

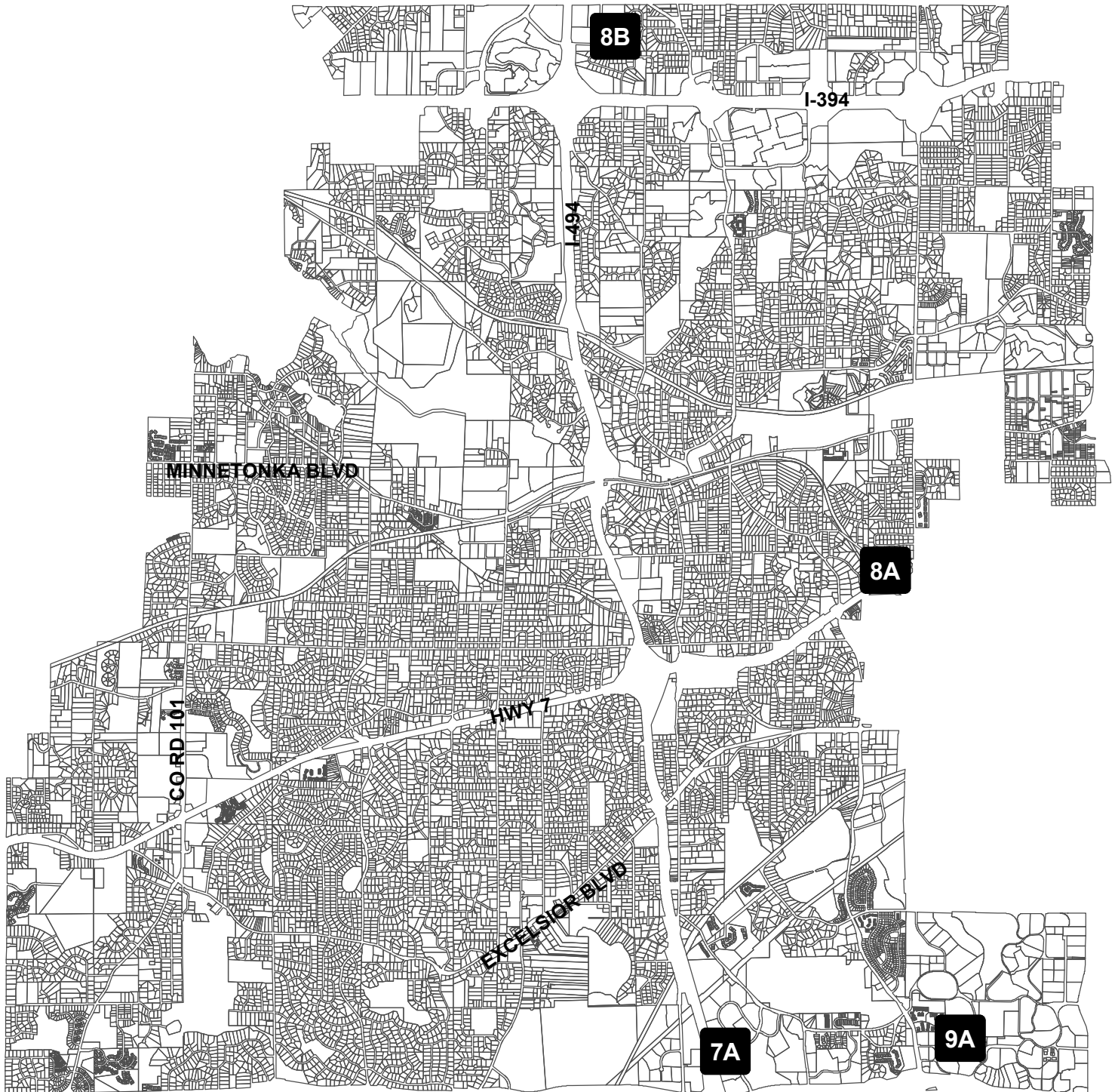


CITY OF  
MINNETONKA

# MINNETONKA PLANNING COMMISSION

Aug. 18, 2022

14600 Minnetonka Blvd. • Minnetonka, MN 55345  
(952) 939-8200 • Fax (952) 939-8244  
minnetonkamn.gov





**Planning Commission Agenda  
Aug. 18, 2022  
6:30 p.m.**

**City Council Chambers – Minnetonka Community Center**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes:** Aug. 4, 2022
- 5. Report from Staff**
- 6. Report from Planning Commission Members**
- 7. Public Hearings: Consent Agenda**
  - A. Amendment to the Minnetonka Corporate Center Sign Plan for King Technology at 6000 Clearwater Drive.  
  
Recommendation: Adopt the resolution approving the request (5 votes)
    - Final decision, subject to appeal
    - Project Planner: Bria Raines
- 8. Public Hearings: Non-Consent Agenda Items**
  - A. Conditional use permit for a fast food restaurant at 11301 Hwy 7.  
  
Recommendation: Recommend the city council adopt the resolution approving the request (4 votes)
    - Recommendation to City Council (Sept. 12, 2022)
    - Project Planner: Bria Raines
  - B. Conditional use permit, with location variance, for Advanced Oral Surgery & Periodontics at 110 Cheshire Lane.  
  
Recommendation: Recommend the city council adopt the resolution approving the request (4 votes)
    - Recommendation to City Council (Sept. 12, 2022)
    - Project Planner: Susan Thomas

**Planning Commission Agenda**

**Aug. 18, 2022**

**Page 2**

**9. Other Business**

A. Concept plan review for a 275-unit apartment building at 10701 Bren Road East.

Recommendation: Provide feedback; no formal action.

- To City Council (Sept. 12, 2022)
- Project Planner: Loren Gordon

**10. Adjournment**

**Notices**

1. Please call the planning division at (952) 939-8290 to confirm meeting dates as they are tentative and subject to change.
2. There following applications are tentatively schedule for the Sept. 1, 2022 agenda.

|                            |                                    |
|----------------------------|------------------------------------|
| <b>Project Description</b> | Amavida, 10-unit condo development |
| <b>Project Location</b>    | 3928 and 3930 Shady Oak Road       |
| <b>Assigned Staff</b>      | Susan Thomas                       |
| <b>Ward Councilmember</b>  | Brian Kirk, Ward 1                 |

|                            |                                  |
|----------------------------|----------------------------------|
| <b>Project Description</b> | Dunibar Court, 5-lot subdivision |
| <b>Project Location</b>    | 17809 Ridgewood Road             |
| <b>Assigned Staff</b>      | Ashley Cauley                    |
| <b>Ward Councilmember</b>  | Kissy Coakley, Ward 4            |

|                            |  |
|----------------------------|--|
| <b>Project Description</b> | Cummings Homestead 2 <sup>nd</sup> Addition, 2-lot subdivision |
| <b>Project Location</b>    | 5024 Sparrow Road  |
| <b>Assigned Staff</b>      | Drew Ingvalson   |
| <b>Ward Councilmember</b>  | Bradley Schaeppi, Ward 3                                       |

|                            |                                      |
|----------------------------|--------------------------------------|
| <b>Project Description</b> | Anderson Residence, expansion permit |
| <b>Project Location</b>    | 11709 Shady Oak Drive                |
| <b>Assigned Staff</b>      | Bria Raines                          |
| <b>Ward Councilmember</b>  | Brian Kirk, Ward 1                   |

**Unapproved  
Minnetonka Planning Commission  
Minutes**

**Aug. 4, 2022**

**1. Call to Order**

Chair Sewall called the meeting to order at 6:30 p.m.

**2. Roll Call**

Commissioners Waterman, Hanson, Henry, Maxwell, Powers, and Sewall were present. Banks was absent.

Staff members present: Community Development Director Julie Wischnack, City Planner Loren Gordon, Assistant City Planner Susan Thomas, and Planner Bria Raines.

**3. Approval of Agenda**

***Maxwell moved, second by Waterman, to approve the agenda as submitted with additional comments provided in a change memo dated Aug. 4, 2022.***

***Waterman, Hanson, Henry, Maxwell, Powers, and Sewall voted yes. Banks was absent. Motion carried.***

**4. Approval of Minutes: July 21, 2022**

***Henry moved, second by Hanson, to approve the July 21, 2022 meeting minutes as submitted.***

***Waterman, Hanson, Henry, Maxwell, Powers, and Sewall voted yes. Banks was absent. Motion carried.***

**5. Report from Staff**

Gordon briefed the commission on land use applications considered by the city council at its meeting on Aug. 1, 2022:

- Adopted a resolution approving the final plat of Weber Three, a residential two-lot subdivision, at 2326 Oakland Road.
- Adopted a resolution approving a conditional use permit for CREO Arts and Dance Conservatory at 15000 and 15100 Minnetonka Industrial Road.
- Adopted a resolution approving a conditional use permit for Brito's Burritos at 11044 Cedar Lake Road.
- Adopted a resolution approving a conditional use permit for First Light Doughnuts and Café at 11014 Cedar Lake Road.

- Upheld the planning commission's denial of a setback variance to build a new house at 2203 Windsor Lake Drive.

The next planning commission meeting is scheduled to be held on Aug. 18, 2022.

The annual bus tour with planning commissioners, councilmembers, and EDAC commissioners is scheduled to be held on Aug. 25, 2022.

**6. Report from Planning Commission Members**

Chair Sewall appreciated all of the time and work councilmembers put into making informed land-use decisions. He also appreciated police officers and staff attending the Night to Unite neighborhood gatherings.

**7. Public Hearings: Consent Agenda: None**

**8. Public Hearings**

**A. Variance to the tree protection ordinance for the construction of a new house at 15325 Lake Street Extension.**

Chair Sewall introduced the proposal and called for the staff report.

Thomas reported. She recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

The person who designed the house on behalf of the applicant stated that:

- He tried numerous times to try to find a way to avoid needing a variance.
- The proposal would maintain good site drains along the perimeter so water would not travel onto surrounding properties. The perimeter grading would impact the trees, but it is the best thing to do.
- Additional healthy trees would be planted and create screening to give everyone privacy.

The public hearing was opened.

Caren Abdelaal, 15421 Lake Street Extension, stated that:

- Trees help prevent climate change, absorb sound, absorb CO2 and reduce energy use for air conditioners by 25 percent.
- Trees are Minnetonka's pride and joy.
- She likes new neighbors.
- She suggested the property share a driveway with the neighbor on the east to save trees.

- There is currently an electrical pole located in the area of the proposed driveway.
- She would like an arborist and staff person to oversee the removal of the trees to make sure only those authorized to be removed would be removed.

Tim Nguyen introduced himself and his wife, Janice Park, 15325 Lake Street Extension, as applicants. Mr. Nguyen stated that:

- They purchased the lot in March of 2021. The city passed the new tree protection ordinance that November.
- He understands the importance of tree preservation. He drives an electric vehicle.
- The proposal would plant new trees along the perimeter to create privacy between them and the neighbors.
- He and his wife met with most of the neighbors, who are great people.
- They are excited to build their dream home and be part of the neighborhood.

No additional testimony was submitted, and the hearing was closed.

In response to Chair Sewall's request, Thomas explained that natural resources staff determine which trees may be removed. Before a building permit is issued, natural resources staff make sure tree protection and silt fencing are installed. The city holds a natural resources escrow to fund completion or fix repairs if a project would not meet the conditions of approval. There is a significant fee associated with the removal of a tree that was not authorized to be removed. That fine has to be paid before a certificate of occupancy can be issued.

Thomas explained that the new tree protection ordinance identifies a significant tree as any tree over four inches in diameter regardless of its species. Prior to the change made fall of 2021, there were no tree protection regulations for single-family residential lots. It is by far the strictest tree protection ordinance in the metro area.

Waterman stated that:

- He appreciated the presentations.
- He supports the tree protection ordinance. He supports this application for the reasons listed in the staff report.
- This specific parcel was carved up in a specific way to allow a house to be built. The property is meant to have a house. It is not meant to be vacant. A house could not be built on the lot without a variance to the tree protection ordinance.
- He appreciates the applicant's plan to plant new trees.
- The project looks great.

- He supports the staff's recommendation.

Powers stated that:

- The property owners in 1997 did not envision the tree protection ordinance adopted in 2021. The proposal is a win for the tree protection ordinance. It shows that the property owners are being even more respectful of the importance of trees than they already are.
- The lot was designed to accommodate a single-family house. That is reasonable.
- He likes the proposal and agrees with the staff's recommendation.

Hanson stated that:

- He supports the proposal.
- He appreciates the property owner explaining the process.
- He suggested staff provide an update on how the tree protection ordinance is working during the city tour.
- He looks forward to supporting the proposal.

Maxwell stated that:

- She appreciated the presentation and comments from the neighbors.
- She agreed with the commissioners.
- She loves the idea of a shared driveway but understands it can be a hassle, especially with changes in property ownership. The topography would prevent a shared driveway from being a good solution in this situation.
- She appreciates that there would be no place to locate the house that would make a significant difference in the number of trees that would be removed. The lot is designed to support a single-family house.
- She supports the proposal and wishes the applicant luck.

Henry stated that:

- He supports the tree ordinance and preservation of the tree cover. He was glad tree number 52 on the tree inventory would be preserved since it is probably over 100 years old.
- He agrees with the staff's recommendation.
- He understands that the property is a single family home lot.
- He thanked the applicants for caring about the tree canopy, driving an electric vehicle, and being willing to plant new trees.

Chair Sewall stated that:



- The lot was created in 1997. The request is reasonable and practical.
- The staff did a fantastic job of considering every way to preserve as many trees as possible.
- The city manages a tree sale every year to promote diversity in quality tree species at a great price.
- He supports the staff's recommendation.

***Hanson moved, second by Waterman, to adopt the resolution approving a variance from the removal thresholds of the tree protection ordinance for the construction of a new house at 15325 Lake Street Extension.***

***Waterman, Hanson, Henry, Maxwell, Powers, and Sewall voted yes. Banks was absent. Motion carried.***

**B. Variance to the side yard setback for a garage addition at 14722 Oakways Court.**

Chair Sewall introduced the proposal and called for the staff report.

Raines reported. She recommended denial of the application based on the findings listed in the staff report.

Chair Sewall confirmed with Thomas that Minnetonka's policy for a reasonable standard two-car garage is 24 feet by 24 feet.

Tyler Briggs, 14722 Oakways Court, applicant, provided photos of the yard. He stated that:

- Two adults and four children live in the house. They have many vehicles.
- He provided a photo of where the garage addition would be located.
- He provided photos of stuff outside that he would like to store inside.
- He has two storage units that house two vehicles.
- There is a slope that limits where a garage addition could be built.
- The houses in the neighborhood have a three-stall garage.
- The property has a concrete slab located in a drainage easement.
- The site has a 20-foot by 30-foot garage. The 20-foot side is four feet short of 24 feet and makes it difficult to get the doors open. More width would make it easier to open the garage doors.

Nick Olson, Olson Construction, on behalf of the applicant, stated that:

- He thought the previous item reviewed by the planning commission at this meeting set a precedent that allowed a variance to the tree protection ordinance.
- This proposal may cause the removal of one tree.

- The proposal would have proper drainage and gutters.
- The proposal would conform with the look of the house. The house across the street does not match the neighborhood.
- A three-vehicle garage is reasonable and should be the standard.

Sarah Briggs, 14722 Oakways Court, applicant, stated that:

- She loves the trees and privacy.
- The proposal would cause the trimming of tree limbs that need to be trimmed.
- The proposal would make the property more beautiful and fit in better with the neighborhood.
- There is a lot of sentimental value attached to motorcycles and vehicles.
- She wants the vehicles to start in frigidly cold weather.
- She wants to put her vehicle in a garage to prevent her tabs from being stolen.
- Her neighbors support the proposal.
- She appreciated the commissioners' consideration.

Waterman confirmed with Mr. Olson that the slope would prevent the garage from extending deeper than its current 52 feet.

The public hearing was opened. No testimony was submitted, and the hearing was closed.

Maxwell asked if the city has a standard three-car garage size. Raines answered in the negative. She explained that the standard single-car garage size is 13 feet by 20 feet.

Waterman stated that:

- He appreciated the presentations.
- He likes three-car garages, which add value to properties and quality of life if it can be done within the setbacks.
- He was wrestling with deciding if the layout of the house creates a practical difficulty. He measured his single-stall garage and found that it has a nine-foot door with less than a foot and a half on each side, and it functions fine.
- He found it hard to find a reason to disagree with the staff's recommendation to deny the application. He was inclined to agree with the staff's recommendation.

Powers stated that:

- He was inclined to disagree with staff but had not made a final determination.

- He did not care how many vehicles the applicant had.
- The current owner of the property may not live there as long as the property exists. His decision must be based on future homeowners of the property as well.
- There is a practical difficulty in living with a two-car garage. Vehicles are larger now. He was inclined to support the proposal to allow a reasonable third-car garage.
- No neighbors expressed opposition to the proposal.

Hanson stated that:

- The garage being three feet one way or the other would not impact the character of the neighborhood.
- The neighbors probably prefer a third-stall garage.
- It does not matter that the applicant has a lot of vehicles.
- He leaned toward approving the proposal.

Maxwell stated that:

- She thought adding a third stall to the garage for the property was an excellent idea, and adding extra depth was a creative solution to get more space without being visible from the street.
- She noted that a 1,000-square-foot-detached garage could be added in the backyard without a variance and may require the removal of trees. She would rather have the proposal than a detached-storage structure that may cause tree removal.
- She had difficulty identifying a unique circumstance. She was not sure if the orientation of the house on the lot would be enough.
- Twelve feet in width for three stalls would equal 36 feet in width for a three-car garage. That might be unique to this circumstance.

Henry stated that:

- He was torn because he could see the benefit of the third stall and the security of vehicles being located inside. As a homeowner, he felt for the applicants.
- He leaned toward the proposal, not having a practical difficulty enough to allow 15 feet instead of 12 feet of width.

Powers stated that:

- He felt that the increase in the size of vehicles that has occurred over time had caused a practical difficulty. He felt 15 feet would be justified.
- No one in the neighborhood opposes the proposal.
- At least half of the houses in the neighborhood have three-car garages.

- He supports the approval of the application.

Chair Sewall stated that:

- He agrees that the applicants need the third stall. A 12-foot-wide-third stall would not need a variance. He felt that would be reasonable.
- He did not see a practical difficulty at this time to justify a variance.

***Waterman moved, second by Maxwell, to adopt the resolution denying the side yard setback variance for a garage addition at 14722 Oakways Court.***

***Waterman, Henry, Maxwell, and Sewall voted yes. Hanson and Powers voted no. Banks was absent. Motion carried.***

Chair Sewall stated that an appeal of the planning commission's decision must be made in writing to the planning division within ten days.

**C. Items concerning the construction of a new house at 2507 Bantas Point Lane.**

Chair Sewall introduced the proposal and called for the staff report.

Thomas reported. She recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

In response to Hanson's question, Thomas explained the floodplain indemnification process.

In response to Henry's question, Thomas explained that the engineering staff is comfortable with the proposal since it provides an evacuation route above the floodplain and does not block potential floodwaters on Bantas Point Lane from reaching the lake.

Ed Noonan, 2492 Bantas Point Road, stated that:

- He thanked Thomas, Gordon, and the engineering staff for spending hours with him to find a solution.
- The current structure was caving in.
- The parking area allowed a turnaround area for snow plows.
- The garage would be 21.5 feet by 24 feet.
- The bedrooms would be made as accessible as possible.
- He thought this would be a great solution for the property.
- The proposal would allow the property to accommodate water flow better than it does now.

In response to Henry's question, Thomas explained that there is an easement on another property that allows snow storage and room for a plow to turn around.

Mr. Noonan stated that there is no on-street parking allowed on the street. He appreciates being able to have a large driveway to provide parking for the residence.

The public hearing was opened.

Peter Strot, 2415 Bantas Point Road, stated that the applicants have already improved the area immensely. He would expect the applicant to improve this property. He supports the proposal.

Kathy Nelson, 2504 Bantas Point Lane, stated that:

- She appreciates the commissioners being so thoughtful and respectful at this meeting.
- She also appreciated that Thomas and Gordon were very helpful and respectful. They answered her questions and were fast at getting back to her.
- She appreciates what the applicant has done. She appreciates the effort to decrease the flooding situation.
- She understands how floor area ratio (FAR) is calculated since the McMansion policy was approved just before she built her house in 2008. She was held to a .52 FAR. She has a single garage. She had to remove a room above the garage to comply with the .52 FAR. She had a hardship to comply with the .52 FAR.
- In 2016, another applicant was required to comply with .52 FAR.
- She questioned the justification to allow .58 FAR now. She requested that all residents in the area be treated equally. She would like to add a home office.
- There was an incident on another property where the house was torn down without a permit, and the lake was not protected.
- She trusted that the lake would be protected during the completion of the proposal.
- She appreciated commissioners listening to her comments.

Ted Ewing, 2506 Bantas Point Lane, stated that:

- The property has been a nuisance in the past.
- He appreciated the applicants improving the flooding issues.
- He requested that there be good communication if the applicant would need to drive on his property.
- He planned to be respectful to neighbors if he rebuilds in the future.

No additional testimony was submitted, and the hearing was closed.

Thomas explained that staff looked at live, current data from the city tax assessor database and found that the current FAR for the area equals .58. The FAR for the neighborhood changes as assessors are able to gain more accurate information on the size of houses. There is a house in the neighborhood that has a FAR of .58. Other property owners in the neighborhood could request additions with a FAR up to .58 and meet the McMansion policy. Staff is able to calculate the current FAR for any address at any time.

Gordon explained that an addition to a house that meets all ordinance requirements is not required to meet the McMansion policy, which could then increase the allowed FAR for a neighborhood.

Henry felt this would be a good use of the property. The proposal would have an acceptable FAR. The neighbors support the proposal. The variance is reasonable. He supports the staff's recommendation.

Powers agreed that a new house should be built on the site. It is a unique area. He supports the proposal.

Maxwell supports the proposal. She appreciates the drainage improvements, keeping the roof lower to respect the neighbors' view of the lake, and she trusts the city engineers in regard to the hydrology and floodplain measurements. She supports the staff's recommendation.

Waterman supports it as well. He appreciates the applicant working with staff to get to this point. He trusts the city engineers and looks forward to the proposal's completion.

Chair Sewall commended the applicant and staff for all of the work put into the proposal. He loves being able to improve the environmental aspect of a site while allowing the construction of a new house. He supports the staff's recommendation.

***Powers moved, second by Henry, to recommend that the city council adopt the resolution approving a floodplain alteration permit and setback and impervious surface variances for the construction of a new house at 2507 Bantas Point Road.***

***Waterman, Hanson, Henry, Maxwell, Powers, and Sewall voted yes. Banks was absent. Motion carried.***

## 9. Adjournment

***Hanson moved, second by Waterman, to adjourn the meeting at 8:33 p.m. Motion carried unanimously.***

By: \_\_\_\_\_

Lois T. Mason  
Planning Secretary

# **Minnetonka Planning Commission Meeting**

## **Agenda Item 7**

Public Hearing: Consent Agenda



**MINNETONKA PLANNING COMMISSION**  
**Aug. 18, 2022**

**Brief Description**           Amendment to the Minnetonka Corporate Center Sign Plan for King Technology at 6000 Clearwater Drive

**Recommendation**         Adopt the resolution approving the request.

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**Background**

The Minnetonka Corporate Center development was approved in 1984. The approval included a sign plan that governs all freestanding and wall signs within the business park. For each building within the business park, the sign plan outlines the allowed number, location, and size of the signs.

Under the approved sign plan, the building at 6000 Clearwater Drive is allowed two wall signs. The signs must be located on the west and south façade of the building and may have a maximum text height of 2.25 feet and a maximum logo height of 5 feet. In 2017, Associated Bank was granted a sign plan amendment increasing the number and height of signs. (See chart below.)

**Proposal**

King Technology is proposing a sign plan that will increase the maximum letter height from 2.25 feet to 58 inches (4.8 feet) for the west façade sign. This proposal requires an amendment to the Minnetonka Corporate Center sign plan.

|                                | <b>Number of Signs</b> | <b>Sign Location</b> | <b>Sign Area</b> | <b>Sign Height</b>                            |
|--------------------------------|------------------------|----------------------|------------------|---|
| <b>City Code</b>               | 1                      | NA                   |                  | 4 foot  |
| <b>2017 Approved Sign Plan</b> | 2                      | West façade          | 64.5 SF          | 5-foot logo<br>2.25-foot letters              |
|                                |                        | South facade         | 64 SF            |   |
| <b>Proposed Amendment</b>      | 2                      | West façade          | 64.5 SF          | 5-foot logo<br>58-inch letters*<br>(4.8 foot) |
|                                |                        | South facade         | 64 SF            | 5-foot logo<br>2.25-foot letters              |

\* proposed change from 2017 approved sign plan

**Staff Analysis**

Staff finds that the proposed signs and requested amendment are reasonable:

1.     **Number and Size.** The number and size of the proposed signs are reasonable given the size of the office building. The existing four-story building is over 116,000 square feet in size. Based on original building plans, the west and south façades of the building total

over 14,000 square feet in surface area. At 64.5 square feet each, the proposed signs would occupy just 0.9 percent of these façades.

2. Height. The proposed signs are appropriately sized relative to the height of the office building. The existing four-story building is 50 feet in height. The proposed five-foot logo would represent just 10 percent of this total height.
3. Comparability of sign plan. The proposed sign plan would revise the text height from 27 inches to 58 inches. The logo height would remain a maximum of 5 feet in height, and the sign area, a maximum of 64.5 square feet. The proposed plan will utilize the same 0.9 percent of the building façade, with only the length and width dimensions changing.
4. Visibility. The increased letter height on the west façade is reasonable based on the distance from and rate of speed on I-494. The increased height is not proposed, nor would it be necessary, on the south façade.

### **Staff Recommendation**

Adopt the attached resolution approving an amendment to the Minnetonka Corporate Center sign plan for King Technology at 6000 Clearwater Drive.

Originator: Bria Raines, Planner  
Through: Loren Gordon, AICP, City Planner



**Motion options**

The planning commission has the following motion options:

1. Concur with staff's recommendation. In this case, a motion should be made adopting the resolution approving the amendment.
2. Disagree with the staff's recommendation. In this case, a motion should be denying the request. The motion should include findings for denial.
3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

**Voting Requirement**

The planning commission's action on the applicant's request is final, subject to appeal. Approval requires the affirmative vote of five commissioners.

**Appeals**

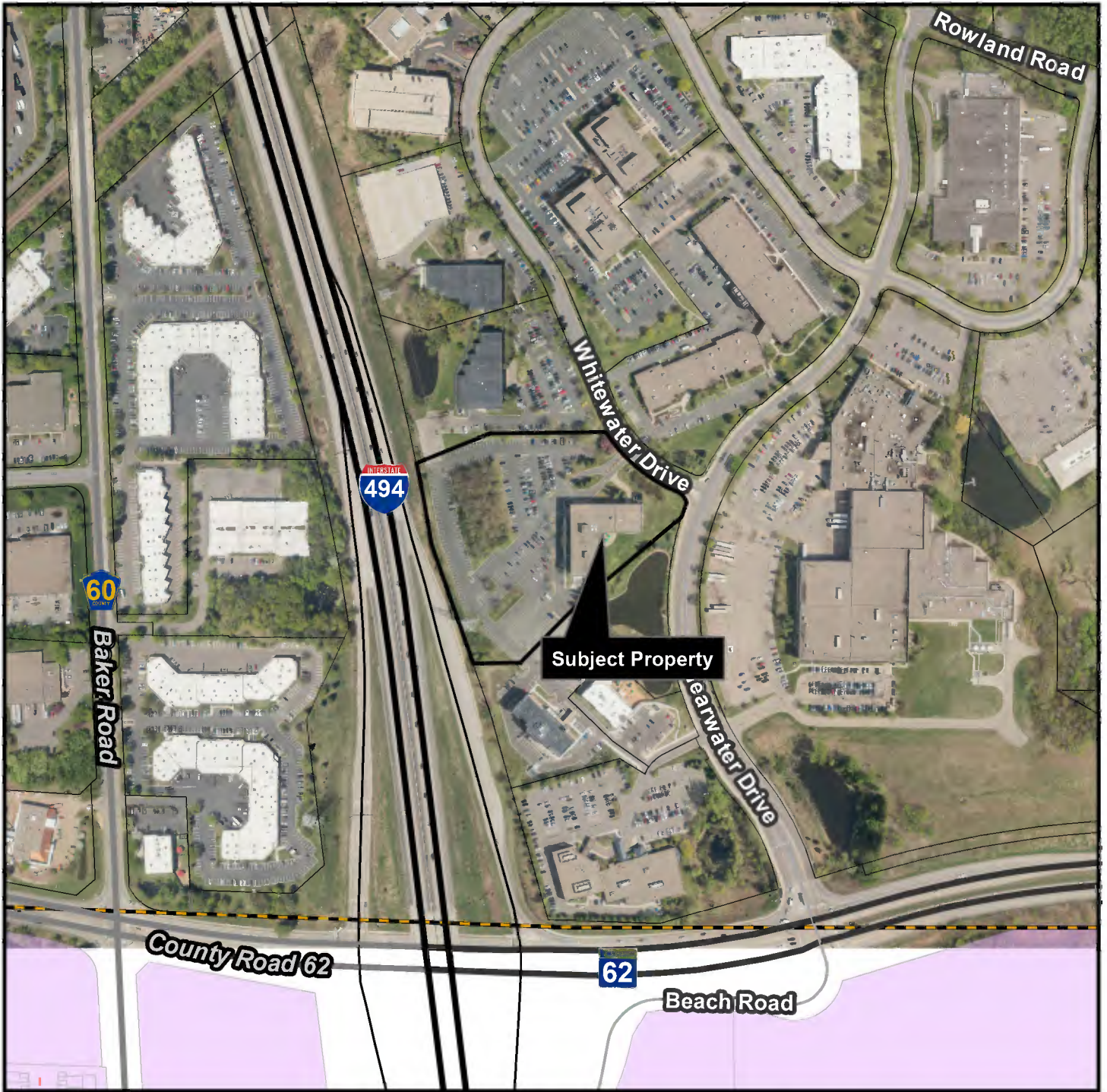
Any person aggrieved by the planning commission's decision about the requested variances may appeal such a decision to the city council. A written appeal must be submitted to the planning staff within ten days of the date of the decision.

**Neighborhood Comments**

The city sent notices to 45 area property owners and received no comments.

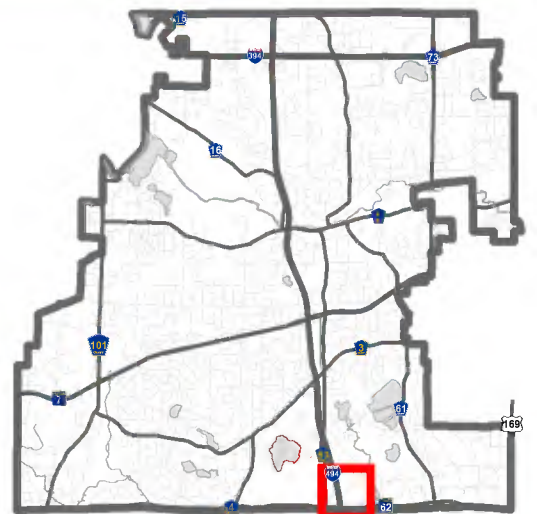
**Deadline for Decision**

Nov. 22, 2022



### Location Map

Project: King Technology  
Address: 6000 Clearwater Drive



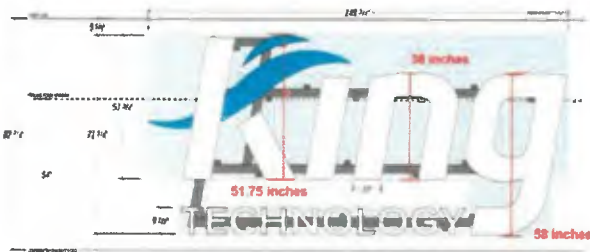
August 2, 2022

City of Minnetonka  
Sign plan Review Application  
Written Statement

The applicant, King Technology Inc, proposes to install an exterior sign on the west elevation (facing 494) of the property located at 6000 Clearwater Drive, Minnetonka, Minnesota.

6000 Clearwater Drive is over 113,000 sq foot building and we are proposing a sign that meets City of Minnetonka requirements of 64 sq ft. King Technology's goal is to install an exterior sign visible from 494 (west elevation) while honoring our registered trademark plus meeting the City of Minnetonka sq ft requirement. King Technology does not have a logo mark or alternate versions of their logo, our stacked logo seen below is our only identity.

King Technology's request is to allow the text height of the 'g' in the registered trademarked King Technology logo to increase text height from 27" to 58" while still meeting our interpretation of the 64.5 square footage requirement.



Prior to King Technology purchasing this building, Associated Bank was allowed to have 2 building signs that took up far more real estate on the west facing elevation than what King Technology is proposing. The King Technology logo is stacked vs horizontal in nature.



West Elevation

Thank you for your consideration to this submission.

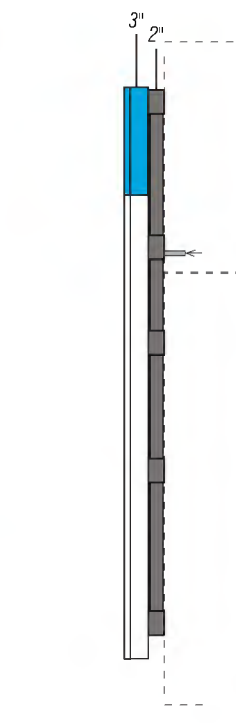
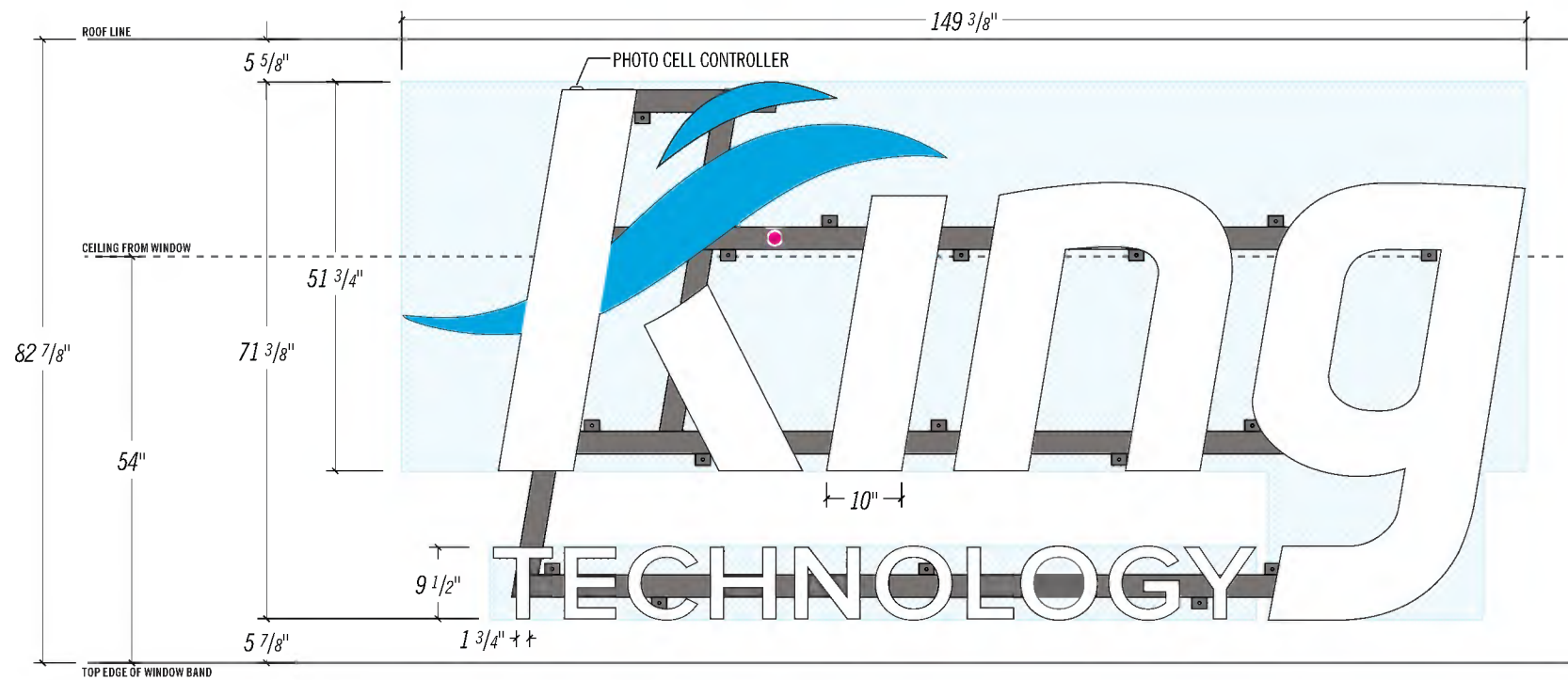
Should you have any questions or need additional information, please feel free to contact Jackie Rieck, Director of Marketing at King Technology or Jennifer Stumm at Cushman Wakefield.



Jackie Rieck

Director of Marketing

[Jackie.rieck@kingtechnology.com](mailto:Jackie.rieck@kingtechnology.com) | 612-419-4804



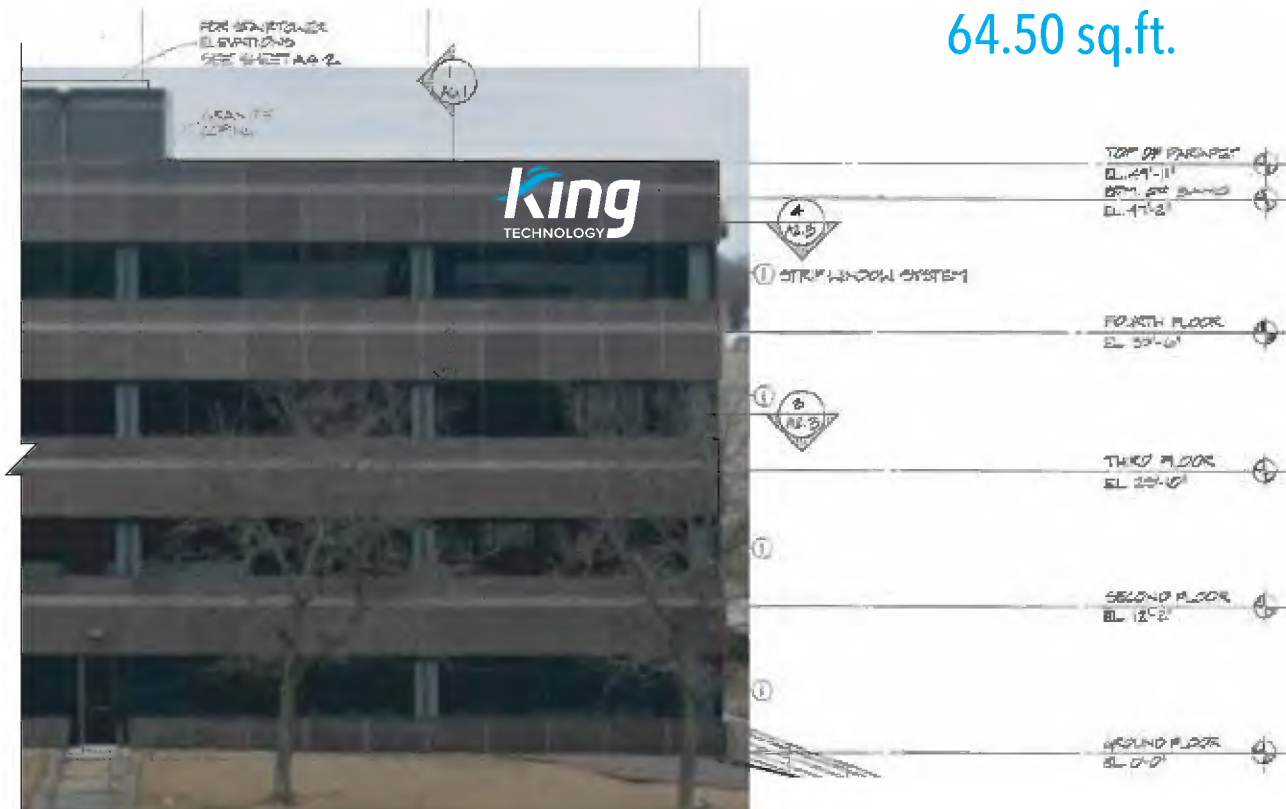
ST\_CH\_LTR (ILLUM.-FLUSH)

Detail 1 - Scale: 1/2"=1'-0"

SIDE VIEW

Detail 2 - Scale: 1/2"=1'-0"

64.50 sq.ft.



SIGN INSTALL ELEVATION

Detail 3 - Scale: 1/16"=1'-0"



ILLUMINATED NIGHT VIEW

ST | CH\_LTR  
ILLUM.-FLUSH

- (A) WHITE LETTERS**
- 3" ALUMET WHITE CH. COIL
  - 3/16" 7328 ACRYLITE WHITE AC
  - JEWELITE 1" WHITE TRIMCAPS
  - PRE-FINISHED WHITE ALUM. BACKS

- (B) BLUE LOGO PARTS**
- 3" ALUMET MILL CH. COIL
  - PAINTED TO MATCH SPEC
  - 3/16" 7328 ACRYLITE WHITE AC
  - DIGITALLY PRINTED TRANS VINYL TO MATCH PMS 2995c (c/w/c w/clear matte lam finish)
  - JEWELITE 1" WHITE TRIMCAPS
  - PRE-FINISHED WHITE ALUM. BACKS

- (C) WIREWAY**
- 3"x2" ALUM. REC. TUBE
  - MODIFIED WITH ACCESS COVERS
  - COVERS AT TOP
  - PAINTED TO MATCH BUILDING
  - PAINT COLOR TBD

INSTALL

- GRANITE INSTALLATION SURFACE
- LAGS AND LAG SHIELDS INTO SILICONE FILLED STUD HOLES

ILLUMINATION

- 'KING'**
- SLOAN PRISM 6500K - WHITE
  - 108 LED MOD
  - (3) 12V 60W SLOAN 60C2 100-277V POWER SUPPLY
  - 3A @ 120V
  - WATTS / LOAD - 121.0W USED
- 'TECHNOLOGY'**
- SLOAN PRISM MINI 6500K - WHITE
  - 17 LED MOD
  - (1) 12V 60W SLOAN 60C2 100-277V POWER SUPPLY
  - 1A @ 120V
  - WATTS / LOAD - 7.3W USED
  - PHOTOCELL CONTROLLER
  - FINAL ELECTRICAL SUPPLY AND CONNECTION BY OTHERS

SPEC COLORS



Project:  
**KING TECHNOLOGY**  
6000 CLEARWATER DRIVE  
MINNETONKA, MN 55343

Designer: **Josh**  
Job Number: **101221-01**  
Date: **06.21.22**

Rev. 1:063022  
Rev. 2:  
Rev. 3:  
Rev. 4:  
Rev. 5:



**archetype**

9611 James Ave. S  
Minneapolis, Minnesota 55431

952 641 9600

[archetypesign.com](http://archetypesign.com)

Contact:  
**Steve Hirtz**  
952 641 9603  
steveh@archetypesign.com

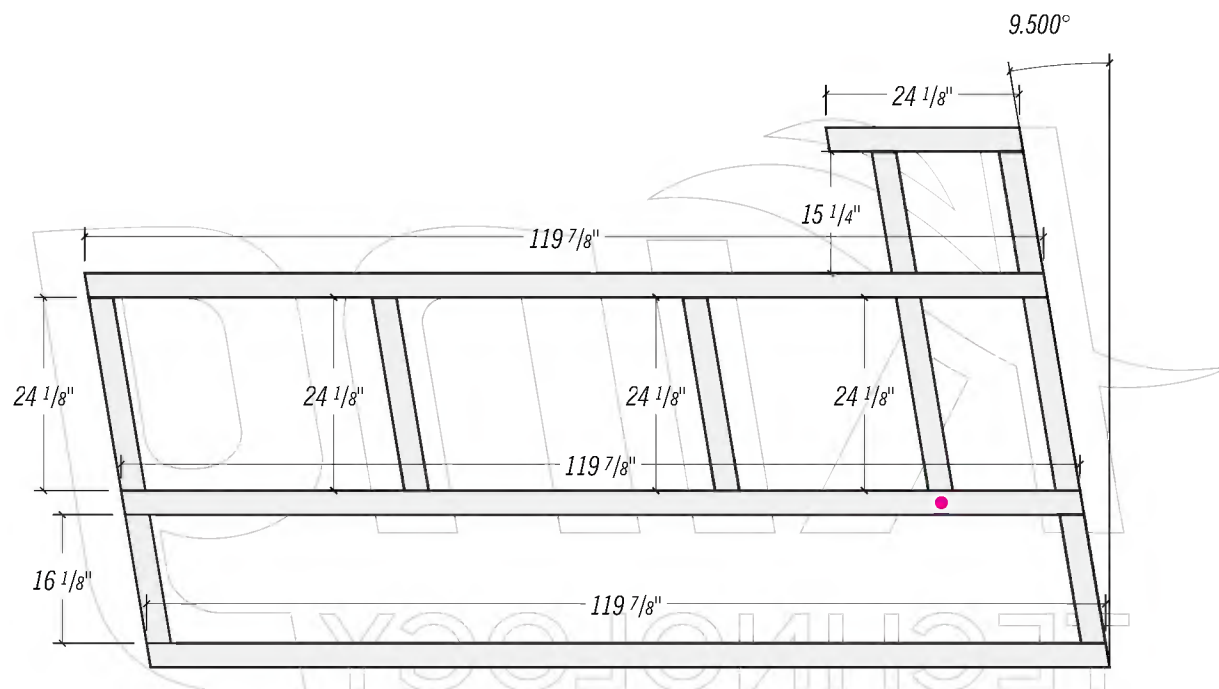
This print is meant as a representation of a sign show win consideration of being manufactured by Archetype. Materials may influence final result. Samples available upon request. Graphic Design time is included in the total purchase price. Designs contained herein are not meant to be exhibited to others outside of included parties and employees. Designs received from Archetype may not be manufactured by others without reimbursement for time spent in the creation of these designs or any resemblance. Drawings may contain elements considered artistic intellectual property of Steve Carpenter, owner. ©Archetype

Approved:

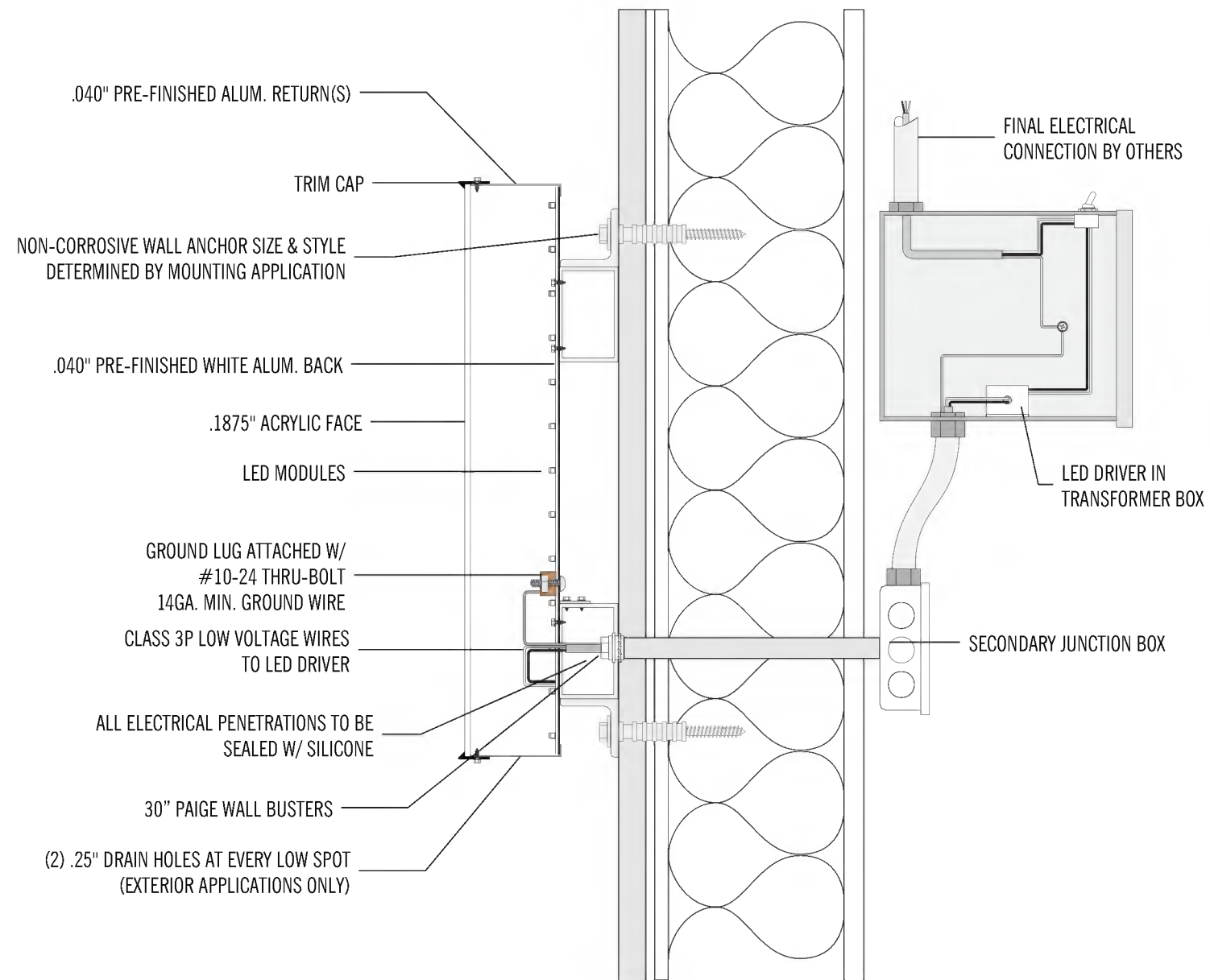
Type | CH\_LTR

Description |  
ILLUM.-FLUSH





**FRAME STRUCTURE**  
Detail A - Scale: 1/2"=1'-0"



**SECTION DETAIL**  
Detail B - Scale: 3"=1'-0"



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Minneapolis, Minnesota 55431  
952 641 9600  
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[steveh@archetypesign.com](mailto:steveh@archetypesign.com)

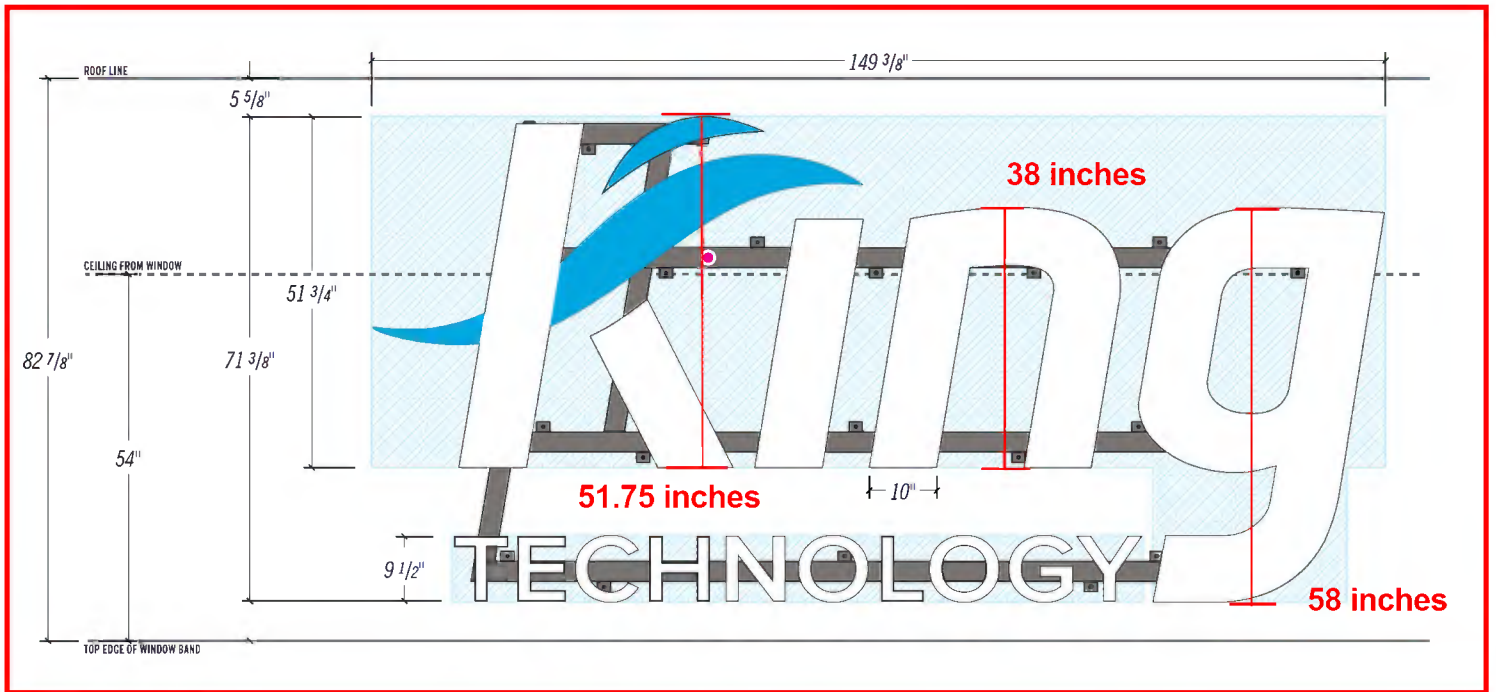
This print is meant as a representation of a sign show in consideration of being manufactured by Archetype. Materials may influence final result. Samples available upon request. Graphic Design time is included in the total purchase price. Designs contained herein are not meant to be exhibited to others outside of included parties and employees. Designs received from Archetype may not be manufactured by others without reimbursement for time spent in the creation of these designs or any resemblance. Drawings may contain elements considered artistic intellectual property of Steve Carpenter, owner. ©Archetype

Approved:

Type | CH\_LTR

Description |  
ILLUM.-FLUSH

|                           | Number of Signs | Sign Height                      | Sign Location       |
|---------------------------|-----------------|----------------------------------|---------------------|
| <b>Resolution 2017-04</b> | 2               | 5 foot logo<br>2.25 foot letters | West & South façade |
| <b>Proposed Amendment</b> | 2               | 5 foot logo<br>58 inch letters   | West façade         |
|                           |                 | 5 foot logo<br>2.25 foot letters | South façade        |



| Address                             | Building Height | Elevation | Logo height  | Text height | Sign area |
|-------------------------------------|-----------------|-----------|--------------|-------------|-----------|
| 12800<br>Whitewater Dr              | 3 stories       | North     | 5 feet       | 30 inches   | 40 sf     |
|                                     |                 | East      | 5 feet       | 36 inches   | 40.5 sf   |
| 12900<br>Whitewater Dr              | 3 stories       | West      | 4 feet       | 48 inches   | 48 sf     |
|                                     |                 | South     | 4 feet       | 36 inches   | 40 sf     |
| 6030<br>Clearwater Dr               | 5 stories       | Southwest | 7 to 12 feet |             | 175 sf    |
|                                     |                 | Southeast | 7 to 12 feet |             | 175 sf    |
|                                     |                 | Northwest | 4 to 7 feet  |             | 65 sf     |
| 6000<br>Clearwater Dr<br>(Proposed) | 4 stories       | West      | 5 feet       | 58 inches*  | 64.5 sf   |
|                                     |                 | South     | 5 feet       | 27 inches   | 64 sf     |

\* proposed change from 2017 approved sign plan

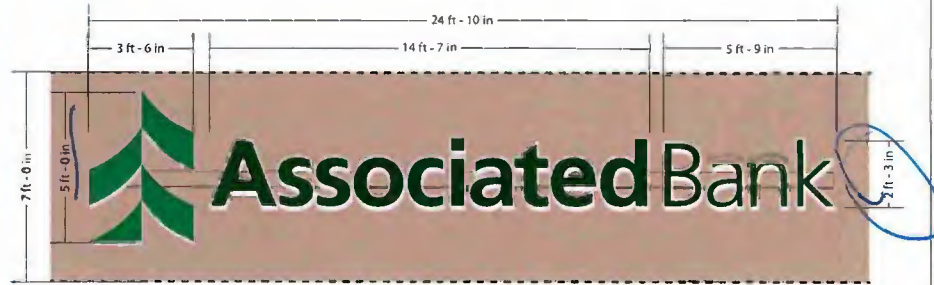
DEC - 5 2016



West Elevation

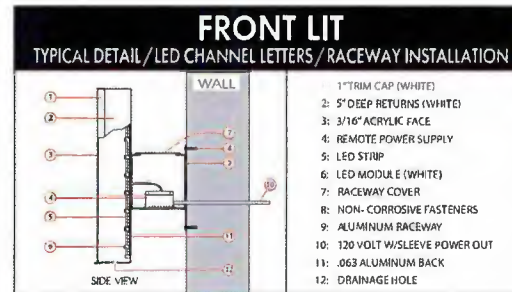


South Elevation



- PMS 350 C
- PMS 355 C

white border  
around letters



**LEROY**  
SIGNS

6325 WELCOME AVE, N.  
MINNEAPOLIS, MN 55429  
Phone: 763-535-0080  
www.leroy signs.com

**Customer**

Associated Bank

**Location**

Minnetonka, MN

**Description**

internally illuminated  
channel letters

**Sales Person**

Chris Clark

**Date**

11-16-2016

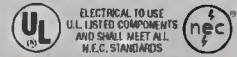
**Scale**

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

**File / Rev**

AB\_Mtka\_CL\_V5A.ai

PRIMARY ELECTRICAL POWER TO SIGN  
TO BE BY OTHERS. ALL POWER TO BE  
120 VOLT UNLESS OTHERWISE STATED



SIGN MUST BE GROUNDED IN COMPLIANCE WITH  
ARTICLE 600 OF THE NATIONAL ELECTRIC CODE

**IMPORTANT NOTICE:**

This is a proprietary design of Leroy  
Signs, Inc., designed specifically for this  
project. It is illegal and unethical to  
reproduce or use any other entity for copy or  
use. This design cannot be used without  
the written consent of Leroy Signs, Inc.

2 QTY / INTERNALLY ILLUMINATED CHANNEL LETTERS / RACEWAY MOUNTED INSTALLATION

## Planning Commission Resolution No. 2017-04

### Resolution amending the Minnetonka Corporate Center sign plan as it pertains to the building at 6000 Clearwater Drive

---

Be it resolved by the Planning Commission of the City of Minnetonka, Minnesota, as follows:

#### Section 1. Background.

- 1.01 The subject property is located at 6000 Clearwater Drive, within the Minnetonka Corporate Center. The property is legally described as: Lot 7, Block 2, Minnetonka Corporate Center.
- 1.02 Signs within the Minnetonka Corporate Center are governed by a sign plan that was approved by the city council on August 6, 1984.
- 1.03 Leroy Signs Inc., on behalf of Associated Bank, is proposing to install two wall signs on the existing, 4-story office building at 6000 Clearwater Drive. The signs, located on the west and south façades of the building, would have a maximum letter height of 2.25 feet and a maximum logo height of 5 feet.
- 1.04 The proposed signs require an amendment to the approved sign plan as it pertains to the 6000 Clearwater Drive.

|                            | <b>Number of Signs</b> | <b>Sign Height</b>               | <b>Sign Location</b>        |
|----------------------------|------------------------|----------------------------------|-----------------------------|
| <b>Sign Plan Allowance</b> | 1                      | 3 feet                           | West façade                 |
| <b>Proposed</b>            | 2                      | 5 foot logo<br>2.25 foot letters | West façade<br>South facade |

#### Section 2. FINDINGS.

- 2.01 The proposed signs and requested amendment are reasonable for three reasons:

1. Number and Size. The number and size of the proposed signs are reasonable given the size of the office building. The existing, 4-story building is over 116,000 square feet size. Based on original building plans, the west and south façades of the building total over 14,000 square feet in surface area. At 64.5 square feet each, the proposed signs would occupy just 0.9 percent of these façades.
2. Height. The proposed signs are appropriately sized relative to the height of the office building. The existing, 4-story building is 50 feet in height. The proposed 5-foot logo would represent just 10 percent of this total height.
3. Location. The proposed locations on the west and south façades would provide some level of visibility from the I-494 and County Road 62.

Section 3. Planning Commission Action.

3.01 The Minnetonka Corporate Center sign plan as it pertains to 6000 Clearwater Drive is amended as described in section 1.04 of this resolution. The amendment is subject to the following conditions:

1. Sign permits are required for the wall signs.
2. Any changes to the sign plans may require an amendment to this approval.
3. The signs must be installed prior to December 31, 2017, unless the planning commission grants a time extension.

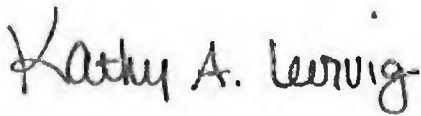
Adopted by the Planning Commission of the City of Minnetonka, Minnesota, on January 19, 2017.



---

Brian Kirk, Chairperson

Attest:



---

Kathy Leervig, Deputy City Clerk

Action on this resolution:

Motion for adoption: Odland

Seconded by: O'Connell

Voted in favor of: Powers, Calvert, Knight, O'Connell, Odland, Knight

Voted against:

Abstained:

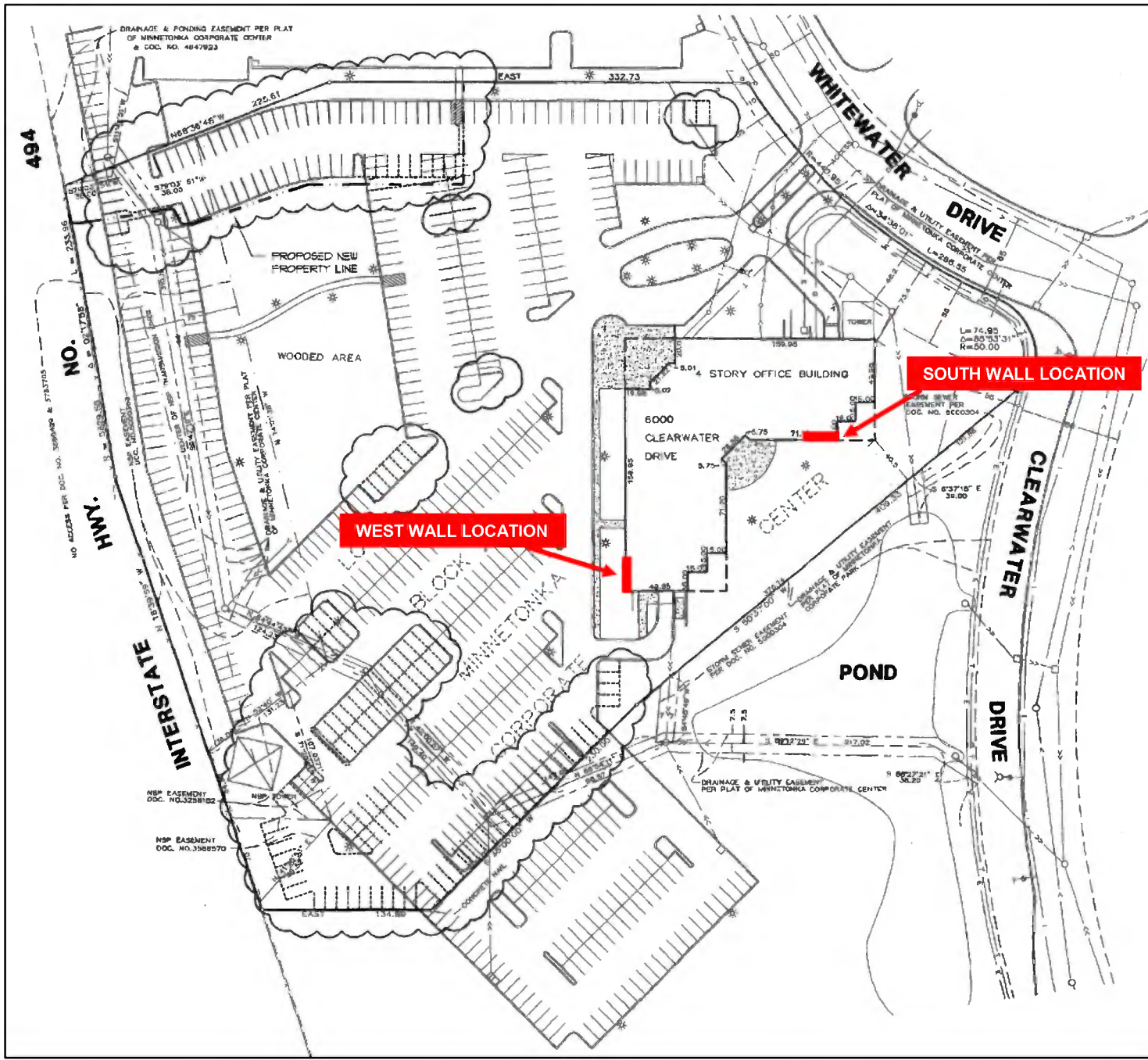
Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Planning Commission of the City of Minnetonka, Minnesota, at a duly authorized meeting held on January 19, 2017.

---

Kathy Leervig, Deputy City Clerk



494

NO.

HWY.

INTERSTATE

N&P EASEMENT  
DOC. NO. 32281822

N&P EASEMENT  
DOC. NO. 3588570

MINNETONKA CORPORATE CENTER

PROPOSED NEW  
PROPERTY LINE

WOODED AREA

WEST WALL LOCATION

4 STORY OFFICE BUILDING

6000  
CLEARWATER  
DRIVE

POND

WHITWATER DRIVE

SOUTH WALL LOCATION

CLEARWATER DRIVE

DRAINAGE & PONDING EASEMENT PER PLAT  
OF MINNETONKA CORPORATE CENTER  
& DOC. NO. 4847823

DRAINAGE & UTILITY EASEMENT PER  
PLAT OF MINNETONKA CORPORATE CENTER  
& DOC. NO. 3588570

DRAINAGE & UTILITY EASEMENT  
PER PLAT OF MINNETONKA CORPORATE CENTER  
& DOC. NO. 3588570



Signage for 6000 Clearwater Drive

July 19, 2022



- King Technology

- Has one logo which is considered a word mark. It does not have a separate symbol or stand alone graphic
- There is only one stacked version – we do not have vertical and horizontal versions
- It can be used on a white or black background as shown below



- Usage – Page 13 of our Brand Guidelines

## CLEAR SPACE



## CLEAR SPACE & SIZING

To ensure optimal legibility and visual impact of the brandmark, follow the clear space and brandmark size guidelines established here.

### CLEAR SPACE

Maintain a clear space on all sides of the signature. The clear space on all sides should be equal to “x” (the height of the “l” in the KING mark). No other elements—such as type, graphics, or the edge of the page—should encroach into this clear space.

## MINIMUM SIZE



### MINIMUM SIZE

To ensure the Turn signature is always legibly reproduced, the minimum width of the signature is 1 inch.

- Usage “Don’ts” – Page 15 of our Brand Guidelines



Do not swap colors on the  
brandmark.



Do not make “TECHNOLOGY”  
the blue or any other color not  
specified.



Do not distort the brandmark.



Do not outline the brandmark.



Do not rotate the brandmark.



Do not use brandmark as part  
of a sentence.



Do not place brandmark in  
ALL white/reverse OR on an  
unapproved background color.



Do not place brandmark on a  
busy or unapproved illustrative/  
photographic background.

## BRANDMARK *DON'TS*

In order to build and sustain the equity and recognition of the King Technology brand, it is imperative that the brandmark be used in a consistent and legible manner. Altering the signature will degrade its value and thus damage the King Technology brand.

The following are examples of unacceptable alterations.

**NOTE:** When scaling brandmark, please be mindful that all elements are scaled proportionately. See attached diagram for guidance.

Scale

Uniform:

Non-Uniform:

Horizontal:

Vertical:

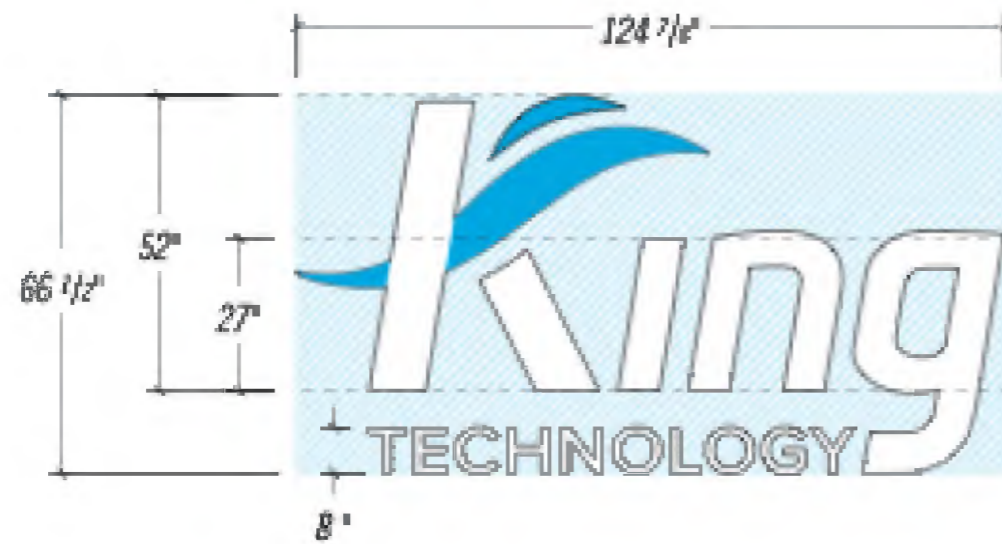
Options

Scale Corners

Scale Strokes & Effects

# City of Minnetonka's Recommendation

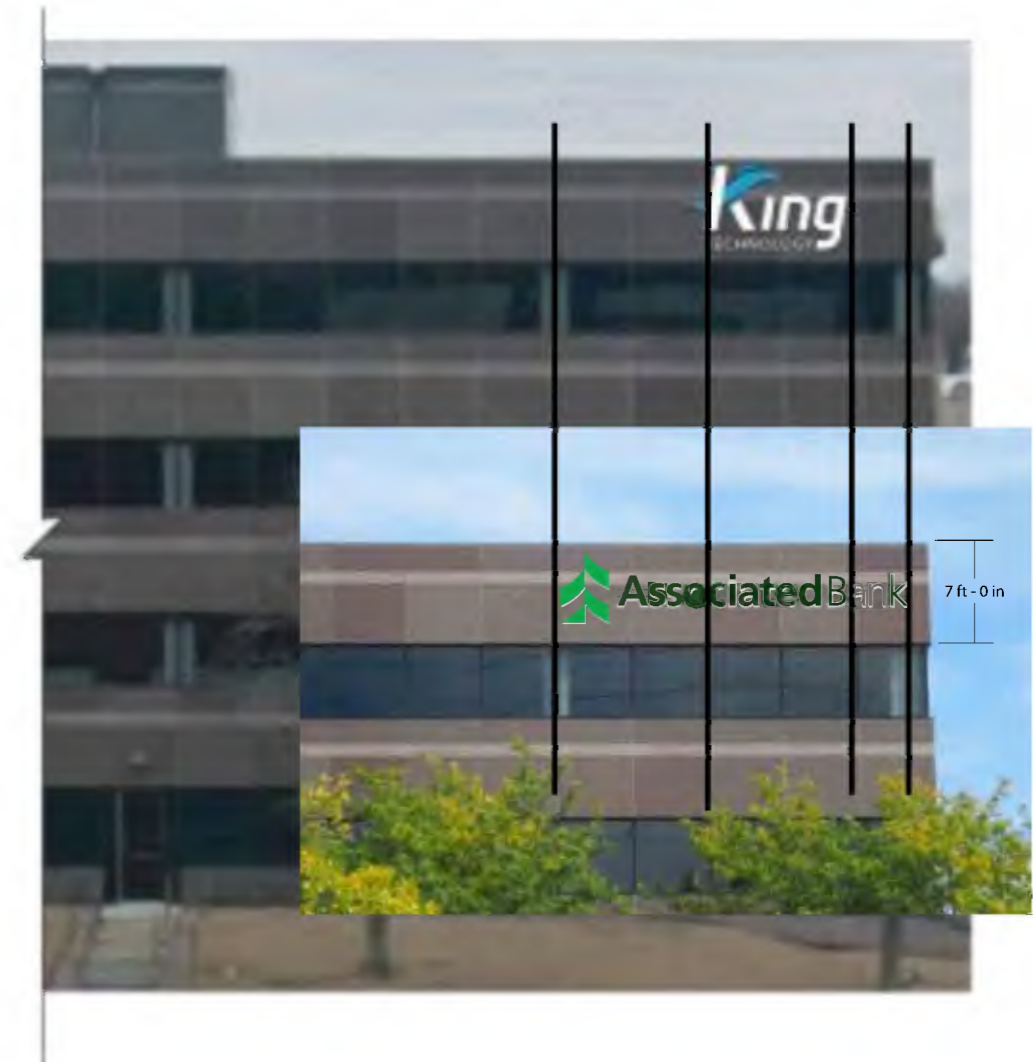
Approximately 40% smaller than what was last seen on the building



ST\_CH\_LTR (ILLUM.-FLUSH)

Detail 1 - Scale: 1/4"=1'-0"

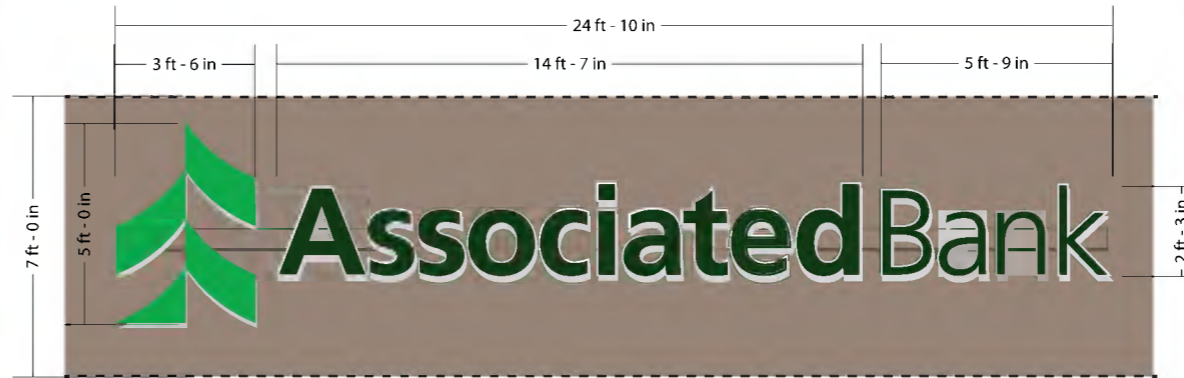
**57.678 sq.ft.**



# Associated Bank Sign



West Elevation

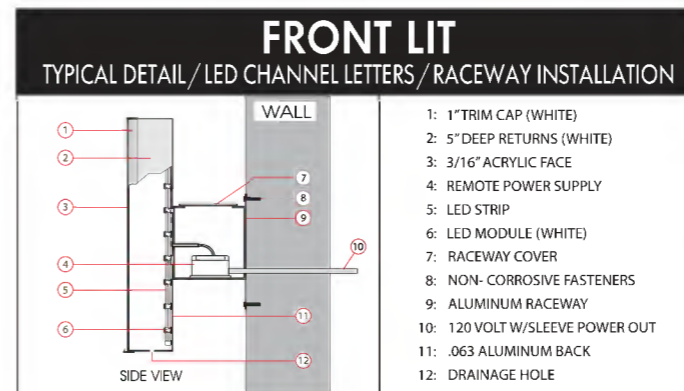


- PMS 350 C
- PMS 355 C

white border  
around letters



South Elevation



**LEROY**  
SIGNS

6325 WELCOME AVE, N.  
MINNEAPOLIS, MN 55429  
Phone: 763-535-0080  
www.leroy signs.com

Customer

Associated Bank

Location

Minnetonka, MN

Description

internally illuminated  
channel letters

Sales Person

Chris Clark

Date

11-16-2016

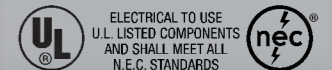
Scale

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

File / Rev

AB\_Mtka\_CL\_V5A.ai

PRIMARY ELECTRICAL POWER TO SIGN  
TO BE BY OTHERS. ALL POWER TO BE  
120 VOLT UNLESS OTHERWISE STATED



SIGN MUST BE GROUNDED IN COMPLIANCE WITH  
ARTICLE 600 OF THE NATIONAL ELECTRIC CODE

**IMPORTANT NOTICE:**

This is a proprietary design of Leroy Signs, Inc., designed specifically for this project. It is illegal and unethical to distribute to any other entity for copy or use. This design cannot be used without the written consent of Leroy Signs, Inc.

2 QTY / INTERNALLY ILLUMINATED CHANNEL LETTERS / RACEWAY MOUNTED INSTALLATION

# Total Square Feet at 27" limitation

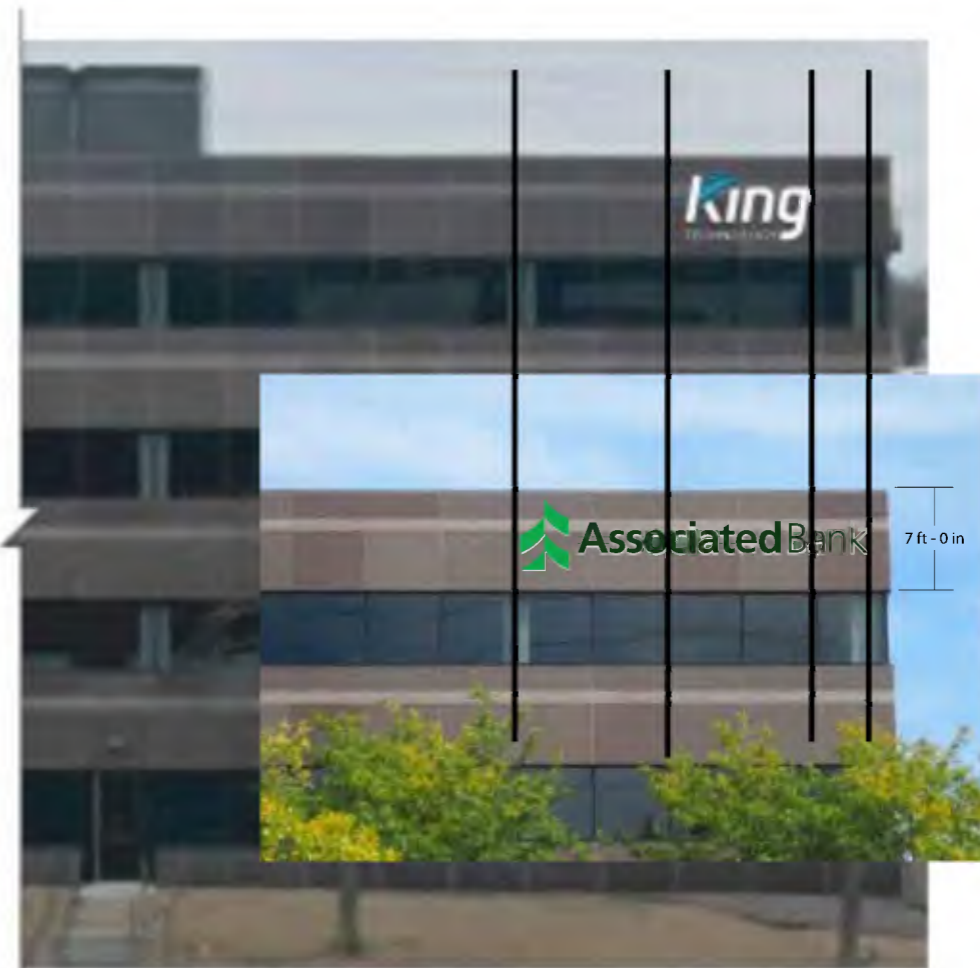
- Staying within the 27" x-height size
- Keeping our brand mark to approved registered look
- Approximately 40% smaller than what was on the building



ST\_CH\_LTR (ILLUM.-FLUSH)

Detail 1 - Scale: 1/4"=1'-0"

**40.151 sq.ft.**





## Planning Commission Resolution No. 2022-

### Resolution approving an amendment to the Minnetonka Corporate Center sign plan for King Technology at 6000 Clearwater Drive

---

Be it resolved by the Planning Commission of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

1.01 The subject property is located at 6000 Clearwater Drive, within the Minnetonka Corporate Center. The property is legally described as: Lot 7, Block 2, Minnetonka Corporate Center.

Torrens Certificate No. 1505673

1.02 Signs within the Minnetonka Corporate Center were governed by a sign plan that was approved by the city council on Aug. 6, 1984. The Minnetonka Corporate Center is currently governed by a sign plan approved by the city council on Jan. 19, 2017.

1.03 King Technology is proposing to install one wall sign on the existing, 4-story office building at 6000 Clearwater Drive. The signs, located on the west and south façades of the building, would have a maximum letter height of 2.25 feet and a maximum logo height of 5 feet.

1.04 The proposed signs require an amendment to the approved sign plan as it pertains to the 6000 Clearwater Drive.

|                                | Number of Signs | Sign Location | Sign Area | Sign Height                      |
|--------------------------------|-----------------|---------------|-----------|----------------------------------|
| <b>City Code</b>               | 1               | NA            |           | 4 foot                           |
| <b>2017 Approved Sign Plan</b> | 2               | West façade   | 64.5 SF   | 5 foot logo                      |
|                                |                 | South facade  | 64 SF     | 2.25 foot letters                |
| <b>Proposed Amendment</b>      | 2               | West façade   | 64.5 SF   | 5 foot logo<br>58 inch letters*  |
|                                |                 | South facade  | 64 SF     | 5 foot logo<br>2.25 foot letters |

\* proposed change from 2017 approved sign plan



**Section 2. General Standards.**

2.01 By City Code §325.06 Subd. 4, the city may consider and approve sign plans with differing standards for properties located within the PUD district. Factors used in determining if an individual sign plan will be considered include the following:

1. The development includes a high rise (greater than three stories) structure;
2. The development includes multiple structures and/or substantial site area;
3. The development includes mixed uses;
4. A sign plan is uniquely adapted to address the visibility needs of a development while remaining consistent with the intent of this section to direct high-quality signage; and
5. The sign plan includes permanent sign covenants which can be enforced by the city.

**Section 3. FINDINGS.**

3.01 The proposed signs and requested amendment are reasonable for three reasons:

1. **Number and Size.** The number and size of the proposed signs are reasonable given the size of the office building. The existing 4-story building is over 116,000 square feet in size. Based on original building plans, the west and south façades of the building total over 14,000 square feet in surface area. At 64.5 square feet each, the proposed signs would occupy just 0.9 percent of these façades.
2. **Height.** The proposed signs are appropriately sized relative to the height of the office building. The existing 4-story building is 50 feet in height. The proposed 5-foot logo would represent just 10 percent of this total height.
3. **Comparability of sign plan.** The proposed sign plan would revise the text height from 27 inches to 58 inches. The logo height would remain a maximum of 5 feet in height, and the sign area, a maximum of 64.5 square feet. The proposed plan will utilize the same 0.9 percent of the building façade, with only the length and width dimensions changing.
4. **Visibility.** The increased letter height on the west façade is reasonable based on the distance from and rate of speed on I-494. The increased height is not proposed, nor would it be necessary, on the south façade.

Section 4. Planning Commission Action.

4.01 The planning commission approves a sign plan amendment to the Minnetonka Corporate Center to increase the maximum letter height for King Technology at 6000 Clearwater Drive. The amendment is subject to the following conditions:

1. Sign permits are required for the wall signs.
2. Signage shall not interfere with the visibility of the existing building number.
3. Any changes to the sign plans may require an amendment to this approval.
4. The signs must be installed prior to Dec. 31, 2023, unless the planning commission grants a time extension.

Adopted by the Planning Commission of the City of Minnetonka, Minnesota, on Aug. 18, 2022.

---

Josh Sewall, Chairperson

Attest:

---

Fiona Golden, Deputy City Clerk

Action on this resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Planning Commission of the City of Minnetonka, Minnesota, at a duly authorized meeting held on Aug. 18, 2022.

---

Fiona Golden, Deputy City Clerk

# **Minnetonka Planning Commission Meeting**

## **Agenda Item 8**

Public Hearing: Non-Consent Agenda

**MINNETONKA PLANNING COMMISSION**  
**Aug. 18, 2022**

**Brief Description**            Conditional use permit, with parking variance, for a fast food restaurant at 11301 Highway 7

**Recommended Action**    Recommend the city council adopt the resolution approving the proposal.

---

**Proposal**

The applicant is requesting a conditional use permit for Nautical Bowls, a fast food restaurant, within the Country Village shopping center at 11301 Highway 7. The subject property is 9.7 acres in size and zoned B-2, Limited Business District. The proposed tenant space is approximately 1,498 square feet and is located in the northeast corner of the shopping center. The restaurant would include an indoor seating area, service counter, mechanical room, back-of-house area, and one ADA-accessible restroom.

**Proposal Requirements**

A conditional use permit is required for any fast food restaurant with or without drive-up facilities in the B-2 District. Per city ordinance, a fast food restaurant is defined as "a restaurant whose business is the sale of rapidly prepared or pre-prepared food or drink directly to customers without table service and which may include drive-up order and delivery systems."

The proposed restaurant also requires a variance to the conditional use permit standards for the number of required parking spaces. For more information, see the "Supporting Information" section of this report.

**Staff Analysis**

A land-use proposal is comprised of many details. These details are reviewed by members of the city's economic development, engineering, fire, legal, natural resources, planning, and public works departments and divisions. The details are then aggregated into a few primary questions or issues. The analysis and recommendations outlined in the following sections of this report are based on the collaborative efforts of this larger staff review team.

- **Is the proposed use generally appropriate?**

Yes. The site has other restaurant tenants and would not alter the character of the site and the surrounding neighborhood.

- **Is the requested conditional use permit appropriate?**

Yes. The conditional use permit for restaurant use is appropriate. The proposed restaurant would meet all of the standards outlined in the city code for restaurants within the B-2 zoning district.

- **Is the parking variance reasonable?**

Yes. The city code parking requirement at shopping centers can change as tenants change; the requirement is not static. The parking variance is required based on a calculation of the present tenants. The current uses requiring the highest parking are the fitness center, grocery store, and attached restaurant. ITE standards and a proof-of-parking plan suggest that the site could accommodate the shopping center's typical amount of business with the reduced number of parking stalls.

For more discussion, see the "Supporting Information" section of the report.

**Staff Recommendation**

Recommend the city council adopt the resolution approving a conditional use permit, with variance, for Nautical Bowls at 11301 Highway 7.

Originator: Bria Raines, Planner  
Through: Loren Gordon, AICP, City Planner

### Supporting Information

|                             |   |
|-----------------------------|---|
| <b>Subject Property</b>     | The subject property is located in the B-2 – Limited Business – zoning district and has a commercial land use designation in the 2040 Comprehensive Guide Plan.   |
| <b>Surrounding Property</b> | North: Zoned R-1 Low-Density and R-2 Medium-Density Residential<br>South: City of Hopkins – commercial property<br>East: City of Hopkins – commercial and residential property<br>West: Zoned R-1 Low-Density Residential   |
| <b>Proposed Building</b>    | <p>The proposed tenant space is 1,498 square feet in size. It would not include an outdoor ordering/dining area. Rather, customers would order, pick up food via an indoor service counter, and sit in the guest seating area.</p> <p>The applicant has not proposed any alterations to the store façade. The exterior will remain consistent with the rest of the shopping center.</p>   |
| <b>Parking</b>              | <p>In 1991, the city council approved a parking variance from the then required 602 stalls to 558 stalls to accommodate a sit-down restaurant. However, the site no longer has 558 stalls available, and this variance is no longer valid.</p> <p>In 2007, the Country Village Shopping Center parking was recalculated for a conditional use permit for Linder’s Greenhouses. At that time, available parking on site was 465 stalls. According to the associated staff report: “Given the use and size of the building, City Code requires 483 parking spaces on site. Therefore, the site currently does not meet the parking requirement by 18 spaces. However, the approved site plan for the subject property contains proof-of-parking in excess of 483 spaces. Consequently, the site could be brought into compliance with parking standards should the need arise.” Given the available proof-of-parking, a parking variance was not required for this proposal.</p> <p>In 2019, the site, a fitness center, became a tenant of the center. A fitness center is a permitted use in the B-2 zoning district; therefore, a special permit was not required, nor a recalculation of parking. Based on the site parking calculations, the fitness center required 83 parking stalls alone.</p> <p>As part of the current conditional use permit review, the Country Village Shopping Center parking demand has been recalculated to determine the city-code required amount of parking. Per city code, the existing tenants and the Nautical Bowls proposal require 587 parking stalls. The required parking has changed based on the change in</p> |

uses over the years, which require varying amounts of parking per square foot.

The Country Village Shopping Center has 465 available parking stalls at the subject property, and a proof-of-parking plan able to provide a total of 559 parking stalls. This number of stalls exceeds ITE anticipated demand.

|                                 | Ordinance Required | Existing Parking | Occupied by floral market | Available parking* | Proof-of-parking Plan |
|---------------------------------|--------------------|------------------|---------------------------|--------------------|-----------------------|
| Country Village Shopping Center | 587 stalls         | 465 stalls       | 32 stalls                 | 433 stalls         | 559 stalls            |

\* Calculated as existing stalls subtract stalls occupied by the seasonal floral market

| Suite #      | Tenant                       | Square feet | City Ordinance | Ordinance Required | ITE Required      |
|--------------|------------------------------|-------------|----------------|--------------------|-------------------|
| 11301        | Nautical Bowls               | 1498        | 1/60 SF        | 25                 | 15                |
| 11303        | Zounds Hearing Aids          | 755         | 1/250 SF       | 3                  | 2                 |
| 11305        | Creative Hair Studio         | 1000        | 1/250 SF       | 4                  | 3                 |
| 11309        | Frameworkorthy               | 750         | 1/250 SF       | 3                  | 2                 |
| 11313        | Papa John's                  | 1489        | 1/60 SF        | 25                 | 15                |
| 11315        | Nadeau Furniture             | 6500        | 1/250 SF       | 26                 | 19                |
| 11317        | Play It Again Sports         | 3300        | 1/250 SF       | 13                 | 10                |
| 11319        | Music Go Round               | 3136        | 1/250 SF       | 13                 | 9                 |
| 11321        | Momentum School of Dance     | 3212        | 1/225 SF       | 14                 | 15                |
| 11323        | Elsmore Sports               | 3145        | 1/250 SF       | 13                 | 9                 |
| 11325        | Planet Fitness               | 18563       | 1/225 SF       | 83                 | 61                |
| 11329        | Great Clips                  | 753         | 1/250 SF       | 3                  | 2                 |
| 11331        | Krystal Nails                | 768         | 1/250 SF       | 3                  | 2                 |
| 11333        | Dojo Karate                  | 2370        | 1/225 SF       | 11                 | 11                |
| 11337        | Salons by JC                 | 6000        | 1/250 SF       | 24                 | 17                |
| 11341        | Banfield                     | 2869        | 1/175 SF       | 16                 | 10                |
| 11345/11349  | MTKA Chiropractic            | 3522        | 1/175 SF       | 20                 | 14                |
| 11351        | Cosmo Pof                    | 2979        | 1/250 SF       | 12                 | 9                 |
| 11353        | Vacant                       | 2277        | 1/250 SF       | 9                  | 7                 |
| 11400        | Lunds & Byerlys              | 41610       | 1/250 SF       | 166                | 121               |
|              | Attached restaurant (vacant) | 4300        | 1/60 SF        | 72                 | 53                |
| Parking Lot  | Garden City                  | 7200        | 1/250 SF       | 29                 | 21                |
| <b>TOTAL</b> |                              |             |                | <b>587 stalls</b>  | <b>426 stalls</b> |

The following is intended to summarize the parking demands of the site per City Code §300.28, Subd. 12:

**CUP Standards**

By City Code 300.21 Subd.4(f), fast food restaurants with or without a drive-thru window in the B-2 district are subject to the following specific conditional use permit standards.

1. Shall be located only on sites having direct access to minor arterial streets or service roads;

**Finding:** The subject property is accessed via Minnetonka Mills Road.

2. Public address systems shall not be audible from any residential parcel;

**Finding:** This has been included as a condition of approval.

3. Stacking for a minimum of six cars per aisle shall be provided within applicable parking lot setbacks;

**Finding:** The proposed site plan does not have a drive-thru window. This requirement does not apply.

4. Shall not be permitted when traffic studies indicate significant impacts on the levels of service as defined by the institute of traffic engineers of adjacent streets and intersections; and

**Finding:** The site does not meet the city ordinance parking requirement; however, the ITE parking demand is met.

5. The building shall be set back at least 100 feet and screened from any adjacent property designated in the comprehensive plan for residential use.

**Finding:** The proposed building would be located over 120 feet from the closest residential building, separated by Minnetonka Mills Road, and screened by fencing. In addition, the shopping center faces Highway 7, angled away from the residential properties.

**Variance Standard**

By City Code §300.07, a variance may be granted from the requirements of the zoning ordinance when: (1) it is in harmony with the general purposes and intent of the ordinance; (2) it is consistent with the comprehensive plan; and (3) when an applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean that the applicant proposes to use a property in a reasonable manner not permitted by the ordinance, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, would not alter the essential character of the locality.

**Natural Resources**

Best management practices must be followed during the course of site preparation and construction activities. This would include the installation and maintenance of erosion control fencing.

**Neighborhood Comments**

The city sent notices to 112 area property owners and residents. One comment was received by a neighboring tenant.

Creative Hair Studio, 11305 Hwy 7 (Country Village Shopping Center)  
*Good morning Bria,  
This is Connie and I am a co owner at Creative Hair Studio in the Country Village Shopping Ctr. We are unable to come to*



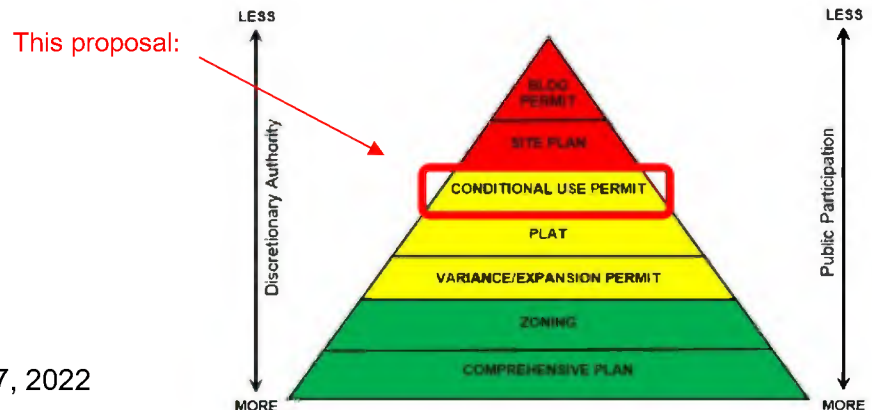
*the planning commission meeting so I would like to address our concerns with you via email. We have been in the Center for 27 years and hoping to stay for quite a few more years. As much as our bellies were excited for Nautical Bowls (just two doors down), we have more concerns about the parking situation. We already feel like we don't have a lot of parking now. We have 7-8 stylists that work everyday so that is 7-8 cars to park not to mention the busy hearing aid, framer and pizza customers. During the summer the Center has a flower shop, and in the winter they put all the snow on our end of the big lot. I snapped a couple of pictures from a couple different days that I am sending you, showing what a typical looks like with the parking. With talking to the owners of the other stores on our end, we just don't think it's feasible to have a restaurant for the parking issues. We hope that the city will check this out before approving NB. Thank you and have a great day.  
Connie Maier*

**Commission Action**

The planning commission will make a recommendation to the city council; a recommendation requires a majority vote of the commission. The planning commission has the following options:

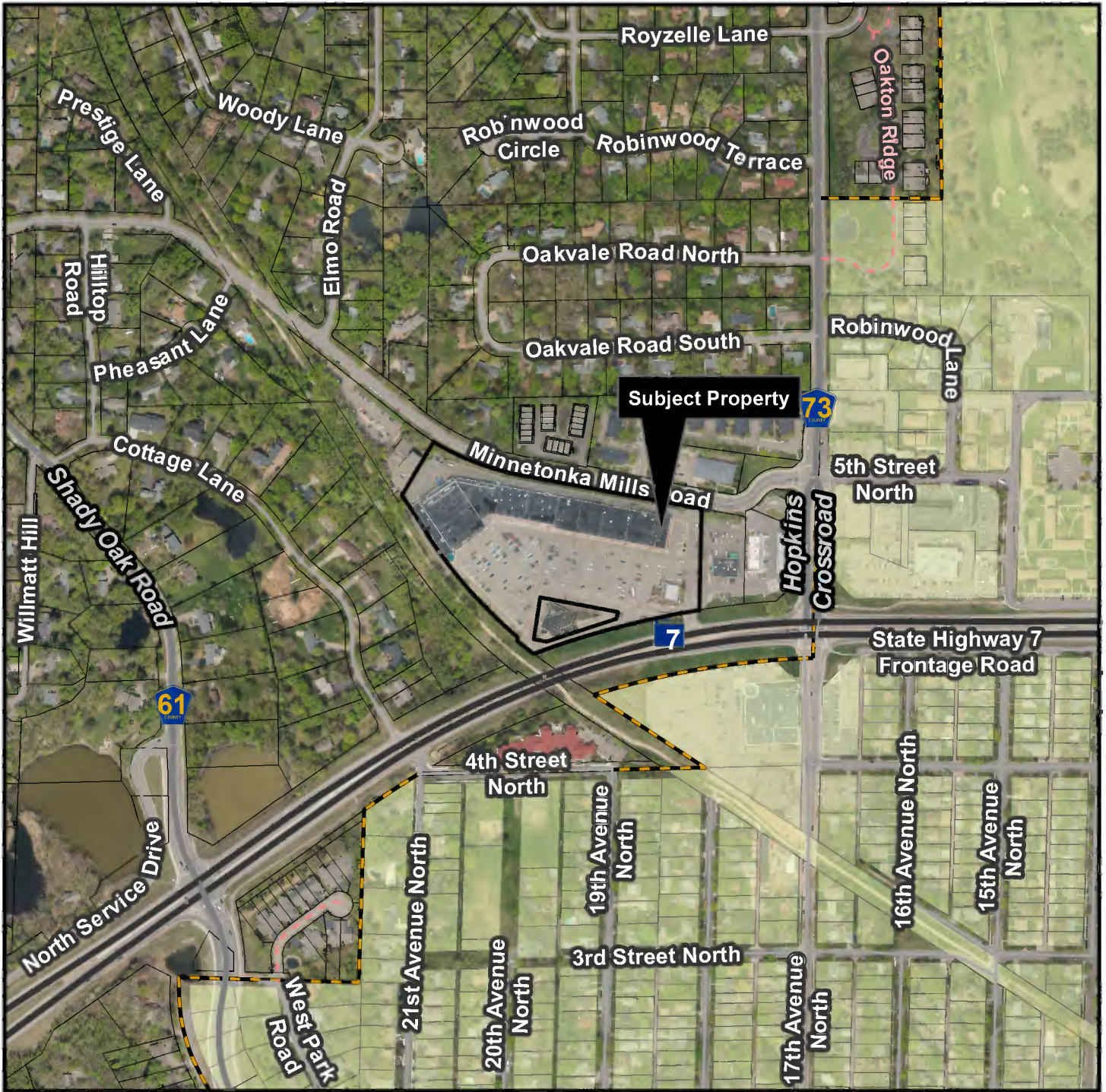
1. Concur with staff's recommendation. In this case, a motion should be made recommending the city council adopt the resolution approving the conditional use permit request.
2. Disagree with the staff's recommendation. In this case, a motion should be made recommending the city council deny one or more aspects of the proposal. The motion should include findings for denial.
3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

**Pyramid of Discretion**



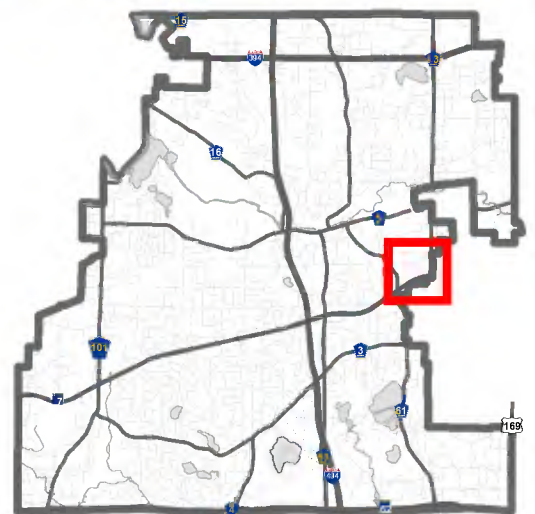
**Deadline for Action**

Dec. 7, 2022



**Location Map**

Project: Nautical Bowls  
 Address: 11400 Hwy 7, Ste 11301





# Nautical Bowls

11400 State Highway 7, Suite 11301  
Minnetonka, MN 55305

| SHEET INDEX                           |                                     | FINAL REVIEW & COORDINATION |  | ISSUE FOR CONSTRUCTION |  |
|---------------------------------------|-------------------------------------|-----------------------------|--|------------------------|--|
| SHEET #                               | DESCRIPTION                         |                             |  |                        |  |
| ■ INDICATES SHEET ISSUED WITH PACKAGE |                                     |                             |  |                        |  |
| <b>ARCHITECTURAL</b>                  |                                     |                             |  |                        |  |
| G000                                  | COVER SHEET                         |                             |  |                        |  |
| CL101                                 | CODE DIAGRAM & SUMMARY              |                             |  |                        |  |
| A101                                  | DEMOLITION PLAN                     |                             |  |                        |  |
| A101                                  | FLOOR PLAN & REFLECTED CEILING PLAN |                             |  |                        |  |
| A210                                  | ELEVATIONS                          |                             |  |                        |  |
| A310                                  | SECTIONS & DETAILS                  |                             |  |                        |  |
| I101                                  | FINISH PLAN & FINISH SPECIFICATION  |                             |  |                        |  |
| <b>EQUIPMENT</b>                      |                                     |                             |  |                        |  |
| Q101                                  | EQUIPMENT & FURNITURE PLAN          |                             |  |                        |  |
| <b>MECHANICAL</b>                     |                                     |                             |  |                        |  |
| M000                                  | MECHANICAL TITLE SHEET              |                             |  |                        |  |
| M001                                  | MECHANICAL SPECIFICATIONS           |                             |  |                        |  |
| M101                                  | HVAC FLOOR PLAN                     |                             |  |                        |  |
| <b>ELECTRICAL</b>                     |                                     |                             |  |                        |  |
| E000                                  | ELECTRICAL TITLE SHEET              |                             |  |                        |  |
| E001                                  | ELECTRICAL SCHEDULES                |                             |  |                        |  |
| E200                                  | LIGHTING, POWER & SYSTEMS PLAN      |                             |  |                        |  |
| <b>PLUMBING</b>                       |                                     |                             |  |                        |  |
| P101                                  | PLUMBING FLOOR PLANS                |                             |  |                        |  |
| P901                                  | PLUMBING RISER DIAGRAMS             |                             |  |                        |  |
| P501                                  | PLUMBING DETAILS & SCHEDULES        |                             |  |                        |  |

| ABBREVIATIONS |                        |         |                         |
|---------------|------------------------|---------|-------------------------|
| AB            | ANCHOR BOLT            | MATL    | MATERIAL                |
| AC            | AIR CONDITIONING       | MAX     | MAXIMUM                 |
| ACT           | ACoustical TILE        | MCH     | MECHANICAL              |
| AFF           | ABOVE FINISHED FLOOR   | MET     | METAL                   |
| AL            | ALUMINUM               | MFR     | MANUFACTURER            |
| ALT           | ALTERNATE              | MR      | MANHOLE                 |
| ANCH          | ANCHOR                 | MIN     | MINIMUM                 |
| ARCH          | ARCHITECTURAL          | MISC    | MISCELLANEOUS           |
| BD            | BOARD                  | MO      | MASONRY OPENING         |
| BTWN          | BETWEEN                | MR      | MOISTURE RESISTIVE      |
| BLDG          | BUILDING               | N/A     | NOT APPLICABLE          |
| BRN           | BRASS                  | NC      | NOT IN CONTRACT         |
| BRG           | BEARING                | NTS     | NOT TO SCALE            |
| BSMT          | BASEMENT               | OC      | ON CENTER               |
| BTM           | BOTTOM                 | OP      | OVERHEAD                |
| BTU           | BRITISH THERMAL UNIT   | OPNG    | OPENING                 |
| CIO           | CLOSED OPENING         | OPP     | OPPOSITE                |
| CCTV          | CLOSED CIRCUIT TV      | OSD     | OVERSLOW ROOF DRAIN     |
| CPM           | CUBIC FEET PER MINUTE  | PART    | PARTITION               |
| CJ            | CONTROL JOINT          | PART BD | PARTIAL BOARD           |
| CMU           | CONCRETE MASONRY UNIT  | PBLG    | PLUMBING                |
| COL           | COLLUMN                | PLAM    | PLASTER                 |
| CONC          | CONCRETE               | PLATE   | PLATE                   |
| CONN          | CONNECTION             | PLYWD   | PLYWOOD                 |
| CONST         | CONSTRUCTION           | PP      | POWER POLE              |
| CONT          | CONTINUOUS             | PR      | PAIR                    |
| CONTR         | CONTRACTOR             | PRV     | POWER ROOF VENT         |
| CPT           | CARPET                 | PSF     | LBS. PER SQUARE FOOT    |
| CT            | CERAMIC TILE           | PSI     | LBS. PER SQUARE INCH    |
| CTR           | CENTER                 | PT      | POINT                   |
| OW            | CENTER                 | PTS     | PLYWOOD THIS SIDE       |
|               |                        | PVC     | POLYVINYL CHLORIDE      |
| DEMO          | DEMOLISH               | QTY     | QUANTITY                |
| DEPT          | DEPARTMENT             | R       | RADIUS                  |
| DIA           | DIAMETER               | RA      | RETURN AIR              |
| DM            | DIMENSION              | RD      | ROOF DRAIN              |
| DISP          | DISPENSER              | REF     | REFERENCE               |
| DN            | DOWN                   | REFG    | REFRIGERATOR            |
| DR            | DOOR                   | REG     | REGISTER                |
| EA            | EACH                   | REIN    | REINFORCE (re)          |
| EL            | ELEVATION              | REJD    | REQUIRED                |
| ELEC          | ELECTRIC (e)           | RET     | RETURN                  |
| ELEC          | ELECTRIC (e)           | REV     | REVERSED                |
| EFS           | EXT. INSULATION SYSTEM | RIM     | RIM                     |
| EQ            | EQUAL                  | RO      | ROUGH OPENING           |
| EQUIP         | EQUIPMENT              | ROW     | RIGHT-OF-WAY            |
| EW            | EACHWAY                | RTU     | ROOF TOP UNIT           |
| EWC           | ELECTRIC WATER COOLER  | RV      | ROOF VENT               |
| EXP           | EXPANDED               | RWL     | RAIN WATER LEADER       |
| EXIST         | EXISTING               | SD      | SOAP DISPENSER          |
| EXP           | EXPANSION              | SECT    | SECTION                 |
| EXT           | EXTERIOR               | SF      | SQUARE FOOTAGE          |
| PH            | FULL HEIGHT            | SM      | SIMLAR                  |
| FAB           | FABRICATE (re)         | SMT     | SEALANT                 |
| FD            | FLOOR DRAIN            | SND     | SANITARY NAPKIN DISP.   |
| FDN           | FOUNDATION             | SNR     | SANITARY NAPKIN RECEPT. |
| FE            | FIRE EXTINGUISHER      | SPC     | SPECIFICATION (s)       |
| FFE           | FINISH FLOOR ELEV.     | SQ      | SQUARE                  |
| FIN           | FINISH (re)            | SS      | SERVICE SINK            |
| FIX           | FIXTURE                | STL     | STEEL                   |
| FLR           | FLOOR                  | STRUC   | STRUCTURE (re)          |
| FT            | FOOT                   | STYLS   | SYSTEM                  |
| FTG           | FOOTING                | TB      | TOWEL BAR               |
| FUT           | FUTURE                 | TD      | TOWEL DISPENSER         |
| GA            | GAUGE                  | TELE    | TELEPHONE               |
| GRV           | GALVANIZED             | TEMP    | TEMPERATURE             |
| GRB           | GRAB BAR               | TFE     | TOP OF FIG. ELEV.       |
| GFI           | GROUND FAULT INTERRUPT | THRES   | THRESHOLD               |
| GL            | GLASS                  | THP     | TOILET PAPER HOLDER     |
| GPM           | GALLONS PER MINUTE     | TRANSF  | TRANSFER                |
| GYP BD        | GYPSPUM BOARD          | TV      | TELEVISION              |
| HB            | HOLLOW CORE            | TRYP    | TRYP                    |
| HC            | HOLLOW CORE            | UNO     | UNLESS NOTED OTHERWISE  |
| HDBD          | HEADBOARD              | UTIL    | UTILITY                 |
| HDCP          | HANDICAPPED            | VCT     | VINYL COMPOSITION TILE  |
| HDWD          | HARDWOOD               | VAV     | VARIABLE AIR VOLUME     |
| HDWR          | HARDWARE               | VERT    | VERTICAL                |
| HM            | HOLLOW METAL           | VVC     | VINYL WALL COVERING     |
| HR            | HOUR                   | VERIFY  | VERIFY                  |
| HT            | HEIGHT                 | WITH    | WITH                    |
| HVAC          | HEATING & AIR COND.    | W/O     | WITHOUT                 |
| HW            | HOT WATER              | WC      | WATER CLOSET            |
| HYD           | HYDRANT                | WOOD    | WOOD                    |
| ID            | INSIDE DIAMETER        | WDW     | WINDOW                  |
| I             | INSIDE                 | WP      | WATER PROOF (re)        |
| INSUL         | INSULATION             | WR      | WATER RESISTIVE         |
| INT           | INTERIOR               | WV      | WAINSCOT                |
| INV           | INVERT                 | WV      | WAINSCOT                |
| SOL           | SOLATION JOINT         | WVF     | WOOD FIBER FABRIC       |
| JAN           | JANITOR                | YD      | YARD                    |
| JST           | JOINT                  | °       | ANGLE                   |
| LAB           | LAVATORY               | Ø       | DIAMETER                |
| LB            | POUND                  |         |                         |

| DRAFTING SYMBOLS                                 |  |
|--|--|
| A200   | SHEET NUMBER                               |
| DISCIPLINE                                       |  |
| (A)  | COLUMN GRID                                |
| 1  | SECTION NUMBER                             |
| A101   | SHEET NUMBER                               |
| 1  | DETAIL NUMBER                              |
| A101   | SHEET NUMBER                               |
| 1A   | ELEVATION NUMBER                           |
| A200   | SHEET NUMBER                               |
| 1A   | INTERIOR ELEVATION NUMBER                  |
| A210   | SHEET NUMBER                               |
| 2A   | SHEET NUMBER                               |
| FINISH FLOOR                                     | ELEVATIONS                                 |
| EL = 100'-0"                                     |  |
| REVISION NUMBER                                  |  |
| KEY NOTE   |  |
| 98'-10 1/2"                                      | EXISTING SPOT ELEVATION                    |
| 100'-0"  | SPOT ELEVATION                             |
| FE   | WALL OR SURFACE MOUNTED FIRE EXTINGUISHER  |
| FE   | WALL MOUNTED FIRE EXTINGUISHER AND CABINET |
| FE   | RECESSED FIRE EXTINGUISHER AND CABINET     |
| ROOM   | ROOM NAME                                  |
| ROOM   | ROOM NUMBER                                |
| DOOR   | DOOR NUMBER                                |
| EXISTING WALL, DOOR, FIXTURE, ETC. TO BE REMOVED |  |
| EXISTING WALL, DOOR, FIXTURE, ETC. TO REMAIN     |  |
| NEW PARTITION                                    |  |
| PARTITION OR WALL TYPE                           |  |
| CONTROL JOINT                                    |  |

| MATERIALS |                             |
|-----------|-----------------------------|
| [Symbol]  | EARTH                       |
| [Symbol]  | GRANULAR FILL               |
| [Symbol]  | CONCRETE                    |
| [Symbol]  | CONCRETE MASONRY UNIT (CMU) |
| [Symbol]  | BRICK                       |
| [Symbol]  | STONE                       |
| [Symbol]  | WOOD FINISH                 |
| [Symbol]  | PLYWOOD                     |
| [Symbol]  | PARTIAL BOARD               |
| [Symbol]  | GYPSPUM BOARD               |
| [Symbol]  | PLASTER / GROUT             |
| [Symbol]  | BLANKET INSUL               |
| [Symbol]  | BOARD INSUL                 |
| [Symbol]  | METAL                       |
| [Symbol]  | WD BLOCKING                 |
| [Symbol]  | SHIM                        |

| GENERAL NOTES |   |
|---------------|---|
| 1.            | DRAWING AND SPECIFICATIONS SHALL COVER THE FULL EXTENT OF THE PROJECT.  |
| 2.            | CONTRACTOR TO COORDINATE ALL WORK WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, SPECIFICATIONS, DRAWINGS AND SUB-CONTRACTOR.  |
| 3.            | CONTRACTOR SHALL VISIT THE SITE, COMPARE DRAWINGS AND SPECIFICATIONS, AND BE KNOWLEDGEABLE OF OTHER WORK BEING PERFORMED. FAILURE OF CONTRACTOR TO VISIT THE SITE SHALL NOT RELIEVE CONTRACTOR OF RESPONSIBILITY TO COMPLETE THE CONTRACT WORK IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS WITHOUT ADDITIONAL COST TO OWNER. |
| 4.            | ALL DIMENSIONS ON ARCHITECTURAL DRAWINGS LOCATING STRUCTURAL ELEMENTS ARE TO CENTERLINE OF STEEL COLUMNS AND STEEL BEAMS, UNLESS NOTED OTHERWISE.   |
| 5.            | ALL DIMENSIONS LOCATING EXTERIOR WALL SYSTEMS ARE TO EXTERIOR FINISH FACE OR TO INTERIOR FINISH FACE, UNLESS NOTED OTHERWISE.   |
| 6.            | ALL PLAN DIMENSIONS ARE TO FACE OF CONCRETE BLOCK OR GYPSPUM BOARD OR TOTAL WALL THICKNESS. SEE FINISH PLAN AND/OR DETAILS FOR FINISH MATERIALS. APPLIED MATERIALS SUCH AS CERAMIC TILE ARE NOT INCLUDED IN TOTAL PARTITION THICKNESS.  |
| 7.            | ALL CHANGES IN FLOOR FINISHES SHALL OCCUR BENEATH DOORS UNLESS NOTED OTHERWISE OR DETAILED OTHERWISE.   |
| 8.            | PROVIDE FIRE-TREATED WOOD BLOCKING AT ALL WALL HUNG ITEMS ON GYPSPUM BOARD PARTITIONS, INCLUDING ALL WALL MOUNTED DOOR STOPS.   |
| 9.            | VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK. NOTIFY ARCHITECT AND/OR ENGINEER OF ANY ERRORS AND/OR DISCREPANCY PRIOR TO PROCEEDING WITH WORK.   |
| 10.           | DO NOT SCALE THE DRAWINGS FOR BUILDING PURPOSES. USE PLAN INFORMATION, DIMENSIONS, SHOP DRAWINGS AND FIELD VERIFICATION FOR ANY CONSTRUCTION.   |

| PROJECT TEAM         |   |
|----------------------|---|
| OWNER:               | NAUTICAL BOWLS<br>3432 COUNTY RD 101<br>MINNETONKA, MN 55345<br>CONTACT - BRYANT AMUNDSON<br>PHONE: 320-434-3124<br>bryant@nauticalbowls.com                              |
| ARCHITECT:           | COLLIERS ARCHITECTURE, LLC.<br>1600 UTICA AVE S.<br>SUITE 300<br>ST. LOUIS PARK, MN 55416<br>PHONE: 484-567-7682<br>CONTACT - SCOTT P. WRASMAN<br>swrasman@bergmanncp.com |
| MECHANICAL ENGINEER: | LINDELL ENGINEERING, INC.<br>3411 KILMER LANE NORTH<br>PLYMOUTH, MN 55441<br>PHONE: 763-354-1099<br>CONTACT - NICHOLAS NESS<br>nn@lindelleng.com                          |
| ELECTRICAL ENGINEER: | LINDELL ENGINEERING, INC.<br>3411 KILMER LANE NORTH<br>PLYMOUTH, MN 55441<br>PHONE: 763-354-1098<br>CONTACT - JAY P. JAGERSON<br>jjager@lindelleng.com                    |



| PROJECT DESCRIPTION  |  |
|--|--|
| INTERIOR TENANT FIT UP OF EXISTING COMMERCIAL SPACE TOTALING 1,405 SF. THE SPACE INCLUDES GUEST SEATING, SERVING, BACK OF HOUSE, MECHANICAL ROOM, AND 1 ADA ACCESSIBLE RESTROOM. |  |

| REVIEW SET       | Date       | Issue / Revision | Date |
|------------------|------------|------------------|------|
|                  | 06/10/2022 |                  |      |
| Issue / Revision | Date       | Issue / Revision | Date |



Consultant

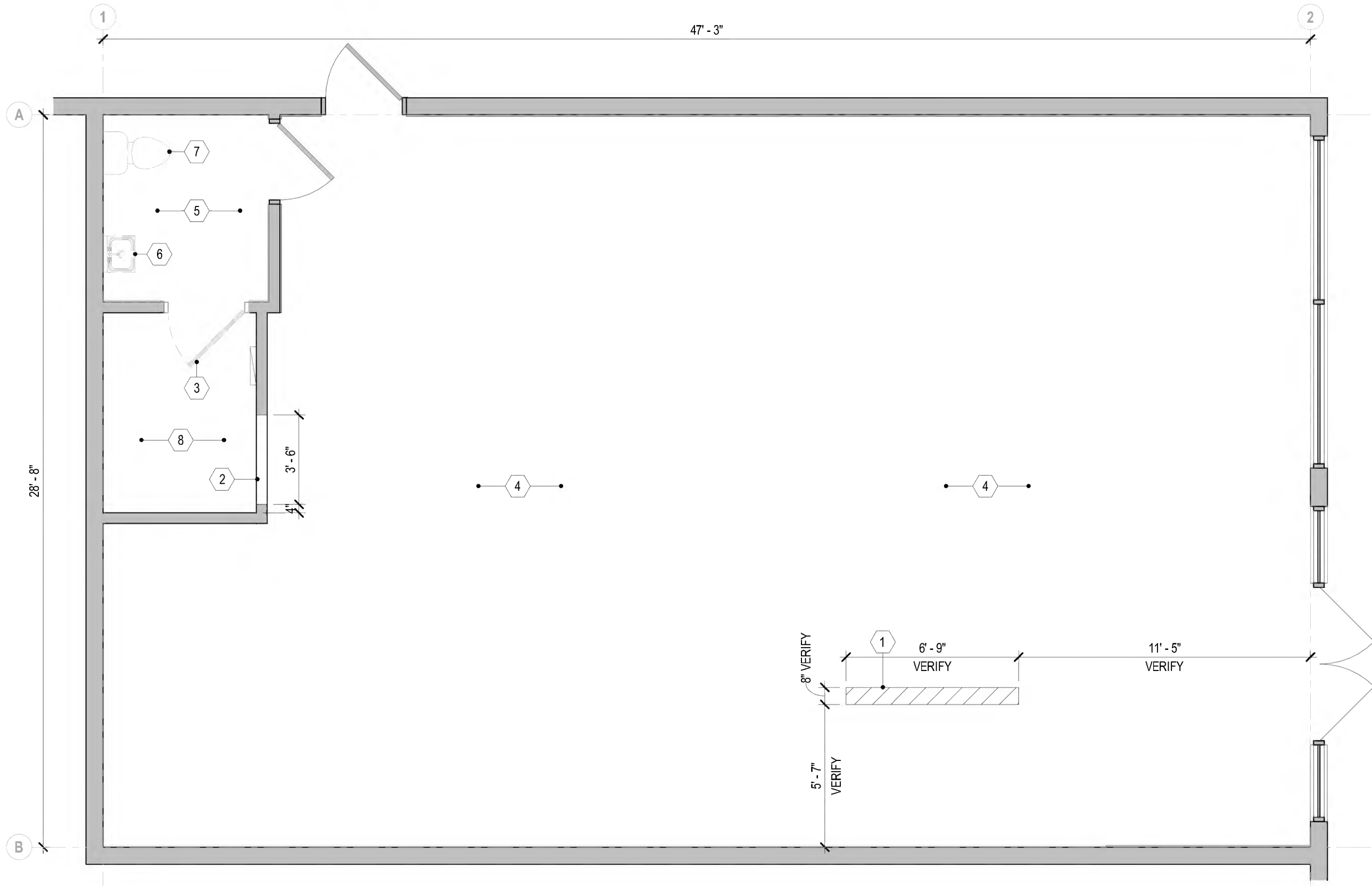
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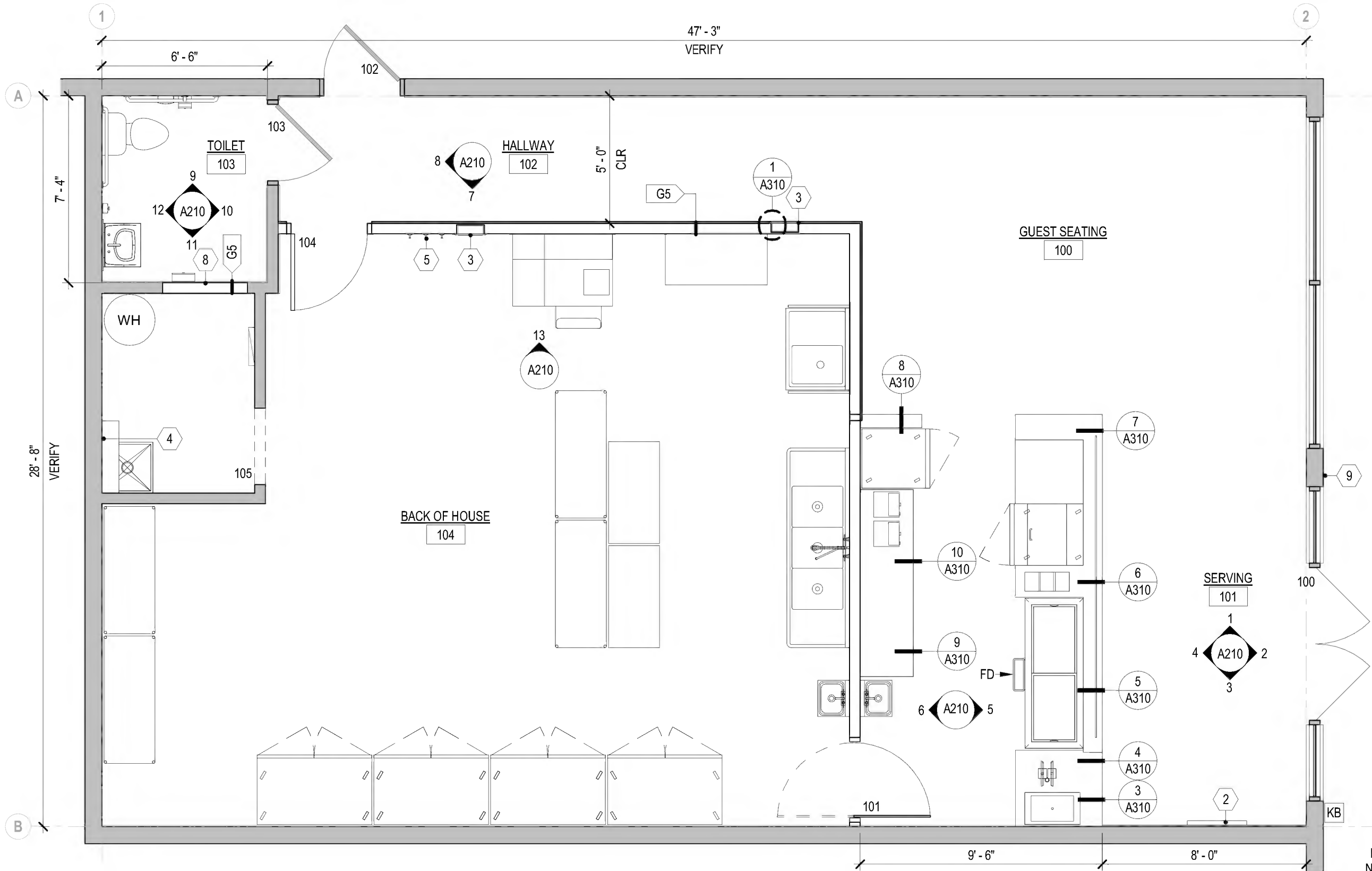
Project:  
**Nautical Bowls**  
11400 State Highway 7, Suite 11301  
Minnetonka, MN 55305  
Client:  
**Nautical Bowls**  
3432 County Rd 101  
Minnetonka, MN 55345

| Drawing Title:     |  | Job:            |             |
|--------------------|--|-----------------|-------------|
| <b>COVER SHEET</b> |  | 2022.131.0      |             |
|                    |  | Drawn By: NNS   |             |
|                    |  | Checked By: SPW |             |
|                    |  | Drawing No.     | <b>G000</b> |



1 DEMOLITION PLAN  
 D101 SCALE: 1/4" = 1'-0"





2 FLOOR PLAN  
 A101 SCALE: 1/4" = 1'-0"



### INTERIOR ELEV GENERAL NOTES

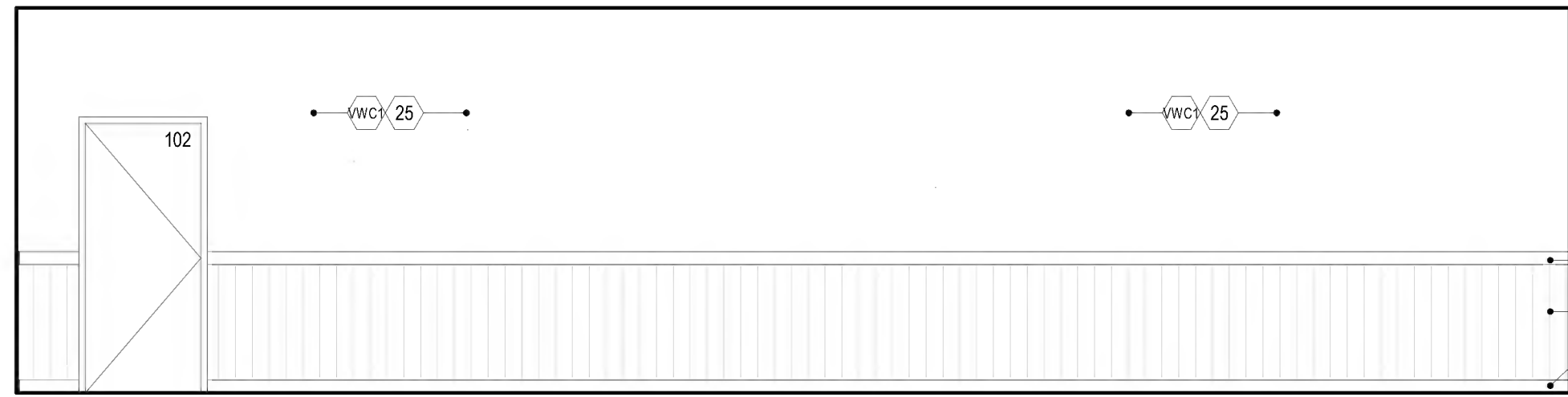
- SEE SHEET G000 FOR TYPICAL GENERAL NOTES.
- SEE SHEET H101 FOR COMPLETE MATERIALS AND COLOR KEY.

### INTERIOR ELEV KEY NOTES

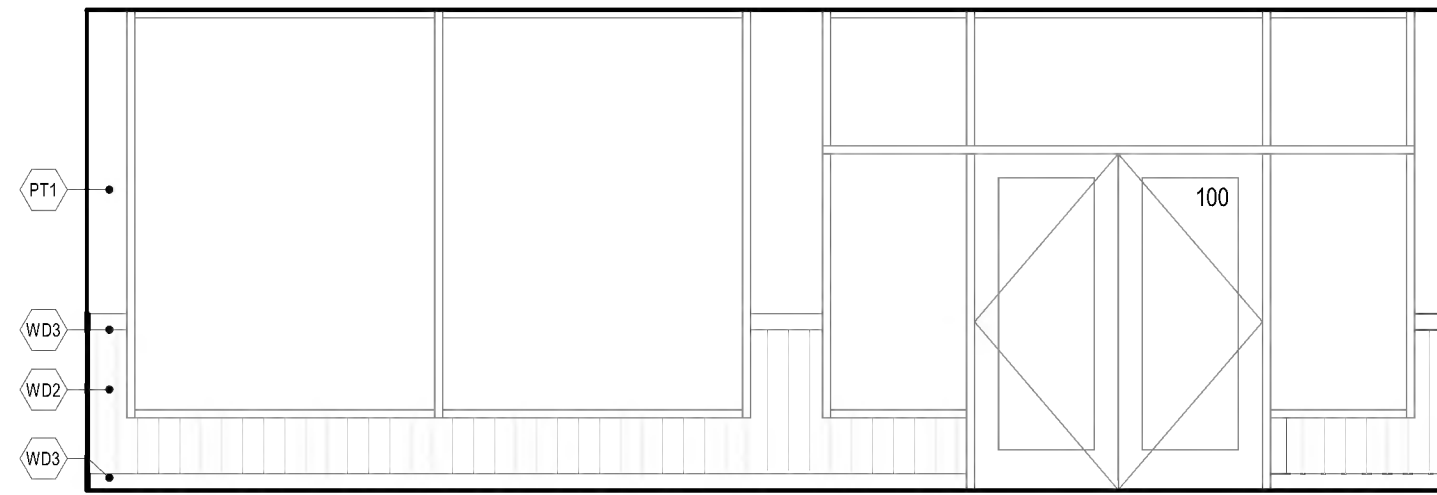
- |  |   |
|--|---|
| 1 EQUIPMENT - SEE EQUIPMENT PLAN             | 20 DESK BY TENANT   |
| 2 DIGITAL MENU BOARD                         | 21 SHELVES AND BRACKETS   |
| 3 FE, FE CABINET                             | 22 DESK OUTLET  |
| 4 DIGITAL DISPLAY                            | 23 DESK POWER & DATA  |
| 5 COAT HOOK                                  | 24 ADA RESTROOM SIGNAGE   |
| 6 GLASS SNEEZIE GUARD                        | 25 FIELD VERIFY DIMENSIONS FOR WWC-1 CUSTOM VINYL WALL COVERING MURAL |
| 7 DIPPING WELL                               |   |
| 8 WATER CONNECTION - SEE MECH                |   |
| 9 DRAIN LINE TO FLOOR DRAIN - SEE MECHANICAL |   |
| 10 INSULATE PLUMBING PIPES                   |   |
| 11 MIRROR 24" W X 36" H                      |   |
| 12 SOAP DISPENSER                            |   |
| 13 PAPER TOWEL DISP / DISP                   |   |
| 14 GRAB BARS                                 |   |
| 15 TOILET PAPER HOLDER                       |   |
| 16 SANITARY NAPKIN DISPOSAL                  |   |
| 17 DIAPER CHANGING TABLE                     |   |
| 18 METAL DOOR                                |   |
| 19 HOLLOW METAL FRAME - PAINTED              |   |

### INTERIOR ELEV MATERIAL KEY

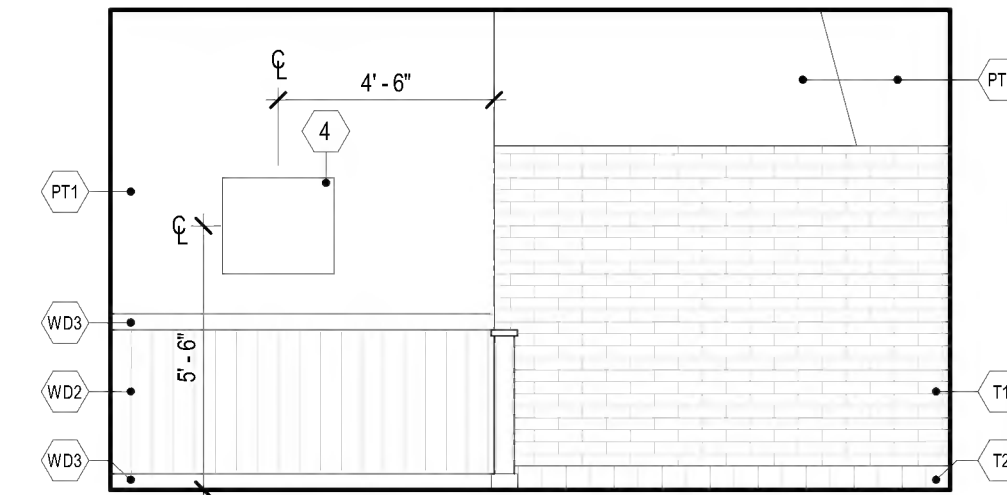
|                            |                                  |
|----------------------------|----------------------------------|
| <b>TILE</b>                | <b>WALL COVERING</b>             |
| T1 WALL TILE               | WVC1 CUSTOM VINYL WALLCOVERING   |
| T2 BASE & FLOOR TILE       | WVC2 VINYL WALLCOVERING TOILETS  |
| T3 WALL TILE TOILETS       | <b>PAINT</b>                     |
| T4 FLOOR TILE TOILETS      | PT1 WALL FIELD                   |
|                            | PT2 DOOR FRAME                   |
| <b>WOOD</b>                | <b>COUNTERTOPS</b>               |
| WD1 HORIZONTAL WALL BOARDS | SP1 SOLID SURFACE                |
| WD2 VERTICAL WALL BOARDS   | <b>PLASTIC LAMINATE</b>          |
| WD3 WALL BASE & TRIM       | PL1 WHITE PLAM (NSF STANDARD 35) |
| <b>TRANSITION STRIPS</b>   |                                  |
| TS-1 TRANSITION COVE BASE  |                                  |
| TS-2 TRANSITION STRIP      |                                  |



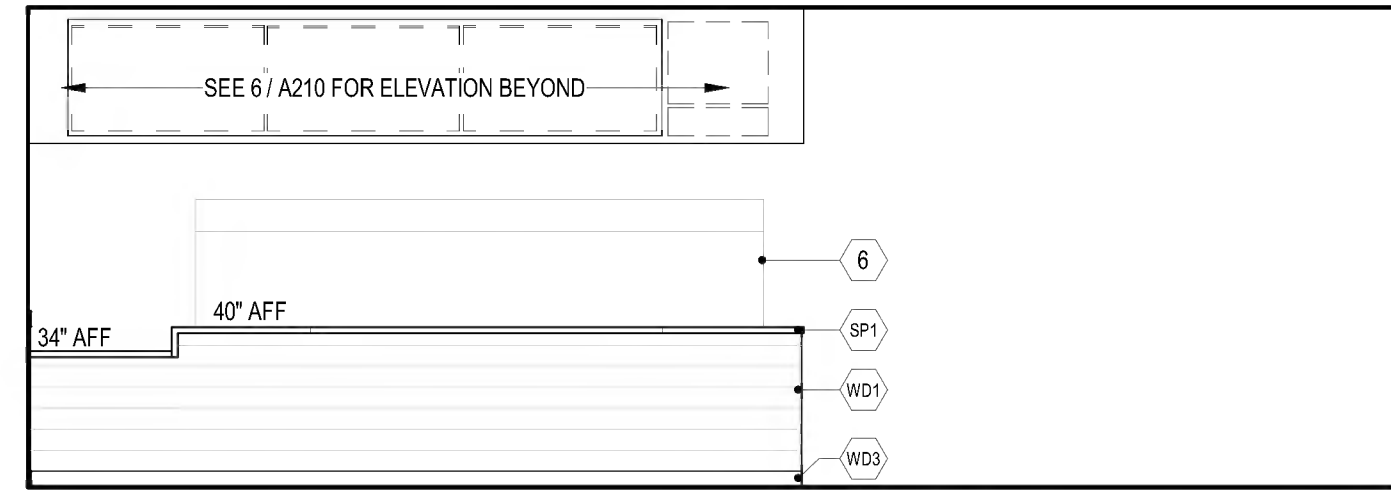
1 GUEST SEATING 100 - NORTH ELEVATION  
A210 SCALE: 1/4" = 1'-0"



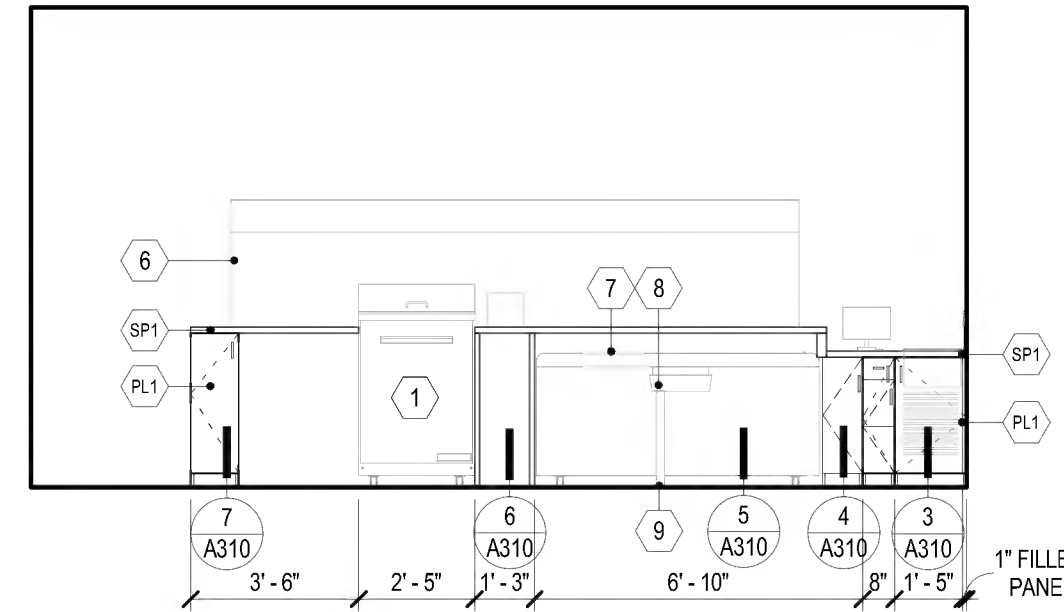
2 GUEST SEATING 100 - EAST ELEVATION  
A210 SCALE: 1/4" = 1'-0"



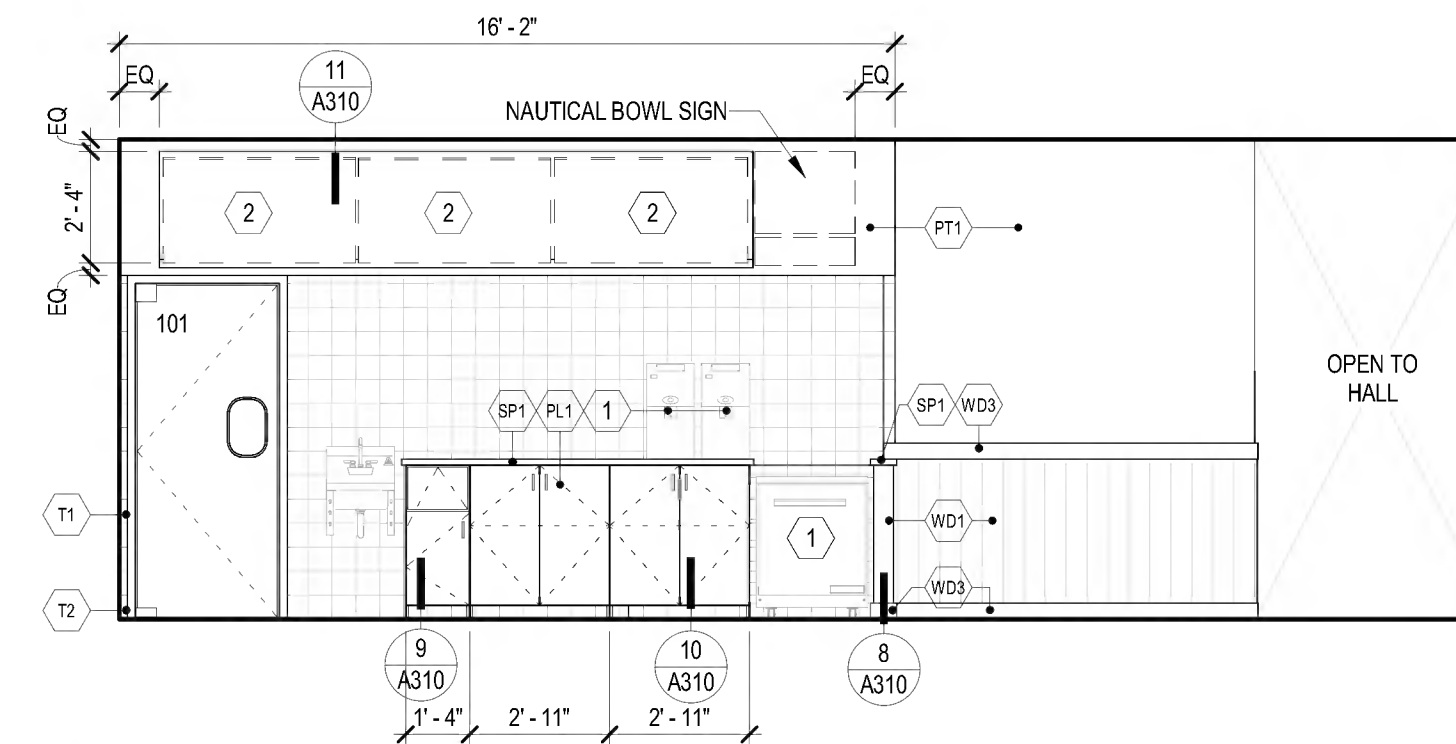
3 GUEST SEATING 100 - SOUTH ELEVATION  
A210 SCALE: 1/4" = 1'-0"



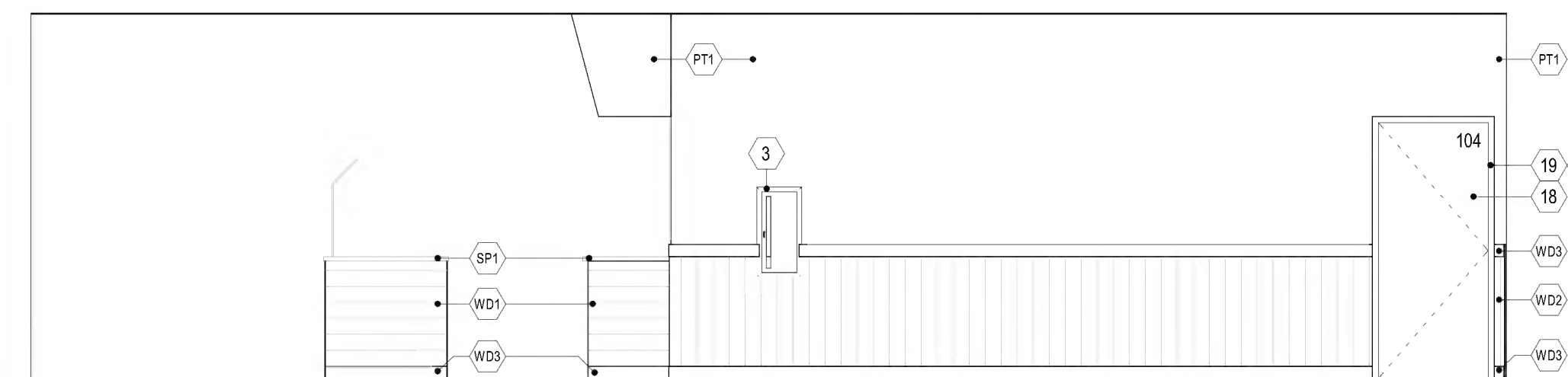
4 GUEST SEATING 100 - WEST ELEVATION  
A210 SCALE: 1/4" = 1'-0"



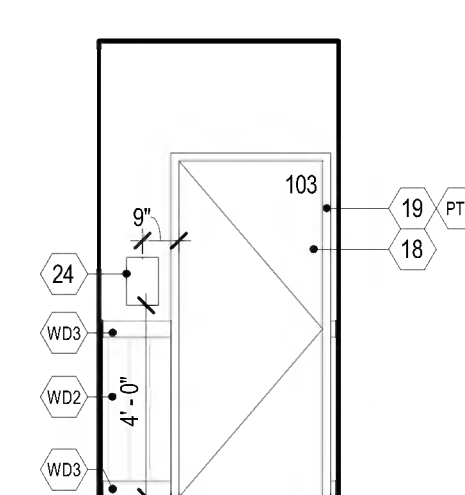
5 SERVING 101 - EAST ELEVATION  
A210 SCALE: 1/4" = 1'-0"



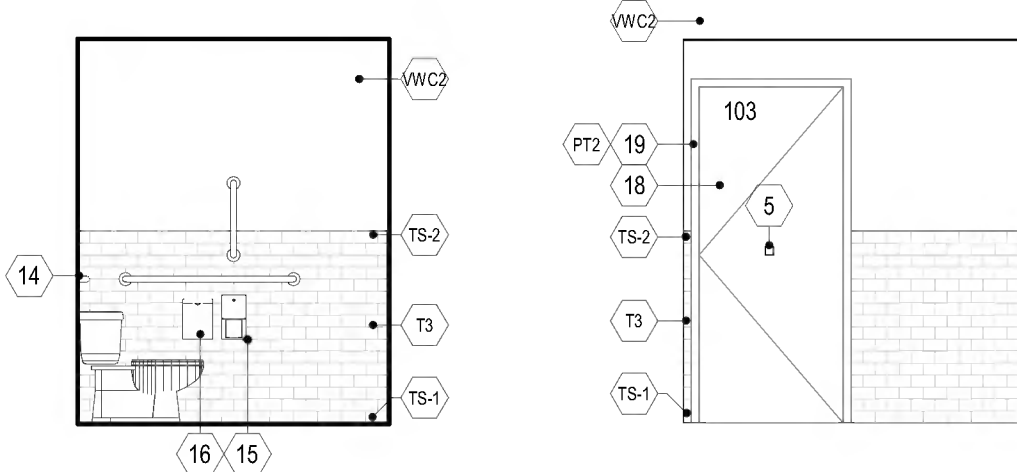
6 SERVING 101 - WEST ELEVATION  
A210 SCALE: 1/4" = 1'-0"



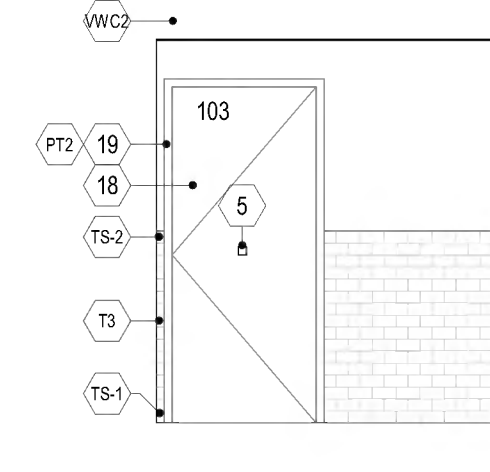
7 HALLWAY 102 - SOUTH ELEVATION  
A210 SCALE: 1/4" = 1'-0"



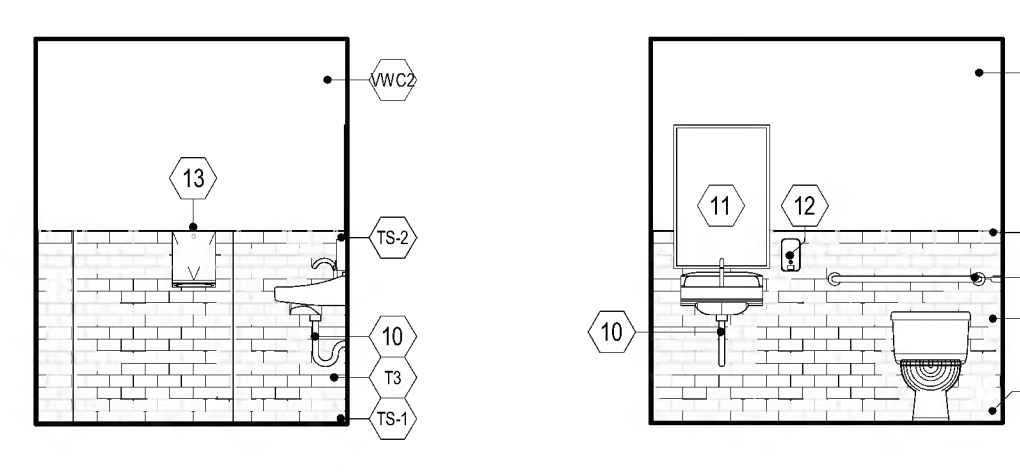
8 HALLWAY 102 - WEST ELEVATION  
A210 SCALE: 1/4" = 1'-0"



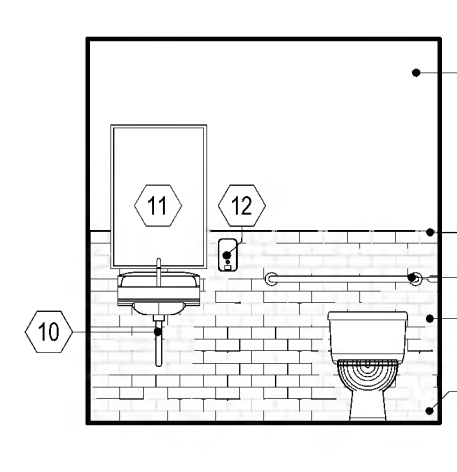
9 TOILET 103 - NORTH ELEVATION  
A210 SCALE: 1/4" = 1'-0"



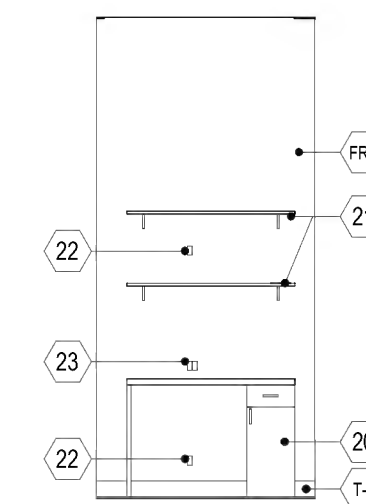
10 TOILET 103 - EAST ELEVATION  
A210 SCALE: 1/4" = 1'-0"



11 TOILET 103 - SOUTH ELEVATION  
A210 SCALE: 1/4" = 1'-0"



12 TOILET 103 - WEST ELEVATION  
A210 SCALE: 1/4" = 1'-0"



13 BACK OF HOUSE 104 - NORTH ELEVATION  
A210 SCALE: 1/4" = 1'-0"

NOTE: PROVIDE BLOCKING IN WALL FOR SHELVES  
VERIFY FINAL LOCATION WITH TENANT

| REVIEW SET | Date       | Issue / Revision | Date |
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Project:  
**Nautical Bowls**  
11400 State Highway 7, Suite 11301  
Minnetonka, MN 55305

Client:  
**Nautical Bowls**  
3432 County Rd 101  
Minnetonka, MN 55345

Drawing Title:  
**ELEVATIONS**

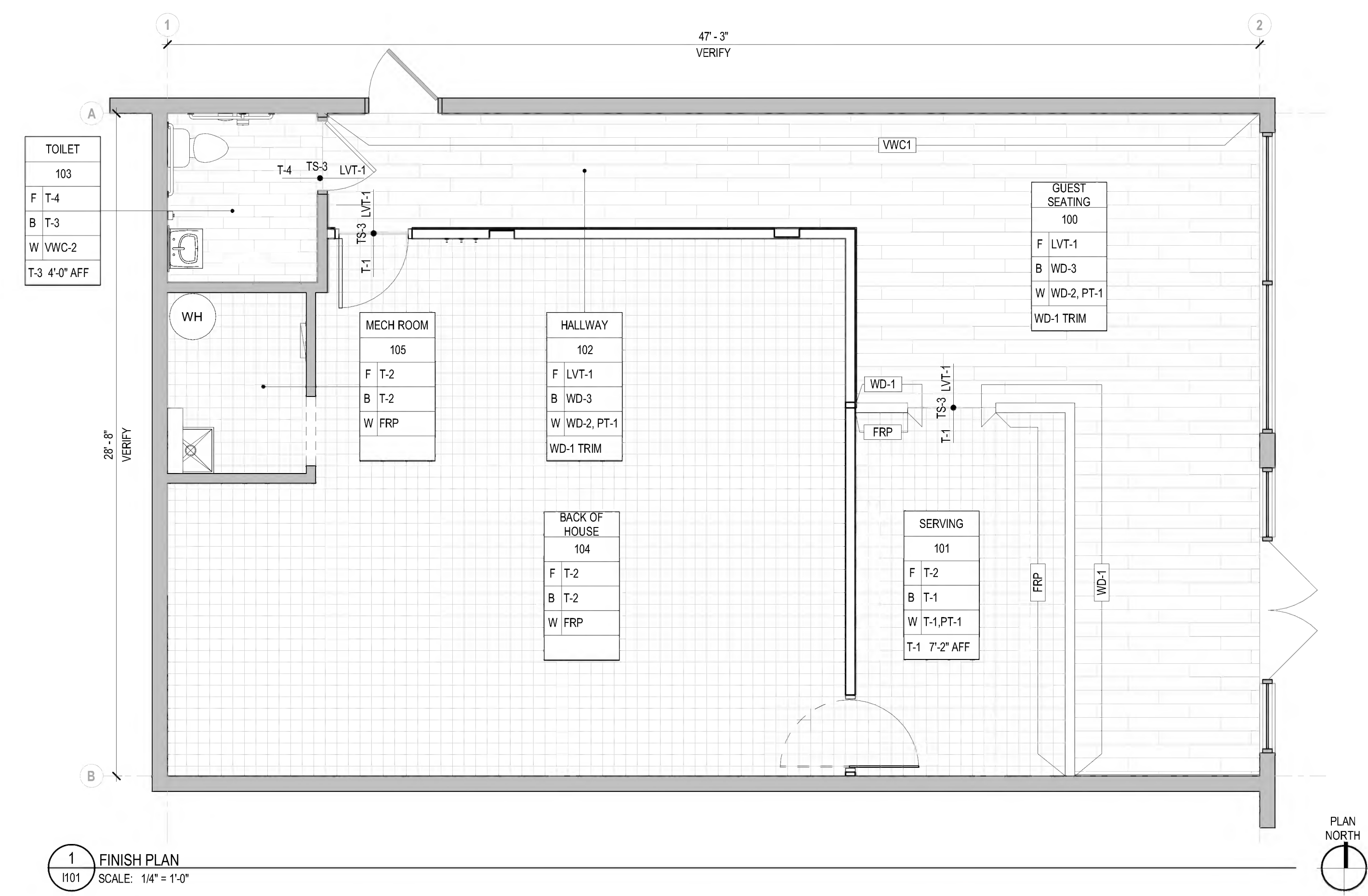
Job: 2022.131.0  
Drawn By: NNS  
Checked By: SPW

Drawing No.  
**A210**

| FINISH PLAN SYMBOL KEY |         |
|------------------------|---------|
| ROOM NAME              | SERVING |
| ROOM NUMBER            | 100     |
| FLOOR FINISH           | F       |
| BASE FINISH            | B       |
| WALL FINISH            | W       |
| NOTES                  | NOTES   |
| FINISH EXTENTS         | VWC-1   |

| FINISH PLAN GENERAL NOTES |  |
|---------------------------|--|
| 1.                        | SEE SHEET G000 FOR TYPICAL GENERAL NOTES.    |
| 2.                        | CHANGE OF MATERIALS TO BE AT CENTER OF DOOR. |

| FINISH SPECIFICATION |                              |  |   |                       |  |
|----------------------|------------------------------|--|---|-----------------------|--|
| CODE                 | LOCATION                     | MATERIAL   | PRODUCT MFR. / PATTERN / COLOR  | FINISH CLASSIFICATION | NOTES  |
| ACT-1                | GENERAL CEILINGS             | 2'x2' ACOUSTIC CEILING TILE  | HOME DEPOT: ARMSTRONG, DUNE 24"x24" REGULAR CEILING PANEL. CEILING TILE WHITE | CLASS C               |  |
| ACT-2                | SERVING & BACK OF HOUSE      | 2'x2' ACOUSTIC CEILING TILE: SCRUBBABLE, FOOD SERVICE RATED CEILING TILES. | HOME DEPOT: GENESIS 24"x24" SMOOTH PRO LAY IN VINYL WHITE CEILING TILE        | CLASS C               |  |
| T-1                  | SERVING                      | 3"x12" CERAMIC WALL TILE, RUNNING BOND INSTALL                             | HOME DEPOT - MEROLA TILE: CHESTER ACQUA                                       | CLASS C               | GROUT: HOME DEPOT - POLYBLEND #381 BRIGHT WHITE 25 LB SANDED GROUT |
| T-2                  | SERVING & BACK OF HOUSE      | 6"x6" CERAMIC FLOOR & WALL TILE  | DALTILE: QUARRY ASHEN GRAY  | CLASS C               | GROUT: HOME DEPOT - NATURAL GRAY SANDED GROUT                      |
| T-3                  | WALL TILE RESTROOM           | 3"x6" CERAMIC WALL TILE  | HOME DEPOT: RESTORE BRIGHT WHITE SUBWAY TILE                                  | CLASS C               | GROUT: HOME DEPOT - POLYBLEND #381 BRIGHT WHITE SANDED GROUT       |
| T-4                  | FLOOR TILE RESTROOM          | 6"x24" CERAMIC FLOOR TILE  | HOME DEPOT: CAPEL ASH, MATTE  | CLASS C               | GROUT: HOME DEPOT - POLYBLEND #09 NATURAL GRAY SANDED GROUT        |
| LVT-1                | GUEST SEATING                | RESILIENT VINYL PLANK FLOORING   | GERFLOR - CREATION 28, COLOR TANAMI 0552 SIZE: 6"x36"                         | CLASS C               |  |
| WD-1                 | GUEST SEATING                | HORIZONTAL SHIP LAP BOARD  | HOME DEPOT: RADIATA PINE NICKEL GAP SHIP LAP BOARD, SIZE: 9/16"x5-1/4"x12"    | CLASS C               |  |
| WD-2                 | GUEST SEATING                | VERTICAL SHIP LAP BOARD  | HOME DEPOT: RADIATA PINE NICKEL GAP SHIP LAP BOARD, SIZE: 9/16"x5-1/4"x12"    | CLASS C               |  |
| WD-3                 | GUEST SEATING                | FLOOR BASE & WAINSCOTING TRIM  | HOME DEPOT: PINE WOOD TRIM, SIZE: 9/16"x5-1/4"x12"                            | CLASS C               |  |
| VWC-1                | GUEST SEATING                | VINYL WALLCOVERING   | CUSTOM VINYL WALLCOVERING MURAL   | CLASS C               | FIELD VERIFY DIMENSIONS FOR VWC-1 CUSTOM VINYL WALL COVERING MURAL |
| VWC-2                | VINYL WALL COVERING RESTROOM | WALLPAPER ROLL 27"L x 27"W   | WAYFAIR: CANDICE OLSON PARADISE   | CLASS C               |  |
| PL-1                 | CABINETS SERVING             | PLASTIC LAMINATE   | FORMICA 949, WHITE  | CLASS C               |  |
| PT-1                 | WALL PAINT                   | PROMAR 200 LOW GLOSS EGGSHELL  | SHERWIN WILLIAMS SW6504, SKY HIGH   | CLASS C               |  |
| PT-2                 | DOOR FRAME                   |  | SHERWIN WILLIAMS SW7005, PURE WHITE   | CLASS C               |  |
| PT-3                 | CEILING GRID                 | PROMAR 200 LOW GLOSS EGGSHELL  | SHERWIN WILLIAMS SW7006, EXTRA WHITE  | CLASS C               |  |
| PT-4                 | WOOD PANEL PAINT             | PROMAR 200 LOW GLOSS EGGSHELL  | SHERWIN WILLIAMS SW7005, PURE WHITE   | CLASS C               |  |
| FRP                  | BACK OF HOUSE / SERVING      | FIBERGLASS REINFORCED PANEL  | WHITE FINISH  | CLASS C               | FRP TO EXTEND FLOOR TO CEILING                                     |
| SP-1                 | SERVING                      | SOLID SURFACE COUNTERTOP   | CAMBRIA - SKYE  | CLASS C               |  |
| TS-1                 | TOILET ROOM                  | TRANSITION COVE BASE   | SCHLUTER DILEX-HKU  | CLASS C               |  |
| TS-2                 | TOILET ROOM                  | TRANSITION STRIP   | SCHLUTER SCHIENE  | CLASS C               |  |
| TS-3                 | TILE TO LVT                  | TRANSITION STRIP   | JOHNSONITE CTA-XX-K   | CLASS C               | AT TILE TO LVT   |



1 FINISH PLAN  
1101 SCALE: 1/4" = 1'-0"

| REVIEW SET | Date       | Issue / Revision | Date |
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Project: Nautical Bowls  
11400 State Highway 7, Suite 11301  
Minnetonka, MN 55305

Client: Nautical Bowls  
3432 County Rd 101  
Minnetonka, MN 55345

Drawing Title: FINISH PLAN & FINISH SPECIFICATION

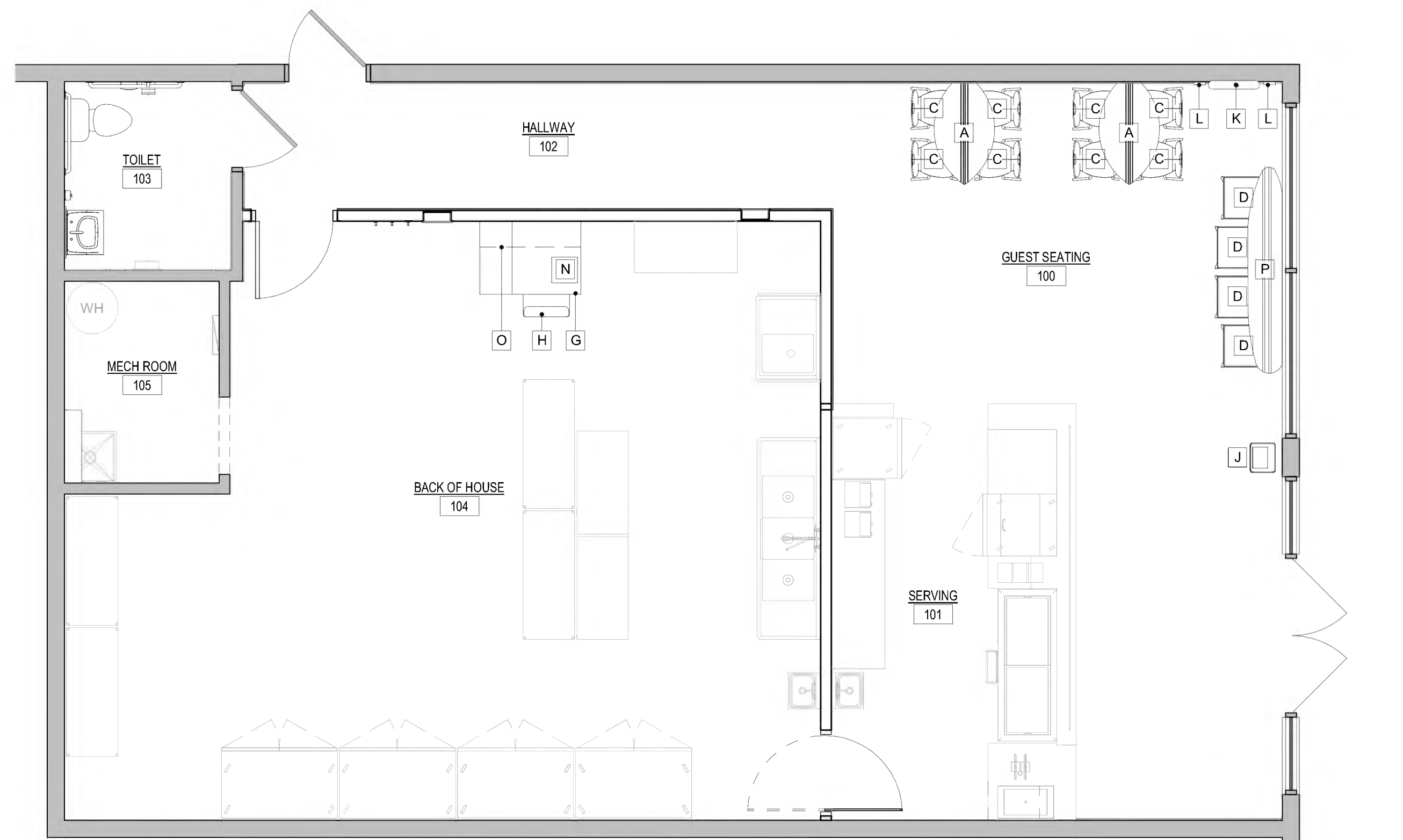
Job: 2022.131.0  
Drawn By: NNS  
Checked By: SPW

Drawing No. 1101

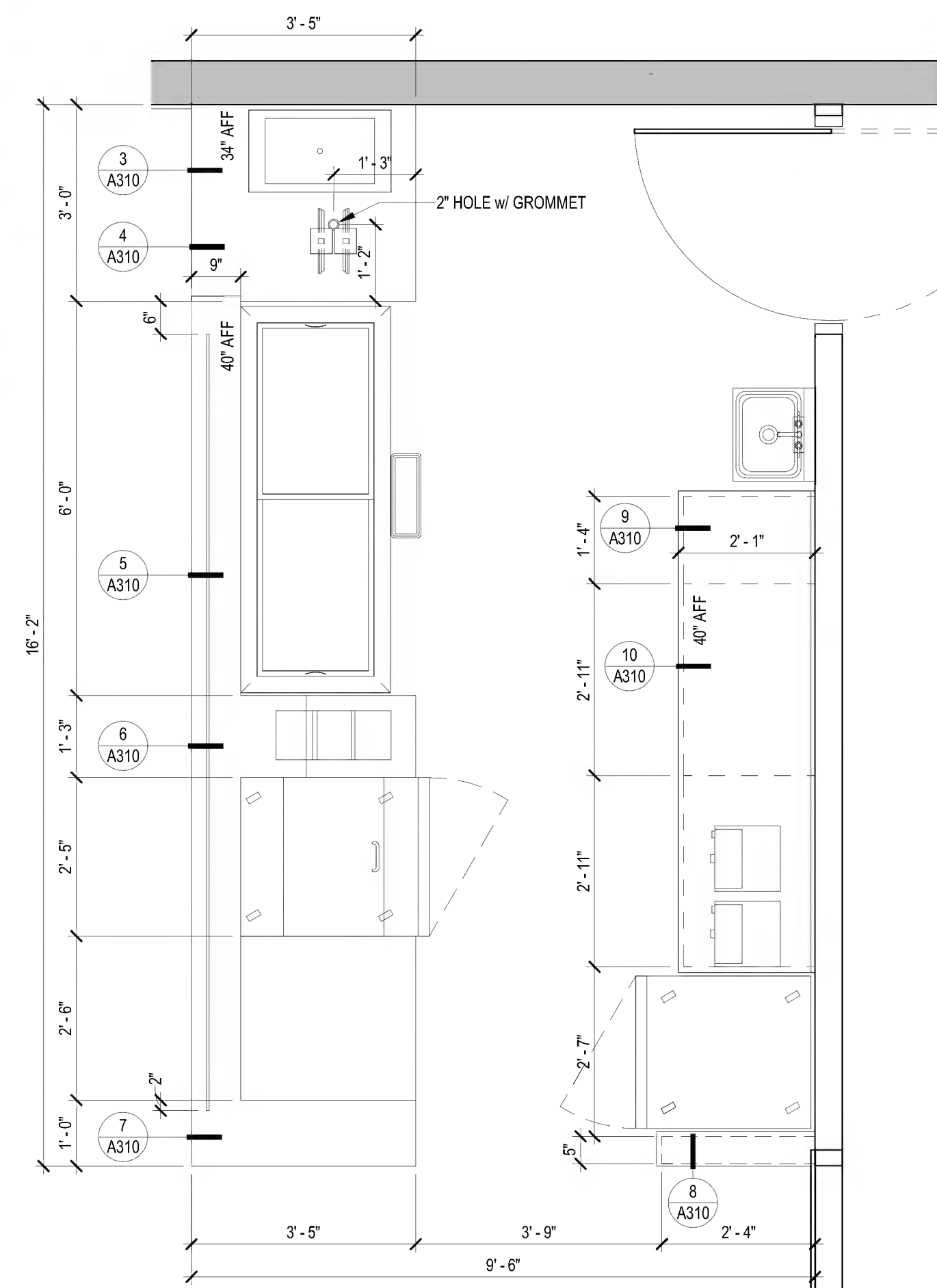
| FURNITURE SCHEDULE |      |                  |              |   | FURNISHED BY |               |      |        | REMARKS |               |   |
|--------------------|------|------------------|--------------|---|--------------|---------------|------|--------|---------|---------------|---|
| ITEM               | QTY. | DESCRIPTION      | MANUFACTURER | MODEL NUMBER                              | TENANT       | TENANT VENDOR | G.C. | TENANT |         | TENANT VENDOR | G.C.  |
| A                  | 2    | TABLE            | SHOREBOARDS  | 4'-0" SHOREBOARDS TABLE                   |              |               |      |        |         |               | CUSTOM 28" X 48" (TABLE HEIGHT = 28" - 34") |
| C                  | 8    | METAL CHAIRS     | FURMAX       | FURMAX METAL CHAIRS, COLOR: GUN           |              |               |      |        |         |               | AMAZON                                      |
| D                  | 4    | METAL STOOLS     | FURMAX       | FURMAX METAL STOOLS, COLOR: GUN           |              |               |      |        |         |               | AMAZON                                      |
| G                  | 1    | OFFICE DESK      |              |   |              |               |      |        |         |               |   |
| H                  | 1    | OFFICE CHAIR     |              |   |              |               |      |        |         |               |   |
| J                  | 1    | TRASH RECEPTACLE |              |   |              |               |      |        |         |               |   |
| K                  | 1    | BUOY WITH NET    |              |   |              |               |      |        |         |               |   |
| L                  | 2    | WOOD OARS        |              |   |              |               |      |        |         |               |   |
| M                  | 3    | SPEAKERS         | BOSE         | DESIGNMAX DM8C                            |              |               |      |        |         |               |   |
| N                  | 1    | STEREO           | TBD          | TBD                                       |              |               |      |        |         |               |   |
| O                  | 1    | SHELVING         |              |   |              |               |      |        |         |               |   |
| P                  | 1    | TABLE            | SHOREBOARDS  | 8'-0" SHOREBOARDS LONG HIGH TOP SUP TABLE |              |               |      |        |         |               | CUSTOM 16" X 96"                            |

| TOILET ACCESSORY SCHEDULE |                          |              |                    |                                |
|---------------------------|--------------------------|--------------|--------------------|--------------------------------|
| CODE                      | ITEM                     | MANUFACTURER | MODEL #            | REMARKS                        |
| 1                         | MIRROR                   | BOBRICK      | B-2908 2436        | 24" W x 36" H                  |
| 2                         | SOAP DISPENSER           | BOBRICK      | B-2111             | SURFACE MOUNTED                |
| 3                         | GRAB BAR 18"             | BOBRICK      | B-6806 SERIES x 36 | 1-1/2" DIA. 18" LONG           |
| 4                         | GRAB BAR 36"             | BOBRICK      | B-6806 SERIES x 36 | 1-1/2" DIA. 36" LONG           |
| 5                         | GRAB BAR 42"             | BOBRICK      | B-680 SERIES x 42  | 1-1/2" DIA. 42" LONG           |
| 6                         | SANITARY NAPKIN DISPOSAL | BOBRICK      | B-270              |                                |
| 7                         | TOILET PAPER DISPENSER   | BOBRICK      | B-2888             |                                |
| 9                         | COAT HOOKS               | BRADLEY      | B6827              | MOUNT HOOK 48" AFF             |
| 10                        | MOP SHELF                | BOBRICK      | B-239              | MOUNT TOP OF SHELVE AT 64" AFF |

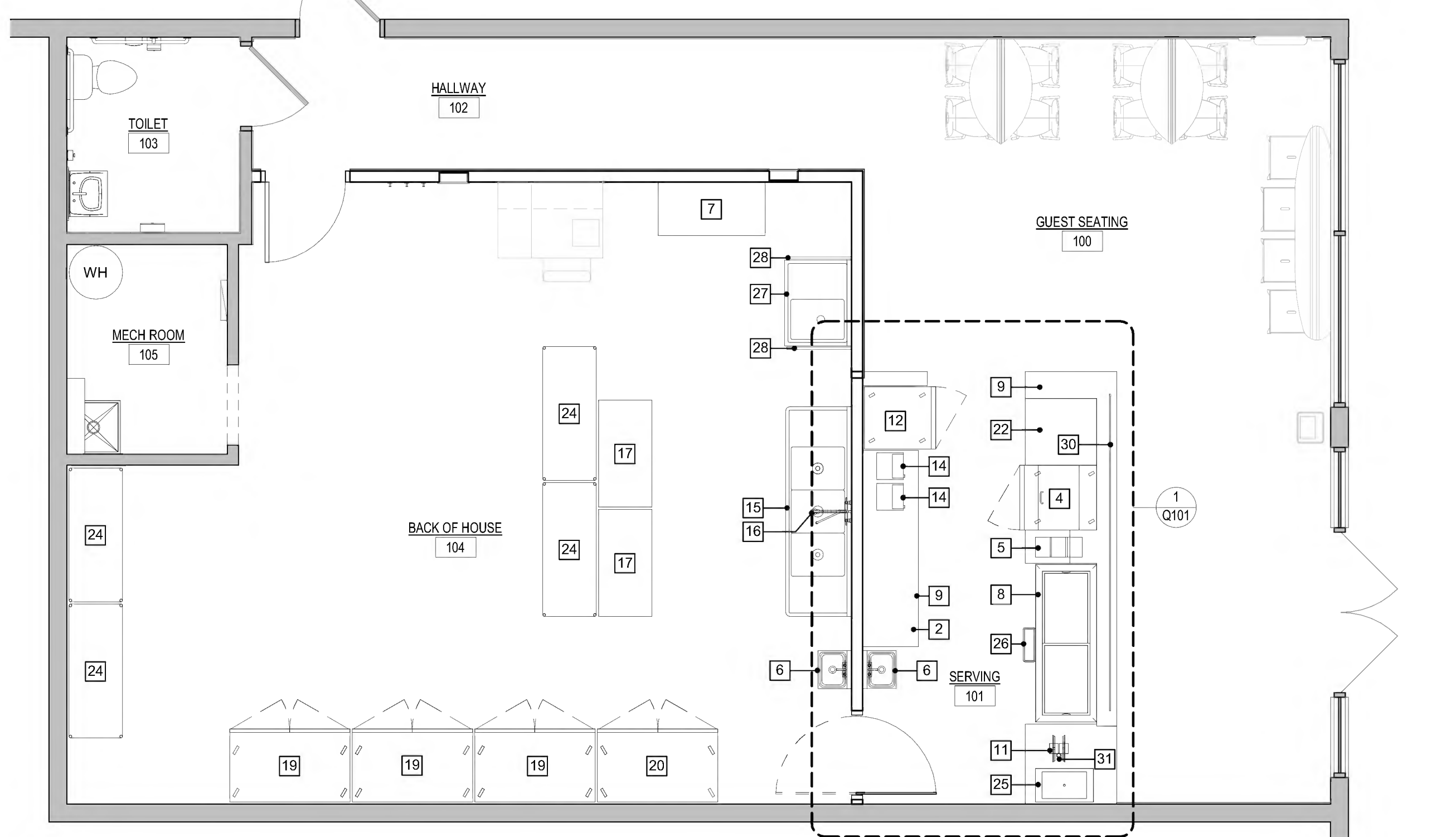
| EQUIPMENT SCHEDULE |      |                                   |              |                | FURNISHED BY |               |      |        | REMARKS |               |                   |
|--------------------|------|-----------------------------------|--------------|----------------|--------------|---------------|------|--------|---------|---------------|-------------------|
| ITEM               | QTY. | DESCRIPTION                       | MANUFACTURER | MODEL NUMBER   | TENANT       | TENANT VENDOR | G.C. | TENANT |         | TENANT VENDOR | G.C.              |
| 2                  | 1    | TRASH RECEPTACLE                  |              |                |              |               |      |        |         |               |                   |
| 4                  | 1    | ONE DOOR MEGA TOP                 | ARTIC AIR    | AMT 28R        |              |               |      |        |         |               |                   |
| 5                  | 1    | GRANOLA HOLDER                    |              |                |              |               |      |        |         |               |                   |
| 6                  | 2    | WALL MOUNTED SINK                 |              |                |              |               |      |        |         |               |                   |
| 7                  | 1    | DRYING RACK                       |              |                |              |               |      |        |         |               |                   |
| 8                  | 1    | DUAL TEMP FREEZER                 | WEBSTAIRANT  | HB-20HC        |              |               |      |        |         |               |                   |
| 9                  | 2    | COUNTERTOP                        | CAMBRIA      | SKYE           |              |               |      |        |         |               |                   |
| 11                 | 1    | POS                               |              |                |              |               |      |        |         |               |                   |
| 12                 | 1    | UNDER COUNTER FREEZER             | ARTIC AIR    | AUC27F         |              |               |      |        |         |               |                   |
| 14                 | 2    | NUT GRINDER                       | OLD TYME     | 273026         |              |               |      |        |         |               |                   |
| 15                 | 1    | 3 COMPARTMENT SINK                | REGENCY      | 600S31824218   |              |               |      |        |         |               |                   |
| 16                 | 1    | FAUCET                            | T&S          | B-0133-ADF12-B |              |               |      |        |         |               |                   |
| 17                 | 2    | SS TABLE                          |              | 48"x24"        |              |               |      |        |         |               |                   |
| 19                 | 3    | FREEZER                           | US FOODS     | AF49           |              |               |      |        |         |               |                   |
| 20                 | 1    | REFRIGERATOR                      | US FOODS     | AR49           |              |               |      |        |         |               |                   |
| 22                 | 1    | STAINLESS STEEL COUNTERTOP & LEGS | REGENCY      |                |              |               |      |        |         |               | 2'-8"W x 2'-8" D  |
| 24                 | 4    | CHROME WIRE SHELF                 | REGENCY      | 460EC2460      |              |               |      |        |         |               |                   |
| 25                 | 1    | COLD PAN DROP IN                  |              | 36490R         |              |               |      |        |         |               |                   |
| 26                 | 1    | DIPPING WELL                      |              |                |              |               |      |        |         |               |                   |
| 27                 | 1    | PREP SINK - ONE COMPARTMENT SINK  | KINTERA      | KES1C1824L18   |              |               |      |        |         |               | PRODUCT ID 946690 |
| 28                 | 2    | STAINLESS STEEL SPLASH GUARD      |              |                |              |               |      |        |         |               |                   |
| 30                 | 1    | SNEEZE GUARD                      |              |                |              |               |      |        |         |               |                   |
| 31                 | 1    | GROMMET, 2" DIA                   |              |                |              |               |      |        |         |               |                   |



3 FURNITURE PLAN  
Q101 SCALE: 1/4" = 1'-0"



1 DIMENSIONAL PLAN AT SERVICING  
Q101 SCALE: 1/2" = 1'-0"



2 EQUIPMENT PLAN  
Q101 SCALE: 1/4" = 1'-0"

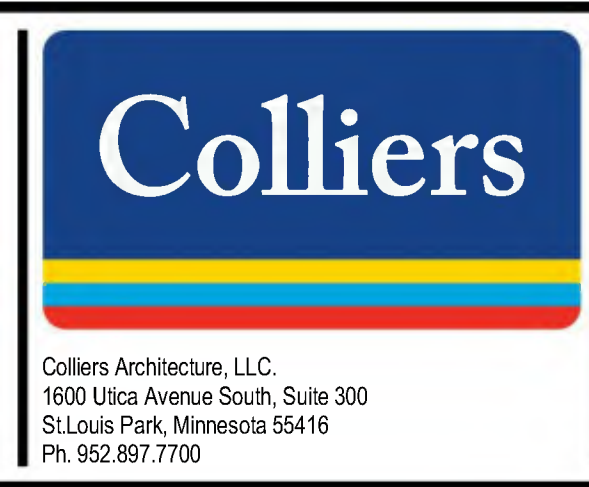
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11400 State Highway 7, Suite 11301  
Minnetonka, MN 55305

Client:  
**Nautical Bowls**  
3432 County Rd 101  
Minnetonka, MN 55345

Drawing Title:  
**EQUIPMENT & FURNITURE PLAN**

Job: 2022.131.0  
Drawn By: NNS  
Checked By: SPW

Drawing No.  
**Q101**





# COUNTRY VILLAGE SHOPPING CENTER

Highway 7 & Hopkins Crossroads, Minnetonka

## Country Village Shopping Center

| Suite # | Tenant                   | Square Feet |
|---------|--------------------------|-------------|
| 301     | Available                | 1,498       |
| 303     | Zounds Hearing Aids      | 755         |
| 305     | Creative Hair Studio     | 1,000       |
| 309     | Frameworkthy             | 750         |
| 313     | Papa John's              | 1,489       |
| 315     | Nadeau Furniture         | 6,500       |
| 317     | Play it Again Sports     | 3,300       |
| 319     | Music Go Round           | 3,136       |
| 321     | Momentum School of Dance | 3,212       |
| 323     | Elsmore Sports           | 3,145       |
| 325     | Planet Fitness           | 18,563      |
| 329     | Great Clips              | 753         |
| 331     | Krystal Nails            | 768         |
| 333     | Dojo Karate              | 2,370       |
| 337     | Salons by JC             | 6,000       |
| 341     | Banfield                 | 2,869       |
| 345/349 | MTKA Chiropractic        | 3,522       |
| 347     | Cosmo Prof               | 2,979       |
| 353     | Available                | 2,277       |

Available  
2,277 sf

Available  
1,498 sf

Zounds  
Hearing Aids  
Creative Hair Studio  
Frameworkthy  
Papa John's

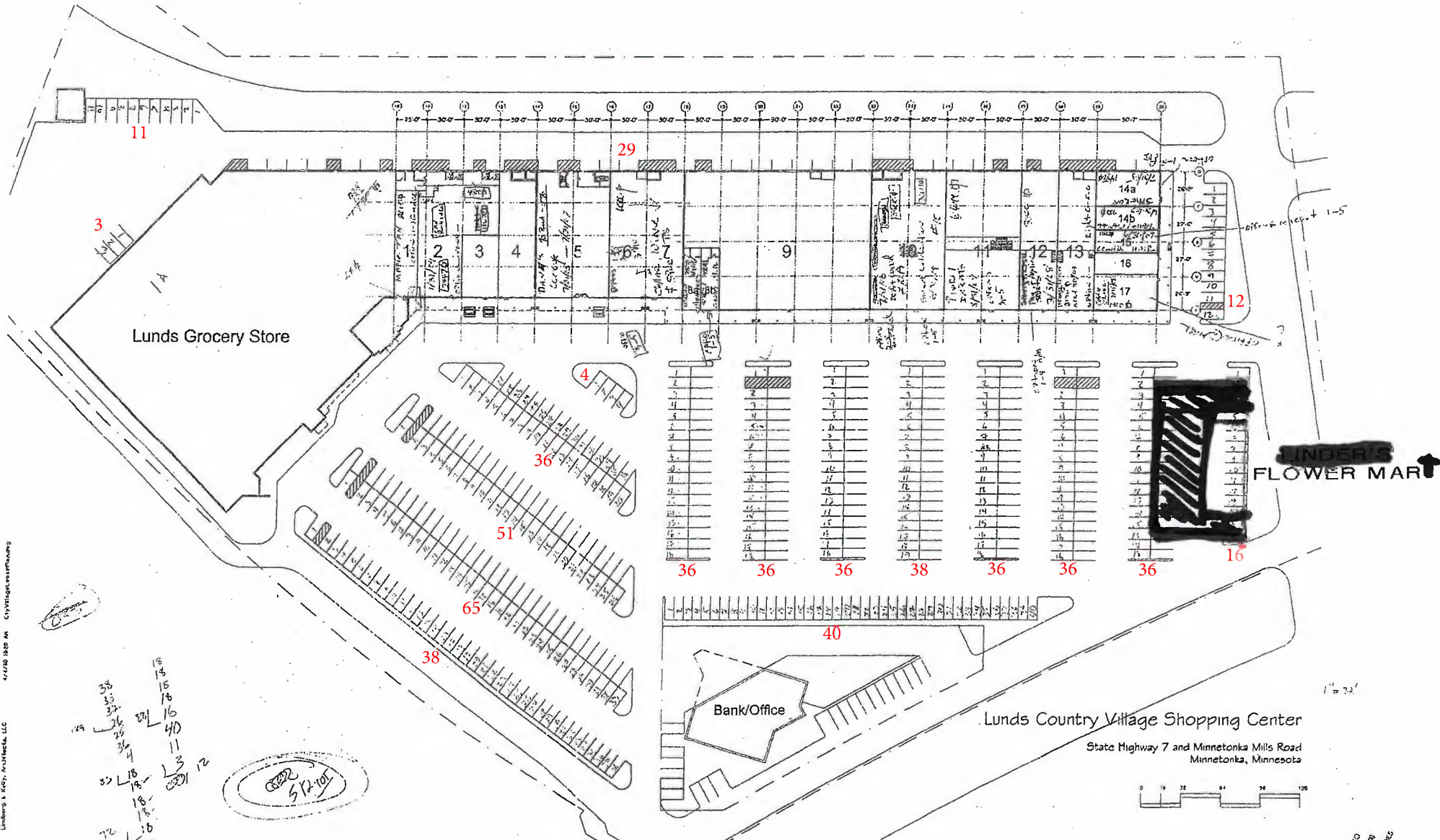
LUNDS & BYERLYS

Krystal Nails Great Clips

Bank

| Tenant                            | Square Feet |
|-----------------------------------|-------------|
| Lunds & Byerlys                   | 43,310      |
| Vacant (formerly Sesame Cafe)     | 2600        |
| Seasonal plant shop (parking lot) | 7,400       |

# Proof of Parking Plan



Handwritten notes and a small diagram showing parking space counts:

- 38
- 35
- 34
- 32
- 31
- 30
- 29
- 28
- 27
- 26
- 25
- 24
- 23
- 22
- 21
- 20
- 19
- 18
- 17
- 16
- 15
- 14
- 13
- 12
- 11
- 10
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1

512-512-101

559 parking spaces  
shown as possible

## EXHIBIT A

Lundberg & Kasper, Architects, LLC 4/17/00 10:00 AM CityVillageShoppingCenter

RECEIVED  
DC 1 0 00  
MINNETONKA

| Suite #      | Tenant                       | Square feet | City Ordinance | Ordinance Required | ITE Required      |
|--------------|------------------------------|-------------|----------------|--------------------|-------------------|
| 11301        | Nautical Bowls               | 1498        | 1/60 SF        | 25                 | 15                |
| 11303        | Zounds Hearing Aids          | 755         | 1/250 SF       | 3                  | 2                 |
| 11305        | Creative Hair Studio         | 1000        | 1/250 SF       | 4                  | 3                 |
| 11309        | Frameworthy                  | 750         | 1/250 SF       | 3                  | 2                 |
| 11313        | Papa John's                  | 1489        | 1/60 SF        | 25                 | 15                |
| 11315        | Nadeau Furniture             | 6500        | 1/250 SF       | 26                 | 19                |
| 11317        | Play It Again Sports         | 3300        | 1/250 SF       | 13                 | 10                |
| 11319        | Music Go Round               | 3136        | 1/250 SF       | 13                 | 9                 |
| 11321        | Momentum School of Dance     | 3212        | 1/225 SF       | 14                 | 15                |
| 11323        | Elsmore Sports               | 3145        | 1/250 SF       | 13                 | 9                 |
| 11325        | Planet Fitness               | 18563       | 1/225 SF       | 83                 | 61                |
| 11329        | Great Clips                  | 753         | 1/250 SF       | 3                  | 2                 |
| 11331        | Krystal Nails                | 768         | 1/250 SF       | 3                  | 2                 |
| 11333        | Dojo Karate                  | 2370        | 1/225 SF       | 11                 | 11                |
| 11337        | Salons by JC                 | 6000        | 1/250 SF       | 24                 | 17                |
| 11341        | Banfield                     | 2869        | 1/175 SF       | 16                 | 10                |
| 11345/11349  | MTKA Chiropractic            | 3522        | 1/175 SF       | 20                 | 14                |
| 11351        | Cosmo Pof                    | 2979        | 1/250 SF       | 12                 | 9                 |
| 11353        | Vacant                       | 2277        | 1/250 SF       | 9                  | 7                 |
| 11400        | Lunds & Byerlys              | 41610       | 1/250 SF       | 166                | 121               |
|              | Attached restaurant (vacant) | 4300        | 1/60 SF        | 72                 | 53                |
| Parking Lot  | Garden City                  | 7200        | 1/250 SF       | 29                 | 21                |
|              |                              |             |                |                    |                   |
| <b>TOTAL</b> |                              |             |                | <b>587 stalls</b>  | <b>426 stalls</b> |

|                                 | Ordinance Required | Existing Parking | Occupied by floral market | Available parking* | Proof of Parking Plan |
|---------------------------------|--------------------|------------------|---------------------------|--------------------|-----------------------|
| Country Village Shopping Center | 587 stalls         | 465 stalls       | 32 stalls                 | 433 stalls         | 559 stalls            |

\* Calculated as existing stalls subtract stalls occupied by the seasonal floral market

Good morning Bria,

This is Connie and I am a co owner at Creative Hair Studio in the Country Village Shopping Ctr. We are unable to come to the planning commission meeting so I would like to address our concerns with you via email. We have been in the Center for 27 years and hoping to stay for quite a few more years. As much as our bellies were excited for Nautical Bowls (just two doors down), we have more concerns about the parking situation. We already feel like we don't have a lot of parking now. We have 7-8 stylists that work everyday so that is 7-8 cars to park not to mention the busy hearing aid, framer and pizza customers. During the summer the Center has a flower shop, and in the winter they put all the snow on our end of the big lot. I snapped a couple of pictures from a couple different days that I am sending you, showing what a typical looks like with the parking.

With talking to the owners of the other stores on our end, we just don't think it's feasible to have a restaurant for the parking issues. We hope that the city will check this out before approving NB. Thank you and have a great day.

Connie Maier





## Resolution No. 2022-042

### Resolution approving a conditional use permit for Nautical Bowls at 11301 Highway 7

---

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

1.01 The subject property is located at 11301 Highway 7, within the B-2 Limited Business zoning district. It is legally described as:

Tract A Subject to Road, Registered Land Survey No. 1591, Hennepin County, Minnesota.

Torrens Certificate No. 1547613

1.02 Matt Riggs has requested a conditional use permit to operate a fast-food restaurant on the property. The proposal includes a parking variance from 587 parking stalls to 465 parking stalls on the property.

1.03 City Code §300.18 Subd. 4(f) outlines that a conditional use permit is required for fast food restaurants with or without drive-up facilities in the B-2 district.

1.04 On May 12, 2022, the planning commission held a hearing on the proposal. The applicant was provided the opportunity to present information to the commission. The commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution. The commission recommended that the city council approve the proposal.

Section 2. Standards.

2.01 By City Code 300.21 Subd.4(f) outlines the following conditions for fast food restaurants with a drive-thru window in the B-2 district.

1. Shall be located only on sites having direct access to minor arterial streets or service roads;
2. Public address systems shall not be audible from any residential parcel;
3. Stacking for a minimum of six cars per aisle shall be provided within applicable parking lot setbacks;

4. Shall not be permitted when traffic studies indicate significant impacts on the levels of service as defined by the institute of traffic engineers of adjacent streets and intersections; and
5. The building shall be set back at least 100 feet and screened from any adjacent property designated in the comprehensive plan for residential use.

2.02 By City Code §300.07, Subd. 1, a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) the proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and (3) the proposed use would not alter the essential character of the surrounding area.

Section 3. Findings.

3.01 The proposal would meet the conditional use permit standards outlined in City Code 300.21 Subd.4(f) for fast food restaurants with a drive-thru window.

1. The subject property is accessed via the Highway 7 service road.
2. As a condition of this resolution, public address systems shall not be audible from any residential parcel.
3. The proposed site would not have a drive-thru window. This requirement does not apply.
4. The site does not meet the city ordinance parking requirement; however, the ITE parking demand is met.
5. The proposed building would be located approximately 150 feet from the closest residential building, separated by Minnetonka Mills Road, and screened by fencing. In addition, the shopping center faces Highway 7, angled away from the residential properties.

3.02 The proposal would meet the variance standard outlined in City Code §300.07:

1. Intent of the Ordinance. The intent of the ordinance as it pertains to parking requirements is to ensure adequate parking is provided to meet anticipated parking demand. The city code requires 587 stalls to accommodate the parking demand on the subject property. The ITE estimates the site would require 465 stalls to meet the parking demand. The Institute of Transportation Engineers (ITE) suggests that actual



parking demand rates for the commercial center would be less than required by city code.

2. Consistent with Comprehensive Plan. The subject property is located in the Country Village Shopping Center, a community village center. One of the overall themes outlined in the comprehensive plan is to "provide development and redevelopment opportunities that encourage vitality, promote identity, and improve livability" in village centers. The requested variances would result in the reuse of an existing space as a new and unique gathering space, consistent with the goals of the comprehensive plan
3. Practical Difficulties. There are practical difficulties in complying with the ordinance:
  - a) Reasonableness and Unique Circumstance. The requested parking variance is reasonable. By city ordinance, the site would not have enough available parking. However, ITE anticipates that the parking demand could be accommodated by the proposed parking spaces.
  - b) Character of the Neighborhood. The parking variance would allow a permitted use similar to those of other Country Village tenants.

#### Section 4. City Council Action.

4.01 The city council approves the conditional use permit, with variances, based on the above findings. Approval is subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, except as modified by the conditions below:
  - Construction Plans, Certified June 24, 2022
  - Finish Plan and Finish Specifications
  - Equipment and Furniture Plan
  - Lighting, Power, and Systems Plan
2. A building permit is required. The permit application and supporting plans and documents must be submitted through the city's online permit review system. Unless authorized by appropriate staff, no site work may begin until the permit has been approved.
3. Prior to the issuance of the building permit:
  - a) This resolution must be recorded with Hennepin County.
  - b) Construction must begin by Dec. 31, 2022, unless the city council

grants a time extension.

4. Outdoor seating is limited to 2-person tables, no more than two feet in width. The sidewalk is approximately six feet, and the tables must not lessen the walkway to less than four feet in width.
5. Public address systems must not be audible from any residential parcel.
6. The city council may reasonably add or revise conditions to address any future unforeseen problems.
7. Any change to the approved use that results in a significant increase in a significant change in character would require a revised conditional use permit.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Sept. 12, 2022.

---

Brad Wiersum, Mayor

Attest:

---

Becky Koosman, City Clerk

**Action on this resolution:**

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on Sept. 12, 2022.

---

Becky Koosman, City Clerk

**MINNETONKA PLANNING COMMISSION**  
**Aug. 18, 2022**

|                          |  |
|--------------------------|--|
| <b>Brief Description</b> | A conditional use permit, with location variance, for Advanced Oral Surgery & Periodontics at 110 Cheshire Lane. |
| <b>Recommendation</b>    | Recommend the city council adopt the resolution approving the request.   |

---

**Background**

The 110 Cheshire Lane property is located within the Planned I-394 zoning district (PID). It was developed in 1998 when a 110,000 square-foot, three-story office building was constructed on the east side of the site. The building is served by a 301-stall surface parking lot and a 60-stall underground parking garage.

Peter Hind, on behalf of Advanced Oral Surgery & Periodontics, is requesting a conditional use permit to operate a roughly 5,300-square-foot clinic within one of the building’s tenant spaces.

Under the PID ordinance, clinics are conditionally-permitted uses. The ordinance contains four conditional use permit (CUP) standards, which are outlined in the “Supporting Information” section of this report. One of the standards is that clinics not be located adjacent to low-density residential areas. The properties immediately to the east of the office site are zoned and guided for low-density development; the proposed clinic also requires a variance to this standard.



**Staff Analysis**

A land-use proposal is comprised of many details. These details are reviewed by members of the city’s economic development, engineering, fire, legal, natural resources, planning, and public works departments and divisions. These details are then aggregated into a few primary questions or issues. The analysis and recommendations outlined in the following sections of this report are based on the collaborative efforts of this larger staff review team.

- **Is the proposed use appropriate?**

Yes. Apart from the location adjacent to a low-density area, the proposed clinic would meet conditional use permit standards.

- **Is the locational variance reasonable?**

Yes. The intent of restricting clinics from operating adjacent to residential areas is to provide adequate separation between these two land uses, thereby minimizing the real

and perceived impacts of the high-intensity use (clinic) on the lower intensity use (single-family homes).

The proposal meets this intent. Though 110 Cheshire Lane is technically located adjacent to a single-family neighborhood, the office building is separated from the homes by a ponding area, mature vegetation, and a distance of over 250 feet. Further, the city has previously approved two CUPs, with location variances, for clinics within the Cheshire Lane office building.

- **Would parking demand be accommodated?**

Yes. By city code, 335 parking stalls are required to accommodate the various uses of the office building. The property contains 361 parking stalls.

**Staff Recommendation**

Recommend that the city council adopt the resolution approving a conditional use permit, with location variance, for Advanced Oral Surgery & Periodontics at 110 Cheshire Lane.

Originator: Susan Thomas, AICP, Assistant City Planner  
Through: Loren Gordon, AICP, City Planner

**Supporting Information**

**Surrounding Land Uses**

Northerly: Office building, zoned PID  
Easterly: Single-family homes, zoned R-1  
Southerly: Wetland area, zoned PID  
Westerly: Office/Industrial buildings, zoned PID

**Planning**

Guide Plan designation: Commercial  
Zoning: PID, Planned I394

**Parking**

Even with the addition of the proposed clinic, the 361 parking stalls on site would exceed city code parking requirements.

| <b>Suite</b> | <b>Occupant</b> | <b>Area</b> | <b>Rate</b>      | <b>Required Stalls</b> |
|--------------|-----------------|-------------|------------------|------------------------|
| 100          | Oggi            | 3,507       | 1 per 250 sq.ft. | 14                     |
| 105          | 1st Scribe      | 12,317      | 1 per 250 sq.ft. | 49                     |
| 106          | vacant          | 3,586       | 1 per 250 sq.ft. | 14                     |
| 120          | Advanced Oral   | 5,321       | 1 per 175 sq.ft. | 30                     |
| 200          | Advisor Net     | 27,951      | 1 per 250 sq.ft. | 112                    |
| 300          | vacant          | 13,505      | 1 per 250 sq.ft. | 54                     |
| 320          | WEM             | 1,863       | 1 per 250 sq.ft. | 7                      |
| 350          | Service 800     | 3,210       | 1 per 250 sq.ft. | 13                     |
| 375          | Urban FT        | 3,808       | 1 per 250 sq.ft. | 15                     |
| 385          | Ambient         | 6,487       | 1 per 250 sq.ft. | 26                     |
| <b>TOTAL</b> |                 |             |                  | <b>335</b>             |

**CUP Standards**

The proposal would meet the general conditional use permit standards as outlined in City Code §300.31 Subd. 4(b)(2):

1. The use is in the best interest of the city;
2. The use is compatible with other nearby uses; and
3. The use is consistent with other requirements of this ordinance.

The proposal would meet the specific CUP standards for hospitals and medical clinics on property designated for office, retail, or service commercial uses, as outlined in City Code §300.31 Subd. 4(b)(2)(d):

1. Shall not be adjacent to low-density residential areas;

**Finding:** The property is located adjacent to a residential use; a variance is required. The proposal would meet the variance standard.

2. Shall have direct access from the site to a collector or arterial street as defined in the comprehensive plan;

**Finding:** Cheshire Lane is classified as a major collector.

3. Shall not have emergency vehicle access adjacent to or located across a street from any residential use; and

**Finding:** The proposed use is not anticipated to generate emergency vehicle traffic at a rate higher than the existing office users. Nevertheless, the only access into the property is via a collector street serving other office and industrial properties.

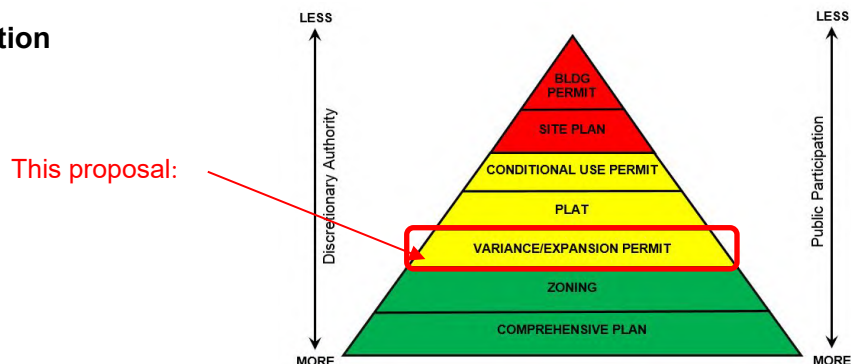
4. May be required to submit a detailed parking analysis for uses exceeding 10,000 square feet. Additional parking may be required based on this analysis.

**Finding:** The proposed use would occupy roughly 5,300 square-feet of the building. Even with the addition of the proposed clinic, the 361 parking stalls on site would exceed city code parking requirements.

### Variance Standard

A variance may be granted from the requirements of the zoning ordinance when: (1) it is in harmony with the general purposes and intent of the ordinance; (2) it is consistent with the comprehensive plan; and (3) when an applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean that the applicant proposes to use a property in a reasonable manner not permitted by the ordinance, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance if granted, would not alter the essential character of the locality. (City Code §300.07)

### Pyramid of Discretion



**Voting Requirement** The planning commission will make a recommendation to the city council. A recommendation for approval requires an affirmative vote of a simple majority. The city council's approval requires an affirmative vote of five members due to the parking variance.

**Motion Options** The planning commission has three options:

1. Concur with the staff recommendation. In this case, a motion should be made recommending the city council adopt the resolution approving the request.
2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council deny the request. This motion must include a statement as to why denial is recommended.
3. Table the requests. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

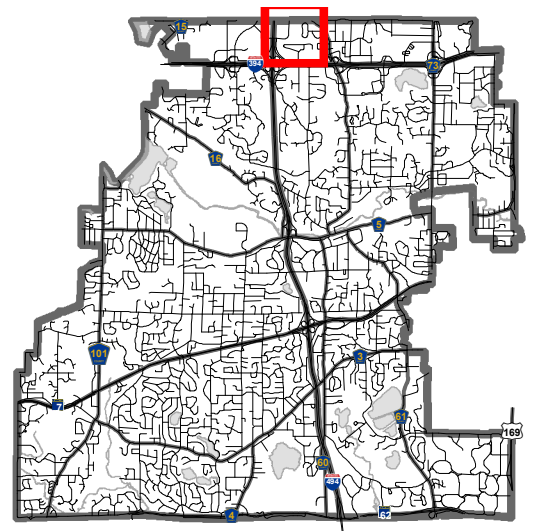
**Neighborhood Comments** The city sent notices to 29 area property owners and received no comments.

**Deadline for Action** **Oct. 24, 2022**



### Location Map

Project: Advanced Oral Surgery & Period  
Address: 110 Cheshire Lane

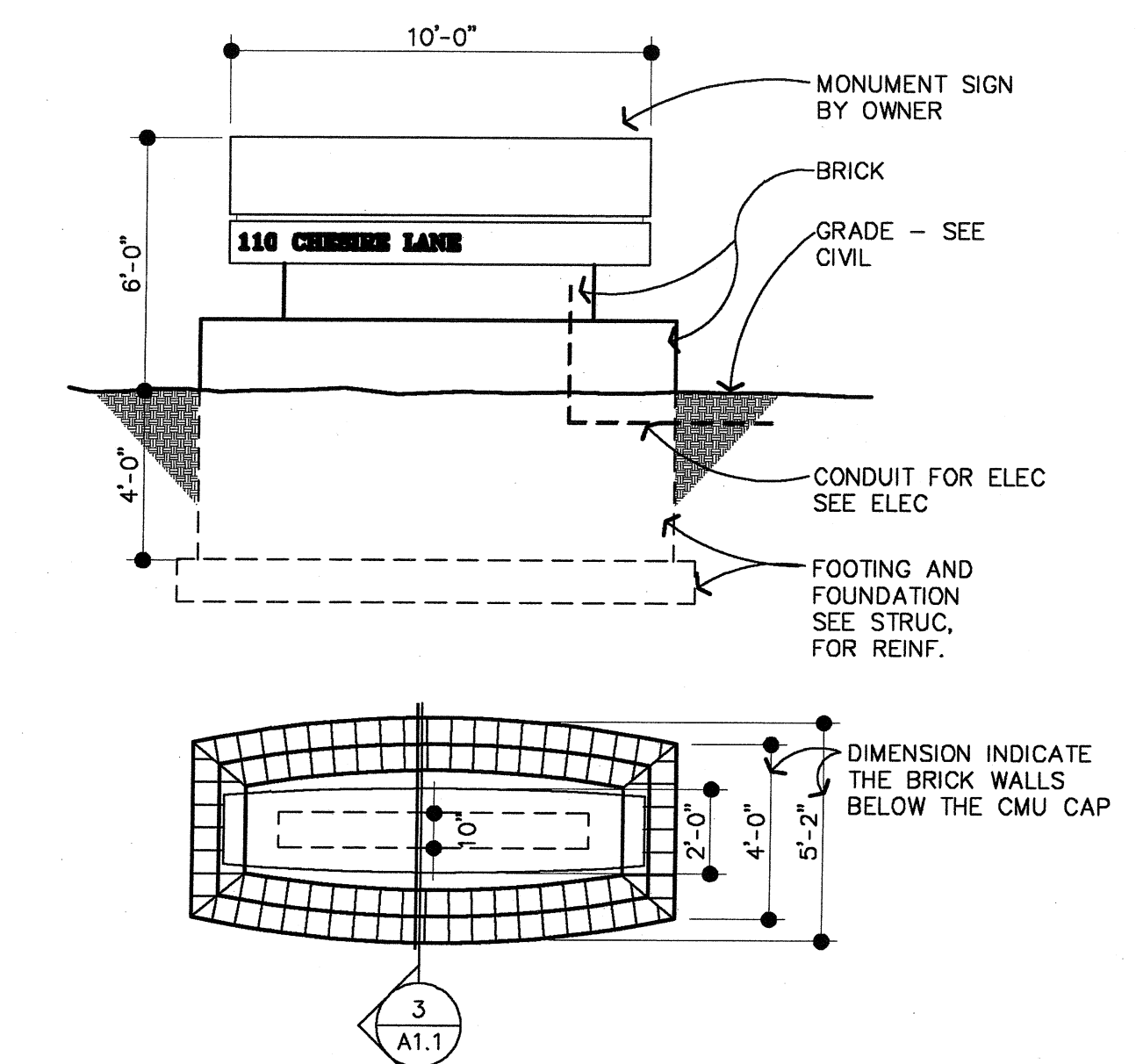
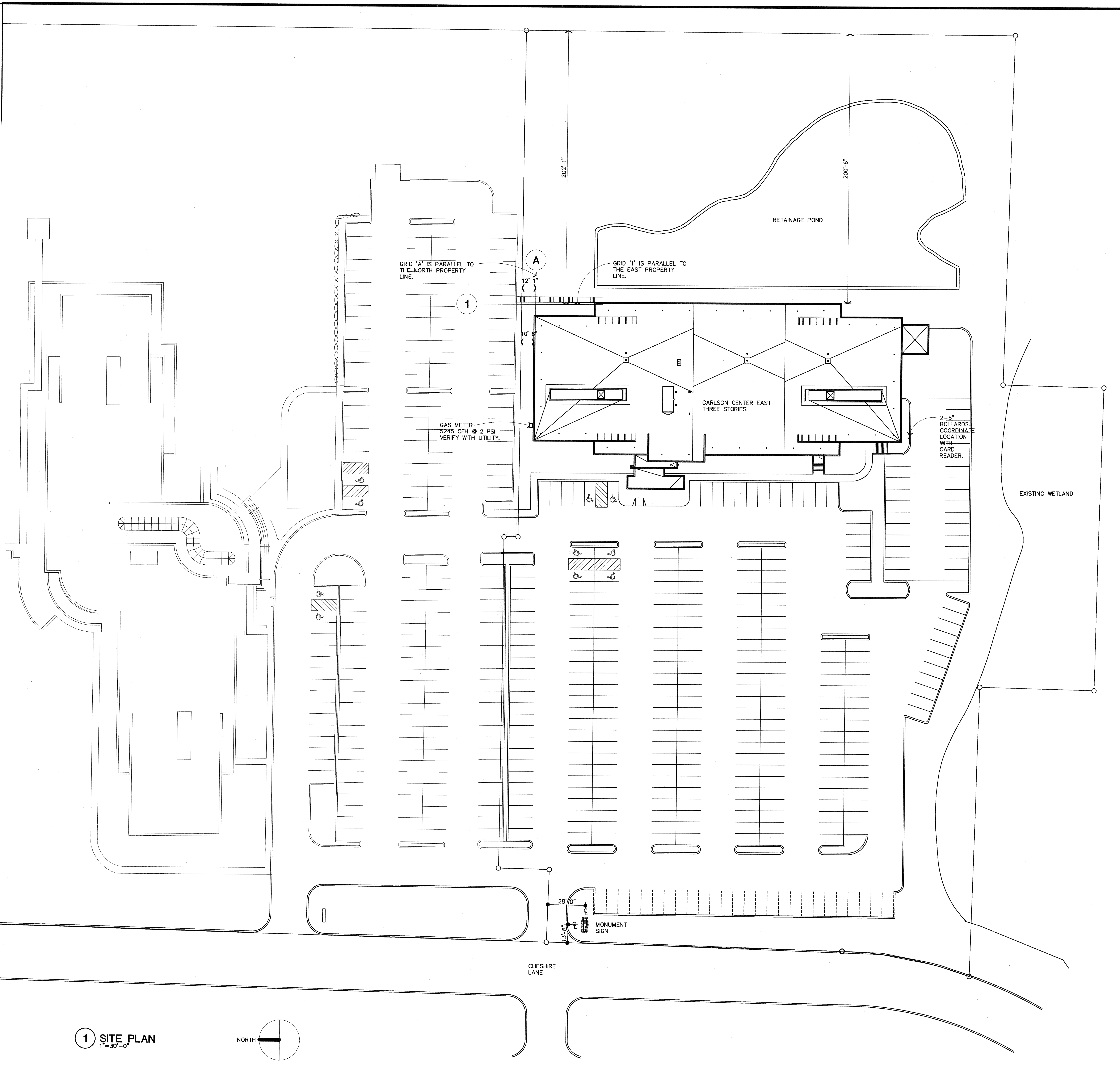




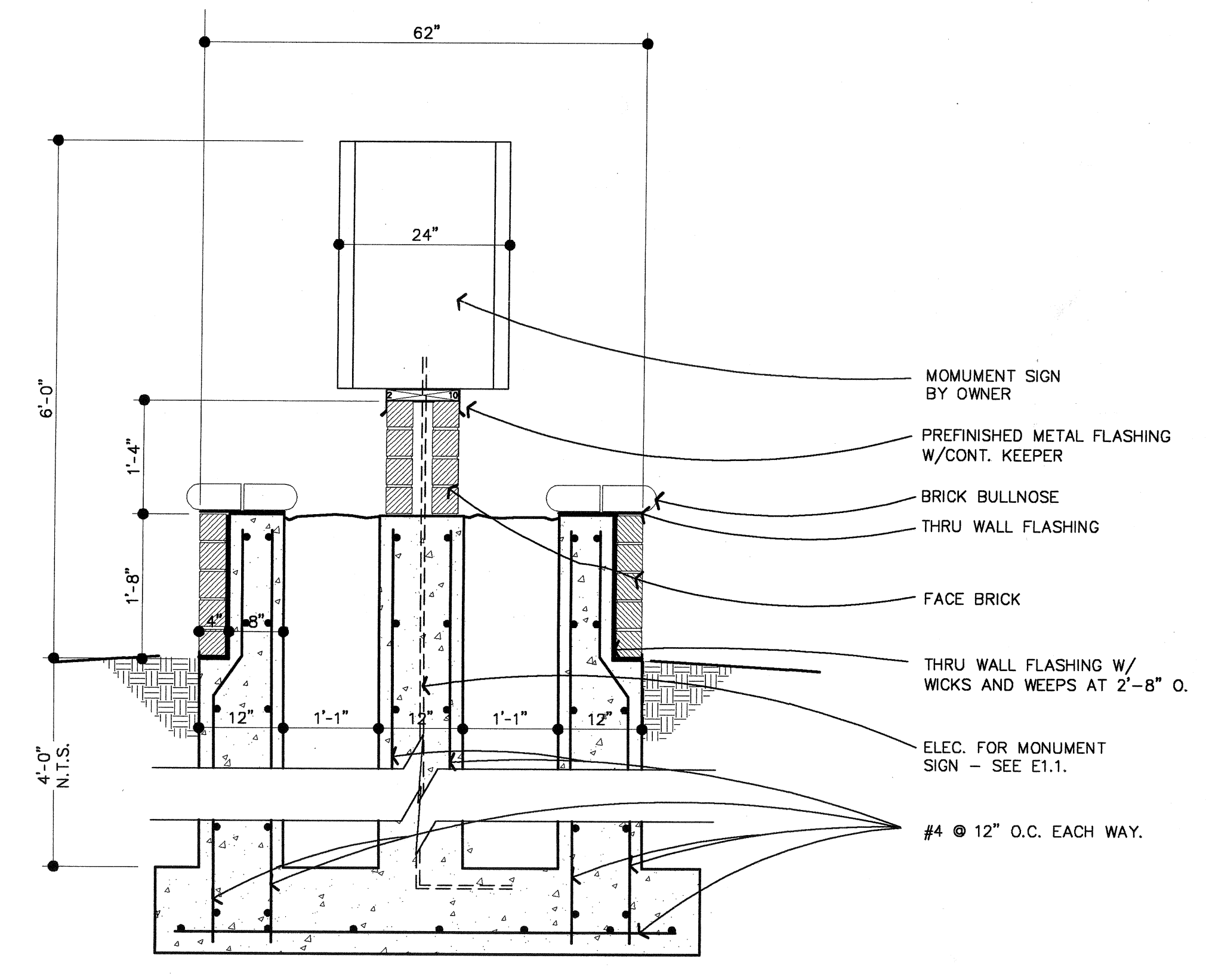


110

10/10/98 11:00 AM



2 MONUMENT SIGN  
1/4"=1'-0"



3 SECTION AT SIGN  
3/4"=1'-0"

ISSUED FOR DESIGN DEVELOPMENT APPROVAL APRIL 3, 1998  
 ISSUED FOR STEEL PURCHASE PACKAGE APRIL 24, 1998  
 ISSUED FOR BUILDING LOCATION AND GAS METER LOCATION MAY 8, 1998  
 ISSUED FOR GENERAL CONSTRUCTION BID PACKAGE MAY 28, 1998

**Adolfson & Peterson, Inc.**  
 ARCHITECTS  
 MINNESOTA  
 30578

**CARLSON REAL ESTATE COMPANY**  
**CARLSON CENTER EAST**  
 110 CHESHIRE LANE  
 MINNETONKA, MINNESOTA

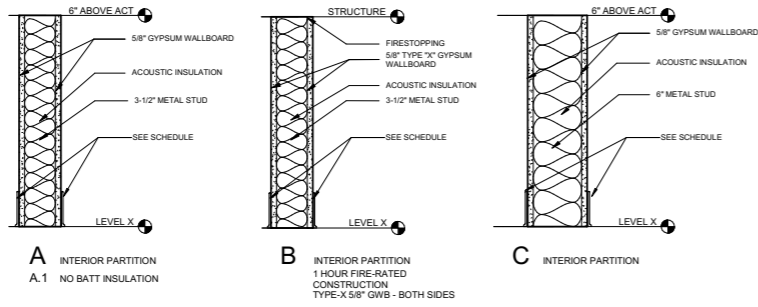
REH  
 JAR  
 JAR

**SETTER LEACH & LINDSTROM**  
 Architects & Engineers  
 1100 Peavey Building  
 730 Second Avenue South  
 Minneapolis, MN 55402-2454  
 Tel 612/338-8741 Fax 612/338-4840

RBH/TMP  
 JHF  
 MAY 28, 1998

SITE PLAN

**A1.1**  
 1976.003.01-1

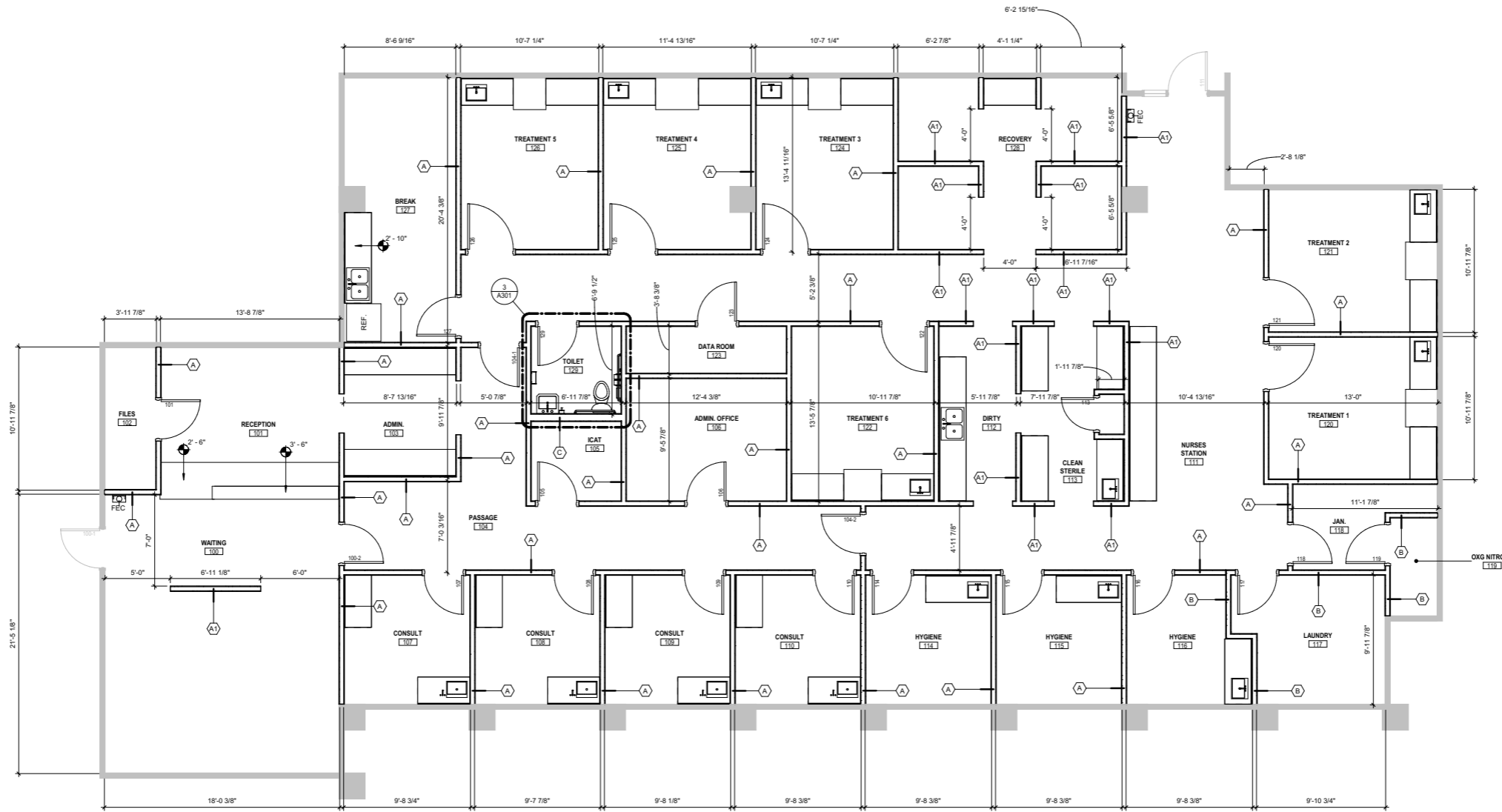


**A** INTERIOR PARTITION  
A.1 NO BATT INSULATION

**B** INTERIOR PARTITION  
1 HOUR FIRE-RATED CONSTRUCTION  
TYPE-X 5/8" GWS - BOTH SIDES

**C** INTERIOR PARTITION

**WALL TYPES**  
SCALE: 1 1/2" = 1'-0" NOTE: VERIFY SOUND BATT LOCATIONS WITH OWNER



**1** FIRST FLOOR  
SCALE: 1/4" = 1'-0"

|              |       |            |
|--------------|-------|------------|
| DESIGNED:    | DATE: | 08/08/2022 |
| DRAWN:       | DATE: |            |
| CHECKED:     | DATE: |            |
| DESIGNED BY: | DATE: |            |
| DRAWN BY:    | DATE: |            |
| CHECKED BY:  | DATE: |            |

**PERMIT SET**

**SCHEMMER**  
Design with Purpose. Build with Confidence.

**ADVANCED ORAL SURGERY & PERIODONTICS**  
110 CHESHIRE LANE  
SUITE 105 MINNETONKA, MN  
**FLOOR PLAN**

PROJECT NO.: TBD

**A101**

**Resolution No. 2022-**

**Resolution approving a conditional use permit, with a variance,  
for Advanced Oral Surgery & Periodontics at 110 Cheshire Lane**

---

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

- 1.01 The subject property is located at 110 Cheshire Lane. It is legally described as:  
Lot 2, Block 1, Carlson Center East, Hennepin County, Minnesota.  
  
Torrens Certificate No. 1360246
- 1.02 The property is located within the Planned I-394 District (PID) and is guided for office uses in the 2040 Comprehensive Guide Plan. A single-family neighborhood, zoned and guided for low-density residential development, is located immediately to the east.
- 1.03 Advanced Oral Surgery & Periodontics is proposing to operate a roughly 5,300 square-foot clinic within one of the property's tenant spaces.
- 1.04 By City Code §300.31 Subd. 4(b)(2)(d), hospitals and medical clinics are conditionally-permitted uses on property designated for office, retail, or service commercial uses within the PID.
- 1.05 By City Code §300.31 Subd. 4(b)(2)(d)(1), hospital and medical clinics "shall not be adjacent to low-density residential areas."
- 1.06 The proposal requires a conditional use permit with location variance.
- 1.07 Minnesota Statute §462.357 Subd. 6, and City Code §300.07 authorizes the city to grant variances.
- 1.08 On Aug. 18, 2022, the planning commission held a hearing on the proposal. The applicant was provided the opportunity to present information to the commission. The commission opened a public hearing and considered all of the comments received and the staff report, which are incorporated by reference into this resolution. The commission recommended that the city council approve the conditional use permit with variance.

Section 2. Standards.

2.01 City Code §300.31 Subd. 4(b)(2) outlines the following general standards for conditionally-permitted uses in the PID:

1. The use is in the best interest of the city;
2. The use is compatible with other nearby uses; and
3. The use is consistent with other requirements of this ordinance.

2.02 City Code §300.31 Subd. 4(b)(2)(d) outlines the following specific standards that must be met for granting a conditional use permit for hospitals and medical clinics. Hospitals and clinics:

1. Shall not be adjacent to low-density residential areas;
2. The site shall have direct access to a collector or arterial street as defined in the comprehensive plans; and
3. Emergency vehicle access shall not be adjacent to or located across a street from any residential use.
4. May be required to submit a detailed parking analysis for uses exceeding 10,000 square feet. Additional parking may be required based on this analysis.

2.03 By City Code §300.07 Subd. 1, a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties means: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and (3) the proposed use would not alter the essential character of the surrounding area.

Section 3. Findings.

3.01 The proposal would meet the general conditional use permit standards outlined in City Code §300.31 Subd. 4(b)(2)

3.02 Apart from the location, the proposal would meet f the specific conditional use permit standards outlined in §300.31 Subd.4(b)(2)(d).

1. The property is located adjacent to a residential use; a variance is required. As outlined in the following section of this resolution, the proposal would meet the variance standard.

2. Cheshire Lane is classified as a major collector street.
3. The proposed use is not anticipated to generate emergency vehicle traffic at a rate higher than the existing office users. Nevertheless, the only access into the property is via a collector street serving other office and industrial properties.
4. The proposed use would occupy roughly 5,300 square-feet of the building. By city code, 335 parking stalls are required to accommodate the various uses of the office building. The property contains 361 parking stalls.

3.03 The proposal would meet the variance standard as outlined in City Code §300.07 Subd. 1(a):

1. Intent of Ordinance. The intent of restricting clinics from operating adjacent to residential areas is to provide adequate separation between these land two uses, thereby minimizing the real and perceived impacts of the high-intensity use (clinic) on the lower intensity use (single-family homes). The proposal meets this intent. Though 110 Cheshire Lane is technically located adjacent to a single-family neighborhood, the office building is separated from the homes by a ponding area, mature vegetation, and a distance of over 250 feet. Further, the city has previously approved two CUPs, with location variances, for clinics within the Cheshire Lane office building.
2. Comprehensive Plan. The subject property is guided for office use; with this designation, hospitals and medical clinics are allowed as a conditionally-permitted uses.
3. Practical Difficulties. There are practical difficulties in complying with the ordinance:
  - a) Reasonableness and Unique Circumstance. The proposed use is reasonable based on the unique configuration of the office site. Though the property is technically located adjacent to a single-family neighborhood, the office building is separated from the homes by a ponding area, mature vegetation, and a distance of over 250 feet. Further, the city has previously approved two CUPs, with location variances, for clinics within the Cheshire Lane office building.
  - b) Neighborhood Character. The clinic occupancy of a tenant space in the existing 110,000 square-foot, three-story office building would result in no exterior changes to the building or to the site. As such, it would not impact the character of the adjacent residential neighborhood.

Section 4. City Council Action.

- 4.01 The above-described conditional use permit is approved, subject to the following conditions:
1. Subject to staff approval, the property must be developed and maintained in substantial conformance with the following documents:
    - Floor Plan, dated June 10, 2022
  2. Prior to the issuance of a building permit, this resolution must be recorded with Hennepin County.
  3. Sign permits are required for any exterior signs.
  4. The city council may reasonably add or revise conditions to address any future unforeseen problems.
  5. Any change to the approved use that results in a significant increase in traffic, parking, or a significant change in character would require a revised conditional use permit.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Sept. 12, 2022.

---

Brad Wiersum, Mayor

Attest:

---

Becky Koosman, City Clerk

**Action on this resolution:**

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on Sept. 12, 2022.

---

Becky Koosman, City Clerk



# **Minnetonka Planning Commission Meeting**

## **Agenda Item 9**

Other Business

**MINNETONKA PLANNING COMMISSION**  
**Aug. 18, 2022**

|                          |  |
|--------------------------|--|
| <b>Brief Description</b> | Concept plan review for Greystar Development at 10701 Bren Road East       |
| <b>Action Requested</b>  | Discuss the concept plan with the applicant. No formal action is required. |

---

### **Proposal**

The Greystar Development has submitted a concept plan for the redevelopment of the property located at 10701 Bren Road East. The 3.16-acre property contains a 44,899 sq. ft. two-story industrial office building with associated parking.

Greystar contemplates redevelopment of the property with the following:

- A 6-story, market-rate apartment building with 275 units totaling 295,355 sq. ft.
- Twenty-eight affordable units provided (14 units at 40% AMI and 14 units at 80% AMI).
- A six-level parking garage structure with approximately 396 parking spaces totaling 131,000 sq. ft.
- Interior and outdoor amenity spaces for residents.

### **Concept Plan Review Process**

The staff has outlined the following Concept Plan Review process for the proposal. At this time, a formal application has not been submitted.

- **Neighborhood Meeting.** A virtual neighborhood meeting was held on Aug. 8, 2022. The meeting was attended by representatives of the applicant group and one adjacent property owner representative.
- **Planning Commission Concept Plan Review.** The purpose of the concept plan review is to allow commissioners to identify – for the developer and city staff – what they see as the positive components of a development concept and any issues or challenges they foresee. The concept plan review meeting will include a presentation by the developer of conceptual sketches and ideas but not detailed engineering or architectural drawings. No staff recommendations are provided, no motions are made, and no votes will be taken.
- **Economic Development Advisory Commission.** The economic development advisory commission (EDAC) will review the affordable housing component of the concept and any requests for financial assistance.

- **City Council Concept Plan Review.** The city council concept plan review is intended as a follow-up to the planning commission and EDAC meetings and would follow the same format. No staff recommendations are provided, the public is invited to offer comments, and council members are afforded the opportunity to ask questions and provide feedback without any formal motions or votes.

### **Key Topics**

The staff has identified and requests planning commission feedback on the following key topics:

- **Residential Use.** OPUS is designated for mixed-use in the comprehensive plan. What is the commission's opinion regarding the residential use of the site?
- **Site Plan.** The proposed site plan identifies the building location, vehicular and pedestrian connections, and some on-site amenities. Does the commission have comments on the general location and organization of these elements?
- **Building Design.** Building elevations have been provided. Does the commission have comments on the building massing and design elements?
- **Other Considerations.** What other land use-related items would the commission like to comment on?

### **Staff Recommendation**

Staff recommends the planning commission provide feedback on the key topics identified by staff and any other land use-related items that the commission deems appropriate. This discussion is intended to assist the applicant in the preparation of more detailed development plans.

Originator: Loren Gordon, AICP, City Planner

## ADDITIONAL INFORMATION

### Next Steps

- **Formal Application.** If the developer/applicant chooses to file a formal application, notification of the application would be mailed to area property owners. Area property owners are encouraged to view plans and provide feedback via the city's website. Through recent website updates: (1) staff can provide owners with ongoing project updates, (2) owners can "follow" projects they are particularly interested in by signing up for automatic notification of project updates; (3) owners may provide project feedback on the project; and (4) staff can review resident comments.
- **Council Introduction.** The proposal would be introduced at a city council meeting. At that time, the council would be provided another opportunity to review the issues identified during the initial concept plan review meeting and provide direction about any refinements or additional issues they wish to be researched and for which staff recommendations should be prepared.
- **Planning Commission Review.** The planning commission will review and subsequently make a recommendation to the city council on land use matters.
- **EDAC Review.** The EDAC will review and subsequently make a recommendation to the city council on affordable housing and public finance.
- **City Council Action.** Based on input from the planning commission, EDAC, professional staff, and the general public, the city council would take final action.

### Roles and Responsibilities

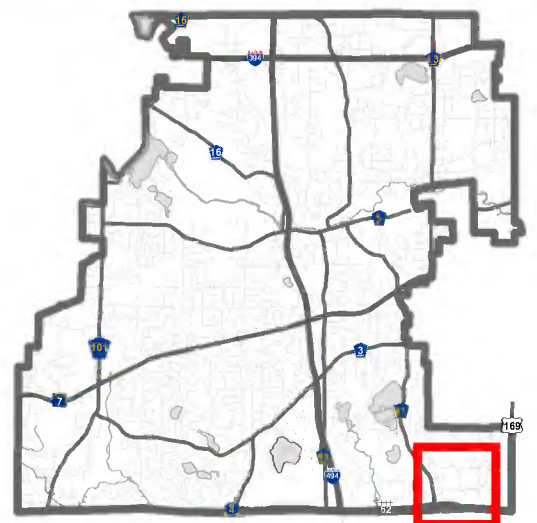
- **Applicants.** Applicants are responsible for providing clear, complete, and timely information throughout the review process. They are expected to be accessible to both the city and to the public and to respect the integrity of the public process.
- **Public.** Neighbors and the general public will be encouraged and enabled to participate in the review process to the extent they are interested. However, effective public participation involves shared responsibilities. While the city has an obligation to provide information and feedback opportunities, interested residents are expected to accept the responsibility to educate themselves about the project and review process, to provide constructive, timely, and germane feedback, and to stay informed and involved throughout the entire process.
- **Planning Commission.** The planning commission hosts the primary forum for public input and provides clear and definitive recommendations to the city council. To serve in that role, the commission identifies and attempts to resolve development issues and concerns before the council's consideration by carefully balancing the interests of applicants, neighbors, and the general public.

- **City Council.** As the ultimate decision-maker, the city council must be in a position to equitably and consistently weigh all input from their staff, the general public, commissioners, applicants, and other advisors. Accordingly, council members traditionally keep an open mind until all the facts are received. The council ensures that residents have an opportunity to participate in the process effectively.
- **City Staff.** The city staff is neither an advocate for the public nor the applicant. Rather, staff provides professional advice and recommendations to all interested parties, including the city council, planning commission, the applicant, property owners, and residents. Staff advocates for its professional position, not a project. Staff recommendations consider neighborhood concerns but necessarily reflect professional standards, legal requirements, and broader community interests.



### Location Map

Project: Greystar Development  
Address: 10701 Bren Road



Existing Site - 10701 Bren Rd. E.



Existing Site - 10701 Bren Rd. E.







# 10701 BREN ROAD DEVELOPMENT

PLANNING COMMISSION MEETING  
DATE: AUGUST 18, 2022

**GREYSTAR**

**esg**  
ARCHITECTURE & DESIGN

URBAN ECOSYSTEMS

 **Sambatek**

# DEVELOPMENT TEAM EXPERIENCE



## ABOUT GREYSTAR

Greystar is a leading, fully integrated real estate company offering expertise in investment management, development, and management of rental housing properties globally. Headquartered in Charleston, South Carolina, Greystar manages and operates over \$221 billion of real estate in 224 markets globally including offices throughout North America, Europe, South America, and the Asia -Pacific region. Greystar is the largest operator of apartments in the United States, managing over 768,000 units globally, and has a robust institutional investment management platform with more than \$58.2 billion of assets under management, including over \$24 billion of development assets.



## ABOUT ESG

ESG is a national leader in the planning, design and development of award-winning residences and communities throughout the US. Our architects and designers base their work on timeless design principles. These principles include the integration of pedestrian-friendly streetscapes and landscaping, proximity to mass transit, generating density, and the incorporation of sustainable-design strategies and mixed-use commercial enterprises.



# PROJECT NARRATIVE

## VISION STATEMENT

Greystar desires to create a market rate rental community to serve residents in an area that will soon benefit from enhanced transit opportunities and an extensive network of recreational trails. The new residents will enhance the Opus Park community and foster the ongoing development of a new neighborhood centered around the light rail station.

## PROJECT GOALS

- Support the objective for a mixed-use community at the Opus campus by growing the resident population.
- Create a Transit-Oriented Development community that will provide ridership on the new light rail line.
- Enhance and support the district's natural features and integrate the site into the existing landscape of trails.
- Provide density to support the area's existing businesses and provide additional residents to serve as a catalyst for more retail/commercial development within the Opus Park.
- Connect the Red Circle Trail from Shady Oak Road to Bren Road as per the Opus Area Placemaking + Urban Design Implementation Guide.
- Develop a concept for connecting the project to the existing trail network with seating areas, landscaping and an updated stormwater management approach.

## PLACEMAKING AND DESIGN CONCEPT

The project's vision and design concept will align with the goals of the Opus Area Placemaking + Urban Design Implementation Guide.

- Located within the "Red Loop", the proposed development is an important part of the broader Opus Area Placemaking and Design trail system. The area is characterized by natural open spaces stitched together with an exceptional network of pedestrian trails and a one-way road system.
- The proposed residential building will integrate into this well-established environment by giving precedence to landscape design and upgraded pedestrian connections.
- New sidewalks will be integrated around the site to the east where it will connect to the proposed LRT station. Along the south side of the development, paths connect to both the Shady Oak Rd. trail system as well as the Orange Loop. New connections within the site, and around the north and west will solidify pedestrian connections for residents and visitors of OPUS park.
- With the new Southwest Light Rail station located adjacent to the site, residents will have direct access to a transit option that will reduce dependency on automobile use.
- Visual and physical connections will be made to the existing trail system, the LRT station, nearby longstanding businesses and new residential developments nearby.

A primary site design goal is to maximize the ground plane:

- The grounds immediately adjacent to the buildings will be highly landscaped since there is no structured parking below ground. The landscape program will include full overstory canopy trees.
- The open space around the perimeter of the buildings will incorporate carefully designed stormwater features and native landscaping.
- Native vegetation will take precedence on the site based on the historic species located in this area.
- Hardscape areas will be thoughtfully designed and incorporate seating areas, exterior lighting, and wayfinding elements.
- Walk-up style residential units with sidewalks, stoops, and entry doors will be located at the street frontages to facilitate and encourage an active streetscape environment.

## PROJECT DESCRIPTION

- An office building and surface parking exist on the site today. The proposed project consists of a five and six-story market rate apartment building with approximately 275 units. The building will also incorporate approximately 28 affordable residential units (10%: 14 units at 40% AMI and 14 units at 80% AMI). The multifamily building wraps a large interior courtyard and a six-story parking structure that will contain about 395 parking spaces.
- The residential building will be fully amenitized and include a lobby and common areas at ground level. A vehicular drop-off court is accessed from Red Circle Drive. This arrival court will include several guest parking stalls for prospective tenants and visitors. The Level one amenity spaces will overlook the amenity courtyard as well as a double-height resident clubroom located at Level P1 below. A level six "sky lounge" will provide indoor and outdoor spaces with views toward the north and east.
- The landscaped courtyard is inspired by the naturally occurring landscapes of Minnesota. Frozen lakes and ice bubbles, dense aspen and birch forests, wetlands, and bogs, as well as the oak savannah ecosystem inspire forms and program throughout the site. Informal seating and grilling areas are scattered throughout the courtyard. A seating berm and tree bosc provide spaces for relaxation as well.
- At the building perimeter, the project will use the existing topography of the site to manage stormwater in a series of cascading raingardens that will connect to the larger stormwater management system.
- Service functions like move-ins and trash pickup will be located on the north side of the building, accessed via an existing private drive and existing shared access easement. Architectural screen walls and landscaping will visually screen this area from the pedestrian sidewalks along Bren Road.
- Ample bike parking will be provided within the building to support and encourage bicycling.

## BUILDING DESIGN AND EXTERIOR MATERIALS

- A key building design move is in response to the property line curve at the intersection of Bren Road and Red Circle Drive. The building face along this frontage is composed of a series of pinwheeling wall planes that mediate between the rectilinear courtyard and the property line condition. The result is a serrated facade expression that creates visual interest, scales down the building massing, and provides opportunities to integrate protected balconies and directional window openings. While the exterior skin of the building is lighter in color, where this primary massing is peeled away, a darker accent color becomes predominant.
- Exterior materials under consideration include a mix of brick, metal panel, cementitious panels, glass and accent materials - to create an integrated palette that will complement the intensive landscaping of the site.

# EXISTING CONDITIONS: AREA



## WALK

- ON SITE TRAIL ACCESS
- 4 MIN. TO LAKE
- 5 MIN. TO OPUS LIGHTRAIL STATION
- 6 MIN. BETWEEN RED CIR DR TO SHADY OAK BUS STOP

## DRIVE

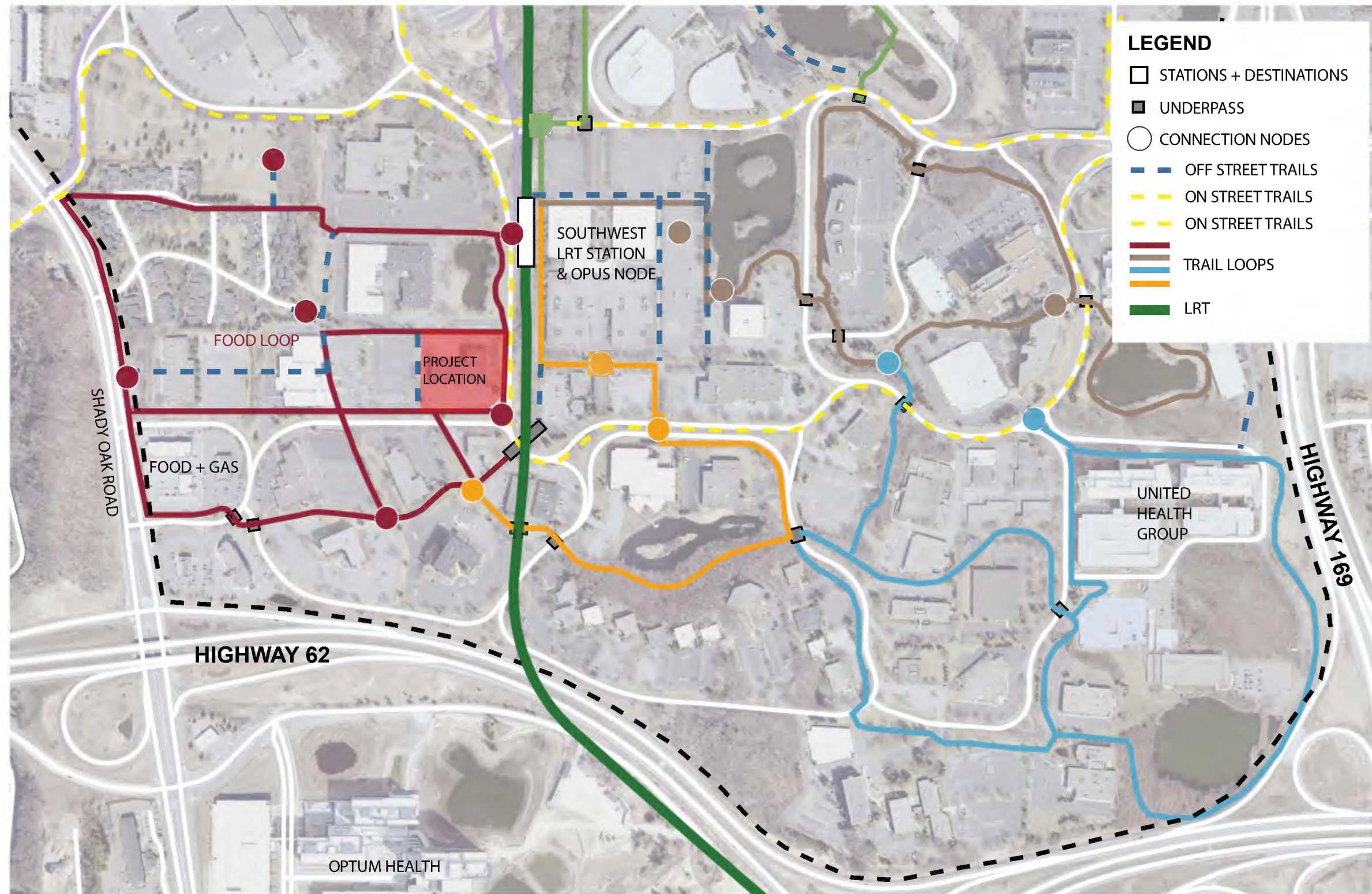
- 10 MIN. TO MEADOWBROOK GOLF COURSE
- 20 MIN. TO DOWNTOWN MINNEAPOLIS
- 22 MIN. TO MSP INTERNATIONAL AIRPORT
- 30 MIN. TO ST. PAUL

## ENGAGE

- 17 NEARBY RESTAURANTS
- 3 HOTELS NEARBY
- 3 PARKS W/TRAILS THROUGH THE SITE

- MAIN ROADWAYS
- MAIN APPROACH
- SW LIGHTRAIL - GREEN LINE
- TRAIL SYSTEM + PARKS
- RETAIL/COMMERCIAL/HOTEL
- CORPORATE & EDUCATION
- RESIDENTIAL

# EXISTING CONDITIONS: CONNECTIONS

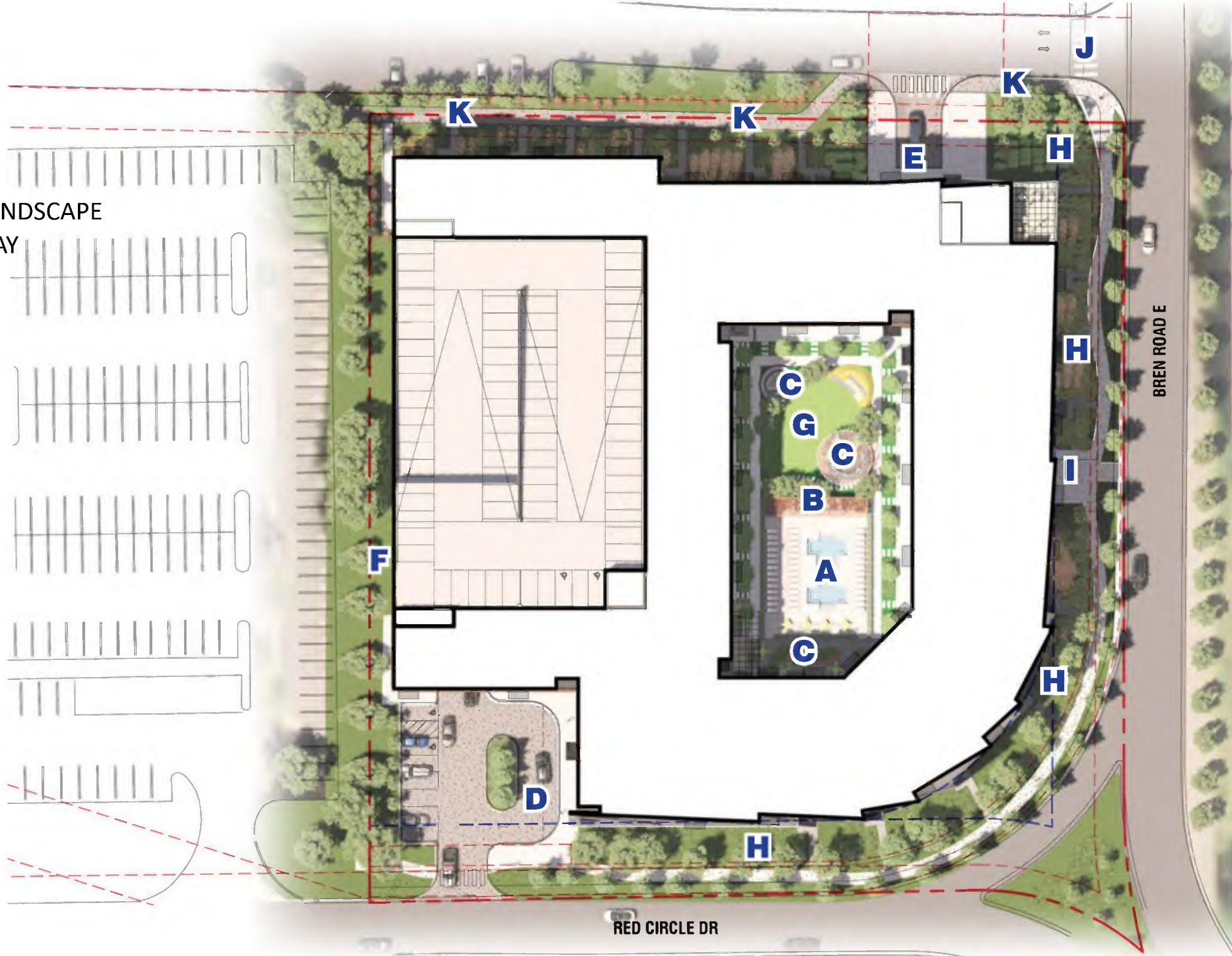


# LOCATION PLAN



# SITE PLAN

- A. POOL
- B. PERGOLA
- C. SEATING/FIREPIT/GRILLS
- D. DROP OFF
- E. SERVICE
- F. DOG RUN
- G. LAWN
- H. STORMWATER INFILTRATION LANDSCAPE
- I. TRAIL CONNECTION/PASSAGEWAY
- J. CONNECTION TO TRAIL/LRT
- K. TRAIL EXTENSION



# PERSPECTIVE VIEW FROM SOUTHWEST





# PERSPECTIVE VIEW FROM SOUTHEAST



# PERSPECTIVE VIEW OF DROP OFF COURT



# PERSPECTIVE VIEW OF DROP OFF COURT



# PERSPECTIVE VIEW FROM SOUTHEAST



# PERSPECTIVE VIEW FROM EAST



# PERSPECTIVE VIEW FROM NORTHEAST



# LANDSCAPE DESIGN VISIONING



# LANDSCAPE DESIGN VISIONING





# LANDSCAPE PERSPECTIVE FROM SOUTHEAST



# LANDSCAPE STREET VIEW FROM SOUTHEAST



# LANDSCAPE STREET VIEW FROM SOUTHEAST



# LANDSCAPE STREET VIEW OF RED CIRCLE DRIVE



# LANDSCAPE STREET VIEW OF BREN ROAD



# LANDSCAPE STREET VIEW FROM NORTHEAST



# LANDSCAPE STREET VIEW OF NORTH FACADE



# LANDSCAPE COURTYARD PERSPECTIVE





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# LOBBY LEVEL PLAN



## PROJECT METRICS

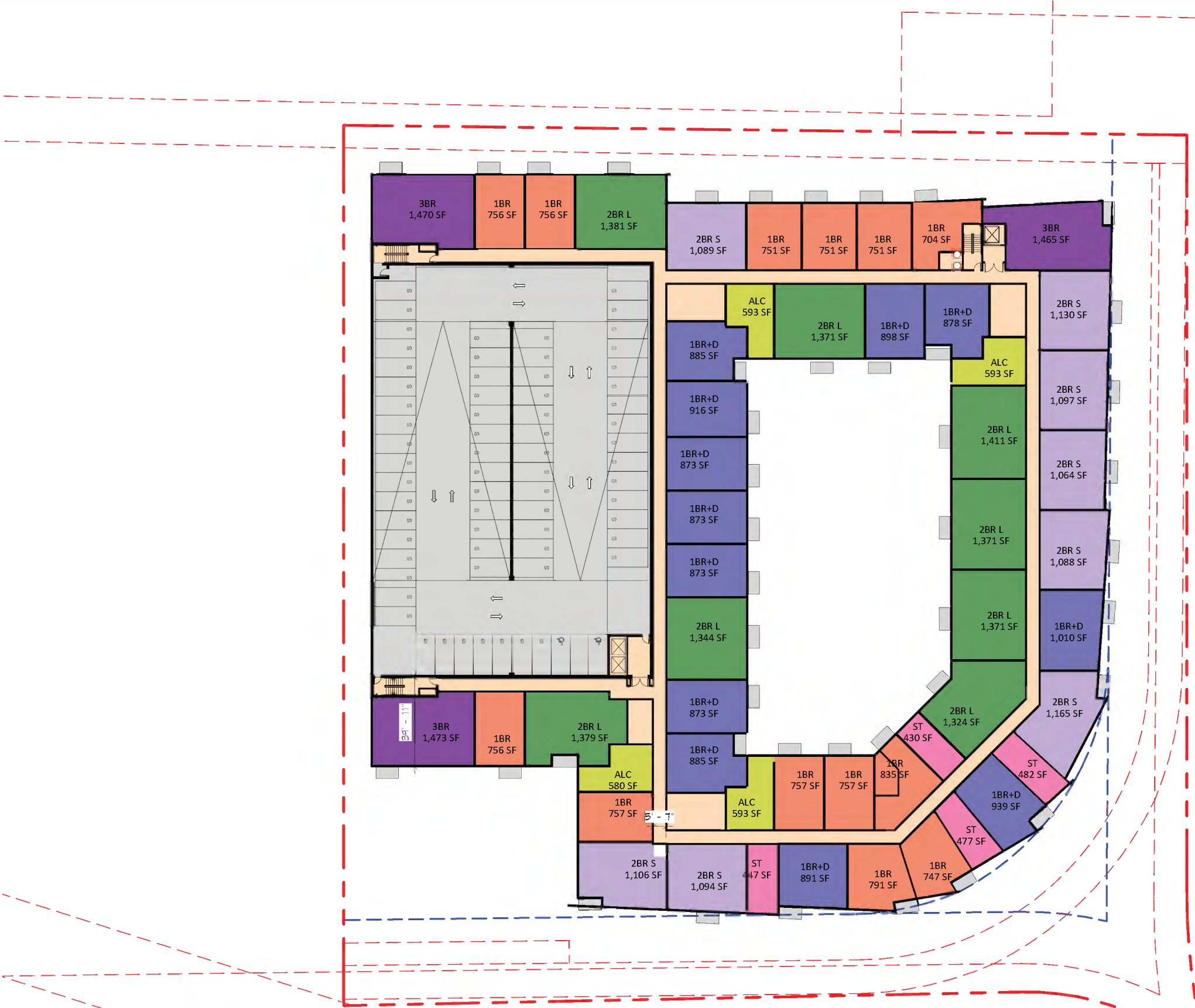
**SITE:**  
3.328 Acres

**MULTIFAMILY BUILDING:**  
6 Stories,  
Approx. 275 units,  
Approx. 320,825 GSF

**PARKING GARAGE:**  
6 Stories,  
Approx. 396 stalls,  
Approx. 131,680 GSF



# TYPICAL UPPER LEVEL PLAN



Typical Floor Plan  
Scale: 1" = 50'-0"



**10701 BREN ROAD DEVELOPMENT**  
Minnetonka, MN  
August 18, 2022

# ESG LOW-RISE PRECEDENT

Elan Uptown



Overture



Elan West End



The Lakes



# ESG LOW-RISE PRECEDENT: MINNETONKA



# SUSTAINABLE DESIGN: SITE

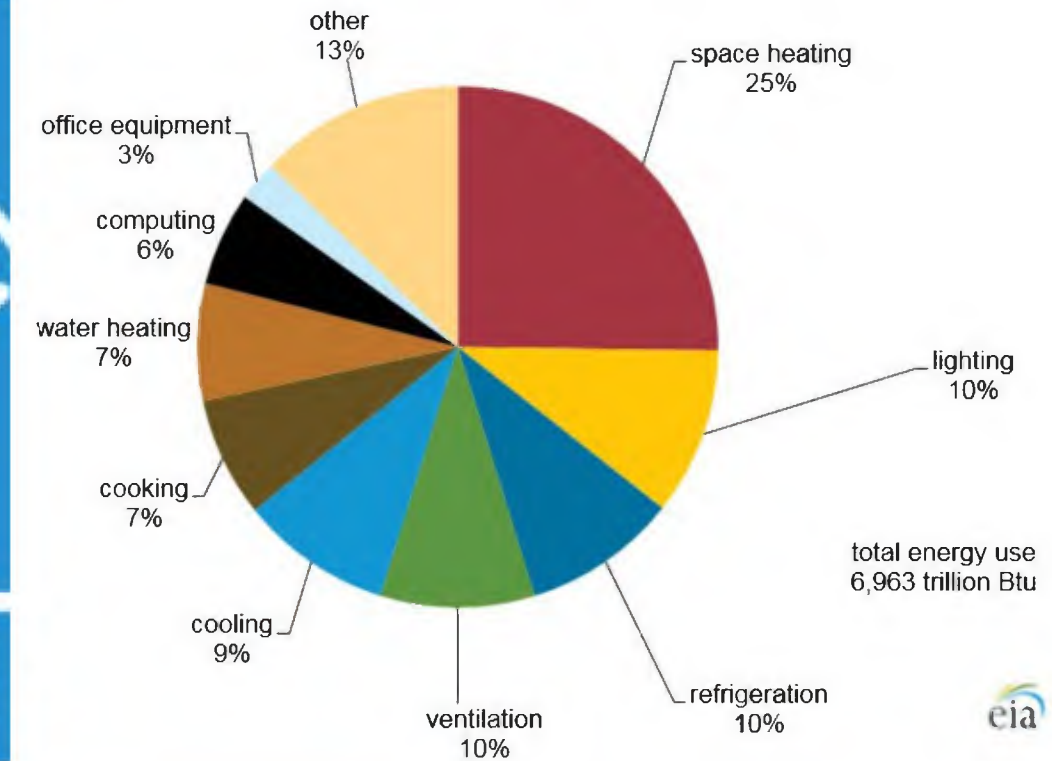
- **Access to transit** with adjacent light rail station
- Connecting to existing **bike/nature trails** and providing internal bike storage rooms
- **Stormwater management:** utilize a creative mix of surface and underground solutions integrated with the site's landscaping
- **Stormwater management solutions** under consideration: rain gardens, underground infiltration/filtration and irrigation re-use
- **Light-colored** site pavement and pavers so as to not contribute as much to the heat island effect
- **Dark sky-compliant** site lighting



# SUSTAINABLE DESIGN: BUILDINGS

## BUILDING EFFICIENCY & RENEWABLE ENERGY

- High R-Value building envelope — roof & walls
- High solar reflectance index (SRI) roof with SRI of 0.28 minimum
- Low-E insulated glazing
- Tightly sealed building envelope to reduce leakage and inefficiencies
- Efficient HVAC systems — explore options through the Xcel Energy EDA program
- Energy Star-rated appliances
- LED fixtures with occupancy sensors
- Electrical vehicle charging stations
- WaterSense plumbing fixtures
- Low VOC materials and paints
- Low construction waste due to panelized construction



# SUSTAINABLE DESIGN: OCCUPANTS

## HEALTH & WELLNESS

- Design to encourage **physical activity** with well designed and convenient stairwells and exterior pathways
- **Visual connection** to the outdoors
- **Noise mitigation** with verified acoustical sound assemblies in walls and floors
- **Clean air** with at least MERV 8 air filters
- Access to **daylight** in rooms and amenity spaces
- **Low VOC** materials and paints
- Convenient common area **hand sanitizers and hand washing** locations



# ANTICIPATED CITY REVIEW SCHEDULE

- August 18, 2022 – Planning Commission Concept Review hearing
- September 12, 2022 – City Council Concept Review hearing
- TBD – Formal Review submission
- TBD – Planning Commission Formal Review hearing
- TBD – City Council Formal Review hearing