



Wayzata Planning Commission

Meeting Agenda

Monday, May 4, 2015

Community Room,
600 Rice Street East,
Wayzata, Minnesota

- 7:00 p.m.**
- 1. Call to Order and Roll Call, and Approval of Minutes**
 - 2. Regular Agenda Public Hearing Items:**
 - a. 532 Ferndale Rd W – Phillip and Margaret Soran
 - i. Shoreland Conditional Use Permit
 - ii. Impervious Surface Variance
 - iii. Front Yard Setback Variance for Garage
 - iv. Variances for Tennis Court
 - b. 637 Harmony Circle – Fritz Gullickson
 - i. Review of revised one (1) story residential designs
 - 3. Other Items:**
 - a. Review and adoption of Planning Commission Report and Recommendation on 313 Central Ave S Subdivision and Shoreland CUP
 - b. Review of Development Activities
 - c. 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
April 20, 2015

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

Chair Vanderheyden called the meeting to order at 7:00 p.m.

Present at roll call were Commissioners: Gruber, Gonzalez, Vanderheyden, Iverson, Ramy, and Gnos. Absent and excused was Commissioner Young. 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 April 6, 2015 meeting.

Commissioner Ramy stated he had left the meeting at 8:15 p.m. for line 19 on page 7. He did not second the motion to adjourn the meeting on page 10, line 32.

Chair Vanderheyden stated there had been several seconds to the motion to adjourn.

City Attorney Schelzel stated he had provided typo corrections to Mr. Gadow.

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

AGENDA ITEM 2. Regular Agenda Public Hearing Items:

- a. 313 Central Avenue S – Pillar Homes (Continued from April 6, 2015)**
 - i. Concurrent Preliminary and Final Plat for Three (3) Lot Subdivision**
 - ii. Shoreland Conditional Use Permit**

Mr. Gadow stated on April 6, the Planning Commission began review of an application for subdivision of the property at 313 Central Avenue S. into three (3) single-family lots. The application also included a request for a Shoreland CUP for additional hardcover above the 25%. After the public hearing, the Planning Commission voted to continue review of the application to request additional information from the Applicant including: having the Applicant review options to preserve and restore the existing residence, clarify the amount of grading, provide a landscape plan, tree preservation techniques that would be used on the site, and alternate driveway configurations. He stated Ms. Babcock would be able to speak about the options for the existing home.

Mr. K.C. Chermak, owner Pillar Homes, 575 Far Hill Road, Wayzata, stated the proposed grading amounts for the site were 80 cubic-yards of fill average per lot and they are proposing silt fencing and tree protection fencing around the trees during construction and rock areas during construction for vehicle access to disperse pressure from construction vehicles. He had a

1 Certified Arborist evaluate the trees on the site and he does agree that the large rock areas will
2 disperse pressure on the roots. He clarified he would also do most of the access for the project
3 on Lot 3 because there are less trees in this area. The driveways would be approximately 10-feet
4 narrower than on the survey and the driveways would be pervious pavers. He stated he had met
5 with the Wayzata Heritage Preservation Board and the Wayzata Historical Society regarding the
6 existing home. These meeting have resulted in a good collaboration of creative ideas and
7 entrepreneurship. There is no guarantee that the home will be kept but there is a chance with
8 creativity that it could happen. He has showed the home to three (3) interested parties. The
9 home would not stay where it is located because there would be too many variances needed to
10 make this happen and the home needs to be moved to a better foundation regardless. He has
11 received an estimate for moving the home. He reviewed the landscape plan.

12
13 Commissioner Gonzalez expressed gratitude that Mr. Chermak had been willing to look at
14 alternatives for the existing home and she asked what the total tree loss would be on the
15 property.

16
17 Mr. Chermak stated this had been estimated at 45% but the Certified Arborist had found a couple
18 of these trees to be damaged, diseased or dead so the percentage would be closer to 40%. He did
19 express concerns about the ash trees on the property.

20
21 Mr. Gadow clarified from the original analysis there had been 14 trees to be removed.

22
23 Commissioner Gonzalez asked if there would be additional tree loss if the existing home is
24 moved.

25
26 Mr. Chermak stated they would expect to have to remove branches but no significant trees. The
27 strategy is to move the home north.

28
29 Commissioner Gruber thanked Mr. Chermak for his work in trying to save the existing home and
30 asked if there would be any deciduous trees planted on the property.

31
32 Mr. Chermak stated there are so many on the property now that he had not planned on adding
33 more than the one maple.

34
35 Commissioner Iverson asked if these would be custom homes or spec homes.

36
37 Mr. Chermak stated the last 15 permits he had pulled in Wayzata these had all been for custom
38 homes and he believed that the three (3) new homes would also be custom homes. He stated he
39 is not a proponent of the sprinkler code that was just changed and he would try to keep the
40 homes under a certain size for this reason and they would fit into the neighborhood better.

41
42 Commissioner Iverson asked what the time frame would be for when the final decision would
43 need to be made regarding the existing home.

44
45 Mr. Chermak estimated he would need to know in approximately the next 45-60 days. If a site is
46 selected the time could be extended another 60-90 days by moving the home to the corner. He

1 stated he had looked at the footprint of the existing home to verify that it would fit on the smaller
2 lots in the area and it did but may require a variance.

3
4 Chair Vanderheyden opened the public hearing at 7:26 p.m.

5
6 Chair Vanderheyden closed the public hearing at 7:27 p.m.

7
8 Commissioner Gonzalez recommended adding a condition that the Applicant would repair any
9 damage to the roads done by the construction traffic.

10
11 Commissioner Iverson asked how they would determine what damage was done by the
12 Applicant and what had been preexisting because these roads are in bad condition due to the
13 construction at Presbyterian Homes. She would not feel comfortable making the Applicant fix a
14 road that was already damaged.

15
16 Mr. Gadow stated they would check with the City Engineer regarding the request.

17
18 Commissioner Iverson suggested adding language that the Applicant would help pay for it when
19 the City does work on the road and she would recommend this is added to the Presbyterian
20 Homes request as well.

21
22 Commissioner Gruber stated having one more driveway on Wise Avenue would be dangerous.
23 The land can be subdivided but she would like to see if there was a way the City could mitigate
24 some of this danger with additional signs.

25
26 Mr. Gadow stated if the Planning Commission approves this Application one of the conditions
27 would be that a Storm Water Maintenance Agreement would be put together with the Applicant
28 and recorded against the property.

29
30 Commissioner Iverson asked how realistic 45-60 days would be for putting something together
31 to save the existing home and if the Commission could recommend a condition that the
32 Applicant provides 90 days.

33
34 Ms. Merrily Borg Babcock, 337 Reno Street, Wayzata, stated she would not be able to say if this
35 is a realistic time line. Mr. Chermak is being reasonable and providing options. She asked the
36 Commission to consider having the driveway not cut onto Wise Avenue but exit on Central
37 Avenue, if possible.

38
39 Commissioner Gruber asked Mr. Chermak why he thought he would only be able to give them
40 45-60 days to save the existing home.

41
42 Mr. Chermak stated there are a couple of things that have to do with the timeframe of the
43 application. When there are deadlines then things can happen but he would not like to see it
44 extended indefinitely. The real estate market is vibrant and he would not tear it down just
45 because the deadline would need to be pushed slightly when there is a plan in place.

46

1 Commissioner Gonzalez stated she would support the Shoreland Conditional Use Permit with a
2 condition that would ensure the mitigating measures are taken and maintained. She expressed
3 concerns about the number of trees that would be lost and the preservation of trees is very strong
4 in the Subdivision Ordinance. She stated she would support two (2) houses on this property but
5 three (3) is too many because this many curb cuts in an area that is already dangerous would not
6 work. She would not support the Preliminary and Final Plat for three (3) houses.

7
8 Commissioner Iverson asked if speed bumps should be discussed again for this neighborhood.

9
10 Mr. Gadow stated he would check with Public Works but these are something that are typically
11 considered after receiving a petition from the neighborhood with a set percentage of residents
12 requesting them. Once this is received the City would do a study to see if these would work in
13 the area.

14
15 Commissioner Gruber stated mitigating the safety in the area should be included in the
16 Commission report and the City should look at ways to mitigate the safety. Mr. Chermak had
17 done a great deal to make sure there are no additional trees lost and he is doing what he can to
18 save trees and still be able to develop the property.

19
20 Commissioner Iverson asked if the City should be notified if the home is going to be taken
21 down. She would like to see the Developer come before the City Council and notify the City in
22 this situation.

23
24 Mr. Chermak stated he would come back to the City Council in the event the home needs to be
25 taken down but he would like the time frame shortened to the 45-60 days he had requested.

26
27 City Attorney Schelzel asked if Commissioner Iverson was asking for notice in order to inform
28 the public or in order to try and make one last ditch effort to save the home. He also asked how
29 much notice would be required and when would this notice need to be received.

30
31 Commissioner Iverson stated she would like to have notice in order to inform the public that all
32 efforts had been exhausted and the Developer did everything he could but the home could not be
33 saved.

34
35 Commissioner Gnos stated part of the demolition process includes notice to the City.

36
37 Commissioner Gruber made a motion, Seconded by Commissioner Ramy, to direct Staff to
38 prepare a draft Planning Commission Report recommending approval of the Preliminary and
39 Final Plat for a Three (3) Lot Subdivision and Shoreland Conditional Use Permit for 313 Central
40 Avenue S. with the following conditions: At the policy level concern for safety mitigation
41 methods should be discussed by the Council, there is a Storm Water Maintenance Agreement
42 recorded against the property, the tree protection that the Developer has offered is implemented
43 through the construction process, and best efforts basis to save the existing home with a period
44 not to be less than 60 days from City Council approval and if all opportunities have been
45 exhausted the Developer would provide the City with public notification 10 days prior to the
46 home being taken down.

Commissioner Gonzalez asked how she would vote since she does not support the Preliminary and Final Plat but she does support the Shoreland Conditional Use Permit.

City Attorney Schelzel stated if Commissioner Gonzalez did not support the motion on the floor then she should vote nay.

The motion was called to a vote. The motion carried 4-ayes; 1-nay (Gonzalez).

AGENDA ITEM 3. Other Items:

a. Review of Development Activities

Director of Planning and Building Gadow stated the next meeting would be the Planning Commission recommendation on 313 Central Avenue subdivision and a variance request, Shoreland Conditional Use Permit and impervious surface variance request for 532 Ferndale West and 637 Harmony Circle application.

b. Other Items

Chair Vanderheyden asked what value the Planning Commission had when holding public hearings when they are held again at the City Council meetings.

Mr. Gadow stated from a policy level, as part of their rules, the City Council allows the public to come and speak to any items that are not formally on the agenda and those that are formally on the agenda.

City Attorney Schelzel stated under the Statute the Planning Commission legally holds the public hearing. The City Council does not have to hold a public hearing.

AGENDA ITEM 4. Adjournment.

There being no further business, Commissioner Ramy made a motion, seconded by Commissioner Gonzalez to adjourn the meeting. The motion passed unanimously.

The meeting was adjourned at 8:09 p.m.

Respectfully submitted,

Tina Borg

TimeSaver Off Site Secretarial, Inc.



Planning Report
May 4, 2015
Wayzata Planning Commission Meeting

File Case No: PR 2015-6

Applicant: Philip and Margaret Soran

Address of request: 532 Ferndale Road West

PID number: 01-117-23-33-0027

Prepared By: Bryan Gadow, AICP, Director of Planning and Building

Project Summary: The Application is for: Shoreland Conditional Use Permit; a Variance for Impervious Coverage; a Variance for Front Yard Setback; and Variances for a Tennis Court

Section 1: Background.

Phillip and Margaret (the “Applicant”) has submitted a development application (the “Application”) requesting zoning approvals to remove an existing non-conforming detached garage on the property at 532 Ferndale Road W (the “Property”) to build a new attached garage and install a tennis court on the Property (the “Project”)

The zoning requests included in the Application are:

- A Shoreland Conditional Use Permit (CUP) for hardcover above twenty five percent (25%) with stormwater mitigation (the “Shoreland CUP”)
- A Variance from the Front Yard Setback (Section 801.52.6.1.a) (the “Front Yard Setback Variance”)
- A Variance from the Impervious Surface maximum of twenty five percent (25%) (Section 801.52.7.A) (the “Impervious Surface Variance”)
- Variances from the Front Yard, Side Yard, and Lakeshore Setbacks for Accessory Uses for installation of a tennis court (Sections 801.52.6.1.1, 801.52.2.b, and 801.91.D.2 & 3)(the “Tennis Court Variances”)

1.1 Approval Requests.

The Project includes four (4) approval requests associated with the Application:

A. *Front Yard Setback Variance.*

The existing residential structure on the Property was built in 1934, known as the “Painted Lady” house. The existing detached garage is located entirely within the required forty five (45) ft front yard setback and encroaches on City Right of Way. The Applicant is requesting to remove the existing 999 SF non-conforming garage, and build a new 996 SF attached garage to the existing residential structure. The new attached garage is proposed to be located in front of the existing residence, and would be 17.1 ft from the front property line, which would require approval of a Front Yard Setback Variance.

B. *Impervious Surface Variance.*

The maximum amount of impervious surface (i.e. hardcover) is twenty five percent (25%) of lot area in the R-1 District. The existing structure is at 25.7% hardcover. The Applicant is proposing to remove an existing paver walkway, remove portions of an existing paver driveway, and install a hard surface tennis court in the west Side Yard of the Property. With the addition of the tennis court and the removal of some of the existing paver area, the proposed hardcover for the site would be 38.8%. As part of the Application, the Applicant has included a request for a Shoreland CUP, to utilize stormwater management techniques, including a stormwater collection and treatment surface to capture the water runoff from the proposed tennis court, and a rain-water collection system for the gutters of the residence to maintain the current drainage and run off of the existing condition of the Property.

C. *Shoreland Conditional Use Permit.*

The Property falls within the Shoreland Overlay District, which has a hardcover limit of twenty five percent (25%). Given the limiting amount of lot area on the Property, the Applicant request approval to increase the hardcover to 38.8% and install a stormwater collection and treatment system and a rain water collection system to address the additional proposed hardcover.

D. *Tennis Court Variances.*

The Applicant proposes to install a 5,250 SF tennis court on the west side of the Property. Private recreational facilities, such as tennis courts, are an allowed accessory use within the R-1 District. The accessory use setbacks for the R-1 District are 50 ft in the Front Yard, 10 ft in the Side Yard, and would need to conform with the Lakeshore rear yard setback. The tennis court is proposed to be located 11.5 ft from the front property line, 6 ft from the side property line, and 27 ft from the lakeshore rear property line, which would require approval of variances. In addition, due to the additional hardcover created by the proposed tennis court, the Applicant is proposing to install a stormwater collection and treatment

system to the north of the court location, in order to capture water runoff from the court and the nearby area.

1.2 Relevant Property Information.

Zoning:	R-1 Low Density Single Family Residential District
Comp Plan:	One Acre Single Family Residential
Shoreland Overlay:	Property is in a Shoreland Management Overlay District
Total lot size:	32,879 square feet (SF) or 0.75 acres

Map 1: Existing Property Aerial



1.3 Legal Description.

A copy of the legal description for the subject properties are on file and available for viewing at City Hall. The following properties are included in the project area of the Application:

532 Ferndale Road West	01-117-23-33-0027	Sendero Properties LLC
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Image 1: Existing Residence at 532 Ferndale Rd W



1.4 Public Noticing Requirements.

Zoning Ordinance Section 804.14 requires the Planning Commission to hold a public hearing on the Application. The Notice of Public Hearing was published in the Lakeshore Weekly on April 28, 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 April 24, 2015.

Section 2. Summary of Issues.

2.1 Zoning Analysis.

Adjacent property uses are:

Adjacent Property	Zoning	Uses
North	R-1A	Single Family Residences
West	R-1	Single Family Residences
East	R-1A	Single Family Residences

A comparison of the R-1 Standards and the proposed Project is as follows:

R-1 District	Code Standard	Proposed	Notes
Minimum Lot Area	40,000 square feet (SF)	32,879 SF (existing condition)	Legal Non-conformity
Minimum Lot Width	150 ft	220 ft	Conforms to Code
Minimum Lot Depth	150 ft	120 ft (existing condition)	Legal Non-conformity
Front Yard Setback (House)(min.)	45 ft	0 ft (existing); 17.1 ft (proposed)	Requires approval of a Variance
Side Yard Setback (House)(West)	20 ft	63 ft	Conforms to Code
Side Yard Setback (House)(East)	20 ft	63 ft	Conforms to Code
Rear Yard Setback (House) (min.)	75 ft, or a line drawn between the two closest riparian principal structures, or the average setback of the two closest riparian principal structures, whichever is greater	33 ft	Legal Non-conformity
Front Yard Setback (Tennis Court)	50 ft	11.5 ft	Requires approval of a Variance
Side Yard Setback (Tennis Court)	20 ft	6 ft	Requires approval of a Variance
Rear Yard Setback (Tennis Court)	75 ft, or a line drawn between the two closest riparian principal structures, or the average setback of the two closest riparian principal structures, whichever is greater	27 ft	Requires approval of a Variance
Lot Coverage	15%	13.3%	Conforms to Code
Impervious Surface	25%	38.8%	Requires approval of a CUP and Variance

2.2 Hardcover Calculations.

Based upon staff's analysis of the survey and calculations submitted by the Applicant, the Property has the following proposed hardcover as part of the Project.

Item	Proposed
House	3,387 SF
Garage	996 SF
Existing Pavers	2,696 SF
Steps	427 SF
Tennis Court	2,808 SF
Tennis Court Perimeter	2,442 SF
Hardcover Total	12,756 SF
Hardcover Percent	38.8%

2.3 Stormwater Treatment Methods.

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. In the R-1 Zoning Districts the maximum impervious surface coverage for a property is twenty percent (25%). Based upon the Applicant's submitted hardcover calculations, the Applicant is proposing to have approximately 38.8% impervious surface coverage on the Property.

To improve stormwater runoff on the site, the Applicant is proposing to install a stormwater collection and treatment system, called a StormTech Chamber, in the front yard of the Property to capture water runoff from the proposed tennis court and adjacent area. Images of this system are shown below. This system collects and filters water in chambers below ground. In addition, the Applicant proposes to install a rain gutter system to capture water from the roof of the house and direct it into an underground holding area. Lastly, the Applicant will remove portions of the existing paver driveway and walkway area as feasible. The Applicant has applied for a Shoreland CUP in order to utilize these stormwater systems to reduce stormwater runoff, which is subject to review and approval by the City Engineer.

Image 2: Location of StormTech System

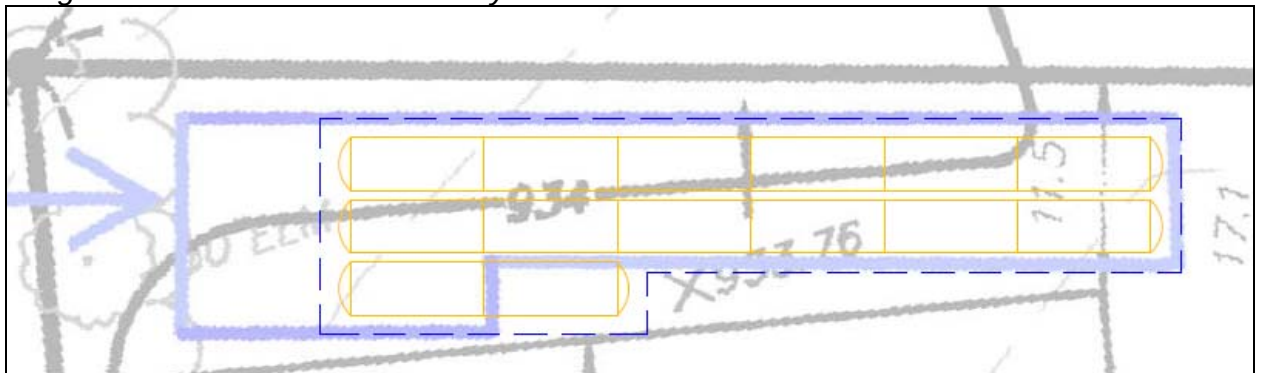
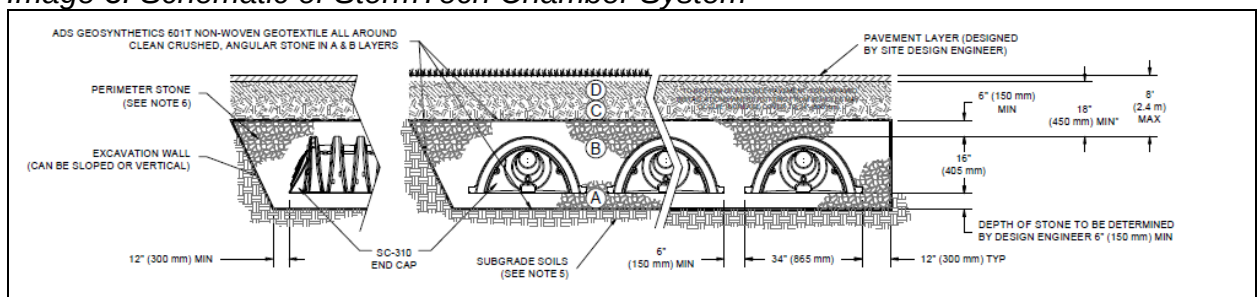


Image 3: Schematic of StormTech Chamber System



Section 3. Applicable Review Criteria:

3.1 Shoreland Impact Plan and Conditional Use Permit.

Section 801.91.19 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 microsilt 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 this Ordinance.
7. Lot coverage on a project basis shall be restricted to the provisions for maximum impervious surface coverage as provided for in this Ordinance.
8. Overall residential densities in the shoreland area shall not exceed the surplus development capacity for residential density, as calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
9. Overall lot coverage in the shoreland area shall not exceed the surplus development capacity for impervious surface coverage calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
10. All projects shall be in conformance with the Stormwater Management Plan for the City of Wayzata, May 1988, as may be amended and/or approved by the City Engineer.
11. All projects shall be in conformance with the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
12. All projects shall be subject to the review of the Minnehaha Creek Watershed District.

In addition to the above conditions, the provisions of Section 801.04.2.F must be considered and satisfactorily met. Section 801.04.2.F 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 (Staff's analysis of the review criteria are provided in the *italicized* text):

1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.

Granting the Shoreland CUP does not contravene any specific policies and provisions of the official City Comprehensive Plan.

2. The proposed use's compatibility with present and future uses of the area.

The proposed single family residential use conforms with present and future land uses in the area. The Property is currently guided for One Acre Single Family use in the City Comprehensive Plan.

3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).

The Application includes variance requests for Front Yard Setback Variance, Impervious Surface Variance, and Variances for a Tennis Court. The proposed use meets all other applicable performance standards not noted above.

4. The proposed use's effect on the area in which it is proposed.

The proposed use will not have a negative effect on the area, as it replacing a single family residential structure with a new single family residential structure.

5. The proposed use's impact upon property values in the area in which it is developed.

The proposed use will not have a significant impact upon property value in the area in the adjacent Residential Districts.

6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.

The proposed use will not generate traffic that would have a negative impact on the surrounding area.

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

The proposed use will not have a negative impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity. The Utility Supervisor has provided comments on installing new water and sewer systems.

3.2 Zoning Ordinance Variance Standards. Section 801.05.1.C provides the criteria for reviewing variances from the Zoning Ordinance. The Variances requested in the Application are a Front Yard Setback Variance, and an Impervious Variance. The variance review criteria are as follows (with Staff's comments included in *italics*):

- A. Variances shall only be permitted when they are:
(i) in harmony with the general purposes and intent of this Ordinance; and
(ii) consistent with the Comprehensive Plan.

The Property is guided for One Acre single family residential use. The Application proposes to remove an existing non-conforming garage, add a new attached garage to an existing single family residence on the Property, and install a tennis court. The Planning Commission and City Council should make a finding of fact on whether the variance requests are in harmony with the general purpose and intent of the ordinance and 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.

The Applicant has provided a written narrative describing what they believe to be limiting factors of the Property, including substandard lot area and depth, which necessitate the Variance requests. The Planning Commission and City Council should make a finding of fact on whether or not the Applicant has established that there are practical difficulties in complying with the 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 this 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.

The Property is currently guided for single family use, and the Applicant desires to continue that use by adding an attached garage and tennis court to an existing single family residence. The Applicant has provided a narrative describing how they desire to put the Property to a reasonable use and how the circumstances for the Variances are related to the

Property itself. The Planning Commission and City Council should make a finding of fact on whether or not the Project meets the practical difficulties and reasonableness standard.

- 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.

The Planning Commission and City Council should make a finding of fact on whether or not economic considerations are the sole reason for the practical difficulties.

- 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.

Not applicable in this case, as the Applicant is not proposing earth sheltered construction.

- 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.

The existing single family detached house and proposed tennis court are permitted uses in the R-1 District.

- 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.

The Planning Commission and City Council should determine if there are any applicable conditions that apply to a potential approval of the Variances.

- 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.

The Applicant's narrative has articulated their reasons for requesting the variances due to the lack of lot area and lot depth of the Property.

Section 4. Staff Comments.

4.1 City Engineer.

- Will need to submit for grading permit prior to construction work

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 May 4, 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:

1. Attachment A: Application Narrative
2. Attachment B: Submitted Plan Set (Included as 11 x 17 sheets)
3. Attachment C: Received Public Comment

Attachment A

532 Ferndale Rd W, Wayzata MN

Description of Request:

1. Request of front yard set back variance of Primary structure.

Background/ Current Condition: The property currently has a detached 3-car garage structure at the front yard of the property. The current detached structure 999 sqft and encroaches beyond the lot line into the city right of way by an average of 4.65 ft at the front yard property line. The current garage front-loads onto Ferndale W. This structure is non-conforming by current city code. The current property overall is 32,879 sqft and lot depth is 132.82 ft and is non-conforming for the lot size required by the City at 40,000 sqft minimal lot size.

Action for Request: For the front yard set back request of variance the existing garage would be removed and a request for a new garage structure would be built that connects to the primary structure. The new structure would be placed 17.1 ft from the Front Yard property line. The net difference of the front yard setback of the two structures is 21.75 ft.

The action would remove a current non-conforming accessory structure but increase the non-conformity of the current primary structure.

Variance Request: The request for variance is of a front yard set back of a primary structure to encroach beyond the current 45 ft. setback to 17.1 ft setback. This action removes the structure off the city right-away which improves the public safety. By moving the structure back it also will allow for 3 additional off street parking spots for the occupants and their guest. The request also attaches the garage to the home which having a detached garage in Minnesota is recognized as a hardship with the climate conditions. It also fits with the architecture of the neighboring houses and community.

2. Request of impervious surface lot coverage variance.

Background/ Current Condition: The property total surface area is 32,879 sqft. and the current percentage of 25.7 %. (8,463 sqft.). A majority of the impervious surface area is with the current circular paver driveway that provides off-street parking for the residence and their guest.

Action for Request: The Owners of the property are requesting to add a hard court tennis court surface on the west side of the property. The area of the tennis court as planned is 5,250 sqf. Increasing the impervious percentage to 38.6%

Variance Request: The request of variance is to increase the impervious lot coverage from 25.7% to 38.5%. In providing a hard court surface, the action would be to capture 100% of a 1" rainfall event (3,260 gallons from a 5,250 sqf) in an ADS StormTech underground infiltration system. The systems as designed will

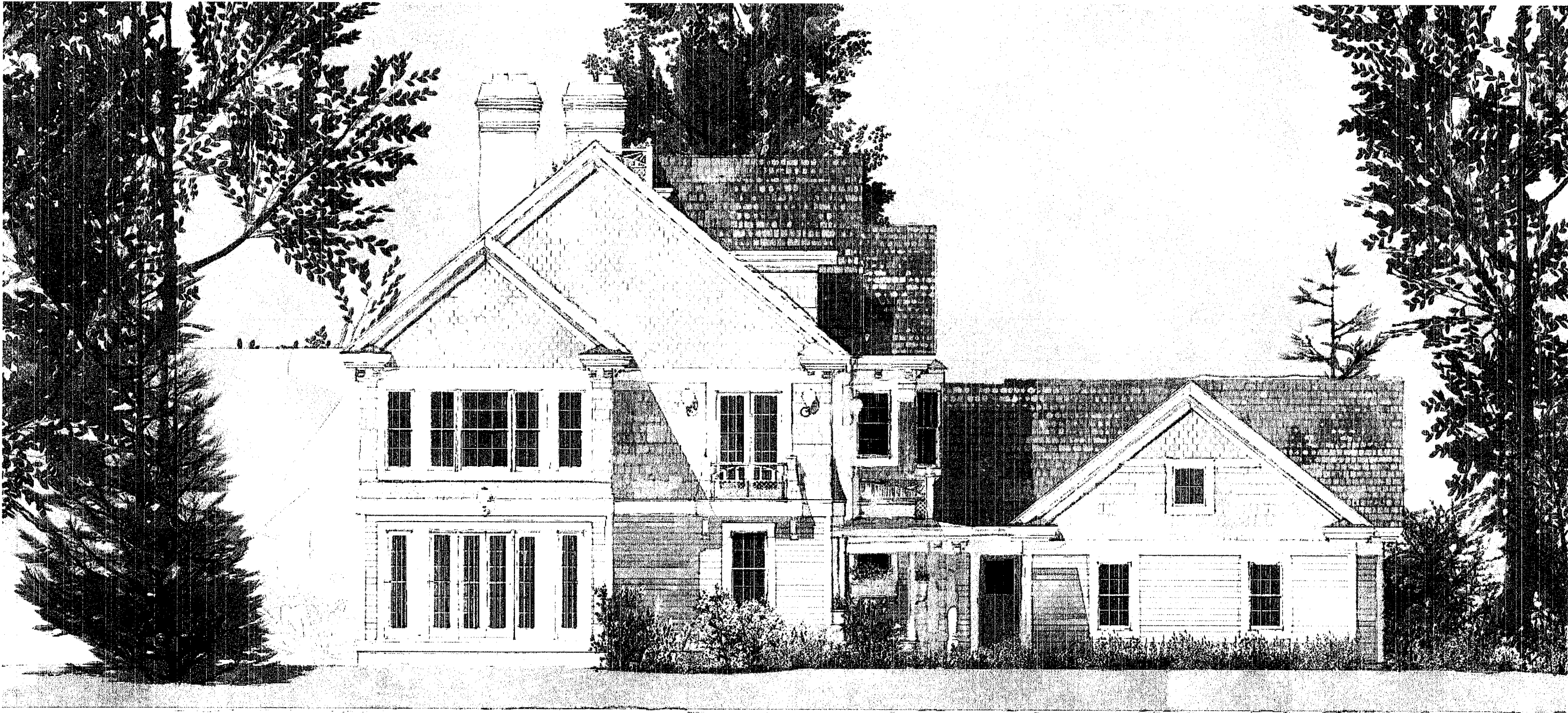
Attachment A

accommodate 4,500 gallons in part due to the high water table not allowing for an under-drain and an emergency over flow out the side of the berm. An additional system planned for the east side of the home will capture an additional (630 Gallons or the equivalent of removing 1,015 sqf from roof top run off). With both infiltration systems off-setting the equivalent of 6,265 sqf the percentage of impervious surface percentage would be reduced to 19.5%



Front Left Perspective

REVISIONS		
	MM/DD/YY	REMARKS
1	03/02 /15	Exterior 3d Illustrations
2		
3		
4		
5		



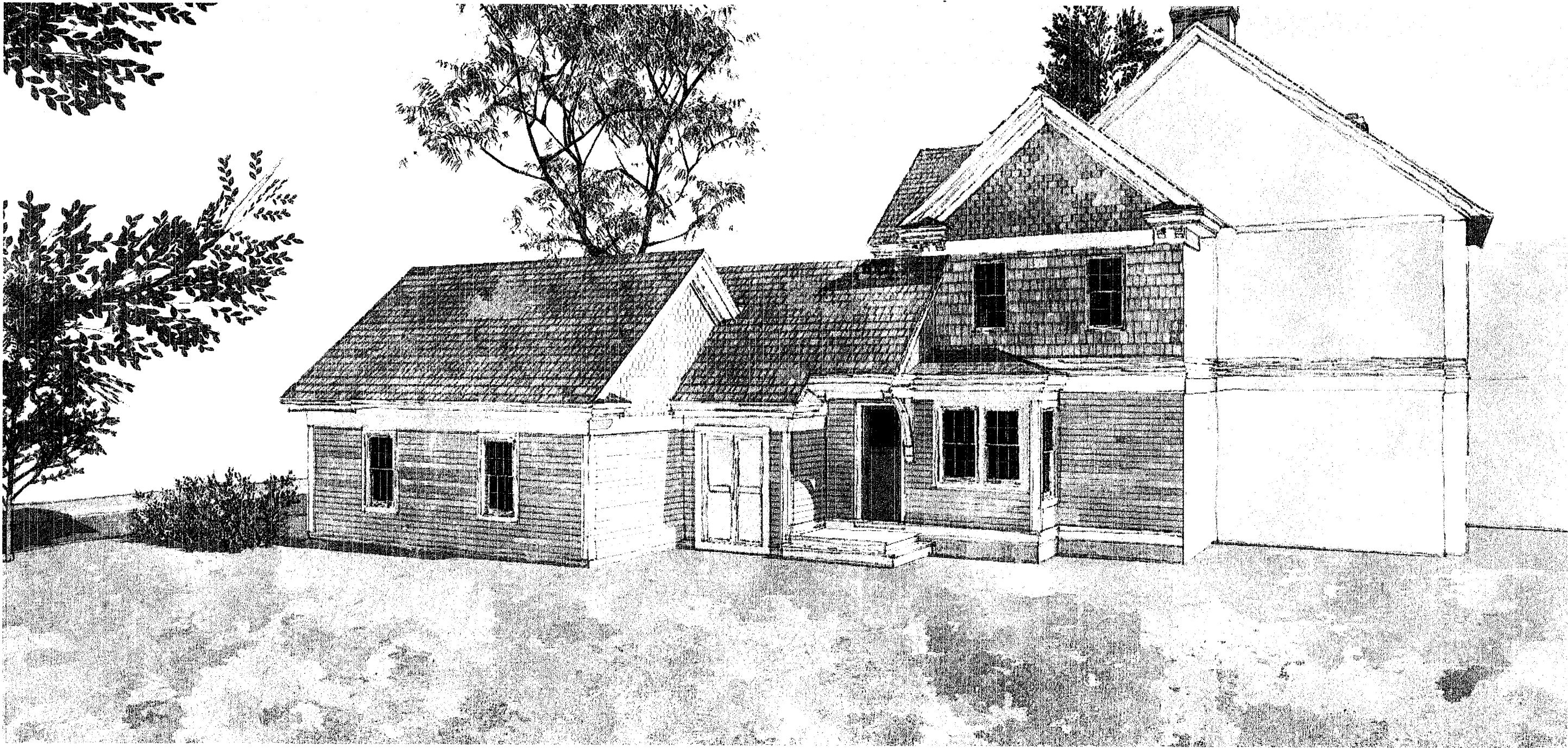
Right Elevation

REVISIONS		
	MM/DD/YY	REMARKS
1	03/02 /15	Exterior 3d Illustrations
2		
3		
4		
5		



Front Elevation

REVISIONS		
	MM/DD/YY	REMARKS
1	03/02 /15	Exterior 3d Illustrations
2		
3		
4		
5		

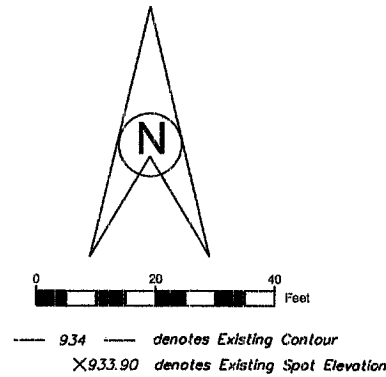


Left Perspective

REVISIONS		
	MM/DD/YY	REMARKS
1	03/02 /15	Exterior 3d Illustrations
2		
3		
4		
5		

Certificate of Survey and Topographic Survey

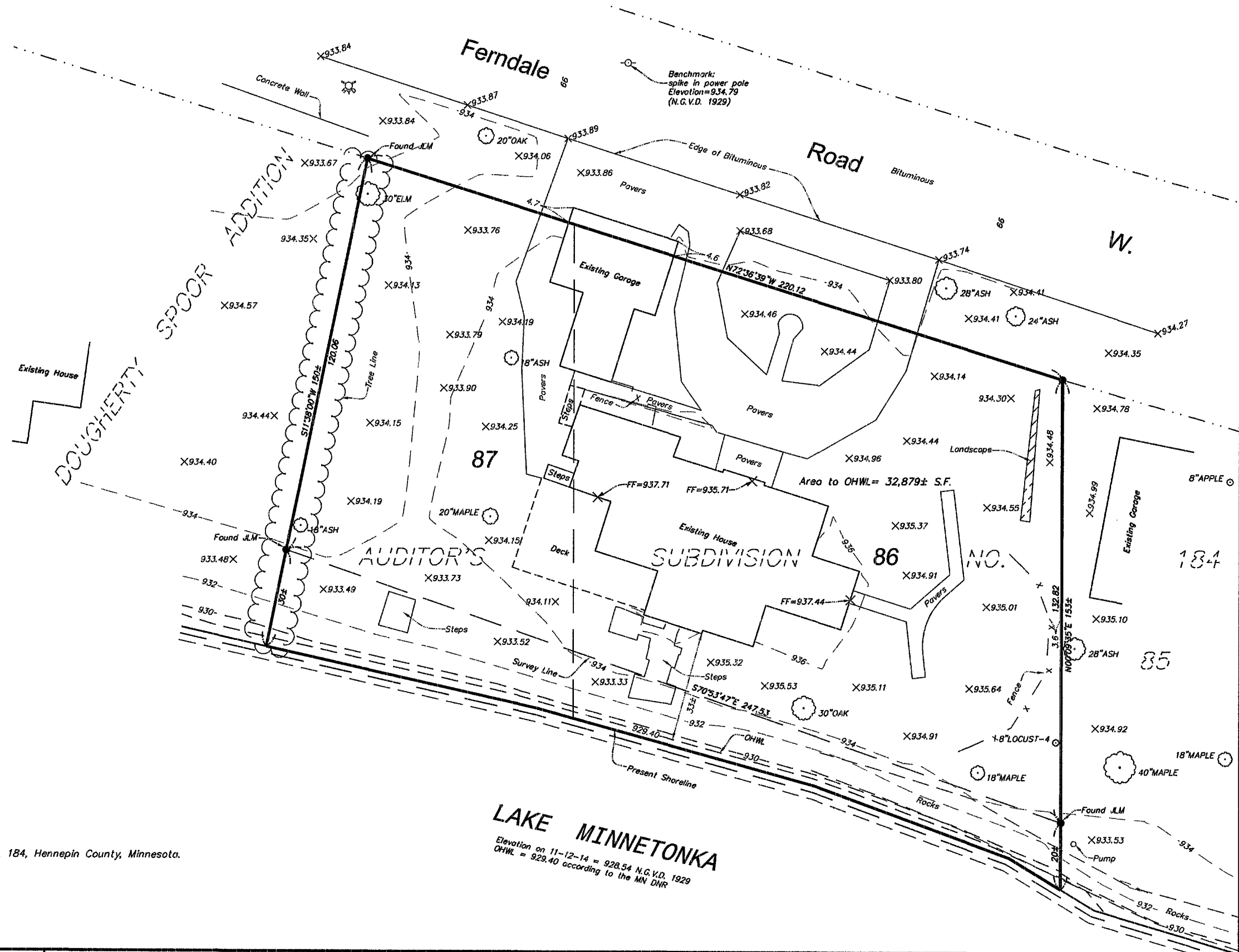
Attachment B



HARDCOVER CALCULATIONS:
AREA = 32,879 S.F. (0.75 ACRES)

EXISTING HARDCOVER:

	Area
Existing House	3,387 S.F.
Existing Garage	999 S.F.
Existing Pavers	3,598 S.F.
Existing Steps	479 S.F.
Total	8,463 S.F.
% Hardcover	25.7% S.F.



Certificate of Survey and Topographic Survey
on Lots 86 and 87, AUDITOR'S SUBDIVISION
NO. 184, Hennepin County, Minnesota.

Revised:

I hereby certify that this survey, plan, 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.

Paul E. Otto
Paul E. Otto
License #40062 Date: 11-20-14

Requested By:

Patt Cavanaugh

Date:
11-11-14

Drawn By:
T.J.B.

Scale:
1"=20'

Checked By:
P.E.O.

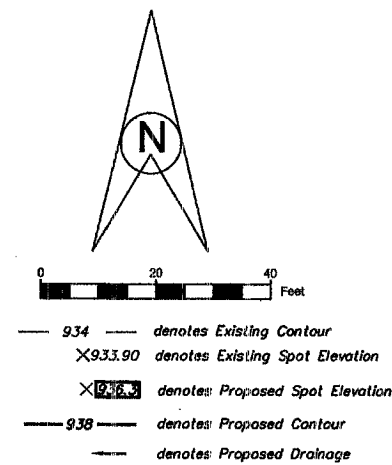


www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe
set and marked by License #40062

Project No.
14-0413

Certificate of Survey and Topographic Survey (Proposed Conditions)



HARDCOVER CALCULATIONS:
AREA = 32,879 S.F. (0.75 ACRES)

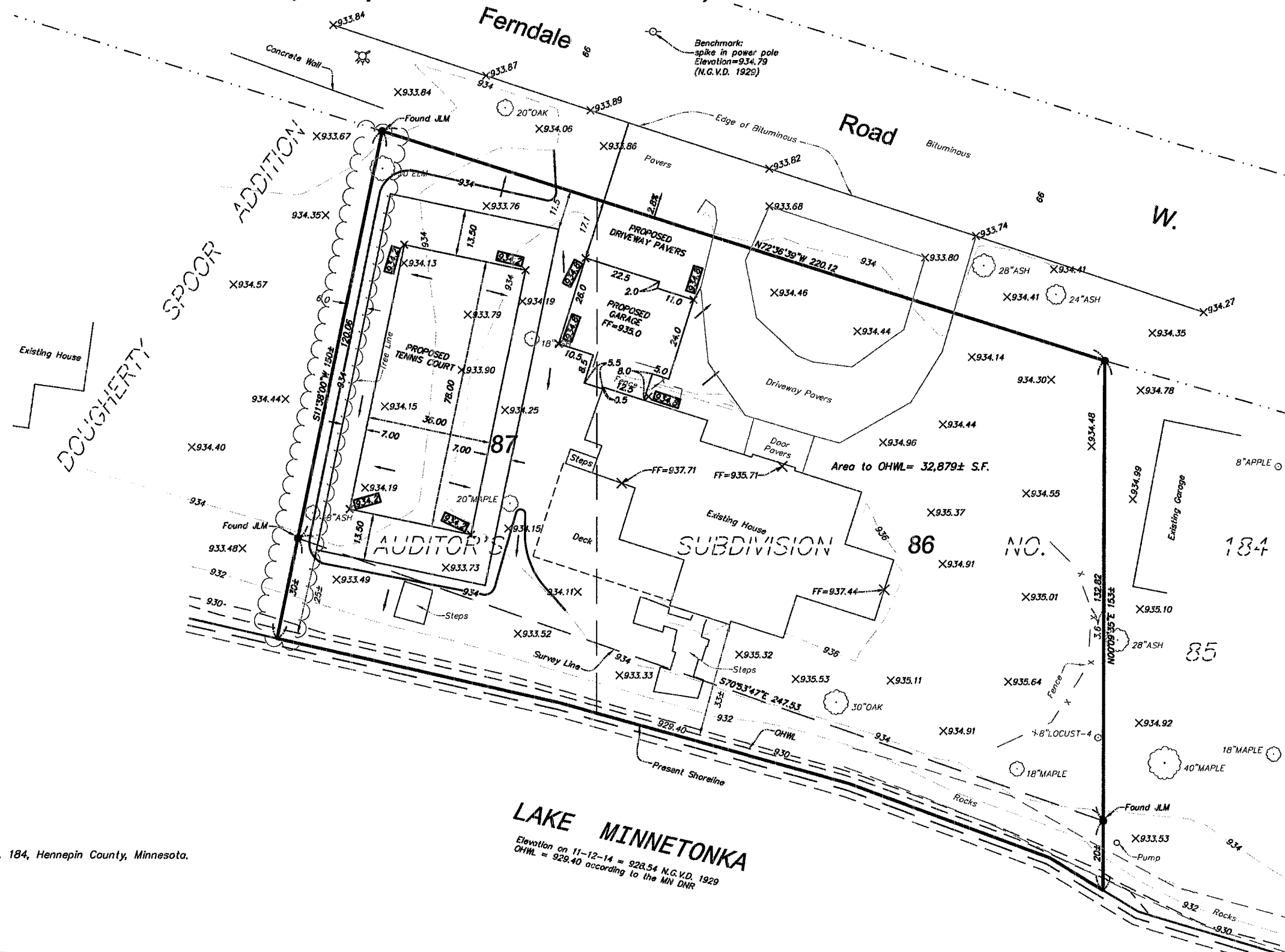
PROPOSED HARDCOVER:

	Area
House	3,387 S.F.
Garage	996 S.F.
Tennis Court	2,808 S.F.
Tennis Court (Outer Area)	2,442 S.F.
Steps	427 S.F.
Total	10,060 S.F.
% Hardcover	30.6%

Pavers not included in Hardcover = 2,629 S.F.

Property Description:

Lots 86 and 87, AUDITOR'S SUBDIVISION NO. 184, Hennepin County, Minnesota.



Certificate of Survey and Topographic Survey
on Lots 86 and 87, AUDITOR'S SUBDIVISION
NO. 184, Hennepin County, Minnesota.

Revised:

I hereby certify that this survey, plan, 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.

Paul E. Otto
 License #40062 Date: 2-27-15

Requested By:

Alexander Design Group

Date:

11-11-14

Drawn By:

T.J.B.

Scale:

1"=20'

Checked By:

P.E.O.



www.ottoassociates.com

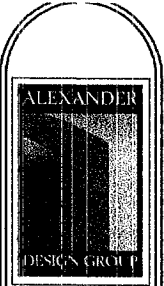
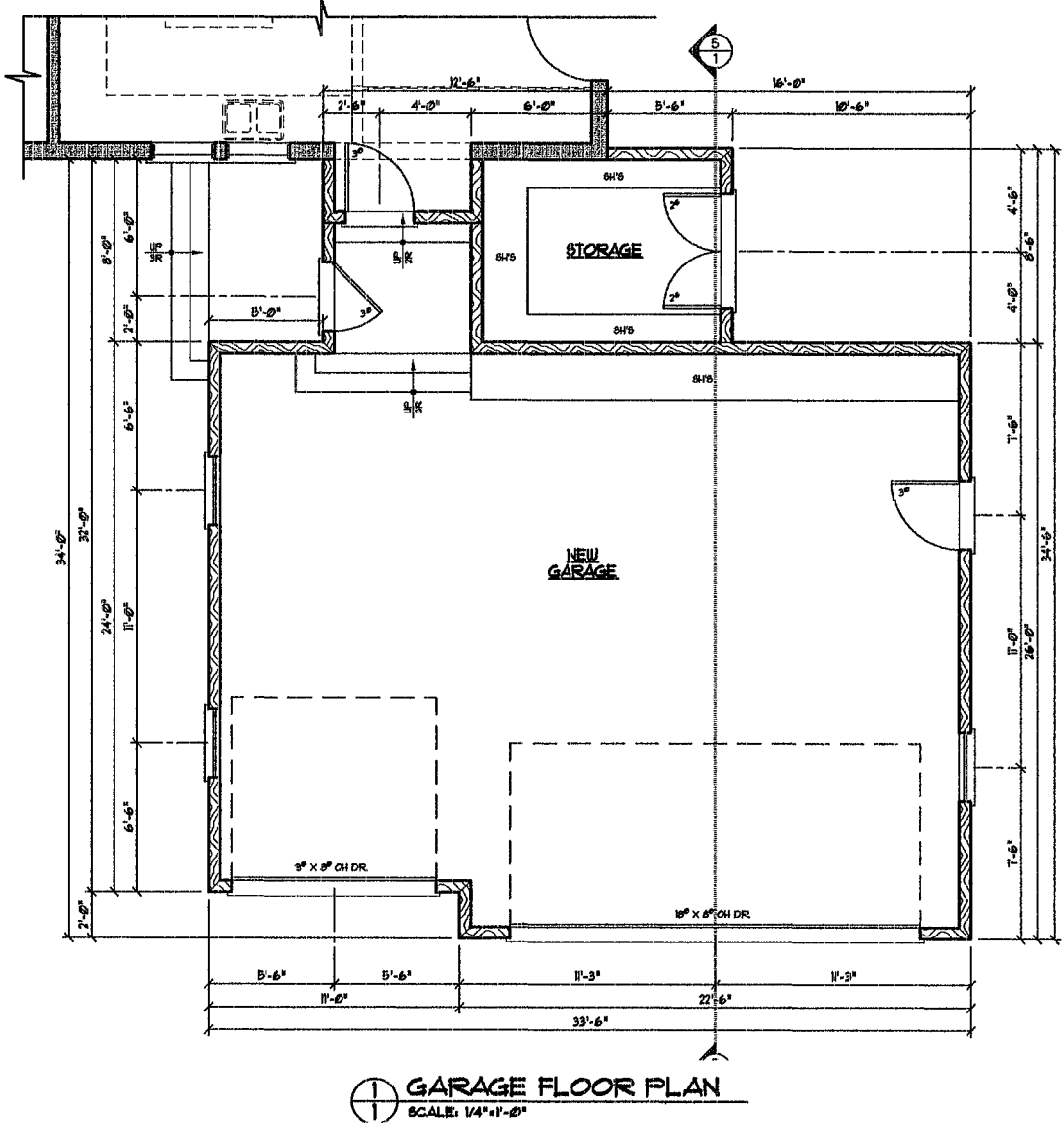
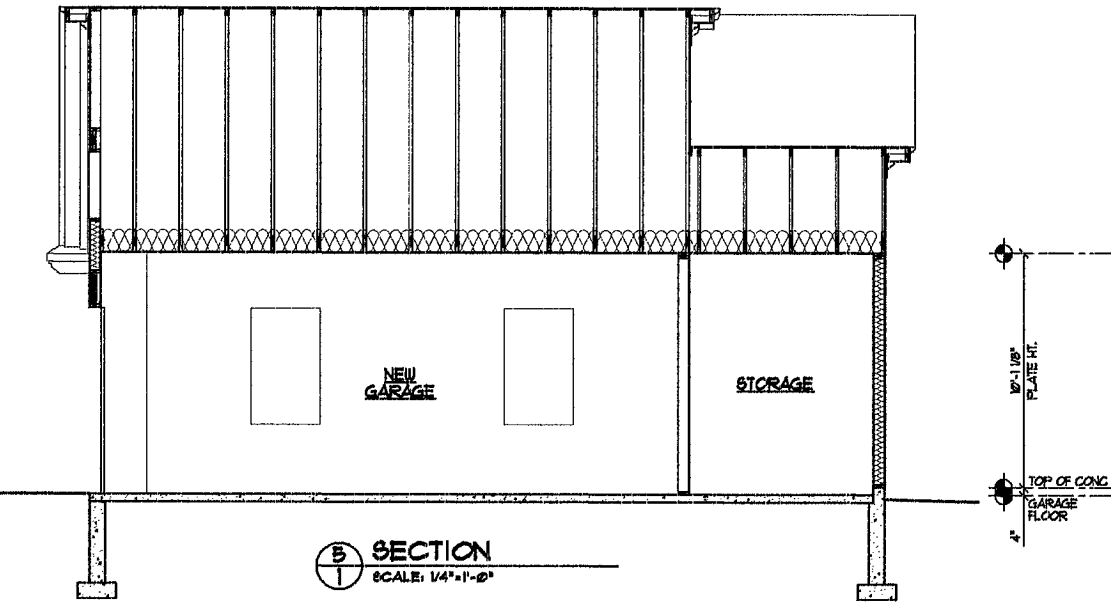
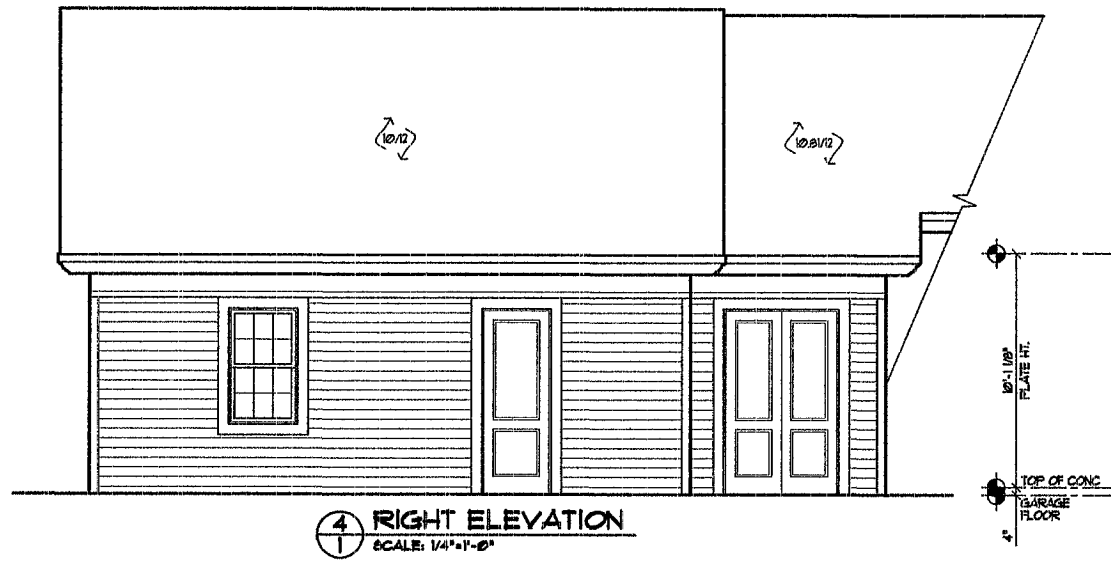
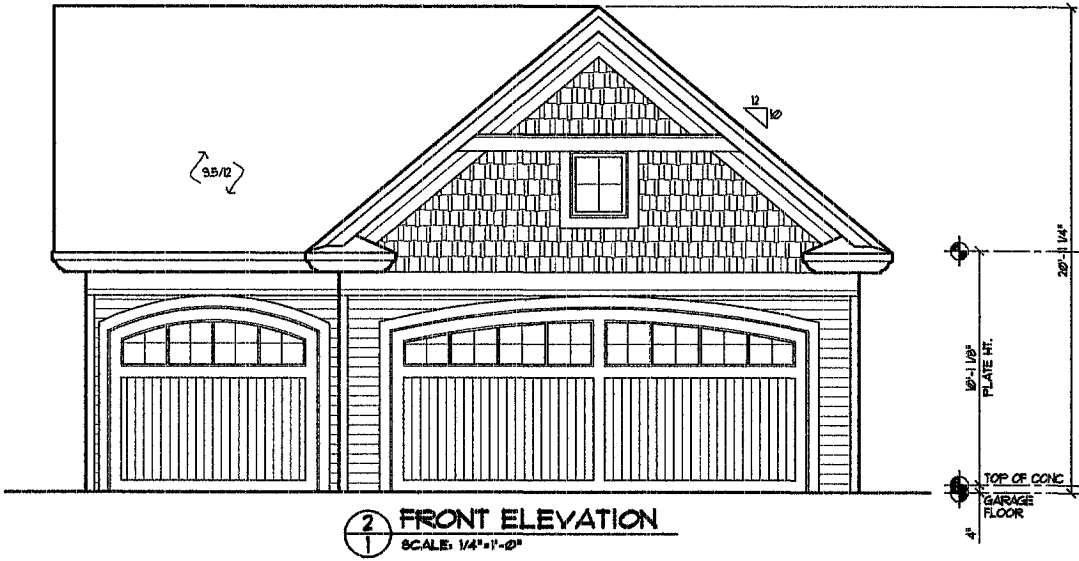
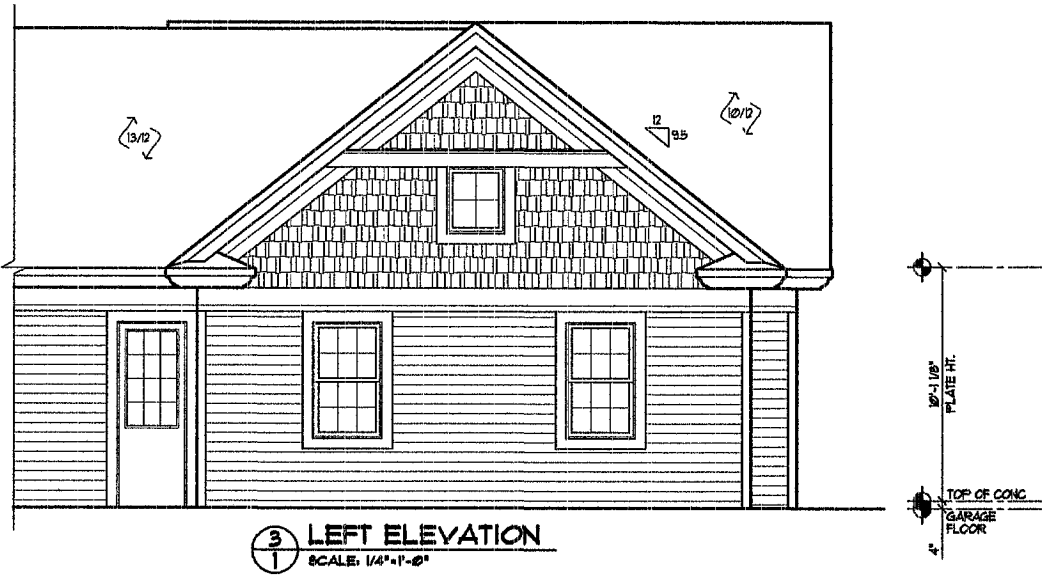
9 West Division Street
 Buffalo, MN 55313
 (763)682-4727
 Fax: (763)682-3522

• denotes iron monument found
 ○ denotes 1/2 inch by 14 inch iron pipe
 set and marked by License #40062

Project No.

15-0151

Attachment B



401 EAST LAKE STREET
WAYZATA, MN 55391
Phone: 952.473.8777
FAX: 952.473.8222

ISSUE DATE:
2 MARCH 2015
PREVIOUS ISSUE DATE:

DRAWING DESCRIPTION:
GARAGE ADDITION
ADG

VARIANCE SET

THE PAINTED LADY
532 FERNDALE RD. W.
WAYZATA, MN 55391

Attachment B



Attachment B



Attachment B



Attachment B



Ferndale Road

HARDCOVER CALCULATIONS	
AREA = 32,879 S.F. (0.75 ACRES)	
PROPOSED HARDCOVER:	
	Area
House	3,387 s.f.
Garage	996 s.f.
Tennis Court	2,808 s.f.
Tennis Court (Outer Area)	2,442 s.f.
Steps	427 s.f.
Total	10,060 s.f.
% Hardcover	30.6%
Pavers Not included in Hardcover 2,696 s.f.	

Tree Removal
E06 - 24" Hackberry
E07 - 18" Maple
E08 - 16" Maple
E09 - 20" Hackberry

16 SC310 StormTech Chambers
2 rows, 7 chambers
1 row, 2 chambers
Storage Volume = 4,500 gallons
Footprint: 400 +/- sfq
Bottom Stone El = 932.11
Bottom Chamber El = 932.61
Top Chamber = 933.94
Top Stone El = 933.94
Min Cover = 935.94

6" x 6" Channel Drain
Run Entire Length of Court

Turf / Garden Beds

6" Solid Drain Tile
Connected to Existing Down
Spouts
24" Buried Sump

45 Epic Chamber
5 rows, 9 chambers
Storage Volume = 630 gallons
Footprint: 300 +/- sfq
Bottom Stone El = 932.11
Bottom Chamber El = 932.61
Top Chamber = 933.36
Top Stone El = 933.36
Min Cover = 934.36

Lake Minnetonka

1. ALL DESIGN SPECIFICATIONS FOR STORMTECH SC-310 CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH DESIGN MANUAL.

2. THE INSTALLATION OF STORMTECH SC-310 CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH INSTALLATION INSTRUCTIONS.

3. THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING THE INSTALLATION TO ENSURE PROPER INSTALLATION AND TO AVOID THE NEED FOR REWORK.

4. CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND LOAD FACTORS SPECIFIED IN SECTION 10.1 OF THE LATEST EDITION OF THE HANDBOOK FOR STORMTECH SPECIFICATIONS.

6. STORMTECH ACCEPTABLE FILL MATERIALS

7. SC-310 STANDARD CROSS SECTION

8. SC-310 ISOLATOR™ ROW DETAIL

9. SC-310 INSPECTION PORT DETAIL

10. SC-310 UNDERDRAIN DETAIL

11. MANIFOLDS

12. SC-310 MANIFOLD DETAIL

13. SC-310 ELEVATIONS

14. SC-310 TECHNICAL SPEC.

DATE: 4/1/15

DESIGNED BY: CH

CHECKED BY: CH

APPROVED BY: CH

SCALE: 1" = 20'

PROJECT #

DATE: 4/1/15

DESIGNED BY: CH

CHECKED BY: CH

APPROVED BY: CH

SCALE: 1" = 20'

PROJECT #

1 StormTech
Sht-1

Phil Soren 532 Ferndale Road N Wayzata MN	Project Title Chamber System	DATE	REVISIONS	SCALE	1" = 20'	outdoor LAB Landscape Design LLC address: 147 Tenth Street, St. Paul, Minnesota 55101 email: chuck@outdoorlab.net phone: 651-202-3662	Date: 4/1/15
				DRAWN BY	CH		Sheet #
				CHECKED			Sheet #
				APPROVED			

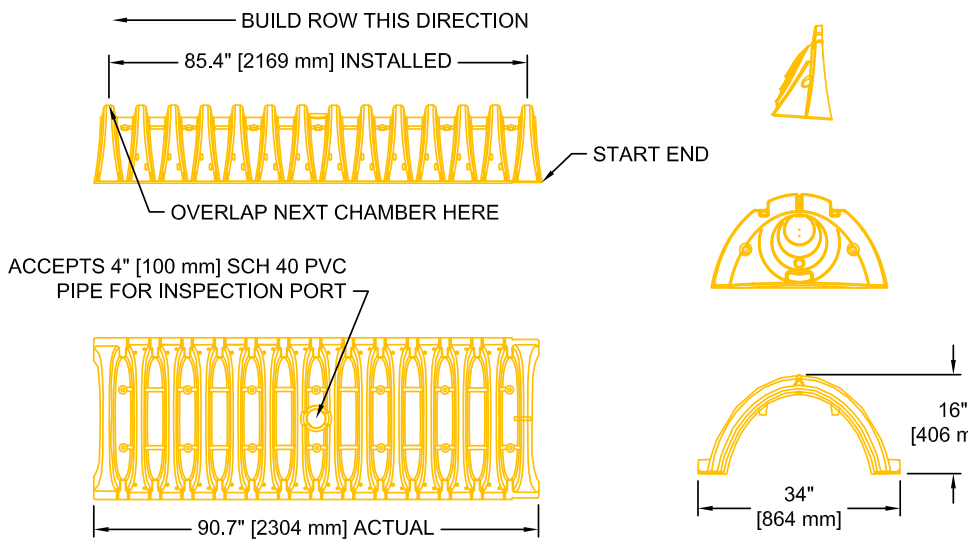
- ALL DESIGN SPECIFICATIONS FOR STORMTECH SC-310 CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH DESIGN MANUAL.
- THE INSTALLATION OF STORMTECH SC-310 CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH INSTALLATION INSTRUCTIONS.
- THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLTION. CALL 1-888-892-2694 OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF THE LATEST STORMTECH INSTALLTION INSTRUCTIONS.
- CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND LOAD FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.

ACCEPTABLE FILL MATERIALS: SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION ¹	COMPACTION/DENSITY REQUIREMENT
① FILL MATERIAL FOR LAYER "D" STARTS FROM THE TOP OF THE "C" LAYER TO THE BOTTOM OF THE FLEXIBLE PAVEMENT OR UNPAVED FINISH GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THIS LAYER.	ANY SOLID-ROCK MATERIALS, NATIVE SOILS OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRIKING MATERIAL AND PREPARATION REQUIREMENTS.
② FILL MATERIAL FOR LAYER "C" STARTS FROM THE TOP OF THE EMBEDEDMENT STONE (B) LAYER TO 18" (457 mm) ABOVE THE TOP OF THE CHAMBERS. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES < 35% FINES. MOST PAVEMENT SUB-BASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTION AFTER 12" (305 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (152 mm) LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY. HIGHER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
③ EMBEDEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A) LAYER TO THE "C" LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" - 2 INCH (19 - 51 mm)	3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
④ FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" - 2 INCH (19 - 51 mm)	3, 35, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY ² .

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE."
2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR "A" LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (229 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.

3 SC-310 NOTES



NOMINAL CHAMBER SPECIFICATIONS
SIZE (W x H x INSTALLED LENGTH) 34.0\"/>

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART#	STUB	A	B	C
SC310EPE06T	6\"/>	9.60\"/>	5.80\"/>	N/A
SC310EPE06B	6\"/>	9.60\"/>	N/A	0.50\"/>
SC310EPE08T	8\"/>	11.80\"/>	3.50\"/>	N/A
SC310EPE08B	8\"/>	11.80\"/>	N/A	0.60\"/>
SC310EPE10T	10\"/>	12.70\"/>	1.40\"/>	N/A
SC310EPE10B	10\"/>	12.70\"/>	N/A	0.70\"/>
SC310EPE12B	12\"/>	13.50\"/>	N/A	0.90\"/>

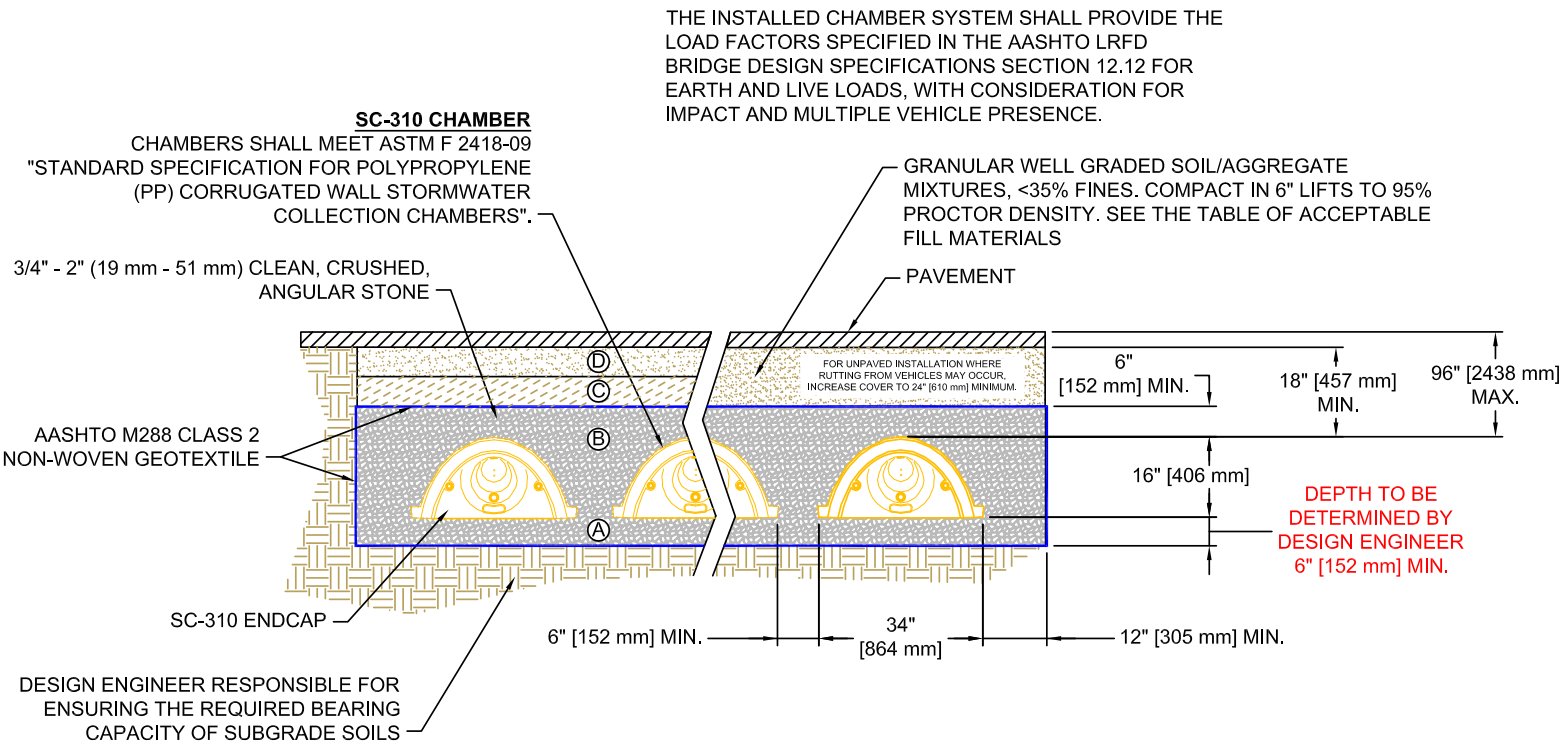
NOTE: ALL DIMENSIONS ARE NOMINAL.

*FOR THE SC310EPE12B THE 12\"/>

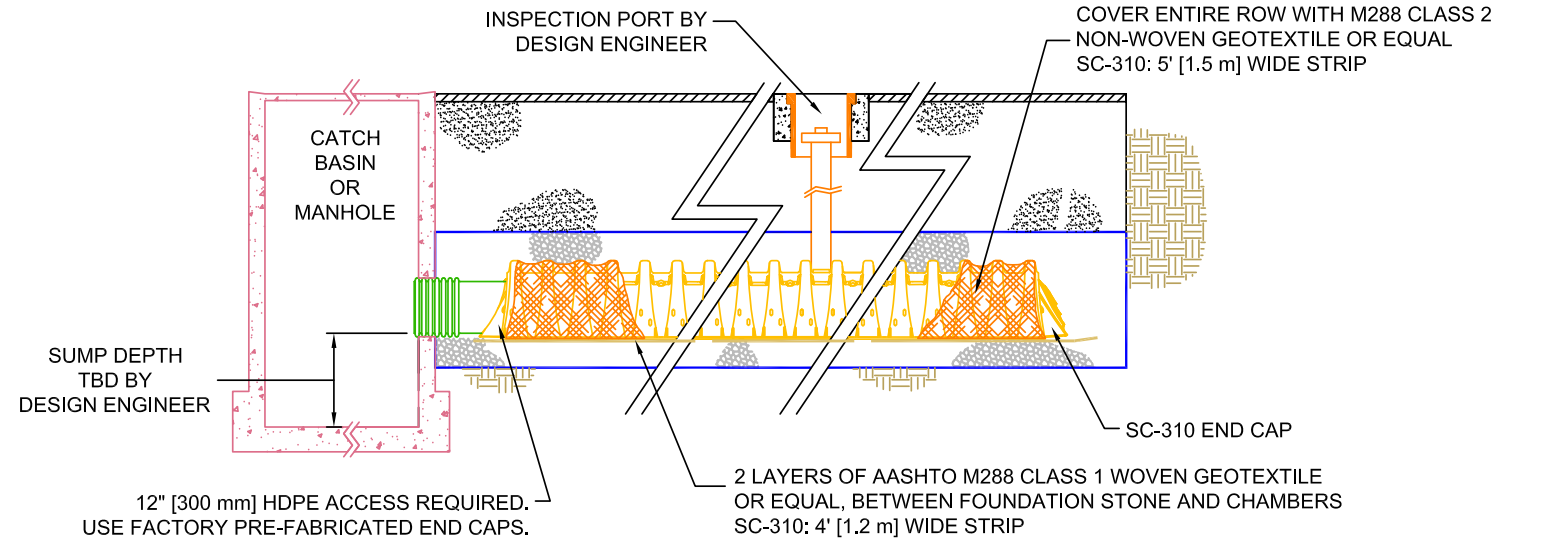
ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

4 SC-310 TECHNICAL SPEC.

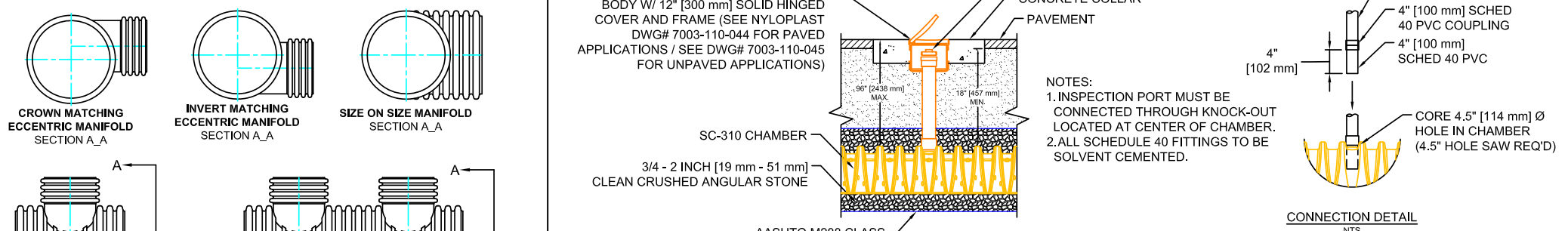
6 STORMTECH ACCEPTABLE FILL MATERIALS



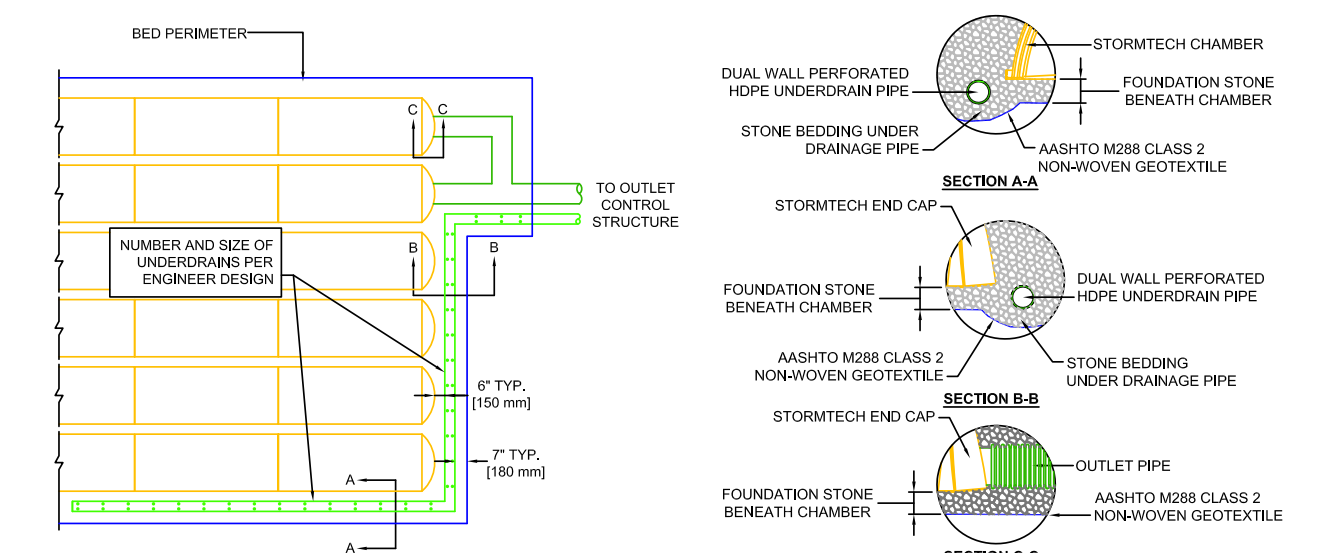
7 SC-310 STANDARD CROSS SECTION



8 SC-310 ISOLATOR™ ROW DETAIL

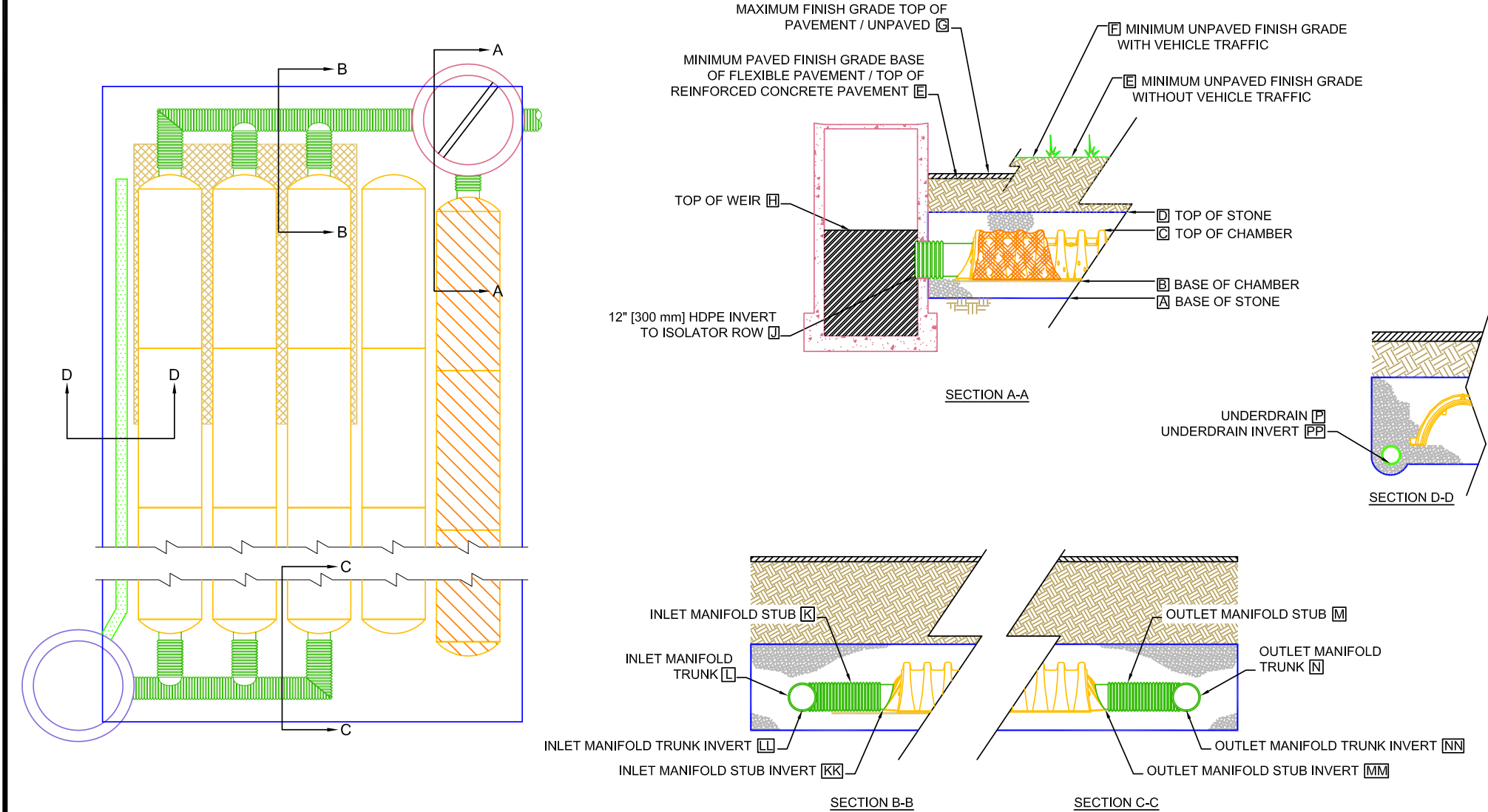


9 SC-310 INSPECTION PORT DETAIL



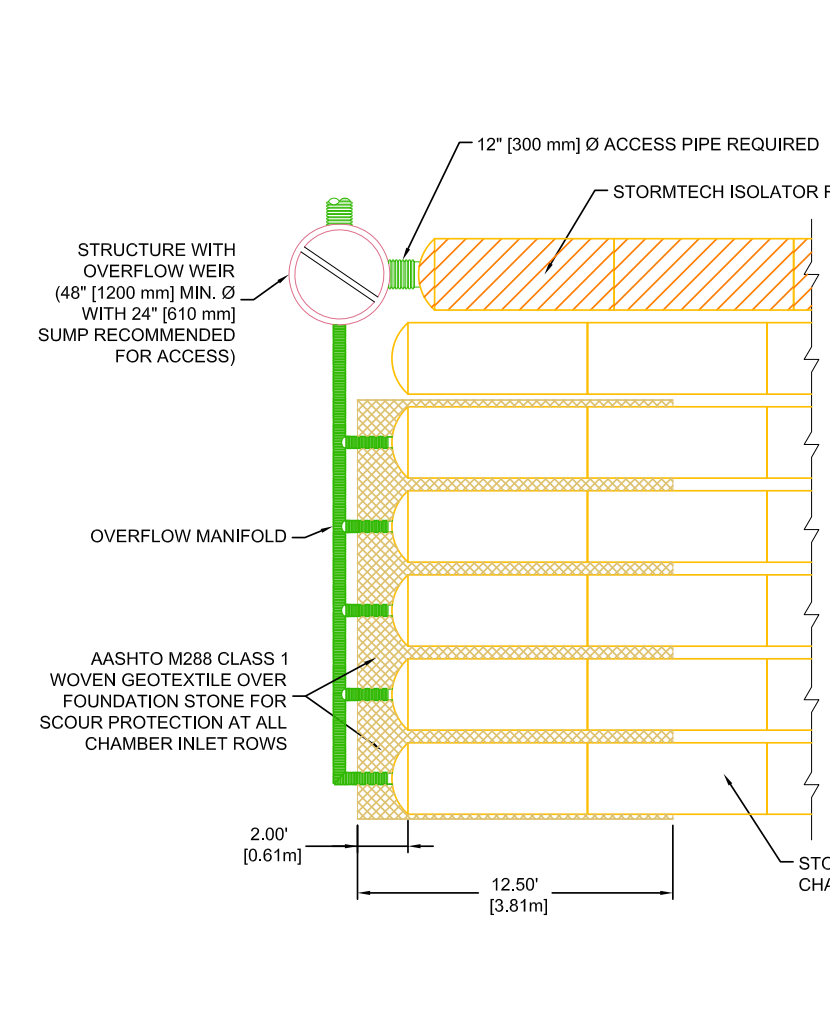
1 PLAN VIEW LAYOUT

	A	B	C	D	E	F	G	H	J	K	KK	L	LL	M	MM	N	NN	P	PP
BED 1/ONLY																			
BED 2																			
BED 3																			
BED 4																			
BED 5																			

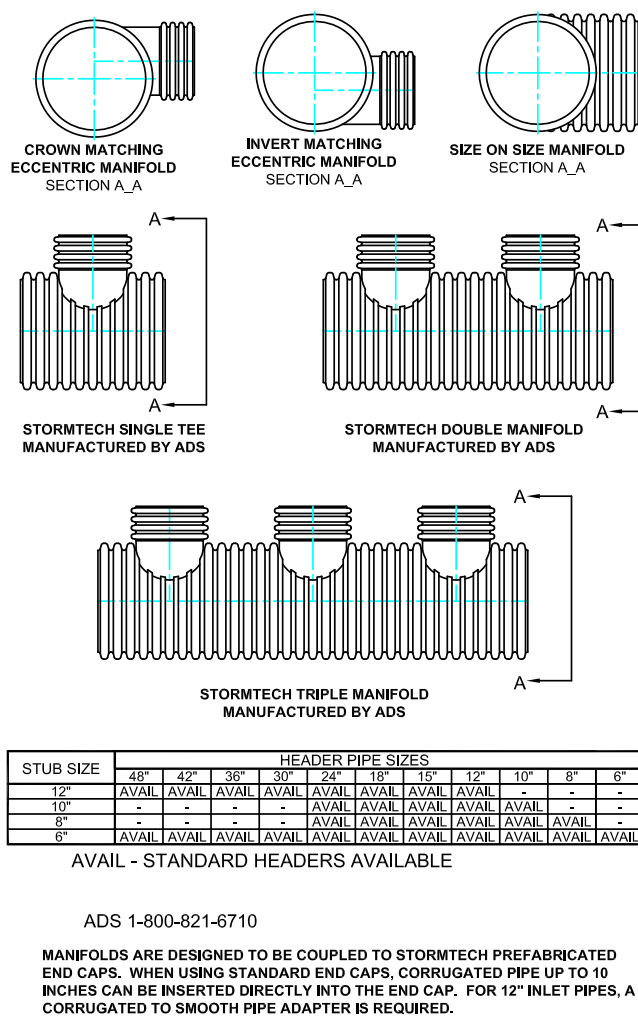


2 SC-310 ELEVATIONS

5 SC-310 MANIFOLD DETAIL



11 MANIFOLDS



10 SC-310 UNDERDRAIN DETAIL

THIS DRAWING WAS PREPARED FOR THE SUPPORT OF THE DESIGN ENGINEER FOR THE PROPOSED PROJECT. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ENSURE THAT THE STORMTECH SYSTEM DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT ALL STORMTECH PRODUCTS ARE DESIGNED IN ACCORDANCE WITH THE LATEST DESIGN REQUIREMENTS. STORMTECH LLC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS. THE DESIGN ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS.



20 BELLEVUE ROAD
WETHERSFIELD, CT 06109
PHONE: 888-892-2694
FAX: 860-252-8407
WWW.STORMTECH.COM

DESCRIPTION

CHK

DRN

DATE

StormTech®
Detention-Retention-Recharge™
Subsurface Stormwater Management™

PROJECT #:
SCALE: NTS
PAGE: OF
DATE:
DRAWN BY:
CHECKED BY:

Attachment C

To: City of Wayzata

RE: Variance request for 532 Ferndale Rd West – Phil and Margaret Soran

I understand that our new neighbors, the Sorans, have a variance request in to attach their garage to the house (moving away from road) and to add a tennis court.

We wanted to let you know that we are supportive of this request. We are neighbors of the Sorans.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bridget", followed by a long horizontal flourish.

Daniel and Bridget Johnson
437 Ferndale Rd West
Wayzata, MN 55357

Attachment C

Dear City of Wayzata,

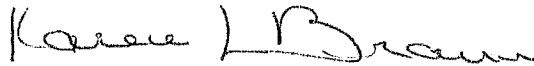
April 19, 2015

We want to inform you of our support for the variance request that Margaret and Phil Soran have requested for their new house at 532 Ferndale Rd W.

We understand the variance is to attach the garage to the house allowing more setback from the street, and also the installation of a tennis court.

We are supportive of their request.

Respectfully,



Karen and Richard Braun
513 Ferndale Rd W
Wayzata, MN 55391

To: City of Wayzata:

We understand that Philip and Margaret Soran, owners of 532 Ferndale Road West have applied for two variances regarding their home

1. Attach the garage to the house
2. Install a tennis court on the west side of their house.

We support their application and endorse approval for the variances. We considered attaching the garage to the house while we were owners but never got around to doing so. It will be a considerable improvement.

The west side of the lot would make an ideal location for a tennis court.

Sincerely,


Patt and Jerry Cavanaugh
520 Ferndale Road West

Attachment C

Steve and Barbara Hemsley
622 Ferndale Road West
Wayzata, MN 55391

April 14, 2015

City of Wayzata
600 Rice Street East
Wayzata, MN 55391

Dear City of Wayzata,

We want to inform you of our support for the variance request that Margaret and Phil Soran have requested for their new house at 532 Ferndale Road West.

We understand the variance includes attaching the garage to the house allowing an increased setback from the street and also the installation of a tennis court.

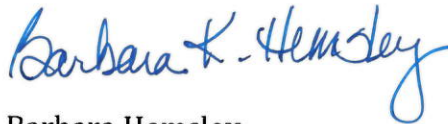
We are very supportive of their request.

Thank you.

Regards,



Steve Hemsley



Barbara Hemsley



**Planning Report
Wayzata Planning Commission
May 4, 2015
Wayzata City Council
May 5, 2015**

Project Name:	Bailey Woods
File Number:	PR 2014-16
Applicant/Owner:	Fritz Gullickson
Address of Request:	637 Harmony Circle
Property ID #s:	31-118-22-44-0036
Prepared by:	Bryan Gadow, City Planner
Planning Commission Review:	May 4, 2015
City Council Review:	May 5, 2015
“120 Day” Decision Deadline:	May 23, 2015

PROJECT SUMMARY

Section 1. Development Application

- 1.1. Background. In 2014, Mr. Fritz Gullickson (the “Applicant”) submitted a Development Application (the “Original Application”) requesting concurrent preliminary and final plat subdivision approval (the “Subdivision” or the “Preliminary/Final Plat”) to divide 37,565 SF parcel into two (2) new lots at 637 Harmony Circle (the “Property”). At the time of the Original Application, the Applicant included images and plans for two (2) story residences on the two lots for review by the Planning Commission and City Council.

The Original Application was reviewed by the Planning Commission on January 26, 2015 and February 23, 2015. The Planning Commission found that the submitted house plans were not similar to the architectural appearance, scale, and mass in the surrounding neighborhood, and requested the Applicant submit alternative plans. The Planning Commission recommended approval of the Original Application with multiple conditions.

The City Council began their review of the Application on March 3, 2015, and continued their review to March 17, 2015. On March 17, 2015, the Council directed staff to prepare a draft resolution for approval with a number of conditions pertaining to the architectural design of the single family residences, among other items.

After conclusion of the Council meeting on March 17th, the Applicant contacted staff and indicated that they did not own the rights to the architectural plans included in the Council's motion, and wanted to pursue a different architectural design for the homes. The Applicant reached out to the architecture and building firm of Charles Cudd & Co, who had expressed interest in building two one (1) story style structures on the lots if they were subdivided. The Applicant requested a workshop meeting with the Council to receive feedback on a one story style option for the lots, and granted the City a time extension for review of the subdivision application.

The City Council held a workshop on April 21, 2015 with the Applicant and Mr. Rick Denman from Charles Cudd & Co regarding the revised building concept plans for two one (1) story style structures. Charles Cudd & Co has modified the garage location on the proposed house for Lot 1 so that the existing Bur Oak tree would not be impacted by the driveway location. The Council was generally supportive of the revised building plans, and asked Charles Cudd & Co to submit a revised preliminary plat to reflect the new residential designs and building pads for review by the Planning Commission and City Council.

Charles Cudd & Co has submitted a revised preliminary plat and architectural plans reflecting two one (1) story style homes on the lot (the "Revised Application").

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

- Existing Conditions Survey
- Revised Preliminary Plat, with Grading, Utility, and Tree Inventory Plan
- Final Plat
- Revised New Residences Images and Plans

1.2 Project Location.

The proposed Subdivision would be built on property located within the Harmony Circle neighborhood. The Harmony Circle neighborhood developed in the early 1950s, with many of the homes reflecting a one story or one and half story aesthetic. The Applicant has met with neighborhood residents to review the Project and review feedback.

Map 1: Project Location.



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

637 Harmony Circle	31-118-22-44-0036	Fritz Jon Gullickson
--------------------	-------------------	----------------------

1.3 Area Land Uses.

Uses in the general vicinity are entirely single family residential, with the area zoned for R-3 Single and Two Family Residential (9,000 SF minimum lot sizes).

1.4 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 January 13, 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 January 15, 2015.

SECTION 2. ANALYSIS OF CURRENT DEVELOPMENT PROPOSAL

2.1 Lot Arrangement.

The proposed Subdivision would result in two (2) parcels, together totaling 37,565 SF or 0.86 acres. The proposed lot sizes would be range between 49,480 SF and 50,540 SF. All of the lots proposed would 17,166 SF (Lot 1) and 20,399 SF (Lot 2) and exceed the R-3 District lot area minimum requirement of 9,000 SF.

Table 1: Proposed Lot Sizes

Lot	Lot Size (SF)
1	17,166 SF
2	20,399 SF
Average	18,782 SF

Table 2: Adjacent Lot Sizes

Address	Lot Size (SF)	Acres
697 Harmony Circle	10,845	0.25
691 Harmony Circle	10,845	0.25
685 Harmony Circle	10,845	0.25
679 Harmony Circle	11,772	0.27
675 Harmony Circle	14,451	0.33
671 Harmony Circle	18,520	0.43
667 Harmony Circle	19,632	0.45
663 Harmony Circle	25,456	0.58
659 Harmony Circle	31,948	0.73
655 Harmony Circle	21,163	0.49
645 Harmony Circle	35,881	0.82
633 Harmony Circle	34,275	0.79
631 Harmony Circle	16,091	0.37
627 Harmony Circle	10,509	0.24
623 Harmony Circle	10,564	0.24

615 Harmony Circle	10,548	0.24
609 Harmony Circle	10,532	0.24
605 Harmony Circle	10,516	0.24
625 Rosswood Lane	12,958	0.30
635 Rosswood Lane	15,358	0.35
641 Rosswood Lane	13,758	0.32
659 Rosswood Lane	16,475	0.38
665 Rosswood Lane	12,478	0.29
696 Harmony Circle	11,838	0.27
672 Harmony Circle	13,439	0.31
660 Harmony Circle	15,079	0.35
654 Harmony Circle	17,660	0.41
648 Harmony Circle	16,555	0.38
642 Harmony Circle	15,341	0.35
636 Harmony Circle	15,246	0.35
630 Harmony Circle	15,555	0.36

2.2 Housing Unit Density.

The Subdivision consists of 2 single-family homes on a 0.86 acre site. This yields a total project density of 1 dwelling unit per .43 acres, which meets the density requirements of 1 to 4 units per acre within the Low Density Single Family Residential guidance in the Comprehensive Plan.

2.3 Zoning.

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

Table 4: R-3 Zoning District Requirements

R-3 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	30 ft to the midpoint of the roof, 35 ft to the peak of roof, 2.5 stories

As shown on the submitted Plat, the proposed division would result in two (2) buildable parcels that would meet minimum standards of the R-3 District and therefore would be conforming lots.

Table 5: Proposed Development Plan

	Lot 1	Lot 2
Lot Area	17,166 SF	20,399 SF
Lot Width	60 ft	60 ft
Lot Depth	253 ft	253 ft
Front Yard Setback	40.1 ft	23.7 ft
Side Yard Setback	10 ft & 10.1 ft	10.1 ft & 15.8 ft
Rear Yard Setback	156 ft	168 ft
Proposed Lot Coverage	11.9% (2,039 SF)	10.6% (2,156 SF)
Proposed Hardcover	19.5% (3,352 SF)	15.5% (3,152 SF)
Proposed Height	24 ft, 9 inches	23 ft

Building images and plans for the two residences have been provided by the Applicant for review by the Planning Commission and City Council. If the Subdivision is approved, the building plans would undergo additional review prior to any building permit approval.

2.4 Tree Inventory.

The Application materials include a tree inventory of the Property, which shows a total of sixteen (16) significant trees on the property having a minimum diameter of 6 inches. The property includes a wide variety of species: Maple, Linden, Oak, Cottonwood, and Spruce. The Applicant has revised the plans to preserve the thirty four inch (34") Burr Oak on Lot 1. All trees would be protected with silt fence during construction.

2.7 Grading and Utilities.

The Applicant's site plan shows the addition of fill as part of the construction of the two story walk out homes, with the proposed homes being 1-1.8 ft above existing elevation at the front of the building pads. The proposed grading would be reviewed further prior to any building permit approval to determine if the proposed grading is appropriate for the sites. The Applicant would connect to existing water and sanitary sewer lines on Harmony Circle. In addition, the Applicant would abandon an existing storm sewer line running along the northern portion of the Property, and locate a new storm sewer line between Lots 1 and 2. Grading and Utility information is included on the Applicant's revised Preliminary Plat document included as Attachment A.

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-3 area. The proposed subdivision would meet the low density single family guidance in the Comprehensive Plan.

- 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 zero (0) trees will need to be removed as a result 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 filling or grading.

The proposed grading plan submitted with the Application shows a change of 1-1.8 ft from existing grade at the front of the building pads with additional fill for the proposed homes. The grading plan 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 zero (0) trees will need to be removed as a result of the Project. The existing tree coverage in the rear of the Property is depicted as being preserved, and protected during construction with silt fence.

- 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 location of the proposed building pads is similar to other larger lots in the immediate vicinity.

- 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 exceeds the R-3 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 images of the proposed two new residences, which are one (1) story in design. The Planning Commission and City Council should review and comment on the proposed residential plans.

- 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. The proposed building designs would be required to meet the R-3 District standards.

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

The proposed lot layouts and building pads meet the performance requirements of R-3 District in terms of lot area and dimensions.

- 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 proposed two lots would not be dissimilar from other larger 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.

- 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.

Section 4. Staff Input

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

4.1 City Engineer

- Existing services (water) shall be abandoned at main if less than one inch (1").
- New water services shall be one inch (1") minimum.
- Existing service sewer shall be televised prior to reconnection.
- Existing storm sewer on north parcel shall be relocated and easement recorded.

Section 5. Conditions of Approval

Based upon the Planning Commission Report and Recommendation and City Council comments during the review of the Original Application and the Council workshop on the Revised Application, the following are conditions of approval for the Revised Application:

- A. The Applicant and/or future homeowners shall construct the residences in the Proposed Subdivision according to the revised residential building plans presented to the Planning Commission on May 4, 2015, included as Attachment A to this Report. The revised residential building plans reflect two one (1) story structures that are similar to the character of the surrounding neighborhood. Any alternative or substantially modified final building plans that differ materially from those depicted in Attachment A to this Report must be reviewed by the Planning Commission and approved by the City Council to ensure that such building plans would result in buildings that are similar to the characteristics and quality of the existing homes in the neighborhood as required under Section 805.14.E.8.
- B. The Applicant and/or future homeowners shall construct the residential buildings with the same high quality materials as presented by the Applicant at the Planning Commission's January 26, 2015 meeting. Any deviations from such building materials must be reviewed by the Planning Commission and approved by the City Council to ensure that the building materials are compatible with the characteristics and quality of the existing homes in the neighborhood as required under Section 805.14.E.8 and 805.14.E.9.
- C. The Applicant and/or future homeowners must work with the City Forester on a landscape plan for Lots 1 and 2, which incorporate native trees and plants, and at least five (5) to six (6) evergreens between Lot 1 and the property at 645 Harmony Circle, and three (3) additional mature trees on the Property.
- D. The Applicant and/or future homeowners must construct the proposed residences (depicted in Attachment A), in such a manner that neither home exceeds twenty eight (28) ft in height as viewed and measured from the adjacent street.
- E. The Applicant and/or future homeowners must take all necessary measures, as directed by the City Engineer, to prevent water runoff into the wetlands in the rear of the Property during construction.
- F. The City Engineer's approval must be secured for a grading plan, prior to any construction work on the Property so that land disruption is minimized.

- G. The Applicant and/or future homeowners shall ensure that the Project meets all of the performance standards required by the City's Zoning Ordinance.
- H. The following comments of City Staff outlined in the Planning Report on the Application dated January 26, 2015 must be incorporated into the Final Plat:
 - 1. Existing services (water) shall be abandoned at main if less than one inch (1").
 - 2. New water services shall be one inch (1") minimum.
 - 3. Existing service sewer shall be televised to document structural integrity prior to reconnection.
 - 4. Existing storm sewer on north parcel shall be relocated and easement recorded.
- I. The Applicant and/or future homeowners must secure all necessary building permits for construction, and conform to all laws and regulations applicable to the Project.
- J. All expenses of the City of Wayzata, including consultant, expert, legal, planning, and Park Dedication fees incurred must be fully reimbursed by the Applicant.
- K. The Applicant must record the Final Plat document with the appropriate Hennepin County officials within one hundred twenty (120) days in conformance with Section 805.15.E.7, and provide a recorded copy to the City.
- L. The Applicant must take the steps necessary to preserve the existing Bur Oak tree on Lot 1 during construction, in consultation with the City Forester and City Tree Consultant.

Section 6. 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 meeting on May 4, 2015.

Attachments:

- Attachment A: Applicant Submittals:
 - o Existing Conditions Survey
 - o Preliminary Plat and Proposed Grading, Utilities, and Tree Inventory
 - o Final Plat
 - o Single Family Residential Designs

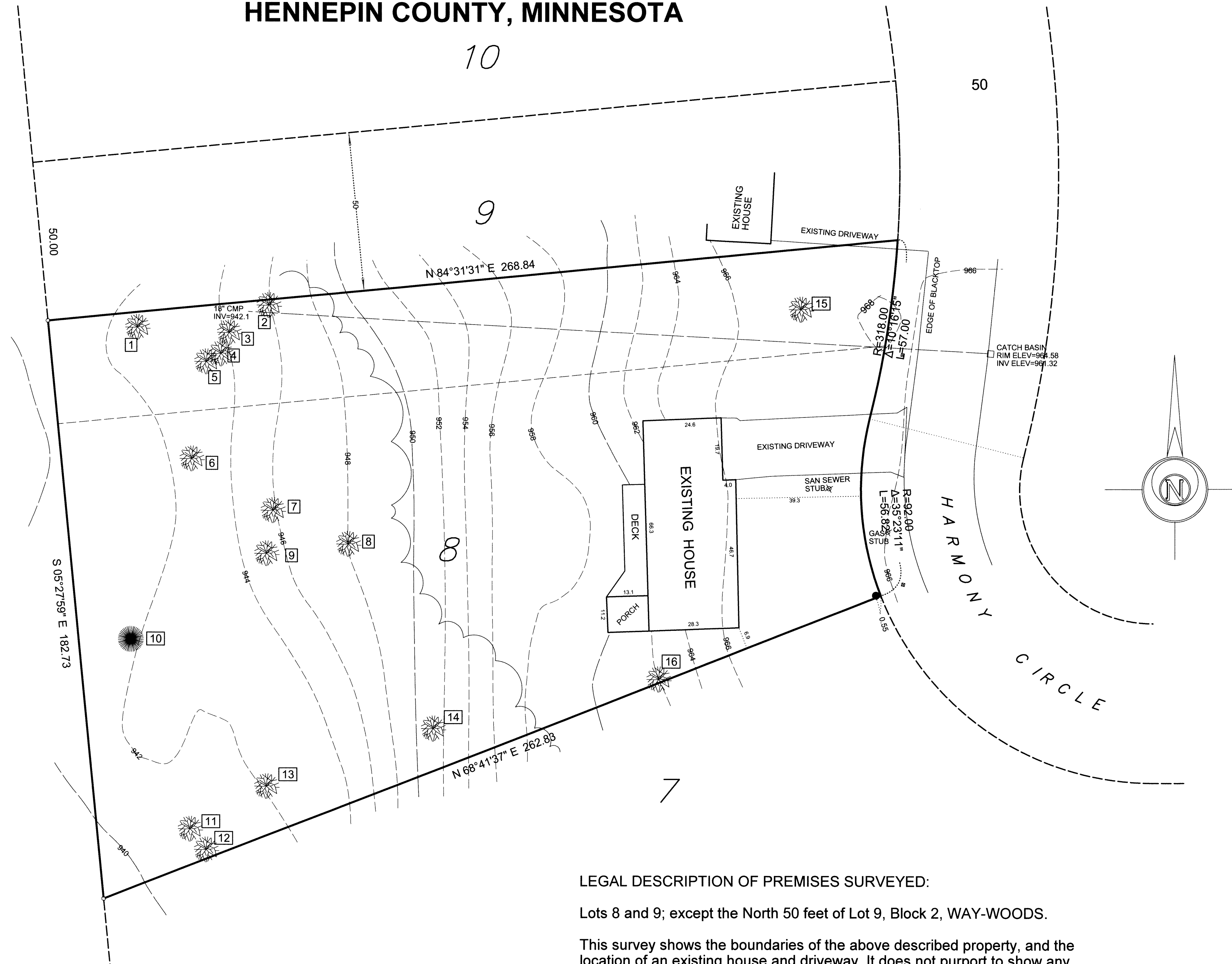
10

1	8X12" ASH
2	8" OAK
3	8" OAK
4	10" OAK
5	14" OAK
6	40" COTTONWOOD
7	40" COTTONWOOD
8	12" OAK
9	12" OAK
10	5" SPRUCE
11	12" MAPLE
12	20X38" COTTONWOOD
13	36" COTTONWOOD
14	48" OAK
15	34" OAK
16	12" LINDEN



This survey shows the boundaries of the above described property, and the location of an existing house and driveway. It does not purport to show any other improvements or encroachments.

- : Iron marker found
 ○ : Iron marker set
 — : Existing contour from Henn. Co. maps
 Bearings shown are based upon an assumed datum



REVIEWS			DESIGNED
DATE	BY	REMARKS	
11-20-14		TREES ADDED	DRAWN
			CHECKED

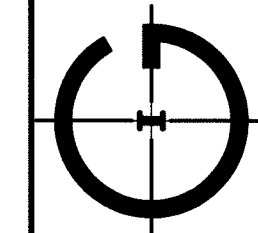
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

DATE
1"=20'

SCALE
8-28-14

JOB NO.
14-343

SHEET
OF
SHEETS



GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 N. WILLOW DRIVE LONG LAKE, MN 55356
PHONE: 952-473-4141 FAX: 952-473-4435

HARDCOVER CALCULATIONS

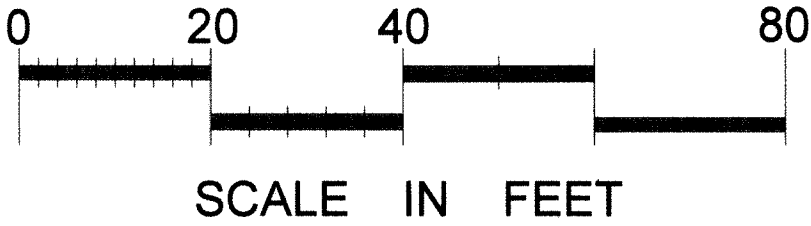
LOT 1	17166+- S.F.
HOUSE	2032+-
PORCH	70+-
DRIVEWAY	821+-
WALK	123+-
DECK	144+-
POSSIBLE DECK	162+-
TOTAL	3352+- S.F.
3352/17166 = 19.53%	

LOT 2	20399+- S.F.
HOUSE	2156+-
DRIVEWAY	452+-
WALK	234+-
DECK	142+-
POSSIBLE DECK	168+-
TOTAL	3152+- S.F.
3152/20399 = 15.45%	

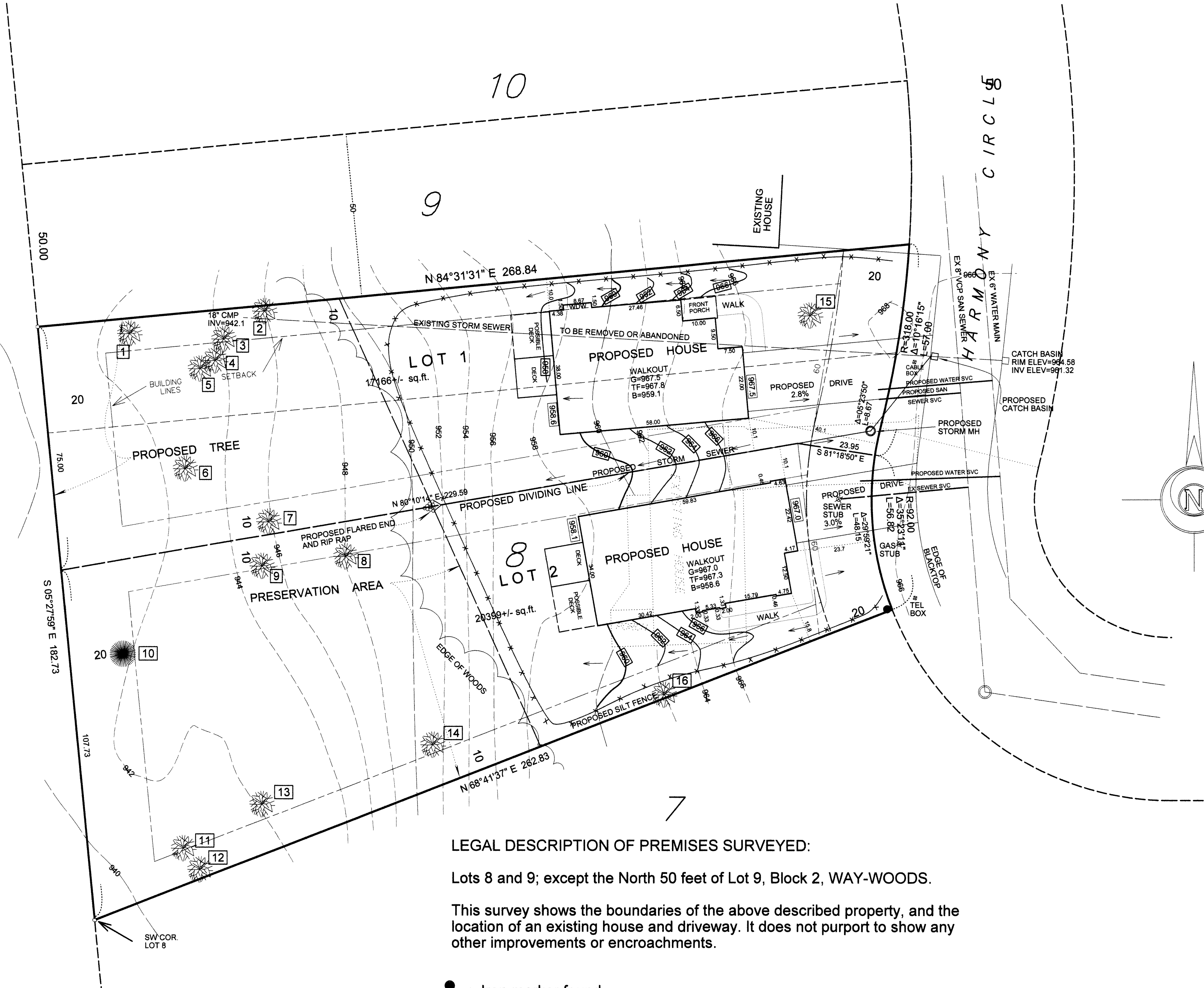
TREE INVENTORY

1	8X12" ASH
2	8" OAK
3	8" OAK
4	10" OAK
5	14" OAK
6	40" COTTONWOOD
7	40" COTTONWOOD
8	12" OAK
9	12" OAK
10	5" SPRUCE
11	12" MAPLE
12	20X38" COTTONWOOD
13	36" COTTONWOOD
14	48" OAK
15	34" OAK
16	12" LINDEN

NO TREES ARE PROPOSED TO BE REMOVED



PROPOSED GRADING, UTILITIES AND
PRELIMINARY PLAT FOR
FRITZ GULLICKSON
IN LOTS 8 AND 9, BLOCK 2, WAY-WOODS
HENNEPIN COUNTY, MINNESOTA



LEGAL DESCRIPTION OF PREMISES SURVEYED:

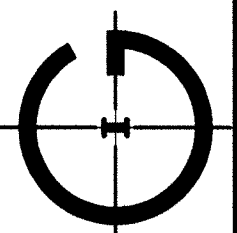
Lots 8 and 9; except the North 50 feet of Lot 9, Block 2, WAY-WOODS.

This survey shows the boundaries of the above described property, and the location of an existing house and driveway. It does not purport to show any other improvements or encroachments.

- : Iron marker found
- : Iron marker set
- : Proposed spot elevation
- - - : Existing contour line
- - - : Proposed contour line

Bearings shown are based upon an assumed datum
NOTE: Topo is from Henn. Co. Nat. Res. website

GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 N. WILLOW DRIVE LONG LAKE, MN 55356
PHONE: 952-473-4141 FAX: 952-473-4435



DATE	11-20-15
SCALE	4-29-15
SHEET	15-156
SHEETS	5

I hereby certify that this survey, plan, 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.
Mark D. Gronberg
DATE 11-29-15 MINN. LICENSE NUMBER 22755

DESIGNED		DRAWN		CHECKED	
REVISIONS					
DATE		BY		REMARKS	

C.R.DOC.NO. _____

BAILEY WOODS

Know all persons by these presents that Fritz J. Gullickson, single, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lots 8 and 9, EXCEPT the north 50 feet of said Lot 9, Block 1, WAY-WOODS

Has caused the same to be surveyed and platted as BAILEY WOODS, 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 Fritz J. Gullickson, single, and hereunto set his hand this _____ day of _____, 20____.

FRITZ J. GULLICKSON
STATE OF _____
COUNTY OF _____) The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Fritz J. Gullickson, single.

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 BAILEY WOODS 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 505.03, Subd. 2.

CITY COUNCIL 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____.

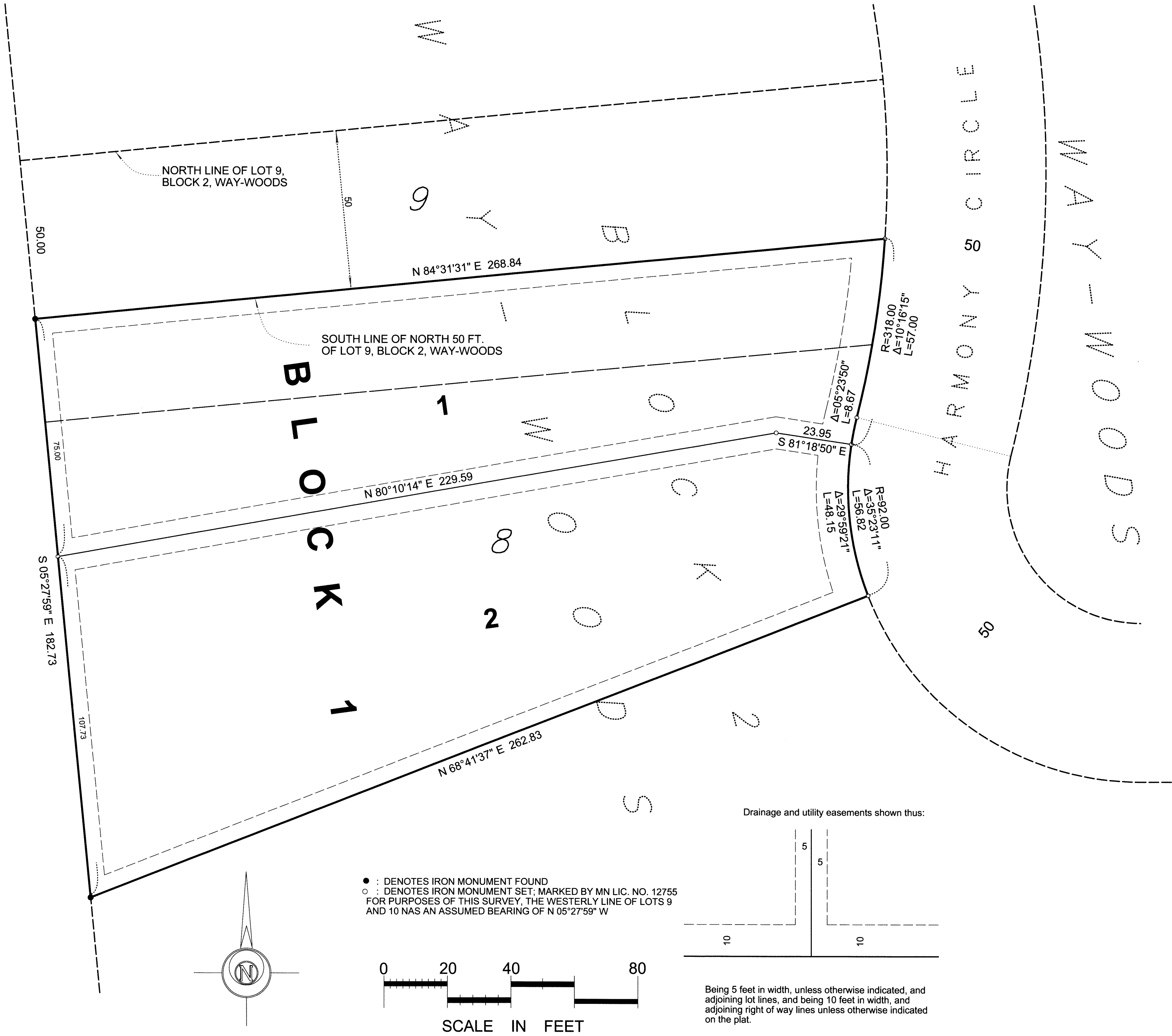
MARK V. CHAPIN, HENNEPIN COUNTY AUDITOR
By _____, Deputy

SURVEY DIVISION, HENNEPIN COUNTY, MINNESOTA
Pursuant to MINN. STAT. Sec. 383B.565, (1969), 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 BAILEY WOODS was recorded in this office this _____ day of _____, 20____, at _____ o'clock ____M.

MARTIN MCCORMICK, HENNEPIN COUNTY RECORDER
By _____, Deputy





Lot 2 (South Lot)

Lot 1 (North Lot)

CHARLES CUDD
+ DE NOVO
ARCHITECTURAL
DESIGN • BUILD

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Attachment A
**CHARLES CUDD
+ DE NOVO**
ARCHITECTURAL
DESIGN • BUILD

Lot 2 (South Lot)

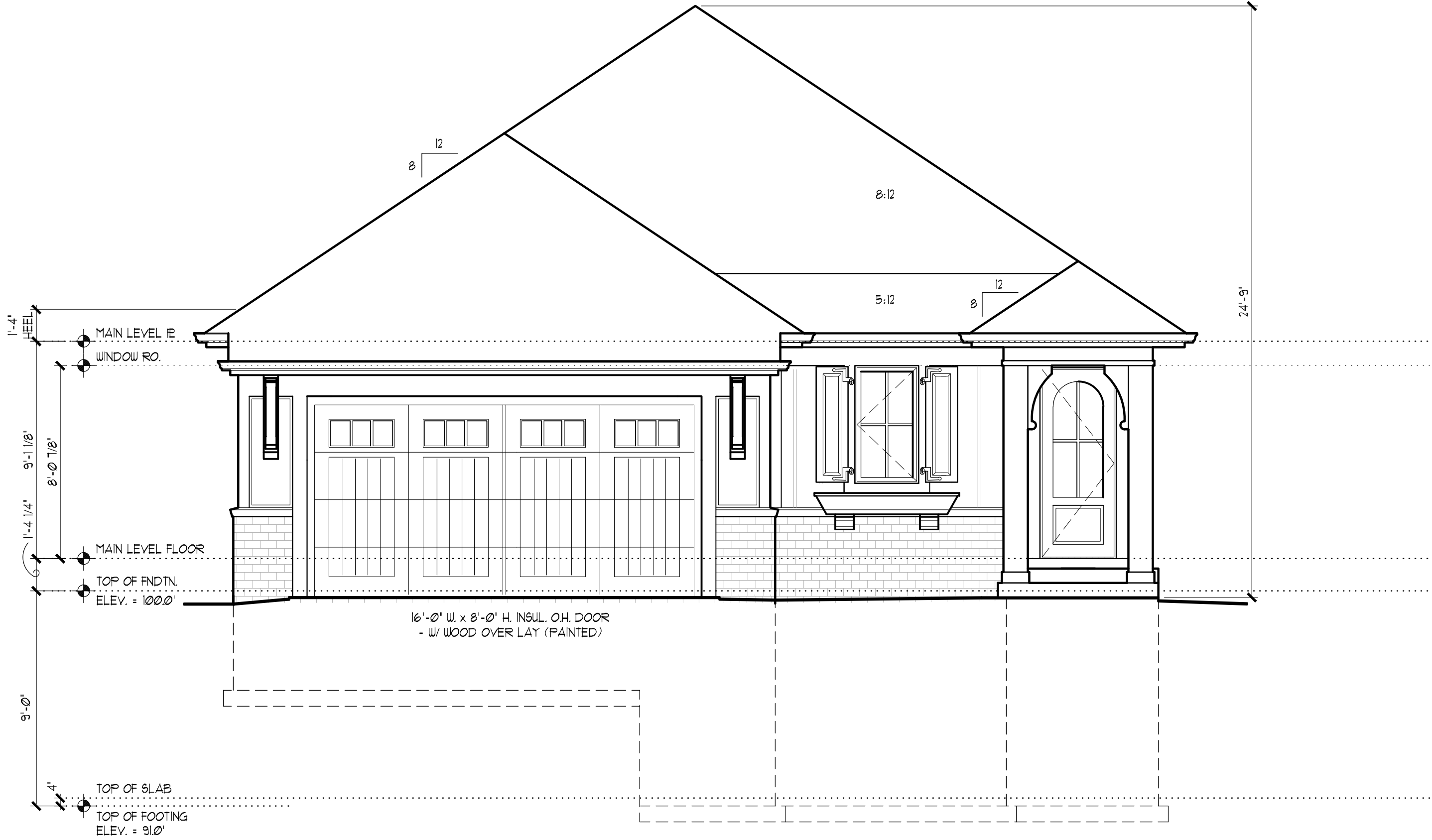
Lot 1 (North Lot)

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Lot 1 (North Lot) Building Elevations



1 FRONT ELEVATION
A-5 SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
A-5 SCALE: 1/4" = 1'-0"

CHARLES CUDD
+ DENOVO
ARCHITECTURAL
DESIGN • BUILD
1900 23rd Ave. N. • Plymouth, MN 55447 • 612-333-8020 phone
charlescudd.com • denovobuild.com

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DESIGNER'S CERTIFICATION: I, the undersigned, being a duly licensed professional engineer and architect, do hereby certify that this plan, specification, and report were prepared by me or under my direct supervision and that I am a duly licensed professional engineer and architect in the State of Minnesota.
DATE: _____
SIGN: _____
SEAL NO. _____

RESIDENCE FOR:
Harmony Circle Villa 38 X 58
ADDRESS: XXXXX, MINN
LOT NO.: X BLOCK NO.: X
JOB NO.: X PROJECT: _____

DATE	REVISIONS / ISSUE DATES	DESCRIPTION	DATE
10/20/11	1	10/20/11	10/20/11

DATE DRAWN: _____
CUSTOMER: _____
PLAN REVIEW: _____
RELEASE: _____
DRAWN BY: _____

SHEET INDEX
ARCHITECTURAL
T-1 Title Sheet
A-1 Foundation Plan
A-2 Lower Level Floor Plan
A-3 Main Level Floor Plan
A-4 Roof Plan
A-5 Front Left Elevations
A-6 Front Right Elevations
A-7 Bldg Sections/Typ. Wall
A-8 Building Sections
S-1 Structural
E-1 Lower Level Electrical
E-2 Main Level Electrical
I-1 Interior Elevations
I-2 Interior Elevations
I-3 Interior Elev./Details

A-5
SHEET NO.

Lot 1 (North Lot) Building Elevations



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ARCHITECTURAL
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1900 23rd Ave. N. • Plymouth, MN 55447 • 612-333-8020 phone
charlescudd.com • denovodesign.com

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COPYRIGHT LAWS. ANY
UNAUTHORIZED REUSE OF THESE
PLANS IS STRICTLY
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DESIGNER CERTIFY THAT THESE ARE
THESE PLANS WERE PREPARED BY
OR UNDER THE DIRECT SUPERVISION
AND THAT THEY ARE IN ACCORDANCE
WITH THE MINNESOTA
LAWS OF THE STATE OF MINNESOTA.

DATE	DATE
DATE	DATE

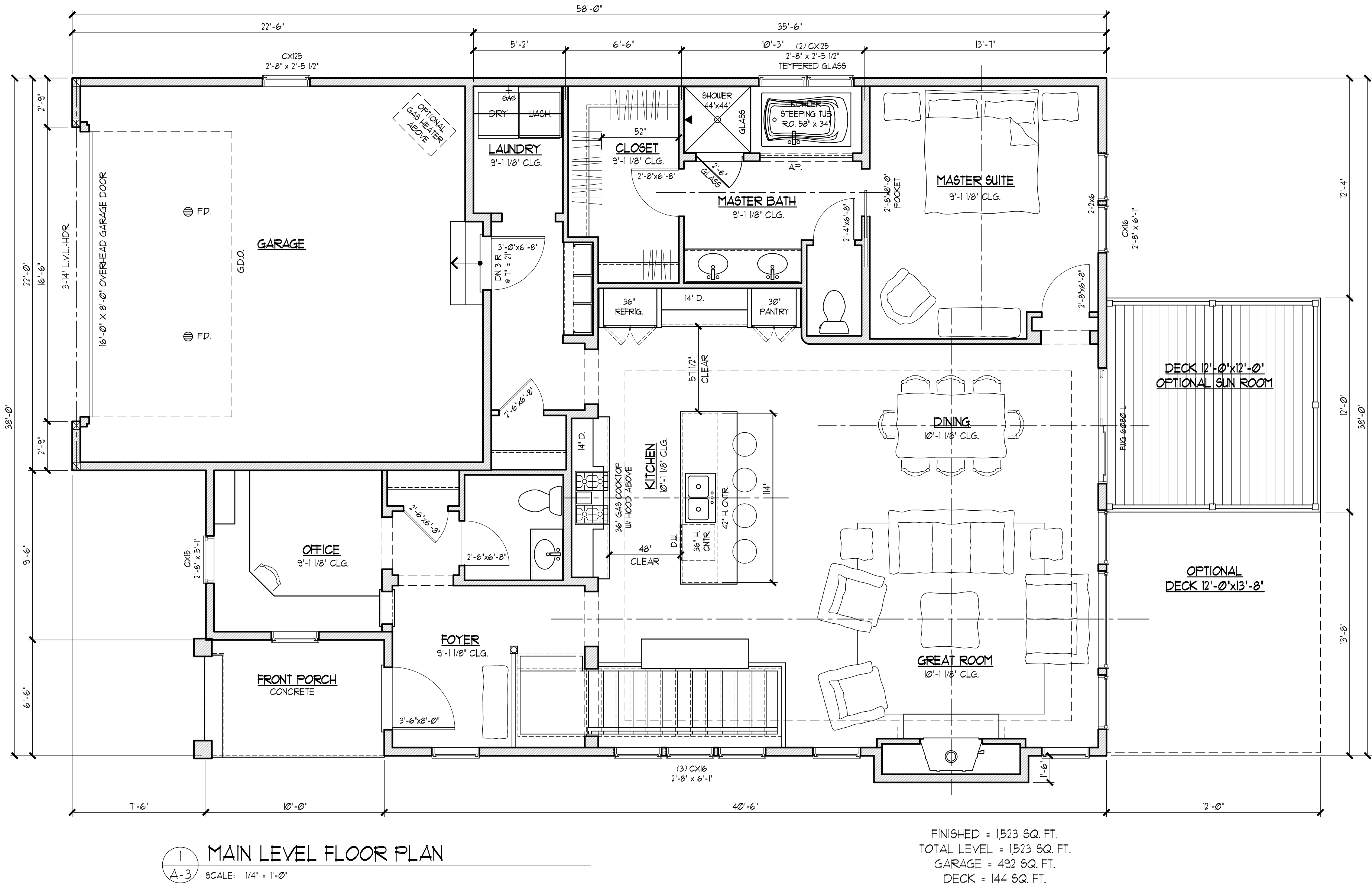
RESIDENCE FOR:
Harmony Circle Villa 38 X 58
ADDRESS: XXXXX, MN
LOT No.: X BLOCK No.: X
JOB No.: X PROJECT:

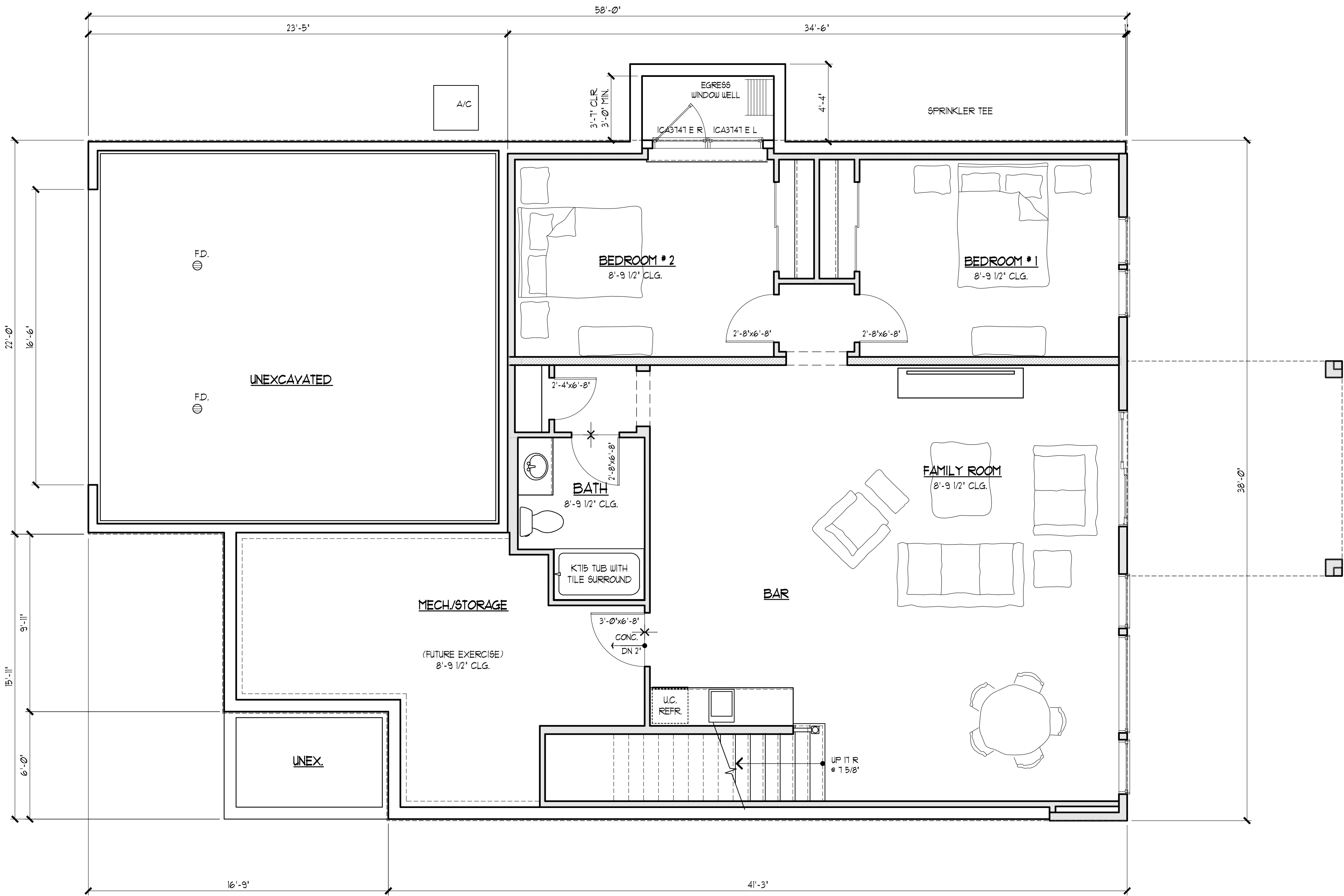
REVISIONS / ISSUE DATES	
DATE	DESCRIPTION
10/20/14	FOR CITY APPROVAL

DATE DRAWN:
CUSTOMER:
PLAN REVIEW:
RELEASE:
DRAWN BY:

SHEET INDEX	
ARCHITECTURAL	
T-1	Title Sheet
A-1	Foundation Plan
A-2	Lower Level Floor Plan
A-3	Main Level Floor Plan
A-4	Roof Plan
A-5	Front/Left Elevations
A-6	Back/Right Elevations
A-7	Blgd Sections/Typ. Wall
A-8	Building Sections
S-1	Structural
E-1	Lower Level Electrical
E-2	Main Level Electrical
I-1	Interior Elevations
I-2	Interior Elevations
I-3	Interior Elev./Details

A-6
SHEET NO.





1
A-2 LOWER LEVEL FINISH PLAN
SCALE: 1/4" = 1'-0"

FINISHED = 974 SQ. FT.
(NOT INCLUDING STAIR)
MECH./STOR = 318 SQ. FT.

CHARLES CUDDE
+ DENOVO
ARCHITECTURAL
DESIGN • BUILD
1900 23rd Ave. N. • Plymouth, MN 55447 • 612-333-8020 phone
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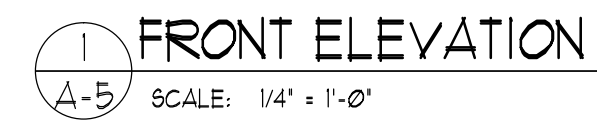
DESIGN PROFESSIONAL CERTIFICATE
I, CHARLES CUDDE, hereby certify that I am a duly Licensed Professional Engineer in the State of Minnesota, License No. 0000000000, and that I am the author of the design and construction documents herein. I am not providing any services for which I am not licensed. I am not providing any services for which I am not licensed. I am not providing any services for which I am not licensed.

RESIDENCE FOR:
Harmony Circle Villa 38 X 58
ADDRESS: XXXXX, MINN
LOT No.: X BLOCK No.: X
JOB No.: X PROJECT:
DATE: 10/20/2018 FOR CITY APPROVAL

DATE	REVISIONS	ISSUE DATES	DESCRIPTION
10/20/2018	1	10/20/2018	FOR CITY APPROVAL

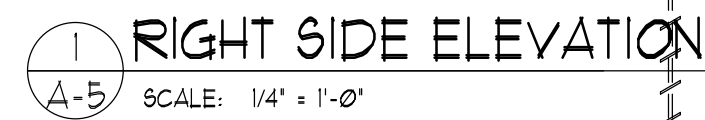
DATE DRAWN:
CUSTOMER:
PLAN REVIEW:
RELEASE:
DRAWN BY:

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A-2 Lower Level Floor Plan
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A-8 Building Sections
S-1 Structural
E-1 Lower Level Electrical
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I-1 Interior Elevations
I-2 Interior Elevations
I-3 Interior Elev. Details



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

- TRUSS HEEL HEIGHT TO BE 1'-5 3/4"
AT 10/10 ROOF SLOPE. ALL OTHER
HEEL HEIGHTS TO MATCH.



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

HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
REGISTERED ARCHITECT UNDER THE
LAWS OF THE STATE OF MINNESOTA.

SIGN _____	DATE _____
RES. NO. _____	

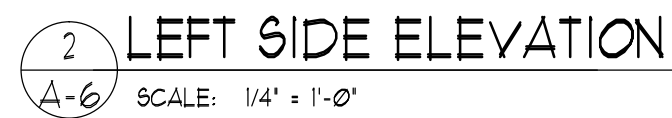
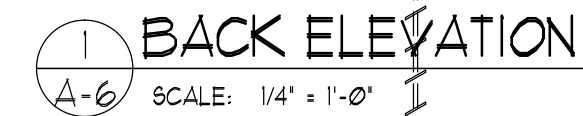
RESIDENCE FOR: **Harmony** Circle Villa 34 X 62
ADDRESS: XXXXX, MN
LOT No.: X BLOCK No.: X
JOB No.:
PROJECT:

[illegible]

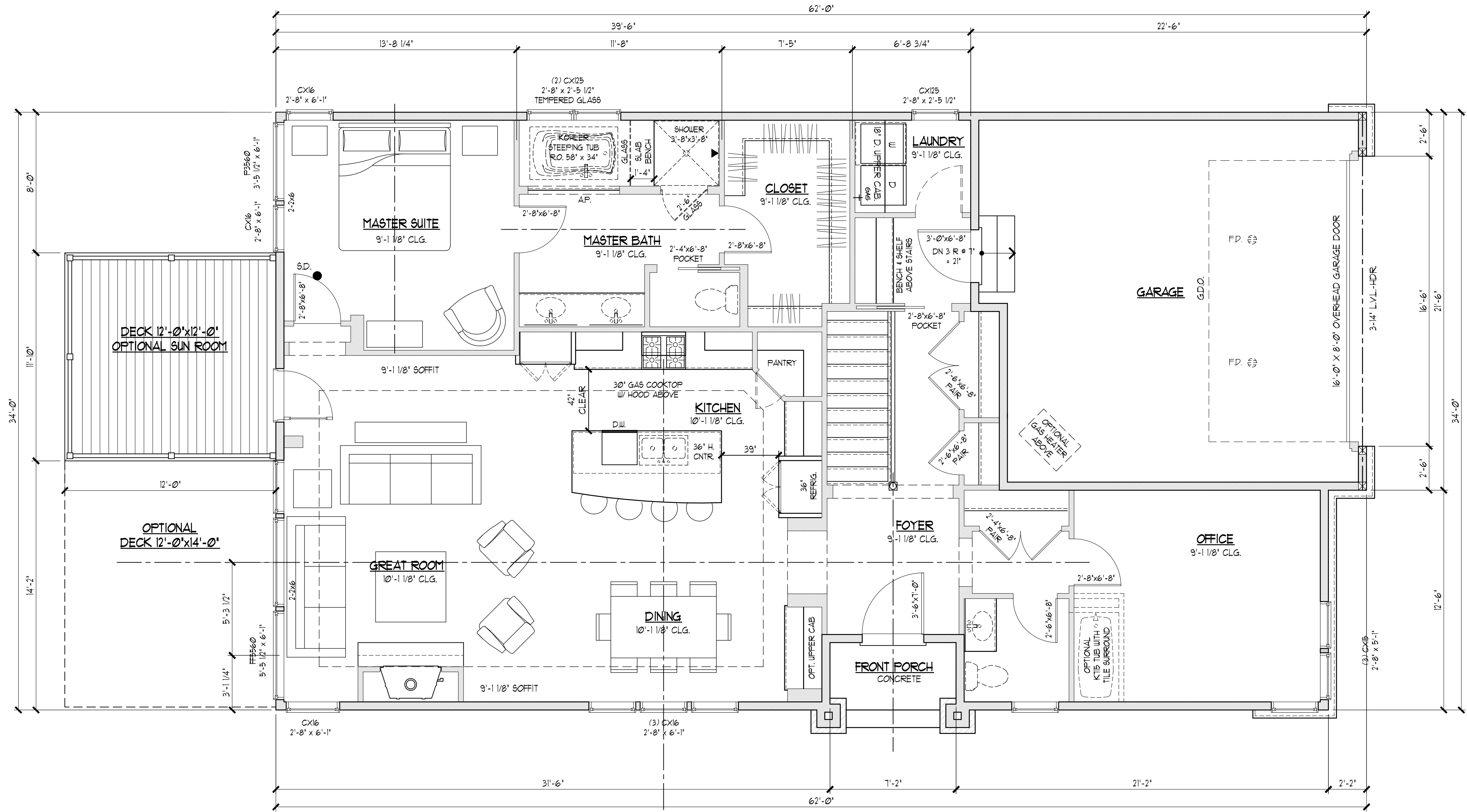
DATE DRAWN:
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I-3	Interior Elev./Details

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SHEET NO.



Lot 2 (South Lot): Building Elevations



1 MAIN LEVEL FLOOR PLAN
A-3 SCALE: 1/4" = 1'-0"

FINISHED = 1586 SQ. FT.
GARAGE = 452 SQ. FT.
DECK = 144 SQ. FT.
OPTIONAL
SUN ROOM = 144 SQ. FT.
WITH DECK = 168 SQ. FT.

CHARLES CADD + DENOVO
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DESIGNER: CHARLES CADD + DENOVO, LLC
DATE: _____
REVISION: _____
DATE: _____

RESIDENCE FOR:
Harmony Circle Villa 34 X 62
ADDRESS: XXXXX, MINN
LOT No.: X BLOCK No.: X
JOB No.: _____
PROJECT: _____

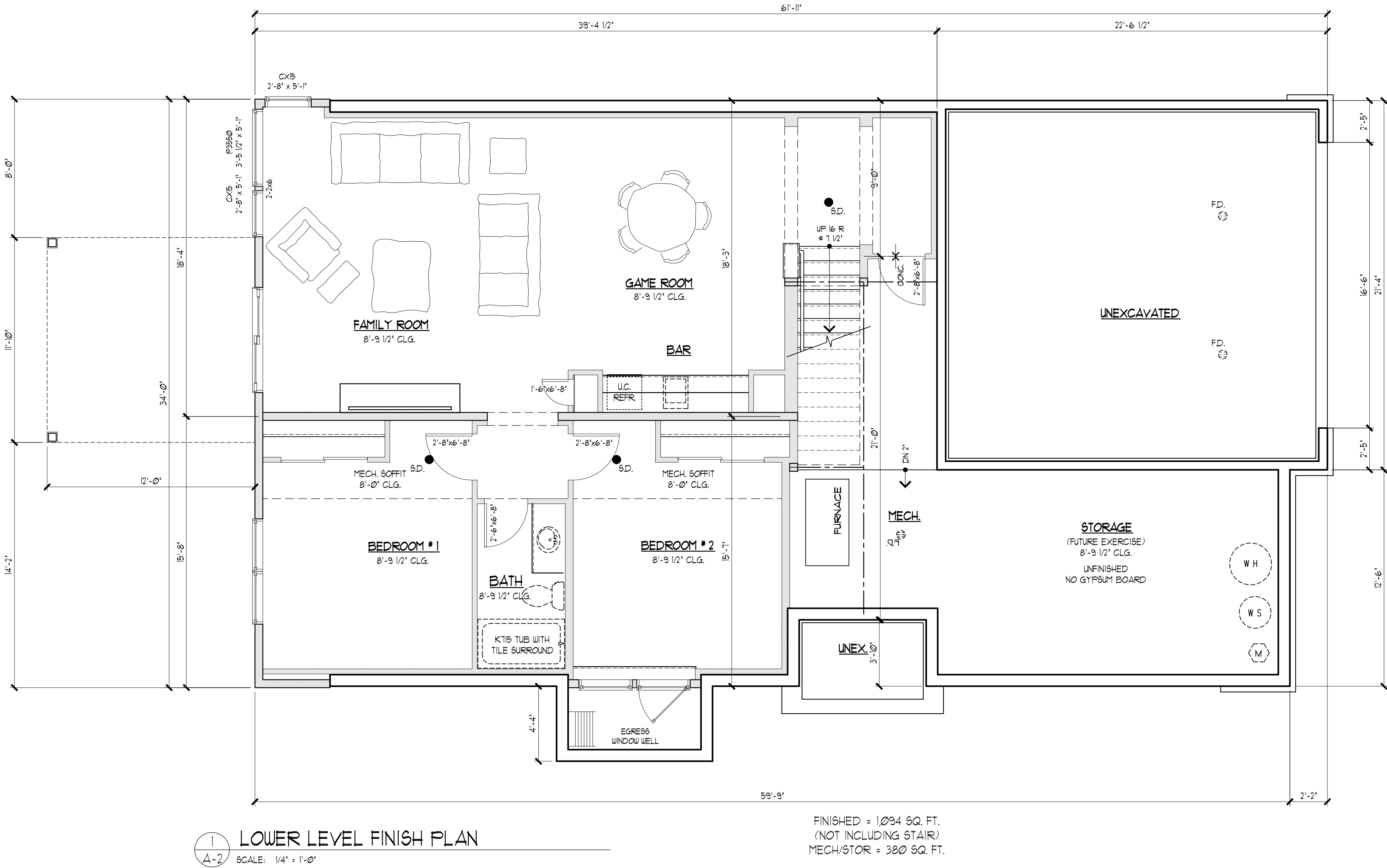
DATE	REVISION	ISSUE DATES	DESCRIPTION
10/20/24	REV. 01		ISSUED FOR CITY REVIEW

DATE DRAWN: _____
CLIENT: _____
PLAN REVIEW: _____
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DRAWN BY: _____

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SHEET NO.

Lot 2 (South Lot): Building Elevations



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10/20/18

DATE

10/20/18

DATE

RESIDENCE FOR: Harmony Circle Villa 34 X 62

ADDRESS: XXXXX, XXXXX, MN

LOT No.: XXXXX

JOB No.: XXXXX

PROJECT: XXXXX

BLOCK No.: XXXXX

DATE DRAWN: 10/20/18

CUSTOMER: XXXXX

PLAN REVIEW: XXXXX

RELEASE: XXXXX

DRAWN BY: XXXXX

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WAYZATA PLANNING COMMISSION

May 4, 2015

REPORT AND RECOMMENDATION OF APPROVAL OF CONCURRENT PRELIMINARY AND FINAL PLAT AND SHORELAND CONDITIONAL USE PERMIT AT 313 CENTRAL AVE S

DRAFT

SUMMARY OF RECOMMENDATION

Approval* of Concurrent Preliminary and Final Plat for Three (3) Lot Subdivision
Approval* of Shoreland Conditional Use Permit

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

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Project. 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.
- 1.2 Application Requests. As part of the Application, the Applicant is requesting approval of the following items:
- A. Concurrent Preliminary and Final Plat for Three (3) Lot Subdivision of the Property (the “Proposed Subdivision”).
 - B. Shoreland Conditional Use Permit to increase impervious surface from twenty five percent (25%) up to thirty five percent (35%) with stormwater management techniques (the “Shoreland CUP”).

- 1.3 Property. The property identification numbers and owners of the parcel comprising the property (the “Property”) is:

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

- 1.4 Land Use. 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 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Lakeshore Weekly* on March 24, 2015. A copy of the notice was mailed to all property owners located with 350 feet of the Property on March 26, 2015. The required public hearing was held at the April 6, 2015 Planning Commission meeting. Additional public comment was received at the April 20, 2015 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Preliminary and Final Plat Subdivision. Chapter 805 of the Wayzata City Code, (the “Subdivision Ordinance”) sets forth the procedure and substantive review criteria for applications for a subdivision. Before any plat can be recorded or of any validity, it must be referred to the City Planning Commission and approved by the City Council as having fulfilled the requirements of the Subdivision Ordinance. Section 805.15 of the Wayzata Subdivision Ordinance allows the City to review a proposed preliminary and final plat simultaneously.

- A. Goals. Under Section 805.2.b of the Subdivision Ordinance, subdivisions approved under the Subdivision Ordinance must be guided by the following:

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).

B. Criteria for Approval. Under Section 805.14.e of the Subdivision Ordinance, the Planning Commission must consider the possible adverse effects of a preliminary plat and report its findings and recommendation to City Council. Its judgment must be based upon, but not limited to, the following factors:

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 Section 9 of the Wayzata Zoning Ordinance.

10. The proposed lot layout and building pads shall conform with all relevant performance standards.
 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.
- C. Concurrent Preliminary/Final Plat. Section 805.15 of the Subdivision Ordinance allows the City to review the preliminary and final plat simultaneously.
- D. Parkland Dedication. Section 805.37 of the Subdivision Ordinance requires a parkland dedication contribution for new single family lots at the time of recording of the Final Plat.

2.2 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:

- A. 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.
- B. 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.
- C. 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.

- D. 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.
- E. 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.
- F. 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.
- G. Lot coverage on a project basis shall be restricted to the provisions for maximum impervious surface coverage as provided for in the Zoning Ordinance.
- H. 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.
- I. 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.
- J. 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.
- K. All projects shall be in conformance with the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
- L. 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 3. FINDINGS

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

3.1 Proposed Subdivision.

- A. Goals. The Proposed Subdivision is consistent with the goals of the Subdivision Ordinance.
- B. Criteria for Approval.
 1. The Project associated with the Proposed Subdivision is consistent with the Wayzata Comprehensive Plan. The proposed Subdivision conforms with the low density residential guidance of the Comp Plan for this area and the R-3A Single and Two Family Residential District. The proposed lots are in excess of 9,000 SF of lot area.
 2. The building pads associated with the Project ("Proposed Building Pads") would not negatively impact any sensitive areas.
 3. The Proposed Building Pads have been selected and located with respect to natural topography to minimize filling or grading, though the Commission would recommend a condition be attached to approval that the City Engineer's approval must be secured for a grading plan, prior to any construction work so that land disruption is minimized.

4. Existing significant trees would be retained where possible on the Property. As part of the Project, there would be a net reduction of fourteen (14) trees of a total of 31 significant trees on the entire site but additional trees would be planted to offset this reduction.
 5. The Proposed Subdivision would not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas as it would be consistent with the surrounding area in terms of lot area.
 6. The design of the lots, the proposed building pads, and the site layout of the Proposed Subdivision responds to and is reflective of the surrounding lots and neighborhood character.
 7. The lot sizes that result from the Proposed Subdivision would not be dissimilar from adjacent lots or lots found in the surrounding neighborhood. The proposed lots conform with and exceed the R-3A District and Comprehensive Plan minimums for lot area.
 8. The submitted architectural plans reflect and are similar to the architectural appearance, scale, mass, proportion and scale of roof line and functional plan of existing buildings in the surrounding neighborhood. Any alternative or substantially modified final building plans that differ materially from those depicted in Attachment A of this Report must be reviewed by the Planning Commission and approved by the City Council to ensure that such building plans would result in buildings that are similar to the character and quality of the existing homes in the neighborhood as required under Section 805.14.E.8.
 9. The proposed lot layout and Proposed Building Pads of the Proposed Subdivision would conform will all relevant performance standards.
 10. The Proposed Subdivision is not likely to tend to or actually depreciate the values of neighboring properties in the area in which it is proposed.
 11. The Proposed Subdivision would be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.
- C. Parkland Dedication. A parkland dedication fee in lieu of land under Section 805.37 of the Subdivision Ordinance for the new single family lots must be made at the time of recording of the Final Plat.

3.2 Shoreland CUP.

- A. The Applicant has complied with applicable requirements and regulations for a Shoreland CUP under Section 801.91.19 of the Zoning Ordinance with the proposed installation of the pervious paver driveways and grass depression areas.
- B. The Applicant has complied with the applicable requirements and regulations for a Conditional Use Permit under Section 801.04 of the Zoning Ordinance.

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 Proposed Subdivision (Attachment A), subject to the following conditions:

- A. The Applicant and/or future homeowners must construct the residences in the Proposed Subdivision according to the residential concept plans, included as Attachment A to this Report. Any alternative or substantially modified final building plans that differ materially from those depicted in Attachment A of this Report must be reviewed by the Planning Commission and approved by the City Council to ensure that such building plans would result in buildings that are similar to the character and quality of the existing homes in the neighborhood as required under Section 805.14.E.8.
- B. The Applicant must enter into a Stormwater Maintenance Agreement with the City Engineer that will cover design, installation, maintenance, and inspection of all stormwater management systems approved as part of this Application, which will be recorded against the Property.
- C. The Applicant must preserve the existing “1903 Wise House” on the Property and make best efforts to facilitate the relocation of the house to another property for a period of no less than sixty (60) days from the date of approval of the Proposed Subdivision by the City Council. Thereafter, the Applicant must provide the City with public notification no less than ten (10) days prior to the home being demolished, in addition to following all other City processes and permit requirements for demolition.
- D. The Applicant must implement the tree protection measures, included in the Application, during construction, including installation of silt fence around protected trees and rock construction access roads.
- E. The City Engineer’s approval must be secured for a grading plan, prior to any construction work on the Property so that land disruption is minimized.

- F. All comments of City Staff outlined in the Planning Report on the Application dated April 6, 2015, and listed below, shall be incorporated into the Proposed Subdivision as specified in such comments and further directed by such staff:

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.

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.
- G The Applicant shall secure all necessary building permits for construction, and all laws and regulations applicable to the Project.
- H. All expenses of the City of Wayzata, including consultant, expert, legal, planning, and Park Dedication fees incurred be fully reimbursed by the Applicant.
- I. The Applicant records the Final Plat document with the appropriate Hennepin County officials within one hundred twenty (120) days in conformance with Section 805.15.E.7, and provide a recorded copy to the City.

Adopted by the Wayzata Planning Commission this 4th day of May 2015.

Voting In Favor:

Voting Against:

Abstaining:

Chair, Planning Commission

Attachment A

Applicant Submittals

DRAFT