



Planning Commission Agenda

April 20, 2017—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: April 6, 2017

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. Amendment to the existing Ridgedale Festival master development plan for façade changes.

Recommendation: Recommend the city council deny the request (4 votes)

- Recommendation to City Council (Tentative Date: May 1, 2017)
- Project Planner: Susan Thomas

- B. Items concerning Ridgedale Restaurants at 12415 Wayzata Blvd.

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

- Recommendation to City Council (Tentative Date: May 8, 2017)
- 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 May 4, 2017 Planning Commission meeting:

Project Description: The applicant is requesting an expansion permit and variances to construct a detached garage at 2425 Bantas Point Rd.

Project No.: 05050.17a

Staff: Drew Ingvalson

Ward/Council Member: 3—Brad Wiersum

Section: 8

Project Description: Verizon Wireless is proposing to erect a 180-ft stealth telecommunications tower adjacent to the city water tower at 4525 Williston Road. The proposal requires a conditional use permit.

Project No.: 05011.17a

Staff: Loren Gordon

Ward/Council Member: 4—Tim Bergstedt

Section: 21

Project Description: Alliant Engineering, on behalf of CSM Corporation, has submitted applications to redevelop the property at 2800 Jordan Avenue. As proposed, the single story building would be removed and the property line for 2800 and 2828 Jordan Avenue would be reconfigured in order to construct a new four-story, 78-unit apartment complex. The proposal requires approval of: (1) preliminary plat; (2) final plat; (3) amendment to the existing master development plan; (4) site and building plans; and (5) vacation of existing obsolete easements.

Project No.: 86157.17a

Staff: Ashley Cauley

Ward/Council Member: 2—Tony Wagner

Section: 12

Project Description: Michelle Nash is proposing to operate a residential care facility for eight adult residents in a newly constructed home at 5531 Eden Prairie Road. By state law care facilities serving six or fewer residents are permitted uses in all residential districts without any special zoning review or approval. In the city of Minnetonka, care facilities serving over six residents may be allowed by conditional use permit.

Project No.: 17007.17a

Staff: Susan Thomas

Ward/Council Member: 1—Bob Ellingson

Section: 33

Planning Commission Agenda

April 24, 2017

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Project Description: Lone Lake Park Trail. Rowland Investments LLC, in partnership with the city of Minnetonka, is proposing to construct trails, boardwalks, and a pedestrian bridge on The Chase apartment property within Lone Lake Park at 5709 Rowland Road and 5624 Shady Oak Road respectively.

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**

April 6, 2017

1. Call to Order

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

2. Roll Call

Commissioners Calvert, Knight, O'Connell, Powers, Schack, Sewall, and Kirk were present.

Staff members present: City Planner Loren Gordon, Assistant City Planner Susan Thomas, Planner Drew Ingvalson, Natural Resource Manager Jo Collieran, and Public Works Street and Park Operations Manager Darin Ellingson.

3. Approval of Agenda: The agenda was approved as submitted with the addition of one comment.

Schack moved, second by Sewall as submitted with one additional comment.

Schack, Sewall, Calvert, Knight, O'Connell, Powers, and Kirk voted yes. Motion carried.

4. Approval of Minutes: March 23, 2017

Knight moved, second by Powers, to approve the March 23, 2017 meeting minutes as submitted.

Schack, Sewall, Calvert, Knight, O'Connell, Powers, and Kirk voted yes. Motion carried.

5. Report from Staff

Gordon briefed the commission on land use applications considered by the city council at its meeting of March 27, 2017:

- Adopted a resolution approving the final plat for Wilson Ridge.
- Adopted a resolution approving a four-lot subdivision Linner Road Estates.

The next planning commission meeting will be April 20, 2017.

6. Report from Planning Commission Members

Powers attended the Shady Oak redevelopment neighborhood meeting. It went well. He encouraged residents to communicate what they would like to happen.

7. Public Hearings: Consent Agenda

The item was not removed from the consent agenda for discussion or separate action.

Calvert moved, second by O'Connell, to approve the item listed on the consent agenda as recommended in the staff report as follows:

A. Wetland setback variance to allow dormer additions onto the existing home at 14016 Spring Lake Road.

Adopt the resolution approving a wetland setback variance for dormer additions on the north side of the existing home at 14016 Spring Lake Road.

Schack, Sewall, Calvert, Knight, O'Connell, Powers, and Kirk voted yes. Motion carried and the item on the consent agenda was approved as submitted.

8. Public Hearings

A. Conditional use permit for recreational facility improvements on the Minnetonka Civic Center Campus at 14600 Minnetonka Boulevard.

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.

Ellingson, representing the applicant, stated that Thomas covered the proposal. He added that a lot of care was taken to find the proper location for the trail to minimize the impact to neighbors and remove trees that were already diseased or dead. The proposed lighting would not impact neighbors.

Calvert asked how many trees would be removed. Ellingson estimated 20, many of which are dead or dying trees. No significant trees would be removed.

Powers asked why the project is being done now and what material would be used for the boardwalks. Ellingson answered that the boardwalk would be made of wood. The improvements were originally scheduled to be done prior to 2009, but were delayed due to the recession. The improvements were included in the 2012 capital improvement plan to occur in 2017. The vast majority of the trail would be ADA compliant. The slope of the trail would not meet ADA requirements in a couple places, but that is allowed since it is a recreation trail. There would be no paving in the wetland.

The public hearing was opened.

Rick Bruce, 3310 Hazelwood West, was concerned with the trail being built. He preferred natural materials be used instead of asphalt, the loop be moved away from the creek, and benches be directed away from his house.

No additional testimony was submitted and the hearing was closed.

Calvert was concerned with asphalt leaching into the creek. Ellingson described the pros and cons of asphalt, mulch, gravel, and boardwalk trails and the reasoning for using them in specific portions of the proposed trail. Chair Kirk noted the potential of silt from a gravel surface eroding into a wetland.

Ellingson stated that the benches would be located next to the trail. They do not need to face the residential area. The Minnehaha Watershed District has approved the plans for the trail.

Chair Kirk felt the trail is a great amenity for the city. He supports the trail and lighting of the soccer fields. He understood the neighbors' concerns.

Calvert noted that there is a tree line between the proposed trail location and adjacent neighbors. Ellingson agreed.

Calvert felt the proposal would be a wonderful addition. The plan is respectful of the privacy of the neighbors. There would be a tree buffer from the trail.

Chair Kirk said that the city promotes trails and walkability. This is a great opportunity.

Powers supports providing walkability for everyone.

Schack stated that her bedroom window is 50 feet from a public trail. Only rarely in the dead of winter does she hear anyone on the trail. She estimated that the adjacent neighbors would not notice a walker on the trail.

Calvert moved, second by Powers, to recommend that the city council adopt the resolutions approving the following conditional use permit for trails and boardwalks within required wetland buffers and conditional use permit for installation of lighting on an existing athletic field for recreational facility improvements on the Minnetonka Civic Center Campus at 14600 Minnetonka Boulevard.

Schack, Sewall, Calvert, Knight, O'Connell, Powers, and Kirk voted yes. Motion carried.

The city council is tentatively scheduled to review this item April 24, 2017.

B. Amendment to an existing conditional use permit for recreational facility improvements at the Hopkins High School Campus at 2400 Lindbergh Drive.

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

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

Chair Kirk confirmed with Ingvalson that commissioners would review the project's fields, new scoreboards, and lighting.

Schack asked if the scoreboard would make any sounds. Ingvalson said that there would be no speakers.

Calvert asked if there is a comprehensive plan for the area. Ingvalson was not aware of one.

Calvert asked for the type and height of the fence. Ingvalson believed that the applicant intends to have an eight-foot-tall fence around the turf field. The fencing could be reviewed and approved through the building permit process. It did not require commission action.

Schack asked how high the top of the dugout would be above the ground. Ingvalson referred the question to the applicant.

Calvert asked for the benefits of artificial turf. Ingvalson explained that turf fields can be used sooner after a rain event. Underground stormwater facilities would hold and treat runoff. Natural grass creates the need for chemicals and clippings.

Pete Monroe, civil engineer representing the applicant, stated that the fence would be eight feet tall and made of chain link. He thought Ingvalson did a good job explaining the proposal. The proposed turf would provide better drainage by adding an underground, stormwater-management system. There would be a sand layer under the turf to filter the water and a drainage system that directs water to the storage chamber.

Dan Johnson, Hopkins Schools District Director of Student Activities, explained the type of fencing that would surround the fields. He prefers grass fields, but artificial turf fields have more practical usability. He added that the scoreboards have no sound.

Knight asked if the girls' softball team would relocate to this site. Mr. Johnson answered that may happen if it would become needed, but the team is happy with their current site. He explained how an eco-filled system would be used on the turf field.

The public hearing was opened.

Debra Bushinski, 10408 Hillside Lane West, stated that:

- She received nice responses from Ingvalson.
- Not enough is being done to keep kids collecting the balls safe. A ball hit her car last year. The school agreed to install fencing that could be increased in height when certain fields would be in use and she thought that would fix the problem, but she wanted that addressed in a more concrete fashion.
- It seemed obvious that the amount of field use would increase. She questioned what limits would be set. She was concerned with increased traffic. She was concerned with a decrease in property value from an increase in traffic.
- She works from home and sees motorists parking on the wrong side of the street and speeding. She supports traffic violators being cited in the area.
- The school addressed her concern regarding the four months of construction that would take place.
- She would like to hear more on how the irrigation across from her house would be done.

Justin McCarthy, 2221 Cape Cod Place, stated that:

- He was concerned with the increase in traffic. It is a tranquil neighborhood now. There are many pedestrians and bicyclists.
- He can understand why the school wants to do the improvements. It is a nice design.
- He proposed leaving out the lights on the new softball area, because lights would allow the fields to be used later at night. A couple of years ago the lacrosse team obtained a permit to stay on the lacrosse field until 10:30 p.m.
- The intersection of Hillside Lane West and Cape Cod Place is confusing and already dangerous. Drivers blow through the stop sign all of the time. More traffic would make the intersection more dangerous.

Sam Black, 2265 Cape Cod Place, stated that:

- He wants to know how much traffic and use the fields would have.
- He would like to see a campus plan. He questioned if there would be enough restrooms. He saw no increase in the number of portable facilities.
- He did not want the lights to be used as cell phone towers.
- He was disappointed that the fields would use artificial turf and that the fields would be locked.
- There appeared to be a 20-foot drop from one spot to Hillside Lane West. He asked how high the berm and dugouts would be and what material would be used. He requested a better rendering before the city council meeting.

George Klemmer, 10303 Hillside Lane West, stated that:

- Hillside Lane West has a lot of potholes. He asked if it would be resurfaced and if it would be repaired more often due to the increase in traffic.

No additional testimony was submitted and the hearing was closed.

Mr. Johnson provided that there is currently a nine-foot drop from the parking lot to the fields. He explained how the grading and leveling would be done. He explained where restrooms are located.

Gordon explained the conditions that dictate when a traffic study is done. Repurposing existing spaces does not qualify. A mill and overlay for Hillside Lane West, Lindbergh, and Cedar Lake Road are scheduled in the capital improvement plan to be completed in 2017. Residents should contact the police department to report a traffic violation in progress. Proximity to a school tends to increase a resident's property value. The city cannot limit future potential installation of a cell antennae. Each application would be reviewed individually. The Hopkins School District does not have a master development plan that staff is aware of. It is not unusual for a school to not have such plan. Often times, the school district does not know more than a year in advance what improvements would be done.

Knight did not have a problem with the proposal because, even though there would be more fields, only one event could occur at the site at a time. Artificial turf would provide a reduction in maintenance and fertilizer. He supports the proposal.

Schack noted that the city's policies should be followed in regard to use of the lights. The scoreboard would not make a sound. Neighbors expressed concern for an increase in the use of the fields, but the city is only authorized to restrict the use of the lights.

Calvert noted that turf fields cannot be used if they become too hot. She supports maximizing the space on the school campus and providing for multiple uses. She supports staff's recommendation.

Powers liked the proposal. It would not negatively impact property values. He suggested the presentation provide better visuals for the city council meeting. He supports staff's recommendation.

Sewall lives close by. He felt better about the proposal now than he did at the beginning of the meeting. He was glad there would be no slats in the chain link fence to block the view. There would be open access to the public on the remaining grass surface. Right now, flooding of the fields is a problem. The addition of turf and stormwater management practices would help. He supports staff's recommendation.

Chair Kirk noted that a lot of other school districts already have turf fields. He supports everything he heard from the school district. He suggested the presentation provide better visuals for the city council meeting.

Calvert moved, second by Schack, to recommend that the city council adopt the resolution approving an amendment to an existing conditional use permit for recreational facility improvements at the Hopkins High School Campus at 2400 Lindbergh Drive.

Schack, Sewall, Calvert, Knight, O'Connell, Powers, and Kirk voted yes. Motion carried.

The city council is tentatively scheduled to review this item April 24, 2017.

C. Items concerning The Cheesecake Factory at Ridgedale Center.

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.

In response to Sewall's question, Thomas explained that the 57 inches in vertical height measurement includes the empty space between copy lines.

Powers asked if there would be an entrance to the proposed restaurant from inside the mall. Thomas answered affirmatively.

O'Connell asked if the proposal would replace an existing tenant. Thomas answered affirmatively. It would replace a few fast-food restaurants.

Knight asked if the indoor eating area could have access from the outside. Thomas answered in the negative. A patron would have to go inside the restaurant and be seated by a host. The gates in the patio area provide an emergency exit, which is required by the fire marshal. The only access to enter the outdoor seating area is from within the restaurant.

Brian MacKellar, Cheesecake Factory Senior Vice President, representing the applicant, stated that he is excited to work with staff to create a terrific design. The sign request would allow their logo with a large "C" and "F" which would be 42 inches tall. The rest of the letters would be 1-foot, two-inches tall. There are similar restaurants at the mall that have a similar tag line. It would mark the entrance and provide a little excitement to the façade. The applicant would comply with the city's decision.

Schack asked if he knew the size of the Cheesecake Factory sign at Southdale Center. Mr. MacKellar was unsure. From looking at Google Maps, Gordon guessed that it is five or six feet tall which is taller than the proposed sign.

Powers noted that the sign above the door would not have the tag line. Mr. MacKellar stated that the tag line could not be above the door for practical reasons.

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

Calvert confirmed with Thomas that allowing the use to have two signs and the two letters 42-inches in height would be violations of the sign plan for Ridgedale Center.

Schack noted that the signs for Kona and Redstone do not exceed 42 inches in height, but asked if any other sign on Ridgedale Center is at least 42 inches tall. Thomas was unsure. She noted that the Kona tag line is in line with "Kona Grill," but due to the length of the Cheesecake Factory façade, it would not be possible for the applicant to include the tag line in line with the name.

Chair Kirk confirmed with Thomas that approval of the proposal would not need a variance, but would require an amendment to the sign plan. Macy's requested a sign plan amendment which allowed a letter to be 11 feet in height. Staff recommended denial of that request. Staff is currently recommending approval of the proposal with the exception of the second sign above the door and the tag line.

Chair Kirk noted that the top of the sign would be visible to a driver on the Ridgedale Drive loop around Ridgedale Center. The door to the Cheesecake Factory would be right on top of the door to Ridgedale Center in the tower.

Calvert noted that the tower feels a lot closer to the mall entrance in person. The sign for the mall needs to be there.

Powers had no problem allowing both signs. He wants the restaurant to succeed. He likes the big sign. It is a reasonable request.

O'Connell noted that the Cheesecake Factory has dealt with this issue multiple times. He appreciated that the sign would not be very visible. The city is lucky to have a popular mall in the community. He did not want a sign issue to hold up expansion into this market.

Calvert read the same article as O'Connell describing how malls are struggling. The entrance needs something of architectural interest, so this is exciting to see. She struggled with the visibility of the sign from the road and the concentration of signs and doors at that location. It verged on being too much for one spot. Dropping the tag line would help the area look less "busy."

Powers thought that the "Ridgedale" sign is the one that looks unattractive. Calvert agreed that the Cheesecake sign is more attractive than the Ridgedale sign, but the mall identification serves a greater purpose.

Schack looked at images of different Cheesecake signs. She agreed that there would be a lot going on in the one space. She favored either allowing both signs or only one sign with the tag line.

Chair Kirk agreed that the city is fortunate to have a thriving mall.

O'Connell recommended that the applicant work with staff to provide the city council with a couple options.

Gordon noted that a sign could be located inside a window visible from the outside of the building and have the same effect without needing a sign permit.

Chair Kirk suggested removal of the tag line, keeping the two letters 42-inches tall, and leaving the sign above the door. Calvert agreed. She thought that would remove some clutter, but provide for the company's identity.

Powers supported keeping the tag line. Calvert understood the need for the larger letters to be visible from the road.

Calvert was excited about the restaurant. She did not want the signage to hold up the project, but the tag line would create clutter.

O'Connell moved, second by Sewall, to recommend that the city council adopt the following resolutions associated with the Cheesecake Factory at 12735 Wayzata Boulevard with a modification to allow two signs no taller than 42 inches.

Schack, Sewall, Calvert, Knight, O'Connell, Powers, and Kirk voted yes. Motion carried.

The city council is tentatively scheduled to review this item April 24, 2017.

9. Adjournment

*Calvert moved, second by Sewall, to adjourn the meeting at 9:20 p.m.
Motion carried unanimously.*

By: _____
Lois T. Mason
Planning Secretary

Minnetonka Planning Commission Meeting

April 20, 2017

Agenda Item 7

Public Hearing: Consent Agenda

(No Items)

Minnetonka Planning Commission Meeting

April 20, 2017

Agenda Item 8

Public Hearing: Non-Consent Agenda

MINNETONKA PLANNING COMMISSION
April 20, 2017

Brief Description	Amendment to the existing Ridgedale Festival master development plan for façade changes
Recommendation	Adopt the resolution denying the request

Background

It is the current practice of the city to adopt ordinances or resolutions to outline conditions of a development's approval. However, this was not always the case. Throughout the 1980s and mid-1990s, instead of ordinances or resolutions, the city frequently used legal agreements that were jointly signed by a project's developer and city representatives. A property owner may request a change or amendment to conditions of such agreements. While the city is generally not obligated to approve requested changes, the city is obligated to consider and act upon such requests.

In 1989, the city council approved development of Ridgedale Festival, a roughly 130,000 square foot shopping center located at the I-394/I-494 interchange. The approval, which included a master development plan referencing specific façade plans, was outlined in a signed development agreement.

In 2011, the city council approved an amendment to Ridgedale Festival master development plan. The amendment: (1) approved combination of two anchor tenant spaces and façade improvements for a Toys R' Us / Babies R' Us superstore; (2) and removed conditions that were considered "more strict" than requirements outlined in current ordinance.

Proposal

KIR Minnetonka, LLP, the owner of Ridgedale Festival, is now requesting an additional amendment to the existing master development plan. The amendment would allow changes to a 25,775 square foot tenant space most recently occupied by Golfsmith. As proposed, the existing 40-foot wide by 28-foot tall storefront would be increased to 80-foot wide by 37-foot tall. New pillar structures would be constructed to create a covered, outdoor cart storage area. New building materials would be incorporated into the façade and pillars, including stone veneer and exterior insulation and finish system (EIFS) in two different colors and textures. The owner indicates that the proposed façade improvements are not contingent on any specific future tenant. Nevertheless, the submitted façade plans and recent liquor license application suggest Total Wine as a possible, near-term tenant. The owner has specifically noted that the current request does not include signage. (See attachments.)

Staff Analysis

Ridgedale Festival was constructed in the 1990s. Staff recognizes that architectural design standards and tenant desires have changed over the last 25+ years. Staff generally supports upgrading façade design and materials on older commercial buildings. However, staff does not support the applicant's specific request.

1. **Disproportionality to Surrounding Facades.** As proposed, the new façade would be 37 feet tall. The applicant has correctly noted that this would be similar to – in fact 4 feet less than – that of the existing Toys R' Us / Babies R' Us façade. However, in staff's opinion, the context of the proposed storefront and The Toys R' Us / Babies facades are quite different. The proposed improvement would be significantly taller, 12 to 19 feet, than the adjacent facades. Conversely, the 41-foot Toys R' Us / Babies R' Us façade is just 7 feet taller than adjacent façades. The proposed façade improvement is disproportional to the facades in this segment of the building. (See attached.)
2. **Disproportionality to Signage.** The property owner has chosen to separate the façade request from any future signage requests. However, staff finds that at Ridgedale Festival façades and signage cannot be independently evaluated. Signage at Ridgedale Festival is regulated by a sign covenant, not the city's sign ordinance. Under this covenant, anchor tenants are permitted to display a wall sign 5 feet in height and 250 square feet in total area. In staff's opinion, the proposed façade appears disproportionately large compared to the allowed wall signage. (See attached.) If the façade were approved as proposed, staff anticipates a future request would be made to amend the sign covenant allowing for larger signage. Staff further anticipates that the argument for the increased signage would be that the allowable 5-foot tall, 250 square foot sign would appear disproportionately small compared to the recently approved larger façade. In fact, the Total Wine sign illustrated on the façade plans, but not part of this current application, is roughly 9.5 feet in height and 340 square feet in total area. (See attached.)

The square footage of the proposed storefront would be similar in size to the Toys R' Us / Babies R' Us façade. However, in staff's opinion, the design of the two storefronts is notably different. The Toys R' Us / Babies R' Us façade includes a significant amount of glass, visually reducing the area on which the retailer's sign is displayed. Conversely, the proposed façade includes a large amount of EIFS providing a visually larger area on which a sign could be displayed. (See attached.)

Staff Recommendation

Recommend the city council adopt the resolution denying an amendment to the existing Ridgedale Festival master development plan for façade changes

Originator: Susan Thomas, AICP, Assistant City Planner

Through: Loren Gordon, AICP, City Planner

Supporting Information

Surrounding Uses North: Single-family homes, zoned R-1
 East: Goodwill, zoned PID
 South: I-394, office buildings beyond
 West: I-494, Carlson Center beyond

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

Total Wine Total Wine recently submitted an application for an off-sale liquor license at the tenant space for which façade improvements are proposed. The city council conducted the first of a required two public hearings on the licensee request on March 6, 2017. The second hearing will be held on May 1, 2017.

From a zoning perspective, a liquor store is considered a commercial land uses. The zoning ordinance does not differentiate between types of stores; in other words, under the ordinance, a liquor store, department store, sporting goods store, and shoe store are all considered equal. Commercial retailers, which by code definition “primarily involve(s) the sale of goods or merchandise to the general public for personal or household consumption,” are permitted uses within buildings on a property designated for commercial use. Given this, it is not within the planning commission’s purview to determine whether Total Wine is – or is not – an appropriate tenant at Ridgedale Center.

SBP Standards When reviewing changes to existing commercial buildings, specifically changes that require an amendment to an existing master development plan, the city generally evaluates the changes for consistency with site and building plans 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 the 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.

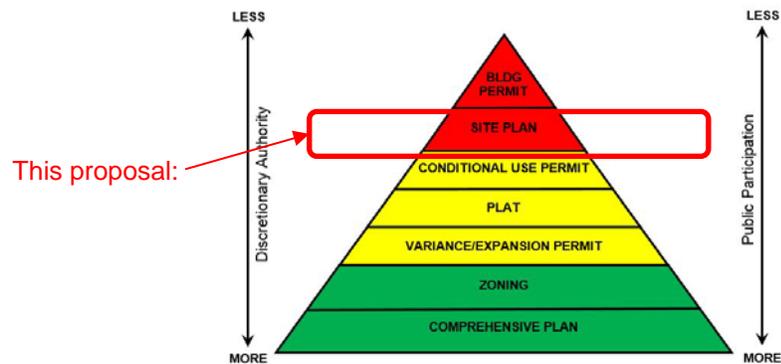
FINDINGS: The proposed façade changes would not create a functional and harmonious design for structures and site

features. The proposed façade would appear disproportionately large relative to allowed signage.

Neighborhood Concerns

During the 2011 amendment review, some area residents raised concerns about: (1) a gate on site that in not being appropriately use; and (2) activities occurring on the site outside of allowable hours. At that time, staff met with representatives of the police department and building ownership to discuss the issues. A condition of the 2011 approval required that the gate leading to the rear delivery area remain closed between 9:30 p.m. – 7:00 a.m. daily. Upon notification of the current application, area residents expressed that this condition is not being met. Unfortunately, this was the first time since the 2011 approval that planning staff has been contacted regarding the gate/activity issue. The city is not in a position to take action if it is unaware of an issue. Neither, from staff’s perspective, is the city in a position to deny a current application based on the suggestion that conditions of approval have been violated without report and evidence of such violation. Staff encourages residents to report violations to planning staff if they occur during business hours and to the police department if the violations occur outside of business hours.

Pyramid of Discretion



Motion Options

The planning commission has several options:

1. Concur with the staff recommendation. In this case, a motion should be made recommending the city council adopt the resolution denying the request.
2. Disagree with the staff recommendation. In this case, a motion should be made to recommend the city council approve the proposal. This motion should include a statement as to why the proposal is approved.

3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

Voting Requirement The planning commission will make a recommendation to the city council. A recommendation to approve the applicant's request requires an affirmative vote a simple majority. At the city council, approval of the applicant's request similarly requires an affirmative vote a simple majority.

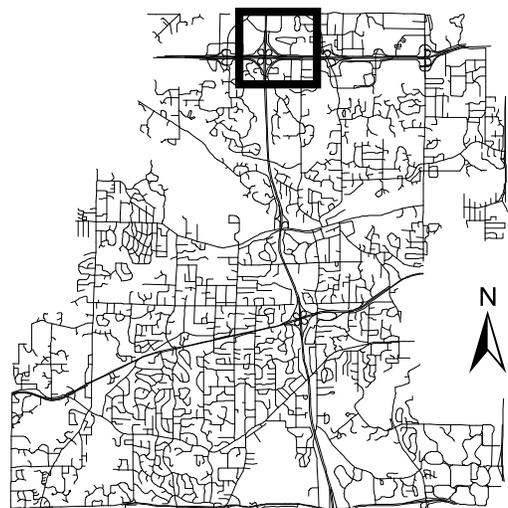
Neighborhood Comments The city sent notice to 48 area property owners and has no written comments to date.

Deadline for Action **June 26, 2017**



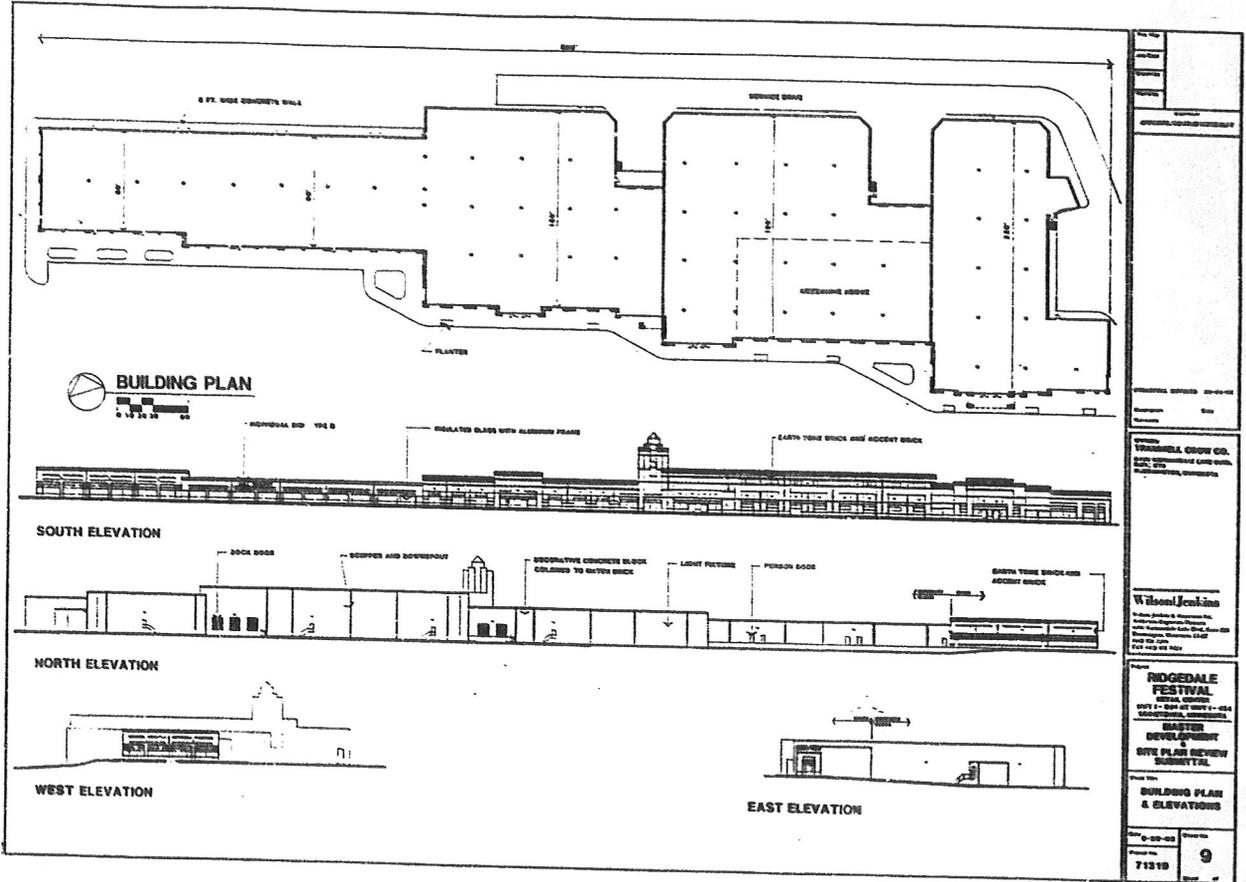
Location Map

Project: Kimco Realty
 Applicant: Patrick McCune
 Address: 14200 Wayzata Blvd
 Project No. 88085.17a



This map is for illustrative purposes only.

1989 FACADE PLAN



2011 FACADE AMENDMENT

CONSTR. DOC & REVISIONS

NO.	DATE	DESCRIPTION
12/07/10		ISSUED FOR BIDS
01/07/11		ISSUED FOR PERMITS
1	01/11/11	ADDENDUM NO. 1
2	02/11/11	BULLETIN NO. 1

PROTOTYPE UPDATES

NO.	DATE	DESCRIPTION
0	TBD	2011 58K REV. 0

BID DATE: 12/07/10 PROJECT NO.: 55251608
 DRAWN BY: JMK CHECKED BY: JBV
 PROTOTYPE DESIGNATION: 2010 58K PROTOTYPE

paep architecture
 engineering, P.C.
 1811 4 Mile Rd NE
 Grand Rapids, MI 49525
 www.progressiveae.com



STORE SUPPORT CENTER
 ONE GEOFFREY WAY
 WAYNE, NJ 07470

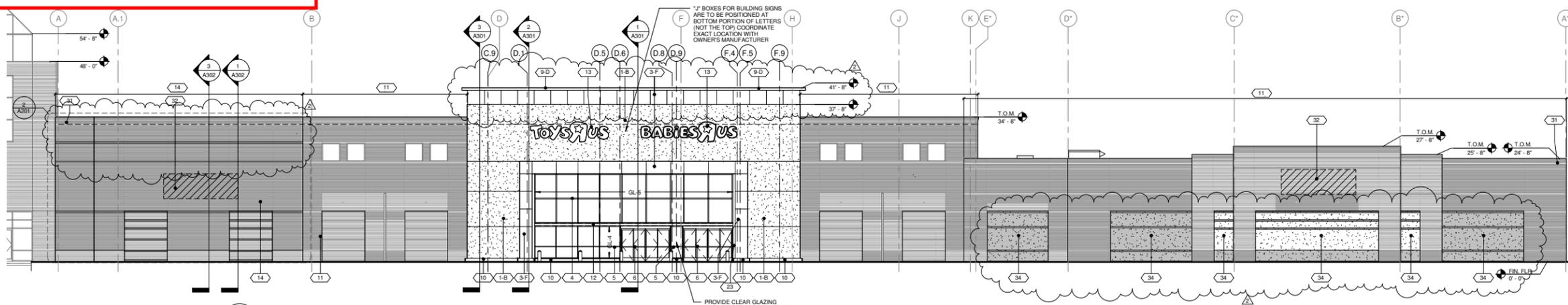
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF TOYS "R" US. THE INFORMATION SHOWN MAY NOT BE USED NOR THE DRAWINGS REPRODUCED WITHOUT PERMISSION OF TOYS "R" US.

LOCATION:
MINNETONKA, MN

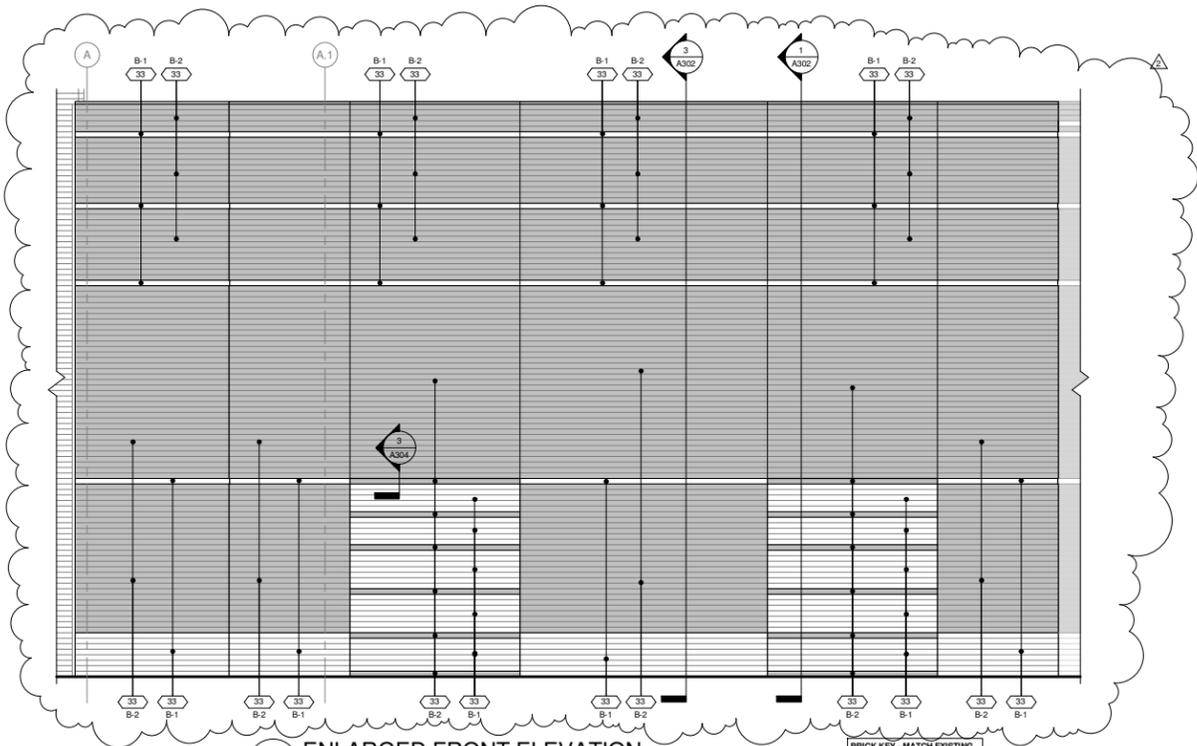
DRAWING TITLE:
EXTERIOR ELEVATIONS

SCALE: As indicated ISSUE DATE: DECEMBER 7, 2010

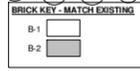
SHEET NO.: **A201**



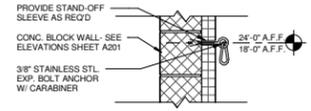
1 FRONT ELEVATION
 A201 SCALE = 3/32" = 1'-0"



2 ENLARGED FRONT ELEVATION
 A201 SCALE = 1/4" = 1'-0"



NOTE:
 PROVIDE (6) HOOKS PER SIGN.
 VERIFY QUANTITY & LOCATION
 OF CARABINER W/ PM.



3 DETAIL
 A201 SCALE = 1" = 1'-0"

SEE STRUCTURAL DRAWINGS & SPECIFICATIONS FOR HORIZONTAL & VERTICAL MASONRY REINFORCING REQUIREMENTS

GENERAL NOTES

- ALL EXTERIOR CONCRETE BLOCK WALLS TO HAVE FOAM INSULATION PER SPECIFICATIONS.
- ALL MASONRY JOINTS SHALL BE TOOLED CONCAVE.
- THOROSEAL PREPARATION OF MASONRY PRIOR TO PAINTING.
- "THORO SYSTEM PRODUCTS" TO MATCH PAINT COLORS LISTED BELOW.

LEGEND	
CODE	BUILDING MATERIAL CODE COLOR CODE/MATERIAL
1	EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.), SANDPEBBLE FINISH, PAINTED. SEE SPECIFICATIONS FOR TYPE OF EIFS SYSTEM(S) TO BE USED.
2	SMOOTH-FACE CONC. BLOCK, PAINTED
3	COMPOSITE METAL PANEL. SEE DET. 11A304.
4	ALUMINUM & GLASS CURTAINWALL SYSTEM, CLEAR ANODIZED FINISH, GLAZING 1" INSULATED, BLUE-GREEN, LOW-E FLOAT, GLASS DESIGNATED, "GL-5".
5	ALUMINUM & GLASS STOREFRONT SYSTEM, CLEAR ANODIZED FINISH, GLAZING 1" INSULATED, BLUE-GREEN, LOW-E, LAMINATED SECURITY GLASS DESIGNATED, "GL-4".
6	AUTO ALUMINUM SLIDING DOORS, CLEAR ANODIZED FINISH, GLAZING: 1/4" CLEAR LAMINATED SECURITY GLASS DESIGNATED, "GL-3".
7	HOLLOW METAL DOOR & FRAME, PAINTED.
8	C.H. ROLLING DOORS.
9	PRE-FINISHED METAL COPING / EDGE TRIM.
10	CONCRETE CURB CURB
11	EXISTING CONSTRUCTION TO REMAIN.
12	STL. STRUCTURE, WRAP WITH BREAK METAL TO MATCH ADJACENT STOREFRONT.
13	ILLUMINATED SIGN LETTERS. SEE DRAWING S101.
14	NEW UTILITY BRICK (FIELD AND ACCENT), ETC. TO MATCH EXISTING CONSTRUCTION. SEE 2A201 FOR REFERENCE.
15	METAL HOOD, PAINT
16	DOCK SEAL.
17	DOCK LEVELER & BUMPERS
18	NOT USED.
19	CONCRETE FILLED STL. PIPE BOLLARD, PAINTED. SEE A100 FOR QUANTITY.
20	WALL PACK LIGHT FIXTURE, REFER TO ELEC. DWGS.
21	COMPACTOR DOOR & STEEL FRAME, PAINTED TO MATCH ADJACENT WALL COLOR.
22	OVERFLOW SCUPPERS (4"x16" MIN OPENING). SEE DET. 9A303.
23	KNOX BOX 3200 SERIES WITH TAMPER SWITCH OR APPROVED EQUAL. COORD. LOCATION AND MOUNTING HEIGHT W/ LOCAL FIRE OFFICIAL.
24	CONCRETE FOUNDATION / RETAINING WALL, PAINTED. REFER TO STRUCTURAL DWGS.
25	8" DECORATIVE STL. BOLLARD. SEE DWG. A100.
26	EMERGENCY WALL PACK. SEE ELEC. DWGS.
27	ALUMINUM SWINGING CART DOOR, CLEAR ANODIZED FINISH, GLAZING: 1/4" CLEAR LAMINATED SECURITY GLASS DESIGNATED, "GL-3". SEE DRAWING A501 FOR ADDITIONAL INFORMATION.
28	16"x16" STORM PROOF METAL LOUVER VENTS (TYP. OF 3), TOP OF VENT @ 34'-0" A.F.F.
29	SMOOTH-FACE CONC. BLOCK @ ADJACENT TENANT. PROVIDE CEMENTITIOUS BLOCKFILLER PER SPECIFICATION SECTION 91-SPECIAL COATINGS.
30	CONC. STAIRS (SEE STRUCT. DWGS.) AND ALUMINUM RAILINGS. SEE DET. 9A100.
31	SECURITY CAMERAS. SEE ELEC. DWGS.
32	TEMPORARY BANNER LOCATIONS (6"x18"). PROVIDE (6) CARABINERS PER BANNER. SEE DETAL 3A201.
33	UTILITY BRICK TO MATCH EXISTING. SUBMIT SAMPLE(S) TO ARCHITECT FOR REVIEW. APPROVAL.
34	INFILL EXISTING STOREFRONT OPENING WITH MTL. STUDS, SHEATHING & EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.), SANDPEBBLE FINISH, PAINTED TO MATCH EXISTING ADJACENT BRICKWORK. SEE SPECIFICATIONS FOR TYPE OF EIFS SYSTEM(S) TO BE USED.

CODE	COLOR
A	SHERWIN WILLIAMS #8101 "SANDS OF TIME"
B	SHERWIN WILLIAMS #6098 "PACER WHITE"
C	SHERWIN WILLIAMS #8100 "PRACTICAL BEIGE"
D	SHERWIN WILLIAMS #7006 "EXTRA WHITE"
E	SHERWIN WILLIAMS "OSHA YELLOW"
F	SONOTEC TO WALL PANEL SYSTEM 4mm ALUCOBOND PANEL W/ CLASS 1 ANODIZED CLEAR FINISH.



07 March, 2017

Loren Gordon – City Planner, AICP
City of Minnetonka – Planning & Zoning
14600 Minnetonka Blvd
Minnetonka, MN 55345

RE: Proposed Exterior Elevation Improvements @ 14200 Wayzata Blvd – Former Golfsmith Retail Outlet

Dear Mr. Gordon,

The property management group, KIR Minnetonka, L.P., is proposing to modify the exterior elevation at the corner entrance location to the former Golfsmith retail outlet. The prospective future tenant has requested that the exterior entryway be improved to enhance the visibility of the location & to more closely match their current branding.

The dimensions of the current storefront are 40'-2" wide x 28'-0" tall. The proposed improvements will increase the size of the storefront to 80'-10" wide X 37'-0" tall. Part of this increase in size will allow for an area to protect customer shopping carts under a new open canopy, immediately to the East of the customer entry area.

It is the intention of the landlord to move forward with these improvements & they will not be contingent upon any particular tenant signing a lease in the near future. The signage indicated on the enlarged edifice is currently included for reference purposes only. We are not looking for signage approval at this time as we are limiting this requested review to have you only evaluate the exterior building modifications.

Truly,

Welsh Architecture, LLC

A handwritten signature in black ink, appearing to read "Thomas G. Winterer".

Thomas (Tom) G. Winterer
Senior Project Manager

KIR Minnetonka, L.P.

A handwritten signature in black ink, appearing to read "Patrick A. McCune".

Patrick A. McCune
Authorized Agent

Welsh Architecture, Suite 400, 3450 Baker Road, Minnetonka, Minnesota 55343-8695

CURRENT PROPOSAL

1 EXISTING SOUTH ELEVATION @ FORMER GOLFSMITH LOCATION
SCALE: 1" = 50'-0"

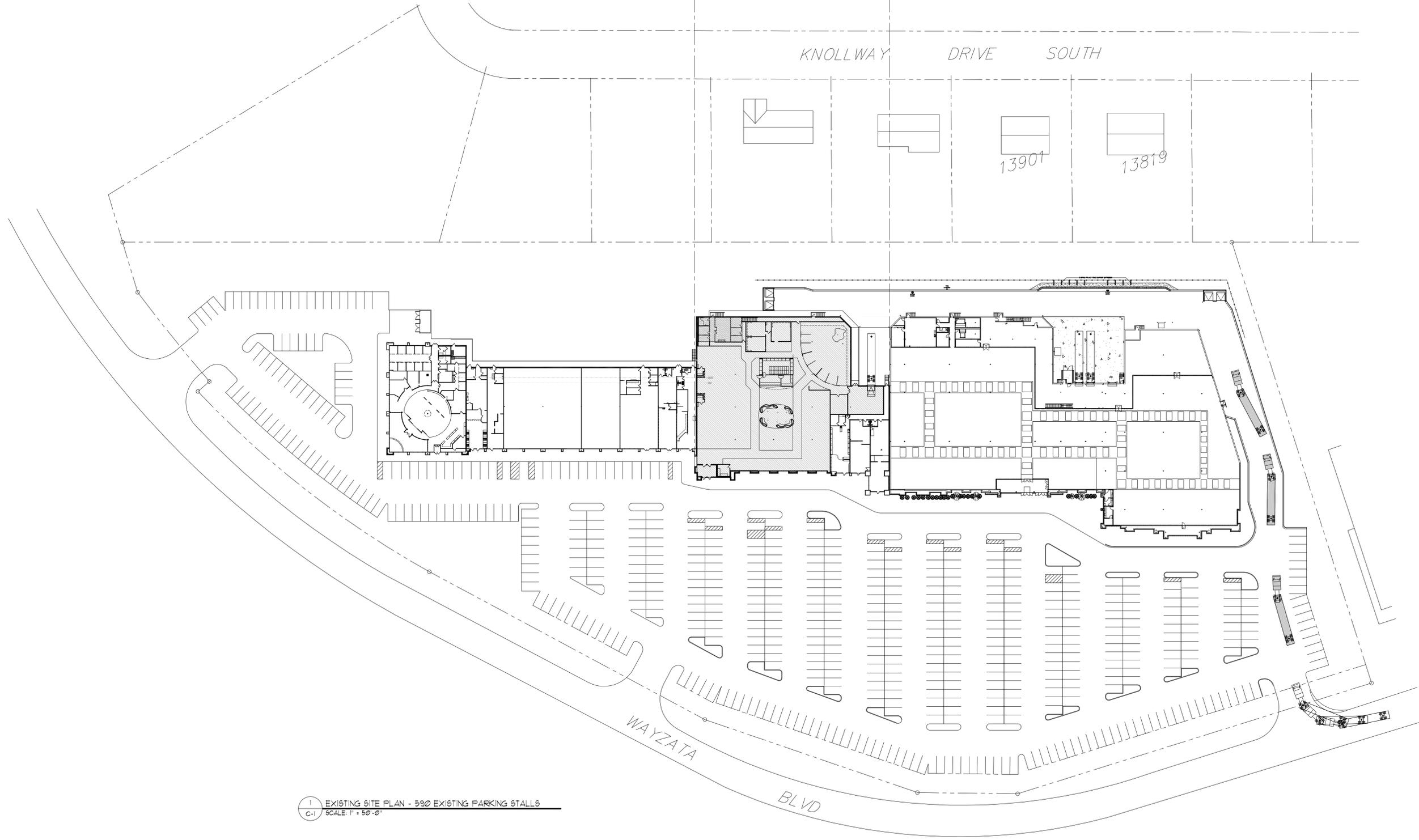


KNOLLWAY DRIVE SOUTH

13901

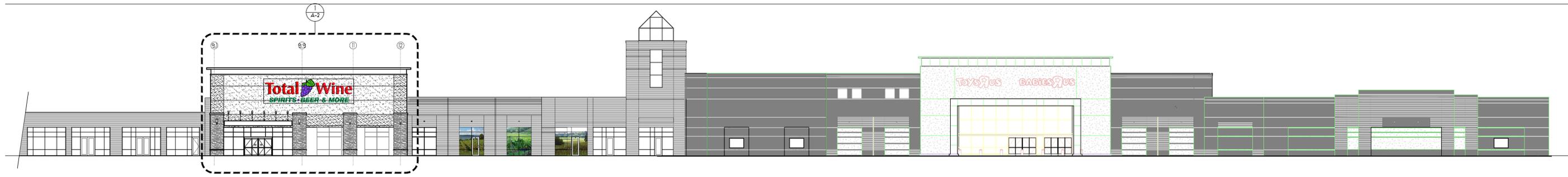
13819

1 EXISTING SITE PLAN - 530 EXISTING PARKING STALLS
SCALE: 1" = 50'-0"

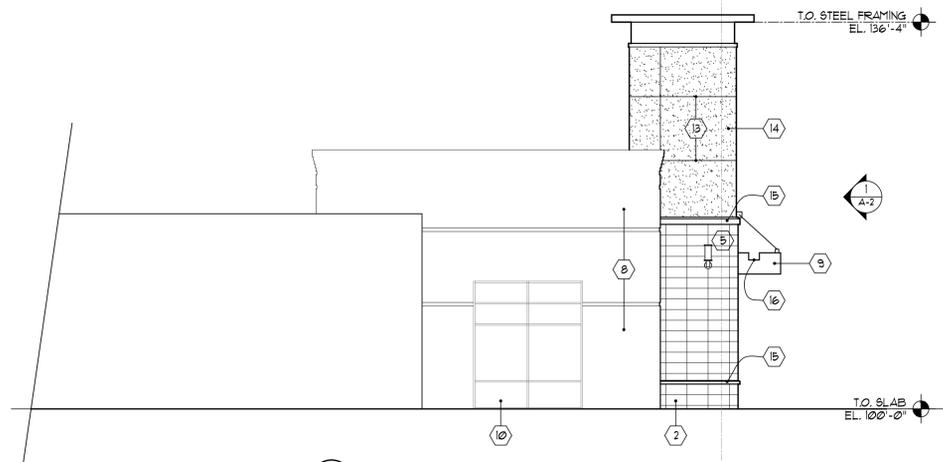


REVISION NUMBER	DATE
PRELIM. CONCEPTUAL DESIGN	01 NOV. '16
ISSUE FOR PRELIM. PRICING	08 FEB. '17
ADDED SITE PLAN	06 MAR. '17

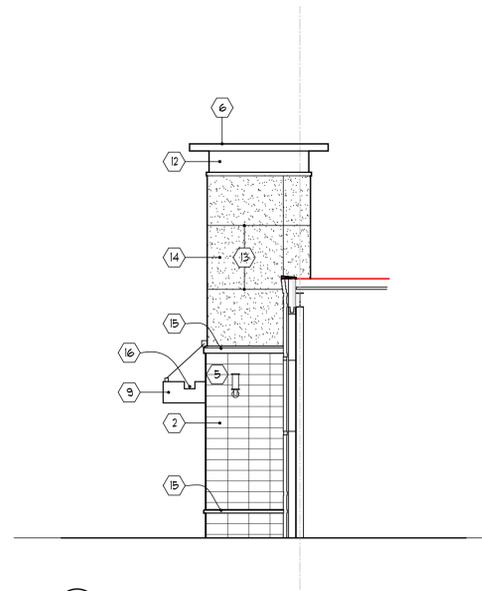
REVISION NUMBER	DATE



4 OVERALL EXTERIOR ELEVATION
SCALE: 1" = 20'-0"

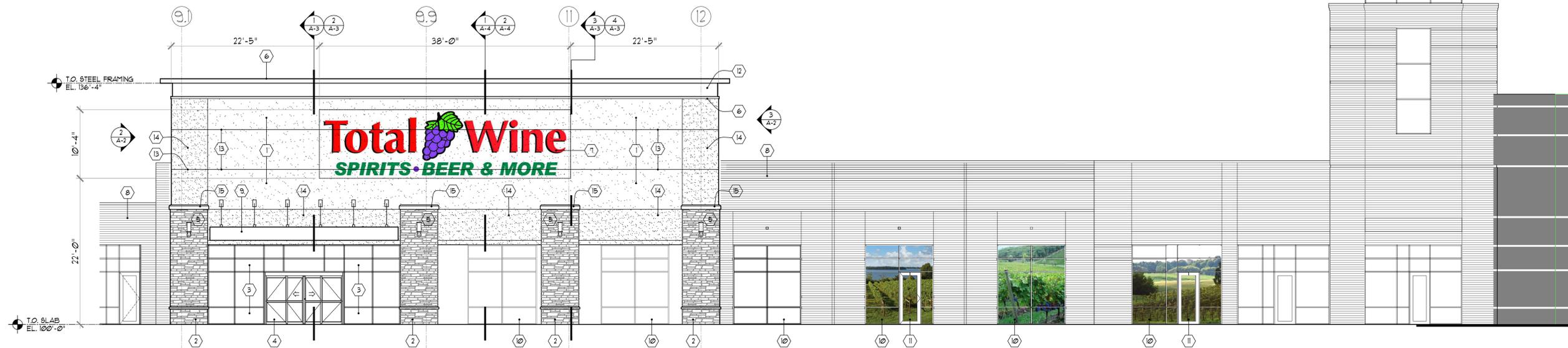


2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

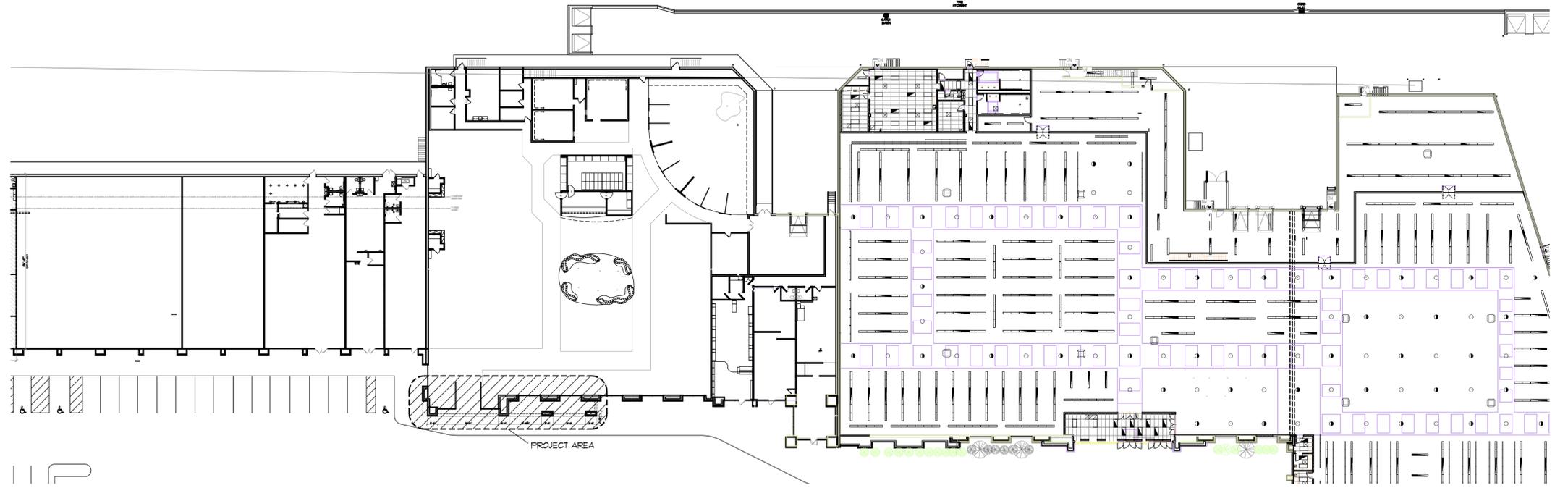


3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

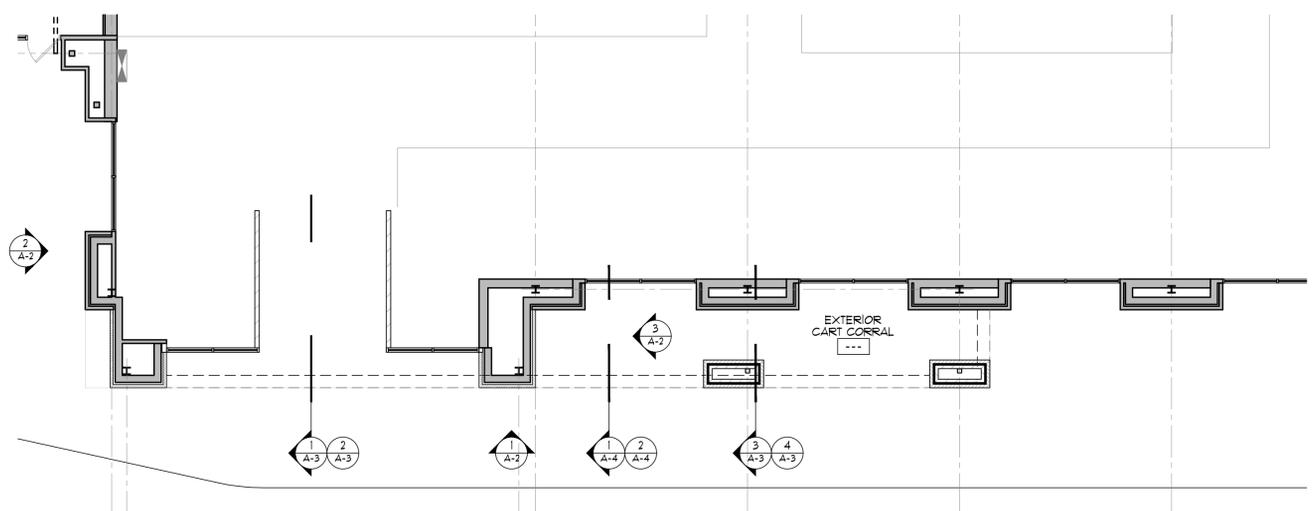
- EXTERIOR ELEVATION KEYNOTES**
1. 1-1/2" EIFS SYSTEM - COLOR #1
 2. STONE VENEER
 3. NATURAL ANOD. WINDOW T.B. FRAMING w/ 1" INSUL. TINTED GLAZING. LOW-E. MATCH EXISTING GLAZING UNITS.
 4. AUTOMATIC DOOR SLIDER BY HORTON OR APP. EQ.
 5. WALL MOUNTED EXTERIOR LIGHT FIXTURE.
 6. PREFINISHED METAL COPING / FASCIA. SEE DETAILS.
 7. SIGNAGE BY OTHERS. PROVIDE ELECTRICAL AS REQUIRED.
 8. EXISTING BRICK TO REMAIN AS-IS.
 9. CANOPY - STEEL TUBE AND DECK ASSEMBLY, WRAPPED WITH METAL STUD FRAMING, GYP SHEATHING AND PREFINISHED METAL PANELS / TRIM / COPING. COVER WITH ROOF INSULATION AND EPDM MEMBRANE.
 10. EXISTING ALUM. FRAME / GLAZING TO REMAIN. - WITH APPLIED WINDOW FILM GRAPHIC.
 11. EXISTING ALUM. DOOR AND FRAME.
 12. PREFINISHED METAL WALL PANELS / TRIM.
 13. 3/4" DEEP 'V' GROOVE.
 14. 3" EIFS SYSTEM - COLOR #2
 15. CAST STONE TRIM / SILL.
 16. SCUPPER.



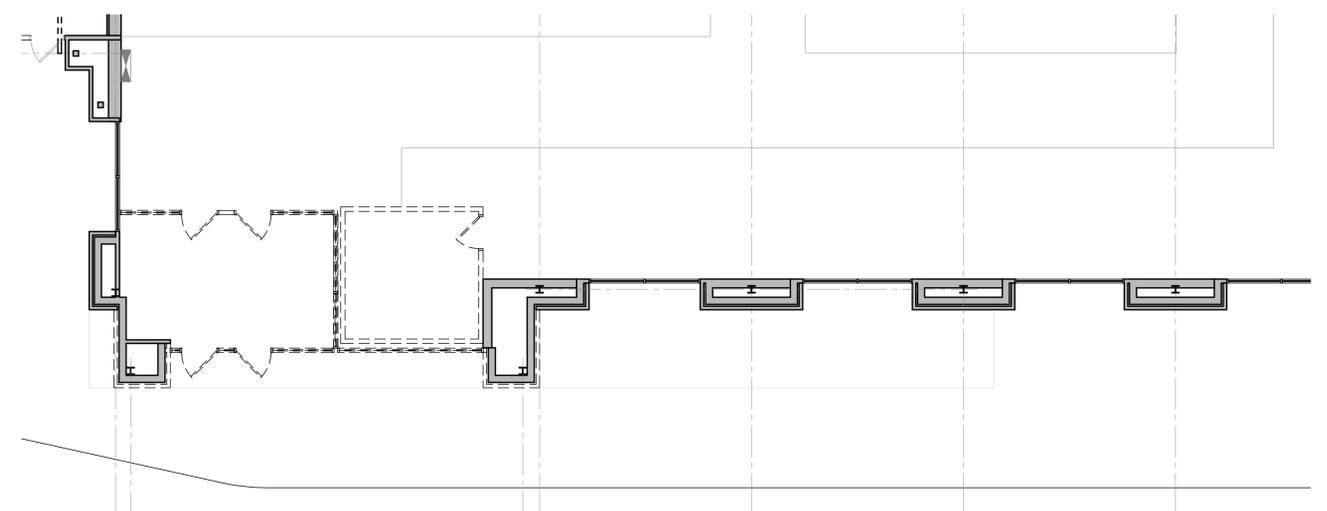
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 KEY PLAN
A-1 SCALE: 1" = 30'-0"



2 FLOOR PLAN
A-1 SCALE: 1/8" = 1'-0"



1 DEMOLITION PLAN
A-1 SCALE: 1/8" = 1'-0"

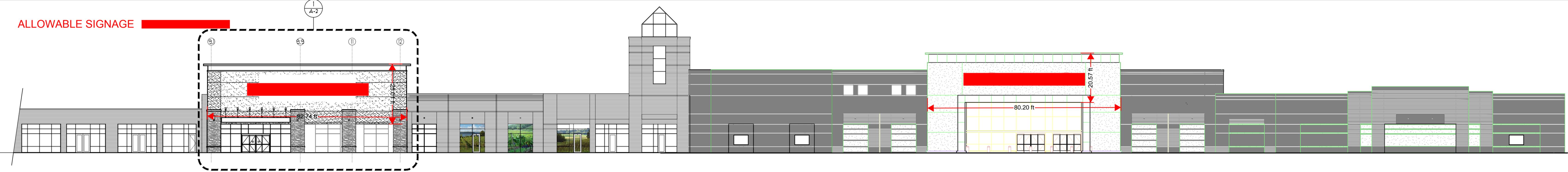
REVISION NUMBER	DATE	REVISION NUMBER	DATE
PRELIM. CONCEPTUAL DESIGN	07 NOV. '16		
ISSUE FOR PRELIM. PRICING	08 FEB. '17		

ALLOWABLE SIGNAGE ████████████████████



1 SOUTH ELEVATION
A-2 SCALE: 1/8" = 1'-0"

ALLOWABLE SIGNAGE



4 OVERALL EXTERIOR ELEVATION
A-2 SCALE: 1" = 20'-0"



CenturyLink

kids

TOYS R US

BABIES R US

44100



Resolution No. 2017-

Resolution denying an amendment to the existing Ridgedale Festival master development plan for façade changes

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

Section 1. Background.

- 1.01 In 1989, the city council approved development of Ridgedale Festival, a roughly 130,000 square foot shopping center located at the I-394/I-494 interchange. The approval, which included a master development plan referencing specific façade plans, was outlined in PID Agreement 88085.
- 1.02 Ridgedale Festival is located at 14200 Wayzata Boulevard. It is legally described on Exhibit A of this resolution.
- 1.03 KIR Minnetonka, LLP, the owner of Ridgedale Festival, is requesting an amendment to the existing master development plan. The amendment would allow changes to a 25,775 square foot tenant space. As proposed, the existing 40-foot wide by 28-foot tall storefront would be increased to 80-foot wide by 37-foot wide storefront. New façade materials would include stone veneer and exterior insulation and finish system (EIFS) in two different colors and textures.
- 1.04 The owner has specifically noted that the current request does not include signage. However, the submitted plans illustrate wall signage on the proposed façade that would be significantly larger than signage allowed by the Ridgedale Festival sign covenants.
- 1.05 On April 20, 2017 the planning commission held a hearing on the requested amendment. The applicant was provided the opportunity to present information to the planning commission. The planning 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 deny the requested amendment.

Section 2. Standards.

2.01 City Code §300.27 Subd. 5, outlines several items that must be considered in the evaluation of site and building plans.

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 the 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 requested amendment would not meet the site and building plan standards as outlined City Code §300.27 Subd. 5, as the façade changes would not create a functional and harmonious design.

1. The proposed 37-foot façade would appear disproportionately large relative to the adjacent, existing 18-foot and 25-foot facades.
2. The proposed façade would appear disproportionately large relative to allowable signage. An approved disproportionally large façade may then result in a request for increased signage in order to “correct” the façade/signage inharmonious relationship.

3.02 Though the height and square footage of the proposed façade would be similar in size to an existing anchor tenant façade located to the east, the context and design of the two storefronts is notably different.

1. The existing anchor tenant façade is just 7 feet taller than adjacent facades. The height difference is visually proportional.
2. The exiting anchor tenant façade includes a significant amount of glass, visually reducing the area on which the existing retailer’s sign is displayed. Conversely, the proposed façade would include a large amount of EIFS, providing a visually larger area on which a sign could be displayed.

Section 4. Council Action.

4.01 The requested amendment to the existing Ridgedale Festival master development plan, as described in section 1 of this resolution, is hereby denied.

Adopted by the City Council of the City of Minnetonka, Minnesota, on May 1, 2017.

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 meeting held on May 1, 2017.

David E. Maeda, City Clerk

EXHIBIT A

All that part of the Southwest Quarter of the Northwest Quarter of Section 3, Township 117, Range 22, lying East of the West 600 feet thereof, lying Southerly of the Southerly line of the plat of Knollway, on file and of record in the Office of the Register of Deeds in and for Hennepin County, Minnesota, and lying Easterly and Northeasterly of the line of taking by the State of Minnesota for Trunk Highway purposes as described in that certain Lis Pendens recorded in Book 3514 of Mortgages, Page 349;

Also,

All that part of the Southeast Quarter of the Northwest Quarter of said Section 3, lying Westerly of a line drawn from a point on the South line of said Southeast Quarter of the Northwest Quarter distant 945 feet West of the Southeast corner of said Southeast Quarter of the Northwest Quarter, when measured along said South line, and drawn parallel with the West line of Horn Drive as said Horn Drive is described in that certain deed recorded in Book 2337 of Deeds, Page 577, Office of the Register of Deeds, and lying Southerly of the Southerly line of said plat in Knollway, and Northerly of the line of taking by the State of Minnesota for Trunk Highway purposes as described in that certain Lis Pendens recorded in Book 3163 of Mortgages, Page 333.

Together with a permanent easement for highway purposes over and across a 50 foot strip of land lying Northerly of a line drawn parallel with and 50 feet South of and at right angles to the Southerly line of said plat of Knollway and extending from the West line of Horn Drive as described in Book 2337 of Deeds, Page 577, to the East line of that part of the Southeast Quarter of the Northwest Quarter of said Section 3, above described.

MINNETONKA PLANNING COMMISSION
April 20, 2017

Brief Description	Items concerning Ridgedale Restaurants at 12415 Wayzata Blvd.: 1) Final site and building plans, 2) Conditional use permit
Recommendation	Recommend the city council approve the proposal.

Introduction

The applicant, FRCH, has submitted plans on behalf of Ridgedale Anchor Acquisition, LLC, owner, to build 24,498 square feet of restaurant/entertainment use. The buildings would be constructed in the northwest portion of the Ridgedale Mall parking lot. As proposed, the existing parking area along the “ring road” would be converted to development area for the three pad sites. (See attachments)

Background

On March 7, 2013, the city council approved the master development plan for Ridgedale Mall. The master development plan consists of three phases:

- Phase 1: The first phase includes construction of an 80,000 square foot addition to Macy’s, updating the exterior of the Macy’s store, as well as parking lot, stormwater and landscaping improvements on the north side of the site.

- Phase 2: The second phase consists of demolishing the existing Macy’s Men’s and Home store, and constructing an addition to the mall and a new 140,000 square foot anchor department store. Phase 2 also included parking lot, stormwater, and landscaping improvements along the south side of the mall property.

- Phase 3: Phase 3 consists of three new freestanding restaurants on the northwest side of the mall, as well as the final parking lot and landscaping improvements.

Proposal Summary

The following is intended to summarize the applicant’s proposal. Additional information associated with the proposal can be found in the “Supporting Information” section of this report.

- **Existing Site Conditions.** The proposed development pad sites would be located in an existing parking area of Ridgedale Mall. This area is entirely hardsurface with drainage from north to south. The proposed location was formerly the Sinclair gas fueling station for many years. Currently, soil contamination remediation is occurring.
- **Proposed Building.** As proposed, three buildings would be constructed on the site. The submitted site and building plan application and associated design guidelines includes building and site plan details for pad site 1 and the four restaurant tenant spaces identified as tenant 1A - 1D. The adjacent pad sites 2 and 3 are not included in the design guidelines at this time. A review of these building plans would occur at a future date when tenants are known. Façade materials for the new building would include natural or man-made stone, brick, metal panels and metal linear siding and limited amounts of stucco or exterior insulated finish systems.
- **Proposed Site Design.** As proposed, the buildings would be located on the northern portion of the existing surface parking lot. The buildings would face south with entries facing a redesigned parking area. Outdoor patio areas for each restaurant would be located between the south building face and parking lot. Landscape and fence dividers would enclose and separate the patio areas.

Primary Questions and Analysis

A land use proposal is comprised of many details. In evaluating a proposal, staff first reviews these details and then aggregates them into a few primary questions or issues. The following outlines both the primary questions associated with the proposed project and staff's findings.

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

Yes. The restaurant/entertainment uses are appropriate for the site. The comprehensive guide plan suggest that "service commercial, office, and other commercial uses should occur" in this area, to "complete the commercial profile of the Ridgedale Mall, and introduce a pedestrian-friendly transition starting at the edges of the Mall."¹ The restaurants will provide additional development opportunities and pedestrian connections on outparcels consistent with the master development plan.

- **Is the proposed building and design reasonable?**

Yes. The proposed building design is reasonable. The material palette contains high quality materials that reflect many of the design features in more recent mall anchor tenant additions and mall entry renovations. Staff finds that this proposal is

¹ 2030 Comprehensive Guide Plan, page IV-32

attractive and complimentary to the high-quality and aesthetic. Staff would recommend that treatment of the north building façade also incorporate materials from the building material palette to provide a consistent four-sided architectural appearance.

The proposed site design is generally appropriate. Although parking would be removed to provide development pad sites, vehicle circulation on the ring road and east/west drive-isle configuration would remain unchanged. The plan provides additional sidewalk connections through the parking lot to connect the Bonaventure shopping center, restaurant/entertainment site and Ridgedale Mall.

The city's traffic consultant reviewed the proposal and has suggested some slight modifications to improve traffic circulation, reduce potential conflicts and improve safety.

1. Install a raised concrete median with appropriate signage along the north ring road at the north mall entry from I-394.
2. Eliminate parking lot access to the ring road from the parking lot directly west of tenant pad 1A.
3. Consider an alternative parking configuration for this area.
4. Remove spaces at the east and west ends of the drive aisle to improve mobility and reduce conflicts.

Staff has included these modifications as conditions of approval.

Summary Comments

From staff's perspective, a redevelopment more consistent with density and intensity suggested in the Ridgedale Center Village Center study would have been preferred to the current proposal. Nevertheless, the proposed redevelopment of the TCF Bank site is reasonable and appropriate. The proposal would allow an existing business to remain in the community, while significantly improving both its own aesthetic and the aesthetic of the intersection at which it is located.

Staff Recommendation

Recommend the city council adopt the following for Ridgedale Restaurants located at 12415 Wayzata Blvd.:

1. A resolution approving final site and building plans.
2. A resolution approving conditional use permits for restaurant uses and outdoor seating areas.

Originator: Loren Gordon, AICP, City Planner

Supporting Information

Surrounding Land Uses Northerly: Ridgedale ring road and I-394
 Easterly: Ridgedale Mall and parking
 Southerly: Ridgedale Mall and parking
 Westerly: Bonaventure commercial building beyond

Planning Guide Plan designation: mixed-use
 Existing Zoning: PID, Planned I-394 District

City Actions The proposal necessitates the following applications:

- **Final site and building plans, with variances.** By City Code §300.27 Subd.2, site and building plan review is required for construction of any new commercial building.
- **Conditional use permit.** By City Code §300.31 Subd.4(b)(2)(k),
- **Preliminary and final plats.** Platting of the site would allow for separate ownership of the bank and retail portions of the building and associated parking lot.

Setbacks, Etc. The proposed redevelopment requires six variances to zoning standards.

		REQUIRED	EXISTING	PROPOSED
Building Setbacks	North	50 ft	N/A	52 ft
	South	N/A	N/A	15 ft
	East	N/A	N/A	120 ft
	West	50 ft	N/A	52 ft
FAR		0.3	0.0	0.19
Impervious		80%	100%	85.6%*

* Improvement of an existing condition

SBP Standards

By City Code §300.27 Subd.5, in evaluating a site and building plan, the planning commission and city council must consider its compliance with certain standards. The proposal would meet these standards.

1. Consistency with the elements and objectives of the city's development guides, including the comprehensive plan and water resources management plan;

Finding: The proposal has been reviewed by planning, building, engineer, natural resources, fire, and public works staff. Staff finds it to be generally consistent with the city's development guides.

2. Consistency with this ordinance;

Finding: The proposed site and building are consistent with minimum ordinance standards.

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;

Finding: The subject property is a developed site with 100 percent impervious surface. In the proposed redeveloped condition, the site would gain 14.4 percent or nearly one-half acre of pervious surface and landscaping.

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;

Finding: The proposal would result in an intuitive and attractive redevelopment of an existing parking lot into a productive commercial site.

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.

Finding: The proposal would result in a high quality redevelopment with a logical placement of buildings, use of high quality materials, incorporation of landscaping and open space, and orderly routes for vehicle and pedestrian circulation and 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;

Finding: As new construction, the proposed building would meet minimum energy standards.

- 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.

Finding: The proposal would not negatively impact neighboring land uses. Rather, it is anticipated that such redevelopment would result in both a physical and visual improvement to the Ridgedale Mall.

CUP Standards

City Code §300.31 Subd.4(b)(2)(n), outlines standards for freestanding restaurants as conditional uses in the PID district. The restaurants would meet these standards.

Freestanding restaurants on property designated for retail or service commercial use:

- 1. shall have minimum seating capacity of 150;

Finding: The building and up to 4 tenant spaces would provide a seating capacity exceeding 150.

2. shall be part of an overall master development plan consisting of more than one structure;

Finding: This project represents phase 3 of the overall Ridgedale Mall master development plan.

3. shall be architecturally consistent and compatible with other structures in the master development plan;

Finding: The proposed building design and materials identified in the design criteria are consistent with the aesthetic and quality of those used in major anchor tenant additions and mall entry renovations in phase 1 and 2 of the master development plan.

4. shall have parking in compliance with the requirements of section 300.28 of this code;

Finding: The proposed parking will reduce parking spaces in the redevelopment area from 366 spaces to 92 spaces. A total of 274 spaces would be removed. Overall, the mall provides 4,900 parking stalls upon the completion of the third phase for the nearly 1.2 million square feet of building space. A parking study was performed in 2007 concluding that adequate parking exists on the mall property due to the substantial amount of common area that is not leasable, and does not directly contribute to parking demand. Upon completion of phase 3, parking ratios would maintain code minimums for retail commercial standards of 1 space per 1000 square feet of building area. Staff is confident that there is adequate parking on the mall property to meet parking demands. The master development plan also provides a proof of parking area on the east side of the site which could be constructed if it was warranted by future demand.

5. shall be permitted only when it can be demonstrated that operation will not lower significantly the existing level of service as defined by the institute of traffic engineers on the roadway system;

Finding: The city's traffic consultant reviewed the proposal finding no level of service operational concerns with the proposed project.

6. shall not include a drive-up window; and

Finding: The proposal does not include a drive-up window.

7. shall not be located within 100 feet of any low density residential parcel or adjacent to medium or high density residential parcels. The city may reduce separation requirements if the following are provided:
 - a) landscaping and berming to shield the restaurant use;
 - b) parking lots not located in proximity to residential uses; and
 - c) lighting plans which are unobtrusive to surrounding uses.

Finding: The proposal would be located 880 feet from the closest low density residential area. The proposal is not directly adjacent to medium or high density residential but is across the I-394 freeway from The Ridge apartments. Project landscaping, landscaping along the I-394 frontage road and changes in topography help buffer and shield the restaurants from these apartments.

Utilities The subject property is served by private water and sewer mains.

Stormwater The subject property was developed prior to current stormwater management requirements. This existing condition would be improved under the redevelopment. As proposed, runoff would be captured by catch basins located at various points in the new parking lot. From these catch basins runoff would be directed via pipe to an underground treatment facility and, ultimately directed to the larger Ridgedale Center storm sewer system.

Landscaping The proposal provides landscaping along the building face however, a full landscaping plan will need to be provided. The final landscape plan will require staff review and approval which should meet the required landscape value of 2 percent. This amount may be reduced at the sole discretion of city staff. The plan should include landscaping the “backyard view” so it feels more like a boulevard to Ridgedale’s northern ring road and it should include components to help soften the hardscape of the mechanical and trash areas. Additionally, the landscape “as-builts or as-planted” for Phase I and II need to be provided.

Traffic A traffic study was conducted to: (1) review the existing roadway and intersection operations; (2) evaluate the impacts the proposal may have on operations; and (3) to recommend any necessary improvements to provide safe and efficient operations. The study concluded:

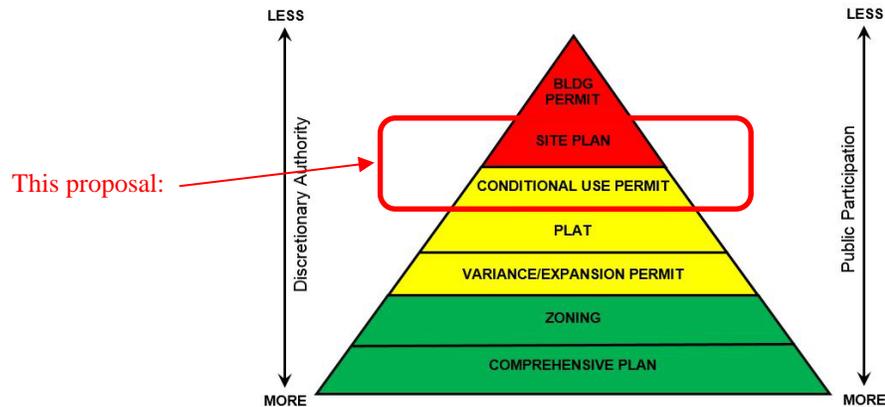
- Install a raised concrete median with appropriate signage along the north ring road at the north mall entry from I-394.

- Eliminate parking lot access to the ring road from the parking lot directly west of tenant pad 1A.
- Consider an alternative parking configuration for this area.
- Remove spaces at the east and west ends of the drive aisle to improve mobility and reduce conflicts.

Outside Agencies

The applicant's proposal has been submitted to various outside agencies for review.

Pyramid of Discretion



Motion Options

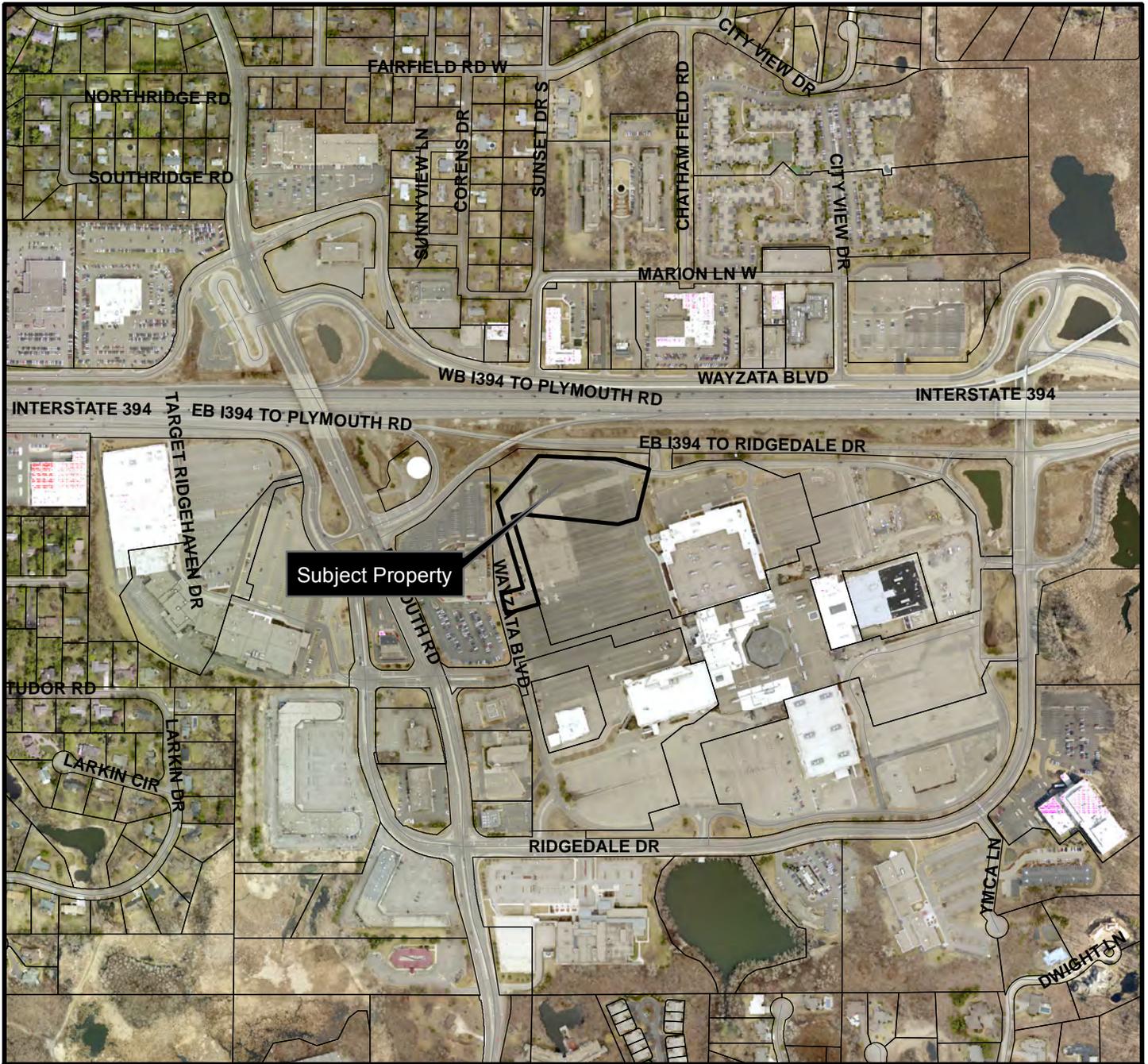
The planning commission has three options:

1. Concur with the staff recommendation. In this case a motion should be made recommending the city council adopt the ordinance and various resolutions.
2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council deny the requested final site and building plans and conditional use permit. This motion must include a statement as to why denial is recommended.
3. Table the requests. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

Neighborhood Comments

The city sent notice to 337 area property owners. No comments have been received.

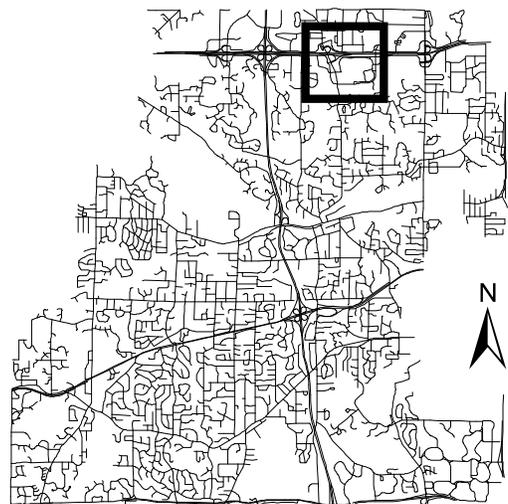
Deadline for Action May 22, 2017



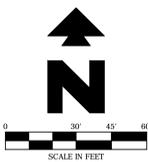
Location Map

Project: Ridgeldale Restaurants
 Applicant: Chad Kohler
 Address: 12415 Wayzata Blvd
 Project No. 17004.17a

City of
minnetonka



This map is for illustrative purposes only.



Contact Information



Owner
General Growth Properties
110 N. Wacker Dr.
Chicago, IL 60606

Architecture
FRCH Architecture Inc.
311 Elm Street, Suite 600
Cincinnati, OH 45202

Structural
Thomson Baker + Associates
2855 Brodwing Road, Ste 280
Cincinnati, OH 45202

MEP
Gusman & Moore
1700 Highway 36 West
Roseville, MN 55113

Civil
CEI Engineering Associates, Inc.
2924 Centre Pointe, Suite 210
Mendota Heights, MN 55120

Landscape
Martin Koepke Design
3894 Scenic Road
Cincinnati, OH 45227

Sheet Issue Information

Table with columns: Issued, Revised, Description, Date. Shows issue 2017-03-08 100% CD SET.

Drawn By: PSM
Project No: CE#29819.00

Ridgedale Center - Outparcel Pads
Mimmetonka, MN



www.frch.com
311 Elm Street | Suite 600 | Cincinnati, OH 45202
Telephone 513.241.3000 | Facsimile 513.241.3015

Sheet Information

Title: UTILITY PLAN

C4

EXISTING LEGEND

Legend table listing existing utilities: FOUND ASSESSMENT, SET 1.5" IRON PIPE, CABLE TV PREINSTALLED, etc.

PROPOSED LEGEND

Legend table listing proposed utilities: PROPERTY LINE/RIGHT OF WAY LINE, STORM DRAIN, HYDRANT AND VALVE, etc.

GENERAL UTILITY NOTES

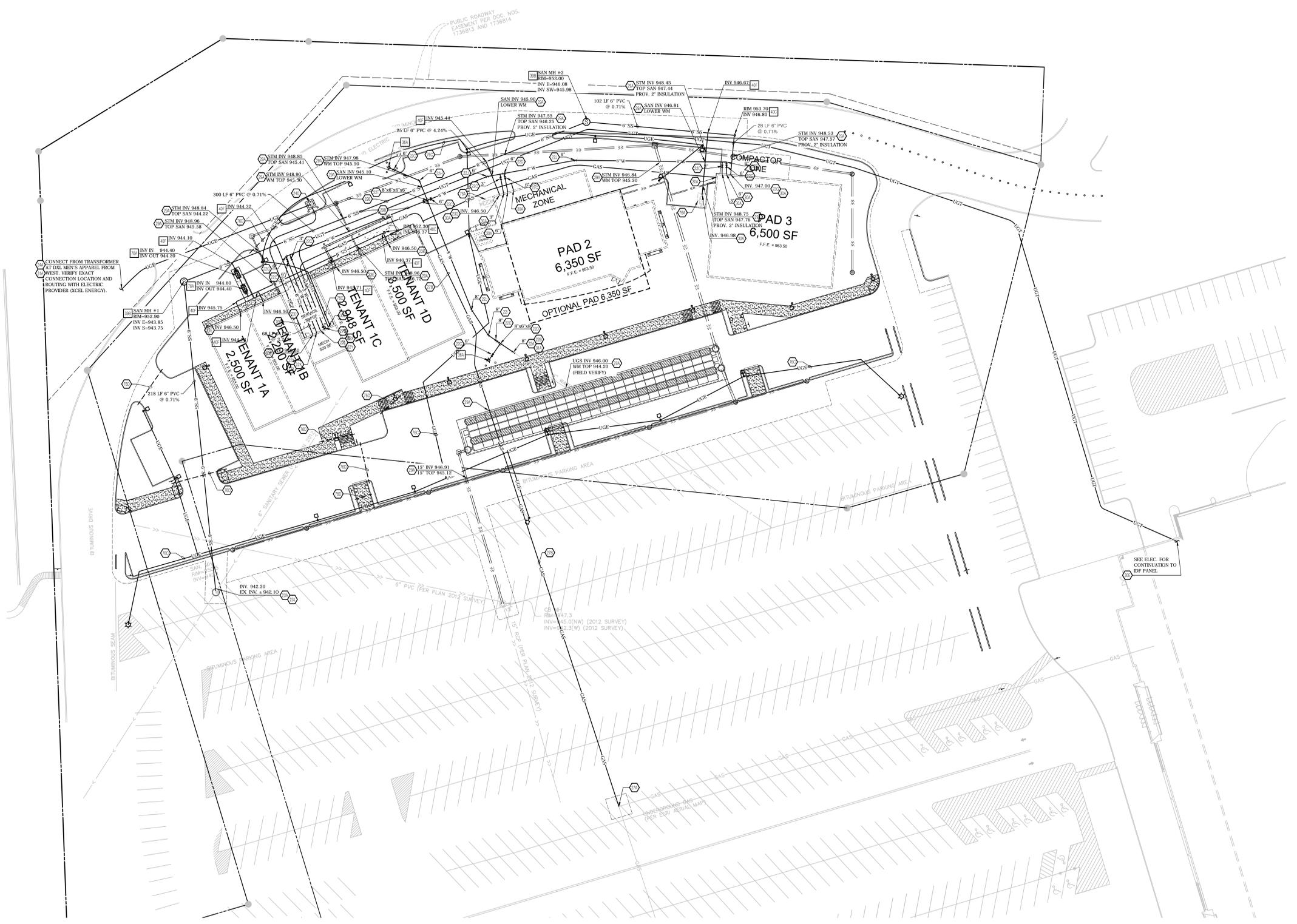
- A. ALL WATER LINES SHALL BE AWWA C-900 PVC WITH 7.5" MIN. COVER.
B. ALL SANITARY SEWER LINES SHALL BE SCH40 PVC WITH 6.5" MIN. COVER.
C. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

UTILITY NOTES

- 22A POINT OF CONNECTION - WATER SERVICE (PER LOCAL CODES).
22B M.J. TAPPING SLEEVE WITH M.J. TAPPING VALVE AND THRUST BLOCKING WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET).
22C M.J. GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET).

UTILITY DETAILS

- 36A FIRE HYDRANT ASSEMBLY
36B PRECAST SANITARY SEWER MANHOLE
40C SANITARY SEWER CLEAN-OUT
40F SANITARY SEWER SERVICE WYE



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T S R Q P N M L K J H G F E D C B A

FRCH/Architecture, Inc., P.C.

KEYNOTES
 1 BUILDING WILL BE PAD ONLY. ONLY SERVICES INDICATED ON CIVIL DRAWINGS ARE TO BE PROVIDED.
 2 TYPICAL OF LIGHT POLES. LUMINAIRE TYPE INDICATED. SINGLE LETTER INDICATES BASE TYPE. REFER TO DETAIL FOR BASE TYPES. "1/24" EXAMPLE INDICATES ABBREVIATED PANELBOARD "P4N-101" AND CIRCUIT 24. PROVIDE 2" CONDUIT FOR BRANCH CIRCUIT WIRING.

PANELBOARD	CIRCUIT	CONTROL METHOD	LUMINAIRES CONTROLLED
P4N-101	22	PHOTOCELL ON - PHOTOCELL OFF	WALL PACKS
P4N-101	24	PHOTOCELL ON - PHOTOCELL OFF	REAR PARKING LOT
P4N-101	26	PHOTOCELL ON - TIMER OFF	PEDESTRIAN WALK LIGHTS
P4N-101	28	PHOTOCELL ON - TIMER OFF	FRONT PARKING LOT
P4N-101	30	PHOTOCELL ON - TIMER OFF	FRONT PARKING LOT

2 LIGHTING CONTROL PANEL CONTROL
 NO SCALE



1 ELECTRICAL SITE PLAN
 E101 1/16" = 1'-0"

Contact Information



Owner p: (312) 960-5000
 General Growth Properties
 110 N. Wacker Dr.
 Chicago, IL 60606

Architecture p: (513) 241-3000
 FRCH Architecture Inc.
 311 Elm Street, Suite 600
 Cincinnati, OH 45202

Structural p: (513) 579-8200
 Thorson Baker + Associates
 2055 Reading Road, Ste 280
 Cincinnati, OH 45202

MEP p: (651) 639-9606
 Gausman & Moore
 1700 Highway 36 West
 Roseville, MN 55113

Civil p: (651) 452-8960
 CEJ Engineering Associates, Inc.
 2025 Center Pointe, Suite 210
 Mendota Heights, MN 55120

Landscape p: (513) 561-7379
 Marlin Koopke Design
 3804 Sothe Road
 Cincinnati, OH 45227

Sheet Issue Information

Issued	#	Description	Date
2017-03-08	100%	CD SET	
Revised			

Drawn By: ALB
 Project No: 84761

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.
 PRINT NAME: DAVE T. BLUME
 SIGNATURE: *[Signature]*
 DATE: 03/08/17 LIC. NO.: 24671

Ridgedale Center - Outparcel Pads
 Miametown, MN



www.FRCH.com
 311 Elm Street | Suite 600 | Cincinnati, OH 45202
 Telephone: 513.241.3000 | Facsimile: 513.241.5015

Sheet Information

Title: ELECTRICAL SITE PLAN

E101

T S R Q P N M L K J H G F E D C B A

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FRONT PARKING LOT PHOTOMETRIC NOTES

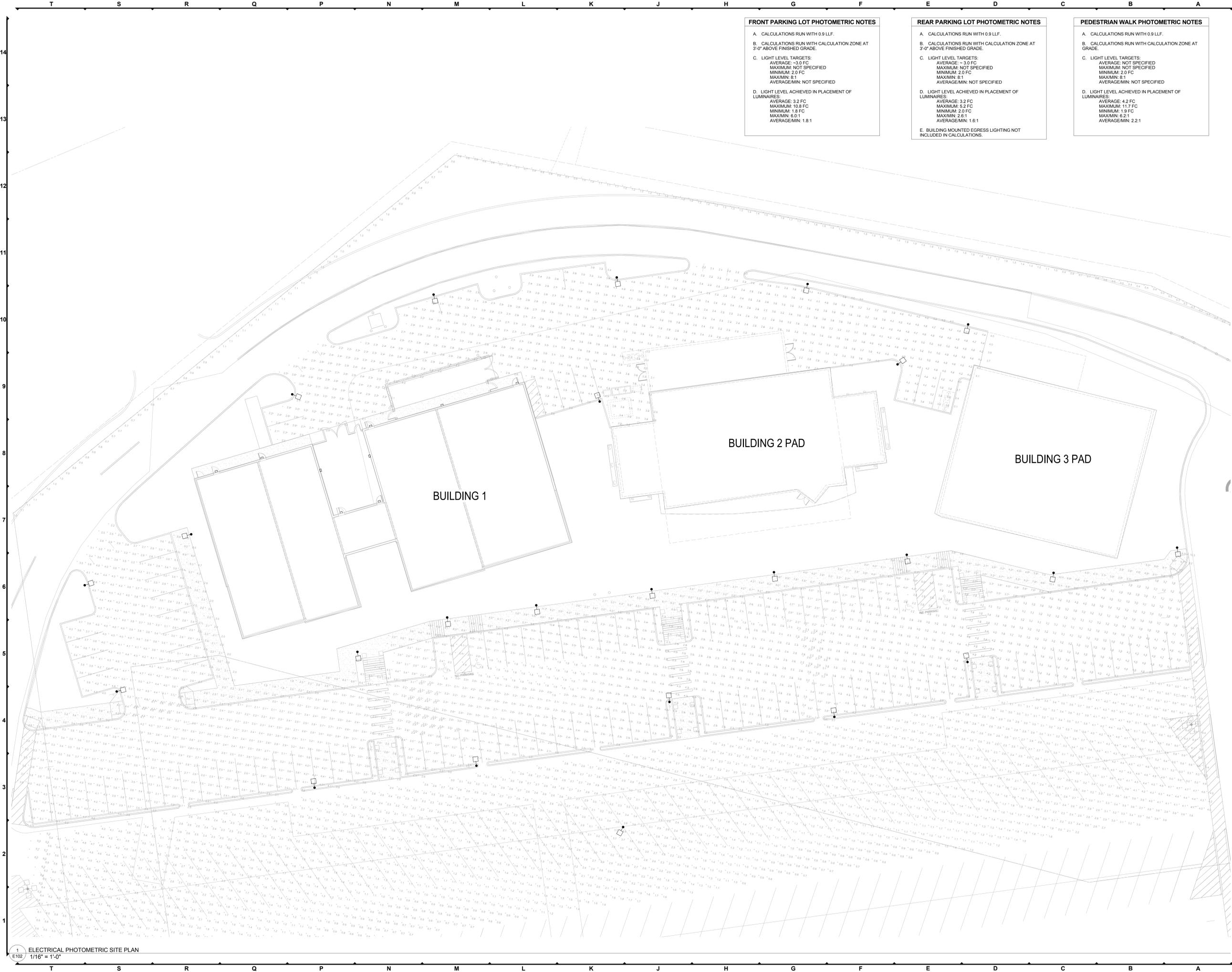
- A. CALCULATIONS RUN WITH 0.9 LLF.
- B. CALCULATIONS RUN WITH CALCULATION ZONE AT 3'-0" ABOVE FINISHED GRADE.
- C. LIGHT LEVEL TARGETS:
AVERAGE: 3.0 FC
MAXIMUM: NOT SPECIFIED
MINIMUM: 2.0 FC
MAX/MIN: 5:1
AVERAGE/MIN: NOT SPECIFIED
- D. LIGHT LEVEL ACHIEVED IN PLACEMENT OF LUMINAIRES:
AVERAGE: 3.2 FC
MAXIMUM: 10.8 FC
MINIMUM: 1.8 FC
MAX/MIN: 6.0:1
AVERAGE/MIN: 1.8:1

REAR PARKING LOT PHOTOMETRIC NOTES

- A. CALCULATIONS RUN WITH 0.9 LLF.
- B. CALCULATIONS RUN WITH CALCULATION ZONE AT 3'-0" ABOVE FINISHED GRADE.
- C. LIGHT LEVEL TARGETS:
AVERAGE: 3.0 FC
MAXIMUM: NOT SPECIFIED
MINIMUM: 2.0 FC
MAX/MIN: 5:1
AVERAGE/MIN: NOT SPECIFIED
- D. LIGHT LEVEL ACHIEVED IN PLACEMENT OF LUMINAIRES:
AVERAGE: 3.2 FC
MAXIMUM: 5.2 FC
MINIMUM: 2.0 FC
MAX/MIN: 2.6:1
AVERAGE/MIN: 1.6:1
- E. BUILDING MOUNTED EGRESS LIGHTING NOT INCLUDED IN CALCULATIONS.

PEDESTRIAN WALK PHOTOMETRIC NOTES

- A. CALCULATIONS RUN WITH 0.9 LLF.
- B. CALCULATIONS RUN WITH CALCULATION ZONE AT GRADE.
- C. LIGHT LEVEL TARGETS:
AVERAGE: NOT SPECIFIED
MAXIMUM: NOT SPECIFIED
MINIMUM: 2.0 FC
MAX/MIN: 5:1
AVERAGE/MIN: NOT SPECIFIED
- D. LIGHT LEVEL ACHIEVED IN PLACEMENT OF LUMINAIRES:
AVERAGE: 4.2 FC
MAXIMUM: 11.7 FC
MINIMUM: 1.9 FC
MAX/MIN: 6.2:1
AVERAGE/MIN: 2.2:1



Contact Information

- GGP**
Owner: General Growth Properties, 110 N. Wacker Dr., Chicago, IL 60606, p: (312) 960-5000
- Architecture: FRCH Architecture Inc., 311 Elm Street, Suite 600, Cincinnati, OH 45202, p: (513) 241-3000
- Structural: Thorson Baker + Associates, 2055 Reading Road, Ste 280, Cincinnati, OH 45202, p: (513) 579-8200
- MEP: Gausman & Moore, 1700 Highway 36 West, Roseville, MN 55113, p: (651) 639-9606
- Civil: CEJ Engineering Associates, Inc., 2025 Carleton Parkway, Suite 210, Mendota Heights, MN 55120, p: (651) 452-8960
- Landscape: Marin Koopke Design, 3804 Soelle Road, Cincinnati, OH 45227, p: (513) 561-7379

Sheet Issue Information

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2017-03-08	100%	CD SET	
Revised			

Drawn By: ALB
Project No: 84761

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PRINT NAME: DAVE T. BLUME
SIGNATURE: *[Signature]*
DATE: 03/08/17 LIC. NO.: 24671

Ridgedale Center - Outparcel Pads
Mimmonka, MN

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Sheet Information

Title: ELECTRICAL SITE PHOTOMETRIC PLAN

E102



DESIGN CRITERIA

Ridegedale Center-Outparcel Restaurant, Minnetonka, MN



DESIGN CRITERIA

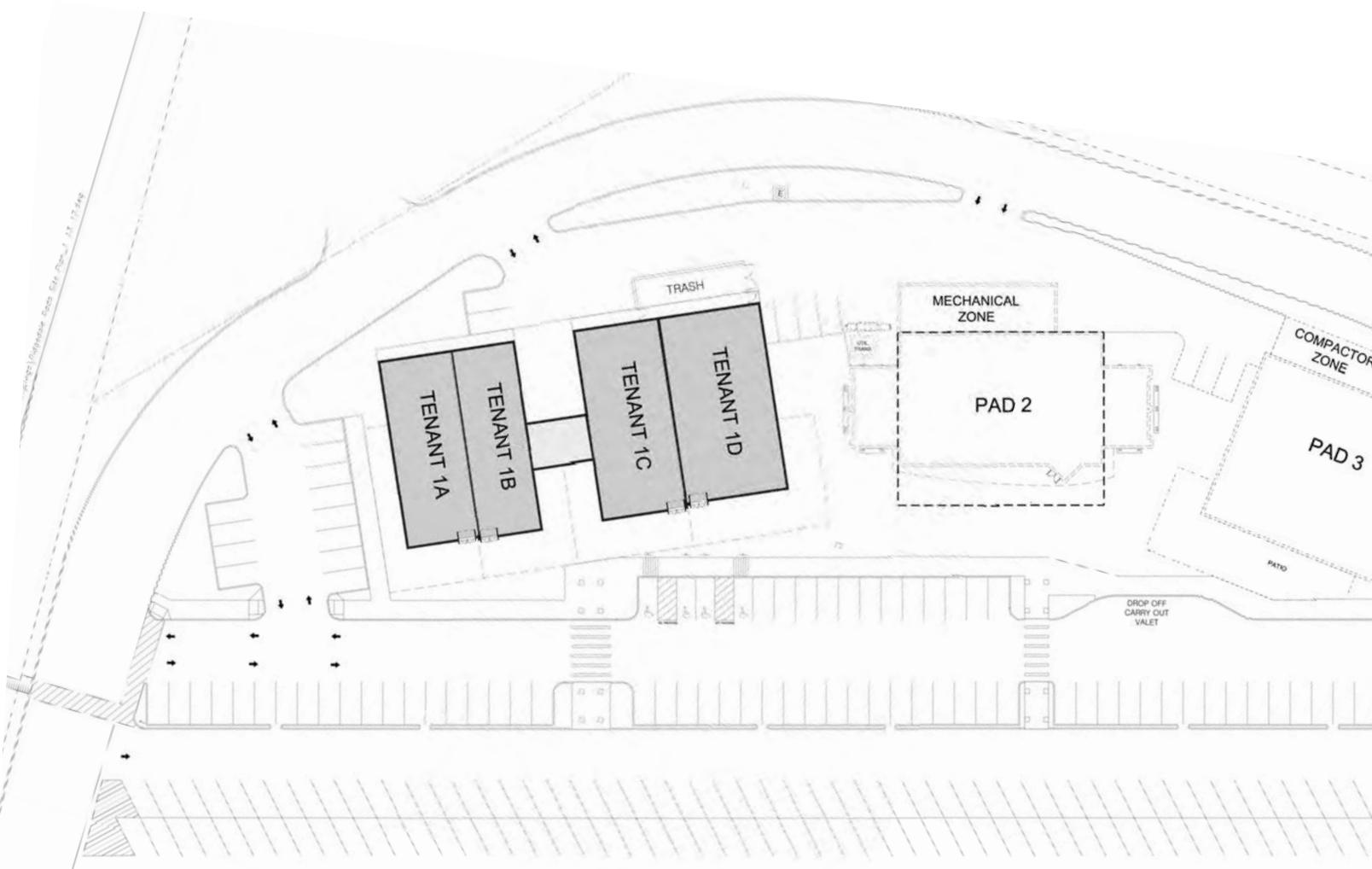
Ridgedale Center-Outparcel Restaurant, Minnetonka, MN



The Outparcel Design Criteria is established as a reference guide for Multi-tenant Outparcel Development projects at Ridgedale Center located in Minnetonka, MN. The intent of the Design Criteria is to communicate the design principals and objectives for tenants and establish the overall architectural quality of the Development. The goal is to create an activated streetscape of restaurants. The criteria is designed for the tenant to express themselves within the framework of a modern minimal feel with a bit of edge.

The Landlord will apply these guidelines to all Multi-tenant Outparcel Development projects in conjunction with the Mall Tenant Criteria Manual.

The Outparcels are located in the Planned I-394 District of the City of Minnetonka. The intent is to establish additional Landlord design standards to supplement the Architectural standards of the City of Minnetonka per Section 300.31 Section 7.



SITE PLAN

DESIGN CRITERIA

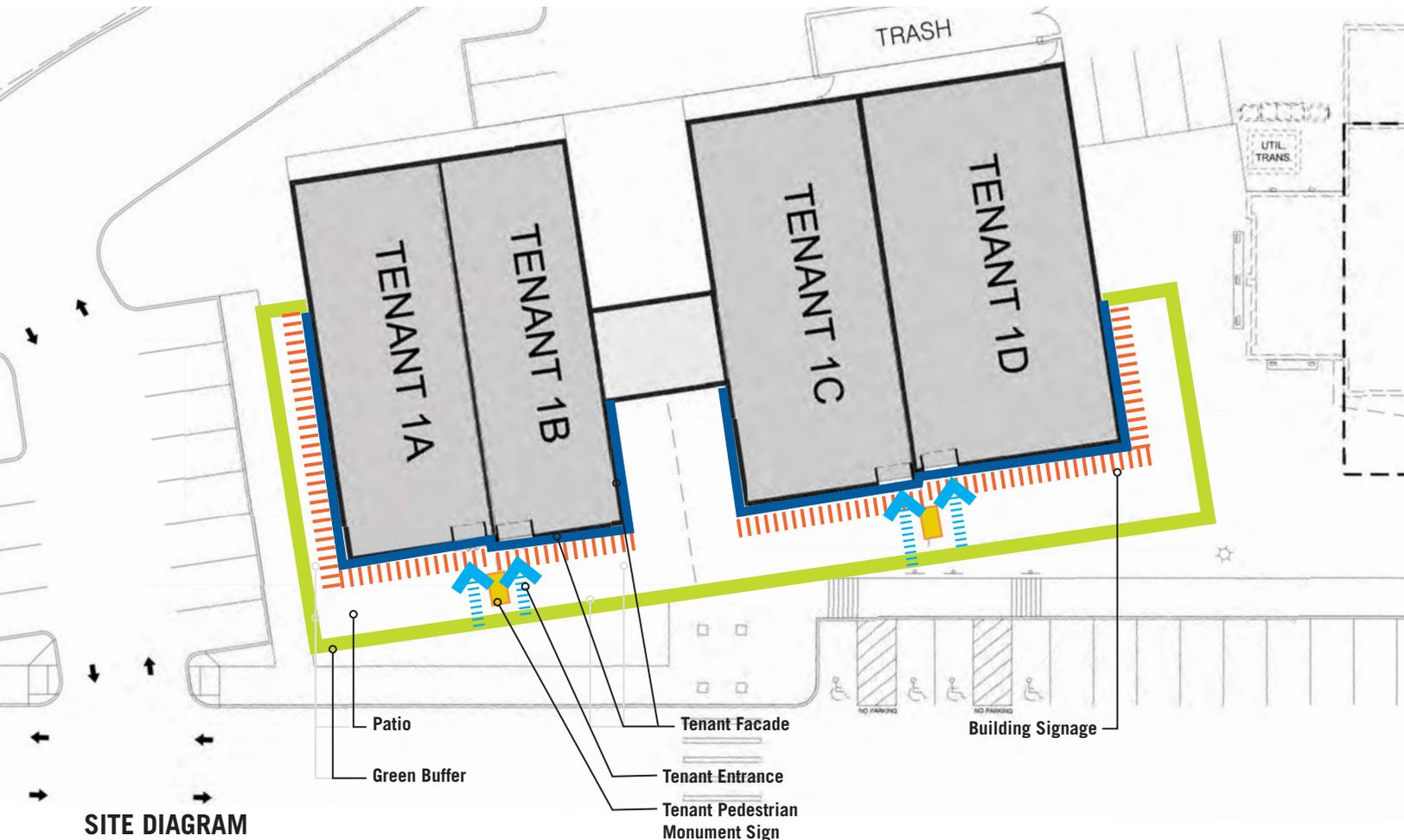
Ridegedale Center-Outparcel Restaurant, Minnetonka, MN



Tenant Streetscape Elements

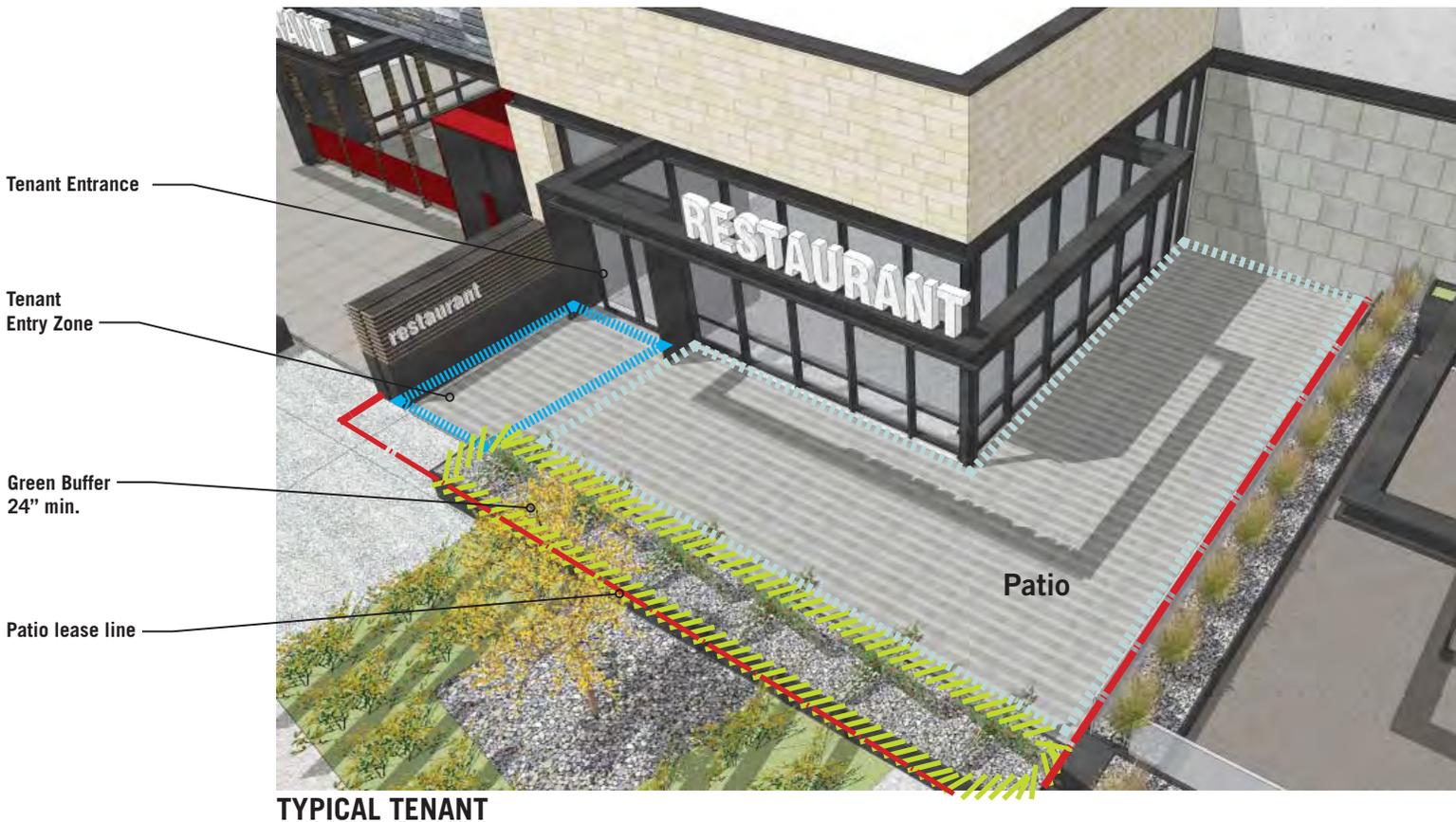
The goal of this development is to create unique dining destinations. In order to create an active streetscape, a number of elements need to come together some of which are the responsibility of the Tenant. In order to maintain a consistent look and feel of the Outparcels, guidelines have been established for these elements:

- Green Buffer: 24" minimum zone of planting which screens the dining patio from the parking. (See page 3.)
- Patio: Outdoor dining or seating area to create a street cafe environment. (See page 3.)
- Tenant Facade and Storefront: Tenant facade design is vital to the energy of each space. (See page 4.)
 - Storefront: Clean and minimal. (See page 5.)
 - Tenant Entrance frame: Contemporary and simple statement to define the entrance at the storefront. (See page 5.)
 - Materials and Colors: The overall palette of the Outparcels is primarily neutral. (See page 5.)
- Signage: While individual tenant logos are permitted, a zone has been developed for the location of signs at the building and pedestrian level. (See page 6.)



DESIGN CRITERIA

Ridegedale Center-Outparcel Restaurant, Minnetonka, MN



Green Buffer

Green Buffer zone is to screen guests sitting at patio from vehicles traveling along the patio perimeter lease line that abuts the sidewalk. The minimum width is 2'-0". Tenants are encouraged to use a raised planting bed with black edge to create a separation between public and private. Plants may be a mixture of grasses, groundcovers and ornamental shrubs. Plants that provide screening the entire year are preferred. Shrubs should be a minimum of 18" in height. Groundcovers may include rocks or pebbles. Fencing should be maximum 36" high with minimum open area of 50%. Fence design subject to Landlord approval.

Patio

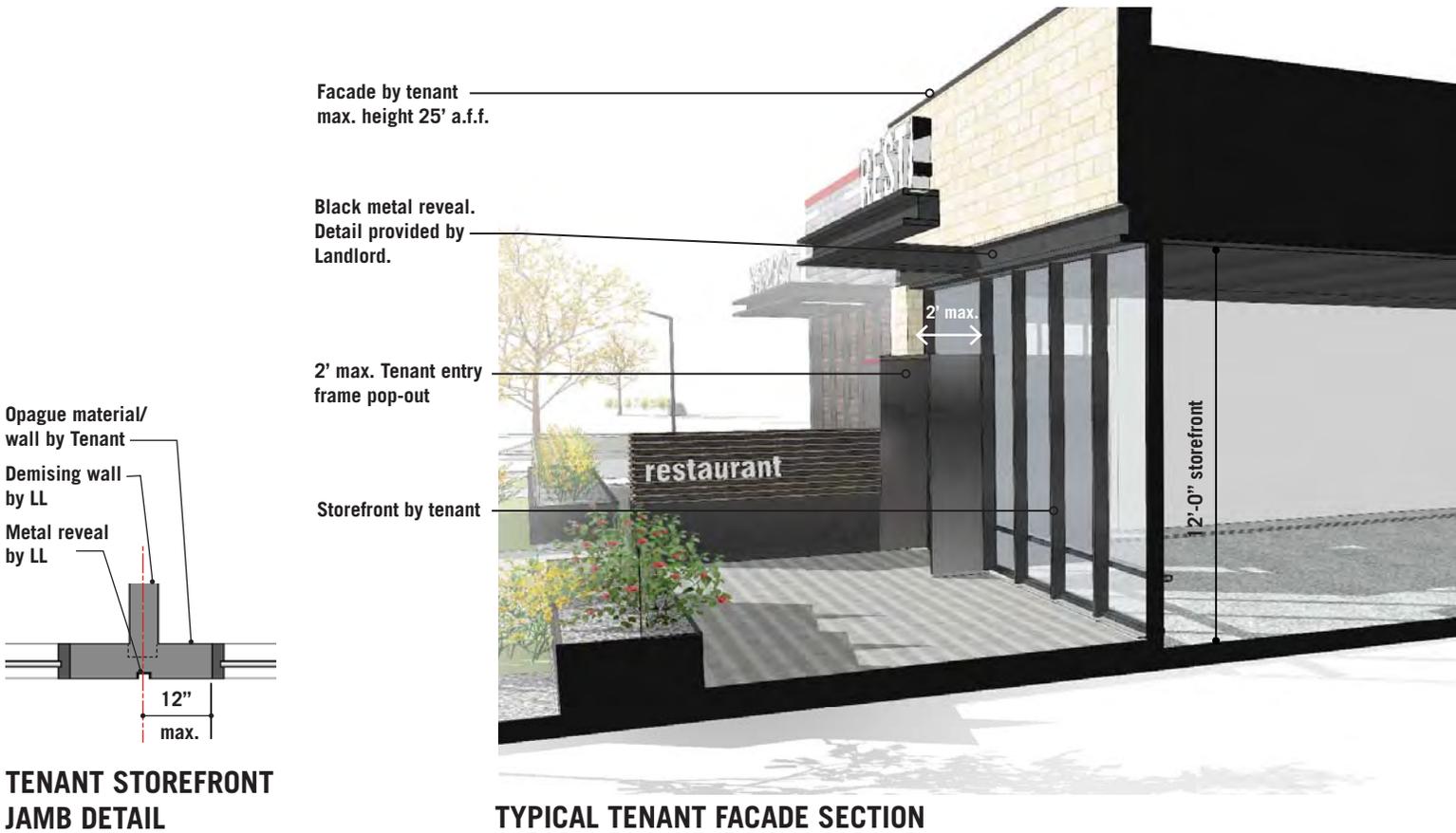
Patios should enhance the customer experience. Pavers or concrete in a simple pattern reinforce the clean minimal feel of the development. Stamped concrete should be contemporary in pattern. Integral color or stained concrete is permitted.

Tenant Entry Zone

Tenant Entry Zone is a break in the Green Buffer to the Tenant entrance. The minimum width is 6'-0". Paving should coordinate with the Patio Paving.

DESIGN CRITERIA

Ridegedale Center-Outparcel Restaurant, Minnetonka, MN



TENANT STOREFRONT JAMB DETAIL

TYPICAL TENANT FACADE SECTION

Tenant Facade and Storefront

Facade - A majority of Facade below 12'-0" a.f.f. should be storefront. At the head of the storefront is a metal reveal that connects around the building and coordinates with the signage. Above the metal reveal is the facade. Tenants are permitted to use a maximum of 4 materials and 2 minimum for solid areas of the facade. Materials must be submitted for review for Landlord approval. Permitted materials:

- Natural or Man-Made stone
- Brick
- Metal panels and metal linear siding are permitted.
- Stucco or exterior insulated finish system may be used in limited amount.

Windows - Windows create an active and inviting environment. Tenants are encouraged to minimize the amount of solid walls in their facades to keep a synergy between inside and outside dining. Storefront height in the development is 12'-0" with clear glass. Storefront color should align with Development Palette on page 6.

Tenant entrance frame - Tenant is encouraged to frame the entrance with a simple and clean frame. Frame may extend past the lease line 2'. The objective is the separate the entrance from the storefront.

DESIGN CRITERIA

Ridegedale Center-Outparcel Restaurant, Minnetonka, MN



Based on Sherwin Williams paint.

Materials and Colors:

The overall goal is to create a streetscape that has modern edge to it. The facades have a level of minimalism to enhance the more colorful activities inside each restaurant. Exterior colors should be neutral, natural, and clean. Texture of materials similarly should be natural, geometric or abstract, not faux representations of historic elements or theming. Stronger accents colors may be used at entrances subject to Landlord approval. There should be a difference in color and material between adjacent tenants.



SAMPLE DEVELOPMENT ELEVATION

DESIGN CRITERIA

Ridegedale Center-Outparcel Restaurant, Minnetonka, MN



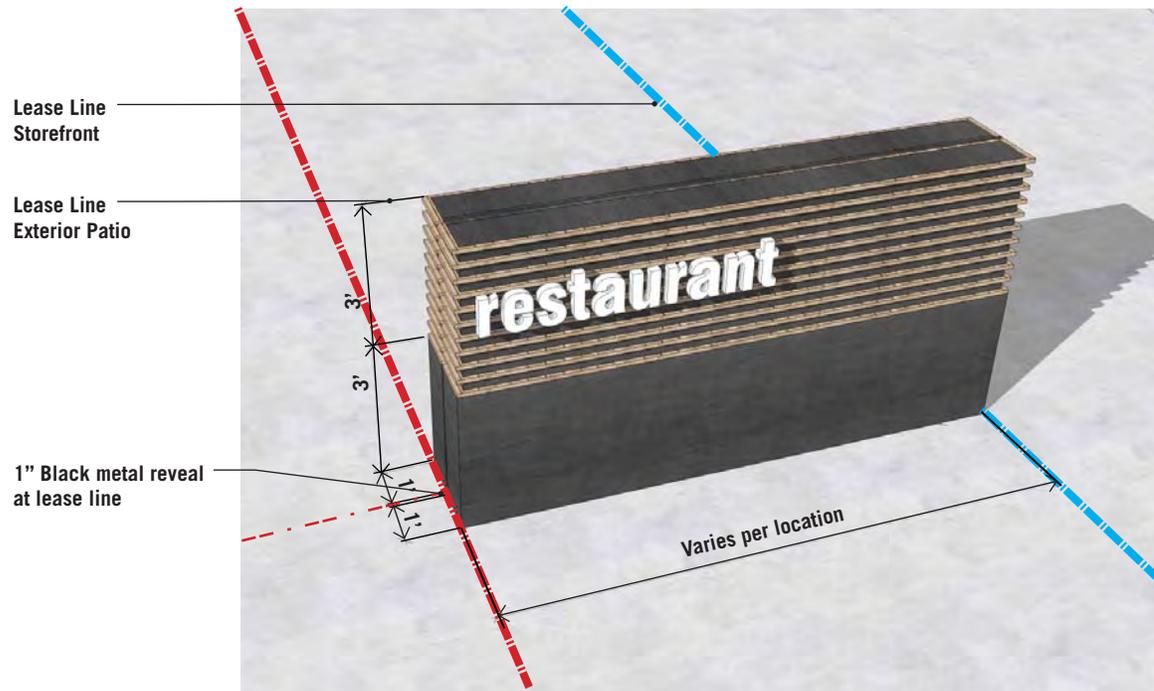
TYPICAL TENANT SIGNAGE

Signage

Facade Signage - Building signage floats off the building on a black metal channel. The minimum projection from the building is 4'-0" and maximum projection is 8'-0". Projection should be at least 50% of the storefront. The layout of this metal channel is determined by the Tenant. Maximum letter height is 2'. The metal channel should wrap the storefront when a corner storefront condition occurs. This channel aligns with the metal reveal at the storefront. Maximum letter height is 2'. A guideline for signage length for a 2' tall letter is .38 x length of frontage. Signage must conform with City of Minnetonka Ordinance No. 2016-08 Section 325.

DESIGN CRITERIA

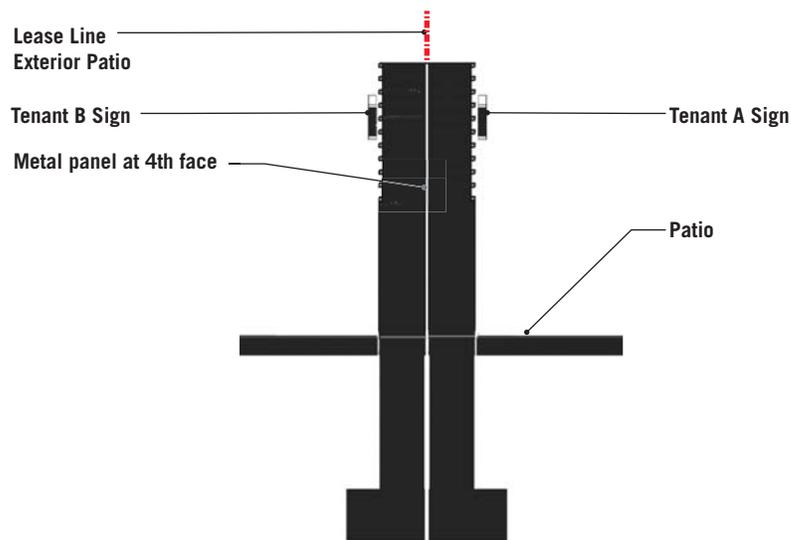
Ridegedale Center-Outparcel Restaurant, Minnetonka, MN



PEDESTRIAN MONUMENT SIGN

Signage

Pedestrian Monument Sign - Pedestrian Sign serves as a screen between tenant patios and also as a pedestrian level identification. Screen details to be provided to the tenant. Maximum letter height is 12". When located at the lease line adjacent to another tenant, each tenant is responsible for their half of the sign wall. First Tenant to build Pedestrian Monument Sign is to finish the 4th face to with metal panel prior to construction of adjacent sign.



PEDESTRIAN MONUMENT SECTION

To: Loren Gordon, AICP, City Planner
City of Minnetonka

From: Matt Pacyna, PE, Senior Associate
Tom Sachi, PE, Senior Engineer

Date: April 11, 2017

Subject: Ridgedale Master Development Phase 3 Traffic Review

Introduction

SRF has completed a traffic review for Phase 3 of the proposed Master Development Plan for Ridgedale Mall in Minnetonka, MN. Phase 3 is located on the northern portion of the northwest mall parking lot. The main objectives of the study are to assess the existing conditions at the northwest access, compare the proposed development trip generation to the previous master plan assumptions, and evaluate the site plan to ensure safe and efficient operations. The following information provides the assumptions, analysis, and recommendations offered for consideration.

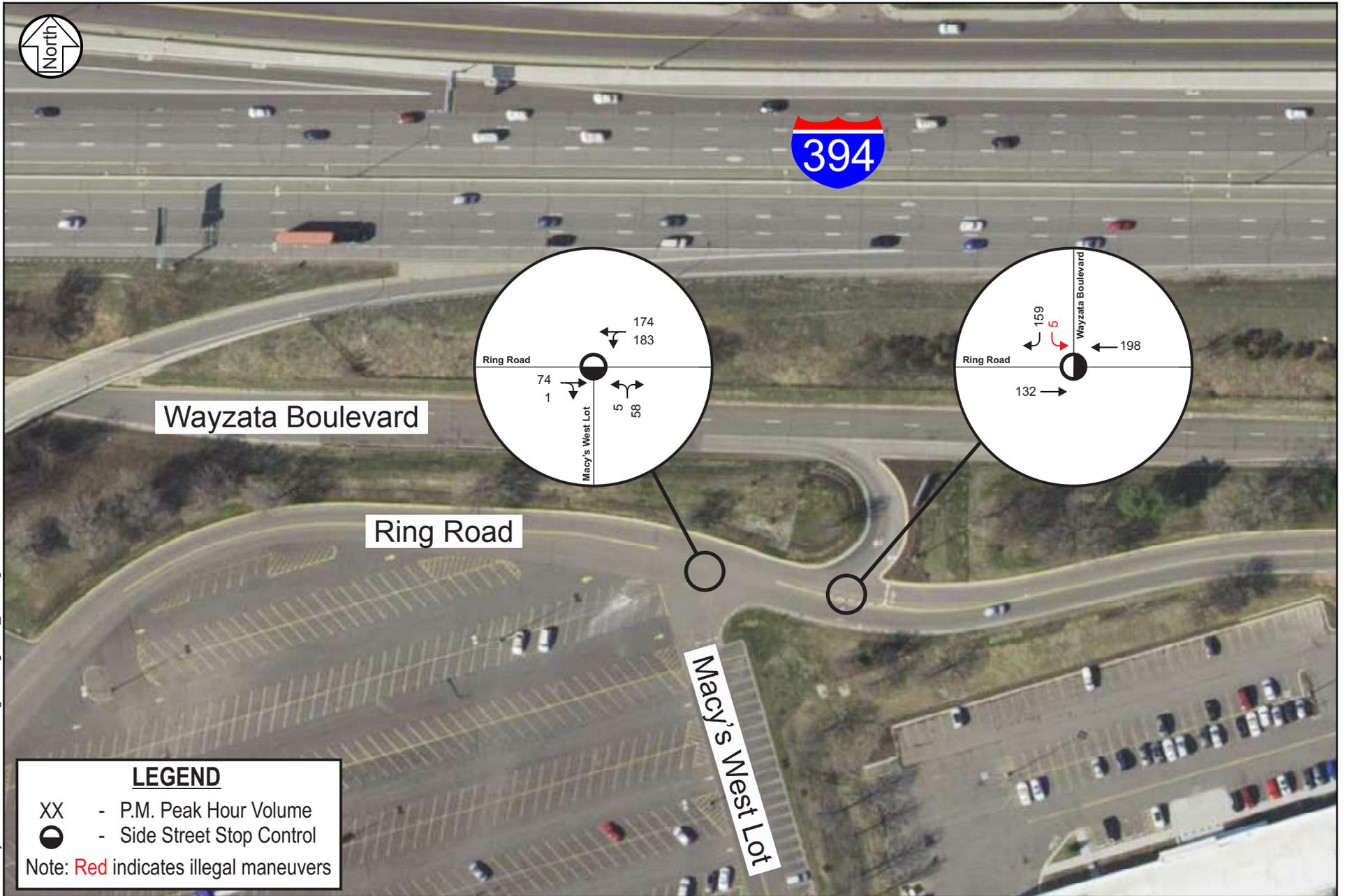
Existing Conditions

Peak period intersection turning movement counts and observations were collected at the Northwest Access with the Internal Mall Roadway, as well as the adjacent Macy's Driveway Aisle along the west side of the mall. These traffic counts were collected on Tuesday April 4, 2017 between 4:15 p.m. and 5:45 p.m. to understand general travel patterns and order of magnitude. The p.m. peak hour traffic volumes collected within the study area are illustrated in Figure 1. It should be noted that during the peak holiday timeframe (November to January), area traffic volumes generally increase by approximately 35 percent within the study area.

Based on the data collected, approximately five (5) vehicles were observed performing an illegal southbound left-turn maneuver from the Northwest Access to the Internal Mall Roadway during the p.m. peak period. Furthermore, approximately two-thirds of southbound right-turning vehicles at the Northwest Access to the Internal Mall Roadway were destined to the adjacent Macy's Driveway Aisle, some of which made a U-turn maneuver to head back to the east along the Internal Mall Roadway.

The intersection spacing along the Internal Mall Roadway between the Northwest Access and the Macy's Driveway Aisle is approximately 100 feet, which creates driver confusion as these motorists need to quickly process their maneuvers in this area. Additionally, the current traffic control (westbound stop control with southbound and eastbound free-movements) is relatively uncommon. Further discussion regarding the Northwest Access and Macy's Driveway Aisle areas is provided later in this document.

H:\Projects\1000010564\T\S\Figures\Figure 1_Existing Conditions.cdr



Existing Conditions

Ridgedale Master Development Phase 3 Traffic Review
City of Minnetonka

01710564
April 2017

Figure 1

Proposed Development

The proposed project would develop the northern portion of the existing northwest Ridgedale Mall surface lot. The development includes approximately 24,000 square feet of retail space, which will be primarily guided towards restaurant type use. These land uses and their location within the site are generally consistent with the previous *Ridgedale Master Development Plan* envisioned in 2013. Access to the proposed outlot development is primarily planned via a reconfigured northwest parking lot area. However, there are three access locations proposed along the Internal Mall Roadway, which will primarily accommodate delivery and refuse access. The proposed development is assumed to be fully operational by 2019.

Trip Generation Comparison

Since the proposed development was previously reviewed as part of the *Ridgedale Master Development Plan*, a trip generation comparison was completed to determine how the proposed outlot development compares to the previous Phase 3 assumptions. Results of the trip generation comparison, shown in Table 1, indicate that the proposed Phase 3 Master Development Plan is consistent with the previous planning efforts. The only difference in trip generation is associated with the *Institute of Transportation Engineers (ITE)*, which released a newer version of the *Trip Generation Handbook* since completion of the initial master plan. Therefore, the proposed Phase 3 Master Development Plan is consistent with previous evaluations within the area and no further traffic operations analysis is considered necessary. It should be noted that there is the potential that one of the retail tenants could be a unique land use that may generate trips differently than the assumed restaurant land uses. However, this alternative land use would likely generate trips at a lower rate than the assumed restaurant land uses.

Table 1 Trip Generation Comparison

Land Use Type (ITE Code)	Size	Weekday P.M. Peak Hour Trips		Weekday Daily Trips
		In	Out	
Proposed Land Use (2017 Mast Plan)				
High-Turnover Restaurant (932) – 9th Edition	24,000 SF	142	95	3,052
Previously Assumed Land Use (2013 Master Plan)				
High-Turnover Restaurant (932) – 8th Edition	24,000 SF	158	110	3,052
Difference	No Change	- 16	- 15	0

Site Plan Review

A review of the proposed site plan was completed to identify any issues and recommend potential improvements regarding site access, circulation, and parking. Based on this review, the following issues and mitigation were identified that should be discussed further. A summary of the site plan improvement considerations are illustrated in Figure 2.

- 1) Eliminate the proposed access on the northwest portion of the site (adjacent to Tenant 1A) to reduce conflicts along the Internal Mall Roadway.
 - a. This access is expected to service a small number of patrons that could be easily accommodated at other proposed access locations to the Internal Mall Roadway.
 - b. An alternative in this area could be to eliminate the small northwest parking lot in favor of additional parking along the new driveway aisle. This would reduce potential conflicts along the driveway aisle, as well as provide pedestrians with a more continuous separated facility.
- 2) Remove parking spaces near the end of the driveway aisles to improve mobility and reduce potential conflicts.
- 3) As proposed, the Macy's Driveway Aisle access to the Internal Mall Roadway would be converted to a right-in/right-out access by installing 3-foot high vertical delineator posts (spaced at six feet) along the center line of the Internal Mall Roadway. Although this configuration is not expected to create any issues from a capacity perspective, a more permanent separation (such as a raised concrete median with appropriate signage) should be considered to improve driver compliance and reduce maintenance concerns. The vertical delineators can be easily displaced, particularly during snow events, which often coincide with the busiest periods for the Ridgedale Shopping Center.
 - a. If a concrete median is not desired, alternative access configurations should be considered to improve ingress/egress operations within the area. Potential alternative access configurations include the addition of a westbound left-turn lane from the Internal Mall Roadway to the Macy's Driveway Aisle or relocation of the Northwest Access to align with the Macy's Driveway, creating a four-legged intersection. A cursory review from a traffic operations perspective indicates these alternative access considerations would provide adequate operations. Further discussion should occur to determine an access configuration that balances the needs of area stakeholders.
- 4) Limit any sight distance impacts from future structures, landscaping, and signing.
- 5) Review turning movements to ensure that heavy vehicles have adequate accommodations to maneuver.

Conclusions and Recommendations

The following study conclusions and recommendations are offered for consideration:

- 1) The proposed Phase 3 development and land uses are generally consistent with the previous Master Plan Development assumptions developed and evaluated in 2013. Therefore, no further traffic operations analysis is considered necessary.
- 2) Motorists were observed performing illegal southbound left-turn maneuvers from the Northwest Access to the Internal Mall Roadway. As part of the proposed Phase 3 Master Plan Development, alternative access configurations as noted within the Site Plan Review section should be considered to eliminate this situation from occurring, as well as to improve ingress/egress within the area.
- 3) Additional site plan modifications, as illustrated in Figure 2 (Site Plan Considerations), should be incorporated and/or discussed further to determine a site plan configuration that balances the needs of area stakeholders.

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Resolution No. 2017 - ____

**Resolution approving final site and building plans for Ridgedale Restaurants
at 12415 Wayzata Blvd.**

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

Section 1. Background.

- 1.01 Ridgedale Anchor Acquisition, LLC, owner, has requested approval of final site and building plans for the proposed development Ridgedale Restaurants. Proposed plans include 24,498 square feet of restaurant/entertainment use.
- 1.02 The property is located at 12415 Wayzata Blvd. It is legally described as Tract B, Registered Land Survey No. 1826
- 1.03 As proposed, three buildings would be constructed on the site. The submitted site and building plan application and associated design guidelines includes building and site plan details for pad site 1 and the four restaurant tenant spaces identified as tenant 1A - 1D. Façade materials for the new building would include natural or man-made stone, brick, metal panels and metal linear siding and limited amounts of stucco or exterior insulated finish systems.
- 1.04 Development pad sites 2 and 3 are not included in the design guidelines at this time. A review of these building plans would occur at a future date when tenants are known.
- 1.05 On April 20, 2017, 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 final site and building plans.

Section 2. Standards

2.01 City Code §300.27 Subd. 5, outlines several items that must be considered in the evaluation of site and building plans.

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 the 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 would meet site and building plan standards outlined in the City Code §300.27, Subd.5.

1. The proposal has been reviewed by planning, building, engineering, natural resources, fire, and public works staff. The proposal would be generally consistent with the city's development guides.
2. The proposed site and building are consistent with minimum ordinance standards.
3. The subject property is a developed site with 100 percent impervious surface. In the proposed redeveloped condition, the site would gain 14.4 percent or nearly one-half acre of pervious surface and landscaping.
4. The proposal would result in a high quality redevelopment with a logical placement of buildings, use of high quality materials, incorporation of landscaping and open space, and orderly routes for vehicle and pedestrian circulation and parking.
5. As new construction, the proposed building would meet minimum energy standards.
6. The proposal would not negatively impact neighboring land uses. Rather, it is anticipated that such redevelopment would result in both a physical and visual improvement to the Ridgedale Mall.

Section 4. City Council Action.

4.01 The above-described site and building plans are hereby approved subject to the following conditions:

1. Subject to staff approval, Ridgedale Restaurants must be developed and maintained in substantial conformance with the following plans, except as modified by the conditions below:

- Civil Site Plan, dated March 8, 2017
 - Grading, Drainage, and Erosion Control Plan dated March 8, 2017
 - Utility Plan dated March 8, 2017
 - Landscape Plan dated March 8, 2017
 - Building Elevations dated March 8, 2017
 - Design Criteria dated March 9, 2017
2. A grading permit is required. Unless authorized by appropriate staff, no site work may begin until a complete grading permit application has been submitted, reviewed by staff, and approved.
- a) The following must be submitted for the grading permit to be considered complete.
- 1) An electronic PDF copy of all required plans and specifications.
 - 2) Three full size sets of construction drawings and project specifications.
 - 3) Final site, grading, stormwater management, utility, landscape, tree mitigation, and natural resource protection plans, and a stormwater pollution prevention plan (SWPPP) for staff approval.
 - a. Final site plan must:
 1. Install a raised concrete median with appropriate signage along the north ring road at the north mall entry from I-394.
 2. Eliminate parking lot access to the ring road from the parking lot directly west of tenant pad 1A.
 3. Consider an alternative parking configuration for this area.
 4. Remove spaces at the east and west ends of the drive aisle to improve mobility and reduce conflicts.

- b. Final stormwater management plan must meet the requirements of the city's Water Resources Management Plan, Appendix A. Design.
- c. Final utility plan must:
 - 1. Obtain a sanitary sewer extension permit from MPCA.
 - 2. Must be 8-inch pipe between manholes.
 - 3. Confirm presence of service stubs from existing manhole that is being connected to; if service stubs are present, remove.
 - 4. Provide traffic control plan; sanitary sewer construction will result in ring road needing to be closed.
 - 5. Contact MDH and obtain permit if required.
- d. Final landscaping and tree mitigation plans must:
 - 1. Meet minimum landscaping and mitigation requirements as outlined in city code. At the sole discretion of natural resources staff, landscaping and mitigation may be adjusted based on site conditions.
 - 2. The proposal provides landscaping along the building face however, a full landscaping plan will need to be provided. The final landscape plan will require staff review and approval which should meet the required landscape value of 2 percent. This amount may be reduced at the sole discretion of city staff. The plan should include landscaping the "backyard view" so it feels more like a boulevard to Ridgedale's northern ring road and it should include components to

- help soften the hardscape of the mechanical and trash areas.
3. The landscape “as-builts or as-planted” for Phase I and II need to be provided.
 4. Include rain sensors on any irrigation systems.
- 4) An exhibit showing property line, building footprint, and water, sanitary sewer, and storm sewer lines and clearly labelling all lines as “private.”
 - 5) Manufacturer’s information or confirmation from a structural engineer indicating that the proposed underground storage facility is capable of supporting fire apparatus weighing at least 83,000 pounds and outrigger pressures up to a maximum of 10,800 pounds per square foot.
 - 6) The following documents for the review and approval of the city attorney:
 - a. A private fire hydrant agreement.
 - b. Stormwater maintenance agreement over the proposed underground stormwater treatment facility.
 - c. A tree maintenance agreement. The property owner is responsible for trimming trees in location of conflict between trees, vehicles, and pedestrians.
 - d. Snow removal agreement. The agreement must address snow removal operations for the parking lot and sidewalks. The property owner is responsible for snow removal and maintenance of the public sidewalks adjacent to the development. The agreement must outline the plowing schedule and timelines to avoid conflicts with plowing of the public street, and avoid redundancy of sidewalk plowing. The agreement must also outline de-icing needs and provide chloride guidelines that winter snow and

ice removal contractors will adhere to. The de-icing practices should minimize salt and chloride use to protect the landscape investments.

- 7) Individual letters of credit or cash escrow for 125% of a bid cost or 150% of an estimated cost to construct parking lot and utility improvements, comply with grading permit, tree mitigation requirements, landscaping requirements, and to restore the site. One itemized letter of credit is permissible, if approved by staff.
 - a. The city will not fully release the letters of credit or cash escrow until:
 1. A final as-built survey has been submitted;
 2. An electronic CAD file or certified as-built drawings for public infrastructure in microstation or DXF and PDF format have been submitted;
 3. Vegetated ground cover has been established; and
 4. Required landscaping or vegetation has survived one full growing season.
- 8) 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:
 - a. 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
 - b. If compliance is not achieved, the city will use any or all of the escrow dollars to correct any erosion or grading problems.

- 9) A construction management plan. The plan must be in a city approved format and must outline minimum site management practices and penalties for non-compliance.
 - 10) All required administration and engineering fees.
- b) Prior to issuance of the grading permit:
- 1) Obtain and submit a permit from the Minnesota Department of Health or documentation from the department that no such permit is required.
 - 2) Obtain and submit a sanitary sewer extension permit from the Minnesota Pollution Control Agency or documentation from the agency that no such permit is required.
 - 3) Obtain and submit a right-of-way permit from Hennepin County or documentation that no such permit is required.
 - 4) Install a temporary rock driveway, erosion control, tree and wetland protection fencing and any other measures identified on the SWPPP for staff inspection. These items must be maintained throughout the course of construction.
 - 5) Schedule and hold a preconstruction meeting with engineering, planning, and natural resources staff as determined by city staff.
4. Prior to issuance of a building permit:
- a) Submit the following documents:
- 1) Proof of subdivision registration and transfer of NPDES permit.
 - 2) 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.

- b) Submit a final material and color palate board for staff review and approval.
- c) Submit 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:
 - 1) 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
 - 2) If compliance is not achieved, the city will use any or all of the escrow dollars to correct any erosion and/or grading problems.

If the builder is the same entity doing grading work on the site, the cash escrow submitted at the time of grading permit may fulfill this requirement.

- d) Submit all required hook-up fees.
 - e) Submit any outstanding delinquent fire alarm fees.
- 7. During construction the street must be kept free of debris and sediment.
 - 8. The property owner is responsible for replacing any required landscaping that dies.
 - 9. The property owner is responsible for maintaining records and continuing to locate abandoned, in-place utility facilities.
 - 10. This resolution does not approve any signs. Separate sign permit applications must be submitted.
 - 11. The approvals granted under this resolution will expire on December 31, 2018 unless: (1) a building permit has been issued for the proposal as outlined; or (2) the city has received and approved a written request for extension of the approvals.

Adopted by the City Council of the City of Minnetonka, Minnesota, on May 8, 2017.

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 May 8, 2017.

David E. Maeda, City Clerk

Resolution No. 2017 -

Resolution approving a conditional use permit for restaurants with outdoor seating areas at 12415 Wayzata Blvd.

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

Section 1. Background.

- 1.01 Ridgedale Anchor Acquisition, LLC, owner, has requested approval of a conditional use permit for four restaurants with outdoor seating areas.
- 1.02 The property is located at 12415 Wayzata Blvd. It is legally described as Tract B, Registered Land Survey No. 1826.
- 1.03 By City Code §300.31 Subd.4(b)(2)(n), restaurants are conditionally-permitted in the Planned I-394 zoning district.
- 1.04 The conditional use permit is applicable to those buildings and outdoor seating areas as depicted in the design criteria for tenant spaces 1A – 1D.
- 1.05 On April 20, 2017, 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 the council approve the conditional use permit.

Section 2. Standards.

- 2.01 City Code §300.31 Subd.4(b)(2)(n), outlines standards for freestanding restaurants as conditional uses in the PID district. The restaurants would meet these standards.
 - 1. shall have minimum seating capacity of 150;

2. shall be part of an overall master development plan consisting of more than one structure;
3. shall be architecturally consistent and compatible with other structures in the master development plan;
4. shall have parking in compliance with the requirements of section 300.28 of this code;
5. shall be permitted only when it can be demonstrated that operation will not lower significantly the existing level of service as defined by the institute of traffic engineers on the roadway system;
6. shall not include a drive-up window; and
7. shall not be located within 100 feet of any low density residential parcel or adjacent to medium or high density residential parcels. The city may reduce separation requirements if the following are provided:
 - a) landscaping and berming to shield the restaurant use;
 - b) parking lots not located in proximity to residential uses; and
 - c) lighting plans which are unobtrusive to surrounding uses.

Section 3. Findings.

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

1. The building and up to 4 tenant spaces would provide a seating capacity exceeding 150.
2. This project represents phase 3 of the overall Ridgedale Mall master development plan.
3. The proposed building design and materials identified in the design criteria are consistent with the aesthetic and quality of those used in major anchor tenant additions and mall entry renovations in phase 1 and 2 of the master development plan.
4. The proposed project would maintain parking code minimums for retail commercial standards of 1 space per 1000 square feet of building area for the mall.

5. The city's traffic consultant reviewed the proposal finding no level of service operational concerns with the proposed project.

6. The proposal does not include a drive-up window.

Section 4. City Council Action.

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

1. The site must be developed and maintained in substantial compliance with plans and conditions outlined in Resolution No. 2017 - ____.
2. The approvals do not approve any other city licenses that may be required to operate the restaurants or patio area.

Adopted by the City Council of the City of Minnetonka, Minnesota, on May 8, 2017.

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 meeting held on May 8, 2017.

David E. Maeda, City Clerk