



Project Information Sheet

Proposed Walser Kia

The following is intended to provide basic information about a development proposal. For more information contact the city staff member or project applicant noted below.

Site Information

| | |
|------------------------|---|
| Address | 15700 and 15724 Wayzata Blvd |
| Zoning | Planned I-394 District |
| Comp. Plan Designation | Mixed-use |
| Permitted Uses | General office, commercial, or residential uses |

Project Information

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|---------------------|--|
| General Description | Walser Real Estate is proposing to redevelopment of the site. The existing retail building would be removed, and a new dealership/service building and associated parking ramp constructed. |
| Proposed Buildings | The submitted plans illustrate a 32,085 sq.ft. dealership and service building. The building would have a city-code-defined height of 36 feet. |
| Proposed Parking | The submitted plans include a four level parking ramp – ground level and three decks above – which would be occupied by new and used inventory, service vehicles, and staff parking. The ramp would have footprint dimensions of 120 feet by 405 feet, total size of 225,100 sq.ft., and a city code-defined height of 59 feet. |
| Natural Resources | The site contains wetland and floodplain areas. The submitted plans include floodplain alteration (fill and compensatory mitigation); floodplain alteration is allowed by ordinance. The proposal does not include any wetland fill or alteration. The proposed dealership/service building and parking ramp would meet all wetland setback requirements and would be located outside of required wetland (vegetation) buffers. A proposed drive aisle requires floodplain and wetland setback variances from 20 feet to 1 foot; the drive aisle would not be located within either the floodplain or wetland. |

Contact Information

City Staff Susan Thomas, Assistant City Planner, 952-939-8292, stthomas@minnetonkamn.gov

Development Review and Decision Making

City Staff

City staff provides professional advice and recommendations to all interested parties, including residents, applicants, the planning commission, and city council.

Development proposals are reviewed by the city's development review team. The team includes members of the city's economic development, engineering, fire, legal, natural resources, planning, police, and public works departments and divisions. The staff recommendation regarding any development proposal is based on the collaborative efforts of this larger staff review team.

Planning Commission

The planning commission is comprised of seven Minnetonka residents, appointed by the city council. The commission holds public hearings on redevelopment proposals. In considering land use proposals, the commission takes input from city staff, the general public, applicants, and other advisors and makes recommendations to the city council.

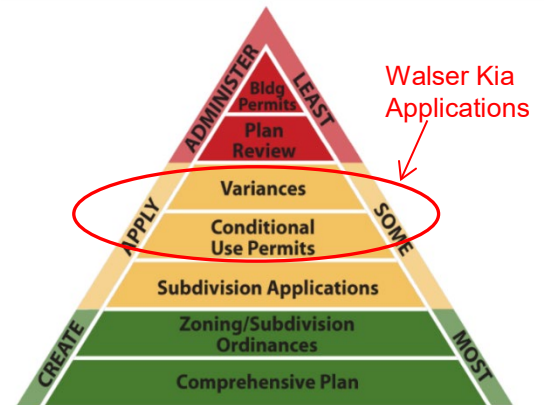
City Council

The city council is comprised of six council members and the mayor. In making land use decisions, the city council takes input from city staff, the general public, planning commissioners, applicants, and other advisors. The city council has the final authority to approve or deny the Walser Kia redevelopment proposal.

Pyramid of Discretion

Cities have broad discretion when making land use decisions that involve establishing or amending local law – for example, adopting new zoning ordinance standards or rezoning properties. Cities have far less discretion when making decisions that require the application of the laws they have established – for example, applying existing ordinance standards or issuing building permits.

It can be helpful to visualize this as a “pyramid of discretion,” showing cities have greater discretion when making land use decisions at the base of the triangle, and less as decision-making moves up the pyramid.¹



Public Notification

Legally Required Notification

Publish notice in the official newspaper (the Lakeshore Weekly News) and send notice by mail to owners of all properties located wholly or partially within 400 feet of the subject site.

Further Notification Done by Minnetonka

Sends notice by mail to properties beyond 400 feet.

Posts “Proposed Development” signs on properties.

Post projects on minnetonkamn.gov

¹ League of Minnesota Cities. (2021) *Information Memo: Planning and Zoning 101*