

Project Narrative

Barry Ave Condos

304, 312, and 318 Barry Ave. S

Wayzata, Minnesota

12/22/2020

Project Description

LNR Properties, the landowner, is proposing to replat three parcels into one 0.66-acre parcel and build a three-story condominium building on the property with one level of below grade parking. The site is located half a block North from Lake Street East on Barry Avenue South. The proposed condominium building will contain 19 units totaling approximately 46,100 square feet, and include (2) one-bedroom, (7) two-bedroom, and (10) three-bedroom units. The below grade parking would contain 41 stalls which equates to 2.16 spaces per unit. The developer's goal is to provide more attainable condominiums for year-round residents.

Applications

The first round of entitlement applications will be for Comprehensive Plan Amendment, Rezoning, Conditional Use Permit and Subdivision. In the 2040 Comprehensive Plan, the two northern lots are guided Central Core Residential and the southern lot is guided Central Business District. Because the three lots are being combined, the northern lots will be re-guided to Central Business District and rezoned to C-4 to match the southern lot. The project meets all C-4 zoning height, setback and FAR requirements. The project exceeds required setbacks on the west, north and south sides. The Conditional Use Permit is required for residential to be the principal use in the C-4 district.

Subdivision Criteria

The subdivision meets the criteria as set forth in the Wayzata City Code. The proposed subdivision is consistent with the goals of the 2040 Comprehensive Plan. The property is in an ideal location for condominium development, providing quick access and a walkable environment with several popular restaurants, pubs, galleries, parks, and other recreational amenities and attractions within a short distance. Due to the property's location between existing commercial and multifamily residential properties, the proposed building seeks to transition between the residential district to the North and the commercial district to the South. To relate to the residential district and The City of Wayzata's "Village on the Lake" appeal, the project features lake-view bay windows, generous front porches, white lap siding, roof gardens, and a significant amount of front yard landscape planting. To relate to the adjacent C-4 Commercial district to the South and West, the design incorporates tan brick and white metal on the front façade. Finally, the proposed design appeals to the current residential new home market with a "Country Farmhouse" aesthetic, by adding onyx-black masonry and dark grey lap siding for the white-on-black look now popular on new luxury homes in Wayzata.

The new development does not adversely affect sensitive areas such as lakes, streams, wetlands, wildlife habitat, scenic points, historic locations or other similar community assets. The building is situated on the site to preserve the row of existing trees to the east. In addition, the project is built into the slope of the site to limit the need for fill and reduce the building's mass as it relates to the neighboring buildings. The 3rd floor is stepped back a minimum of 10 feet across the entire façade and the 1st and 2nd floors are stepped back at greater

than 25% of the façade at porch locations. This breaks up the façade and reduces the overall mass of the building. The tiered landscaping and new sidewalk along Barry Avenue enrich the pedestrian experience and brings the building down to a more human scale. The project is not being considered for design review at this time, but the intent is to meet or exceed the new architectural guidelines and criteria of the Downtown Architectural District as we submit for our next phase of applications.

The proposed project will be an asset to the area as the intention is to bring year-round residents to Wayzata to utilize the city's numerous amenities. The proposed project will not have an adverse impact upon existing public services and facilities including parks, schools, streets, utilities and the city's service capacity. At 19 units, the project will not be a large traffic generator and Barry Avenue is sufficient to handle any increased demand. In addition, the developer will be paying park dedication fees based on 10% of the land value. This will be used to improve parks and public spaces in Wayzata.