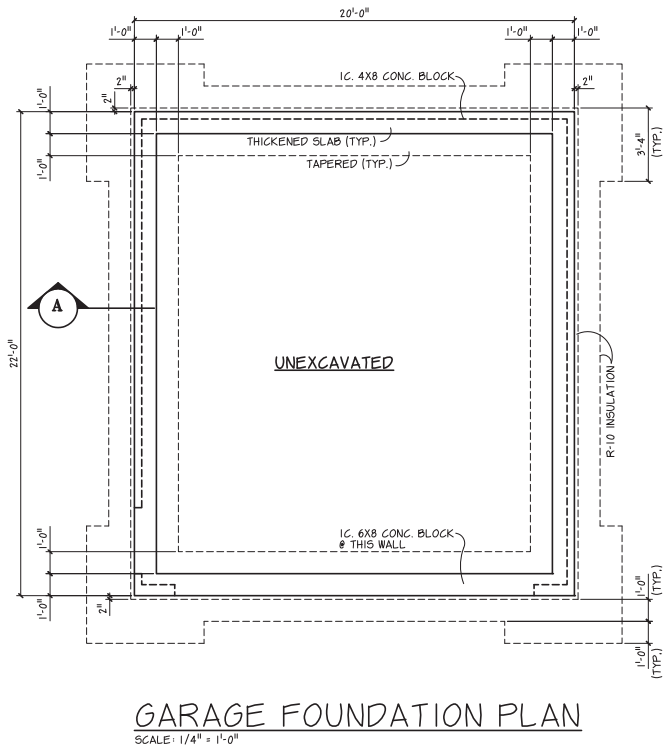
SMOKE AND CARBON MONOXIDE ALARMS

- PROVIDE SMOKE ALARM IN EVERY BEDROOM & THE CORRIDOR GIVING ACCESS TO THE BEDROOM ON EACH FLOOR INCLUDING THE BASEMENT, & IN ANY ROOM THAT HAS A CEILING HEIGHT MORE THAN 24" HIGHER THAN A CORRIDOR GIVING ACCESS TO THE BEDROOMS.
- PROVIDE CARBON MONOXIDE ALARM WITHIN 10'-0" OF ALL BEDROOMS



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04/27/2022 9:39:47 AM



GARAGE PLAN

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

EXTERIOR DIMENSIONS ARE SHEATHING TO SHEATHING
GARAGE 440 SQ. FT.

WINDOW & DOOR NOTES

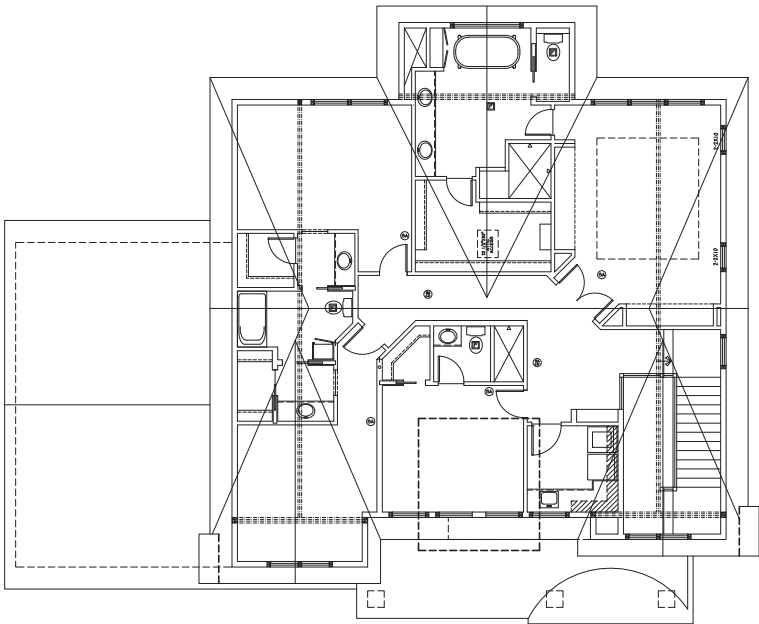
- ANDERSEN 100 SERIES WINDOWS
- CODE MAX. U VALUE = 0.32 MAX. SHGC = 0.35
- ALL DOORS SET 8'-0" UNLESS NOTED OTHERWISE
- BUILDER TO PROVIDE WINDOW ORDER LIST WITH U FACTOR, SHGC, & STC RATING FOR EACH WINDOW & EXTERIOR DOOR
- BUILDER TO VERIFY ALL WINDOW, DOOR & OPENING HDR. HTS.

FRAMING NOTES

- 9'-1 1/8" PLATE HEIGHT UNLESS NOTED OTHERWISE
- DOUBLE STUDS AT ALL WINDOW & PATIO DOOR HEADERS UNLESS NOTED OTHERWISE
- PROVIDE LVL/LSL SOLID BLOCKING AT ALL POINT LOADS, SUPPORT BEAMS, MICROLAMS, AND GIRDER TRUSSES TO FOUNDATION
- PROVIDE FIREBLOCKING VERTICALLY @ CEILINGS & FLOORS & HORIZONTALLY @ INTERVALS NOT EXCEEDING 10'-0" (CONCEALED SPACES @ SOFFITS, DROPPED CEILINGS, BETWEEN STAIR STRINGERS & BETWEEN STORIES)

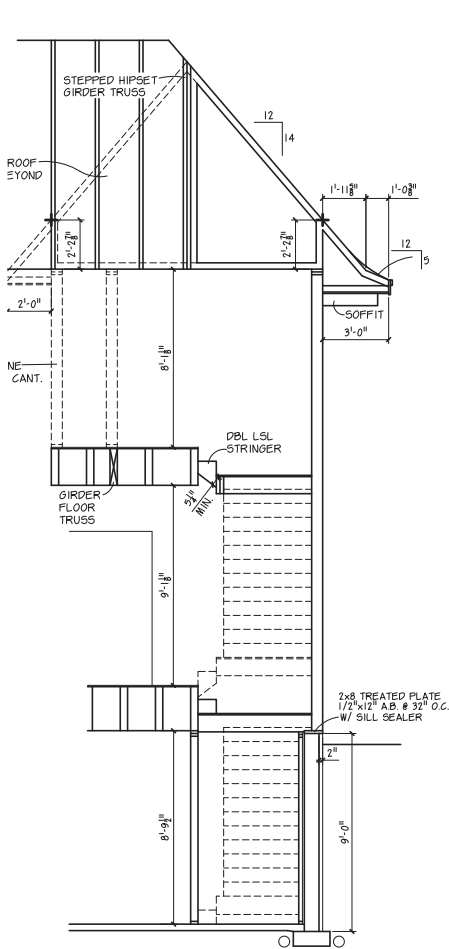
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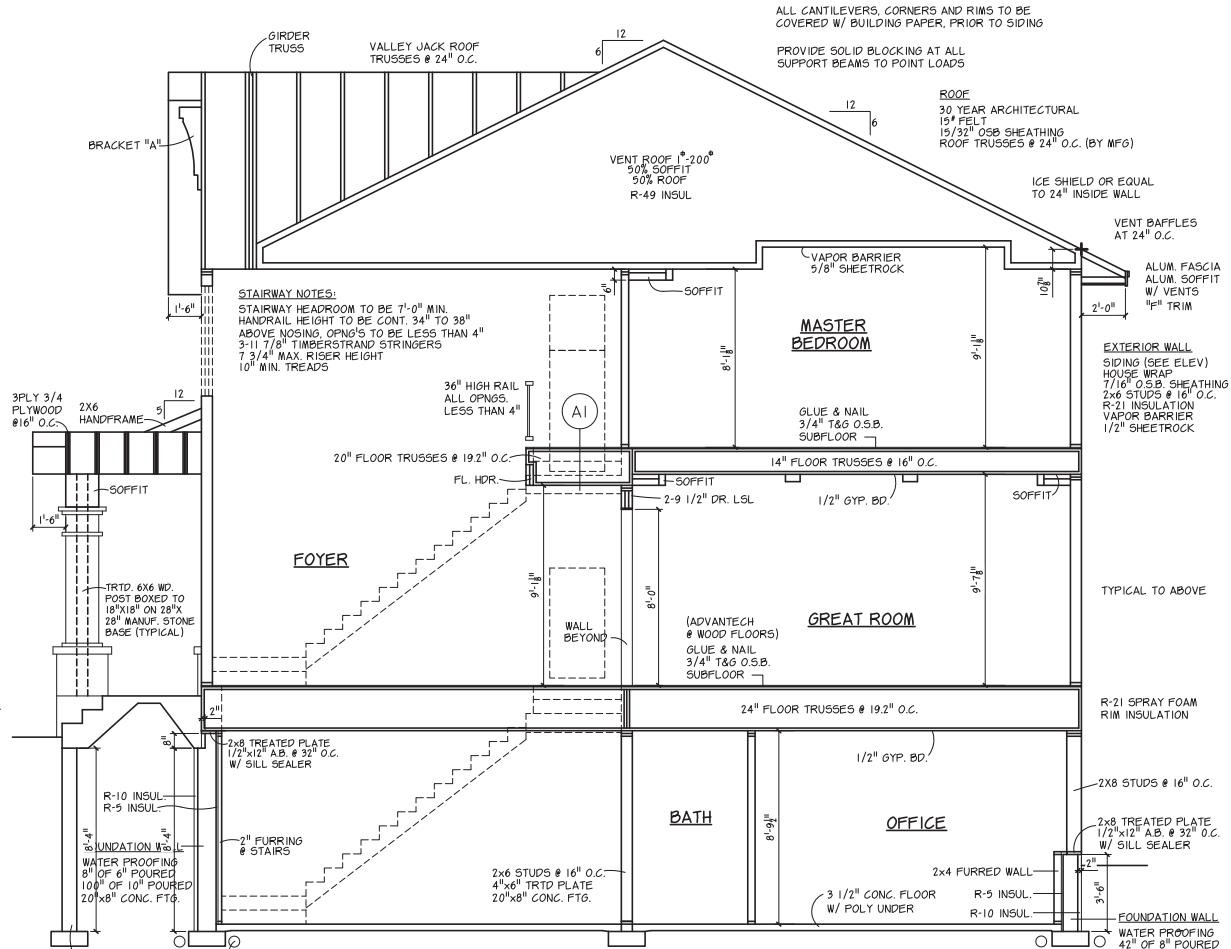


ROOF PLAN
SCALE: 1/8" = 1'-0"

- MANUF. DESIGNED ROOF TRUSSES
- VENT ROOF 1 SQ.FT. PER 200 SQ.FT. 90% ROOF 50% SOFFIT
- INCLUDING GARAGE WHEN CEILING IS FINISHED
- KICKOUT FLASHING TO BE INSTALLED AS NEEDED BY ROOFING CONTRACTOR. EXTERIOR WALL FINISHER TO VERIFY THAT KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- FULL ICE & WATER SHIELD AT ROOF PITCHES BELOW 4/12
- TRUSS MANUF. TO CALL DFP PLANNING & DESIGN WITH ANY QUESTIONS DURING LAYOUT
- BUILDER TO REVIEW AND APPROVE TRUSS DESIGN & LAYOUT PRIOR TO ORDERING TRUSSES



CROSS SECTION "A1"
SCALE: 1/4" = 1'-0"



CROSS SECTION "A1"
SCALE: 1/4" = 1'-0"



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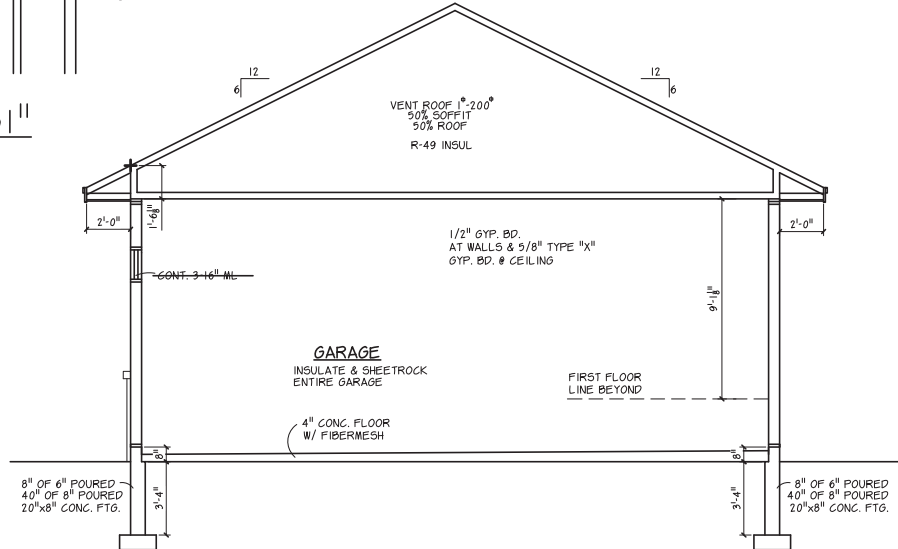
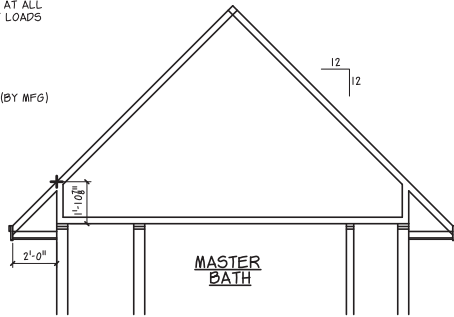
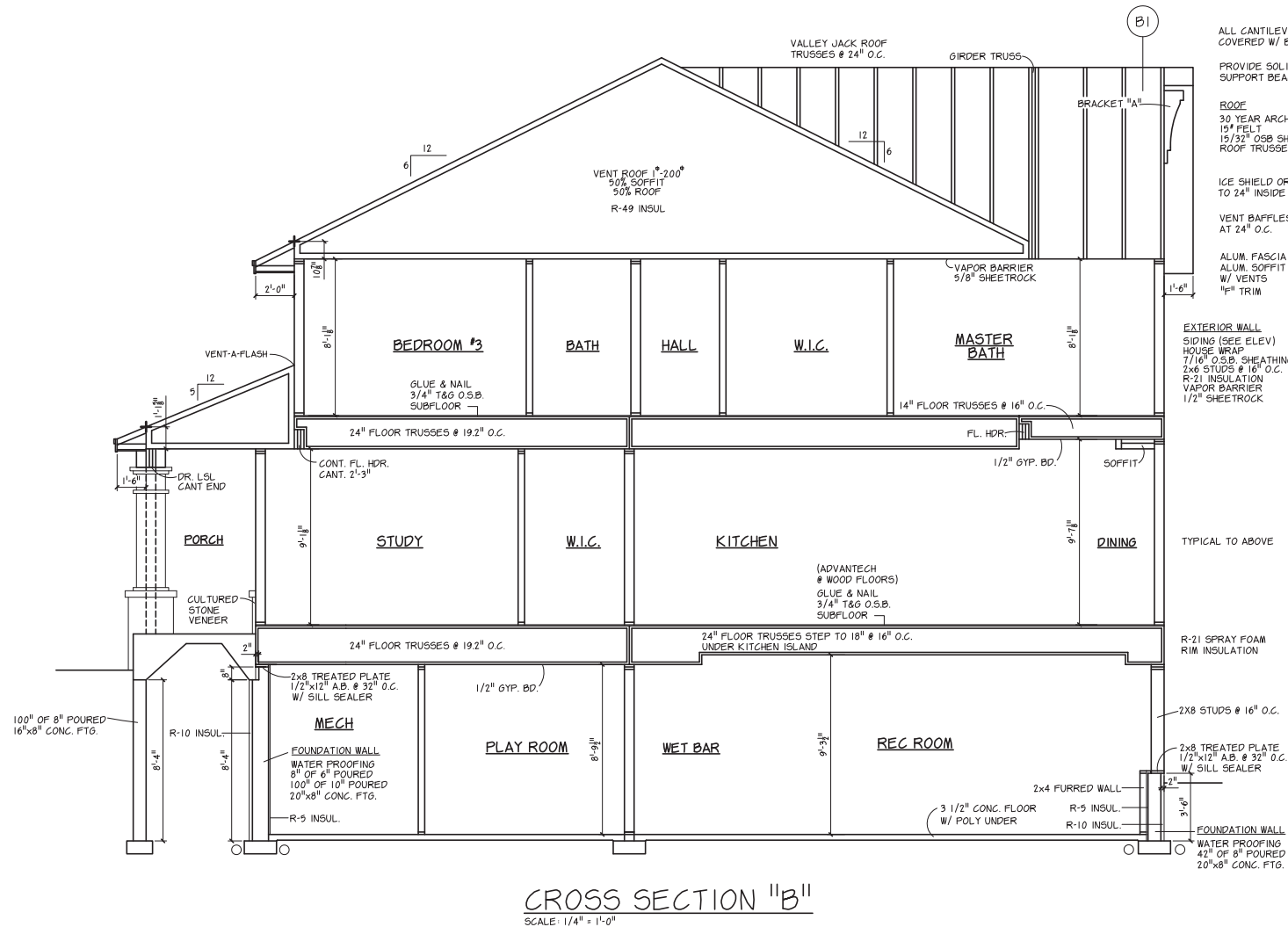
ZEHNDER HOMES, INC.
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DRILL RESIDENCE
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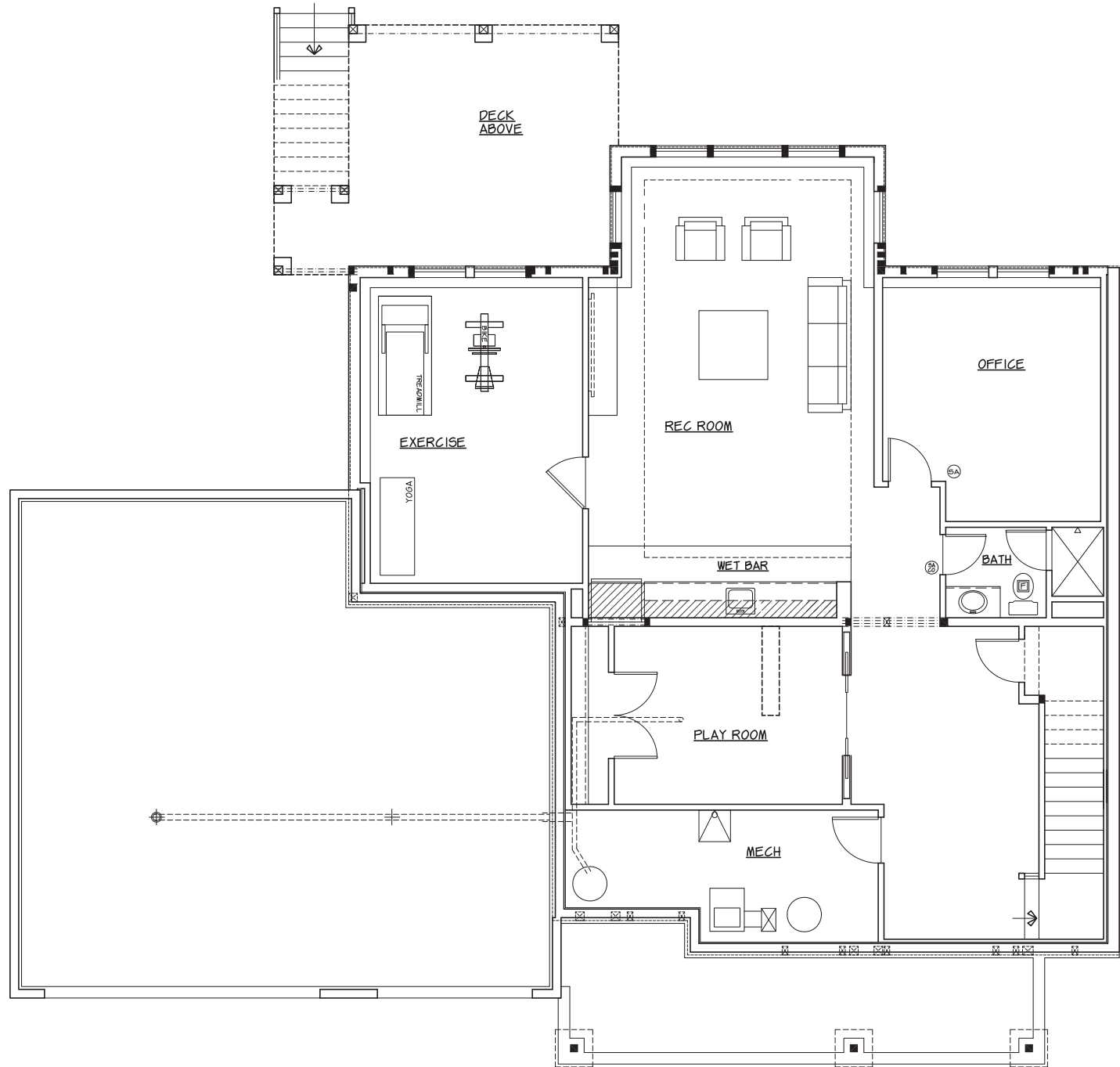


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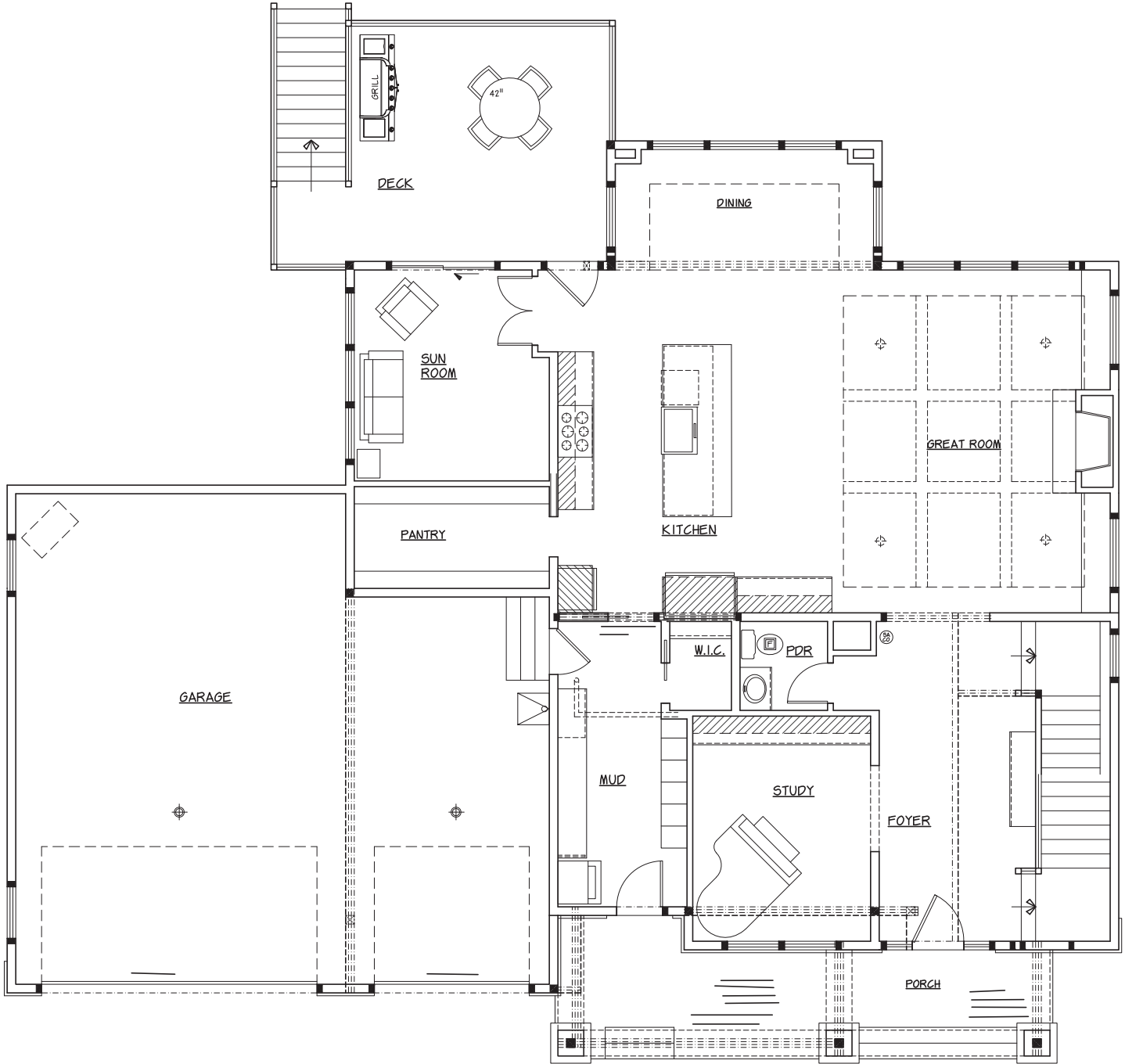


BASEMENT LIGHTING PLAN
SCALE: 1/4" = 1'-0"

REVIEW PLAN
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	LED SMART-FLOOD		LED BAR LIGHT		OUTLET
	CEILING FLUSH MOUNT LED LIGHT		AUTO LIGHT		OUTLET w/USB CHARGING
	RECESSED LIGHT		UNDER CABINET		OUTLET (WEATHER PROOF)
	MINI RECESSED LIGHT		FLUORESCENT		OUTLET (GROUND FAULT)
	MINI EYEBALL LIGHT		FAN CAN		DRYER OUTLET
	LED WALL SCONCE LIGHT		FAN: PANASONIC FV-0511VQCI (NO LIGHT)		RANGE OUTLET
	PULL CHAIN		CEILING FAN		DISHWASHER OUTLET
	LIGHT BAR				SMOKE ALARM
	PENDANT LIGHT				SMOKE ALARM - CARBON MONOXIDE ALARM
	HEAVY WIRE				WALL/ CEILING SPEAKER
	STAIR LIGHT		SWITCH		CAM: C.M. = CEIL. MOUNT
	KEYLESS LIGHT		2 WAY SWITCH		CAM: S.M. = SOFFIT MOUNT
	UNDER CABINET LED PUCK LIGHT		3 WAY SWITCH		CAM: W.M. = WALL MOUNT
	LED ROPE LIGHT		MOTION ACTIVATED SWITCH		PHONE
			MOTION SENSOR		DATA JACK/CAT 6 ETHERNET
					HDMI
					COAX JACK

* ALL ELECTRICAL, LOW VOLT, THERMOSTATS, ETC. MUST BE ON A CENTERLINE PLANE
* 1% OF ALL LIGHTING EQUIPMENT TO BE HIGH EFFICIENT (R404)
* OUTLETS PER CODE
* MULTI SWITCH ORDER IS FOR PLAN CLARITY
* ORDER OF SWITCHES TO BE VERIFIED IN FIELD
* VERIFY SWITCHES & POCKET DOOR FRAMES



FIRST FLOOR LIGHTING PLAN
SCALE: 1/4" = 1'-0"

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- | | | |
|-------------------------------|---------------------------------------|---|
| LED SMART-FLOOD | LED BAR LIGHT | OUTLET |
| CEILING FLUSH MOUNT LED LIGHT | AUTO LIGHT | OUTLET w/USB CHARGING |
| RECESSED LIGHT | UNDER CABINET | OUTLET (WEATHER PROOF) |
| MINI RECESSED LIGHT | FLUORESCENT | OUTLET (GROUND FAULT) |
| MINI EYEBALL LIGHT | FAN CAN | DRYER OUTLET |
| LED WALL SCONCE LIGHT | FAN: PANASONIC FV-0511VQCI (NO LIGHT) | RANGE OUTLET |
| PULL CHAIN | SEE NOTES | DISHWASHER OUTLET |
| LIGHT BAR | CEILING FAN | SMOKE ALARM |
| PENDANT LIGHT | SWITCH | SMOKE ALARM - CARBON MONOXIDE ALARM |
| HEAVY WIRE | 2 WAY SWITCH | WALL/ CEILING SPEAKER |
| STAIR LIGHT | 3 WAY SWITCH | CAM. C.M. = CEIL. MOUNT |
| KEYLESS LIGHT | MOTION ACTIVATED SWITCH | CAM. S.M. = SOFFIT MOUNT |
| UNDER CABINET LED PUCK LIGHT | MOTION SENSOR | CAM. W.M. = WALL MOUNT |
| LED ROPE LIGHT | | PHONE |
| | | DATA JACK/CAT 6 ETHERNET |
| | | HDMI |
| | | COAX JACK |
| | | ALL ELECTRICAL, LOW VOLT, THERMOSTATS, ETC. MUST BE ON A CENTERLINE PLANE |
| | | 10% OF ALL LIGHTING EQUIPMENT TO BE HIGH EFFICIENT (R404) |
| | | OUTLETS PER CODE |
| | | MULTI SWITCH ORDER IS FOR PLAN CLARITY |
| | | ORDER OF SWITCHES TO BE VERIFIED IN FIELD |
| | | VERIFY SWITCHES & POCKET DOOR FRAMES |



	LED SMART-FLOOD		LED BAR LIGHT		OUTLET
	CEILING FLUSH MOUNT LED LIGHT		AUTO LIGHT		OUTLET w/USB CHARGING
	RECESSED LIGHT		UNDER CABINET		OUTLET (WEATHER PROOF)
	MINI RECESSED LIGHT		FLUORESCENT		OUTLET (GROUND FAULT)
	MINI EYEBALL LIGHT		FAN CAN		DRYER OUTLET
	LED WALL SCONCE LIGHT		FAN: PANASONIC FV-051UVQ1 (NO LIGHT)		RANGE OUTLET
	LIGHT PULL CHAIN		SEE NOTES		DISHWASHER OUTLET
	LIGHT BAR		CEILING FAN		SMOKE ALARM
	PENDANT LIGHT				SMOKE ALARM - CARBON MONOXIDE ALARM
	HEAVY WIRE				WALL / CEILING SPEAKER
	STAIR LIGHT				CAM. C.M. = CELL. MOUNT
	KEYLESS LIGHT				CAM. S.M. = SOFFIT MOUNT
	UNDER CABINET LED PUCK LIGHT				CAM. W.M. = WALL MOUNT
	LED ROPE LIGHT				PHONE
					DATA JACK / CAT 6 ETHERNET
					HDMI
					COAX JACK
					ALL ELECTRICAL, LOW VOLT. THERMOSTATS ETC. MUST BE ON A CENTER LINE PLANE 75% OF ALL LIGHTING EQUIPMENT TO BE HIGH EFFICIENCY (R404) OUTLETS PER CODE MULTI SWITCH ORDER IS FOR PLAN CLARITY ORDER OF SWITCHES TO BE VERIFIED IN FIELD VERIFY SWITCHES & POCKET DOOR FRAMES



LEGEND

- 

Sodded Lawn
- 

Trees to be Removed
- 

Praine Gold Asper/ Populus tremuloides `NEArb` 3" BB (4)
- 

Dakota Pinnacle Birch/ Betula platyphylla `Fargo` 3" BB (16)
- 

Balsam Fir/ Abies balsamea 8' BB (5)

PLANTING REQUIREMENTS

936.08 A. 2. -All Hentage Trees must be replaced at the ratio of two caliper inches per one inch of DBH removed.

PLANTING PROPOSED

One hentage tree is proposed to be removed at 38" DBH (38x2= 76 cal inches)

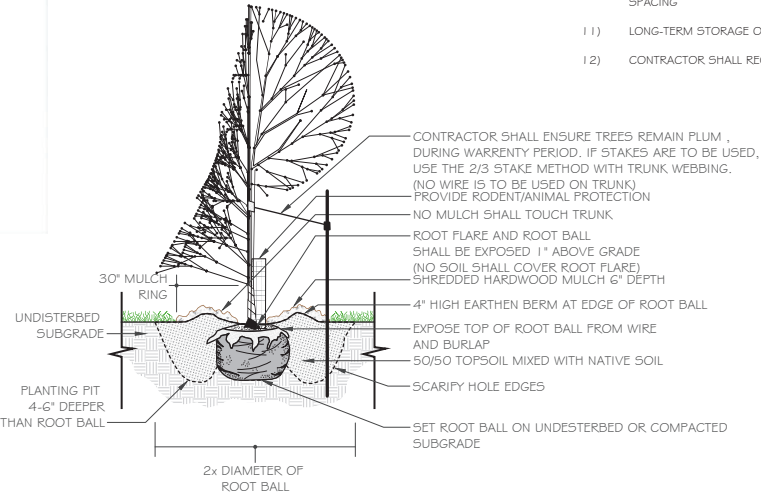
It is proposed that 25 trees at 3" BB/8' BB to replace the 75 cal inches (25x3= 75 cal inches)

PLANTING NOTES:

- 1) 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.
- 2) 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.
- 3) 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.
- 4) THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED TO BE UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION
- 5) PLANTING HOLES SHALL BE FREE OF WEEDS, ROCKS, SOD, CLAY CLUMPS, CLASS V AND OTHER CONSTRUCTION MATERIALS.
- 6) TOPSOIL FOR BACKFILLING PLANTING HOLES SHALL BE A MIXTURE OF NATIVE AND TOPSOIL AT A RATIO OF 1:1.
- 7) CONTRACTOR SHALL EXCAVATE 8" OF SOIL IN ALL LANDSCAPE BEDS, REPLACE WITH 8" OF
- 8) UNSCREENED TOPSOIL, ENOUGH ESTABLISH A POSITIVE GRADE FROM STRUCTURES, FOUNDATIONS, PATIOS, ETC..
- 9) 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.
- 10) ALL VINYL EDGING TO BE STAKED 7" ON CENTER, HORIZONTALLY.
- 11) NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

GENERAL LANDSCAPE NOTES:

- 1) THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- 2) 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.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- 4) 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.
- 5) 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.
- 6) THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- 7) 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.
- 8) 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.
- 9) THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- 10) 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
- 11) LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- 12) CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.



1 2 TYPICAL TREE PLANTING DETAIL NOT TO SCALE

1 1 SITE PLAN SCALE 1" = 20'

Landscape Architect:



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: 07.12.2022

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

344 Ferndale Lot Split

Landscape Plan

Drawn By: Matt Klein Checked By: Kevin Norby

Original Issue Date: 07.05.2022 Reissue Date: 07.12.2022

Revisions:			
#	By	Date	Remarks
01	MK	220712	Revise per comments

Project Number: City Number:

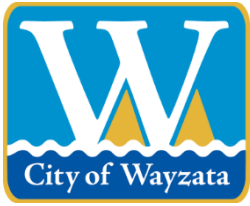
Public Comment

From: Mary Lee Veit <mlgveit@gmail.com>
Sent: Wednesday, July 27, 2022 1:39 PM
To: Public Comment
Subject: 344 Ferndale Road North - Drill Addition

I live at 350 Ferndale Road N which is on the north side of the Drill property. Given the vicinity of the proposed new house near the property line, I would like to see the vegetative buffer maintained between the lots to provide visual screening and some shade to my property. I looked at the plan for vegetation, and if I understand it, it looks like 2 evergreens on the Drill side of the row of evergreens will be removed, but I hope the rest will remain.

I also have a question about the willow tree near the property line. It has been damaged in a couple of storms over the years, most recently about six weeks ago. And many years ago, part of the main trunk was blown away. I am wondering if the tree should be cut down, because high winds could bring it down again, and it could land on the roof of my garage or the proposed new Drill house.

Mary Lee Veit



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 1, 2022	AGENDA ITEM: 6.a
TITLE: Review of Development Activities	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

A verbal update will be provided at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 1, 2022	AGENDA ITEM: 6.b
TITLE: Planning Commission Meeting Schedule	
PREPARED BY: Valerie Quarles, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

The next Planning Commission meeting is on Monday, August 15, 2022. The 2022 City Meeting Calendar and Liaison Schedule are attached.

ACTION REQUESTED:

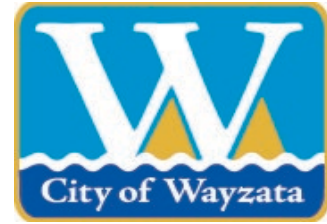
N/A

ATTACHMENTS:

1. 2022 Wayzata City Calendar
2. 2022 Planning Commission Liaison Schedule

City of Wayzata

2022 Meeting Calendar



January 2022						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

February 2022						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

March 2022						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April 2022						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May 2022						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June 2022						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July 2022						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

August 2022						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September 2022						
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18	19	20	21	22	23	24
25	26	27	28	29	30	

October 2022						
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30	31					

November 2022						
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December 2022						
S	M	T	W	Th	F	S
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25	26	27	28	29	30	31

- Energy & Environment 5:00 PM
- Planning Commission - 6:30 PM
- City Council - 7:00 PM
- Wayzata School Board
- Lake Minnetonka Conservation District (LMCD)
- Heritage Preservation Board (HPB) - 5:00 PM
- Housing & Redevelopment Authority (HRA) - 7:30 AM
- Parks & Trails Board - 6:00 PM
- Charter Commission - 9:00 AM
- Elections (see below)
- Night to Unite

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

Holiday Observed
City Offices Closed

Precinct Caucuses - Feb 1, 2022

Primary Election - August 9, 2022

General Election - November 8, 2022

2022 Planning Commission Assignments at Council Meetings

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