

CITY OF WAYZATA
HENNEPIN COUNTY, MINNESOTA
DRAFT ORDINANCE NO. 812

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
TO ADD A NEW PARKS AND OPEN SPACE ZONING DISTRICT AND
TO REZONE CERTAIN PROPERTIES TO SUCH ZONING DISTRICT**

WHEREAS, City planning staff and the Planning Commission have recommended the addition of a new Zoning District in the Zoning Ordinance for parks and open space areas within the City, and the rezoning of certain properties within the City to such new Zoning District, all as detailed in the Report and Recommendation of the Planning Commission dated April 18, 2022 (the “PC Report”); and

WHEREAS, the City Council, pursuant to Resolution No. 19-2022 (the “Resolution”), has adopted the findings and recommendation of the PC Report.

NOW THEREFORE, THE CITY OF WAYZATA ORDAINS:

Section 1. Amendment Zoning Ordinance. A new Chapter 960 is hereby added to the Zoning Ordinance, Part IX of City Code, to read in its entirety as follows:

CHAPTER 960 - P PARKS AND OPEN SPACE DISTRICT

960.01 Purpose.

The purpose of the P Parks and Open Space District is to provide a district for public parks, open spaces, natural areas, and recreational uses.

960.02 Permitted Uses.

Subject to applicable provisions of this Ordinance, the permitted uses in the P District are:

- A. Public parks, open spaces, playgrounds, swimming pools, natural and recreational areas
- B. Park buildings
- C. Public docks
- D. Public service and water treatment structures
- E. Utility substations

960.03 Interim Uses.

No interim uses are allowed in the P District.

960.04 Accessory Uses.

Subject to applicable provisions of this Ordinance, the accessory uses allowed in the P District are:

- A. Uses customarily and incidental to the uses permitted in Sections 960.02
- B. Off-street parking and loading areas

960.05 Conditional Uses.

No Conditional Uses are allowed in the P District.

960.06 Lot Size and Setbacks.

The following minimum requirements must be met for all lots and structures in the P District, subject to additional requirements, exceptions, and modifications set forth in this Ordinance:

- A. Minimum Lot Size:
 - 1. Lot Area: No minimum
 - 2. Lot Width: No minimum
 - 3. Lot Depth: No minimum
- B. Minimum Setbacks for Principal and Accessory Structures:
 - 1. Front Yard: 10 feet
 - 2. Side Yard: 10 feet
 - 3. Rear Yard: 10 feet

960.07 Building Height.

All buildings in the P District may not exceed a height of one story or 20 feet.

Section 2. Rezoning. The Official Zoning Map of the City of Wayzata is hereby amended to change the Zoning District designation of the properties identified on Attachment A of this Ordinance to P Parks and Open Space District.

Section 3. Effective Date. This Ordinance will become effective upon passage and publication.

Adopted by the City Council this 17th day of May, 2022.

Johanna Mouton
Mayor

ATTEST:

Jeffrey Dahl
City Manager

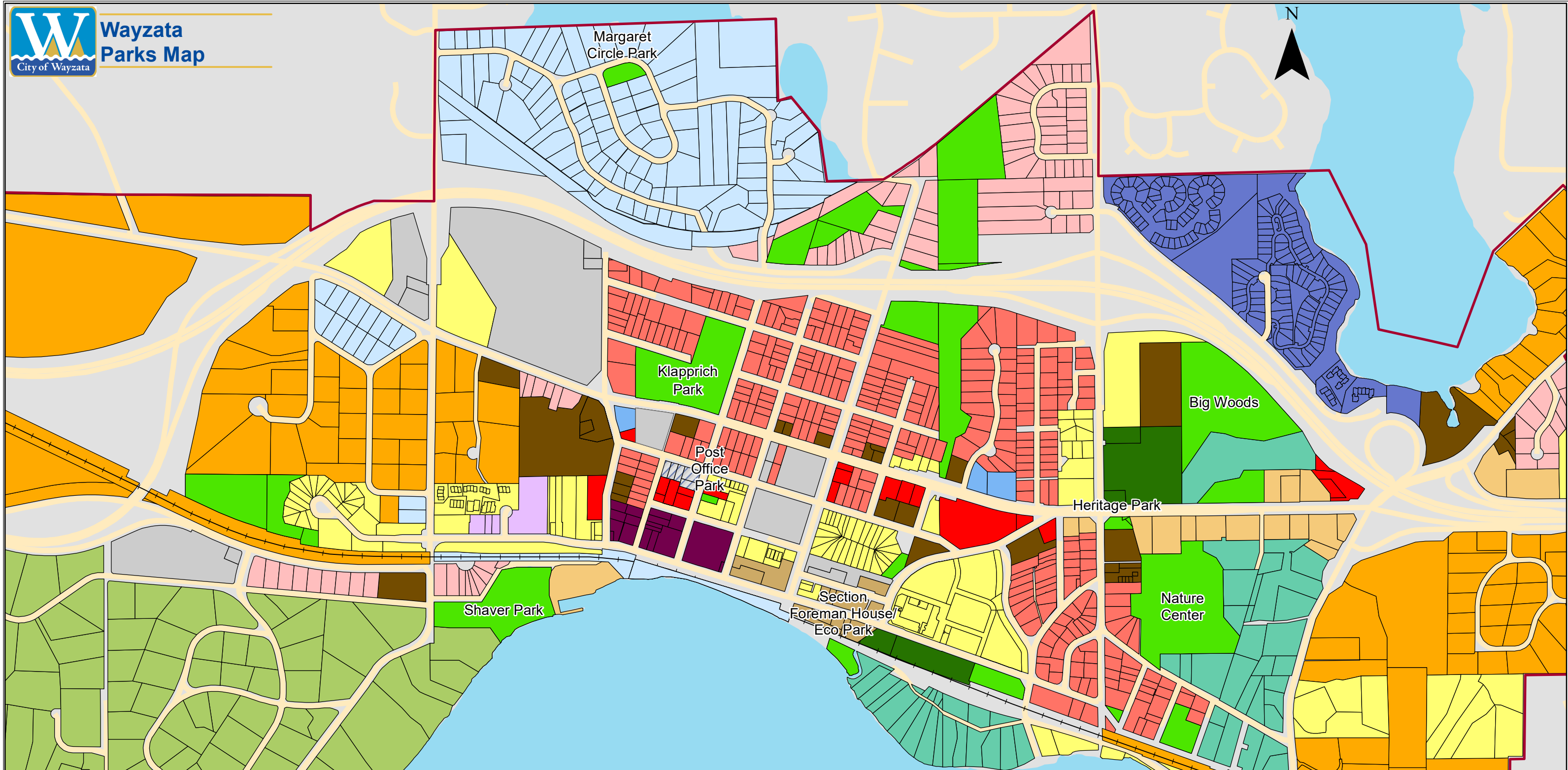
First Reading:
Second Reading:
Publication:

DRAFT











Attachment A

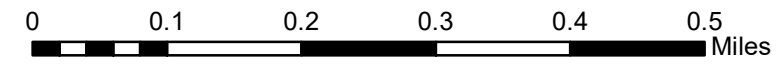
Properties Rezoned P Parks and Open Space District

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Zoning Designation

- | | | | | |
|--|--|--|---|---|
|  P Parks and Open Space District |  C-2 Shopping Center Business District |  INS Institutional |  R-2 Medium Density Single Family Residential District |  R-4 Medium Density Multiple Residential District |
|  C-1 Office and Limited Commercial District |  C-3 Service District |  PUD Planned Unit Development |  R-2A Single Family Residential District |  R-5 Average Density Multiple Residential District |
|  C-1A Neighborhood Office and Limited Commercial District |  C-4 Central Business District |  R-1 Low Density Single Family Residential District |  R-3 Single Family and Two Family Residential District | |
|  C-1B Mixed Use Residential |  C-4A Limited Central Business District |  R-1A Low Density Single Family Estate District |  R-3A Single and Two Family Residential District | |
| |  C-4B Central Business District | | | |



City of Wayzata

Address	PID
699 Lake St W	0111723130005
599 Lake St W	0111723140047
499 Lake St W	0111723410029
220 Grove La E	0611722320007
228 Minnetonka Ave S	0611722240063
340 Park St E	0611722240060
320 Margaret Cir	3111822340027
550 Ridgeview Dr E	0611722120023
552 Ridgeview Dr E	0611722120055
550 Broadway Ave N	0611722120007
570 Broadway Ave N	3111822440004
600 Broadway Ave N	0611722110010
821 Wayzata Blvd E	0611722140020
508 Broadway Ave N	0611722120012
831 Superior Blvd	0611722420048
738 Lake St E	0611722420032
998 Lake St E	0611722440004
330 Central Ave S	0511722330038
330 Reno St	0511722330054
1115 Lasalle St	0511722320078
1106 Wayzata Blvd E	0511722320054
120 Central Ave S	0511722320059
120 Central Ave S	0511722320060
1225 Wayzata Blvd E	0511722230025
1223 Wayzata Blvd E	0511722230023
380 Broadway Ave N	0611722120010

Wayzata-Owned Parkland Parcels for Re-zoning (B&F File no 000043-204032)

	PID	Address	Legal Description
1.	0111723130005	699 Lake St W Wayzata, MN 55391	That part of the South 405.6 feet of Lot 62, and that part of Lot 55, Auditor's Subdivision No. 184 Hennepin County, Minnesota, lying west of Westlake.
2.	0111723140047	599 Lake St W Wayzata, MN 55391	Outlot C, Westlake
3.	0111723410029	499 Lake St W Wayzata, MN 55391	Outlot A, Westlake
4.	0611722320007	220 Grove La E Wayzata, MN 55391	<p>Lot 35, Auditor's Subdivision No. 184, according to the recorded plat thereof, Hennepin County, Minnesota;</p> <p>And,</p> <p>Lot 26, Auditor's Subdivision No 184, according to the recorded plat thereof, Hennepin County, Minnesota, except that part described as follows: Beginning at the most Southerly corner of Tract D, Registered Land Survey No. 959, files of the Registrar of Titles, Hennepin County, Minnesota; thence south along the East line of said Lot 26 to the Southeast corner thereof; thence West along the South line thereof 17 feet; thence Northeasterly to the point of beginning;</p> <p>And,</p> <p>Lot 14, Davies Addition to Wayzata Lake Minnetonka, according to the plat thereof, except that part described as follows: Those parts of Lots 12 and 14, and that part of adjoining vacated Grove Lane (formerly known as Willow Lane), all in Davies Addition to Wayzata Lake Minnetonka, described as beginning at the intersection of the North line of said Lot 14 with a line drawn parallel with and 20 feet Southeasterly, measured at right angles to the Northwesterly line of said Lot 14, from the Northwesterly line of said Lot 14 and its extension; thence Southwesterly along said parallel line a distance of 33 feet; thence Southwesterly to a point on the Easterly extension of the Southerly line of said Lot 12 distant 20 feet Easterly from the Southeasterly corner of said Lot 12; thence Westerly along said extension and along said Southerly line a distance of 41.35 feet,</p>

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			<p>more or less, to a line drawn parallel with and 20 feet Northwesterly, measured at right angles to the Southeasterly line of said Lot 12, from the Southeasterly line of said Lot 12 and its extension; thence Northeasterly along said parallel line to the North line of said Lot 12; thence Easterly along said North line and its extensions to the point of beginning, according to the recorded plat thereof;</p> <p>And,</p> <p>The right of way of Grove Street, as dedicated by said plat of Davies Addition to Wayzata Lake Minnetonka, except that part described as follows:</p> <p>All that part of Grove Street vacated lying Easterly of a line drawn from the Southeast corner of Tract A, Registered Land Survey No. 959, files of the Registrar of Titles, Hennepin County, Minnesota, to the most Northerly corner of Tract B, said Registered Land Survey No. 959, and there ending, according to the recorded plat thereof.</p>
5.	0611722240063	228 Minnetonka Ave S Wayzata, MN 55391	Northeasterly 55 feet of Lots 3 and 4, Block 5, Wayzata "Revised", Hennepin County, Minnesota.
6.	0611722240060	340 Park St E Wayzata, MN 55391	<p>Lot 7, Auditor's Subdivision No. 184 Hennepin County, Minnesota;</p> <p>And,</p> <p>That certain Public Park dedicated upon the plat of Wayzata Addition, bounded on the North by Gardner Street, on the South by Garrison Street, on the East by Minnetonka Avenue and on the West by Outlot 13 of Wayzata "Revised".</p>
7.	3111822340027	320 Margaret Cir Wayzata, MN 55391	That certain Park dedicated to the Public upon the plat of Fazendin's Addition, and situated in Block 2 of such addition, Hennepin County, Minnesota.
8.	0611722120023	550 Ridgeview Dr E Wayzata, MN 55391	That part of Outlot 9, Wayzata "Revised" Hennepin County Minnesota, lying South of the right of way of the Electric Short Line Railway Company.
9.	0611722120055	552 Ridgeview Dr E Wayzata, MN 55391	Outlot A, Wayzata Countryside Second Addition

Wayzata-Owned Parkland Parcels for Re-zoning (B&F File no 000043-204032)

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10.	0611722120007	550 Broadway Ave N Wayzata, MN 55391	That certain Park dedicated to the Public upon the plat of Wayzata Countryside, Hennepin County, Minnesota
11.	0611722120016	550 Broadway Ave N Wayzata, MN 55391	Outlot 6, Wayzata "Revised"
12.	3111822440004	570 Broadway Ave N Wayzata, MN 55391	That part of the SE 1/4 of the SE 1/4 lying Southeasterly of R.R. right of way and Westerly of Way Woods, Section 31, Township 118, Range 22, in the City of Wayzata.
13.	0611722110010	600 Broadway Ave N Wayzata, MN 55391	Lots one (1) to fourteen (14), inclusive, Block four (4), and Lots one (1) to fourteen (14), inclusive, Block five (5), all in Minnetonka Arlington Heights.
14.	0611722140020	821 Wayzata Blvd E Wayzata, MN 55391	<p>Parcel 1: Lot 8, Dean's Park Outlots to Wayzata except those portions of said Lots embraced in the plat of "Glenbrook" and all that part of Lot 15, Dean's Park Outlots to Wayzata lying Northerly of State Highway Number 12 and Westerly of the West line of "Glenbrook", except that part thereof embraced in Registered Land Survey No. 350, Files of Registrar of Titles, County of Hennepin.</p> <p>Parcel 2: Lot 7, Dean's Park Outlots to Wayzata, except those portions of said Lots embraced in the plat of "Glenbrook", except that part which lies within a distance of 134 feet Northerly and 100 feet Southerly of the following described line: Beginning at a point on the East line of Section 6, Township 117 North, Range 22 West, distant 888.28 feet South of the Northeast corner thereof; thence run Westerly at an angle of 90 degrees 53 minutes 58 seconds with said East section line (when measured from South to West) for 1386.3 feet and there terminating; and except that part of the above described tract adjoining and Northerly of the above described strip, which lies Southerly of the following described line: Beginning at a point distant 130 feet Northwesterly (measured at right angles) from a point on Line A described below, distant 439.77 feet Northeasterly of its point of termination; thence run Southwesterly parallel with said Line A for 439.77 feet (when measured along Line A); thence run Southwesterly to a point distant 134 feet Northerly (measured at right angles) from a point on the first above described line distant 200 feet Easterly of its point of termination and there terminating. Line A: Beginning at a point on</p>

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	PID	Address	Legal Description
			<p>the East line of said Section 6, distant 598.28 feet South of the Northeast corner thereof; thence run Southwesterly at an angle of 73 degrees 12 minutes 13 seconds with said East section line for 547.65 feet; thence deflect to the right on a 4 degree 00 minute curve (delta angle 13 degrees 16 minutes) for 331.67 feet and there terminating; and except that part of the above described tract adjoining and Southerly of the first above described strip, which lies Northerly of a line run parallel with and distant 115 feet Southerly of the following described line: Beginning at a point on the East line of said Section 6, distant 1175.09 feet South of the Northeast corner thereof; thence run Northwesterly at an angle of 71 degrees 56 minutes 02 seconds with said East section line for 709.28 feet; thence deflect to the left on a 6 degree 00 minute curve (delta angle 13 degrees 21 minutes 10 seconds) for 222.55 feet; thence on tangent to said curve for 500 feet and there terminating.</p> <p>Parcel 3: Lots 8, 9, and 10, Block 17, Minnetonka Arlington Heights; Lots 1 to 7 inclusive, Block 17, Minnetonka Arlington Heights, except those portion of said lots embraced in the plat of "Glenbrook".</p>
15.	0611722120012	508 Broadway Ave N Wayzata, MN 55391	That part of Outlot 4, Wayzata Revised, lying between the Northeasterly line of the Southwesterly 120 feet thereof, and the Southwesterly line of the Northeasterly 104 feet thereof, except highway.
16.	0611722420048	831 Superior Blvd Wayzata, MN 55391	Outlot B, The Widsten of Wayzata
17.	0611722420032	738 Lake St E Wayzata, MN 55391	<p>Those portions of a tract of land in the plat of Wayzata, designated as Outlots 14 and 15 on the Plat of Wayzata "Revised", Hennepin County, Minnesota, described as follows:</p> <p>That part of the Southeasterly 70 feet of said Outlot 14 and that part of said Outlot 15 lying Northwesterly of Registered Land Survey No. 1317, which lie Southwesterly of the Northeasterly line of said Registered Land Survey and its Northwesterly extension, according to the recorded plat thereof.</p> <p>Together with a permanent easement for driveway purposes over and across those portions of the following described tracts:</p>

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			<p>A tract of land in the plat of Wayzata, designated as Outlot 14 on the plat of Wayzata "Revised" Hennepin County, Minnesota; Broadway, as dedicated in said plat of Wayzata "revised" Hennepin County, Minnesota, now known as Broadway Avenue South; embraced within a strip of 16 feet in width, the center line being described as follows: Commencing at the intersection of the Easterly right-of-way line of said Broadway Avenue South with the Northerly right-of-way line of that part of the Burlington Northern Railroad, as shown across said Outlot 14 and designated as the St. P.M. & M. Ry; thence on an assumed bearing of North 84 degrees 36 minutes 46 seconds West along the Northwesterly extension of said Northerly right-of-way line 55.64 feet to the point of beginning; thence South 50 degrees 06 minutes 03 seconds East 18.65 feet; thence Southeasterly 36.61 feet along a tangential curve, concave to the Southwest, having a radius of 55.43 feet and central angle of 37 degrees 50 minutes 16 seconds; thence Southeasterly 76.70 feet along a reverse curve, concave to the Northeast, having a radius of 79.19 feet and a central angle of 55 degrees 29 minutes 56 seconds; thence Southeasterly 53.11 feet along a compound curve, concave to the Northeast, having a radius of 171.58 feet and a central angle of 17 degrees 50 minutes 01 second; thence Southeasterly 63.58 feet along a reverse curve, concave to the Southwest, having a radius of 354.98 feet and a central angle of 10 degrees 15 minutes 44 seconds, thence South 75 degrees 20 minutes East 84.71 feet; thence Southeasterly 39.95 feet along a tangential curve, concave to the Southwest, having a radius of 315.16 feet and a central angle of 7 degrees 15 minutes 44 seconds; thence South 68 degrees 04 minutes 16 seconds East 105 feet and said line there terminating. The side lines of said easement are prolonged or shortened to terminate on said Northwesterly extension of the Northerly right of way line of the Burlington Northern Railroad and on the Northwesterly line of the Southeasterly 70 feet of said Outlot 14.</p>
18.	0611722440004	998 Lake St E Wayzata, MN 55391	<p>Block 61, except that part thereof lying Northeasterly of a line drawn from a point on the East line of said Block 61, distant 54 feet South of the Northeast corner thereof to a point on the North line of said Block, distant 54 feet Westerly of said Northeast corner, Minnetonka Arlington Heights,</p> <p>together with the adjoining Southeasterly 25 feet of Midway Circle, now vacated, lying between extensions across it of the North and South lines of Blocks 61 and 65, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said County.</p>
19.	0511722330038	330 Central Ave S Wayzata, MN 55391	Lot 9, Block 4, NEW WAYZATA

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	PID	Address	Legal Description
20.	0511722330054	330 Reno St Wayzata, MN 55391	Outlot A, RENO POND
21.	0511722320078	1115 Lasalle St Wayzata, MN 55391	<p>Lot 6 Block 1 Redpath Court,</p> <p>And</p> <p>The South 164 feet of Tract C, Registered Land Survey No. 216,</p> <p>And</p> <p>Lots 9 to 14 inclusive, Block 43 and, Lots 1 to 8 inclusive and Lots 13 to 23 inclusive, Block 57, all in Minnetonka Arlington Heights,</p> <p>And</p> <p>That part of Lot 9, Block 57, Minnetonka Arlington Heights lying North of a line drawn parallel with and 1150 feet South from the North line of the SW 1/4 of Section 5, Township 117, Range 22,</p> <p>And</p> <p>That part of Block 59, Minnetonka Arlington Heights, described as follows: Commencing at the Northeast corner of said Block 59, thence Southerly along the East line thereof to its intersection with the Southeasterly line of said Block 59, said point referred to as Point A, thence Southwesterly along said Southeasterly line a distance of 161.1 feet, thence West along a line parallel with the North line of the SW 1/4 of Section 5, Township 117, Range 22, said parallel line referred to as Line A, a distance of 285 feet to the point of beginning of the property to be described, thence deflecting left 90 degrees for a distance of 378.98 feet, thence Southeasterly to a point on the Southeasterly line of Block 59 distant 715 feet Southwesterly from Point A, thence Southwesterly along said Southeasterly line to its intersection with a line parallel with and 1150 feet South from the North line of the SW 1/4 of</p>

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			said Section 5, thence Westerly along said parallel line to the West line of Block 59, thence North to a point on the West line thereof distant 200 feet South from the Northwest corner thereof, thence East and parallel with the North line thereof a distance of 175 feet, thence South and parallel with the West line thereof a distance of 80 feet, thence deflecting left 61 degrees and 26 minutes a distance of 119 feet, thence deflecting right 30 degrees to its intersection with Line, thence Westerly to the point of beginning.
22.	0511722320054	1106 Wayzata Blvd E Wayzata, MN 55391	Tract A and that part of Tract B lying north of the south line of Tract A and its extension easterly, Registered Land Survey No. 216, Hennepin County, Minnesota
23.	0511722320059	120 Central Ave S Wayzata, MN 55391	Tract D, Registered Land Survey No. 216, Hennepin County, Minnesota
24.	0511722320060	120 Central Ave S Wayzata, MN 55391	Tract E, Registered Land Survey No. 216, Hennepin County, Minnesota
25.	0511722230025	1225 Wayzata Blvd E Wayzata, MN 55391	Lot 1, Block 3, CENACLE WOODS
26.	0511722230023	1223 Wayzata Blvd E Wayzata, MN 55391	Lot 1, Block 1, CENACLE WOODS
27.	0611722120010	380 Broadway Ave N Wayzata, MN 55391	Outlot 3, Wayzata Revised, Hennepin County, Minnesota