



Wayzata Planning Commission Workshop Meeting Agenda

Monday, December 7, 2015

Community Room,
600 Rice Street East,
Wayzata, Minnesota

- 7:00 p.m.**
- 1. Call to Order and Roll Call**
 - 2. Workshop Items:**
 - a. 529 Indian Mound E – Concept Plan Review for Ron Clark Construction & Design
 - 3. Other Items:**
 - a. Review of Development Activities
 - b. Other items
 - 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.

CITY OF WAYZATA



MEMORANDUM

To: Planning Commission
From: Jeff Thomson, Director of Planning and Building
Date: December 3, 2015
Re: 529 Indian Mound E Concept Plan

Introduction

Ron Clark Construction & Design is proposing to develop the vacant property at 529 Indian Mound East. The proposed plans consist of a three-story condominium building with one level of indoor parking on the basement level. The building would contain five (5) condominium units and shared common space. Ron Clark has submitted a narrative and concept plans for feedback from the Planning Commission, which are included in Attachment B.

Comp Plan and Zoning Information

The property is guided for Mixed Use Commercial in the Comprehensive Plan, and is zoned C-1/Office and Limited Commercial District. The property is also within the Shoreland Overlay District, and the Bluff District for the Design Standards.

2030 Comprehensive Plan

The City's Comprehensive Plan includes the following information on the Mixed Use Commercial land use designation:

Mixed Use Commercial - These are commercial areas along Wayzata Blvd, Central Avenue, and the Bluff neighborhood (between Wayzata Blvd and Lake Street) that are almost exclusively retail and office use. The mixed use commercial category is intended to be a mix of commercial, office and residential uses with an emphasis that commercial and office use but allowing for residential use when properly integrated.

Zoning Standards

The zoning ordinance includes the following purpose statement for the C-1/Office and Limited Commercial District:

The C-1 District is intended to provide a district which is related to and may reasonably adjoin high density or other residential districts for the location and

development of administrative office buildings and related office uses which are subject to more restrictive controls. The office uses allowed in this district are those in which there is limited contact with the public and no manufacture, exterior display or selling of merchandise to the general public.

Within the C-1 zoning district, mixed use buildings with upper story residential and ground floor office/service commercial uses, are a permitted use in the zoning district. Residential-only uses are subject to the R-3 density standards, which would only allow for single and two-family residential uses as a permitted use. Multi-family condominium buildings are not a permitted or conditional use in the C-1 zoning district. Therefore, the proposed development would require rezoning, most likely PUD/Planned Unit Development District.

The PUD/Planned Unit Development district would allow for flexibility by incorporating design modifications as part of the PUD review. A table summarizing the C-1 and PUD zoning standards is included as Attachment A.

Planning Commission Review

The applicant has submitted the concept plan for review to receive feedback and direction from the Planning Commission on the proposed project. No formal action is required by the Planning Commission. The concept plan is tentatively scheduled to be reviewed by the City Council at their December 15th workshop meeting.

Attachments

- Attachment A: Zoning Standards Review Table
- Attachment B: Narrative and Concept Plans from Applicant

Attachment A

	C-1 Zoning Standard	PUD Standard	Shoreland Overlay District	Proposed Concept Plan	Notes
Permitted Uses	Mixed use with upper story residential and ground floor office or service commercial	Shall be consistent with the Comprehensive Plan	N/A	Multi-family condominium building	
Density	N/A	Shall be consistent with the Comprehensive Plan	N/A	20 units/acre	Proposed plan would be designated as high density residential in Comp Plan
Height	3 stories and 35 feet, whichever is less	3 stories and 35 feet, whichever is less	35 feet; buildings over 35 feet may be allowed through approval of a shoreland impact plan/CUP	37 feet	Does not meet the height requirement of C-1, PUD, or Shoreland District
Floor Area Ratio	2.0	No maximum	N/A	1.66 (approx)	Would comply with FAR requirement of C-1 District
Impervious Surface	No maximum	No maximum	25% 75% if stormwater management is provided 100% with approval of shoreland impact plan/CUP	60%	Project would need to meet stormwater management requirements in order to exceed 25% impervious surface
Lot Coverage	50%	No maximum	N/A	55%	Does not meet lot coverage requirement of C-1 District
Setbacks	10 ft. all property lines	Same as imposed by zoning district	N/A	Front: 10 ft. Sides: 10 ft. Rear: 25 ft	Complies with setback requirements

Jeff Thomson
Director of Planning and Building
City of Wayzata
600 Rice Street East
Wayzata, MN 55391

RE: 529 Indian Mound East 5-Unit Condominium

Jeff,

Ron Clark Construction requests the opportunity to present to the Planning Commission and City Council in a Concept Review format.

Our proposal is for a five unit Condominium Building located on our property at 529 Indian Mound East.

We are including concept plans, exterior elevations, streetscape perspective and a site plan for your review.

As per our preliminary discussion with City Staff we have listed below the projects potential variance requests to be considered:

- Shoreland Conditional Use Permit for impervious surface coverage above 25%.
- Variance for building height above 35 feet.
- Conditional Use Permit for stairs and elevator penthouse taller than five feet.
- A variance for the exclusion of an office space component.

We appreciate the opportunity to present our concept at the December 7th Planning Commission meeting and the December 15th City Council meeting.

Please feel free to contact me with any question at 952.947.3022 or email at mike@ronclark.com.

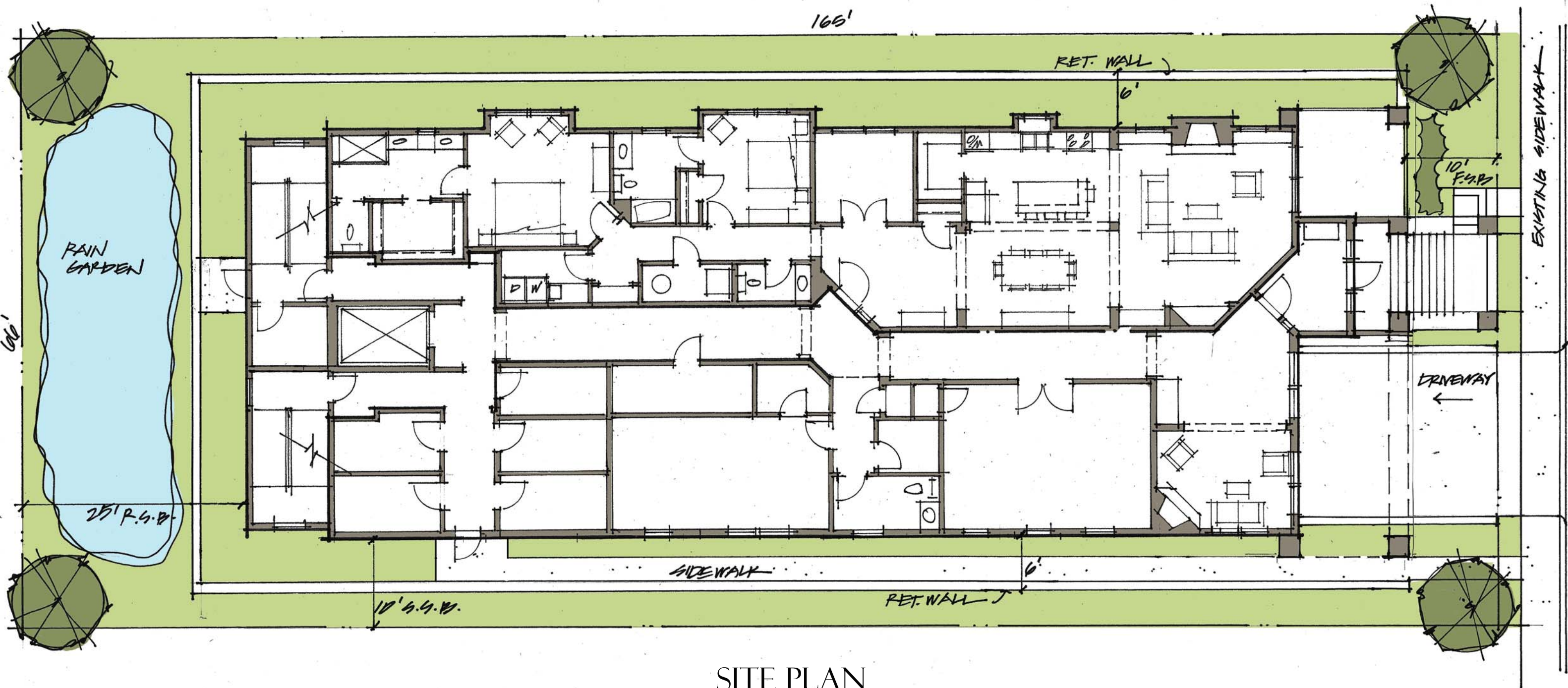
Thank you,

Michael R. Roebuck
President
Ron Clark Construction

CC: Tim Whitten – Whitten Associates
Ron Clark

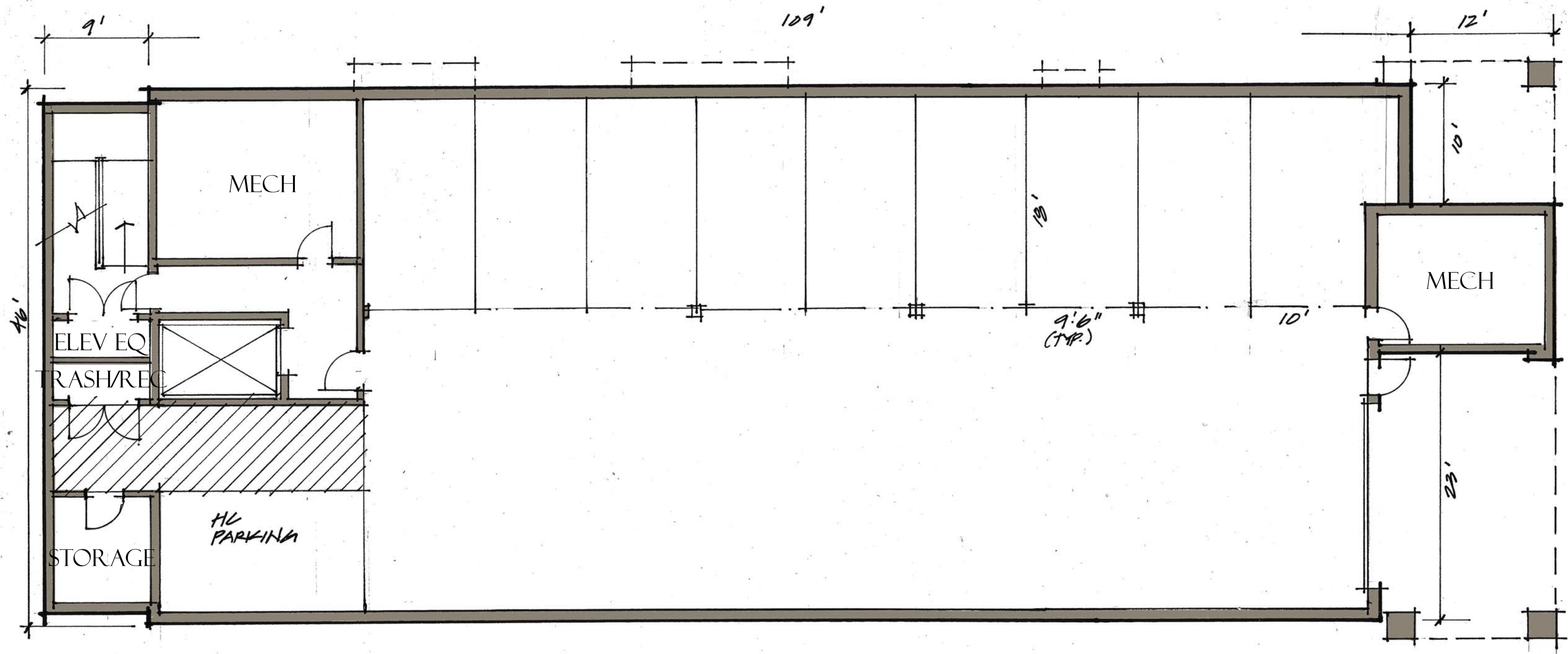


12/1/15



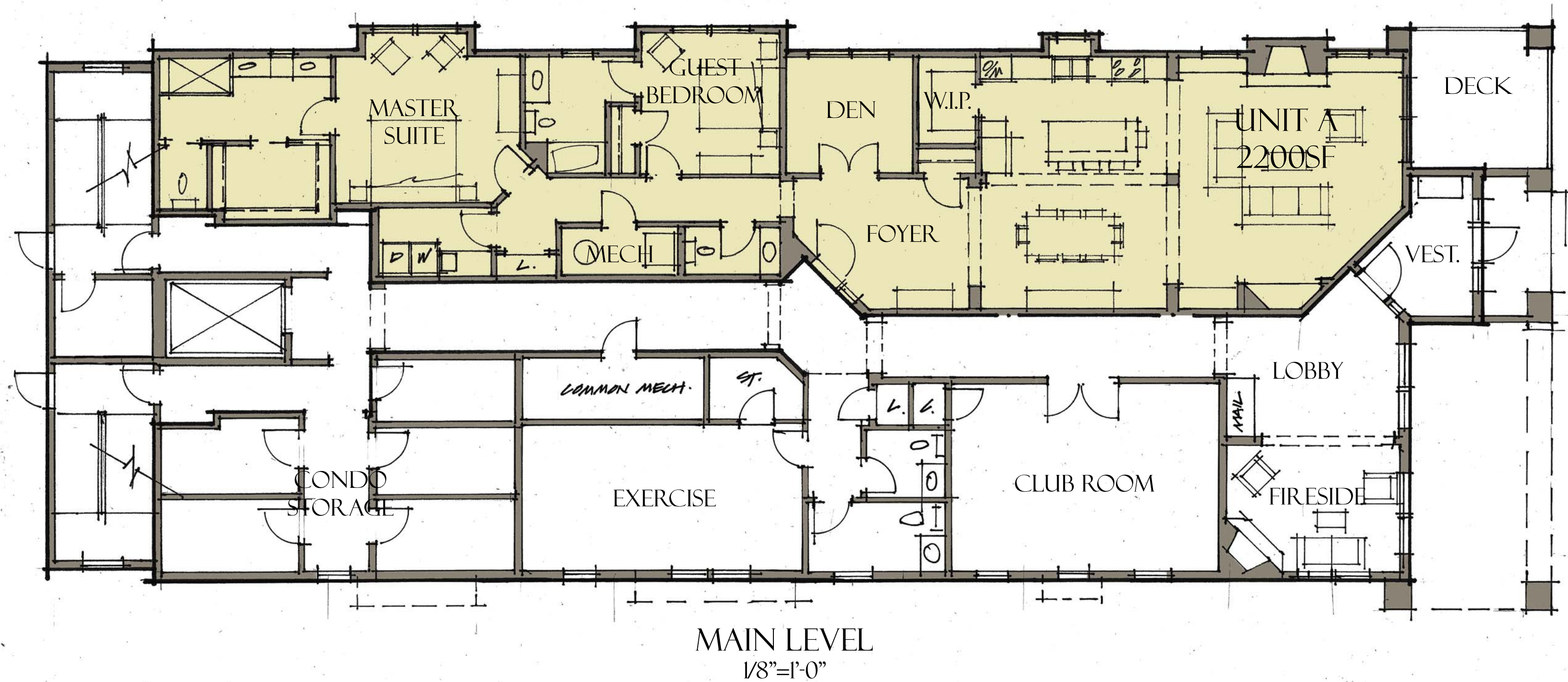
SITE PLAN
3/32"=1'-0"

12/1/15

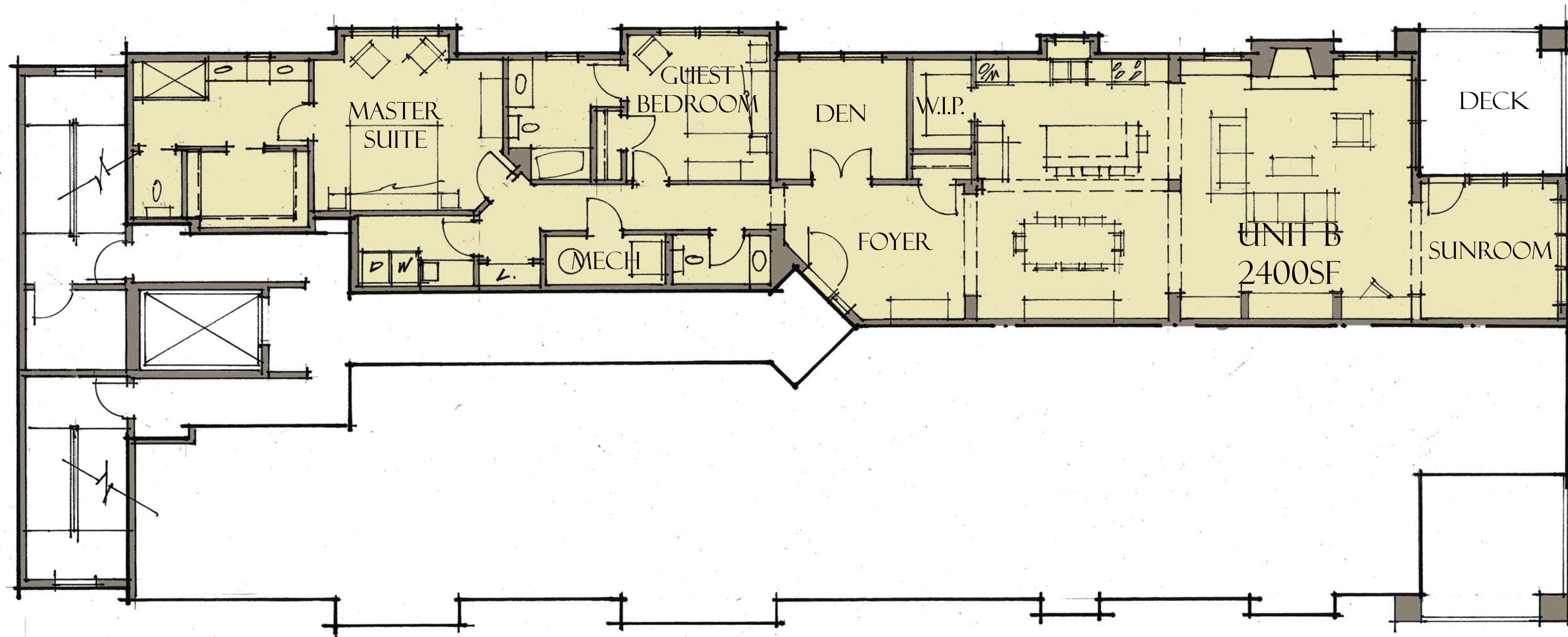


PARKING LEVEL
1/8"=1'-0"

8/25/15



8/25/15



UPPER LEVELS 2-3
1/8"=1'-0"

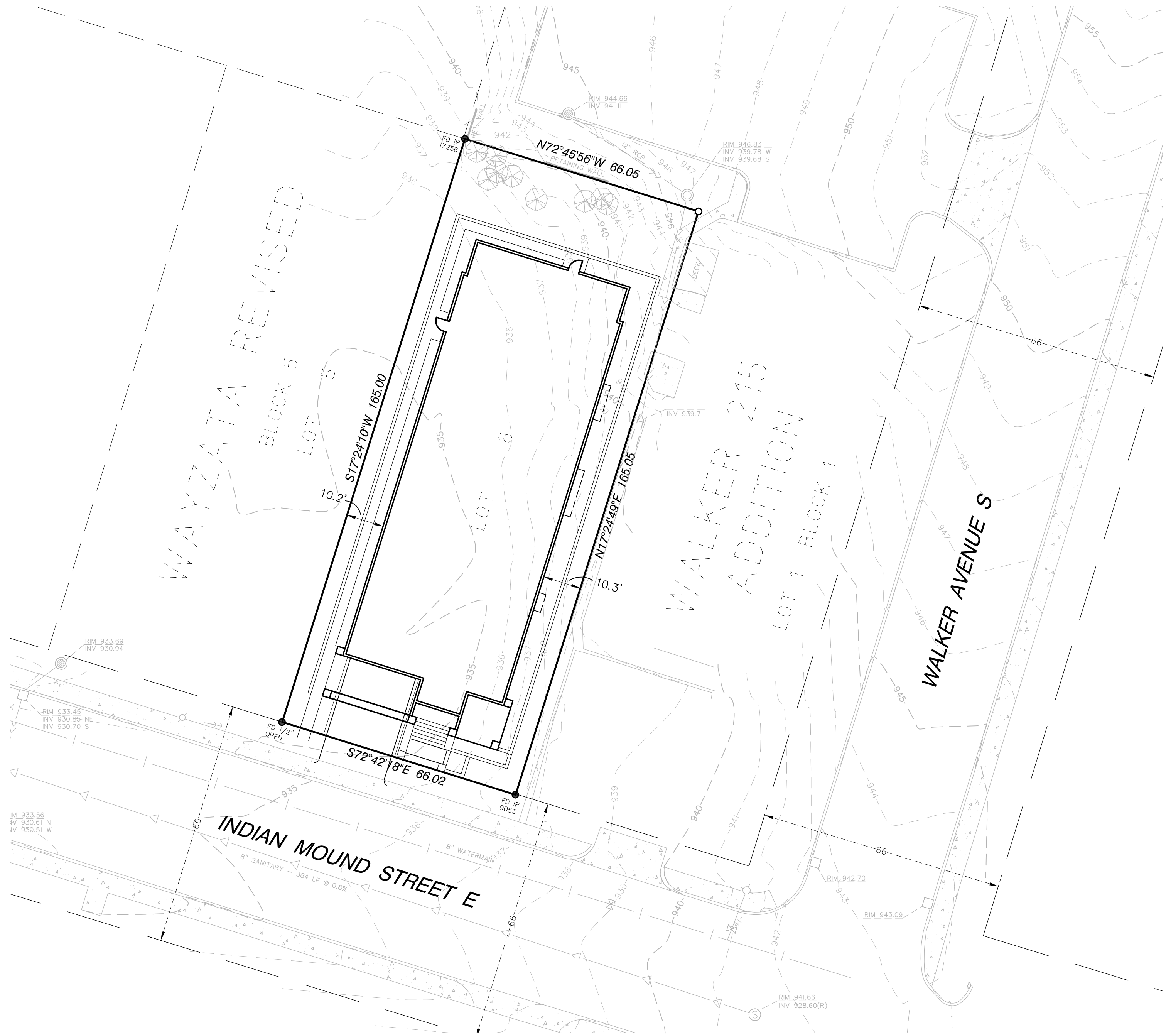
8/25/15



STREETSCAPE AT INDIAN MOUND

12/1/15

Drawing name: X:\2015\150125\plan sheets\150125site.dwg, Dec 02, 2015 - 8:32am

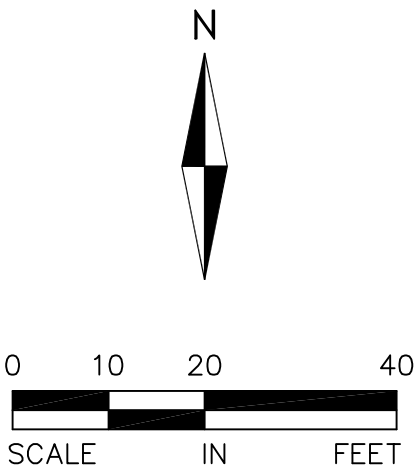


SITE DATA:

GROSS AREA = 10,897 SF
AREA OF BUILDING = 6018 SF
% OF COVERAGE = 55%

IMPERVIOUS AREA CALCULATION:

AREA OF D/W = 180 SF
AREA OF SIDEWALK = 900 SF
TOTAL AREA = 1080 SF
IMPERVIOUS PAVERS = 1080 SF
50% CREDIT = 540 SF
TOTAL IMPERVIOUS = 6018+540 = 6558 SF
% IMPERVIOUS = 6558/10,897 = 60%



WAYPOINT II
529 INDIAN MOUND EAST
WAYZATA, MINNESOTA
RON CLARK CONSTRUCTION
CONCEPT SITE PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

DAVID NASH, PE
Date _____ License No. _____

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
12/2/15	CONCEPT

PROJECT TEAM DATA	
DESIGNED:	DN
DRAWN:	DPE
PROJECT NO:	150125