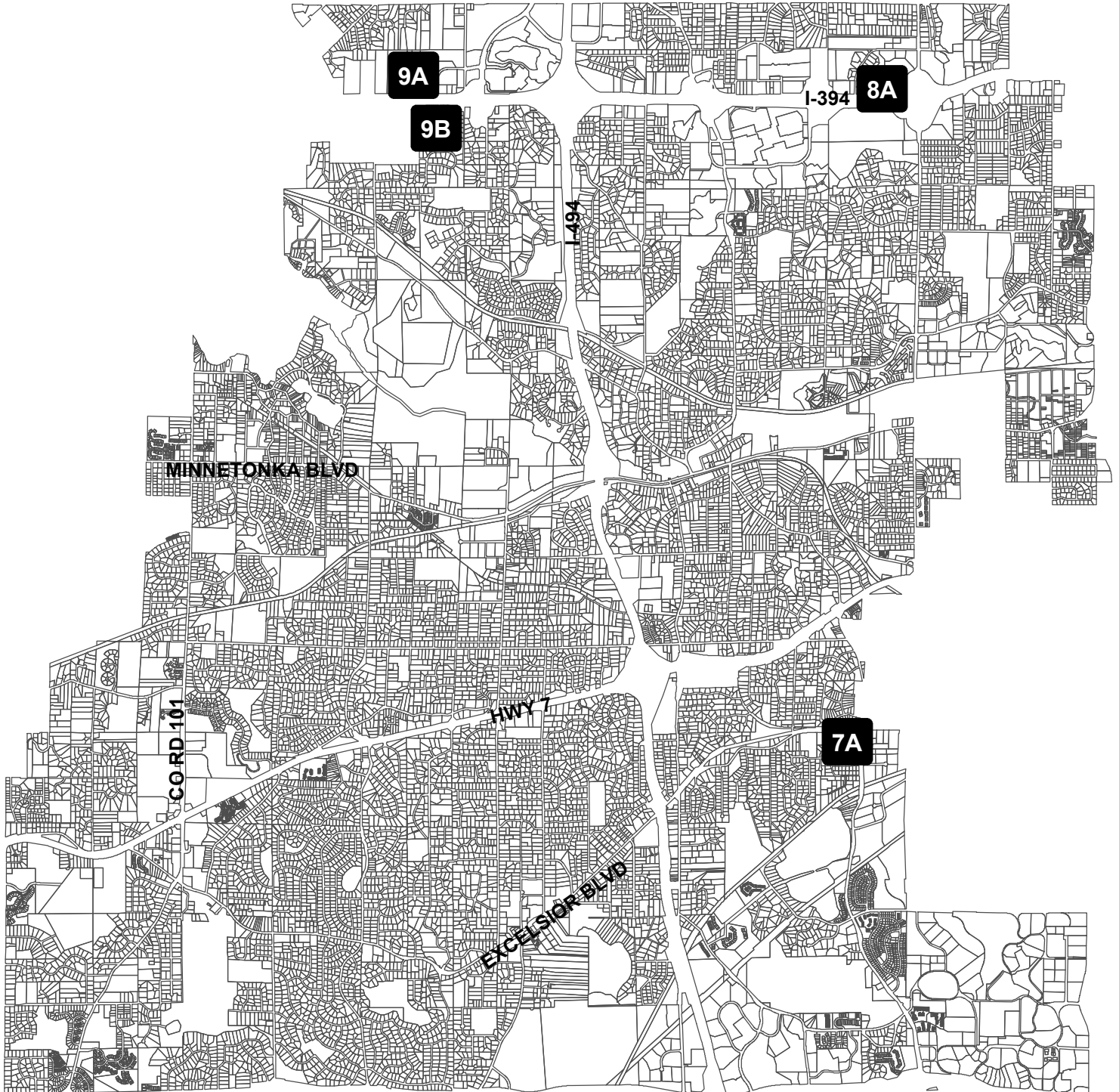




CITY OF  
MINNETONKA

# MINNETONKA PLANNING COMMISSION NOV. 17, 2022

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





**Planning Commission Agenda  
Nov. 17, 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:** Nov. 3, 2022
- 5. Report from Staff**
- 6. Report from Planning Commission Members**
- 7. Public Hearings: Consent Agenda**
  - A. Conditional use permit for an educational use within an existing religious institution at 4600 Shady Oak Road  
  
Recommendation: Recommend the city council approve the permit. (4 votes)
    - Recommendation to City Council (Nov. 28, 2022)
    - Project Planner: Susan Thomas
- 8. Public Hearings: Non-Consent Agenda Items**
  - A. Amendment to the sign plan for West Ridge Market  
  
Recommendation: Adopt the resolution denying the request. (4 votes)
    - Final decision, subject to appeal
    - Project Planner: Bria Raines
- 9. Other Business**
  - A. Concept plan review for Walser Kia at 15700 Wayzata Blvd.  
  
Recommendation: Provide feedback; no formal action.
    - To City Council (Nov. 28, 2022)
    - Project Planner: Susan Thomas

**Planning Commission Agenda**

**Nov. 17 2022**

**Page 2**

B. Concept plan review for Greco Minnetonka at 15409 Wayzata Blvd.

Recommendation: Provide feedback; no formal action.

- To City Council (Nov. 28, 2022)
- Project Planner: Loren Gordon

**10. Adjournment**

**Planning Commission Agenda**

**Nov. 17 2022**

**Page 3**

**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 Dec. 1, 2022 agenda.

<b>Project Description</b>	Parking Ordinance
<b>Project Location</b>	City Wide
<b>Assigned Staff</b>	Susan Thomas, Bria Raines
<b>Ward Councilmember</b>	City Wide

<b>Project Description</b>	Housekeeping Ordinance
<b>Project Location</b>	City Wide
<b>Assigned Staff</b>	Susan Thomas, Bria Raines
<b>Ward Councilmember</b>	City Wide



**Unapproved  
Minnetonka Planning Commission  
Minutes**

**Nov. 3, 2022**

**1. Call to Order**

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

**2. Roll Call**

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

Staff members present: City Planner Loren Gordon and Planner Drew Ingvalson.

**3. Approval of Agenda:** The agenda was approved as submitted.

**4. Approval of Minutes:** Oct. 20, 2022

***Banks moved, second by Waterman, to approve the Oct. 20, 2022 meeting minutes as submitted.***

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

**5. Report from Staff**

Gordon briefed the commission on land use applications considered by the city council at its meeting on Oct. 24, 2022:

- Introduced a solar energy systems ordinance amendment.
- Adopted a resolution approving preliminary and final plats for Dunibar Court, a five-lot subdivision at 17809 Ridgewood Road.
- Adopted a resolution approving a conditional use permit for a detached accessory dwelling unit at 3274 and 3305 Fairchild Ave.

**6. Report from Planning Commission Members**

Powers encouraged everyone to vote.

**7. Public Hearings: Consent Agenda**

No item was removed from the consent agenda for discussion.

***Powers moved, second by Banks, to approve the item listed on the consent agenda as recommended in the staff report as follows:***

- A. Side yard setback variance for a garage addition at 14327 Glenridge Road.**

Adopt the attached resolution, which approves a side yard setback variance for a garage addition at 14327 Glenridge Road.

***Powers, Waterman, Banks, Henry, and Sewall voted yes. Hanson and Maxwell were absent. The motion carried, and the item on the consent agenda was approved as submitted.***

## 8. Public Hearings

### A. Solar energy systems ordinance update.

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

Ingvalson reported. He recommended approval of the application based on the findings listed in the staff report.

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

Powers confirmed with Ingvalson that the proposed ordinance would prohibit solar panels larger than two square feet in size from being located in a front yard.

Banks asked if a variance to locate solar panels larger than two square feet in a front yard could be requested. Ingvalson answered affirmatively.

Henry shared that the sustainability commission felt that the front yard would be a logical place to locate solar panels if the rest of the property is shaded. A variance could be approved in that situation.

Waterman confirmed with Ingvalson that the same size restrictions would be applied to solar panels as any detached-accessory structure. He felt that is wise.

Waterman asked what complaints and problems other cities have received regarding solar panels. Ingvalson answered that glare was a common issue, and the panels not being operational or inappropriately operated was reported infrequently. The proposed ordinance has provisions to prevent glare from reaching neighboring properties and provides consequences to deal with inoperable or inappropriately operated solar panels. Some cities mentioned receiving a small number of complaints regarding the aesthetics of solar panels, but aesthetics is subjective to individual tastes. The proposed ordinance does not have regulations regarding aesthetics.

Henry confirmed with Ingvalson that there is no size restriction regarding solar panels located on rooftops. Ingvalson explained that the proposed ordinance does not have specific regulations for panels that move to follow the sun. Moving solar panels would need to meet glare regulations.

Henry confirmed with Ingvalson that solar panels would have to meet state building code requirements.

In response to Chair Sewall's question, Ingvalson explained that Minnesota's climate is not as bad as one would think to facilitate the operation of solar panels. Extreme heat, as well as extreme cold, may impact the function of solar panels. As long as sunshine reaches the panels, snow will melt fairly quickly.

Banks confirmed with Ingvalson an error on page 4 of the staff report that needs to be changed from "Solar energy collector devices, less than one . . ." to "Solar energy collector devices, less than two . . ."

Banks confirmed with Ingvalson that there is no limit to the number of solar panels no larger than two feet square in size that a residential property could have in the front yard. Ingvalson noted that that scenario would not be very practical to generate solar power to a residence.

Waterman noted that there might be situations where solar panels could utilize unused parking areas. Chair Sewall agreed. The property owner may choose to use the parking space for solar panels. Ingvalson explained that the intent of the proposed ordinance is to maintain minimum parking requirements and preserve drive aisles for emergency vehicles.

Henry encouraged everyone to visit the sustainability page of the city's website at [minnetonkamn.gov/our-city/sustainable-minnetonka](https://minnetonkamn.gov/our-city/sustainable-minnetonka). A list of solar providers is provided on the site.

Chair Sewall confirmed with Ingvalson that if staff receives a complaint about a glare problem after solar panels have been installed, staff will visit the site and require it to be fixed if needed.

Chair Sewall appreciates the staff's work on the update to the solar ordinance. He felt that ordinances should be reviewed regularly to make tuques as technology and practices change and to give the public the opportunity to provide input.

***Henry moved, second by Powers, to recommend that the city council adopt the proposed ordinance changes regarding solar energy systems.***

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

9. Adjournment

*Banks moved, second by Waterman, to adjourn the meeting at 7:10 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**  
**Nov. 17, 2022**

**Brief Description** Conditional use permit for an educational use within an existing religious institution at 4600 Shady Oak Road

**Recommendation** Recommend the city council adopt the resolution approving the request.

**Background**

In 1971, the city approved a conditional use permit (CUP) for a religious institution to occupy the property at 4600 Shady Oak Road. Cross of Glory Baptist Church was constructed soon after. Additions to the church building were made in 1978 and 2002.



**Proposal**

Since the fall of 2020, three homeschool co-ops have occupied space within the church building during the week.<sup>1</sup> The typical co-op schedule at Cross of Glory is Monday thru Thursday, 8 a.m. to 3:30 p.m.:

Days	Estimated Number of People	Co-op
Monday	75 per day	Hopkins Classical Conversations
Tuesday	116 per day	Eden Prairie Classical Conversations
Wednesday	80 per hour	Christian Homeschool Academy of Tutoring
Thursday	150 per hour	Christian Homeschool Academy of Tutoring

This regular, weekday educational use of the religious building was not contemplated under the 1971 CUP. Therefore, a separate CUP for an educational facility is required.

<sup>1</sup> Per the applicant's narrative: "The homeschool co-ops are small groups of parents and students, pre-K through 12<sup>th</sup> graded, that gather weekly to support one another in education with a Biblical worldview using classical and contemporary methods. These groups involve volunteers as well as trained and paid parent tutors from within the group."

### **Staff Analysis**

Staff finds that the proposed educational use is reasonable and appropriate, as:

- **CUP Standards.** The educational use would meet all CUP standards. These standards are outlined in this report's "Supporting Information" section.
- **Complimentary Use.** The co-ops' daytime and weekday use of the building would be complementary to the church's more typical evening and weekend use.
- **Parking.** The proposed use would meet the requirements of both the existing and proposed parking ordinance.
- **Complaints.** The co-ops have been occupying space in the building for over two years. The city has received no complaints about the educational use during this time.

### **Staff Recommendation**

Recommend that the city council adopt the resolution approving a conditional use permit for an educational use within an existing religious institution at 4600 Shady Oak Road

Originator: Susan Thomas, AICP, Assistant City Planner

Through: Loren Gordon, AICP, City Planner



## Supporting Information

### Surrounding Land Uses

North: Excelsior Blvd, single-family homes beyond  
South: Single-family homes, zoned R-1  
East: Shady Oak Road, commercial properties beyond  
West: Single-family homes, zoned R-1

### Planning

Guide Plan designation: Institutional  
Zoning: R-1, low density residential

### Parking

There are 173 parking stalls on the property. This would far exceed the parking required under both the existing and the draft parking ordinance:

	Required Parking Spaces
Existing Ordinance	50 + 1 per instructor
Proposed Ordinance	49

### CUP Standards

The proposed use would meet the general and specific educational institutions and facilities standards, as outlined in City Code §300.16 Subd. 2 and §300.16 Subd. 3(a) respectively.

#### General Standards

1. The use is consistent with the intent of this ordinance;
2. The use is consistent with the goals, policies, and objectives of the comprehensive plan;
3. The use does not have an undue adverse impact on governmental facilities, utilities, services, or existing or proposed improvements; and
4. The use does not have an undue adverse impact on public health, safety, or welfare.

#### Specific Standards

1. Direct access limited to a collector or arterial roadway as identified in the comprehensive plan or otherwise located so that access can be provided without conducting significant traffic on local residential streets; the use is not permitted on property that has access only by way of a private road or driveway that is used by more than one lot;

**Finding:** Primary access to the site is from Shady Oak Road, which is identified as an arterial road.

2. Buildings set back 50 feet from all property lines and parking setbacks are subject to section 300.28 of this ordinance;

**Finding:** The existing building has a non-conforming setback of 43 feet from the south property line. The proposed use of the existing building would not change this setback.

3. School bus pick-up and drop-off areas located outside of the public right-of-way and designed to enhance vehicular and pedestrian safety;

**Finding:** Students are not bussed to the site.

4. Recreational areas designed for group outdoor activities set back 25 feet from residential property, suitable buffering provided to protect neighboring properties from noise and adverse visual impacts, and lighted playing fields permitted only upon demonstration that off-site impacts can be mitigated substantially;

**Finding:** The property contains large areas of green space that could be used for outdoor activities. Neighboring properties are well-screened by existing vegetation.

5. No more than 60 percent of the site is to be covered with impervious surface, and the remainder is to be suitably landscaped;

**Finding:** The proposed educational use of the building would not change the site's existing impervious surface or landscaping.

6. The site and building plan subject to review pursuant to section 300.27 of this ordinance, and

**Finding:** See the SBP section below.

7. Not connected to, or part of, any residential dwelling.

**Finding:** The educational facility would be located within an existing religious institution.

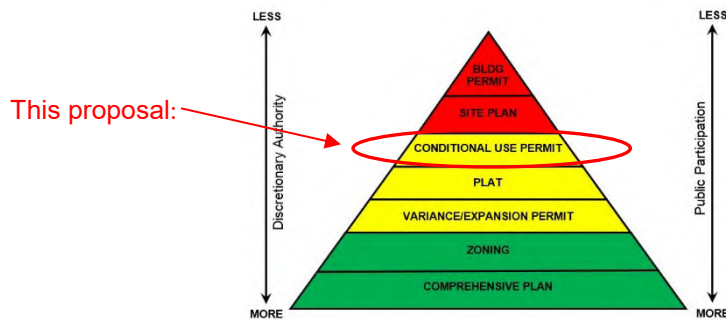
### **SBP Standards**

The proposal is for continued occupancy of an existing building. No changes to the site or building are proposed. As such, it would meet the standards outlined in City Code §300.27 Subd.5:

1. Consistency with the elements and objectives of the city's development guides, including the comprehensive plan and water resources management plan;
2. Consistency with this ordinance;
3. Preservation of the site in its natural state to the extent practicable by minimizing tree and soil removal and designing grade changes to be in keeping with the general appearance of neighboring developed or developing areas;

4. Creation of a harmonious relationship of buildings and open spaces with natural site features and with existing and future buildings having a visual relationship to the development;
5. Creation of a functional and harmonious design for structures and site features, with special attention to the following:
  - an internal sense of order for the buildings and uses on the site and provision of a desirable environment for occupants, visitors, and the general community;
  - the amount and location of open space and landscaping;
  - materials, textures, colors, and details of construction as an expression of the design concept and the compatibility of the same with the adjacent and neighboring structures and uses; and
  - vehicular and pedestrian circulation, including walkways, interior drives, and parking in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement and amount of parking.
6. Promotion of energy conservation through design, location, orientation, and elevation of structures, the use and location of glass in structures and the use of landscape materials and site grading; and
7. Protection of adjacent and neighboring properties through reasonable provision for surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design not adequately covered by other regulations which may have substantial effects on neighboring land uses.

### Pyramid of Discretion



**Voting Requirement** The planning commission will make a recommendation to the city council. The commission's recommendation and council decision require the affirmative vote of a simple majority.

**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 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.

**Neighborhood Comments** The city sent notices to 40 area property owners and received one response in support of the proposal. Note that the comment was received on 10/31, indicating the property owner had not received notice of the proposal. Notices were sent, as per the typical mailing schedule, on 11/03.

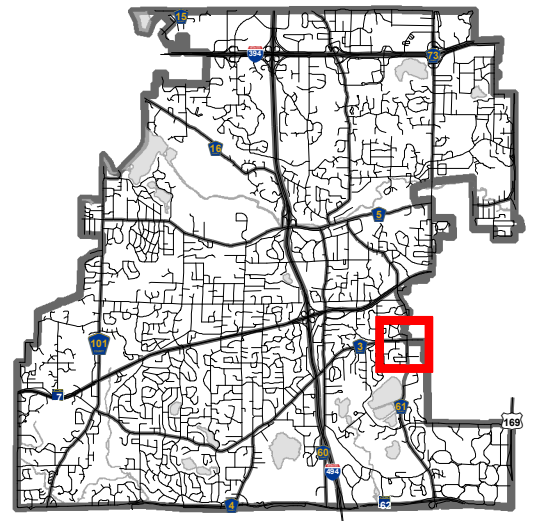
**Deadline for Decision** Feb. 2, 2023





### Location Map

Project: Cross of Glory Baptist Church  
Address: 4600 Shady Oak Rd





Cross of Glory Baptist Church  
4600 Shady Oak Rd  
Hopkins, MN 55343  
952-935-3696  
office@crossofglory.church

### **Addendum**

We have three different homeschool co-ops meeting in our facility for 30 weeks during the year. The Monday and Tuesday groups are attended by students and parents together. Most families attending have 3-5 people in their group.

The Wednesday/Thursday group is run on an elective schedule where students are dropped off for all or only portions of the day; few parents remain in the building.\*

Hopkins Classical Conversations (Monday)

Eden Prairie Classical Conversations (Tuesday)

CHAT (Christian Homeschool Academy of Tutoring (Wednesday & Thursday)

### **Approximate Number of Additional People in the Facility:**

Monday: 75

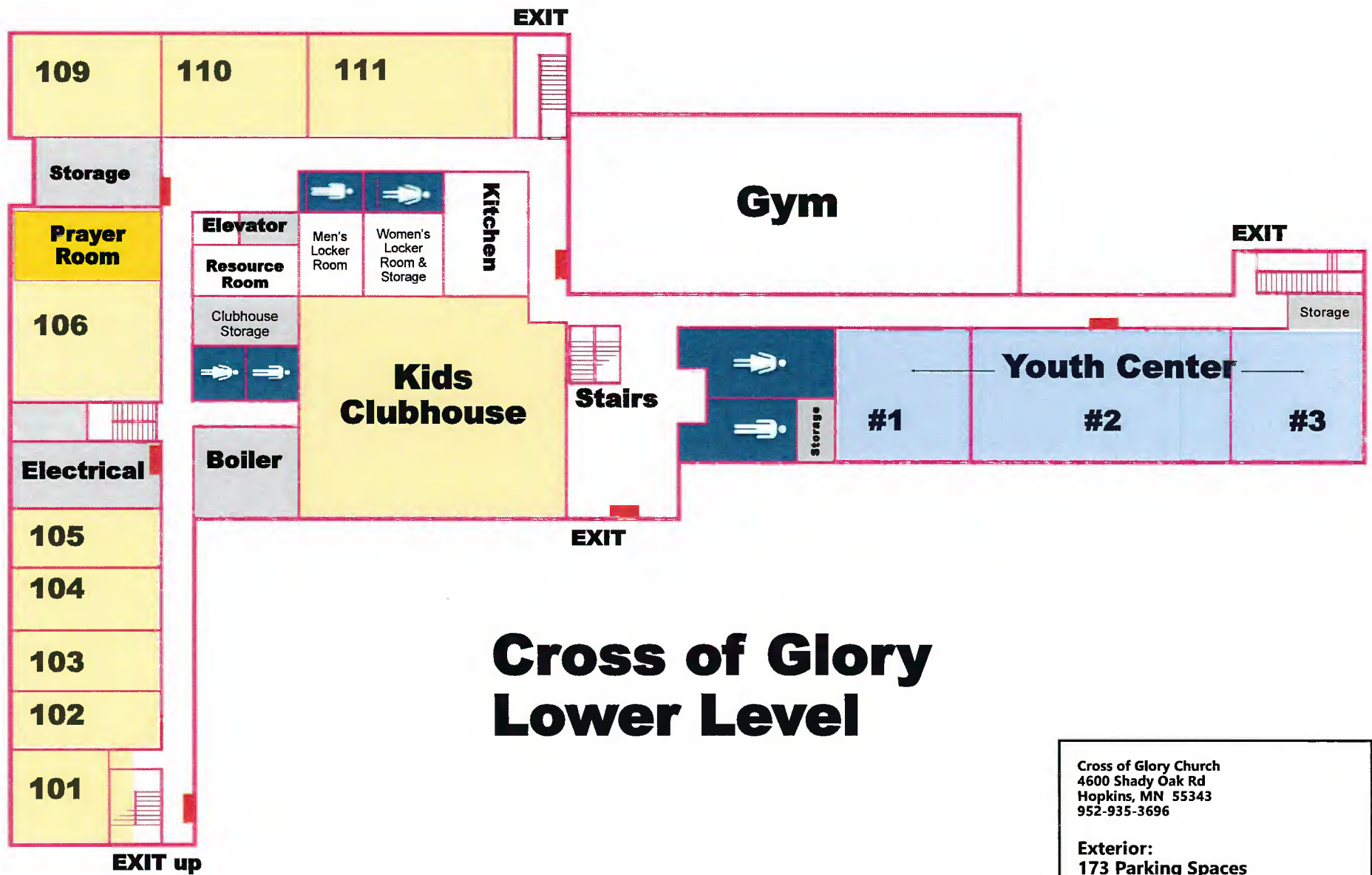
Tuesday: 116

Wednesday: 80 (avg. per hour)\*

Thursday: 150 (avg. per hour)\*

Parking: We have 173 parking spaces on our property.

The homeschool co-ops are small groups of parents and students, pre-K through 12th grade, that gather weekly to support one another in education with a Biblical-worldview using classical and contemporary methods. These groups involve volunteers as well as trained and paid parent tutors from within the group. The co-ops use classrooms, gym and cafeteria, as well as the sanctuary and cafe for special events.

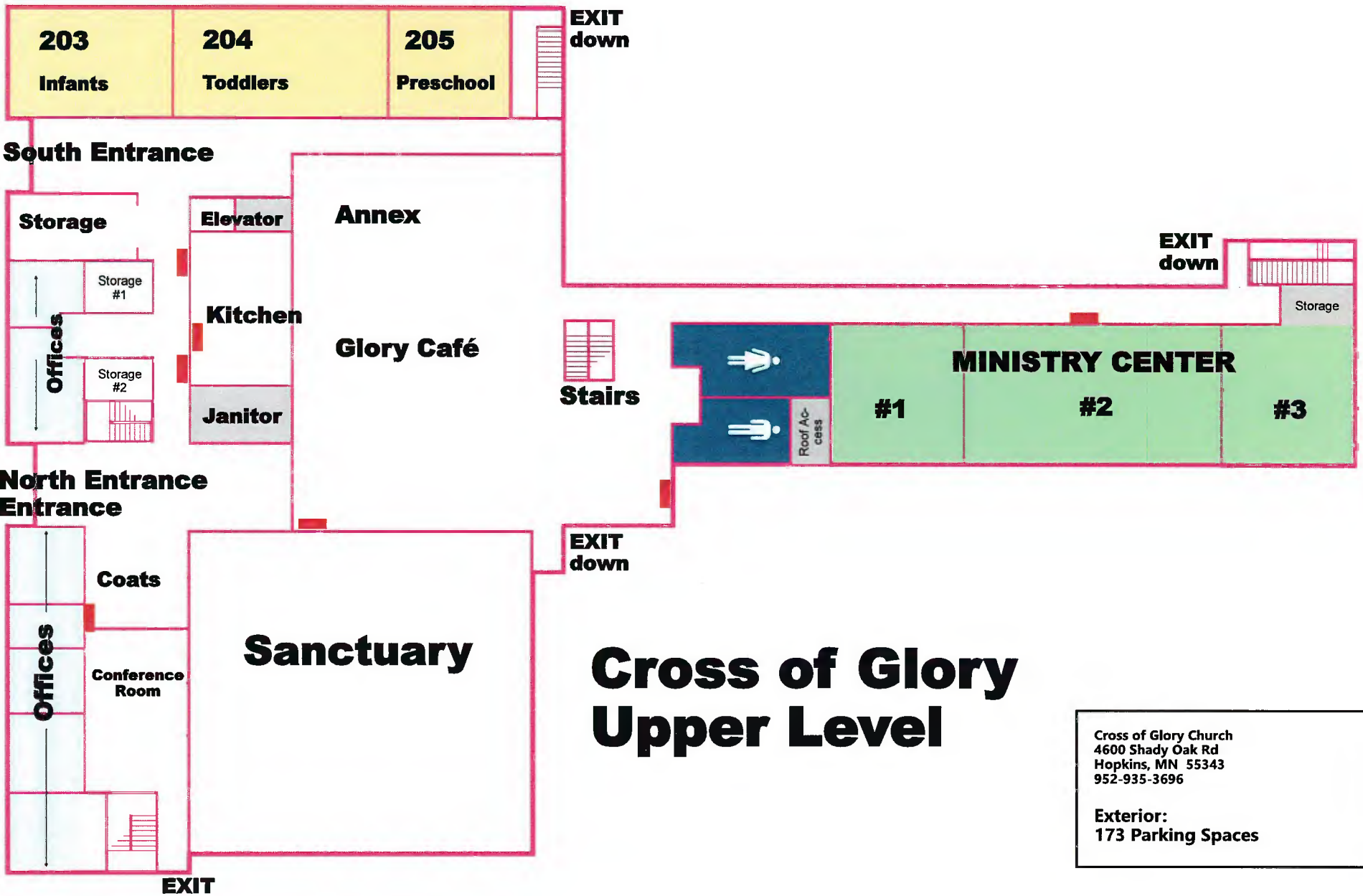


# Cross of Glory Lower Level

Cross of Glory Church  
 4600 Shady Oak Rd  
 Hopkins, MN 55343  
 952-935-3696

**Exterior:**  
 173 Parking Spaces





Cross of Glory Church  
 4600 Shady Oak Rd  
 Hopkins, MN 55343  
 952-935-3696

**Exterior:**  
 173 Parking Spaces

**From:**  
**To:** [Susan Thomas](#)  
**Cc:**  
**Subject:** Cross of Glory conditional use permit  
**Date:** Monday, October 31, 2022 10:35:46 AM

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Susan,

I am a neighbor adjoining Cross of Glory Church, but not a church member, who found out about the necessity of Cross of Glory church needing a conditional use permit to have the home school groups meet at the church through the Minnetonka "Current Projects" webpage. I whole-heartedly support Cross of Glory church and the homeschool groups. They are excellent neighbors, where the church has taken care of their property, and I share my garden produce with the church and homeschool groups. It was wonderful to hear the children playing outside after the pandemic, and I still enjoy the sound of kids playing outdoors.

**We are neighbors.**

I am disappointed that the City of Minnetonka requires a conditional use permit (which could be denied) to have the homeschool, and that as a neighbor, I was not contacted.

Dewey Hassig  
4624 Church Ln. 55343

## **Resolution No. 2022-**

### **Resolution approving a conditional use permit for an educational use within an existing religious institution at 4600 Shady Oak Road**

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

Section 1. Background.

- 1.01 Cross of Glory has requested a conditional use permit for an educational use to occupy the existing church building Mon. thru Thurs., generally from 8 a.m. to 3:30 p.m.
- 1.02 The property is located at 4600 Shady Oak Road. It is legally described in Exhibit A of this resolution.
- 1.03 On Nov. 17, 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 permit.

Section 2. Standards.

- 2.01 City Code §300.16 Subd. 2 outlines the following general standards that must be met for granting a conditional use permit.
- 2.02 City Code §300.16 Subd. 3(a) outlines the following specific standards that must be met for granting a conditional use permit for educational facilities:
  - 1. Direct access is limited to a collector or arterial roadway as identified in the comprehensive plan or otherwise located so that access can be provided without conducting significant traffic on local residential streets; the use is not permitted on property that has access only by way of a private road or driveway that is used by more than one lot;
  - 2. Buildings set back 50 feet from all property lines and parking setbacks are subject to section 300.28 of this ordinance;
  - 3. School bus pick-up and drop-off areas located outside of the public right-of-way and designed to enhance vehicular and pedestrian safety;

4. Recreational areas designed for group outdoor activities set back 25 feet from residential property, suitable buffering provided to protect neighboring properties from noise and adverse visual impacts, and lighted playing fields permitted only upon demonstration that off-site impacts can be mitigated substantially;
5. No more than 60 percent of the site is to be covered with impervious surface, and the remainder is to be suitably landscaped;
6. The site and building plan are subject to review pursuant to section 300.27 of this ordinance, and
7. Not connected to, or part of, any residential dwelling.

Section 3. Findings.

3.01 The proposal meets the general conditional use permit standards outlined in City Code §300.16 Subd.2.

3.02 The proposal meets the specific conditional use permit standards outlined in City Code 300.16 Subd.3(a).

1. Primary access to the site is from Shady Oak Road, which is identified as an arterial road.
2. The existing building has a non-conforming setback of 43 feet from the south property line. The proposed use of the existing building would not change this setback.
3. Students are not bussed to the site.
4. The property contains large areas of green space that could be used for outdoor activities. Neighboring properties are well-screened by existing vegetation.
5. The proposed educational use of the building would not change the site's existing impervious surface or landscaping.
6. The proposal is for continued occupancy of an existing building. No changes to the site or building are proposed. As such, it would meet the standards outlined in City Code §300.27 Subd.5.
7. The educational facility would be located within an existing religious institution.

Section 4. City Council Action.

4.01 The above-described conditional use permit is approved, subject to the following

conditions:

1. This resolution must be recorded with Hennepin County.
2. The city council may reasonably add or revise conditions to address any future unforeseen problems.
3. 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 Nov. 28, 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 Nov. 28, 2022.

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Becky Koosman, City Clerk

**EXHIBIT A**

That part of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 26, Township 117, Range 22, described as follows: Beginning at a point on the southerly right of way line of the County Road (formerly the Southerly line of St. Paul, Minneapolis and Manitoba Railway) sixty-five (65) feet South and three hundred thirty (330) feet West of the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 26, Township 117, Range 22; thence South and parallel to the last line of said Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section 26, a distance of Two Hundred Sixty-four (264) feet; thence Westerly Two Hundred (200) feet; thence North and parallel to the East line of said Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) a distance of two hundred sixty-four (264) feet to the South line of said County Road or the former Railroad right of way; thence East two hundred (200) feet to point of beginning.

# **Minnetonka Planning Commission Meeting**

## **Agenda Item 8**

Public Hearing: Non-Consent Agenda



**MINNETONKA PLANNING COMMISSION**  
**Nov. 17, 2022**

**Brief Description**                      Amendment to the sign plan for West Ridge Market

**Recommendation**                    Deny the amendment to the sign plan, as previously denied by the planning commission in October 2012.

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**Project No.**                              08055.22a

**Property**                                 11500 Wayzata Blvd.

**Applicant**                                CSM Corporation

**Proposal**                                 The property owner is requesting changes to the sign plan for the West Ridge Market shopping center. The request would allow a second wall sign for the South tenant in Building B, Fidelity investments.

**Proposal Requirements**

The proposal requires the following:

- Sign plan amendment: West Ridge Market is governed by a sign plan adopted by the city in 1996 and most recently revised in 2012. The proposed changes require an amendment to the sign plan.

**Approving Body**

The planning commission has the final authority to approve or deny the request. Any person aggrieved by the planning commission's decision about the requested variances may appeal such decision to the city council. A written appeal must be submitted to the planning staff within ten days of the date of the decision. (City Code 300.06.4)

**Background**

West Ridge Market is part of the Boulevard Gardens development, which was approved by the city in December 1995. The redevelopment consisted of 63 acres and included six major parts: retail, senior housing, apartments, condominiums, townhouses, and the relocation of Oak Knoll Church.

West Ridge Market is a 260,000-square-foot shopping center that consists of three separate retail buildings and a freestanding restaurant. Building A is located on the north side of the site and contains the former Dick's Sporting Goods space, Bed Bath and Beyond, Trader Joe's, and multiple smaller tenants. Building B is located on the west side of the site and contains Staples, Michael's, and Boulevard restaurant. Building C is located on the southeast corner and contains multiple smaller retailers. (See page A6.)

At the Oct. 4, 2012, planning commission meeting, the applicant requested two sign plan amendments; first, to reduce the size of the anchor tenants' spaces in Building B, allowing for smaller tenants to have increased wall sign heights; and secondly for the corner tenant in Building B, Fidelity Investments, to have a second wall sign. (See pages A20-A23.)

City staff was supportive of reducing the size of anchor tenants but not for a second sign for Fidelity Investments. The Oct. 4, 2012 staff report noted the request for a second Fidelity sign to be unreasonable, as it was inconsistent with the sign requirements for the other tenants in West Ridge Market. Tenants in Buildings A and C under 10,000 square feet are allowed one wall sign with a maximum height of 26 inches. The requested change in height and number would be inconsistent with the standards imposed on other tenants. The planning commission approved the staff recommendation to amend the sign plan by decreasing the size of anchor tenants but denying the Fidelity request. (See pages A15-A19.)

The applicant appealed the decision to the city council on Oct. 29, 2012. The applicant revised their proposal from requesting two wall signs for Fidelity Investments to increasing the sign height allowed for the existing signage on the east elevation. The city council approved the request, increasing the allowed wall sign height from 26 inches to 34.5 inches if the in a stacked letter configuration. (See page A21.)

Building B has had no site or tenant space changes since the previous request in 2012.

### Existing Sign Plan

The city approved the sign plan amendment for West Ridge Market in October 2012. This sign plan governs all signs in the shopping center. The following table summarizes the wall sign allocations for the multiple-tenant buildings:

<b>Building/Tenant Size</b>	<b>Wall Sign Standards</b>
<i>Building A</i>	
greater than 75,000 sq. ft.	two signs not to exceed 6.5 feet
greater than 43,000 sq. ft.	one sign not to exceed 5 feet
greater than 10,000 sq. ft.	one sign not to exceed 3 feet
less than 10,000 sq. ft.	one sign not to exceed 26 inches
<i>Building B</i>	
greater than 18,000 sq. ft.	two signs not to exceed 3 feet
greater than 11,000 sq. ft.	one sign not to exceed 3 feet
less than 11,000 sq. ft.	one sign not to exceed 26 inches
corner tenant (Fidelity)	one sign not to exceed 26 inches or 34.5 inches if stacked
<i>Building C</i>	
greater than 10,600 sq. ft.	two signs not to exceed 3 feet
less than 10,600 sq. ft.	one sign not to exceed 26 inches

**Applicant's Proposal** The previous proposal entailed reducing the existing Staples store from 25,000 square feet to 18,000 square feet to create an area of 6,700 square feet for Fidelity Investments. Based on the floor plan provided, Fidelity Investments currently occupies an area of roughly 5,600 square feet (See page A4.)

Similarly to the request in 2012, the applicant is requesting an amendment to the sign plan to allow a second wall sign for the corner tenant, Fidelity Investments, one on the east elevation and one new sign on the south side facing I-394. Both signs would be 34.5 inches in height. (See pages A14.)

**Staff Analysis**

Staff finds that the proposed amendment is not reasonable:

- (1) Building B has experienced no changes to the number or size of tenant spaces since the request was initially considered in 2012. There is no new circumstance or consideration to change the staff's original recommendation.
- (2) The proposal is not consistent with the sign requirements for other tenants in West Ridge Market. Tenants in Buildings A and C that are less than 10,000 are currently allowed one wall sign with a maximum height of 26 inches. Changing the standards for Building B would be inconsistent with what other smaller tenants are allowed.
- (3) The corner tenant is the smallest tenant space of all tenants in Building B and the nearest in visibility to I-394 and Wayzata Blvd. The existing signage is on the corner of the building, angled towards the interstate and Wayzata Blvd. The tenant's proximity to the interstate and frontage road means more visibility in comparison to the other tenants of Building B.



- (4) The applicant could place a window sign on the south elevation of the building. The applicant is proposing to add windows along the south side of the building for the new tenant space. A sign could be placed within the interior of these windows to provide additional

visibility for the tenant. Interior signs are not regulated by the sign ordinance.

**Staff Recommendation**

Adopt the resolution denying a sign plan amendment to the West Ridge Market Sign Plan to increase the number of wall signs for the corner tenant of Building B at 11500 Wayzata Blvd.

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

### Supporting Information

#### Surrounding Land Uses

Northerly: Gables of West Ridge Condominiums, zoned PID, Planned I-394 District, and guided for high-density residential uses  
Easterly: Crescent Ridge Corporate Center, zoned PID, Planned I-394 District, and guided for office uses  
Southerly: I-394 and Crane Lake beyond  
Westerly: Birke Apartments, zoned PUD, Planned Unit Development

#### Planning

Guide Plan designation: Commercial  
Zoning: PID, Planned I-394 District

#### Sign Plan Review Standards

Within the P.U.D./P.I.D. zoning districts, a sign plan with differing requirements may be approved by the city. Factors which will be used in determining if an individual P.U.D./P.I.D. sign plan will be considered include the following:

- 1) The development includes a high-rise (greater than a three-story) 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.

#### Neighborhood Comments

The city sent notices to 176 area property owners and received no comments.

#### Deadline for Decision

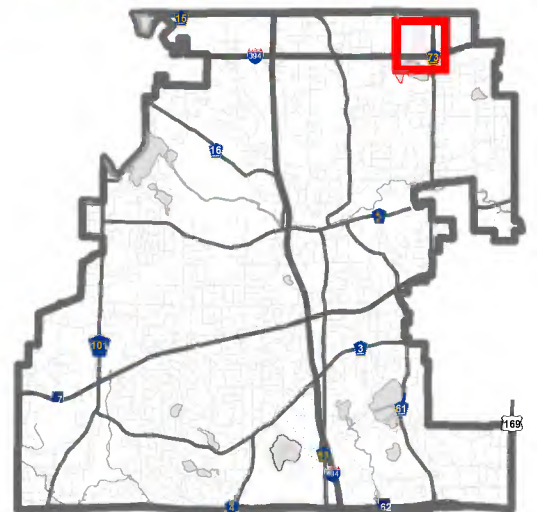
Feb. 16, 2023





### Location Map

Project: CSM West Ridge  
Address: 11500 Wayzata Blvd.





October 13, 2022

City of Minnetonka  
11450 Wayzata Blvd  
Minnetonka, MN

RE: Sign Plan Review for Fidelity

To whom it may concern:

Please consider this letter as a formal request to make changes to the West Ridge Sign Plan on behalf of Fidelity Investments. The specific section of the criteria that we are seeking to vary from is item 4 for Building B which states, “The corner tenant on the south end of Building B is permitted one wall sign and logo not to exceed 26 inches in height. If the sign contains a stacked letter configuration, the total height must not exceed 34.5 inches, and must not exceed 39 square feet in total size.” While Fidelity is not looking to exceed the size defined in this criteria, they would like to exceed the number of signs allowed by adding a second wall sign. The south façade of the Fidelity building faces I-394 and provides much better visibility to those who are searching for this business.

Fidelity has been in communication with the landlord and has received their approval of installing this second wall sign. The Fidelity sign being proposed has an overall height of 34.5 inches and is 38.87 square feet. This size sign considers the size criteria laid out in the sign plan while offering much better visibility to motorists in the vicinity.

This sign is intended to be viewed by the East bound I-394 traffic as they approach the plaza. This would allow for travelers to spot the Fidelity location in time to take the approaching exit and make the necessary traffic maneuvers in a safe and timely manner. This sign will provide better visibility for all motorists, however we are specifically mentioning those going east-bound as the front façade sign is not visible to this demographic until they have almost passed the site entirely.

It is also important to note that the sign that we have proposed is not a-typical for the area. There are several examples of signs similar in size and placement to our request in the immediate vicinity. We are not seeking anything that would be detrimental to any adjacent property or to the community in general. There is existing precedence for





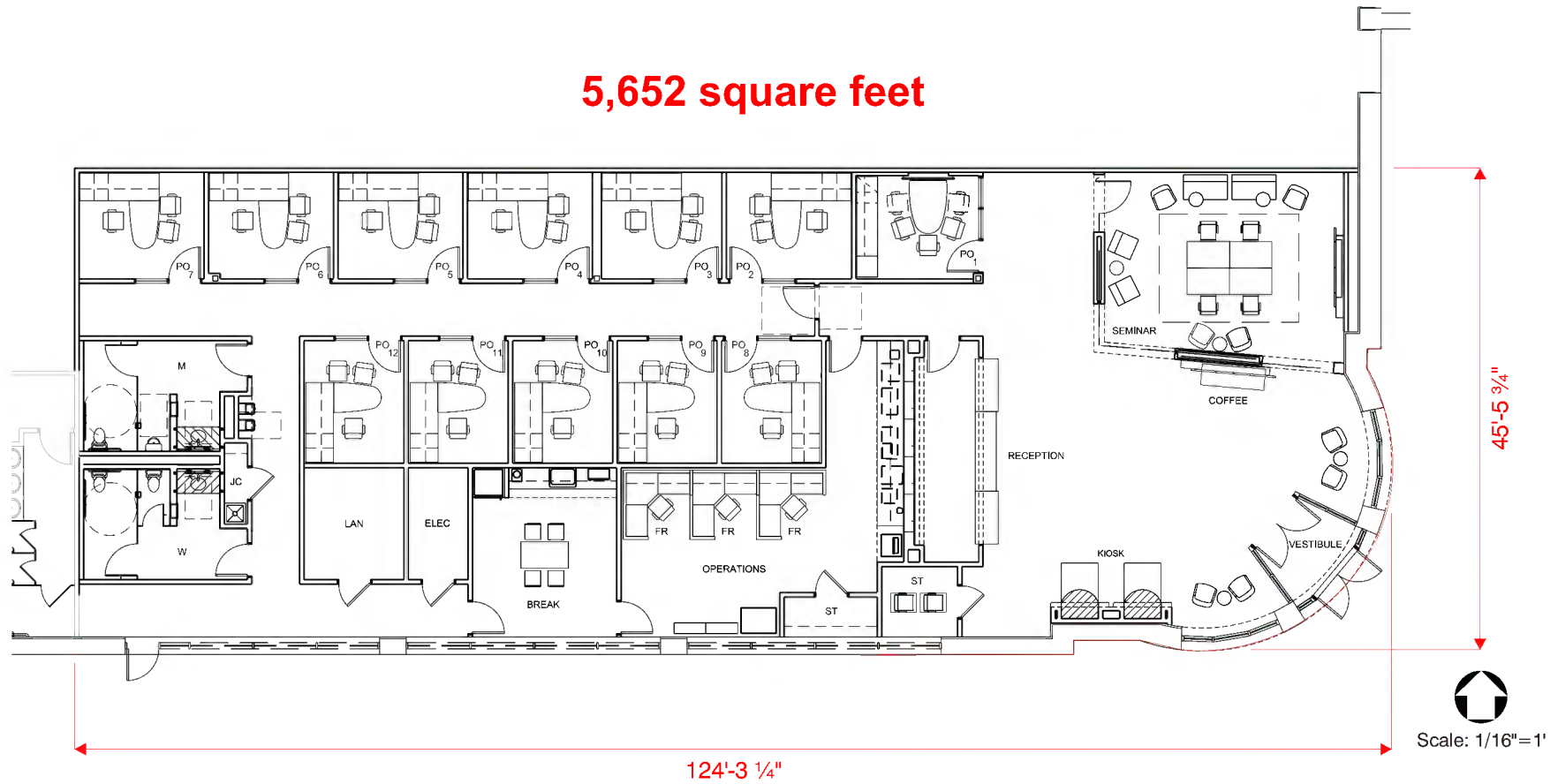
signage like we are requesting, and we have sized our request accordingly and in-mind of maintaining the aesthetic integrity of the building facade in which the sign will be placed.

Sincerely submitted for consideration,

*Theresa Bair*

SES

5,652 square feet











EXISTING



PROPOSED



33" Logo Set - Type A

Utilized Square Footage: 38.87

Scale: 1/4" = 1'













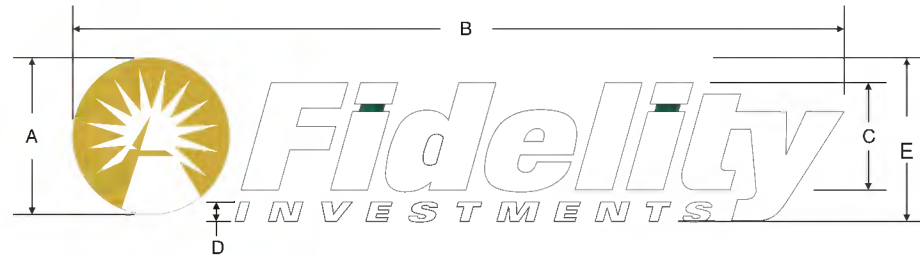






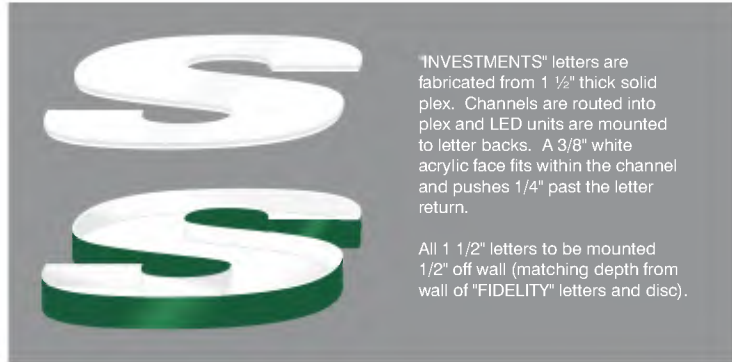






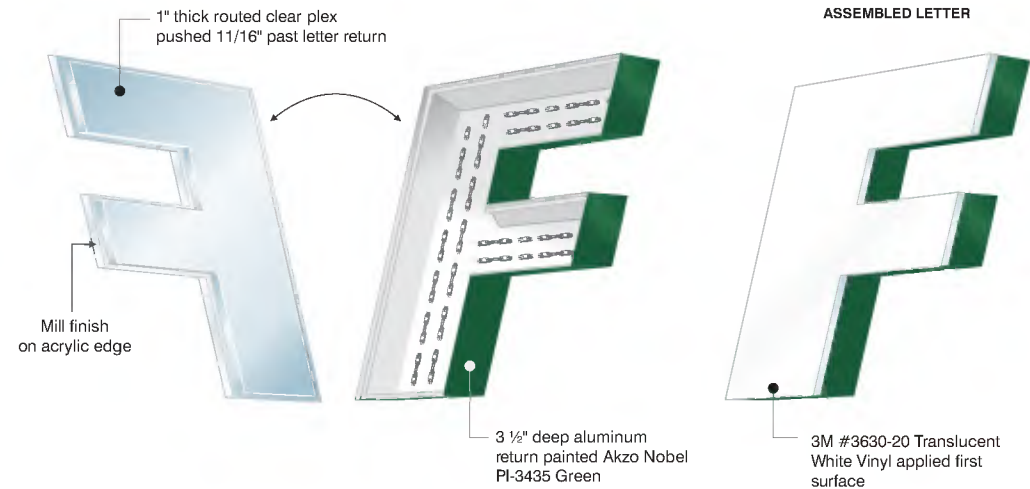
A	B	C	D	E	SF (E x B)
33"	13'-6 1/2"	22 5/8"	4"	34 1/2"	38.87

Sign components to be in strict compliance with all UL standards.



Note: LED patterns shown in letters and logo are for representational purposes only. Exact LED arrays to be per GE's recommendation and to provide even illumination across faces without visible hot spots or shadows.

Sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.



3 1/2" deep aluminum return painted PPG 25426 Gold (Metallic)

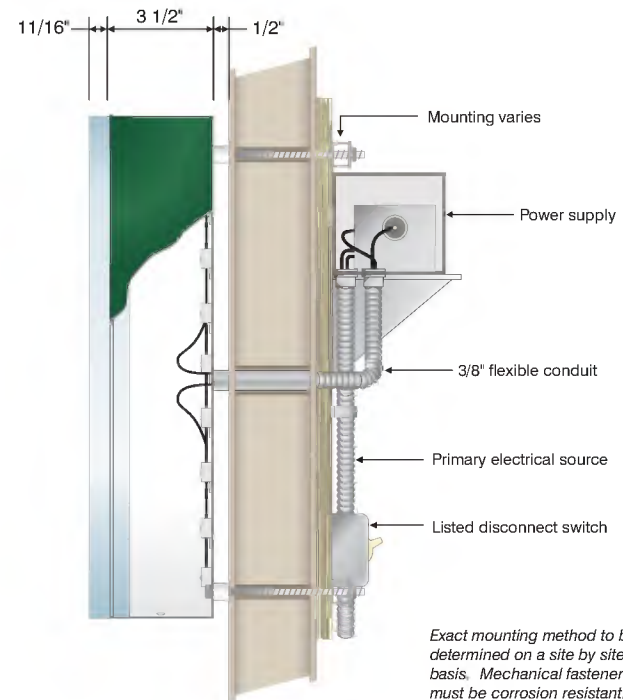
Mill finish on acrylic edge

3M Gold Nugget vinyl

ASSEMBLED LOGO



\*\*Light diffuser film to be utilized as required for proper illumination



Exact mounting method to be determined on a site by site basis. Mechanical fasteners must be corrosion resistant.

## PLANNING COMMISSION OCTOBER 4, 2012 MEETING MINUTES

### D. Amendment to the sign plan for West Ridge Market (08055.12a).

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

Thomson reported. He recommended approval of the amendment to the sign plan for West Ridge Market based on the findings and subject to the conditions listed in the staff report.

Thaler confirmed with Thomson that the recommendation would approve the Staples sign and if the planning commission would deny the Fidelity request, then the site could have one sign of the current sign, just not the second sign in the larger size. Thomson stated that the sign above the door would be allowed if reduced in height to 26 inches.

Lehman found one of the unique characteristics of this situation the length of wall associated with the tenant as opposed to the square footage of the tenant structure. The tenant is a corner and it seems to be a fairly long perimeter. He asked if those unique qualities had been identified in other proposals. Thomson did not perform an analysis comparing length of tenant spaces. The ordinance did not specifically mention length of a tenant space or sign other than the general standard of requiring a sign be consistent with the design of the building.

Lehman felt the purpose of a sign to be for way finding. He asked if the way finding design would be met by a single sign in this situation given the size of the space in terms of the parking lots and angles. Thomson noted the importance of a tenant identification sign for identification and way finding, but the second sign may not be providing an additional benefit for way finding. Lehman appreciated Thomson exploring his ideas.

John Ferrier, CSM Corporation, applicant, stated that Staples has been a great tenant for five years. The store is getting smaller. Mr. Ferrier located Fidelity Investments as a subtenant for the space. Staples' representatives were adamant that it would downsize and keep its two signs. He appreciated the consideration on that issue. Fidelity sees the location as a unique spot on Interstate 394. Visibility is one reason the business would consider this spot. Fidelity Investments is not the average retail bank. It is more of a destination, so it is important for motorists to be able to locate the site. The sign is not as much of an advertisement as it is a way to find the business. Fidelity Investments is concerned that its space would get lost in the sea of bigger tenants. Fidelity would like the additional requested signage.

Charlie Shelley, Sight Enhancement Services, representing the applicant Fidelity Investments, thanked commissioners for the opportunity to speak and stated that:

- He is excited because of the site's proximity to Interstate 394 and Ridgedale Center. It is a unique space. If the windows would be removed, then it would be a brick façade. He hoped to create a vibrant retail opportunity for potential customers.
- It would be a destination-oriented spot. Patrons visit the site every couple months and may not be accustomed to the area. It is somewhat of a tricky location because it would be the furthest tenant, other than Staples, in the center from the main entrance of the parking lot off of the frontage road.
- Fidelity Investments has a unique logo. The logo is 33 inches in height and 13.5 feet wide. The "F" in Fidelity is only 22 inches tall. The marketplace regulations state that a tenant can have 15 percent of the façade area for signage. He used the small wall as the illustration of this point. From the rounded feature of the building, the dividing wall between the Fidelity site and Staples is approximately 40 feet with a 20-foot height. So, 15 percent of that is 120 square feet. By the marketplace, Fidelity could have a 26-inch tall sign with 120 square feet. He is requesting the 33 inch tall sign which would equal 39 square feet.
- The fact that Fidelity would be located on the corner is unique. Other corner tenants within the development, such as Shane's, have a façade sign and canopy that extends out from the building. Lands End has two façade signs as well. The tenant spaces are larger, but the Fidelity spot has a lot of frontage and a long façade. It is not very deep, but it has a lot of frontage.
- The second sign would be for identification from Interstate 394. The sign would be oriented to motorists who are traveling from east to west, but, at the same time, if Fidelity would not be allowed to target the drivers traveling from west to east on Interstate 394, then the motorists would not be able to take the exit in time.
- The visibility on the main entrance is the paramount elevation. The opportunity to exceed 26 inches would definitely be that much more important than possibly the second sign. If the commission would feel that staying within the 26 inch height requirement for the second sign would be appropriate, then Fidelity could do that. If the commission feels that the 26 inches would be somewhat limiting to this logo representation, then Fidelity would agree and welcome the opportunity to increase the one sign and forgo the second sign.
- Fidelity wants to be in Minnetonka and is excited to have the corner space. It would work out great for the developer because there would not be another big box retailer with an empty shell. The

opportunity to work with Staples and the developer would be fantastic. He looked forward to working with the city.

Daeges saw other proposals from similar companies who have run into the same type of situation and dealt with it by applying another version of the logo to accommodate these types of situations. She asked if Fidelity has another version of the logo. Mr. Shelley stated that he works with many different retailers and agreed that many do have numerous versions. Fidelity, unfortunately, does not. Six years ago the representation changed to what it is today. He worked on changing all of the locations from the old logo to the new logo. No facility across the country has a different representation or logo layout than the proposal.

Chair Cheleen asked if windows would be installed on the south wall. Mr. Shelley answered affirmatively. Fidelity is big on having visibility into the working environment.

Yetka asked what type of precedent would be set and would the approval be unique to this development or an entire community. Thomson explained that since the sight is governed by its own sign plan, then approval would not set a legal precedent for any other site. The precedent would be established within the shopping center itself.

Yetka assumed that the sign plan could be amended to state that a corner tenant may have different conditions for signage. Thomson answered affirmatively.

Lehman confirmed with Thomson that the sign ordinance does not regulate the content of a sign, but does regulate its dimensions.

Chair Cheleen asked for the city's requirements for a window sign. Thomson responded that the city has no regulations for signs located within a building. A sign hanging inside a window would meet ordinance requirements.

Thaler appreciated Fidelity looking into the space and Mr. Shelley flying to Minnesota to discuss the application. He felt the sign ordinance was established for good reasons, the site is a prime location, there are three locations at the site, and, whether there would be one sign or two signs, a patron would find the place. He supports staff's recommendation.

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

***Daeges moved, second by Lehman, to adopt the amendment to the West Ridge Market sign plan and criteria on pages A10-A12 of the staff report. This amendment reduces the size of anchor tenants in Building B from 25,000 square feet to 18,000 square feet and allows tenants that are less***

***than 11,000 square feet in Building B to have one wall sign not to exceed 26 inches.***

***Lehman, Magney, Thaler, Yetka, Daeges, Knight, and Cheleen voted yes.  
Motion carried.***

Chair Cheleen stated that an appeal of the planning commission's decision must be made in writing to the planning director within 10 days.



## WEST RIDGE MARKET SIGN PLAN AND CRITERIA

Landlord shall enforce conformance of signs in the Shopping Center with the following criteria. Landlord shall administer and interpret these criteria, but is not empowered to authorize any departure without written approval of Tenant.

### A. GENERAL REQUIREMENTS/SPECIFICATIONS

1. All signs shall comply with all laws, ordinances, rules and regulations.
2. Painted lettering on signs are not permitted, except as specified under Section C hereof.
3. Flashing, moving, rotating, exposed light or audible signs or elements thereof are not permitted.
4. Pylon or pole signs are not permitted. One primary and one secondary monument sign shall be constructed according to Section 300.30 of the City zoning ordinance and located per the attached site plan.
5. All electrical signs and all components thereof shall bear the UL label and their installation must comply with all local building and electrical codes.
6. No exposed neon lighting shall be used on signs, symbols or decorative elements provided, however, exposed neon signs (I) when held together by a clear glass tube framing system exposed in a window, (ii) inside a light box and covered with a colored translucent or mirrored Plexiglas, or (iii) mounted directly on the store front, are permitted.
7. All conductors, transformers and other equipment shall be concealed.

### B. DESIGN REQUIREMENTS

1. The horizontal dimension of signs on any store front shall not exceed two-thirds the width of store frontage.
2. The total sign (the rectangle enclosing each group of letters, symbols or logos) shall not exceed 15% of the area of the storefront and shall be located at least 12 inches from each lease line.
3. No signs perpendicular to face any Buildings are permitted.
4. No signs of any sort are permitted on penthouses, canopy roofs or Building roofs.
5. Wording of signs shall not include the product sold except as part of an Occupant's trade name or insignia.

Approved 2/12/1996  
Amended 7/8/1996  
Amended 2/23/2009  
Amended 6/7/2010  
Amended 10/29/2012

6. No sign, or any portion thereof, may project above the parapet or top of wall upon which it is mounted.
7. All exterior metal signs, bolts, fastening and clips shall be hot-dipped galvanized iron, stainless steel, aluminum, brass or bronze, and no black iron materials of any type will be permitted.
8. All exterior letters or signs exposed to the weather shall be mounted with at least  $\frac{3}{4}$ " clearance from the building wall to permit proper dirt and water drainage.
9. No sign maker's labels or other identification are permitted on the exposed surface of signs except those required by local ordinance, in an inconspicuous location.
10. All penetrations of the Building structure required for sign installations shall be neatly sealed in a watertight condition.

#### C. MISCELLANEOUS REQUIREMENTS

1. Each Occupant may place upon each entrance of its demised premises not more than 144 square inches of gold leaf or decal application letter, not to exceed two inches in height, indicating hours of business, emergency telephone numbers, etc.
2. Each Occupant with a non-customer door for receiving merchandise may have uniformly applied on such door, in two-inch block letters, such Occupant's name and address. Where more than one Occupant uses the same door, each name and address shall be applied.
3. Floor signs, such as inserts into terrazzo, etc., shall be permitted within each Occupant's lease line in their store fronts, if approved by Landlord.
4. Paper signs and/or stickers utilized as signs and signs of a temporary nature, of whatever composition or material, will not be permitted; except for grand opening banners for no more than 30 days.

#### D. TENANTS AND OTHER ANCHOR'S SIGNS

##### BUILDING A

1. Anchor tenants whose leasable area exceeds 75,000 square feet shall be permitted two wall signs and logos not to exceed 6.5 feet in height on the south elevation.
2. Tenants whose leasable area exceeds 43,000 square feet shall be permitted one wall sign and logo not to exceed 5.0 feet in height on the south façade.

Approved 2/12/1996  
Amended 7/8/1996  
Amended 2/23/2009  
Amended 6/7/2010  
Amended 10/29/2012

3. Tenants whose leasable area exceeds 10,000 square feet shall be permitted one wall sign and logo not to exceed 3.0 feet in height on the southwest façade, and one wall sign and logo not to exceed 26 inches in height on the southeast façade.
4. All other tenants shall be allowed one wall sign and logo not to exceed 26 inches in height on their front façade.

#### BUILDING B

1. The south tenant shall be permitted one wall sign and logo not to exceed 3.0 feet in height on the east façade, provided the tenant's leasable area exceeds 18,000 square feet.  

The south tenant shall also be permitted one wall sign and logo not to exceed 3.0 feet in height on the south façade, provided the tenant's leasable area exceeds 18,000 square feet.
2. Other tenants whose leasable area exceeds 11,000 square feet shall be permitted one wall sign and logo not to exceed 3.0 feet in height on the east façade.
3. Other tenants whose leasable area is 11,000 square feet or less shall be permitted to have one wall sign and logo not to exceed 26 inches in height on the east façade.
4. The corner tenant on the south end of Building B is permitted one wall sign and logo not to exceed 26 inches in height. If the sign contains a stacked letter configuration, the total height must not exceed 34.5 inches, and must not exceed 39 square feet in total size.
5. The restaurant tenant at the north end of Building B shall be permitted one wall sign and logo not to exceed 5.0 feet in height on the south façade and one wall sign and logo not to exceed 36 inches in height on the east façade of the tenant space. In lieu of the two allowable wall signs, the restaurant may have a blade-style sign mounted on the southeast corner of the building. The sign must not exceed 48 square feet in size, must be mounted a minimum of 8 feet above the ground, and must not extend above the cornice line of the building.

#### BUILDING C

1. Tenants whose leasable floor area is at least 10,600 square feet shall be permitted two wall signs and logos not to exceed 3.0 feet in height provided the average individual letter height does not exceed 26 inches. The signs shall not be located on the same façade.
2. Tenants whose leasable floor area is less than 10,600 square feet shall be permitted one wall sign and logo not to exceed 26 inches in height.

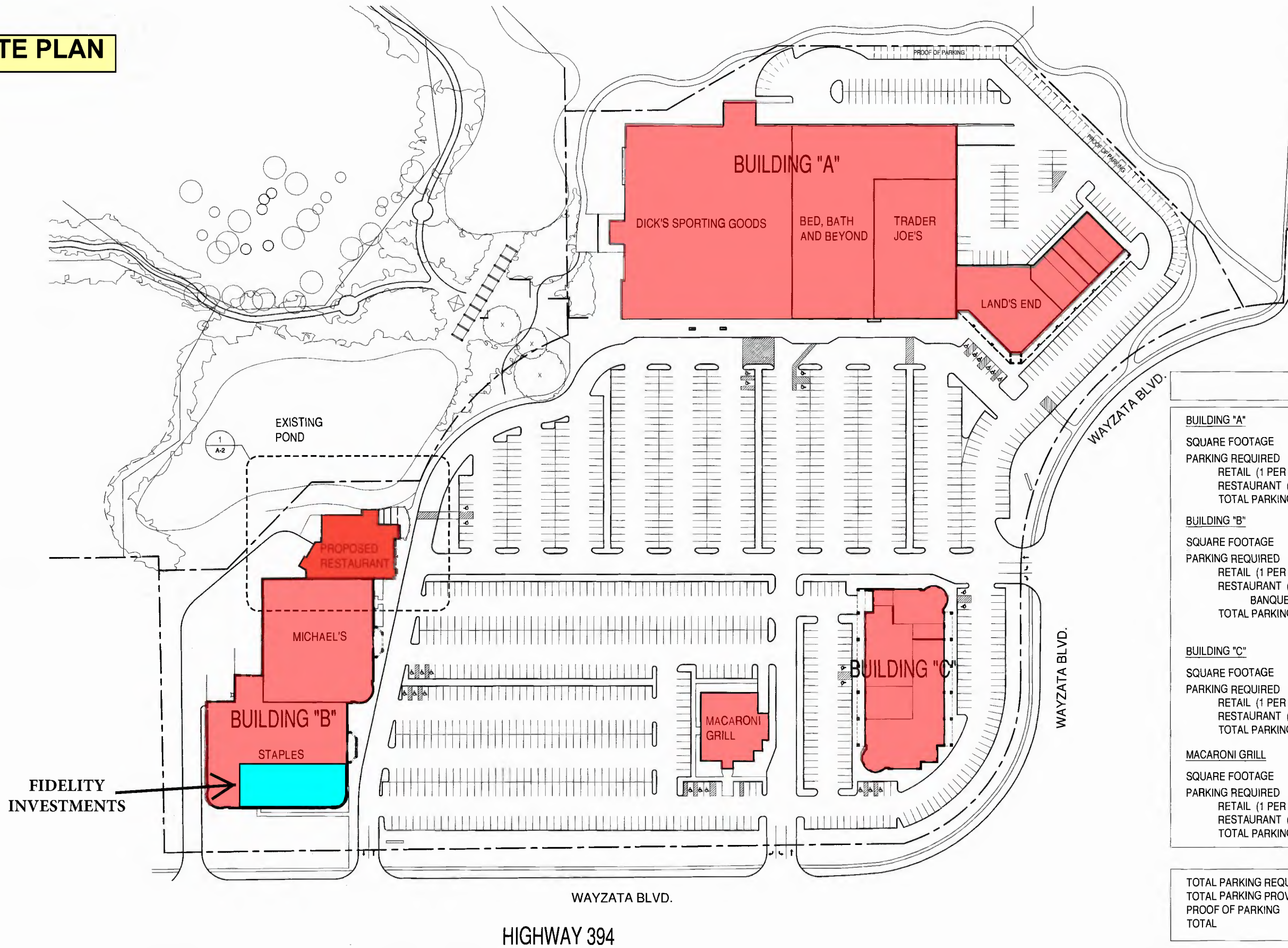
Approved 2/12/1996  
Amended 7/8/1996  
Amended 2/23/2009  
Amended 6/7/2010  
Amended 10/29/2012

## FREESTANDING RESTAURANT

1. The freestanding restaurant shall be permitted one wall sign and logo not to exceed 5.0 feet in height on the south façade.

Approved 2/12/1996  
Amended 7/8/1996  
Amended 2/23/2009  
Amended 6/7/2010  
Amended 10/29/2012

**SITE PLAN**



**SITE SUMMARY**

<b>BUILDING "A"</b>	
SQUARE FOOTAGE	125,356 SF
PARKING REQUIRED	
RETAIL (1 PER 250 SF)	501 STALLS
RESTAURANT (1 PER 50 SF)	-
TOTAL PARKING REQUIRED	501 STALLS
<b>BUILDING "B"</b>	
SQUARE FOOTAGE	57,161 SF
PARKING REQUIRED	
RETAIL (1 PER 250 SF) 49,351 SF	197 STALLS
RESTAURANT (1 PER 50 SF) 7,810 SF	156 STALLS
BANQUET ROOM (1 PER 50 SF) 691 SF	14 STALLS
TOTAL PARKING REQUIRED	367 STALLS
<b>BUILDING "C"</b>	
SQUARE FOOTAGE	23,012 SF
PARKING REQUIRED	
RETAIL (1 PER 250 SF) 19,866 SF	79 STALLS
RESTAURANT (1 PER 50 SF) 3,146 SF	63 STALLS
TOTAL PARKING REQUIRED	142 STALLS
<b>MACARONI GRILL</b>	
SQUARE FOOTAGE	7,486 SF
PARKING REQUIRED	
RETAIL (1 PER 250 SF)	-
RESTAURANT (1 PER 50 SF)	150 STALLS
TOTAL PARKING REQUIRED	150 STALLS
<b>TOTAL PARKING REQUIRED</b>	
TOTAL PARKING REQUIRED	1,160 STALLS
TOTAL PARKING PROVIDED	1,276 STALLS
PROOF OF PARKING	68 STALLS
TOTAL	1,344 STALLS

1 DEVELOPMENT SITE PLAN  
A-1 1" = 60'-0"



Schneider closed the public hearing at 7:05 p.m.

Allendorf asked what the timing of the project was. Gustafson said the project was scheduled to start in the spring of 2014.

Allendorf moved, Wiersum seconded a motion to adopt:

- 1) Resolution No. 2012-117 approving the Redevelopment Plan for the Shady Oak Road Redevelopment Project.
- 2) Resolution No. 2012-118 approving a Right of Way Agreement.

All voted "yes." Motion carried.

**B. Renewal of Minnesota Currency Exchange License for 2013 for Action Check Cashing, 11503 Excelsior Boulevard**

Wischnack gave the staff report.

Schneider opened the public hearing at 7:06 p.m. No one spoke.

Schneider closed the public hearing at 7:06 p.m.

Wiersum moved, Hiller seconded a motion to approve the issuance of a renewed Minnesota Currency Exchange License for Action Check Cashing, located at 11503 Excelsior Boulevard. All voted "yes." Motion carried.

**14. OTHER BUSINESS:**

**A. Appeal of the planning commission decision regarding an amendment to the West Ridge Market sign plan**

City Planner Loren Gordon gave the staff report.

Charley Schalliol, Site Enhancement Services Director, said he was representing Fidelity Investments. The original request was for two signs but now Fidelity was asking for a slightly larger front façade sign. The city's sign plan did not work for Fidelity because of its logo layout. He showed aerial photos of other businesses in the city that are corner tenants of buildings. He said Fidelity was one of the very few corner tenants that face a highway where motorists are traveling at a high speed so the symbol needs to be highly identifiable. Fidelity also is the first look into the commercial center so the sign needs to be aesthetic and appropriate and provide the commercial feel that the rest of the shopping center can use. He noted the request was not asking for square footage because it was asking for significantly less than what was allowed. Rather



the request was to display the sign differently. He said accommodations had been made for other businesses in the center because of the need for visibility and identification.

Allendorf asked what Fidelity was proposing to do in the space shown in the floor plan. Schalliol said the space would be used for an investment center where people could walk in or set up an appointment. Seminars would be conducted in the space as well.

Wiersum said he thought the request was reasonable. He said he was excited to have Fidelity in Minnetonka because the company was a destination business and visibility was important. The city has made exceptions to the sign regulations including for Boulevard where the council wanted the restaurant to be successful at its site. He said potentially losing Staples was something he did not want to see. A quality tenant like Fidelity Investments would serve the city well. It was important for a company to represent its brand and logo the way it was designed for consistency. Presenting a logo consistently gives it more power in the marketplace.

Wagner said the staff report indicated that based on the square footage the request was not for Fidelity but a change for the entire center. He asked if he was reading that correctly. Gordon said the sign plan needed to be changed for the changes in the tenant spaces. Building B would decrease to 18,000 square feet. Fidelity was less than 11,000 square feet and the sign was 26 inches for the height of the letters. He said if the location was somewhere else in the city the same height of the letters would apply. Staff has been good at applying the letter height standards consistently and the concern was by allowing this exception there might be a domino effect for other requests. Wagner said he understood staff's concern. Every municipality in the country has some type of sign requirements and businesses for years have figured out how to fit within the requirements. He said he did think the 394 and 494 corridors had some different size requirements than other locations in the city. The city had been very specific about what it liked and did not like about signs so he did not want to unravel decades of precedents.

Hiller asked how tall the south side Staples sign was. Gordon said it was 36 inches high.

Allendorf asked if the Staples south facing sign was going to move to the middle or stay in its current location. Gordon said the sign would move west on the face of the building. Allendorf noted the planning commission's response to the precedent issue was that this would not set a precedent because it involved a specific sign plan for a specific area. He



said the size of the sign seemed to make sense given the location. He said he was fine with the Staples sign and the Fidelity's request appeared to be better for the location.

Schneider said the Westridge area was done with some special guidance on the scope and size of the building and its visibility from 394. He said the new use would make a substantial improvement in the aesthetics of the whole building. While it was important for the city to remain consistent there was certain proportionality to the space, readability and what looks right. He said the small Fidelity sign did not look right to him. The purpose of the sign ordinance was to provide some aesthetic consistency and functionality but the larger sign fit and looked better and was more proportional.

Hiller said it was a building with a widely spaced off sign so there was a consistency issue and it wasn't clear Fidelity was a smaller business. To keep the Fidelity sign more in proportion with the Staples sign was an improvement.

Wiersum moved, Allendorf seconded a motion to overturn the planning commission decision and support the revised sign plan as presented by Fidelity Investments.

Allendorf asked for clarification that if the motion included the Staples sign remaining the same size. Wiersum said that was correct. His motion referred only to the Fidelity sign on the south corner of the building.

Barone said it was the understanding of staff that the council's consideration was because of the location involved. Schneider indicated that was correct.

All voted "yes." Motion carried.

**B. Items concerning building an addition to the home 3624 Larchwood Circle**

Barone gave the staff report.

Allendorf moved, Wagner seconded a motion to:

- 1) Adopt Ordinance No. 2012-17 which approves rezoning certain portions of 3624 Larchwood Circle to remove area from the floodplain overlay district.
- 2) Adopt Resolution No. 2012-119 which approves a floodplain alteration permit, conditional use permit, expansion permit and

**Resolution No. 2022-**

**Resolution denying a sign plan amendment to the sign plan for  
West Ridge Market at 11500 Wayzata Blvd**

---

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

Section 1. Background.

- 1.01 CSM West Ridge Inc. is requesting an amendment to the West Ridge Market sign plan to allow an additional wall sign on the south elevation of the existing building. (Project 08055.22a).
- 1.02 The property is located at 11500 Wayzata Blvd. The property is legally described as:  
  
LOT 1, BLOCK 1, Boulevard Gardens Second Addition, Hennepin County, Minnesota  
  
Torrens Certificate No. 860838
- 1.03 At the Oct. 4, 2012 planning commission meeting, the applicant requested two sign plan amendments; first, to reduce the size of the anchor tenants for Building B to allow for smaller tenants to have increased wall sign heights, and second for the corner tenant in Building B, Fidelity Investments, to have a second wall sign. The planning commission approved the staff recommendation to reduce the size of anchor tenants and not increase the number of wall signs.
- 1.04 On Oct. 29, 2012, the applicant appealed the planning commission decision to the city council. The applicant revised their proposal from requesting two wall signs for Fidelity Investments to increasing the sign height allowed for the existing signage on the east elevation. The city council approved the request, increasing the allowed wall sign height from 26 inches to 34.5 inches if in a stacked letter configuration.
- 1.05 West Ridge Market is governed by a sign plan that was approved by the city council on Oct. 29, 2012. This site plan establishes the sign regulations for the shopping center.
- 1.06 On Nov. 17, 2022, the planning commission held a hearing on the applicant's current request. The applicant was provided the opportunity to present

information to the planning commission. The commission considered all of the comments and the staff report, which are incorporated by reference into this resolution.

Section 2. General Standards.

2.01 By City Code §300.30 Subd.9(h), the city may consider and approve sign plans with differing standards for properties located within the PID 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-story) 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 sign plan amendment is not reasonable and would not meet the sign plan standards outlined in the sign ordinance:

1. The proposal is not consistent with the sign requirements for other tenants in West Ridge Market. Tenants in Buildings A and C that are less than 10,000 are currently allowed one wall sign with a maximum height of 26 inches. Changing the standards for Building B would be inconsistent with what other smaller tenants are allowed.
2. There are no circumstances unique to the tenant space which warrant providing a second wall sign for a tenant under 10,000 square feet.
3. The existing sign plan provides for appropriate wayfinding and visibility for the tenant space. There are no unique circumstances to the tenant space which warrant allowing additional wall signs. In fact, the Fidelity tenant space is the nearest in visibility to I-394 and Wayzata Blvd.
4. The tenant has the possibility of using window signs to meet the existing sign plan for the property. A sign could be placed within the interior of these windows to provide additional visibility for the tenant. Interior signs are not regulated by the sign ordinance.

Section 4. Planning Commission Action.

4.01           The Planning Commission denies the above-described amendment.

Adopted by the Planning Commission of the City of Minnetonka, Minnesota, on Nov. 17, 2022.

\_\_\_\_\_  
Joshua 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 Nov. 17, 2022.

\_\_\_\_\_  
Fiona Golden, Deputy City Clerk

# **Minnetonka Planning Commission Meeting**

## **Agenda Item 9**

Other Business

**MINNETONKA PLANNING COMMISSION**  
**Nov. 17, 2022**

<b>Brief Description</b>	Concept plan review for Walser Kia at 15700 Wayzata Blvd.
<b>Action Requested</b>	Discuss the concept plan with the applicant. No formal action is required.

---

### **Proposal**

Walser Automotive Group has submitted a concept plan for the redevelopment of the property at 15700 Wayzata Blvd. The property is just over 11 acres in total size; roughly one-third of the site is encumbered by wetland and floodplain area. The submitted plan contemplates the removal of the existing strip mall and the construction of a two-story dealership sales and service building.

### **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 Oct. 25, 2022. The meeting was attended by representatives of the applicant group, property ownership group, and three area property owners (commercial and residential). Area owners commented that the building concept looked nice but raised concerns about appropriate and year-long buffering of the rear parking lot.
- **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.
- **City Council Concept Plan Review.** The city council concept plan review is intended as a follow-up to the planning commission meeting 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:

- **Site Plan.** The proposed site plan identifies the building and parking lot locations. 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: Susan Thomas, AICP, Assistant City Planner  
Through: 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 will 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.
- **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.



**Subject Property**



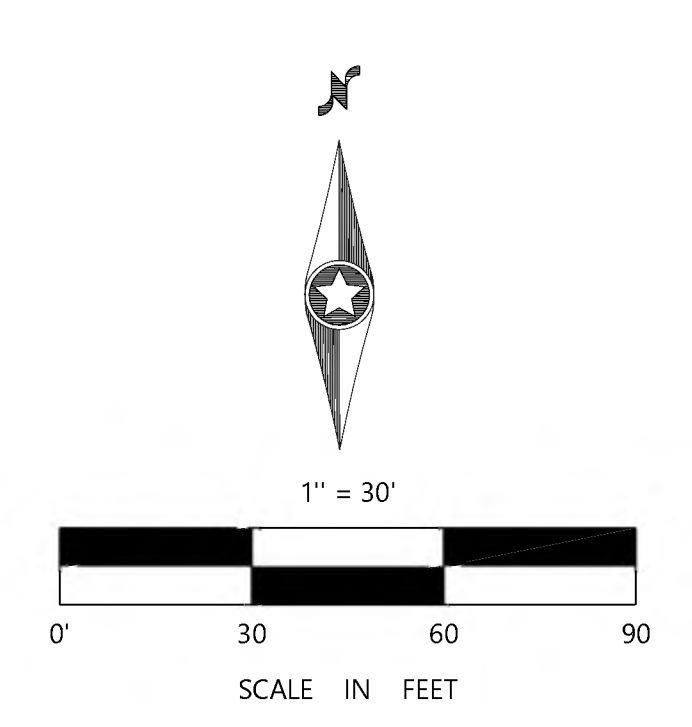
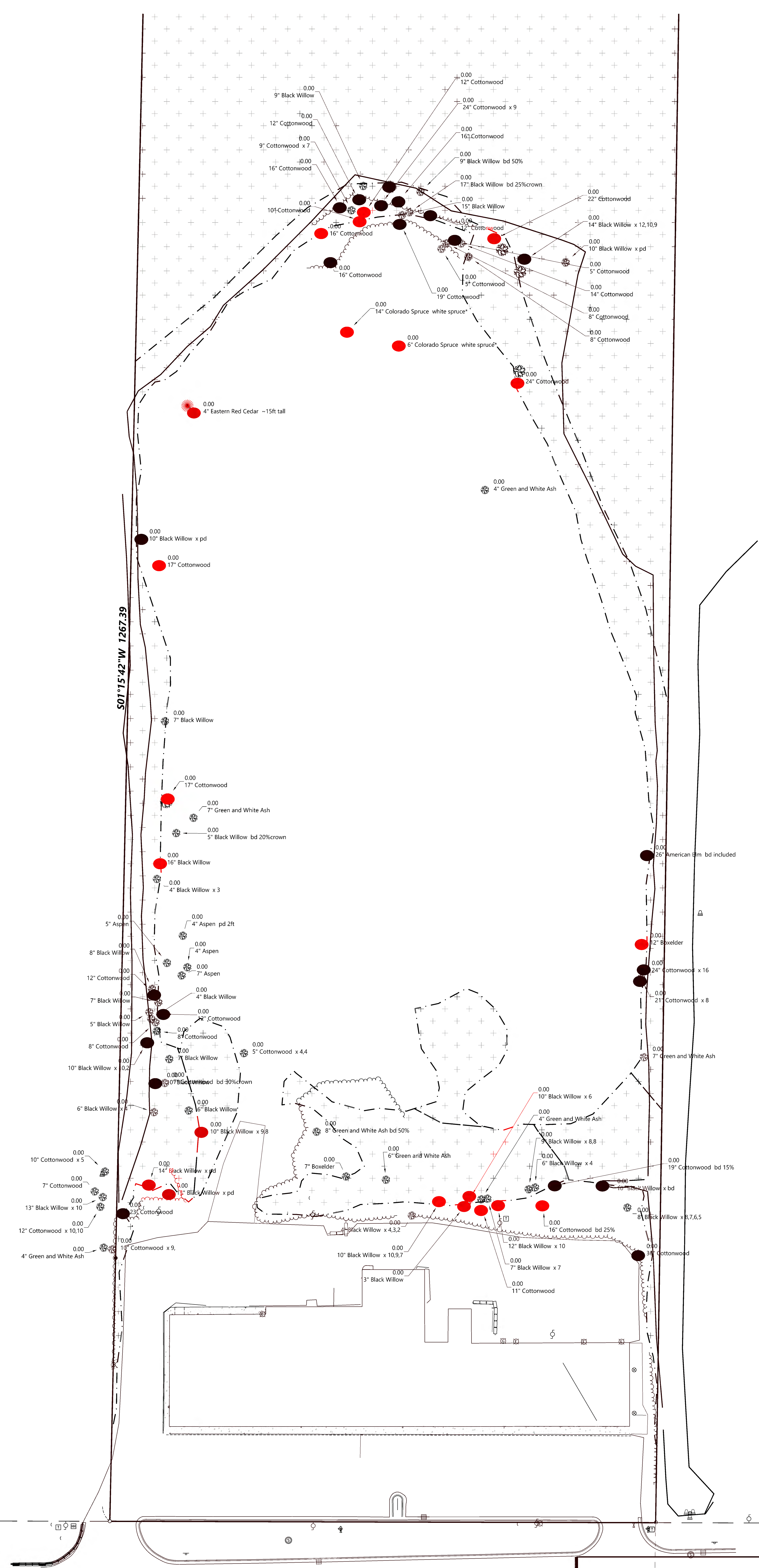
### LOCATION MAP

Project: Walser Kia  
Location: 15700 Minnetonka Blvd

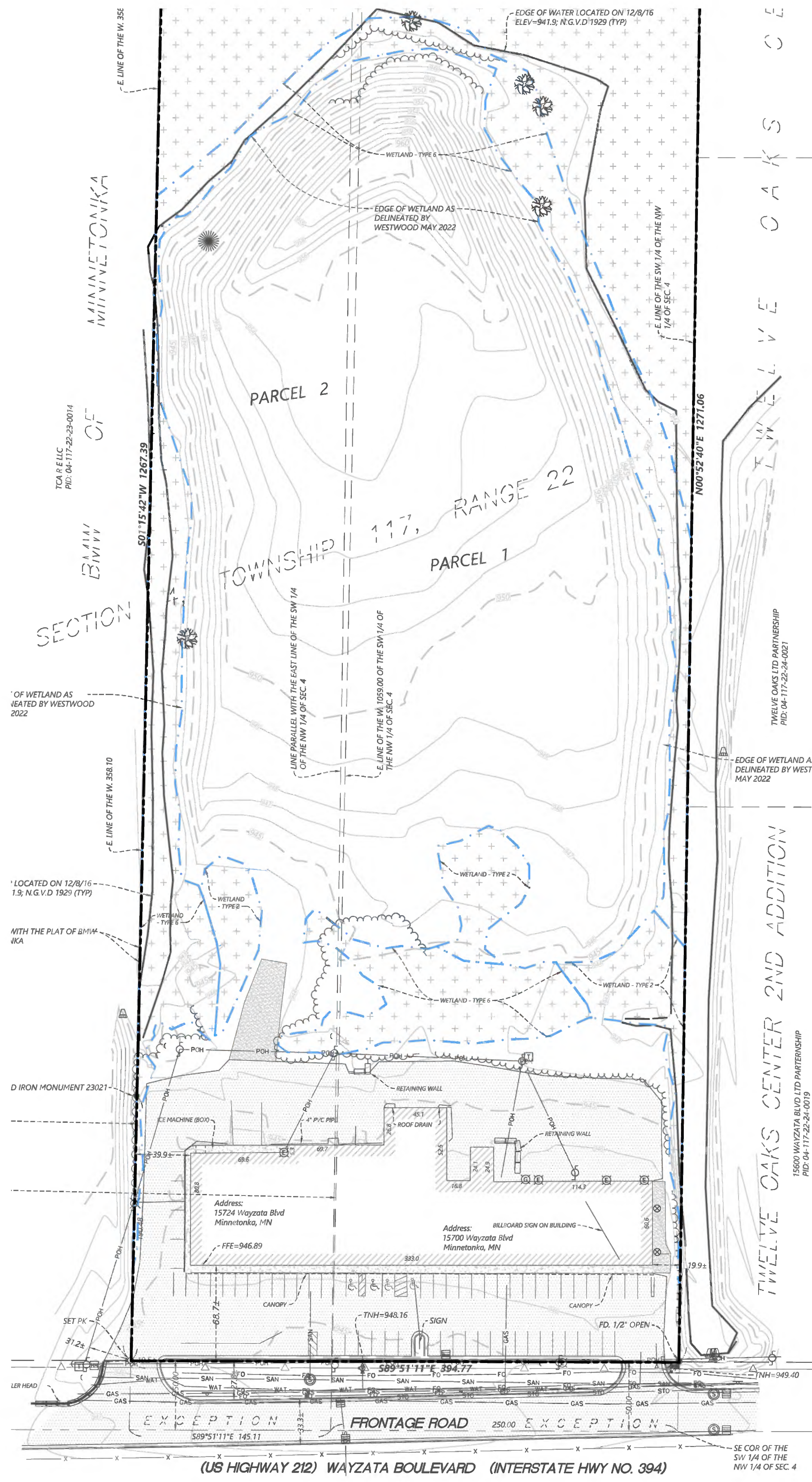




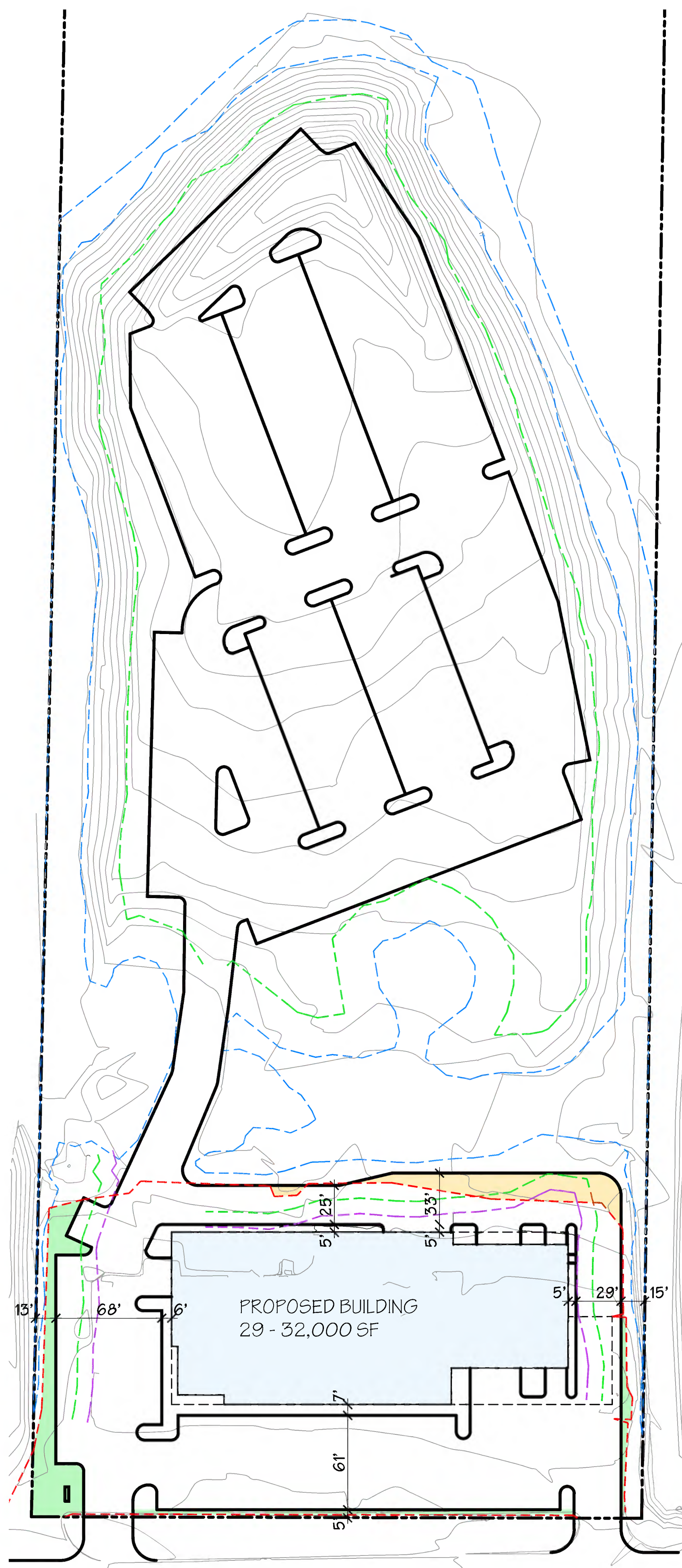
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3  
A.L.D.  
EXIST CONDITIONS  
1"=50'-0"  
NORTH



2  
A.L.D.  
SITE PLAN  
1"=50'-0"  
NORTH

- KEY**
- BOUNDARY OF WETLAND
  - 25 FOOT PARKING SETBACK FROM WETLAND
  - 35 FOOT BUILDING SETBACK FROM WETLAND
  - EDGE OF EXISTING PAVEMENT
  - NEW PAVEMENT BEYOND EXISTING (2,525 SF)
  - EXISTING PAVEMENT REMOVED (4,245 SF)
  - NEW DEALERSHIP BUILDING WITH PARTIAL SECOND FLOOR LEVEL

PROPOSED NEW BUILDING FOR:  
**WALSER KIA**

HIGHWAY 394  
MINNETONKA, MINNESOTA

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**PHILLIPS ARCHITECTS & CONTRACTORS, LTD.**  
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Suite 450  
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Ph. (612) 868-1261  
www.phillipsarchitects.com

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

DATE: \_\_\_\_\_ LICENSE # 17387

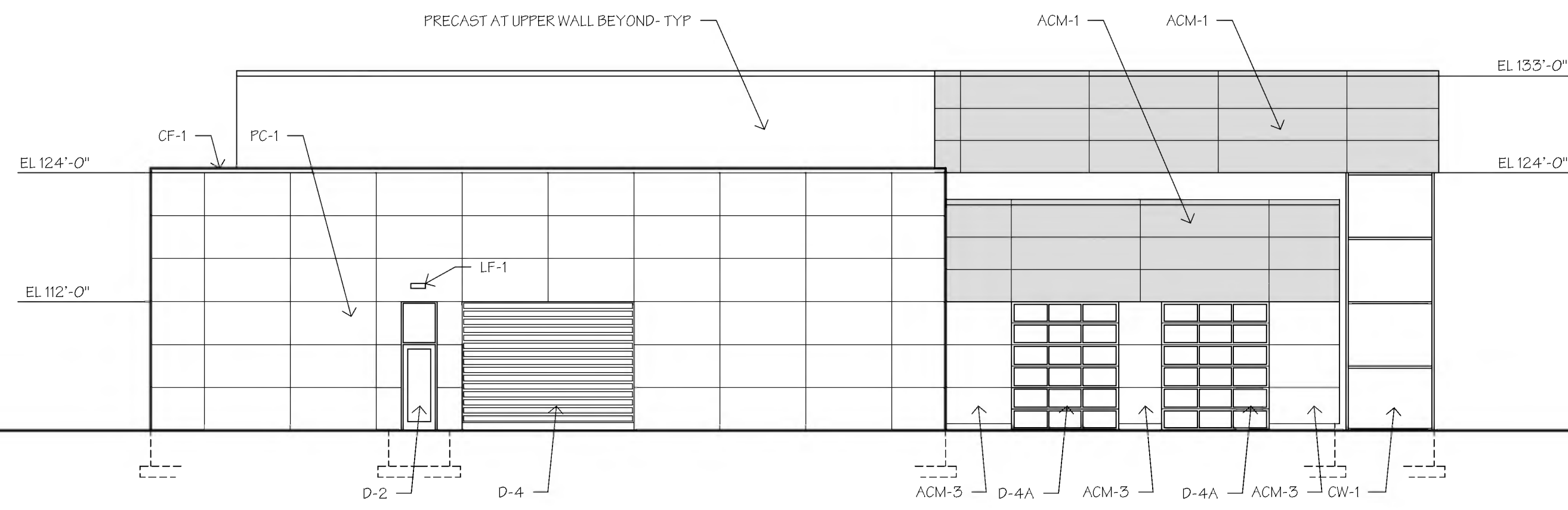
ISSUE/REVISION:  
10/5/2022 CITY SUBMITTAL

DRAWN BY: \_\_\_\_\_  
CHECKED BY: DAF  
PROJECT NO.:

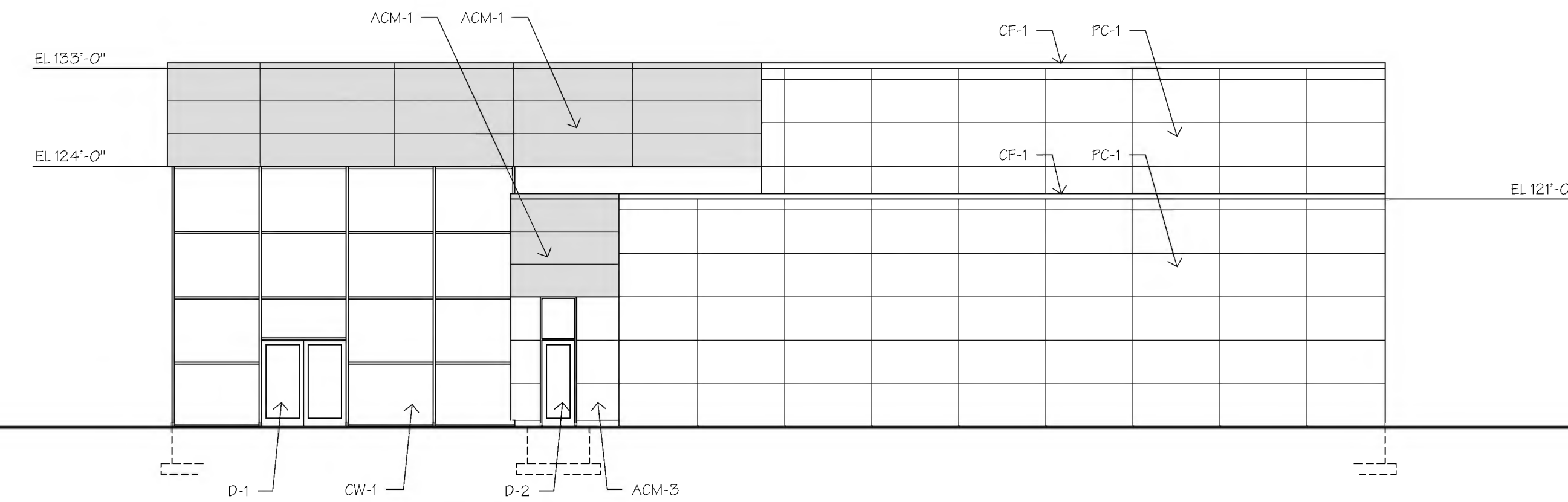
**PRELIMINARY SITE PLAN**

**A1.0**

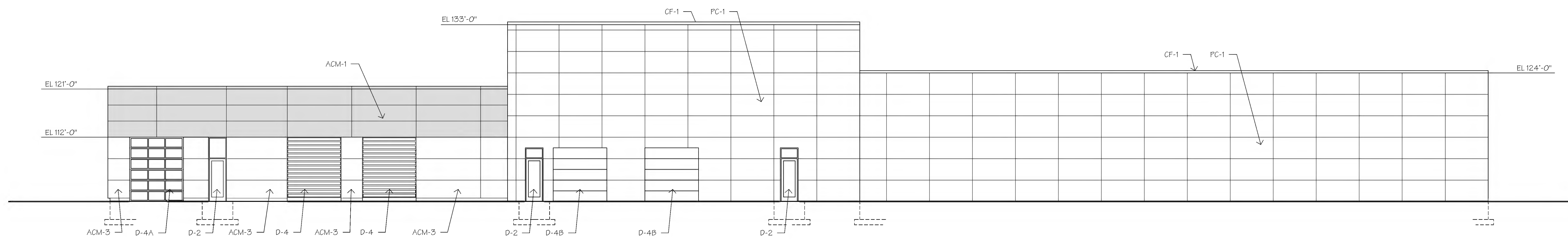




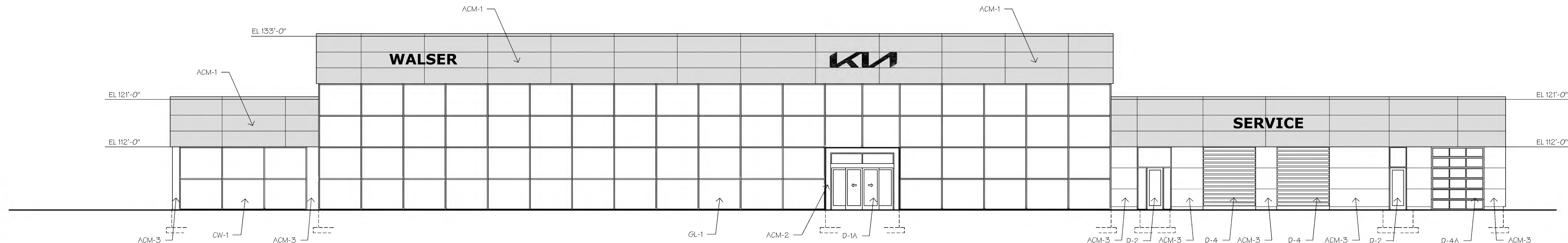
**4 WEST ELEVATION**  
A3.0 3/32"=1'-0"



**3 EAST ELEVATION**  
A3.0 3/32"=1'-0"



**2 NORTH ELEVATION**  
A3.0 3/32"=1'-0"



**1 SOUTH ELEVATION**  
A3.0 3/32"=1'-0"

**KEY**

- ACM-1 ACM WALL PANEL - PREFINISHED MANUFACTURED BY - ALPOLIC / FR DRY JOINT SYSTEM COLOR: "JOB BLACK"
- ACM-2 ENTRY PORTAL - ACM WALL PANEL MANUFACTURED BY - ALPOLIC / FR DRY JOINT SYSTEM COLOR: "BSX SILVER METALLIC"
- ACM-3 ENTRY PORTAL - ACM WALL PANEL MANUFACTURED BY - ALPOLIC / FR DRY JOINT SYSTEM COLOR: "WHITE"
- CF-1 PREFINISHED METAL CAP FLASHING COLOR: TO MATCH WALL BELOW
- CW-1 ALUM FRAME CURTAIN WALL SYSTEM - CLEAR INSULATED GLASS - "CAPPED" WITH ALUM COVER COLOR: CLEAR ANODIZED
- SF-1 STOREFRONT ALUMINUM WINDOW SYSTEM WITH CLEAR INSULATED GLASS COLOR: CLEAR ANODIZED
- PC-1 DECORATIVE PRECAST CONCRETE WALL PANEL COLOR: INTEGRAL COLORED CONC - SMALL AGGREGATE FINISH TEXTURE
- D-1 "EXTERIOR CAR DOOR" - ENTRY DOOR SYSTEM WITH ALUMINUM FRAME AND CLEAR INSULATED GLASS COLOR: CLEAR ANODIZED
- D-1A "AUTOMATIC" ENTRY DOOR SYSTEM WITH ALUMINUM FRAME AND CLEAR INSULATED GLASS COLOR: CLEAR ANODIZED
- D-2 "EXTERIOR MAN DOOR" - ENTRY DOOR SYSTEM WITH ALUMINUM FRAME AND CLEAR INSULATED GLASS COLOR: CLEAR ANODIZED
- D-3 NOT USED
- D-4 HIGH-SPEED COILING OH DOOR, ALUMINUM FRAMING WITH CLEAR POLYCARBONATE WINDOWS- FULLVIEW COLOR: CLEAR ANODIZED
- D-4A OH DOOR- ALUMINUM FRAMING WITH CLEAR INSULATED GLASS COLOR: CLEAR ANODIZED
- D-4B OH DOOR- PREFINISHED METAL WITH SOLID INSULATED PANELS COLOR: CLEAR ANODIZED
- LF-1 EXTERIOR LIGHT FIXTURE- WALL MOUNTED "DOWN LIGHT" DESIGN

PROPOSED NEW BUILDING FOR:

**WALSER KIA**

HIGHWAY 394  
MINNETONKA, MINNESOTA

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**PHILLIPS ARCHITECTS & CONTRACTORS, LTD.**

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Suite 450  
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HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
David A. Phillips

DATE: \_\_\_\_\_ LICENSE # 17387

ISSUE/REVISION:  
2022 REVIEW

DRAWN BY:  
CHECKED BY: DAF  
PROJECT NO.:

**EXTERIOR ELEVATIONS**

**A3.0**





WALSER KIA WAYZATA  
WAYZATA, MN



**ChangeUp**

937.293.7700 changupinc.com

These drawings convey design intent only to specify size, shape, color, feature and proportion, and not to be used as fabrication drawings.

© 2022 ChangeUp

DATE **JUL '22**

SCALE	PROJECT NO.
N/A	KIA55

DRAWING TITLE  
**EXTERIOR RENDERING**

DWG NO.





WALSER KIA WAYZATA  
WAYZATA, MN



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These drawings convey design intent only to specify size, shape, color, feature and proportion, and not to be used as fabrication drawings.

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DATE **JUL '22**

SCALE	PROJECT NO.
N/A	KIA55

DRAWING TITLE  
**INTERIOR RENDERING**

DWG NO.







**MINNETONKA PLANNING COMMISSION**  
**Nov. 17, 2022**

**Brief Description** Concept plan for Greco Minnetonka at 15407 and 15409 Wayzata Blvd

**Action Requested** Discuss concept plan with the applicant. No formal action is required.

**Background**

The 15407 and 15409 Wayzata Blvd. properties have been home to the “Hillcrest Nursing Home” since the early 1960s. The facility ceased operations in 2019. The 79,800 square foot building has since remained vacant. The property is 19.25 acres containing large mature deciduous trees, wetlands, and a grass lawn. Access to the property is from Clare Lane.



*Hillcrest site, 1964*



*Hillcrest site, 2021*

The surrounding single-family neighborhood on Clarendon Drive also developed in the late 1950s and early 1960s, as did the Holdridge neighborhoods to the south and west.

**Proposal**

Minnetonka Partners, LLC is proposing a two-component project to rehabilitate the former Hillcrest facility for assisted and memory care and construct a new independent living apartment building. The assisted living project would contain approximately 70 units of assisted living and 50 units of memory care. The independent living project would contain 70 – 80 units with underbuilding and surface parking. The two existing access points on Clare Lane would continue to provide site access.



*Concept Master Plan*

## Concept Plan Review Process

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 neighborhood meeting was held on Sept. 28, 2022 with neighbors to explore ideas for reuse of the property. The meeting was held outside on-site with approximately 22 neighbors in attendance.

The development team presented 3 site concepts for input:

- **Option #1 – Townhomes**
  - 90-100 rental townhomes
- **Option #2 – 55+ Apartments & Assisted Living Facility**
  - Reuse the former Hillcrest Nursing Home for assisted living
  - Construct a 3 story active adult building in the SE parking lot
- **Option #3 – Charter School**
  - Reuse of the building for a charter school

Dialogue between the development team and residents was engaging and free flowing. Residents asked specific questions about each concept. Other topics discussed included traffic in residential streets, use of the existing walking paths by neighbors, soils conditions, and required zoning actions.

To gain neighborhood input, the development team provided feedback sheets for each option. Residents provided feedback on the sheets which were collected in a “ballot box.” A summary of the meeting is attached.

A follow up neighborhood meeting on the proposed concept plan will be held on Thurs., November 17<sup>th</sup> prior to the planning commission meeting.

- **Planning Commission Concept Plan Review.** The purpose of concept plan review is to give commissioners the opportunity 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.
- **City Council Concept Plan Review.** The city council concept plan review is intended as a follow-up to the planning commission meeting 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**

Staff has identified and requests the planning commission feedback on the following key topics.

- **Use.** Does the commission have comments on the proposed use of the property?
- **Site Plan.** Does the commission have comments on the site plan layout for the buildings and site improvements?
- **Building.** Does the commission have comments on building size, location, or design considerations?
- **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) and 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 to 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.
- **City Council Action.** Based on input from the planning commission, 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 the public and respect the integrity of the public process.
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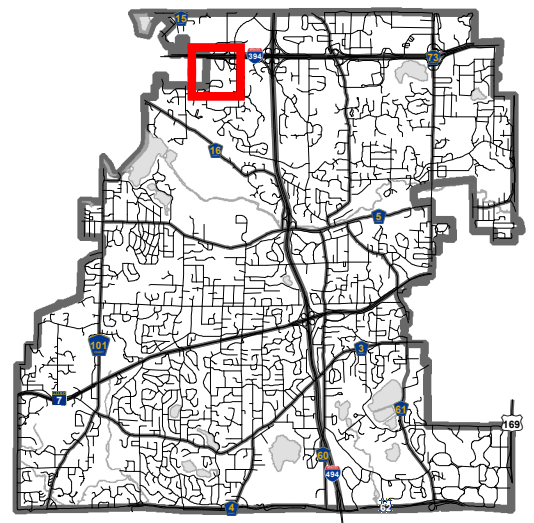
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**Location Map**

Project: Greco Minnetonka  
Address: 15409 Wayzata Blvd





## Concept Plan Project Overview

Minnetonka Partners, LLC is proposing a two-component project located at 15409 Wayzata Boulevard. The Concept Proposal features a rehabilitation of an existing two-story building, a former nursing home facility, proposed for an estimated 70 units of assisted living and 50 units of memory care (Assisted Living Project). Additionally, there would be a newly constructed three-story 55+ market-rate independent living apartment building (Independent Living Project) with approximately 70-80 units, approximately 75 underground garage parking stalls, and approximately 28 surface stalls. Once completed, the two phased project would provide a full continuum of care for residents living at the proposed development. Further conceptual details for each component of the Concept Proposal are explained below:

- *Assisted Living Project*
  - The development team is proposing to re-use the existing two-story structure by performing a substantial rehabilitation and converting the building from its prior use as a nursing home to a full service assisted living facility that will include both assisted living care and memory care options and complimenting services.
  - Post renovation the proposed project would create approximately 70 assisted living apartment homes and approximately 50 memory care homes
  - The Assisted Living Project would offer a full line of services to include medical care, food and meal services, resident events, multiple intergenerational opportunities, and a full offering of interior and exterior amenities spaces.
  - Within the building, finishes would incorporate high quality materials and be commensurate for standards within the Assisted Living sector. Amenities could include crafting rooms, a clubroom, central greenhouse, private dining, library, card rooms, salon, exercise facility, pet friendly options, and full time staff.
  - On the exterior the project site is nestled on a park like setting of over 19 acres. Residents will have access to walking paths, outdoor lawn areas and potentially pickleball, gardening, firepits, and outdoor cooking facilities.
- *Independent Living Project*
  - On the southeast corner of the site, the development team is proposing to remove an existing and failing surface parking lot and replacing it with a 55+ Independent Living apartment building.
  - Units would include one and two bedroom homes outfitted with modern and market leading finishes. Large windows, stainless steel appliances, wood inspired flooring, designer fixtures, balconies, and full-size in-unit laundry are a few of the
  - Interior spaces could include a fitness center, clubroom, rooftop club room and viewing deck, screening room, private dining room, crafting room, and a full-time staff.
  - Exterior amenities could include fire pits, an outdoor kitchen, pool, and yard games areas to name a few.
  - The distinct advantage to the location of the Independent Housing is that very mature trees provide a buffer between the building and the adjacent residential neighbors, shielding the neighborhood from the improvements.
- *Parking*
  - Assisted Living Project
    - Parking for the staff and visitors will be provided entirely by the existing surface parking at the site
  - Independent Living Project



- Parking will be provided by a combination of approximately 75 underground and 28 stalls surface stalls.





















607 WASHINGTON AVENUE • SUITE 100  
MINNEAPOLIS, MN 55401

(612)630.2450  
(612)630.2453 FAX

WWW.GRECOLLC.COM

October 10, 2022

To: Hillcrest Neighbors:

On Wednesday, September 28, 2022, Minnetonka Partners, LLC, the owner of the Hillcrest site located at 15407-409 Wayzata Boulevard, and its development partner, Greco, held a neighborhood meeting to discuss possible alternatives for the development of the property.

The meeting was held at the property. Approximately 24 neighbors attended the meeting as the result of an invitation extended to 88 addresses provided by the City of Minnetonka. Also attending were Julie Wischnack, City of Minnetonka Community Development Director and Loren Gordon, City of Minnetonka City Planner.

### Concept Plans

At the meeting Greco presented concept plans for three possible uses for the site:

- **Townhomes:** a concept plan for removing the existing building and developing approximately 90-100 townhomes. The townhomes would consist of three stories and have two car garages. The townhomes could be rental (at roughly \$3,500-\$5,000 per month) or for sale (at a sale price of \$550,000 or greater).
- **Assisted and Independent Living:** a concept plan for retaining the existing building and adapting it as an assisted living facility with a small memory care unit. Part of this plan includes constructing a three-story independent living apartment for approximately 75-85 residential units in what is now a portion of the parking lot to the south of the building. Parking for the Independent Living building would be provided within the building in an underground garage.
- **Charter School:** a concept plan for repurposing the building into a charter school facility serving 100-200 students. The building would be configured into approximately 20-25 classrooms for 10 students in each classroom. The driveway and parking areas would be restored and reconfigured as necessary to accommodate student drop-off and pick-up. The facility would be leased to an operator, likely affiliated with a church or a mosque.

Copies of the three concept plans are attached. It is important to note that these are preliminary concept plans and not completed site plans.

## Feedback

After the three concept plans were presented, neighbors responded with questions and comments. Many broke into small groups to discuss the concepts.

The neighbors were also presented with feedback cards for each concept. They were asked to comment on each concept separately and then rank the three concepts by preference. Not every attendee completed a feedback card and not every attendee completing a feedback card ranked the concepts.

Generally, the comments of those attending can be summarized as follows:

- Of those attending who ranked the three concepts, 8 ranked the Charter School concept as their first choice; 3 ranked the Assisted and Independent Living concept as their first choice and no attendee ranked the Townhouse concept as their first choice.
- The primary concerns of the neighbors with respect to the Townhome concept were density and traffic.
- With respect to the Assisted and Independent Living concept, a number of people responded that they like the repurposing of the building and that much of the existing green space would be retained. Others expressed concerns that the Independent Living building adds too much density and creates traffic concerns.
- With respect to the Charter School concept, a number of neighbors stated they like this concept because it repurposes the existing building and retains much of the existing greenspace. A number of comments question the amount of traffic and noise that would be generated by this use.
- Any concept that is selected needs to be supported by a traffic study.

For your convenience, we have created an electronic link that contains a tabulation of the comments and the preferences of those attending who responded. The link also contains a copy of every feedback card that was submitted, together with copies of the three concept plans presented at the meeting.

For this information, please follow this link: [www.choosegreco.com/hillcrest](http://www.choosegreco.com/hillcrest)

## Next Steps

This summary is being mailed to the 88 addresses originally provided to us by the City and we welcome comments from any neighbors who were unable to attend the meeting. Additional comments can be sent to [15407wayzatablyd@gmail.com](mailto:15407wayzatablyd@gmail.com)

Minnetonka Partners, LLC and Greco very much appreciate and value the time and interest of the Hillcrest neighbors in the proposed redevelopment of this site and the feedback Hillcrest neighbors have provided. These comments are very helpful, and we will pay attention to them.

Over the next several weeks we will evaluate the concepts in light of the neighborhood responses. Once we decide on a concept plan, we will advise you of our plan and we will continue to ask for your guidance and feedback. Further, any plan that we submit to the City for approval will entail one or more neighborhood and public meetings and we encourage you to please participate in those meetings.

Thank you very much for willingness to participate in this process.

GRECO

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

Josh Brandsted, President

A handwritten signature in blue ink, appearing to read 'Josh Brandsted', is written over a horizontal line. The signature is stylized and somewhat scribbled.