



Wayzata Planning Commission

Meeting Agenda

Monday, April 6, 2015

Community Room,
600 Rice Street East,
Wayzata, Minnesota

- 6:30 p.m.**
- 1. Call to Order and Roll Call, and Approval of Minutes**
 - 2. Workshop Item:**
 - a. Update on Downtown Parking Project – LSA Design
 - 3. Regular Agenda Public Hearing Items:**
 - a. 313 Central Ave S – Pillar Homes
 - i. Concurrent Preliminary and Final Plat for Three (3) Lot Subdivision.
 - ii. Shoreland Conditional Use Permit.
 - b. 901 Lake Street – East Block of the Promenade of Wayzata
 - i. Review and Adoption of Planning Commission Report and Recommendation.
 - 3. Other Items:**
 - a. Review of Development Activities
 - b. Other items
- 9:00 p.m.**
- 4. Adjournment**

NOTES:

¹ Time(s) are estimated and provided for informational purposes only.

² Members of the Planning Commission and some staff may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.

WAYZATA PLANNING COMMISSION
DRAFT MEETING MINUTES
March 16, 2015

AGENDA ITEM 1. Call to Order, Roll Call and Approval of Minutes.

Chair Vanderheyden called the meeting to order at 6:00 p.m.

Present at roll call were Commissioners: Young, Vanderheyden, Iverson, and Gruber. Absent and excused were Commissioner Ramy, Gonzalez and Gnos. Director of Planning and Building Gadow and City Attorney David Schelzel were also present.

Chair Vanderheyden stated the minutes to be reviewed are from the March 6, 2015 meeting.

Mr. Gadow stated City Attorney Schelzel had submitted grammatical corrections.

Commissioner Gruber made a motion, Seconded by Commissioner Iverson, to approve the March 6, 2015 meeting minutes as amended. The motion carried unanimously.

AGENDA ITEM 2. Regular Agenda Public Hearing Items:

a. 125 Wayzata Blvd E – Wayzata Community Church
i. Design Review for Roof Modification

Mr. Gadow stated last June the Wayzata Community Church had received approval of a PUD Amendment to allow for a 2-phase expansion of the facility. As part of their preparations to begin work on Phase 1 of the project, the Applicant had some value engineering completed on the project, and determined that there would be cost savings if the roof line of the proposed 2nd story addition could be converted from a pitched roof with mechanicals enclosed with the roof pitch to a flat roof with mechanicals that are screened by a mansard roof section on the Wayzata Boulevard and Ferndale Road sides. He reviewed the Staff reports and the proposed design.

Mr. Chip Lindeke, Rafferty, Raffert, Tollefson, Lindeke Architects, 278 E. 7th St., St. Paul, explained the reason for the requested modification and the screening they were proposing. He stated the height would be less than what had been approved originally.

Commissioner Gruber stated the modification blended better with the existing architecture.

Chair Vanderheyden opened the public hearing at 6:14 p.m.

There being no comment, Chair Vanderheyden closed the public hearing at 6:15 p.m.

1 Commissioner Young made a motion, Seconded by Commissioner Iverson to recommend
2 approval of the roof modification as submitted for the Planned Unit Developed for 125 Wayzata
3 Boulevard E - Wayzata Community Church. The motion carried unanimously.
4

5 **b. 901 Lake Street – East Block of the Promenade of Wayzata**

6 **i. Planned Unit Development Amendment to allow conversion of proposed**
7 **office use to condominium**

8 **ii. Review of Proposed Design Modifications**
9

10 Mr. Gadow stated BohLand Development LLC has submitted an application for an amendment
11 to the Planned Unit Development (PUD) and modification of the design of the East Block of the
12 Promenade project. The Wayzata Bay Center Project General Plan PUD and associated building
13 designs were approved in 2008 and a condition of the approval was that the Applicant continue
14 to work on the design of each block to include as a final design for the Final Plan of the PUD,
15 and any material design deviations in the Final Plan from the building designs depicted would be
16 subject to City Council review and approval. The proposed PUD Amendment is to allow the
17 Applicant to replace the previously proposed 27,000 square-foot office space with 29
18 individually owned condominiums. The rest of the building would contain an 80-90 room
19 boutique hotel, a restaurant, a spa, and 14,000 square-feet of commercial space. He reviewed the
20 Staff report and proposed plans.
21

22 Mr. Steve Bohl, President BohLand Development, 825 Wayzata Blvd. E., Wayzata, reviewed
23 how the Applicant had developed the proposed concept and he presented the Commission with a
24 PowerPoint presentation on the proposal including renderings of the building and the materials
25 that would be used.
26

27 Mr. David Stahl, Cunningham Group Architecture, 201 Ortman St SE #325, Minneapolis, stated
28 they had looked at the Lake Effect, the pedestrian experience and the return of a hotel in
29 Wayzata when designing the architectural look of the building. He explained the need to be
30 respectful to the neighbors to the east facing the parking lot and there would not be windows on
31 this side so they would not have the light from the ramp and there would be additional plantings
32 to screen this.
33

34 Mr. Bohl explained the proposed layout and design of the building including the hotel,
35 restaurant, and condominium designs.
36

37 Chair Vanderheyden asked for an explanation on the shared parking.
38

39 Mr. Terry Schneider, Project Developers, 15333 Boulder Creek Drive, Minnetonka, explained
40 they used a blended method to assess the parking needs because the office space is a larger
41 demand of parking versus condominium and hotel uses. The biggest challenge had been
42 determining the overlap in needs and what would be an appropriate amount of parking. They did
43 three analysis including the original parking plan. The 287 proposed spots would be
44 conservative. The Hotel operator feels valet parking would be a requirement and he reviewed
45 how this would be accommodated. It is less parking than the original plan but this is due to the
46 decrease in need by removing the office space.

1
2 Mr. Bohl reviewed the landscaping plan, the proposed storm water management system and the
3 proposed building height and design compared to the approved building height and design.
4

5 Commissioner Gruber asked for clarification on the materials being proposed, specifically lap
6 siding.
7

8 Mr. Stahl explained the lap siding makes this building feel more lakeside. It is a fiber-cement
9 product that looks like wood but would last longer and be less maintenance. If they move
10 forward with this they would be coming back for a variance. He explained this product is
11 replacing the traditional wood lap siding because it does not have the same maintenance
12 requirements. He explained brick is not traditionally seen along lakeside properties and that is
13 why they moved away from using brick.
14

15 Commissioner Gruber asked where the valet parking would be.
16

17 Mr. Bohl stated the parking calculation would still provide adequate parking without valet
18 parking but the hotel operator wants valet parking as a service for guests. Having the valet
19 parking would also be beneficial during peak times without going outside of the facility. He
20 stated a study had been provided in the Staff Report as well.
21

22 Chair Vanderheyden opened the public hearing at 7:00 p.m.
23

24 Mr. Dan Gustafson, 1040 E. Circle Drive, Wayzata, stated the 2008 plan had included park space
25 on the east side and this is not going on. The east buffer is lacking in buffering and landscaping.
26 The holding pond is not attractive and there is no connecting sidewalk. He is less than
27 enthusiastic about the parking structure being what faces the east neighborhood. He felt the
28 neighborhood should have been involved. He also expressed concerns about dumpsters, garbage
29 and trucks.
30

31 There being no additional comment Chair Vanderheyden closed the public hearing at 7:03 p.m.
32

33 Commissioner Young asked what the landscaping plans were for the west side of the building
34 and how this will look for those residents that face the parking structure.
35

36 Chair Vanderheyden asked if the City owned a portion of this property.
37

38 Mr. Gadow explained there is a portion owned by the City but the Developer owns the majority
39 of the property. The buffer would be part of the project and the landscape plan had been
40 included in the application. The Applicant is proposing additional landscaping in this area.
41

42 Commissioner Iverson asked what would happen to the existing trees with the construction of
43 the parking structure.
44

45 Mr. John Mehrkens, Presbyterian Homes, explained there is a landscape management plan that
46 starts with the removal of all the invasive plantings within this area. The work to the north has

1 been completed and replacement trees have been put in place. The same plan is intended for the
2 space to the south or the area facing the east block. The previous plan had parking in this same
3 area with opaque windows. This particular design would close off those windows and make the
4 structure appear to be a complete building not a parking structure. The addition of vertical
5 elements with landscaping trees on top is soften this edge.

6
7 Commissioner Young clarified this edge was not being changed based on the conversion of
8 office space to condominiums but rather on feedback from the Commission and City Council.

9
10 Mr. Mehrkens stated this was correct and the building did not get any longer or taller than what
11 had been previously approved.

12
13 Commissioner Iverson asked what precautions would be taken to preserve the cottonwood on the
14 east corner.

15
16 Mr. Mehrkens stated he was not a landscape architect and could not speak to the trees that have
17 been lost. There are three wetlands and they are working to make sure the water runoff is
18 maintained and there is no additional impact to the trees.

19
20 Commissioner Iverson asked about the planting on the north because there are root balls
21 showing.

22
23 Mr. Mehrkens stated this is part of the landscape management system and there is a warranty
24 with these trees so any trees that do not survive would be replaced.

25
26 Commissioner Iverson stated she had sent photos when the original project had started showing
27 the damage that had been done to the trees and the removal of trees that should have been
28 maintained. She asked what the City could do to ensure this does not happen again with this
29 portion of the project. She asked if there was a way to make a legal requirement that if it
30 happens there would be consequences.

31
32 Mr. Gadow stated if this recommendation were to move forward then any tree identified in the
33 landscape management plan to remain should be maintained as part of that plan and if there is
34 damage done to these trees then the applicant would need to replace these trees. The landscape
35 plan does have an inventory of the trees on the property and this could be linked to what is to be
36 maintained.

37
38 Commissioner Iverson stated something harsher needs to happen when there are mature trees
39 removed that should not be because these buffer the neighborhoods.

40
41 City Attorney Schelzel stated he would work on language with the amendment and they would
42 look into what had happened previously and how to keep this from happening again.

43
44 Mr. Mehrkens stated there had been two large trees in the north area that should have been
45 maintained but as the utility project moved forward there had been some miscommunication with
46 the contractor and these trees were removed. It is not clear if the trees would have survived the

1 construction or not. The landscaping would be completed as the construction is completed,
2 weather permitting.

3
4 Mr. Bohl stated they would like to start construction in June and anticipate completion within
5 20-months. Landscaping would be completed late 2016 early 2017 completion.

6
7 Commissioner Iverson asked if the traffic impacts on Central Avenue and the proximity of the
8 parking had been reviewed.

9
10 Mr. Gadow stated the traffic had been looked at a couple of times but a new analysis has not
11 been completed.

12
13 Commissioner Iverson suggested requiring a new traffic study as part of this project.

14
15 Mr. Mehrkens stated the change of use from office space to condominiums would have a
16 negative impact on traffic and reduce the amount of traffic to the site. There would only be one
17 valet point as well.

18
19 Commissioner Iverson stated she would like to see the traffic counts. She asked if there would
20 be street parking in front of the condominiums.

21
22 Mr. Mehrkens stated street parking would be available.

23
24 Commissioner Iverson stated she would like to see the neighborhood involved with this project
25 and she asked if the applicant would consider this.

26
27 Mr. Bohl stated he had tried to reach some of the neighbors the previous week and he had not
28 been able to get a hold of many. He talked to a couple neighbors that had the closest impacts.
29 One neighborhood had expressed concerns about a portion of the development where the
30 lighting was coming into his home. The Developer would work with him as they are completing
31 the project and plant a couple of additional trees in this area to block that light. There had been
32 conflicting ideas on the buffer to the east. The eastern edge is brought back some and the
33 parking is enclosed to keep the lighting from the neighborhood.

34
35 Commissioner Gruber stated Mr. Steve Fox had provided a memo regarding the removal of some
36 trees and she recommended Mr. Bohl contact him.

37
38 Commissioner Young stated the shift from office to residential is positive for the property. The
39 design aesthetic is good and it is important the landscape plan is followed to ensure there are no
40 impacts to the neighbors. There is a fair concern about the potential traffic on Central. He
41 would recommend approval of this based on the information provided.

42
43 Commissioner Gruber stated she also favors this project but she lives to the north and has
44 concerns about landscaping in this area.

45

1 Mr. Gadow asked about the lap siding material because the standards do not allow for more than
2 10% of this material. Using this material would require a variance.

3
4 Commissioner Iverson stated there had been concerns about changing the plan in 2008. The
5 2008 plan had open space and changes in architectural material and height. This proposal is
6 more of a wall. She would like to see the Developer go back and redesign the project to include
7 more green space and reduce the scale and mass. She asked if the Developer would be willing to
8 meet with the neighbors and look at softening the mass and scale of this structure.

9
10 Mr. Bohl stated he would be willing to have input from the Commission or the neighborhood.
11 This is an improvement over what had been approved in 2008. They had looked at adding vines
12 as well to soften the impacts. The building has been stepped back in the southeast corner as
13 well. The rooftop deck would be limited to the condominium residents only.

14
15 Commissioner Iverson stated there is nothing dimensional about the hotel and it looks like an
16 apartment. She asked what could be done to change this appearance.

17
18 Mr. Stahl stated this is a by-product of the internal setup of each room. He explained some of
19 the architectural changes they were implanting and if there was too much the building would
20 look busy. Hotels are repetitive because this is how they are on the interior. They would be
21 open to looking at adding more elements.

22
23 Commissioner Iverson stated they should provide options for the Commission to consider. The
24 current proposal does not look historical.

25
26 Mr. Stahl stated it was not intended to look historical but more of a lakeside property.

27
28 Commissioner Gruber suggested incorporating more of the history of Wayzata.

29
30 Commissioner Vanderheyden stated he liked the project.

31
32 Mr. Gadow stated Commissioner Gnos was in support of this project.

33
34 Commissioner Iverson asked what color the lap siding would be because this would drive her
35 decision to allow more than 10%.

36
37 Commissioner Gruber stated she would like more information on the durability of the product
38 and see it before it is painted.

39
40 Chair Vanderheyden stated he is in favor of the fiber-cement product.

41
42 Commissioner Young stated the move from office space to residential would create more interest
43 in keeping the property looking good because people are buying into the look and feel of the
44 property.

45

1 Chair Vanderheyden clarified the Commission was in general support of the project, there was
2 encouragement for the Developer to reconsider mass and scale, a request to pursue a remedy or
3 assessment of significant tree damage and more general understanding of the traffic impacts,
4 they would like to request the Developer to also review the historical nature of properties around
5 the lake for articulation in the façade, and general support for the fiber-cement board.

6
7 Commissioner Gruber stated there was also concern about contacting the neighbors and making
8 sure they were doing everything they could to make the landscaping plan meets their needs.

9
10 Ms. Janet Lillevold, 307 Hampton Street, Wayzata, stated she is happy to see the office space
11 replaced with residential but she is concerned about the hotel because this is a lot of people
12 coming in and out of the property. The buildings on this property already compromise this
13 neighborhood. The roundabout does not work and the sidewalk is on the wrong side. This
14 project will continue to reduce the value of the homes on Circle. She asked the Commission to
15 reconsider the setbacks and the scale of the project.

16
17 Commissioner Gruber made a motion, seconded by Commissioner Young to direct Staff to
18 prepare a Planning Commission Report recommending approval of the Planned Unit
19 Development Amendment to allow conversion of proposed office use to condominium and the
20 proposed design modifications with the conditions outlined and appropriate findings for approval
21 a the next Planning Commission meeting. The motion carried unanimously.

22
23 The Planning Commission recessed at 7:57 p.m.

24
25 The Planning Commission reconvened at 8:05 p.m.

26
27 **c. 151 Westwood Lane – White Birch Properties and Development Group**
28 **i. Concurrent Preliminary and Final Plat for Two (2) Lot Subdivision**
29 **ii. Variance for Private Roadway**
30

31 Mr. Gadow stated White Birch Properties and Development Group has submitted a Development
32 Application requesting concurrent preliminary and final plat subdivision approval for a new 2-lot
33 subdivision. The project would require the removal of the existing structure and access to the
34 project would be thru an existing private driveway that would be widen to 20-feet to meet State
35 Fire Code requirements and would require approval of a variance from the Subdivision
36 Ordinance. He reviewed the Staff Report, the preliminary and final plat, the grading and utility
37 plan, and the significant tree inventory plan. There are no home plans at this time and a
38 condition of approval would be that the owners would need to have approval on the building
39 designs. Staff would work with the applicant on having a fire hydrant included with the project.

40
41 Mr. Scott Roe, 5128 Bryant Avenue S., Minneapolis, stated making this a 2-lot subdivision
42 instead of the previously submitted 3-lot subdivision has reduced the impacts to the
43 neighborhood. By utilizing the existing driveway there would be less impact to the existing
44 trees and less impact on those neighbors across the street.

45
46 Commissioner Gruber asked about the former research on the Indian Mound.

1
2 Mr. Rose stated he was aware of this and there had been an issue years ago and they would be
3 cognizant of the potential for additional mounds and remains.

4
5 Commissioner Iverson appreciated the amount of trees being removed would be less.

6
7 Chair Vanderheyden asked what the pad size would be for the proposed homes.

8
9 Mr. Roe stated the lots are large enough to support a 10,000 square foot home.

10
11 Chair Vanderheyden asked if there would be an outlot created in this project.

12
13 Mr. Gadow stated there is no need for an outlot to be created with the 2-lot subdivision being
14 proposed.

15
16 Chair Vanderheyden opened the public hearing at 8:14 p.m.

17
18 There being no public comment Chair Vanderheyden closed the public hearing at 8:15 p.m.

19
20 Mr. Gadow explained the variances that would be required to utilize the existing driveway as the
21 private roadway. The Applicant is requesting to use this driveway to reduce the impact to the
22 neighborhood and to existing trees.

23
24 Commissioner Iverson made a motion, seconded by Commissioner Gruber to recommend
25 approval of the concurrent preliminary and final plat for a two (2) lot subdivision at 151
26 Westwood Lane and the four variances for a private roadway as outlined by Staff including the
27 addition of a fire hydrant and the conditions contained in the Staff report. The motion carried
28 unanimously.

29
30
31 **AGENDA ITEM 3. Other Items:**

32
33 **a. Review of Development Activities**

34
35 Director of Planning and Building Gadow stated the next meeting would be the Planning
36 Commission recommendation on East Block and 313 Central Avenue subdivision. There are
37 two other items but they are not ready for the Commission to review at this time.

38
39 **b. Other Items**

40
41 Mr. Gadow stated the Council had discussed Harmony Circle and the project was table to their
42 next meeting.

43
44
45 **AGENDA ITEM 4. Adjournment.**

46

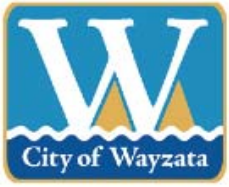
1 There being no further business, Commissioner Young made a motion, seconded by
2 Commissioner Iverson to adjourn the meeting. The motion passed unanimously.

3
4 The meeting was adjourned at 8:24 p.m.

5
6 Respectfully submitted,

7
8 Tina Borg

9 *TimeSaver Off Site Secretarial, Inc.*



Wayzata Planning Commission

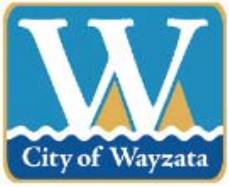
Downtown Parking Project Update

April 6, 2015

AGENDA

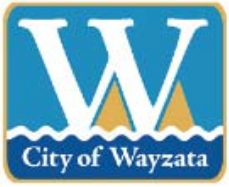
1. Update since February 2, 2015 PC meeting
2. Parking Ordinance
3. Pilot Projects
4. Updated Schedule





Project Update

- City Council update – March 3, 2015
- Wayzata Businesses meeting – March 10, 2015
- City Council action - March 17, 2015
 - The City Council approved moving forward with revisions to the Parking Ordinance and three Pilot Projects:
 - Valet Parking
 - Employee Parking
 - Enforcement of Timed On-Street Parking



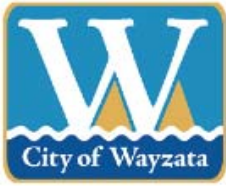
Parking Ordinance

1. After completing reviews of several municipalities it was determined to use Edina, MN, Downers Grove, IL and Institute of Transportation Engineers (ITE) Parking Generation as examples for *Parking Ratios*.

Note: It was suggested to review parking requirements/conditions from areas such as Martha's Vineyard, Nantucket, Evanston, IL and Vail, CO. These areas were found to have a strong transit or shuttle systems used to reduce the demand on parking and provided good examples for potential pilot projects or future multi-modal improvements, but were not selected as examples for parking ratios.

2. Parking Scenarios were applied to existing land uses in Phase 1 Parking District to provide an idea of impact to parking supply/demand if reduced parking ratios are adopted by Wayzata.

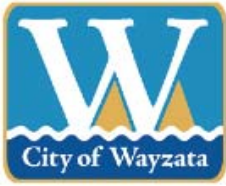




Current Ordinance

- If the City's required parking requirements are applied to the office, restaurant and retail uses in the Phase 1 Parking District there is a deficit of 742 parking stalls.
- The downtown area is not operating as if there is an unmet parking demand of 742 stalls. A couple of factors can be contributed to this scenario 1) the city parking requirements are higher than are necessary, and 2) shared parking is already occurring in the downtown.

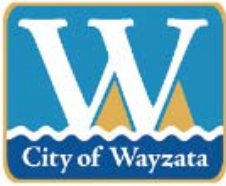
ZONE	PRIMARY LAND USES	QUANTITY	UNIT	CITY RATE/1000 SF	TOTAL DEMAND
ALL	OFFICE	92,633	SQ. FT.	4.0	371
ALL	RESTAURANT	39,040	SQ. FT.	25.0	976
ALL	RETAIL	198,445	SQ. FT.	4.0	794
ALL	GOVERNMENT	37,722	SQ.FT.	5.2	196
					2336
Parking Supply					1594
On Street		180			
Off Street		1414			
SURPLUS/(DEFICIT)					-742



Edina, MN

- If Edina parking requirements are applied to the office, restaurant and retail uses in the Phase 1 Parking District there is a deficit of 393 parking stalls.

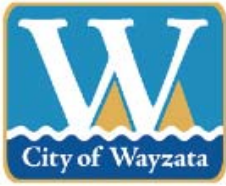
ZONE	PRIMARY LAND USES	QUANTITY	UNIT	CITY RATE/1000 SF	TOTAL DEMAND
ALL	OFFICE	92,633	SQ. FT.	5.0	463
ALL	RESTAURANT	39,040	SQ. FT.	8.6	336
ALL	RETAIL	198,445	SQ. FT.	5.0	992
ALL	GOVERNMENT	37,722	SQ.FT.	5.2	196
					1987
Parking Supply					1594
On Street		180			
Off Street		1414			
SURPLUS/(DEFICIT)					-393



Downers Grove, IL

- If Downers Grove parking requirements are applied to the office, restaurant and retail uses in the Phase 1 Parking District there is a deficit of 63 parking stalls.

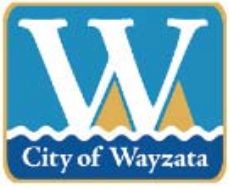
ZONE	PRIMARY LAND USES	QUANTITY	UNIT	CITY RATE/1000 SF	TOTAL DEMAND
ALL	OFFICE	92,633	SQ. FT.	3.0	278
ALL	RESTAURANT	39,040	SQ. FT.	12.5	488
ALL	RETAIL	198,445	SQ. FT.	3.5	695
ALL	GOVERNMENT	37,722	SQ.FT.	5.2	196
					1657
Parking Supply					1594
On Street		180			
Off Street		1414			
SURPLUS/(DEFICIT)					-63



Institute of Transportation Engineers (ITE)

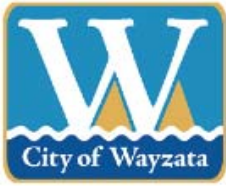
- If ITE parking requirements are applied to the office, restaurant and retail uses in the Phase 1 Parking District there is a deficit of 112 parking stalls.

ZONE	PRIMARY LAND USES	QUANTITY	UNIT	CITY RATE/1000 SF	TOTAL DEMAND
ALL	OFFICE	92,633	SQ. FT.	2.8	259
ALL	RESTAURANT	39,040	SQ. FT.	17.3	675
ALL	RETAIL	198,445	SQ. FT.	2.9	575
ALL	GOVERNMENT	37,722	SQ.FT.	5.2	196
					1706
Parking Supply					1594
On Street		180			
Off Street		1414			
SURPLUS/(DEFICIT)					-112



Parking Scenario Summary

- When all of the scenarios are compared, Downers Grove and ITE provide the lowest unmet parking demand under current conditions. All of the four parking ratio case studies have merit.
 - Downers Grove parking ordinance was amended within the last year and is the result of findings from a parking study.
 - Downers Grove amended parking code is intended to help ensure provision of off-street motor vehicle parking facilities, bicycle parking and other motorized and non-motorized transportation circulation facilities *in proportion* to the generalized demands of different land uses.
 - These are similar management tools Wayzata may pursue, and Downers Grove is a mid-west city with similar weather conditions (i.e. cold in the winter, less walkable).
 - ITE parking standards are based on a collection and assemblage of data performed by volunteers, and is provided as an informational guide regarding parking demand.
 - ITE was referenced as a suggested parking ratio in the 2014 Parking Study.
 - The city of Edina is a close comparable case study to Wayzata.



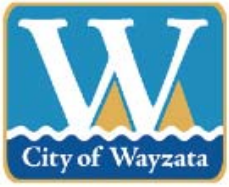
Parking Ratio Recommendation

- We consolidated these parking ratios and created an average to be applied to each land use.

	EDINA	DOWNERS GROVE	ITE	WAYZATA	AVERAGE RATE
Office	5.0	3.0	2.8	4.0	3.7
Restaurant	8.6	12.5	17.3	22.3	15.2
Retail	5.0	3.5	2.9	4.0	3.9

- Applying this average parking ratio to current Phase 1 Parking District uses results in a parking deficit of 328 stalls.

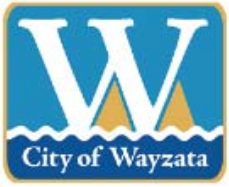
ZONE	PRIMARY LAND USES	QUANTITY	UNIT	CITY RATE/1000 SF	TOTAL DEMAND
ALL	OFFICE	92,633	SQ. FT.	3.7	343
ALL	RESTAURANT	39,040	SQ. FT.	15.2	593
ALL	RETAIL	198,445	SQ. FT.	3.9	764
ALL	GOVERNMENT	37,722	SQ.FT.	5.2	196
					1896
	Parking Supply				1594
	On Street	180			
	Off Street	1414			
	SURPLUS/(DEFICIT)				-302



Parking Ratio Discussion

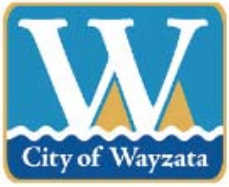
1. Should the Amendments to Chapter 20:
 - Revise **only** Section 20.15 parking requirements (reduced ratios), or
 - Revise other sections, such as 801.20.13 Joint Facilities (shared parking), or 801.20.17 C-4, C-4A and C-4B parking requirements to be consistent throughout the city.
2. Proposed Shared Parking Ratios

WEEKDAY			WEEKEND			LAND USE
Midnight- 7:00 a.m.	7:00 am- 6:00 pm	6:00 p.m.- Midnight	Midnight- 7:00 a.m.	7:00 am- 6:00 pm	6:00 p.m.- Midnight	
5%	100%	10%	0%	60%	5%	OFFICE
50%	70%	100%	45%	70%	100%	RESTAURANT
5%	70%	90%	0%	100%	60%	RETAIL



Parking Ordinance Next Steps

1. Present Parking Ordinance findings to the Planning Commission
2. Draft revisions to Chapter 20
3. Present draft ordinance to Planning Commission for review
4. Planning Commission Public Hearing on Chapter 20 Amendment (date TBD)
5. City Council meeting on Chapter 20 Amendment (date TBD)

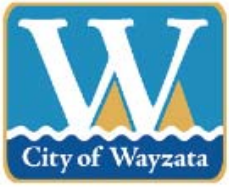


Parking District

Next steps:

- Finalize district limits with City Council
- Draft Special Service District (SSD) Ordinances for review by City Council
- Create Budget for new SSD including costs for various O & M activities
- Create Shared Parking Model
- Meet with land owners within the SSD and review parking allocations
- Create a Payment in Lieu of Parking process





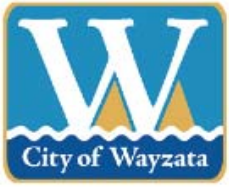
Pilot Projects – Valet Parking

Move forward with Three Month Trial Period for Expanded Valet Parking Service

1. Designate Two Locations

- a. Work with vendors and business to establish locations
- b. Work with land owners and business to select convenient remote parking locations
- c. Survey businesses on observed impacts
- d. Measure results each month and compile report



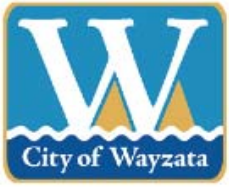


Pilot Projects - Employee Parking

Move forward with Three Month Trial Period for Employee Parking Management

1. **Designated Employee Parking**
 - a. Initiate with 2 or 3 business in the District
 - b. Incentivize with Gift Cards each month
 - c. Survey businesses on observed impacts
 - d. Measure results each month and compile report





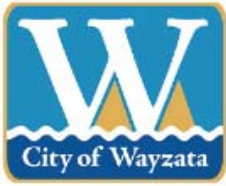
Pilot Projects – Phase 1

Optional – 2 Hour Parking

Optional Pilot Project to dedicate enforcement of 2 Hour Parking on Lake St and Broadway

1. CSO Enforcement of 2 Hour Parking Limits
 - a. Initiate public information campaign to inform residents of pending enforcement activities
 - b. Review all signs and replace as necessary
 - c. Survey businesses on observed impacts
 - d. Measure results each month and compile report





Proposed Schedule

Parking District, Ordinance and Pilot Projects Proposed Schedule - March 24, 2015

	April 2015	May 2015	June 2015	July 2015	August 2015
Parking District					
Boundary	★				
Draft Language	1 Week				
Outreach	2 Weeks				
Parking Ordinance					
Planning Commission update	★				
Draft Revisions	2 Weeks				
Public Hearing		TBD			
City Council mtg		TBD			
Valet Pilot					
COV permit	★				
COV valet service mtg	★				
Define Valet Pilot	2 Weeks				
Draft Revisions	2 Weeks				
Outreach/Promotion		2 Weeks			
Valet Pilot Implementation			12 Weeks		
Employee Parking Pilot					
Review existing procedure/Assess COV interest	★				
Define Employee Parking Pilot	2 Weeks				
Draft Revisions	2 Weeks				
Outreach/Promotion		2 Weeks			
Employee Parking Pilot Implementation			12 Weeks		
2 Hour Parking Enforcement Pilot					
Confirm City Employee	★				
Define enforcement procedure	2 Weeks				
Outreach/Notification		2 Weeks			
2 Hour Parking Enforcement Pilot Implementation			12 Weeks		



**Planning Report
Wayzata Planning Commission
April 6, 2015**

Project Name: Wise East End
File Number: PR 2015-2
Applicant/Owner: Pillar Homes and Gary Gravier
Address of Request: 313 Central Ave S
Property ID #s: 06-117-22-41-0051
Prepared by: Bryan Gadow, Director of Planning and Building
Planning Commission Review: April 6, 2015
City Council Review: To Be Determined

PROJECT SUMMARY

Section 1. Development Application

- 1.1. General. Pillar Homes (the “Applicant”) and Gary Gravier (the “Owner”) have submitted a Development Application (the “Application”) requesting concurrent preliminary and final plat subdivision approval (the “Subdivision” or the “Preliminary/Final Plat”) and a Shoreland Conditional Use Permit for hardcover up to thirty five percent (35%) for a new three (3) lot subdivision (the “Project”) at 313 Central Ave S (the “Property”). The Project would require the removal of the existing structure on the Property and a subdivision of the parcel. Building concept plans for the new residences have been submitted for review.

Along with the Development Application, the following plans are included with this Application as Attachment A:

- Existing Conditions Survey
- Preliminary Plat, Grading and Utility Plan, and Tree Inventory
- Final Plat
- Architectural Concepts

1.2 Application Requests.

As part of the submitted Application, the Applicant is requesting approval of the following items:

- A. Concurrent Preliminary and Final Plat Subdivision to create three (3) lots (Section 805)

- B. Shoreland Conditional Use Permit to increase impervious surface from twenty five percent (25%) up to thirty five percent (35%) with stormwater management techniques.

1.3 Project Location.

The proposed Subdivision is located at the intersection of Wise Ave S and Central Ave S.

Map 1: Project Location.



The property identification numbers and owners for the Property involved in the proposed Application is as follows:

313 Central Ave S	06-117-22-41-0051	G P & C Gravier
-------------------	-------------------	-----------------

1.4 Area Land Uses.

Uses in the general vicinity are single family detached residential and two family residential. The Project area is zoned R-3A (9,000 SF minimum lot sizes).

1.5 Public Hearing Notice.

Zoning Ordinance Section 805.14 requires the Planning Commission to hold a public hearing on the Subdivision Application. The Notice of Public Hearing was published in the *Lakeshore Weekly* on March 24, 2015. A copy of the Notice of Public Hearing was also mailed to all property owners located within 350 feet of the subject Property on March 26, 2015.

SECTION 2. ANALYSIS OF CURRENT DEVELOPMENT PROPOSAL

2.1 Lot Arrangement.

The Project would consist of 3 parcels, together totaling 30,560 SF. The lots would be 11,150 SF (Lot 1), 9,860 SF (Lot 2), and 9,550 SF (Lot 3). The lots as proposed would exceed the R-3A District lot area minimum requirement of 9,000 SF.

Table 1: Proposed Lot Sizes

Lot	Lot Size (SF)
1	11,150
2	9,860
3	9,550

Table 2: Adjacent Lot Sizes

Address	Lot Size (SF)	Acres
350 Wise Ave S	12,938	0.3
333 Central Ave S	12,910	0.3
1037 Lake St E	8,818	0.2
1045 Lake St E	9,236	0.2
1053 Lake St E	10,974	0.25
1100 Lasalle St	15,380	0.35
298 Central Ave S	13,128	0.3
300 Central Ave S	8,968	0.21
330 Central Ave S	8,043	0.18
309 Wise Ave S	6,889	0.16
317 Wise Ave S	7,279	0.17
321 Wise Ave S	9,036	0.21
325 Wise Ave S	9,240	0.21
333 Wise Ave S	15,386	0.35
353 Wise Ave S	17,612	0.4
1021 Lake St E	9,367	0.22

2.2 Housing Unit Density.

The Subdivision consists of 3 single-family homes on a 0.7 acre site. This yields a total project density of 4 dwelling units per acres, which meets the density requirements of the Low Density Single Family Residential guidance in the Comprehensive Plan.

2.3 Zoning.

The Property is located in the R-3A, Single and Two Family Residential District. The R-3A District prescribes minimum design criteria for the creation of lots and platting of land. The following minimum standards for the R-3A District apply to this Preliminary/Final Plat:

Table 4: R-3A Zoning District Requirements

R-3A District	Standard
Minimum Lot Area	9,000 square feet
Minimum Lot Width	60 feet
Minimum Lot Depth	100 feet

Front Yard Setback (min.)	20 feet
Side Yard Setback (min.)	10 feet
Rear Yard Setback (min.)	20 feet
Lot Coverage	30%
Impervious Surface	35%
Building Height	32 ft to Peak of Roof

As shown on the submitted Plat, the proposed division would result in three (3) buildable parcels that would meet minimum standards of the R-3A District and therefore would be conforming lots.

Table 5: Proposed Development Plan

	R-3A Requirements	Lot 1	Lot 2	Lot 3	Notes
Lot Area	9,000 SF	11,150 SF	9,860 SF	9,550 SF	Conforms to Code
Lot Width (Public Street Frontage)	60 ft	100 ft	133 ft	94 ft	Conforms to Code
Lot Depth	100 ft	135 ft	103	100 ft	Conforms to Code
Front Yard Setback	20 ft	20 ft	20 ft	20 ft	Conforms to Code
Side Yard Setback	10 ft	20 ft (corner lot)	10 ft	10 ft	Conforms to Code
Rear Yard Setback	20 ft	48 ft	20 ft	20 ft	Conforms to Code
Potential Lot Coverage	30%	21.9% (2,444 SF)	21.2% (2,099 SF)	22% (2,099 SF)	Conforms to Code
Proposed Hardcover	25% in the Shoreland District 35% with approval of Shoreland CUP	38.4% (4,290 SF) With Shoreland CUP Credits: 30.2% (3,367 SF)	35.5% (3,503 SF) With Shoreland CUP Credits: 28.4% (2,801 SF)	35.3% (3,367 SF) With Shoreland CUP Credits: 28.6% (2,733 SF)	Would require approval of a Shoreland CUP to go up to 35%

The Applicant has submitted concept renderings of the proposed new residences. Any substantial modifications to the concept renderings by future owners would require review and approval by the Planning Commission and City Council prior to applying for a building permit. All residential structures would need to conform to applicable setback, lot coverage, and hardcover requirements.

2.4 Tree Inventory.

The Application materials include a tree inventory of the Property, which shows a total of 31 significant trees on the property having a minimum diameter of 6 inches. The property includes a wide variety of species: Maple, Box Elder, Cedar, Pine, and Spruce.

The amount of trees proposed to be removed for the Project is:

Portion of Site	Number of Trees Proposed for Removal
Lot 1	2
Lot 2	2
Lot 3	10
Total	14 trees (out of 31) or 45%

The amount of trees to be removed for the proposed subdivision is 14 trees, or 45% of the site. In addition, three (3) trees on City Right of Way are proposed to be removed to provide access for the driveway. This would require City approval prior to any disturbance to the trees.

2.5 Shoreland CUP.

The Shoreland Overlay District has a twenty-five percent (25%) impervious surface limit, however it allows properties to go up to a maximum of seventy-five percent (75%), if appropriate structures and practices are in place for the treatment of stormwater runoff, and if a conditional use permit (CUP) is approved for the Property. Outside of the shoreland overlay district, the maximum impervious surface coverage for an R-3A type property is thirty-five percent (35%).

Based upon the Applicant's submitted hardcover calculations, the Applicant is proposing to have approximately 28.4% to 30% impervious surface coverage for each of the three lots in the Project, after a 50% hardcover credit is applied to the hardcover for the stormwater treatment methods on the lots. The Applicant is requesting approval to go above the twenty-five percent (25%) hardcover for each of the lots. The Applicant is proposing to address the additional hardcover through use of pervious pavers for the driveways, walkways, and patios constructed on each lot. In addition, the Applicant is proposing to install green depression storage areas on each of the lots to capture additional water runoff.

The Applicant's surveyor has provided volume calculations (Attachment B) for the proposed storage capacity for the depression areas in cubic feet (CF), based upon capturing one (1) inch of runoff. Based on the Applicant's calculations, the proposed depression areas are being designed to capture more than one (1) inch of rainwater for the additional hardcover proposed.

The site plan included in packet materials provides a depiction of the proposed depression storage areas on each of the lots. The Applicant has applied for a Shoreland CUP in order to utilize these systems to reduce stormwater runoff, which is subject to review and approval by the City Engineer. Staff requires that

the Applicant to enter into a stormwater maintenance agreement which would be recorded with the Property. The agreement would cover such items as inspection and maintenance of the proposed stormwater management systems.

Section 3. Applicable Code Provisions for Review

3.1 Subdivision Ordinance

Section 805.14(e) provides criteria for the Planning Commission to evaluate when reviewing a Preliminary Plat. In this review, the Planning Commission should determine if the proposed subdivision would have an adverse impact on the site or surrounding area. The following are the factors from this section for consideration. Included is Staff's evaluation of each of the factors.

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

The proposed Subdivision conforms with low density development for this residential area. Lot sizes exceed the 9,000 SF minimum of an R-3A area, as the proposed lots are 11,150 SF, 9,860 SF, and 9,550 SF, respectively. The proposed subdivision would meet the density guidance for the Low Density Single Family District.

- B. 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.

The Applicant's submittal materials show that approximately fourteen (14) trees will need to be removed on the Property as a result of the Project, in addition to three (3) City Right of Way trees. The Planning Commission and City Council should comment on the amount of tree loss and preservation proposed as part of the Project.

- C. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.

The two of the proposed building pads are located on portions of the lot that slope down towards the street. A grading plan was submitted as part of the Application and will need final approval by the City Engineer prior to any construction work so that land disruption is minimized.

- D. 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.

The Applicant's submittal materials show that approximately fourteen (14) trees will need to be removed as a result of the Project, in addition to three (3) City Right of Way trees. The Planning Commission and City Council should comment on the amount of tree loss and preservation proposed as part of the Project.

- E. 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.

The proposed lots conform with other lots in the immediate vicinity in terms of lot size.

- F. 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.

The lot layout and size are similar to surrounding lots in the area.

- G. 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.

The proposed lot sizes are similar to those in the area. The proposed lot conforms to the R-3A District minimums for lot area.

- H. 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.

The Applicant has provided concept architectural designs for the proposed lots on the Property. The proposed house concepts would be required to meet the 32 ft height limit in the R-3A District. The proposed house concepts are included as Attachment A. The Planning Commission and City Council should comment on the proposed architectural designs for the residences.

- I. 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.

Not applicable, as the City does not have single family residential design standards.

- J. The proposed lot layout and building pads shall conform with all performance standards contained herein.

As noted above, the Applicant has included a Shoreland CUP request as part of the Application, to allow hardcover above 25% with use of stormwater management techniques.

- K. 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.

The Subdivision would not be dissimilar from other lots in the neighborhood in terms of lot size.

- L. 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.

The Project has access to City sanitary sewer and water services, and would not over-burden these systems. The Public Works Department provided comments on the Application below.

- 3.2 Concurrent Preliminary/Final Plat. Section 805.15 of the Subdivision Ordinance allows the City to review the preliminary and final plat simultaneously. The final plat shall incorporate all changes, modifications, and revisions required by the City. Otherwise, it shall conform to the approved preliminary plat.
- 3.3 Parkland Dedication Fee. Section 805.37 of the Subdivision Ordinance requires a parkland dedication fee for new single family lots at the time of recording of the Final Plat.
- 3.4 Shoreland Conditional Use Permit (CUP).
Except for certain situations not applicable to the Project, Section 801.91.19 of the Zoning Ordinance requires landowners or developers developing land in the Shoreland District to first submit a conditional use permit application in accordance with Section 801.04 (CUPs) and a Shoreland Impact Plan in accordance with Section 801.91.19A. The purpose of the Shoreland Impact Plan shall be to eliminate and minimize as much as possible potential pollution, erosion and siltation. All conditional use permits for consideration under Section 801.91.19 are subject to the following stipulations:
1. The projects shall be analyzed to determine the impact of impervious surfaces, storm water runoff, floodplain, and water quality implications. Only those projects shall be allowed where the adverse impacts have been mitigated through approved means to the extent possible.
 2. Storm water treatment measures including, but not limited to, sediment basins (debris basins), desilting basins or silt traps, installation of debris guards, and microsil basins on storm water inlets, oil skimming devices, etc. shall be required subject to the review of the City Engineer and the Minnehaha Creek Watershed District on projects where applicable.
 3. Projects shall be analyzed in terms of provisions for maintenance and enhancement of landscape features, and change in the natural condition of the soil, trees, grade courses and marshes. The vegetative planting plan shall contain trees, when fully mature, that will exceed the building height. The plan shall also minimize tree removal, ground cover change, loss of natural vegetation, and grade changes as much as possible. It shall further provide for the relocation or replanting of trees which are proposed to be removed.
 4. Projects shall be analyzed in terms of the appearance of the structure when viewed from the lake's surface. Building materials, and color shall be analyzed to determine which facade and roof materials minimize the appearance and blend the structure into the shoreland and vegetation.
 5. Building heights shall be analyzed to determine the impact on surrounding structures and views from the lake surface or other shores. Structures shall not

- be allowed to exceed a height beyond that is allowed by the base zoning district or cannot be screened by landscaping or other design measures.
6. Residential densities on a project basis shall not be allowed to exceed the maximum allowed density of the base zoning district for which the project is proposed. For higher density residential development and planned unit developments, the density shall not be allowed to exceed the density standards as specified in the R-5 District of the Zoning Ordinance.
 7. Lot coverage on a project basis shall be restricted to the provisions for maximum impervious surface coverage as provided for in the Zoning Ordinance.
 8. Overall residential densities in the shoreland area shall not exceed the surplus development capacity for residential density, as calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
 9. Overall lot coverage in the shoreland area shall not exceed the surplus development capacity for impervious surface coverage calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
 10. All projects shall be in conformance with the Stormwater Management Plan for the City of Wayzata, May 1988, as may be amended and/or approved by the City Engineer.
 11. All projects shall be in conformance with the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
 12. All projects shall be subject to the review of the Minnehaha Creek Watershed District.

The Shoreland Conditional Use Permits are regulated by Section 801.04.2.F which requires City Council to consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

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

7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Section 4. Staff Comments

Staff has reviewed the proposal. Comments from each department are as follows.

4.1 Utility Superintendent

- Existing utilities are ¾" water line and 4" sewer line.
- ¾" water line shall be disconnected at 6" main in Wise Ave prior to demolition permit.
- New 1" or larger service shall be provided for each new home.
- Existing sewer service to be capped at property line, prior to demolition permit.
- If sewer service is to be reused, it shall be televised, prior to reconnect.

4.2 City Planner

- The Application includes architectural concept plans for each of the new single family residences that would be built on the lots. Any substantial modification or deviation from these plans would require that any future owners of the lots would need to submit the proposed building plans for review and approval by the Planning Commission and City Council prior to any building permits being issued for the Property.

Section 5. Action Steps.

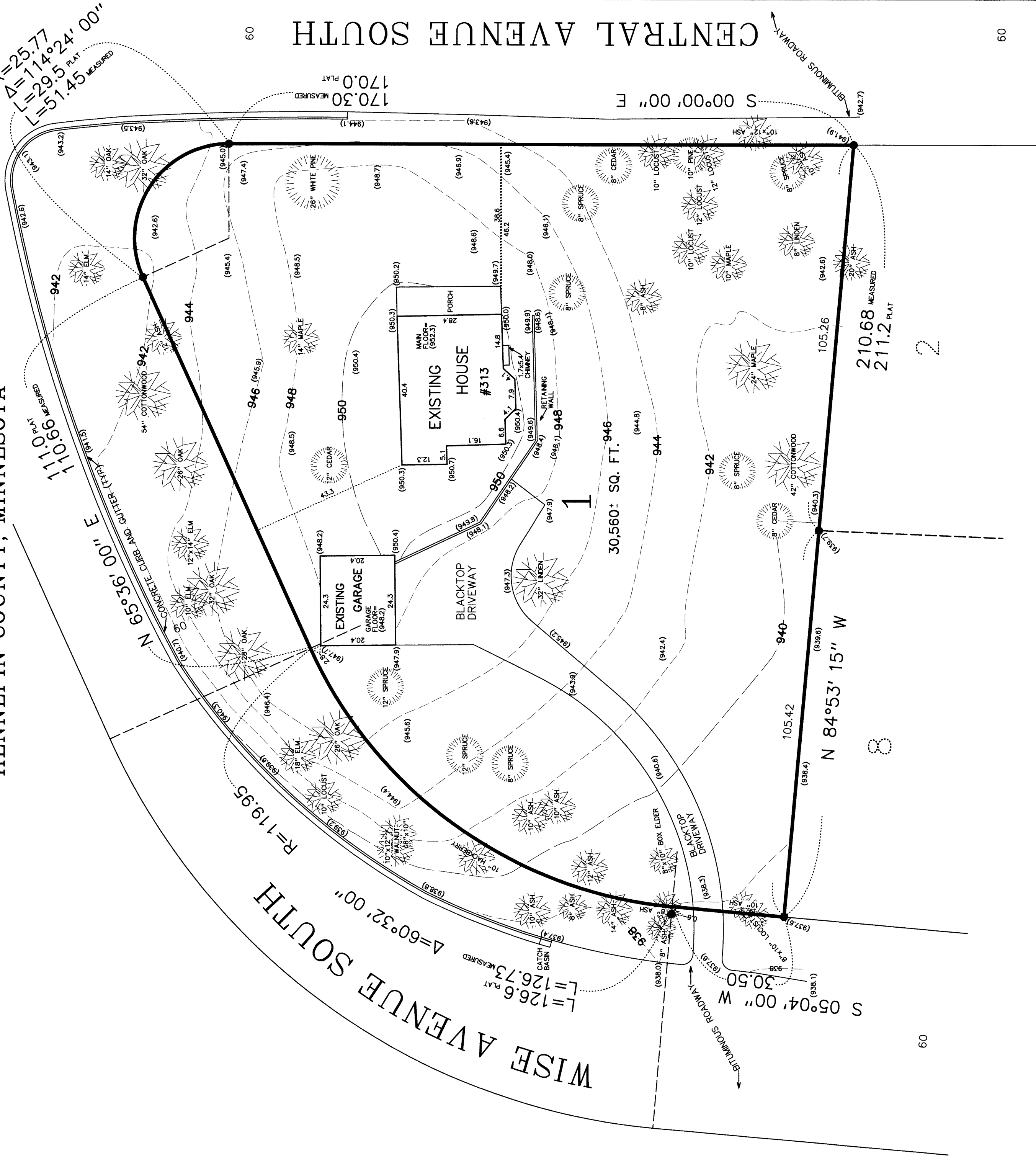
After considering the items outlined in this Report, the Planning Commission should pursue one of the following options as an action step:

1. Develop findings of fact basis upon this staff report, with any additions or deletions that the Planning Commission wishes to make, and adopt a recommendation on the Application after the conclusion of the public hearing at the April 6, 2015 meeting.
2. Direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the Application for review and adoption at the next Planning Commission meeting.

Attachments:

- Attachment A: Applicant Submittals:
 - o Existing Conditions Survey
 - o Preliminary Plat, Grading and Utility Plan, and Tree Inventory
 - o Final Plat
 - o Architectural Concepts
- Attachment B: Stormwater Treatment Methods Volume Calculations

CERTIFICATE OF SURVEY FOR
PILLAR HOMES
OF LOT 1, "WISE'S REARRANGEMENT OF BLOCK 55" OF MINNETONKA ARLINGTON HEIGHTS
HENNEPIN COUNTY, MINNESOTA



LEGAL DESCRIPTION OF PREMISES :

Lot 1, "WISE'S REARRANGEMENT OF BLOCK 55"
OF MINNETONKA ARLINGTON HEIGHTS

o : denotes iron marker

(908.3) : denotes existing spot elevation, mean sea level datum

---917--- : denotes existing contour line, mean sea level datum

Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property, the location of an existing house, garage, driveway, trees, spot elevations and topography thereon. It does not purport to show any other improvements or encroachments.

IMPERVIOUS SURFACE COVERAGE :

Lot area = 30,560 Sq. ft.

Existing house = 1101 sf

Porch = 221 sf

Existing garage = 496 sf

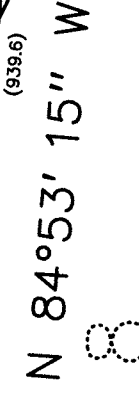
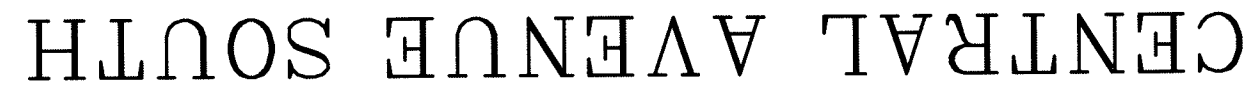
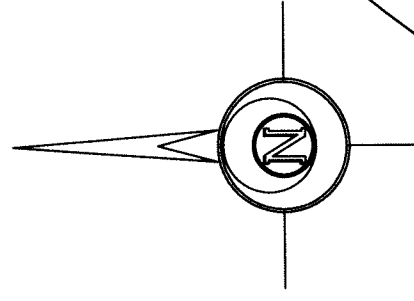
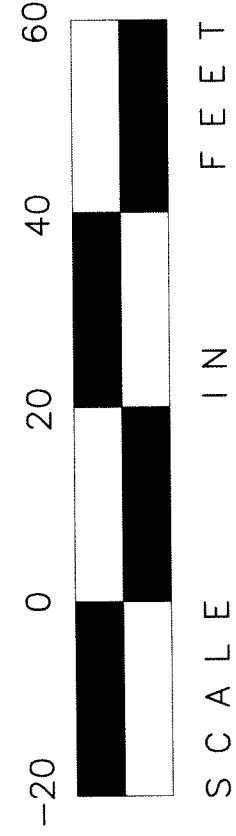
Driveway = 1931 sf

Total = 3749 Sq. ft.

3749 / 30,560 x 100 = 12.27%

DATE	DESCRIPTION	GRONBERG AND ASSOCIATES, INC.	
		CONSULTING ENGINEERS, LAND SURVEYORS, & SITE PLANNERS	
		445 NORTH WILLOW DRIVE	
		LONG LAKE, MN. 55356	
		952-473-4141	
		Mark S. Gronberg Minnesota License Number 12755	
		I hereby certify that this plan, specification, or report was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.	
JOB NO.	14-470	DATE	1-13-15
		JOB NO.	14-470

WISE EAST END
PRELIMINARY PLAT AND GRADING AND UTILITY PLAN FOR
PILLAR HOMES
OF LOT 1, "WISE'S REARRANGEMENT OF BLOCK 55"
OF MINNETONKA ARLINGTON HEIGHTS
HENNEPIN COUNTY, MINNESOTA



LEGAL DESCRIPTION OF PREMISES :

Lot 1, "WISE'S REARRANGEMENT OF BLOCK 55" OF MINNETONKA ARLINGTON HEIGHTS

- o : denotes iron marker set
 ● : denotes iron marker found
 (908.3) : denotes existing spot elevation, mean sea level datum
 [910.8] : denotes proposed spot elevation, mean sea level datum
 --- 917 --- : denotes existing contour line, mean sea level datum
 [904] --- : denotes proposed spot elevation, mean sea level datum

Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property, the location of an existing house, garage, driveway, all to be removed, trees, spot elevations and topography, and the proposed location of two dividing lines, three houses, driveway, and grades thereon. It does not purport to show any other improvements or encroachments.

NOTE: Existing services are from city records. Verify locations.

70 14"  OAK : denotes existing tree to be removed

TREE INVENTORY CHART

1	8"x10" LOCUST
2	10" ASH
3	8" ASH
4	8"x10" BOX ELDER
5	12" ASH
6	10" ASH
7	10" ASH
8	8" SPRUCE
9	12" SPRUCE
10	12" SPRUCE
11	32" LINDEN
12	12" CEDAR
13	14" MAPLE
14	26" WHITE PINE
15	8" SPRUCE
16	8" SPRUCE

Total = 2733 Sq. ft.

$$\text{Total} = 2733 \text{ Sq. ft.}$$

$$2733 / 9550 \times 100 = 28.62\%$$

Porch = 192 sf
Walk = 18 sf
Driveway = 326 sf

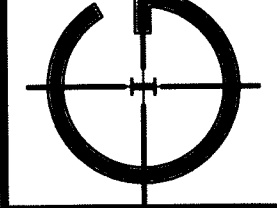
Total = 2733 Sq. ft.

$$\text{Total} = 2733 \text{ Sq. ft.}$$

$$2733 / 9550 \times 100 = 28.62\%$$

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

**GRONBERG AND
ASSOCIATES, INC.**
CONSULTING ENGINEERS, LAND
SURVEYORS, & SITE PLANNERS
445 NORTH WILLOW DRIVE
LONG LAKE, MN. 55356
952-473-4141

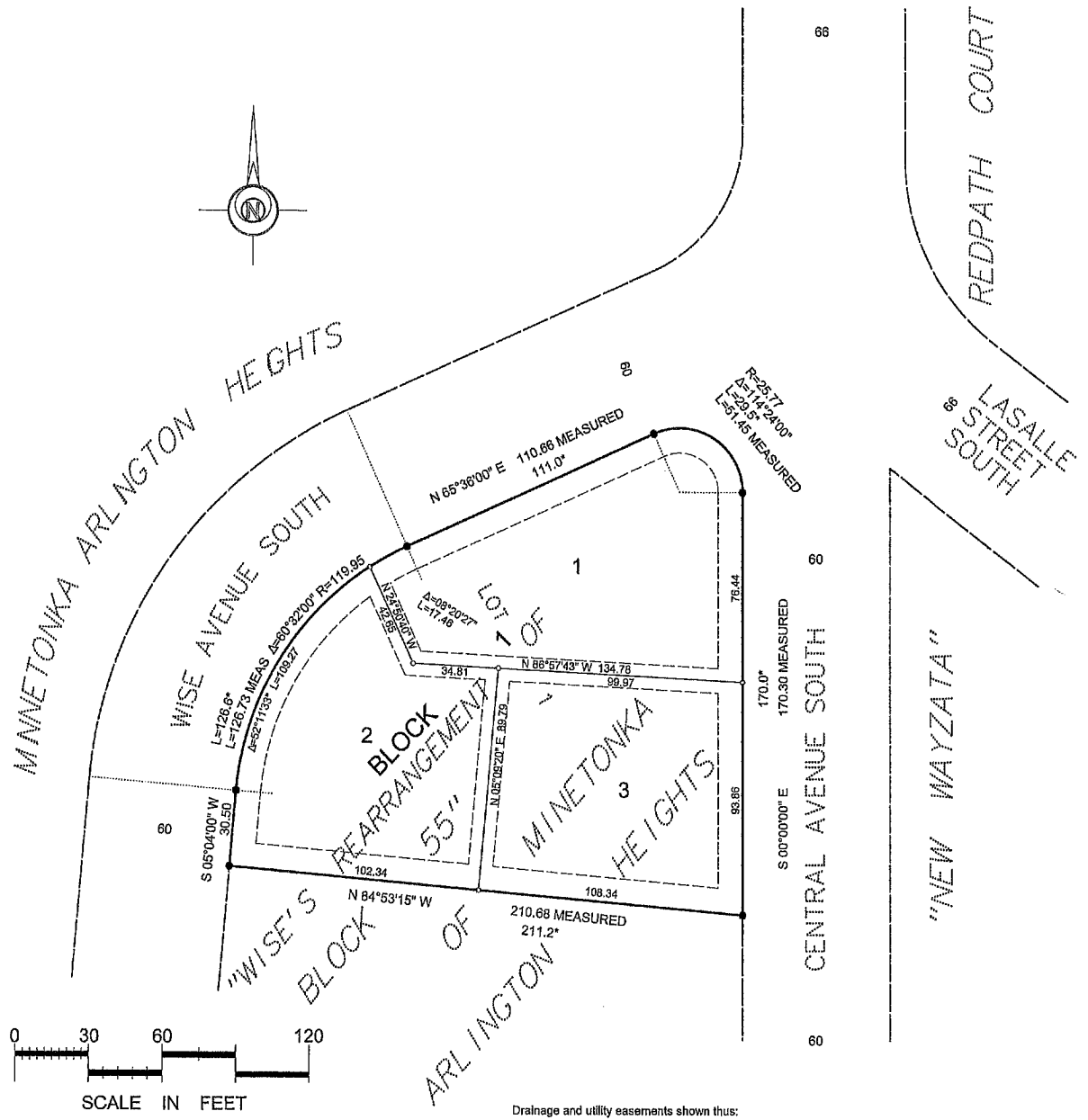
[illegible]

JOB NO.
14-470

Mark S. Gronberg	Minnesota License Number	12755
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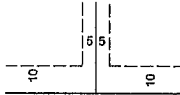
C.R.DOC.NO. _____

WISE EAST END



● : Denotes iron marker found
○ : Denotes iron marker set; marked by Minn. Lto. No. 12755
+ : Denotes distance shown on plat of "WISE'S REARRANGEMENT OF BLOCK 55" OF MINNETONKA ARLINGTON HEIGHTS
For purposes of this survey, the East line of Lot 1, "WISE'S REARRANGEMENT OF BLOCK 55" OF MINNETONKA ARLINGTON HEIGHTS is assumed to have a bearing of N 00°00'00" E

Drainage and utility easements shown thus:



Being 5 feet in width, unless otherwise indicated, and adjoining lot lines, and being 10 feet in width, and adjoining right of way lines unless otherwise indicated on the plat.

GRONBERG & ASSOCIATES, INC. ENGINEERS, LAND SURVEYORS, PLANNERS

Know all persons by these presents that Waytonka, LLC, a Minnesota limited liability company, for owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:
Lot 1, "WISE'S REARRANGEMENT OF BLOCK 55" OF MINNETONKA ARLINGTON HEIGHTS
Has caused the same to be surveyed and platted as WISE EAST END, and does hereby dedicate to the public for public use forever the drainage and utility easements as shown on the plat.

In witness whereof said Waytonka, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.
Waytonka, LLC, a Minnesota limited liability company

By _____, its _____
STATE OF _____
COUNTY OF _____ The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, its _____, of Waytonka, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, _____ Notary's printed name
My commission expires _____

I, Mark S. Gronberg, 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 in 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.

Mark S. Gronberg Licensed Land Surveyor and Engineer
Minnesota License Number 12755

STATE OF _____
COUNTY OF _____ The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Mark S. Gronberg, Land Surveyor and Engineer.

Notary Public, _____ County, _____ Notary's printed name
My commission expires _____

WAYZATA, MINNESOTA
This plat of WISE EAST END was approved and accepted by the City Council of Wayzata, Minnesota, at a regular meeting held this _____ day of _____, 20____. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City, or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 606.03, Subd. 2.
CITY COUNCIL OF THE CITY OF WAYZATA, MINNESOTA

_____, Mayor
_____, Clerk

RESIDENT AND REAL ESTATE SERVICES, HENNEPIN COUNTY, MINNESOTA
I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20____.

MARK V. CHAPIN, HENNEPIN COUNTY AUDITOR
By _____, Deputy

SURVEY DIVISION, HENNEPIN COUNTY, MINNESOTA
Pursuant to MINN. STAT. Sec. 383B.586, (1989), this plat has been approved this _____ day of _____, 20____.

CHRIS F. MAVIS, HENNEPIN COUNTY SURVEYOR
By _____

COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA
I hereby certify that the within plat of WISE EAST END was recorded in this office this _____ day of _____, 20____, at _____ o'clock _____ M.

MARTIN MCCORMICK, COUNTY RECORDER
By _____, Deputy



LOT 2 WISE EAST END PILLAR
WAYZATA HOMES
2.6.15
NRDI



—	LOT 2, WISE EAST END	2.3.15
—	WAYZATA	2.2.15
—	PILLAR HOMES	NRDI
—		



LOT 3, WISE EAST END
WAYZATA

PILLAR
HOMES

2.3.15
2.2.15
NRDI

Attachment B

Wise East End

Stormwater/Hardcover Calculation

March 9, 2015

LOT 1

11,150 S.F. lot area X 10% increase in hardcover from 25% to 35% = 1115 S.F.

1115 S.F. X 1 inch runoff = 93 C.F. of storage needed in depression

Proposed green depression

<u>ELEV.</u>	<u>AREA</u>
--------------	-------------

941.0	170 S.F.
-------	----------

941.5	<u>320 S.F.</u>
-------	-----------------

122 C.F. vs 93 C.F. required

LOT 2

9,860 S.F. lot area X 10% increase in hardcover from 25% to 35% = 986 S.F.

986 S.F. X 1 inch runoff = 82 C.F. of storage needed in depression

Proposed green depression

<u>ELEV.</u>	<u>AREA</u>
--------------	-------------

937.0	320 S.F.
-------	----------

937.5	<u>540 S.F.</u>
-------	-----------------

215 C.F. vs 82 C.F. required

LOT 3

9,550 S.F. lot area X 10% increase in hardcover from 25% to 35% = 955 S.F.

955 S.F. X 1 inch runoff = 80 C.F. of storage needed in depression

Proposed green depression

<u>ELEV.</u>	<u>AREA</u>
--------------	-------------

941.0	380 S.F.
-------	----------

941.5	<u>560 S.F.</u>
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235 C.F. vs 80 C.F. required

CITY OF WAYZATA



PLANNING DEPARTMENT

MEMORANDUM

To: Planning Commission
From: Bryan Gadow, Director of Planning and Building
Date: April 1, 2015
Re: Follow up on Wayzata Bay Center East Block Modifications Application

Background

BohLand Development LLC (the “Applicant”) has submitted an application for an amendment to the Planned Unit Development (PUD) and modification of the design of the East Block of the Promenade project. The Wayzata Bay Center Project General Plan PUD, and associated building designs, was approved in 2008, via Resolution 25-2008. A condition of the approval resolution was that the Applicant would continue to work on the design of each block to include as a final design for the Final Plan of the PUD, and any material design deviations in the Final Plan from the building designs depicted in the 2008 approval is subject to City Council review and approval. The proposed PUD Amendment is to allow the Applicant to replace the previously proposed 27,000 SF of office space with twenty nine (29) individually owned condominiums. The rest of the building would contain an eighty (80) to ninety (90) room boutique hotel, a restaurant, a spa, and 14,000 SF of commercial retail space.

Planning Commission Review

The Planning Commission began their review of the Application on March 16, 2015 and held a public hearing. After conclusion of the public hearing and discussion, the Commission voted four (4) to zero (0) to direct staff to prepare a draft *Planning Commission Report and Recommendation* for approval for review at the next meeting. Staff has attached the draft Report for the Commission’s review. As part of the Commission’s motion, the following were included as comments to the Applicant:

- Encouragement for the Developer to reconsider mass and scale
- A request to pursue a remedy or assessment of significant tree damage
- More general understanding of the traffic impacts
- Request that the Developer to also review the historical nature of properties around the lake for articulation in the façade
- General support for the fiber-cement board.
- Contacting the neighbors and making sure they were doing everything they could to make the landscaping plan meets their needs.

The Applicant has provided some additional submittals to respond to the requests of the Commission, which is attached. The Applicant did also meet with interested neighbors on March 23rd to discuss the landscaping in the buffer area and on the site.

In terms of traffic numbers for the East Block portion of the Project, attached is the Trip Generation chart from the 2007 Traffic Study for the Bay Center Concept Plan.

Action Step

Review and adopt the draft *Planning Commission Report and Recommendation*.

Attachments:

- Attachment A: Draft *Planning Commission Report and Recommendation*
- Attachment B: Supplemental Information on the Modified East Block Design (the “Landings”)
- Attachment C: Trip Generation Chart for Bay Center Project



WAYZATA PLANNING COMMISSION

April 6, 2015

REPORT AND RECOMMENDATION OF APPROVAL OF PUD AMENDMENT AND REVISED PROJECT DESIGN FOR WAYZATA BAY CENTER EAST BLOCK

DRAFT

SUMMARY OF RECOMMENDATIONS

1. Approval* of PUD Amendment
2. Approval* of Revised Project Design

** subject to certain conditions noted in Section 4 of this Report*

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Revised Project. BohLand Development LLC (the “Applicant”) and Wayzata Bay Redevelopment Co LLC (the “Owner”) have submitted an application (the “Application”) for approval of (1) an amendment to the previously approved Plan Planned Unit Development for the Wayzata Bay Center East Block (the “Proposed PUD”) to change the approved building plans and permitted uses within the Proposed PUD to hotel, restaurant, commercial/retail, and residential uses, as described in the Application, (the “PUD Amendment”) and (2) the associated design elements under the City’s Design Standards (“Project Design”).
- 1.2 Application Requests. As part of the Application, the Applicant is requesting approval of the following items:
 - A. Change in building design and permitted uses within the Proposed PUD.
 - B. Approval of a new building design under the City’s Design Standards.
- 1.3 Property. The address, property identification number/s, and owners of the parcel/s within the Proposed PUD are:

901 Lake Street E	06-117-22-41-0088	Wayzata Bay
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		Redevelopment Co LLC
--	--	----------------------

- 1.4 Land Use. The Property is currently guided for Downtown Mixed Use and zoned for the Proposed PUD.
- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Lakeshore Weekly* on March 3, 2015. A copy of the notice was mailed to all property owners located within 350 feet of the Property on March 6, 2015. The required public hearing was held at the March 16, 2015 Planning Commission meeting.

Section 2. STANDARDS

2.1 PUD Amendment.

- A. Process. Section 801.33.9 of the Zoning Ordinance provides that the same review procedure is followed by the Planning Commission and City Council for an amendment of a previously approved Planned Unit Development (PUD) as is followed for a new PUD Concept Plan.
- B. General Standards. Section 801.33.2.A of the Zoning Ordinance sets forth the general standards for review of a PUD application. These are:
1. Health Safety and Welfare; Intent and Purpose of PUDs. In reviewing the PUD application, the Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations on design and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the PUD Ordinance. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of Section 33 of the PUD Ordinance, it may approve the PUD, although it shall not be required to do so.
 2. Ownership. Applicant/s must own all of the property to be included in the PUD.
 3. Comprehensive Plan Consistency. The PUD project must be consistent with the City's Comprehensive Plan.

4. Sanitary Sewer Plan Consistency. The PUD project must be consistent with the City's Sanitary Sewer Plan.
5. Common Open Space. The PUD project must provide common private or public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and contain provisions to assure the continued operation and maintenance of such.
6. Operating and Maintenance Requirements. Whenever common private or public open space or service facilities are provided within a PUD, the PUD plan must contain provisions to assure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD must be placed under the ownership of one of the following, as approved by the City Council: (i) dedicated to the public, where a community-wide use is anticipated, (ii) Landlord control, where only tenant use is anticipated, or (iii) Property Owners Association, provided the conditions of 801.33.2.A.6.c are met.
7. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.
8. Density. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
9. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 801.33.2.A.10.
10. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 801.33.2.A.10.
11. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
12. Landscaping. All landscaping associated with the PUD must be according to a detailed plan approved by the City Council. In

assessing the plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.

13. Setbacks. The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD conditional use permit, or the previous zoning district, if a PUD District. No building shall be located less than fifteen (15) feet from the back of the curb line along those roadways which are part of the internal street pattern. No building within the PUD project shall be nearer to another building than one-half (1/2) the sum of the building heights of the two (2) buildings. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City.
14. Height. The maximum building height to be considered within a PUD District shall be thirty five (35) feet and three (3) stories, whichever is lesser. There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the maximum allowable height and number of floors shall be as negotiated and agreed upon between the applicant and the City.

- 2.2 Design Standards. The design of all new buildings and exterior improvements to the public side of nonresidential and/or multifamily buildings in Wayzata which clearly alter the appearance of a structure are subject to the review and approval of the Wayzata Planning Commission and City Council. City Code Section 801.09. Proposed PUD falls within the "Lake Street District".

Section 3. FINDINGS

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

3.1 PUD Amendment.

- A. Health Safety and Welfare; Intent and Purpose of PUDs. The PUD Amendment (resulting in the "Amended PUD") will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and generally conforms with the overall intent and purpose of a PUD as outlined in Section 33 of the Zoning Ordinance. The Planning Commission is generally supportive of the change in uses for the Proposed PUD from office to residential, with the retention of the hotel, restaurant and limited

commercial uses, as depicted in the Application materials. The Planning Commission is also generally supportive of the change in building design but has concerns and requests that are highlighted at the end of this Report with respect to the scale, mass, and overall design of the building. The Planning Commission also has concerns with how landscaping on the east side of the Subject Property has been handled, including the impacts to the adjacent neighborhood, as well as the traffic impacts of the overall development on the adjacent residential areas.

- B. General Standards. The Amended PUD, as presented, satisfies all of the fourteen (14) general standards listed in Section 801.233.2.A and in Section 2.1 of this Report.
1. Application Complete. The Application contains all of the information and materials required by or requested pursuant to Section 801.33.5.C.
 2. Ownership. All of the property to be included in the Amended PUD is owned by Applicant.
 3. Comprehensive Plan. The proposed Amended PUD conforms with the applicable guidance of, and is consistent with the goals of the Comprehensive Plan.
 4. Common Space. The Amended PUD would provide sufficient common private or public open space and facilities.
 5. Landscaping. If approved, landscaping in the Amended PUD would be according to a detailed plan approved by the City Council.
 6. Health, Safety, and Welfare. Provided the recommended conditions of approval are considered and met, the Amended PUD would not have a negative effect on the welfare of residents of the community and the surrounding area.

3.2 Project Design.

- A. The Project Design as proposed in the Application meets the criteria of the applicable Design Standards, with the exception of the following Design deviation:
1. Use of fiber-cement board.
- B. The negative impact of such deviation/s is outweighed by the positive effect the Project will have on the area in which it is proposed due to the use of high quality materials and the inclusion of retail use within the building.

- C. The Project carries forward the following Design deviations approved in 2008 as part of the General Plan PUD approvals via Resolution 25-2008:
1. Section 6.2 – Upper Story Setbacks
 2. Section 12.2 – Building Materials – Allowance for metal awnings
 3. Section 15.1 – Benches – for 50 ft intervals
 4. Section 4.1 – Building Recesses
 5. Sections 9.1 & 12 – Percentage of transparent glass

Section 4. RECOMMENDATION

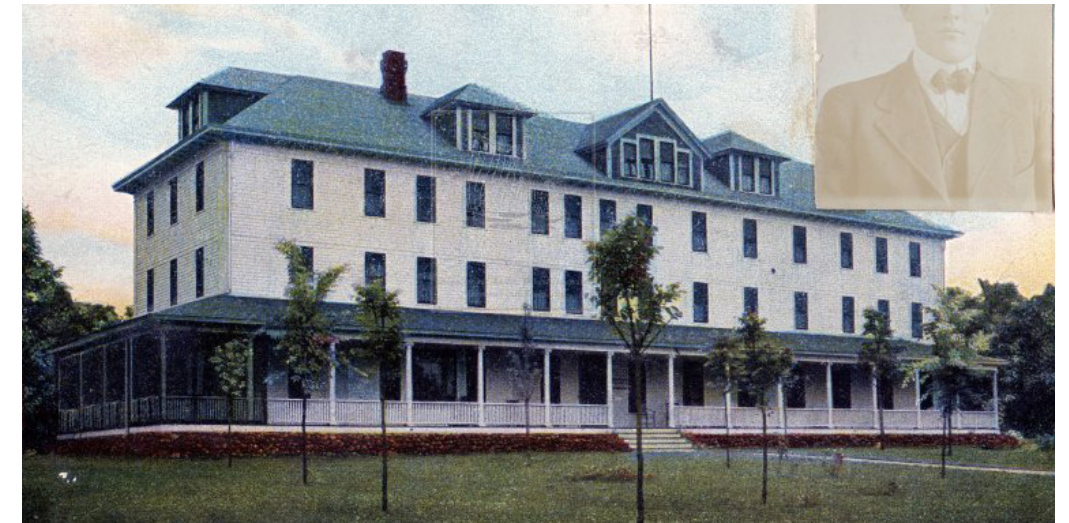
- 4.1 Planning Commission Requests. The Planning Commission provided the following comments on the Application and requested the following information of the Applicant on March 16, 2015:
1. Developer reconsider the mass and scale of the building proposed in the PUD Amendment and incorporate any changes coming out of such reconsideration that will soften the mass and scale on east façade of the building (and provide the City with a depiction of such changes prior to City Council consideration of the Application)
 2. Developer provide the City with more information on the traffic impacts associated with the uses proposed in the PUD Amendment
 3. Developer review historical hotel and residential properties around Lake Minnetonka for references and possible revisions to the articulation in the façade of the proposed building.
 4. Developer communicate and meet with residents to the east of the Subject Property to make sure the landscaping plan for the Proposed PUD reasonably addresses the concerns and needs of such residents.
- 4.2 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends approval of (1) the PUD Amendment; and (2) Project Design, subject to the following requests and possible conditions of approval (and in addition to any continuing conditions of approval for the Proposed PUD):
1. Developer agree to a remedy or pay an assessment acceptable to the City to address the significant tree damage that occurred in the east area of the Subject Property

Adopted by the Wayzata Planning Commission this 6th day of April 2015.

Voting In Favor:
Voting Against:
Abstaining:

Chair, Planning Commission





Historic Influences

- Clapboard Siding
- Porch / Veranda
- Top Level Rooms in Roof Line with Dormers
- Base - 2 levels - Roof with Dormers
- Often Have Shutters
- Simple Window Rhythm



Historic Influences

- Clapboard Siding
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- Base - 2 levels - Roof with Dormers
- Often Have Shutters
- Simple Window Rhythm



Illustrative site plan for discussion purposes. For specific details, please see
Wayzata Bay Center Redevelopment plans dated 1/29/2013



Wayzata | MN

CUNINGHAM
G R O U P
page 4



OPTION A - Light / Medium Gray



OPTION B - Medium / Dark Gray



OPTION C - Off White and Tans



Attachment C

Table 2: Trip Generation for the Proposed Wayzata Bay Center Redevelopment

North Block														
Land Use	ITE Code	ITE Land Use Description	Units	Number	ITE ADT Rate	ADT	Entering ADT Volume	Exiting ADT Volume	ITE AM Peak Rate	AM Entering Volume	AM Exiting Volume	ITE PM Peak Rate	PM Entering Volume	PM Exiting Volume
Memory Care	620	Nursing Home	Beds	18	2.37	43	21	21	0.17	2	1	0.22	1	3
Skilled Care	620	Nursing Home	Beds	30	2.37	71	36	36	0.17	3	2	0.22	2	4
Assisted Living	254	Assisted Living	Dwellings	57	2.66	152	76	76	0.14	6	2	0.22	5	8
Independent Living	252	Senior Adult Housing - Attached	Dwellings	92	3.48	320	160	160	0.08	3	4	0.11	6	4
Block Total						586	293	293		15	9		14	19
Superior Block														
Land Use	ITE Code	ITE Land Use Description	Units	Number	ITE ADT Rate	ADT	Entering ADT Volume	Exiting ADT Volume	ITE AM Peak Rate	AM Entering Volume	AM Exiting Volume	ITE PM Peak Rate	PM Entering Volume	PM Exiting Volume
Retail	820	Shopping Center	Square Ft	36.5	42.94	1439	714	725	1.03	23	15	3.75	60	65
Conventional Residences	230	Residential Condominium/Townhouse	Dwellings	40	5.86	151	78	73	0.44	3	15	0.52	9	3
Independent Living	252	Senior Adult Housing - Attached	Dwellings	50	3.48	174	87	87	0.08	2	2	0.11	3	2
Block Total						1764	879	885		28	31		72	70
West Block														
Land Use	ITE Code	ITE Land Use Description	Units	Number	ITE ADT Rate	ADT	Entering ADT Volume	Exiting ADT Volume	ITE AM Peak Rate	AM Entering Volume	AM Exiting Volume	ITE PM Peak Rate	PM Entering Volume	PM Exiting Volume
Retail	820	Shopping Center	Square Ft	35	42.94	1388	689	699	1.03	22	14	3.75	58	63
Conventional Residences	230	Residential Condominium/Townhouse	Dwellings	71	5.86	268	139	129	0.44	5	26	0.52	17	6
Block Total						1656	828	828		27	40		75	69
Plaza Block														
Land Use	ITE Code	ITE Land Use Description	Units	Number	ITE ADT Rate	ADT	Entering ADT Volume	Exiting ADT Volume	ITE AM Peak Rate	AM Entering Volume	AM Exiting Volume	ITE PM Peak Rate	PM Entering Volume	PM Exiting Volume
Retail	820	Shopping Center	Square Ft	27	42.94	1079	536	544	1.03	17	11	3.75	45	49
Conventional Residences	230	Residential Condominium/Townhouse	Dwellings	71	5.86	268	139	129	0.44	5	26	0.52	17	6
Block Total						1347	675	673		22	37		62	55
East Block														
Land Use	ITE Code	ITE Land Use Description	Units	Number	ITE ADT Rate	ADT	Entering ADT Volume	Exiting ADT Volume	ITE AM Peak Rate	AM Entering Volume	AM Exiting Volume	ITE PM Peak Rate	PM Entering Volume	PM Exiting Volume
Office	710	General Office Building	Square Ft	30	11.01	266	140	126	1.55	41	6	1.49	6	31
Hotel	310	Hotel	Occupied Rooms	100	8.92	892	446	446	0.67	39	28	0.70	34	36
Retail	820	Shopping Center	Square Ft	31.5	42.94	1234	612	621	1.03	20	13	3.75	51	56
Block Total						2392	1198	1193		100	46		91	123
Development Total						7745	3873	3872		191	164		315	336