

Wayzata Planning Commission

Meeting Agenda

Wednesday, July 6, 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. Approval of May 2, 2016 Planning Commission Minutes
 - b. Approval of May 16, 2016 Planning Commission Minutes
 - c. Approval of June 6, 2016 Planning Commission Minutes
 - 4. Old Business Items**
 - a. Bayside Residence – 320 and 346 Ferndale Rd S
 - Preliminary and Final Plat subdivision
 - 5. New Business Items:**
 - a. McLean Residence – 141 Wooddale Ave
 - Review of house plans
 - 6. Public Hearing Items:**
 - a. Gardner Place – 350 Gardner St E
 - Preliminary and Final Plat Subdivision
 - b. Frenchwood Third Addition – 250 and 270 Bushaway Rd
 - Preliminary and Final Plat Subdivision with Variances
 - 7. Other Items:**
 - a. Review of Development Activities
 - 8. 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.

WAYZATA PLANNING COMMISSION
DRAFT MEETING MINUTES
MAY 2, 2016

AGENDA ITEM 1. Call to Order and Roll Call

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

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

AGENDA ITEM 2. Approval of Agenda

Commissioner Gonzalez made a motion, Seconded by Commissioner Flannigan to approve the May 2, 2016 meeting agenda as presented. The motion carried unanimously.

AGENDA ITEM 3. Approval of Minutes:

a.) None.

AGENDA ITEM 4. Regular Agenda Public Hearing Items:

a.) Meyer Place on Ferndale – 105 Lake St. E

i. Rezoning, Concurrent PUD Concept and General Plan of Development, Design Review, Variances, and Shoreland Impact Plan/Conditional Use Permit

Mr. Thomson stated Homestead Partners and Meyer Properties have submitted a development application to redevelop the Meyer Brothers Dairy site at 105 Lake Street E. The development application includes demolition of the existing vacant commercial building and construction of a new 4-story building. The building would include 23 residential condominium units and 48 enclosed parking spaces. He reviewed the application requests including rezoning from C-4A to PUD/Planned Unit Development, concurrent PUD Concept and General Plan of Development review, Design review, variance from the maximum building height requirement, variance from the setback requirement from the north property line, and Shoreland Impact Plan/Conditional Use Permit for the building height. He reviewed the Comprehensive Plan provisions that applied to this project. He reviewed the items in the application that do not meet the Design Standards, including the building recession, ground level expression, Lake Street sidewalk width, and seasonal landscaping and streetscaping. He stated the items that require additional information from the applicant and evaluation from the Planning Commission include: street level landscape courtyards, seating areas and gathering areas, the building articulation, the building height, roof

1 material and color, façade coverage, type of brick, accent materials, glass building materials, and
2 the parking lot and building lighting.

3
4 Mr. Rick Packer, President of Homestead Partners, 525 15th Ave. S., Hopkins, provided
5 background on the Meyer Dairy site, information on the year over year retail statistics for
6 downtown Wayzata and the project's building redesign. He clarified they would work with the
7 City to change the sidewalk width from 6-feet to 12-feet and they could also make changes to
8 accommodate the 20-foot setback from the north property line so the project would not require a
9 setback variance. He reviewed depictions of the applicant's 2015 proposal and compared them
10 to what they are proposing at this time. He provided information on the heights of other
11 buildings around the proposed project. He clarified they would be able to use different exterior
12 materials, but this would need to be part of a PUD because alternative materials are not included
13 in the Design Standards.

14
15 Commissioner Flannigan clarified that the applicant intended to withdraw the setback variance
16 request and meet the applicable setback standards. He asked why the developer was proposing a
17 project that did not comply with all of the standards of the City's Codes and Ordinances.

18
19 Mr. Packer stated the driving factors include economics and the desires of the property owner.
20 The proposed building provides an opportunity to build an exceptional building along Lake
21 Street to represent the City of Wayzata. Mr. Packer stated that a stacked 3-foot building would
22 be cheap to build but not meet the aesthetic goals of the City for this property.

23
24 Commissioner Flannigan asked how many units would be lost if the fourth story were not
25 allowed, or if the project would not proceed if they could not include a fourth floor.

26
27 Mr. Packer stated they have a 3-story plan prepared that would include the same number of units
28 as the building being proposed. He would not be able to decide tonight if they would proceed
29 with this 3-story plan if the current proposal is recommended for denial.

30
31 Chair Iverson asked what the square footage cost would be per unit.

32
33 Mr. Jeff Schoenwetter, JMS Custom Homes, stated the finished units would retail around \$550
34 per square foot.

35
36 Mr. Tim Whitten, Whitten Associates, stated they felt having the first two floors having more of
37 a brownstone feel would be better suited along Lake Street. He clarified the required setbacks
38 for each level does dictate the design of the building. They tried not to design a building around
39 approval but rather a good design. He said that it is difficult to fit 23-units into a 3-story building
40 without it looking like a box. He explained even if the building were 3-stories with a roof top
41 deck the building would need to accommodate two (2) staircases and an elevator. This would
42 make it just as tall as what is being proposed.

43
44 Commissioner Flannigan asked what the remediation cost was for cleaning up the chemicals and
45 asbestos on the site.

46

1 Mr. Packer stated the remediation will be about \$400,000, and they have applied for grants to
2 assist with this cost.

3
4 Chair Iverson asked what the material would be for the green roof and if the roof would be
5 usable for residents.

6
7 Mr. Whitten stated the rooftop patio is a float paver system and would be usable by the residents.
8 They have not determined the type of railing they would use because this will depend on the
9 building materials they are allowed to use. They are considering cable or glass for this feature,
10 and it would not be along the edge of the roof.

11
12 Commissioner Gonzalez asked where the equipment for the elevator would be housed.

13
14 Mr. Packer stated the equipment would internal on the fourth floor. The air conditioners would
15 be on the ground floor.

16
17 Commissioner Gonzalez asked if 5 guest parking stalls would be sufficient for 23 units.

18
19 Mr. Whitten stated they would have the 5-guest stalls along with the additional on street parking
20 around the site and the 2-stalls per unit within the site.

21
22 Commissioner Gonzalez asked what the setback was on the east side of the property.

23
24 Mr. Whitten stated this setback was 10-feet.

25
26 Commissioner Gonzalez asked if the City Engineer had reviewed the stormwater runoff
27 management plan and if he had concerns.

28
29 Mr. Thomson stated the City Engineer had reviewed the plans and due to the environmental
30 contamination on the site, the applicant may not be able to do the infiltration they are proposing.
31 The applicant will need to review the comments from the PCA.

32
33 Chair Iverson opened the public hearing at 8:03 p.m.

34
35 Ms. Peggy Douglas, 133 Edgewood Court, Wayzata, expressed concerns about this building
36 being the gateway to Wayzata. She said this is a massive building, and allowing this building to
37 be 4-stories opens up the possibility of all of Lake Street being 4-stories. She does not have
38 concerns that the building would not contain retail space, as called for in the ordinances. She
39 asked why this particular building required 23-units when other recent developments only
40 required 9-11-units to make the project work economically. She stated she would like to see
41 more architectural elements in the building as well.

42
43 Mr. Chris Hickman, 484 Highcroft Road, Wayzata, stated the setbacks are important so that
44 when you enter the City you do not see a monster building. He stated he is against having a 4-
45 story building in this location. He stated he would accept this building not containing office or
46 retail space. He stated he did not believe the sale price for the parcel was high enough to justify

1 a retail sale price over \$500/square foot. He stated eliminating the top 4-units should not break
2 the project.

3
4 Mr. David Carland, 130 Edgewood Court, Wayzata, stated residents would like to see something
5 appropriate developed on this property. He stated just because the property is an eye-sore
6 currently should not give the developer or the City the right to make new rules. He expressed
7 concerns about the size and mass of the proposal, and would not support a 4-story building.

8
9 Ms. Susan Yage, 110 Edgewood Court, Wayzata, stated the City established their Codes and
10 Ordinances for a reason, and they should be adhered to. She does not want to have a 4-story
11 building in this location. She would like to see something designed that better reflects Wayzata.

12
13 Chair Iverson closed the public hearing at 8:15 p.m.

14
15 Mr. Thomson stated the Commissioners had received several email comments from residents and
16 these were included in the packet materials for the meeting and are made part of the record.

17
18 Chair Iverson stated the two large issues with the proposal that the Commission should review
19 are conformance with Design Standards and the building height limit. If the Planning
20 Commission does not support the proposed height of the building, then they would not need to
21 discuss the Design Standards at this time. The property is currently zoned for a maximum 2-
22 story building.

23
24 Commissioner Young stated the Commission would need to decide if a PUD was even warranted
25 for this project, prior to determining if a 4-story building should be allowed. He generally likes
26 what is being proposed, and he would support granting a PUD for this location. The current
27 zoning requires a retail component that would not be in the best interest of the community, and a
28 rezoning to a PUD would allow the City the flexibility to remove this requirement. The PUD
29 would also allow for up to 3-stories.

30
31 Chair Iverson asked staff if the Commission could consider a PUD for a 2-story building.

32
33 City Attorney Schelzel stated the application before the Commission is for a PUD that includes a
34 particular 4-story building, and this is what the Planning Commission is considering and
35 reviewing this evening. If the application were for a PUD with a 2-story building, then the
36 Planning Commission would be considering that option. He noted that a PUD on this property
37 does not have to include 3-story buildings, but it could include buildings up to 3-stories.

38
39 Commissioner Gonzalez stated that when the City Council approved a PUD for the Bay Center
40 project, the PUD requirements were revised to ensure that buildings within PUDs would be
41 limited to 3-stories or 35-feet, and she has learned that the City needs to enforce the Ordinances
42 as written or rewrite them if they are granting too many variances. The PUD Ordinance states
43 that the project must meet the requirements of the Comprehensive Plan. The Comp Plan requires
44 the City to plan for an orderly transition between the central business development and adjacent
45 residential neighborhoods. A 4-story building next to single-family homes and townhomes is too
46 massive. The City also needs to consider density of the proposed project, and if the streets can

1 accommodate the additional traffic. She stated a PUD may be acceptable for the site, but the
2 applicant would need to meet the requirements of the PUD Ordinance, including the maximum
3 height of 3-stories or 35-feet. She would not support a 4-story building.

4
5 Commissioner Flannigan stated a PUD option should be approvable but with a 3-story maximum
6 building height.

7
8 Commissioner Young asked why the developer wanted 23-units.

9
10 Mr. Whitten stated the developer had used the formula established by the City that determines
11 the number of units based on the number of acres and enclosed parking stalls.

12
13 Chair Iverson stated the City does not have a lot of green space, and she asked the developer if
14 they had discussed ways to incorporate more green space in this project.

15
16 Mr. Whitten explained they have additional green space on the roofs, and the “L” shape of the
17 building allows for additional green space on the ground level. The ground level green space is
18 approximately 70-feet in length and an average of 40-feet in width.

19
20 Commissioner Murray agreed that the use of a PUD was warranted for the project. But he would
21 not support a PUD with a 4-story building.

22
23 Commissioner Gonzalez stated another reason she would not support the variance requested for
24 the building height because as presented this application does not meet the requirements of the
25 Variance Ordinance because they have not demonstrated that there are practical difficulties not
26 created by the applicant, and the variance request is mostly based on economic considerations.

27
28 Chair Iverson clarified the consensus of the Planning Commission would be to recommend
29 denial of the PUD and variance request for a 4-story building.

30
31 Commissioner Gonzalez stated she does not have enough information to make a
32 recommendation on the Shoreland Impact Plan/Conditional Use Permit. She would like to have
33 comments from the City Engineer on the Storm Water Management Plan.

34
35 Chair Iverson stated the lighting plan for the parking was also missing from the application.

36
37 Mr. Thomson suggested the applicant provide the additional information the Commission would
38 need in order to review the design of the project under the Design Standards, and provide general
39 feedback and direction for the applicant to consider for the next meeting.

40
41 Chair Iverson stated she would like to see the applicant address the ground level expression, and
42 any revised plans should include the change in the sidewalk width to 12-feet, and information on
43 seasonal landscaping and streetscaping. The application does not include plans for the
44 streetscape improvements, the required number of building articulations, the building height and
45 the PUD, information on roof material and color, facade coverage, the type of brick and accent
46 materials, additional information on the glass building materials, and a lighting plan for the

1 parking lot and building lighting. The Commission would like to have these items for review
2 prior to making additional decisions on findings and recommendations regarding the project.
3 Section 801.09.11.1b states the primary opaque surface material on all freestanding buildings
4 must be the same on all facades of the building. She would like to see documentation on how the
5 sun orientation, solar access, and views to Lake Minnetonka would be affected by the project.
6

7 Commissioner Young stated he would support a PUD to redevelop the property, and he agrees
8 that a 3-story building would be more appropriate in this location and this would require the
9 applicant to change the application. The Commission has reviewed and discussed a
10 comprehensive design critique of the project for the applicant. He would like to see the applicant
11 choose to present an application for a PUD that conforms more closely to the design critique that
12 has been created.
13

14 Chair Iverson asked the applicant if he would prefer to revise the application based on the
15 Commission's recommendations, or move the application forward with a recommendation of
16 denial from the Planning Commission.
17

18 Mr. Packer stated he would like to see the matter tabled at this time, and they would review the
19 application and provide the additional information the Commission has requested.
20

21 Commissioner Gonzalez made a motion, seconded by Commissioner Young to continue
22 consideration of the application for Meyer Place on Ferndale to the next Planning Commission
23 meeting. The motion carried unanimously.
24

25 The Planning Commission recessed at 8:45 p.m.
26

27 The Planning Commission reconvened at 8:50 p.m.
28
29

30 **AGENDA ITEM 5. Regular Agenda Old Business Items:**

31 a.) None.
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35 **AGENDA ITEM 6. Other Items:**

36 a.) **Review of Development Activities**
37
38

39 Mr. Thomson stated there are currently 8-10 active development applications at this time. The
40 Planning Commission will have three (3) applications on the next agenda including Holdridge
41 Terrace, 529 Indian Mound E., and an impervious surface variance request on Ferndale Road.
42 At the next City Council meeting, the City Council is scheduled to review the Tree Ordinance
43 and an encroachment permit request for Gianni's, and a Resolution taking action on the Lake
44 Effect project.
45
46

1 **b.) Other Items**
2

3 Chair Iverson provided an overview of the last City Council meeting, including public comments
4 on the Lake Effect project.
5

6
7 **AGENDA ITEM 8. Adjournment.**
8

9 Commissioner Young made a motion, seconded by Commissioner Murray to adjourn the
10 meeting. The motion carried unanimously.
11

12 The Planning Commission meeting was adjourned at 9:08 p.m.
13

14 Respectfully submitted,
15

16 Tina Borg
17 *TimeSaver Off Site Secretarial, Inc.*

DRAFT

1 Commissioner Gonzalez asked if there was a Storm Water Runoff Plan included with the
2 application, and if the City Engineer has had any comments on the project pertaining to the storm
3 water runoff.

4
5 Mr. Thomson stated the City Engineer did review all of the plans, including the Grading Plan.
6 He noted that there is not stormwater management included in the proposal because it is not
7 required by City Code, as the property is outside of the Shoreland District. The applicant is not
8 requesting credit for impervious surface, and the City does not require stormwater management
9 for a single family home.

10
11 Commissioner Gonzalez stated they do request a storm water management plan as part of a
12 subdivision especially when adjacent properties may be affected. She requested the City
13 Engineer review the plans to determine if there are any measures that could be taken to reduce
14 potential impacts on the neighboring properties.

15
16 Mr. Thomson clarified whether the Commission is looking for additional information on the
17 grading and drainage for the property, and not a stormwater management plan.

18
19 Chair Iverson stated landscaping may be a way to assist with keeping stormwater on the property
20 so it does not affect the neighboring properties.

21
22 Applicant's representative, Mr. Bill Costello, Elevation Homes, 18312 Minnetonka Blvd.,
23 Wayzata, stated the site is unique in that it has never been built on, and they worked with the
24 current property owner and the existing grading. The main level of the home would be 3-feet
25 lower than the adjacent grading. He explained most of the roof runoff would go into catch
26 basins, and the terrace will be sand to accommodate the water runoff. They would develop a full
27 landscape plan as they move through the project.

28
29 Commissioner Gonzalez stated there are 10 significant trees being removed, and she asked the
30 applicant to do what they could to preserve the remaining trees. She asked if there was a plan to
31 replace the trees being removed and if so, what would be planted and where would it be planted.

32
33 Mr. Costello stated they would be meeting with the City Forester to review the health of the trees
34 that would remain and based on these findings, the applicant would be adding a row of quaking
35 aspen, two rows of white birch, and potentially additional trees in the southwest corner.

36
37 Commissioner Gonzalez encouraged the applicant to plant trees that are native to the area.

38
39 Chair Iverson stated she would like to see a tree preservation plan. She clarified based on what
40 the City Forester finds when he does his inspection, it is possible that all of the trees could be
41 removed from the property. She asked what the City can do to have accurate information to
42 determine the exact number of trees that would be removed. A tree removal permit application
43 would require the designation of all diseased and damaged trees, as well as all the materials to be
44 planted and replacement trees indicating size, species, and methods of planting. This
45 information should be included for the City Council when they consider the application. She
46 stated there were several trees on the property that were not indicated on the proposed plan.

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Mr. Costello stated they would get an updated survey for the City.

Chair Iverson stated the City Ordinance states that the developer or applicant would do what was necessary to preserve as many trees as possible on the property. She asked if all the trees were removed, if the City or Commission could review where the house footprint would be. There are no trees left in this area. She stated it is important that the applicant provides a good landscaping plan. She stated there was a lot of glass along the front of the home. She asked if the applicant had concerns about privacy.

Mr. Costello stated they were not concerned about privacy. He stated he would provide a more formulated landscape plan for the City and Commission.

Commissioner Flannigan asked what the material would be for the patio, and what the green roof was.

Mr. Costello stated the patio would be cut concrete and the green roof was a flat roof, and they are constructing it so that the applicant can add it later.

Commissioner Flannigan stated the scale of the home fits with the neighborhood and it seems this is the best design for this lot.

Commissioner Gonzalez asked what the building materials would be and if the applicant had samples to show the Commission.

Mr. Costello stated they would be using cedar shake as the primary building material, the chimney would be stone and the flat portion of the roof would be treated metal.

Chair Iverson requested the applicant provide information on how they intended to preserve the remaining trees on the property.

Mr. Costello stated this information would be included with the building set.

Chair Iverson asked for any public comments. There was no one wishing to provide comments on the application.

Commissioner Young stated he fully supports this plan because the design of the home fits the property and neighborhood, and the owner's intent is to preserve as many trees as possible.

Commissioner Gruber stated she would agree with Commissioner Young.

Commissioner Gonzalez stated she is disappointed about the number of trees that would be removed from the site but she recommended the Commission recommend adding a condition of approval that the grading within the drip line of the trees that would be preserved on the southwest corner of the property must be reviewed and approved by the City Engineer.

1 Commissioner Flannigan stated he would also support the project.

2
3 Chair Iverson stated she would like to see a condition for approval added that a landscape plan is
4 included.

5
6 Commissioner Gonzalez made a motion, Seconded by Commissioner Murray to recommend the
7 Applicant include with the application to the City Council a grading and drainage plan and a
8 landscape plan, and recommend approval of the preliminary house plans for 181 Huntington
9 Avenue S. based on the finding that the design meets the standards of City Code Section
10 805.14.E, and satisfies the condition of Resolution No 06-2016 approving the Huntington
11 Heights subdivision. The motion carried unanimously.

12
13
14 **AGENDA ITEM 5. Public Hearing Items:**

15
16 **a.) Holdridge Homes – 1407 and unaddressed parcel on Holdridge Terrace**

17 **i. PUD Rezoning, Concurrent PUD Concept Plan and General Plan of**
18 **Development, Preliminary Plat**

19
20 Mr. Thomson stated the applicant and property owner, Lake West Development, LLC, has
21 submitted a development application requesting rezoning from R-2/Medium Density Single
22 Family Residential to PUD/Planned Unit Development, Concurrent PUD Concept Plan and
23 General Plan of Development approval, and preliminary plat review to subdivide the properties
24 at 1407 Holdridge Terrace and an unaddressed parcel on Holdridge Terrace for a six (6) lot
25 single-family residential development. He reviewed the property background including previous
26 development plans. He reviewed the information the Planning Commission had previously
27 requested including lot coverage, building height and size of homes, value of homes, building
28 materials, wetland buffers, grading and drainage plan, and tree preservation plan. He explained
29 as part of the PUD proposed, the applicant was requesting to reduce the front yard setback,
30 reduce the lot width requirement, and reduce the side yard setback.

31
32 Commissioner Gonzalez asked if the homes on the outsides of the subdivision meet the setback
33 requirements for the R2 District. She asked if the applicant should have a variance application
34 for the front yard setback, because this would not meet the periphery or outside boundaries
35 requirement for the development.

36
37 Mr. Thomson explained the front yard setback for the periphery or outside boundaries of the
38 entire development would be less than the PUD requires, and it could be interpreted that a
39 variance would be required because they are not meeting this requirement with the front yard
40 setbacks.

41
42 Chair Iverson stated the application is incomplete because the height for the homes is not
43 specified, there is no data on lot coverage, and there is not a complete landscaping plan.

1 Mr. Thomson explained if there was missing or additional information the Planning Commission
2 would like then they can request it. He stated because this is a new plan it would be beneficial
3 for the Commission to discuss whether a PUD is warranted for this application.
4

5 Commissioner Young stated it is not clear why a PUD would be appropriate for the property.
6

7 Mr. Curt Fretham, Lakewest Development, 14525 MN 7 #265, Minnetonka, reviewed the
8 background of the project and how they got to a six (6) lot development in the area. He
9 explained that he had been unaware that a variance would be required with the PUD application,
10 and he would submit this if needed. He stated a Landscape Plan had been included and they
11 would be planting more than the City would require. He stated having 6 lots instead of 4 lots
12 would help drive the land cost down so they could allow for the additional landscaping.
13

14 Commissioner Flannigan inquired about the selling price for the properties.
15

16 Mr. Fretham stated they expected the homes to sell for about \$600,000. They would be able to
17 provide the Commission with more detail once they know that the Commission supports the
18 project.
19

20 Commissioner Murray asked about the access to each home and how they would exit these
21 properties.
22

23 Mr. Fretham stated there is additional work that needs to be done on the driveway configurations
24 for Lots 3-6 because the turning radius is not quite enough. Lot 1-2 the homeowner would need
25 to back into the neighboring driveway then go forward to exit the property.
26

27 Commissioner Flannigan asked if there was a stream that ran through the property.
28

29 Mr. Thomson explained there had been a wetland delineation done and there was no stream
30 identified as part of this study.
31

32 Mr. Fretham stated they have worked with a third party regarding the wetlands, and they do not
33 intend to impact the wetlands and will preserve the boundary that is established.
34

35 Chair Iverson stated she would like to have information regarding the Wetland Conservation Act
36 included in future packets to ensure it is protected or removed as wetlands if needed.
37

38 Mr. Thomson stated the City is the local government agency that enforces the State, Federal, and
39 Watershed regulations. The core portion of these regulations is determining where the wetlands
40 are or the wetland delineation, and this has been done for this project.
41

42 Commissioner Gonzalez stated the PUD Ordinance requires the provision for a common open
43 space. She asked what the applicant intended to do to meet with requirement.
44

1 Mr. Fretham stated the trail easement area and the wetlands would be the common open space.
2 The trail would be a walking trail that would be located outside of the wetland area. They would
3 like to keep the trail natural to the environment and plan to use wood chips as the trail material.
4

5 Mr. Thomson stated it would be for the Planning Commission to discuss if this would meet the
6 requirement. This requirement is not intended to provide public park space.
7

8 Commissioner Gonzalez asked who would be responsible for maintaining the conservation
9 easement.
10

11 Mr. Thomson stated this is the responsibility of the homeowner to maintain these areas in
12 accordance to the conservation easement requirements.
13

14 Commissioner Gonzalez asked why the homes on lots 3-6 were slanted on the property.
15

16 Mr. Fretham stated the wetlands prevent the homes from being laid facing the street. He
17 explained they were trying to comply with the City's desire that the developer be creative in their
18 design, and that the massing of the homes would be more appealing.
19

20 Commissioner Gonzalez asked what the proposed square footage would be for these homes. Mr.
21 Fretham stated the homes were expected to be 2500+ square feet above grade in size.
22

23 Chair Iverson expressed concerns about the soil conditions where the trail would be located and
24 the amount of fill that would be brought to the site.
25

26 Mr. Fretham stated if the soil conditions are not stable, they would bring in material to make it
27 stable, and they would raise the trail if needed to meet the City's requirements for maintaining
28 the water table. He also explained the amount of fill that would be brought to the site would not
29 be excessive and would be within the normal range for any development.
30

31 Commissioner Gruber asked why the developer was seeking a PUD. Mr. Fretham stated there
32 had been resistance from the City Council on doing something commercial or high density with
33 these properties, and they found this would be a mid-ground compromise. The additional two
34 parcels would allow them to do more landscaping and add more architectural details to the
35 homes. This would make the price points lower for homes in Wayzata which would comply
36 with the PUD Ordinance. They feel they would have to provide several added features to the
37 homes in order to compensate for the location of these homes along the frontage road.
38

39 Chair Iverson opened the public hearing at 8:31 p.m.
40

41 Ms. Brooke Nelson, 1515 Holdridge Terrace, Wayzata, expressed concerns how close the homes
42 were to the wetland buffer.
43

44 Ms. Kathy Brown, 1515 Holdridge Terrace, Wayzata, expressed concerns with the amount of
45 trees that would be removed with the reduced setbacks. Removing more trees would increase the
46 amount of noise current residents in the area have from the highway. She asked where the trail

1 would enter the neighborhood. She does like the angled homes but does not want them to be low
2 income in her neighborhood.

3
4 Mr. Thomson clarified that the trail as proposed would be contained entirely within the property
5 and would not be accessible from the surrounding neighborhood.

6
7 Chair Iverson closed the public hearing at 8:33 p.m.

8
9 Commissioner Young stated the applicant has taken the intent of the PUD seriously. These
10 homes would be offered at a more affordable price point for those wishing to live in Wayzata,
11 but when going through the purpose and general standards of the PUD relative to current zoning,
12 this is the only standard being met. He noted that there is not enough differential over the
13 current R2 Zoning to warrant a PUD. He does not believe 5-feet between the homes would be
14 enough, and this project does not meet many of the standards of a PUD. He also expressed
15 concerns about the number of trees that would be removed. He stated would not support this
16 application.

17
18 Commissioner Gruber was not sure why the City would zone this area residential because it is
19 close to a wetland. The applicant has been working to create a residential development in this
20 area, but the current proposal does not meet all of the standards for a PUD.

21
22 Commissioner Gonzalez stated the PUD allows the City the flexibility to allow more density on
23 a site and have the internal buildings closer together. The setback between the homes is not what
24 she is concerned about. The PUD Ordinance does require that the periphery setback meet the
25 requirements of the underlying ordinance, and this project does not meet the front setback. Six
26 (6) homes in this small area was too much density. A PUD is not justified with this project
27 because the City is not getting anything in exchange. The land needs to be developed with
28 caution because of the wetlands.

29
30 Commissioner Murray stated he would like to see homes in this area, but this project does not
31 meet all of the PUD criteria.

32
33 Commissioner Flannigan stated he struggles with this project and the balance of the loss of trees,
34 the orientation of the homes, the values of the home, and the impact to the wetlands. Overall, he
35 does not believe a PUD is justified for this project.

36
37 Chair Iverson stated the density is too much, and she does not believe the project meets the
38 requirements of a PUD. She would like to see homes with more glass in the rear to view the
39 wetlands and a low profile to the street. She would like to see 3-4 homes in this area, instead of
40 the 6 homes proposed. There are other options that could be explored beyond what has been
41 presented at this time.

42
43 Commissioner Flannigan made a motion, Seconded by Commission Murray to direct Staff to
44 prepare a draft Report and Recommendation recommending Denial of the PUD Rezoning,
45 Concurrent PUD Concept Plan and General Plan of Development, and Preliminary Plat for

1 Holdridge Homes at 1407 and unaddressed parcel on Holdridge Terrace. The motion carried
2 unanimously.

3
4
5 **AGENDA ITEM 6. Old Business Items:**

6
7 **a.) None.**

8
9
10 **AGENDA ITEM 7. Other Items:**

11
12 **a.) Review of Development Activities**

13
14 Mr. Thomson stated the City Council is scheduled to review the Unitarian Church application,
15 and discuss on the Tree Preservation Ordinance at their May 17 meeting. He noted that the new
16 City Manager Jeff Dahl has started, and there will be an open house to meet him on May 17.
17 The next Planning Commission agenda is scheduled to include revised plans for Meyer Place at
18 Ferndale, 529 Indian Mound E for a 5-unit condominium building, and an impervious surface
19 variance request for a property on Ferndale Road.

20
21 **b.) Other Items**

22
23 Commissioner Young provided an update of the Lake Effect discussion during the last City
24 Council meeting.

25
26
27 **AGENDA ITEM 8. Adjournment.**

28
29 Commissioner Young made a motion, seconded by Commissioner Gruber, to adjourn the
30 meeting. The motion carried unanimously.

31
32 The Planning Commission meeting was adjourned at 8:50 p.m.

33
34 Respectfully submitted,

35
36 Tina Borg
37 *TimeSaver Off Site Secretarial, Inc.*

WAYZATA PLANNING COMMISSION
DRAFT MEETING MINUTES
JUNE 6, 2016

AGENDA ITEM 1. Call to Order and Roll Call

Chair Iverson called the meeting to order at 7:02 p.m.

Present at roll call were Commissioners: Young, Gruber, Iverson, Murray and Flannigan.
Absent and excused: Commissioner Gonzalez, and Gnos. Director of Planning and Building Jeff Thomson and City Attorney Tom Garry were also present.

AGENDA ITEM 2. Approval of Agenda

Commissioner Young made a motion, Seconded by Commissioner Gruber to approve the June 6, 2016 meeting agenda as presented. The motion carried unanimously.

AGENDA ITEM 3. Approval of Minutes:

a.) None.

AGENDA ITEM 4. Public Hearing Items:

a.) **Reger Residence – 426 Ferndale Rd S**
i. **Impervious surface variance**

Mr. Thomson stated the applicants, Keenan and Sveiven, are requesting a variance from the maximum impervious surface requirements in the R-1A Zoning District from 20% to 21.6%. The increase in impervious surface is requested mainly for the driveway, which has been consolidated from two access points to one, but the resulting driveway is larger. The applicant submitted a site plan which shows all site improvements for the property. The R-1A Zoning District Ordinance does not provide any credits or reductions for storm water treatment of impervious surfaces that exceed the maximum coverage. Therefore, the proposed site improvements require a variance, even though the proposal would meet the City's storm water management requirements. He reviewed the proposed site plan.

Commissioner Flannigan asked if the impervious coverage was at 20% then the applicant would not be required to go through the storm water management work outlined in the project. He asked if the proposal was a better filtration plan than having nothing.

Mr. Thomson stated if the impervious coverage was 20% or less then there would be no storm water management requirements. He explained City Engineer Mike Kelly has reviewed the

1 proposed water filtration. There are a number of requirements for phosphorus treatment and
2 suspended solids, and the three treatment options in the proposal are effective and meet the
3 City's requirements.

4
5 Chair Iverson asked if the City Engineer had discussed lawn chemicals going into the lake due to
6 the slope.

7
8 Mr. Thomson explained the storm water treatment is meant to treat the runoff from the hard
9 surfaces on the property. The requirement is not to capture the lawn runoff.

10
11 Applicant's representative, Mr. Kevin Gardner, Pierce Pini and Associates, 9298 Central Ave.,
12 Blaine, stated they had worked with Keenan and Sveiven on the storm water management. The
13 intent of the proposed system is to treat storm water throughout the site and target all the
14 different drainage areas on the site.

15
16 Commissioner Flannigan asked if this was the most that could be done for the site.

17
18 Mr. Gardner stated the systems proposed meet the City's requirements and if the impervious
19 surface were reduced, there would be no storm water management on the site. The proposed
20 systems are better for the property and the lake than having nothing.

21
22 Chair Iverson opened the public hearing at 7:15 p.m.

23
24 There being no one wishing to make comments on this application, Chair Iverson closed the
25 public hearing at 7:16 p.m.

26
27 Commissioner Gruber stated the storm water management proposal was good but the issue is the
28 applicant has asked for a variance because they decided to change the driveway. The standard
29 for granting a variance is practical difficulties, and the applicant is not present to address the
30 practical difficulties requiring this change in plans. The applicant has not met the test of
31 variance requirements for the plight of the landowners due to circumstances unique to the
32 property and not created by the landowner.

33
34 Commissioner Young stated he would support the application.

35
36 Commissioner Flannigan stated he understands Commissioner Gruber's point, but the proposal
37 on storm water management would be more favorable for the City and the lake. They would not
38 have to do this storm water management if they continue with the approved site plan.

39
40 Commissioner Murray stated he agreed with Commissioner Gruber. He asked if the variance
41 approval could be contingent of the installation of the storm water management proposed in the
42 application.

43
44 Mr. Thomson stated the Planning Commission could add a condition of approval that the storm
45 water management facilities be installed as proposed.

46

1 Chair Iverson stated the practical difficulties have not been proven but she expressed concerns
2 that if the impervious surface is reduced to 20% the amount of runoff to the lake would be
3 increased. By granting the variance, the City would be helping to protect the lake.

4
5 Mr. Thomson stated there is flexibility in the Shoreland Overlay District but the Zoning District
6 is more restrictive in this circumstance.

7
8 Commissioner Young made a motion, Seconded by Commissioner Murray to direct Staff to
9 prepare a draft Planning Commission Report and Recommendation to be presented to the City
10 Council, recommending approval of the variance for impervious surface coverage at 426
11 Ferndale Road S. with the condition that the storm water management systems are installed as
12 outlined in the proposal. The motion carried 4 ayes – 1 nay (Gruber)

13
14 **b.) Threlkeld – 353 Park St E**

15 **i. Impervious surface variance**

16
17 Commissioner Flannigan stated the applicant is one of his neighbors, and he had talked with the
18 City Attorney about a potential conflict. The City Attorney stated there would be no conflict of
19 interest for him to participate in the discussions regarding this application merely because he was
20 a neighbor.

21
22 Mr. Thomson stated the property owner, Celia Threlkeld, is proposing to demolish the existing
23 detached garage on the property at 353 Park St E., and construct a new detached garage on the
24 back of the property. The applicant is requesting approval for an impervious surface variance.
25 The R-3A zoning district establishes a maximum impervious surface coverage of 35%. The
26 property is currently a non-conforming property with an impervious surface coverage of 37%.
27 The applicant is proposing to add a detached garage and driveway which would provide 41.9%
28 of impervious coverage on the lot. The garage does meet the City's accessory structure
29 requirements for size. The applicant had submitted an alternative plan which shows the same
30 size three car garage could be constructed on the front of the property to meet the setback
31 requirements, but would significantly reduce the size of the driveway. The alternative plan
32 would meet the 35% maximum impervious surface requirement. However, the applicant had
33 indicated that she does not prefer the alternative plan as it would locate the garage between the
34 street and the house.

35
36 Commissioner Flannigan asked what material would be used for the driveway.

37
38 Mr. Thomson stated it would be asphalt.

39
40 Ms. Celia Threlkeld, 353 Park St. E., provided background on the project and the improvements
41 they have done on the property. She pointed out that the property is currently nonconforming,
42 and they could maintain the 37% impervious surface coverage. They have two cars that are
43 currently parked on the street and for safety reasons they would like to see these moved to a
44 longer driveway on the property.

45

1 Mr. Tom Threlkeld stated the traffic from the school and snow removal are concerns for them
2 with the cars parked on the street. Having the garage behind the home would also keep with the
3 character of the neighborhood.

4
5 Ms. Threlkeld pointed out that the surrounding properties had enough coverage that the proposed
6 garage would not impede their views.

7
8 Commissioner Flannigan asked about the water runoff from the property to the east.

9
10 Mr. Threlkeld stated most of the water runs from the house through their yard and into the house
11 to the west of them. There is a drain in the street one door down. She pointed out that there is a
12 heritage silver maple in the front yard that they would like to preserve, and this would be
13 removed with an alternative plan.

14
15 Chair Iverson asked if the applicant had considered alternate materials for the driveway to reduce
16 the amount of impervious surface coverage.

17
18 Ms. Threlkeld stated there is no credit in the Ordinance for pervious surface. She stated they had
19 looked at a patchwork system with a grid pattern with grass growing between the grids, but they
20 did not like this option.

21
22 Chair Iverson stated there is no credit but a different material or greener option would help with
23 the runoff.

24
25 Commissioner Flannigan asked the applicant if they would be willing to look at alternative
26 materials provided the cost is not prohibitive.

27
28 Ms. Threlkeld stated they had looked at pervious pavers but the City does not allow for a credit
29 for this type of material. They would look at other material options.

30
31 Chair Iverson opened the public hearing at 7:39 p.m.

32
33 There being no one wishing to make comments on this application, Chair Iverson closed the
34 public hearing at 7:40 p.m.

35
36 Commissioner Gruber stated she would support this application because the practical difficulties
37 have been established, including that the alternative design would not be in character with the
38 neighborhood, safety concerns, and that this design would not result in the removal of a large
39 heritage tree in the front yard.

40
41 Commissioner Young stated he would support this application.

42
43 Commissioner Murray asked if the parking structure size met the City's requirements.

44
45 Mr. Thomson stated the garage does meet the City's garage size requirements.

46

1 Commissioner Flannigan stated the road does present safety concerns, and there are practical
2 difficulties. He would support this application.

3
4 Chair Iverson stated she would support this application.

5
6 Commissioner Murray made a motion, Seconded by Commissioner Young, to direct staff to
7 prepare a Planning Commission Report and Recommendation to be presented to the City
8 Council, recommending approval of the variance for impervious surface coverage at 353 Park St.
9 E., to include the findings that the proposal would reduce safety concerns, is in keeping with the
10 character of the neighborhood, and would preserve a heritage tree in the front of the property.
11 The motion carried unanimously.

12
13 **c.) Beacon Five – 529 Indian Mound E**

14 **i. Rezoning, PUD Concept Plan, height variance, and Shoreland Impact**
15 **Plan/Conditional Use Permit**

16
17 Commissioner Flannigan recused himself from discussion on this application due to a conflict of
18 interest.

19
20 Mr. Thomson stated the applicant, Ron Clark Construction, has submitted a development
21 application to develop the property located at 529 Indian Mound E. The project includes the
22 construction of a three story mixed use building consisting of five residential condominiums, 600
23 square-feet of office space, and 11 underground parking stalls. He explained the applicant was
24 requesting a rezoning from C-1 to PUD/Planned Unit Development, a PUD Concept Plan of
25 Development review, a variance from the maximum building height requirement, and a
26 Shoreland Impact Plan/Conditional Use Permit for the building height. He stated the maximum
27 building height in the PUD zoning district is 35-feet and 3-stories, whichever is less. The
28 proposed building would be 3-stories in height, but would be 38.9-feet in height and this required
29 a variance. He reviewed the Planned Unit Development process, the Comprehensive Plan, the
30 applicable code provisions, and the standards for a PUD and variance. He explained a PUD
31 Concept versus General Plan, and the steps that need to be followed for these.

32
33 Commissioner Young asked if the office component had a separate exterior entrance.

34
35 Mr. Thomson stated the office entrance would have a separate entrance off the street from the
36 residential area.

37
38 Applicant's representative, Mr. Tim Whitten, Whitten Associates Architects, 4159 Heatherton
39 Place, Minnetonka, stated the main issue with the proposal is the height of the proposed building,
40 and he reviewed why they are proposing this building height. He explained they were using
41 elevated parapets in key locations to give the building more interest. The building is proposed to
42 be 37-feet. The shape of the property does present problems to work with because it is narrow,
43 at 46-feet. The access to the underground parking can only be located in the front of the
44 building, and they are not able to have more than a 10% grade to the street according to City
45 Ordinance. The topography of the site also provides challenges because of the elevation
46 increase.

1
2 Commissioner Young asked if the addition of the Office space was something the owner wanted.

3
4 Mr. Whitten stated through the workshop it had been indicated that the City Council would
5 prefer an office component. The owner would prefer to use this space to provide a common
6 space or additional amenity to the residence.

7
8 Commissioner Gruber inquired about the price point for the five units.

9
10 Mr. Whitten stated the units would average 2150 square-feet and be priced just under \$500 per
11 square-foot.

12
13 Chair Iverson opened the public hearing at 8:05 p.m.

14
15 Mr. Robert Johnson, 560 Indian Mound St., Wayzata, stated asked if the parking would be
16 adequate because there was a parking shortage in Wayzata. He asked if there was an estimate on
17 the number of employees and tenants, and how many parking stalls this would require.

18
19 Mr. Whitten stated there are 5 units, and they are expecting that these would be occupied by
20 singles or couples with no children. The proposed office is small, so there would probably only
21 be one employee. Each unit has two enclosed parking stalls and there is one for the office, for a
22 total of 11 underground parking stalls. There is off street parking in front of the building that
23 would be available to residents as well. He noted that they met with the Wayzata Place
24 Association and presented their proposal.

25
26 Chair Iverson closed the public hearing at 8:09 p.m.

27
28 Commissioner Young stated this was a good plan for this property. The project would make
29 sense as a PUD based on the difficulties with the property, including the grading on the site and
30 the water table. The building is sitting higher to accommodate underground parking for the
31 facility. The office component may not be needed, and this could be incorporated into the main
32 entrance for the building. He stated he would support the architecture of the building.

33
34 Commissioner Gruber stated the property is difficult to develop, and she would support the
35 height variance in order to provide the elevation parapet that enhances the look of the building.
36 She does not have concerns about the office component, and she would support what the City
37 Council requested for the property.

38
39 Commissioner Murray stated he would like the property to exclude the office space but if this is
40 something the City Council has requested, then he would support it.

41
42 Chair Iverson stated the design and height of the building work for the property. The City
43 Council would need to discuss if the office component is needed, or if this space could be
44 utilized for a common space for the residents.

1 Commissioner Young asked if there was a way for the Planning Commission to recommend the
2 City Council review the project with flexibility on the office component.
3

4 Mr. Thomson stated the Staff Report and minutes would reflect the Commission's comments on
5 the office space. He explained the office component had been brought up during the City
6 Council workshop because the property is designated as a mixed use, and a 100% residential
7 building would not be consistent with the guidance of the Comprehensive Plan.
8

9 Chair Iverson asked if the property could have a retail component rather than office.
10

11 Mr. Thomson stated the space could be office or service commercial.
12

13 Commissioner Gruber stated the PUD General Standards state the PUD project must provide
14 common private or public open space, and facilities sufficient enough to meet minimum
15 requirements established by the Comprehensive Plan, and contain provisions to assure the
16 continued operation and maintenance of this. She stated the proposed project does not include
17 any common space.
18

19 Mr. Whitten stated they do have common private common space within the facility.
20

21 Commissioner Young made a motion, Seconded by Commissioner Murray to direct Staff to
22 prepare a draft Planning Commission Report and Recommendation, with appropriate findings,
23 reflecting a recommendation of approval on the application for review and adoption at the next
24 Planning Commission meeting. The motion carried unanimously.
25
26

27 **AGENDA ITEM 5. Old Business Items:**
28

29 **a.) Meyer Place on Ferndale – 105 Lake St E**

30 **i. Rezoning, Concurrent PUD Concept and General Plan of Development,**
31 **Design Review, Variance, and Shoreland Impact Plan/Conditional Use**
32 **Permit**
33

34 Mr. Thomson stated the applicant, Homestead Partners, and the property owner, Meyer
35 Properties have submitted a development application to redevelop the Meyer Brothers Dairy site
36 105 Lake St. E. The development application includes demolition of the existing vacant
37 commercial building and construction of a 3-story building with a rooftop penthouse for a
38 rooftop terrace. The building would include 23 residential condominium units and 59 enclosed
39 parking spaces. The applicant is requesting rezoning from C-4A to PUD/Planned Unit
40 Development, concurrent PUD concept and General Plan of Development review, Design
41 review, Variance from the maximum building height requirement, Shoreland Impact
42 Plan/Conditional Use Permit for the building height, and Conditional Use Permit for the
43 penthouse structure. He reviewed the revisions in the application since the May 2, 2016
44 Planning Commission meeting. He reviewed the analysis of the application including the
45 Comprehensive Plan, zoning, building height, design review, parking, and site access and
46 circulation. He stated the unoccupied penthouse terrace and penthouse area of the building

1 would not be considered a story because it is mechanical, staircases, storage, and elevator space
2 and is not occupied.

3
4 Chair Iverson asked if the elevator and rooftop penthouse would be needed if there was not a
5 rooftop terrace.

6
7 Mr. Thomson stated the elevator would still be needed to reach the second and third floors but it
8 would not need to go to the roof and thus extend 5-feet over the top of the rooftop penthouse
9 structure. The rooftop terrace is driving the elements on the fourth floor. He reviewed the
10 design deviations the applicant was requesting, the Civil Engineering plans, the grading plan, and
11 the landscaping plan.

12
13 Applicant's representative, Mr. Rick Packer, Homestead Partners, 525 15th Ave. S., Hopkins,
14 stated they had redone the design based on Commission comments during the May 2 meeting.
15 The proposal does meet a majority of the City's Ordinances and addresses many of the concerns
16 brought up by the Commission and residents. They did increase parking and met all the
17 infiltration, impervious surface, and lot coverage requirements. He explained they are completing
18 screening the mechanical equipment.

19
20 Commissioner Murray asked what consideration there had been for the location of the stairs and
21 elevators for the rooftop access to reduce the amount of structure above.

22
23 Mr. Whitten stated the stairway locations are dictated by code, and the elevator is centrally
24 located for the residents of the building. The rooftop terrace requires two exits and the elevator
25 is required to meet ADA requirements. He explained the mechanical equipment they are
26 requesting to house on the top floor is the air conditioning units for the third floor units.

27
28 Commissioner Flannigan asked what was driving the need for a rooftop deck.

29
30 Mr. Whitten stated the rooftop terrace was something that residents were interested in having,
31 and the Design Standards encourage outdoor space.

32
33 Commissioner Flannigan asked if residents would be impacted by the sound from the mechanical
34 systems on the roof and if geothermal had been considered.

35
36 Mr. Whitten stated there would be more noise impact if the system were on the ground level. He
37 stated they had considered geothermal but it had been determined this would not work for this
38 particular property.

39
40 Commissioner Gruber asked if the additional 11 underground parking stalls were intended for
41 guests.

42
43 Mr. Whitten explained the intention was for the residents of this project to impact the
44 neighboring community as little as possible, and they have found in projects this size two
45 parking stalls per unit is not enough. This will allow residents to use additional underground
46 parking so they are not using the streets. He clarified the Design Standards state a slanted roof

1 should be dark in color but if the Commission wants a flat dark roof, they will make that change.
2 He explained the building would be stepped back almost completely across Lake Street and
3 where it is not stepped back is to create more of a presence on the corner. The building also
4 steps back along Ferndale along the second floor and this makes the design more appealing for
5 the building flow and streetscape.

6
7 Commissioner Young stated this project was better than the four story project previously
8 proposed. He does not have concerns about the design variations being requested, but he does
9 have concerns about the height variance request. The request is for 4/10 of a foot but there is
10 also the penthouse structure that is 11-feet over the 40-feet that is allowed. It is setback, but it is
11 height and mass that will be part of this building. He stated the rooftop terrace allows for the
12 third floor to be all condominiums and this is an economic driver.

13
14 Commissioner Gruber expressed concerns about the height and the density of the property. 23
15 units in this area is massive.

16
17 Commissioner Murray stated this proposal is better than the previous submission but he has
18 concerns about the extra height being requested to accommodate a rooftop terrace. From an
19 amenities standpoint, the rooftop terrace would be a great feature.

20
21 Commissioner Flannigan stated the look of the design appears to be too blocky and too big for
22 this corner. He would support approval of the rooftop terrace and rooftop mechanical with
23 proper screening. He would also support the narrower sidewalk along Ferndale, but he does
24 question how similar this project would be to the structure on the other side of town. He stated
25 the rear of the building does not provide a good view for residents.

26
27 Chair Iverson stated there had been a comment at the public hearing that the City only has one
28 chance to make this a great project for the City, and the proposal is out of proportion to the other
29 buildings in the area. The scale and the mass of this project are too large for this area, and the
30 design is not innovative enough. She would like to see something that has more of a lake feel.
31 The proposal does not fit the character of the neighborhood. There are options that could be
32 softer for this area. She would challenge the applicants to look at the project and be more
33 innovative. The back of the building is institutional looking, and this is not a good view for the
34 residents in the back. She would like to see more charm, and Wayzata charm brought back. She
35 would not recommend approval of the project at this time because there are too many deviations
36 from code, and the proposed penthouse looks and feels like a fourth floor.

37
38 Commissioner Flannigan stated removing retail from this property does cut off the retail
39 potential for this area. If there is no retail in this development, then the next project will ask to
40 have retail removed as well.

41
42 Commissioner Young stated this area is a mixed use, and removing the spirit of the zoning
43 would have lasting impacts. This is a prominent corner, and they should look more at the
44 development to create an anchor for the City.

45
46 Commissioner Flannigan stated removing the retail impacts the City's tax base long term.

1
2 Mr. Thomson clarified that the Commission would like to see something in a PUD proposal that
3 meets more of the goals and objectives of the land use district.
4

5 Chair Iverson stated at the previous meeting, the Commission and public had expressed concerns
6 about size, mass, and scale, and they are discussing those same things with this proposal. She
7 asked if the City would want to schedule another workshop on this application.
8

9 Commissioner Young stated there is not support for this proposal. The applicant has taken the
10 Commission's input when they reduced the height of the building, and they are working in good
11 faith with the City. The PUD process and standards should allow the City to ask for a better
12 proposal, and he would like to see the City continue to work with the applicant to get a good
13 project.
14

15 Commissioner Young made a motion, seconded by Commissioner Gruber to direct Staff to
16 prepare a draft Planning Commission Report and Recommendation with appropriate findings as
17 outlined by the Commission, recommending denial of the Rezoning, Concurrent PUD Concept
18 and General Plan of Development, Design Review, Variance, and Shoreland Impact
19 Plan/Conditional Use Permit for Meyer Place on Ferndale located at 105 Lake St E. for review
20 and adoption at the next Planning Commission meeting. The motion carried unanimously.
21
22

23 **AGENDA ITEM 6. Other Items:**

24 **a.) Review of Development Activities**

25
26
27 Mr. Thomson stated on June 7th the City Council is scheduled to have a workshop that would
28 include an update on the Mill Street Ramp Project, and at their regular meeting they are
29 scheduled to review the new home on 181 Huntington.
30

31 **b.) Other Items**

32
33 Mr. Thomson provided an update on from the last City Council meeting, including the Unitarian
34 Church project and their discussions for the Tree Ordinance. The Tree Ordinance is scheduled
35 for another City Council meeting in July.
36
37

38 **AGENDA ITEM 8. Adjournment.**

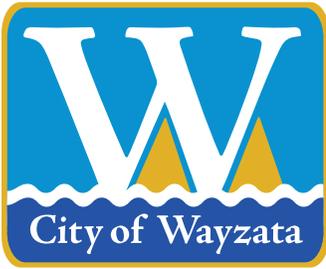
39
40 Commissioner Flannigan made a motion, seconded by Commissioner Young to adjourn the
41 Planning Commission. The motion carried unanimously.
42

43 The Planning Commission meeting was adjourned at 9:24 p.m.
44

45 Respectfully submitted,
46 Tina Borg

1 *TimeSaver Off Site Secretarial, Inc.*

DRAFT



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: June 29, 2016
To: Planning Commission
From: Jeff Thomson, Director of Planning and Building
Subject: Bayside Residence

Application Information

The applicant, Peterssen/Keller Architecture, and the property owner, Abbey Road Realty, have submitted a development application to combine the two existing parcels at 320 and 346 Ferndale Road into a single lot of record. The existing houses on both of the lots would be demolished, and one new single-family home would be constructed on the combined lot.

Planning Commission Review

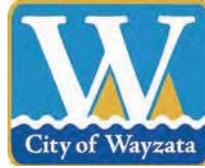
The Planning Commission reviewed the development application and held a public hearing at its meeting on June 20, 2016. After discussing the application, the Planning Commission directed staff to prepare a Planning Commission Report and Recommendation recommending approval of the development application.

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
- June 20, 2016 Planning Report and Attachments



WAYZATA PLANNING COMMISSION

July 6, 2016

REPORT AND RECOMMENDATION OF APPROVAL OF PRELIMINARY AND FINAL PLAT AT 320 AND 346 FERNDALE ROAD

DRAFT

SUMMARY OF RECOMMENDATION

1. **Approval** of Preliminary and Final Plat combining two existing lots into one lot

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Project. Peterssen/Keller Architecture, and the property owner, Abbey Road Realty (the “Applicant”) have submitted a development application (the “Application”) to combine the two existing parcels at 320 and 346 Ferndale Road into a single lot of record. The existing houses on both of the lots would be demolished, and one new single-family home would be constructed on the combined lot (the “Project”).
- 1.2 Application Requests. As part of the Application, the Applicant is requesting approval of a Preliminary and Final Plat that would combine the two existing lots into a new single lot (the “Lot Combination” and “Preliminary and Final Plats”).
- 1.3 Property. The addresses, property identification numbers and owner of the parcels comprising the subject property (the “Property”) are:

320 Ferndale Rd S	06-117-22-32-0008	Abbey Road Realty, LLC
346 Ferndale Rd S	06-117-22-32-0021	Abbey Road Realty, LLC

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

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

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Sun Sailor* on June 10, 2016. A copy of the notice was mailed to all property owners located with 350 feet of the Property on May 5, 2016. The required public hearing was held at the July 20, 2016 Planning Commission meeting.

Section 2. STANDARDS

2.1 Subdivision / Lot Combination / Preliminary and Final Plat

Review and approval of lot combinations and subdivisions of property are governed by the City's Subdivision Ordinance, Ch. 805 of City Code. The City may agree to review the preliminary and final plat simultaneously. Sec. 805.15.A.

In reviewing such requests, the Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors found in Section 805.14.E:

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.
4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
7. The lot size that results from a subdivision or lot combination shall

not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.

8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
10. The proposed lot layout and building pads shall conform with all performance standards contained herein.
11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

Section 3. FINDINGS

Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, and the standards of the Wayzata Subdivision Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.1 Preliminary / Final Plat.

1. The proposed Lot Combination is consistent with the Wayzata Comprehensive Plan.
2. The building pad that results from the Lot Combination preserves sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
3. The building pad that results from the Lot Combination has been

selected and located with respect to natural topography to minimize filing or grading.

4. Existing stands of significant trees have been retained where possible. The building pad that results from the Lot Combination is sensitively integrated into existing trees.
5. The Lot Combination does not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of a lot, the building pad, and the site layout responds to and is reflective of the surrounding lots and neighborhood character, which is a combination of contemporary and traditional Lake-side styles.
7. The lot size resulting from the Lot Combination is not being dissimilar from adjacent lots or lots found in the surrounding neighborhood.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of the building proposed is similar to the characteristics and quality of existing development in the City and surrounding neighborhood.
9. The architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance are not applicable to this Application.
10. The proposed lot layout and building pad conforms with all performance standards contained in the Subdivision Ordinance, though a condition related to the utility easement relocation is recommended.
11. The Lot Combination will not tend to or actually depreciate the values of neighboring properties in the area in which it is proposed.
12. The Lot Combination will be accommodated with existing public services, including those related to transportation and utility systems, and will not overburden the City's service capacity.

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 Lot Combination and Preliminary and Final Plats, as requested in the Application,

subject to the following conditions:

- A. Sanitary Sewer Relocation. The Final Plat must reflect the relocation of the existing utility easement for the City sanitary sewer main that bisects the back of the existing lot, in a form acceptable to the City Engineer and City Attorney.
- B. Utility and Grading Plans. The final utility and grading plans must be reviewed and approved by the City Engineer prior to the City issuing a building permit for construction of the new home on the Property.
- C. Final Plat Recording. The Applicant must record the Final Plat with the Hennepin County Registrar of Titles within 120 days of the City Council approval of the Final Plat. The Applicant must furnish the City with a copy of the recorded Final Plat prior to the City issuing a building permit for construction of the new home on the Property.
- D. City Expenses. All expenses of the City of Wayzata, including consultant, expert, legal, and planning incurred must be fully reimbursed by the Applicant.

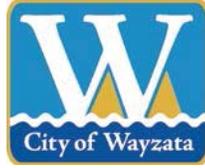
Adopted by the Wayzata Planning Commission this 6th day of July 2016.

Voting In Favor:

Voting Against:

Abstaining:

Chair, Planning Commission



**Planning Report
Wayzata Planning Commission
June 20, 2016**

Project Name: Bayside Residence
Applicant: Peterssen/Keller Architecture
Addresses of Request: 320 and 346 Ferndale Rd S
Prepared by: Jeff Thomson, Director of Planning and Building
Planning Commission Review: June 20, 2016
City Council Review: TBD
“60 Day” Deadline: July 22, 2016

Development Application

Introduction

The applicant, Peterssen/Keller Architecture, and the property owner, Abbey Road Realty, have submitted a development application to combine the two existing parcels at 320 and 346 Ferndale Road into a single lot of record. The existing houses on both of the lots would be demolished, and one new single-family home would be constructed on the combined lot.

Property Information

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

Address	PID	Owner
320 Ferndale Rd S	06-117-22-32-0008	Abbey Road Realty, LLC
346 Ferndale Rd S	06-117-22-32-0021	Abbey Road Realty, LLC

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

Current zoning:	R-1A/Low Density Single Family Estate District
Comp plan designation:	Estate Single Family
Total site area:	142,309 square feet (3.27 acres)

Project Location

The properties are located on Ferndale Rd S, directly south of Shaver Park.

Map 1: Project Location



Application Requests

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

- A. Preliminary and Final Plat Subdivision: The City's subdivision ordinance defines subdivision as the division of land into two or more lots or combination of two or more lots. The applicant's proposal to combine the two existing lots into one lot requires subdivision review and approval.

The City's subdivision ordinance allows for administrative review and approval of a minor subdivision to combine two lots if one or both of the existing lots are non-conforming due to insufficient lot size, width, or depth, *and* the combined lot would have an area not greater than 125% of the minimum lot size in the zoning district. Both of the existing lots have non-conforming lot sizes and lot widths. However, the combined lot would have a lot area of 142,309 square feet, which is 178% of the minimum lot area requirement in the R-1A zoning district. Therefore, the proposed subdivision is not eligible for administrative review of a minor subdivision. Preliminary and final plat review and approval through the Planning Commission and City Council is required.

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	Shaver Park	R-1A/Low Density Single Family Residential District	Park
East	Lake Minnetonka	N/A	N/A
South	Single-family homes	R-1A/Low Density Single Family Residential District	Estate Single Family
West	Single-family homes	R-1A/Low Density Single Family Residential District	Estate Single Family

Public Hearing Notice

The public hearing notice was published in the *Wayzata Sun Sailor* on June 10, 2016. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on June 10, 2016.

Analysis of Application

Lot Requirements

Both of the existing lots have non-conforming lot areas and lot widths. The subdivision would result in a combined lot that would meet the lot requirements of the R-1A zoning district:

	Lot area (sq. ft.)	Lot width	Lot depth
R-1A Requirements	80,000 (min.)	200 ft. (min.)	200 ft. (min.)
320 Ferndale Rd (existing lot)	65,340 sq. ft.	136 ft.	400+ ft.
346 Ferndale Rd S (existing lot)	76,969 sq. ft.	135 ft.	400+ ft.
Combined Lot (proposed)	142,309 sq. ft.	271 ft.	400+ ft.

Surrounding Lot Sizes

The following summarizes the lot areas of the R-1A lots within 350 feet of the subject properties that contain a single-family home:

Address	Lot area
301 Ferndale Rd S	129,777 sq. ft.
353 Ferndale Rd S	204,800 sq. ft.
358 Ferndale Rd S	70,010 sq. ft.
366 Ferndale Rd S	108,018 sq. ft.
372 Ferndale Rd S	137,479 sq. ft.

Proposed House:

The applicant has submitted the preliminary plans for the new house that would be constructed on the combined lot. The proposed house would be one story in height with a walk-out basement on the lake side of the home. The proposed site plan also includes a detached garage, pool house, and boat house. The proposed home would meet all of the R-1A zoning district requirements:

	R-1A Requirement	Proposed House
Front yard setback	45 ft. (min.)	81 ft.
Side yard setback	20 ft. (min.)	45 ft. / 63 ft.
Rear yard setback	50 ft. (min.)	223 ft.
Lot coverage	10% (max.)	7.1%
Impervious surface	20% (max.)	19.86%

In addition, the site is located in the shoreland overlay zoning district. The proposed house would also meet the requirements of the shoreland district:

- Shoreland setback: The setback requirement for the home is based on the average setback of the adjoining structures. In this case, there is no structure located on the property to the north, Shaver Park. Therefore, the set back from Lake Minnetonka must be equal to the setback of the structure on the property to the south, or 75 feet, whichever is greater. In this case, the home on the property to the south is set back 195 feet from the lake, and the proposed house would be set back 223 feet from the lake. The proposed house meets the lakeshore setback requirement.
- Impervious surface: The maximum impervious surface requirement in the R-1A zoning district of 20% is more restrictive than the impervious surface requirement in the shoreland district. Therefore the R-1A zoning district requirement applies, and the proposed site plan meets the maximum impervious surface requirement.
- Building height: The maximum building height within the shoreland overlay is 35 feet, which is measured from average grade within 6 feet of the house to the midpoint of the highest pitched roof. The proposed house would be 32 feet in height as measured from the walkout level to the top of the chimney, which is the tallest height of building. Therefore, the proposed house is well within the maximum height requirement of the shoreland district.

Sanitary Sewer Relocation

There is an existing City sanitary sewer main that bisects the back of the lot. The applicant is proposing to relocate a portion of the sanitary sewer main to accommodate the proposed house and pool location. The sanitary sewer main would be relocated to the back of these site improvements. The existing utility easement would need to be vacated, and new easements would need to be established along the new sewer location.

Applicable Code Provisions for Review

Preliminary Plat Criteria (Section 805.14.E): The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
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6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
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8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.

10. The proposed lot layout and building pads shall conform with all performance standards contained herein.
11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

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: Proposed Plans
 - Preliminary and final plat
 - Architectural plans
 - Civil plans
 - Landscape plans

PETERSSEN/KELLER

architecture

May 20 2016

Peterssen/Keller Architecture
2919 James Avenue South
Minneapolis, Minnesota 55408

To:
The City of Wayzata
Planning Commission
600 Rice Street East
Wayzata, MN 55391

RE: Bayside Residence
320 & 346 Ferndale Road

Enclosed you will find documents for a Subdivision request (lot combination) and a grading review for the site. Below is a list of items within the submittal.

- Completed Development Application
- Landscape narrative provided from D/O, who created the landscape design
- Attested Deed
- Certified List of Property Owners within 350 Ft, on mailing labels
- Peterssen/Keller architecture:
 - Proposed floor plans
 - Exterior elevations
- D/O (Landscape Design)
 - Tree Preservation plan
 - Tree planting plan
- Pierce Pini Civil Engineers:
 - Site Plan Review
 - Stormwater Pollution Prevention Plan Existing and Proposed Conditions
 - Erosion Control Details
 - Grading and Drainage Plan
 - Sanitary Sewer Plan and Profile
 - Stormwater Management Plan
 - Stormwater Management Details
- HSJ Surveyors:
 - Preliminary Plat of Ferndale Gardens
 - Final Plat of Ferndale Gardens

05.18.2016

DWYER/OGLESBAY
227 COLFAX avenue north
suite 205
Minneapolis

ATTENTION

CITY OF WAYZATA
PLANNING COMMISSION
600 RICE STREET EAST
WAYZATA, MN 55391

PROJECT: BAYSIDE RESIDENCE
ADDRESS: 320 & 326 FERNDAL ROAD

The project site is the combination of two separate lots into a single 149,707 square foot parcel (3.427 Acres) along Wayzata Bay. This proposal is to develop a new single-family home. The designed site improvements include: a new-single family residence with detached garage and boat house, native landscape restoration, sustainable storm water systems, new natural stone drives and patios, pergola and a swimming pool.

The goal of the design is to restore the natural glacial landscape and biomes originally present on the undeveloped site. By removing formal garden walls, non-native tree species and restoring grades the new home is sited within 1.2 acres of restored prairie meadow, one-half acre of upland forest restoration and includes 3,245 square-feet of intensive green roof. The remaining site features formal gardens utilizing native grasses, trees and flowers. A large three-quarter lawn is designed to act as a large raingarden, preventing any storm water from entering Lake Minnetonka as runoff.

All storm water will be captured in raingardens, both natural and formal gardens, and pretreated prior to being captured within two large underground concrete vaults. This excess runoff will be stored and reused as irrigation for lawn and formal garden areas. In the end, the Bayside Residence will manage 100-year rain events, and improve the Lake quality.

All existing trees will be managed to save both significant and heritage trees. Any trees lost due to construction will be replaced with native sugar maples, bur oaks and aspen trees typical to the Kettle Moraine area of this Minnehaha Creek Watershed. The overall house and landscape design will be a quiet, clean modern interpretation of the natural features found within this landscape and environmentally friendly for the Lake and local community.

BAYSIDE RESIDENCE 320 FERNDALE ROAD SOUTH

GRADING, EROSION CONTROL AND STORMWATER MANAGEMENT PLANS

BAYSIDE RESIDENCE
 320 FERNDALE ROAD SOUTH
 WAYZATA, MINNESOTA

CONTACT INFORMATION

CIVIL ENGINEER
 PIERCE PINI & ASSOCIATES, INC.
 9298 CENTRAL AVENUE NE, SUITE 312
 BLAINE, MN 55014
 TEL: 763-537-1311
 www.piercepini.com
 Email: info@piercepini.com

SURVEYOR
 HARRY ST. JOHNSON LAND SURVEYORS
 9063 LYNDALE AVENUE SOUTH
 BLOOMINGTON, MN 55437
 CONTACT: Thomas Hodorf
 TEL: 952-884-5341

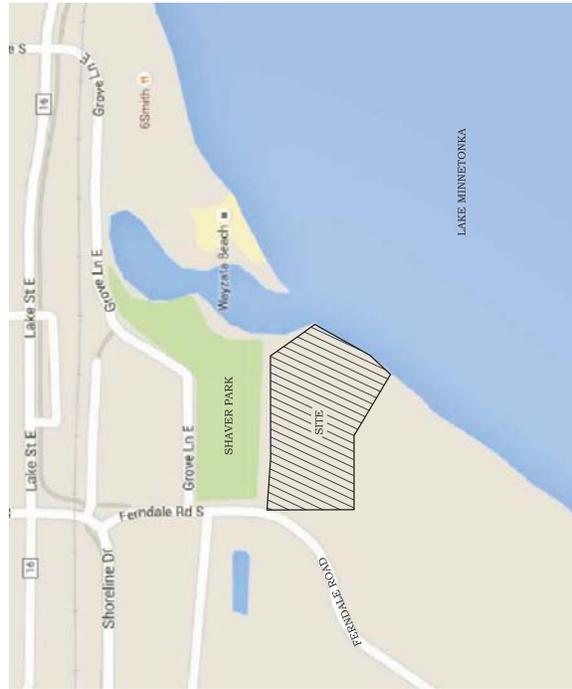
ARCHITECTURE
 WYRATH ARCHITECTURE
 2916 JAMES AVENUE SOUTH
 MINNEAPOLIS, MN 55408
 CONTACT: Kristine Anderson
 TEL: 612-353-4920

SHEET NUMBER

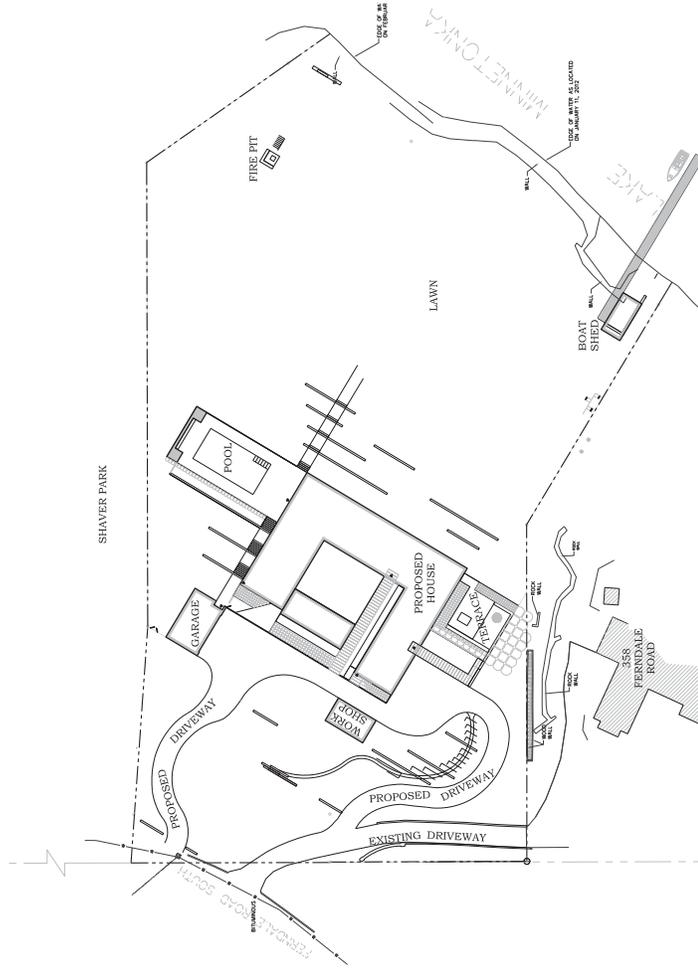
C100

DRAWING TITLE

- TITLE SHEET
- SURVEY
- CIVIL NOTES AND LEGEND
- CONSTRUCTION PRESENTATION NOTES
- STORMWATER POLLUTION PREVENTION PLAN - EXISTING CONDITIONS
- STORMWATER POLLUTION PREVENTION PLAN - PROPOSED CONDITIONS
- EROSION CONTROL DETAILS
- GRADING AND DRAINAGE PLAN
- SANITARY SEWER PLAN AND PROFILE
- STORMWATER MANAGEMENT PLAN
- STORMWATER MANAGEMENT DETAILS



LOCATION MAP



1 SITE PLAN



1"=40'

I hereby certify that this plan or drawing 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.

Company: PIERCE PINI & ASSOCIATES

State: MN

Name: Kevin Goodner

Date: 05/20/2016

Project No: 45815

Sheet No: 05/20/2016

Drawn: [Blank]

Checked: [Blank]

Date: 05/20/2016

Copyright 2016 Pierce Pini & Associates, Inc.

Comm. No. 14-013

Drawn: LB

Checked: RG

Date: 05/20/2016

Site Plan Review

Drawing Title
 COVER SHEET

C100

BAYSIDE RESIDENCE
320 FERNDALE ROAD SOUTH
WAYZATA, MINNESOTA

I hereby certify that this plan or drawing 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.

Company: PIERCE PINI & ASSOCIATES

Signature: _____

Name: Kevin Gauderer

Date: 05/20/2016

Project No.: 45815

Sheet No.: _____

Drawn By: _____

Site Plan Number: 05/20/2016

Checked: _____

Date: 05/20/2016

Scale: _____

Drawn: _____

Checked: _____

Date: _____

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Comm. No. 14-013

Drawn: LB

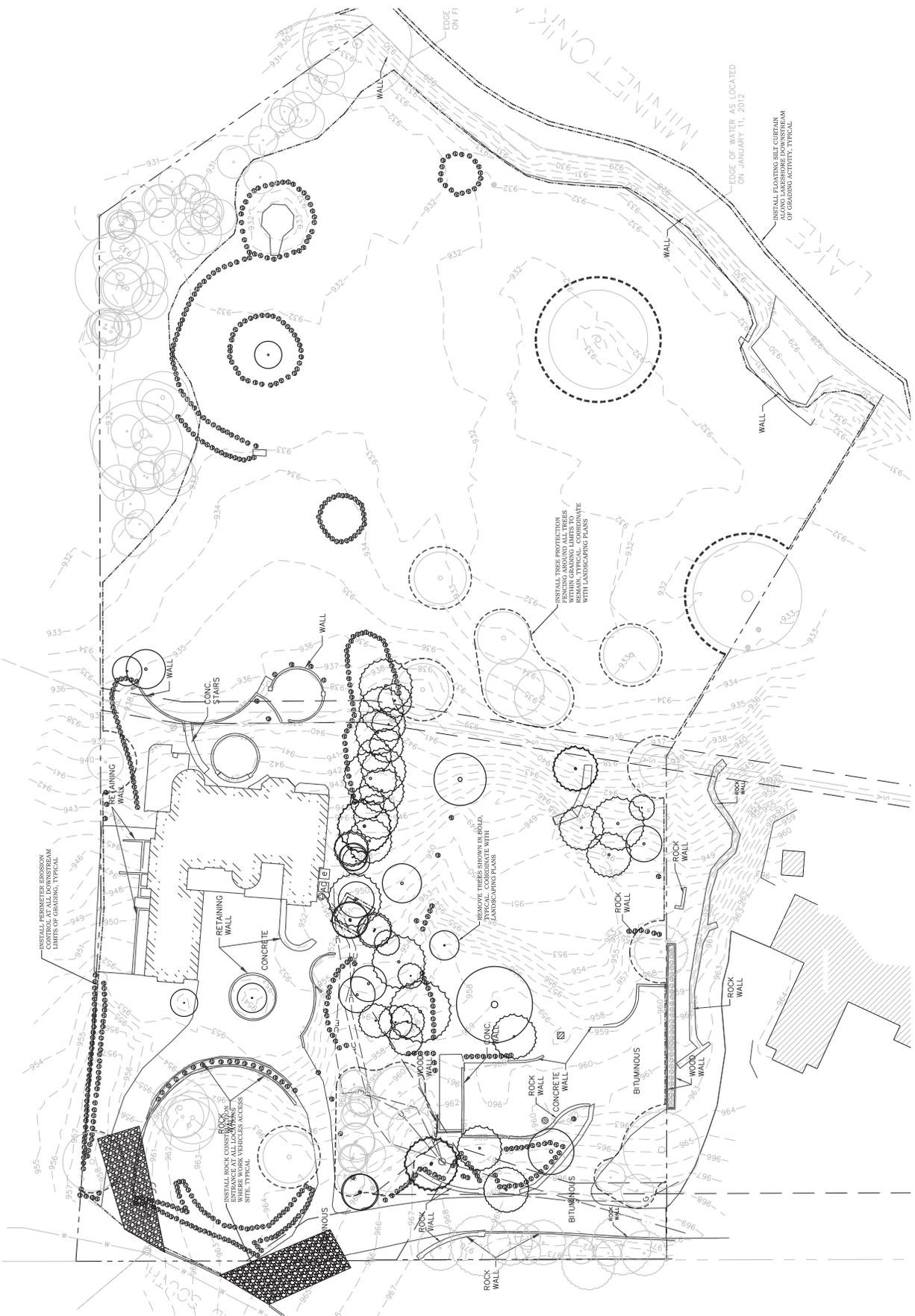
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Date: 05/20/2016

Site Plan Review

Submitted By:
**STORMWATER POLLUTION
PREVENTION PLAN
EXISTING CONDITIONS**

C400



STORMWATER POLLUTION PREVENTION PLAN - EXISTING CONDITIONS



1" = 20'

BAYSIDE RESIDENCE
 320 FERNDALE ROAD SOUTH
 WAYZATA, MINNESOTA

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Company: PIERCE PINI & ASSOCIATES

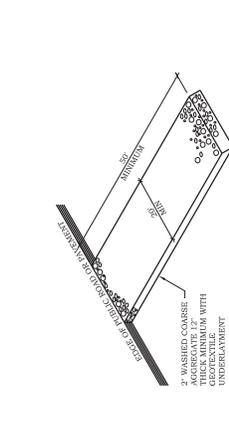
Name: Kevin Gaudier
 Date: 05/20/2016
 Title: Project Engineer

Scale: 1/4" = 1'-0"
 Date: 05/20/2016

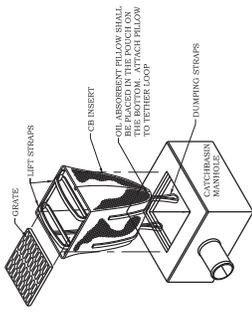
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Site Plan Review
 EROSION CONTROL
 DETAILS

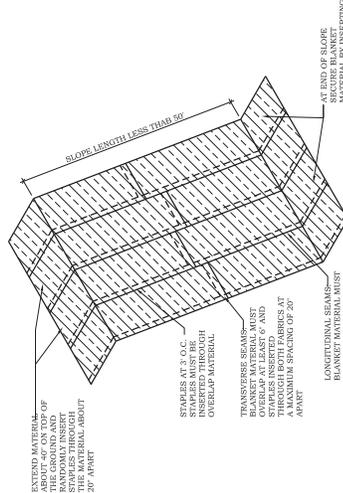
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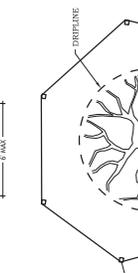
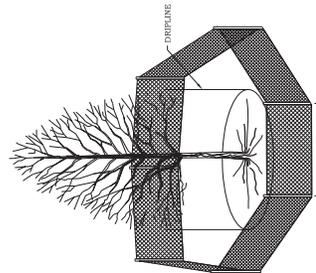
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4 CATCH BASIN INSERT
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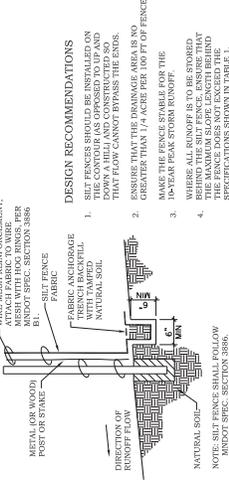


2 EROSION CONTROL BLANKET
 NO SCALE
C600



- NOTES:**
- 1) ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEMOLITION OR AS NECESSARY. THE CONTRACTOR SHALL MAINTAIN THE FENCING THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREE PROTECTION FENCING AND EROSION CONTROL DETAILS SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
 - 2) CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTION FACILITIES. EQUIPMENT, STOCKPILES AND SUPPLIES FROM HAVING VEGETATION WITHIN THE LIMITS OF PROTECTION.
 - 3) THE CONTRACTOR SHALL CLEANLY CUT ALL ROOTS EXPOSED BY GRADING AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - 4) THE CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES AND STAGING AREAS.

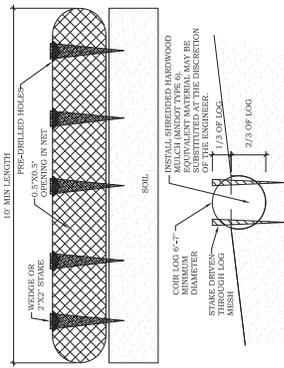
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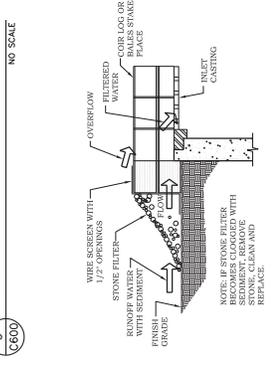
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 NO SCALE
C600

SLOPE PERCENT	BY CALCULATION		BY ACCEPTED DESIGN PRACTICES	
	MINIMUM SLOPE	MAXIMUM SLOPE	MINIMUM SLOPE	MAXIMUM SLOPE
100:1	1%	400 FT	900 FT	100 FT
50:1	2%	200 FT	450 FT	75 FT
25:1	5%	100 FT	225 FT	37.5 FT
12.5:1	10%	50 FT	112.5 FT	18.75 FT
6.25:1	20%	25 FT	56.25 FT	9.375 FT
3.125:1	40%	12.5 FT	28.125 FT	4.6875 FT
1.5625:1	80%	6.25 FT	14.0625 FT	2.34375 FT

1 HEAVY DUTY SILT FENCE
 NO SCALE
C600



6 NYLOPLAST INLET PROTECTION
 NO SCALE
C600



8 FLOATING SILT CURTAIN
 NO SCALE
C600

BAYSIDE RESIDENCE
320 FERNDALE ROAD SOUTH
WAYZATA, MINNESOTA

I hereby certify that this plan or drawing 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.

Company: PIERCE PINI & ASSOCIATES

State: MN

Name: Kevin Gaudier

Date: 05/20/2016

Revised: 05/20/2016

Drawn: [Blank]

Site Plan Review: 05/20/2016

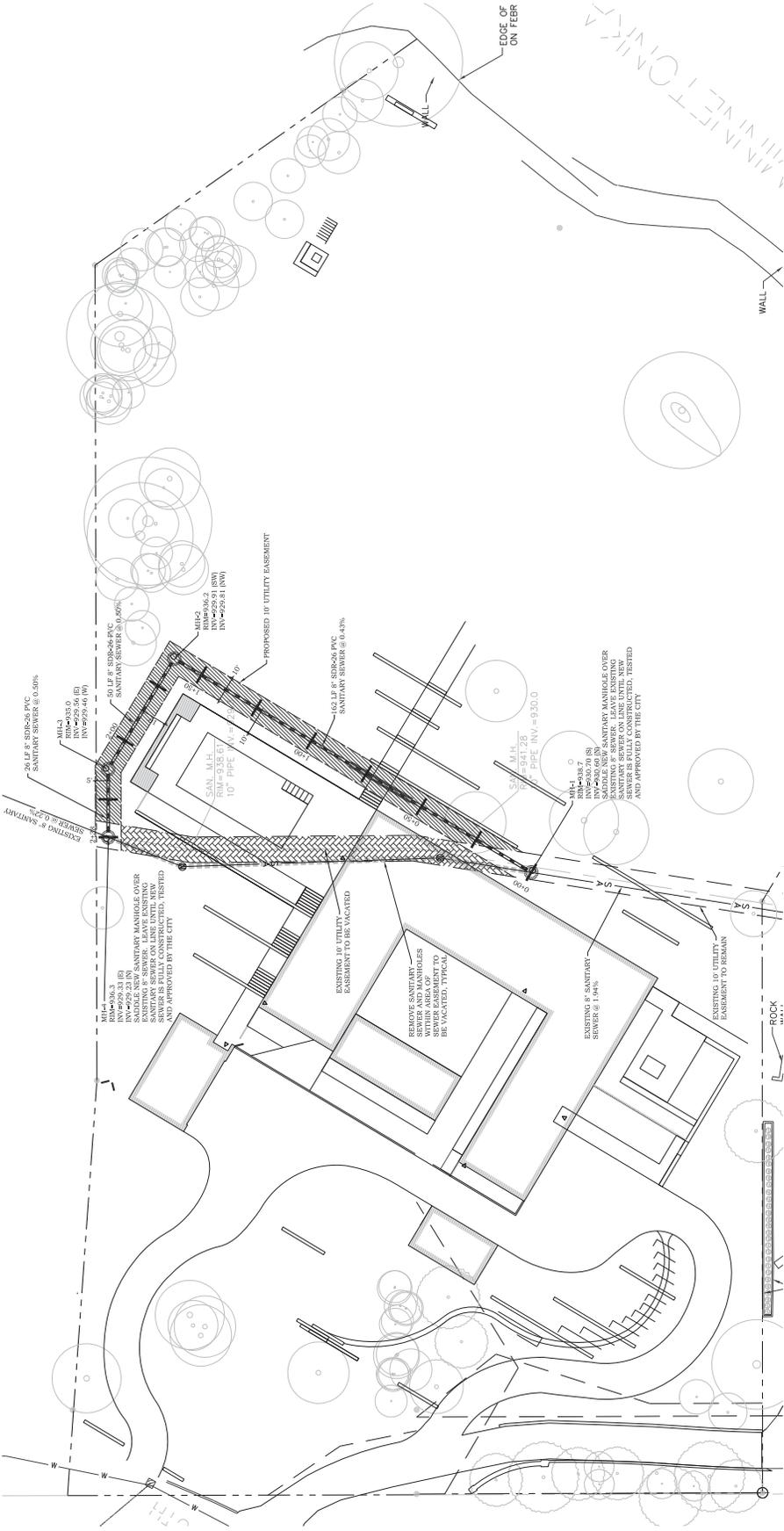
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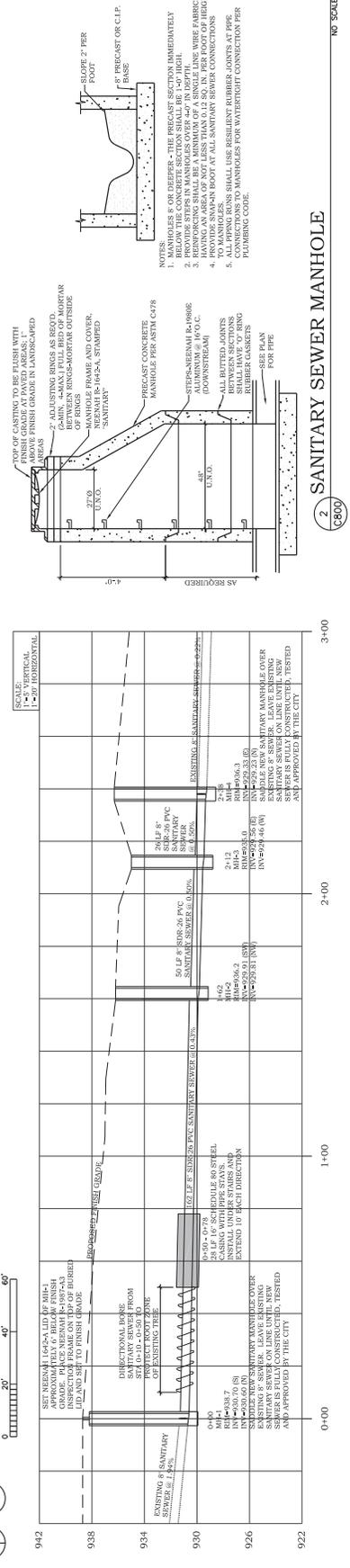
Comm. No.	14-013
Drawn	LB
Checked	RG
Date	05/20/2016

Site Plan Review
Drawing Title
SANITARY SEWER
PLAN AND PROFILE

C800



1. SANITARY SEWER PLAN AND PROFILE



2. SANITARY SEWER MANHOLE

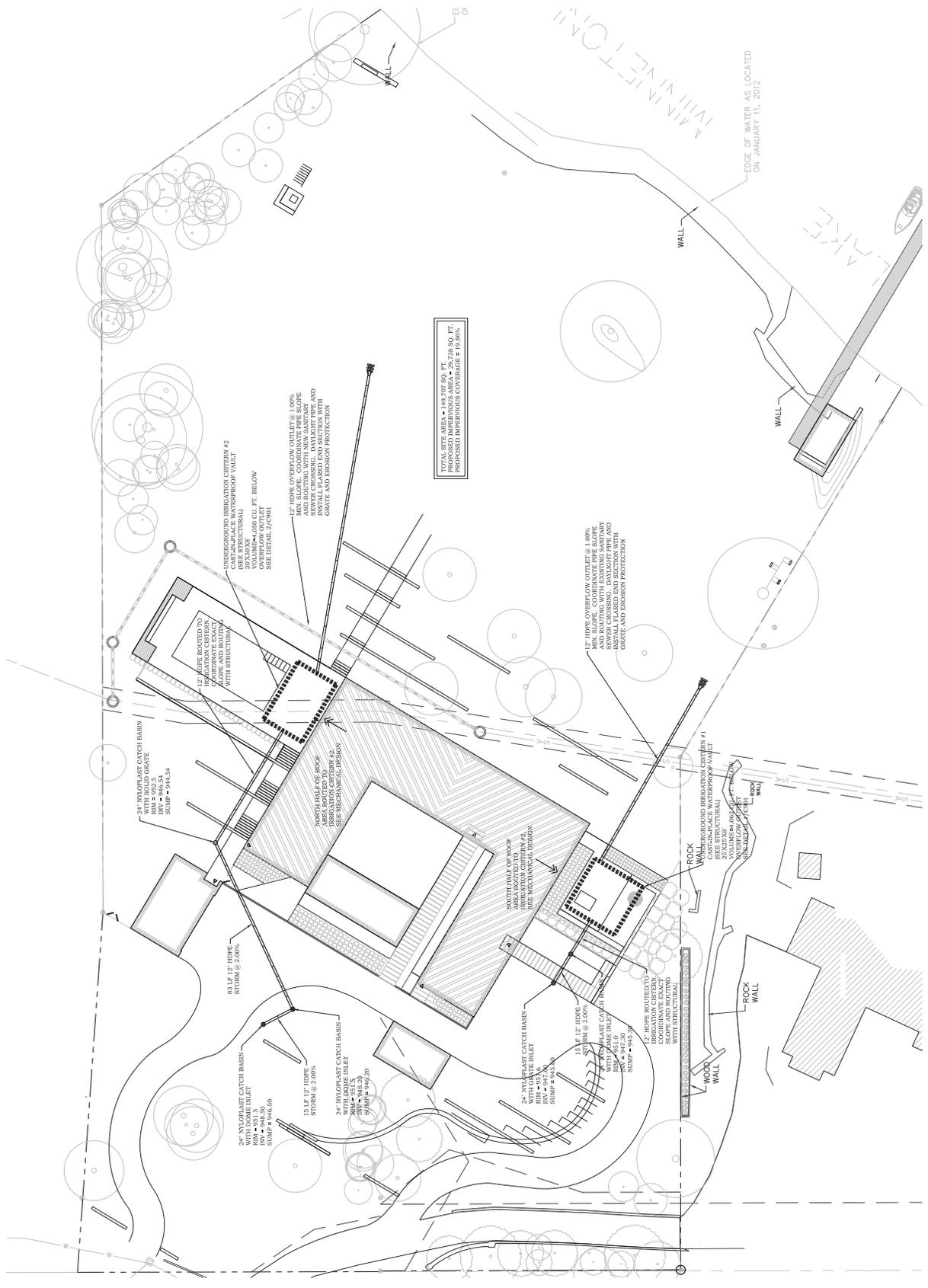
BAYSIDE RESIDENCE
320 FERNDALE ROAD SOUTH
WAYZATA, MINNESOTA

I hereby certify that this plan or drawing 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.
Company: PIERCE PINI & ASSOCIATES

Sheet:	
Name:	Keri Gaudier
Date:	05/20/2016
Project No.:	45815
Drawn:	
Checked:	
Date:	05/20/2016
Scale:	
Drawn:	
Checked:	
Date:	05/20/2016

Site Plan Review
Drawing Title:
STORMWATER
MANAGEMENT PLAN

C900



TOTAL SITE AREA = 149,707 SQ. FT.
PROPOSED IMPERVIOUS AREA = 29,238 SQ. FT.
DISPOSED IMPERVIOUS COVERAGE = 19.5%

1. STORMWATER MANAGEMENT PLAN
C900



1"=20'

I hereby certify that this plan or drawing 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.

Company: PIERCE PINI & ASSOCIATES

Project: Storm Water Management

Drawn: Kevin Gaudier

Date: 05/20/2016

Sheet No: 05/20/2016

Sheet Title: Storm Water Management

Scale: As Shown

Project No: 16-013

Client: LB

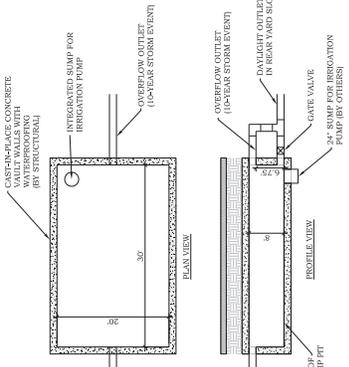
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Date: 05/20/2016

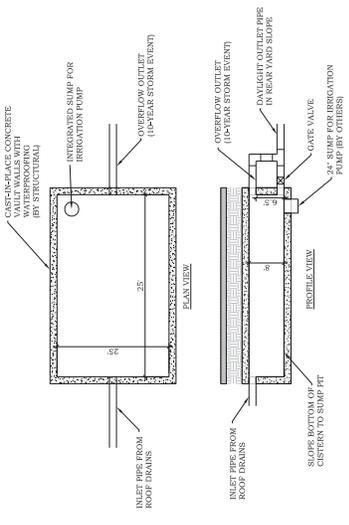
Site Plan Review

Stormwater Management Details

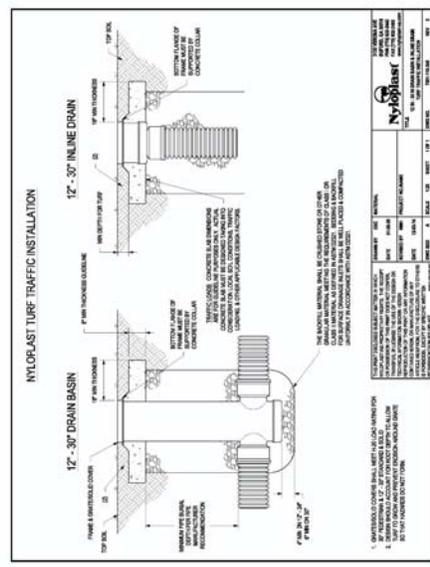
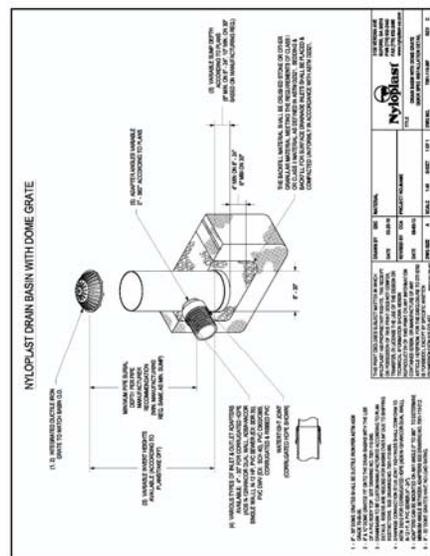
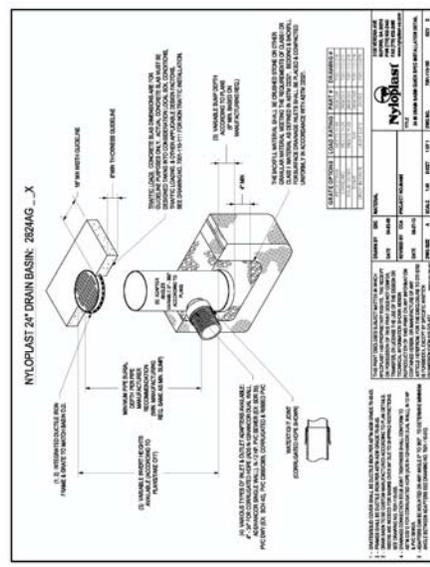
C901



1 IRRIGATION CISTERN #1 SCHEMATIC
 NO SCALE



2 IRRIGATION CISTERN #2 SCHEMATIC
 NO SCALE



RANGE RESIDENCE
 1000 W. WISCONSIN RD
 WISCONSIN, WI 53591

CLIENT
 LANDSCAPE REALTY LLC
 1000 W. WISCONSIN RD
 WISCONSIN, WI 53591

ARCHITECT
 1000 W. WISCONSIN RD
 WISCONSIN, WI 53591

LANDSCAPE DESIGN
 1000 W. WISCONSIN RD
 WISCONSIN, WI 53591

DATE
 07-06-2016

REVISIONS
 1.0000

PROJECT NUMBER
 001-003

DATE
 07-06-2016

OWNER
 LANDSCAPE REALTY LLC

DESIGNER
 LANDSCAPE REALTY LLC

SCALE
 AS SHOWN

DATE
 07-06-2016

PROJECT NUMBER
 001-003

DATE
 07-06-2016

OWNER
 LANDSCAPE REALTY LLC

DESIGNER
 LANDSCAPE REALTY LLC

SCALE
 AS SHOWN

DATE
 07-06-2016

PROJECT NUMBER
 001-003

DATE
 07-06-2016

OWNER
 LANDSCAPE REALTY LLC

DESIGNER
 LANDSCAPE REALTY LLC

SCALE
 AS SHOWN

DATE
 07-06-2016

PROJECT NUMBER
 001-003

DATE
 07-06-2016

OWNER
 LANDSCAPE REALTY LLC

DESIGNER
 LANDSCAPE REALTY LLC

SCALE
 AS SHOWN

DATE
 07-06-2016

PROJECT NUMBER
 001-003

DATE
 07-06-2016

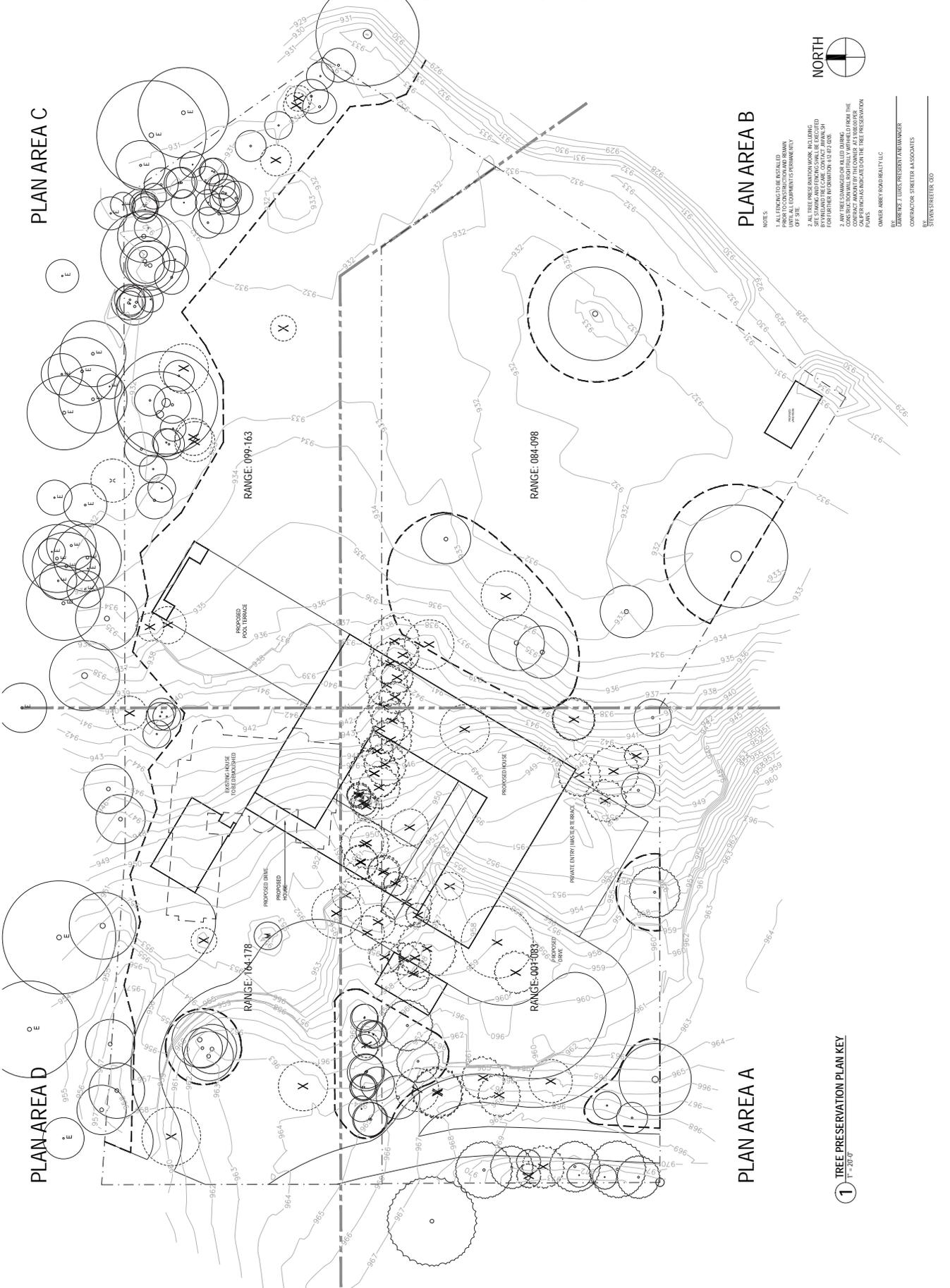
OWNER
 LANDSCAPE REALTY LLC

DESIGNER
 LANDSCAPE REALTY LLC

SCALE
 AS SHOWN

DATE
 07-06-2016

NOT FOR CONSTRUCTION USE



PLAN AREA B

- NOTES**
1. ALL EXISTING TREES INSTALLED PRIOR TO CONSTRUCTION AND REMAIN ON SITE.
 2. ALL TREE PRESERVATION WORK INCLUDING SITE STAKING AND TIE-IN WORK SHALL BE EXCUTTED AND REINSTALLED PRIOR TO CONSTRUCTION FOR FURTHER INFORMATION, AS UP TO DATE.
 3. ANY TREE DAMAGED OR KILLED DURING CONSTRUCTION SHALL BE REPLACED WITH THE SAME SPECIES AND SIZE AS THE ORIGINAL TREE. THE CONTRACTOR SHALL MAINTAIN THE TREE PRESERVATION ZONES.
 4. OWNER: LANDSCAPE REALTY LLC
 5. DESIGNER: LANDSCAPE REALTY LLC
 6. CONTRACTOR: STREETWISER ASSOCIATES
 7. SCALE: AS SHOWN
 8. DATE: 07-06-2016
 9. PROJECT NUMBER: 001-003
 10. OWNER: LANDSCAPE REALTY LLC



1 TREE PRESERVATION PLAN KEY

1" = 20' 0"

RANSKE RESIDENCE
 100 W. MAIN STREET, SUITE 100
 WISCONSIN, WI 53081

CLIENT
 LANDSCAPE REALTY LLC
 100 W. MAIN STREET, SUITE 100
 WISCONSIN, WI 53081

ARCHITECT
 100 W. MAIN STREET, SUITE 100
 WISCONSIN, WI 53081

LANDSCAPE DESIGN
 100 W. MAIN STREET, SUITE 100
 WISCONSIN, WI 53081

NOT FOR CONSTRUCTION USE

These documents are prepared for the use of the client and are not to be used for any other purpose without the written consent of the architect.

REVISIONS
 DATE: 07-06-2016
 BY: [Redacted]

OVERVIEW
 SCALE: AS SHOWN
 DATE: 07-06-2016

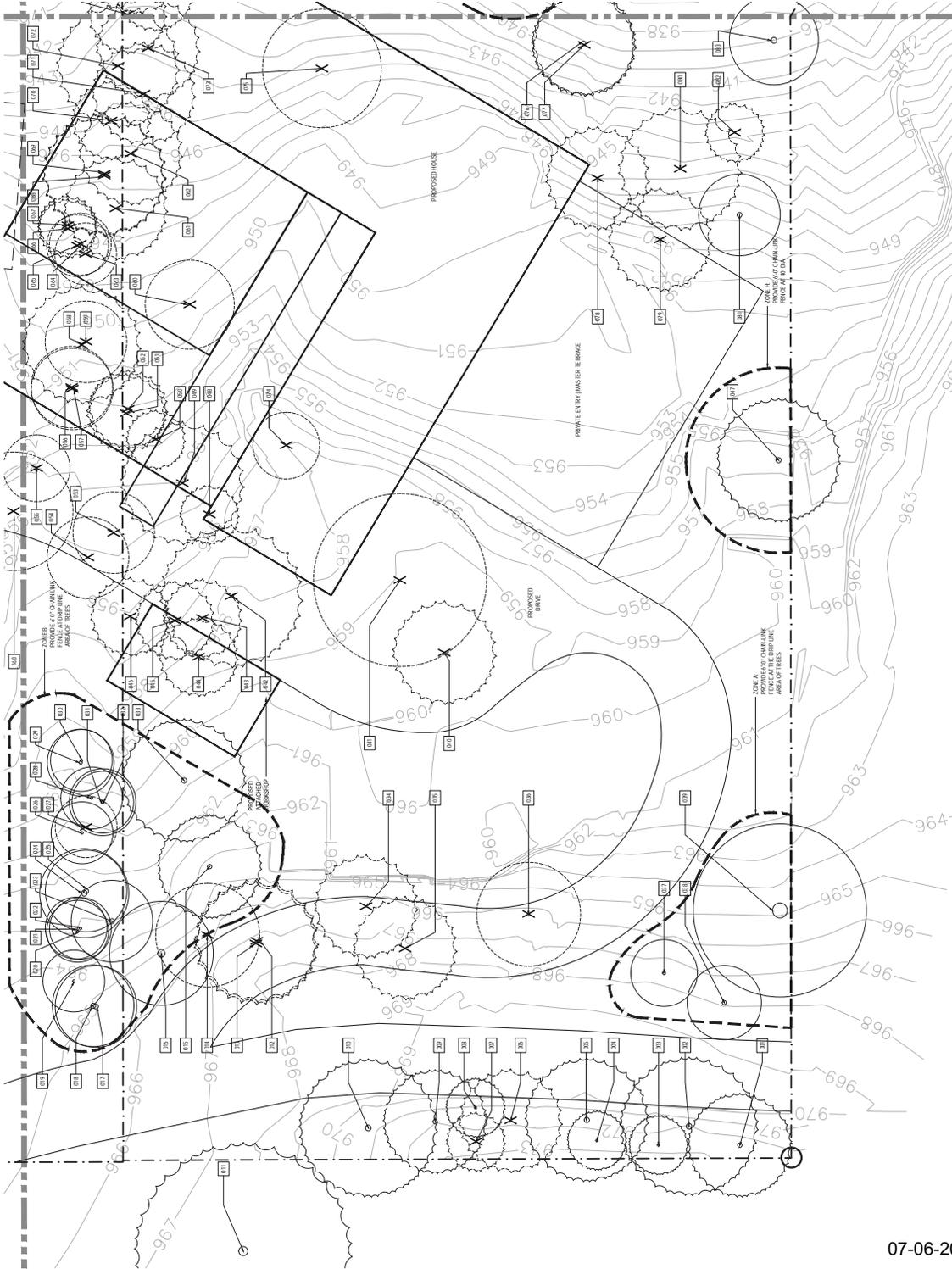
REFERENCE LEVEL:
 1.05' - 100'

PROJECT NUMBER:
 100 W. MAIN STREET, SUITE 100

SCALE:
 AS SHOWN

CHECKED:
 DATE: 07-06-2016

TREE PRESERVATION PLAN - AREA A
L0.81



1 TREE PRESERVATION PLAN - AREA A
 T - 10' x 10'

RANSKE RESIDENCE
 1000 W. WINDY HOLLOW RD
 WILKES BARRE, PA 18258

CLIENT
 LANDSCAPE REALTY LLC
 1000 W. WINDY HOLLOW RD
 WILKES BARRE, PA 18258

ARCHITECT
 J. J. ROSSMILLER
 1000 W. WINDY HOLLOW RD
 WILKES BARRE, PA 18258

LANDSCAPE DESIGN
 D. O. ROSSMILLER
 1000 W. WINDY HOLLOW RD
 WILKES BARRE, PA 18258

DATE
 07-06-2016

REVISIONS
 1.00 - INITIAL DESIGN

PROJECT NUMBER
 1000 W. WINDY HOLLOW RD

DATE
 07-06-2016

REVISIONS
 1.00 - INITIAL DESIGN

OVERVIEW
 1000 W. WINDY HOLLOW RD

REFERENCE LEVEL
 1000 W. WINDY HOLLOW RD

PROJECT NUMBER
 1000 W. WINDY HOLLOW RD

DATE
 07-06-2016

REVISIONS
 1.00 - INITIAL DESIGN

SCALE (AS APPLIED)
 1" = 10' 0"

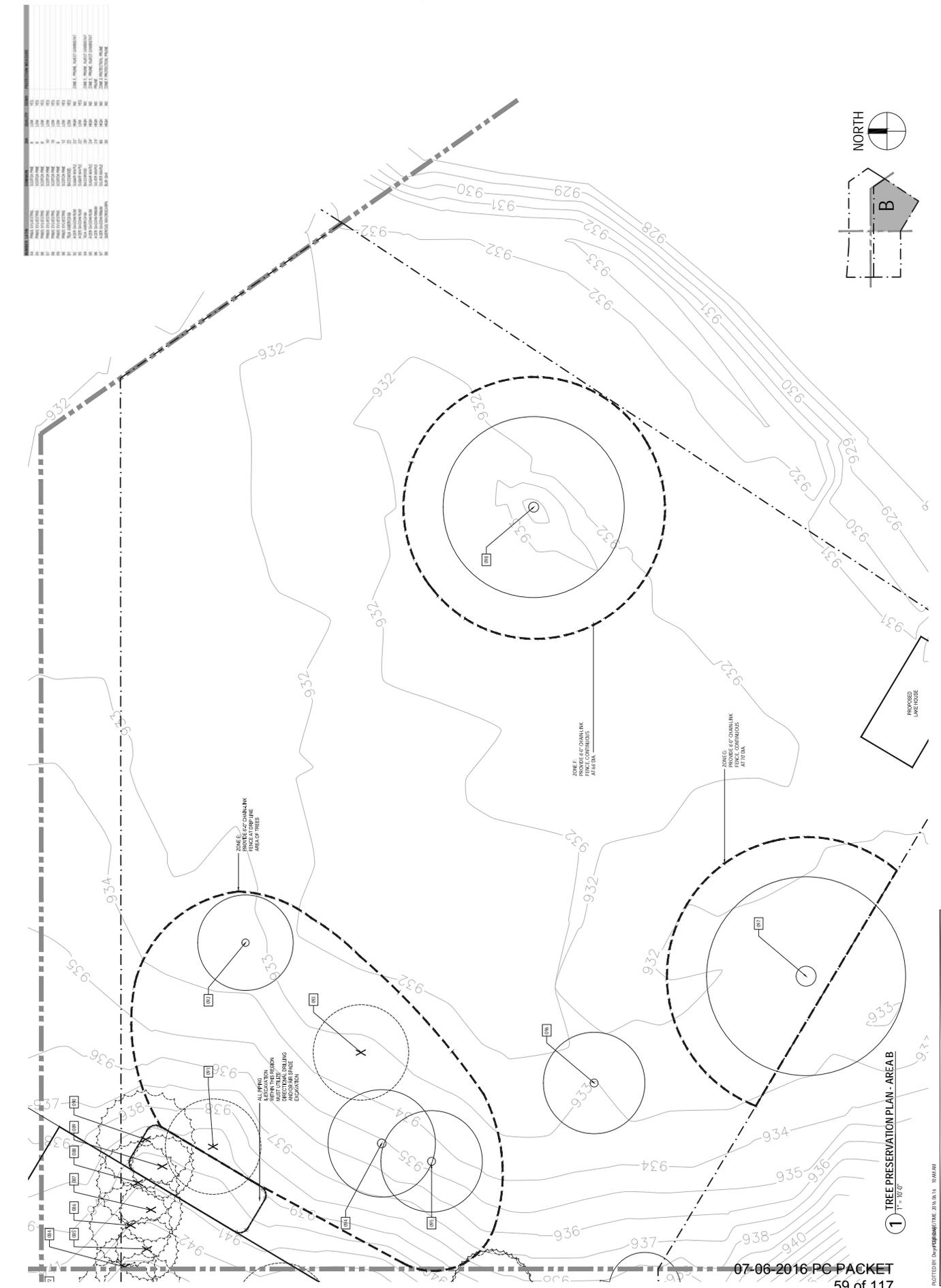
PLAN - AREA B

L0.82

NOT FOR CONSTRUCTION USE

07-06-2016 PC PACKET

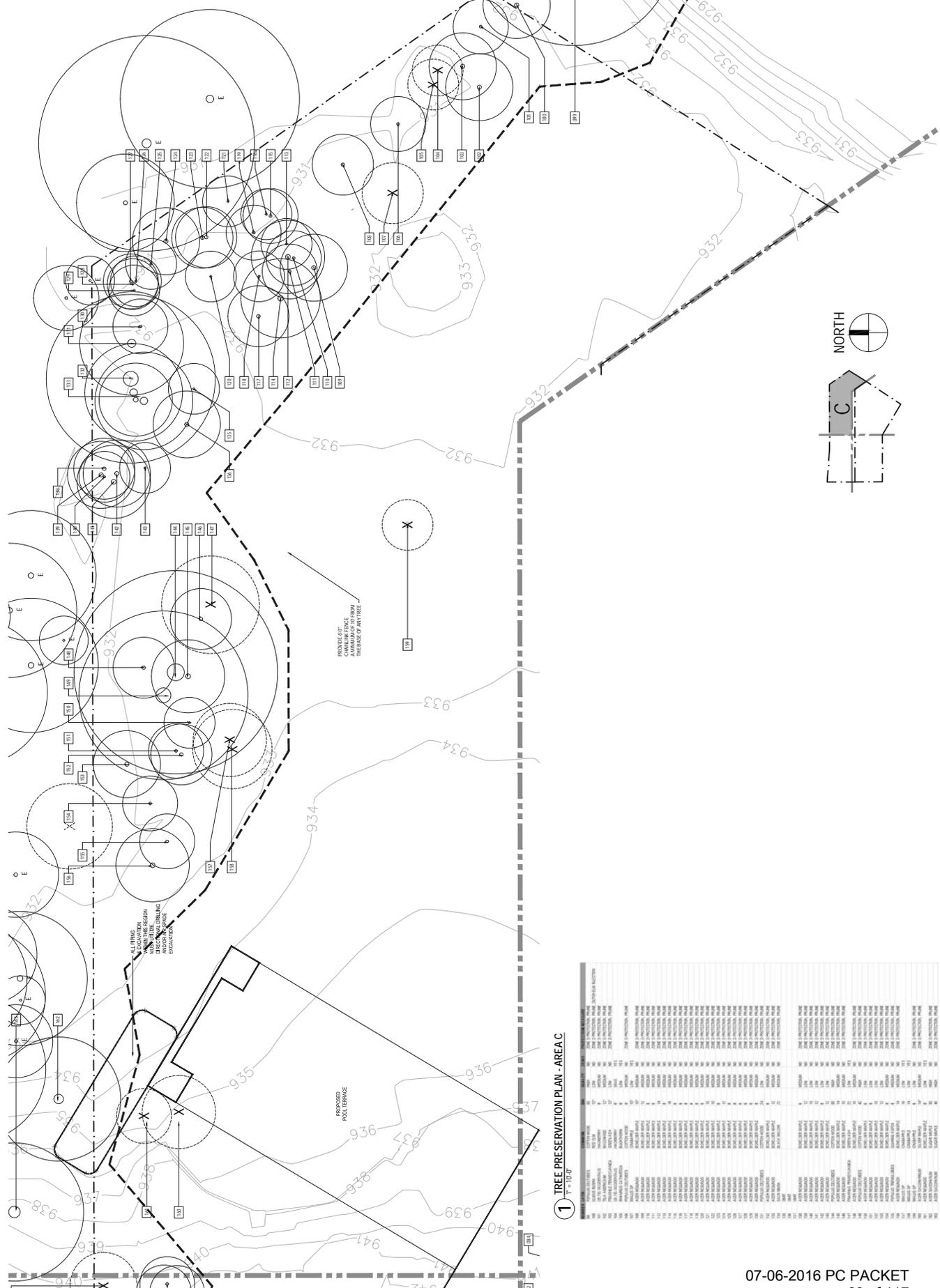
59 of 117



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NOT FOR CONSTRUCTION USE

NOT FOR CONSTRUCTION USE



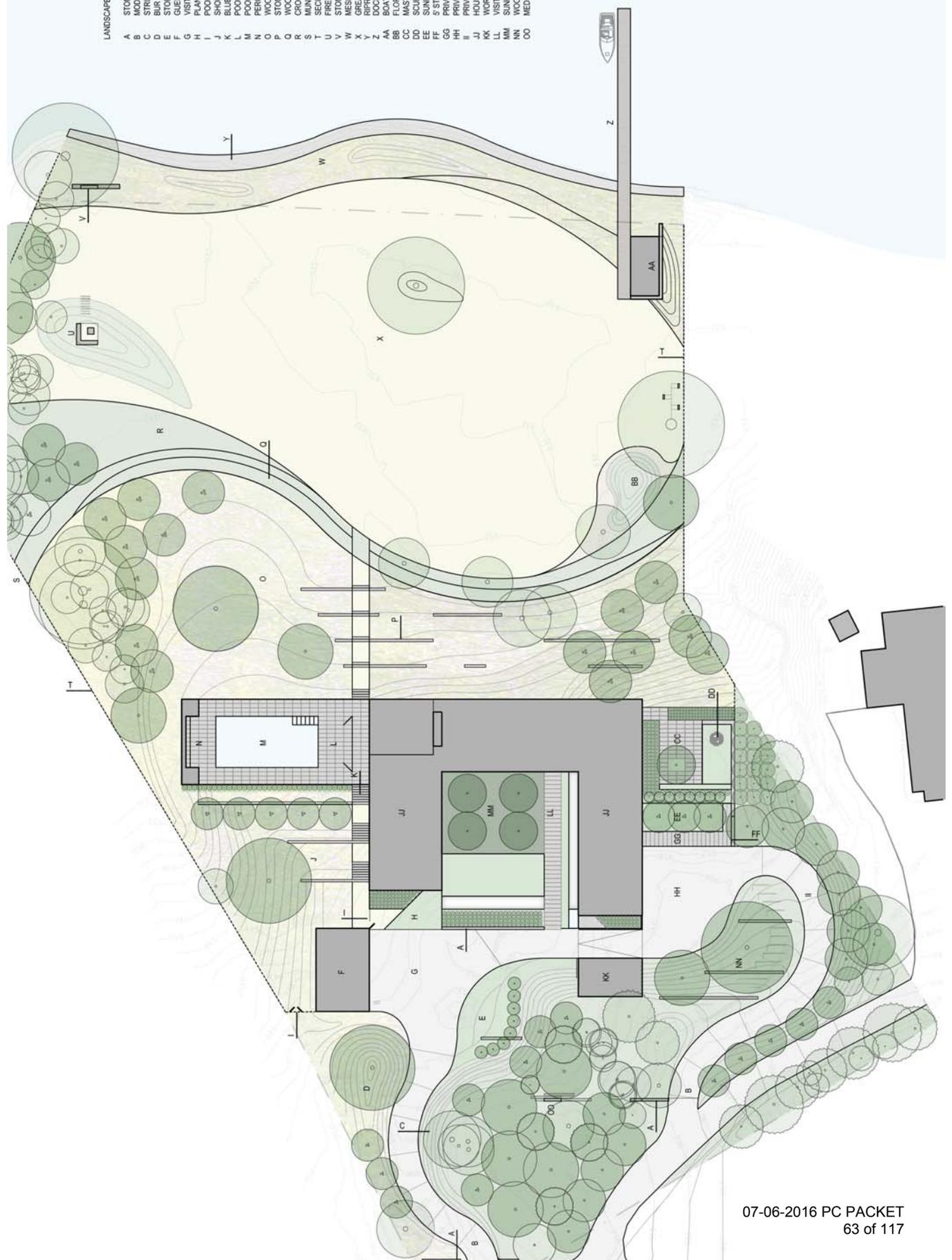
1 TREE PRESERVATION PLAN - AREA C
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LANDSCAPE KEY

- A STONE ENTRY WALLS
- B BOLLARD BLUESTONE DRIVE
- C BIRCH OAK KAME
- D STORM WATER BASIN
- E GUEST GARAGE
- F VISITOR AUTO COURT
- G PLANTING BEDS
- H POOL FENCE | GATE
- I SHORT GRASS PRAIRIE TERRACE
- J BLUESTONE STEPS
- K POOL PLINTH
- L POOL
- M WOODLAND MEADOW
- N WOODLAND GRASSES
- O WOODLAND GRASSES
- P CROCUS CARPET
- Q MUNICIPAL ACCESS
- R SECURITY FENCE
- S FIRE PIT OVERLOOK
- T STONE PERCH
- U GREAT OAK LAWN
- V FIRE PIT
- W DOCK
- X BOAT HOUSE
- Y FLORAL KAME
- Z MASTER TERRACE
- AA SCULPTURE
- BB SUNKEN GARDEN
- CC 5' STONE WALL
- DD PRIVATE ENTRY
- EE PRIVATE DRIVE
- FF WORKSHOP
- GG VISITOR ENTRY
- HH SUNKEN COURT
- II WOODLAND TRAVERSE
- JJ MEDITATION NOOK
- KK
- LL
- MM
- NN
- OO

BAYSIDE RESIDENCE
 LANDSCAPE PLAN
 D/O 5.20.2016







Bayside Residence

320 and 346 Ferndale Road South

June 20th, 2016

Applicable Code Provisions for Review

Preliminary Plat Criteria (Section 805.14.E)

- 1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan**
 - a. Response: The proposed lot combination will be consistent with the Wayzata Comprehensive Plan:
 - i. The property is currently zoned R1-A, low density single family estate district. The new combined property will be developed as a new single family home meeting all zoning and code ordinances for this type of district (including lot width and area.
 - ii. The existing lots are currently non-conforming, and do not meet the requirements for lot width or area.
- 2. Building Pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.**
 - a. Response: Extensive care and studies were completed to locate the proposed home and building pad appropriately on the site in both plan and elevation in order to preserve sensitive areas:
 - i. The proposed building, wall and landscape structures will be constructed to respect, and in many cases exceed, the codes and environmental targets of the City of Wayzata, Lake Minnetonka Conservation District, Minnehaha Creek Watershed District, and DNR. The intention of the landscape design, as per the Owner's request, is to be environmentally sensitive, utilize onsite storm water for all irrigation, restore the shoreline with native mesic prairie, and utilize native species that provide new habitat for local wildlife.
 - ii. The proposed design pushes the house significantly back from the required lake setback to minimize disruption to the front of the site.
 - iii. The proposed design locates the main level of the home at the mid-point of site in order minimize the visual impact of the home from the street and lake, while also minimizing the quantities of cut & fill that may be required for the building pad.
 - iv. The building pad was located to best preserve the significant trees that exist on the site. Extensive design changes have been made throughout the process in order to assure that these trees would be protected and preserved.

- v. The dense vegetation along the Northwest property line (adjacent to the park) are being preserved to buffer the park from the new building pad and house.
- vi. The design will meet the maximum impervious surface requirements of the R1-A zoning district and the Shoreland District.

3. Building Pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filling and grading.

- a. Response: Extensive care and studies were completed to locate the proposed home and building pad appropriately on the site in both plan and elevation in order to respect the natural topography:
 - i. The proposed design locates the main level of the home at the mid-point of site in order minimize the visual impact of the home from the street and lake, while also minimizing the quantities of cut & fill that may be required for the building pad.
 - ii. The proposed building pad and landscape design is intentionally integrated into the existing naturally undulating grading. The components of the hardscape and building have been designed and located in such a way as to minimize/fill and significant retaining walls.
 - iii. The proposed building is designed to appear nestled into the site, with natural plantings that minimize its impacts on the local environment. The overall topography changes are ½ of the allowed amount by the City of Wayzata.

4. Existing stands of significant trees shall be retained where possible. Build pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.

- a. Response: Extensive care and studies were completed to locate the proposed home and building pad appropriately on the site in both plan and elevation in order to best preserve the existing significant trees:
 - i. The building pad was located to best preserve the significant trees that exist on the site. Extensive design changes have been made throughout the process in order to assure that these trees would be protected and preserved.
 - ii. All native trees are being cared for by Vineland Tree Care at the Owner's request. Trees will be watered and treated during construction. Trees to be saved will be protected by 6' chain link fences exceeding the City requirements for snow fencing.
 - iii. All trees to be removed are within the footprint of the house or driveway or otherwise of poor health. All trees to be removed will be replaced as follows:
 - 1. Significant Trees, 6 inches or greater with ½" for 1" of the caliper size lost.
 - 2. Legacy Trees, 27 inches or greater with 1" for 1" of caliper size lost.
 - 3. The new trees will be between 6"-12" of caliper size each and will be based on the historic plant pallet found in the Upland Forests present preconstruction in Wayzata.

- 5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.**
- a. Response: The new combined lot will not adversely impact the scale, pattern of character of the City or its neighborhood:
 - i. The lot is similar in size and nature to a majority of the other properties along Ferndale Road, and significantly smaller than at least four to five other properties nearby. The current two lots are the smallest parcels on the road and not within the scale of the neighborhood.
 - ii. The new lot will meet the City's plans and requirements for new lots, while the existing lots are non-conforming due to lot width and lot area.
 - iii. The new lot will allow the home to be further setback from the adjacent parkland, improving the impact of the house on the adjacent park and neighborhood.
- 6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.**
- a. Response: The design of the new lot, building pad and overall site layout will be contextual to character of the surrounding lots and neighborhood:
 - i. The landscape and proposed house respect the lake setbacks and create a continuity to the existing homes perspective along the lake. The continuous lawn maintains the rolling open quality of the houses next door. The landscape adjacent the house will be a combination of flowering meadows, designed to maintain a clean and consistent height, and formal gardens for the pool and master terraces.
 - ii. The new lot is similar in size and nature to a majority of the other properties along Ferndale Road.
 - iii. The new lot will meet the City's plans and requirements for new lots, while the existing lots are non-conforming due to lot width and lot area.
 - iv. The proposed design locates the main level of the home at the mid-point of site in order minimize the visual impact of the home from the street and lake, while also minimizing the quantities of cut & fill that may be required for the building pad.
 - v. The new house and building pad are located further from the lake and street than is required. This is similar to other developments along Ferndale, and consistent with the character of the neighborhood.
- 7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.**
- a. Response: The size of the new lot is similar to the lots in the surrounding neighbored along Ferndale Road:
 - i. The proposed combined lot size for 320 Ferndale lot (65,340 sq.ft.) and the 356 Ferndale lot (76,969 sq.ft.) is 142,309 sq.ft, which is not dissimilar to other lots found in the surrounding neighborhood. Along Ferndale Road South there are

other existing properties that have nearly the same square footage or over the proposed square footage. 372 Ferndale has a lot square footage of 137,479 and 301 Ferndale has a lot square footage of 129,777 sq. ft, while 353 Ferndale has a lot square footage of 204,800.

- ii. The new lot meets the minimum lot requirement of 80,000 sq. ft, while the existing lots are non-conforming.

8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.

- a. Response: The architectural design for the new home will be consistent with the quality of design and materials, scale and mass, of the homes along Ferndale Road:

- i. The proposed design is for a home of exceptional “heritage” quality, with all exterior materials selected to last generations. The exterior façade is composed of stone and bronze, and the windows are of the highest quality steel. This level of quality and detail is consistent with the best examples of architectural along Ferndale Road.
- ii. The homes in the neighborhood are a diverse mix of more traditional “estate” homes that sit proudly on their sites, and more contemporary residences that are integrated into their sites. The proposed design is for a contemporary home that is sited seamlessly into its undulating landscape and tree scape. This scale and mass will be consistent with many of the homes in the area.
- iii. The lower scale of the proposed home is appropriate given the adjacent parkland and smaller scale development beyond.

9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and residential Architectural Districts and the Design review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.

- a. Response: The design for the proposed home will be responsive to, and compatible with the architectural guidelines for the residential architectural districts.

10. The proposed lot layout and building pads shall confirm with all performance standards herein.

- a. Response: The proposed lot layout conforms to all performance standards required by the City and other governing bodies.

11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.

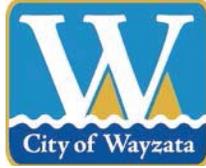
- a. Response: The proposed development will not decrease the property values of neighboring properties:

- i. The proposed development is of better quality than the existing homes on the lots in both materiality and design.
- ii. The proposed development and scale of the new lot is more consistent with the natural and scale of other developments along Ferndale Road.

12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

- a. Response: The new lot will be accommodated with existing public services and will not overburden the City's service capacity:
 - i. The proposed single family home will replace two existing single family residences. This will result in a net overall decrease in use of City services.
 - ii. As per the City Engineer, the two existing sewer and water services to the two existing sites will be abandoned (as per all City and State requirements). One new service line for water and sewer will be installed to serve the new lot, at the expense of the property owner.

Supplemental images from the 3D model attached for review.



**Planning Report
Wayzata Planning Commission
July 6, 2016**

Project Name: McLean Residence
Addresses of Request: 141 Wooddale Ave
Prepared by: Jeff Thomson, Director of Planning and Building
Planning Commission Review: July 6, 2016
City Council Review: July 19, 2016 (Tentative)
“60 Day” Deadline: August 14, 2016

Development Application

Introduction

The applicant, D.T. Carlson Construction, has submitted building plans for construction of a new home at 141 Wooddale Avenue. The property is part of the Anchor Bank/Walgreens PUD that was approved by the City Council in January 2014. The PUD includes the commercial development on the south side, which consists of Anchor Bank and Walgreens, and three single-family residential properties on the north side of the development. The City Council resolution approving the PUD and subdivision included a condition that the future homeowner must submit:

“Plans for review and approval by the City depicting architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of the residential structures proposed to demonstrate similarity to the characteristics and quality of the existing homes in the neighborhood as required under Section 805.14.E.8 and 805.14.E.9.”

The applicant purchased Lot 3 of the development, and has submitted the plans for the home for review and approval by the Planning Commission and City Council. The proposed survey and building plans are included as Attachment A.

Project Location.

The property is located 141 Wooddale Ave, which is located north of the Anchor Bank/Walgreens development on Central Avenue:

Map 1: Project Location



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

Address	PID	Owner
141 Wooddale Ave	06-117-22-14-0086	Jace & Melissa McLean

Relevant Property Information

Current zoning:	PUD/Planned Unit Development
Comp plan designation:	Low Density Single Family
Total lot area:	11,140 sq. ft.

Surrounding 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	PUD	Low Density Single Family
East	Single-family homes	PUD	Low Density Single Family

South	Anchor Bank/Walgreens	PUD	Mixed Use Commercial
West	Single-family homes	PUD	Low Density Single Family

Analysis of Application

Zoning

The following table outlines the zoning requirements for the property:

Table 1: Proposed House

	PUD Requirement	Proposed
Front setback (south)	None (internal to PUD)	33.6 ft.
Side setback (west)	20 ft. (min.)	15.3 ft.
Side setback (east)	None (internal to PUD)	16.3 ft.
Rear setback (north)	20 ft. (min.)	28.9 ft.
Lot coverage	30% (max.)	19.2%
Impervious surface	35% (max.)	29.2%
Height	2 stories or 32 ft. to peak	32 ft.

House Plans

The plans submitted with the application include detailed elevations and floor plans for the new house. The proposed house would be two levels with a look-out basement on the northeast corner of the home. The house would include a three car attached garage with driveway access from the shared private street. The exterior materials on the front of the house consist of composite shakes and board and batten. The exterior materials on the other sides of the house are not indicated on the plans.

The proposed house meets all of the PUD requirements for the lot, except for the setback from the west property line. The west property line is the external lot line of the PUD district, and therefore the minimum 20-foot front yard setback is required from this property line. The proposed house is set back 15.3 feet from this property line. The proposed house could be shifted to the east by 5 feet, which would meet the required setbacks from both the west and east property lines.

Applicable Code Provisions for Review

Preliminary Plat Criteria (Section 805.14.E)

The City Council condition requiring review and approval of the home design on Lot 1 is based on the ordinance criteria for preliminary plat review pertaining to the proposed house:

8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be

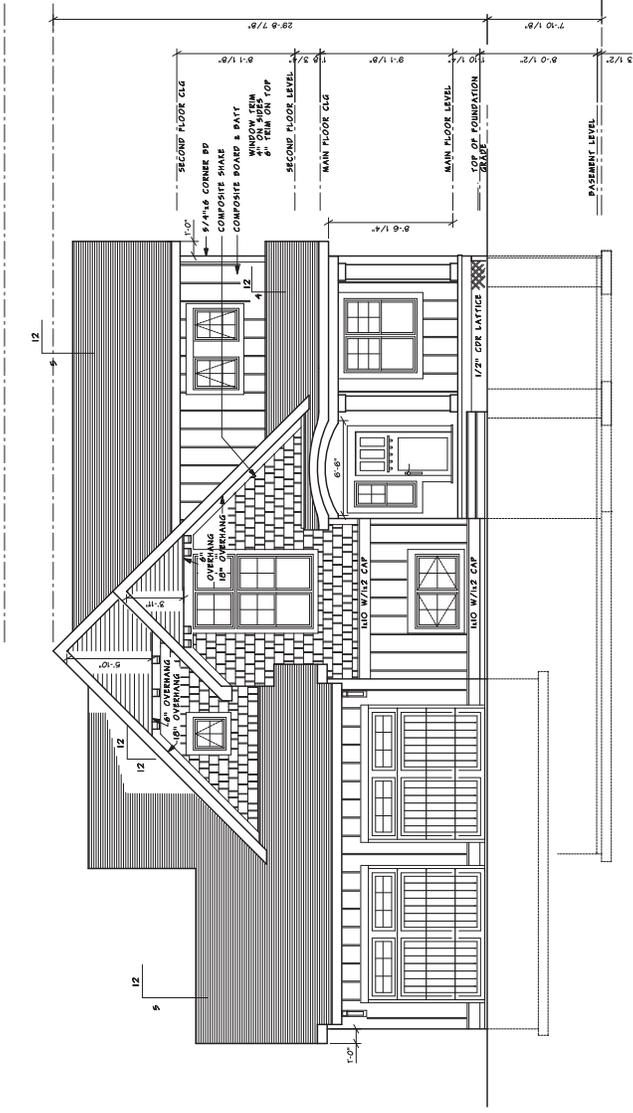
- divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.

Action Steps

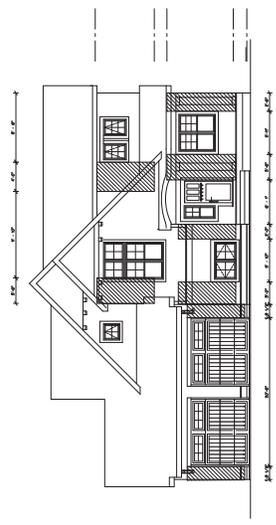
After considering the items outlined in this report, the Planning Commission should consider making a motion which approves the preliminary house plans for 141 Wooddale Ave, based on the finding that the design meets the standards of City Code Section 805.14.E.8 and 805.14.E.9, and satisfies the condition of Resolution No. 05-2015.

Attachments:

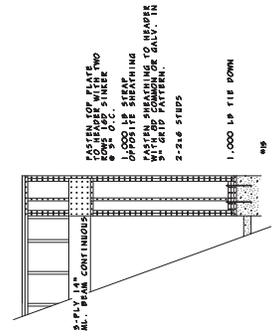
Attachment A: Proposed House Plans



Front Elevation New Home - McLean Residence
SCALE: 1/4" = 1'-0"



Front Elevation BWP
SCALE: 1/8" = 1'-0"



Wind Brace Detail as per code
SCALE: 3/8" = 1'-0"

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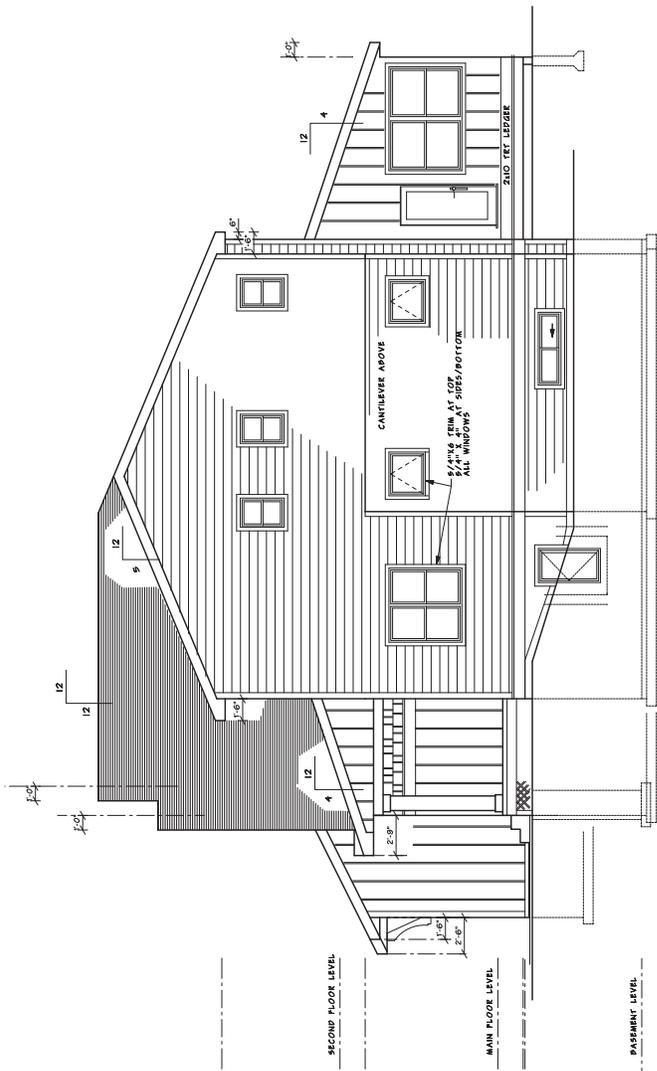
SHT 1 OF 8	FRONT ELEVATION
SHT 2 OF 8	LEFT ELEVATION
SHT 3 OF 8	RIGHT ELEVATION
SHT 4 OF 8	REAR ELEVATION
SHT 5 OF 8	FOUNDATION PLAN
SHT 6 OF 8	MAIN FLOOR PLAN
SHT 7 OF 8	SECOND FLOOR PLAN
SHT 8 OF 8	CROSS SECTION-DETAILS

HART'S DESIGN LLC
Residential New Homes
(888) 828-8808
3025 Centerville Rd. Eden Prairie, MN 55464

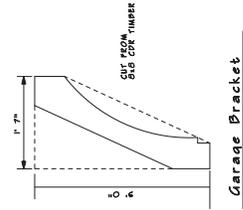
Contractors:
C.A. Carlson
3609 East 47th St.
Minneapolis, MN 55406
Builder License #BC99620

Project Sites:
Jace & Melissa McLean
Wazeka, MN

DATE:
1-27-2016
6-14-2016
SCALE:
1/4" = 1'-0"
SHEET
of 8



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



HART'S DESIGN LLC
 Residential New Home
 (952) 828 - 8908
 1925 Centaur Ln. Eden Prairie, MN 55446

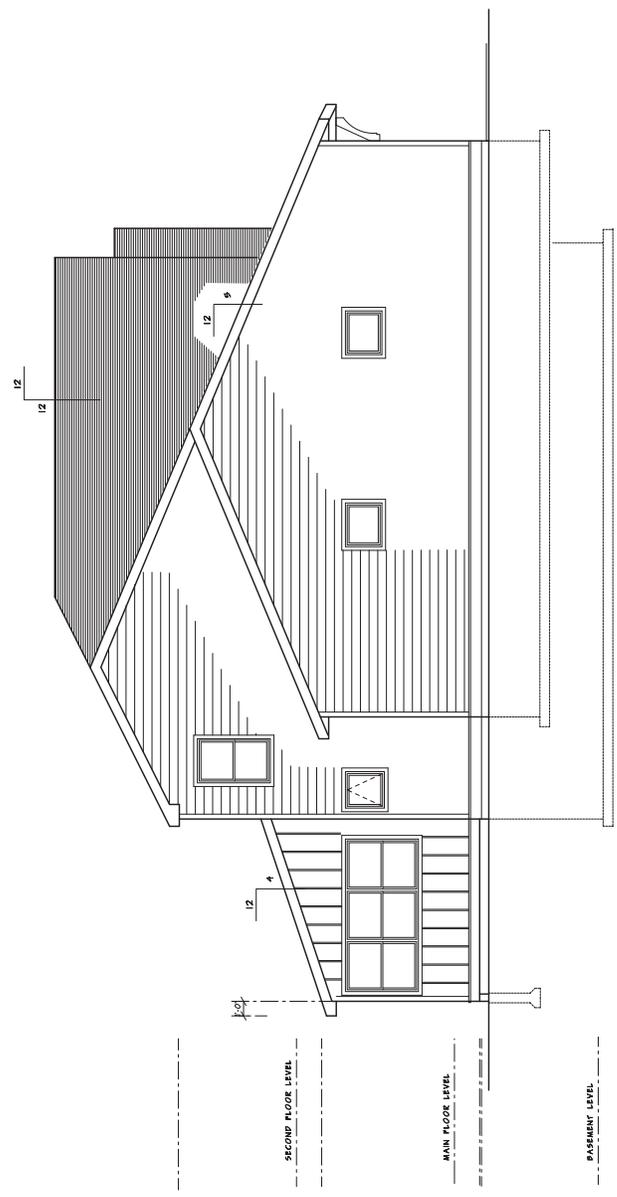
DATE:
 1-27-2016
 6-14-2016

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

SHEET
 3
 of 8

Contractor:
 C.J. Carlson
 Custom Home Builder
 3609 East 47th St.
 Minneapolis, MN 55406
 Builder License #BC99620

Project Site:
 Jack & Melissa McLean
 141 Wooddale Ave.
 Wauzata, MN



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



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

HART'S DESIGN LLC
Residential New Home
(882) 828 - 8908
1925 Center St. Eden Prairie, MN 55424

DATE:
1-27-2016
6-14-2016

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

SHEET
4 of 8

Contractor:
D.L. Carlson
Custom Home Builder
3609 East 47th St.
Minneapolis, MN 55406

Builder License #BC99620

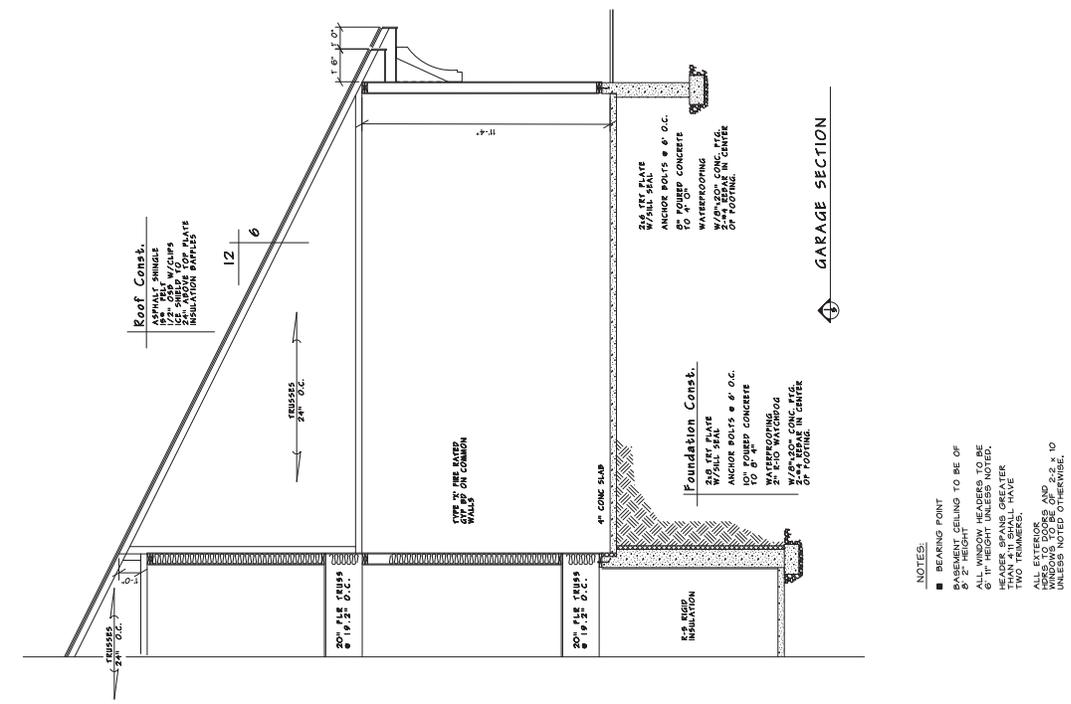
Project Site:
Jace & Melissa McKean
141 Wooddale Ave.
Wazeka, MN

Contractor: Custom Home Builders
 3609 East 47th St
 Minneapolis, MN 55410
 Builder License #BC93920

Project: 141 Wooddale Ave.
 Wauzata, MN
 Project Size: 3,000 sq. ft.

HART'S DESIGN LLC
 Residential Design
 (952) 828-8988
 5025 Centerville Rd, Eden Prairie, MN 55424

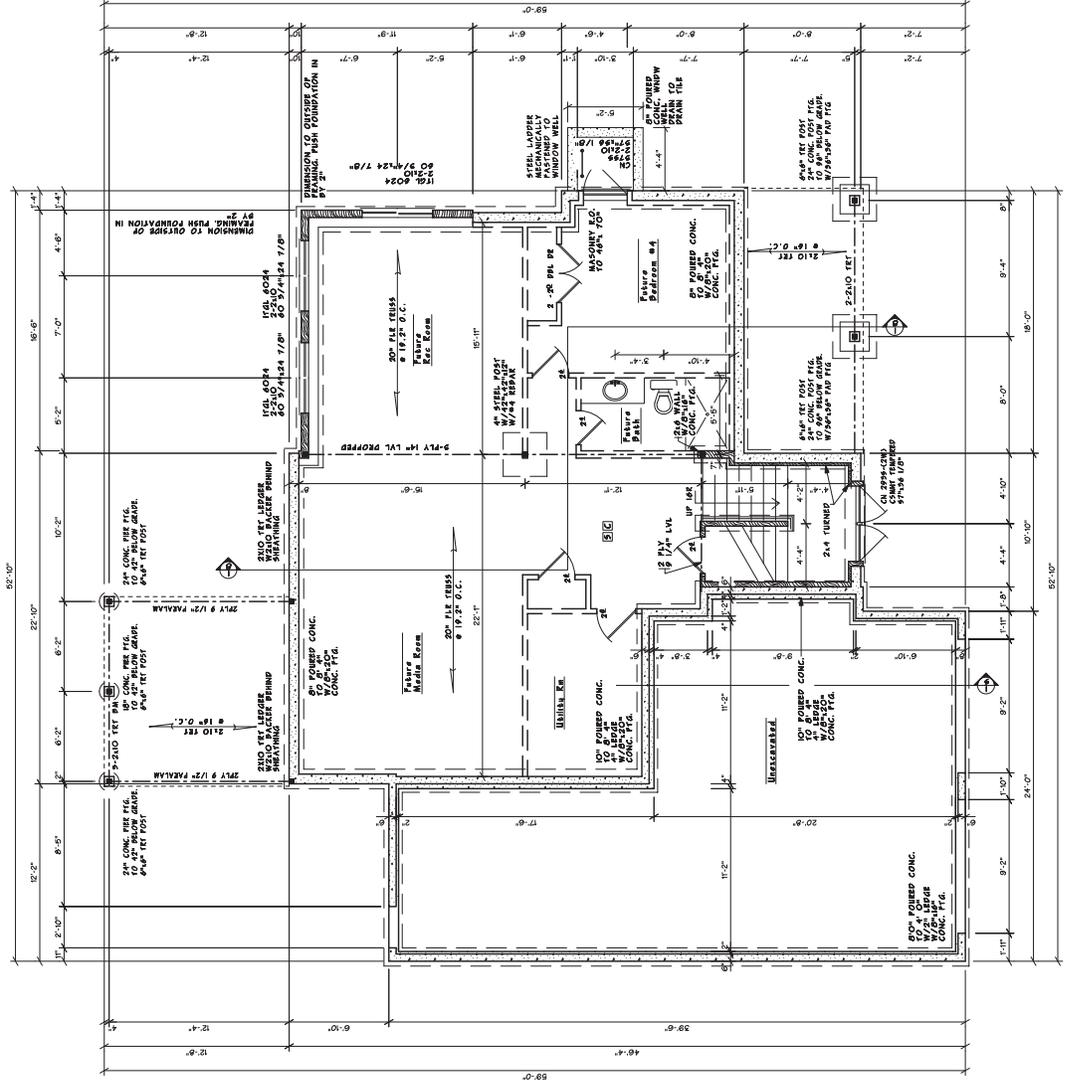
Date: 1-27-2016
 6-14-2016
 Scale: 1/4" = 1'-0"
 SHEET
 of 8



- NOTES:
- BEARING POINT
 - BASEMENT CEILING TO BE OF 9' 2" HEIGHT
 - 6" IN HEIGHT UNLESS NOTED
 - HEADER SPANS GREATER THAN TWO TRIMERS SHALL HAVE TWO TRIMERS.
 - ALL EXTERIOR WINDOW DOORS AND WINDOVS TO BE 2.2 x 10 UNLESS NOTED OTHERWISE.

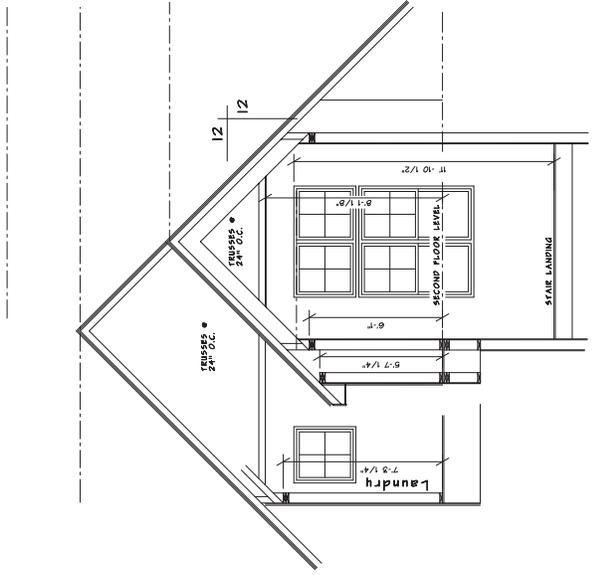
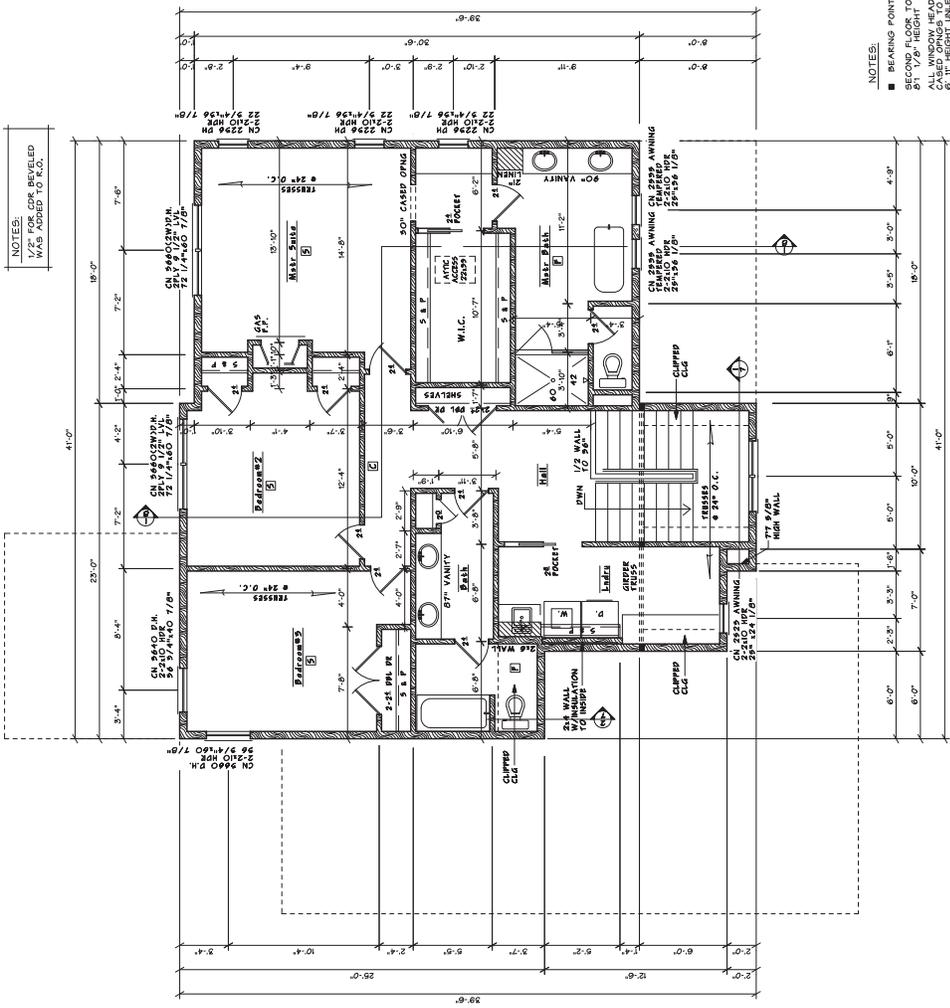
Specifications

ROOM NAME	FLOORING	CEILING	TRIM	SPECIAL
REC RM	UNFINISHED	UNFINISHED	N/A	
3/4 BATH	UNFINISHED	UNFINISHED		
MEDIA				

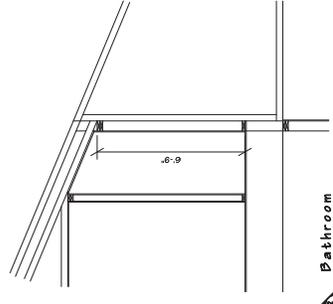


Foundation/Basement Level New Home
 5/4x8 1/4" = 1'-0"

NOTES:
 1. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WINDOW HEADERS AND SILLINGS TO BE OF SILEXON 1/2" HIGH.
 3. ALL WINDOW HEADERS AND SILLINGS TO BE OF SILEXON 1/2" HIGH UNLESS NOTED OTHERWISE.
 4. ALL WINDOW HEADERS AND SILLINGS TO BE OF SILEXON 1/2" HIGH UNLESS NOTED OTHERWISE.
 5. ALL WINDOW HEADERS AND SILLINGS TO BE OF SILEXON 1/2" HIGH UNLESS NOTED OTHERWISE.



Stairwell
 SCALE: 3/8" = 1'-0"



Bathroom
 SCALE: 3/8" = 1'-0"

Specifications

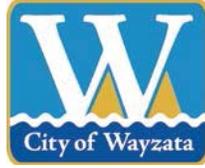
ROOM NAME	FLOORING	CEILING	TRIM	SPECIAL
BEDRM #1	CARPET	KNOCK-DOWN	BASE	
BEDRM #2	CARPET		BASE	
W.C. BATH	TILE			
LAUNDRY	TILE			
HALL	CARPET			

Second Floor New Home 1809 SF
 SCALE: 1/4" = 1'-0"

HART'S DESIGN LLC
 Residential New Home
 Custom Home Builder
 (882) 828-8988
 3609 East 47th St
 Minneapolis, MN 55406
 Contractor: C.A. Carsten Co.
 Builder License #BC939620

Project Site:
 Leas & Melissa McLean
 141 Wooddale Ave.
 Wayzata, MN

DATE: 1-27-2016
 SCALE: 1/4" = 1'-0"
 SHEET 7 of 8



**Planning Report
Wayzata Planning Commission
July 6, 2016**

Project Name: Gardner Place
Applicant BohLand Homes, Inc.
Addresses of Request: 350 Gardner Street E
Prepared by: Jeff Thomson, Director of Planning and Building
Planning Commission Review: July 6, 2016
City Council Review: TBD
“60 Day” Deadline: August 27, 2016

Development Application

Introduction

The applicant, BohLand Homes, has submitted a development application to subdivide the property at 350 Gardner St E into three single-family residential lots. The existing house would be demolished, and three new homes would be constructed.

Property Information

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

Address	PID	Owner
350 Gardner St E	06-117-22-21-0027	Erich and Elizabeth Blaufuss

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

Current zoning:	R-3A/Single and Two Family Residential District
Comp plan designation:	Low Density Single Family
Total site area:	29,974 sq. ft. (0.69 acres)

Project Location

The property is located on Gardner Street E, east of Barry Avenue.

Map 1: Project Location



Application Requests

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

- A. Concurrent Preliminary and Final Plat Subdivision: The proposed requires preliminary and final plat review to subdivide the one existing lot into three lots. (City Code Sections 805.14 and 805.15)

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	Single-family home	R-3A/Single and Two Family Residential District	Low Density Single Family
South	Single-family homes	R-3A/Single and Two Family Residential District	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 June 23, 2016. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on June 23, 2016.

Analysis of Application

Lot Requirements

The proposed lots would meet the minimum lot requirements for the R-3A zoning district:

	Lot area (sq. ft.)	Lot width	Lot depth
R-3A Requirements	9,000 (min.)	60 ft. (min.)	100 ft. (min.)
Lot 1	9,900 sq. ft.	60 ft.	165 ft.
Lot 2	9,900 sq. ft.	60 ft.	165 ft.
Lot 3	9,900 sq. ft.	60 ft.	165 ft.

Surrounding Lot Sizes

The following summarizes the lot areas of the R-3A lots located immediately adjacent to the subject property:

Address	Lot area
344 Gardner St E	19,983 sq. ft.
402 Gardner St E	27,554 sq. ft.
345 Gardner St E	37,965 sq. ft.
343 Park St E	10,007 sq. ft.
353 Park St E	10,007 sq. ft.
359 Park St E	10,007 sq. ft.

Proposed Houses:

The applicant has submitted preliminary plans for the new houses that would be constructed on each of the lots. The proposed homes would be two stories in height. The proposed homes on Lots 1 and 2 would include a full basement, and the new house on Lot 3 would have a tuck-under garage at basement level. The proposed house locations would meet all setback requirements. Additional information is needed on the proposed lot coverage and impervious surface for the homes. The new homes would be subject to maximum 30 percent lot coverage and 35 percent impervious surface outlined in the R-3A zoning district.

Driveway Access

The property currently has a private driveway from Gardner Street which is shared with the adjacent property at 344 Gardner Street East. The applicant is proposing to extend the private driveway to serve the three lots. The proposed driveway would be widened to 16 feet in width in order to meet the fire code access requirements. In order to widen

the proposed driveway, a retaining wall would need to be constructed on the north side of the driveway. The proposed wall would be located within the City's right of way, and would extend from the end of Gardner Street to the east property line of the development, where it would be extended along the east property line to accommodate the grading for the new house on Lot 3. The proposed retaining wall would range from four to six feet in height along the front of the property, and four to seven feet in height along the east property line. The proposed site plan does not show how the existing driveway at 344 Gardener would be tied into the new driveway. This would need to be worked out with the adjacent property owner along with the plan and responsibilities for maintaining the shared driveway.

Each of the new homes would need to meet the fire code access requirements. The applicant has stated that each of the homes would have a fire sprinkler system. Based on this information, the City's fire marshal has determined that the driveway serving the new homes would need to be a minimum of 16 feet in width and provide a turnaround at the end. The proposed plans include a 16-foot wide driveway and a 50-foot turnaround between Lots 2 and 3. The turnaround would be constructed of TrueGrid paver system. The system includes a support membrane to support vehicles but could be planted with grass or vegetation to minimize impervious surface and visual impact of a paved surface between the homes.

Grading and Drainage

The site currently slopes from the high point at the southeast corner to the north and west towards the Gardner Street right of way. The proposed grade elevation of the house on Lot 1 would be set similar to the existing grade. The front of the new house on Lot 2 would be raised approximately four feet above existing grade, and the back of the house would be two feet lower than existing grade. The house on Lot 3 would be cut into the existing hill. Drainage from the rear of the site would be directed to a storm sewer catch basin on the back of Lots 1 and 2. Drainage from the front of the homes, individual driveways, and shared driveway would be directed to a catch basin within the shared driveway and directed to the Gardner Street right of way, below the retaining wall.

Utilities

The existing house on the lot is served by public sewer and water services from the end of Gardner Street. The applicant is proposing to extend the water and sewer to provide three new services to the new lots. The proposed sanitary sewer extension would be a force main which would be located underneath the proposed driveway. The proposed water main extension would be located south of the sanitary sewer line. The water main would be partially located on the adjacent property at 344 Gardner Street E. In order for the water main to be in that location, the adjacent property owners would need to grant an easement. If the applicant is not able to obtain an easement from the adjacent owner, the water main would need to be relocated to be within the existing City right of way. The City engineer recommends that the water main extension be public, and the applicant would need to dedicate the necessary easements to the City. The City

engineer recommends that the sanitary sewer force main be private with an agreement between the three lots for maintenance.

Tree Preservation

There are 14 trees located on the property with a total size of 240 inches. The plans include removal of 8 of the trees, or 126 inches, for the proposed homes, driveways, and associated grading. In addition to the trees located on the site, there are numerous trees located within the Gardner Street right of way. Some of these trees would be removed as a result of the constructing the driveway and retaining wall. City staff has requested from the applicant a tree inventory of the Gardner Street right of way in order to determine the number of trees that would be removed within the City's right of way.

Applicable Code Provisions for Review

Preliminary Plat Criteria (Section 805.14.E): The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.
4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed

on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.

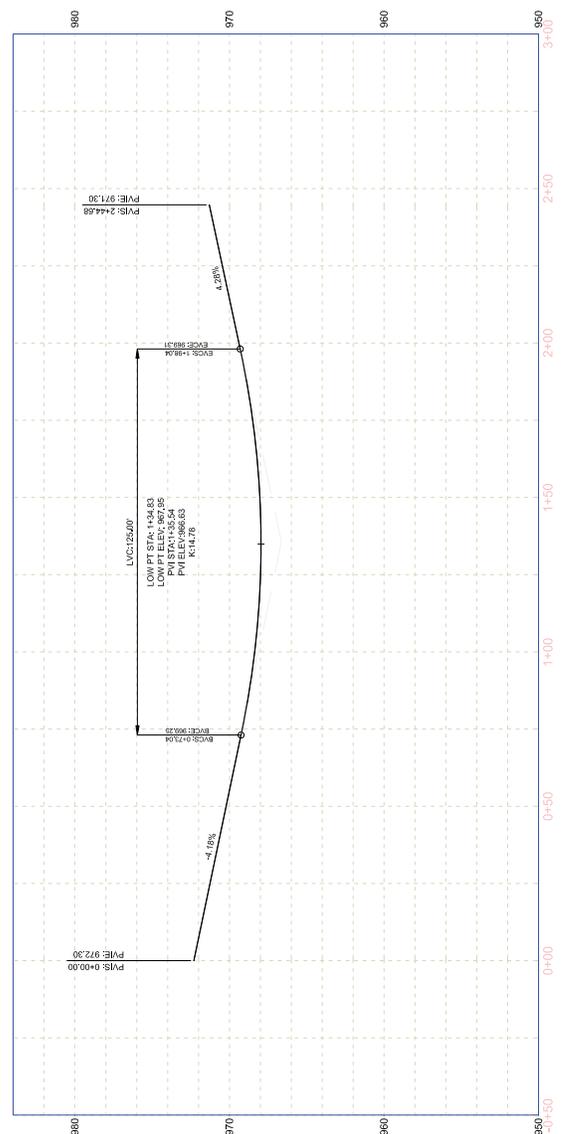
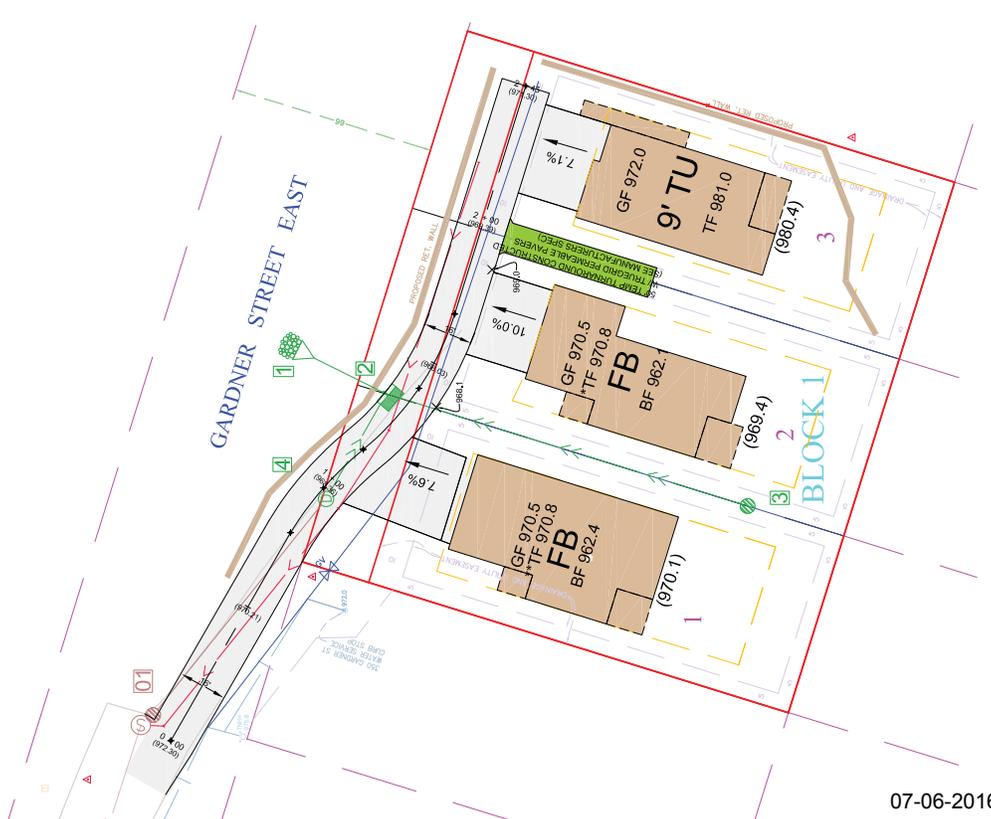
9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
10. The proposed lot layout and building pads shall conform with all performance standards contained herein.
11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

Action Steps

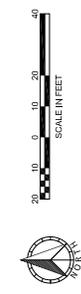
After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application for review and adoption at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

Attachments

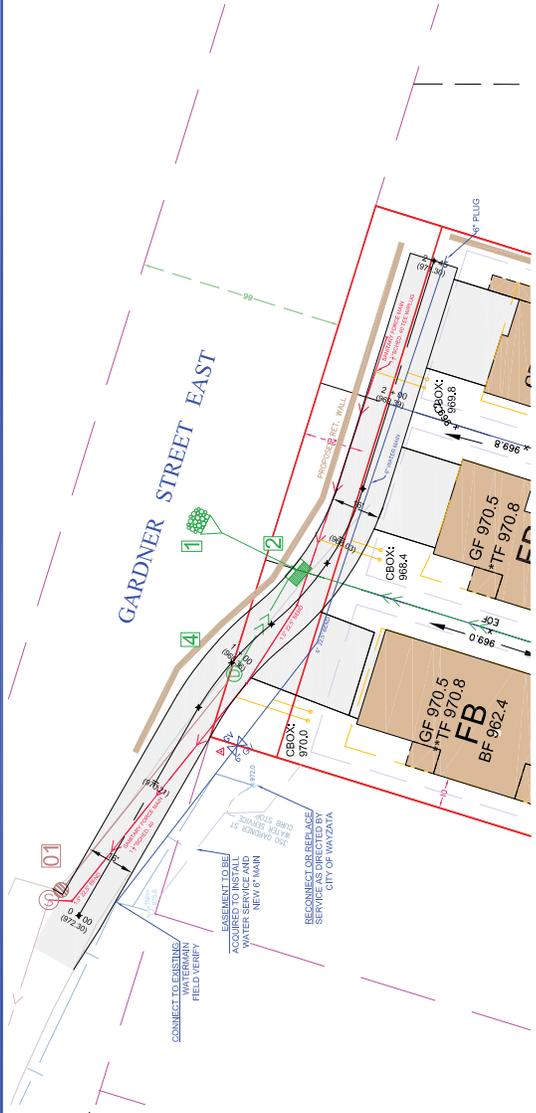
- Attachment A: Proposed Plans



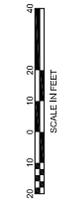
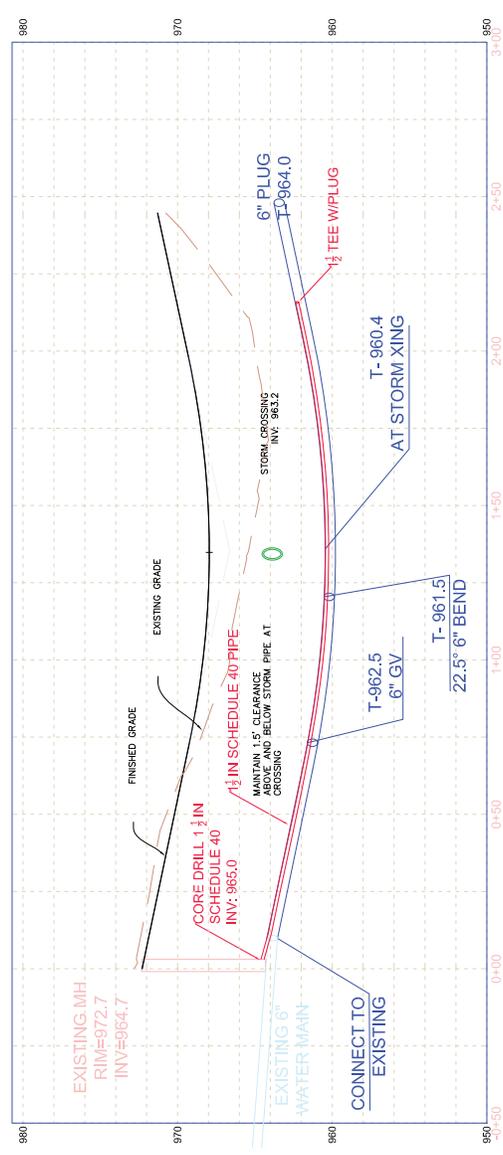
PROPOSED STREET SECTION
 1.5" WEAR COURSE
 2.0" BASE COURSE
 8" CLASS 5
 12" SELECT GRANULAR BORROW - CHECK WITH CITY TO SEE IF EXISTING SOILS ARE ACCEPTABLE



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DATE	BY	NO.	DATE						
DESIGNED BY	DATE	NO.	DATE						
CHECKED BY	DATE	NO.	DATE						
DATE	NO.	DATE	NO.						



- NOTES**
1. UNITS TO BE SERVICED FOR SANITARY SEWER BY GRINDER PUMPS AND 1 1/4 IN SCHEDULE 40 SERVICE. SEE DETAILS PROVIDED BY GRINDER PUMP MANUFACTURER.

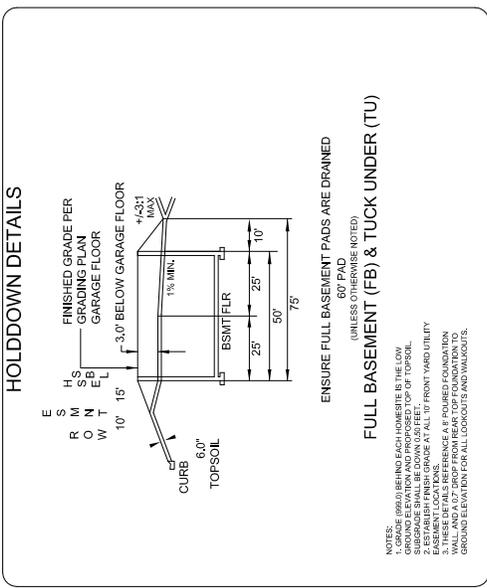


07-06-2016 PC F...

REVISIONS NO. BY DATE 1. BY DATE 2. BY DATE 3. BY DATE 4. BY DATE 5. BY DATE 6. BY DATE 7. BY DATE	REVISIONS NO. BY DATE	USE INCLUDING COPYING, DISTRIBUTION, AND/OR CONFORMANCE OF INFORMATION OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF SATHRE-BERGQUIST, INC. SAID AUTHORIZATION CONSTITUTES AN ILLICIT USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. THE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLICIT USE.	I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. Name: <i>Donald J. Schmitt</i> Date: <i>06/07/16</i> Lic. No.: <i>25147</i>	SATHRE-BERGQUIST, INC. 100 SOUTH BROADWAY WAYZATA, MN 55371 (652) 475-6000	CITY PROJECT NO. _____ WAYZATA, MINNESOTA	FINAL SANITARY SEWER AND WATER MAIN PLAN GARDNER PLACE BOHLAND HOMES, LLC	FILE NO. 7806-041 3 7
	SATHRE-BERGQUIST, INC. 100 SOUTH BROADWAY WAYZATA, MN 55371 (652) 475-6000						

CONSTRUCTION NOTES

1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF WAYZATA OR DIRECTED BY THE ENGINEER.
2. A TEMPORARY SEDIMENTATION BASIN MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. THE LOCATION MAY NEED TO BE RELOCATED AS THE PROJECT PROGRESSES.
3. BEGIN GRADING. INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
4. INSPECT PONDS, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
5. LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MK.
6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
7. STREET SECTION - 1.5" WEAR COURSE 2.0" BASE COURSE 8" CLASS 5
8. DRIVEWAY SLOPES - MINIMUM 2.0% MAXIMUM 10.0%
9. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX
10. LO. SEWO, NO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
11. CONTRACTOR TO REMOVE SEPTIC SYSTEM AND CAP WELL
12. DEVELOPER WILL BE RESPONSIBLE FOR TEMPORARY DUST AND EROSION CONTROL UNTIL TURF IS ESTABLISHED. IF YARDS ARE ADJACENT TO A DITCH SWALE, THEN EROSION CONTROL MUST REMAIN UNTIL ALL ADJACENT PROPERTY HAS TURF ESTABLISHMENT.
13. RESTORATION - 10 ACRES
 - A. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF 8" OF TOPSOIL.
 - B. SEED POND SLOPES AND DETENTION AREAS WITH MINOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
 - C. SEED DISTURBED AREAS WITH MINOT 250 AND BWSR SEED MIX FOR WETLANDS AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. UNLESS OTHERWISE NOTED.
 - D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
 - E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 FT) OR GREATER. DETAILS S122 & S123 FOR APPROVED DEVICES.
 - F. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
 - G. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
 - H. MATERIALS THAT ARE PROHIBITED FROM RETAINING WALL CONSTRUCTION INCLUDE SMOOTH FACE CONCRETE, POURED IN PLACE CONCRETE, MASONRY, RAILROAD TIES, OR TIMBER, STAMPEL OR PATTERNED CONCRETE IS ALLOWED IN RETAINING WALL CONSTRUCTION.
14. Boulders may not be used on walls taller than 6' in height.
15. Silt fence - before grading - 380 LF
16. Silt fence - after grading - 185 LF
17. Tree fence - 185 LF
18. Woodfibre blanket - 0 SY



I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

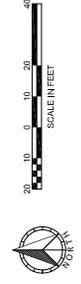
Donald J. Schmitt
 Date: 06/07/16 Lic. No. 25147

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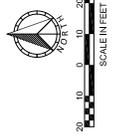
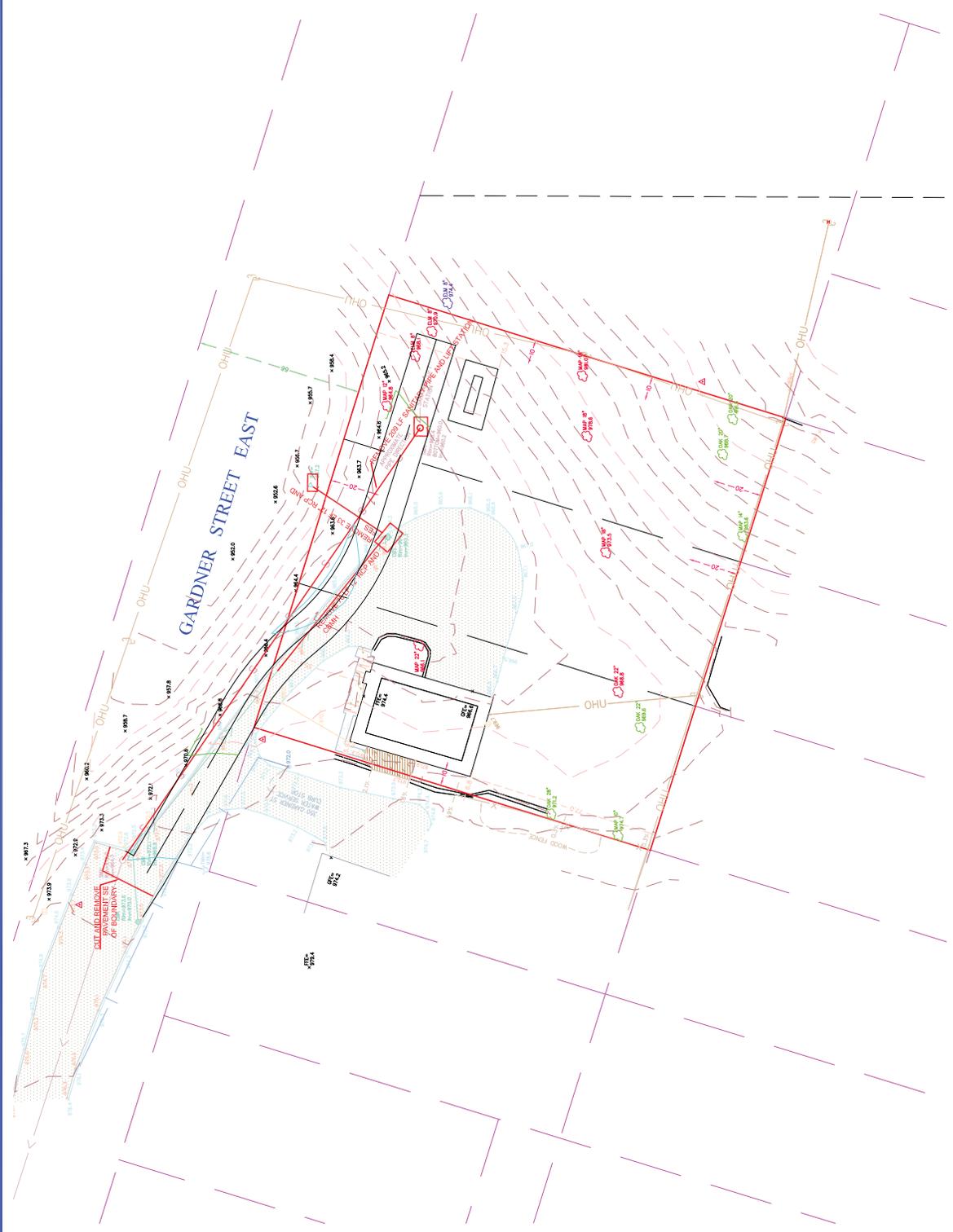
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LEGEND
✂ TREES REMOVED
✂ TREES EXEMPT
✂ TREES SAVED



BUSINESS NAME SATHRE-BERGQUIST, INC.	REVISIONS 1 2 3	DATE 07/06/16	NO. 117	BY [Signature]	CHECKED BY [Signature]	DATE 07/06/16	CITY PROJECT NO. WAYZATA, MINNESOTA	TREE PLAN GARDNER PLACE BOHLAND HOMES, LLC	FILE NO. 7806-041
I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.							SATHRE-BERGQUIST, INC. 185 SOUTH BROADWAY WAYZATA, MN 55371 (862) 475-8000	6	7
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BUSINESS NAME SATHRE-BERGQUIST, INC.		NO. BY DATE 117 07-06-2016		REVISIONS (Empty)		USE INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF SATHRE-BERGQUIST, INC. ANY UNAUTHORIZED USE OR REPRODUCTION OF THIS DOCUMENT IS STRICTLY PROHIBITED. SATHRE-BERGQUIST, INC. SHALL NOT BE RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLICIT USE.		I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. Name: <i>Donald J. Schmitt</i> Date: 07/07/16 Lic. No. 25147		CITY PROJECT NO. WAYZATA, MINNESOTA		REMOVAL PLAN GARDNER PLACE BOHLAND HOMES, LLC		FILE NO. 7806-041 7 7	
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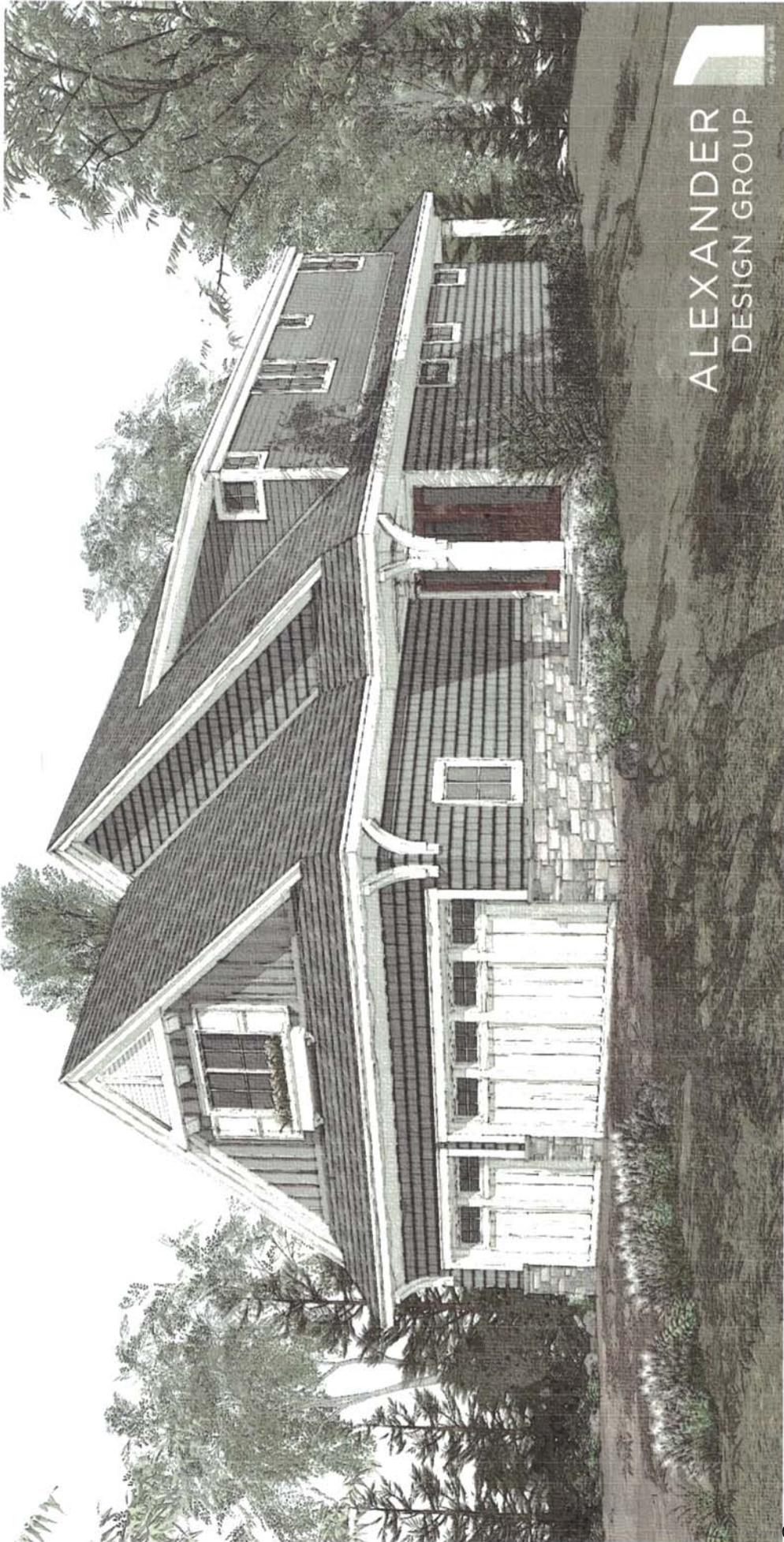
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REMARKS

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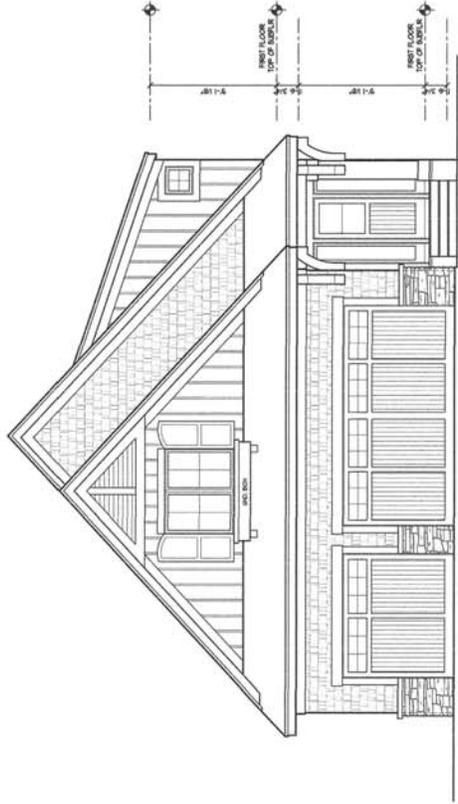
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Gardner #2

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08/27/16

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



1000 W. ALABAMA STREET
 WAZATA, MI 48090
 Phone: 582.473.8777
 Fax: 582.473.8822

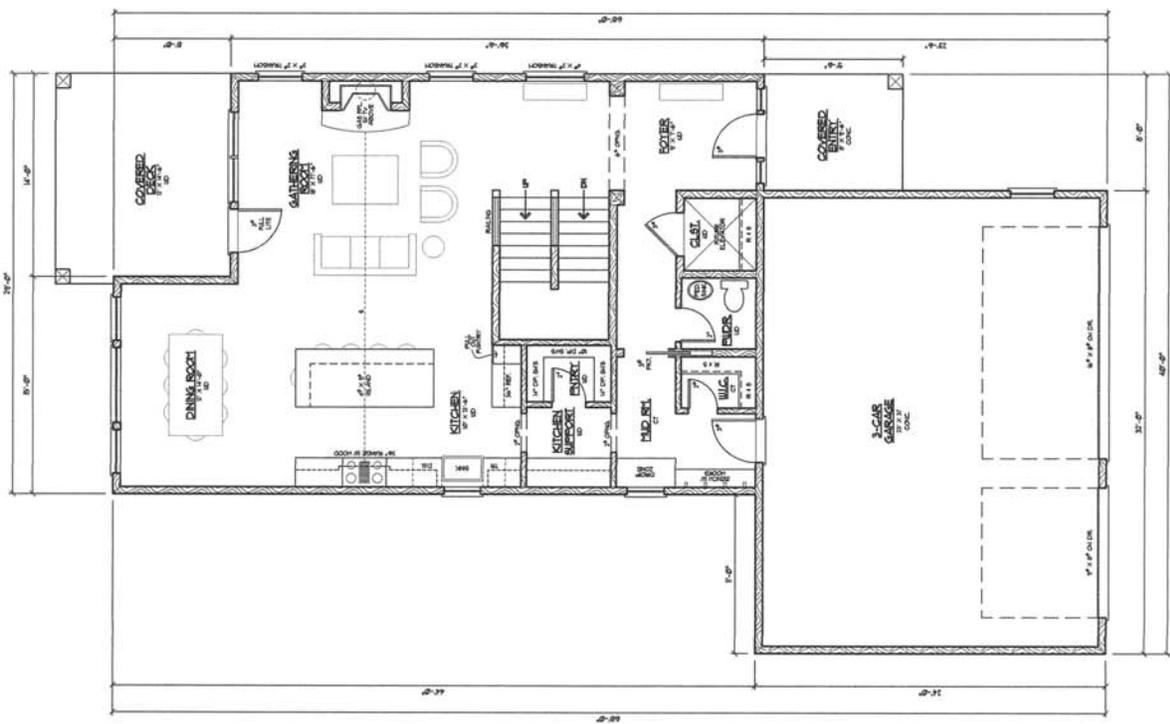
ISSUE DATE:
 27 APRIL 2016
 PREVIOUS ISSUE DATE:

DRAWING DESCRIPTION:
 FLOOR PLAN
 ADD/RELAND

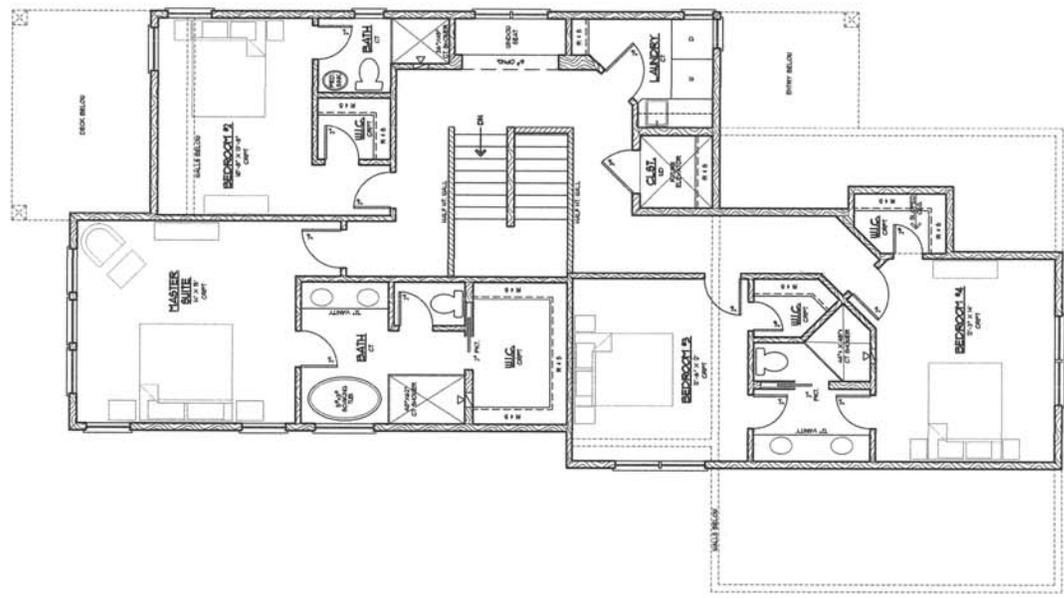
GARDNER STREET EAST 2

2 OF XX
 2 OF XX

SQUARE FOOTAGE	
MAIN	1118.8
UPPER	1850.9
FIN. LOWER	XXXX
FIN. TOTAL	2969.8



2 MAIN LEVEL PLAN
 SCALE 1/4"=1'-0"



1 UPPER LEVEL PLAN
 SCALE 1/4"=1'-0"

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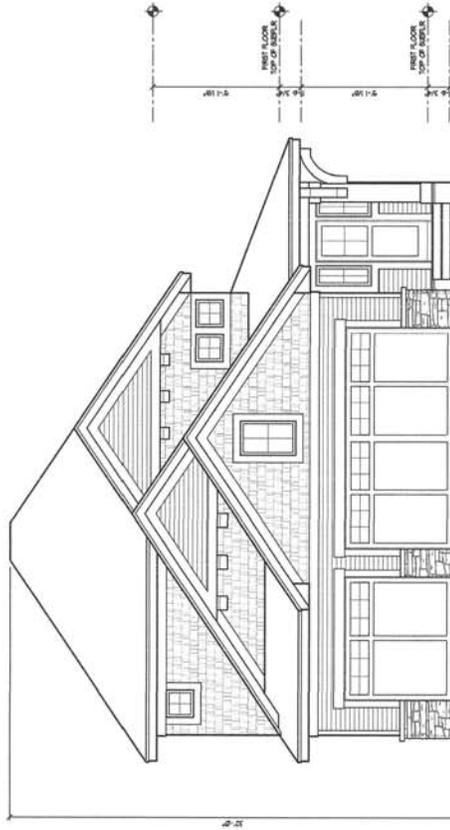
Gardner #3

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 <p>ALEXANDER DESIGN GROUP</p> <p>401 EAST LAKE STREET WAZZALA, MN 55381 TEL: 952-431-8222 FAX: 952-431-8222</p>	<p>DATE DATE 21 APRIL 2016</p>	<p>PROJECT NAME DATE</p>	<p>ADDRESS AND</p>	<p>FRONT ELEVATION</p>	<p>GARDNER STREET EAST 9</p>	<p>103 OF 117</p>
	<p>FRONT ELEVATION</p>	<p>FRONT ELEVATION</p>	<p>FRONT ELEVATION</p>	<p>FRONT ELEVATION</p>	<p>FRONT ELEVATION</p>	<p>FRONT ELEVATION</p>



⊕ FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1000 W. ALLEN STREET
WAYZATA, MN 55178
PHONE: 651.477.8777
FAX: 651.477.8222

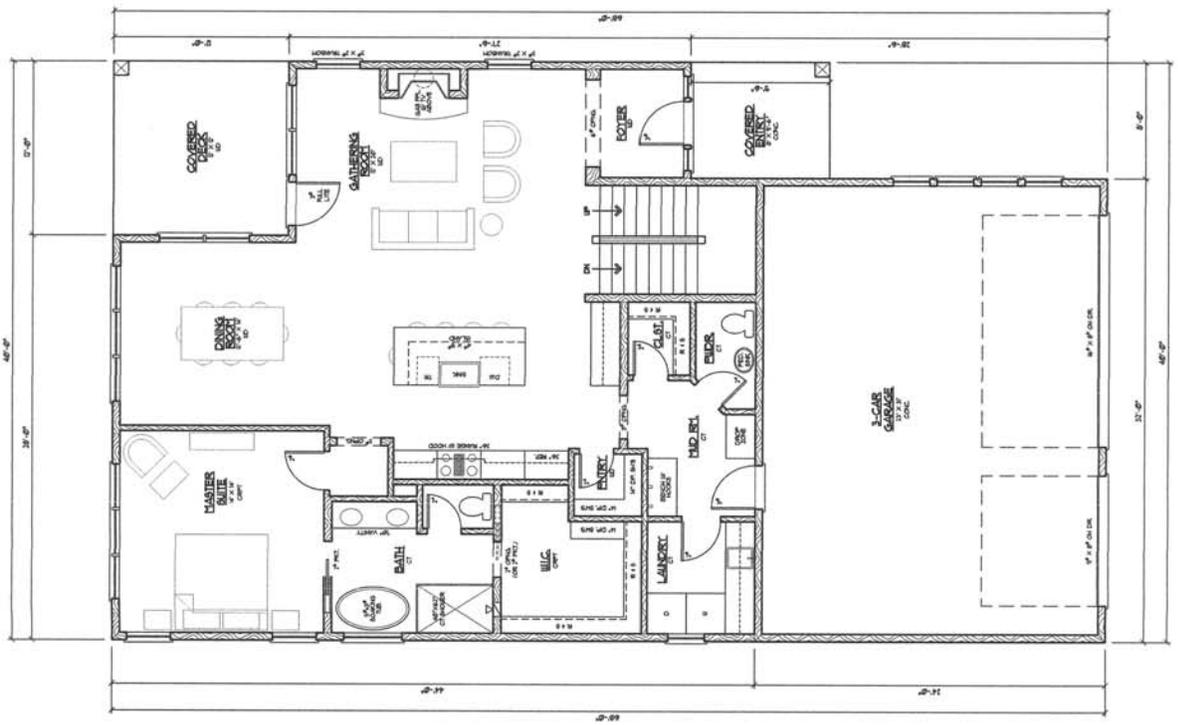
ISSUE DATE:
27 APRIL 2016
PREVIOUS ISSUE DATE:

DRAWING DESCRIPTION:
FLOOR PLAN
ADDITIONAL:

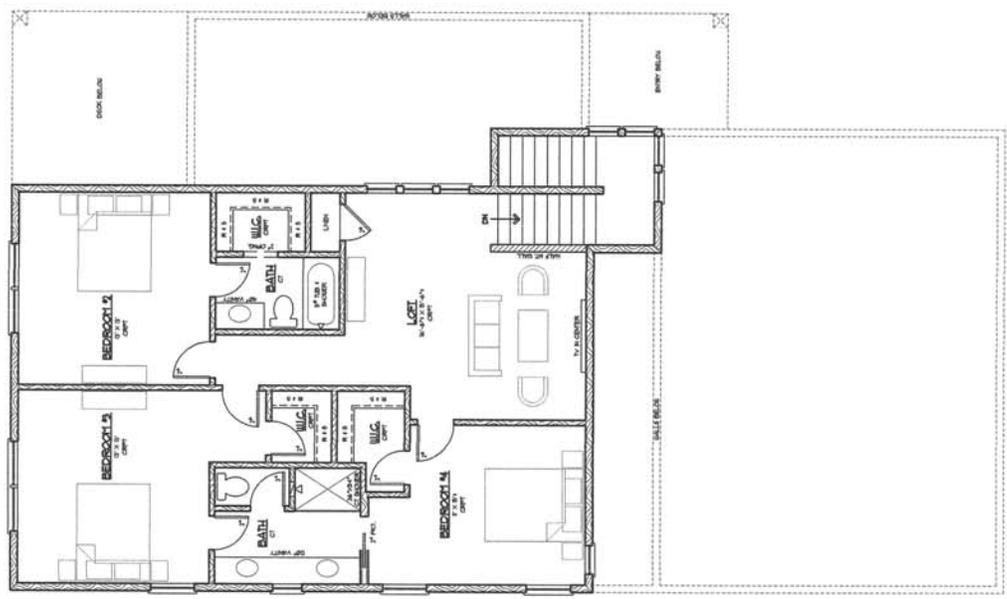
GARDNER STREET EAST #3

2 OF 33

SQUARE FOOTAGE	
MAIN	15,966
UPPER	18,448
FIN LOUISER	XXXX
FIN TOTAL	27,804

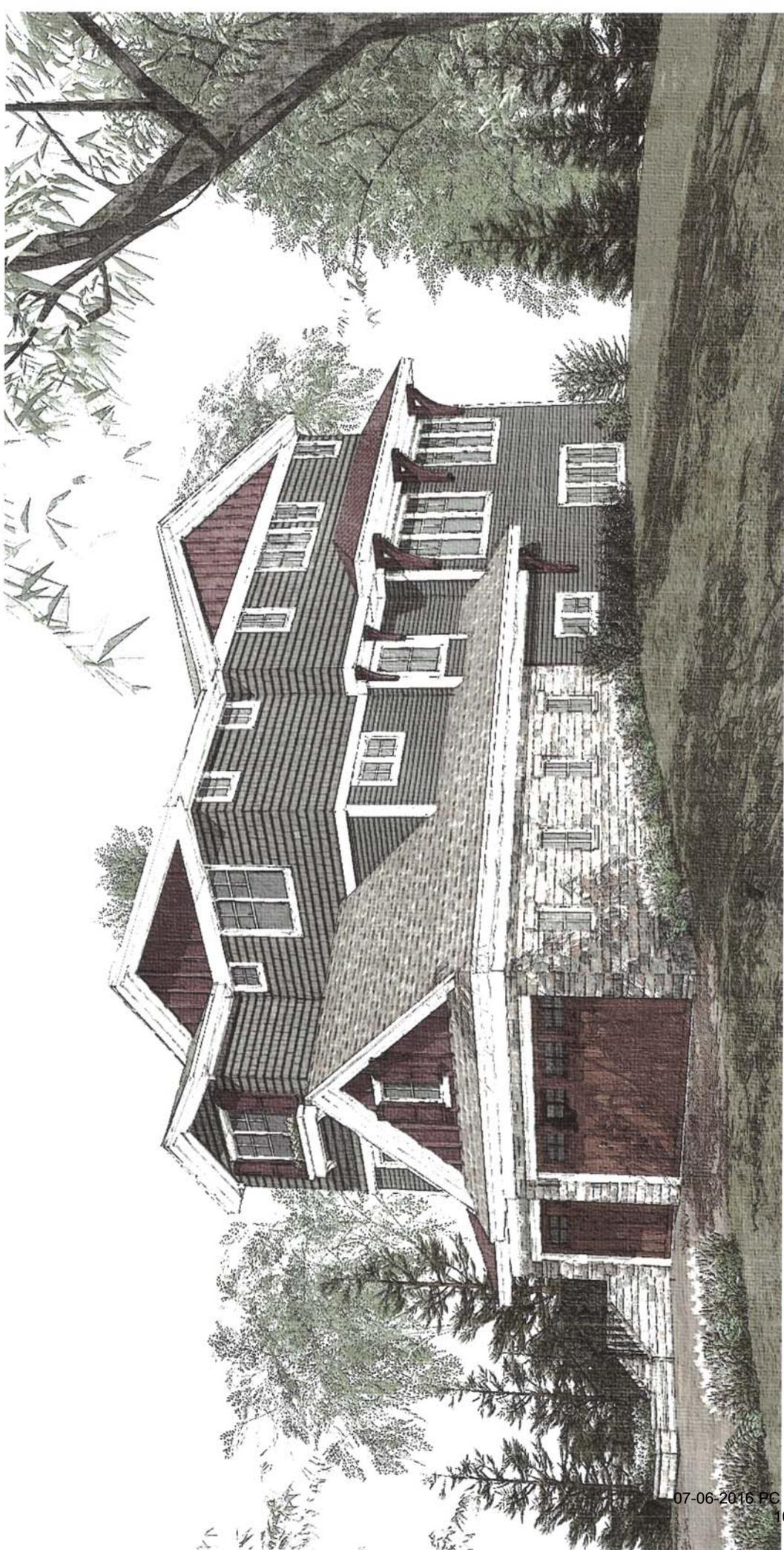


1 MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



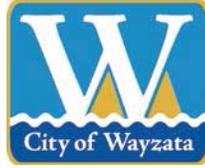
2 UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"

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



**Planning Report
Wayzata Planning Commission
July 6, 2016**

Project Name: Frenchwood Third Addition
Applicant Zev and Kristi Oman, Robert Bolling
Addresses of Request: 250 and 270 Bushaway Rd
Prepared by: Jeff Thomson, Director of Planning and Building
Planning Commission Review: July 6, 2016
City Council Review: TBD

Development Application

Introduction

The applicant, Zev and Kristi Oman and Robert Bolling, have submitted a development application to subdivide the properties at 250 and 270 Bushaway Rd. The applicant is proposing to subdivide the two existing lots into four single-family residential lots. The two existing homes would remain and two new single-family homes would be constructed. The proposal requires preliminary and final plat review with variances.

Property Information

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

Address	PID	Owner
250 Bushaway Rd	05-117-22-34-0018	Zev and Kristina Oman
270 Bushaway Rd	05-117-22-34-0019	Robert Bolling

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

Current zoning:	R-1/Low Density Single Family Residential District
Comp plan designation:	Bushaway Conservation District
Total site area:	351,027 sq. ft. (8.1 acres)

Project Location

The properties are located on Bushaway Road, across from the Lasalle Street intersection:

Map 1: Project Location



Application Requests

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

- A. Concurrent Preliminary and Final Plat Subdivision: The proposed requires preliminary and final plat review to subdivide the two existing lots into four lots. (City Code Sections 805.14 and 805.15)
- B. Lot Width Variances: The R-1 zoning district requires a minimum lot width of 150 feet for each lot. Three of the four lots (Lots 1, 3 and 4) would have lot widths that are less than 150 feet, which requires variances for each of the lots.

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-1/Low Density Single Family Residential District	Bushaway Conservation District
East	Single-family home	R-1/Low Density Single Family Residential District	Bushaway Conservation District
South	Single-family homes	R-1/Low Density Single Family Residential District	Bushaway Conservation District
West	Single-family homes	R-2A/Single Family	Low Density Single

	Residential District	Family
--	----------------------	--------

Public Hearing Notice

The public hearing notice was published in the *Wayzata Sun Sailor* on June 23, 2016. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on June 23, 2016.

Analysis of Application

Existing Site Features

The landscape features include upland deciduous trees, mainly maple, basswood and oak. In addition, there is a small wetland area located in the northwest corner of the property on the proposed Lot 1. The existing home on the 250 Bushaway Road property sits atop a knoll on the northeast corner of the property. Topography is steep, sloping to the west and south from the home site. Proposed Lots 2 and 3 slope to the south.

Access to the property is via a private easement over the neighboring property to which the City is not a party. Bushaway Road is a Hennepin County (101) controlled roadway. Any new access points to the roadway would be controlled by a permit authorized by the County.

Previous Subdivision Approval

In 2015, the property owner of 250 Bushaway Road, Zev and Kristi Oman, submitted a subdivision application that included only the 250 Bushaway Road property. The 2015 application included a three lot subdivision, with variances from the minimum lot size of 2 acres for two of the lots. The City Council denied the subdivision application.

Lot Requirements

The following table outlines the lot requirements outlined in the R-1 zoning district, and Comprehensive Plan:

	Lot area (sq. ft.)	Lot width	Lot depth
R-1 Requirements	40,000 (min.)	150 ft. (min.)	150 ft. (min.)
Comp Plan Requirements	87,120 sq. ft. (2 acres)	NA	NA
Lot 1	87,122 sq. ft.	125 ft.**	200+ ft.
Lot 2	87,120 sq. ft.	219 ft.	200+ ft.
Lot 3	87,120 sq. ft.	105 ft.**	200+ ft.
Lot 4	89,665 sq. ft.	0 ft.**	200+ ft.

**variance required

Comprehensive Plan

The land use designation for the property, Bushaway Conservation District, establishes a minimum lot size of 2.0 acres, which is greater than the minimum lot size in the R-1

zoning district. The Comprehensive Plan includes the following description for the Bushaway Conservation District:

The properties east of Hwy 101 in the Bushaway neighborhood are generally larger lots that contain important natural resources, such as mature tree coverage, wetlands, and steep slopes. Lot sizes should be a two (2) acre minimum. However, the City may on an individual case basis grant a variance to the lot area requirement in order to preserve trees, steep slopes, and/or wetlands. A special overlay district may be appropriate for this area to address the City's desire to preserve important natural resources.

All of the lots in the proposed subdivision would be two acres in size or greater, and would meet the requirements of the Bushaway Conservation District.

Lot Widths

The zoning ordinance for the R-1 zoning district requires a minimum lot width of 150 feet. By definition, the lot width is measured perpendicular to the lot depth, *at the front yard setback requirement*. The three proposed lots that have frontage on Bushaway Rd (Lots 1, 2 and 3) are 150 feet in width at the right of way, but due to the configuration of the side lot lines, two of the lots (Lots 2 and 3) do not meet the minimum lot width requirement at the front yard setback requirement of 45 feet. Lot 4, which contains the existing home at 270 Bushaway Rd, would not have any frontage on Bushaway Rd. Therefore, Lot 4 also requires a variance from the minimum lot width requirement.

Surrounding Lot Sizes

The following summarizes the lot areas of the R-1 lots located within 350 feet of the subject properties:

Address	Lot area
100 Bushaway Rd	587,990 sq. ft.
200 Bushaway Rd	223,993 sq. ft.
218 Bushaway Rd	72,779 sq. ft.
240 Bushaway Rd	101,068 sq. ft.
310 Bushaway Rd	81,978 sq. ft.
314 Bushaway Rd	81,370 sq. ft.
318 Bushaway Rd	84,766 sq. ft.
324 Bushaway Rd	86,405 sq. ft.

Proposed Houses:

The applicant has not submitted plans for the two new homes that would be constructed within the subdivision because the specific house plans have not been designed. The proposed plans include possible house footprints locations, possible driveway layouts, and preliminary grading for the house pads.

Driveway/Street Access

The existing 270 Bushaway Rd property is encumbered by a private driveway which serves both the 250 and 270 Bushaway Rd properties, the vacant property adjacent to the east, and the six lots within the Enchanted Woods development. The proposed plans would not change the driveway accesses for the two existing homes, and the two new homes on Lots 2 and 3 would have driveway access from the existing shared driveway.

Utilities

The applicant is proposing to provide two new sewer and water services to serve the two new homes that would be constructed. The services for the two existing homes would not be modified, but private easements would need to be established as the existing services would cross over the reconfigured lots. The private easements would be the applicant's responsibility.

Tree Preservation

The proposed plans include a tree inventory for Lots 1, 2 and 3, but a tree inventory has not been completed for Lot 4 since the applicant is not proposing any construction on the existing 270 Bushaway Road property. There are 349 total trees included in the inventory, of which 56 are indicated for removal for construction of the new homes. However, the applicant has not developed detailed plans for the two new homes that would be constructed on the lots, so the lots include basis house pads, minimal grading, and undetermined utility service locations. Therefore, the precise impacts on the trees for the proposed subdivision cannot be determined.

Applicable Code Provisions for Review

Preliminary Plat Criteria (Section 805.14.E): The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.
4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.

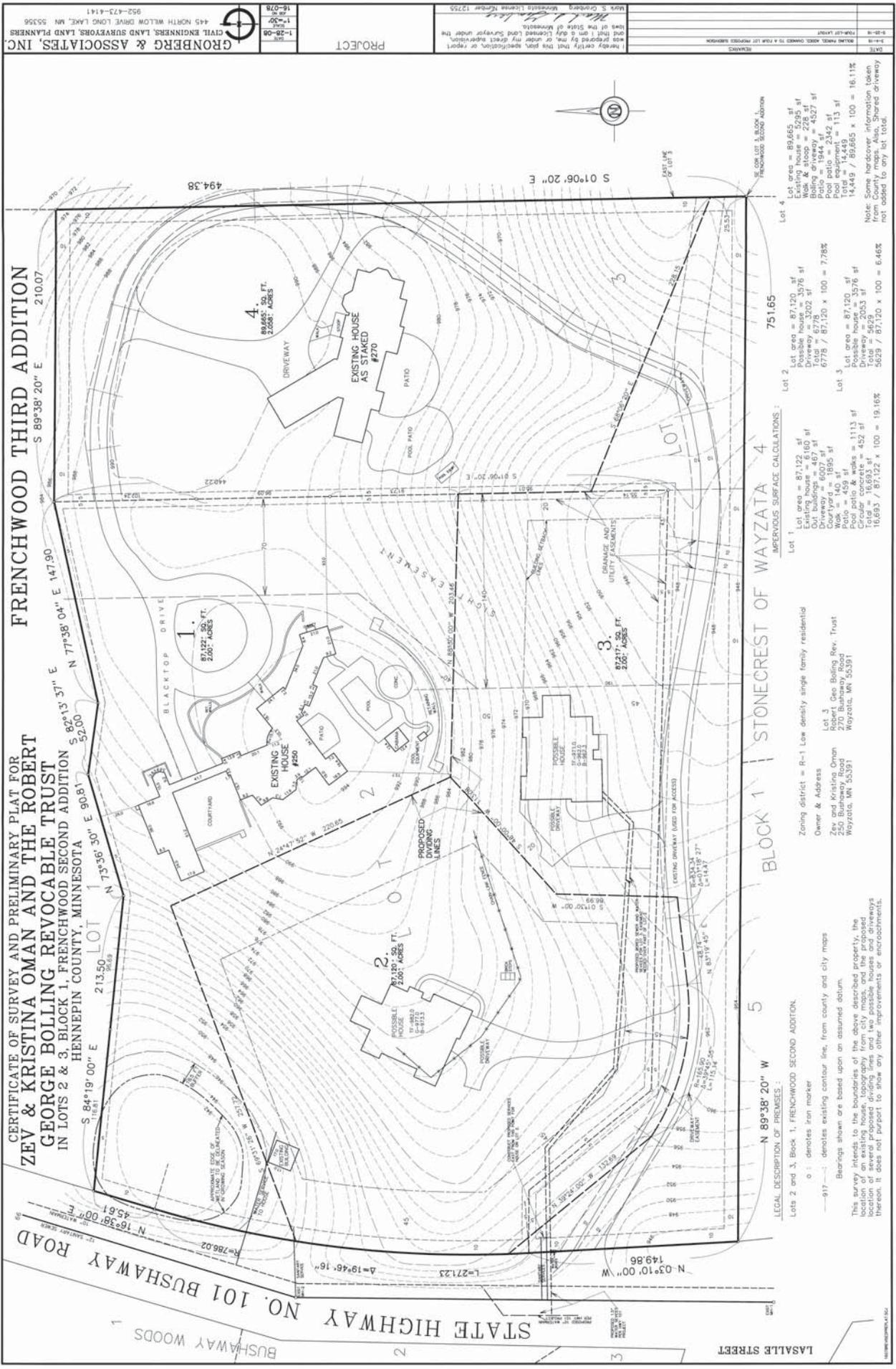
5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
7.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

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

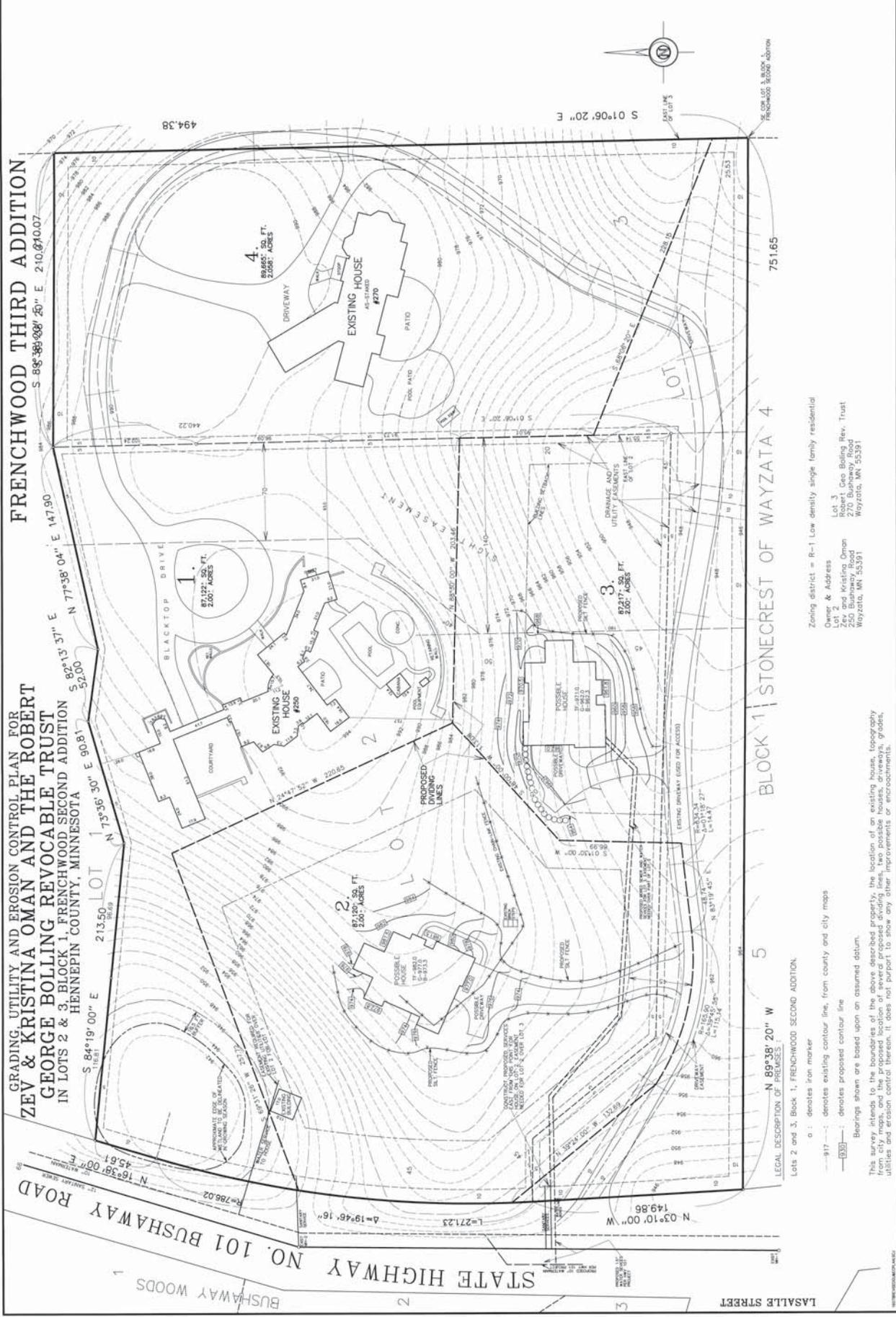


GRONBERG & ASSOCIATES, INC.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
 445 NORTH WILLOW DRIVE LONG LAKE, MN 55356
 952-473-4141

PROJECT

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

MINNESOTA LICENSE NUMBER 12755



GRADING, UTILITY AND EROSION CONTROL PLAN FOR
 ZEV & KRISTINA OMAN AND THE ROBERT
 GEORGE BOLLING REVOCABLE TRUST
 IN LOTS 2 & 3, BLOCK 1, FRENCHWOOD SECOND ADDITION
 HENNEPIN COUNTY, MINNESOTA

FRENCHWOOD THIRD ADDITION
 S 88°38'08" W 25" E 210.6740.07
 N 77°58'04" E 147.90
 S 82°13'37" E 52.00
 N 75°36'30" E 90.81
 S 84°19'00" E 213.50

STATE HIGHWAY NO. 101 BUSHAWAY ROAD
 N 16°38'00" E 45.61
 N 03°10'00" W 149.86
 N 19°46'16" W 271.25
 N 03°10'00" W 149.86
 N 89°38'20" W 751.65
 BLOCK 1 | STONECREST OF WAYZATA 4
 LOT 2
 LOT 3
 LOT 4

Zoning district = R-1 Low density single family residential
 Owner & Address
 Lot 2 Zev & Kristina Oman
 2500 Bushaway Road
 Wayzata, MN 55391
 Lot 3 Cas Belling Rev. Trust
 270 Bushaway Road
 Wayzata, MN 55391

LEGAL DESCRIPTION OF PREMISES:
 Lots 2 and 3, Block 1, FRENCHWOOD SECOND ADDITION.
 o : denotes iron marker
 -917---1- denotes existing contour line, from county and city maps
 -1000- denotes proposed contour line
 Bearings shown are based upon an assumed datum.
 This survey intends to the boundaries of the above described property, the location of an existing house, topography from city maps, and the proposed location of several proposed dividing lines, two possible houses, driveways, grades, utilities and erosion control thereon. It does not purport to show any other improvements or encroachments.

FRENCHWOOD THIRD ADDITION

C.R.DOC.NO. _____

Know all persons by these presents that Zev Oman and Kristina M. Oman, husband and wife, fee owners of the following described property situated in the County of Hennepin, State of Minnesota, to wit:
 Lot 2, Block 1, FRENCHWOOD SECOND ADDITION.
 And that Robert George Boling, Trustee of the Robert George Boling Revocable Trust dated July 7, 2014, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:
 Lot 3, Block 1, FRENCHWOOD SECOND ADDITION

Have caused the same to be surveyed and platted as FRENCHWOOD THIRD ADDITION, and do hereby dedicate to the public for public use forever the drainage and utility easements as shown on this plat.

In witness whereof said Zev Oman and Kristina M. Oman, husband and wife, have hereunto set their hands this _____ day of _____, 20____ at _____, Minnesota.

And said Robert George Boling, Trustee of the Robert George Boling Revocable Trust dated July 7, 2014, has hereunto set his hand this _____ day of _____, 20____ at _____, Minnesota.

ZEV OMAN _____ KRISTINA M. OMAN _____
 ROBERT GEORGE BOLING REVOCABLE TRUST dated July 7, 2014

ROBERT GEORGE BOLING, TRUSTEE
 COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Zev Oman and Kristina M. Oman, husband and wife.

Notary Public, _____ County, _____ Notarys printed name _____

STATE OF _____ The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by Robert George Boling, Trustee of the Robert George Boling Revocable Trust dated July 7, 2014, on behalf of the Trust.

Notary Public, _____ County, _____ Notarys printed name _____

My commission expires _____

I, Mark S. Gronberg, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and calculations were performed by me or under my direct supervision; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 500.01, Subd.3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

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

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

Notary Public, _____ County, _____ Notarys printed name _____

My commission expires _____

WAYZATA, MINNESOTA
 The date of FRENCHWOOD THIRD ADDITION was approved and accepted by the City Council of Wayzata, Minnesota, at a regular meeting held this _____ day of _____, 20____. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by this City, or the prescribed 30 day period has elapsed without receipt of such comments and recommendations. Minnesota Statutes, Section 65B.01, Subd. 2.

CITY COUNCIL OF THE CITY OF WAYZATA, MINNESOTA
 _____ Mayor _____

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

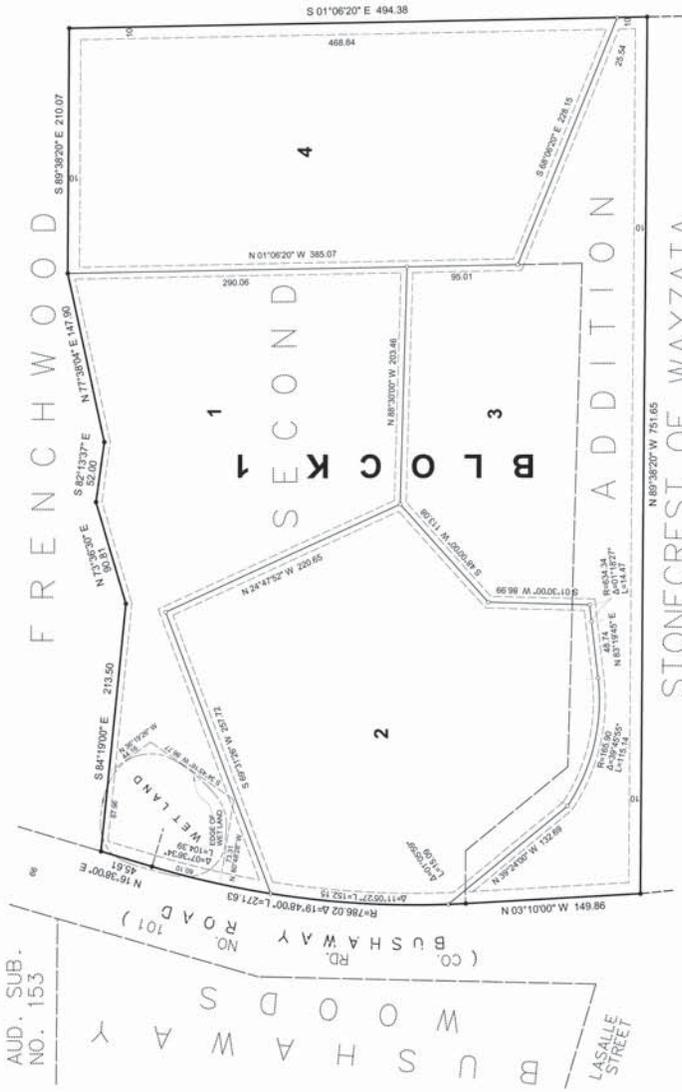
By _____ Deputy
 MARK V. CHAPIN, HENNEPIN COUNTY AUDITOR

SURVEY DIVISION, HENNEPIN COUNTY, MINNESOTA
 Pursuant to Minnesota Statutes, Section 65B.01, Subd. 2, this plat has been approved this _____ day of _____, 20____.

By _____
 CHRIS F. MAVS, HENNEPIN COUNTY SURVEYOR

COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA
 I hereby certify that the within plat of FRENCHWOOD THIRD ADDITION was recorded in this office this _____ day of _____, 20____ at _____.

By _____
 MARTIN MCCORMACK, HENNEPIN COUNTY RECORDER



• DENOTES IRON MARKER FOUND
 ○ DENOTES IRON MARKER SET - MARKED BY PUBLIC SURVEYOR
 --- PUBLIC SURVEY LINE
 --- PUBLIC SURVEY LINE OF LOT 2, BLOCK 1, FRENCHWOOD SECOND ADDITION HAS AN ASSUMED BEARING OF N 88°30' N

SCALE IN FEET
 0 50 100 200

Change and utility easements shown Plat.

Bearing is here in width and adjoining lot lines, and being shown with an adjoining right of way line as shown on the plat.

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