



Wayzata Planning Commission

Meeting Agenda

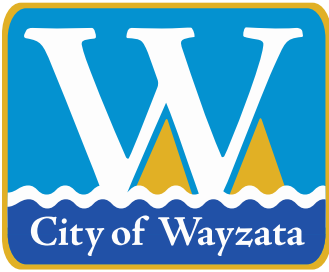
Monday, September 19, 2016

Community Room,
600 Rice Street East,
Wayzata, Minnesota

- 7:00 p.m.**
- 1. Call to Order & Roll Call**
 - 2. Approval of Agenda**
 - 3. Approval of Minutes**
 - a. None
 - 4. Old Business Items:**
 - a. Beacon Five – 529 Indian Mound E
 - PUD General Plan of Development, Design Review
 - 5. Public Hearing Items:**
 - a. Mill Street Parking Ramp – 725 Mill St E
 - Design Review
 - b. Pflaum Home – 630 Bushaway Rd
 - Variances and CUP
 - c. Enclave at Crossdale – 202-217 Byrondale Ave N
 - PUD Amendment
 - 6. Other Items:**
 - a. Review of Development Activities
 - b. Next Meeting is October 3, 2016
 - 7. Adjournment**

NOTES:

¹ 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

600 Rice Street
Wayzata, MN 55391-1734

Mayor:

Ken Willcox

City Council:

Bridget Anderson
Johanna McCarthy
Andrew Mullin
Steven Tyacke

City Manager:

Jeffrey Dahl

Date: September 16, 2016
To: Planning Commission
From: Jeff Thomson, Director of Planning and Building
Subject: Beacon Five

Application Information

The applicant, Ron Clark Construction, has submitted a development application to develop the property located at 529 Indian Mound E. The project includes the construction of a three story mixed use building consisting of five residential condominiums, 600 square feet of office space, and 10 underground parking. The proposal requires review of the PUD general plan and design review.

Planning Commission Review

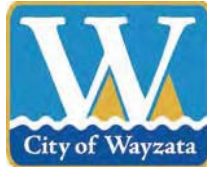
The Planning Commission reviewed the development application and held a public hearing at its meeting on September 7, 2016. After discussing the application, the Planning Commission directed staff to prepare a Planning Commission Report and Recommendation recommending approval of the development application.

Planning Commission Action

City staff has drafted the attached Planning Commission Report and Recommendation. Staff recommends that the Planning Commission adopt the draft Planning Commission Report and Recommendation.

Attachments

- Draft Planning Commission Report and Recommendation
- September 7, 2016 Planning Report and Attachments



WAYZATA PLANNING COMMISSION

SEPTEMBER 19, 2016

REPORT AND RECOMMENDATION OF APPROVAL OF PUD GENERAL PLAN OF DEVELOPMENT AND PROJECT DESIGN FOR A PUD DEVELOPMENT AT 529 INDIAN MOUND EAST

DRAFT

SUMMARY OF RECOMMENDATION

1. **Approval*** General Plan of Development
2. **Approval*** of Design of Project

* with certain conditions listed at the end of this Report

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Project. Ron Clark Construction (the "Applicant") and R.E.C, Inc. (the "Owner") are seeking development approvals for the construction of a three story mixed use building at 529 Indian Mound East (the "Property") consisting of five residential condominiums, 600 square feet of office space, and 10 underground parking spaces (the "Project"). On July 5, 2016, they received approval, pursuant to City Council Resolution 22-2016 (the "Resolution"), of PUD rezoning, PUD concept plan of development, variance from the maximum building height requirement, and a shoreland impact plan/conditional use permit for the building height. The Owner and Applicant are now seeking approval of a PUD General Plan of Development and the design for the Project (the "Application").
- 1.2 Application Requests. The two requests for approval in the Application are for:

- A. General Plan of Development (the “PUD” or “PUD General Plan”): The Project would be built according to an approved PUD General Plan, based upon the previously approved PUD concept plan.
- B. Design (the “Design”): The newly constructed building of the Project is subject to the Design Standards of the Zoning Ordinance. The Applicant is requesting approval of the design elements of the building as well as deviations from the Design Standards, further detailed in the Design Critique, attached hereto, that pertain to (i) outdoor seating or gathering areas at street level; (ii) third story recessions; (iii) roof color; and (iv) exterior building materials. (the “Deviations”).
- 1.3 Property. The property identification number and owner of the Property involved in the proposed Application are as follows:
- | | | |
|--------------------|-------------------|--------------|
| 529 Indian Mound E | 06-117-22-24-0067 | R.E.C., Inc. |
|--------------------|-------------------|--------------|
- 1.4 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Wayzata Sun Sailor* on August 25, 2016. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on August 24, 2016.

Section 2. STANDARDS

2.1 Planned Unit Developments (PUDs).

- A. Intent and Purpose of PUDs. Section 801.33 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:
1. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.
 2. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.

3. More convenience in location and design of development and service facilities.
 4. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
 5. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
 6. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
 7. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)
 8. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.
- B. General Standards. Section 801.33.2.A of the Zoning Ordinance sets forth the general standards for review of a PUD application. These include:
1. Health Safety and Welfare; Council Discretion. In reviewing the PUD application, the Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations on design and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the PUD Ordinance. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of Section 33 of the PUD Ordinance, it may approve the PUD, although it shall not be required to do so.
 2. Ownership. Applicant/s must own all of the property to be included in the PUD.
 3. Comprehensive Plan Consistency. The PUD project must be consistent with the City's Comprehensive Plan.

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

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

2.2 Design Standards. All new nonresidential building construction in the City must comply with the Design Standards found in Section 9 of the Zoning Ordinance. The Project falls within the Bluff Design District, and the relevant design standards applicable to the Project are outlined in the attached "Design Critique" (Attachment A). Deviations from the Design Standards may be permitted under Sec. 801.09.21 (with the exception of Section 7 of the Design Standards) if City Council (after considering the Planning Commission's recommendation) makes a finding that the negative impact of such deviation is outweighed by one or more of the following factors:

1. The extent to which the project advances specific policies and provisions of the City's Comprehensive Plan.
2. The extent to which the deviation permits greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards.

3. The positive effect of the project on the area in which the project is proposed.
4. The alleviation of an undue burden, taking into account current leasing, housing and commercial conditions.
5. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.
6. A national, state or local historic designation.
7. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.

Section 3. FINDINGS OF FACT

Based on the previously approved Resolution, and the Application materials, additional materials submitted by the Applicant, staff reports and documents, public comment and information presented at the public hearings, and the standards of the Wayzata Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 PUD General Plan of Development.

- A. PUD. The PUD General Plan meets the purpose and intent of the PUD Ordinance.
 1. The PUD reflects higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
 2. The PUD includes a mixed use building consisting of residential condominiums and office use. The mixed use building meets the land use designation for the Property, and is consistent with the goals and objectives of the comprehensive plan.
 3. The PUD creates a more desirable and creative environment than would be possible under the existing C-1/Office and Limited Commercial District, which does not allow for residential uses on the ground floor. The ground floor residential unit creates a more desirable and creative environment.
- B. General Standards. The PUD meets all of the PUD general standards listed in Section 801.33.2.A of the Zoning Ordinance.

1. Health Safety and Welfare. The Project will have an overall positive effect upon the health, safety and welfare of residents of the community and the surrounding area and conforms with the overall intent and purpose of Section 33 of the PUD Ordinance.
2. Ownership. The Applicant owns all of the property to be included in the PUD.
3. Comprehensive Plan Consistency. The PUD is consistent with the City's Comprehensive Plan.
4. Sanitary Sewer Plan Consistency. The PUD is consistent with the City's Sanitary Sewer Plan.
5. Common Open Space. The PUD provides the common private open space sufficient to meet the minimum requirements established in the Comprehensive Plan.
6. Operating and Maintenance Requirements. The common private spaces provided within the PUD will be placed under the ownership and control of a Property Owners Association.
7. Staging of Public and Common Open Space. The PUD does not provide for staged development of common private or public open spaces.
8. Density. The PUD would meet the density standards agreed upon by the applicant and City under the approved Concept Plan, which are consistent with the Comprehensive Plan.
9. Utilities. All utilities associated with the PUD will be installed underground and meet the utility connection requirements of Section 801.33.2.A.10.
10. Utility Connections. All utilities associated with proposed PUD will meet the utility connection requirements of Section 801.33.2.A.10.
11. Roadways. There will be no new roadways associated with the PUD.
12. Landscaping. The proposed detailed landscaping plan for the PUD considers the natural features of the Property, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.

13. Setbacks. The front, rear and side yard restrictions on the periphery of the PUD meet all applicable standards.
 14. Height. The maximum building height of the building in the PUD shall be as approved in the Resolution, which included a height variance and CUP for the height.
- 3.2 Project Design. The Project meets the applicable provisions of the Design Standards except for the Deviations. Any negative impacts of the Deviations are outweighed by one or more of the following factors:
1. The extent to which the Project advances specific policies and provisions of the City's Comprehensive Plan, as noted in the record.
 2. The extent to which the deviation permits greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards, as noted in the record.
 3. The positive effect of the Project on the area in which the Project is proposed.

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 following requests made in the Application: (i) PUD General Plan of Development; and (ii) Design of Project, subject to the PUD plans included as Attachment B, and the following conditions:
- A. Those conditions set forth in the Resolution that approved the requests of the Initial Application.
 - B. Prior to the City issuing a building permit for the Project, the Owner must pay a fee-in-lieu of tree replacement for the amount of tree replacement required by City Code Section 801.36.8.A that is not provided on the final landscape plan.
 - C. All expenses of the City of Wayzata associated with the Application, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 19th day of September 2016.

Voting In Favor:

Voting Against:

Abstaining:

DRAFT

Attachment A

Design Critique dated August 26, 2016

DRAFT

Attachment B

PUD Plans

DRAFT



Planning Report
Wednesday, September 7, 2016
Wayzata Planning Commission Meeting

Project Name: Beacon Five
Applicant: R.E.C., Inc (d.b.a. Ron Clark Construction)
Address of Request: 529 Indian Mound Street East
Prepared By: Eric Zweber, Planning Consultant
“60 Day” Deadline: November 26, 2016

Section 1. Development Application

- 1.1. General. Beacon Five, LLC and R.E.C. Inc. (collectively, the “Applicant”) at 529 Indian Mound Street East (the “Property”) desire to construct a three-story building housing condominium units and 600 square feet of office space on the first floor. The Applicant proposes a Planned Unit Development (PUD) zoning designation given a building design that proposes only partial use of the ground floor for office/retail.

The proposed building will have a 5,445 square foot footprint on a 10,897 square foot lot. There is a storm pond proposed for the rear yard of the parcel. The proposed uses of the three-story building are ground floor office space (600 square feet) and five (5) residential condo units (approximately 2,000 square feet each).

1.2 Application Requests.

- A. PUD General Plan of Development: A rezoning to PUD requires both concept and general plan of development review. The City Council approved the PUD concept plan earlier this year. The applicant is now requesting review of the general plan of development.
- B. Design Review: Construction of a new building requires design review by City Code Section 801.09.1.5.

1.2 Relevant Property Information.

Zoning:	PUD/Planned Unit Development
Comp Plan:	Mixed Use Commercial
Tenant space:	600 square feet of office space (ground floor) 10,000 square feet in 5 residential units

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 property description includes the subject Property in the Application:

529 Indian Mound St E	06-117-22-24-0067	R.E.C. Inc
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Image 1.1: Context Aerial



1.4 Public Notice Requirements.

Zoning Ordinance Section 801.05 requires the Planning Commission to hold a public hearing on the Application. The Notice of Public Hearing was published in the Sun Sailor on August 25, 2016. A copy of the Notice of Public Hearing was also mailed to all property owners located within 350 feet of the subject property on August 24, 2016.

1.5 Project Description.

The proposed Project is the construction of a three-story building housing five condominium units and 600 square feet of office space on the first floor.

Section 2: Summary of Issues

2.1 Surrounding Uses

A summary of land uses and their respective zoning classifications for the immediate area:

Adjacent property uses are:

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	Keller Williams office building	C-1/Office and Limited Commercial Building	Mixed Use Commercial
East	Keller Williams office building	C-1/Office and Limited Commercial Building	Mixed Use Commercial
South	Wayzata Place Condominiums	C-4/Central Business District	Central Business District
West	Garrison Landing (under construction)	PUD/Planned Unit Development	Mixed Use Commercial

A two-story realty office building is located directly east of this site; a surface parking lot is located directly north of the site. To the northeast of the site beyond the surface lot is a townhome building. To the west of the site is a mixed use retail and residential condominium building that is currently under construction. The site fronts Indian Mound Street E; to the south are the Wayzata Place condominiums.

2.2 Zoning Analysis.

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

	C-1 Zoning	PUD Zoning	Shoreland Overlay District	Proposed PUD
Permitted Uses	Mixed use with upper story residential and ground floor office or service commercial	Shall be consistent with the Comp Plan	N/A	Mixed use building with office and residential
Density	N/A	Shall be consistent with the Comp Plan	N/A	20 units/acre
Height	3 stories and 35 feet,	3 stories and 35 feet,	35 feet	38 ft.

	whichever is less	whichever is less		
Floor Area Ratio	2.0	No maximum	N/A	1.4 approx
Impervious Surface	No maximum	No maximum	25% 75% with stormwater management 100% with shoreland impact plan/CUP	67%
Lot Coverage	50%	No maximum	N/A	50%
Setbacks	10 ft. all property lines	Same as imposed by zoning district	N/A	Front: 22 ft. Sides: 10 ft.** Rear: 25 ft

**The proposed building includes cantilevered building areas along the side properties lines. The zoning ordinance allows cantilevered building areas to extend up to 2.5 feet into the required setback.

2.4 Building Height.

The City Council's approval of the PUD Concept Plans included a variance from the height requirement from 35 feet to 38.9 feet. The Council's approval of the height variance included a condition that the applicant make a reasonable effort to reduce the height of the building. The revised building would have a height of 38 feet, which is less than the building height previously approved.

2.5 Parking Calculations.

Parking for the Property is provided through the construction an underground parking lot under the building. No surface parking stalls are proposed. The Applicant would provide 10 parking spaces in the underground parking area.

Parking Calculations:

Use	Code Requirement	Number Required
Multiple Family Dwellings	Two (2) fee free spaces for each living unit, of which one (1) is to be enclosed.	10 stalls
Office other than Medical or Dental	Three (3) spaces for each 1,000 sq. ft. of floor area. Apply 10% mixed-use reduction. <i>1 space per 333 sq feet; 600 sq ft office - 10% = 540 sq feet; 2 parking stalls required.</i>	2 stalls
Gross Parking Required		12 stalls
Parking Requirement		10 stalls

(Shared Parking Reduction)		
Project Parking Provided		10 stalls

2.7 Site Access and Internal Circulation.

The site will be accessed from Indian Mound Street E, where a single entrance/exit from the roadway leads to underground parking stalls. Both the residential and commercial uses are served by the single entrance/exit and underground parking stalls. No other access is proposed. A pedestrian sidewalk adjoining with the northwest neighboring property is proposed to be removed.

2.8 Landscaping.

Currently there are 13 Significant Trees and 1 Heritage Tree on the site. There are a total of 192 inches of Significant and Heritage trees on the site. By the formula outlined in the tree preservation ordinance, the applicants may remove 41 inches of trees without replacement. The remaining 120 inches of trees must be replaced in accordance with the standards in §801.36, Section 8(B). Incorporating a 1:1 replacement ratio for Significant Trees and a 2:1 ratio for Heritage Trees, 182 inches of trees must be replaced on the site.

The Landscape Plan provided by the Applicant, 100 percent of the Significant and Heritage Trees on the site are proposed to be removed. The plans call for replacing 6 trees (18 caliper inches) on the site. Thus, there is a deficit of 164" replacement inches not provided in the landscape plan. The Applicant's proposed design **does not** comply with the Tree Preservation ordinance. Wayzata's Planning Commission should provide guidance on whether Landscape Plan revisions are required or whether the Applicants can provide a fee-in-lieu of tree replacement.

2.10 Design.

The Project is subject to the Wayzata Blvd District of the Design Standards. A Design Review of the proposal is included as Attachment C. Additional design sketches and material descriptions are included in Attachment B.

Section 3. Applicable Code Provisions for Review

3.1 Requirements, Conditions and Standards for approving PUD permits §801.33.2; and §801.33.4 Non-Residential Project Standards

The City states that the purpose of a PUD is to "allow greater flexibility in the development of neighborhoods and/or non-residential areas by incorporating design modifications as part of a PUD conditional use permit . . . or a PUD District." The General Standards for approval of a PUD permit relate to:

- Comprehensive Plan Consistency
- Sewer Plan Consistency
- Minimum Common Open Space requirements & maintenance
- Density, Setbacks & Height
- Utilities & Roadways
- Landscaping

3.2 Design Standards City Code §801.09.

The City States that the purpose of the Design Standards are:

The design standards set forth in this Section 9 of the Wayzata City Zoning Ordinance, are referred to collectively as the “Design Standards” or the “Standards”. The purpose of the Design Standards is to shape the City’s physical form and to promote the quality, character and compatibility of new development in the City. The Standards function to:

1. To guide the expansion and renovation of existing structures and the construction of new buildings and parking, within the commercial districts of the City;
2. To assist the City in reviewing development proposals;
3. To improve the City’s public spaces including its streets, sidewalks, walkways, streetscape, and landscape treatments.

The relevant design criteria for the “Bluff Design District” are as reflected in the Design Critique attached to this Report as Attachment C.

The Design Review found design elements of the proposal that are not compliant with design standards.

Design Standard	Deviation	Applicant comments	Staff direction
801.09.3.1.B: Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design	The project does not propose outdoor seating or gathering areas at street level.	Applicant states that narrowness of the lot is a limitation.	Limited lot width is not a sufficient reason to exclude outdoor seating. Planning Commission should consider whether a deviation is warranted.
801.09.5.1.A: Where three (3) story buildings are permitted, the third (3 rd) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3 rd story height from the	The 3 rd floor design on the public façade meets neither the 10-ft average requirement nor the 6-ft minimum setback requirement.	Applicant states that the general stepping back of the building intends to meet the intent of the design standard.	The proposed design does not comply with the standard. Staff and the Planning Commission should consider whether a deviation is warranted.

second (2 nd) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3 rd story structure shall be closer than six (6) feet to the 2 nd story façade.			
801.09.6.2.B – All Districts – Roof Materials. The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.	The proposed membrane is tan in color.	Applicant states that tan color is preferred to prolong the life and warranty of the roof membrane.	Insufficient information provided to justify the use of a tan material. Planning Commission should consider whether a deviation is warranted.
<u>801.09.11.1.A – Primary Opaque Surfaces – All Districts</u> Other than the accent materials listed in 801.09.11.G, ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials [listed].	The Design treats fiber cement board as an allowed primary façade material (it is listed as an accent material). Facades range from 19%-32% fiber cement, exceeding the limit on accent materials. On the South façade, precast stone (also an accent material) is 15% of the non-glass façade materials.	Applicant acknowledges that fiber cement board exceeds 10% on all facades but contends it is an appropriate material. Applicant made no comment about the precast stone exceeding 10% on the South façade.	Staff recommends granting this deviation and that the façade materials be approved as proposed. The proposed fiber cement board will not detract from producing a high quality building design. Precast stone is similarly appropriate for the style of the building design, and should be allowed in an amount exceeding 10% on the south façade. Planning Commission should consider whether these deviations are warranted.

The Design Review also found that the proposed “Beacon Five” sign is compliant with the City’s sign ordinance. No sign has been proposed at this time for the office use on the ground floor of the building. Any signage proposed for the office building will be reviewed administratively by City staff at the time of sign permit submission.

Section 5: Action Steps

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

1. Direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the Application for review and adoption at the next Planning Commission meeting.

Attachments:

- Attachment A: Project Narrative
- Attachment B: Project Plan Set
- Attachment C: Design Review Critique

Wednesday, July 27, 2016

Jeff Thomson
City of Wayzata
600 Rice Street East
Wayzata, MN 55391

RE: Beacon Five

Subject: Application Submittal for PUD General Plan of Development

Dear Jeff,

Attached is our application for the proposed Beacon Five Condo/Office Building. Tim Whitten from Whitten Associates is the project Architect and designer and will be handling the application and City Meeting Process.

The site is 10,897.43 square feet located at 529 Indian Mound Street East and owned by Ron Clark Construction.

The existing zoning is C-1A, NEIGHBORHOOD OFFICE AND LIMITED COMMERCIAL DISTRICT.

This application requests a rezoning to Planned Unit Development: General Plan of Development.

A previous "Concept Application" was submitted and approved by the Planning Commission (6/20/16) and City Council (7/5/16).

This "General Application" is in response to the City Council approval of the Draft Resolution 22-2016 PUD, Rezoning, Height Variance and Shoreland Impact Plan/Conditional Use Permit for 529 Indian Mound East.

In compliance with the City procedures for "General Plan of Development submitted for a PUD" we have included the below listed information for your review and approval:

1) General Information

- a. Landowner:
 - i. R.E.C. Inc./dba Ron Clark Construction
 - ii. 7500 West 78th Street Edina, MN 55439
- b. Applicant Name
 - i. Beacon Five LLC
 - ii. 7500 West 78th Street Edina, MN 55439

- c. Land Planner/Project Architect:
 - i. Whitten Associates, Inc.
 - ii. 4159 Heatherton Place Minnetonka, MN 55435
 - d. Engineer & Surveyor:
 - i. Alliant Engineering, Inc.
 - ii. 233 Park Avenue South Minneapolis, MN 55415
 - e. Evidence of property ownership
 - i. See attached copy of Title Insurance for Property (Previously submitted with Concept Application)
- 2) Present Status
- a. Address & Legal Description of Property:
 - i. 529 Indian Mound Street East
 - b. Existing Zoning Classification:
 - i. The existing zoning is C-1A, NEIGHBORHOOD OFFICE AND LIMITED COMMERCIAL DISTRICT. This application requests a rezoning to Planned Unit Development General Plan of Development.
 - c. Map of Adjacent Properties:
 - i. See attached documents from Whitten Associates (Previously submitted with Concept Application)
- 3) A written statement generally describing the proposed PUD
- a. See introduction of this letter.
- 4) Site Conditions
- a. See attached Survey from Alliant Engineering
 - b. Soil Conditions
 - i. See attached soils information from Braun Engineering (Previously submitted with Concept Application)
- 5) Schematic Drawings
- a. See attached documents from Whitten Associates
 - b. Updated plans from Whitten Associate's include our best efforts to reduce the overall building height.
 - i. Previous overall building height above average grade with "Concept" Application = 39'-0" including parapets.
 - ii. Current General Application overall building height above average grade = 37.43' including typical parapets. (Two accent parapets = 37.93')
 - 1. By working through the details we have been able to reduce the typical overall building height by 1.57' since the Concept Application approval.
- 6) A Statement of the total estimated number of dwelling units or Square Footage
- a. Site Area is identified on Survey from Alliant Engineering
 - b. Building Areas & SF are identified on Whitten Associates Plans

7) Schedule for Development

- a. 04/15/16 City Application Submittal (PUD –Concept)
- b. 06/06/16 Planning Commission Meeting #1 (Concept PUD)
- c. 06/20/16 Planning Commission Mtg #2 (Concept PUD)
- d. 07/05/16 City Council Meeting (Concept PUD)
- e. 07/28/16 City Application Submittal (PUD –General)
- f. 09/07/16/16 Planning Commission Meeting #1 (General- PUD)
 - i. Public Hearing
- g. 09/19/16 Planning Commission Mtg #2 (General- PUD)
- h. 10/04/16 City Council Meeting (General-PUD)
- i. 10/10/16 Final City Approvals & Construction Documents
- j. 11/01/16 Building Permit Issuance
- k. 09/01/17 Estimated Building Completion and Occupancy

8) Public or Common Space

- a. No Public Space is included on our project.
- b. Common space in the building includes corridors, stairs, underground parking garage, storage and an exercise/activity area (TBD).

9) Project Restrictive Covenants

- a. The five living units will be part of a homeowners association which will be developed as part of our project documents and recorded prior to first occupancy.

10) Schematic Utility Plans

- a. See attached Site Plan from Alliant Engineering

11) Additional information required by for General Plan of Development Application:

- a. Updated Architectural Plans and Elevations dated 7/28/16.
- b. Civil plans dated 7-27-16 including: Existing Conditions, Site Plan, Grading & Erosion Control, Utility Plan and Construction Details.
- c. Landscape Plan dated 7/27/16
- d. Stormwater Management Plan dated 7/27/16.

Thank you for your consideration and please let me know if you see anything else that is needed to accompany this application.

Sincerely,

Michael Roebuck
Ron Clark Construction

Timothy Whitten
Whitten Associates

BEACON FIVE, WAYZATA, MN

A-1	Cover Sheet
A-2	Site Plan
A-3	Lower Level Floor Plan
A-4	First Level Floor Plan
A-5	Second Level Floor Plan
A-6	Third Level Floor Plan
A-7	Roof Level
A-8	South Elevation
A-9	North Elevation
A-10	East Elevation
A-11	West Elevation
A-20	3D VIEW
A-21	3D VIEW
A-22	3D VIEW
A-23	3D VIEW
A-24	Section
A-25	Details

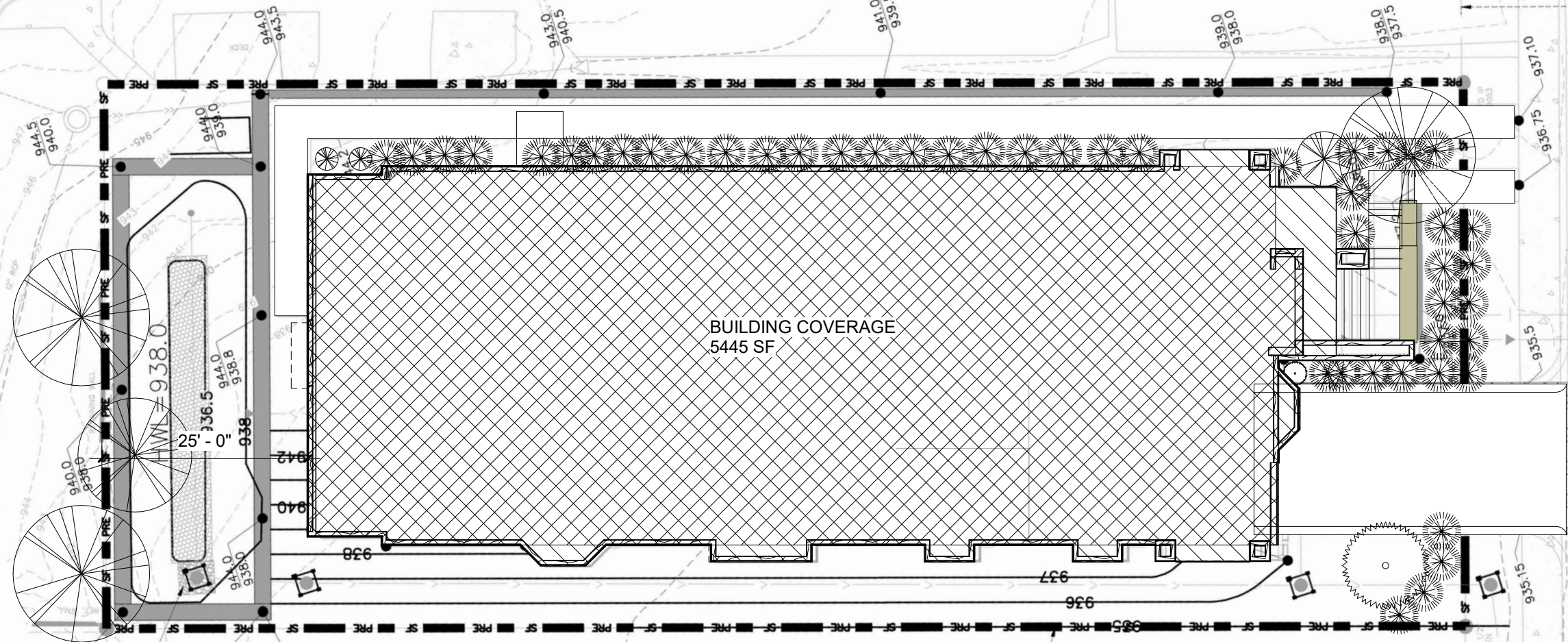


28 JUL 2016

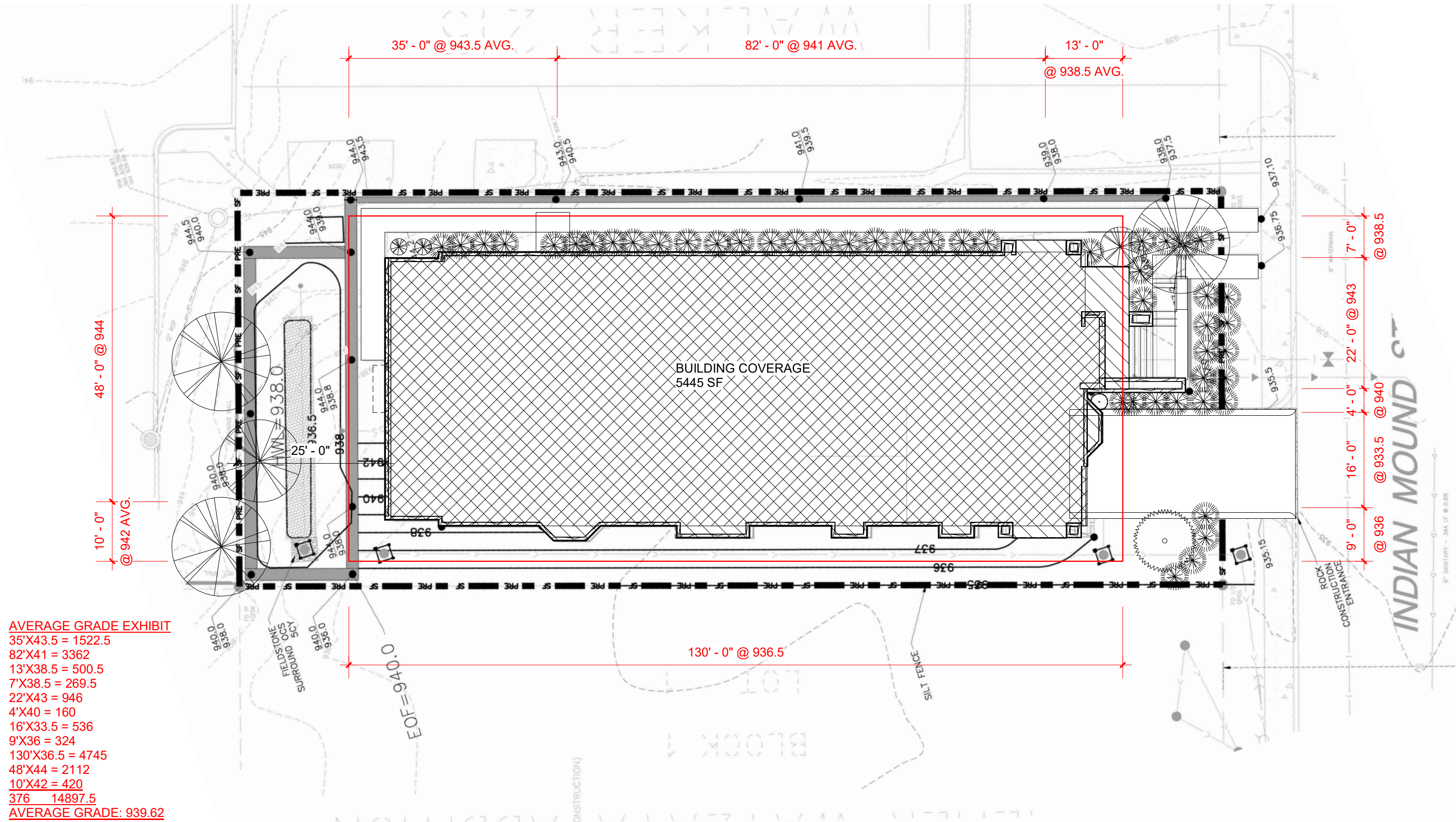
SITE AREA: 10,897 SQ FT
BUILDING AREA: 5,445 SQ FT, 50% SITE COVERAGE
5 DWELLING UNITS
600 SQ FT OFFICE

1 Site Plan

scale: 1/16" = 1'-0"



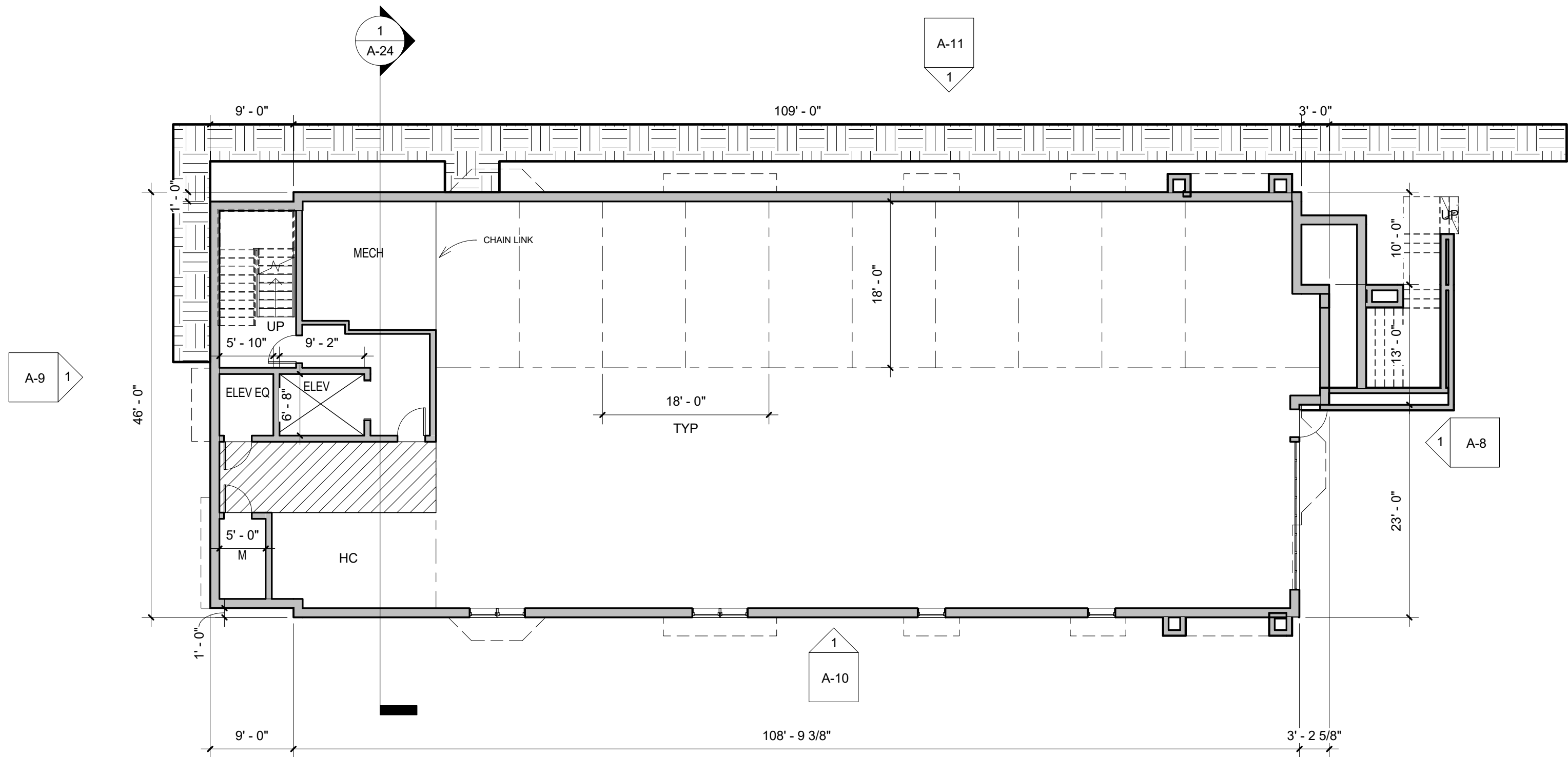
28 JUL 2016



1 AVERAGE GRADE EXHIBIT

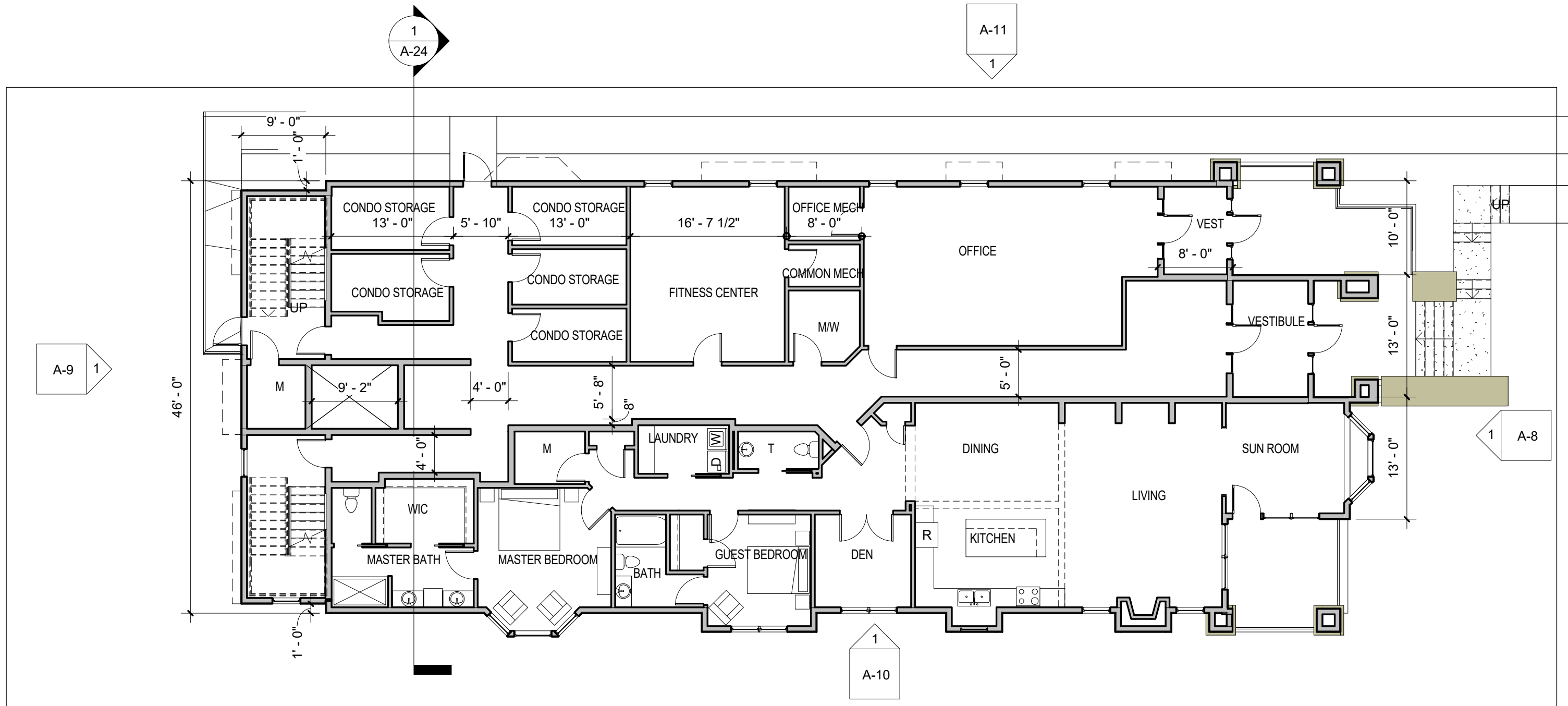
scale: 1/16" = 1'-0"

1 AUG 2016



1 LOWER LEVEL FLOOR PLAN
 scale: $\frac{3}{32}" = 1'-0"$

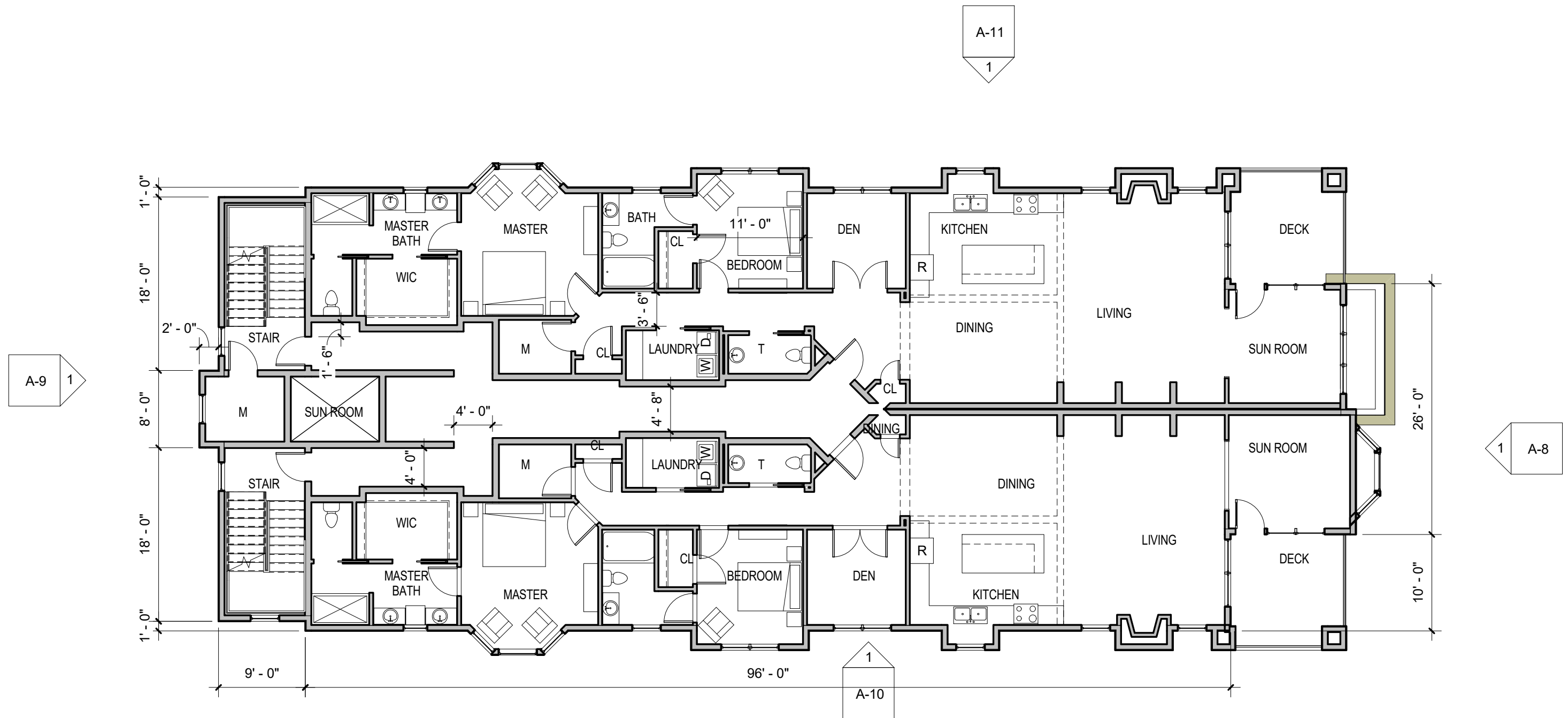
28 JUL 2016



1 FIRST LEVEL FLOOR PLAN

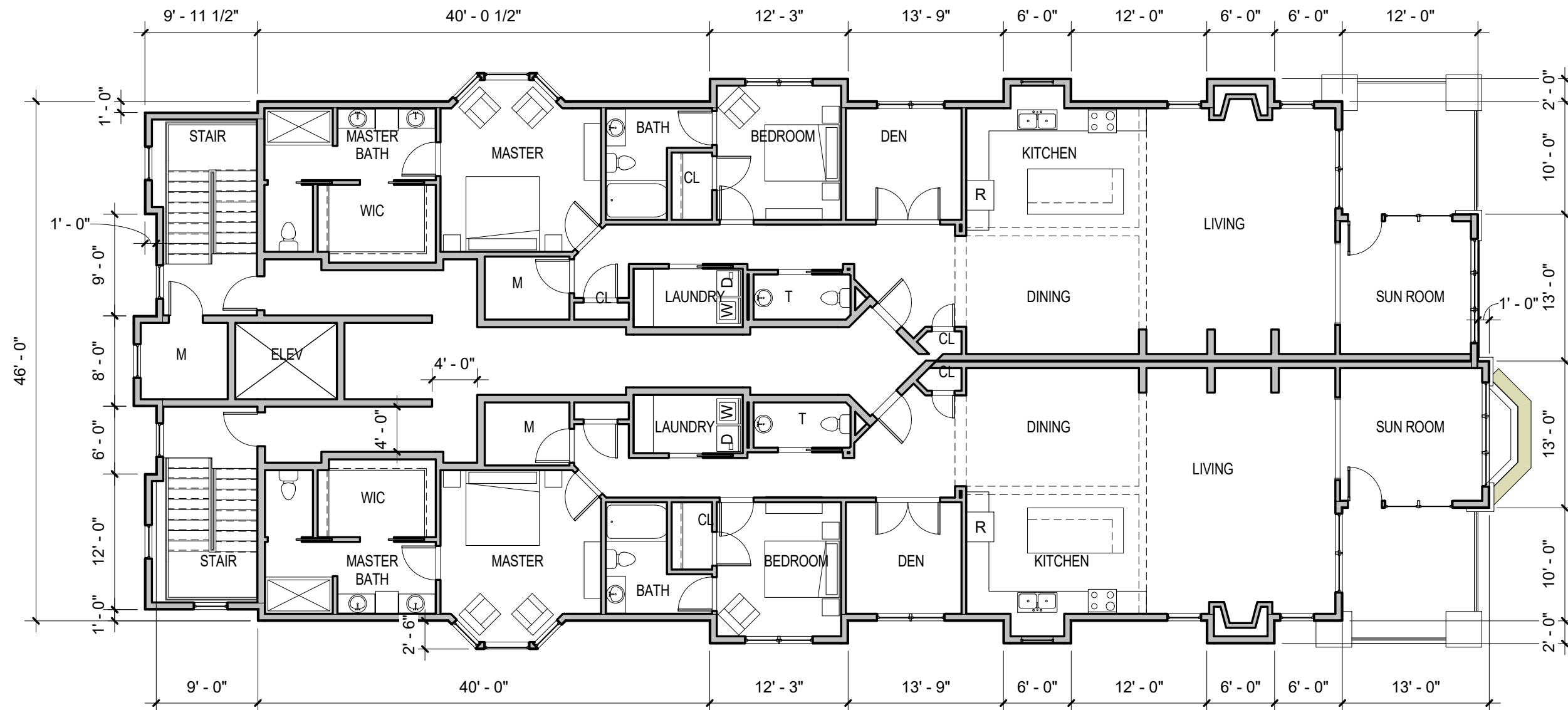
scale: 3/32" = 1'-0"

28 JUL 2016



1 SECOND LEVEL FLOOR PLAN
 scale: 3/32" = 1'-0"

28 JUL 2016



1 THIRD LEVEL FLOOR PLAN

scale: 3/32" = 1'-0"

28 JUL 2016



1 **ROOF LEVEL**
scale: 3/32" = 1'-0"

28 JUL 2016

MATERIAL CALCULATIONS	
STUCCO	10%
PRECAST	8%
BRICK	49%
CEMENT BOARD	32%



1 **NORTH ELEVATION**
 scale: 1/8" = 1'-0"

25 AUG 2016

MATERIAL CALCULATIONS	
STUCCO	14%
STONE	16%
PRECAST	8%
BRICK	33%
CEMENT BOARD	28%


 TYP. PARAPET
 37' - 6"


 ROOF LEVEL
 35' - 5"


 THIRD LEVEL
 FLOOR PLAN
 24' - 10 3/4"


 SECOND LEVEL
 FLOOR PLAN
 14' - 3 3/8"


 FIRST LEVEL
 FLOOR PLAN
 3' - 8"


 GARAGE LEVEL
 FLOOR PLAN
 -6' - 4"

1

WEST ELEVATION

scale: 1/8" = 1'-0"

MATERIAL CALCULATIONS

STUCCO	16%
STONE	6%
PRECAST	8%
BRICK	46%
CEMENT BOARD	24%





1 3D VIEW 1
scale: _____

28 JUL 2016

WHITTEN ASSOCIATES, INC.

BEACON FIVE, WAYZATA, MN

RON CLARK CONSTRUCTION



1 3D VIEW 2

scale:

28 JUL 2016



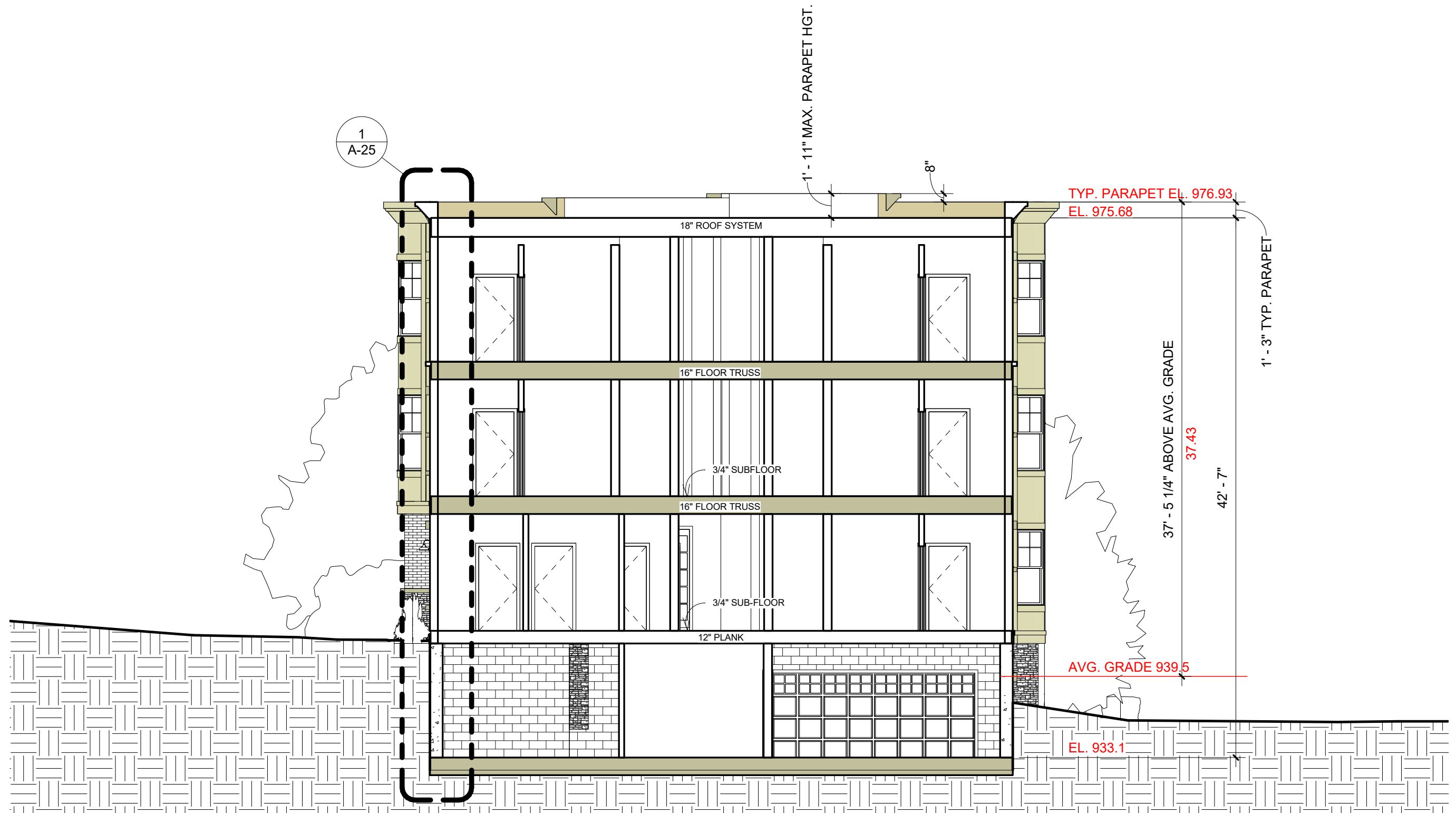
1 3D View 3
scale:

28 JUL 2016



1 3D View 4
scale:

28 JUL 2016



1 Section 1
 scale: 1/8" = 1'-0"

28 JUL 2016

BEACON FIVE
EXTERIOR MATERIAL PERCENTAGE CALCULATIONS

SOUTH

glass	stone	precast	brick	cement bd	stucco	total
684.11	281.09	225.95	541.85	285.15	134.75	1468.79
	19%	15%	37%	19%	9%	100%

first level including garage level

glass	total	
263.74	819.37	32%

first level

glass	total	
229.49	534.27	43%

EAST

glass	stone	precast	brick	cement bd	stucco	total
650.4	219.27	297.24	1738.23	905.62	584.4	3744.76
	6%	8%	46%	24%	16%	100%

NORTH

glass	roofing	precast	brick	cement bd	stucco	total
282.82	6.66	113.35	702.26	459.78	147.33	1429.38
	0%	8%	49%	32%	10%	100%

WEST

glass	stone	precast	brick	cement bd	stucco	total
917.57	655.35	327.75	1330.8	1149.03	581.89	4044.82
	16%	8%	33%	28%	14%	100%



Seaside Collection

Seaside 1 Light Outdoor Wall Lantern in Black

9022BK (Black (Painted))

Product Description:

With an aura that is as pure as a sea breeze, the Seaside Collection offers the homeowner a unique line of outdoor fixtures guaranteed to bring a new identity to your home's landscape. For this 1-light Seaside Wall Lantern, aluminum with stainless steel is combined with Kichler's Black finish, resulting in a high quality fit that will look fantastic for years to come. The fixture houses a 100-watt (max) bulb that provides outstanding outdoor illumination for your landscape. It is 12" high, is U.L. listed for wet location, and is Dark Skies compliant.

Available Finishes

- Black (Painted)
- Brushed Nickel
- Olde Brick
- Olde Bronze
- White

Technical Information

Lamp Included:	Not Included
Lead Wire Length:	6"
Extension:	9
Safety Rated:	Wet
HCWO:	6
Base Backplate:	4.75 X .75
Dual Mount:	No
Dark Sky:	Yes
Patent:	D383239
Light Source:	Incandescent
Socket Base:	Medium
Number of Bulbs:	1
Lamp Type:	A
Max Watt:	100W
Width:	8"
Height:	12"
Overall Height:	"
Collection:	Seaside Collection
Finish:	Black (Painted)

Project
Type
Ordering #
Comments

VICINITY MAP



LEGAL DESCRIPTION

Lot 6, Block 5, Wayzata Revised, Hennepin County, Minnesota.

NOTES

- This survey was prepared from legal descriptions supplied and our in house records and may not depict all easements, appurtenances or encumbrances affecting the property. The spot elevations, contours, existing features and utility as-built information are based on an boundary/topo survey dated 10/28/14, prepared by EVS, Inc. Alliant Engineering performed a boundary and partial topo verification of trees and features 11/06/15.
- We did not investigate or call Gopher One Call to locate underground utilities. Contact Gopher State One Call (<http://www.gopherstateonecall.org/>) or call (651) 454-0002 to verify critical utilities prior to construction or design.
- The orientation of this bearing system is based on the Hennepin County Coordinate System NAD83. Coordinates are Hennepin County ground feet, based on the Minnesota Coordinate System, Southern Zone, NAD83, 1986 (non HARN values). Coordinate values dated January, 2005 and Vertical Datum is NAVD88
- All distances are in feet.
- The area of the above described property is 10,897 square feet or 0.250 acres.

LEGEND

- SET CAP IRON MONUMENT 18425
- FOUND IRON MONUMENT
- HYDRANT
- WATER VALVE
- SANITARY MANHOLE
- CATCH BASIN
- ELECTRIC BOX
- LIGHT
- STORM MANHOLE
- POWER POLE
- WATER SERVICE
- SIGNIFICANT TREE
- GAS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- FENCE
- CONCRETE



233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

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.

DENNIS B. OLMSTEAD

Print Name

Signature

Date

License Number

EXISTING CONDITIONS
BEACON FIVE
529 INDIAN MOUND EAST
WAYZATA, MN

DRAWN BY	DE, GB
CHECKED BY	DBO
DATE ISSUED	4/4/16
SCALE	1"=20'
JOB NO.	150125
BOOK	1

0 10 20 40
SCALE IN FEET



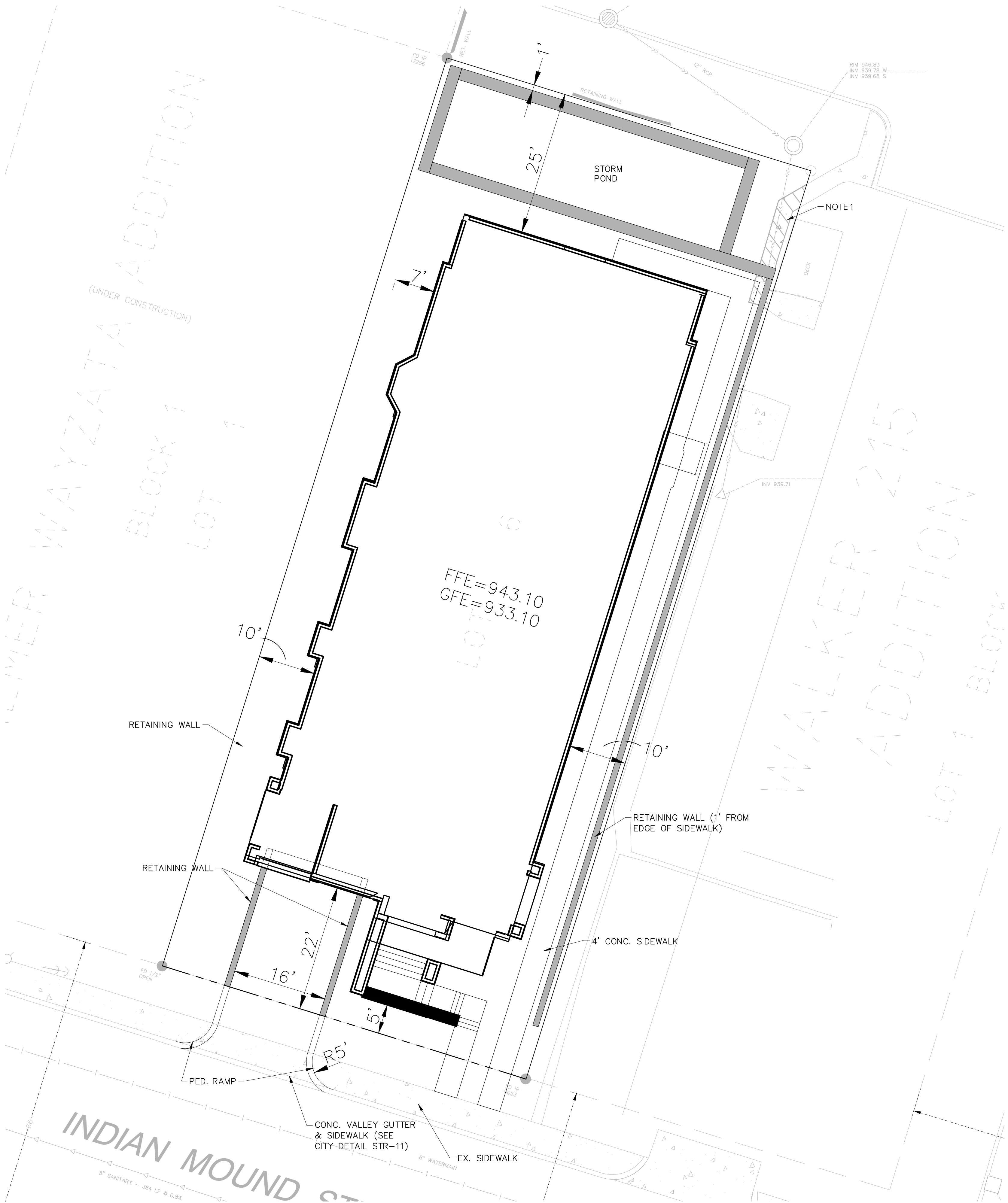
SIGNIFICANT TREE INVENTORY

DBH	TOTAL DBH	TREE TYPE	NOTES	REMOVED
12,12	24	Ash	Split at base	X
8	8	Hackberry		X
18	18	Basswood		X
7	7	Basswood		X
8,9	17	Hackberry	Split at base	X
9	9	Basswood		X
14	14	Basswood		X
13	13	Basswood		X
24	24	Silver Maple	Split into 3 trunks at ~4'	X
9	9	Black Walnut		X
31	31	silver Maple		X
10	10	Silver Maple	Dead	X
18	18	Ash		X

TOTAL DBH = 202"

*ALL EXISTING TREES TO BE REMOVED

Drawing name: X:\2015\150125\plan sheets\Site Submittal\150125site.dwg Jul 27, 2016 - 3:10pm



LEGEND:

- DEVELOPMENT BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE

SITE PLAN DATA:

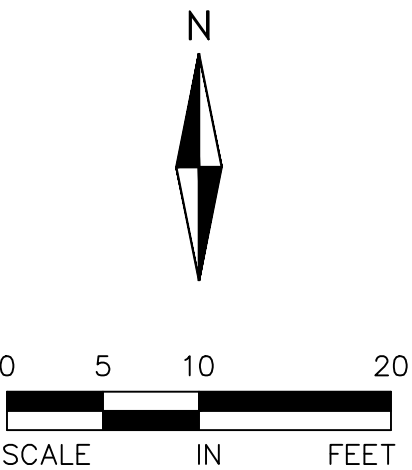
GROSS AREA = 10,897 SF
AREA OF BUILDING = 5,445 SF
% OF COVERAGE = 50 %

IMPERVIOUS AREA CALCULATION:

IMPERVIOUS AREA = 7,279 SF
% IMPERVIOUS = 66.8 %

NOTES:

- REMOVE EXISTING SIDEWALK ON PROPERTY. COORDINATE REMOVAL WITH ADJACENT PROPERTY OWNER.



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

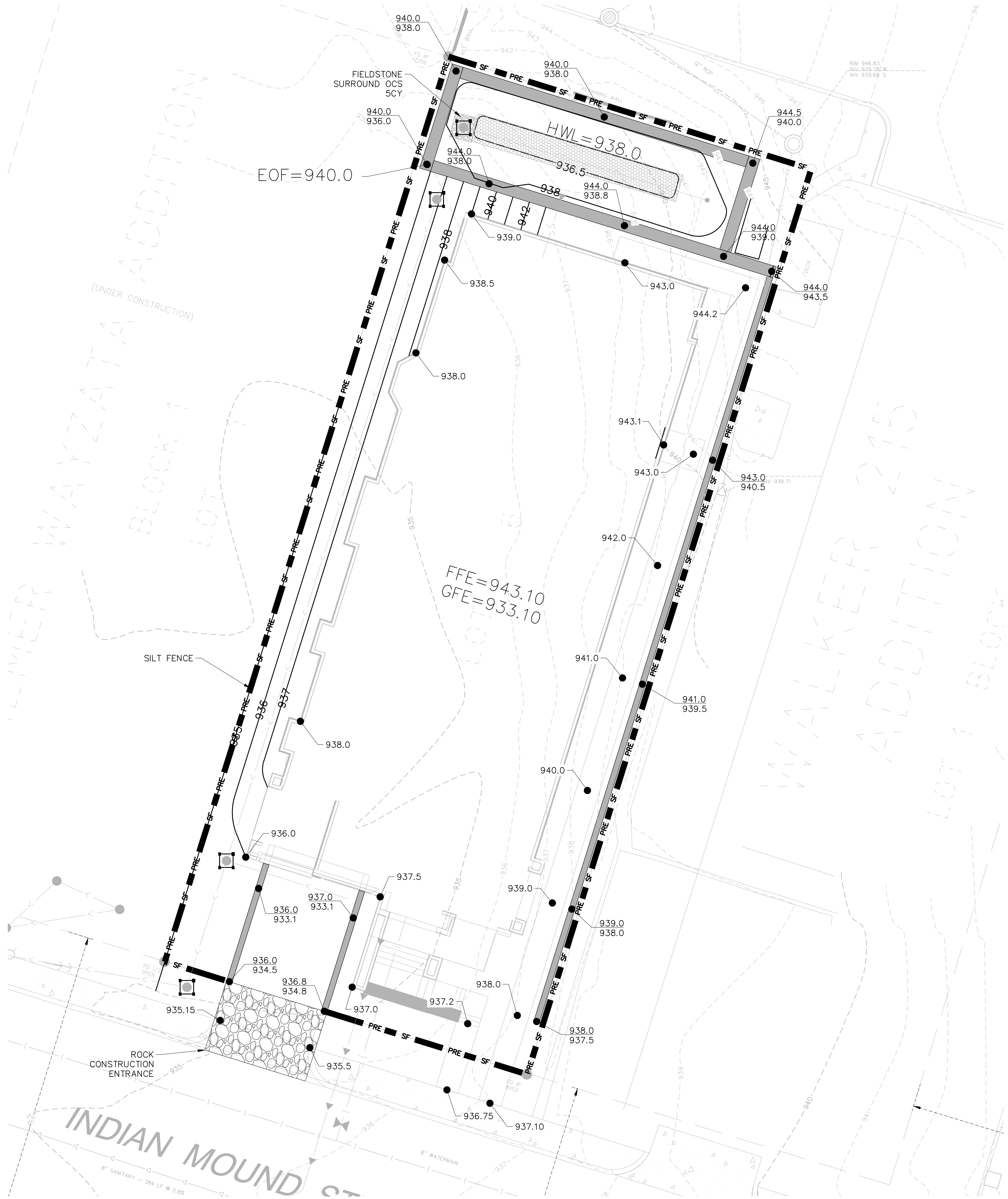
DAVID NASH, PE 21836
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
7/21/16	CITY SUBMITTAL
7/27/16	GRADING REVISION

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

Drawing name: X:\2015\150125\plan sheets\Site Submittal\150125grad.dwg Jul 27, 2016 - 3:11pm



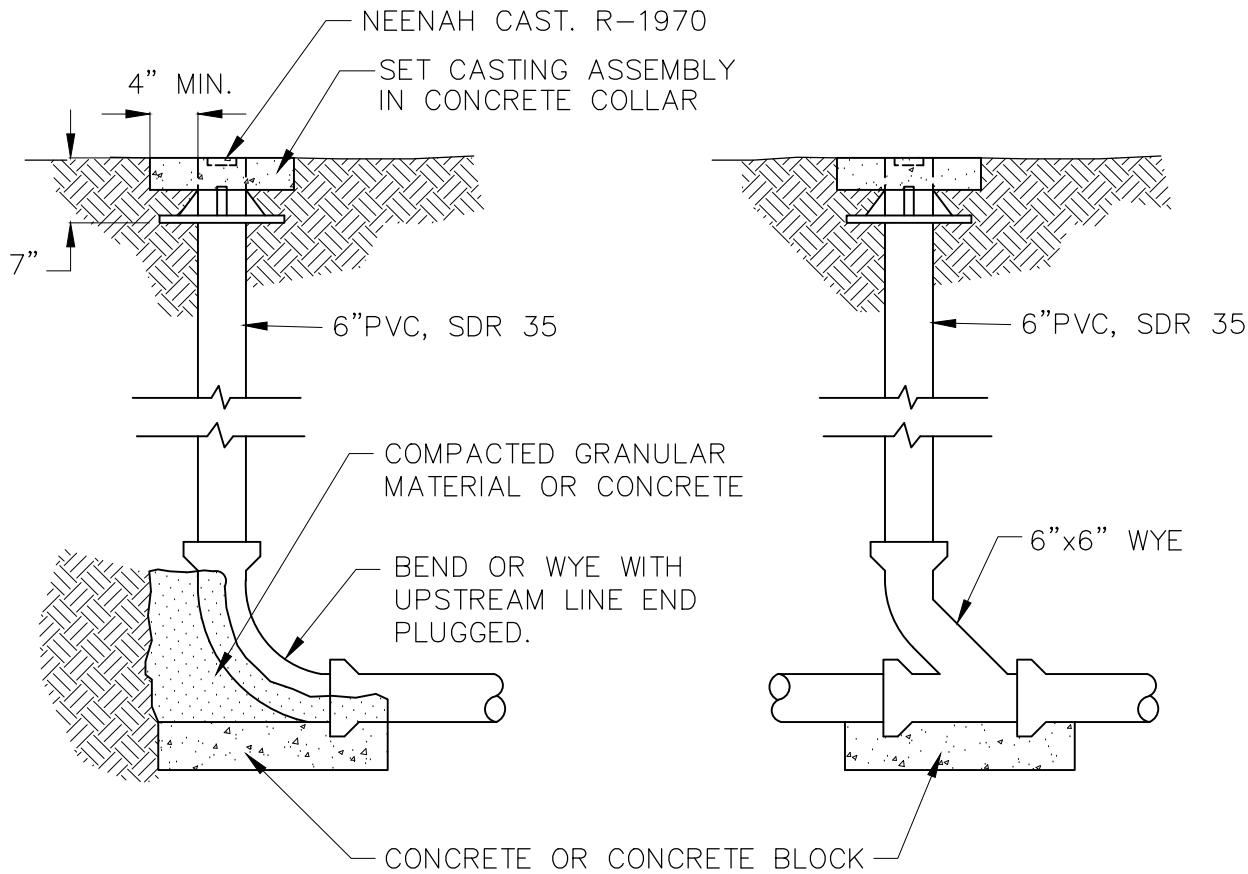
Drawing name: X:\2015\150125\plan sheets\Site Submittal\150125util.dwg Jul 27, 2016 - 3:12pm

LEGEND:

- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY FORCEMAIN
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT

UTILITY NOTES:

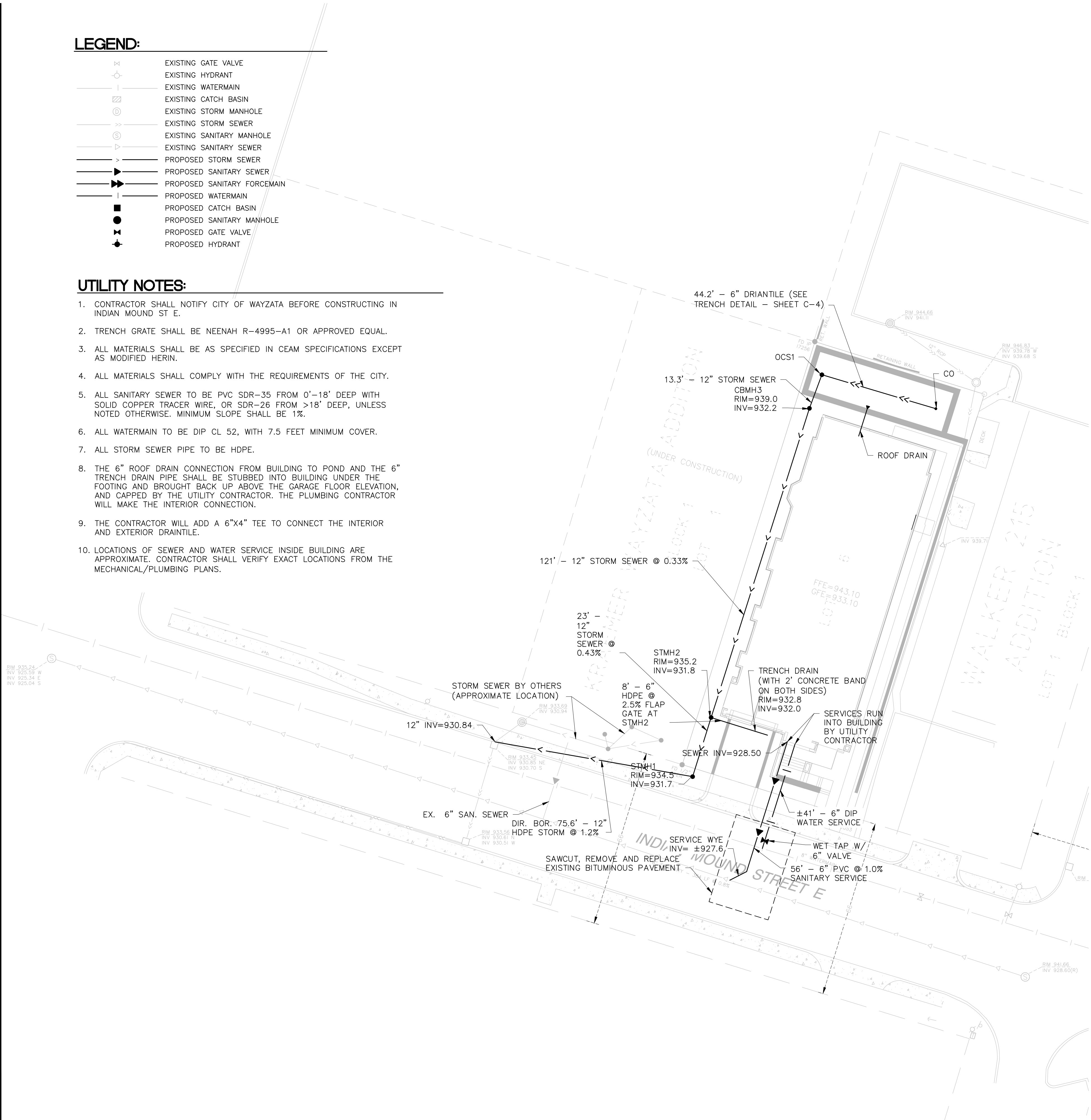
- CONTRACTOR SHALL NOTIFY CITY OF WAYZATA BEFORE CONSTRUCTING IN INDIAN MOUND ST E.
- TRENCH GRATE SHALL BE NEENAH R-4995-A1 OR APPROVED EQUAL.
- ALL MATERIALS SHALL BE AS SPECIFIED IN CEAM SPECIFICATIONS EXCEPT AS MODIFIED HERIN.
- ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
- ALL SANITARY SEWER TO BE PVC SDR-35 FROM 0'-18' DEEP WITH SOLID COPPER TRACER WIRE, OR SDR-26 FROM >18' DEEP, UNLESS NOTED OTHERWISE. MINIMUM SLOPE SHALL BE 1%.
- ALL WATERMAIN TO BE DIP CL 52, WITH 7.5 FEET MINIMUM COVER.
- ALL STORM SEWER PIPE TO BE HDPE.
- THE 6" ROOF DRAIN CONNECTION FROM BUILDING TO POND AND THE 6" TRENCH DRAIN PIPE SHALL BE STUBBED INTO BUILDING UNDER THE FOOTING AND BROUGHT BACK UP ABOVE THE GARAGE FLOOR ELEVATION, AND CAPPED BY THE UTILITY CONTRACTOR. THE PLUMBING CONTRACTOR WILL MAKE THE INTERIOR CONNECTION.
- THE CONTRACTOR WILL ADD A 6"x4" TEE TO CONNECT THE INTERIOR AND EXTERIOR DRAINTILE.
- LOCATIONS OF SEWER AND WATER SERVICE INSIDE BUILDING ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATIONS FROM THE MECHANICAL/PLUMBING PLANS.



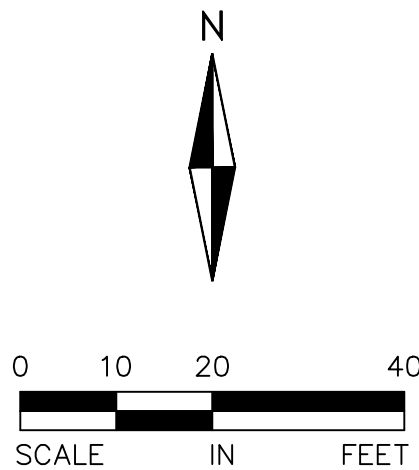
END OF LINE CLEANOUT

IN LINE CLEANOUT

NOTE:
CLEANOUT TOP SHALL BE ENCLOSED IN CASTING AND/OR
FABRICATED COVER ASSEMBLY.



FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



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Minneapolis, MN 55415
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612.758.3099 FAX
www.alliant-inc.com

BEACON FIVE
529 INDIAN MOUND EAST
WAYZATA, MINNESOTA
RON CLARK CONSTRUCTION
UTILITY 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

21836

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

7/21/16 CITY SUBMITTAL

7/27/16 GRADING REVISION

PROJECT TEAM DATA

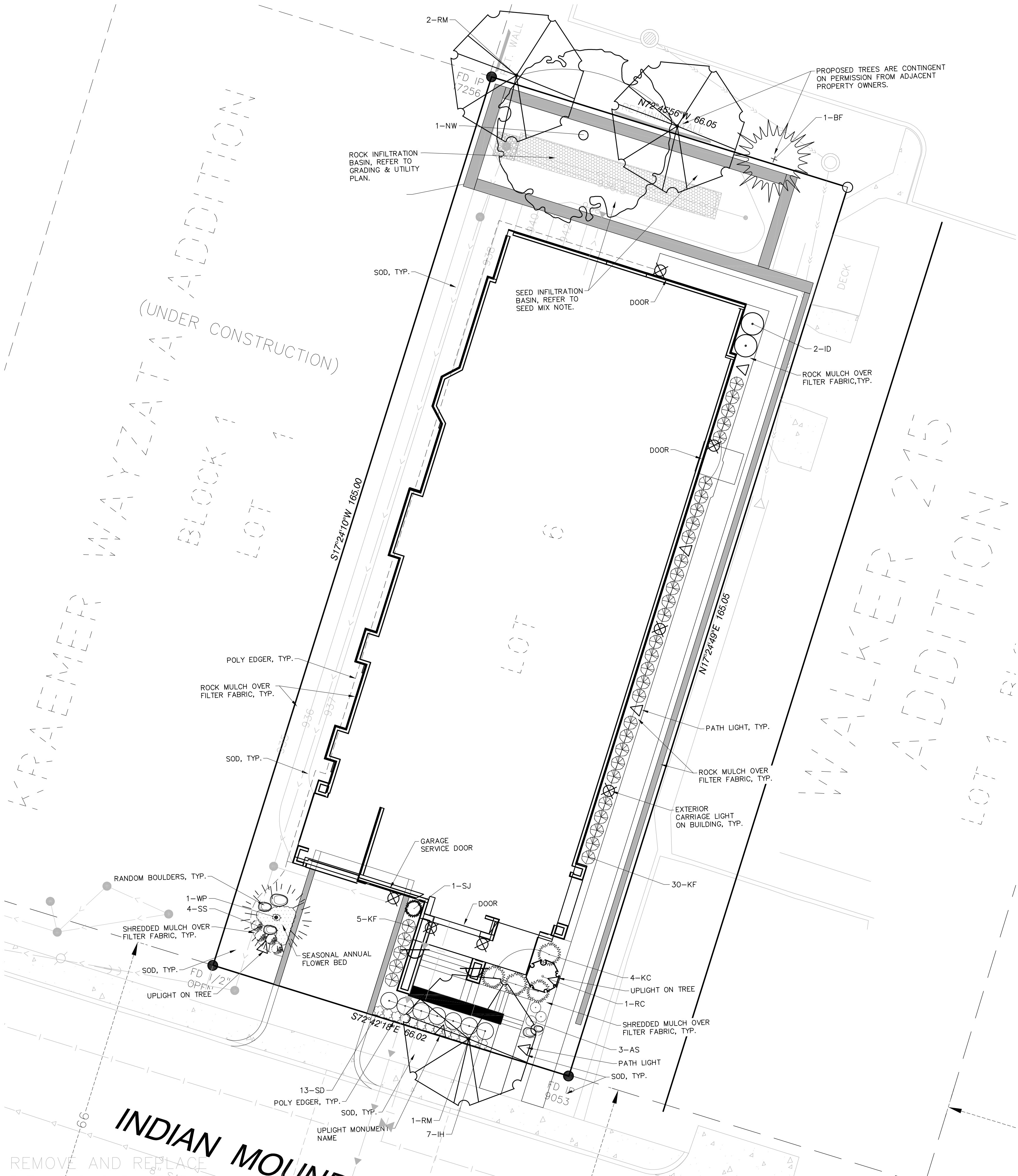
DESIGNED: DN

DRAWN: NS

PROJECT NO: 150125

C-4

Drawing name: X:\2015\150125\plan sheets\Site Submittal\150125\ind.dwg Aug 25, 2016 - 142pm



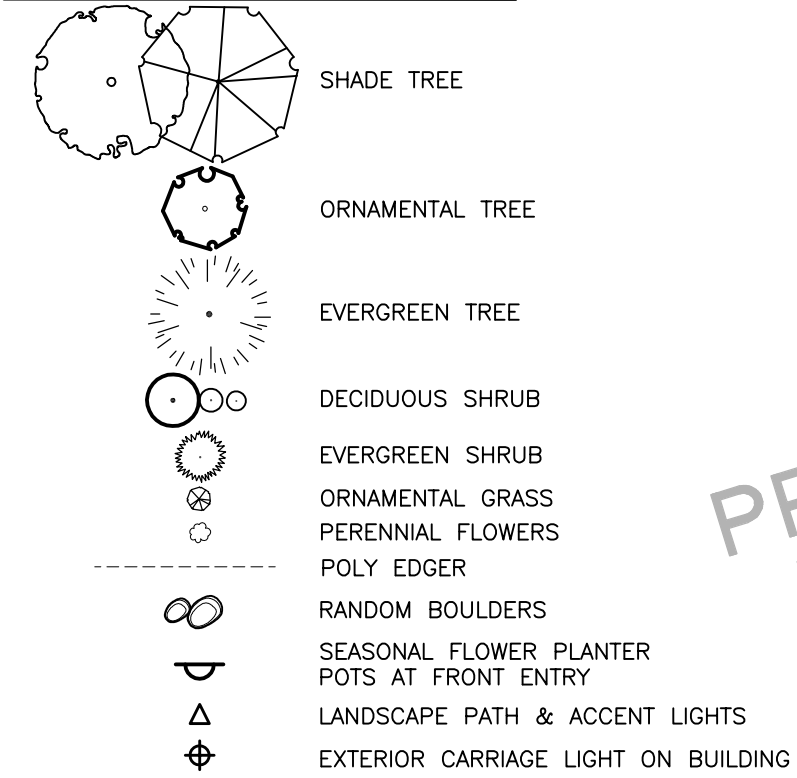
LANDSCAPE SCHEDULE					
QTY.	KEY	COMMON NAME/BOTANICAL NAME	SIZE/ROOT TYPE	REMARKS	MATURE HT. X SPREAD
OVERSTORY TREES					
3	RM	RED MAPLE Acer rubrum 'Northwood'	3" CAL. B&B	STRAIGHT TRUNK NO V-CROTCH	50' HT. X 40' W.
1	NW	PRAIRIE CASCADE WILLOW Salix 'Prairie Cascade'	3" CAL. B&B	STRAIGHT TRUNK NO V-CROTCH	40' HT. X 20' W.
CONIFERS					
1	WP	WHITE COLUMNAR PINE Pinus strobus 'Fastigiata'	6' HT. B&B	FULL FORM	40' HT. X 15' W.
1	BF	DOUGLAS FIR Pseudotsuga menziesii	6' HT. B&B	FULL FORM	40' HT. X 15' W.
ORNAMENTAL					
1	RC	RED BARRON FLOWERING CRAB Malus 'Red Barron'	6' HT. B&B	STRAIGHT TRUNK	12' HT. X 5' W.
SHRUBS					
2	ID	IVORY HALO DOGWOOD Cornus alba 'Bailhala'	5 GAL POT	5 CANES AT HT. SPEC	5' HT. X 5' W.
3	AS	ALPINE SPIRAEA Spiraea japonica 'Alpina'	3 GAL POT	5 CANES AT HT. SPEC	15" HT. X 2' W.
7	IH	INCREDIBALL HYDRANGEA Hydrangea arborescens 'Abetwo'	3 GAL POT	5 CANES AT HT. SPEC	4' HT. X 4' W.
EVERGREEN SHRUBS					
1	SJ	SPARTAN JUNIPER Juniperus chinensis 'Spartan'	7 GAL POT	5 CANES AT HT. SPEC	15' HT. X 3' W.
4	KC	KINGS GOLD CHAMAECYPARIS Chamaecyparis pisifera 'Kings Gold'	5 GAL POT	5 CANES AT HT. SPEC	4' HT. X 4' W.
PERENNIALS & GRASSES					
35	KF	KARL FOERSTER GRASS Calamagrostis Karl Foerster	1 GAL POT		48" HT. X 30" W.
4	SS	AUTUMN JOY STONECROP Sedum spectabile 'Autumn Joy'	1 GAL POT		18" HT. X 18" W.
13	SD	STELLA SUPREME DAYLILY Hemerocallis 'Stella Supreme'	1 GAL POT		18" HT. X 18" W.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.

LANDSCAPE NOTES:

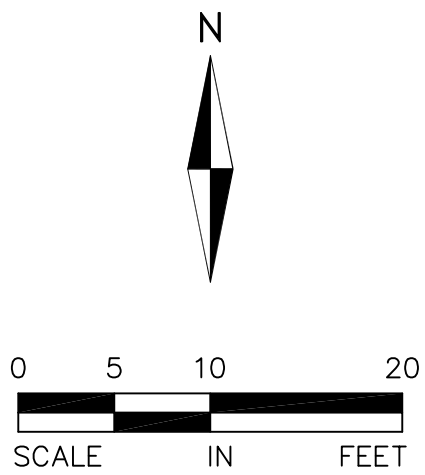
- CONTRACTOR IS RESPONSIBLE FOR CALLING GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
- STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 3-4" DEPTH OF RIVER ROCK GRAVEL OR SHREDDED WOOD MULCH OVER FILTER FABRIC, UNLESS SPECIFIED AS OTHER. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
- INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
- COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP DURING WARRANTY PERIOD. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
- MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, DURING WARRANTY PERIOD.
- COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
- STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
- SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
- GENERAL CONTRACTOR SHALL FOLLOW THE COUNTY/STATE SOIL & EROSION CONTROL SPECIFICATIONS FOR DISTURBED AREA STABILIZATION.
- CONTRACTOR SHALL PROVIDE DESIGN AND INSTALLATION OF AN WATER EFFICIENT IRRIGATION PLAN. DESIGN SYSTEM INCLUDING CONTROLS, ELECTRICAL AND WATER SERVICE CONNECTIONS WITH 100% COVERAGE FOR SOD AND SHRUB AREAS PER GOVERNING AGENCY AND LOCAL DESIGN REQUIREMENTS. SHRUBS WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS. DESIGN TO INCLUDE DRIP IRRIGATION IN SHRUB AREAS ADJACENT TO BUILDING. EXCESS WATER SHALL NOT COME IN CONTACT WITH BUILDING AND SIDEWALKS. THE IRRIGATION SYSTEM SHALL HAVE A RAIN/FREEZE SENSOR SHUTOFF. USE RAINBIRD OR APPROVED EQUAL. COORDINATE INSTALLATION WITH G.C. AND WORK OF OTHER SECTIONS.

LANDSCAPE LEGEND:



SEE LANDSCAPE SCHEDULE FOR SPECIES/QUANTITIES.

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



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

MALEAH MILLER, RLA
Date 7/21/16 License No. 19507

QUALITY ASSURANCE/CONTROL

DATE	ISSUE
7/21/16	CITY SUBMITTAL
7/27/16	GRADING REVISION
8/25/16	LANDSCAPE REVISION

PROJECT TEAM DATA
DESIGNED: MM
DRAWN: MM
PROJECT NO: 150125

Northwood Red Maple

Acer rubrum 'Northwood'



Acer rubrum 'Northwood' in fall

Height: 50 feet
Spread: 40 feet
Sunlight: ☉
Hardiness Zone: 3

Other Names: Swamp Maple, Scarlet Maple

Description:

A very hardy selection of the popular red maple from northern Minnesota, this shapely shade tree features brilliant red fall color and showy red flowers along the branches in early spring; intolerant of alkaline soils

Ornamental Features:

Northwood Red Maple has green foliage which emerges red in spring. The lobed leaves turn an outstanding red in the fall. It features showy red flowers along the branches in early spring before the leaves. It produces red samaras in late spring. The furrowed silver bark and brick red branches add an interesting dimension to the landscape.

Landscape Attributes:

Northwood Red Maple is a deciduous tree with a shapely oval form. Its average texture blends into the landscape, but can be balanced by one or two finer or coarser trees or shrubs for an effective composition.

This is a relatively low maintenance tree, and should only be pruned in summer after the leaves have fully developed, as it may 'bleed' sap if pruned in late winter or early spring. It has no significant negative characteristics.

Northwood Red Maple is recommended for the following landscape applications;

- Shade / Accent

Plant Characteristics:

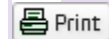
Northwood Red Maple will grow to be about 50 feet tall at maturity, with a spread of 40 feet. It has a high canopy with a typical clearance of 7 feet from the ground, and should not be planted underneath power lines. It grows at a medium rate, and under ideal conditions can be expected to live for 80 years or more.

This tree should only be grown in full sunlight. It is quite adaptable, preferring to grow in average to wet conditions, and will even tolerate some standing water. It is not particular as to soil type, but has a definite preference for acidic soils, and is subject to chlorosis (yellowing) of the leaves in alkaline soils. It is somewhat tolerant of urban pollution. This is a selection of a native North American species.

Prairie Cascade Weeping Willow

Salix 'Prairie Cascade'

☐ Add To My Plant List



Salix 'Prairie Cascade'

Height: 35 feet

Spread: 35 feet

Sunlight: 

Hardiness Zone: 3

Other Names: Weeping Willow

Description:

A beautiful and hardy specimen tree featuring arching golden branches that weep with age, particularly showy in winter; needs plenty of open space to grow; tends to shed branchlets, root system can be aggressive, do not plant too close to homes

Ornamental Features:

Prairie Cascade Weeping Willow has forest green foliage throughout the season. The glossy narrow leaves turn yellow in fall. Neither the flowers nor the fruit are ornamentally significant. The furrowed brown bark and yellow branches are extremely showy and add significant winter interest.

Landscape Attributes:

Prairie Cascade Weeping Willow is a dense deciduous tree with a rounded form and gracefully weeping branches. Its relatively fine texture sets it apart from other landscape plants with less refined foliage.

This is a high maintenance tree that will require regular care and upkeep, and is best pruned in late winter once the threat of extreme cold has passed. Gardeners should be aware of the following characteristic(s) that may warrant special consideration;

- Messy / Invasive

Prairie Cascade Weeping Willow is recommended for the following landscape applications;

- Accent / Shade

Plant Characteristics:

Prairie Cascade Weeping Willow will grow to be about 35 feet tall at maturity, with a spread of 35 feet. It has a low canopy with a typical clearance of 1 feet from the ground, and should not be planted underneath power lines. It grows at a fast rate, and under ideal conditions can be expected to live for 40 years or more.

This tree should only be grown in full sunlight. It is quite adaptable, preferring to grow in average to wet conditions, and will even tolerate some standing water. It is not particular as to soil type or pH. It is highly tolerant of urban pollution and will even thrive in inner city environments.

This particular variety is an interspecific hybrid.

Columnar White Pine

Pinus strobus 'Fastigiata'



Pinus strobus 'Fastigiata'

Height: 40 feet

Spread: 15 feet

Sunlight: 

Hardiness Zone: 3

Other Names: Eastern White Pine

Description:

A highly attractive narrowly columnar tree with silky smooth long needles which give a fuzzy appearance from a distance; can windburn in exposed locations, best grown in some shelter, but needs full sun; one of the best pine trees for smaller landscapes

Ornamental Features:

Columnar White Pine has green foliage. The needles remain green through the winter. Neither the flowers nor the fruit are ornamentally significant. The furrowed gray bark adds an interesting dimension to the landscape.

Landscape Attributes:

Columnar White Pine is an evergreen tree with a strong central leader and a narrowly upright and columnar growth habit. Its relatively fine texture sets it apart from other landscape plants with less refined foliage.

This tree will require occasional maintenance and upkeep. When pruning is necessary, it is recommended to only trim back the new growth of the current season, other than to remove any dieback. Gardeners should be aware of the following characteristic(s) that may warrant special consideration;

- Insects / Disease

Columnar White Pine is recommended for the following landscape applications;

- Accent / Shade / Vertical Accent

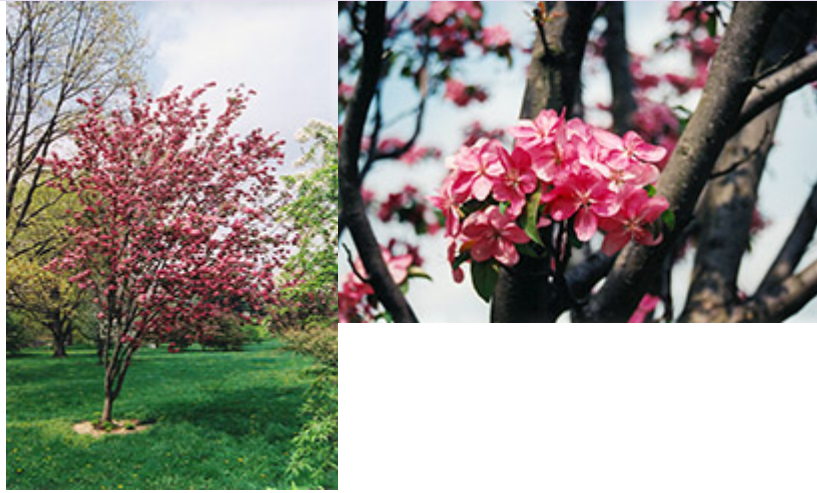
Plant Characteristics:

Columnar White Pine will grow to be about 40 feet tall at maturity, with a spread of 15 feet. It has a low canopy with a typical clearance of 3 feet from the ground, and is suitable for planting under power lines. It grows at a fast rate, and under ideal conditions can be expected to live to a ripe old age of 100 years or more; think of this as a heritage tree for future generations!

This tree should only be grown in full sunlight. It is very adaptable to both dry and moist growing conditions, but will not tolerate any standing water. It is not particular as to soil type, but has a definite preference for acidic soils, and is subject to chlorosis (yellowing) of the leaves in alkaline soils. It is quite intolerant of urban pollution, therefore inner city or urban streetside plantings are best avoided, and will benefit from being planted in a relatively sheltered location. This is a selection of a native North American species.

Red Baron Flowering Crab

Malus 'Red Baron'



Malus 'Red Baron' flowers

Height: 15 feet

Spread: 6 feet

Sunlight: ☉

Hardiness Zone: 4

Other Names: Red Barron, Roseybloom

Description:

A beautiful accent tree covered in abundant deep red flowers in spring followed by persistent deep red fruit in fall, distinctive narrowly upright form ideal for smaller landscapes; needs well-drained soil and full sun

Ornamental Features:

Red Baron Flowering Crab is draped in stunning clusters of fragrant red flowers along the branches in mid spring, which emerge from distinctive dark red flower buds before the leaves. It has dark green foliage which emerges coppery-bronze in spring. The pointy leaves turn an outstanding orange in the fall. The fruits are showy dark red pomes carried in abundance from early to late fall. The rough brown bark is not particularly outstanding.

Landscape Attributes:

Red Baron Flowering Crab is a deciduous tree with a narrowly upright and columnar growth habit. Its average texture blends into the landscape, but can be balanced by one or two finer or coarser trees or shrubs for an effective composition.

This is a high maintenance tree that will require regular care and upkeep, and is best pruned in late winter once the threat of extreme cold has passed. It is a good choice for attracting birds to your yard. Gardeners should be aware of the following characteristic(s) that may warrant special consideration;

- Disease

Red Baron Flowering Crab is recommended for the following landscape applications;

- Accent / Vertical Accent

Plant Characteristics:

Red Baron Flowering Crab will grow to be about 15 feet tall at maturity, with a spread of 6 feet. It has a low canopy with a typical clearance of 2 feet from the ground, and is suitable for planting under power lines. It grows at a medium rate, and under ideal conditions can be expected to live for 50 years or more.

This tree should only be grown in full sunlight. It prefers to grow in average to moist conditions, and shouldn't be allowed to dry out. It is not particular as to soil type or pH. It is highly tolerant of urban pollution and will even thrive in inner city environments.

This particular variety is an interspecific hybrid.

Ivory Halo Dogwood

Cornus alba 'Ivory Halo'



Cornus alba 'Ivory Halo'

Height: 6 feet
Spread: 5 feet
Sunlight:  
Hardiness Zone: 3

Other Names: *Cornus alba 'Bailhalo'* (PP8722)

Description:

A compact and very hardy shrub, well suited for color contrast in many garden applications; features very showy white-variegated foliage and brilliant red stems which show up well against the winter snow

Ornamental Features:

Ivory Halo Dogwood has attractive white-variegated green foliage throughout the season. The pointy leaves are ornamentally significant but do not develop any appreciable fall color. It has clusters of creamy white flowers at the ends of the branches in late spring. It produces white berries in mid summer. The red branches are extremely showy and add significant winter interest.

Landscape Attributes:

Ivory Halo Dogwood is a multi-stemmed deciduous shrub with a more or less rounded form. Its average texture blends into the landscape, but can be balanced by one or two finer or coarser trees or shrubs for an effective composition.

This is a relatively low maintenance shrub, and can be pruned at anytime. It has no significant negative characteristics.

Ivory Halo Dogwood is recommended for the following landscape applications;

- Accent / Mass Planting / Hedges/Screening / General Garden Use

Plant Characteristics:

Ivory Halo Dogwood will grow to be about 6 feet tall at maturity, with a spread of 5 feet. It tends to fill out right to the ground and therefore doesn't necessarily require facer plants in front, and is suitable for planting under power lines. It grows at a fast rate, and under ideal conditions can be expected to live for approximately 20 years.

This shrub does best in full sun to partial shade. It is an amazingly adaptable plant, tolerating both dry conditions and even some standing water. It is not particular as to soil type or pH. It is highly tolerant of urban pollution and will even thrive in inner city environments.

This is a selected variety of a species not originally from North America.

Spirea Alpine

Spiraea japonica 'var. alpina'



Spiraea japonica var. Alpina flowers

Height: 12 inches

Spread: 30 inches

Sunlight: 

Hardiness Zone: 4

Other Names: Spirea Daphne

Description:

A versatile garden detail shrub with showy flat-topped clusters of pink flowers in early summer and tiny fine-textured foliage; forms a dense, compact mound, beautiful used in masses or as a groundcover; needs full sun and well-drained soil

Ornamental Features:

Spirea Alpine is bathed in stunning clusters of pink flowers at the ends of the branches from late spring to early summer. It has bluish-green foliage throughout the season. The tiny serrated pointy leaves turn an outstanding coppery-bronze in the fall. The fruit is not ornamentally significant.

Landscape Attributes:

Spirea Alpine is a multi-stemmed deciduous shrub with a more or less rounded form. It lends an extremely fine and delicate texture to the landscape composition which should be used to full effect.

This shrub will require occasional maintenance and upkeep, and is best pruned in late winter once the threat of extreme cold has passed. It is a good choice for attracting butterflies to your yard, but is not particularly attractive to deer who tend to leave it alone in favor of tastier treats. It has no significant negative characteristics.

Spirea Alpine is recommended for the following landscape applications;

- Mass Planting / Rock/Alpine Gardens / Border Edging / General Garden Use / Groundcover

Plant Characteristics:

Spirea Alpine will grow to be about 12 inches tall at maturity, with a spread of 30 inches. It tends to fill out right to the ground and therefore doesn't necessarily require facer plants in front. It grows at a fast rate, and under ideal conditions can be expected to live for approximately 20 years.

This shrub should only be grown in full sunlight. It prefers to grow in average to moist conditions, and shouldn't be allowed to dry out. It is not particular as to soil type or pH. It is highly tolerant of urban pollution and will even thrive in inner city environments.

This is a selected variety of a species not originally from North America.

Incrediball Hydrangea

Hydrangea arborescens 'Abetwo'



Hydrangea arborescens 'Incrediball' flower

Height: 5 feet

Spread: 5 feet

Sunlight: ☉ ☌

Hardiness Zone: 3

Description:

An exciting new introduction to the world of hydrangeas, this shrub produces huge, basketball size flowers; best if treated like a perennial and pruned to a few inches from the ground in spring because it blooms on new growth

Ornamental Features:

Incrediball Hydrangea features bold balls of white flowers at the ends of the branches from mid to late summer. The flowers are excellent for cutting. It has dark green foliage throughout the season. The heart-shaped leaves do not develop any appreciable fall color. The fruit is not ornamentally significant. The smooth green bark is not particularly outstanding.

Landscape Attributes:

Incrediball Hydrangea is a multi-stemmed deciduous shrub with a more or less rounded form. Its strikingly bold and coarse texture can be very effective in a balanced landscape composition.

This shrub will require occasional maintenance and upkeep, and is best pruned in late winter once the threat of extreme cold has passed. It has no significant negative characteristics.

Incrediball Hydrangea is recommended for the following landscape applications;

- General Garden Use / Mass Planting / Naturalizing And Woodland Gardens

Plant Characteristics:

Incrediball Hydrangea will grow to be about 5 feet tall at maturity, with a spread of 5 feet. It tends to be a little leggy, with a typical clearance of 1 feet from the ground, and is suitable for planting under power lines. It grows at a fast rate, and under ideal conditions can be expected to live for approximately 20 years.

This shrub does best in full sun to partial shade. It prefers to grow in average to moist conditions, and shouldn't be allowed to dry out. It is not particular as to soil type or pH. It is highly tolerant of urban pollution and will even thrive in inner city environments. Consider applying a thick mulch around the root zone in winter to protect it in exposed locations or colder zones.

This is a selection of a native North American species.

Spartan Juniper

Juniperus chinensis 'Spartan'



Juniperus chinensis 'Spartan'

Height: 15 feet

Spread: 7 feet

Sunlight: 

Hardiness Zone: 4

Description:

A tall evergreen shrub with a narrow pyramidal habit of growth; sharp needle-like deep green foliage and interesting blue berries, great for articulation in the home landscape, makes a wonderful tall screen or hedge planted in rows; best in full sun

Ornamental Features:

Spartan Juniper has emerald green foliage. The scale-like leaves remain emerald green through the winter. The flowers are not ornamentally significant. It produces powder blue berries from late spring right through to late winter. The rough gray bark is not particularly outstanding.

Landscape Attributes:

Spartan Juniper is a multi-stemmed evergreen tree with a narrowly upright and columnar growth habit. It lends an extremely fine and delicate texture to the landscape composition which can make it a great accent feature on this basis alone.

This is a high maintenance tree that will require regular care and upkeep, and is best pruned in late winter once the threat of extreme cold has passed. Deer don't particularly care for this plant and will usually leave it alone in favor of tastier treats. It has no significant negative characteristics.

Spartan Juniper is recommended for the following landscape applications;

- Accent / Vertical Accent / Hedges/Screening / General Garden Use

Plant Characteristics:

Spartan Juniper will grow to be about 15 feet tall at maturity, with a spread of 7 feet. It tends to fill out right to the ground and therefore doesn't necessarily require facer plants in front, and is suitable for planting under power lines. It grows at a slow rate, and under ideal conditions can be expected to live for approximately 30 years.

This tree should only be grown in full sunlight. It is very adaptable to both dry and moist growing conditions, but will not tolerate any standing water. It is not particular as to soil type or pH. It is highly tolerant of urban pollution and will even thrive in inner city environments.

This is a selected variety of a species not originally from North America.

King's Gold Chamaecyparis

Chamaecyparis pisifera 'King's Gold'



Height: 5

feet

Spread: 5 feet

Sunlight:  

Hardiness Zone: 3

Other Names: Japanese Falsecypress, Sawara Falsecypress

Description:

One of the most golden accent shrubs available, this forms a wide-spreading mound with delicate sprays of golden foliage that hold their color throughout the summer, even remaining yellow into the winter; a fine choice for constant color in the garden

Ornamental Features:

King's Gold Chamaecyparis has attractive gold foliage. The threadlike leaves are ornamentally significant and turn yellow in fall. Neither the flowers nor the fruit are ornamentally significant. The bark is not particularly outstanding.

Landscape Attributes:

King's Gold Chamaecyparis is a multi-stemmed evergreen shrub with a mounded form. It lends an extremely fine and delicate texture to the landscape composition which can make it a great accent feature on this basis alone.

This is a high maintenance shrub that will require regular care and upkeep. When pruning is necessary, it is recommended to only trim back the new growth of the current season, other than to remove any dieback. It has no significant negative characteristics.

King's Gold Chamaecyparis is recommended for the following landscape applications;

- Accent / Vertical Accent / Hedges/Screening / Rock/Alpine Gardens / General Garden Use / Container Planting

Plant Characteristics:

King's Gold Chamaecyparis will grow to be about 5 feet tall at maturity, with a spread of 5 feet. It tends to fill out right to the ground and therefore doesn't necessarily require facer plants in front, and is suitable for planting under power lines. It grows at a slow rate, and under ideal conditions can be expected to live for 50 years or more.

This shrub does best in full sun to partial shade. It prefers to grow in average to moist conditions, and shouldn't be allowed to dry out. It is not particular as to soil type, but has a definite preference for acidic soils. It is highly tolerant of urban pollution and will even thrive in inner city environments. Consider applying a thick mulch around the root zone in winter to protect it in exposed locations or colder zones.

This is a selected variety of a species not originally from North America.

Karl Foerster Feather Reed Grass

Calamagrostis x acutiflora 'Karl Foerster'



Calamagrostis x acutiflora 'Karl Foerster'

Height: 5 feet

Spread: 32 inches

Sunlight: ☉ ☿

Hardiness Zone: 3

Other Names: Feather Reed Grass

Ornamental Features:

Karl Foerster Feather Reed Grass's grassy leaves are green in color. The foliage often turns tan in fall. It features bold plumes of rose flowers rising above the foliage in mid summer. The tan seed heads are carried on showy plumes displayed in abundance from late summer right through to late winter. The gold stems can be quite attractive.

Landscape Attributes:

Karl Foerster Feather Reed Grass is an herbaceous ornamental grass with a rigidly upright and towering form. It brings an extremely fine and delicate texture to the garden composition and should be used to full effect.

This ornamental grass will require occasional maintenance and upkeep, and is best cut back to the ground in late winter before active growth resumes. It has no significant negative characteristics.

Karl Foerster Feather Reed Grass is recommended for the following landscape applications;

- Vertical Accent Mass Planting / General Garden Use / Groundcover
- Naturalizing And Woodland Gardens / Container Planting

Plant Characteristics:

Karl Foerster Feather Reed Grass will grow to be about 4 feet tall at maturity, with a spread of 32 inches. It tends to be leggy, with a typical clearance of 1 foot from the ground, and should be underplanted with lower-growing perennials. It grows at a medium rate, and under ideal conditions can be expected to live for approximately 10 years.

This ornamental grass does best in full sun to partial shade. It is very adaptable to both dry and moist locations, and should do just fine under typical garden conditions. It is not particular as to soil type or pH. It is highly tolerant of urban pollution and will even thrive in inner city environments. This plant can be propagated by division.

This particular variety is an interspecific hybrid.

Autumn Joy Sedum

Sedum 'Autumn Joy'



Sedum 'Autumn Joy' in bloom

Height: 24 inches
Spread: 24 inches
Sunlight:  
Hardiness Zone: 3

Other Names: Autumn Stonecrop, Showy Stonecrop

Description:

A highly desirable and popular groundcover, forming a dense mound completely covered in broccoli-like salmon-pink flowers which fade to red in early fall, succulent dusty-green foliage is prominent the rest of the season; needs a dry and sunny location

Ornamental Features:

Autumn Joy Sedum features beautiful clusters of pink flowers at the ends of the stems from late summer to late fall, which emerge from distinctive coral-pink flower buds, and which are most effective when planted in groupings. The flowers are excellent for cutting. It's large succulent round leaves remain grayish green in color throughout the season. The fruit is not ornamentally significant.

Landscape Attributes:

Autumn Joy Sedum is a dense herbaceous perennial with an upright spreading habit of growth. Its relatively coarse texture can be used to stand it apart from other garden plants with finer foliage.

This is a high maintenance perennial that will require regular care and upkeep, and is best cleaned up in early spring before it resumes active growth for the season. It is a good choice for attracting bees and butterflies to your yard, but is not particularly attractive to deer who tend to leave it alone in favor of tastier treats. It has no significant negative characteristics.

Autumn Joy Sedum is recommended for the following landscape applications;

- Mass Planting / Border Edging / General Garden Use / Groundcover / Container Planting

Plant Characteristics:

Autumn Joy Sedum will grow to be about 20 inches tall at maturity, with a spread of 24 inches. It grows at a fast rate, and under ideal conditions can be expected to live for approximately 15 years.

This perennial does best in full sun to partial shade. It is very adaptable to both dry and moist growing conditions, but will not tolerate any standing water. It is not particular as to soil pH, but grows best in poor soils, and is able to handle environmental salt. It is highly tolerant of urban pollution and will even thrive in inner city environments. This plant can be propagated by division.

This particular variety is an interspecific hybrid.

Stella Supreme Daylily

Hemerocallis 'Stella Supreme'



Height: 18 inches
Spread: 18 inches
Sunlight: ☉ 🌑
Hardiness Zone: 2

Description:

Reblooming pale-yellow trumpet with yellow halo and green throat; sturdy, strong, easy to care for, great grassy texture and form; good for the beginner gardener and the pro

Ornamental Features:

Stella Supreme Daylily features bold lightly-scented buttery yellow trumpet-shaped flowers with yellow throats at the ends of the stems in early summer. The flowers are excellent for cutting. It's grassy leaves remain green in color throughout the season. The fruit is not ornamentally significant.

Landscape Attributes:

Stella Supreme Daylily is an herbaceous perennial with a shapely form and gracefully arching foliage. Its relatively fine texture sets it apart from other garden plants with less refined foliage.

This perennial will require occasional maintenance and upkeep, and is best cleaned up in early spring before it resumes active growth for the season. It is a good choice for attracting butterflies to your yard. It has no significant negative characteristics.

Stella Supreme Daylily is recommended for the following landscape applications;

- Mass Planting / General Garden Use / Groundcover

Plant Characteristics:

Stella Supreme Daylily will grow to be about 18 inches tall at maturity, with a spread of 18 inches. Its foliage tends to remain dense right to the ground, not requiring facer plants in front. It grows at a medium rate, and under ideal conditions can be expected to live for approximately 10 years.

This perennial does best in full sun to partial shade. It is very adaptable to both dry and moist locations, and should do just fine under typical garden conditions. It is not particular as to soil type or pH. It is highly tolerant of urban pollution and will even thrive in inner city environments. This plant can be propagated by division.

This particular variety is an interspecific hybrid.

529 Indian Mound E. – Beacon V**Design Critique****August 9, 2016 – REVISED August 26 per Applicant comments**

		Comments	Compliance
Building Recesses			
<u>801.09.3.1.A – All Districts</u> Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level		The proposed building utilizes bayed windows to create shadow lines and break up the façade.	Yes.
801.09.3.1.B Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.		The Project proposes landscaping around the exterior of the development. The project does not propose outdoor seating or gathering areas at street level.	No; Applicant states narrowness of the lot is a limitation. Deviation requested.
Building Width			
<u>801.09.4.1 All Districts – New Buildings</u> In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design: 1. Window bays 2. Special treatment at entrances 3. Variations in roof lines or parapet detailing 4. Awnings 5. Building setbacks or articulation of the facade 6. Rhythm of elements		The Project incorporates the following items: 1. Window bays 2. Articulations of the façade, between window bay and brick elements 3. Special treatment at the south entrance with the cornice, curved lintel and textured stone material	Yes

Upper Story Setbacks			
801.09.5.1.A – All Districts – New Buildings Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3 rd) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3 rd story height from the second (2 nd) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3 rd story structure shall be closer than six (6) feet to the 2 nd story façade. The 3 rd story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3 rd story façade.		The proposed project is a 3-story building, and the south façade fronts a public right of way. The 3 rd floor design on the public façade meets neither the 10-ft average requirement nor the 6-ft minimum setback requirement. The 3 rd floor façade design is designed with railings and recesses that break up the façade.	No; the 3 rd floor façade requires at least a 6-ft minimum setback, or approval of a deviation will be required. Applicant states the overall stepping back of the building intended to meet intent of Design Standard. Deviation requested.
801.09.5.1.B – All Districts – New Buildings The façades fronting public right-of-ways of every two and three story building, longer than sixty (60) feet, must have a recessed second story of approximately twenty-five percent (25%) of the façade's length, setting back a minimum of six (6) feet from the face of the first floor façade. The required third floor setback must follow the frontal plane of the second story setback.		This section is not applicable as the Project has only a 46-foot façade fronting a public right of way.	Not Applicable.
801.09.5.1.C – All Districts – New Buildings Wintertime sun orientation, solar access, and views of Lake Minnetonka are significant issues within the Design Districts. Building height should not negatively and significantly impact neighboring properties.		The proposed building 3-story building height is 38.1 ft to the top of the highest cornice point on the roof. The building meets height and setback requirements and is unlikely to obstruct solar access for any significant portion of daylight hours.	Yes.
Roof Design			
801.09.6.1 – All Districts “Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.		The project does not include a green roof structure.	Not Applicable.

<u>801.09.6.2.A – All Districts – Roof Materials</u> The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors. <u>801.09.6.2.B – All Districts – Roof Materials</u> The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.	The proposed roof material for the flat roof will be a membrane material; it is proposed to be tan in color. There are no sloped roof portions proposed.	No; roof membrane color is proposed to be tan. It should be dark in color. Applicant states a tan color is preferred to prolong life and warranty of the roof membrane. Deviation requested.
Screening of Rooftop Equipment <u>801.09.7.1 Lake Street and Bluff Districts</u> No mechanical equipment for a building may be located on the roof deck. All such mechanical equipment must be located within the interior of the structure.	There is no rooftop mechanical equipment shown in the proposed design.	Yes.

	Comments	Compliance
Facade Transparency		
<u>801.09.8.4 – Bluff District</u> No less than thirty-five percent (35%) of ground level public façades for buildings containing commercial or office uses shall be transparent glass. Applications for design approval must include façade diagrams that contain calculations of glass and solid surfaces. Calculations of façade areas for multiple story building shall be measured from grade to the floor above.	The ground floor of the public (south) façade of the proposed building is 42% glass surface.	Yes.
Ground Level Expression		
<u>801.09.9.1 – All Districts</u>		
In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements: 1. An intermediate cornice line 2. A difference in building materials or detailing 3. An offset in the façade 4. An awning, trellis, or loggia 5. Arcade 6. Special window lintels 7. Brick/stone corbels	The proposed multistory building contains the following elements related to distinguishing the ground floor: 1. An intermediate cornice line at the front entrance. 2. A difference in the stone texture and material 3. Offsets in the façade at the entrance (south elevation) and the lack of window bays on the east elevation corresponding with the office and common space area.	Yes.

Entries			
<u>801.09.10.1 – All Districts</u> The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.		Applicant states that seasonal plantings will be added to two planters at the front entry steps as well as a planting bed along the sidewalk. The front façade of the proposed building is also landscaped with overstory trees, evergreen trees, ornamental plantings and shrubs, as well as some perennial grasses. The main entry faces the primary street, with a stairway connecting the entrance to the sidewalk grade.	Yes.

801.09.11.1.A – Primary Opaque Surfaces – All Districts Other than the accent materials listed in 801.09.11.G, ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials: 1. Brick 2. Stone 3. Cast stone 4. Factory finished and certified wood, including, but not limited to: a. Wood shingles (cedar shingles six (6) inch maximum exposure) b. Lap-siding (six (6) inch maximum width) 5. Stucco	The building is primarily of brick, stone, and glass with the following percentages as measured by Design Reviewer: North Elevation: Glass: 14.7% Brick: 41.3% (58.4% of non-glass) Stucco: 9.3% (11.0% of non-glass) Fiber Cement: 27.4% (32.3% of non-glass) <i>Total primary opaque percent: 96.8%</i> <i>Without fiber cement: 69.4%</i> West Elevation: Glass: 21.2% Brick: 29.0% (36.9% of non-glass) Stucco: 3.8% (4.9% of non-glass) Stone: 14.6% (18.5% of non-glass) Fiber Cement: 25.6% (32.5% of non-glass) <i>Total primary opaque percent: 92.8%</i> <i>Without fiber cement: 67.2%</i> South Elevation: Glass: 30.5% Brick: 24.9% (35.8% of non-glass) Stucco: 6.0% (8.6% of non-glass) Stone: 12.3% (17.8% of non-glass) Fiber Cement: 14.0% (20.1% of non-glass) <i>Total primary opaque percent: 82.3%</i> <i>Without fiber cement: 62.2%</i> East Elevation: Glass: 14.2% Brick: 39.7% (46.3% of non-glass) Stucco: 12.5% (14.6% of non-glass) Stone: 5.4% (6.3% of non-glass) Fiber Cement: 21.3% (24.8% of non-glass) <i>Total primary opaque percent: 92%</i> <i>Without Fiber Cement: 70.7%</i>	No; 1) Fiber cement is not listed as an allowable primary façade material. 2) The south elevation contains less than 90% of its façade in primary design elements/materials Applicant acknowledges that fiber cement amounts exceed the 10% accent material limitation but contends it is the appropriate material. Deviation will be required. Staff recommends granting this deviation and that the façade materials be approved as proposed. Fiber cement board is sufficient to be used as a primary material and, even in the amounts proposed, will produce a high quality building design. Precast stone is similarly appropriate for the building design in an amount exceeding 10% on the south façade.
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801.09.11.1.A – Primary Opaque Surfaces – All Districts Other than the accent materials listed in 801.09.11.G, ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials: 1. Brick 2. Stone 3. Cast stone 4. Factory finished and certified wood, including, but not limited to: a. Wood shingles (cedar shingles six (6) inch maximum exposure) b. Lap-siding (six (6) inch maximum width) 5. Stucco	The building is primarily of brick, stone, and glass with the following percentages as measured by Applicant: North: Glass: 283 SF Precast: 113 SF (8%) – Accent Brick: 702 SF (49%) Fiber Cement: 460 SF (32%) – Accent Stucco: 147 (10%) West: Glass: 918 SF Precast: 328 SF (8%) – Accent Stone: 655 SF (16%) Brick: 1331 SF (33%) Fiber Cement: 1149 SF (28%) – Accent Stucco: 581 SF (14%) South: Glass: 684 SF Precast: 226 SF (15%) – Accent Stone: 281 SF (19%) Brick: 542 SF (37%) Fiber Cement: 285 SF (19%) – Accent Stucco: 135 SF (9%) East: Glass: 65 SF Precast: 297 SF (8%) – Accent Stone: 219 SF (6%) Brick: 1738 SF (46%) Fiber Cement: 905 SF (24%) – Accent Stucco: 584 SF (16%)	No; 1) Fiber cement is not listed as an allowable primary façade material. 2) The south elevation contains less than 90% of its façade in primary design elements/materials Applicant acknowledges that fiber cement amounts exceed the 10% accent material limitation but contends it is the appropriate material. Deviation will be required. Staff recommends granting this deviation and that the façade materials be approved as proposed. Fiber cement board is sufficient to be used as a primary material and, even in the amounts proposed, will produce a high quality building design. Precast stone is similarly appropriate for the building design in an amount exceeding 10% on the south façade.
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<u>801.09.11.1.B – Façade Coverage – All Districts</u> The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.	Brick, stone, and fiber cement are included on all four sides of both the new building. Stone used at the entrance is the exception.	Yes.
<u>801.09.11.1.C – Type of Brick – All Districts</u> On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.	Applicant states that bricks will either be full course modular, Roman, or Norman size brick.	Yes.
<u>801.09.11.1.D – Façade Detail – All Districts</u> 1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints. 2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable.	This is a condition of approval.	Yes.
<u>801.09.11.1.E – Brick Joints – All Districts</u> 1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or 'v' joint. No mortar may be used beyond the face of the brick. 2. All brick walls must be built to avoid efflorescence	The mortar for the brick be charcoal grey no larger than ¼" with a concave joint and will be confirmed with the building permit.	Yes.
<u>801.09.11.1.F – Stone Joints – All Districts</u> Stone joints shall be no larger than one-fourth (1/4) inch.	This is a condition of approval.	Yes.

<u>801.09.11.1.G – Accent Materials – All Districts</u> Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade: 1. Stone 2. Cast stone 3. Copper (untreated) 4. Rock faced stone 5. Aluminum or painted steel structural shapes 6. Fiber cement board 7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir. 8. EIFS	Accent materials on each façade: South accent: Fiber cement: 285 SF (19%) Precast: 226 SF (15%) East accent: Fiber cement: 906 SF (24%) Precast: 297 SF (8%) North accent: Fiber cement: 460 SF (32%) Precast: 113 SF (8%) West accent: Fiber cement: 1149 SF (28%) Precast: 328 SF (8%)	No; Fiber Cement materials exceed 10% on all facades, and precast stone exceeds 10% on the South façade. Deviation requested (recommended - see primary materials).
<u>801.09.11.1.H - Parapets, Flashing, Coping – All Districts</u> 1. Only the following materials may be used for parapets, flashing and coping: a. copper (untreated) b. brick c. stone d. cast stone e. premium grade wood. 2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.	Painted aluminum with a maximum exposed edge of no more than five inches will be used as parapet material.	Yes.

<u>801.09.11.1.I – Awnings – All Districts</u> 1. Only the following types of awnings may be used: a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process b. Highly detailed, ornate metal in dark colors c. Glass awnings 2. Backlit awnings are prohibited. 3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance.	The proposed building includes no awnings.	Not Applicable.
<u>801.09.11.1.J – Balconies – All Districts</u> Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.	All proposed balconies appear usable and remain within the property line. Metal railings are dark in color.	Yes.
<u>801.09.11.1.K – Glass – All Districts</u> Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 801.09.8 of the Standards, but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects	The glass shall meet the standards of the ordinance and will not be mirrored, darkened, or reflective. Environmental appropriateness will be evaluated with the building permit.	Yes.

<u>801.09.11.1.L – Doors – All Districts</u> Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.	The proposed entry doors will be glass.	Yes.
	Comments	Compliance
Franchise Architecture		
801.09.12.1		
A. Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited. B. Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 801. 09.18 by the Planning Commission at the time of Design Standards Review application	Not Applicable to this proposed building.	N/A

Walkways				
801.09.13.2 – Bluff District A. Continuous sidewalks at least five (5) feet in width shall be provided along all public street frontages. The sidewalk street grid shall be maintained and extended wherever possible. B. Where the sidewalk street grid is interrupted by steep slopes or other topographic variations, walkways or stairways shall be built to maintain pedestrian continuity.		Sidewalks exist on Indian Mound Street fronting the Project. The proposed project will add a 4-foot concrete sidewalk along the east elevation of the building and wrapping around to the north elevation.		Yes.

	Comments	Compliance
Landscaping		
<u>801.09.14.1 – All Districts</u>		
A. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level. B. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings. C. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area. D. Streetscaping shall include all of the following: 1. Boulevard species trees, with at least three (3) caliper inches. 2. Exposed aggregate sidewalks with brick accents 3. Street lights 4. Benches (if building length is 50 feet or greater), which utilize existing city bench designs. 5. Flowers	Applicant states that seasonal plantings will be added to two planters at the front entry steps as well as a planting bed along the sidewalk. Applicant proposes adding vertical plantings (not vines) in front of the uninterrupted façade areas larger than 100 SF on the east and west elevations. The Applicant has proposed a mixture of trees and shrub around south and east portion of the building perimeter. Additional landscaping is proposed in conjunction with the stormwater pond on the north side of the building. A landscape plan is included with the Applicant submittal materials. Applicant states that street lights will be installed per City standards.	Yes. The City Council should comment on the plantings and landscaping proposed for the Project.

<u>801.09.14.3 – Bluff and Wayzata Blvd Districts</u> Trees with a minimum of three (3) caliper inches shall be planted no more than twenty-six (26) feet apart within a landscaped boulevard.			The City Council should comment on the plantings proposed for the Project.
		Comments	Compliance
Parking Lot Landscaping			
801.09.15.1 – All Districts A landscaped buffer strip at least five (5) feet wide shall be provided between all parking areas and the sidewalk or street. The buffer strip shall consist of shade trees appropriately spaced for the particular Design District, and a decorative metal fence, masonry wall or hedge. A solid wall or dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.		N/A – all proposed parking is under the building. No surface parking is proposed.	Not Applicable
Surface Parking			

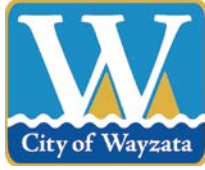
<u>801.09.16.1 – All Districts</u> A. Off-street parking shall be located to the rear of buildings. When parking must be located in a side yard adjacent to the street, a landscaped buffer shall be provided in accordance with the Design Standards. The street frontage occupied by parking shall not exceed sixty (60) feet per property. B. Side-by-side parking lots creating a parking area frontage longer than sixty (60) feet are prohibited, except where a heavily landscaped buffer of at least twenty (20) feet wide completely separates both lots. C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property. D. Front yard parking is prohibited. E. There shall be no corner parking.	N/A – all proposed parking is under the building. No surface parking is proposed.	Not Applicable.
	Comments	Compliance

801.09.16.2 – All Districts – Bicycle Parking Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.	Not Applicable to this development (only 12 stalls required, 2 for commercial uses).	N/A
Parking Structures		
801.09.17.1 – All Districts Parking structures shall meet the following standards, along with all other applicable building code standards: A. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings. B. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade. C. Windows or openings shall be similar to those of surrounding buildings. D. Vines and other significant landscaping shall be used to minimize the visual impact of the parking structure.	There is no separate parking structure	Not Applicable.
	Comments	Compliance

Signs		
<u>801.09.18.1 – All Districts</u> A. Compatibility 1. Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs shall be an integral part of the building and site design. 2. A sign plan shall be developed for buildings which house more than one (1) business. Signs need not match, but shall be compatible with one another. Franchise or national chains must comply with these Sign Standards to create signs compatible with their context. 3. When illuminated signs are proposed, only the text and/or logo portion of the sign may be illuminated. Illuminated signs must be compatible with the location. Illumination of the sign to highlight architectural details is permitted. Fixtures shall be small, shielded, and directed towards the sign rather than toward the street, so as to minimize glare for pedestrians and adjacent properties. 4. Sign plans must be submitted for review as part of an Applicant for Design Approval. Proposed signs must also conform to the requirements of Section 801.27 of the Wayzata Zoning Ordinance.	The development proposal indicates the building will have one “Beacon Five” sign located along the front (south) façade. The sign is etched black lettering in precast stone that matches the stone coloration of the south façade in which it is set. The sign contains no illumination. South Elevation: - “Beacon Five” - 11.33 square feet No signage proposed for the office entrance at this time.	The City Council should review and comment on the signage plan is compatible with the buildings as part of the Application review. Any signage proposed for the office building should be reviewed administratively by City staff as sign permits are submitted.

B. Sign Location 1. Wall signs on a storefront-type building shall be placed between the first and second floors of a building. 2. Wall or roof signs on buildings that are not storefront type buildings shall be placed where they do not obscure architectural features.	The sign does not obscure architectural features.	Yes
C. Sign Material 1. The material of which signs are constructed shall be consistent and compatible with the original construction materials and architectural style of the building façade on which the signs are affixed. 2. Material, such as wood and metal, shall be used, as appropriate, for the sign location. 3. Neon signs may only be used for windows.	The sign is etched black lettering in precast stone that matches the stone coloration of the south façade in which it is set.	Yes
<u>801.09.18.2 – Bluff District Permitted Signs</u> C. Bluff District. Only the following types of signs are permitted in the Bluff District: 1. Wall, awning or projecting signs (for storefront buildings at the street line) 2. Free-standing, ground or monument signs (for buildings with front yards) 3. Roof signs if located on pitched-roof buildings, below the peak of the roof	Sign is a wall sign	Yes

		Comments	Compliance
Parking Lot and Building Lighting			
<u>801.09.19.1 – All Districts</u>			
A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare. B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to minimize ambient glow and light pollution. C. Pedestrian-scale lighting, not exceeding thirteen (13) feet in height, shall be located on walkways and adjacent to store entrances. All sidewalk lighting must be projected downwards. City light standard shall be followed for all public streets. D. Light posts shall be of a dark color. E. Lighting fixtures shall be compatible with the architecture of the building. F. Lights attached to buildings shall be screened by the building's architectural features to eliminate glare to adjacent properties. All façade lighting must be projected downwards. G. All lighting fixtures shall comply with City Code Section 801.16.6 as it relates to glare.		All lighting fixtures attached to the building are designed to be downcast lit. Light fixture cut sheets show a fixture design that is downcast and shows hooded screening. The manufacturer states the lighting is Dark Skies compliant. Photometric plan not required.	Yes.



**Planning Report
Wayzata Planning Commission
September 19, 2016**

Project Name: Mill Street Parking Ramp
Applicant City of Wayzata
Addresses of Request: 725 Mill St E
Prepared by: Jeff Thomson, Director of Planning and Building

Development Application

Introduction

The City of Wayzata is proposing to construct a public parking ramp at 725 Mill Street E. The proposed parking ramp would consist of one level of parking at grade, with one level of structured parking above. The parking ramp and surface parking stalls along Mill Street would provide a total of 387 parking spaces. The proposed plans also include a partial roof over the second level as an add-on alternative to the plans.

Property Information

The property is located along the north side of Mill Street:

Map 1: Project Location



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

Current zoning:	INS/Institutional
Comp plan designation:	Institutional/Public
Total site area:	1.79 acres

Application Requests

As part of the development application, the City is requesting approval of the following items:

- A. Design Review: Construction of a new building requires design review by City Code Section 801.09.1.5.

Adjacent Land Uses.

The following table outlines the uses, zoning, and Comprehensive Plan land use designations for adjacent properties:

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	Widsten Townhomes	PUD/Planned Unit Development	Medium Density Multiple Family
East	Wayzata Wine & Spirits, Bar & Grill	C-4B/Central Business District	Central Business District
South	Mill Street	City right-of-way	N/A
West	Broadway Avenue	City right-of-way	N/A

Public Hearing Notice

The public hearing notice was published in the *Wayzata Sun Sailor* on September 8, 2016. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on September 9, 2016.

Background Information

Over the past several years, the City has been working on the development and design of a public parking ramp along Mill Street in downtown Wayzata. In November 2015, the City Council directed staff to proceed with architectural and engineering services for a parking ramp in the Mill Street location. The motion made by the council included a grade plus two level parking ramp with direction for staff to explore design options to address scale and massing of the structure, as well as for a roof and amenities that would screen the parking ramp from a visual perspective as viewed from the neighborhood to the north.

In January 2016, the City Council hired HGA Architects with Walker Parking Consultants as a subcontractor, and appointed a steering committee to work through a pre-design process with HGA and Walker, and make recommendations to the City

Council on the design of the parking ramp. The steering committee consists of two council members, a representative from the HRA, and three community members. The pre-design process also included a public open house.

In April 2016, the City Council finalized the pre-design for the ramp and approved a contract with HGA to move into the final design of the ramp. The pre-design report included a preferred design of a grade plus one level parking ramp with approximately 390 parking stalls. The pre-design also included five options for the exterior design of the ramp, and four options for a roof. The roof options included: no roof, fabric roof, green roof, or a solar roof.

City staff, HGA, and the steering committee continued to meet to review, discuss, and further refine the design of the ramp through the schematic design process. In July 2016, the City Council accepted the schematic design of the parking ramp, and directed staff to move forward with a bid for the base ramp (grade plus one level) with an add-on alternative for a partial roof.

Analysis of Application

Proposed Parking Ramp

The proposed parking ramp would consist of one level of parking at grade and one level of structured parking above. The ramp would contain a total of 307 parking spaces, which includes 10 motorcycle parking stalls. The existing surface parking lot within Mill Street would be maintained and would contain 80 parking stalls, for a total parking count of 387 stalls.

Vehicle access to the lower level of the parking ramp would be from two entrances/exits along the south side of the ramp along Mill Street. Vehicle access to the upper level would be via a new curb-cut directly from Broadway Avenue. Both levels of the ramp consist of two bays of angled parking with a one-way circulation pattern. There would be no internal vehicular connection between the two parking levels. Pedestrian access would be provided adjacent to all vehicle entrances/exits. An additional pedestrian access would be provided mid-ramp to provide a connection to the existing walkway to Lake Street through the 701 Lake St building. A new raised walkway and crosswalk would be provided between the ramp and the walkway entrance.

The attached Design Critique provides additional information about the specific project elements.

Plan Alternatives

The proposed plans include a roof as an add-on alternative to the base ramp. The proposed roof would cover half of the upper parking level. The architect has completed a study that determined a half roof would screen most of the upper level from the residential townhomes located behind the ramp on the bluff. Since the roof is included as a bid-alternate, the plans also include two additional alternatives that could be constructed if the City Council decides not to construct the roof. The first additional bid

alternate includes an enhanced landscaping plan along the north side of the parking ramp to provide year-round screening of the upper level. The second bid alternate is a portal structure that would be constructed over the vehicle entrance from Broadway to provide an enhanced building elevation from Broadway and to partially screen the upper level from the public street.

Zoning

The Property is currently zoned INS/Institutional. The City is in the process of amending the Institutional zoning district to provide zoning standards for public parking ramps. The following table outlines the draft zoning standards for the Institutional zoning district and the shoreland overlay district:

	INS Zoning	Shoreland Overlay District	Proposed Project
Minimum Site Area	1 acre	N/A	1.79 acres
Setbacks	North: 20 ft. East: 0 ft. South: 0 ft. West: 0 ft.	N/A	North: 22 ft. East: 20 ft. South: 0 ft. West: 0 ft.
Lot Coverage	60% max.	N/A	60%
Impervious Surface	N/A	25% 75% with stormwater management 100% with shoreland impact plan/CUP	TBD

Design Review

The project is subject to the design standards for the bluff design district. A design review critique of the proposal is included as Attachment B. The following summarizes the items that do not meet the design standards, and would require a deviation from the standards:

- Exterior building materials: The exterior materials of the proposed building would consist of brick, wood, concrete and metal. Brick and wood are permitted primary building materials. Concrete and metal are not allowable primary building materials, and would comprise 4% of the west elevation, 27% of the south elevation and 7% of the east elevation.

Stormwater Management

Stormwater management for the site would be provided by an underground stormwater treatment structure. The drainage from the parking ramp and reconstructed parking lot would be directed to the underground stormwater chamber, which would provide treatment and volume control of the stormwater prior to being discharged in into the public storm sewer system.

Applicable Code Provisions for Review

Design Standards City Code §801.09: The design standards set forth in Section 9 of the Wayzata City Zoning Ordinance are referred to collectively as the “Design Standards” or the “Standards”. The purpose of the Design Standards is to shape the City’s physical form and to promote the quality, character and compatibility of new development in the City. The Standards function to:

- A. To guide the expansion and renovation of existing structures and the construction of new buildings and parking, within the commercial districts of the City;
- B. To assist the City in reviewing development proposals;
- C. To improve the City’s public spaces including its streets, sidewalks, walkways, streetscape, and landscape treatments.

A deviation from any section of the Design Standards shall require a finding by the City Council (after considering the Planning Commission’s recommendation) that the negative impact of such deviation is outweighed by one or more of the following factors:

- A. The extent to which the project advances specific policies and provisions of the City’s Comprehensive Plan.
- B. The extent to which the deviation permits greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards.
- C. The positive effect of the project on the area in which the project is proposed.
- D. The alleviation of an undue burden, taking into account current leasing, housing and commercial conditions.
- E. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.
- F. A national, state or local historic designation.
- G. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.

Action Steps

After considering the items outlined in this report, the Planning Commission should direct staff to prepare a *Planning Commission Report and Recommendation*, with

appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

Attachments

- Attachment A: Proposed Plans
- Attachment B: Design Review Critique

Site Aerial



Retaining Wall Treatment

Enhanced Alternate



Ramp Overview

Base Ramp + Roof



Entry Portal Update

Design Development



Broadway Entry

Roof Alternate



Broadway Entry

Portal Alternate

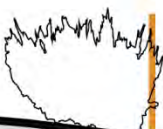


Retaining Wall Treatment

Enhanced Alternate



PRIVATE
RESIDENCE

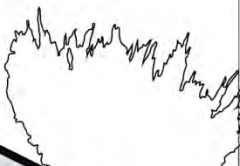


23'-4"

3'-0"

2'-0"

PA



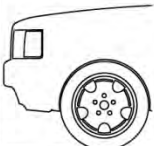
4'-0"

8" MIN

GUARDRAIL
970' - 10"
PARAPET
968' - 6"

2'-4"

16'-2"



LEVEL P2
954' - 4"

16'-4"

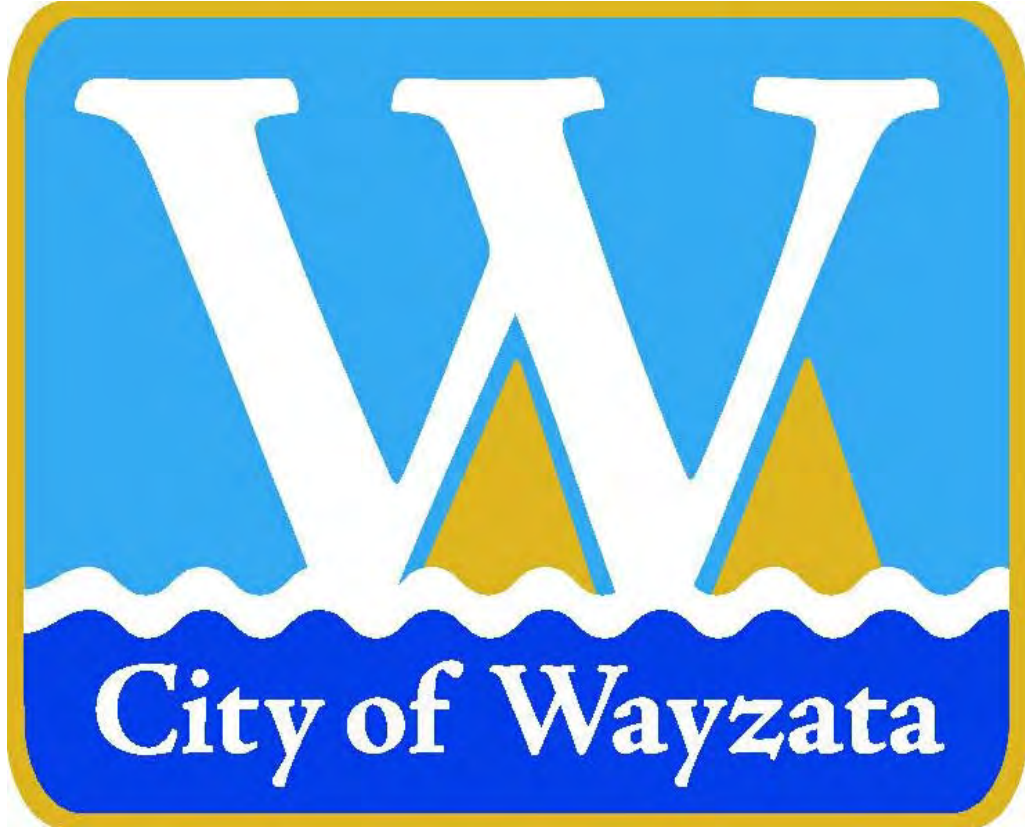
LEVEL P1
EL: VARIES

LOW POINT
936' - 0"



PROPERTY LINE

MILL STREET PARKING STRUCTURE



CITY OF WAYZATA, MN

600 Rice Street East
Wayzata, MN 55391



Architecture | Engineering | Planning
Hammel, Green and Abrahamson, Inc.
420 North 5th Street, Suite 100
Minneapolis, Minnesota USA 55401
Telephone 612.758.4000 Facsimile 612.758.4199

DESIGN DEVELOPMENT

hga commission number: 3874-002-00
AUGUST 16, 2016

PROJECT ADDRESS:
725 MILL STREET,
WAYZATA, MN 55391



DRAWING INDEX	
NUMBER	SHEET NAME
1-GENERAL	
G000	COVER SHEET
2-CIVIL	
C000	SITE SURVEY
C100	STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE
C101	SITE EROSION AND SEDIMENT CONTROL PLAN
C102	EROSION CONTROL DETAILS
C200	SITE DEMOLITION PLAN
C300	SITE LAYOUT AND SURFACING PLAN
C400	SITE GRADING AND UTILITY PLAN
C401	ENLARGED GRADING PLANS
C500	STRUCTURE SCHEDULE AND STORM SEWER DETAILS
C501	STORM WATER MANAGEMENT SYSTEM PLAN AND PROFILE
C900	SITE DETAILS
3-LANDSCAPE	
L200	LAYOUT AND MATERIALS PLAN
L220	SITE DETAILS
L400	PLANTING PLAN
L401	ENHANCED PLANTING PLAN
L420	PLANTING DETAILS
L500	IRRIGATION PLAN
4-ARCHITECTURAL	
A010	GENERAL NOTES, SYMBOLS, ABBREVIATIONS, & MAT-ID CODES
A015	CODE SUMMARY
A020	LIFE SAFETY PLAN
A040	ARCHITECTURAL SITE PLAN
A080	DOOR AND FRAME SCHEDULE
A201	LEVEL P1 FLOOR PLAN
A202	LEVEL P2 FLOOR PLAN
A203	ROOF PLAN
A400	EXTERIOR ELEVATIONS
A410	BUILDING SECTIONS
A420	WALL SECTIONS
A421	WALL SECTIONS
A430	EXTERIOR ENLARGED PLANS AND ELEVATIONS
A460	TYPICAL WALL & ROOF TYPES / TYPICAL DETAILS
A500	ENLARGED STAIR PLANS AND SECTIONS
A501	ENLARGED STAIR PLANS, SECTIONS, & DETAILS
A560	STAIR DETAILS

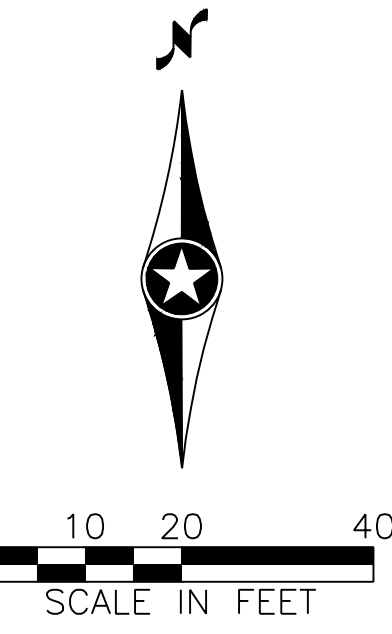
DRAWING INDEX	
NUMBER	SHEET NAME
6-STRUCTURAL	
S-001	GENERAL STRUCTURAL NOTES
S-002	POST-TENSION POUR SEQUENCE
S-100	FOUNDATION PLAN
S-101	GROUND TIER PLAN
S-102	SECOND TIER PLAN
S-103	ROOF CANOPY PLAN
S-301	RETAINING WALL ELEVATIONS
S-401	ENLARGED STAIR PLANS
S-402	STAIR SECTIONS AND DETAILS
S-501	STRUCTURAL DETAILS
S-502	STRUCTURAL DETAILS
S-510	FOUNDATION DETAILS / SECTIONS
S-530	POST-TENSION BEAM DETAILS
S-550	CIP COLUMN DETAILS
S-600	LAP BAR SCHEDULE
S-610	CIP COLUMN SCHEDULE
S-620	CIP BEAM SCHEDULE
8 - PLUMBING	
P200U	UNDERFLOOR PLAN - PLUMBING
P201	LEVEL P1 FLOOR PLAN - PLUMBING & FIRE PROTECTION
P202	LEVEL P2 FLOOR PLAN - PLUMBING & FIRE PROTECTION
P203	ROOF PLAN - PLUMBING - ALTERNATE #1
P800	PLUMBING SCHEDULES AND DETAILS
9 - ELECTRICAL	
E010	ELECTRICAL COVER SHEET
E030	ELECTRICAL SITE DEMOLITION PLAN
E031	ELECTRICAL SITE PLAN
E201	P1 LEVEL ELECTRICAL PLAN
E202A	P2 LEVEL ELECTRICAL PLAN
E202B	P2 LEVEL ELECTRICAL PLAN ALTERNATE #1
E301	SITE AND P1 PHOTOMETRIC PLANS
E302	P2 PHOTOMETRIC PLANS
E601	ELECTRICAL ONE LINE DIAGRAM AND DETAILS
E602	ELECTRICAL SCHEDULES
10-ARCHITECTURAL GRAPHICS	
AG-101	GROUND TIER PLAN
AG-102	SECOND TIER PLAN
AG-601	SIGN SCHEDULE AND COMPONENTS
AG-701	SIGN MOUNTING DETAILS
Grand total: 71	

DRAWING INDEX	
NUMBER	SHEET NAME

DRAWING INDEX	
NUMBER	SHEET NAME

DRAWING INDEX	
NUMBER	SHEET NAME

DRAWING INDEX	
NUMBER	SHEET NAME



TERESA MASLOW | 8/5/2016 1:15:15 PM
U:\2014\CD\WAYZATA\WAYZATA MILL STREET ADDITION\8866 SITE SURVEY.dwg
H:\PROJECTS\8866\CAD_BIM\PLAN\8866_SITE_SITESURVEY.DWG: SITE

1	7/05/16	TAM	DD	DD	SANITARY SEWER LINE AND MANHOLE EDITS
NO	DATE	BY	CKD	APPR	

I hereby certify that this plan, survey, 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.
Print Name: DEAN DUSHECK
Date _____ License # 16679

DRAWN BY
T. Maslow
DESIGNED BY
E. Beazley
CHECKED BY
E. Beazley
COMM. NO. XXXX



ENGINEERS
PLANNERS
DESIGNERS

WAYZATA PARKING SURVEY
MILL STREET
SITE SURVEY
WAYZATA, MINNESOTA

SHEET

OF
/ # /



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SITE EROSION AND SEDIMENT CONTROL PLAN

DESIGN DEVELOPMENT

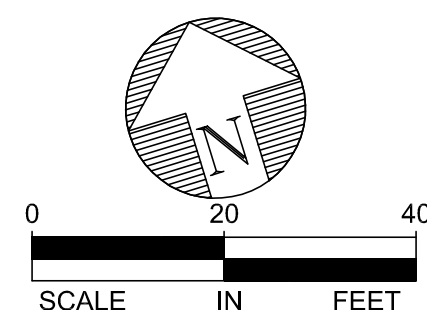
C101



WIDSTEN TOWNHOMES

NEW PARKING STRUCTURE

MILL STREET E.



1. AN MPCA GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY MUST BE OBTAINED BY THE CONTRACTOR. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE PREPARED, APPROVED, AND IMPLEMENTED AS PART OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR PROPER CONSTRUCTION AND MAINTENANCE OF ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS.
2. THE CONTRACTOR MUST AMEND THE SWPPP AND PREPARE A SUPPLEMENTAL BEST MANAGEMENT PRACTICES (BMP) ACTION PLAN AS NECESSARY TO ADDRESS CHANGES IN CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER, OR SEASONAL CONDITIONS THAT EFFECT THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS AND COMPLY WITH REGULATORY AGENCY REQUIREMENTS.
3. THE CONTRACTOR MUST PLAN AND IMPLEMENT SUITABLE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, AND OTHER PRACTICES THAT MINIMIZE EROSION AND COMPLY WITH THE INSPECTION AND MAINTENANCE REQUIREMENTS OF THE MPCA GENERAL PERMIT (MN R100001).
4. SEDIMENT CONTROL PRACTICES MUST BE USED TO MINIMIZE SEDIMENT ENTERING SURFACE WATERS OR ADJACENT PROPERTY. ESTABLISH SEDIMENT CONTROL PRACTICES AT ALL DOWN GRADIENT PERIMETERS BEFORE LAND DISTURBING ACTIVITIES BEGIN. ALL STORM INLETS MUST BE PROTECTED WITH SUITABLE BMPs DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ESTABLISHED.
5. TEMPORARY SOIL STOCKPILES MUST HAVE PERIMETER SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS.
6. SEDIMENT FROM PROJECT SITE TRACKED BY VEHICLES ON ADJACENT ROADWAY MUST BE CLEANED DAILY WITH A STREET SWEEPER.
7. CONTROL DUST BY APPLYING WATER AS OFTEN AS REQUIRED BY SOIL AND WEATHER CONDITIONS.
8. CONTRACTOR MUST ROUTINELY INSPECT THE PROJECT SITE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24-HOURS

9. ALL NONFUNCTIONAL BMPs MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPs.
10. ALL CONSTRUCTION WASTE MATERIALS MUST BE PROPERLY DISPOSED OF OFF-SITE IN A PERMITTED DISPOSAL FACILITY.
11. CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE PROJECT SITE, IF PERMANENT STABILIZATION CANNOT OCCUR WITHIN 14 DAYS OF COMPLETING GRADING ACTIVITY (7 DAYS IF WITHIN 1 MILE OF AN IMPAIRED (OR SPECIAL WATER), ESTABLISH TEMPORARY VEGETATIVE COVER WITH OATS AND TYPE 3 MULCH.
12. ALL SLOPES STEEPER THAN 4:1 MUST BE STABILIZED WITH CATEGORY 2 EROSION CONTROL BLANKET (MNDOT 3885).
13. EROSION CONTROL FIBER LOG MUST BE PRODUCT LISTED ON MNDOT'S APPROVED PRODUCTS LIST.
14. REMOVE TEMPORARY EROSION & SEDIMENT CONTROL MEASURES AFTER SITE HAS BEEN PERMANENTLY STABILIZED. AT LEAST 75% OF SITE MUST HAVE EMERGENT VEGETATION, SOD OR EROSION BLANKETS.

1. CONSTRUCT STABILIZED EXITS.
2. INSTALL SILT FENCE (MACHINE SLICED).
3. INSTALL INLET PROTECTION.
4. REMOVE EXISTING BUILDING.
5. STRIP TOPSOIL.
6. MAINTAIN ALL TEMP. EROSION CONTROLS.
7. COMPLETE SITE GRADING.
8. TOP DRESS TURF AREAS.
9. STABILIZE SITE.
10. REMOVE ACCUMULATED SEDIMENT FROM SEDIMENT & EROSION CONTROLS PRACTICES.
11. REMOVE TEMPORARY EROSION CONTROLS.

 SF SILT FENCE SEE SHEET C900
 IP INLET PROTECTION
 ECB EROSION CONTROL BLANKET
 CE ROCK CONSTRUCTION EXIT
 EFL EROSION FIBER LOG

(SEE SURVEY FOR EXISTING FEATURES LEGEND)

EXISTING INDEX CONTOUR

EXISTING CONTOUR

EXISTING CONTOUR DISTURBED

PROPOSED CONTOUR

SPOT ELEVATION

DRAINAGE ARROW

DRAINAGE DIVIDE

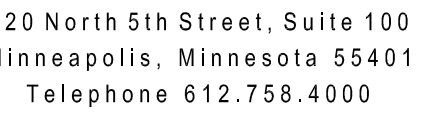
SILT FENCE

INLET PROTECTION

EROSION FIBER LOG

EROSION CONTROL BLANKET

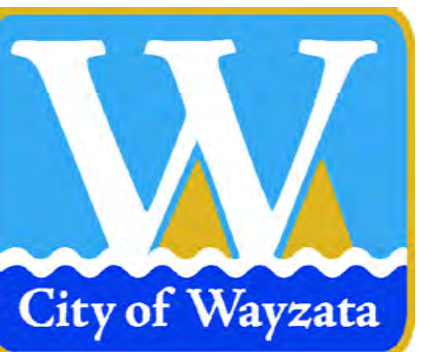
GRADING LIMITS



STRUCTURAL ENGINEER

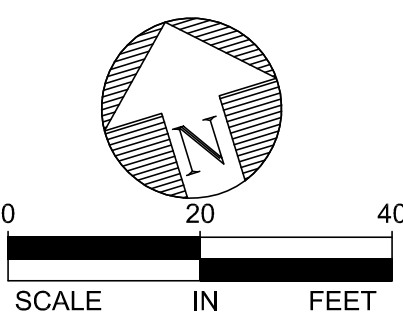


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952-595-9616



**MILL STREET
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WAYZATA, MN 55391

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LAWS OF THE STATE OF MINNESOTA.



1. UTILIZE THE GOPHER STATE ONE CALL SYSTEM @ 1-800-252-1166, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
2. EXISTING UNDERGROUND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ALL EXISTING UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION FIELD VERIFY LOCATION OF UTILITIES THAT MAY BE IMPACTED BY CONSTRUCTION.
3. PROVIDE TEMPORARY ROCK CONSTRUCTION EXIT AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC ENTERS PUBLIC ROADWAY, AND PROTECT STORM SEWER INLETS WITH SILT FENCE OR OTHER EQUIVALENT METHODS UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
4. PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL. LATEST EDITION, AT ALL TIMES THAT CONSTRUCTION ACTIVITY DISRUPTS TRAFFIC ON PUBLIC ROADWAYS.
5. COORDINATE DISRUPTION OF PEDESTRIAN AND VEHICULAR TRAFFIC WITH OWNER. OBTAIN ALL REQUIRED STREET AND SIDEWALK CLOSURE PERMITS - CONTACT CITY TO VERIFY REQUIREMENTS.
6. COORDINATE DISRUPTION OF UTILITY SERVICES WITH OWNER. LIMIT SERVICE DISRUPTION TO TIMES APPROVED BY OWNER.
7. CARE MUST BE TAKEN DURING CONSTRUCTION TO PROTECT SURVEY MONUMENTS AND PROPERTY IRONS.

8. PROTECT ALL TREES NOT SPECIFICALLY DESIGNATED FOR REMOVAL.
9. SAWCUT PAVEMENT THAT REMAINS AT REMOVAL LIMITS.
10. RESTORE OR REPAIR DAMAGED ROADS, WALKS, CURBS, UTILITIES, OR PLANT MATERIALS TO CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION AND AS REQUIRED BY OWNER.
11. SEE ELECTRICAL DEMOLITION DRAWING E100 FOR ADDITIONAL INFORMATION.

- 1 PROTECT EXISTING FEATURE
- 2 SAWCUT PAVEMENT
- 3 REMOVE PIPE
- 4 REMOVE MANHOLE OR CATCH BASIN
- 5 COORDINATE RELOCATION OF IRRIGATION BOX
- 6 REMOVE POLE & FOUNDATION. SEE ELEC DWG E100
- 7 REMOVE SIGN
- 8 REMOVE LIFT STATION IN CONFLICT WITH NEW STOPRM PIPES. DEMOLISH BOTTOM SLAB TO ALLOW DRAINAGE THROUGH BOTTOM. REMOVE WALL TO ELEVATION AT LEAST 928.0'. FILL REMAINING STRUCTURE WITH COMPACTED GRANULAR MATERIAL.
- 9 REMOVE HAND HOLE - SEE ELEC DWG E100
- 10 SEE ELEC DWGS E100 & E101 FOR RELOCATION OF FIBER OPTIC LINE.

CENTERPOINT ENERGY

XCEL ENERGY

WATER

SEWER

COMMUNICATIONS

(SEE SURVEY FOR EXISTING FEATURES)

SILT FENCE	
REMOVE TREE/SHRUB	
REMOVE CURB	
REMOVE UNDERGROUND UTILITY	
ABANDON UTILITY IN-PLACE	
REMOVE PAVEMENT/WALK	
SAWCUT LINE	
TREE PROTECTION	

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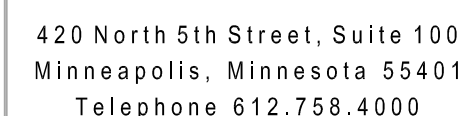
GA NO: 3874-002-00

SITE DEMOLITION PLAN

DATE: AUGUST 16, 2016

DESIGN DEVELOPMENT

C200



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DATE: _____
REGISTRATION NUMBER: _____

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HGA NO:	3874-002-0
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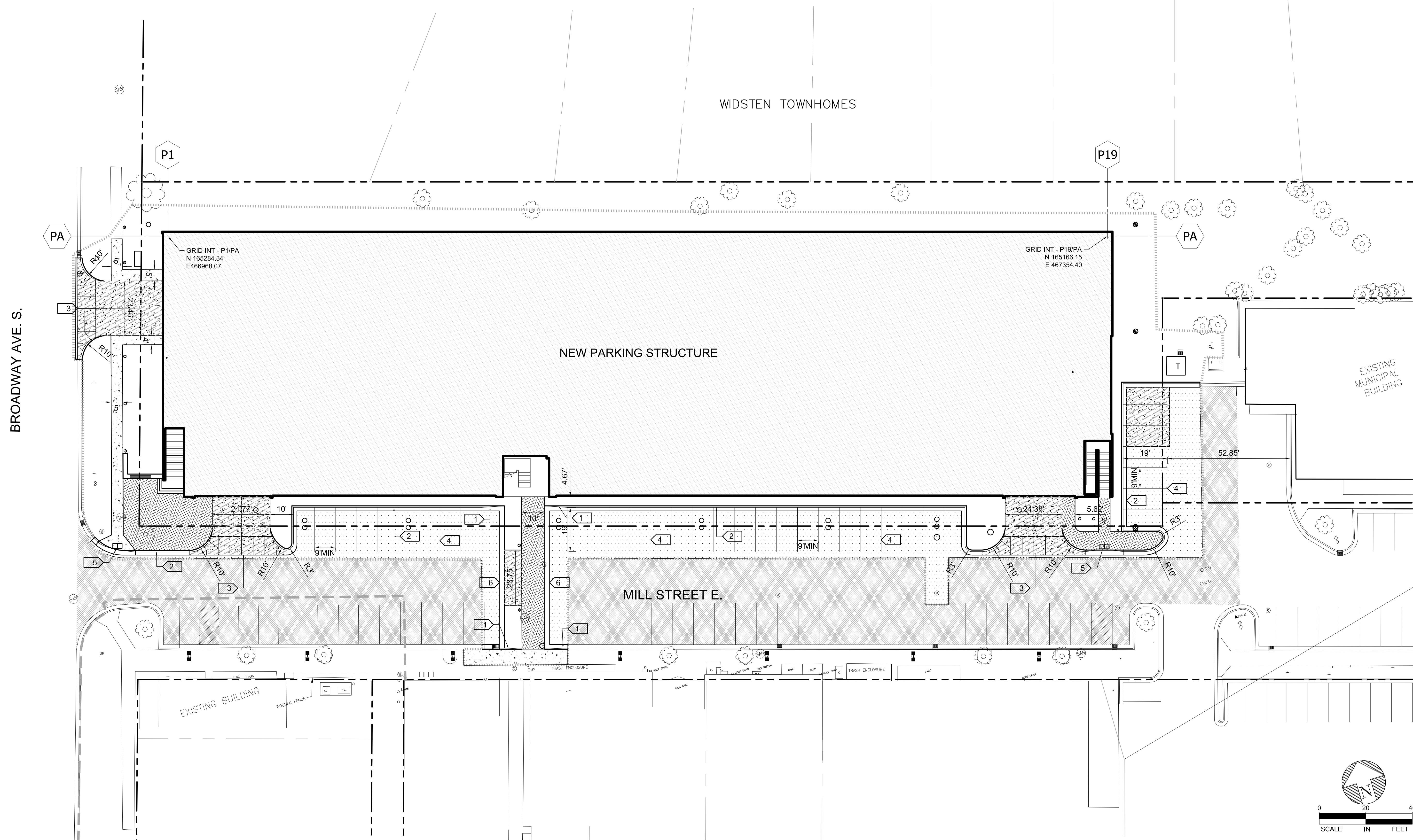
SITE LAYOUT AND SURFACING PLAN

DATE: AUGUST 16, 201

DESIGN DEVELOPMENT

C300

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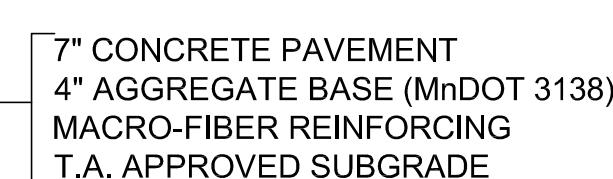
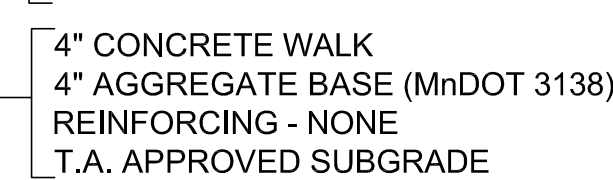
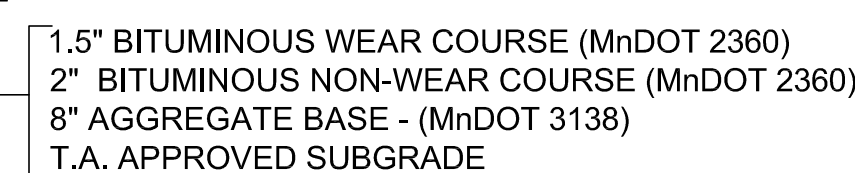
GENERAL NOTES FOR LAYOUT:

1. ALL DIMENSIONS TO CURBS AND CURB/GUTTER ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS TYPICALLY 8-INCHES BEHIND THE FACE OF CURB.

2. GUIDELINES FOR CONSTRUCTION OF NEW CONCRETE SURFACING:

- a. MAXIMUM SPACING OF CONTROL JOINTS IN WALKS TO BE 8-FEET, BUT GENERALLY MATCH THE WALK WIDTH.
- b. MAXIMUM SPACING OF CONTROL JOINTS IN CONCRETE TRAFFIC SLABS TO BE 12-FEET.
- c. ALIGN JOINTS WITH WALK CORNERS, HORIZONTAL DEFLECTIONS, BUILDING CORNERS, ETC. AND USE EQUAL PANEL SIZES.
- d. SEE XX/XXX FOR JOINTING DETAILS.

SURFACING LEGEND:

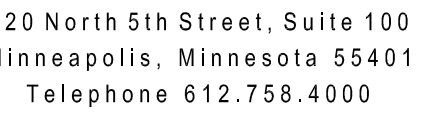


KEY NOTES:

- 1 TAPER CURB - SEE DETAIL 7/C900
- 2 B618 CURB AND GUTTER - SEE DETAIL 3/C900
- 3 DRIVEWAY ENTRANCE - SEE DETAIL 5/C900
- 4 4" WIDE STRIPE WHITE - PAINT
- 5 PEDESTRIAN CURB RAMP - SEE DETAIL 2/C900
- 6 2'-2" CONCRETE BAND

PLAN LEGEND

DOOR / EXIT	
NEW MANHOLE	
NEW DRAINAGE STRUCTURE	
NEW HYDRANT	
NEW GATE VALVE	
SOIL BORING	
NEW CURB TAPER	
NEW SINGLE SIGN	
NEW DOUBLE SIGN	
NEW ISOLATION JOINT	
NEW CONTROL JOINT	
CONSTRUCTION LIMITS	



STRUCTURAL ENGINEER



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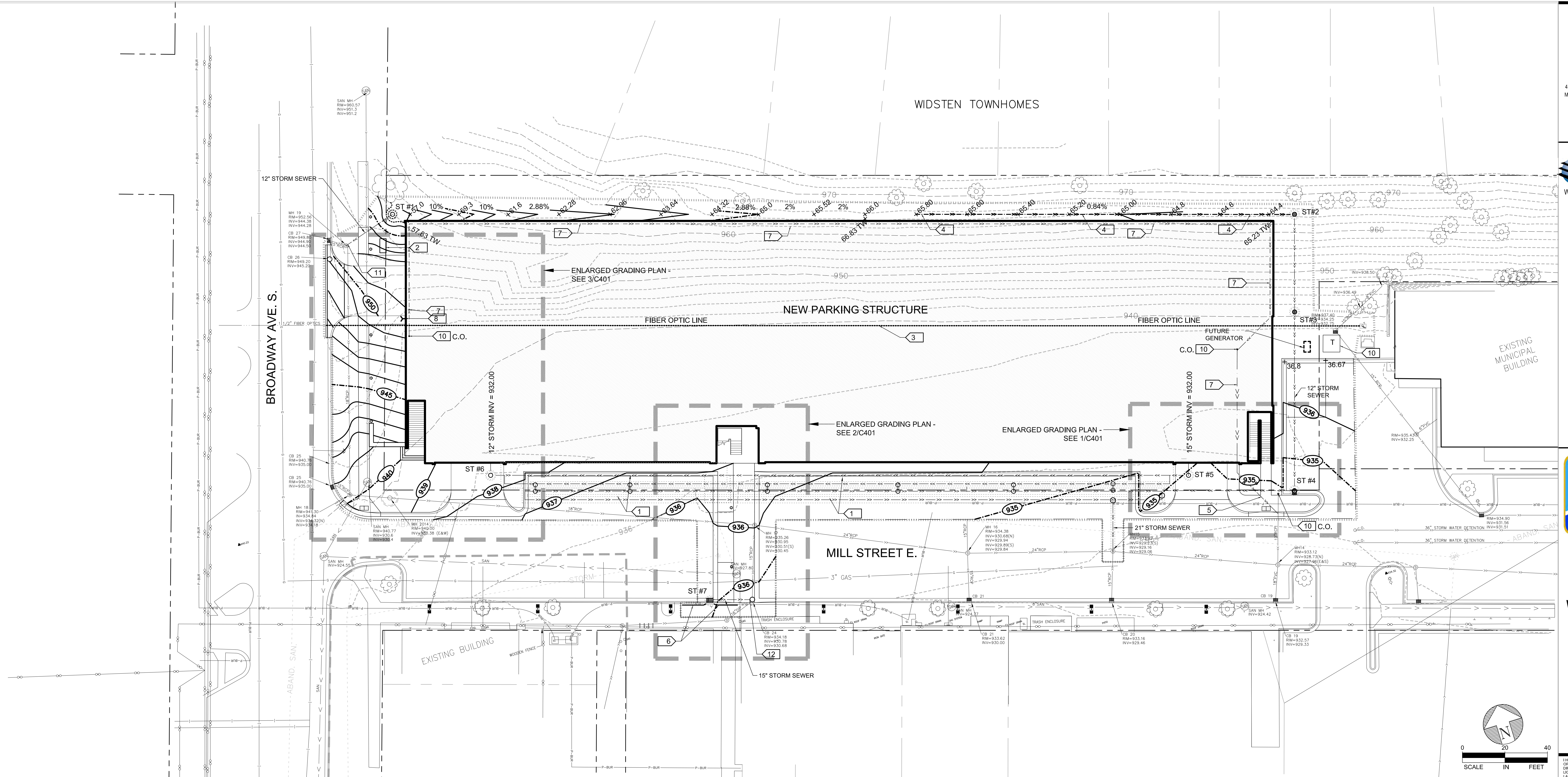
SITE
GRADING
AND
UTILITY
PLAN

DATE: AUGUST 16, 2016

DESIGN DEVELOPMENT

C400

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NOTES:

1. SEE SPECIFICATION SECTION 310000 EARTHWORK.
2. UTILIZE THE GOPHER STATE ONE CALL SYSTEM AT 1-800-252-1166, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
3. SEE SITE SURVEY FOR BENCHMARKS.
4. SPOT ELEVATIONS ARE TYPICALLY GIVEN AT FINISHED SURFACE. AT TOP OF CURB, ELEVATIONS ARE NOTED WITH A "TC".
5. PRIOR TO CONSTRUCTION FIELD VERIFY EXISTING BUILDING FLOOR ELEVATION(S) TO CONFIRM MATCH WITH NEW FLOOR ELEVATIONS.
6. EXISTING UNDERGROUND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ALL EXISTING UTILITIES MAY NOT BE SHOWN. VERIFY LOCATION AND ELEVATION OF UTILITIES IMPACTED BY CONSTRUCTION PRIOR TO PLACING NEW PIPE OR UTILITY STRUCTURES.
7. VERIFY BUILDING STORM, SANITARY, AND WATER SERVICE LOCATIONS AND ELEVATIONS WITH PLUMBING CONTRACTOR, PRIOR TO CONSTRUCTION OF SERVICE LINES.
8. PROVIDE MINIMUM 7.5" COVER ON ALL WATER MAINS. ALL WATER MAIN CONSTRUCTION MUST COMPLY WITH CITY REQUIREMENTS.
9. SANITARY AND STORM SEWER CONSTRUCTION MUST COMPLY WITH CITY REQUIREMENTS.
10. COORDINATE CONNECTIONS TO EXISTING UTILITY SYSTEMS WITH UTILITY OWNER.
11. SEE SHEET C500 FOR UTILITY STRUCTURE INFORMATION.

KEY NOTES:

- 1 STORM WATER MANAGEMENT PIPES. SEE SHEET C501.
- 2 RELOCATE IRRIGATION SERVICE CONNECTION/CONTROL BOX. CONNECT TO NEW IRRIGATION SYSTEM THAT SERVES THE PARKING STRUCTURE SITE. SEE LANDSCAPE DRAWINGS & SPECIFICATIONS FOR NEW IRRIGATION SYSTEM REQUIREMENTS. COORDINATE MODIFICATION OF WATER SERVICE PIPING WITH CITY.
- 3 SEE ELECTRICAL DRAWING E101 FOR RELOCATION OF FIBER OPTIC LINE
- 4 6" PERFORATED DRAIN PIPE
- 5 6" STORM PIPE FOR SUBSOIL DRAIN PIPE CONNECTION.
- 6 25' PERFORATED DRAIN PIPE - SEE DETAIL 5/C500
- 7 SEE STRUCTURAL DRAWINGS FOR LOCATION OF SUBSOIL PIPE.
- 8 FIRE DEPARTMENT CONNECTION
- 9 TRANSFORMER PAD - SEE ELECTRICAL DWG E101
- 10 CLEAN OUT - SEE DETAIL 9/C500
- 11 CONNECT TO EXIST. STRUCTURE INV=945.0
- 12 CONNECT TO EXIST. STRUCTURE INV = 931.30

PLAN LEGEND

(SEE SURVEY FOR EXISTING FEATURES LEGEND)

DOOR / EXIT

EXISTING SANITARY SEWER

EXISTING STORM SEWER

EXISTING WATERMAIN

NEW SANITARY SEWER

NEW STORM SEWER

NEW WATERMAIN

NEW ONE BEAM

NEW SUB-DRAIN

EXISTING INDEX CONTC

EXISTING CONTOUR

EXISTING CONTOUR DIS

PROPOSED CONTOUR

SPOT ELEVATION

DRAINAGE ARROW

DRAINAGE DIVIDE

NEW MANHOLE

NEW DRAINAGE S

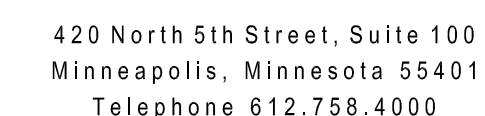
NEW HYDRANT

NEW GATE VALVE

SOIL BORING

CONSTRUCTION LIMITS

CONSTRUCTION LIMITS



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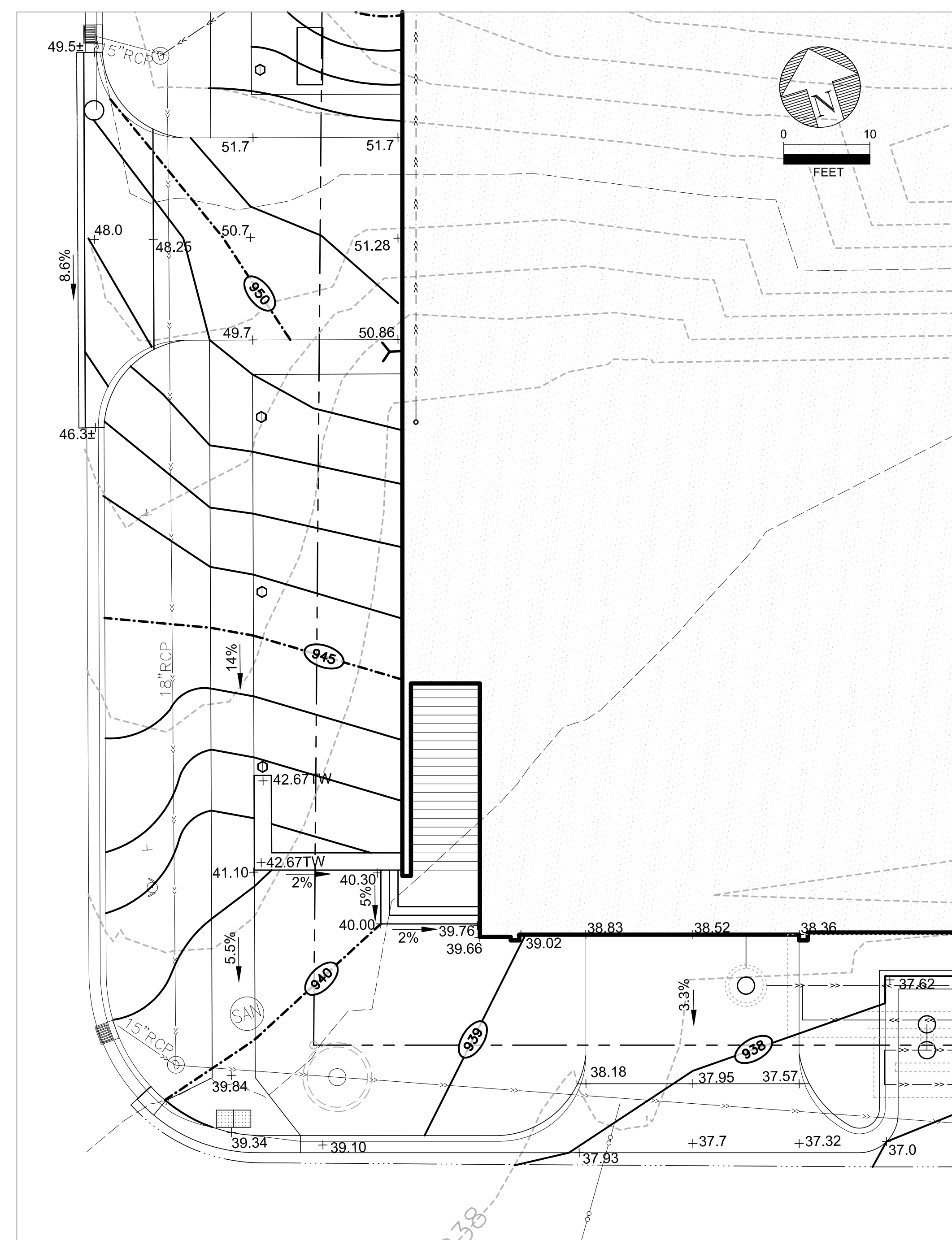
ENLARGED
GRADING
PLANS

DATE: AUGUST 16, 2016

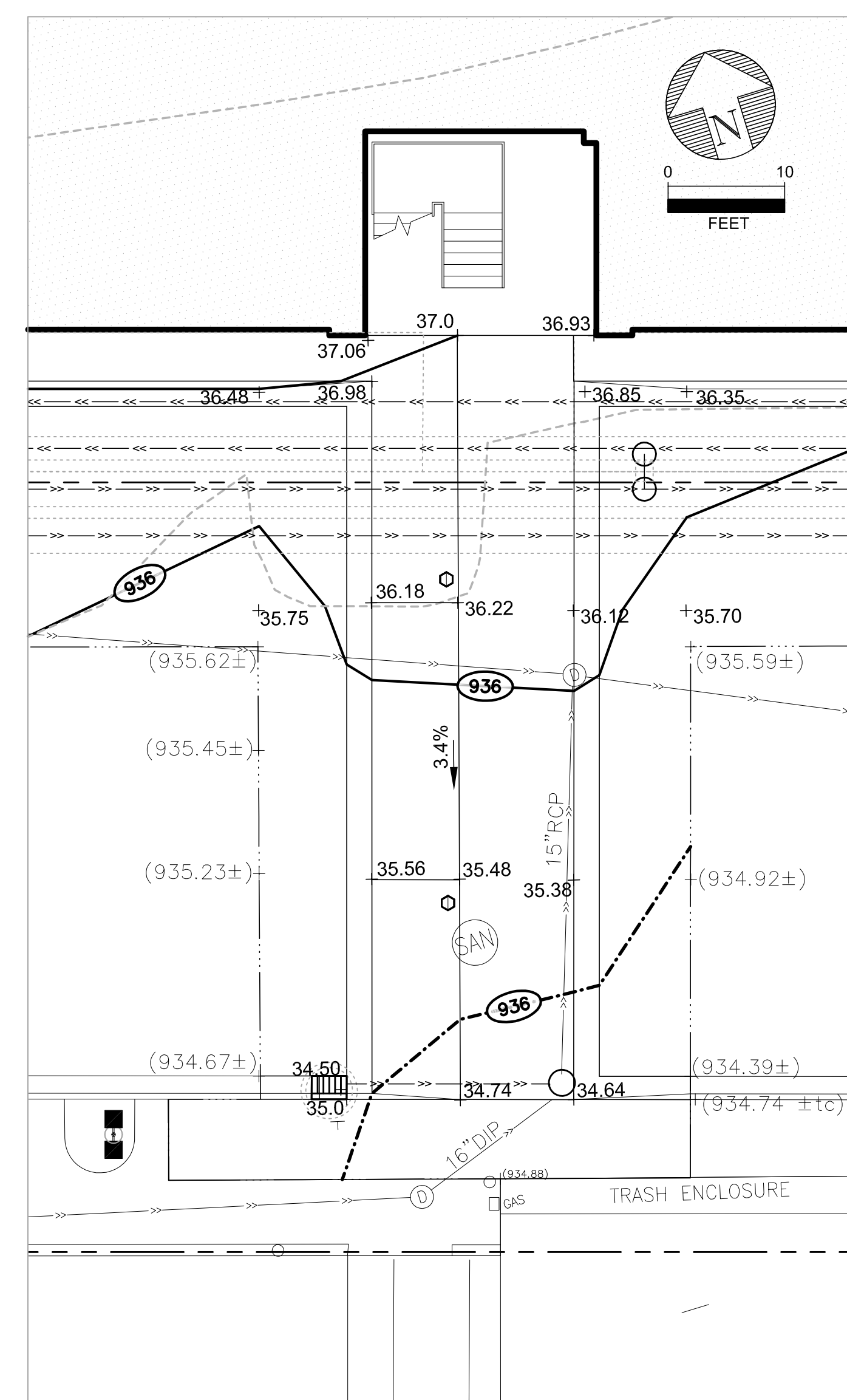
DESIGN DEVELOPMENT

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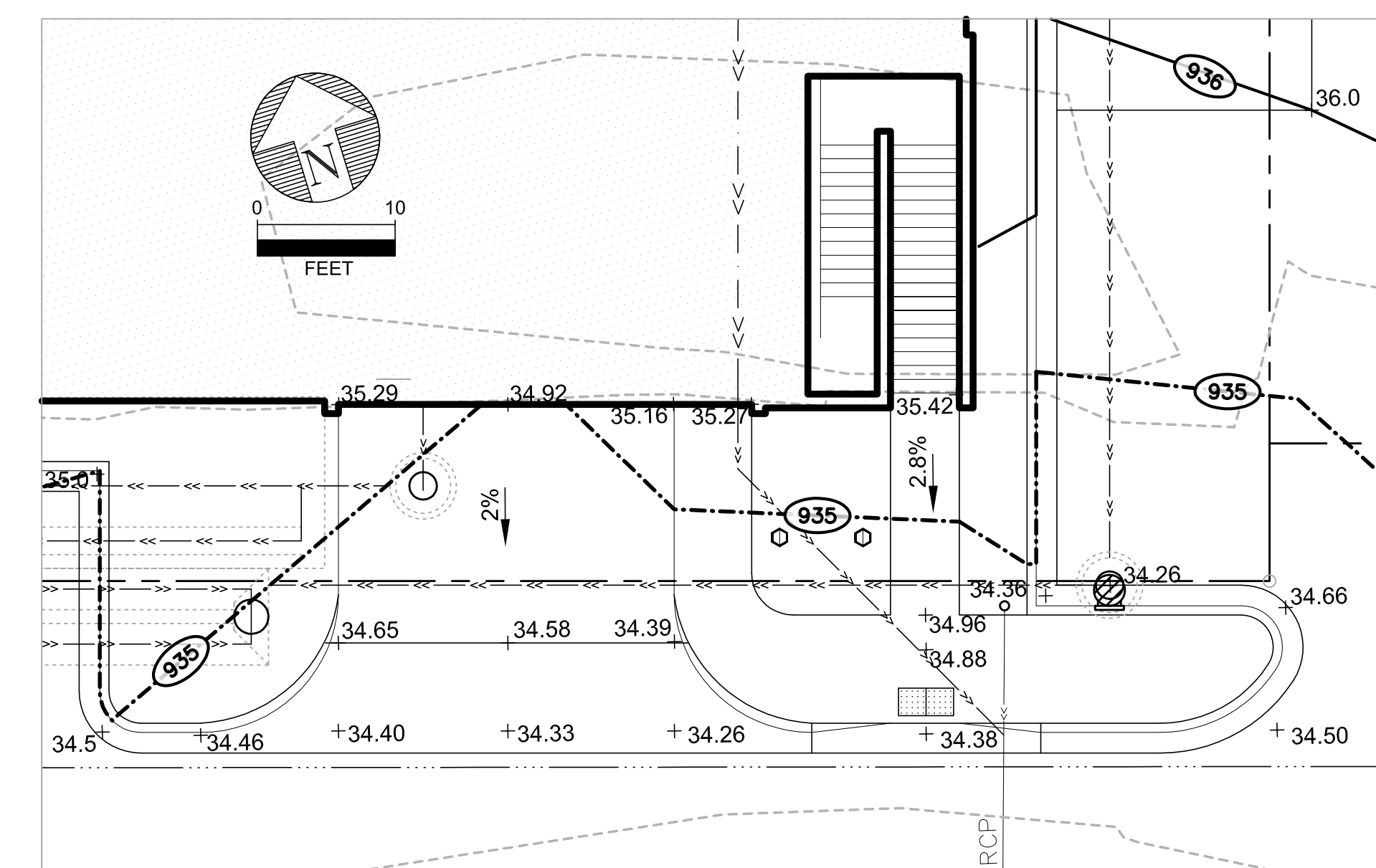
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3 ENLARGED PLAN AT WEST AND SW ENTRANCE



2 ENLARGED PLAN AT CROSSWALK



1 ENLARGED PLAN AT EAST ENTRANCE



1. UTILIZE "CALL 811" UTILITY LOCATION PRIOR TO ALL EXCAVATION ACTIVITY.
2. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION.
3. SIGHT LIGHT POLES TO BE CENTERED 24" FROM FACE OF CURB OR EDGE OF PAVING.
4. CONTRACTOR TO OBTAIN DIGITAL DRAWING FILE FOR ALL SITES AND LOCATIONS. VERIFICATION OF ALL SITE AND LANDSCAPE FEATURES.
5. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL SITES.
6. CONTRACTOR RESPONSIBLE FOR COORDINATING ALL WORK WITH ADJACENT GOLF-COURSE WORK.
7. CONTRACTOR TO FIELD AND VERIFY PROPER PLACEMENT/LAYOUT OF BOULDERS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

1	PLANTING AREA, REFER TO L4005
2	BENCH: REFER TO SPEC. 323300
3	SITE WALL: REFER TO SPEC. 323223
4	EDGING: REFER TO SPEC. 321540
5	STONE SURFACING: REFER TO SPEC. 321540
6	PVR-1: REFER TO SPEC. 321400
7	BITUMINOUS PAVING: REFER TO CIVIL
8	CONCRETE PAVING: REFER TO CIVIL
9	SITE LIGHTING: REFER TO ELECTRICAL

 STONE SURFACING,
REFER TO SPEC. 321540

 PERVIOUS PAVERS,
REFER TO SPEC. 321400

 LUMINAIRE; REFER TO ELEC.

 EDGING, REFER TO SPEC. 321540

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[illegible]

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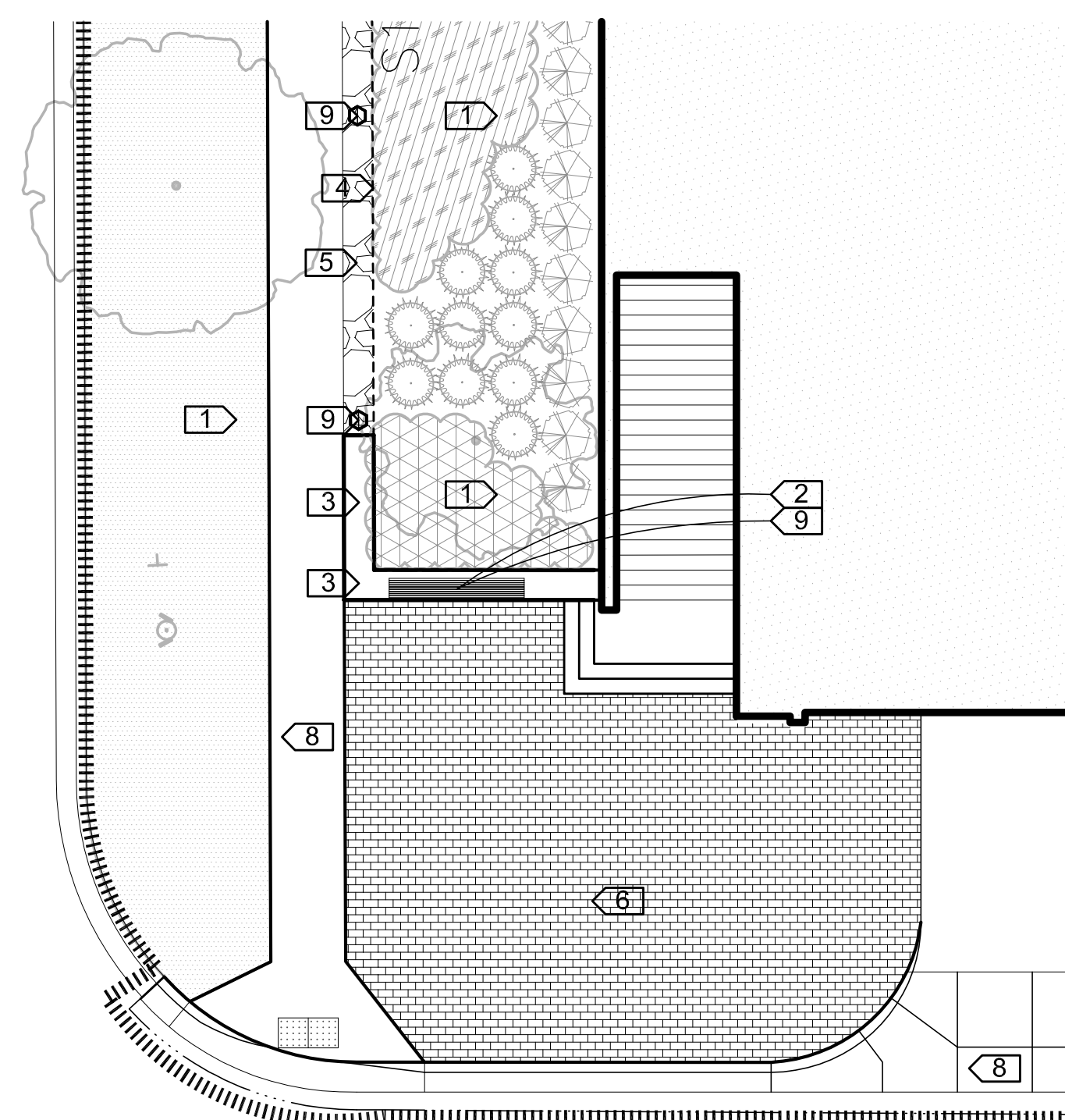
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DATE: AUGUST 16, 2016

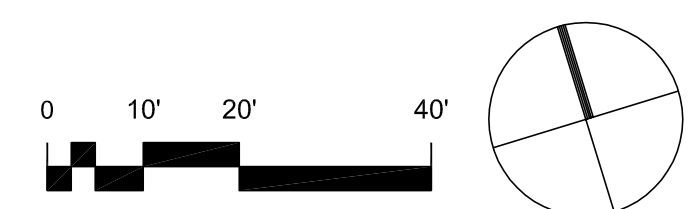
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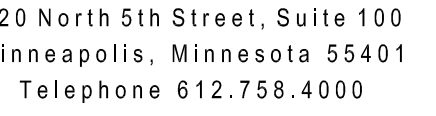
L200

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1 LAYOUT AND MATERIALS ENTRY PLAZA





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OF THE STATE OF MINNESOTA.

CONIFEROUS TREE

DECIDUOUS TREE

SHRUB

PLANT MATERIAL KEY
REFER FOR PLANT MATERIALS
SCHEDULE

PLANT QUANTITY

AfJ/2

1 MULCH: REFER TO SPEC. 329000

2 EDGING: REFER TO SPEC. 321540

DECIDUOUS TREES				
key	qty	description	size	comments
ALJ	4	Autumn Blaze Maple <i>Acer x freemanii 'Jeffersred'</i>	3" BB	TREE FORM. MATCHED AND TAGGED
CcN	1	Northern Strain Redbud <i>Cercis canadensis</i> 'Northern Strain'	3.5" cal. B&B	MATCHED AND TAGGED
SHRUBS				
key	qty	description	size	comments
Bb	18	Golden Carousel Barberry <i>Berberis 'Bailese'</i>	#2 ctr.	as shown
BIC	11	Crimson Pygmy <i>Berberis thunbergii</i> 'Crimson Pygmy'	#2 ctr.	as shown
DI	393	Dwarf Bush Honeysuckle <i>Diervilla lonicera</i>	#3 ctr.	3' on center
JeA	31	Arcadia Juniper <i>Juniperus sabina</i> 'Arcadia'	#5 ctr	5' on center
JcM	133	Maney Juniper <i>Juniperus chinensis</i> 'Maney'	#5 ctr.	5' on center
JhB	5	Blue Chip Juniper <i>Juniperus horizontalis</i> 'Blue Chip'	#5 ctr.	5' on center

1. UTILIZE DIGGER'S HOTLINE 811 PRIOR TO ALL EXCAVATION WORK
2. CONTRACTOR TO OBTAIN CAD FILE FROM HGA LANDSCAPE ARCHITECT REGARDING ADDITIONAL LAYOUT INFORMATION NOT SHOWN ON THE DRAWINGS.

1. INSTALL 3" DIA. MULCH RING AROUND ALL TREES IN LAWN SOD, LAWN SEED OR NATIVE GRASS AREAS.
2. ALL PLANTS SHALL BE MULCHED WITH SHREDED HARDWOOD MULCH, U.N.O.
3. ALL PLANTS SHALL HAVE SPADED EDGE - 6" DEPTH U.N.O.
4. PLANT QUANTITIES SHOWN IN PLANT MATERIALS SCHEDULE DO NOT NECESSARILY REPRESENT TOTAL NUMBERS OF PLANTS THAT WILL BE REQUIRED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES FROM LEGEND, DRAWINGS, AND PLANT SCHEDULE.
5. THE REMOVAL, PRUNING, AND/OR PLANTING OF TREES IN PUBLIC BOULEVARD REQUIRES A PERMIT FROM THE CITY FORESTER (651-632-5129).
6. THE ROOT FLARE OF THE TREE SHOULD BE EXPOSED AND PLANTED AT GRADE.
7. BURLAP, ROPE/TWINE AND WIRE BASKETS SHALL BE REMOVED FROM THE TOP 1/2 OF ROOT BALL AND DISPOSED OF OFF-SITE (THIS MATERIAL SHOULD NOT BE PLACED IN THE PLANTING HOLE).

[illegible]

ISSUANCE HISTORY - THIS SHEET

GA NO: 3874-002-00

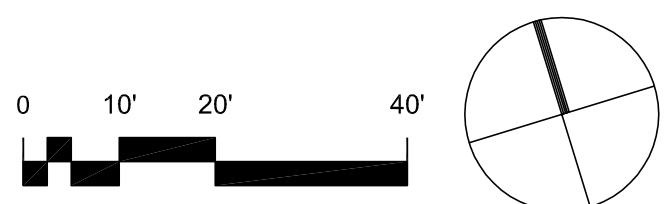
PLANTING PLAN

TE: AUGUST 16, 2016

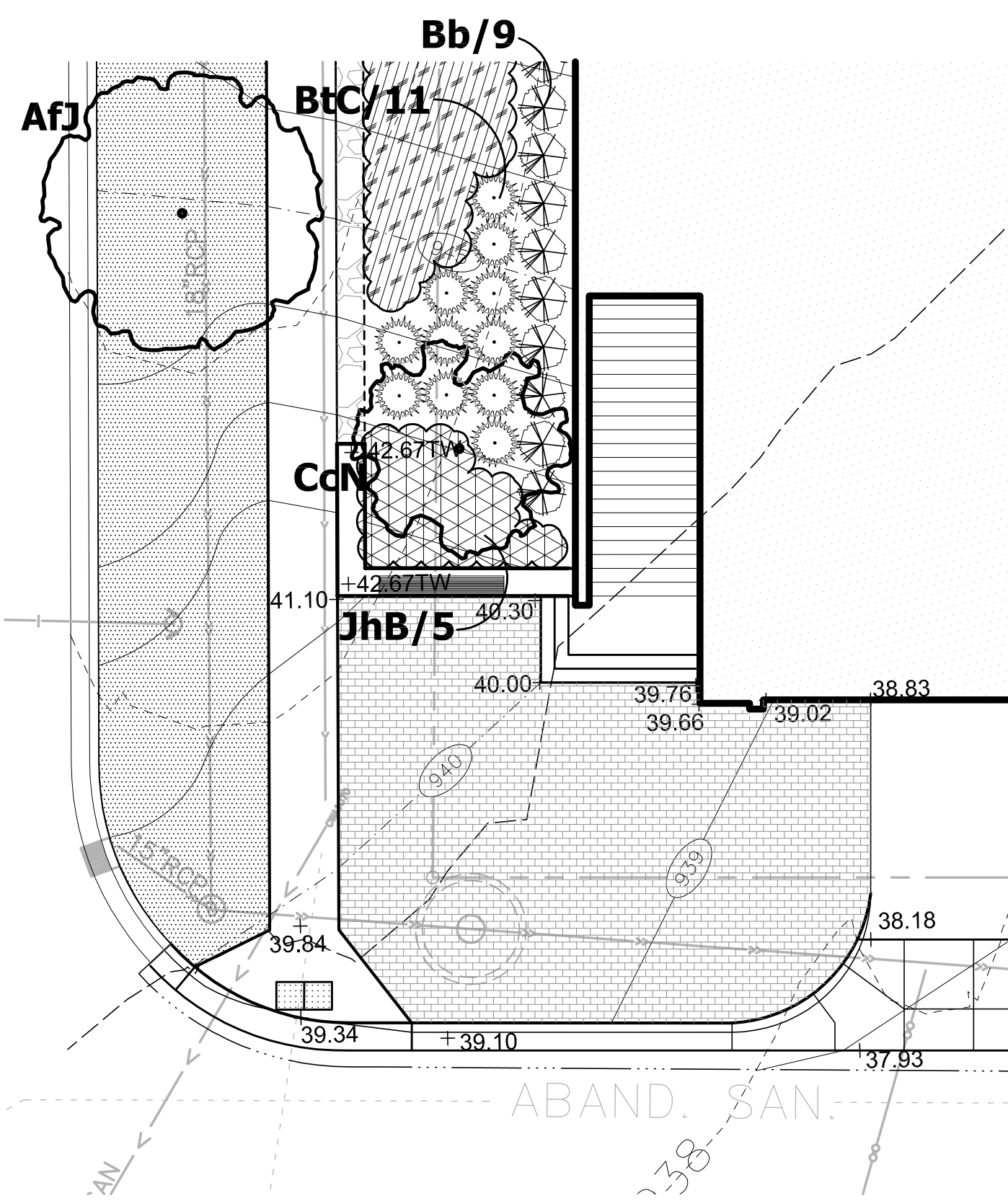
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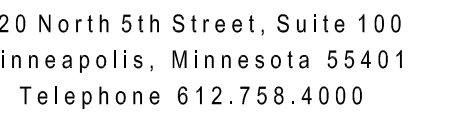
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1 PLANTING AT ENTRY PLAZA



**STRUCTURAL ENGINEER**

ALKER PARKING CONSULTANTS
1660 HIGHWAY 100 S, SUITE 545
MINNEAPOLIS, MN 55416
952-595-9616



**MILL STREET
PARKING
STRUCTURE**
725 MILL STREET,
WAYZATA, MN 55391

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

CONIFEROUS TREE

DECIDUOUS TREE

SHRUB

PLANT MATERIAL KEY
REFER FOR PLANT MATERIALS
SCHEDULE

PLANT QUANTITY

1 MULCH: REFER TO SPEC. 329000

2 EDGING: REFER TO SPEC. 321540

DECIDUOUS TREES				
key	qty	description	size	comments
ALJ	4	Autumn Blaze Maple <i>Acer x freemanii</i> 'Jeffersred'	3" BB	TREE FORM, MATCHED AND TAGGED
CcN	1	Northern Strain Redbud <i>Cercis canadensis</i> 'Northern Strain'	3.5" cal. B&B	MATCHED AND TAGGED
CONIFEROUS TREES				
key	qty	description	size	comments
Jv	19	Eastern Redcedar <i>Juniperus virginiana</i>	5' BB	
SHRUBS				
key	qty	description	size	comments
Bb	18	Golden Caroussel Barberry <i>Berberis</i> 'Baiser'	#2 ctr.	as shown
BIC	11	Crimson Pygmy <i>Berberis thunbergii</i> 'Crimson Pygmy'	#2 ctr.	as shown
DI	517	Dwarf Bush Honeysuckle <i>Diervilla lonicera</i>	#3 ctr.	3' on center
JcA	31	Arcadia Juniper <i>Juniperus sabina</i> 'Arcadia'	#5 ctr	5' on center
JcM	126	Maney Juniper <i>Juniperus chinensis</i> 'Maney'	#5 ctr.	5' on center
JhB	5	Blue Chip Juniper <i>Juniperus horizontalis</i> 'Blue Chip'	#5 ctr.	5' on center

1. UTILIZE DIGGER'S HOTLINE 811 PRIOR TO ALL EXCAVATION WORK
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[illegible]

ISSUANCE HISTORY - THIS SHEET

GA NO: 3874-002-00

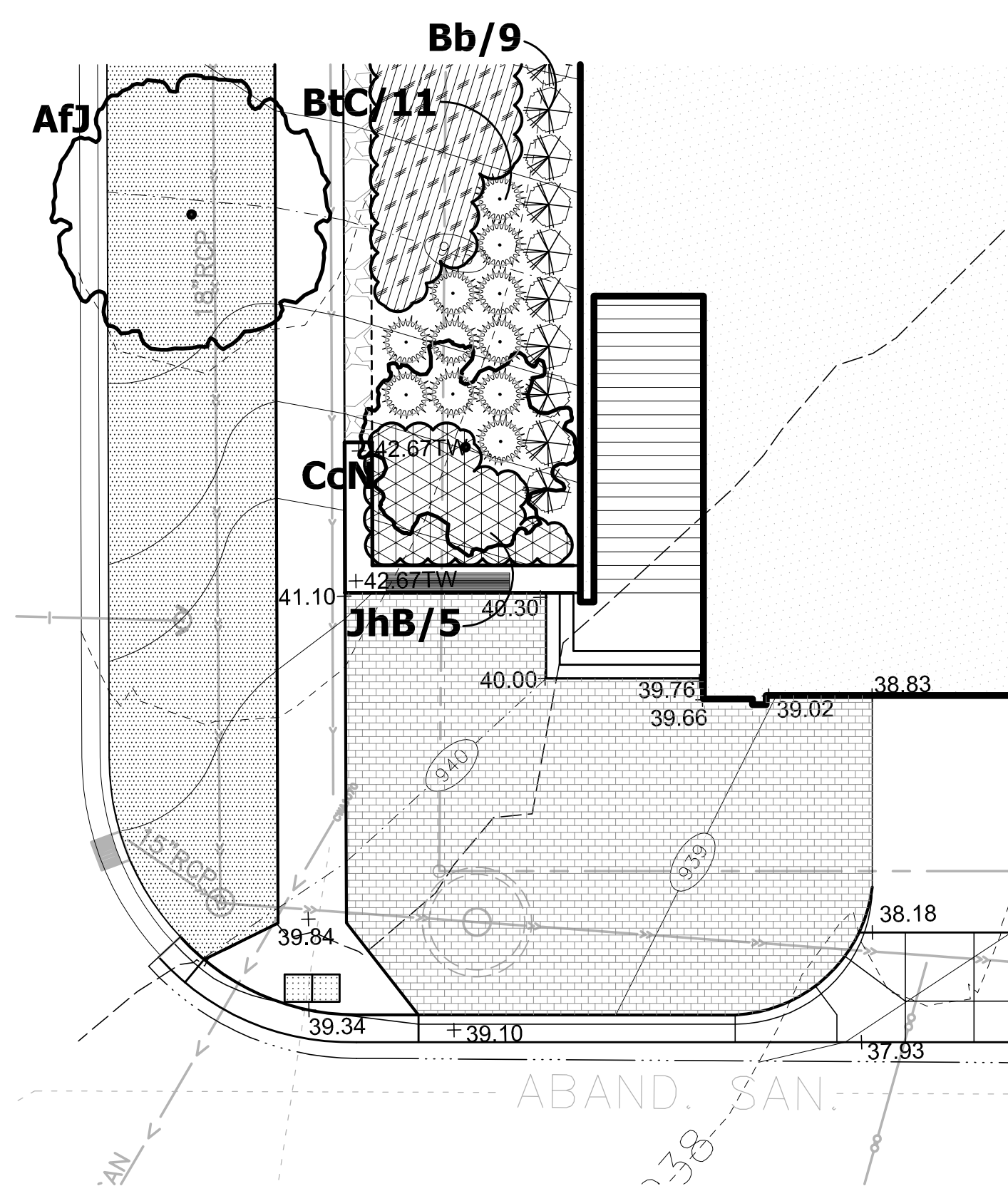
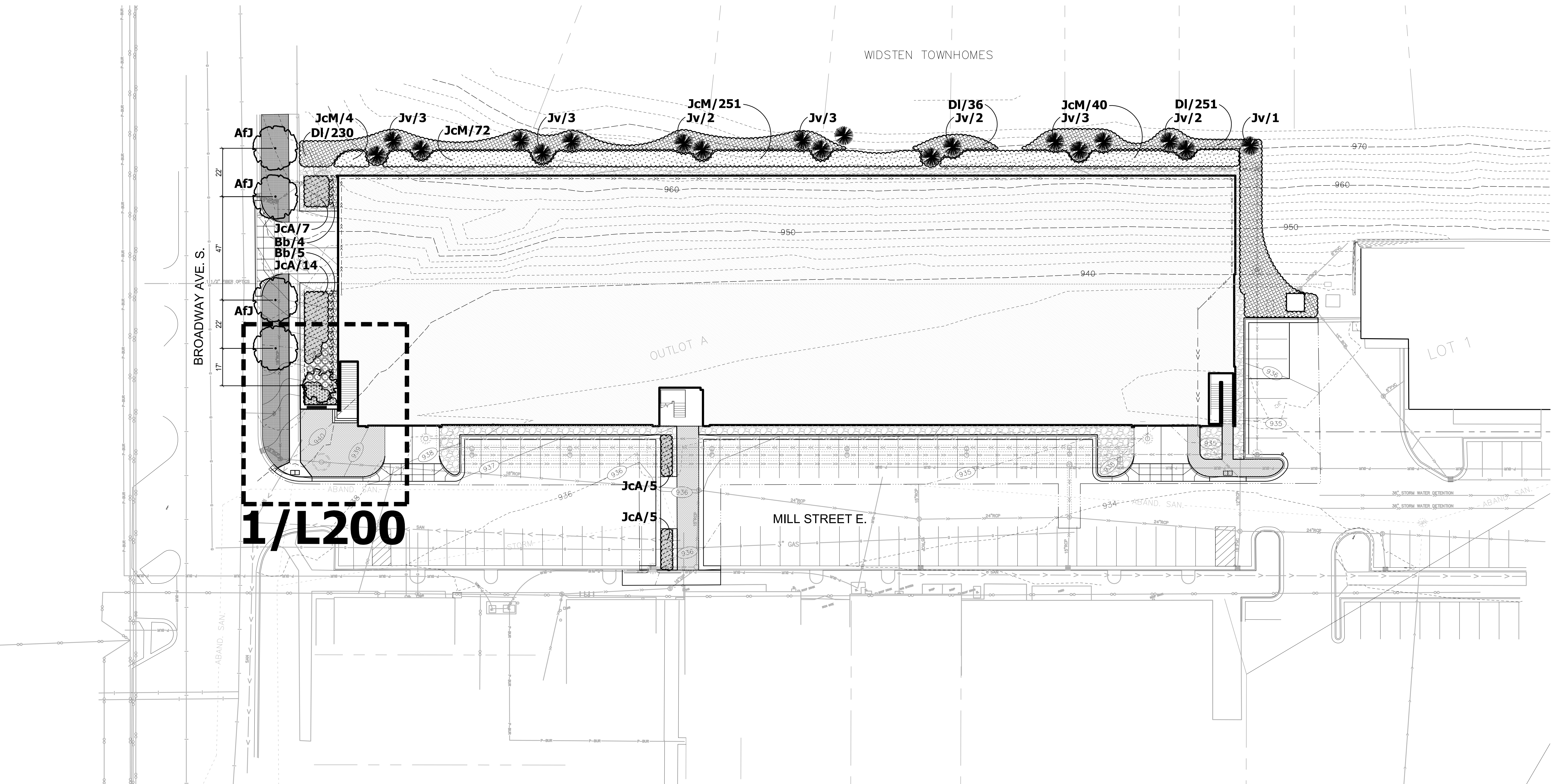
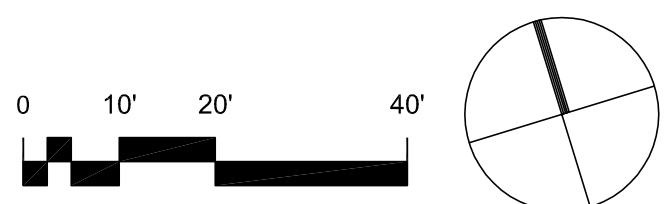
ENHANCED PLANTING PLAN

TE: AUGUST 16, 2016

DESIGN DEVELOPMENT

_401

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1 PLANTING AT ENTRY PLAZA

1 DECIDUOUS TREE PLANTING - EXISTING SOIL NOT MODIFIED: SECTION 1/2" = 1'-0"

- A. ALL INTERIOR PARTITIONS SHALL BE "AS" UNLESS NOTED OTHERWISE.
- B. PLAN DIMENSIONS ARE FROM FACE OF FINISH WHERE "HOLD" OR "CLEAR" ARE INDICATED. ALL OTHER PLAN DIMENSIONS ARE FROM FACE OF PARTITION TYPE AND DO NOT INCLUDE APPLIED FINISHES.
- C. EXPOSED FINISH SURFACES ARE FLUSH AND SEAMLESS WHERE PARTITIONS AND/OR FURRING ARE COPLANAR.
- D. ALL PIPING, CONDUITS AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN PARTITION/WALL ASSEMBLY IN FINISHED AREAS UNLESS NOTED OTHERWISE.
- E. PROVIDE BACKING/LOCKING TO SUPPORT ALL WALL-MOUNTED ITEMS.
- F. ALL MECHANICAL EQUIPMENT PADS TO BE 4" HIGH MINIMUM, UNLESS NOTED OTHERWISE. SIZE OF PADS TO BE VERIFIED BY CONTRACTOR.
- G. REFER TO SHEET A__ FOR DETAIL OF TYPICAL DOOR JAMB AT ABUTTING WALLS OR PARTITIONS.



ALKER PARKING CONSULTANTS
1660 HIGHWAY 100 S, SUITE 545
MINNEAPOLIS, MN 55416
952-595-9616

#	DESCRIPTION
---	-------------



725 MILL STREET,
WYAZATA, MN 55391

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

E: AUGUST 16, 2016
REGISTRATION NUMBER:

[illegible]

CHANGE HISTORY - THIS SHEET

GA NO: 3874-002-00

EVEL P1 FLOOR
PLAN

DATE: AUGUST 16, 2016

DESIGN DEVELOPMENT

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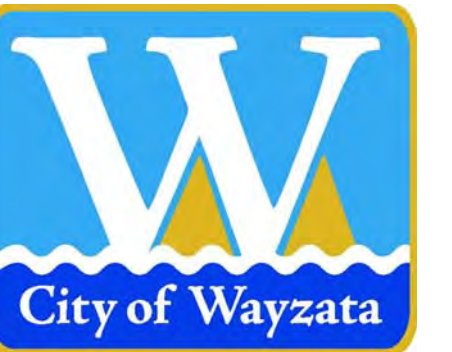
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hGA.
420 North 5th Street, Suite 100
Minneapolis, Minnesota 55401
Telephone 612.758.4000



WALKER PARKING CONSULTANTS
1660 HIGHWAY 100 S, SUITE 545
MINNEAPOLIS, MN 55416
952-595-9616

#	DESCRIPTION
---	-------------



725 MILL STREET,
WAYZATA, MN 55391

NAME: _____
DATE: AUGUST 16, 2016
REGISTRATION NUMBER: _____

ISSUANCE HISTORY - THIS SHEET

LEVEL P2 FLOOR PLAN

DESIGN DEVELOPMENT

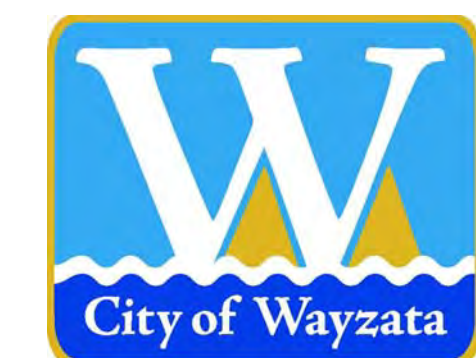
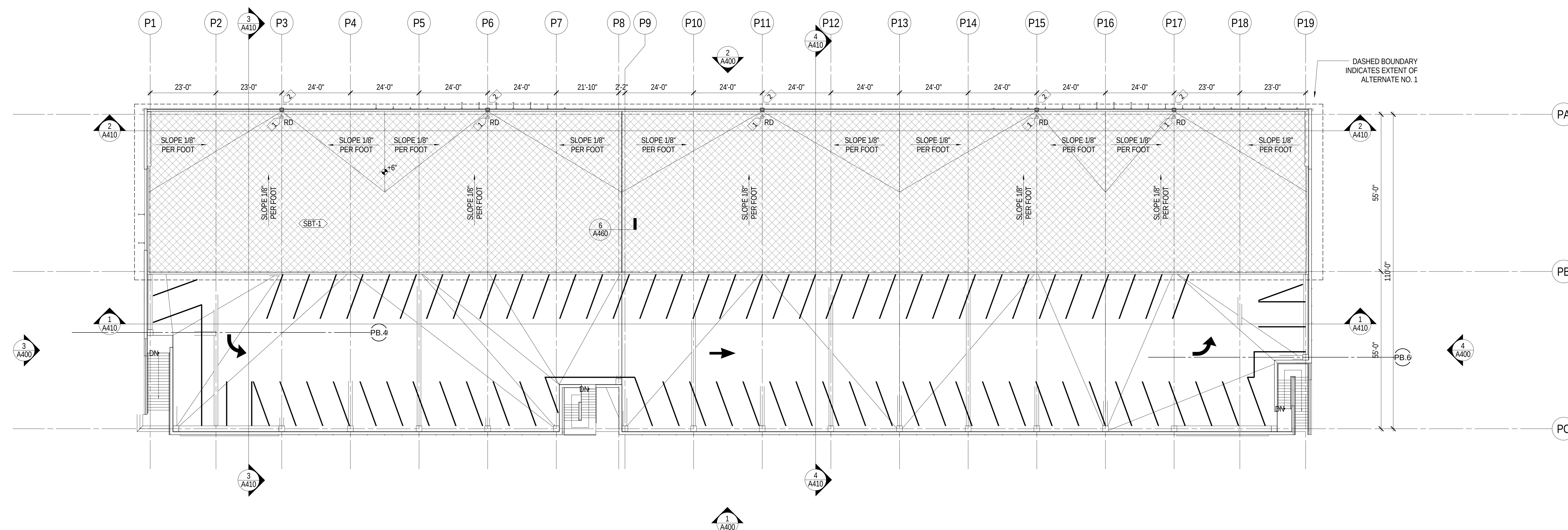


GENERAL NOTES - ROOF PLAN

- A. UNIFORMLY SLOPE TAPERED INSULATION MINIMUM 1/4" IN HEIGHT PER 1'-0" HORIZONTALLY (OR AS REQUIRED BY CODE) AT LEVEL ROOF AREAS, UNLESS OTHERWISE NOTED.
- B. MINIMUM ROOF INSULATION THICKNESS AT ROOF DRAINS (LOW POINT) = ____ SLOPE CRICKET INSULATION TO DRAIN AROUND PENETRATIONS (VENTS, STACK, ETC) AND AT VALLEYS BETWEEN ROOF DRAINS.
- C. UNLESS THERE ARE SCUPPERS PROVIDE SECONDARY ROOF DRAINS 2" ABOVE PRIMARY ROOF DRAIN.

KEYNOTES - ROOF PLAN

#	DESCRIPTION
1	ROOF DRAIN - REFER TO DETAIL 11/A460
2	OVERFLOW ROOF SCUPPER - REFER TO DETAIL 12/A460



MILL STREET PARKING STRUCTURE

725 MILL STREET,
WAYZATA, MN 55391

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

NAME: _____
DATE: AUGUST 16, 2016
REGISTRATION NUMBER: _____

[illegible]

ISSUANCE HISTORY - THIS SHEET

HGA NO: 3874-002-00

ROOF PLAN

DATE: AUGUST 16, 2016

DESIGN DEVELOPMENT

A203



#	DESCRIPTION
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* METAL USED ONLY AT GUARDRAIL

* METAL USED ONLY AT GUARDRAIL



NAME:
DATE: AUGUST 16, 2016
REGISTRATION NUMBER:

ISSUANCE HISTORY - THIS SHEET

HGA NO: 3874-002-0

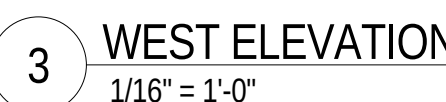
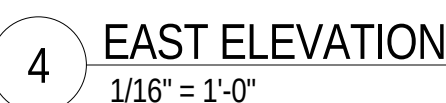
EXTERIOR ELEVATIONS

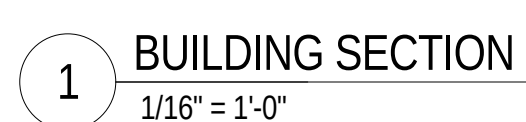
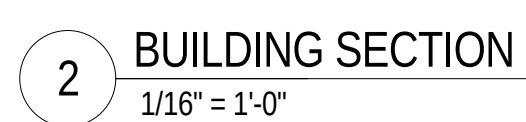
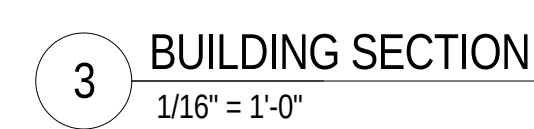
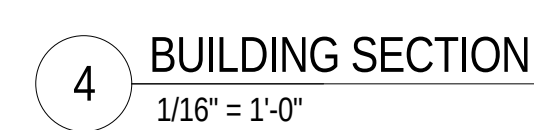
DATE: AUGUST 16, 201

DESIGN DEVELOPMENT

A400

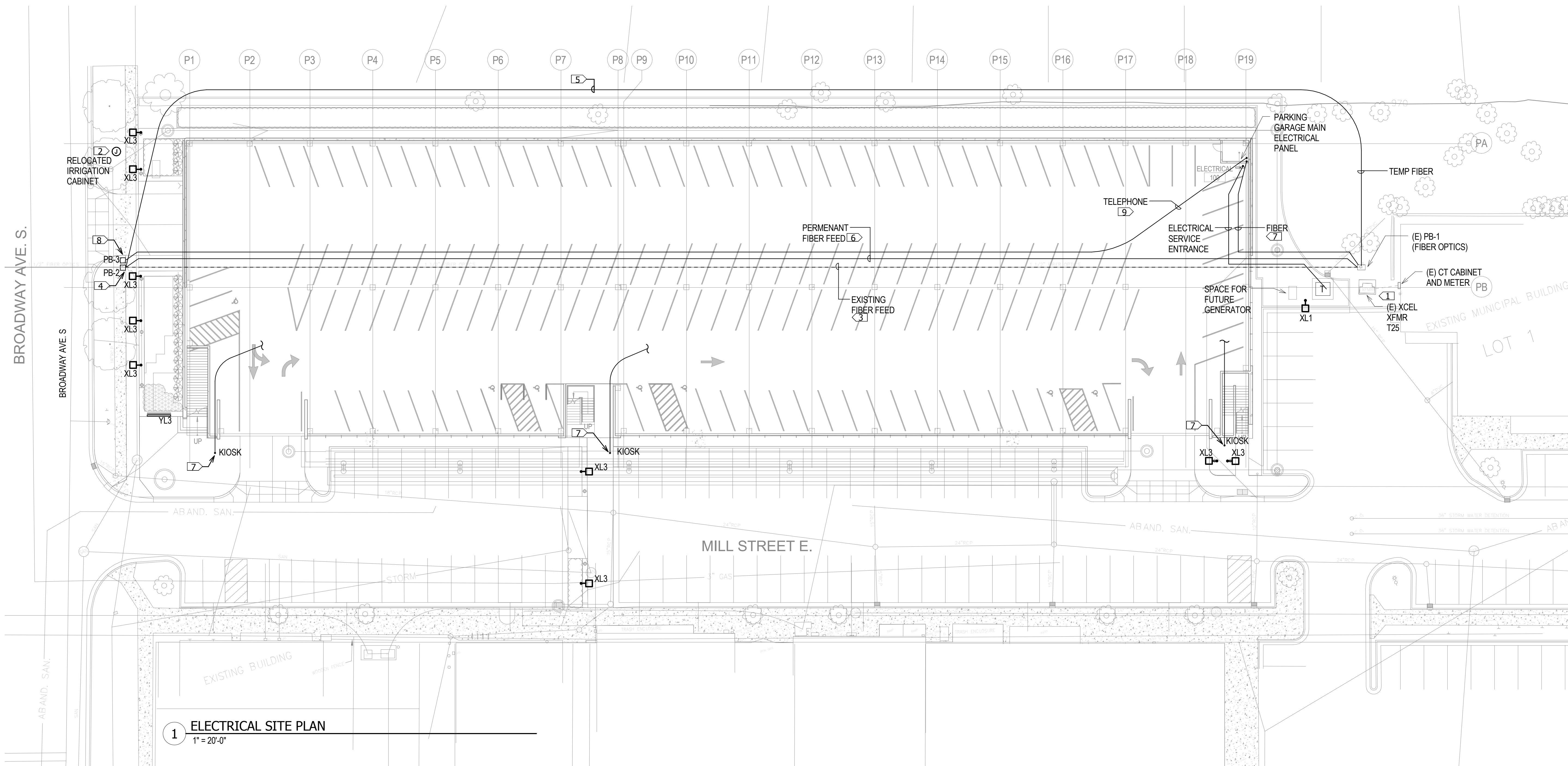
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DESIGN DEVELOPMENT

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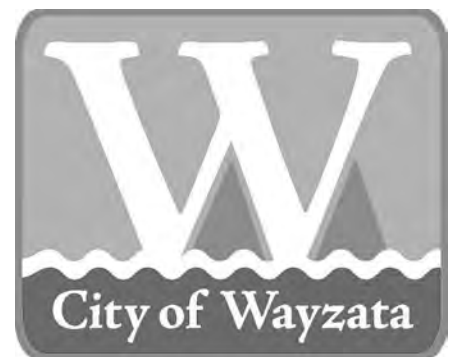


GENERAL NOTES:

- A. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITIES FOR ALL REQUIREMENTS AND REQUIRED EQUIPMENT FOR TRANSFORMER, PAD, CONNECTION CABINET, CT CABINET, GROUNDING, METERING AND MEET THEIR REQUIREMENTS.
- B. INFORMATION SHOWN AS EXISTING IS BASED ON INFORMATION RECEIVED. ELECTRICAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND ASSUME ALL RESPONSIBILITIES FOR EXISTING CONDITIONS.
- C. COORDINATE LOCATIONS OF UNDERGROUND CONDUIT ROUTING WITH EXISTING AND NEW SITE UTILITIES.
- D. PROVIDE DETECTABLE WARNING TAPE ABOVE UNDERGROUND CONDUITS.
- E. PROVIDE #10 AWG COPPER CONDUCTORS MINIMUM UNLESS OTHERWISE NOTED.
- F. PROVIDE 1" CONDUIT MINIMUM UNLESS OTHERWISE NOTED.
- G. PROVIDE GALVANIZED RIGID STEEL CONDUITS FROM FLOOR TO 10 FEET ABOVE FINISHED FLOOR IN EXPOSED AREAS.

KEYNOTES:

1. EXISTING UTILITY TRANSFORMER SERVING WAYZATA WINE AND SPIRITS.
2. EXTEND EXISTING IRRIGATION POWER AND CONTROLS TO NEW LOCATION. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH IRRIGATION CONTRACTOR.
3. EXISTING FIBER OPTICS CONDUIT IS IN PROJECT BOUNDARY AND IS REQUIRED TO BE RELOCATED. MINIMIZE SERVICE INTERRUPTION. PROVIDE TEMPORARY AND PERMANENT PATHWAYS AS SHOWN. COORDINATE WITH GENERAL CONTRACTOR, OWNER AND CONSTRUCTION SCHEDULE.
4. PROVIDE 14" x 19" x 12" HIGH DENSITY REINFORCED CONCRETE QUAZITE BOX. INTERCEPT EXISTING FIBER OPTICS CONDUIT FROM VAULT ACROSS THE STREET. ALIGN BOX WITH EDGE OF CONCRETE SIDEWALK.
5. PROVIDE TEMPORARY PATHWAY FROM PB-2 TO EXISTING (E)PB-1 FIBER OPTIC BOX. PATHWAY SHALL BE SECURE AND PROTECTED FROM CONSTRUCTION.
6. PROVIDE NEW PERMANENT 2" CONDUIT FROM PB-2 TO (E)PB-1 TO PROVIDE PERMANENT FIBER PATHWAY. COORDINATE AND SCHEDULE OUTAGES WITH OWNER.
7. PROVIDE EMPTY CONDUIT FROM (E)PB-1 TO THE ELECTRICAL ROOM IN PARKING GARAGE. STUB UP UNDER THE PANELBOARD.
8. PROVIDE 14" x 19" x 12" HIGH DENSITY REINFORCED CONCRETE QUAZITE BOX FOR NEW PHONE SERVICE. COORDINATE WITH LOCAL TELEPHONE COMPANY FOR EXACT LOCATION AND REQUIREMENTS. ALIGN BOX WITH EDGE OF CONCRETE SIDEWALK.
9. PROVIDE 2" EMPTY CONDUIT FROM PB-3 TO TELEPHONE BACKBOARD FOR TELEPHONE SERVICE.
10. PROVIDE ROUGH IN FOR FUTURE KIOSK. PROVIDE (2) EMPTY 3/4" CONDUITS AND STUB UP IN ELECTRICAL ROOM. STUB UP CONDUIT UNDER STONE PAVERS. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.



**MILL STREET
PARKING
STRUCTURE**
725 MILL STREET,
WAYZATA, MN 55391

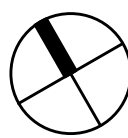
NOT FOR
CONSTRUCTION

HGA NO: 3874-002-00

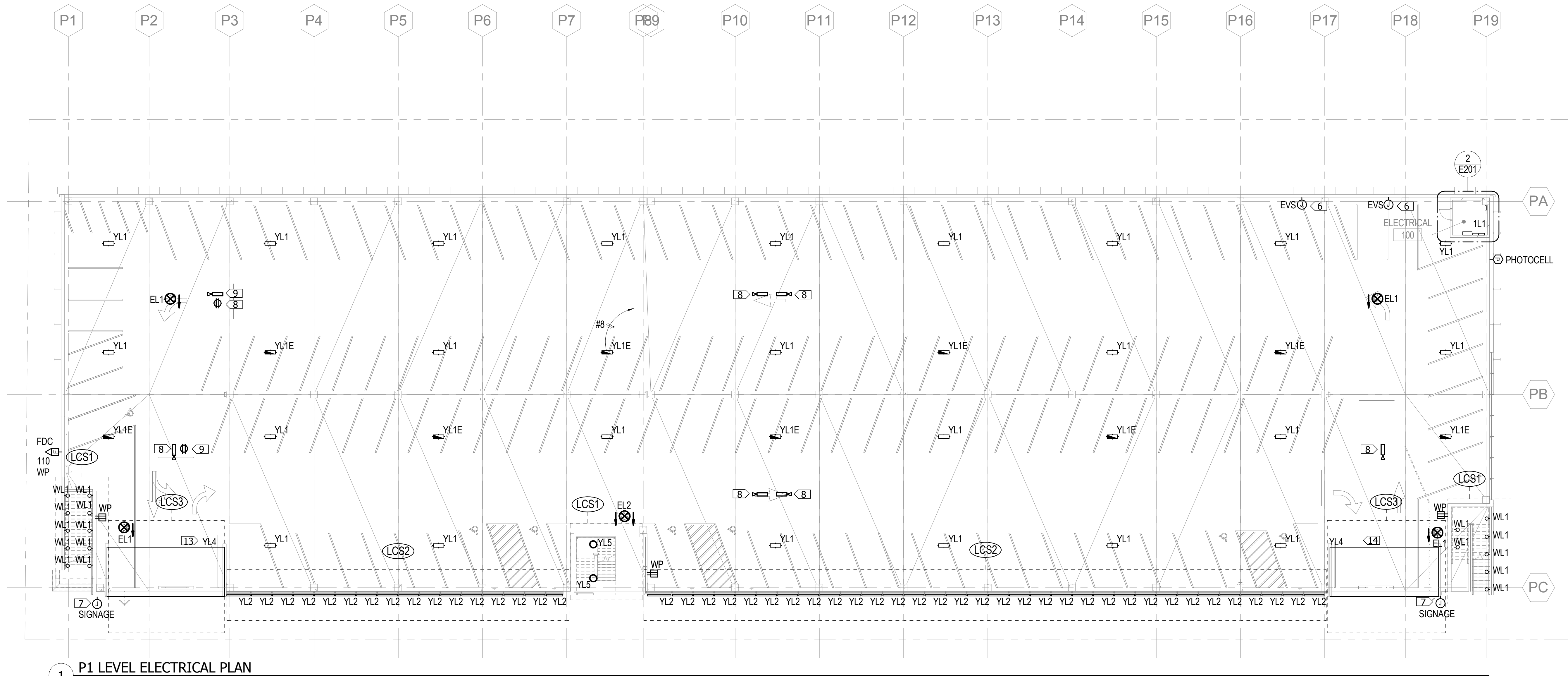
**ELECTRICAL
SITE PLAN**

DATE: AUGUST 16, 2016

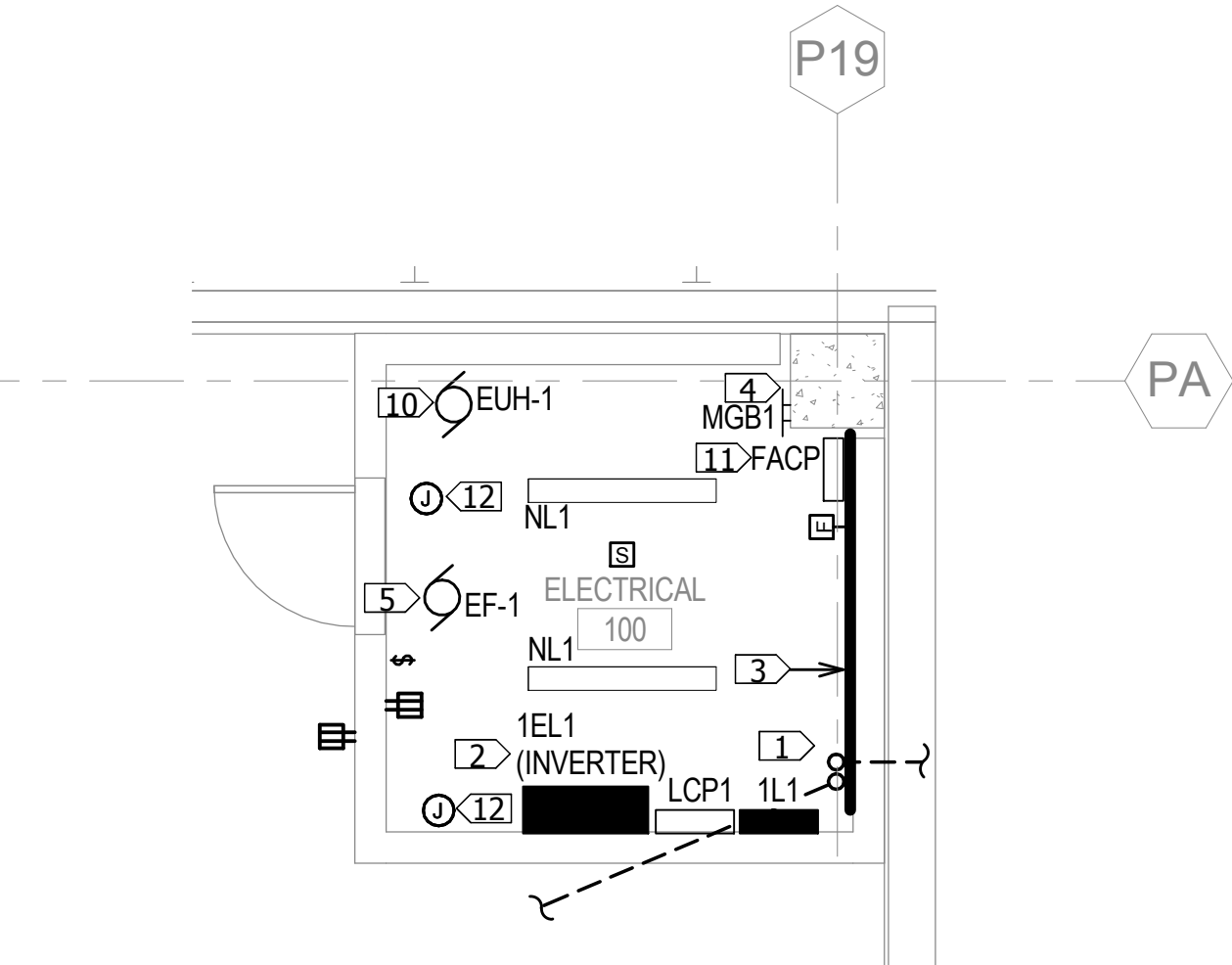
DESIGN DEVELOPMENT



E031



1 P1 LEVEL ELECTRICAL PLAN
1/16" = 1'-0"



2 ENLARGED POWER AND SYSTEMS PLAN
1/4" = 1'-0"

LIGHTING CONTROL SEQUENCE OF OPERATIONS				
SEQUENCE	ON	DIMMING	OFF	NOTES
LCS1	PHOTOCELL DUSK	N/A	PHOTOCELL DAWN	
LCS2	PHOTOCELL DUSK	DIM TO 50% AT 12AM	PHOTOCELL DAWN	
LCS3	ALWAYS ON	DIM TO 75% AT PHOTOCELL DUSK	N/A	
LCS4	PHOTOCELL DUSK	DIM TO 20% AT 12AM	PHOTOCELL DAWN	

GENERAL NOTES:

A. COORDINATE EGRESS LIGHTING AND EXIT REQUIREMENTS WITH ARCHITECTURAL LIFE SAFETY PLANS.

B. REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR WALL MOUNTED FIXTURES.

C. LIGHT SWITCHES SHALL BE MOUNTED ON LATCH SIDE OF DOOR, WITHIN 12" OF DOOR/SIDE/LIGHT FRAMING, UNLESS NOTED OTHERWISE. LIGHT SWITCHES INSTALLED ADJACENT TO DOOR SWINGS SHALL BE MOUNTED CLEAR OF DOOR SWING AND WITHIN 12" OF DOOR IN OPEN POSITION. COORDINATE LOCATION WITH OTHER WALL DEVICES.

D. ALL DEVICES IN FINISHED AREAS ARE TO BE RECESSED FLUSH WITHIN WALLS INCLUDING THE PRECAST CONCRETE WALLS. IN UNFINISHED AREAS (E.G. PLUMBING CHASES, JANITORS CLOSETS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND ETC.) DEVICES AND CONDUIT MAY BE SURFACE MOUNTED.

E. CONDUIT AND WIRING MAY NOT BE SHOWN GRAPHICALLY ON THE PLANS. HOWEVER IT SHALL BE PROVIDED COMPLETE AS REQUIRED BASED ON IDENTIFICATION OF CIRCUIT NUMBERS, RELAY NUMBERS, SWITCHING IDENTIFICATION, MOTOR EQUIPMENT SCHEDULE, PANEL BOUNDARIES, SPECIFIED MINIMUM CONDUIT SIZE, SPECIFIED MINIMUM CONDUCTOR SIZES, AND/OR SPECIFIED MINIMUM GROUNDING.

F. REFER TO ONE-LINE DIAGRAMS FOR ADDITIONAL INFORMATION FOR FEEDERS AND ELECTRICAL EQUIPMENT.

G. PROVIDE DEDICATED NEUTRAL FOR EACH MULTI-WIRE BRANCH CIRCUIT PHASE CONDUCTOR.

H. IN AREAS WHERE DEVICES ARE SHOWN ON PRECAST PANEL WALLS THE ELECTRICAL CONTRACTOR SHALL ROUGH IN THE DEVICES AT THE PRECAST CONTRACTOR FACILITY SO THEY ARE ENBEDDED IN THE CONCRETE AND FLUSH WITH FINISHED EDGE.

KEYNOTES:

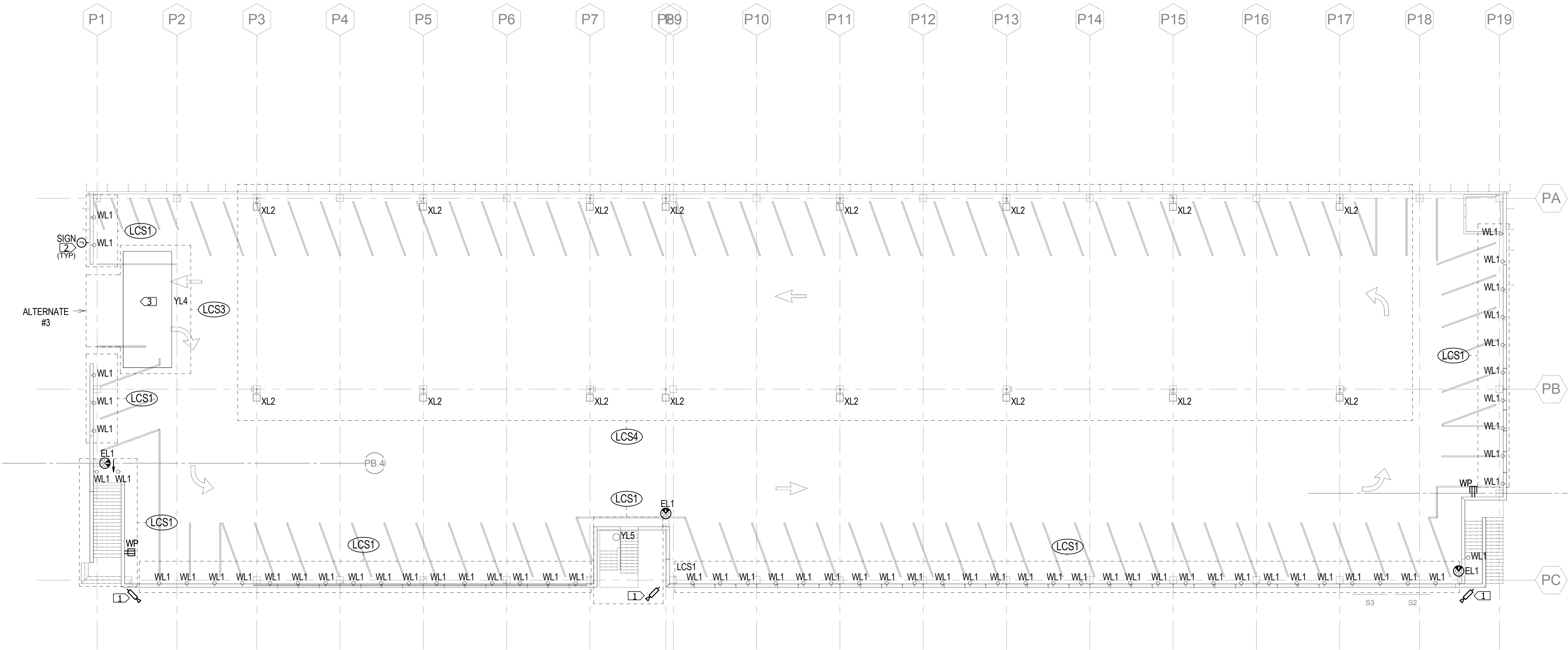
1. STUB UP CONDUITS FOR TELEPHONE AND FIBER. REFER TO E101 FOR ADDITIONAL INFORMATION.
2. PROVIDE LIGHTING INVERTER FOR EMERGENCY LIGHTING IN PARKING RAMP.
3. PROVIDE 2' X 4' X 3/4" FIRE RETARDANT PLYWOOD TELEPHONE BACKBOARD.
4. PROVIDE A COPPER GROUND BAR FOR COMMON BONDING POINT. REFER TO DETAIL 2/E6.01.
5. PROVIDE 120V/1PH CONNECTION FOR EXHAUST FAN PROVIDED BY OTHERS.
6. PROVIDE POWER CONNECTION TO ELECTRIC VEHICLE CHARGING STATION (PROVIDED BY OTHERS). PROVIDE 1-1/4" EMPTY CONDUIT FROM EVS TO ELECTRICAL ROOM FOR LOW VOLTAGE WIRING. COORDINATE EXACT REQUIREMENTS WITH PROVIDER PRIOR TO ROUGH IN.
7. PROVIDE 120V CONNECTION TO SIGNAGE. ROUTE VIA LIGHTING CONTROL PANEL FOR ON/OFF CONTROL.
8. PROVIDE ROUGH IN FOR CCTV. LOCATIONS ARE SHOWN FOR REFERENCE ONLY. COORDINATE EXACT REQUIREMENTS, QUANTITY AND LOCATIONS WITH OWNERS CONSULTANT.
9. PROVIDE RECEPTACLE FOR CCTV POWER. COORDINATE WITH OWNERS CONSULTANT.
10. PROVIDE 2KW QMARK ELECTRIC UNIT HEATER #CHPR25. PROVIDE WITH INTEGRAL THERMOSTAT. 208V/1PH.
11. PROVIDE FIRE ALARM CONTROL PANEL AND POWER SUPPLIES ON TELEPHONE BACKBOARD. REFER TO SPECIFICATION 283111 FOR ADDITIONAL INFORMATION.
12. PROVIDE 120V CONNECTION TO LOUVER. PROVIDE ROUGH IN FOR CONTROLS WIRING. COORDINATE WITH MECHANICAL CONTRACTOR FOR REQUIREMENTS.
13. FIXTURE TYPE YL4 OCCURS ON CEILING AND WALLS. PROVIDE YL4 AT THIS LOCATION TO COVER 854 SQUARE FEET.
14. FIXTURE TYPE YL4 OCCURS ON CEILING AND WALLS. PROVIDE YL4 AT THIS LOCATION TO COVER 812 SQUARE FEET.

GENERAL NOTES:

- A. COORDINATE EGRESS LIGHTING AND EXIT REQUIREMENTS WITH ARCHITECTURAL LIFE SAFETY PLANS.
- B. REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR WALL MOUNTED FIXTURES.
- C. LIGHT SWITCHES SHALL BE MOUNTED ON LATCH SIDE OF DOOR, WITHIN 12" OF DOOR/SIDELIGHT FRAMING, UNLESS NOTED OTHERWISE. LIGHT SWITCHES INSTALLED ADJACENT TO DOOR SWINGS SHALL BE MOUNTED CLEAR OF DOOR SWING AND WITHIN 12" OF DOOR IN OPEN POSITION. COORDINATE LOCATION WITH OTHER WALL DEVICES.
- D. ALL DEVICES IN FINISHED AREAS ARE TO BE RECESSED FLUSH WITHIN WALLS INCLUDING THE PRECAST CONCRETE WALLS. IN UNFINISHED AREAS (E.G. PLUMBING CHASES, JANITORS CLOSETS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND ETC.) DEVICES AND CONDUIT MAY BE SURFACE MOUNTED.
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- F. REFER TO ONE-LINE DIAGRAMS FOR ADDITIONAL INFORMATION FOR FEEDERS AND ELECTRICAL EQUIPMENT.
- G. PROVIDE DEDICATED NEUTRAL FOR EACH MULTI-WIRE BRANCH CIRCUIT PHASE CONDUCTOR.
- H. IN AREAS WHERE DEVICES ARE SHOWN ON PRECAST PANEL WALLS THE ELECTRICAL CONTRACTOR SHALL ROUGH IN THE DEVICES AT THE PRECAST CONTRACTOR FACILITY SO THEY ARE EMBEDDED IN THE CONCRETE AND FLUSH WITH FINISHED EDGE.

KEYNOTES:

1. PROVIDE ROUGH IN FOR CCTV. LOCATIONS ARE SHOWN FOR REFERENCE ONLY. COORDINATE EXACT QUANTITY AND LOCATIONS WITH OWNERS CONSULTANT.
2. PROVIDE 120V CONNECTION TO SIGNAGE. ROUTE VIA LIGHTING CONTROL PANEL FOR ON/OFF CONTROL.
3. PROVIDE 850 SQUARE FEET OF LIGHT FIXTURE YL4. MOUNT ON CEILING AND WALLS.



1 P2 LEVEL ELECTRICAL PLAN
1/16" = 1'-0"

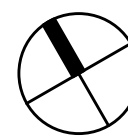
LIGHTING CONTROL SEQUENCE OF OPERATIONS				
SEQUENCE	ON	DIMMING	OFF	NOTES
LCS1	PHOTOCELL DUSK	N/A	PHOTOCELL DAWN	
LCS2	PHOTOCELL DUSK	DIM TO 50% AT 12AM	PHOTOCELL DAWN	
LCS3	ALWAYS ON	DIM TO 75% AT PHOTOCELL DUSK	N/A	
LCS4	PHOTOCELL DUSK	DIM TO 20% AT 12AM	PHOTOCELL DAWN	

HGA NO: 3874-002-00

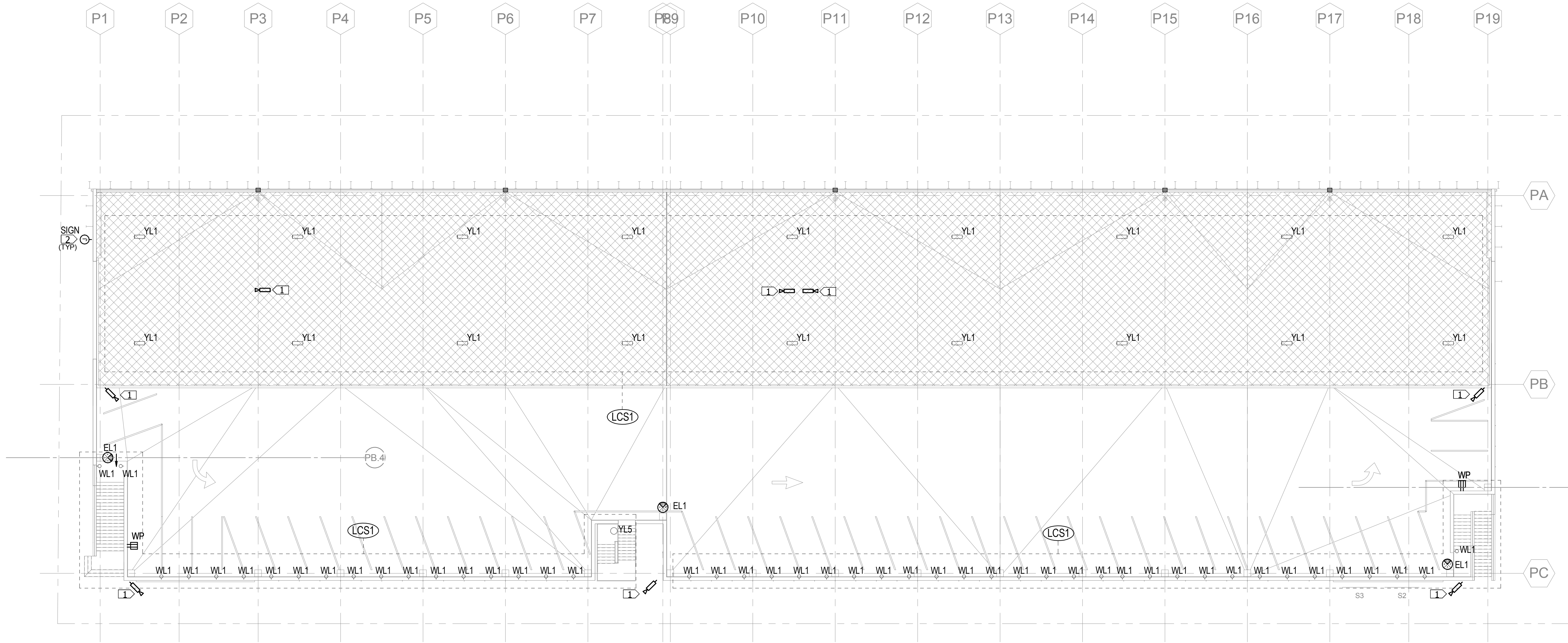
**P2 LEVEL
ELECTRICAL
PLAN**

DATE: AUGUST 16, 2016

DESIGN DEVELOPMENT



E202A



1 P2 LEVEL ELECTRICAL PLAN - ALTERNATE #1
1/16" = 1'-0"

LIGHTING CONTROL SEQUENCE OF OPERATIONS				
SEQUENCE	ON	DIMMING	OFF	NOTES
LCS1	PHOTOCELL DUSK	N/A	PHOTOCELL DAWN	
LCS2	PHOTOCELL DUSK	DIM TO 50% AT 12AM	PHOTOCELL DAWN	
LCS3	ALWAYS ON	DIM TO 75% AT PHOTOCELL DUSK	N/A	
LCS4	PHOTOCELL DUSK	DIM TO 20% AT 12AM	PHOTOCELL DAWN	

GENERAL NOTES:

A. COORDINATE EGRESS LIGHTING AND EXIT REQUIREMENTS WITH ARCHITECTURAL LIFE SAFETY PLANS.

B. REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR WALL MOUNTED FIXTURES.

C. LIGHT SWITCHES SHALL BE MOUNTED ON LATCH SIDE OF DOOR, WITHIN 12" OF DOOR/SIDE LIGHT FRAMING, UNLESS NOTED OTHERWISE. LIGHT SWITCHES INSTALLED ADJACENT TO DOOR SWINGS SHALL BE MOUNTED CLEAR OF DOOR SWING AND WITHIN 12" OF DOOR IN OPEN POSITION. COORDINATE LOCATION WITH OTHER WALL DEVICES.

D. ALL DEVICES IN FINISHED AREAS ARE TO BE RECESSED FLUSH WITHIN WALLS INCLUDING THE PRECAST CONCRETE WALLS. IN UNFINISHED AREAS (E.G. PLUMBING CHASES, JANITORS CLOSETS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND ETC.) DEVICES AND CONDUIT MAY BE SURFACE MOUNTED.

E. CONDUIT AND WIRING MAY NOT BE SHOWN GRAPHICALLY ON THE PLANS. HOWEVER IT SHALL BE PROVIDED COMPLETE AS REQUIRED BASED ON IDENTIFICATION OF CIRCUIT NUMBERS, RELAY NUMBERS, SWITCHING IDENTIFICATION, MOTOR EQUIPMENT SCHEDULE, PANEL BOUNDARIES, SPECIFIED MINIMUM CONDUIT SIZE, SPECIFIED MINIMUM CONDUCTOR SIZES, AND/OR SPECIFIED MINIMUM GROUNDING.

F. REFER TO ONE-LINE DIAGRAMS FOR ADDITIONAL INFORMATION FOR FEEDERS AND ELECTRICAL EQUIPMENT.

G. PROVIDE DEDICATED NEUTRAL FOR EACH MULTIWIRE BRANCH CIRCUIT PHASE CONDUCTOR.

H. IN AREAS WHERE DEVICES ARE SHOWN ON PRECAST PANEL WALLS THE ELECTRICAL CONTRACTOR SHALL ROUGH IN THE DEVICES AT THE PRECAST CONTRACTOR FACILITY SO THEY ARE EMBEDDED IN THE CONCRETE AND FLUSH WITH FINISHED EDGE.

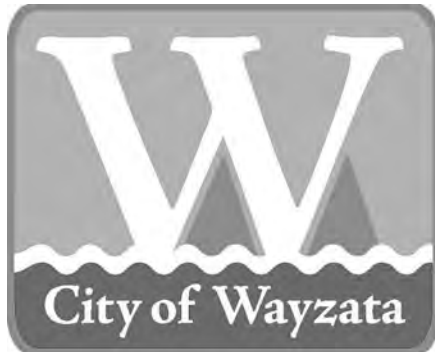
KEYNOTES:

1. PROVIDE ROUGH IN FOR CCTV. LOCATIONS ARE SHOWN FOR REFERENCE ONLY. COORDINATE EXACT QUANTITY AND LOCATIONS WITH OWNERS CONSULTANT.

2. PROVIDE 120V CONNECTION TO SIGNAGE ROUTE VIA LIGHTING CONTROL PANEL FOR ON/OFF CONTROL.



WALKER PARKING CONSULTANTS
1660 HIGHWAY 100 S, SUITE 545
MINNEAPOLIS, MN 55416
952-595-9616



MILL STREET
PARKING
STRUCTURE
725 MILL STREET,
WAYZATA, MN 55391

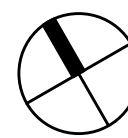
NOT FOR
CONSTRUCTION

HGA NO: 3874-002-00

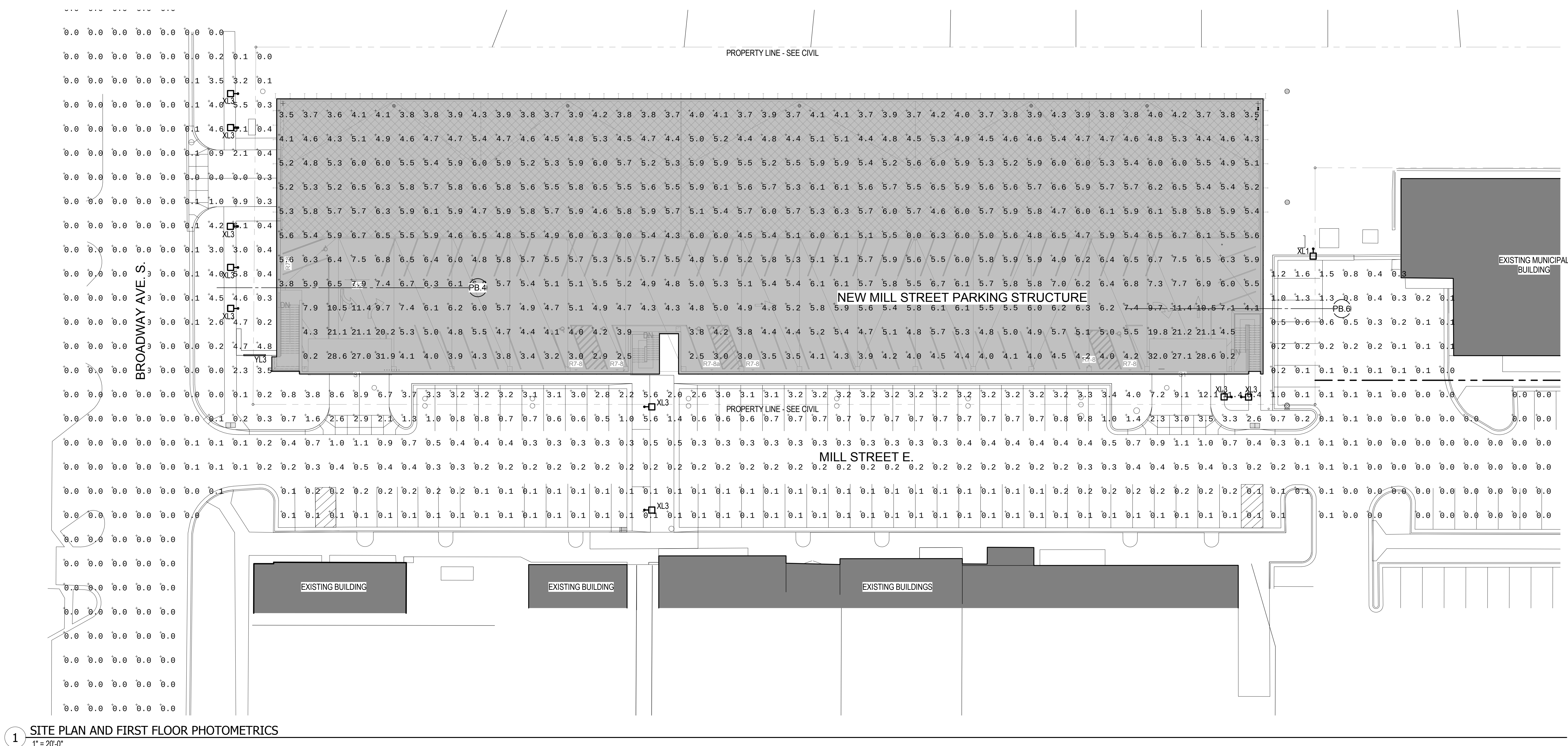
P2 LEVEL
ELECTRICAL
PLAN
ALTERNATE #1

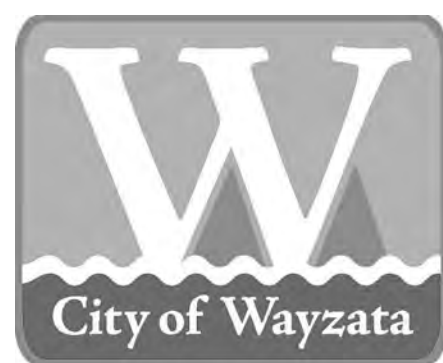
DATE: AUGUST 16, 2016

DESIGN DEVELOPMENT



E202B





**MILL STREET
PARKING
STRUCTURE**
725 MILL STREET,
WAYZATA, MN 55391

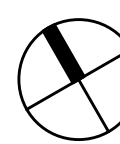
NOT FOR
CONSTRUCTION

HGA NO: 3874-002-00

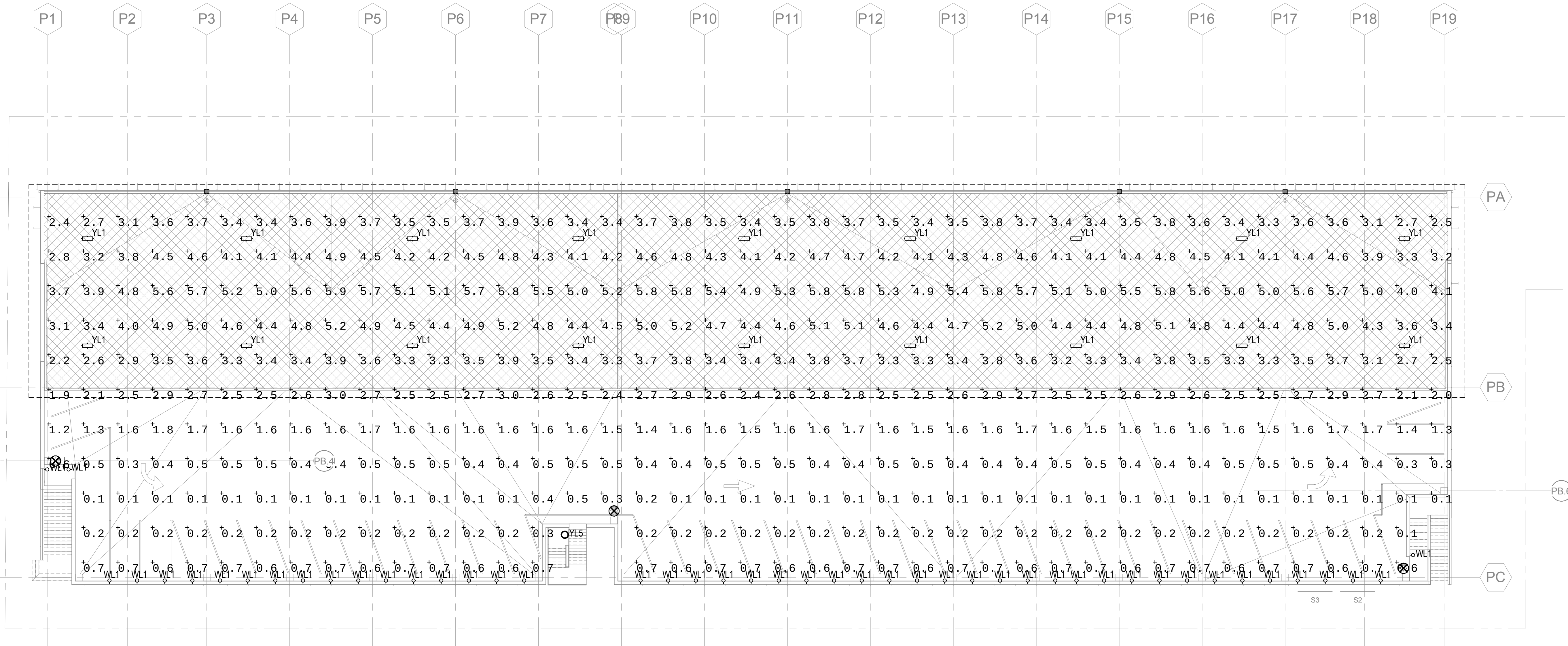
**P2
PHOTOMETRIC
PLANS**

DATE: AUGUST 16, 2016

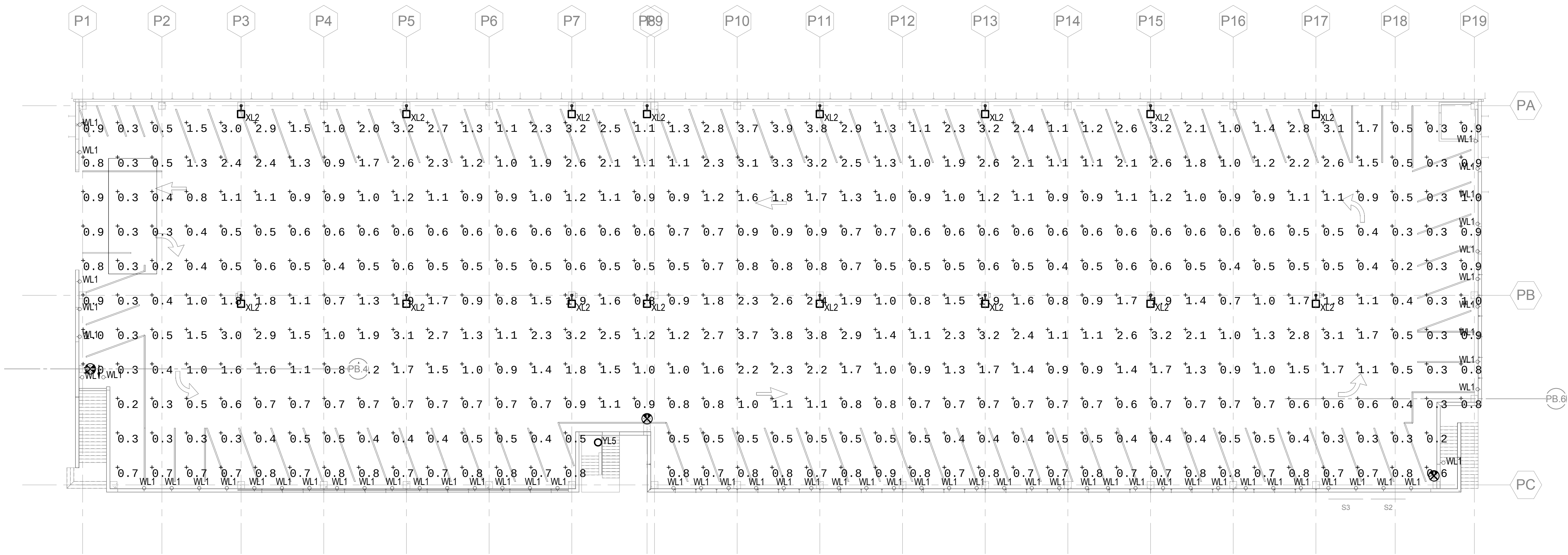
DESIGN DEVELOPMENT



E302



1 PHOTOMETRIC LEVEL P2 - BASE
1/16" = 1'-0"



2 PHOTOMETRIC LEVEL P2 - ALTERNATE #1
1/16" = 1'-0"

Mill St Parking Ramp – 725 Mill St E
Design Critique – Plans dated August 16, 2016
September 14, 2016

Building Recesses	Comments	Compliance
<u>801.09.3.1.A – All Districts</u> Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level	The proposed building utilizes recesses and changes in materials to break up the façade.	Yes
<u>801.09.3.1.B</u> Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.	The proposed plans include a courtyard at the Broadway Avenue and Mill Street intersection. The courtyard would include landscaping and outdoor seating.	Yes
Building Width	Comments	Compliance
<u>801.09.4.1 All Districts – New Buildings</u> In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design: 1. Window bays 2. Special treatment at entrances 3. Variations in roof lines or parapet detailing 4. Awnings 5. Building setbacks or articulation of the facade 6. Rhythm of elements	The Project incorporates the following items: 1. Special treatment at the entrances 2. Building setbacks or articulation of the façade. 3. Rhythm of elements	Yes

Upper Story Setbacks	Comments	Compliance
801.09.5.1.A – All Districts – New Buildings Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3rd) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3rd story height from the second (2nd) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3rd story structure shall be closer than six (6) feet to the 2nd story façade. The 3rd story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3rd story façade.	The proposed parking ramp would conform to the height requirements of the Institutional zoning district. The proposed ramp does not include a third story.	Not Applicable
801.09.5.1.B – All Districts – New Buildings The façades fronting public right-of-ways of every two and three story building, longer than sixty (60) feet, must have a recessed second story of approximately twenty-five percent (25%) of the façade's length, setting back a minimum of six (6) feet from the face of the first floor façade. The required third floor setback must follow the frontal plane of the second story setback.	The proposed building does not include traditional stories as it is a one-level parking structure with optional partial roof. The partial roof would only cover half of the upper level of the parking ramp, which would meet the intent of the step back requirements for the second floor.	Yes
<u>801.09.5.1.C – All Districts – New Buildings</u> Wintertime sun orientation, solar access, and views of Lake Minnetonka are significant issues within the Design Districts. Building height should not negatively and significantly impact neighboring properties.	The proposed parking ramp would comply with the building height requirements of the Institutional district and has been designed with consideration for solar access and views to Lake Minnetonka from surrounding properties.	Yes

Roof Design	Comments	Compliance
<u>801.09.6.1 – All Districts</u> “Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.	The optional roof is designed to accommodate a potential green roof in the future.	Yes
<u>801.09.6.2.A – All Districts – Roof Materials</u> The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors. <u>801.09.6.2.B – All Districts – Roof Materials</u> The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.	The optional roof would be flat with a treated synthetic membrane and a dark color ballast to improve the aesthetics of the roof as viewed from above.	Yes

Screening of Rooftop Equipment	Comments	Compliance
<u>801.09.7.1 Lake Street and Bluff Districts</u> No mechanical equipment for a building may be located on the roof deck. All such mechanical equipment must be located within the interior of the structure.	There would be no roof-top mounted mechanical equipment on the parking ramp.	Yes

Facade Transparency	Comments	Compliance
<u>801.09.8.4 – Bluff District</u> No less than thirty-five percent (35%) of ground level public façades for buildings containing commercial or office uses shall be transparent glass. Applications for design approval must include façade diagrams that contain calculations of glass and solid surfaces. Calculations of façade areas for multiple story building shall be measured from grade to the floor above.	The proposed building is a parking ramp that does not contain commercial or office uses.	Not Applicable
Ground Level Expression	Comments	Compliance
<u>801.09.9.1 – All Districts</u> In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements: 1. An intermediate cornice line 2. A difference in building materials or detailing 3. An offset in the façade 4. An awning, trellis, or loggia 5. Arcade 6. Special window lintels 7. Brick/stone corbels	The proposed building is a parking structure that does include multiple floors.	Not Applicable

Entries	Comments	Compliance
<u>801.09.10.1 – All Districts</u> The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.	The front of the building along Broadway would be landscaped with annual plantings. The main entries of the parking ramp are located at sidewalk grade and face the public street.	Yes

Building Materials and Quality	Comments	Compliance
<u>801.09.11.1.A – Primary Opaque Surfaces – All Districts</u> Other than the accent materials listed in 801.09.11.G, ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials: 1. Brick 2. Stone 3. Cast stone 4. Factory finished and certified wood, including, but not limited to: a. Wood shingles (cedar shingles six (6) inch maximum exposure) b. Lap-siding (six (6) inch maximum width) 5. Stucco	The primary building materials for the parking ramp include brick, wood, and concrete: West Elevation: Brick: 96% Wood: 0% Concrete: 4% Metal: 0% South Elevation: Brick: 44% Wood: 29% Concrete: 25% Metal: 2% East Elevation: Brick: 78% Wood: 15% Concrete: 7% Metal: 0%	No. The proposed building includes concrete and metal as building materials, which are not included as allowable primary building materials. The proposed building materials require a deviation from the design standards.
<u>801.09.11.1.B – Façade Coverage – All Districts</u> The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.	The same building materials – brick, wood, concrete, and metal – are used on all sides of the building.	Yes
<u>801.09.11.1.C – Type of Brick – All Districts</u> On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.	This will be reviewed with the final building plans.	Yes

<u>801.09.11.1.D – Façade Detail – All Districts</u> 1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints. 2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable.	This will be reviewed with the final building plans.	Yes
<u>801.09.11.1.E – Brick Joints – All Districts</u> 1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or 'v' joint. No mortar may be used beyond the face of the brick. 2. All brick walls must be built to avoid efflorescence	This will be reviewed with the final building plans.	Yes
<u>801.09.11.1.F – Stone Joints – All Districts</u> Stone joints shall be no larger than one-fourth (1/4) inch.	Stone is not included as a building material.	Not Applicable.

<u>801.09.11.1.G – Accent Materials – All Districts</u> Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade: 1. Stone 2. Cast stone 3. Copper (untreated) 4. Rock faced stone 5. Aluminum or painted steel structural shapes 6. Fiber cement board 7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir. 8. EIFS	The proposed building consists of brick, wood, concrete and metal as described above in the primary building materials section.	No. As referenced above, the proposed building material require a deviation from the design standards.
<u>801.09.11.1.H - Parapets, Flashing, Coping – All Districts</u> 1. Only the following materials may be used for parapets, flashing and coping: a. copper (untreated) b. brick c. stone d. cast stone e. premium grade wood. 2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.	The top of the building wall would be comprised of brick.	Yes

<u>801.09.11.1.I – Awnings – All Districts</u> 1. Only the following types of awnings may be used: a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process b. Highly detailed, ornate metal in dark colors c. Glass awnings 2. Backlit awnings are prohibited. 3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance.	The proposed parking ramp does not include awnings.	Not Applicable
<u>801.09.11.1.J – Balconies – All Districts</u> Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.	The proposed parking ramp does not include balconies.	Not Applicable
<u>801.09.11.1.K – Glass – All Districts</u> Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 801.09.8 of the Standards, but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects	The proposed parking ramp does not include any glass windows.	Not Applicable

<u>801.09.11.1.L – Doors – All Districts</u> Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.	The proposed parking ramp does not include any exterior doors.	Not Applicable
Franchise Architecture	Comments	Compliance
801.09.12.1		
A. Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited. B. Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 801.09.18 by the Planning Commission at the time of Design Standards Review application	The proposed parking ramp is not franchise architecture.	Not Applicable

Walkways	Comments	Compliance
801.09.13.2 – Bluff District A. Continuous sidewalks at least five (5) feet in width shall be provided along all public street frontages. The sidewalk street grid shall be maintained and extended wherever possible. B. Where the sidewalk street grid is interrupted by steep slopes or other topographic variations, walkways or stairways shall be built to maintain pedestrian continuity.	There is an existing 5-foot wide sidewalk along Broadway Avenue that would be retained as part of the project.	Yes

Landscaping	Comments	Compliance
<u>801.09.14.1 – All Districts</u> A. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level. B. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings. C. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area. D. Streetscaping shall include all of the following: 1. Boulevard species trees, with at least three (3) caliper inches. 2. Exposed aggregate sidewalks with brick accents 3. Street lights 4. Benches (if building length is 50 feet or greater), which utilize existing city bench designs. 5. Flowers	The proposed landscape plan along Broadway includes perennial shrubs. In addition, boulevard trees that would be at least 3" in size would be planted between the street and the sidewalk, a bench is provided at the corner of Mill St and Broadway Ave, and lighting would be provided along the existing Broadway sidewalk.	Yes
<u>801.09.14.3 – Bluff and Wayzata Blvd Districts</u> Trees with a minimum of three (3) caliper inches shall be planted no more than twenty-six (26) feet apart within a landscaped boulevard.	The proposed landscape plan includes 3" trees along the street boulevard with adequate spacing.	Yes

Parking Lot Landscaping	Comments	Compliance
801.09.15.1 – All Districts A landscaped buffer strip at least five (5) feet wide shall be provided between all parking areas and the sidewalk or street. The buffer strip shall consist of shade trees appropriately spaced for the particular Design District, and a decorative metal fence, masonry wall or hedge. A solid wall or dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.	The proposed plans include a landscape buffer that is more than 5 feet wide between the parking lot and Broadway Ave.	Not Applicable
Surface Parking	Comments	Compliance
801.09.16.1 – All Districts A. Off-street parking shall be located to the rear of buildings. When parking must be located in a side yard adjacent to the street, a landscaped buffer shall be provided in accordance with the Design Standards. The street frontage occupied by parking shall not exceed sixty (60) feet per property. B. Side-by-side parking lots creating a parking area frontage longer than sixty (60) feet are prohibited, except where a heavily landscaped buffer of at least twenty (20) feet wide completely separates both lots. C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property. D. Front yard parking is prohibited. E. There shall be no corner parking.	The proposed parking ramp would not include any additional surface parking stalls. The existing surface parking stalls along Mill Street would be retained as they currently exist.	Not Applicable

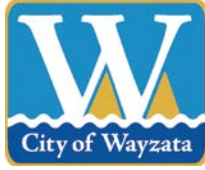
<u>801.09.16.2 – All Districts – Bicycle Parking</u> Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.		The proposed parking ramp is not a commercial development.		Not Applicable

Parking Structures		
801.09.17.1 – All Districts Parking structures shall meet the following standards, along with all other applicable building code standards: A. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings. B. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade. C. Windows or openings shall be similar to those of surrounding buildings. D. Vines and other significant landscaping shall be used to minimize the visual impact of the parking structure.	The proposed parking structure meets the design standards: A. The ground floor abutting the public street is consistent with the design character of a commercial building and is comprised of high grade building materials, including brick, wood, and metal. B. The parking structure does not include sloped floors. C. The south building elevation includes openings that are consistent with the pattern and size of windows within surrounding buildings along Mill Street. D. The proposed plans include extensive landscaping along all sides of the structure to minimize the visual impact on surrounding properties.	Yes

Signs	Comments	Compliance
801.09.18.1 – All Districts A. Compatibility 1. Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs shall be an integral part of the building and site design. 2. A sign plan shall be developed for buildings which house more than one (1) business. Signs need not match, but shall be compatible with one another. Franchise or national chains must comply with these Sign Standards to create signs compatible with their context. 3. When illuminated signs are proposed, only the text and/or logo portion of the sign may be illuminated. Illuminated signs must be compatible with the location. Illumination of the sign to highlight architectural details is permitted. Fixtures shall be small, shielded, and directed towards the sign rather than toward the street, so as to minimize glare for pedestrians and adjacent properties. 4. Sign plans must be submitted for review as part of an Applicant for Design Approval. Proposed signs must also conform to the requirements of Section 801.27 of the Wayzata Zoning Ordinance.	The proposed parking ramp will include blue “P” parking signs to provide designated the parking ramp as public parking. The proposed signs comply with the City’s sign ordinance.	Yes

B. Sign Location 1. Wall signs on a storefront-type building shall be placed between the first and second floors of a building. 2. Wall or roof signs on buildings that are not storefront type buildings shall be placed where they do not obscure architectural features.	The wall signs would be located on the first floor of the parking structure and would not obscure architectural features.	Yes
C. Sign Material 1. The material of which signs are constructed shall be consistent and compatible with the original construction materials and architectural style of the building façade on which the signs are affixed. 2. Material, such as wood and metal, shall be used, as appropriate, for the sign location. 3. Neon signs may only be used for windows.	The proposed signs and materials are consistent with the architecture of the parking ramp and the materials are appropriate for the location.	Yes
<u>801.09.18.2 – Bluff District Permitted Signs</u> C. Only the following types of signs are permitted in the Bluff District: 1. Wall, awning or projecting signs (for storefront buildings at the street line) 2. Free-standing, ground or monument signs (for buildings with front yards) 3. Roof signs if located on pitched-roof buildings, below the peak of the roof	The proposed signs are wall signs.	Yes

Parking Lot and Building Lighting	Comments	Compliance
<u>801.09.19.1 – All Districts</u> A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare. B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to minimize ambient glow and light pollution. C. Pedestrian-scale lighting, not exceeding thirteen (13) feet in height, shall be located on walkways and adjacent to store entrances. All sidewalk lighting must be projected downwards. City light standard shall be followed for all public streets. D. Light posts shall be of a dark color. E. Lighting fixtures shall be compatible with the architecture of the building. F. Lights attached to buildings shall be screened by the building's architectural features to eliminate glare to adjacent properties. All façade lighting must be projected downwards. G. All lighting fixtures shall comply with City Code Section 801.16.6 as it relates to glare.	The proposed plans include new pedestrian-scale lighting along the Broadway Ave sidewalk, and new parking lot lights within the existing surface parking stalls within Mill Street. The lighting plan for the upper level of the ramp would vary depending on whether or not a roof is constructed. If a partial roof is constructed on the parking ramp, the lighting for the second level would be located underneath the roof structure, on the south face of the roof, and on the south wall of the ramp. The lighting for the south parking bay would be down-cast, and would not create shine or glare onto adjacent properties. If the roof is not constructed, the second level of the ramp would be illuminated by light poles containing down-cast light fixtures. The lighting plan also includes a control system which would dim the parking ramp lighting during the overnight hours. A photometric plan is included with the plans. The plan indicates that there would be no spill of lighting on to adjacent residential properties to the north.	Yes



**Planning Report
Wayzata Planning Commission
September 19, 2016**

Project Name: Pflaum Home
Applicant Peter Pflaum
Addresses of Request: 630 Bushaway Rd
Prepared by: Jeff Thomson, Director of Planning and Building
“60 Day” Deadline: October 17, 2016

Development Application

Introduction

The property owner, Peter Pflaum is proposing to demolish the existing house and construct a new house on the property at 630 Bushaway Rd. The proposal requires multiple variances and a conditional use permit.

Property Information

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

Address	PID	Owner
630 Bushaway Rd	08-117-22-23-0008	Peter Pflaum

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

Current zoning:	R-1A/Low Density Single Family Estate District
Comp plan designation:	Estate Single Family

Project Location

The property is located on the east side of Bushaway along Grays Bay.

Map 1: Project Location



Application Requests

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

- A. Variances from the R-1A zoning district requirements: The proposed project requires multiple variances from the requirements of the R-1A zoning district. The requested variances include:
 - 1. Front yard setback variance from 45 feet to 11.8 feet
 - 2. Rear yard setback variance from 50 feet to 14.7 feet
 - 3. Lot coverage variance from 10% to 18.2%
 - 4. Impervious surface variance from 20% to 29.1%
- B. Variances from the Shoreland overlay district requirements: The proposed project requires a shoreland setback variance from 75 feet to 14.7 feet. district.
- C. Conditional Use Permit for a fence: The applicant is proposing to construct a five-foot tall stone wall along the front of the property. Fences located in the front yard that are greater than 50 percent solid matter and exceed 42 inches in height require a conditional use permit.
- D. Conditional Use Permit for non-conforming lot size and lot width: The R-1A zoning district includes a minimum lot size of 80,000 square feet and a minimum lot width of 200 feet. The existing lot has a non-conforming lot size of 10,144 square feet, and a non-conforming lot width of 158 feet. The City's non-conforming use ordinance states that approval for the construction of a single-family dwelling that does not meet the minimum lot area and width requirements may be requested as a Conditional Use Permit.

Adjacent Land Uses.

The following table outlines the uses, zoning, and Comprehensive Plan land use designations for adjacent properties:

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	Single-family homes	R-1A/Low Density Single Family Estate District	Estate Single Family
East	Lake Minnetonka	N/A	N/A
South	Lake Minnetonka	N/A	N/A
West	Single-family homes	R-1A/Low Density Single Family Estate District	Estate Single Family

Public Hearing Notice

The public hearing notice was published in the *Wayzata Sun Sailor* on September 8, 2016. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on September 9, 2016.

Analysis of Application

Proposed Plan

The applicant is proposing to construct a new house on the property. The proposed house would be two stories in height, and would not include a basement. The proposed house would be 2,476 square feet in size, and would include a two car attached garage. In addition, there would be a open porch on the front of the house, and a pervious paver patio on the lakeside. The exterior building materials consist of wood shingles and board and batten siding.

Proposed Fence

The applicant is proposing to construct a wall along the front of the property. The proposed wall would be located partially in the right-of-way of Bushaway Road and partially on the subject property. The wall would be five feet in height with six-foot posts, and would be clad in stone similar to the wall on the other side of Bushaway Road. Hennepin County controls the Bushaway Road right-of-way, and has reviewed the proposed wall location. The County has indicated after their preliminary review that they approve the encroachment into the right-of-way. The homeowner would be responsible for obtaining all required permits and encroachment agreements with the County prior to starting construction.

The City's zoning regulations for fences apply to the wall. The fence requirements allow a fence with a maximum height of 42-inches and a maximum opacity of 50 percent within the front yard. The applicant has requested a conditional use permit for the

proposed wall provided the it would be five feet in height with six-foot posts, and would be 100 percent opaque.

Zoning

	R-1A Requirements	Shoreland Requirements	Proposed
Front yard setback	45 ft. (min)	None	11.8 ft.*
Side yard setback	20 ft. (min)	None	20 ft.
Rear yard setback	50 ft. (min)	None	14.7 ft.*
Shoreland setback	None	75 ft. (min)	14.7 ft.*
Lot coverage	10% (max.)	None	18.2%*
Impervious surface	20% (max.)	25% 75% with stormwater management 100% with shoreland impact plan/CUP	29.6%*
Building height	40 ft. (max.)	35 ft. (max.)	33 ft. to roof peek
Lot area	80,000 sq. ft. (min.)	10,000 sq. ft. (min.)	10,144 sq. ft.**
Lot width	200 ft. (min)	75 ft. (min.)	158 ft.**

*variance requested

*conditional use permit requested

Lot Area Calculation

The proposed plans include three alternate methods of calculating the area of the lot. City staff has review the zoning ordinance and determined that the definition of lot area and lot lines excludes public right-of-way. As such, the area of the property that is included in the legal description, but is encumbered by right of way for County Road 101, has been excluded from the lot area calculation.

Applicable Code Provisions for Review

Variance Standards: Section 801.05.1.C provides the criteria for reviewing variances from the Zoning Ordinance. The Variance requested in the Application is a Setback Variance. The variance review criteria are as follows:

- 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.
- B. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
- C. "Practical difficulties," as used in connection with the granting of a variance, means that:

- (i) the property owner's proposal for the property is reasonable but not permitted by 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.
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- E. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, section 216C.06, subdivision 14, when in harmony with this Ordinance.
- F. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
- G. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
- H. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Shoreland Variances: Section 801.91.20 states that variances may be granted by the City Council in accordance with Section 801.05 of this Ordinance in extraordinary cases, but only when the proposed use is determined to be in the public interest. The following additional criteria shall apply within shoreland areas:

- A. Result in the placement of an artificial obstruction which shall restrict the passage of storm and flood water in such a manner as to increase the height of flooding, except obstructions approved by the U.S. Army Corps of Engineers in conjunction with sound floodplain management.
- B. Result in incompatible land uses or which shall be detrimental to the protection of surface and ground water supplies.
- C. Be not in keeping with land use plans and planning objectives for the City of Wayzata or which shall increase or cause danger to life or property.
- D. Be inconsistent with the objectives of encouraging land uses compatible with the preservation of the natural land forms, vegetation and the marshes and wetlands within the City of Wayzata.

- E. Shall constitute a hardship as defined in Section 801.05 of this Ordinance.
- F. No permit or variance shall be issued unless the applicant has submitted a Shoreland Impact Plan as required and set forth in this Ordinance. In granting any variance, the City Council may attach such conditions as they deem necessary to insure compliance with the purpose and intent of this Section.

Shoreland Setback Variances: Section 801.91.9.D.3 states that a required shoreland setback may be reduced by a variance if the following conditions are met:

- A. The minimum setback from the ordinary high water mark is at least seventy-five feet,
- B. The setback shall not adversely impact views of the shoreline or lake for adjacent neighboring principal structures,
- C. The reduction of setback requirements is based upon a specific need or circumstance which is unique to the property in question and which, if approved, will not set a precedent which is contrary to the intent of this Ordinance. However, any structure built as a result of an issued variance shall be considered in determining the proper setback of future construction on adjacent lots.
- D. A shoreland impact plan is submitted and approved as required and set forth in Section 801.91.19 of this Ordinance.
- E. The conditions of Section 801.05 and Section 801.91.20 of this Ordinance are considered and satisfactorily met.

Conditional Use Permit for a Fence: City Code Section 801.18.1.F.2 outlines the following standards for evaluating fence conditional use permits:

- A. The fence placement, height or design does not create a safety hazard with regard to, from or on a public street or roadway.
- B. The fence placement, height or design does not create a safety problem or negatively affect adjoining properties or use.
- C. The provisions of Section 801.04.2.G of this Ordinance are considered and satisfactorily met.

Conditional Use Permits: City Code Section 801.04.2.F. states that the Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

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

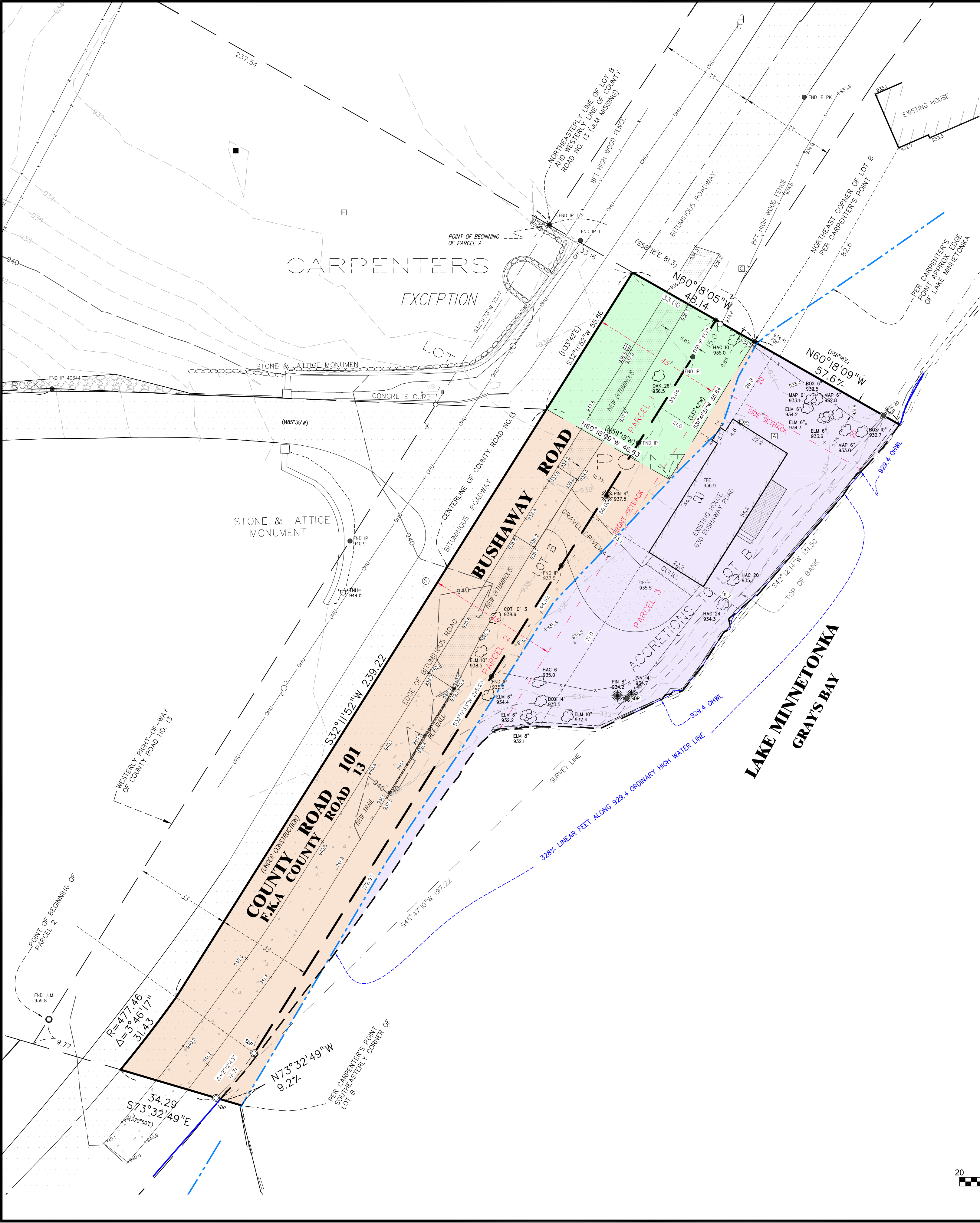
- B. The proposed use's compatibility with present and future uses of the area.
- C. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
- D. The proposed use's effect on the area in which it is proposed.
- E. The proposed use's impact upon property values in the area in which it is developed.
- F. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Action Steps

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

Attachments

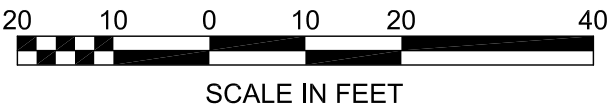
- Attachment A: Proposed Plans



- ☀ TREE CONIFEROUS
☁ TREE DECIDUOUS
- Tree Survey**
Box Elder - 6", 10", 14"
Cotton - 10", 10", 10"
Elm - 6", 6", 6", 6", 6", 8", 10", 10"
Maple - 6", 6", 6",
Oak - 26"
Pine - 4", 8", 14"
Hackamore - 6", 10", 20", 24"



Bearings are based on the Hennepin County
Coordinate System (NAD 83 - 1986 ad.)



DESCRIPTION OF PROPERTY SURVEYED

Certificate Number: 716353

In the following described land situated in the County of Hennepin and State of Minnesota:

Parcel 1:

That part of Lot B, "Carpenter's Point, Hennepin County Minn.", described as follows: Beginning at a judicial monument at the point of intersection at the Northeastly line of Lot B Carpenter's Point, with the Westerly line of County Road Number 13 as now laid out and traveled across said Lot B; thence South 58 degrees 18 minutes East along the Northeastly line of said Lot B a distance of 81.3 feet to the Northeastly corner of said Lot B at the shore of Gray's Bay Lake Minnetonka; thence Southwesterly along the shore of Gray's Bay to a point South 33 degrees 42 minutes West 55.65 feet from the Northeastly line of said Lot B; thence North 58 degrees 18 minutes West on a line parallel with the Northeastly line of said Lot B to the center line of said County Road Number 13; thence North 85 degrees 35 minutes West 170.35 feet; thence South 89 degrees 20 minutes West 80.4 feet thence North 54 degrees 33 minutes West 405.9 feet more or less, to the shore of Wayzata Bay, Lake Minnetonka; thence in a Northerly direction along the shore of Wayzata Bay to the Northwesterly corner of said Lot B; thence South 58 degrees 18 minutes East along the Northeastly line of said Lot B a distance of 22.6 feet, more or less to a judicial monument distant 454.4 feet Northwesterly to the point of beginning; thence continuing South 58 degrees 18 minutes East along the Northeastly line of said Lot B a distance of 454.4 feet to the judicial monument set at said point of beginning; Except that part thereof lying Northwesterly of the center line of said County Road Number 13.

Parcel 2:

That part of "Legal Description I", herein after defined, lying Southeastly of the center line of County Road No. 13:

"Legal Description I" is defined as follows:

That parts of Lots A and B, "Carpenter's Point, Hennepin County Minn.", described as follows: Beginning at a judicial monument at a point in the Westerly line of the public highway known as County Road Number 13, which point is 9.77 feet Northeastly along the Westerly line of said road from its intersection with the Southwesterly line of Lot B in said "Carpenter's Point, Hennepin County Minn.", and which point of beginning is also 33 feet at right angles Northwesterly from the center line of said County Road Number 13 as now laid out and traveled across said Lot B; thence Southwesterly along the Westerly line of said road 9.77 feet to the Southwesterly line of said Lot B; thence South 70 degrees 50 minutes East along the Southwesterly line of said Lot B to the Southeastly corner of said Lot at the shore of Gray's Bay, Lake Minnetonka; thence Northeastly along the shore of said Gray's Bay to a point South 33 degrees 42 minutes West 55.65 feet from the Northeastly line of said Lot B; thence North 58 degrees 18 minutes West on a line parallel with the Northeastly line of said Lot B to the center line of said County Road Number 13; thence North 85 degrees 35 minutes West 170.35 feet; thence South 89 degrees 20 minutes West 80.4 feet; thence North 54 degrees 33 minutes West 405.9 feet more or less, to the shore of Wayzata Bay, Lake Minnetonka; thence in a general Southerly direction along the shore of said Bay to the intersection of said shoreline with a line bearing North 72 degrees 57 minutes West from the point of beginning; thence South 72 degrees 57 minutes East 67 feet more or less to a judicial monument at that point; thence continuing South 72 degrees 57 minutes East 425 feet to the point of beginning.

Parcel 3:

All of the accretions to Lot B, "Carpenter's Point, Hennepin County Minn." lying Southwesterly of the Southeastly extension of the Northeastly line of said Lot B, Southwesterly to the shore line of Gray's Bay, Lake Minnetonka, as shown on the plat "Carpenter's Point, Hennepin County Minn." and Northwesterly of the high water line of Gray's Bay, Lake Minnetonka, as said high water line is depicted on memorial plat Doc. No. 967814.

The Northeastly line of said Lot B is marked by Judicial Landmarks set pursuant to Torrens Case No. 4794; (as to Pars 1,2, 83) Subject to the restrictions created by deed dated December 2, 1930, recorded in Book 1235 of Deeds, page 428, but free of the right of forfeiture therein set forth; (as to Par 3)

GENERAL SURVEY NOTES

- 1) Site Address: 630 Bushaway Road, Wayzata, MN
- 2) This property is contained in Zone X, (area of areas outside the 1-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.) and Zone AE (Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.), per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 27053C0328E, dated September 2, 2004 as acquired from the Federal Emergency Management Agency Web Site.
- 3) The Land area: Gross- 20,769 Sq. Ft. - 0.477 Acres
ROW- 10,625 Sq. Ft. - 0.244 Acres
Net- 10,144 Sq. Ft. - 0.233 Acres
- 4) Elevations are based on MNDOT Geodetic Database Station Name: Roger MN053 which has an elevation of: 993.879 feet (NAVD88).
- 5) The current Zoning for the subject property is R-1A (Low Density Single Family Residential District) per the City of Wayzata's zoning map dated October 11, 2005. The setback, height, and floor space area restrictions for said zoning designation were obtained from City of Wayzata found on their web site on the date of May 22, 2014 and are as follows:

Principal Structure Setbacks - Front 45 feet (Bushaway Road)

Side 20 feet
Rear 75 feet (Lake Side- From Ordinary High Water Line)
Height - 35 feet
Hardcover- 20 percent of lot area

Accessory Structure Setbacks - Front 50 feet

Side 10 feet (Lake Side- From Ordinary High Water Line)
Rear 10 feet

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

- 6) We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property of which we are unaware.

SURVEY LEGEND

- | | |
|-------------------------|----------------------------|
| ● CAST IRON MONUMENT | BITUMINOUS |
| ☒ CATCH BASIN | CONCRETE |
| ⌵ GATE VALVE | CONTOUR EXISTING |
| < GUY WIRE | ELECTRIC UNDERGROUND |
| ⌵ HYDRANT | FENCE |
| ○ SURVEY MONUMENT SET | OHU- OVERHEAD UTILITY |
| ● SURVEY MONUMENT FOUND | TEL- TELEPHONE UNDERGROUND |
| △ SURVEY CONTROL POINT | UTL- UTILITY UNDERGROUND |
| ⌵ POWER POLE | GUARD RAIL |
| ○ SANITARY MANHOLE | ⊙ GAS METER |
| 9.72.5 GROUND ELEVATION | ⊙ HAND HOLE |
| ⊠ CABLE TV PEDESTAL | ⊠ TELEPHONE PEDESTAL |
| ⊠ ELECTRIC TRANSFORMER | ⊠ UTILITY PEDESTAL |
| ⊙ ELECTRIC METER | |

Project:

Certificate
of
Survey

Project Location:

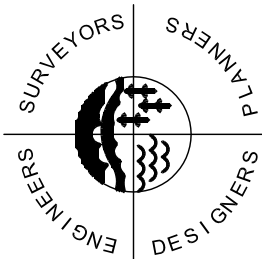
Wayzata, Minnesota

Client:

Peter Pflaum
18070 Breezy Point Road
Wayzata, Minnesota
Phone: 612-849-6352

Consultant:

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



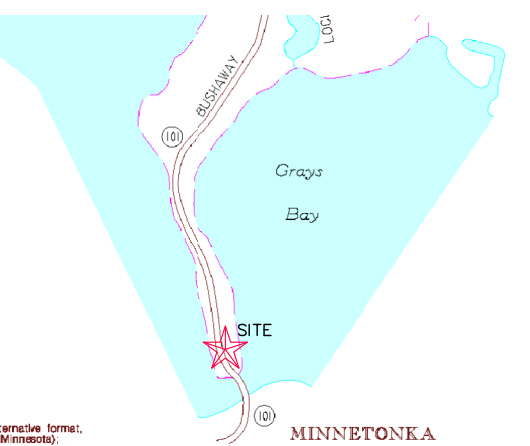
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Quality Assurance:

P/E: Pemberton
Field Crew: JJA, CMT
Drafter: JML
Checked: 05-22-14
Review Date: 05-28-14

Vicinity Map:



Revisions:

6/16/2014	Additional topography on adjoining lots
7/8/2016	Tree Survey
8/17/2016	Added New Bituminous

Signature:

I Herby 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.

David B. Pemberton, PLS
pemberton@sathre.com
Minnesota License No. 40344

Title:

Certificate of Survey

File No.: 7023-005

Sheet:

Sheet 1 of 1

CERTIFICATE OF SURVEY

A1	PROPOSED SITE PLAN
A1	SITE PLAN - HARDCOVER CALC. METHOD
A1.2	SITE PLAN - HARDCOVER CALC. METHOD
A1.3	SITE PLAN - HARDCOVER CALC. METHOD
A1.4	SITE PLAN - PROPOSED / EXISTING
	FOOTPRINTS - MAJOR DIMENSIONS
A1.5	SITE PLAN - PROPOSED / EXISTING
	FOOTPRINTS - AREA COMPARISON
A2	FOUNDATION & MAIN LEVEL FLOOR PLAN
A3	UPPER LEVEL FLOOR PLAN & ROOF PLAN
A4	EXTERIOR ELEVATIONS & BUILDING SCTN.
A5	EXTERIOR ELEVATIONS & BUILDING SCTN.
A6	BUILDING SECTION

ARCHITECT: SHARRATT DESIGN & CO. LLC

CONTACT: MIKE SHARRATT

STRUCTURAL ENGINEER

T.B.D.

GENERAL CONTRACTOR

T.B.D.

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PROPOSED NEW CONSTRUCTION OF THE

630 BUSHAWAY ROAD
WAYZATA, MN

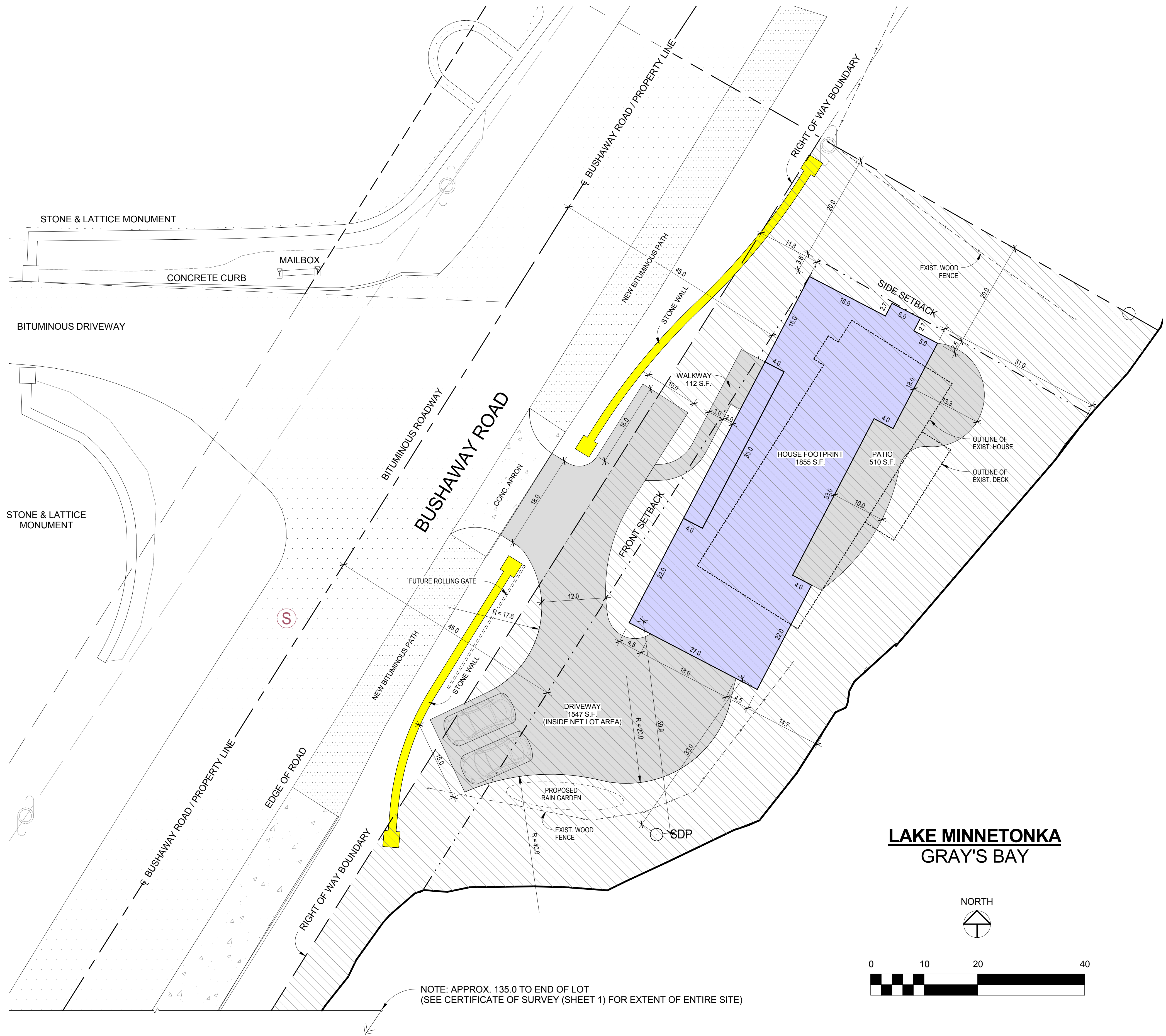
SHEET

A1.3

NUMBER

VARIANCE APPLICATION

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- PROPOSED HOUSE FOOTPRINT AREA
- PROPOSED PERVIOUS PAVER AREAS
- PROPOSED IMPERVIOUS AREAS
(STONE WALLS)
- LOT AREA PER HARDCOVER CALC.
(SEE CALCULATION METHOD BELOW)

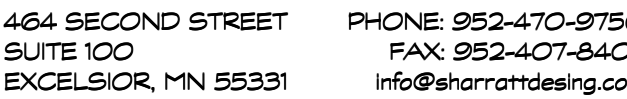
**METHOD 3 - NET LOT AREA
MEASURED TO EDGE OF RIGHT OF WAY**

LOT AREA	= 10,144 S.F.	(GROSS LOT AREA)
HOUSE	= 1,855 S.F.	
PATIO	= 255 S.F.	
DRIVEWAY	= 774 S.F.	] (50% OF EACH AREA TOTAL FOR USE OF PERVIOUS PAVERS)
WALKWAY	= 66 S.F.	
STONE WALL	= 50 S.F.	— (PORTION LOCATED OUTSIDE OF R.O.W.)
TOTAL IMPERV. AREA	= 3,000 S.F.	
COVERAGE PCT.	= 29.6 %	(OF 13,269 S.F. TOTAL)

SCHEMATIC DESIGN

SITE PLAN 1.3 - NET AREA (Measured to edge of Right Of Way)

1" = 10'-0"



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ARCHITECT: SHARRATT DESIGN & CO. LLC

CONTACT: MIKE SHARRATT

STRUCTURAL ENGINEER

T.B.D.

GENERAL CONTRACTOR

T.B.D.

[illegible]

PROPOSED NEW CONSTRUCTION OF THE

630 BUSHAWAY ROAD
WAYZATA, MN

SHEET

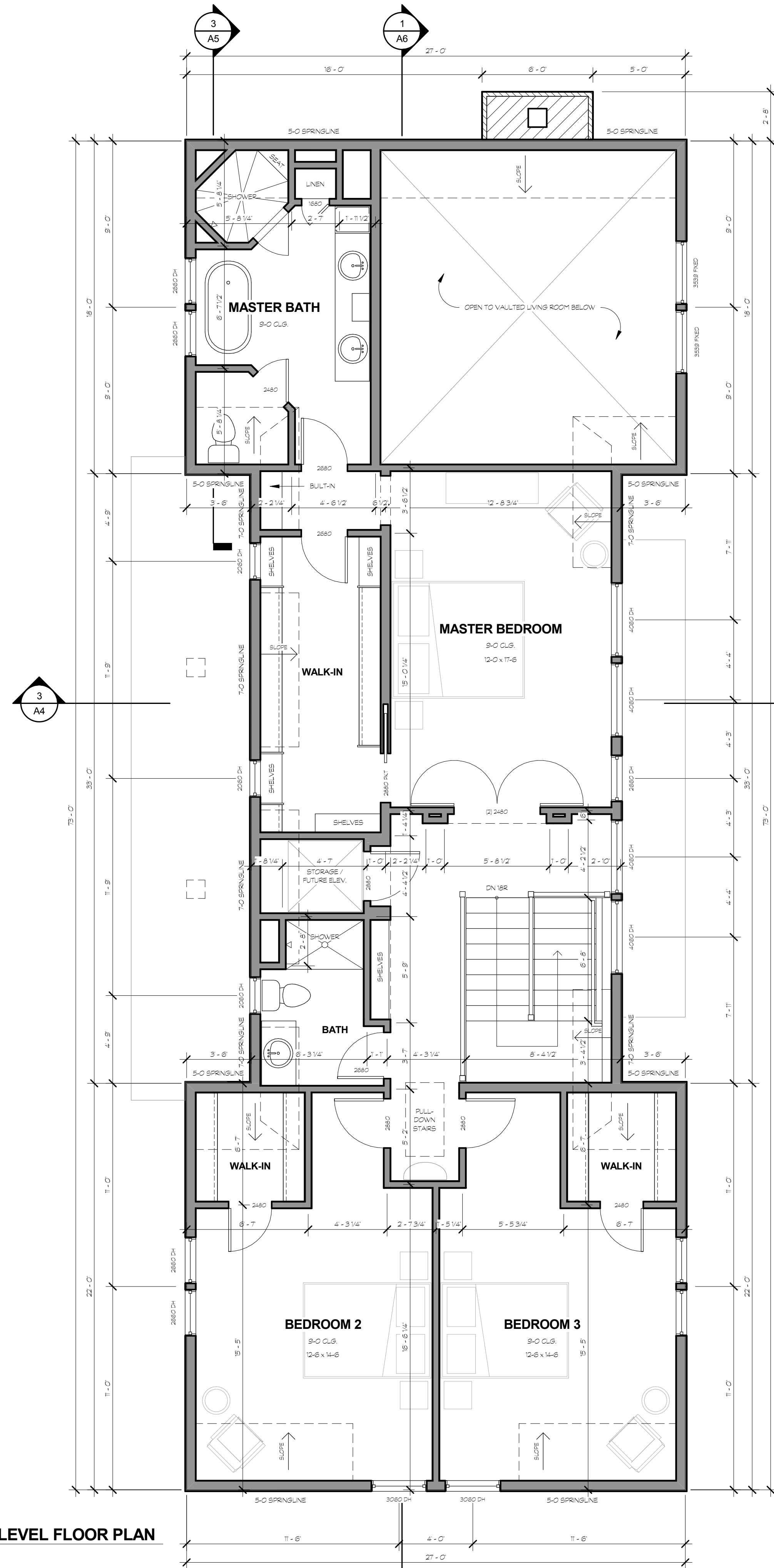
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NUMBER

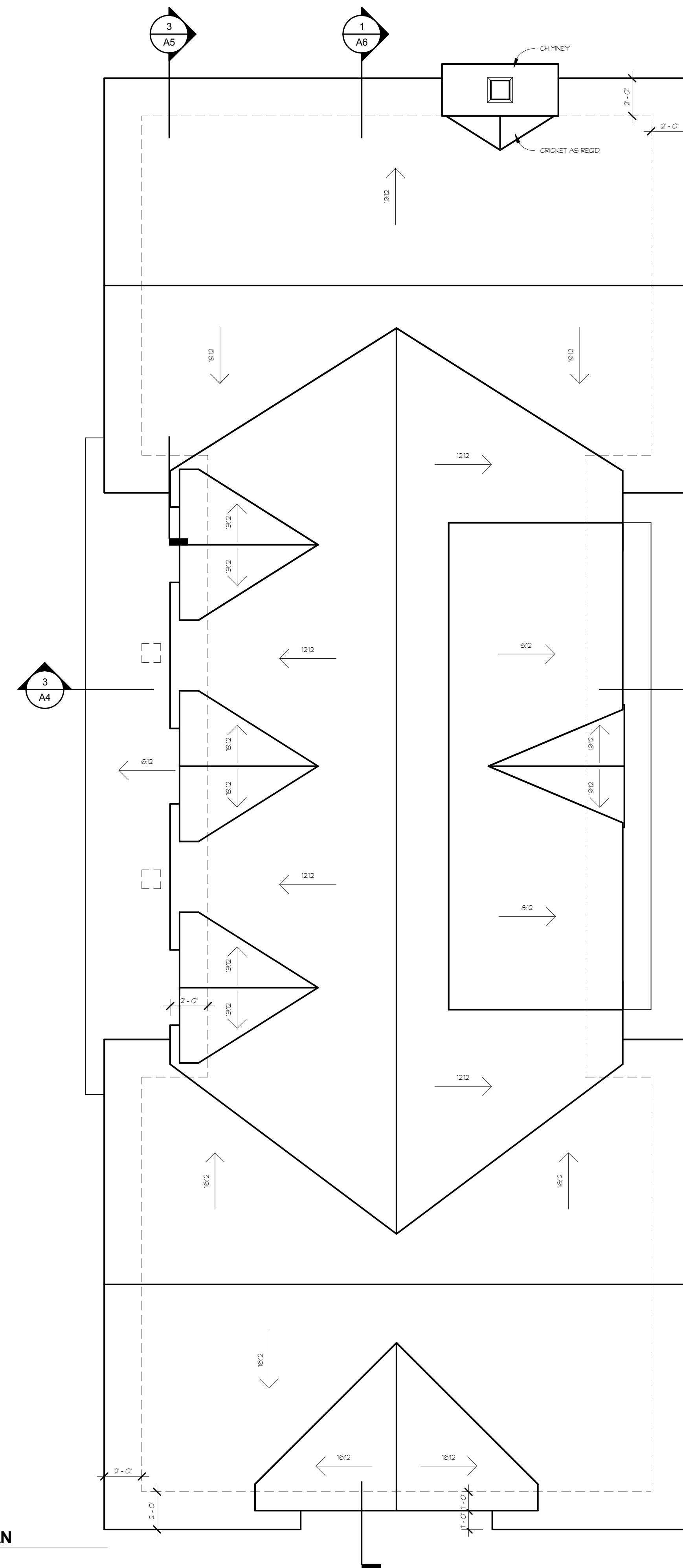
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UPPER LEVEL FLOOR PLAN



ROOF PLAN



464 SECOND STREET
SUITE 100
EXCELSIOR, MN 55331

PHONE: 952-470-9750
FAX: 952-407-8407
Info@sharrattdesing.com

SHEET INDEX

- | | |
|------|--|
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| A1.1 | SITE PLAN - HARDCOVER CALC. METHOD 1 |
| A1.2 | SITE PLAN - HARDCOVER CALC. METHOD 2 |
| A1.3 | SITE PLAN - HARDCOVER CALC. METHOD 3 |
| A2 | FOUNDATION & MAIN LEVEL FLOOR PLAN |
| A3 | UPPER LEVEL FLOOR PLAN & ROOF PLAN |
| A4 | EXTERIOR ELEVATIONS & BUILDING SECTION |
| A5 | EXTERIOR ELEVATIONS & BUILDING SECTION |
| A6 | BUILDING SECTION |

PROJECT TEAM

ARCHITECT: SHARRATT DESIGN & CO. LLC

CONTACT: MIKE SHARRATT

STRUCTURAL ENGINEER

T.B.D.

GENERAL CONTRACTOR

T.B.D.

ISSUED FOR

[illegible]

PROPOSED NEW CONSTRUCTION OF THE:

PFLAUM HOME

630 BUSHAWAY ROAD
WAYZATA, MN

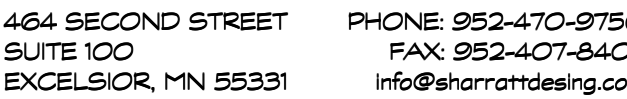
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A3

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ARCHITECT: SHARRATT DESIGN & CO. LLC

CONTACT: MIKE SHARRATT

STRUCTURAL ENGINEER

T.B.D.

GENERAL CONTRACTOR

T.B.D.

[illegible]

PROPOSED NEW CONSTRUCTION OF THE

630 BUSHAWAY ROAD
WAYZATA, MN

SHEET

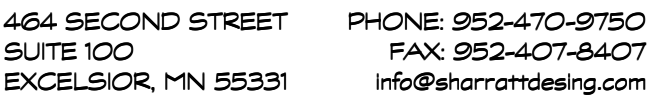
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ARCHITECT: SHARRATT DESIGN & CO. LLC

CONTACT: MIKE SHARRATT

STRUCTURAL ENGINEER

T.B.D.

GENERAL CONTRACTOR

T.B.D.

[illegible]

PROPOSED NEW CONSTRUCTION OF THE:

630 BUSHAWAY ROAD
WAYZATA, MN

SHEET

A5

NUMBER

- PRELIMINARY -
NOT FOR
CONSTRUCTION



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ARCHITECT: SHARRATT DESIGN & CO. LLC

CONTACT: MIKE SHARRATT

STRUCTURAL ENGINEER

T.B.D.

GENERAL CONTRACTOR

T.B.D.

[illegible]

PROPOSED NEW CONSTRUCTION OF THE

630 BUSHAWAY ROAD
WAYZATA, MN

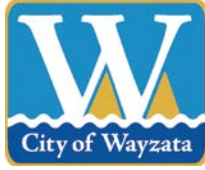
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**Planning Report
Wayzata Planning Commission
September 19, 2016**

Project Name: Enclave at Crossdale
Applicant Crossdale Development, LLC
Addresses of Request: 202-217 Byrondale Ave North
Prepared by: Jeff Thomson, Director of Planning and Building
“60 Day” Deadline: October 14, 2016

Development Application

Introduction

The property owner, Crossdale Development, LLC is proposing to amend the PUD concept and general plans for the Enclave at Crossdale development at 202 to 217 Byrondale Ave N. The proposed PUD amendment would remove a portion of the public trail which runs along the south side of the cul-de-sac and connects from Byrondale Ave to Central Ave.

Property Information

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

Address	PID	Owner
202 Byrondale Ave N	06-117-22-14-0089	Wooddale Builders Inc
205 Byrondale Ave N	06-117-22-14-0090	Crossdale Development, LLC
208 Byrondale Ave N	06-117-22-14-0088	Crossdale Development, LLC
211 Byrondale Ave N	06-117-22-14-0091	Crossdale Development, LLC
214 Byrondale Ave N	06-117-22-14-0087	Crossdale Development, LLC
217 Byrondale Ave N	06-117-22-14-0092	Crossdale Development, LLC

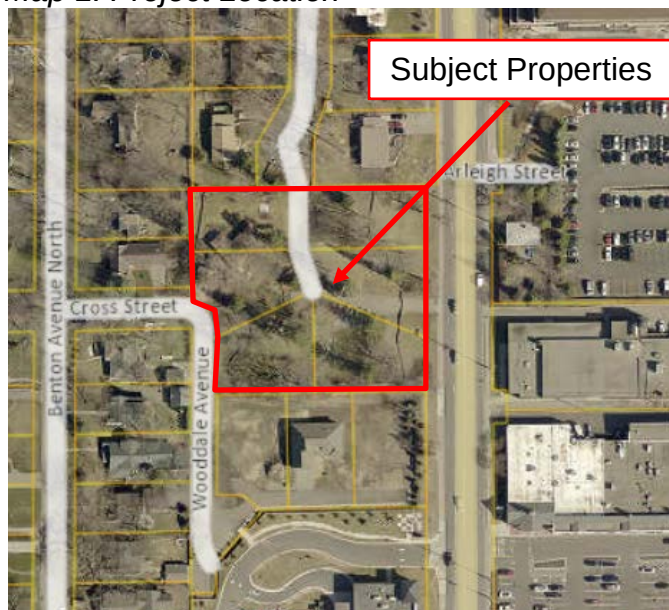
The current zoning and comprehensive plan land use designation for the properties are as follows:

Current zoning:	PUD/Planned Unit Development
Comp plan designation:	Low Density Single Family

Project Location

The properties are located on Byrondale Avenue on the west side of Central Avenue.

Map 1: Project Location



Application Requests

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

- A. Amendment to the PUD Concept and General Plans: In 2014, the City Council approved the concurrent PUD concept and general plans for the Enclave at Crossdale Development. The PUD ordinance states that any alteration in a project for a PUD requires an amendment to the PUD. (City Code Section 801.33.9.A)

Adjacent Land Uses.

The following table outlines the uses, zoning, and Comprehensive Plan land use designations for adjacent properties:

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	Single-family homes	R-3A/Single and Two Family Residential District	Low Density Single Family
East	Central Avenue	N/A	N/A
South	Single-family homes	PUD/Planned Unit Development	Low Density Single Family
West	Single-family homes	R-3A/Single and Two Family Residential District	Low Density Single Family

Public Hearing Notice

The public hearing notice was published in the *Wayzata Sun Sailor* on September 8, 2016. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on September 9, 2016.

Analysis of Application

Background Information

The City Council approved the PUD concept and general plans for the Enclave at Crossdale development, a six lot single-family residential subdivision, on December 2, 2014. The PUD plans include a public trail across the development that would provide a public, non-motorized trail connection from Wooddale Avenue to Central Avenue. The trail runs along the south side of Lot 5, around the south side of the private cul-de-sac on Lots 3 and 4, and along the south side of Lot 2.

Proposed Plan

The applicant is proposing to an amendment to the PUD plans. The proposed amendment would retain the trail connection from Wooddale Avenue to the new private street. However, the proposed amendment would remove the public trail along the south side of the cul-de-sac and to Central Avenue.

PUD Standards

The PUD ordinance requires common private or public open space and facilities and such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents of the PUD. The PUD ordinance allows for dedication to the public where a community-wide use is anticipated and the City Council agrees to accept the donation. The public trail was included in the PUD to satisfy the requirements of the PUD ordinance, and was accepted by the City Council in lieu of park dedication fees.

Applicable Code Provisions for Review

PUD Purpose (Section 801.33.1)

This Section is established to provide comprehensive procedures and standards designed to all greater flexibility in the development of neighborhoods and/or non-residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of this Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:

- A. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.
- B. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.

- C. More convenience in location and design of development and service facilities.
- D. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
- E. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
- F. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
- G. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)
- H. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.

PUD General Standards (Section 801.33.2.A): The PUD ordinance includes the following general standards pertaining to parks and open space:

- 1. In its review of any application under this Section, the City Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations of the Design Review Board and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of this Section. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of this Section, it may approve a PUD permit, although it shall not be required to do so.
- 3. Comprehensive Plan Consistency. The proposed PUD shall be consistent with the City Comprehensive Plan.
- 5. Common Open Space. Common private or public open space and facilities at least sufficient to meet the minimum requirements established in the Comprehensive Plan and such complementary structures and improvements as are necessary and appropriate for the benefit and

enjoyment of the residents of the PUD shall be provided within the area of the PUD development.

6. Operating and Maintenance Requirements for PUD Common Open Space Facilities. Whenever common private or public open space or service facilities are provided within the PUD, the PUD plan shall contain provisions to assure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD may be placed under the ownership of one or more of the following, as approved by the City Council: (a) dedicated to public, where a community-wide use is anticipated and the City Council agrees to accept the dedication; (b) landlord control, where only use by tenants is anticipated; or (c) Property Owners Association, provided all of the conditions of 801.33.2.A.6.c are met
7. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.

Action Steps

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

Attachments

- Attachment A: Applicant's Narrative
- Attachment B: Approved PUD Concept and General Plan
- Attachment C: Proposed PUD Concept and General Plan Amendment



August 9, 2016

Members of the Planning Commission
City of Wayzata, MN

RE: Request for Amendment to Planned Unit Development (PUD) for the Enclave at Crossdale
Crossdale Development, LLC

Dear Members of the Planning Commission,

In 2014, Crossdale Development, LLC received PUD approval of the Enclave at Crossdale to develop a six-lot subdivision off of Byrondale Avenue ("Byrondale") and Central Avenue ("Central"). The PUD included six lots, a private cul-de-sac and a small path/trail which was planned to connect Central with Wooddale east-to-west through the site (See Attached Exhibit A: Approved Site Plan). During the review process, the subject of the trail was regularly discussed, particularly as it related to the potential for 'cut-through' traffic. The adjacent neighborhood wanted to ensure that the trail would only promote pedestrian and bicycle traffic, and would predominantly be used by those in the surrounding neighborhoods. In response, we planned for a small, 4 ½-foot wide concrete path that would run along the southern property line of Lot 2 and Lot 5. In exchange for the trail and associated easement, the city waived park fees that would have been due for the three additional lots that were created in the development.

Since our site work is nearing completion and homes are under construction we are now faced with a few concerns regarding the approved trail plan. Earlier this spring we sat down with the city staff to communicate our concerns and brainstorm some potential solutions. Staff was very helpful in helping us think through the possible solutions, and communicated to us that any material changes to the trail (i.e. vacation, installation of a gate, relocation outside the easement, etc.) would require an amendment to the PUD. Armed with that information, we decided to explore every option that would not require an amendment, but eventually came up short in identifying a solution that would address all of our concerns. Ultimately we concluded that we believe our best option is to request an amendment to the PUD to i) vacate portions of the trail easement resulting in a reduced quantity of planned trail as shown on Exhibit 2; (ii) modify slightly the trail and easement location on Lot 5; and, (iii) in exchange, if permitted to vacate portions of the trail, pay the adjusted requisite park dedication fee in-lieu. In the supplemental narrative we have outlined our concerns supporting our request. We are hopeful that you will consider our application and work with us to resolve our concerns, resulting in what we think will be a better, and safer, development.

Thank you for your time and consideration and we look forward to discussing this application with you at an upcoming meeting.

Sincerely,

Susan H. Seeland

Concern #1: Safety of the Trail Connection on and through Lot #2

Our most significant concern, and that which finally pushed us to apply for an amendment, is the safety of the trail connection from Lot 2 with the sidewalk on Central. We began the site development work in the spring of 2015 that included grading and setting the house pads. Once the final grade of the cul-de-sac was constructed, we stood on the site - and then stood on the sidewalk on Central – and for the first time we were genuinely concerned. What was not apparent when we were going through the planning and entitlement process was how much the grade would change from the cul-de-sac to the east, particularly where the trail connects with the sidewalk on Central from Lot 2. While we knew that the existing sidewalk on Central was literally on Central with only a curb separating the sidewalk from the road, what was less obvious from the plan was how the slope (or grade) would *feel*. If you were traveling by bike for example east from the private cul-de-sac on the trail it would be very difficult to make the turn onto the Central sidewalk, which is further complicated by the relatively small width of the sidewalk. If anyone overshoots it, by even a fraction, they would end up in the middle of road. Since the trail is in our development, the safety of anyone using the trail is our paramount concern, and especially for any child or teenager that may come barreling through the trail on their bike and not realize how sharp of a turn would be required to make it onto the Central sidewalk safely.

Over the past several months of site work we have brainstormed several ideas which could offer some mitigation to this issue. One of options considered was to install a ‘jog/offset’ in the fence and weave the trail through the opening. We concluded that this is not a viable option for two reasons 1) those unfamiliar with the trail are the most likely to try and speed through it, without knowing what’s on the other side, and 2) the jog creates a bit of an obstacle for the user, and could result in crashes and additional safety concerns. A second option we considered was installing stairs where the slope is most significant. However, we concluded that this option is equally as troubling since the stairs may not be immediately visible from the top of the cul-de-sac, and a biker may miss them altogether. The third option we considered, installing a gate, seems like the only solution that would guarantee to ‘interrupt’ travel (i.e. forces someone to get off their bike). While this may be a viable option – we are unsure whether this segment of the trail will even be used with regularity from the neighborhood. Since a pedestrian or biker would need to go to the stoplight at Central & Wayzata Blvd. to cross into the Lunds development it seems more likely that anyone on Byrondale, or in our neighborhood, would use the trail between Lots 4 and 5 to connect to Wooddale Avenue, which is more hospitable than the sidewalk on Central. Likewise, if someone is interested in going down to the Lake Street area they would likely use the same trail between Lot 4 and 5 and either head out near Walgreens, or would travel down Benton Avenue.

After evaluating the different options, and considering the likely routes a pedestrian or biker may use, we concluded that the we believe the safest option would be to simply remove this segment of the trail from Lot 2, and to close in the fence line.

Concern #2: Noise Mitigation

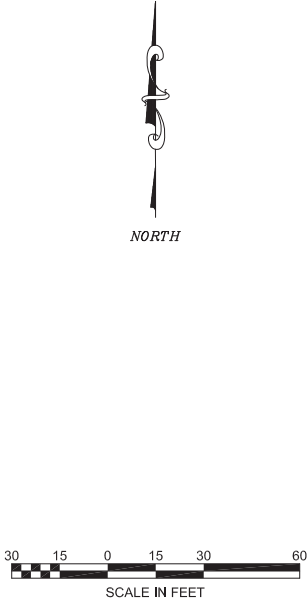
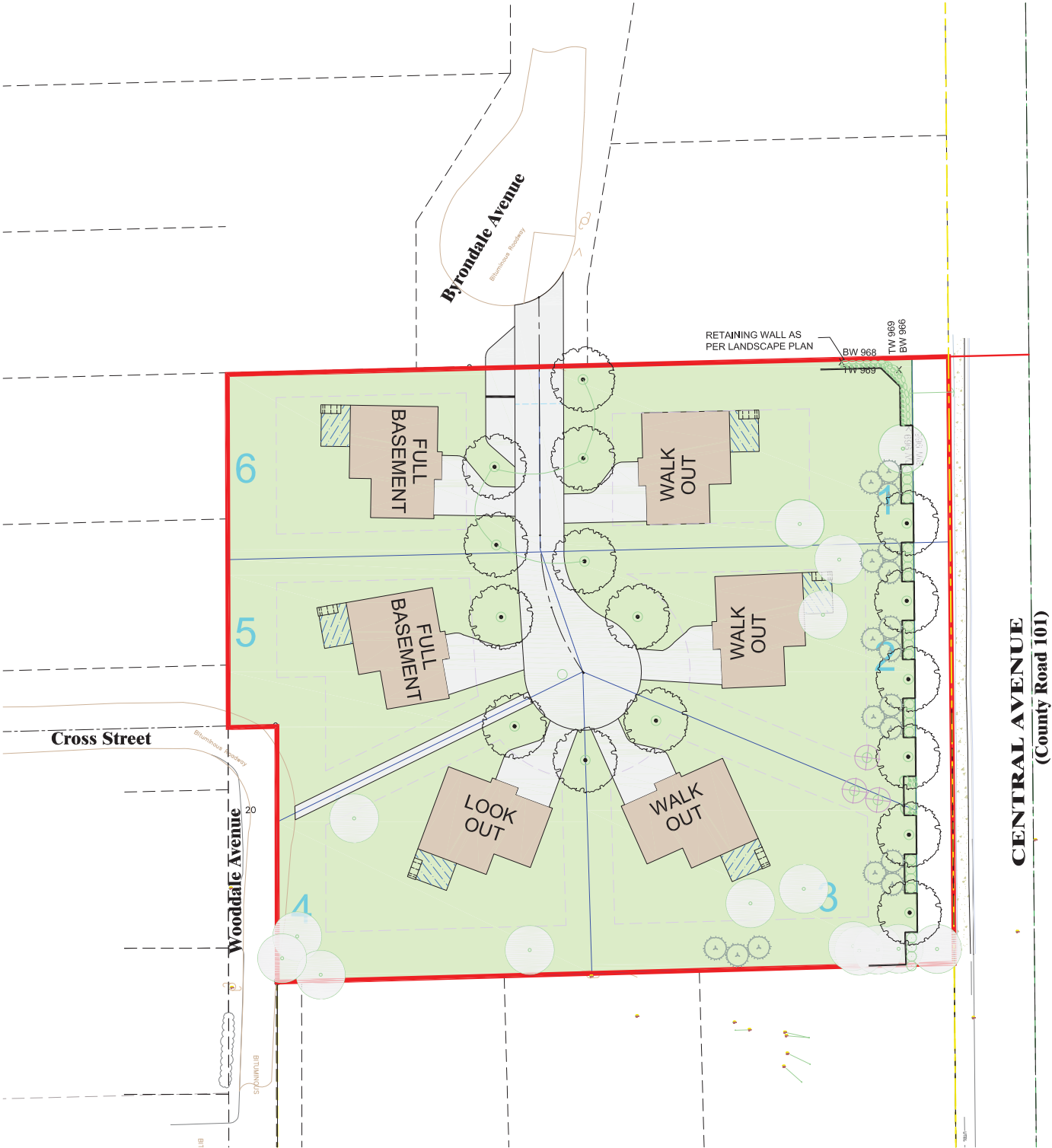
In addition to the safety concerns expressed above, we are also troubled by the somewhat unexpected sound affect that is created by such a large gap in the fence line along Central. During the review process we stated that our primary objective of installing the fence on the rear yards of Lot 1, 2, and 3 was to provide sound/noise mitigation to the future homeowners' backyards. While the majority of the fence is effective and has accomplished that goal, the large 15-foot gap where the trail corridor is planned has turned into a sound tunnel, almost amplifying the noise.

Not surprisingly this has become a concern to our builder who is currently constructing a home on Lot 3. We have discussed the various options above with him, and he, as well as prospective buyers, have all generally questioned whether this section of trail will be used regularly. While we agree that the trail connection to Wooddale between lots 4 and 5 will be used by the neighborhood, after observing current activity on the Central sidewalk, we are unconvinced that the segment on Lot 2 would be used. To achieve our sound mitigation objective, our first preference is to vacate the trail and its easement and allow for the current 'gap' in the fence to be closed. However, if vacating the trail is not an option, then as identified previously, we propose a gate be installed and the opening closed. This would also accomplish a significant reduction in noise pollution at the rear of Lots 2 and 3, with only intermittent noise created when the gate is opened by the trail users.

Concern #3: Coverage on Lot 5

Finally, we agree that the trail between Lot 4 and 5 will be used and we believe this trail segment will be a good addition to the neighborhood. During the initial review process we were focused on coverage across the whole development, rather than on an individual lot basis since we did not have full architectural plans created for each lot. After the builder reviewed each lot, it became apparent that the coverage on Lot 5 is rather constrained because it is smaller and would be required to account for the trail in its entirety. While we would likely not have made this request separately, since we are working through the amendment process we thought it prudent to address this now before a buyer is working on plans for Lot 5. In an effort to help with the coverage requirements we would respectfully request approval to modify the location of the trail and the trail easement shifting it south so that half of the trail and trail easement would be located on Lot 4 and half would be located on Lot 5.

Exhibit B: Proposed Revised Trail Plan



LOT STANDARDS

R-3A - ZONING
MIN LOT AREA-9,000 SF
MIN LOT DEPTH-100'
MIN LOT WIDTH-60'
MIN. FRONT YARD SETBACK = 20'
MIN. SIDE YARD SETBACK = 10'
MIN. REAR YARD SETBACK = 20'

EXISTING ZONING: R-3A
PROPOSED ZONING: R-3A

WETLAND BUFFER-30'
WETLAND SETBACK- N/A APPLICABLE

SHEET INDEX TABLE

SHEET	Description
1	Title Sheet
2	Street Plan
3	Utility Plans
4	Grading Plan
5	Erosion Control Plan
6	Hardcover Calculations
7	Tree Survey
8	Preliminary Plat
9	Final Plat
10	ALTA Boundary Survey
L1	Landscape Plan

CLIENT/DEVELOPER

CROSSDALE DEVELOPMENT, LLC.
6851 Flying Cloud Dr.
Eden Prairie, MN 55344
Contact: Susan Seeland
T-612-991-1823

SWANSON HASKAMP CONSULTING, LLC.
Contact: Jennifer Haskamp
T-651-699-5899

LAND SURVEYOR/CIVIL ENGINEER

SATHRE-BERGQUIST INC.
150 S. Broadway Ave.
Wayzata, MN 55391
Contact 1: Dan Schmidt
Contact 2: Daniel Grannes
T-952-476-6000
F-952-476-0104

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.