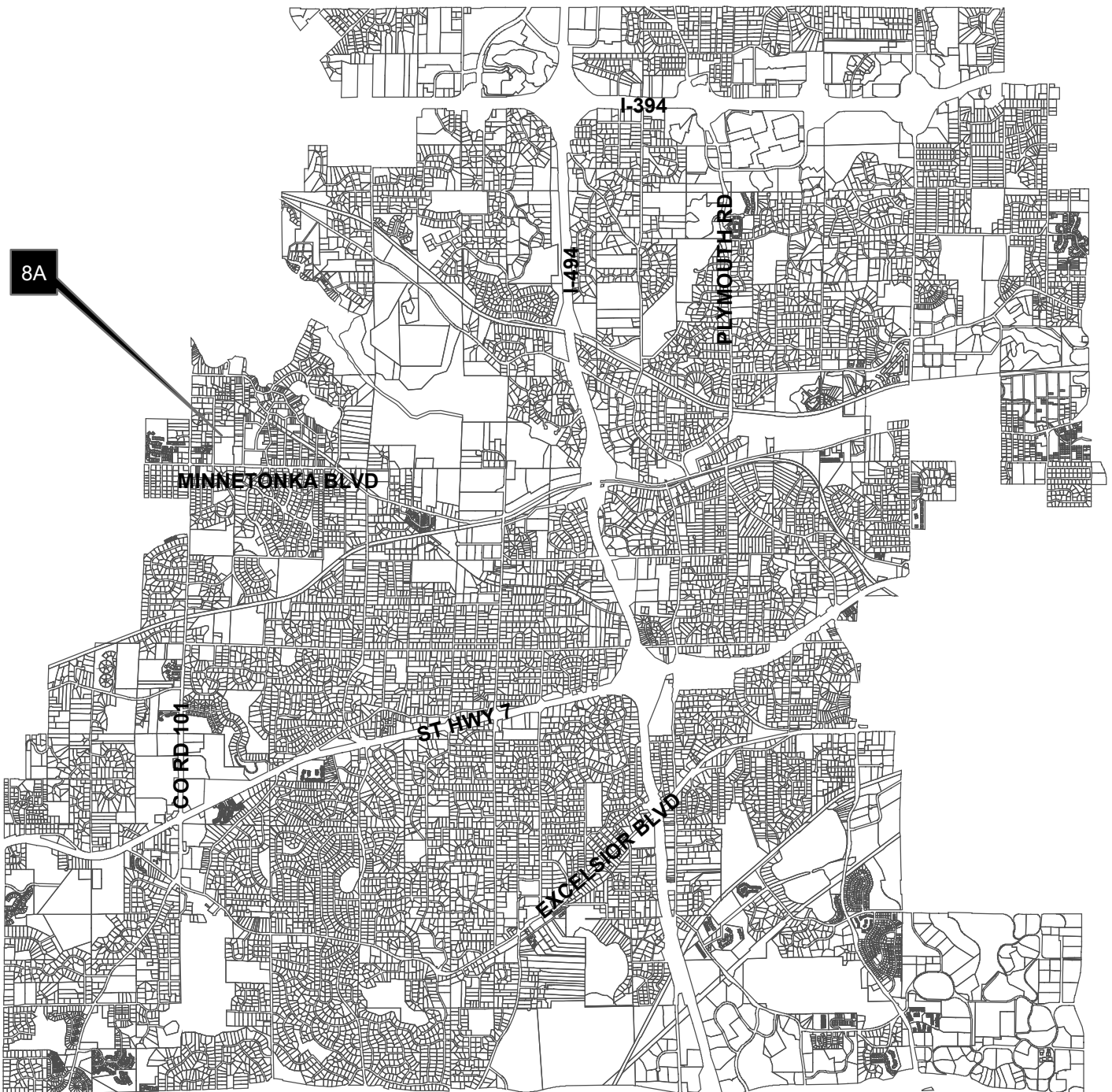




**CITY OF MINNETONKA
PLANNING COMMISSION
DECEMBER 1, 2016**

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





Planning Commission Agenda

December 1, 2016—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: November 17, 2016**
- 5. Report from Staff**
- 6. Report from Planning Commission Members**
- 7. Public Hearings: Consent Agenda**

No Items

8. Public Hearings: Non-Consent Agenda Items

- A. Items concerning Groveland Elementary School at 17310 Minnetonka Blvd and 3217 Groveland School Road.

Recommendation: Recommend the council approve the request (4 votes)

- Recommendation to City Council (Tentative Date: December 19, 2016)
- Project Planner: Loren Gordon

9. Adjournment

Notices

1. Please call the planning division at (952) 939-8274 to confirm meeting dates as they are tentative and subject to change.
2. Applications and items scheduled for the December 15, 2016 Planning Commission meeting:

Project Description: The applicant is requesting setback variances and an expansion permit (side yard, aggregate side yard, and shoreland) to construct two additions on a single family home.

Project No.: 16031.16a

Staff: Drew Ingvalson

Ward/Council Member: 3—Brad Wiersum

Section: 17

Project Description: The City of Minnetonka is proposing to construct a storage building on the Public Works property at 11522 Minnetonka Boulevard. The proposal requires approval of: (1) a conditional use permit; and (2) site and building plan review.

Project No.: 01056.16a

Staff: Loren Gordon

Ward/Council Member: 2—Tony Wagner

Section: 14

Project Description: River Valley Church is proposing to operate a religious facility at 10801 Red Circle Drive. The application requires: (1) conditional use permit; (2) parking ratio variance.

Project No.: 90040.16a

Staff: Drew Ingvalson

Ward/Council Member: 1—Bob Ellingson

Section: 36

Project Description: Crest Ridge Senior Housing is proposing to construct a 4-story, 147-unit, senior rental housing building at 10955 Wayzata Blvd. The application requires: (1) master development plan; (2) comprehensive guide plan amendment; and (3) site and building plan review.

Project No.: 16034.16a

Staff: Susan Thomas

Ward/Council Member: 2—Tony Wagner

Section: 1

Project Description: The applicant is proposing to add a third stall garage addition at 14831 Wellington Rd. The application requires: (1) a side yard setback variance.

Project No.: 16033.16a

Staff: Drew Ingvalson

Ward/Council Member: 4—Tim Bergstedt

Section: 9

Project Description: HP Holdings, LLC has submitted an application to subdivide the property at 1555 Linner Road into four single-family residential lots. The application requires: (1) preliminary plat approval; (2) variances to reduce the lot width at the right of way for Lots 1, 2, 4; and (3) variance to reduce the lot width at setback on Lot 2.

Project No.: 16029.16a

Staff: Ashley Cauley

Ward/Council Member: 3—Brad Wiersum

Section: 4

WELCOME TO THE MINNETONKA PLANNING COMMISSION MEETING

This outline has been prepared to help you understand the public meeting process. The review of an item usually takes the following form:

1. The chairperson of the meeting will announce the item to be reviewed and ask for the staff report on the subject.
2. Staff presents their report on the item.
3. The Commission will then ask City staff questions about the proposal.
4. The chairperson will then ask if the applicant wishes to comment.
5. The chairperson will open the public hearing to give an opportunity to anyone present to comment on the proposal.
6. This is the time for the public to make comments or ask questions about the proposal. Please step up to the podium, speak clearly, first giving your name (spelling your last name) and address and then your comments.
7. At larger public hearings, the chair will encourage speakers, including the applicant, to limit their time at the podium to about 8 minutes so everyone has time to speak at least once. Neighborhood representatives will be given more time. Once everyone has spoken, the chair may allow speakers to return for additional comments.
8. After everyone in the audience wishing to speak has given his or her comments, the chairperson will close the public hearing portion of the meeting.
9. The Commission will then discuss the proposal. No further public comments are allowed.
10. The Commission will then make its recommendation or decision.
11. Final decisions by the Planning Commission may be appealed to the City Council. Appeals must be written and filed with the Planning Department within 10 days of the Planning Commission meeting.

It is possible that a quorum of members of the City Council may be present. However, no meeting of the City Council will be convened and no action will be taken by the City Council.

**Unapproved
Minnetonka Planning Commission
Minutes**

November 17, 2016

1. Call to Order

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

2. Roll Call

Commissioners Powers, Calvert, Hanson, Knight, O'Connell, Odland, and Kirk were present.

Staff members present: City Planner Loren Gordon and Assistant City Planner Susan Thomas.

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

4. Approval of Minutes: November 3, 2016

Odland moved, second by Knight, to approve the November 3, 2016 meeting minutes as submitted.

Powers, Hanson, Knight, O'Connell, Odland, and Kirk voted yes. Calvert abstained. Motion carried.

5. Report from Staff

Gordon briefed the commission on land use applications considered by the city council at its meeting of November 14, 2016:

- Adopted a resolution approving the final plat for Binger Crossing Third Addition.
- Held a concept plan review for a senior apartment proposal submitted by Mesaba Capital Development.
- Adopted a resolution approving items for the RiZe at Opus.
- Adopted a resolution endorsing the Glen Lake Neighborhood Study.

The next planning commission meeting will be December 1, 2016. Gordon thanked Hanson for his service on the planning commission.

6. Report from Planning Commission Members: None

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

8. **Public Hearings**

A. **Final site and building plans with parking variance for a self-storage facility at 6150 Baker Road.**

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

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

Peter Deanovic, Buhl Investors, applicant, stated that he was available for questions. He appreciated the consideration for this proposal.

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

Hanson moved, second by Odland, to adopt the resolution approving final site and building plans with parking variance for a self-storage facility at 6150 Baker Road (see attachments provided in the staff report).

Powers, Calvert, Hanson, Knight, O'Connell, Odland, and Kirk voted yes. Motion carried.

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

9. **Adjournment**

Calvert moved, second by Odland, to adjourn the meeting at 6:45 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary

Minnetonka Planning Commission Meeting

December 1, 2016

Agenda Item 7

Public Hearing: Consent Agenda

(No Items)

Minnetonka Planning Commission Meeting

December 1, 2016

Agenda Item 8

Public Hearing: Non-Consent Agenda

MINNETONKA PLANNING COMMISSION
December 1, 2016

Brief Description Items concerning Groveland Elementary School at 17310 Minnetonka Blvd and 3217 Groveland School Road

Recommendation Recommend the city council approve the request

Project No. 92032.16a

Property 17310 Minnetonka Blvd. and 3217 Groveland School Road

Applicant Minnetonka School District

Proposal The applicant is proposing to add a new gymnasium and parking lot.

Proposal Requirements

The proposal requires:

- Conditional use permit: The expanded use of the school district property.
- Site and Building Plan Review: The expansion of the school building and parking lot.
- Comprehensive Plan Amendment: The proposed parking lot is located on a former residential parcel recently purchased by Minnetonka School District. The expanded use of school district would require a comprehensive plan amendment from low density residential to institutional.

Approving Body

The planning commission makes a recommendation to the city council, which has final authority to approve or deny the request. (City Code 300.06.4)

Site Features

The site is located along Minnetonka Boulevard between Groveland School Road and Woodlawn Avenue. The site is 9.6 acres in size, and the school building is approximately 84,000 square feet. There are two separate parking lots for staff and visitor parking on the site. The east parking lot has access from Minnetonka Boulevard and the west parking lot has access from

Groveland School Road. The two lots provide a total of 116 parking stalls.

The Minnetonka School District purchased the 3217 Groveland School Road property in May of 2016 with plans for the proposed parking lot expansion. The residential home that stood on the property since 1977 was demolished this past fall. The property includes 31,165 square feet of lot area. The inclusion of this former residentially used property would expand the school property to 10.42 acres.

**Proposed
Improvements**

The applicant is proposing to add an 8,000 square feet gymnasium to the northeast corner of the elementary school. The gymnasium would be a regulation size and include bleachers for additional assembly functionality. The gymnasium would be located in the area currently used as the east parking lot causing a loss of 28 parking spaces. The location and orientation of the gymnasium would continue to allow an east building entry which would maintain the existing student drop-off/pick-up area. There would be no loss in the amount of vehicles that stack in the lane. In fact, an additional drop-off lane along the east side of the gymnasium would be added which would lengthen the total stacking length.

The applicant would also construct a new 77 space parking lot on the 3217 Groveland School Road property. The parking lot would increase the total parking count at Groveland Elementary School from 116 to 165 spaces.

In addition, Minnetonka School District is working on a parking agreement with St. Luke's Presbyterian Church located directly north of the school at 3121 Groveland School Road. The parking agreement would allow the school to provide overflow parking during large events. A large majority of the St. Luke's parking lot has a gravel surface which the school district would improve with a bituminous hardsurface as a part of the project. This paving project would provide 89 parking spaces for St. Luke's.

The paving of St. Luke's parking lots also satisfies a condition included in the 2014 columbarium approvals for future paving of the parking lots.

The school district would also improve a sidewalk to connect the new parking lot to the west driveway entrance along Groveland

School Road. Other options to connect to the track and enter the school from the north also exist. Staff would also request the sidewalk extend to Minnetonka Blvd. and the north parking area at St. Luke's. This would add to better pedestrian travel and safety.

Grading/Drainage

Stormwater runoff from the school and St. Luke's parking lots would be directed to treatment chambers under the school parking lot. Additional details are needed on the proposed stormwater design and maintenance agreements, which would be reviewed with the grading permit application.

**Landscaping/
Greenspace**

The proposed gymnasium would not remove any existing landscaping or green space. In fact, the project would provide a net gain of 361 square feet of green space. A combination of trees and shrubs would be planted generally at the east entrance and along the west facing gymnasium wall.

The proposed parking lot would remove all of the existing landscaping which is allowable by ordinance. The preliminary landscape plan provides 44 deciduous and evergreen trees on the east and west sides of the new parking lot. The final landscape plan would be required to meet the minimum landscaping value outlined in the zoning ordinance.

Total greenspace would be reduced by 6 percent with parking and gymnasium improvements.

Staff Analysis

Staff finds that the site and building plan and conditional use permit proposal is reasonable.

- The proposal meets the conditional use permit and site and building plan review standards outlined in the zoning ordinance.
- The proposed parking lot expansion provides additional parking and functional design for the site which would reduce burdens on existing roadways. The proposed plan maintains the separation of school bus traffic and student pick-up and drop-off areas. The expansion also maintains vehicle stacking area.
- The proposed gymnasium would add functionality to the school while meeting all code requirements.

Staff finds the proposed comprehensive plan amendment is reasonable.

- The property is situated between institutionally guided uses.
- The expansion of institutional property would not be a detriment to the surrounding neighborhood.
- The proposed expansion will assist Minnetonka Schools and St. Luke's Church in providing community services.

Staff Recommendation

Recommend that the city council adopt the resolutions approving the conditional use permit, site and building plans and comprehensive plan amendment.

Originator: Loren Gordon, AICP, City Planner

Supporting Information

Surrounding Land Uses

Northerly: St. Luke's Presbyterian Church, zoned R-1 and guided for Institutional uses
Easterly: Groveland Cemetery, zoned R-1 and guided for low density residential uses
Southerly: Single-family homes zoned R-1 and guided for low density residential uses
Westerly: Minnetonka Animal Hospital, zoned PUD, Planned Unit Development; The Sanctuary, zoned PUD, Planned Unit Development; and single-family homes zoned R-1, Low density residential

Planning

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

Standards: CUP

The proposal would meet the general conditional use permit standards as outlined in city code:

- 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 the public health, safety or welfare.

Standards: Site and Building

The proposal would meet the site and building plan review standards as outlined in city code:

- 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:
 - a) 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;
 - b) the amount and location of open space and landscaping;
 - c) 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
 - d) 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.

**Standards:
Comprehensive
Plan Amendment:**

The comprehensive guide plan sets forth the standards used to review a request for an amendment:

- 1) The change would be consistent with the policies, strategies, or other elements of the 2030 Comprehensive Guide Plan and the city's Strategic Framework, including those for certain long term planning areas noted in this chapter.

- 2) The change would not create an adverse impact on public facilities and services that could not be mitigated with proposed improvements. Public facilities and services include roads sewers, water supply, drainage, schools and parks.
- 3) Development resulting from the change would not create an undue impact to surrounding properties.
 - a. Such development would be consistent with the physical character of surrounding neighborhood or would upgrade and improve its viability.
 - b. Physical character includes land use type, building height and size, relationship to the street, roof lines, and landscaping.
 - c. Viability includes stabilization or enhancement of property values or removing blighting influences.
- 4) The change would allow a more viable transition to the planned uses on adjacent properties than the current land use.
- 5) The change would not have an adverse impact on the natural environment, including trees, slopes and wetlands, or the impact could be mitigated by improvements on the site or in the same vicinity.
- 6) There has been a change in city policies or neighborhood characteristics since the city adopted the original plan that would justify a change.
- 7) The change would correct an error made in the original plan.
- 8) There is a community or regional need identified in the comprehensive plan for the proposed use or service.
- 9) The change would help the city meet its housing goals.
- 10) The change would not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration, or dedication.
- 11) In the event a land use change includes numerous properties, such as a neighborhood area, the following factors should be considered:

1. Determination of changed conditions on the properties or within the area surrounding the properties.
2. The condition of the buildings on the property.
3. If residential, the need to preserve the housing stock to meet city housing goals, or if non-residential, the ability of the proposed new land use(s) to meet city housing goals.

Natural Resources Best management practices must be followed during the course of site preparation and construction activities. This would include installation and maintenance of a temporary rock driveway, erosion control, and tree protection fencing. As a condition of approval the applicant must submit a construction management plan detailing these management practices.

Neighborhood Comments The city sent notices to 118 area property owners and received no comments to date.

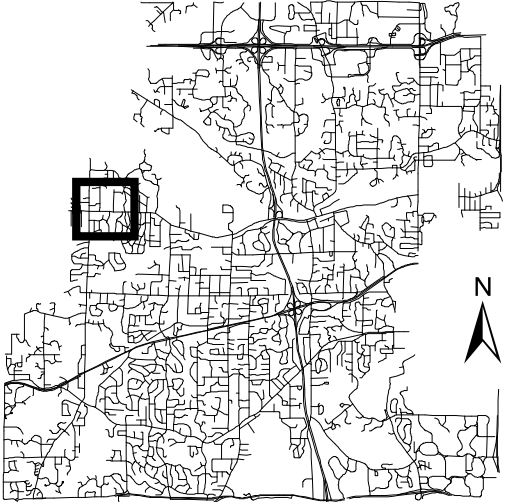
Deadline for Decision March 1, 2017



Subject Property

Location Map

Project: Groveland Elementary
Applicant: Minnetonka SD #276
Address: 17310 Minnetonka Blvd
Project No. 92032.16a



This map is for illustrative purposes only.



GROVELAND SCHOOL PROJECTS

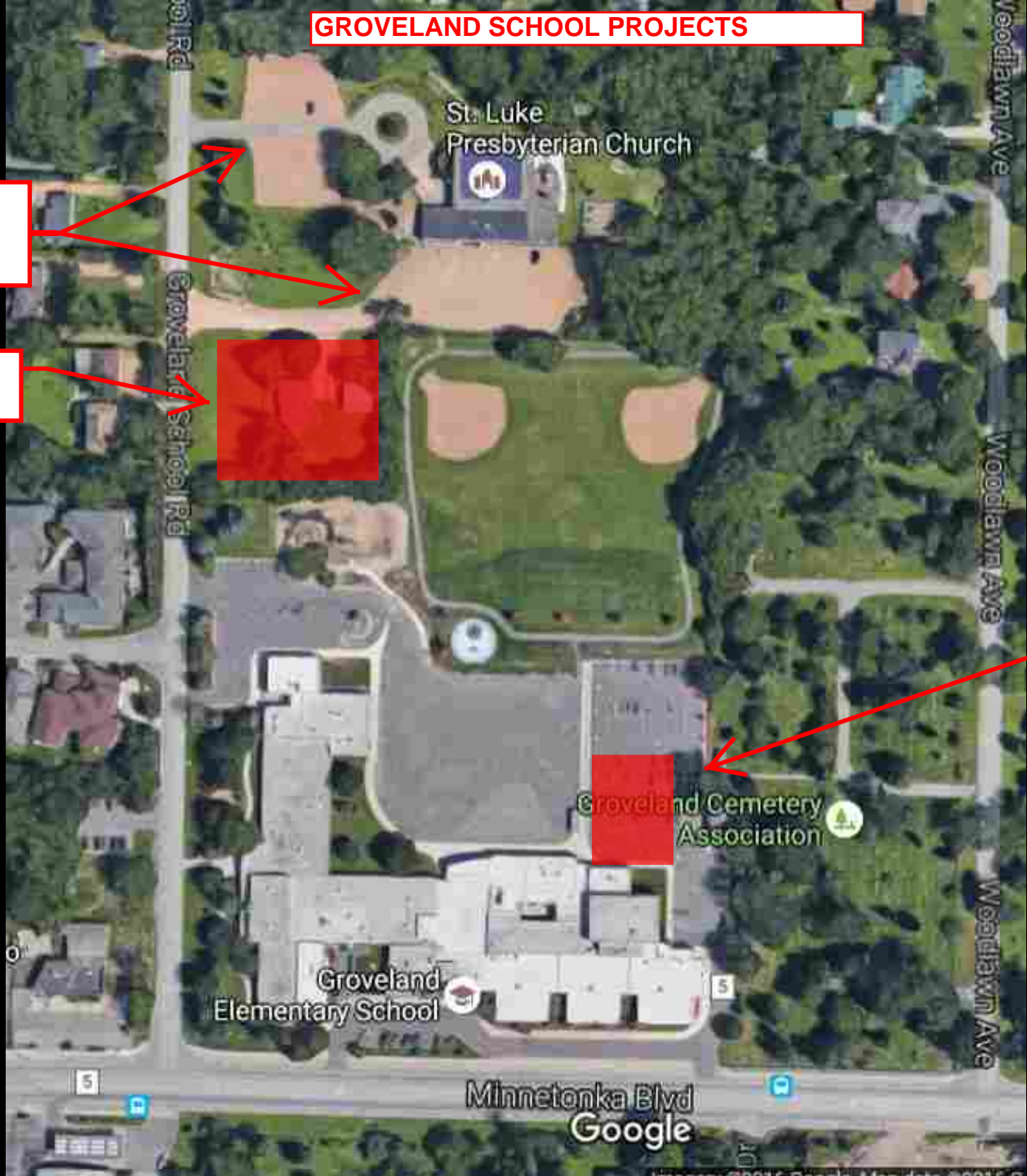
**PAVE ST. LUKE'S
EXISTING
PARKING LOTS**



**NEW PARKING
LOT**

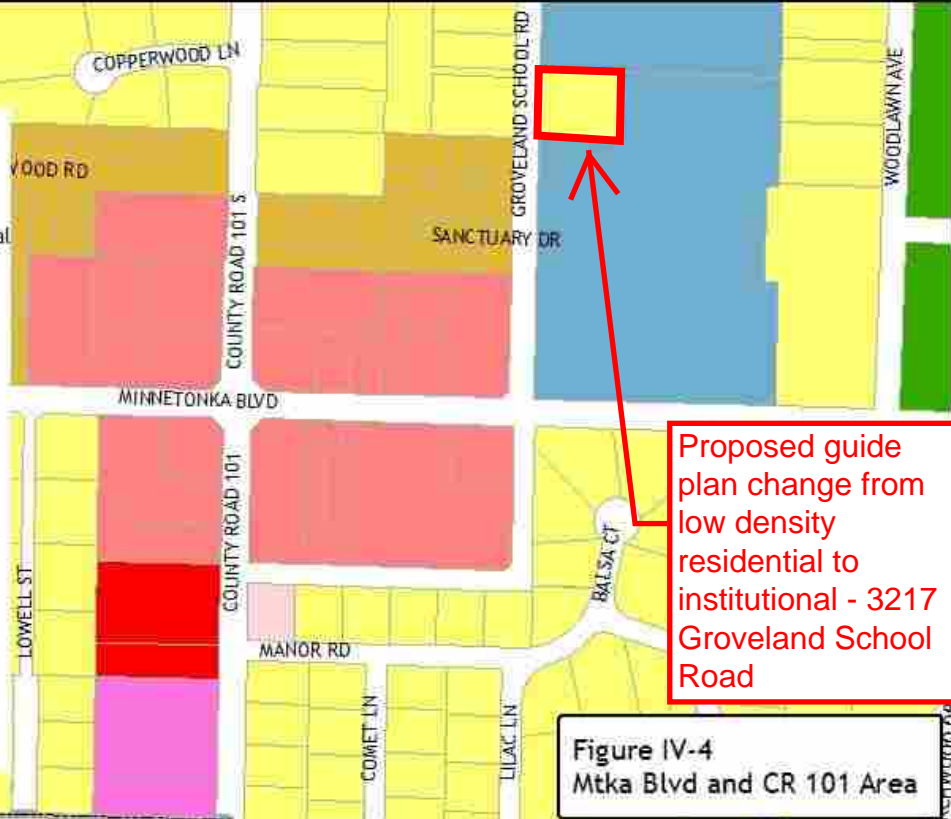


**GYMNASIUM
ADDITION**



2030 Land Use Category

- Low Density Residential (2-4 units per acre)
- Medium Density Residential (5 - 12 units per acre)
- High Density Residential (over 12 units per acre)
- Commercial
- Service Commercial
- Office
- Mixed Use
- Industrial
- Institutional
- Open Space
- Parks
- Wetlands



Proposed guide plan change from low density residential to institutional - 3217 Groveland School Road

Figure IV-4
Mtnka Blvd and CR 101 Area

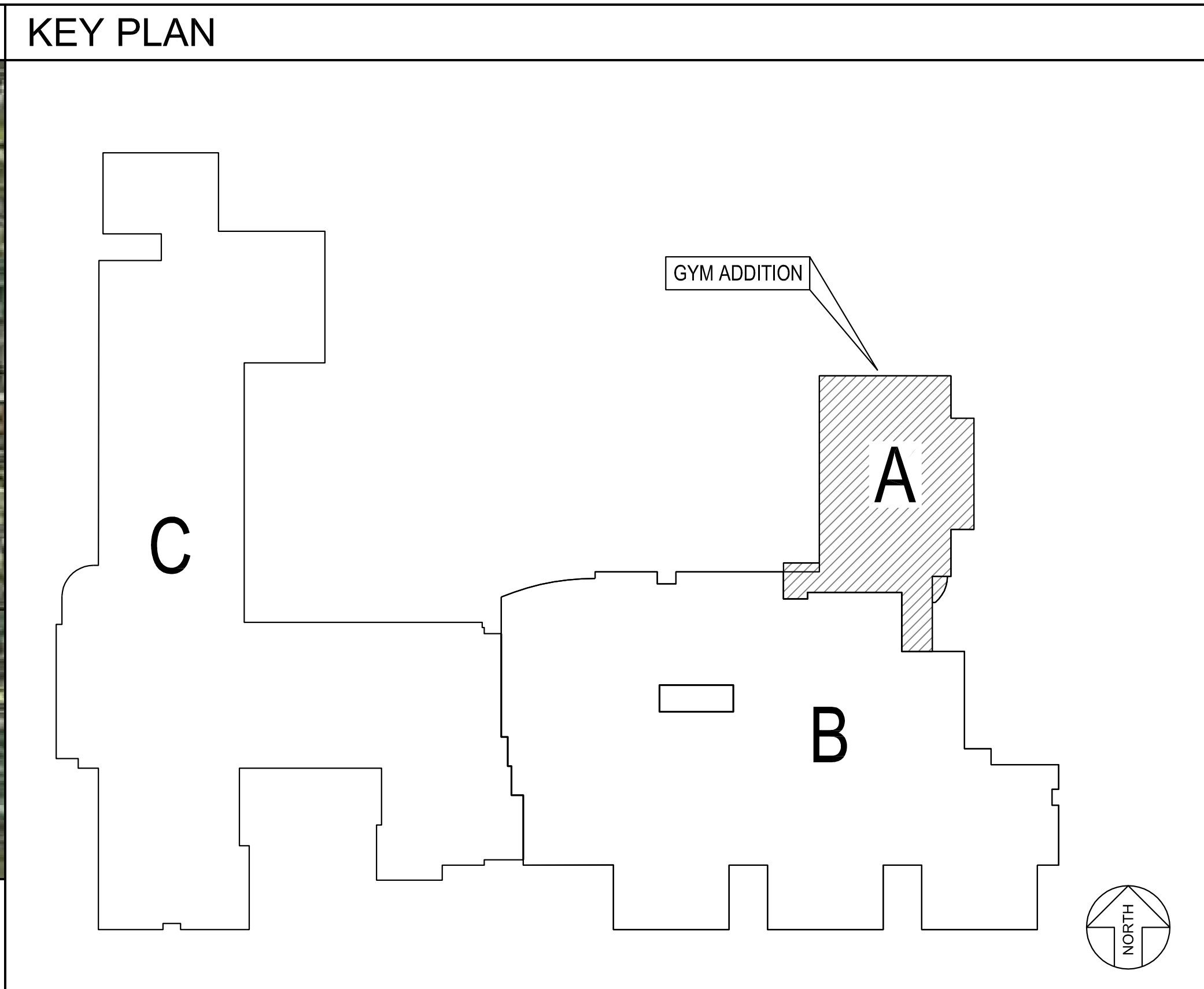
Renovations and Addition to: Groveland Elementary School

Minnetonka Public Schools
 Independent School District No. 276
 17310 Minnetonka Blvd
 Minnetonka, MN 55345

Renovations and Addition to:
 Groveland Elementary School
 Minnetonka Public Schools District 276
 17310 Minnetonka Blvd
 Minnetonka, Minnesota 55345

**PRELIMINARY-
 NOT FOR
 CONSTRUCTION**

File - R:\dwg\2016\16005 Groveland ES Addition\City Submittal_110116\A\0 - City Submittal.dwg Date - Nov 01, 2016 Time - 12:00pm



PROJECT INFORMATION

OWNER
 MINNETONKA SCHOOLS I.S.D. NO. 276
 5621 County Road 101
 Minnetonka Minnesota, 55345
 Phone: 952-401-5024 Fax: 763-525-3289

CONTACTS:
 District Executive Director of
 Finance/Operations:
 PAUL BOURGEOIS

ARCHITECT AND ENGINEERS
 ARMSTRONG, TORSETH, SKOLD, AND RYDEEN, INC.
 8501 GOLDEN VALLEY ROAD, SUITE 300
 GOLDEN VALLEY, MINNESOTA 55427
 PHONE: 763-545-3731 FAX: 763-525-3289

CONTACTS:
 ARCHITECTURE/PROJECT MGR: DAVID M. MARONEY, AIA
 LANDSCAPE ARCHITECTURE: RON SPODEN, ASLA
 SPECIFICATIONS: RODNEY E. ERICKSON
 MECHANICAL ENGINEER: BLAYNE PARKOS, PE
 BEN WILLIAMSON
 ELECTRICAL ENGINEER: NICK ACHINA, PE
 MIKE HALGRIMSON
 TECHNOLOGY ENGINEER: DAVID BRIDGES

STRUCTURAL ENGINEER
 CLARK ENGINEERING CORPORATION
 12755 HIGHWAY 55, SUITE 100
 MINNEAPOLIS, MINNESOTA 55441
 PHONE: 763-545-9196 FAX: 763-541-0056

CONTACT:
 PROJECT ENGINEER:
 TIM LABISSONIERE, PE

SHEET INDEX

G1	TITLE SHEET
CIVIL	
Sheet 1 of 3	BOUNDARY AND TOPOGRAPHIC SURVEY
Sheet 2 of 3	BOUNDARY AND TOPOGRAPHIC SURVEY
Sheet 3 of 3	BOUNDARY AND TOPOGRAPHIC SURVEY
LANDSCAPE	
L1.0	EROSION AND SEDIMENT CONTROL PLAN
L2.0	SITE DEMOLITION PLAN
L2.1	SITE DEMOLITION PLAN
L3.0	SITE LAYOUT PLAN
L3.1	SITE DIMENSION PLAN
L3.2	SITE LAYOUT, DIMENSION AND GRADING PLAN
L4.0	SITE GRADING PLAN
L5.0	SITE LANDSCAPE PLAN
ARCHITECTURAL	
A1.1	REFERENCE FLOOR PLAN
A1.2	EXTERIOR ELEVATIONS

KEY PLAN

DRAWN BY
 SJF

CHECKED BY
 DMM

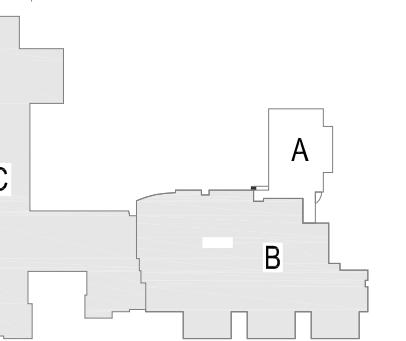
ISSUED FOR
 CITY SUBMITTAL

ISSUE DATE
 NOVEMBER 1, 2016

SHEET NAME
 TITLE SHEET

ATS&R PROJECT NO.
 16005

SHEET NUMBER



SITE LANDSCAPE PLAN GENERAL NOTES

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO DIGGING. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID DAMAGE.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING LANDSCAPE ARCHITECT WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS.

PLANT TREES AND SHRUBS AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF LAWNS, UNLESS OTHERWISE ACCEPTABLE TO LANDSCAPE ARCHITECT. IF PLANTING OF TREES AND SHRUBS OCCURS AFTER LAWN WORK, PROTECT DAMAGE TO LAWNS RESULTING FROM PLANTING OPERATIONS AND PROMPTLY REPAIR, AT NO COST TO THE OWNER.

DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, NOTIFY LANDSCAPE ARCHITECT, ALONG WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL.

PROVIDE SEED IN ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED.

MULCH ENTIRE SHRUB BEDS AND ALL TREE SAUCERS WITH SHREDDED MULCH UNLESS OTHERWISE NOTED. MULCH MATERIAL TO BE MINIMUM 4" DEPTH.

CONTRACTOR HAS OPTION OF GUARANTEEING PLUMB TREES THROUGH INSTALLATION AND 1 YEAR MAINTENANCE PERIOD IN LIEU OF STAKING AND GUYING.

PROVIDE SOIL AMENDMENTS AT ALL TREE PIT AND SHRUB BED EXCAVATIONS CONSISTING OF 1/3 PEAT OR MANURE, 1/3 NATIVE SOIL, AND 1/3 BLACK DIRT. DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.

LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN AND WORK AREA IN AN ORDERLY CONDITION DURING PLANTING OPERATIONS.

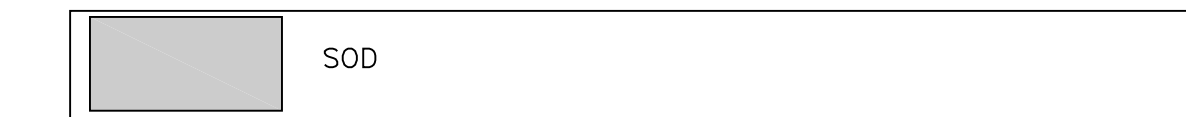
IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN SHALL GOVERN.

APPLY EROSION CONTROL STAKES TO SOD ON ALL SODDED AREAS WITH SLOPES GREATER THAN 4:1 SLOPES. SEE SITE GRADING PLANS FOR SLOPES.

PLANT SCHEDULE

TREES/SHRUBS/PERENNIALS	SIZE	ROOT	REMARKS
4 PM TANNENBAUM MUGO PINE <i>Pinus mugo</i> 'Tannenbaum'	5' HGT.	BB	STRIGHT WELL FORMED LEADER
4 EA DWARF BURNING BUSH <i>Euroyimus alatus</i> 'Compactus'	30" HGT.	BB	WELL FORMED
9 JC OLD GOLD JUNIPER <i>Juniperus chinensis</i> 'Old Gold'	#5 GAL.	CONT.	WELL FORMED
5 TM TAUNTON SPREADING YEW <i>Taxus x media</i> 'Taunton'	#7 GAL.	CONT.	WELL FORMED
17 EB SOMBRERO HOT CORAL CONEFLOWER (PP24769) <i>Echinacea</i> 'Balsamcor'	#1 GAL.	CONT.	
12 PA BURGUNDY BUNNY PENNISETUM (PP21,917) <i>Pennisetum oligosperum</i> 'Burgundy Bunny'	#1 GAL.	CONT.	
5 AS KEY WEST ASTILBE (PPAF) <i>Astilbe simpliciflora</i> 'Key West'	#1 GAL.	CONT.	

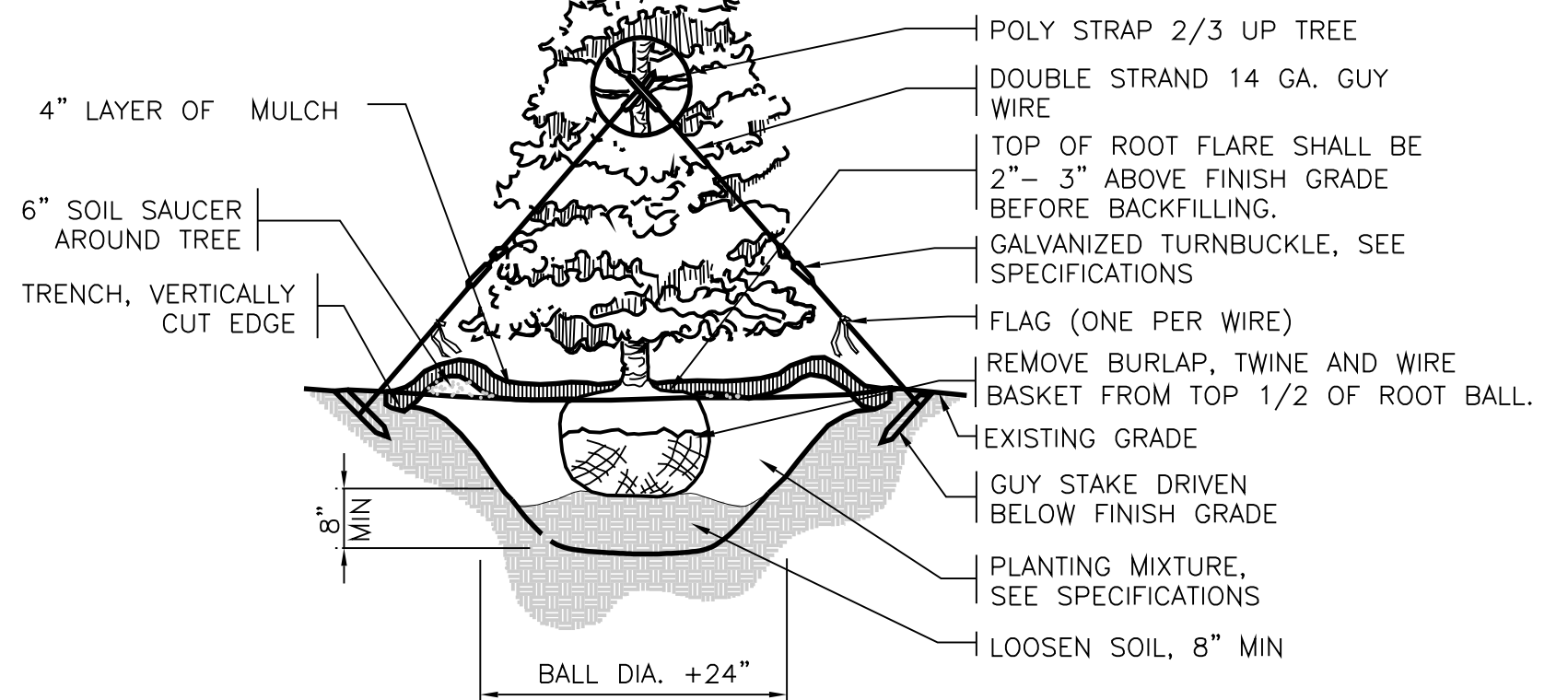
SODDING, SEEDING AND MATERIALS SCHEDULE



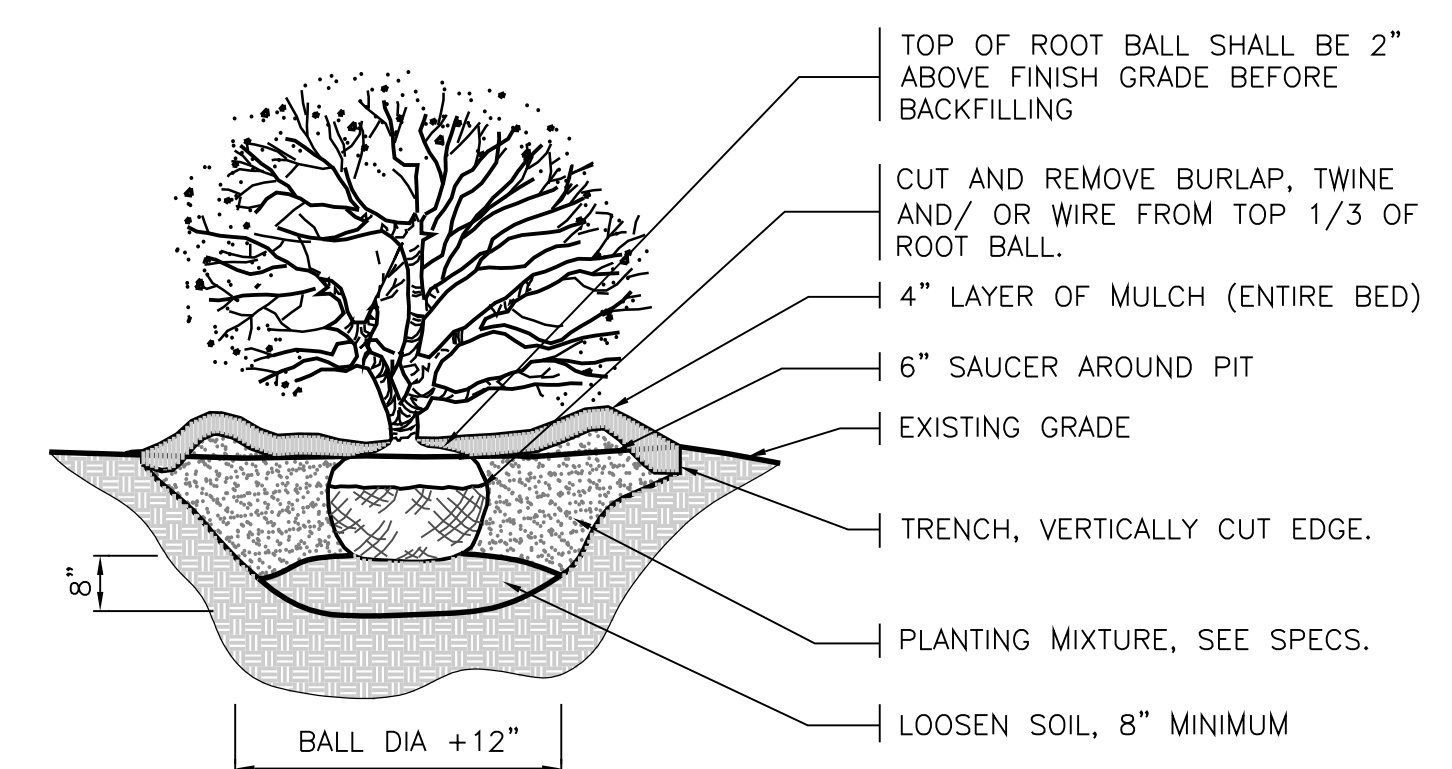
NOTE:
 CONTRACTOR SHALL PROVIDE AS PART OF THE PROJECT THE PROPER REINSTALLATION OF AN IRRIGATION SYSTEM THAT APPROPRIATELY SUPPLIES WATER TO THE RECONSTRUCTED SITES LAWN AND PLANTING BED AREAS. IRRIGATION SYSTEM IS REQUIRED IN AREAS WHERE AN IRRIGATION SYSTEM HAD BEEN REMOVED. CONSULT WITH THE OWNER IF AN IRRIGATION SYSTEM IS DESIRED FOR ANY PREVIOUSLY UN-IRRIGATED AREAS.

NOTE:
 THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE TOP OF ROOT FLARE OF EACH INDIVIDUAL TREE PRIOR TO PLACEMENT IN PLANTING PIT.

NOTE:
 THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE PLUMBNESS OF TREES THROUGHOUT THE GUARANTEE PERIOD. THEREFORE STAKING IS AT THE CONTRACTOR'S DISCRETION.



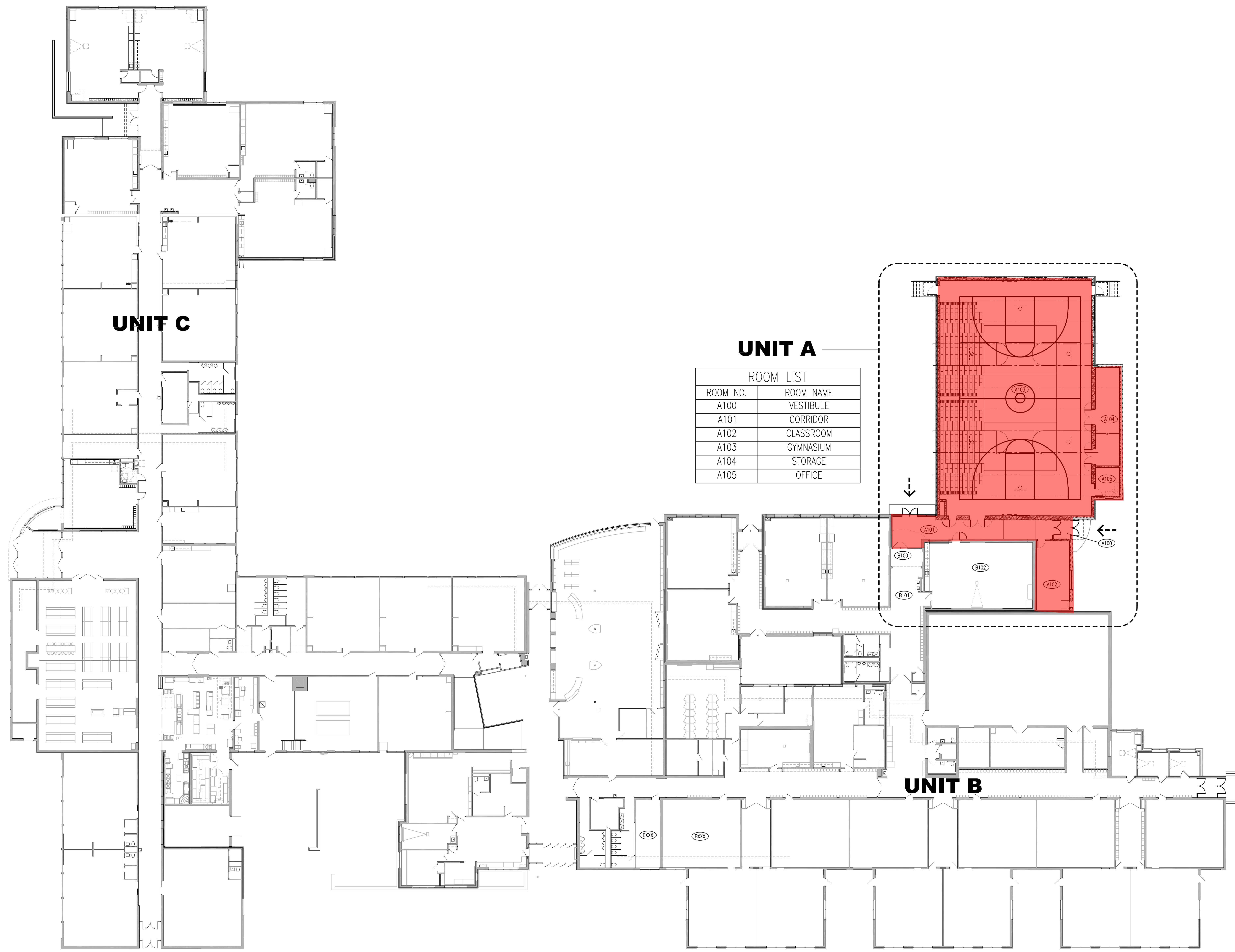
2 EVERGREEN TREE PLANTING
 L5.0



3 SHRUB PLANTING
 L5.0



1 SITE LANDSCAPE PLAN
 L5.0 SCALE: 1"=10'

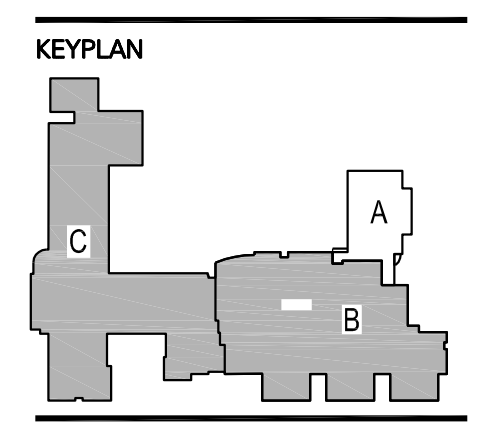


UNIT A

ROOM LIST	
ROOM NO.	ROOM NAME
A100	VESTIBULE
A101	CORRIDOR
A102	CLASSROOM
A103	GYMNASIUM
A104	STORAGE
A105	OFFICE

Renovations and Addition to:
Groveland Elementary School
 Minnetonka Public Schools District 276
 17310 Minnetonka Blvd
 Minnetonka, Minnesota 55345

**PRELIMINARY-
 NOT FOR
 CONSTRUCTION**



DRAWN BY
S.J.F.

CHECKED BY
D.M.M.

ISSUED FOR
CITY SUBMITTAL

ISSUE DATE
NOVEMBER 1, 2016

SHEET NAME
REFERENCE FLOOR PLAN

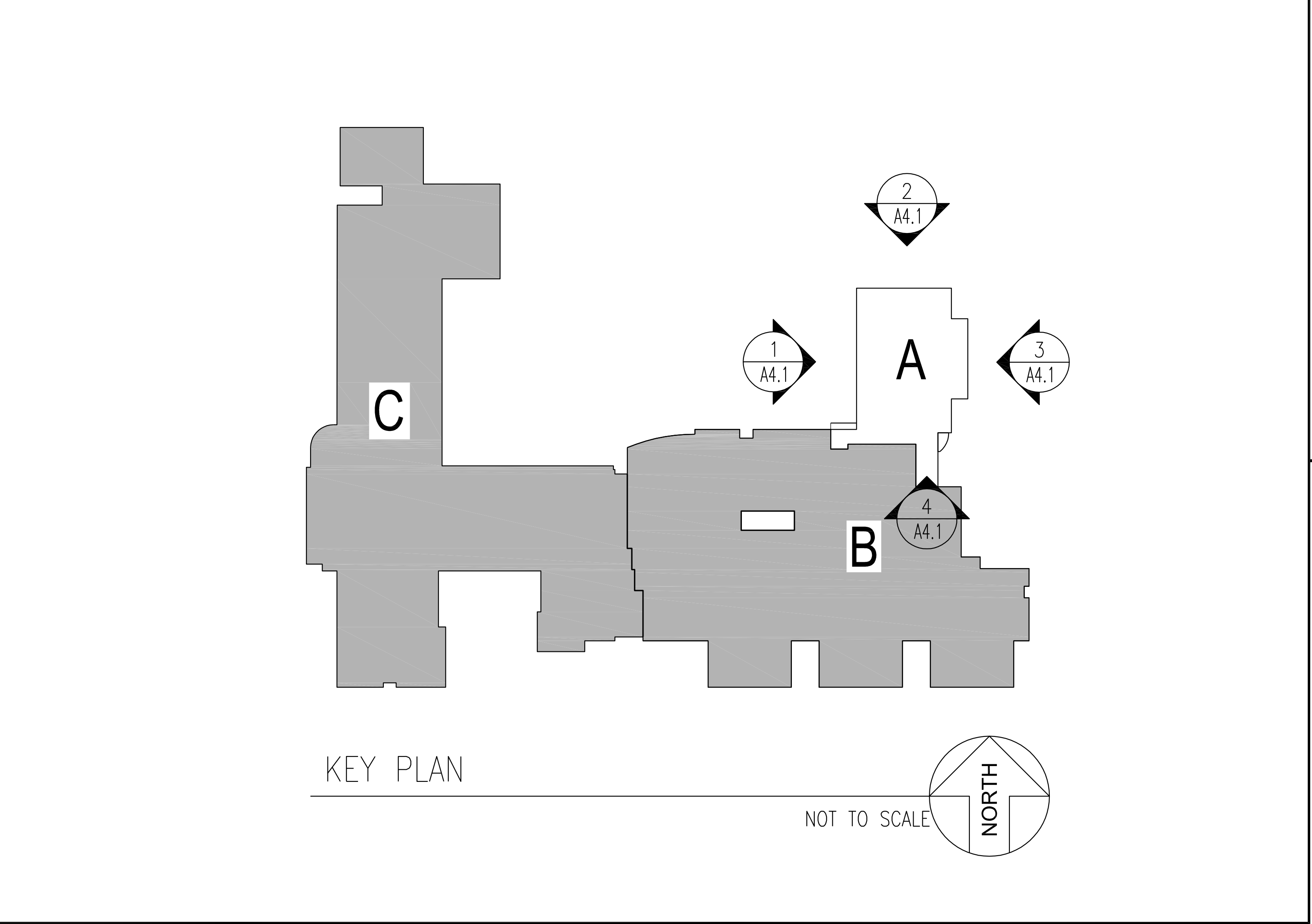
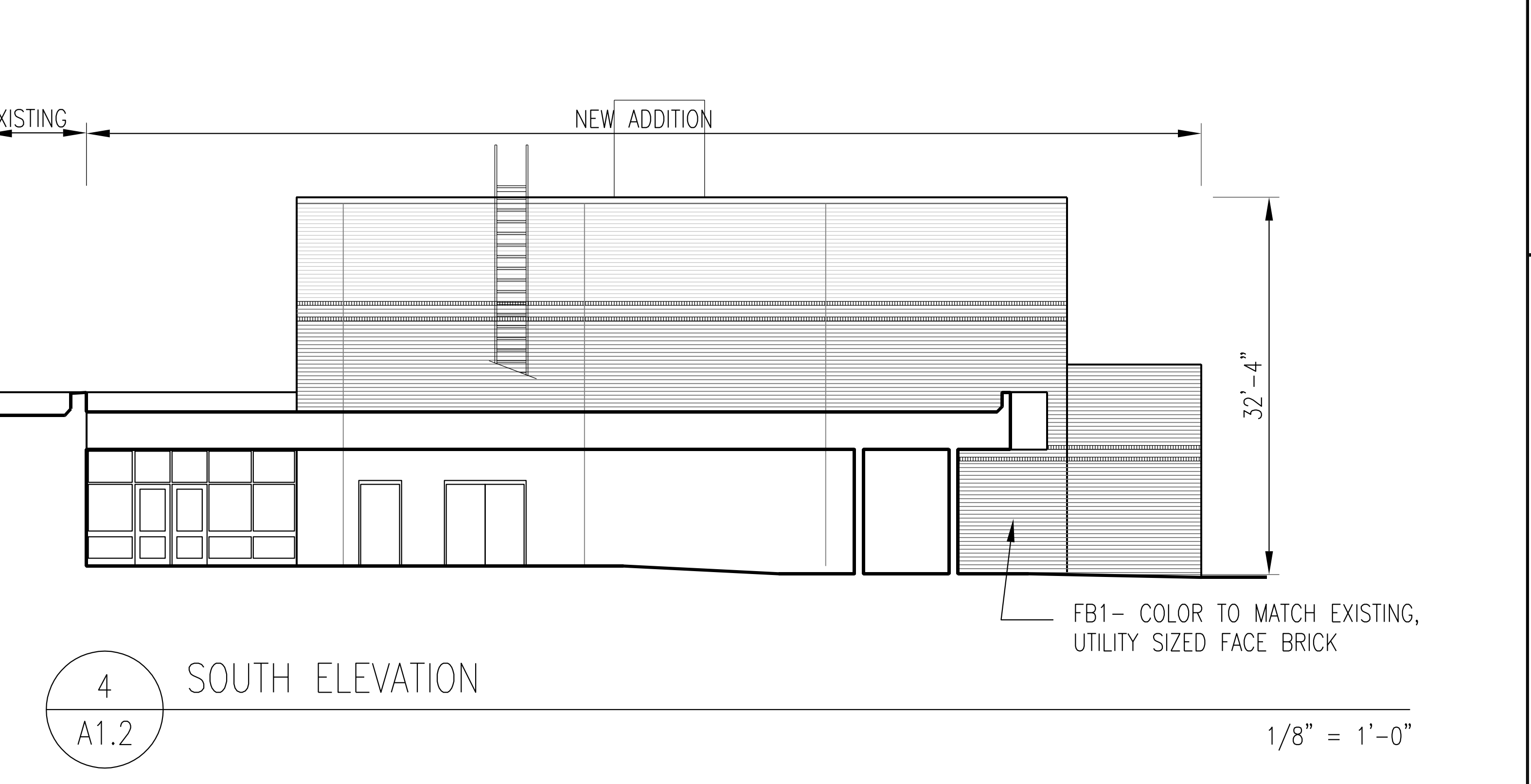
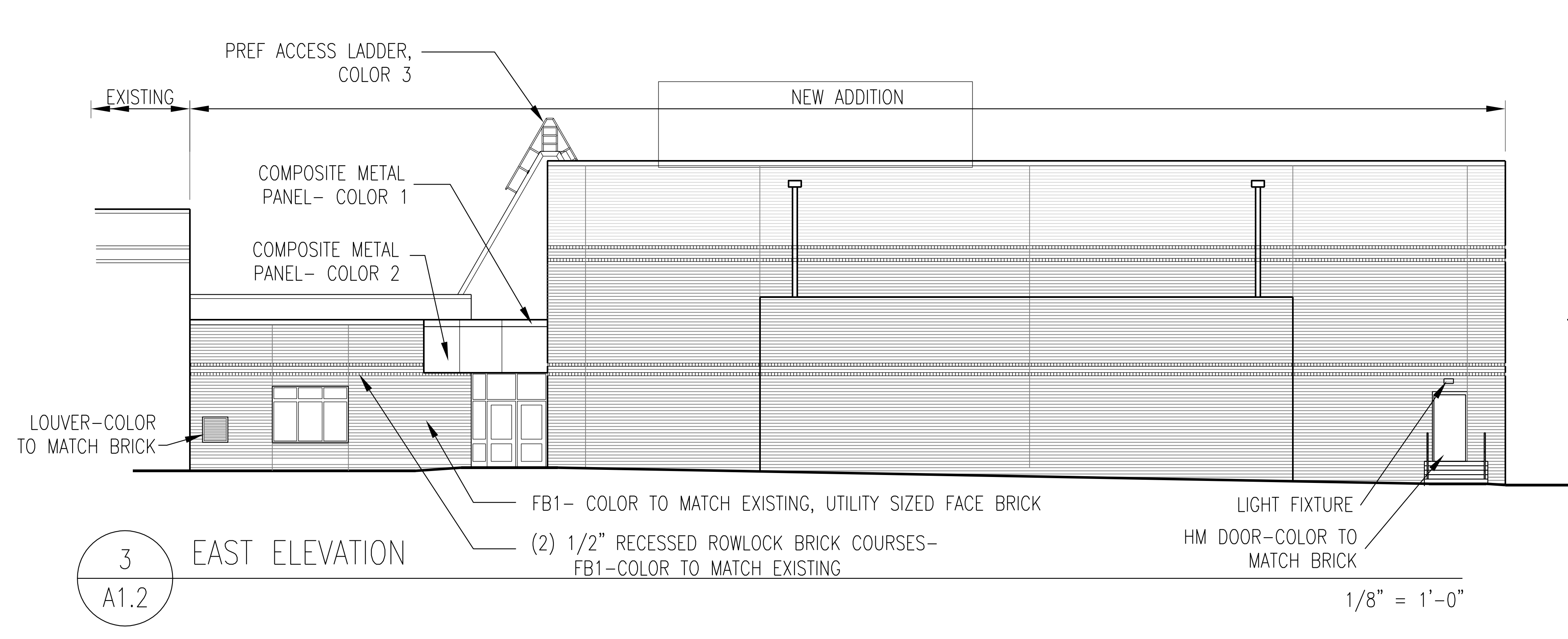
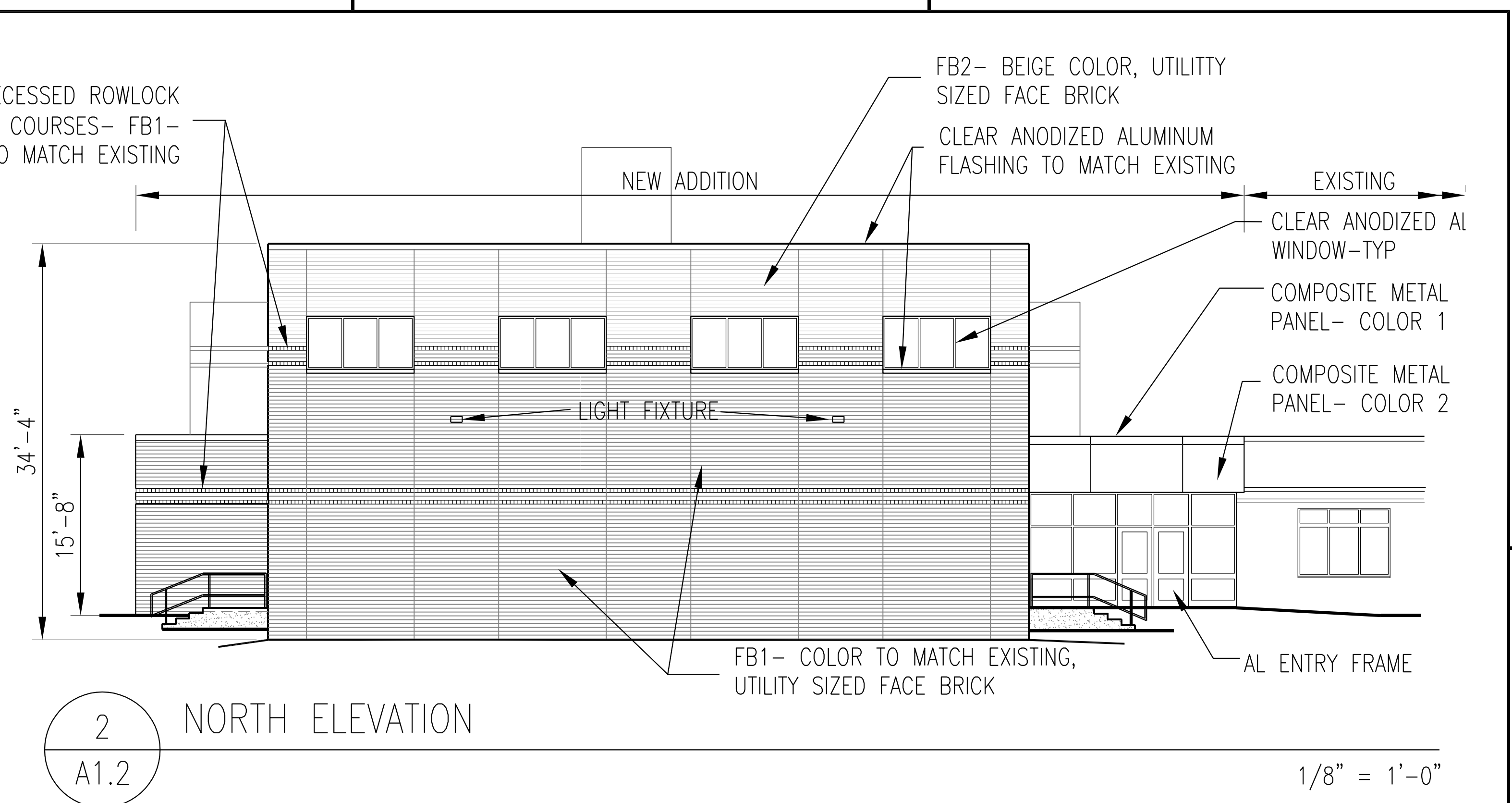
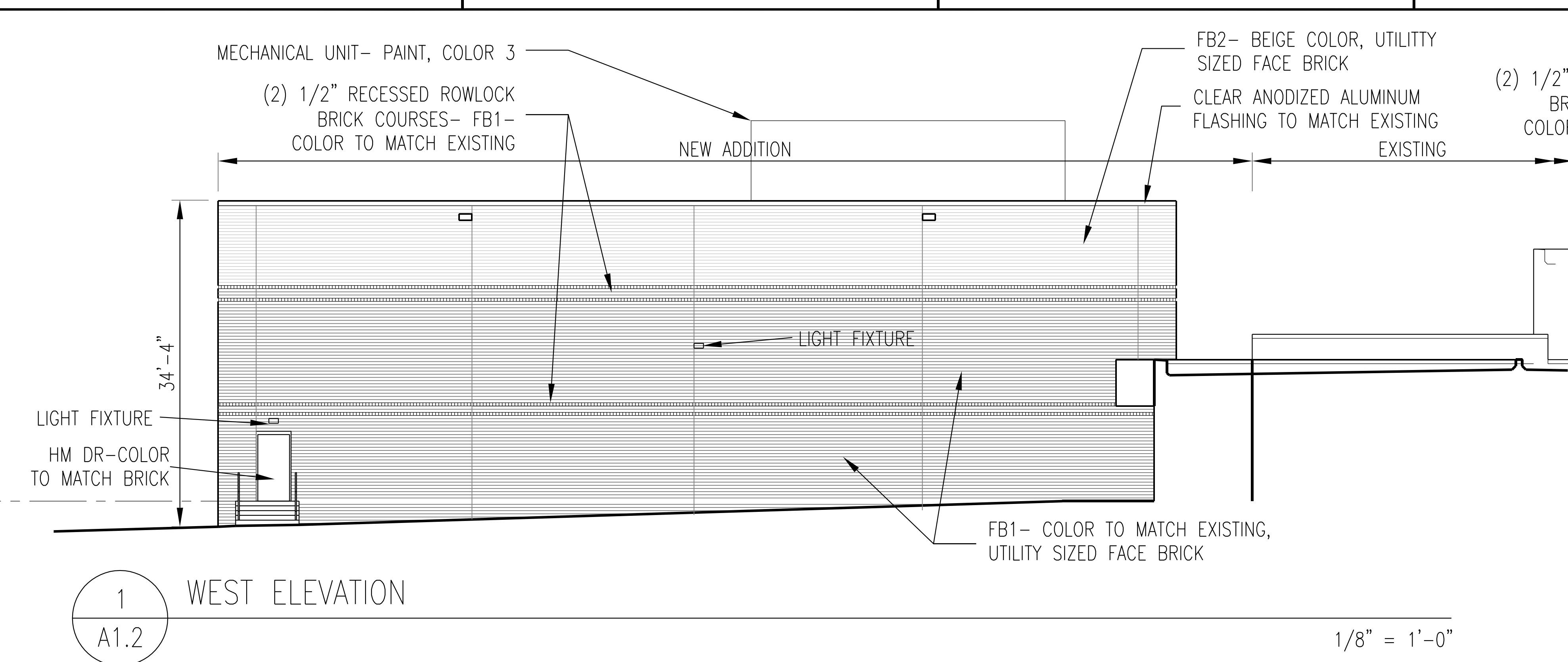
1 REFERENCE FLOOR PLAN
 A1.1 FIRST FLOOR

1/16" = 1'-0"

NORTH

ATS&R PROJECT NO.
16005

SHEET NUMBER

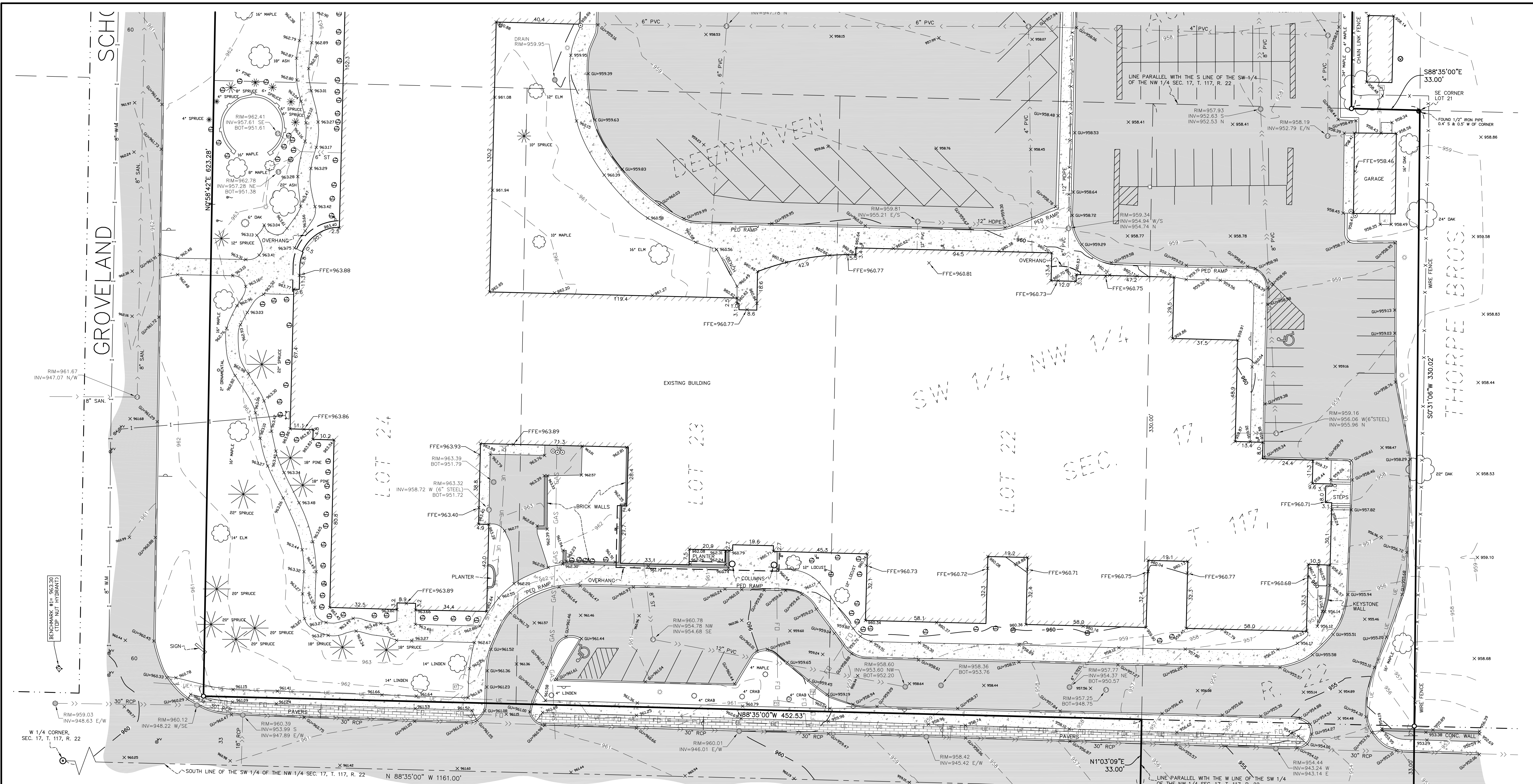


**Renovations and Addition to:
 Groveland Elementary School
 Minnetonka Public Schools District 276**
 17310 Minnetonka Blvd
 Minnetonka, Minnesota 55345

PRELIMINARY- NOT FOR CONSTRUCTION

KEY PLAN
 DRAWN BY: SJF
 CHECKED BY: DMM
 ISSUED FOR: CITY SUBMITTAL
 ISSUE DATE: NOVEMBER 1, 2016
 SHEET NAME: EXTERIOR ELEVATIONS
 AT&SR PROJECT NO.: 16005
 SHEET NUMBER:

A1.2



LEGEND:

●	Found Cast Iron Monument (CIM)	○	Telephone Manhole
○	Set 1/2 inch by 14 inch Iron Pipe with Plastic Cap Inscribed with License No. 44530	○	Water Utility Manhole
●	Found Iron Pipe	○	Well
△	Control Point	○	Hand Hole
- - -	Existing Elevation Contour Line	○	Electric Manhole
x 900.0	Existing Spot Elevation	○	Sanitary Sewer Manhole
- - -	Wetland Line	○	Storm Sewer Manhole
▨	Building Line	○	Catch Basin Manhole
▨	Bituminous Surface	○	Flared End Section
▨	Concrete Surface	○	Gas Valve
▨	Paver Block Surface	○	Water Valve
▨	Gravel Surface	○	Water Shut Off
- - -	Fence Line	○	Post Indicator Valve
- - -	Overhead Utility Line	○	Fire Conn./Standpipe
- - -	Underground Electric Line	○	Fire Hydrant
- - -	Underground Telephone Line	○	Cleanout
- - -	Underground Cable/TV Line	○	Root Drain
- - -	Underground Fiber Optic Line	○	Electric Transformer
- - -	Underground Gas Line	○	Electric Pedestal
- - -	Sanitary Sewer Line	○	Telecommunications Pedestal
- - -	Storm Sewer Line	○	Fiber Optic Pedestal
- - -	Water Utility Line	○	Electric Meter
- - -	Irrigation Line	○	Gas Meter
FFE	Finished Floor Elevation	○	Utility Pole
TWH	Tap Nut Hydrant	○	Guy Wire
RM	Structure Rim Elevation	○	Flag Pole
INV	Structure Invert Elevation	○	Ballard/Guard Post
		○	Sign
		○	Light Pole
		○	Shrub
		○	Deciduous Tree
		○	Coniferous Tree

MINNETONKA BLVD (COUNTY ROAD NO. 5)

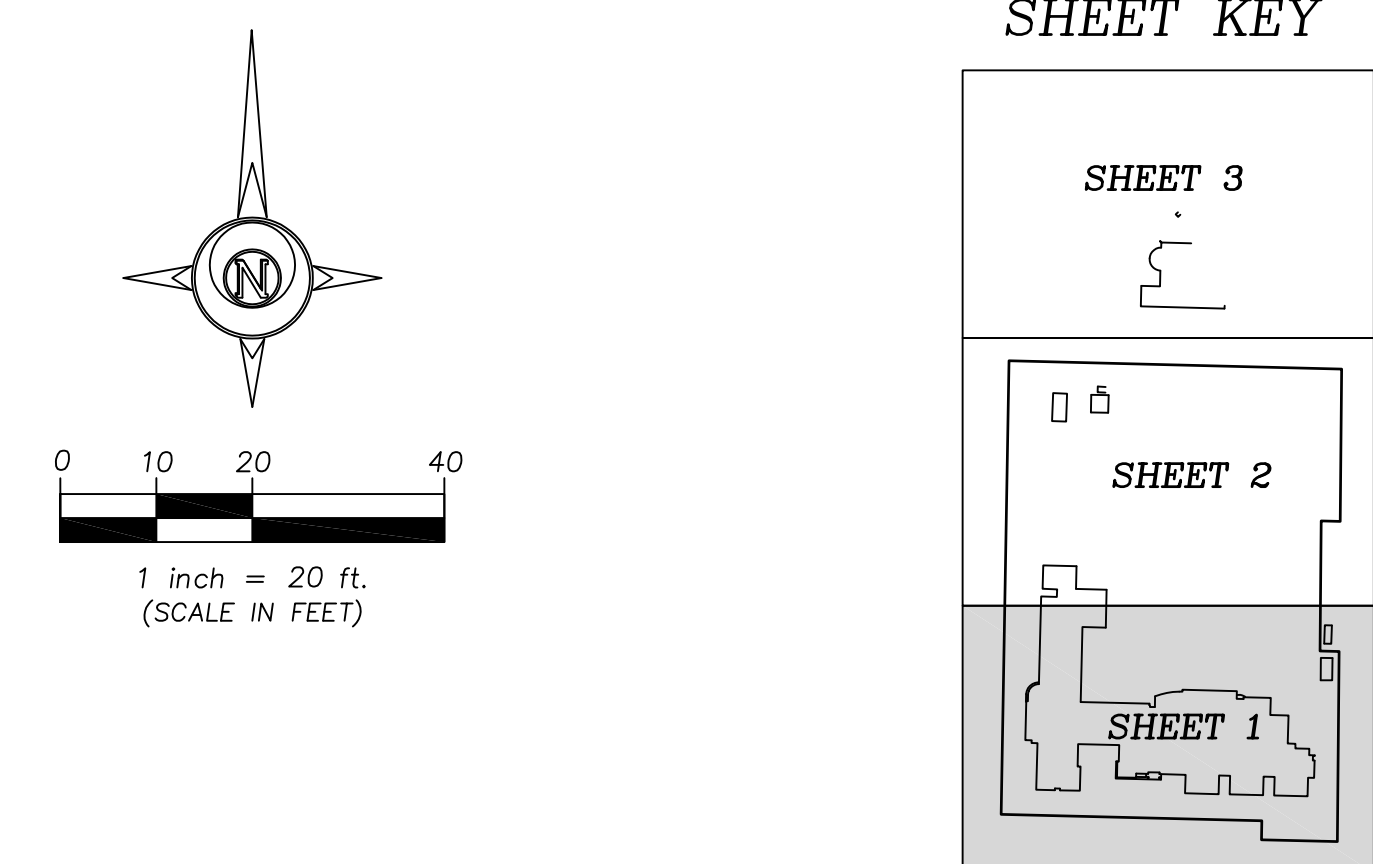
PROPERTY DESCRIPTION:
 Lots 22, 23, and 24, THE HERZOG DEEPAVEN ACRES, Hennepin County, Minnesota;
 The West 190 feet of Lot 19, THE HERZOG DEEPAVEN ACRES, Hennepin County, Minnesota;
 That part of Lot 19 lying East of the West 190 feet thereof, THE HERZOG DEEPAVEN ACRES, Hennepin County, Minnesota;
 Lot 20, except the easterly 33 feet of the southerly 62.9 feet thereof, THE HERZOG DEEPAVEN ACRES, Hennepin County, Minnesota;
 Lot 21, except the easterly 33 feet thereof, THE HERZOG DEEPAVEN ACRES, Hennepin County, Minnesota;
 That part of the Southwest Quarter of the Northwest Quarter of Section 17, Township 117, Range 22, Hennepin County, Minnesota, described as follows:
 Beginning at a point on the South line of said Southwest Quarter of the Northwest Quarter, 1161 feet easterly of the southwest corner thereof; thence northerly, parallel with the West line of said Southwest Quarter of the Northwest Quarter, a distance of 330.00 feet; thence easterly, parallel with the South line of the Southwest Quarter of the Northwest Quarter, to the southeast corner of Lot 21, THE HERZOG DEEPAVEN ACRES, Hennepin County, Minnesota; thence southerly along the southerly extension of the East line of said recorded plat of THE HERZOG DEEPAVEN ACRES, to the South line of said Southwest Quarter of the Northwest Quarter; thence westerly along said South line to the point of beginning and there terminating.

AREA SUMMARY:
 Total Area = 454,242 square feet +/- (10,428 acres)

GENERAL NOTES:

- Background information is based on a survey on the ground performed by Clark Engineering Corporation in February, May, & September, 2016 exclusively for this project.
- Due diligence was utilized throughout the course of this survey to ensure all permanent site features were located, but snow/ice cover may have inhibited the location of some permanent site features.
- All dimensions depicted on this survey are in feet and decimals of a foot, unless otherwise indicated.
- At the time of this survey, all existing building dimensions are measured to the exterior finished face, unless otherwise indicated.
- For the purposes of this survey, the basis of bearing for the surveyed lines is Hennepin County Coordinates (1996 Adjustment), Vertical Datum is NAVD88.
- Utility locations shown on survey were obtained from a combination of field observations, markings from a Gopher State One-Call boundary survey locate ticket (No. 160350298 & No. 161340094), utility maps, plans provided by Inspec, Inc., and previous surveys by Clark Engineering. Clark makes no guarantee that all existing utilities are shown on survey. The contractor must verify all utility locations prior to construction/excavation.

SITE BENCHMARKS:
 Benchmark #1 - Tap nut hydrant at northwest quadrant of the intersection of Minnetonka Blvd and Groveland School Road. Elevation = 963.30
 Benchmark #2 - Tap nut hydrant on westerly side of Groveland School Road, 100 feet +/- north of northwest parking lot entrance. Elevation = 955.23



CERTIFICATION:
 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 Land Surveyor under the laws of the State of Minnesota.
 Craig E. Johnson, L.S., C.FedS
 Minnesota License No. 44530
 Date: 09/19/2016

CLARK ENGINEERING

631 Liliac Drive North
 Minneapolis, MN 55422-4609
 (763) 545-9196
 Fax (763) 541-0056
 www.clark-eng.com

Sec. 17, T. 117, R. 22
 Hennepin County, Minnesota

BOUNDARY AND TOPOGRAPHIC SURVEY
 FOR
 Minnetonka Public Schools
 Groveland Elementary School
 3325 Groveland School Road - Minnetonka, Minnesota

REVISIONS: DATE INFO
 ADD 3217 GROVELAND SCHOOL RD 05/25/2016

DRAWN BY: Cody J.
 CHECKED BY: Craig J.
 DATE: 09/19/2016
 PROJECT NO: C16504
 SHEET NO: 1

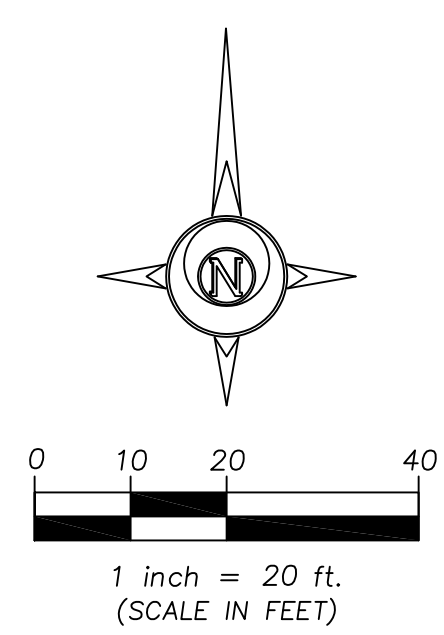
1
 Sheet 1 OF 3

CERTIFICATION:

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 Land Surveyor under the laws of the State of Minnesota.

Craig E. Johnson, LS, CFedS
Minnesota License No. 44530

09/19/2016
Date



1 inch = 20 ft.
(SCALE IN FEET)



631 Liliac Drive North
Minneapolis, MN 55422-4609
(763) 545-9196
Fax (763) 541-0056
www.clark-eng.com

CLARK

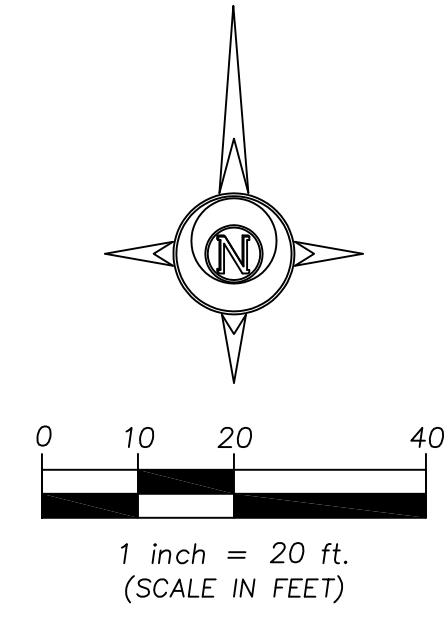
ENGINEERING

Sec. 17, T. 117, R. 22
Hennepin County, Minnesota

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
Minnetonka Public Schools
Groveland Elementary School
3325 Groveland School Road - Minnetonka, Minnesota

REVISIONS	DATE	INFO	BY
	05/25/2016		
DRAWN BY	Cody J.		
CHECKED BY	Craig J.		
DATE	09/19/2016		
PROJECT NO.	C16504		
SHEET NO.	2		

Sheet 2 of 3

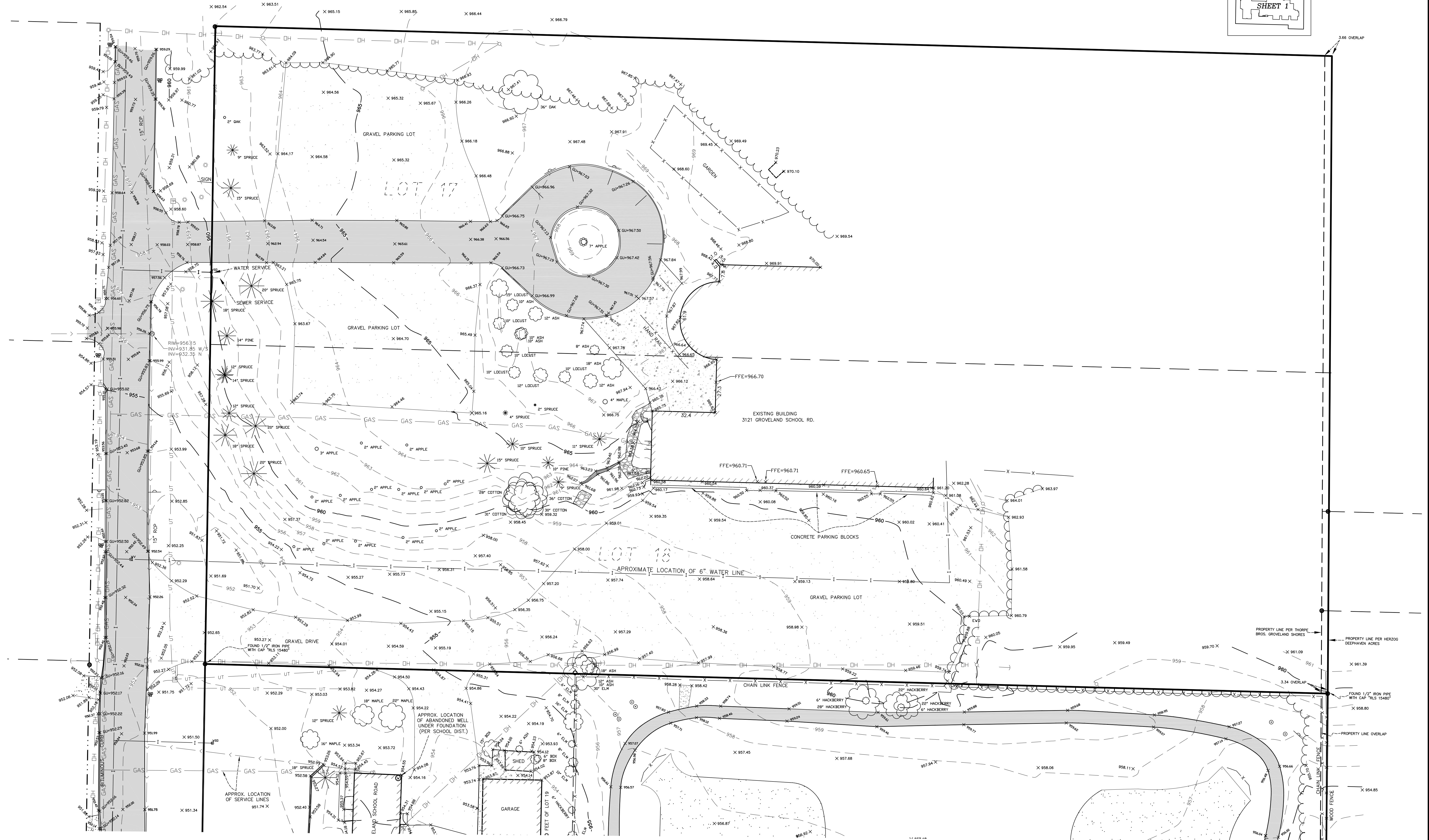
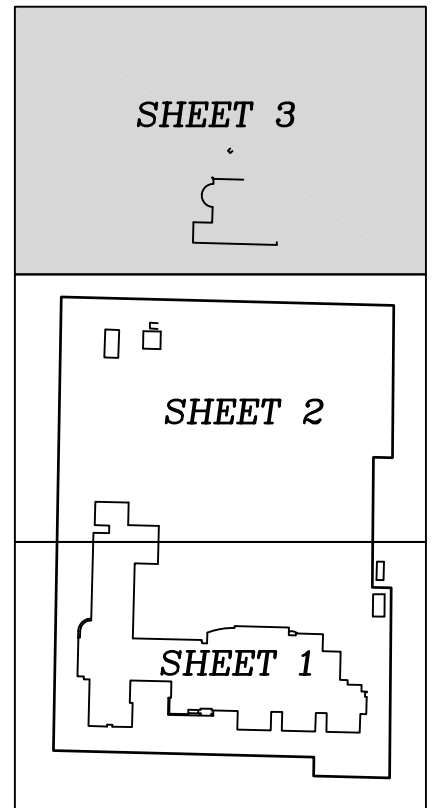


CERTIFICATION:
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Craig Johnson
 Craig E. Johnson, L.S. CFECS
 Minnesota License No. 44530

09/19/2016
 Date

SHEET KEY



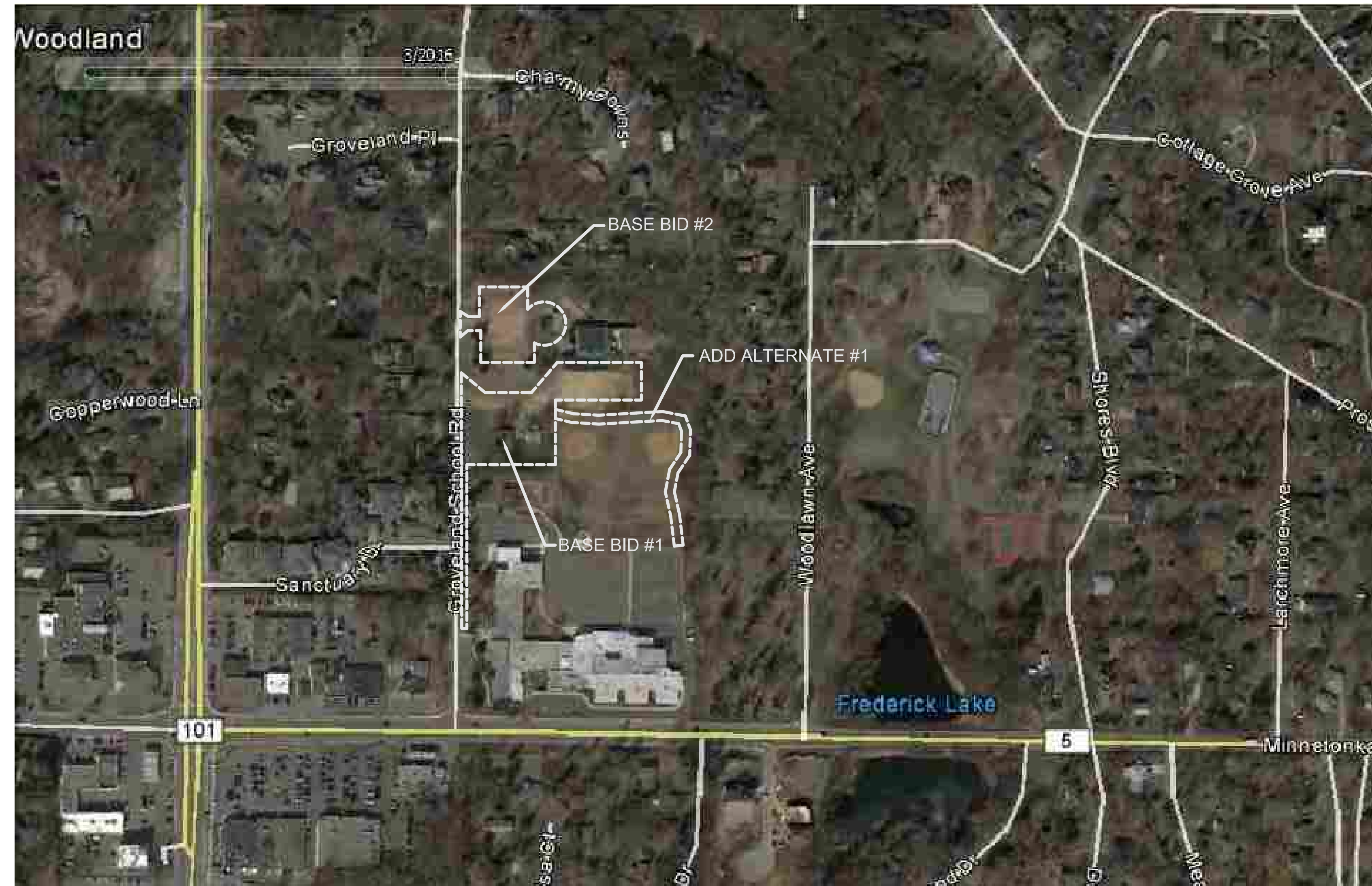
REVISIONS	DATE	INFO	DRAWN BY
	05/25/2016		Cody J.
			CHECKED BY
			Craig J.
			DATE
			09/19/2016
			PROJECT NO.
			C16504
			SHEET NO.
			3

2017 PARKING LOT ADDITION AND PAVEMENT IMPROVEMENTS GROVELAND ELEMENTARY SCHOOL AND ST. LUKE PRESBYTERIAN CHURCH 17310 MINNETONKA BLVD./3121 GROVELAND SCHOOL RD. MINNETONKA, MINNESOTA

OWNER:
MINNETONKA PUBLIC SCHOOLS
5621 COUNTY ROAD 101
MINNETONKA, MINNESOTA 55345

CIVIL ENGINEER:
INSPEC, INC.
5801 DULUTH STREET
MINNEAPOLIS, MINNESOTA 55422

SURVEYOR:
CLARK ENGINEERING CORPORATION
621 LILAC DRIVE NORTH
MINNEAPOLIS, MINNESOTA 55422



VICINITY MAP
NO SCALE



DRAWING SCHEDULE	
SHEET NO.	DRAWING NAME
C1	COVER SHEET
C2	BASE BID #1 - DEMOLITION AND EROSION CONTROL PLAN
C3	BASE BID #2 - DEMOLITION AND EROSION CONTROL PLAN
C4	BASE BID #1 - GRADING AND DRAINAGE PLAN
C5	BASE BID #2 - GRADING AND DRAINAGE PLAN
C6	BASE BID #1 - LAYOUT AND STRIPING PLAN
C7	BASE BID #2 - LAYOUT AND GRADING PLAN
C8	BASE BID #1 AND #2 - GRADING AND UTILITY PLAN
C9	UNDERGROUND STORAGE CHAMBER DETAILS
C10	DETAILS
C11	LANDSCAPE PLAN
C12	BASE BID #1 - ADD ALTERNATE #1 - DEMOLITION PLAN
C13	BASE BID #1 - ADD ALTERNATE #1 - GRADING AND LAYOUT PLAN

Signature:

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

SIGNATURE: *Clifford W. Simpson*
TYPED OR PRINTED NAME: CLIFFORD W. SIMPSON
DATE: 11-1-16 REGISTRATION NO.: 17394

Issues and revisions:

ISSUE LEVEL / REVISION: DATE: No.:

Client:

MINNETONKA
PUBLIC SCHOOLS
I.S.D. 276

GROVELAND
ELEMENTARY SCHOOL

Project title:
2017 PARKING LOT
ADDITION AND PAVEMENT
IMPROVEMENTS

17310 MINNETONKA BLVD.
MINNETONKA, MINNESOTA

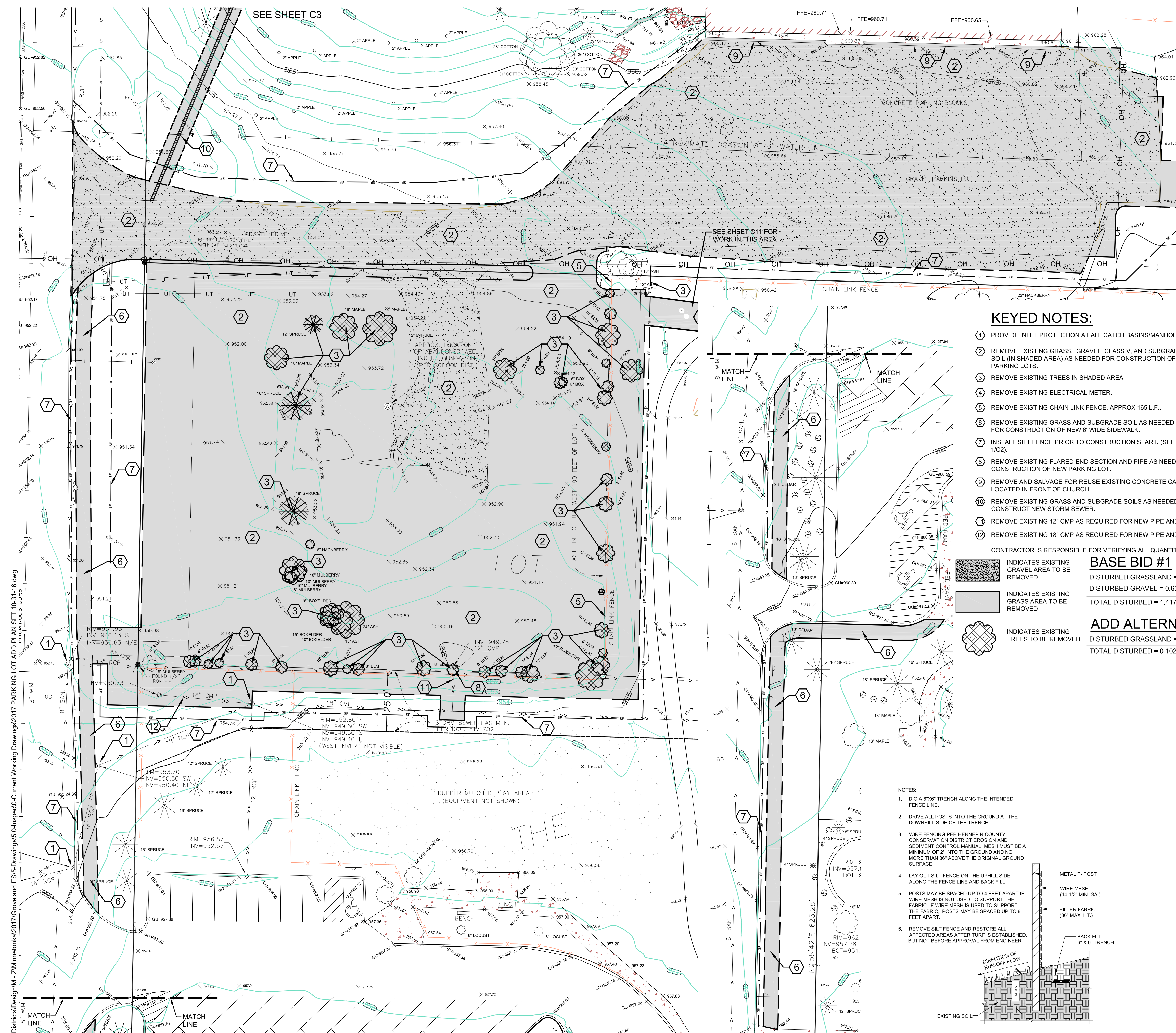
Sheet content:

COVER SHEET

DATE: 11-1-16
CLIENT PROJECT No.:
INSPEC PROJECT No.: 213961
PROJECT MGR: CB
DRAWN BY: BT
CHECKED BY: BB

Sheet No.:

C1



KEYED NOTES:

- ① PROVIDE INLET PROTECTION AT ALL CATCH BASINS/MANHOLE
- ② REMOVE EXISTING GRASS, GRAVEL, CLASS V, AND SUBGRADE SOIL (IN SHADED AREA) AS NEEDED FOR CONSTRUCTION OF PARKING LOTS.
- ③ REMOVE EXISTING TREES IN SHADED AREA.
- ④ REMOVE EXISTING ELECTRICAL METER.
- ⑤ REMOVE EXISTING CHAIN LINK FENCE, APPROX 165 L.F..
- ⑥ REMOVE EXISTING GRASS AND SUBGRADE SOIL AS NEEDED FOR CONSTRUCTION OF NEW 6' WIDE SIDEWALK.
- ⑦ INSTALL SILT FENCE PRIOR TO CONSTRUCTION START. (SEE 1/C2).
- ⑧ REMOVE EXISTING FLARED END SECTION AND PIPE AS NEEDED FOR CONSTRUCTION OF NEW PARKING LOT.
- ⑨ REMOVE AND SALVAGE FOR REUSE EXISTING CONCRETE CURB LOCATED IN FRONT OF CHURCH.
- ⑩ REMOVE EXISTING GRASS AND SUBGRADE SOILS AS NEEDED TO CONSTRUCT NEW STORM SEWER.
- ⑪ REMOVE EXISTING 12" CMP AS REQUIRED FOR NEW PIPE AND
- ⑫ REMOVE EXISTING 18" CMP AS REQUIRED FOR NEW PIPE AND

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES

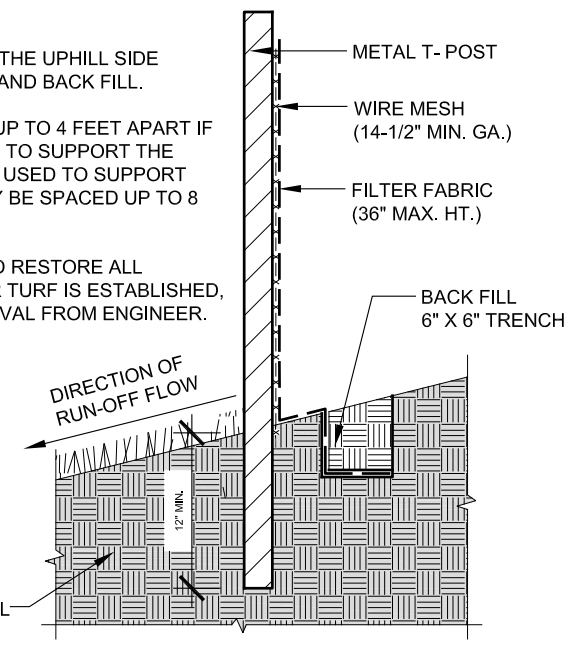
- INDICATES EXISTING GRAVEL AREA TO BE REMOVED
- INDICATES EXISTING GRASS AREA TO BE REMOVED
- INDICATES EXISTING TREES TO BE REMOVED

BASE BID #1
 DISTURBED GRASSLAND =
 DISTURBED GRAVEL = 0.63
 TOTAL DISTURBED = 1.417

ADD ALTERNATE
 DISTURBED GRASSLAND =
 TOTAL DISTURBED = 0.102

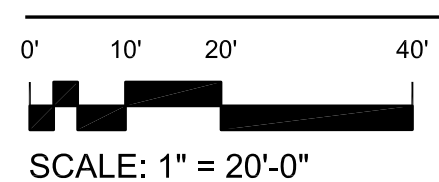
NOTES:

1. DIG A 6"X8" TRENCH ALONG THE INTENDED FENCE LINE.
2. DRIVE ALL POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. WIRE FENCING PER HENNEPIN COUNTY CONSERVATION DISTRICT EROSION CONTROL AND SEDIMENT CONTROL MANUAL. MESH MUST BE A MINIMUM OF 2" INTO THE GROUND AND NO MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE.
4. LAY OUT SILT FENCE ON THE UPHILL SIDE ALONG THE FENCE LINE AND BACK FILL.
5. POSTS MAY BE SPACED UP TO 4 FEET APART IF WIRE MESH IS NOT USED TO SUPPORT THE FABRIC. IF WIRE MESH IS USED TO SUPPORT THE FABRIC, POSTS MAY BE SPACED UP TO 8 FEET APART.
6. REMOVE SILT FENCE AND RESTORE ALL AFFECTED AREAS AFTER TURF IS ESTABLISHED, BUT NOT BEFORE APPROVAL FROM ENGINEER.

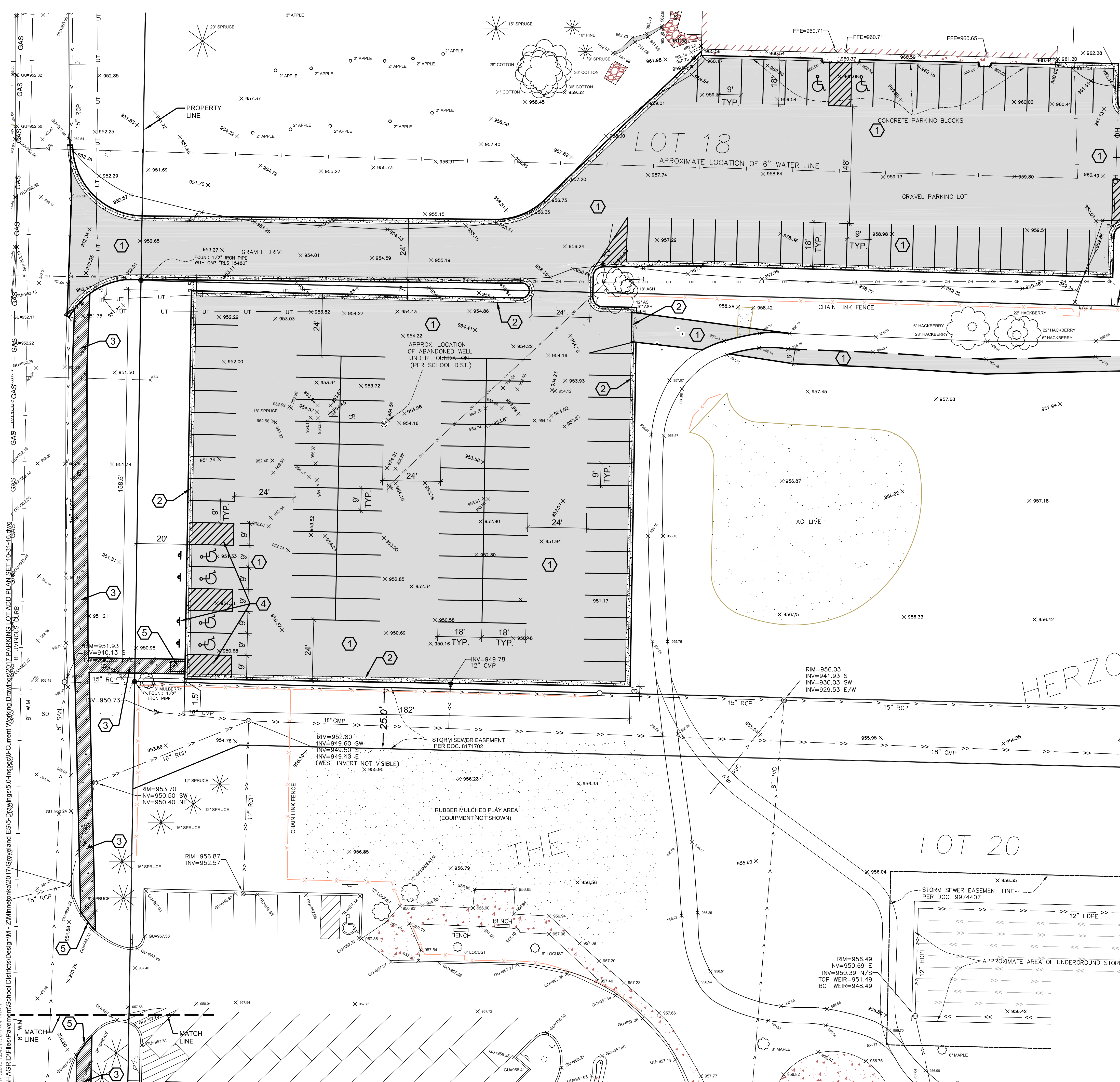


① SILT FENCE DETAIL
 NO SCALE



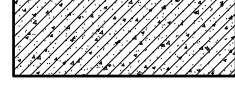
**BASE BID #1
 GROVELAND ELEMENTARY SCHOOL
 DEMOLITION AND EROSION CONTROL PLAN**

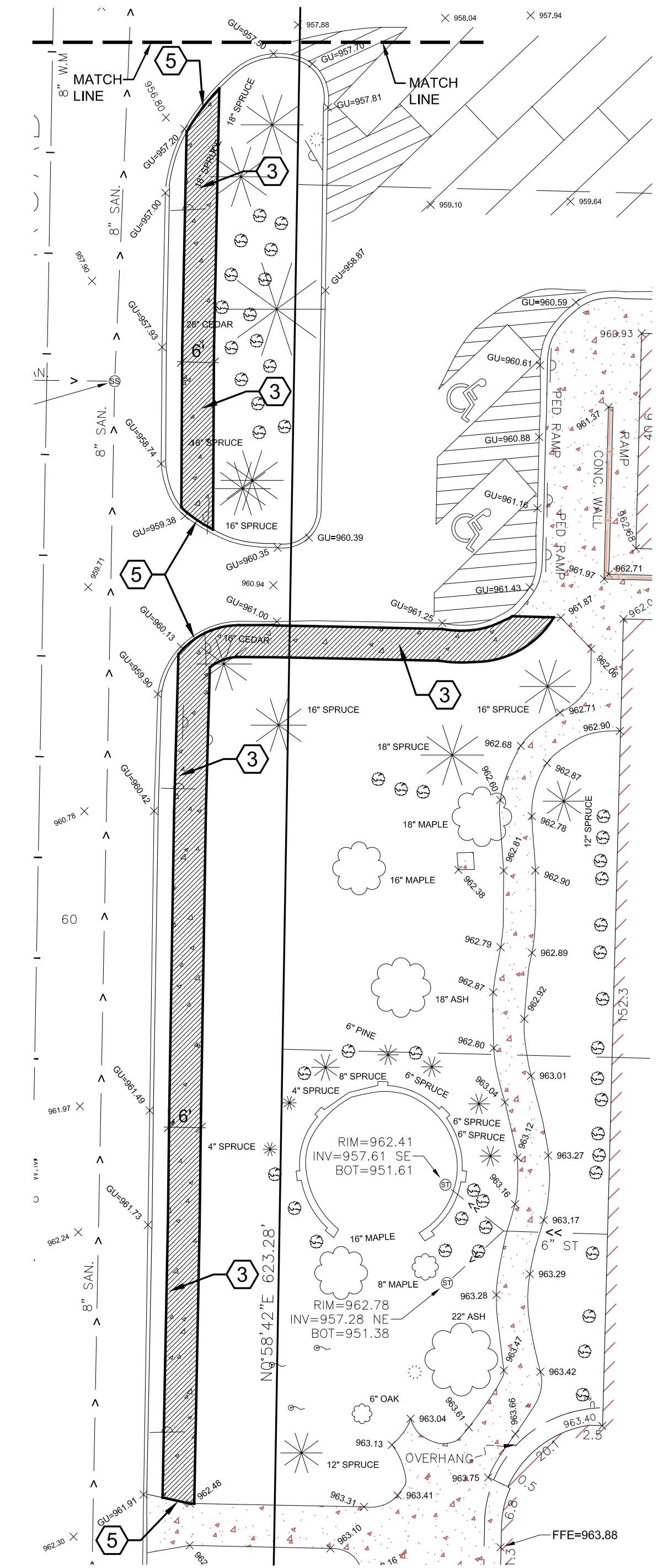


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 \\HAGRID\Files\Pavement\School Districts\Design\IM - Z\Minnnetonka\2017\Groveland ES\5-Drawings\5-0-Inspect\0-Current Working Drawings\2017 Parking Lot Add Plan Set 10-31-16.dwg
 01/11/2017 10:00:00 AM

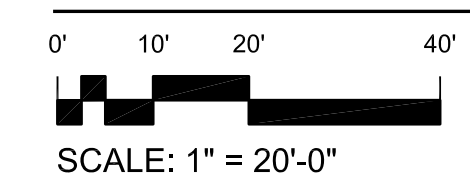


- (SEE DETAIL 1/C10)
- ② NEW SURMOUNTABLE CURB AND GUTTER, APPROX. 1,525 L.F. (SEE DETAIL 5/C10)
 - ③ NEW 6' WIDE CONCRETE SIDEWALK, APPROX. 405 SQ. YDS. (SEE DETAIL 3/C10)
 - ④ DISABLED ACCESS PARKING SPACES (4 TOTAL), AND 4 NEW POST-MOUNTED SIGNS, (SEE DETAIL 8/C10)
 - ⑤ NEW DISABILITY ACCESS RAMP, (SEE DETAIL 12/C10)
 - ⑥ NEW CONCRETE PAD FOR ROLL-OFF DUMPSTER, (SEE DETAIL 3/C10)
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.

-  NEW BITUMINOUS PAVEMENT
-  NEW CURB AND GUTTER
-  NEW CONCRETE SIDEWALK AND PAD



**BASE BID #1
GROVELAND ELEMENTARY SCHOOL
LAYOUT AND STRIPING PLAN**



X 962.54

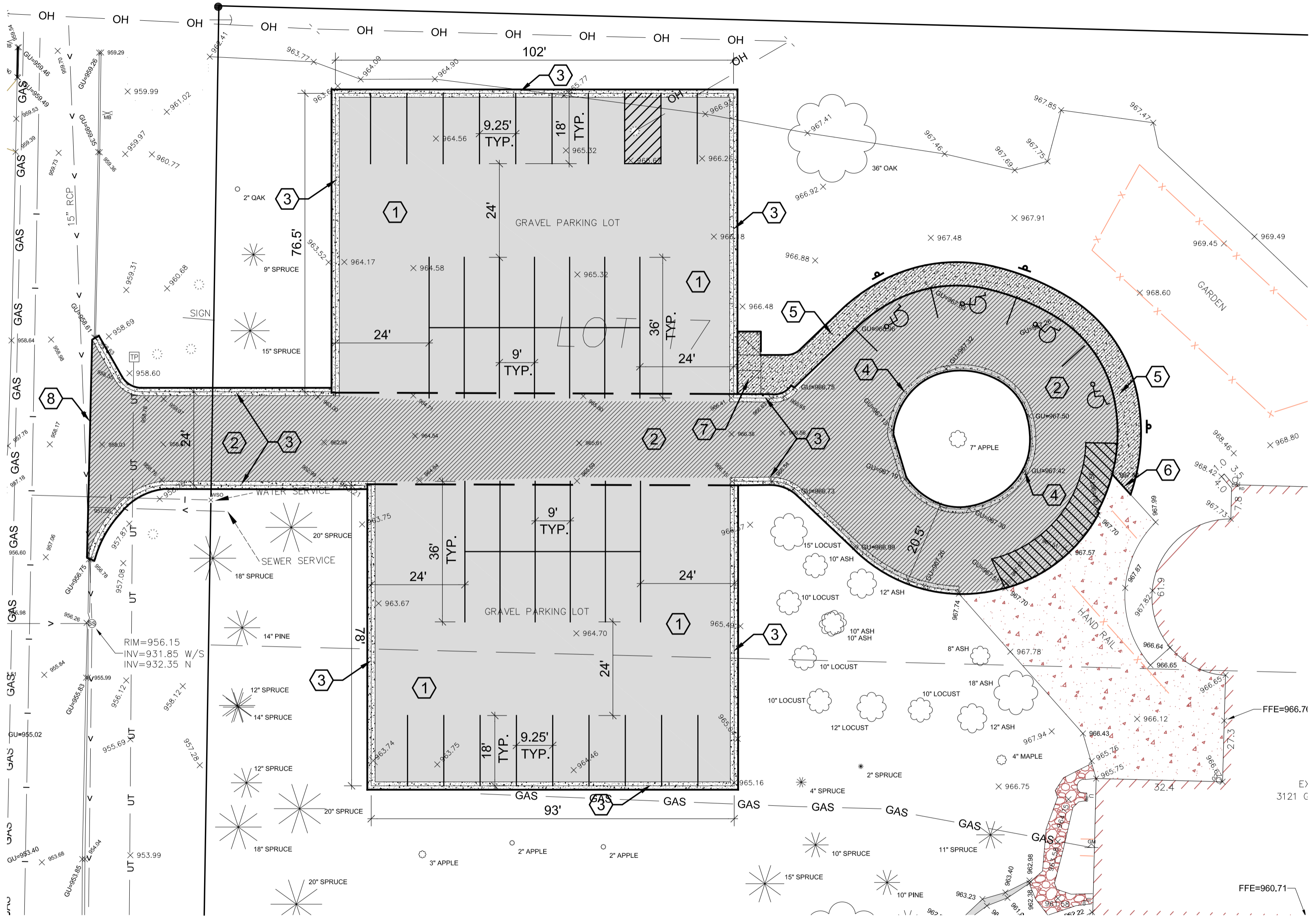
X 963.51

X 965.15

X 965.85

X 966.44

X 966.79



**BASE BID #2
ST. LUKE PRESBYTERIAN CHURCH
LAYOUT AND STRIPING PLAN**

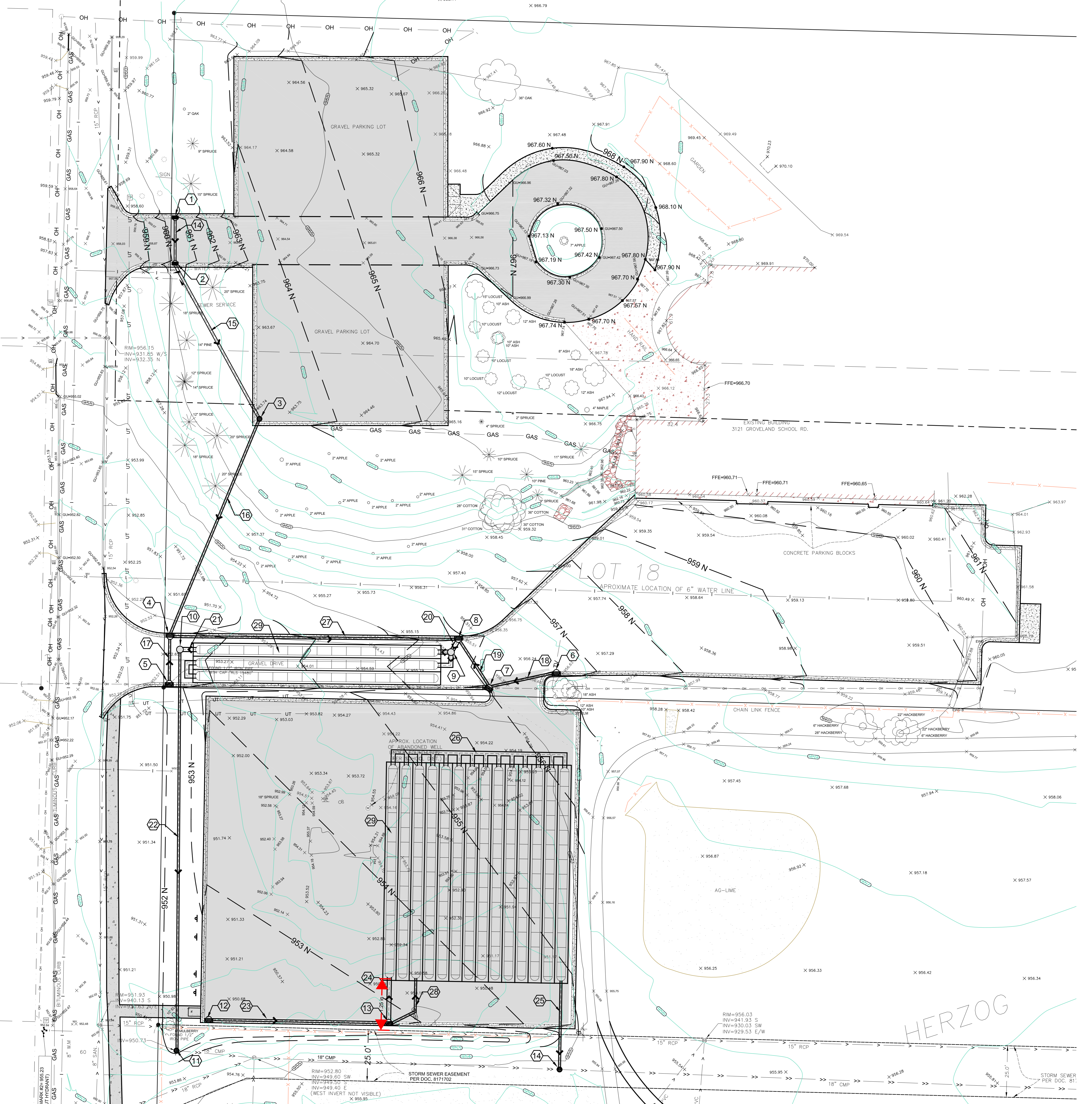
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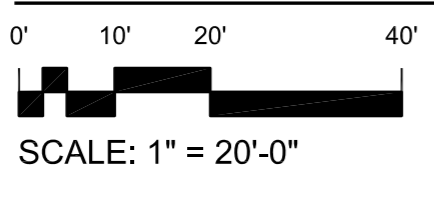
SCALE: 1" = 20'-0"



NORTH



**BASE BID #1 AND #2
GROVELAND ELEM./ST. LUKE CHURCH
GRADING AND UTILITY PLAN**



HERZOG

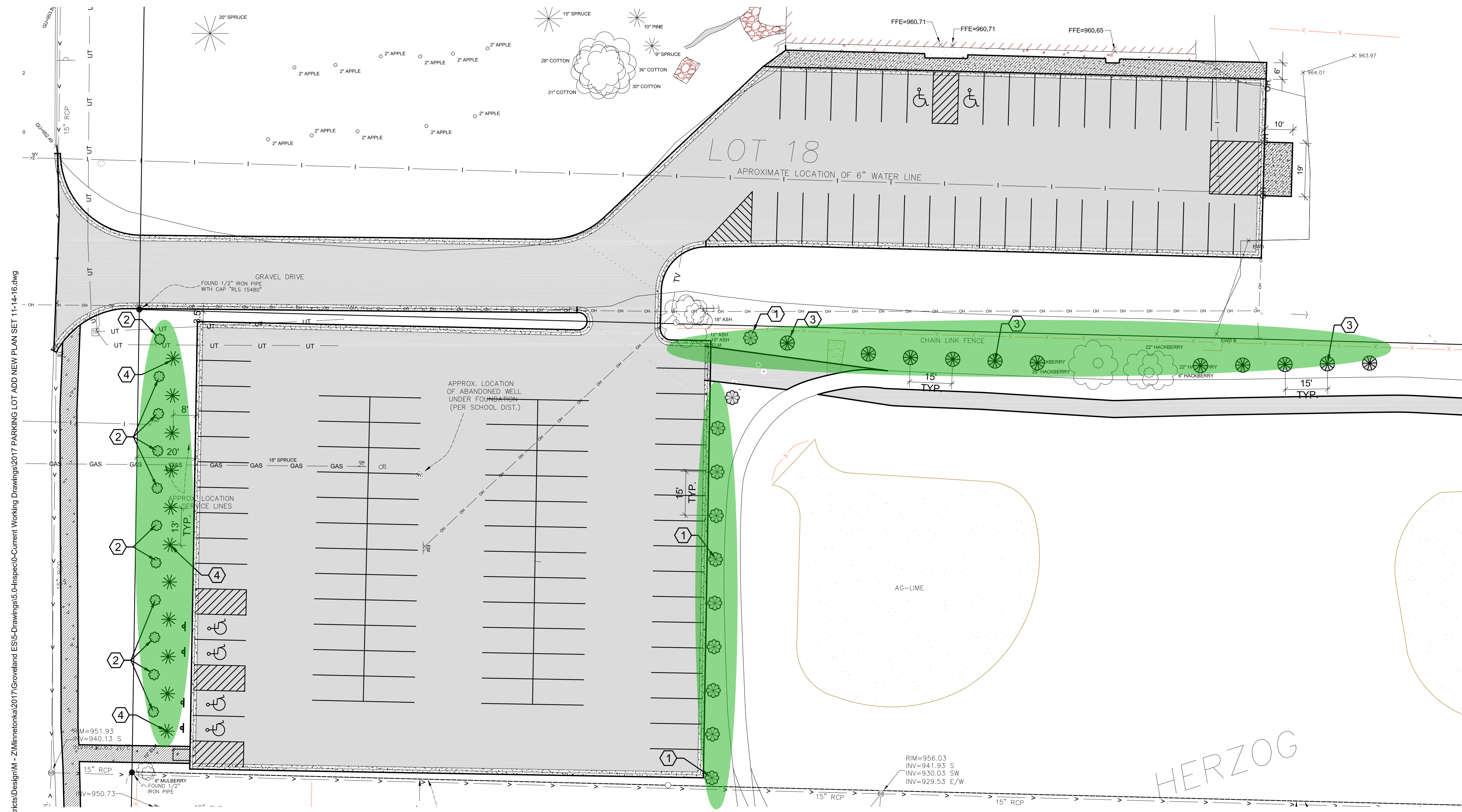
STORM SEWER PER DOC. 811

KEYED NOTES:

- ① NEW "AUTUMN BLAZE MAPLE" (11) TREES TOTAL.
- ② NEW "SUGAR MAPLE" (11) TREES TOTAL.
- ③ NEW "NORWAY SPRUCE" (11) TREES TOTAL.
- ④ NEW "BLACK HILLS SPRUCE" (11) TREES TOTAL.

NOTES: ALL TREES TO BE 7' - 9' TALL AND 4" - 8" DIAMETER.
TREES TO BE PLANTED WITH TREEGATOR WATERING BAGS.

Consultants:



1:\Projects\2017\Groveland\2017 Groveland ES\5-Drawings\5.0-Inspection\Current Working Drawings\2017 Parking Lot Add New Plan Set 1-14-16.dwg

**BASE BID #1
GROVELAND ELEMENTARY SCHOOL
LANDSCAPING PLAN**



HERZOG

Signature:

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: *Clifford W. Burman*
Typed or Printed Name: CLIFFORD W. BURMAN
Date: 11/1/16 Registration No.: 17884

Issues and revisions:

ISSUE LEVEL / REVISION:	DATE:	No.:

Client:

**MINNETONKA
PUBLIC SCHOOLS
I.S.D. 276**

**GROVELAND
ELEMENTARY SCHOOL**

Project title:
**2017 PARKING LOT
ADDITION AND PAVEMENT
IMPROVEMENTS**

17310 MINNETONKA BLVD.
MINNETONKA, MINNESOTA

Sheet content:

**BASE BID #1
GROVELAND ELEMENTARY SCHOOL
LANDSCAPING PLAN**

DATE: 11-2-16
CLIENT PROJECT No.:
INSPEC PROJECT No.: 213961
PROJECT MGR: CB
DRAWN BY: BT
CHECKED BY: BB

Sheet No.:

C11

Resolution No. 2016-

A Resolution approving a conditional use permit and site and building plan review for a gymnasium at Groveland Elementary School

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

Section 1. BACKGROUND.

- 1.01 Minnetonka School District is requesting a site and building plan review for a new gymnasium at Groveland Elementary School. (Project 92032.16a)
- 1.02 Minnetonka School District is also requesting a conditional use permit and site and building plan review for a new parking lot at the property located at 3217 Groveland School Road. (Project 92032.16a)
- 1.03 The property is located at 17310 Minnetonka Blvd. and 3217 Groveland School Road. It is legally described on Exhibit A.
- 1.04 The proposed 8,000 square feet gymnasium is located to the northeast corner of the elementary school. The gymnasium would be a regulation size and include bleachers for additional assembly functionality.
- 1.05 The parking lot would increase the total parking count at Groveland Elementary School from 116 to 165 spaces.
- 1.06 On December 1, 2016, the Planning Commission held a hearing on the application. The applicant was provided the opportunity to present information to the Planning Commission. The Planning Commission considered all of the comments and the staff report, which are incorporated by reference into this resolution. The Commission recommended that the City Council approve the project.

Section 2. GENERAL STANDARDS.

- 2.01 City Code Section 300.16, Subdivision 2, lists the following general

standards that must be met for granting a conditional use permit:

- a) The use is consistent with the intent of this ordinance;
- b) The use is consistent with the goals, policies and objectives of the comprehensive plan;
- c) The use does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements; and
- d) The use does not have an undue adverse impact on the public health, safety or welfare.

2.02 City Code Section 300.27, Subdivision 5, lists the following standards that must be met for site and building plan review:

- 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:
 - a) 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;
 - b) the amount and location of open space and landscaping;
 - c) 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

- d) 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.

Section 3. FINDINGS.

- 3.01 The proposal meets the general conditional use permit standards as outlined in city code.
- 3.02 The proposal meets the site and building plan review standards as outlined in city code.

Section 4. CITY COUNCIL ACTION.

- 4.01 The city council approves the final site and building plans for Groveland Elementary School.
 1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, except as modified by the conditions below:
 - 2017 Parking Lot Addition and Pavement Improvement Plan set (Inspec) dated November 1, 2016
 - Renovations and Addition to Groveland Elementary School Plan Set (ATS&R) dated November 2, 2016
 - Revised Landscaping Plan (Inspec) dated November 2, 2016

- Revised Grading and Layout Plan sheet C13 (Inspec) dated November 2, 2016
2. A grading permit is required. Unless authorized by appropriate staff, no site work may begin until a complete grading permit applicant has been submitted, reviewed by staff, and approved.
- a. The following must be submitted for the grading permit to be considered complete:
- (1) A recorded copy of this resolution.
 - (2) Final site plan and parking layout plans.
 - (3) Final grading and erosion control plans.
 - (4) Final drainage and stormwater plans.

Applicant will need to submit calculations showing there is sufficient capacity in the storm sewer to connect to it; or, upsize the remainder of the pipe downstream of the connection.

Applicant needs to revise plans to show:

1. Disturbance area
2. Existing impervious surface
3. Proposed impervious surface

*These numbers should reflect aggregates of the total project (sum of base bid 1, 2, alternate, and gymnasium).

Based on these numbers, stormwater management will be required for either the entire site, or the additional impervious surface. A narrative and calculations must be submitted to show conformance with the city's rate, volume, and water quality criteria.

- (5) Will need cross access/parking easements between church and school as well as maintenance and private utility easements for storm sewer. The school should combine the 3217 Groveland School Road property with the larger school parcel.

- (6) Show both storm and sanitary easements on all plan sheets.
 - (7) If needed, secure an encroachment permit with the Metropolitan Council if the storm structures encroach into the easement.
- b. Submit the following items for staff review and approval:
- 1) A construction management plan. This plan must be in a city approved format and outline minimum site management practices and penalties for non-compliance. If the builder is the same entity doing grading work on the site, the construction management plan submitted at the time of grading permit may fulfill this requirement.
 - 2) A landscaping and tree mitigation plan. The plan must meet minimum landscaping and mitigation requirements as outlined in the ordinance. However, at the sole discretion of natural resources staff, mitigation may be decreased based on any of the following: the health of trees removed; the ability to appropriately install trees and other shrubbery given existing vegetation and/or topography.
 - 3) Cash escrow in an amount to be determined by city staff. This escrow must be accompanied by a document prepared by the city attorney and signed by the builder and property owner. Through this document the builder and property owner will acknowledge:
 - The property will be brought into compliance within 48 hours of notification of a violation of the construction management plan, other conditions of approval, or city code standards; and
 - If compliance is not achieved, the city will use any or all of the escrow dollars to correct any erosion and/or grading problems.
 - 4) An electronic CAD file or certified as-built drawings in

microstation or DXF and PDF format.

- 5) A letter of credit or cash escrow for 125% of a bid cost or 150% of an estimated cost of all required landscaping, grading, and stormwater improvements.
 - 6) An illumination plan.
- b) Submit all required hook-up fees.
4. The property owner is responsible for replacing any required landscaping that dies.
 5. Construct a sidewalk to connect the north St. Luke's parking lot to Minnetonka Blvd.
 6. All rooftop and ground-mounted mechanical equipment, and exterior trash and recycling storage areas, must be enclosed with materials compatible with the principal structure, subject to staff approval. Low profile, self-contained mechanical units that blend in with the building architecture are exempt from the screening requirement.
 7. Construction must begin by December 31, 2018, unless the city council grants a time extension.

Adopted by the City Council of the City of Minnetonka, Minnesota, on December 19, 2016.

Terry Schneider, Mayor

ATTEST:

David E. Maeda, 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 duly authorized meeting held on December 19, 2016.

David E. Maeda, City Clerk

SEAL

Exhibit A

Lots 22, 23, and 24, THE HERZOG DEEPHAVEN ACRES, Hennepin County, Minnesota;

The West 190 feet of Lot 19, THE HERZOG DEEPHAVEN ACRES, Hennepin County, Minnesota;

That part of Lot 19 lying East of the West 190 feet thereof, THE HERZOG DEEPHAVEN ACRES, Hennepin County, Minnesota;

Lot 20, except the easterly 33 feet of the southerly 62.9 feet thereof, THE HERZOG DEEPHAVEN ACRES, Hennepin County, Minnesota;

Lot 21, except the easterly 33 feet thereof, THE HERZOG DEEPHAVEN ACRES, Hennepin County, Minnesota;

That part of the Southwest Quarter of the Northwest Quarter of Section 17, Township 117, Range 22, Hennepin County, Minnesota, described as follows:

Beginning at a point on the South line of said Southwest Quarter of the Northwest Quarter, 1161 feet easterly of the southwest corner thereof; thence northerly, parallel with the West line of said Southwest Quarter of the Northwest Quarter, a distance of 330.00 feet; thence easterly, parallel with the South line of the Southwest Quarter of the Northwest Quarter, to the southeast corner of Lot 21, THE HERZOG DEEPHAVEN ACRES, Hennepin County, Minnesota; thence southerly along the southerly extension of the East line of said recorded plat of THE HERZOG DEEPHAVEN ACRES, to the South line of said Southwest Quarter of the Northwest Quarter; thence westerly along said South line to the point of beginning and there terminating.

Resolution No. 2016-

A Resolution approving a comprehensive guide plan amendment from low density residential to institutional for the property located at 3217 Groveland School Road

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

Section 1. BACKGROUND.

1.01 Minnetonka School District is requesting a comprehensive guide plan amendment from low density residential to institutional to expand the Groveland Elementary School property. The property expansion would be for purposes of constructing a parking lot. (Project 92032.16a).

1.02 The property is located at 3217 Groveland School Road. It is legally described as follows:

The West 190 feet of Lot 19, *THE HERZOG DEEPHAVEN ACRES*, Hennepin County, Minnesota

1.03 On December 1, 2016, the Planning Commission held a hearing on the application. The applicant was provided the opportunity to present information to the Planning Commission. The Planning Commission considered all of the comments and the staff report, which are incorporated by reference into this resolution.

Section 2. GENERAL STANDARDS.

2.01 The comprehensive guide plan sets forth the standards used to review a request for an amendment:

- 1) The change would be consistent with the policies, strategies, or other elements of the 2030 Comprehensive Guide Plan and the city's Strategic Framework, including those for certain long term planning areas noted in this chapter.

- 2) The change would not create an adverse impact on public facilities and services that could not be mitigated with proposed improvements. Public facilities and services include roads sewers, water supply, drainage, schools and parks.
- 3) Development resulting from the change would not create an undue impact to surrounding properties.
 - a) Such development would be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
 - b) Physical character includes land use type, building height and size, relationship to the street, roof lines, and landscaping.
 - c) Viability includes stabilization or enhancement of property values or removing blighting influences.
- 4) The change would allow a more viable transition to the planned uses on adjacent properties than the current land use.
- 5) The change would not have an adverse impact on the natural environment, including trees, slopes and wetlands, or the impact could be mitigated by improvements on the site or in the same vicinity.
- 6) There has been a change in city policies or neighborhood characteristics since the city adopted the original plan that would justify a change.
- 7) The change would correct an error made in the original plan.
- 8) There is a community or regional need identified in the comprehensive plan for the proposed use or service.
- 9) The change would help the city meet its housing goals.
- 10) The change would not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration, or dedication.
- 11) In the event a land use change includes numerous properties, such as a neighborhood area, the following factors should be considered:
 - a) Determination of changed conditions on the properties or within the area surrounding the properties.
 - b) The condition of the buildings on the property.

- c) If residential, the need to preserve the housing stock to meet city housing goals, or if non-residential, the ability of the proposed new land use(s) to meet city housing goals.

Section 3. FINDINGS.

3.01 The city council finds that the proposed guide plan change is justified for the following reasons:

1. The change would be consistent with the policies, strategies, or other elements of the 2030 Comprehensive Guide Plan and the city's Strategic Framework, including those for certain long term planning areas noted in this chapter.
 - *The requested change is consistent with the long term planning goals contained in the comprehensive plan for the the Minnetonka Boulevard and County Road 101 village center:*
 - *Incorporate small-scale redevelopment and site and building improvements, with consideration of appropriate design principles to building orientation, massing and circulation.*
 - *Plan for improved connectivity within all quadrants of the Minnetonka Boulevard/CR 101 intersection.*
 - *Provide appropriate transitions to existing residential neighborhoods.*
2. The change would not create an adverse impact on public facilities and services that could not be mitigated with proposed improvements. Public facilities and services include roads, sewers, water supply, drainage, schools and parks.
 - *The proposed guide plan change will allow the expansion of the Groveland Elementary School campus. The parking lot would be beneficial to the surrounding area by allowing increased parking opportunities on site rather than on surrounding streets and properties. The stormwater management system would benefit water quality.*
3. Development resulting from the change would not create an undue impact to surrounding properties.
 - a. Such development would be consistent with the physical character of surrounding neighborhood or would upgrade and improve its viability.

- *The request to reguide the property from low density residential to institutional would be consistent with the use of the adjacent institutional properties.*
- b. Physical character includes land use type, building height and size, relationship to the street, roof lines, and landscaping.
- *The physical improvement of the property with parking lot will also incorporate landscaping to buffer the low density residential uses along Groveland School Road.*
- c. Viability includes stabilization or enhancement of property values or removing blighting influences.
- *Prior to the removal of the residential home, the city had responded to a number of property related nuisance issues which had a negative impact on the surrounding properties. Removal of the potential blighting influence will stabilize land use patterns on the east side of Groveland School Road which enhances the viability of other surrounding land uses.*
4. There is a community or regional need identified in the comprehensive plan for the proposed use or service.
- *The proposed parking lot will assist Minnetonka Schools and St. Luke's Church in providing community services.*
5. The change would not have an adverse impact on the natural environment, including trees, slopes and wetlands, or the impact could be mitigated by improvements on the site or in the same vicinity.
- *The proposed use of the property would include stormwater management which would improve water quality. Additional landscaping would be provided which is an improvement over existing site conditions.*

Section 4. APPROVAL

- 4.01 The guide plan amendment from Low Density Residential to Institutional for 3217 Groveland School Road is approved conditioned on review and approval by the Metropolitan Council.

Adopted by the Minnetonka City Council on December 19, 2016.

Terry Schneider, Mayor

ATTEST:

David E. Maeda, 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 duly authorized meeting held on December 19, 2016.

David E. Maeda, City Clerk

SEAL