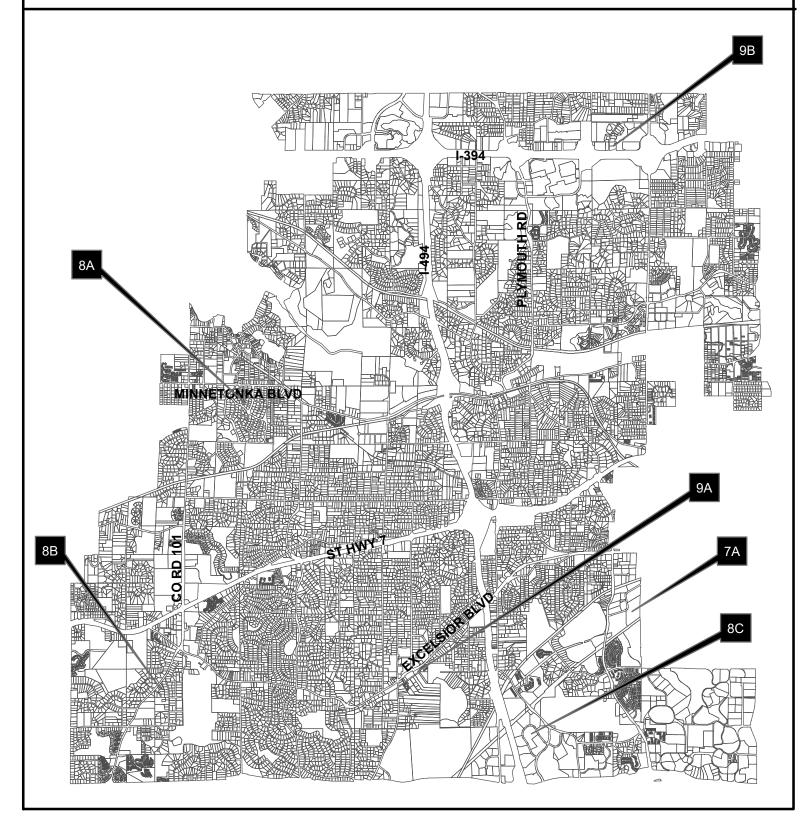


CITY OF MINNETONKA PLANNING COMMISSION AUGUST 16, 2018

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





Planning Commission Agenda

August 16, 2018-6:30 P.M.

City Council Chambers—Minnetonka Community Center

- 1. Call to Order
- 2. Roll Call
- 3. Approval of Agenda
- 4. Approval of Minutes: August 2, 2018
- 5. Report from Staff
- 6. Report from Planning Commission Members
- 7. Public Hearings: Consent Agenda
 - A. Conditional use permit for an adult day care facility within an existing tenant space at 11581 K-Tel Drive.

Recommendation: Adopt the resolution approving the request (5 votes)

- Final Decision Subject to Appeal
- Project Planner: Ashley Cauley

8. Public Hearings: Non-Consent Agenda Items

A. Resolution approving an expansion permit for construction of detached garage at 3500 Meadow Lane.

Recommendation: Adopt the resolution approving the request (5 votes)

- Final Decision Subject to Appeal
- Project Planner: Susan Thomas
- B. Front yard setback variance to construct a detached garage at 5509 Co Rd 101.

Recommendation: Adopt the resolution approving the request (5 votes)

- Final Decision Subject to Appeal
- Project Planner: Ashley Cauley

C. Items concerning a two-phase parking ramp at 12501 Whitewater Drive.

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

- Recommendation to City Council (Tentative Date: August 27, 2018)
- Project Planner: Susan Thomas

9. Other Business

- A. Concept Plan for redevelopment of the property at 14317 Excelsior Blvd. Recommendation: Discuss concept plan with the applicant. No formal action required.
 - Recommendation to City Council (Tentative Date: August 27, 2018)
 - Project Planner: Susan Thomas
- B. Concept Plan for Marsh Run Redevelopment at 11650 and 11706 Wayzata Blvd.

Recommendation: Discuss concept plan with the applicant. No formal action required.

- Recommendation to City Council (Tentative Date: August 27, 2018)
- Project Planner: Ashley Cauley

10. 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 September 6, 2018 planning commission meeting:

Project Description: Newport Midwest, LLC is proposing to redevelop the properties at 10400, 10500, and 10550 Bren Road E. As proposed, the existing buildings would be removed and a new apartment building would be constructed. The new building would contain a total of 249 apartments, 55 of which would be considered affordable. The proposal requires approval of: (1) a rezoning; (2) a master development plan; and (3) final site and building plans. Project No.: 18021.18a Staff: Susan Thomas Ward/Council Member: 1—Ellingson Section: 36

Project Description: McDonald's USA, LLC is proposing to make site, façade and interior improvements to the existing building at 4637 Shady Oak Road. An expansion permit is required to increase the height of the existing building within the required setback. No changes to the building footprint are proposed at this time. Project No.: 05082.18a Staff: Ashley Cauley

Ward/Council Member: 1—Ellingson

Staff: Ashley Cauley Section: 26

Project Description: Delsur, LLC is proposing to operate a sit down restaurant at 14725Excelsior Blvd. The proposal requires approval of a conditional use permit.Project No.: 91043.18bStaff: Susan ThomasWard/Council Member: 1—EllingsonSection: 33

Project Description: Concept plan review for redevelopment of the the Wells Fargo site at 1809Plymouth Road.Project No.: TBDWard/Council Member: 2—SchackSection: 03

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

Aug. 2, 2018

1. Call to Order

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

2. Roll Call

Commissioners Powers, Schack, Sewall, Hanson, and Kirk were present. Knight was absent.

Staff members present: Community Development Director Julie Wischnack, City Planner Loren Gordon, Assistant City Planner Susan Thomas, Senior Planner Ashley Cauley, Planner Drew Ingvalson, and Natural Resource Manager Jo Colleran.

- 3. Approval of Agenda: The agenda was approved as submitted.
- 4. Approval of Minutes: July 19, 2018

Schack moved, second by Powers, to approve the July 19, 2018 meeting minutes as submitted with the changes from the change memo.

Powers, Schack, Sewall, and Hanson voted yes. Kirk abstained. Knight was absent. Motion carried.

5. Report from Staff

Gordon briefed the commission on land use applications considered by the city council at its meeting of July 23, 2018:

- Adopted a resolution approving a three-lot subdivision for Arundel Addition.
- Introduced a concept plan for a multi-family residential development on Bren Road East for The Mariner.
- Adopted a resolution approving items for a multi-family residential development on Bren Road East for Dominium.
- Hennepin County removed review of its application for a medical examiner's office on County Road 62 from the agenda. It will be reviewed in September.

A joint planning commission and economic development authority commission tour is scheduled for Aug. 9, 2018 at 6:30 p.m.

The next planning commission meeting will be Aug. 16, 2018.

6. Report from Planning Commission Members

Schack thanked commissioners and staff for working with her during her time on the planning commission. She was selected to serve as the Ward 2 councilmember beginning Monday.

7. Public Hearings: Consent Agenda: None

8. Public Hearings

A. Amendment to the Crest Ridge Corporate Center sign plan for Orchards of Minnetonka at 10955 Wayzata Blvd.

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

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

Sewall asked if a sign is located on a retaining wall anywhere else in the city. Cauley answered that Burwell Park has a sign on a retaining wall.

Marty McCarthy, with Opus Development Company, the applicant, stated that staff did a great job summarizing the application. The sign would dress up the retaining wall nicely and be a great way to provide way-finding to the entrance of the building.

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

Chair Kirk thought the proposal would be less intrusive than a monument sign.

Sewall liked wall Sign One. He did not like wall Sign Two as much because it would be located near the sidewalk. He asked if it would be illuminated. Cauley stated that staff advised the applicant that uplighting would not be allowed to encroach onto the sidewalk or be located within the right-of-way.

Powers moved, second by Hanson, to adopt the resolution which approves a sign plan amendment for Orchards of Minnetonka at 10995 Wayzata Blvd.

Powers, Schack, Sewall, Hanson, and Kirk voted yes. Knight was absent. Motion carried.

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

B. Variance and expansion permit to construct a single-family home at 5500 Mayview Road.

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.

In response to Hanson's question, Ingvalson answered that the height and mass of the proposal would be similar to the surrounding houses.

In response to Chair Kirk's question, Ingvalson responded that the city would not allow a second curb cut.

Kelly Laughlin, 15230 Knob Hill, applicant, stated that he and his wife want to build an energy-efficient house. He reviewed the proposed floor plan. His architect worked to create a footprint similar to the surrounding houses.

Gina Laughlin, 15230 Knob Hill, applicant, stated that she wants to build an energyefficient house. She loves the location and the lake view. The architect did a great job making the floor plan modern, but it would only be a subtle change from the street view.

Mr. Laughlin said that there would not be another curb cut.

Schack was a fan of the energy efficiencies included in the proposal. The proposal would be an improvement. It would be a good addition.

Chair Kirk supports the proposal. It would be a beautiful, modern house with sustainability.

Sewall liked that the expansion would occur on the north and south sides rather than the east and west sides. He supports the proposal.

Powers agreed that the proposal is a smart idea. He liked the design. It is inspiring. It would be an improvement to the area. He complemented the architect and homeowners on the design.

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

Schack moved, second by Sewall, to adopt the resolution approving the variance and expansion permit to construct a new single-family home at 5500 Mayview Road.

Powers, Schack, Sewall, Hanson, and Kirk voted yes. Knight was absent. Motion carried.

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

9. Other Business

A. Concept plan review for Minnetonka Fire and Police facility project at 14500 and 14550 Minnetonka Blvd.

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

Gordon reported. He recommended commissioners provide comments and feedback on the identified key issues and others the planning commission deems appropriate. The discussion is intended to assist the applicant with future direction that may lead to the preparation of more detailed development plans.

Perry Vetter, Minnetonka Assistant City Manager and Administrative Services Director, representing the applicant, stated that:

- A new fire department would be constructed on the city hall campus and the existing areas would be repurposed.
- No existing square footage would be torn down and rebuilt in another location.
- He explained the history of the city's buildings, personnel, and population.
- He reviewed the needs and efficiency of the fire and police departments.
- The proposal would include a decontamination center and exercise area for firefighters to reduce their risk of cancer.
- The basic project needs and goals include improving safety and response times to the community, accommodating the growth and change in the work force, and protecting the investment in the equipment.

John McNamara, project lead from Wold Architects and Engineers, stated that:

- The site was selected to allow the proposed building to blend in harmoniously with the existing campus.
- A surveyor determined the impacts to the wetland protection area.
- He explained the benefit of the use of small retaining walls.
- The footprint of the building was shrunk as much as possible.
- A traffic study concluded that six ladder trucks and six vehicles returning from each fire call would have a small impact on Williston Road.
- Police vehicles would exit and enter from Minnetonka Blvd.
- He provided views from surrounding neighborhoods.
- The natural resources would be preserved as much as possible.
- Wood and stone would be used on the exterior to highlight the entries.
- The police and fire department lobbies would be increased in size.

In response to Chair Kirk's question, Minnetonka Fire Chief John Vance explained the fire vehicles' traffic pattern. A system is in place to give emergency vehicles a green light on Williston Road when activated. The bays would not be occupied if an emergency vehicle would drive into the site and need to exit quickly.

Chair Kirk noted the glass entryways and asked what security precautions would be taken to deal with a large crowd or protest. Mr. McNamara answered that each entry would have lockdown capability. Landscape features could also be used.

Minnetonka Police Chief Scott Boerboom explained that housing the vehicles would protect them from tampering or vandalism as well as damage from the weather. There would be indoor parking space for 41 vehicles. Currently, the police department has 37 vehicles.

In response to Schack's question, Vance explained that most of the surrounding comparable cities upgraded their police and fire departments within the last 10 to 15 years. He stated that the separate entrance would prevent the need for emergency fire vehicles to back up which would eliminate a large safety hazard.

Powers supports providing the fire and police departments with everything they need to keep the residents safe. Powers asked if there is anything else the chiefs would like to add to the proposal. Vance said that it would be ideal to have a training facility on site, but that would not be realistic. The proposal was developed to meet the departments' needs for the next 50 years.

Boerboom added that the proposal would offer flexibility for the future. The locker rooms would be gender neutral to allow for future growth. The training room and wellness area would be shared by the police and fire staff to allow the departments to accomplish much more together than the departments would be able to individually.

Chair Kirk invited those present to comment.

Joanna Troy, 14852 Timberhill Road, stated that:

- She was thankful that Site One would not be used.
- She thought a long fire truck would have trouble navigating Williston Road. She asked if Williston Road would have to be straightened.

No one else chose to speak.

Hanson stated that there are limited opportunities to make large-scale investments in the community. This is one opportunity. He thought four additional parking stalls would not be enough. The community will be growing. Applications for four large apartment buildings have been approved by the city council in the last six months.

Chair Kirk asked staff for the projected growth of the city. Gordon explained that the 2040 comprehensive guide plan anticipates the population to increase to 62,500.

Wischnack explained that the proposal takes into account the location of the projected growth areas.

Vetter explained the ratio of population growth related to service calls and the number of parking stalls. Police and fire personnel are analyzing the impact of population growth in specific areas. Ridgedale and Opus are large growth areas.

Boerboom provided that four officers share one squad car, so two additional squad cars would be sufficient for eight new officers. He foresaw satellite stations staffed by officers and their own parking areas for the next expansion. It would be fantastic to increase the proposal's number of stalls, but 41 stalls would allow flexibility up to the projected population increase to 62,500.

Vance added that satellite fire stations are currently not staffed, but could accommodate 24-hour staffing with minor interior modifications.

Vance stated that all of the fire vehicles are able to navigate Williston Road now.

Vetter explained that the site lines near the community center access to Williston Road would be looked at along with options for traffic safety features on Minnetonka Boulevard.

Sewall felt that the land use would be appropriate. The entrance on the north would impact the neighbors, but would make the best use of the land possible. He was comfortable with that change.

Schack felt the proposal was thoughtfully done and makes the most of what already exists. It would be an appropriate land use. She liked how the surroundings were taken into account to minimize the impact to the well and woodland area. She supports the concept plan.

Chair Kirk felt the proposal would minimize the impact on the woodland preservation area. The site would be tight and not allow much expansion in the future. He supports the proposal. The city council will review this item at its meeting on August 27, 2018 at 6:30 p.m.

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10. Adjournment

Sewall moved, second by Hanson, to adjourn the meeting at 8:30 p.m. Motion carried unanimously.

By:

Lois T. Mason Planning Secretary

Minnetonka Planning Commission Meeting August 16, 2018

Agenda Item 7

Public Hearing: Consent Agenda

MINNETONKA PLANNING COMMISSION August 16, 2018

Brief Description	A conditional use permit for an adult day care facility within an existing tenant space at 11581 K-Tel Drive
Recommendation	Recommend the city council adopt the resolution approving the request.

Introduction

The subject property is roughly 14.5 acres in size and is currently improved with three multitenant industrial buildings. Salaama Learning Center, represented by Mohamed Yusuf, is proposing to operate an adult day care facility within the northernmost tenant space of the southeastern building. The facility would serve up to 20 adults and would have up to four onsite staff members. The center would generally operate Monday through Friday from 7:00 a.m. to 3:00 p.m. No exterior modifications to the building are proposed at this time.

Staff Analysis

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

1. <u>Is the proposed use generally reasonable?</u>

Yes. The subject property is zoned PUD, planned unit development. By ordinance, all uses allowed by conditional use permits within any other district are allowed by conditional use permit within the PUD district provided they comply with any applicable specific conditional use permit standards and site and building standards. These standards, and staff's findings, are outlined in the "Supporting Information" section of this report. This proposal would meet all of the required standards.

2. <u>Is proposed use specifically be appropriate for the site?</u>

Yes. Aside from a drop-off and pick-up area to be identified prior to operation, no exterior modifications to the building or site are proposed at this time. The existing multi-tenant building is comprised of a mix of office, warehousing and light industrial tenants. The proposed use would change the use of the tenant space from a general office use to an adult day care use. According to the Institute of Transportation Engineers, "ITE", the proposed use would result in a lower trip generation than the existing use.

Staff Recommendation

Recommend that the city council adopt the attached resolution approving a conditional use permit for Salaama Learning Center, an adult day care facility, at 11581 K-tel Drive.

Originator: Ashley Cauley, Senior Planner Through: Loren Gordon, AICP, City Planner

Supporting Information

Surrounding Land Uses	ortherly: Industrial building, guided and zoned for industrial uses asterly: City of Hopkins industrial buildings butherly: Railroad and residential beyond. esterly: Industrial and office buildings		
Planning	Guide Plan designation: Industrial Zoning: PUD, Planned Unit Development		
CUP Standards	The proposal would meet the general conditional use permit standards as outlined in City Code §300.21 Subd.2:		
	1. the use is consistent with the intent of this ordinance;		
	2. the use is consistent with the goals, policies and objectives of the comprehensive plan;		
	 the use does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements; 		
	 the use is consistent with the city's water resources management plan; 		
	5. the use is in compliance with the performance standards specified in section 300.28 of this ordinance; and		
	the use does not have an undue adverse impact on the public health, safety or welfare		
	The proposal would meet the general conditional use permit standards as outlined in City Code §300.21 Subd. 3(j):		
	 shall have loading and drop-off points designed to avoid interfering with traffic and pedestrian movements; 		
	Finding: The applicant has indicated that a specific loading and drop-off area has been identified. As condition of approval this area must be identified on a site plan prior to release of a building permit.		
	 outdoor play areas shall be located and designed in a manner which mitigates visual and noise impacts on adjoining residential areas; 		
	Finding: The proposal does not include an outdoor play area.		
	 one parking space per each six children based on the licensed capacity of the center; and 		

Finding: The proposed use would require four parking stalls. This can be accommodated within the existing parking lot.

4. shall obtain all applicable state, county and city licenses.

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

SBP Standards The proposal would comply with all site and building standards as 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;

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

2. Consistency with this ordinance;

Finding: The proposal meets ordinance standards.

- Preservation of the site in its natural state to the extent practicable by minimizing tree and soil removal and designing grade changes to be in keeping with the general appearance of neighboring developed or developing areas;
- 4. Creation of a harmonious relationship of buildings and open spaces with natural site features and with existing and future buildings having a visual relationship to the development;
- 5. Creation of a functional and harmonious design for structures and site features, with special attention to the following:
 - an internal sense of order for the buildings and uses on the site and provision of a desirable environment for occupants, visitors and the general community;
 - 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
 - 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.

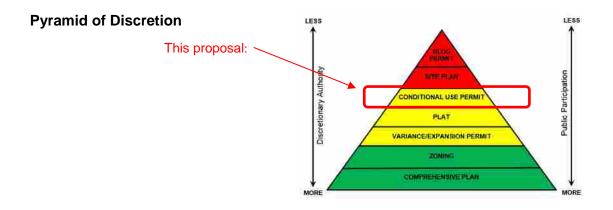
Finding (3-5): No exterior site or building improvements are proposed at this time.

5. 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

Finding: The proposal would allow for the reuse of an existing tenant space.

6. 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: No exterior site or building improvements are proposed at this time.



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

Motion Options The planning commission has three options:

- 1. Concur with staff recommendation. In this case, a motion should be made recommending the city council adopt the resolution approving the request.
- 2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council deny the

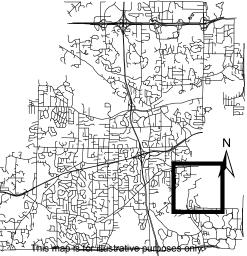
		request. This motion must include a statement as to why denial is recommended.
	3.	Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.
Neighborhood Comments	The city sent notices to 163 area property owners and received no comments.	
Deadline for Decision	Nover	nber 3, 2018





Location Map

Project: Salaama Learning Center Address: 11581 K-Tel Dr



Mission statement

To provide high quality and compassionate health care services for individuals and families in the enhancement of their emotional, mental, and physical well-being, by providing adult day health care services without regard to race, gender, religion, disability, age or national origin. The environment of care for our adult day services program is designed to maximize the functional levels of the participants. We encourage relationships and create a culture that supports, involves, and validates the participant.

Vision

To provide excellent services to all our clients with quality care and safe environment at all time.

Our Value

We believe in the dignity of each individual and the right to maintain a meaningful life in the community.

We believe that peace of mind is an important factor in creating a manageable family life. Therefore, we are devoted to providing a safe, secure, and comfortable environment for participants and their families.

We believe in the importance of lifelong learning. Our professional staff has been selected for their creativity, enthusiasm, and credentials.

We believe in socializing, making friends, and having fun! Daily activities are designed to promote interaction and provide the opportunity for friendship to develop.

We believe in the integration of generations, and opportunities are provided to foster inter--age friendships.

We believe that we are a team with participants and family/caregivers. We support them through close communication, education, and caregiver support groups.

We offer flexible schedules.

Clients attend 2--5 days per week. We find they benefit most from attending at least two to three days a week. Families choose days that are right for each individual participant.

We're affordable.

Our daily rate is just 50% of what home care typically charges and 20% of what most nursing homes charge. See our rate schedule for specific rates and services. The base rate includes six hours of professionally supervised adult day programming, a morning and afternoon snack, and a catered lunch. Transportation and expanded services are provided at competitive, affordable rates.

The Center is a community based adult day service serve up to 20 participants, 18 years of age or older, who need supportive services to live as independently as

possible.

Metro is open Mondays – Fridays 7:00am--3:00pm. Most participants attend anywhere from 2--5 days each week, depending on their individual needs and interests. Metro is closed on most major holidays and participants are rescheduled for other days during the holiday week.

METRO'S POPULATION

The Center serves the person who needs an adult day program to support their ability to live in their own "home" or to support care providers in providing assistance for their loved one.

SUMMARY OF SERVICES PROVIDED

The Center is dedicated to providing a variety of professional, supportive services in a comfortable environment. Our goal is to give you a great day every day! Metro base services include:

- 1. Morning and afternoon snacks.
- 2. Catered lunch.
- 3. Health monitoring and medication assistance.
- 4. Goal--oriented individual care plans.
- 5. Structured daily group and individual activities.
- 6. Assistance with activities of daily living (ADL's).
- 7. Liaison with personal physician (Nurse/dietitian).

Facility Floor Plan

Name of program METRO ADULT CARE

License number

Date 4/25/18

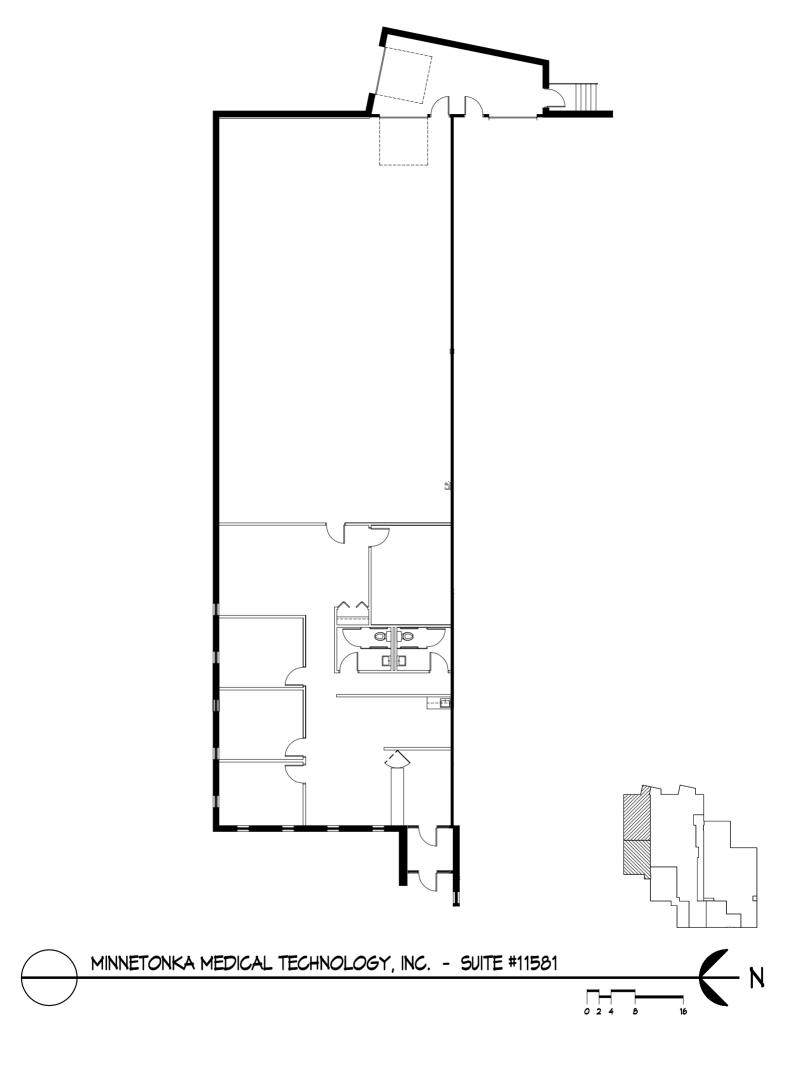
Please diagram, to scale, a floor plan for the space utilized by the adult day program. Show sufficient dimensions to determine total square footage of usable indoor space. On the diagram, show hallways, stairways, closets, offices, restrooms, utility and storage areas, and any other significant features of the facility.

Minnesota Rules, part 9555.9730 - Physical Plant and Space Requirements. The total indoor space available for use by participants must equal at least 40 square feet for each day care participant and each day care staff member present at the center.

		-> WAREHOUSE

Total square feet of usable space = 2,113 RSF

JGM PROPERTIES

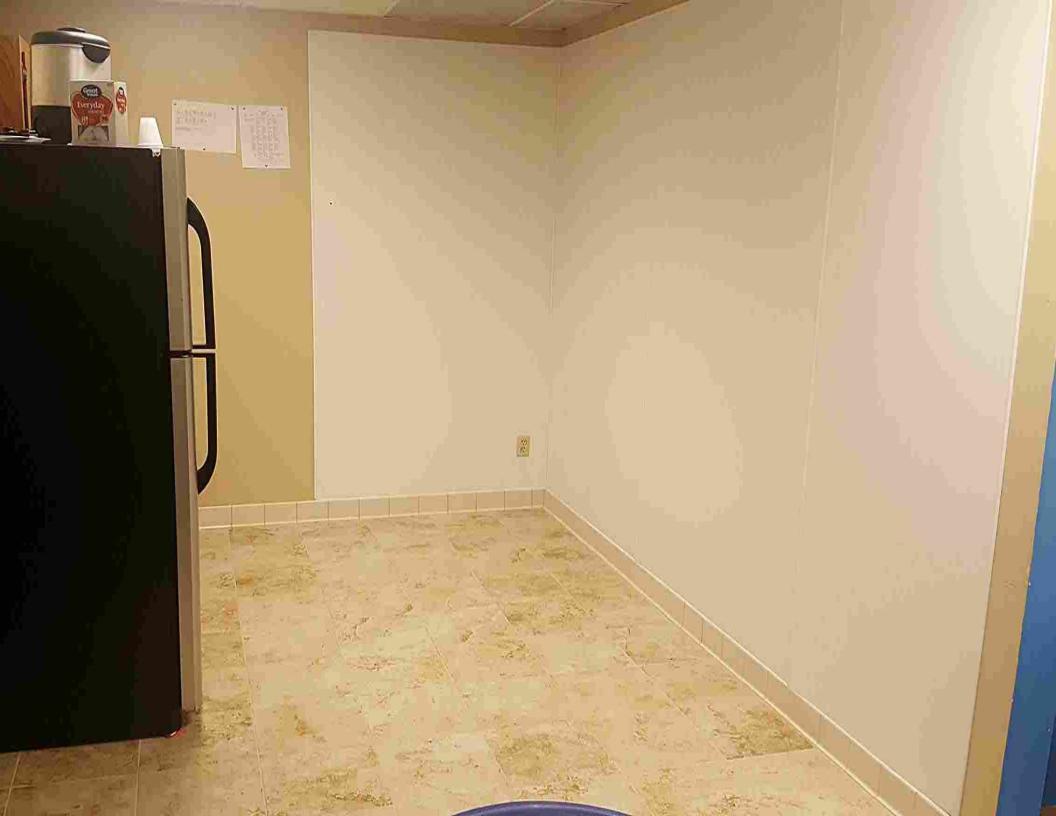




ENCORE PARK - BUILDING	В	TOTAL:	5,029 RSF
11581 - 11595 K-TEL DRIVE		WAREHOUSE:	2,916 RSF
MINNETONKA, MN 55343	01/10/14	OFFICE:	2,113 RSF











Resolution No. 2018-

Resolution approving a conditional use permit for an adult day care facility at 11581 K-Tel Drive

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

- Section 1. Background.
- 1.01 Mohamed Yusuf, on behalf of Salaama Learning Center, is requesting a conditional use permit for an adult day care facility within the existing multi-tenant building.
- 1.02 The subject property is improved with three separate buildings. The proposed day care facility would be located within the northernmost tenant space of the southeastern building. The address is 11581 K-Tel Drive.

That part of Outlot B, Napco Industrial Park (Official Plat 5939 filed in Book 2002 beginning at Page 26, R.D. Doc. No. 4098357, R.T. Doc. No. 1116204) except the most Northwesterly 61.16 feet of said Outlot B lying Easterly of the following described line and its Northerly extension, said line is described as follows: Beginning at the most Easterly corner of Outlot C in said plat; thence on an assumed bearing of North 28 degrees, 31 minutes, 32 seconds West along the Northeasterly line of said Outlot C, a distance of 127,56 feet to the angle point in said Northeasterly line; thence North 1 degree, 49 minutes, 25 seconds West, a distance of 586.10 feet to the Northerly line of said Outlot B and said line there terminating.

And

The Southeasterly 46.16 feet of the most Northwesterly 61.16 feet of Outlot B, Napco Industrial Park, Hennepin County, Minnesota.

- 1.03 On August 16, 2018, the planning commission held a hearing on the proposal. The applicant was provided the opportunity to present information to the commission. The commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution. The commission recommended that the city council approve the permit.
- Section 2. Standards.
- 2.01 By City Code §300.22, Subd.3, all uses allowed by conditional use permit within any

other district are allowed by conditional use permit within the PUD, planned unit development, zoning district. Uses must be reviewed for compliance with the applicable conditional use permit standards and site and building plan standards specified in city code.

- 2.02 City Code §300.21 Subd.2 outlines the general standards that must be met for granting a conditional use permit. These standards are incorporated into this resolution by reference.
- 2.03 City Code §300.21 Subd.3(j) outlines the following specific standards that must be met for granting a conditional use permit for such facilities:
 - 1. shall have loading and drop-off points designed to avoid interfering with traffic and pedestrian movements;
 - 2. outdoor play areas shall be located and designed in a manner which mitigates visual and noise impacts on adjoining residential areas;
 - 3. one parking space per each six children based on the licensed capacity of the center; and
 - 4. shall obtain all applicable state, county and city licenses.
- 2.04 Site and building plan subject to review pursuant to section 300.27 of the zoning ordinance;
 - 1. Consistency with the elements and objectives of the city's development guides, including the comprehensive plan and water resources management plan;
 - 2. Consistency with this ordinance;
 - 3. Preservation of the site in its natural state to the extent practicable by minimizing tree and soil removal and designing grade changes to be in keeping with the general appearance of neighboring developed or developing areas;
 - 4. Creation of a harmonious relationship of buildings and open spaces with natural site features and with existing and future buildings having a visual relationship to the development;
 - 5. Creation of a functional and harmonious design for structures and site features, with special attention to the following:
 - an internal sense of order for the buildings and uses on the site and provision of a desirable environment for occupants, visitors and the general community;
 - b) the amount and location of open space and landscaping;

- c) materials, textures, colors and details of construction as an expression of the design concept and the compatibility of the same with the adjacent and neighboring structures and uses; and
- d) vehicular and pedestrian circulation, including walkways, interior drives and parking in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement and amount of parking.
- 6. Promotion of energy conservation through design, location, orientation and elevation of structures, the use and location of glass in structures and the use of landscape materials and site grading; and
- 7. Protection of adjacent and neighboring properties through reasonable provision for surface water drainage, sound and sight buffers, preservation of views, light and air and those aspects of design not adequately covered by other regulations which may have substantial effects on neighboring land uses.
- Section 3. Findings.
- 3.01 The proposal meets the general conditional use permit standards outlined in City Code §300.21 Subd.2.
- 3.02 The proposal meet all but one of the specific conditional use permit standards outlined in City Code 300.21 Subd.3(j).
 - 1. The applicant has indicated that a specific loading and drop-off area has been identified. As a condition of this resolution, this area must be identified on a site plan prior to release of a building permit.
 - 2. The proposal does not include an outdoor play area.
 - 3. The proposed use would require four parking stalls. This can be accommodated within the existing parking lot.
 - 4. This has been added as a condition of approval.
- 3.03 The proposal meets the site and building plan standards outlined in City Code 300.27 Subd.5:
 - 1. The proposal has been reviewed by planning, building, engineering, natural resources, fire and public works staff. Staff finds the proposal to be generally consistent with the city's development guides.
 - 2. The proposal meets ordinance standards.
 - 3. No exterior site or building improvements are proposed at this time.

- 4. The proposal would allow for the reuse of an existing tenant space.
- Section 4. City Council Action.
- 4.01 The above-described conditional use permit is approved, subject to the following conditions:
 - 1. This resolution must be recorded with Hennepin County.
 - 2. Prior to issuance of a building permit, a site plan must be submitted indicating the location of the pick-up and drop-off area.
 - 3. The facility must comply with all requirements of the Minnesota state building code, fire code, and health code.
 - 4. The facility must obtain and comply with all minimum city, county and state licensing requirements.
 - 5. The city council may reasonably add or revise conditions to address any future unforeseen problems.
 - 6. Any change to the approved use including an increase total enrollment or total building area occupied that results in a significant increase in traffic or a significant change in character would require a revised conditional use permit.

Adopted by the City Council of the City of Minnetonka, Minnesota, on August 27, 2018.

Brad Wiersum, 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 August 27, 2018.

David E. Maeda, City Clerk

EXHIBIT A

That part of the Northwest Quarter of the Southeast Quarter of Section 22, Township 117 North, Range 22 West of the 5th Principal Meridian lying east of a line which is perpendicular to the north line of said Northwest Quarter of the Southeast Quarter and which intersects said north line a distance of 356.23 feet west from the northeast corner thereof. Except the west 46.00 feet thereof. And except that part lying southerly of the northerly right –of-way line of State Highway No. 7 and that part lying easterly of the westerly right-of-way line of County Road No. 60.

Subject to a public road easement over the north 33.00 feet thereof.

Minnetonka Planning Commission Meeting

August 16, 2018

Agenda Item 8

Public Hearing: Non-Consent Agenda

MINNETONKA PLANNING COMMISSION August 16, 2018

Brief Description	Resolution approving an expansion permit for construction of detached garage at 3500 Meadow Lane.
Recommendation	Adopt the resolution approving the request

Background

The subject property is located in the STARINGS TONKA-WOODCROFT subdivision, which was platted in 1927. The existing home was constructed in 1949 and a detached, single-stall garage appears in aerial photography from 1956. While both the home and garage were constructed prior to adoption of the city's first zoning ordinance, the home meets current ordinance stands. The garage is non-conforming.

Proposal

The property owners, Karen Krummel and Leon Griggs, are proposing to remove the existing detached garage and construct a new 22-foot by 24-foot garage that would maintain the existing garage's non-conforming setbacks.

	Required*	Existing	Proposed
Side Yard Setback	7 ft	2 ft	2 ft
Rear Yard Setback	7 ft	2.4 ft	2.4 ft

*small lot setbacks apply

By City Code §300.29 Subd.3(g), an expansion permit is required for an expansion of a nonconforming structure when the expansion would not intrude into a setback area beyond the distance of the existing structure. A variance is required when the expansion would intrude further into the setback area. As the existing garage has non-conforming setbacks, and the proposed garage would not intrude further into these setbacks, an expansion permit is required.

Staff Analysis

Staff finds that the applicants' proposal is reasonable and meets the expansion permit standards as outlined in city code.

- 1. By planning commission policy, a two-stall garage is a reasonable use on a residential property.
- 2. There is no location on the property where a two-stall garage could be constructed meeting minimum setback standards.
- 3. The proposed garage would not encroach further into required setbacks than the existing garage.

4. The proposed garage would be located roughly 25 feet from the closest, neighboring home.

Staff Recommendation

Adopt the resolution approving an expansion permit for construction of detached garage at 3500 Meadow Lane.

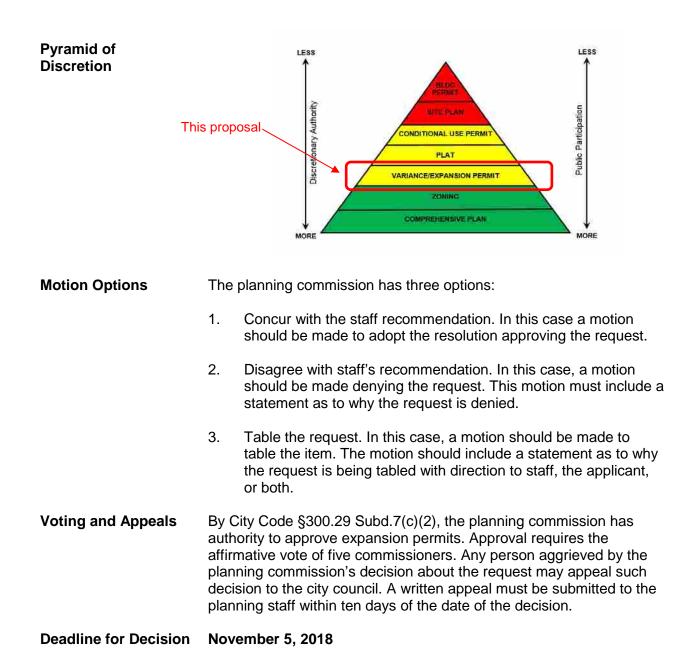
Originator: Susan Thomas, AICP, Assistant City Planner Through: Loren Gordon, AICP, City Planner

Supporting Information

Surrounding Land Uses	North: South: East: West:	single-family homes, zoned R-1 single-family homes, zoned R-1 single-family homes, zoned R-1 single-family homes, zoned R-1
Planning	Guide F Zoning:	Plan designation: Low-density residential R-1
Small Lots		lots" qualify for reduced structural setbacks. By city code, a ot" is one that:
	 Was Is lo 	ess than 15,000 square feet; s a lot of record as of February 12, 1966; and ocated in an area in which the average size of all residential within 400 feet is less than 15,000 square feet.
	square	bject property is a code-defined small lot. It is just over 9,000 feet in size, was platted in 1927, and the average lot size within t of the subject property is 13,840 square feet.
Trees	walnut	posed garage would be located within six feet of a 28-inch black tree. The tree may be impacted by construction. However, no on is required by ordinance.
Expansion Permit Standard	conform	Code §300.29 Subd.7(c), an expansion permit for a non- ning use may be granted, but is not mandate, when an nt meets the burden of proving that:
		The proposed expansion is reasonable use of the property, considering such things as:
		 Functional and aesthetic justifications for the expansions; Adequacy of off-street parking for the expansion; Absence of adverse off-site impacts from such things as traffic, noise, dust odors, and parking; Improvement to the appearance and stability of the property and neighborhood.
		The circumstances justifying the expansion are unique to the property, are not caused by the landowner, are not solely for the landowner's convenience, and are not solely because of economic considerations; and
		The expansion would not adversely affect or alter the essential character of the neighborhood.

Neighborhood Comments

The city sent notices to 49 area property owners and received no comments to date.

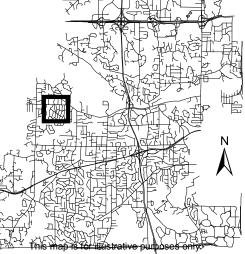






Location Map

Project: Krummel & Griggs Residence Address: 3500 Meadow Ln



LEGAL DESCRIPTION:

Lot 9,

All of Lot 8, except that part thereof described as follows: Commencing at the Northeast corner of Lot 8; thence Southerly along the Easterly line of said lot a distance of 30.3 feet; thence Westerly a distance of 112.3 feet to a point on the rear line of said lot 30.85 feet South of the Northwest corner of said lot; thence Northerly along the rear line of said lot to the North line of said lot; thence Easterly along the North line of said lot a distance of 114.47 feet to point of beginning, Block 19, "Staring's Tonka Wood-Croft, Hennepin County, Minn."

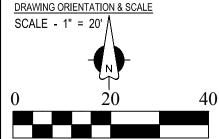
SCOPE OF WORK & LIMITATIONS:

- 1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey. 2.
- Setting survey markers or verifying existing survey markers to establish the corners of the property. 3.
- This survey has been completed without the benefit of a current title commitment. There may be existing 4. easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
- 5. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.

STANDARD SYMBOLS & CONVENTIONS:

"• Denotes iron survey marker, set, unless otherwise noted.

DATE	REVISION DESCRIPTION	<u>DRAV</u> SCA
		SCA
		0



CLIENT NAME / JOB ADDRESS

3500 MEADOWS LANE MINNETONKA, MN

LEON GRIGGS

Advance Surveying & Engineering, Co.

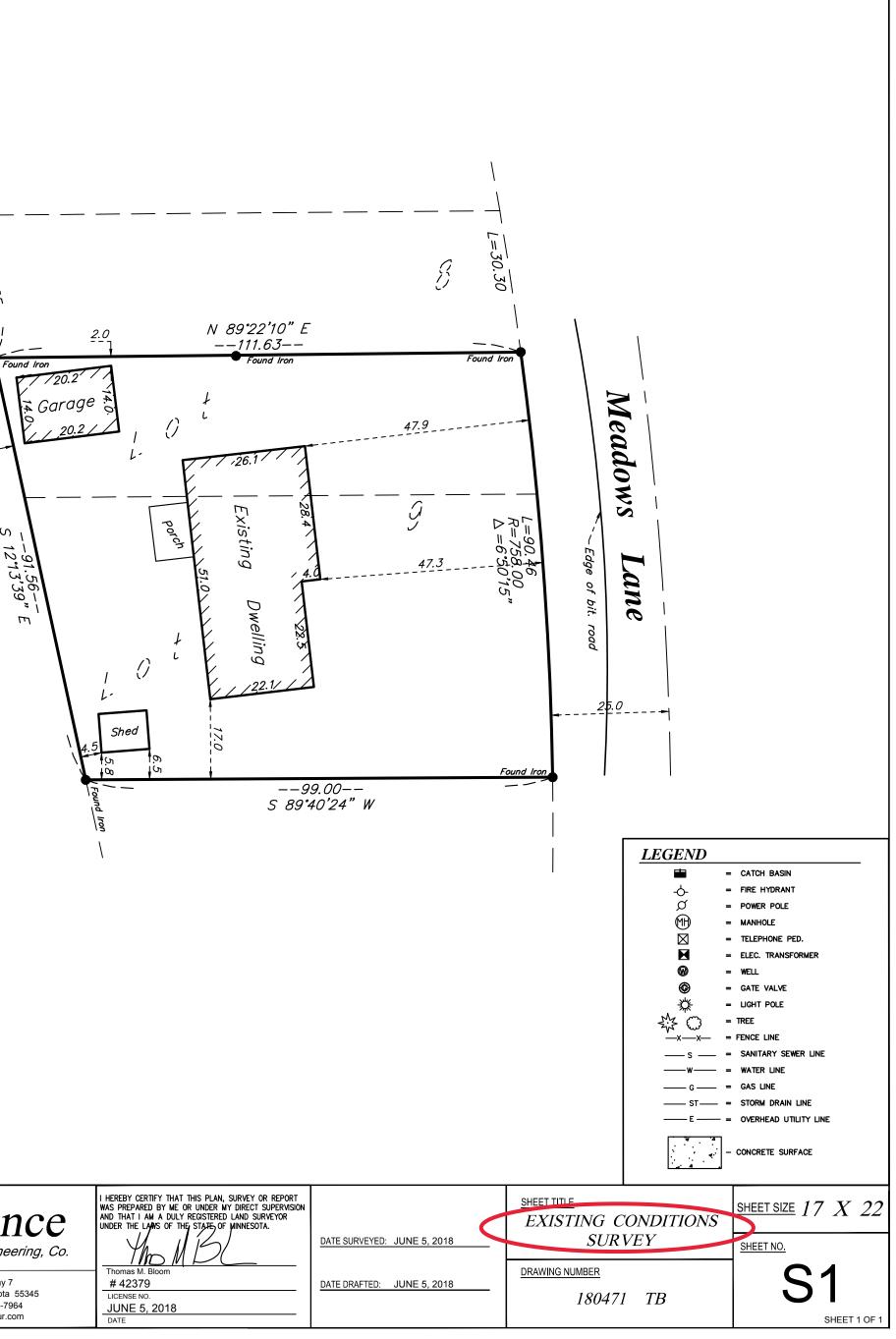
38

3.7

2.4

S

17917 Highway 7 Minnetonka, Minnesota 55345 Phone (952) 474-7964 Web: www.advsur.com



LEGAL DESCRIPTION:

Lot 9,

All of Lot 8, except that part thereof described as follows: Commencing at the Northeast corner of Lot 8; thence Southerly along the Easterly line of said lot a distance of 30.3 feet; thence Westerly a distance of 112.3 feet to a point on the rear line of said lot 30.85 feet South of the Northwest corner of said lot; thence Northerly along the rear line of said lot to the North line of said lot; thence Easterly along the North line of said lot a distance of 114.47 feet to point of beginning, Block 19, "Staring's Tonka Wood-Croft, Hennepin County, Minn."

SCOPE OF WORK & LIMITATIONS:

- 1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey. 2.
- Setting survey markers or verifying existing survey markers to establish the corners of the property. 3.
- This survey has been completed without the benefit of a current title commitment. There may be existing 4. easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding 5. and or stucco of the building.
- 6. While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

STANDARD SYMBOLS & CONVENTIONS:

"• "Denotes iron survey marker, set, unless otherwise noted.

DATE	REVISION DESCRIPTION

DRAWING ORIENTATION & SCALE SCALE - 1" = 20'

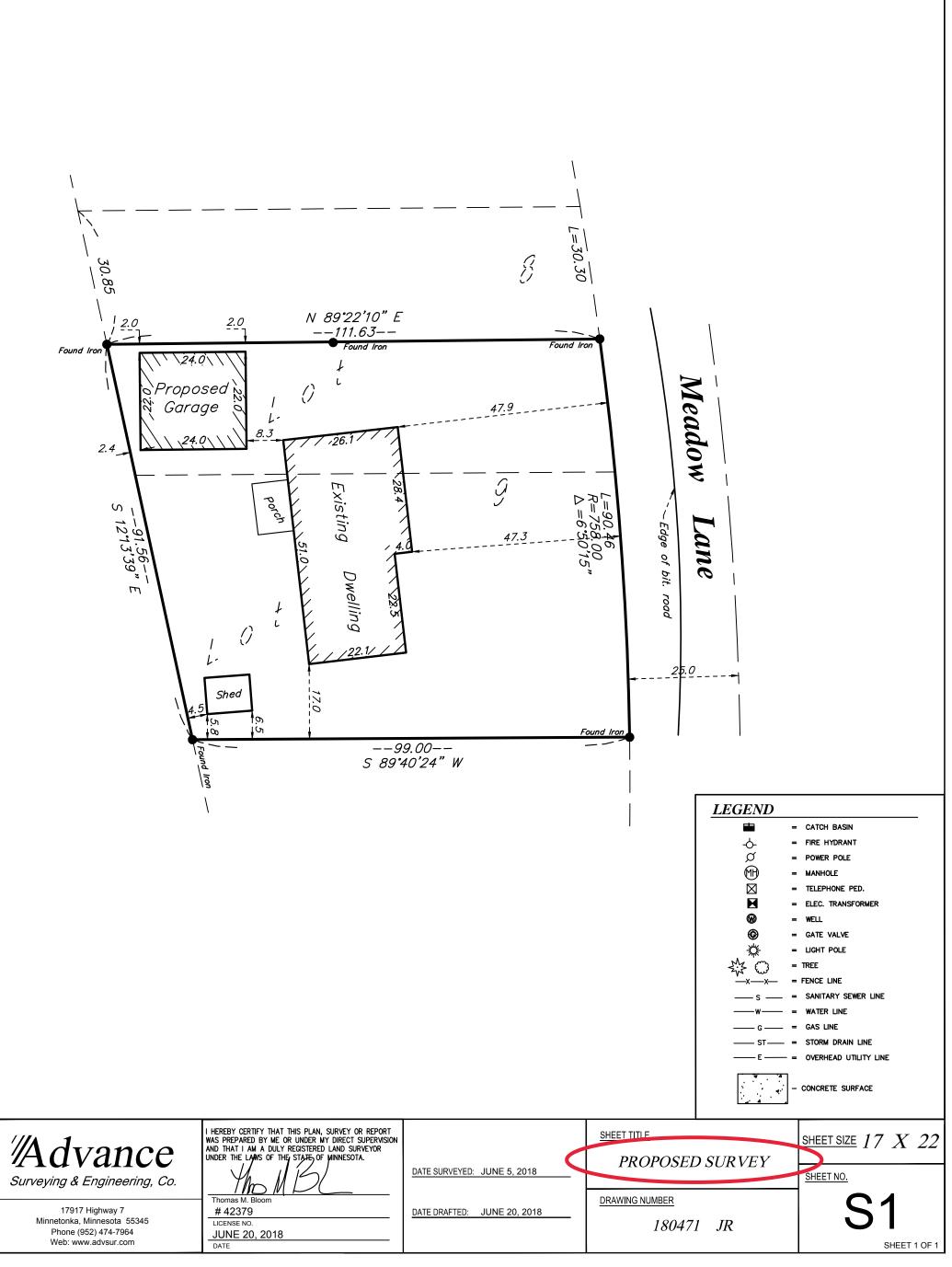
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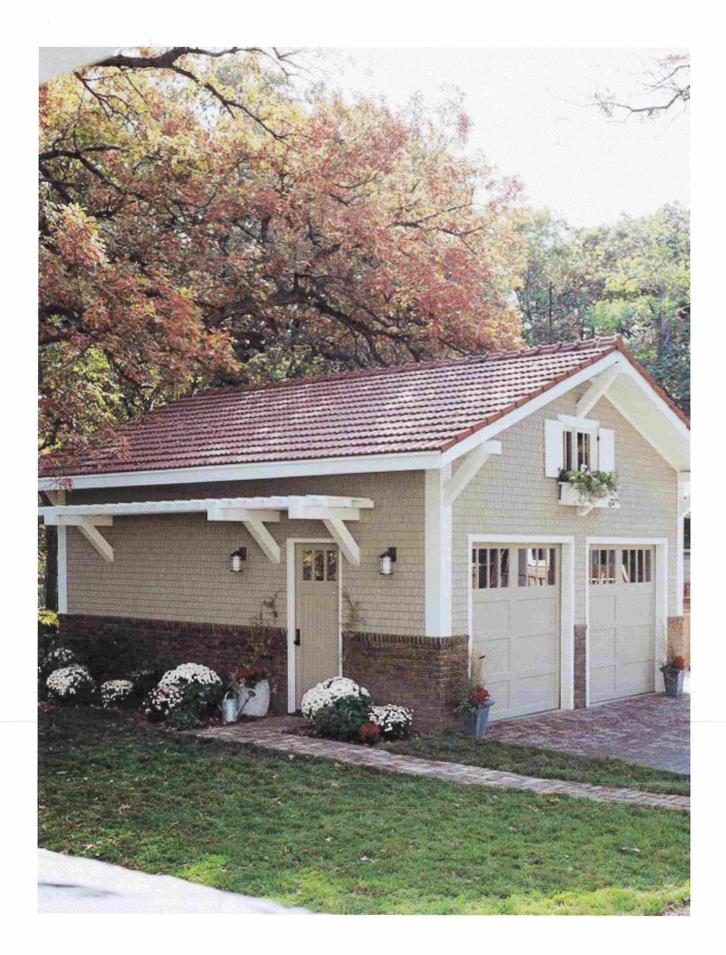
40

CLIENT NAME / JOB ADDRESS

3500 MEADOW LANE MINNETONKA, MN

LEON GRIGGS





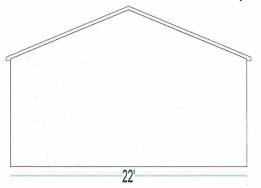
Estimate Id: 21975

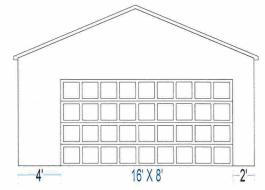


Page 2 of 3 7/12/2018

*** Here are the wall configurations for your design.

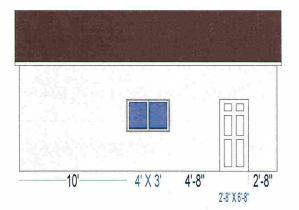
Illustration May Not Depict All Options Selected





Gable Front View

Gable Back View (1) - GARAGE DOOR WHITE PREM R/P MDP38 16X8 EZSET TORS



24'

Eave Front View (1) - SLIDER (GOOD) 48X36 (1) - PREHUNGSTE PH32RHSTEE CM-1 6-PANEL STEEL DOOR



Building Size: 22 feet wide X 24 feet long X 9 feet high

Approximate Peak Height (includes 1 row of concrete blocks): 14 feet 8 inches (176 inches)

NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location. Confirm the door requirements with your local zoning official before construction. 11.83' Tall by Ordinance

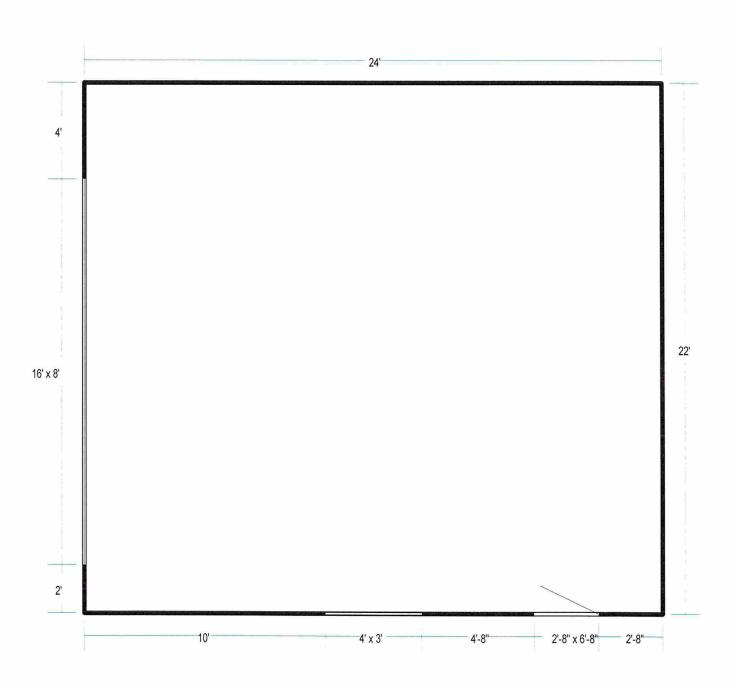
Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

Estimate Id: 21975 *** Floor Plan.



Page 3 of 3 7/12/2018

Illustration May Not Depict All Options Selected



Building Size: 22 feet wide X 24 feet long X 9 feet high

Note: Wall construction is 2x4 @ 16" on center

Resolution approving an expansion permit for construction detached garage at 3500 Meadow Lane

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

- Section 1. Background.
- 1.01 The subject property is located at 3500 Meadow Lane. It is legally described on Exhibit A of this resolution.
- 1.02 The detached garage on the property was constructed before 1956, prior to adoption of the city's first zoning ordinance.
- 1.03 By City Code §300.10 Subd.7(d), detached structures on code-defined small lots must maintain a 7-foot setback from side and rear property lines. The existing detached garage has non-conforming setbacks of 2 feet and 2.4 feet respectively.
- 1.04 The property owners, Karen Krummel and Leon Griggs, are proposing to remove the existing garage and construct a new, 22-foot by 24-garage. The garage would maintain the 2-foot and 2.4-foot setbacks of the existing garage.
- 1.05 Minnesota Statute §462.357 Subd.1(e)(b) allows a municipality, by ordinance, to permit an expansion of nonconformities.
- 1.06 City Code §300.29 Subd.3(g) allows expansion of a nonconformity only by variance or expansion permit.
- 1.07 City Code §300.29 Subd.7(c) authorizes the planning commission to grant expansion permits.
- Section 2. Standards.
- 2.01 City Code §300.29 Subd.7(c) states that an expansion permit may be granted, but is not mandated, when an applicant meets the burden of proving that:
 - 1. The proposed expansion is a reasonable use of the property, considering such things as: functional and aesthetic justifications for the expansion; adequacy of off-site parking for the expansion; absence of adverse off-site impacts from such things as traffic, noise, dust, odors, and parking; and

improvement to the appearance and stability of the property and neighborhood.

- 2. The circumstances justifying the expansion are unique to the property, are not caused by the landowner, are not solely for the landowners convenience, and are not solely because of economic considerations; and
- 3. The expansion would not adversely affect or alter the essential character of the neighborhood.
- Section 3. Findings.
- 3.01 The application for the expansion permit is reasonable and would meet the required standards outlined in City Code §300.29 Subd.7(c):
 - 1. Reasonableness and Neighborhood Character: The proposed setbacks are reasonable and would not negatively impact the character of the surrounding neighborhood. The garage would:
 - a) Not encroach further into the required setbacks than the existing structure.
 - b) Be located 25 feet from closest, neighboring home.
 - 2. Unique Circumstance: There is no location on the property where a twostall garage could be constructed meeting minimum code requirements. This is a unique circumstance not common to every other similarly zoned property.
- Section 4. Planning Commission Action.
- 4.01 The planning commission approves the above-described expansion permit based on the findings outlined in section 3 of this resolution. Approval is subject to the following conditions:
 - 1. Subject to staff approval, the property must be developed in substantial conformance with the following plans, except as modified by conditions below.
 - Survey, dated June 20, 2018
 - 2. Prior to issuance of a building permit:
 - a) This resolution must be recorded with Hennepin County.
 - b) Install erosion control fencing as required by staff for inspection and approval. The fencing must be maintained throughout the course of construction.

- 3. The garage may not exceed 12 feet in height as defined by city code.
- 4. This expansion permit approval will end on December 31, 2019, unless the city has issued a building permit for the project covered by this expansion permit approval or approved a time extension.

Adopted by the Planning Commission of the City of Minnetonka, Minnesota, on August 16, 2018.

Brian Kirk, Chairperson

Attest:

Kathy Leervig, Deputy City Clerk

Action on this resolution:

Motion for adoption: Seconded by: Voted in favor of: Voted against: Abstained: Absent: Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Planning Commission of the City of Minnetonka, Minnesota, at a duly authorized meeting held on August 16, 2018.

Kathy Leervig, Deputy City Clerk

EXHIBIT A

Lot 9,

All of Lot 8, except that part thereof described as follows: Commencing at the Northeast corner of Lot 8; thence Southerly along the Easterly line of said lot a distance of 30.3 feet; thence Westerly a distance of 112.3 feet to a point on the rear line of said lot 30.85 feet South of the Northwest corner of said lot; thence Northerly along the rear line of said lot to theNorth line of said lot; thence Easterly along the North line of said lot a distance of 114.47 feet to point of beginning, Block 19, "Staring's Tonka Wood-Croft, Hennepin County, Minn."

MINNETONKA PLANNING COMMISSION August 16, 2018

Brief Description	Front yard setback variance to construct a detached garage at 5509 Co Rd 101

Recommendation

Adopt the resolution approving the request

Background

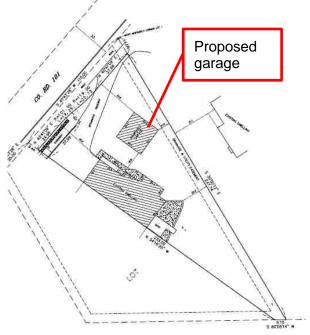
The subject property is zoned R-2, low density residential and is roughly 12,600 square feet in size. The property is currently improved with a twin home with a two-car attached garage.

As part of the recent 101 reconstruction, the county acquired additional right-of-way, which resulted in a nonconforming front yard setback for the existing home. Currently, the existing home has a setback of 42.5-feet.

Proposal

The property owner, Doryan Corona, is proposing to construct a new detached, two-car, garage on the east side of the existing home.

By ordnance, a 50-foot front yard setback is required. The applicant is proposing a 34.8-foot setback.



Staff Analysis

Staff generally finds the applicant's request reasonable as:

- 1. <u>Reasonableness:</u> The proposal is reasonable as:
 - Detached garages are permitted uses within residential zoning districts.
 - By planning commission policy the size of the existing attached garage would be considered a substandard two car garage; and
 - The proposed garage would visually maintain a setback similar to the existing home.
- 2. <u>Unique circumstance:</u> The requested variance is the result of the right-of-way acquisition that occurred as part of the recent reconstruction project. If the proposed garage would have been constructed prior to this project, it would have only required a building permit. Additionally, as a result of the lot's configuration, it's unlikely that a two-car garage could

3. <u>Neighborhood character</u>: If approved, the proposed project would not alter the essential character of the neighborhood as the garage would visually meet the required 50-foot setback as measured to the sidewalk.

Staff Recommendation

Adopt the resolution approving a front yard setback variance for the construction of a detached garage at 5509 County Road 101.

Originator: Ashley Cauley, Senior Planner Through: Loren Gordon, AICP, City Planner

Project No.	18028.18a	18028.18a							
Property	5509 Co Rd 101								
Applicant	Doryan Corona	Doryan Corona							
Surrounding Land Uses	All surrounding properties structures and are guided t								
Planning	Guide Plan designation: Zoning:	low density residential R-2							
Property	Lot. The DAHL'S MANOR currently 5511 and 5509 C twin home was constructed	o Rd 101 – was platted							
	In 1989, the city approved original lot into two lots to a The subject property is app	allow separate ownershi	p of the twin home.						
	<u>Topography.</u> The property slopes from the southwestern corner of the property "down" roughly 16-feet to the northeastern corner. While not considered a steep slope, the greatest topography change occurs in the location of the proposed garage.								
	<u>Trees</u> . There is a 16-inch sugar maple in the northeast corner of the home. As currently proposed, the proposed garage would likely impact more than 30-percent of the tree's critical root zone and the city would consider the tree as a "loss". While the ordinance does not require the property owner to "save" the tree, a condition of approval is included requiring that the property owner work with staff to minimize impacts to the tree's critical root zone.								
Standards	The following table is intended to summarize ordinance standards for accessory structures on the property:								
		Required	Proposed						

Supporting Information

	Required	Proposed
Front yard setback	50 ft	35 ft
Side yard setback	10 ft	10 ft
Rear yard setback	n/a	n/a

Impervious surface Within the R-2 zoning district the maximum impervious surface is 50percent. The submitted survey does not include the driveway which would provide access to the proposed garage. As such, staff is not able to accurately calculate the amount of onsite impervious surface. Included as a condition of approval, a survey which includes the driveway must be submitted prior to the issuance of a building permit.

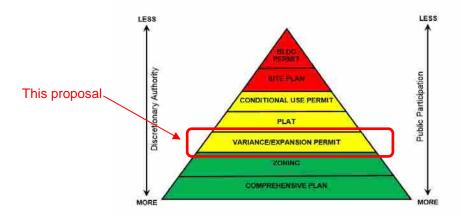
Page 4

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

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

NeighborhoodThe city sent notices to 42 area property owners and did not receive
any comments.

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 to adopt the resolution approving the request.
- 2. Disagree with staff's recommendation. In this case, a motion should be made denying the request. This motion must include a statement as to why the request is denied.
- 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 and Appeals The planning commission has authority to approve variances. Approval requires the affirmative vote of five commissioners. Any person aggrieved by the planning commission's decision may appeal such decision to the city council. A written appeal must be submitted to the planning staff within ten days of the date of the decision.

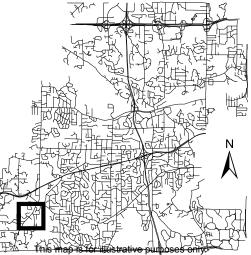
Deadline for Decision November 3, 2018





Location Map

Project: Corona Residence Address: 5509 Co Rd 101





LEGAL DESCRIPTION:

That part of Lot 1, Block 1, Dahl's Manor, which lies Northeasterly of the following described line: Commencing at the most westerly corner of said Lot 1; thence on an assumed bearing of North 40 degrees 43 minutes 28 seconds East along the Northwesterly line of said Lot 1 a distance of 35 feet to the point of beginning of the line being described; thence South 54 degrees 16 minutes 20 seconds East to the south line of said Jot and there ending, Hennepin County, Minnesota.

Together with a permanent easement for highway purposes over that part of the above described tract which lies northwesterly of the following described line and its northeasterly extension: (for the purpose of the following described easements the northeast line of said Lot 1 has an assumed bearing of South 30 degrees 34 minutes 38 seconds East) Commencing at the most northerly corner of said Lot 1; thence southeasterly along the northeast line of said Lot 1 on an assumed bearing of South 30 degrees 34 minutes 38 seconds East for 14.06 feet to the point of beginning of the line being described; thence South 40 degrees 56 minutes 43 seconds West for 37.98 feet to a point on a tangential curve, concave to the northwest having a radius of 119.00 feet and a central angle of 10 degrees 56 minutes 33 seconds; thence southwesterly along the arc of said curve a distance of 22.73 feet; to a point on a reverse curve, concave to the southeast having a radius of 101.00 feet and a central angle of 10 degrees 56 minutes 33 seconds; thence southwesterly along the arc of said curve a distance of 19.29 feet; thence South 40 degrees 56 minutes 43 seconds West tangent to said curve for 40.00 feet and said line there terminating.

Also a permanent easement for wall and utility purposes over all that part of the above described tract described as follows: Beginning at the intersection of the southwest line of the above described tract and a line drawn parallel with and distant 10.00 feet southeasterly of the east line of the above described highway easement; thence northeasterly along said parallel line for 37.99 feet; thence North 41 degrees 15 minutes 19 seconds West for 10.00 feet to the east line of the above described highway easement; thence southwesterly along said highway easement for 43.98 feet to the southwest line of the above described tract; thence southeasterly along the southwest line of the above described tract to the point

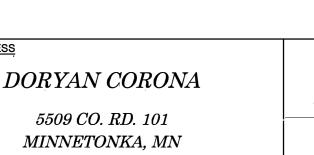
SCOPE OF WORK & LIMITATIONS:

- 1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the 3. property.
- Existing building dimensions and setbacks measured to outside of siding or stucco. 4.
- While we show a proposed location for this garage, we are not as familiar with your proposed 5. plans as you, your architect, or the builder are. Review our proposed location of the improvements and yard grades carefully to verify that they match your plans before construction begins and that construction is feasible. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.
- This survey has been completed without the benefit of a current title commitment. There may be 6. existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.

STANDARD SYMBOLS & CONVENTIONS:

DATE REVISION DESCRIPTION

"• Denotes iron survey marker, set, unless otherwise noted.



Advan
Surveying & Engineerir

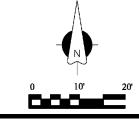
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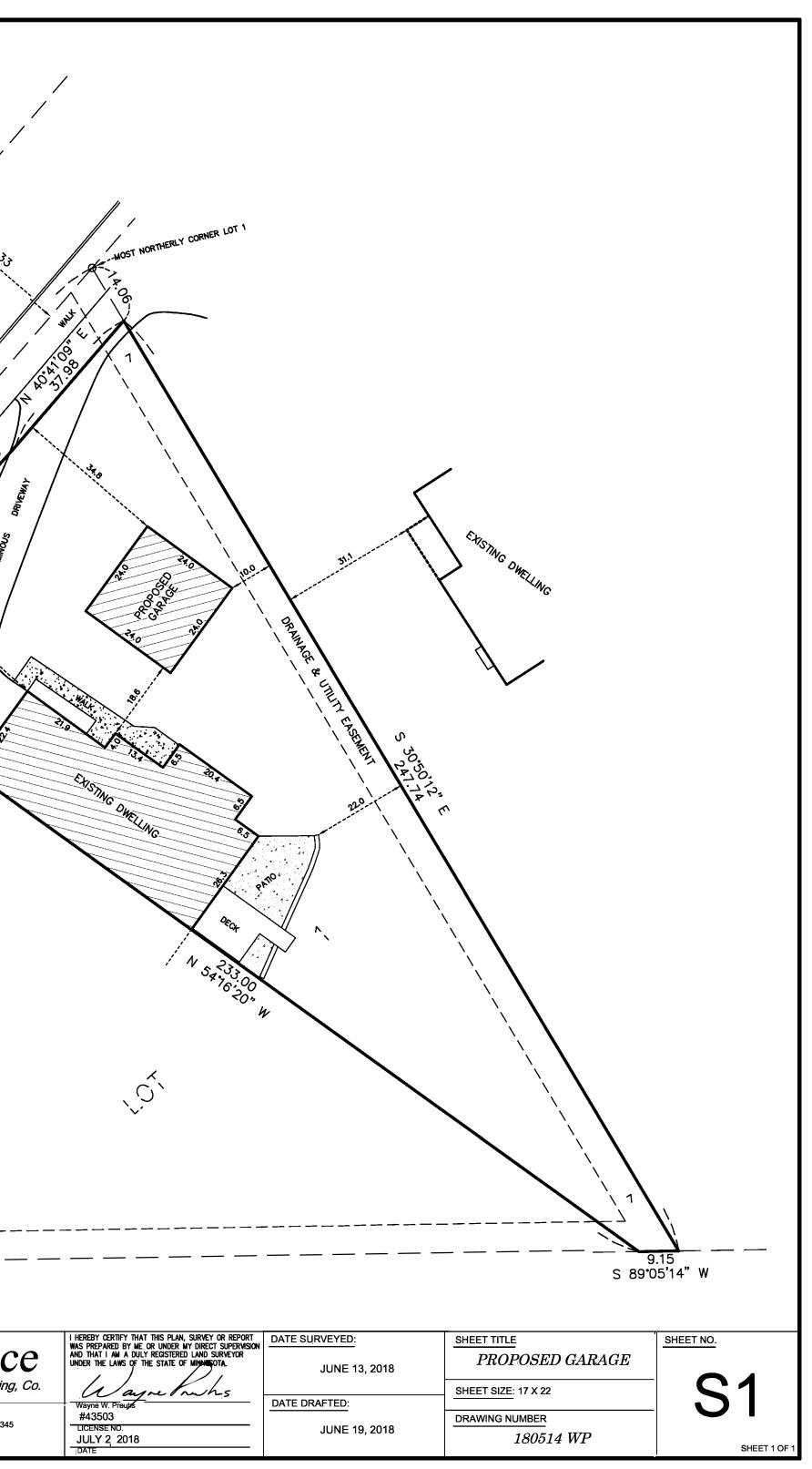
17917 Highway No. 7 Minnetonka, Minnesota 55345 Phone (952) 474-7964 Web: www.advsur.com



DWG ORIENTATION

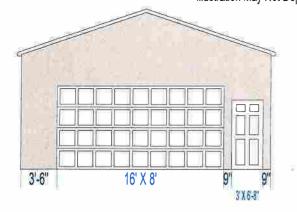
SCALE CLIENT/JOB ADDRESS

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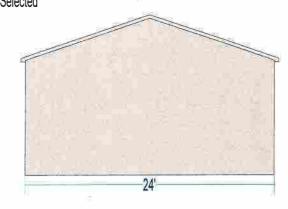


*** Here are the wall configurations for your design. Illustration May Not Depict All Options Selected

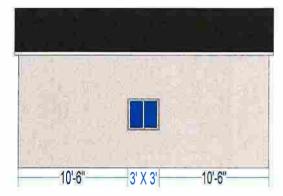
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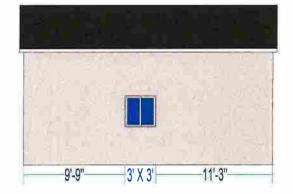
Gable Front View (1) - INSULATED GARAGE 16X8 MDP68-W1 EZSET WHITE (1) - E-1 6-PANEL STEEL DOOR PH 36X80 RH SN







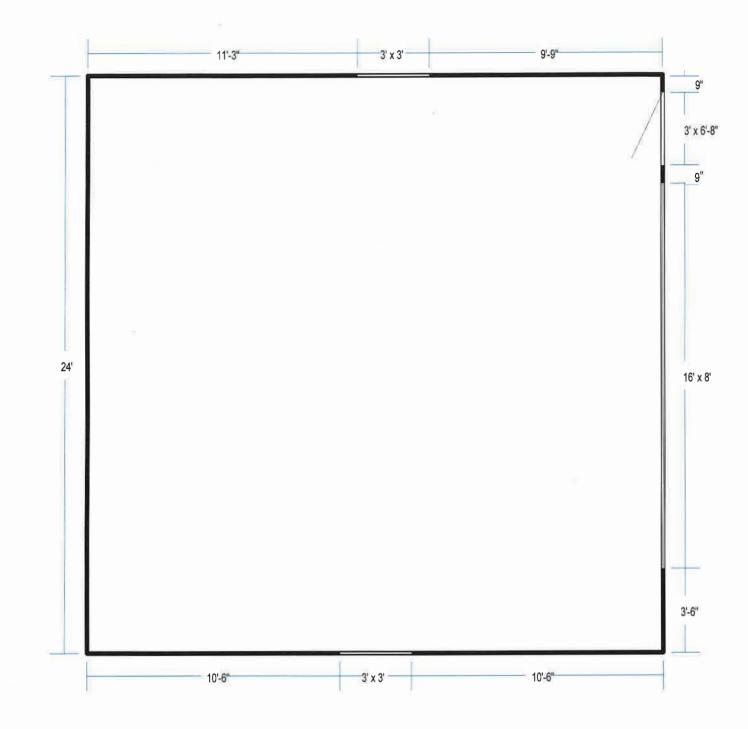
Eave Front View (1) - SLIDER (GOOD) 36X36



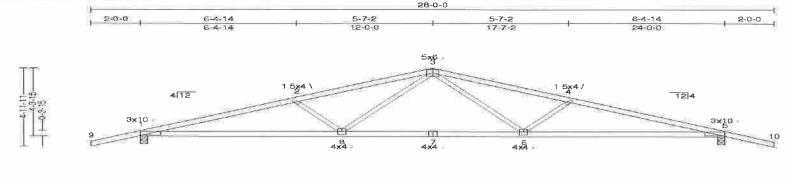
Eave Back View (1) - SLIDER (GOOD) 36X36

Building Size: 24 feet wide X 24 feet long X 10 feet high Approximate Peak Height (includes 1 row of concrete blocks): 15 feet 0 inches (180 inches)

NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location. Confirm the door requirements with your local zoning official before construction.



Note: Wall construction is 2x4 @ 16" on center





All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General		CSI	Summary	Deflection	1	L/	(loc)	Allowed
TCLL: 42	BldgCode: II	RC 2015/	TC:	0.79 (1-2)	Vert TL:	0.43 in	L/651	2	L/ 180
Snow(Ps/Pg): 42/60	Т	TPI 1-2007	BC:	0,93 (8-1)	Vert LL:	0.28 in	L/992	7	L/240
TCDL: 10	Rep Mbr Increase : Y	63	Web:	0.60 (3-8)	Horz TL:	0.11 in		5	
BCLL: 0	Lumber D.OL.: 1	15 96						-	
BCDL: 10									

Reaction Summary

1.1.	Brg Combo	Brg Width	Red Bry Width	Max Reant	Max Grav Uplift	Max MWPRS Uplift	Max C&C Uplin	Max Uplift	Max Floriz
1	1	3.5 in	2.66 in	1,696 lbs	· · · · · · · · · · · · · · · · · · ·	•	-276 lbs	-276 lbs	7 lbs
5	1	3.5 in.	2.66 in	1,696 lbs		•	-276 lbs	-276 lbs	
Mat TC BC Webs	SPF #2	1111 ary 2 2 x 4 2 2 x 4 10d 2 x 3				Brac TC Br BC Hr		Purlins at 2-6-0, I	Purlin design by Others Purlin design by Others

Loads Summary

1) This truss has been designed for the effects of balanced and unbalanced anow leads for hips/gables in ac cordance with ASCE7 - 10 with the following user defined input: 60 paf ground show load, Tarrain Category B, Experime Category Fully Expected (Ca = 0.9), Risk Category II (I = 1.00), Thermal Condition Cold vanilated (Ct = 1.1), DOL = 1.15. Unvertilated. If the roof configuration differs from hip/gable, Building Designer shall verify mow loads.

2) This truss has been designed to account for the effects of ice dams forming at the caves.

(-26 ibn) 4-6

3) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 115 mph (Factore d), Exposure B, Enclosed, Gable/Lip, Risk Category II, Overall Bldg Dims 25 ft x 60 ft, h= 15 ft, End Zone Truss, Both and webs considered. DOL= 1.60 4) Minimum storage attic loading has been applied in accordance with IRC 301.5

M	ember	Forces	s Summary	у т	lable indi	icales: Membe	ID, max CSL	max and at forces, fr	пак сстарт. блое	if different from	max avial for	ce) Only forces greater than 300 lbs are shown in this table.
TC	12	0.788	-3.414 lbs		3.4	0 777	-3,474 (55	CONTRACTOR STRAT			1	, , <u>,</u>
HC	5.0	0.930	3:141 165	(2.50 lbs)	1.48	0.674	2,160 lbs	(121 lbs) #2	0.930	3,141 //51	62 50 Ibaa	
We	3-8	0.304	-799 lbs	(-26 (br)	3-6	0.598	993 lbs -799 lbs	(-26 lbs)	1.0 000 0000			

JSI Summary

1 = 0.85, 2 = 0.59, 3 = 0.88, 4 = 0.59, 5 = 0.85, 6 = 0.72, 7 = 0.97, and B = 0.72

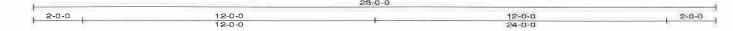
Notes

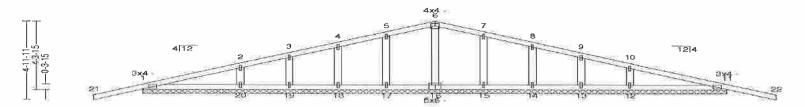
1) Upless noted otherwise, do entroit or alter anythus member or plate without prior approval from a Professional Engineer.

2) When this trues has been chosen for quality accurate impection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used. 3) The fabrication telerance for this coeff may be 96 (Cg = 1.06).

4) Brace bottom shord with approved sheathing or parlies per Bracing Summary

Creep has been considered in the analysis of this true.
 Listed wind uplift reactions based on MWPRS & C&C loading.







All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI Summary	Deflection	L	(loc)	Allowed
TCLL: 42	Bldg Code : IRC 2012/	TC: 0.77 (11-22)	Ven TL: 0.01 in	L/999	(11-12)	L/180
Spow(Ps/Pg): 42/60	TPI 1-2007	BC: 0.10 (11-12)	Vert LL: 0 in	L/999	12	L/ 240
TCDL: 10	Rep Mbr Increase : No	Web: 0.09 (5-17)	Horz TL: 0 in	1	1000	201 2010
BCLL: 0	Lumber D.O.L.: 115 %					
BCDL: 10						

Reaction Summary

Brg Combo	Brg With	MaxRead	Ase Read	Max Geav Uplifi	Max MWFRS Uphn	Max C&C Uplift	Max Uplift	Max Horiz
3		560 lbs	166 pH	-34 Lts	-7 lbs	-149 lbs	-149 lbs	-122 bs
Material TC BC Webs	Summary SPF #2 2 x 4 SPF #2 2 x 4 SPF Stud 2 x 4				TC		ed or Purlins at 6-3	-0, Purlin de sign by Others. 0-0, Purlin de sign by Others.

Loads Summary

1) This turns bas been designed for the effects of balanced and urbalance danow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 60 psf ground snow load, for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 60 psf ground snow load, for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 60 psf ground snow load, for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 60 psf ground snow load, for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 60 psf ground snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 60 psf ground snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 60 psf ground snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 60 psf ground snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 60 psf ground snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 60 psf ground snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 60 psf ground snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input input

2) This truss has been designed to account for the effects of ice dams forming at the eaves.

3) This truss has been designed for the effects of wind loads in accordance with ASCE? - 10 with the following user defined input: 115 mph (Factore d), Exposure B, Enclosed, Gable/Hip, Risk Category II, Overall Bldg Dims 25 ft x 60 ft, h= 15 ft, End Zone Truss, Both end webs considered. DOL= 1.60

Member Forces Summary Table indicates: Member D, max CS1, max exial force, (max compr. force if different from max exial force). Only forces greater than 3001bs are shown in this table.

BC					
Wets	2-20 0.069 10-12 0.069	-310 lbs -310 lbs			

JSI Summary

1 = 0.48, 2 = 0.76, 3 = 0.55, 4 = 0.55, 5 = 0.55, 6 = 0.47, 7 = 0.55, 8 = 0.55, 9 = 0.55, 10 = 0.76, 11 = 0.48, 12 = 0.79, 13 = 0.57, 14 = 0.57, 15 = 0.57, 16 = 0.19, 17 = 0.57, 18 = 0.57, 18 = 0.57, 19 = 0.57, 19 = 0.57, 19 = 0.57, 10 = 0.79

Notes

1) Unless noted otherwise, do not cut or alter any trues member or plate without prior approval from a Professional Engineer.

2) Gable requires continuous bottom chord bearing.

3) Gable webs placed at 24 " OC, U.N.O.

4) Attach gable webs with 1x4 20ga plates, U.N.O.

5) Bracing shown is for in-plane requirements. For out-of-plane requirements, refer to BCSI-B3 published by the SBCA.

6) When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used.

7) The fabrication tolerance for this roof truss is 10 % (Co = 0.90).

8) Creep has been considered in the analysis of this truss.

9) Due to negative reactions in gravity load cases, special connections to the bearing surface at joints 12, 20 may need to be considered.

10) Listed wind uplift reactions based on MWFRS & C&C loading,

Resolution approving a front yard setback variance for a detached garage at 5509 Co Rd 101

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

- Section 1. Background.
- 1.01 The property owner, Doryan Corona, has requested a variance from the city code to reduce the front yard setback for a detached garage from 50 feet to 34.8 feet. (Project #18028.18a)
- 1.02 The property is located at 5509 County Road 101. It is legally described on Exhibit A of this resolution.
- 1.03 Minnesota Statute §462.357 Subd. 6, and City Code §300.07 authorizes the Planning Commission to grant variances.
- 1.04 On August 16, 2018, the planning commission held a hearing on the application. The applicant was provided the opportunity to present information to the planning commission. The planning commission considered all of the comments and the staff report, which are incorporated by reference into this resolution.
- Section 2. Standards.
- 2.01 By City Code §300.07 Subd. 1, a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties means: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and (3) the proposed use would not alter the essential character of the surrounding area.
- Section 3. Findings.
- 3.01 The proposal meets the variance standard outlined in City Code §300.07 Subd. 1(a):

- 1. PURPOSE AND INTENT OF THE ZONING ORDINANCE: The proposal is in harmony with the intent of the zoning ordinance. The intent of the front yard setback requirement is to ensure adequate separation between a residential structure and a roadway. Despite the variance, the proposed garage would maintain an appropriate separation from the roadway.
- 2. CONSISTENT WITH COMPREHENSIVE PLAN: The proposed variance is consistent with the comprehensive plan. The guiding principles in the comprehensive guide plan provide for maintaining, preserving and enhancing existing residential neighborhoods. The requested variance would preserve the residential character of the neighborhood and would allow for reasonable investment into a property.
- 3. PRACTICAL DIFFICULTIES: There are practical difficulties in complying with the ordinance:
 - a) REASONABLENESS: The proposal is reasonable as:
 - 1) Detached garages are permitted uses within residential zoning districts;
 - 2) By planning commission policy, the size of the existing attached garage would be considered a substandard two-car garage; and
 - 3) The proposed garage would visually maintain a similar setback as the existing home.
 - b) UNIQUE CIRCUMSTANCE: The requested variance is the result of the right-of-way acquisition that occurred as part of the recent reconstruction project. If the proposed garage would have been constructed prior to this project, it would have only required a building permit. Additionally as a result of the lot's configuration, it's unlikely that a two-car garage could be constructed on the property without either a front or side yard setback variance. These circumstances present a circumstance that is no common to other residential properties.
 - c) CHARACTER OF LOCATILTY: If approved, the proposed project would not alter the essential character of the neighborhood as the garage would visually meet the required 50-foot setback as measured to the sidewalk.
- Section 4. Planning Commission Action.
- 4.01 The Planning Commission approves the above-described variance based on the findings outlined in section 3 of this resolution. Approval is subject to the following conditions:

- 1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, excepted as modified by the conditions below:
 - Survey dated June 19, 2018
 - Building plans and elevations dated July 16, 2018
- 2. Prior to issuance of a building permit:
 - a) A copy of this resolution must be recorded with Hennepin County.
 - b) Install erosion control fencing as required by staff for inspection and approval. These items must be maintained throughout the course of construction.
 - c) Work with staff to reduce impacts to the critical root zone of the 16-inch sugar maple.
 - d) Submit an updated survey, which includes the driveway to the proposed garage.
 - e) Coordinate with Centerpoint Energy to ensure proposed garage would not interfere with existing services.
- 3. Use gutters or grading to avoid water being directed onto adjacent properties.
- 4. The maximum impervious surface allowed on the property is 50-percent.
- 5. This variance will end on December 31, 2019, unless the city has issued a building permit for the project covered by this variance or has approved a time extension.

Adopted by the Planning Commission of the City of Minnetonka, Minnesota, on August 16, 2018.

Brian Kirk, Chairperson

Attest:

Kathy Leervig, Deputy City Clerk

Action on this resolution:

Motion for adoption: Seconded by: Voted in favor of: Voted against: Abstained: Absent: Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Planning Commission of the City of Minnetonka, Minnesota, at a duly authorized meeting held on August 16, 2018.

Kathy Leervig, Deputy City Clerk

Exhibit A

That part of Lot 1, Block 1, Dahl's Manor, which lies Northeasterly of the following described line: Commencing at the most westerly corner of said Lot 1; thence on an assumed bearing of North 40 degrees 43 minutes 28 seconds East along the Northwesterly line of said Lot 1 a distance of 35 feet to the point of beginning of the line being described; thence South 54 degrees 16 minutes 20 seconds East to the south line of said Jot and there ending, Hennepin County, Minnesota.

Together with a permanent easement for highway purposes over that part of the above described tract which lies northwesterly of the following described line and its northeasterly extension: (for the purpose of the following described easements the northeast line of said Lot 1 has an assumed bearing of South 30 degrees 34 minutes 38 seconds East) Commencing at the most northerly corner of said Lot 1; thence southeasterly along the northeast line of said Lot 1 on an assumed bearing of South 30 degrees 34 minutes 38 seconds East for 14.06 feet to the point of beginning of the line being described; thence South 40 degrees 56 minutes 43 seconds West for 37.98 feet to a point on a tangential curve, concave to the northwest having a radius of 119.00 feet and a central angle of 10 degrees 56 minutes 33 seconds; thence southwesterly along the arc of said curve a distance of 22. 73 feet; to a point on a reverse curve, concave to the southeast having a radius of 101.00 feet and a central angle of 10 degrees 56 minutes 33 seconds; thence southwesterly along the arc of said curve a distance of 22. 73 feet; to a point on a reverse curve, concave to the southeast having a radius of 101.00 feet and a central angle of 10 degrees 56 minutes 33 seconds; thence southwesterly along the arc of said curve a distance of 19.29 feet; thence South 40 degrees 56 minutes 43 seconds West tangent to said curve for 40.00 feet and said line there terminating.

Also a permanent easement for wall and utility purposes over all that part of the above described tract described as follows: Beginning at the intersection of the southwest line of the above described tract and a line drawn parallel with and distant 10.00 feet southeasterly of the east line of the above described highway easement; thence northeasterly along said parallel line for 37.99 feet; thence North 41 degrees 15 minutes 19 seconds West for 10.00 feet to the east line of the above described highway easement; thence southwesterly along said highway easement for 43.98 feet to the southwest line of the above described tract; thence southeasterly along the southwest line of the above described tract to the point

MINNETONKA PLANNING COMMISSION August 16, 2018

Brief Description	ltems Drive:	concerning a two-phase parking ramp at 12501 Whitewater	
	1)	Master Development plan amendment for Phases 1 and 2; and	
	2)	Approval of final site and building plan for Phase 1.	
Recommendation	Recommend the city council adopt the ordinance and resolution approving the proposal.		

Introduction

Ryan Companies is proposing to construct a two-story parking ramp over an existing parking lot at 12501 Whitewater Drive. The ramp would be constructed in two phases. Phase 1, which would be constructed in the near term, would add a single-story parking deck. Phase 2, which would be constructed sometime in the future, would add an additional story to the parking ramp.

To accommodate the parking ramp, Ryan Companies is requesting: (1) an amendment to the existing master development plan to generally allow the two-phase, two-story, parking ramp; and (2) approval of final site and building plans for Phase 1.

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.

• Planned Unit Development

The subject property is located within the Minnetonka Corporate Center and is subject to the Minnetonka Corporate Center master development plan. The plan was approved in 1983 and originally envisioned a business park containing 15 development sites; the subject property was considered Sites 3, 4 and 5 under this original plan.

In 1984, the master development plan as it pertained to Sites 3, 4, and 5 was amended to accommodate a Control Data office and research campus.

MDP	SITES 3, 4 and 5
1983 Original	3, 1-story office buildings
1984 Amendment	2, 3-story office buildings

Existing Use

The subject property is roughly 10 acres in size. It contains two office buildings, totaling 163,055 square feet in area, which are served by 666-stall parking lot. This amount of parking meets minimum code requirements.

• Proposed Use

To accommodate anticipated parking demands of future office tenants, the property owner is proposing to reconfigure the parking field on the north side of the site and construct a two-story parking ramp in two phases.

	Total Parking Stalls
Existing	666
With Phase 1	775
With Phase 2	1056

As the proposed parking ramp would be constructed over existing impervious surface, it would require little grading and no tree removal.

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 proposal and staff's findings.

• Is the proposed parking ramp reasonable?

Yes. The subject property is zoned Planned Unit Development (PUD). Though the PUD ordinance does not contain any specific requirements related to setbacks and impervious surfaces, the proposal would be consistent with minimum setbacks and maximum impervious surfaces allowed under the B-1 (office) zoning ordinance. Further, the proposed parking ramp would support the continued and expanded "internal use" of an existing office building. This expanded use would be afforded without creating new impervious surfaces.

• Is the proposed site and building design reasonable?

Yes. The proposed site design is intuitive, with appropriate circulation patterns established for vehicular traffic. The proposed parking ramp would be constructed of precast paneling painted to complement the existing buildings on the site. Given the variety of building design and sign treatment within Minnetonka Corporate Center, the proposed ramp would not detract from any existing design expression.

Staff Recommendation

Recommend the city council adopt the following pertaining to 12501 Whitewater Drive:

- 1. Ordinance amending the existing master development plan of Minnetonka Corporate Center as it pertains to the property at 12501 Whitewater Drive; and
- 2. Resolution approving final site and building plan for Phase 1 of a two phase parking ramp.

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

Supporting Information

Surrounding Land Uses	Northerly:office building; zoned PUDEasterly:office building; zoned PUDSoutherly:office building; zoned PUDWesterly:office building; zoned PUD		
Planning	Guide Plan designation: Mixed use Existing Zoning: PUD		
Introduction	The proposal was introduced to the city council on August 6, 2018. The council had no comments or questions.		
Traffic	The city did not commission a traffic study for this proposal. Rather, city staff reviewed a traffic study that was conducted in 2015.		
	That study indicated that the primary intersection within the Minnetonka Corporate Center operated at Level of Service (LOS) A/B. Overall intersection LOS A through LOS D is generally considered acceptable. While the proposed parking ramp would essentially promote more vehicular traffic in the office park, staff does not anticipate that that traffic would reduce LOS to an unacceptable level.		
Ramp Design	The proposed parking ramp would be constructed of precast paneling painted to complement the existing buildings on the site. Given the variety of building design and sign treatment within Minnetonka Corporate Center, the proposed ramp would not detract from any existing design expression.		
	The highest point of the ramp, which would be the top of the elevator shaft and stair tower, would be 36 feet.		
SBP Standards	By City Code §300.27 Subd.5, in evaluating a site and building pla the planning commission and city council shall consider its compliand with certain standards. The proposed hotel and future day care si would meet these standards.		
	 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 city planning, engineering, natural resources, public works, and fire staff and found to be generally consistent with the city's development guides.		
	2. Consistency with this ordinance;		
	Finding: Though the PUD ordinance does not contain any specific		

requirements related to setbacks and impervious surfaces, the

proposal would be consistent with setbacks and impervious surfaces for B-1 (office) zoned properties.

 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 proposed parking ramp would be constructed over an existing parking lot. It would not impact any "natural" 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;

Finding: The proposed parking ramp would be constructed over an existing parking lot. It would not impact the existing relationship between buildings and open spaces.

- 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;
 - 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 proposed site design is intuitive, with appropriate circulation patterns established for vehicular traffic. The proposed parking ramp would be constructed of precast paneling painted to complement the existing buildings on the site. Given the variety of building design and sign treatment within Minnetonka Corporate Center, the proposed ramp would not detract from any existing design expression.

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: Though the proposed parking ramp would not specifically include any energy conservation techniques, the provision of greater amounts of parking would support the continued and expanded "internal use" of an existing office building. This expanded use would be afforded without creating new impervious surfaces.

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 adjacent or neighboring properties. Staff anticipates the proposal would complement the existing uses of these properties.

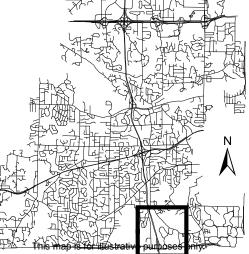
- **Motion Options** The planning commission has four options:
 - 1. Concur with the staff recommendation. In this case a motion should be made recommending the city council adopt the ordinance and resolution.
 - 2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council deny the requested master development plan amendment and final site and building plans. 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.
- NeighborhoodThe city sent notices to 23 area property owners and receivedCommentsno responses to date.
- Deadline for Action October 22, 2018





Location Map

Project: Minnetonka Whitewater Ramp Address: 12501 Whitewater Dr



CITY OF MINNETONKA OFFICE PARKING RAMP EXPANSION – MINNETONKA, MN PROJECT NARRATIVE 7-6-2018

Project Description

Minnetonka Whitewater LLC office building is located NE of the intersection of highway 494 and highway 62 in Minnetonka, MN. The existing facility is 163,055 gross square feet ("SF"). In order to meet the parking demands of its future tenants, Whitewater LLC would like to add a parking ramp above the existing north parking lot. Phase 1 of this parking expansion would be the construction of a 1-story parking ramp. In the future, the owner would like to have the ability to build up to 2-stories if necessary. In this submittal, Whitewater LLC would like site plan approval for the phase 1 parking ramp and PUD amendment to build up to a 2-story parking ramp.

Parking / Site Development

The site currently allows for 666 parking stalls for its users. The addition of a 1-story ramp will add 109 stalls (775 stalls total) and the addition of a 2-story ramp will add 291 stalls (1056 stalls total).

The proposed structure will be built on top of the existing north parking area and will tie into existing grades. The extent of the ramp will be within the existing curb line. As a result, this work will require minimal rework of existing conditions while providing extra parking that is within the setbacks for the site. Although elevator, stairs, and column spacing have been accounted for in this design, some site plan changes will occur once structural / MEP / architectural plans are complete.

All stalls and drive aisles have been sized to meet City of Minnetonka minimum parking standards. Minimal parking dimensions for 90° parking stalls are below:

Angle	Curb Length	Stall Length	Aisle	Low-Turnover Parking Structure Aisle Width
90°	8.5'	18'	26'	24'

Architecture

The proposed parking ramp will have at-grade parking with two parking levels above. The upper parking deck will be at 24' above grade with an elevator and stair tower reaching to 36' above grade. The upper level will also have site lighting.

The parking structure will be constructed of precast paneling which will be painted to reflect the nature of the existing buildings on the site. Using similar color tones and proportions will make this structure feel like a part of the overall site context. The east and west elevations will both provide vehicle access in and out of the parking structure.

Grading and Drainage

No regrading of the existing parking lot surface will be required as the proposed parking ramp will tie into the existing surface grades. As a result, drainage patterns will match existing conditions and no grading and drainage plan is provided in this submittal. There will also be minimal increase (<1 acre) to the overall impervious area. The final ramp design will incorporate parking deck drains to handle stormwater runoff which will then be discharged at grade to match existing conditions. The exact size, flow calculations, and location of these drains will be determined after a structural and MEP design is complete.

The project also meets the City of Minnetonka and MCWD stormwater requirements as outlined below:

- Per City of Minnetonka Water Resources Management Plan Appendix A Design Guidelines and Standards dated January 2009, peak runoff flow rate and volume control are not required for redevelopment projects that increase the impervious area less than 1 acre.
- Per MCWD Criteria the site impervious surface is reduced by 0% and therefore requires the use of BMPs. In order to meet this requirement, the two existing storm catch basins that capture the north parking area will be replaced with sump manholes to provided extra treatment for the runoff from the ramp.

Street and Utility Plan

The proposed ramp will incorporate the use of parking deck drains to capture stormwater runoff and match existing drainage conditions of the north parking area. The exact size, flow calculations, and location of these drains will be determined after a structural and MEP design is complete. Since minimal existing conditions are impacted with the proposed ramp, no sanitary connection is provided for the internal ramp levels and the 1st floor. Two existing catchbasin's that handle runoff from the north parking area will be replaced with sump manholes to provide extra treatment and meet MCWD requirements.

We are connecting into the watermain in the adjacent road to provide water for the ramp's fire protection system. A utility plan is provided for reference but is subject to change once a full design is complete.

Landscape and Tree Plan

No tree or landscape plan is provided since there are no existing trees in the north parking area that will require removal and the proposed islands are to remain gravel on the first floor / garage level.

Site Lighting

Site lighting will also be provided on top of the proposed parking ramp. This will be designed with MEP and structural at a later date.

MINNETONKA OFFICE PARKING RAMP 12501 WHITEWATER DRIVE MINNETONKA, MN 55343

PUD AND SITE PLAN REVIEW SUBMITTAL

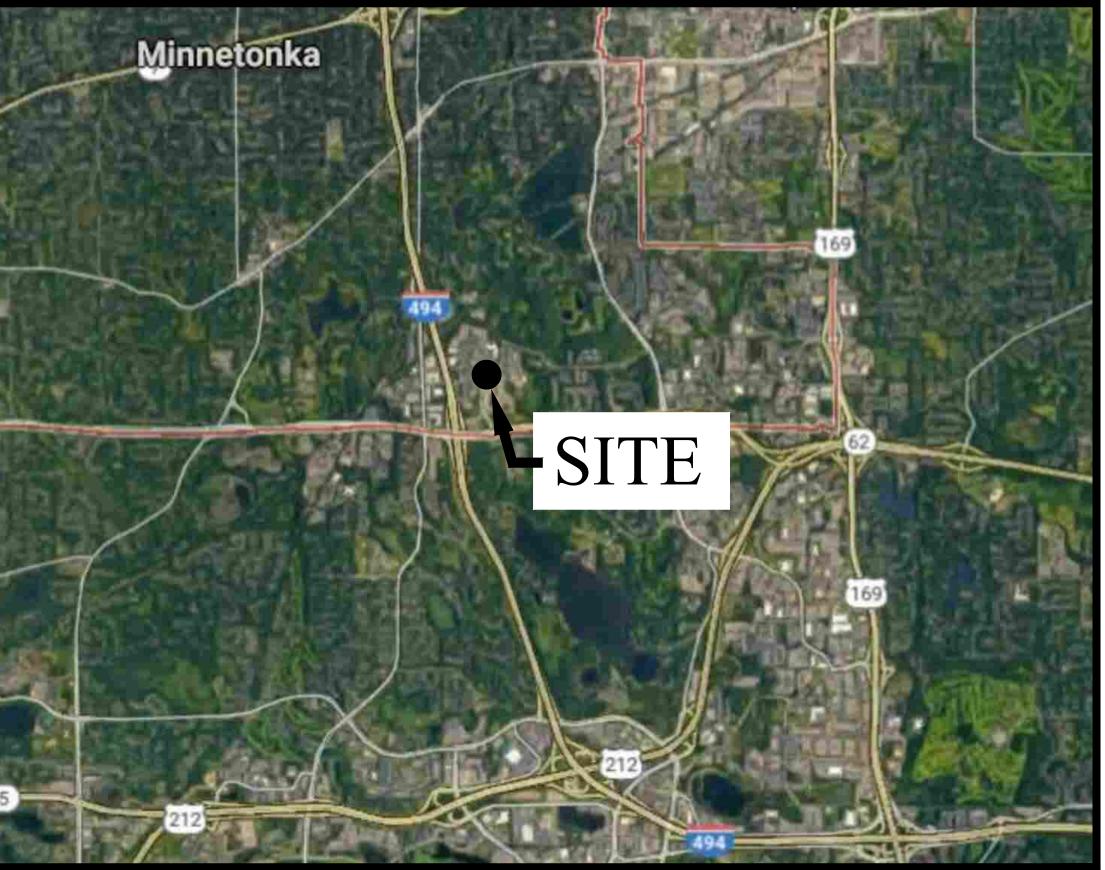
PROJECT CONTACTS

OWNER MINNETONKA WHITEWATER LLC. 533 SOUTH THIRD STREET MINNEAPOLIS, MN 55415 SHAWN MOORE 612-492-4792 shawn.moore@ryancompanies.com

CIVIL ENGINEER RYAN A+E, INC. 533 SOUTH THIRD STREET, SUITE 100 MINNEAPOLIS, MN 55415 JARED OLSON 612-492-4447 jared.olson@ryancompanies.com



LOCATION MAP



SHEET INDEX

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FILLED CIRCLE INDICATES DRAWING INCLUDED WITHIN THIS ISSUE MOST RECENT REVISION NUMBER MOST RECENT ISSUE OR REVISION DATE				
DRAWING INDEX LEGEND				
		06/25/2018	C500	UTILITY PLAN
		06/25/2018	C301	SITE PLAN CONTINUED
		06/25/2018	C300	SITE PLAN
		06/25/2018	C102	REMOVALS PLAN
		06/25/2018	C100	ALTA NSPS LAND TITLE SURVEY
		06/25/2018	C001	COVER SHEET



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WWW.RYANCOMPANIES.COM

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PROJECT INFORMATION

MINNETONKA OFFICE PARKING RAMP

12501 WHITEWATER DRIVE MINNETONKA, MN 55343

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

JARED OLSON

REGISTRATION NO.

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42340

DATE XX/XX/XXXX

DRAWN BY MBC

CHECKED BY JBO

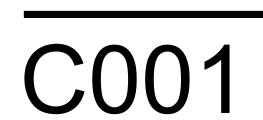
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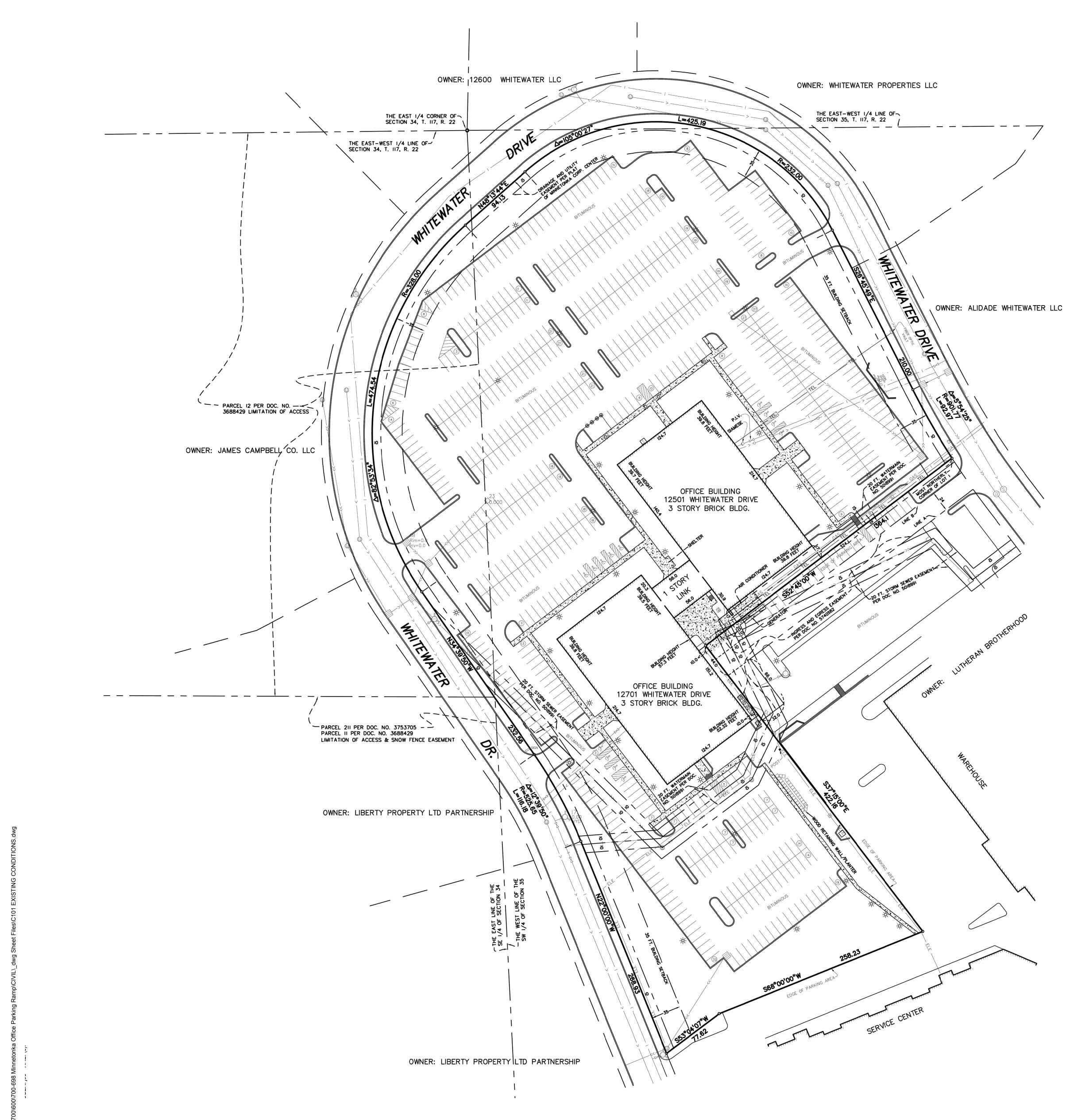
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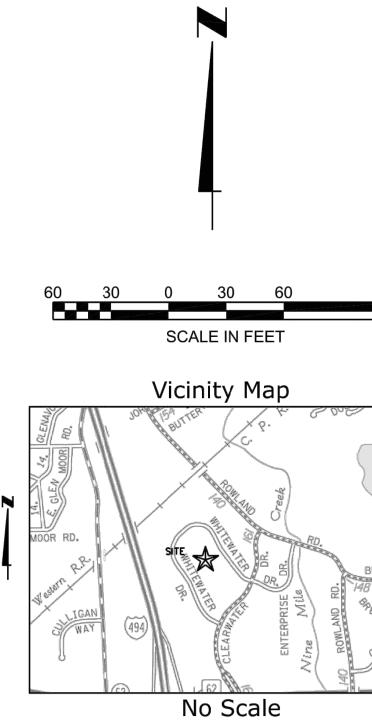
ISSUE RECORD ISSUE # DATE DESCRIPTION CITY SUBMITTAL

01 07/06/2018 ------------

CITY SUBMITTAL COVER SHEET







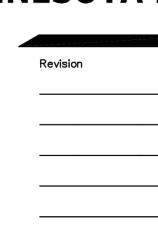
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ALTA/NSPS Land Title Sur

12501 WHITEWATER 12701 WHITEWATER MINNETONKA, MINNESOTA

HT Engineering.Surveying Candscape Architecture HANSEN THORP PELLINEN OLSON, Inc. 7510 Market Place Drive • Eden Prairie, MN 55344 952-829-0700 • 952-829-7806 fax



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	Project No. 00-095.4 Drawn by JRN Checked by PAT Book/Page Date: 11-9-2016 Client:
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	SOIL BORING
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SO	CLEAN OUT
Ē	ELECTRIC BOX
Ē	ELECTRIC MANHOLE
F	FLAG POLE
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GV	GAS VALVE
£	HANDICAP SYMBOL
Η	HANDHOLE
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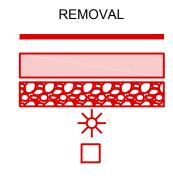
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REMOVAL NOTES:

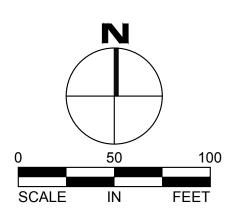
- 1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 1-800-252-1166 OR 811) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO EXCAVATION.
- 2. ALL EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO REMOVALS.
- 3. CONTRACTOR TO REMOVE/RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
- 4. CONTRACTOR IS RESPONSIBLE FOR ALL REMOVALS NOTED ON PLANS. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- 5. CONTRACTOR IS RESPONSIBLE FOR PROTECTING, OR REMOVING AND REINSTALLING ALL FENCES, SIGNS, AND OTHER MISCELLANEOUS ITEMS.
- 6. CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS.
- 7. NO REGRADING WORK NECESSARY FOR PROPOSED IMPROVEMENTS.

LEGEND:



BITUMINOUS GRAVEL LIGHTPOLE STORM MANHOLE

CURB





RYAN A+E, INC. 533 South Third Street, Suite 100 Minneapolis, MN 55415 612-492-4000 tel 612-492-3000 fax

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PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

MINNETONKA OFFICE PARKING RAMP

12501 WHITEWATER DRIVE MINNETONKA, MN 55343

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

JARED OLSON

REGISTRATION NO. 42340

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XX/XX/XXXX

DATE

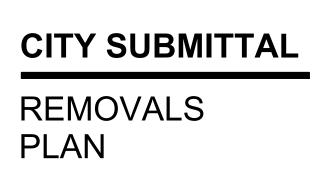
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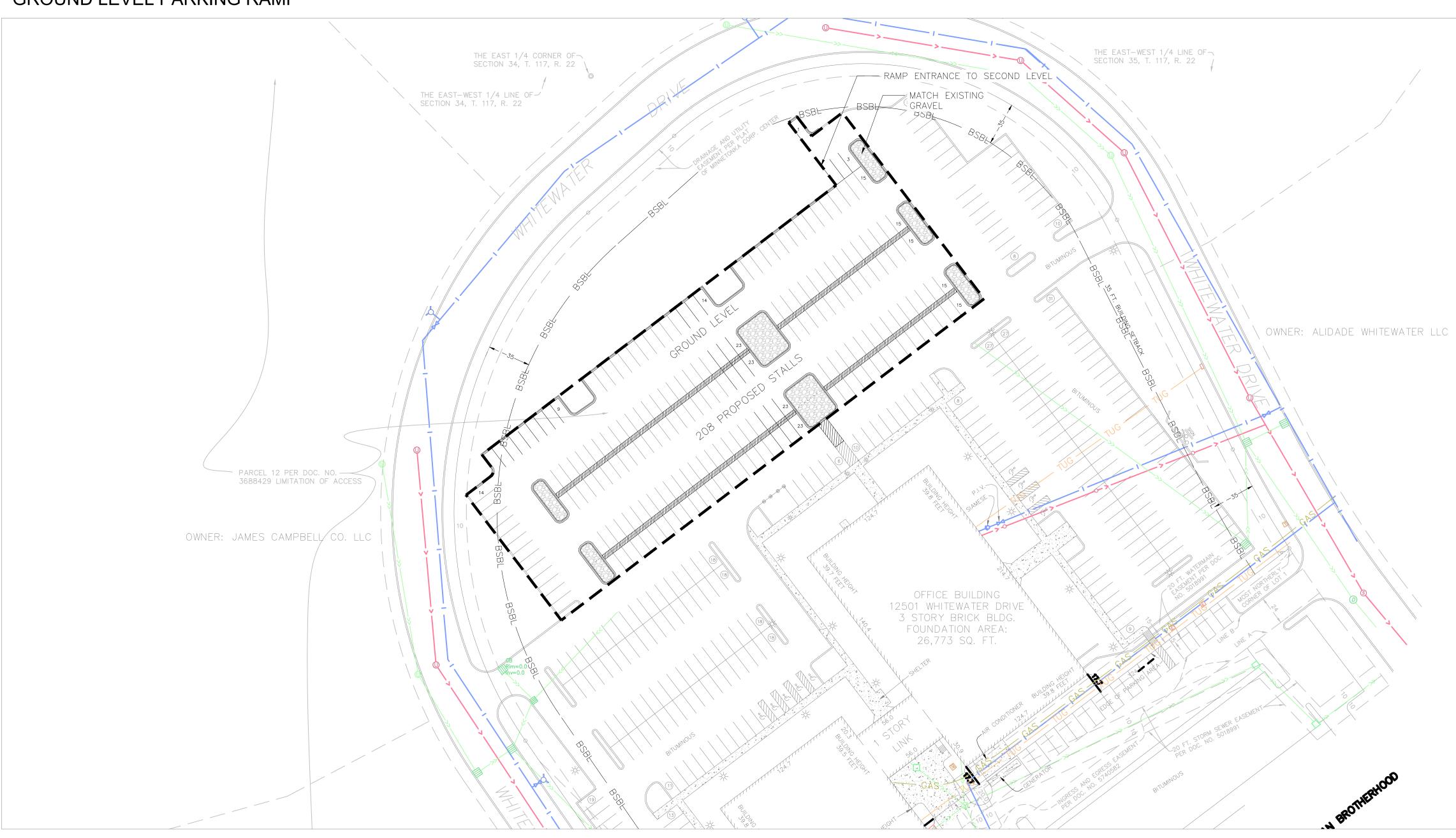
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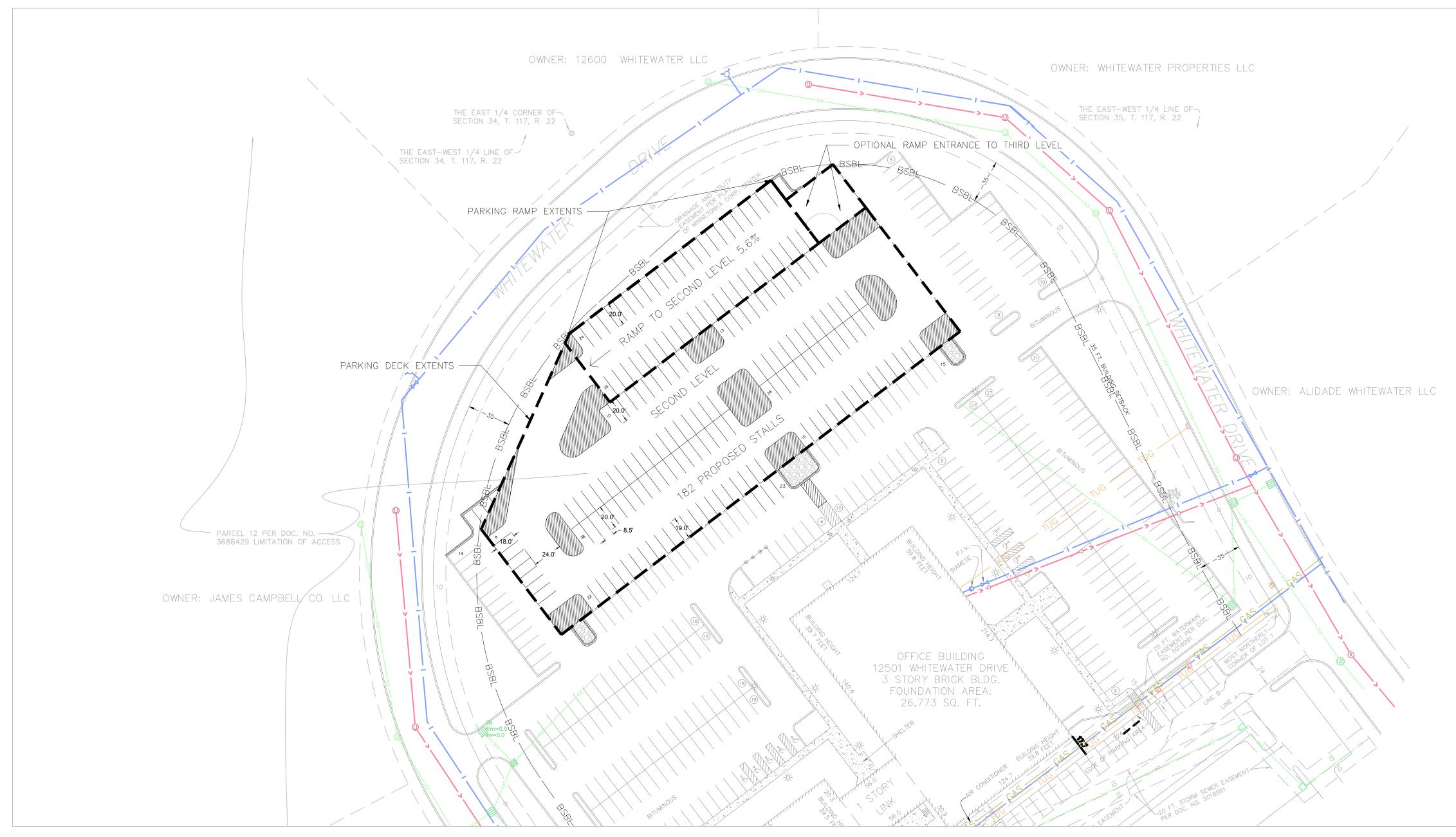
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ISSUE #	DATE	DESCRIPTION		
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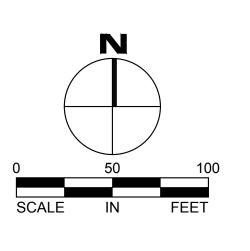


SECOND LEVEL PARKING RAMP



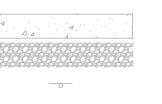
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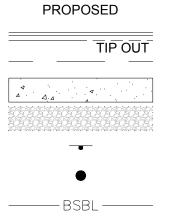
- 1. CONTRACTOR MUST FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING CONDITIONS. THIS WOULD INCLUDE ALL EXISTING UTILITIES AND TOPOGRAPHIC FEATURES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- 2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
- 3. PARKING STALLS TO BE 4" WHITE STRIPING PER MNDOT SPECS.
- 4. TIE PROPOSED STRUCTURES INTO EXISTING GRADES. NO GRADING REWORK REQUIRED.



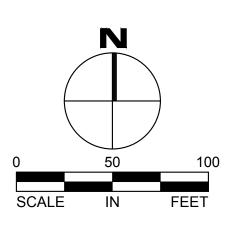
LEGEND:

EXISTING _____





CURB EASEMENT CONCRETE GRAVEL SIGN PROPERTY CORNER BUILDING SETBACK LINE





RYAN A+E, INC. 533 South Third Street, Suite 100 Minneapolis, MN 55415 612-492-4000 tel 612-492-3000 fax

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PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

MINNETONKA OFFICE PARKING RAMP

12501 WHITEWATER DRIVE MINNETONKA, MN 55343

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JARED OLSON

DATE

XX/XX/XXXX

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JBO

DRAWN BY MBC JOB NO.

DATE

CHECKED BY

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REGISTRATION NO.

06/25/2018

CITY SUBMITTAL

ISSUE RECORD ISSUE # DATE DESCRIPTION 01 07/06/2018 --------------------------------

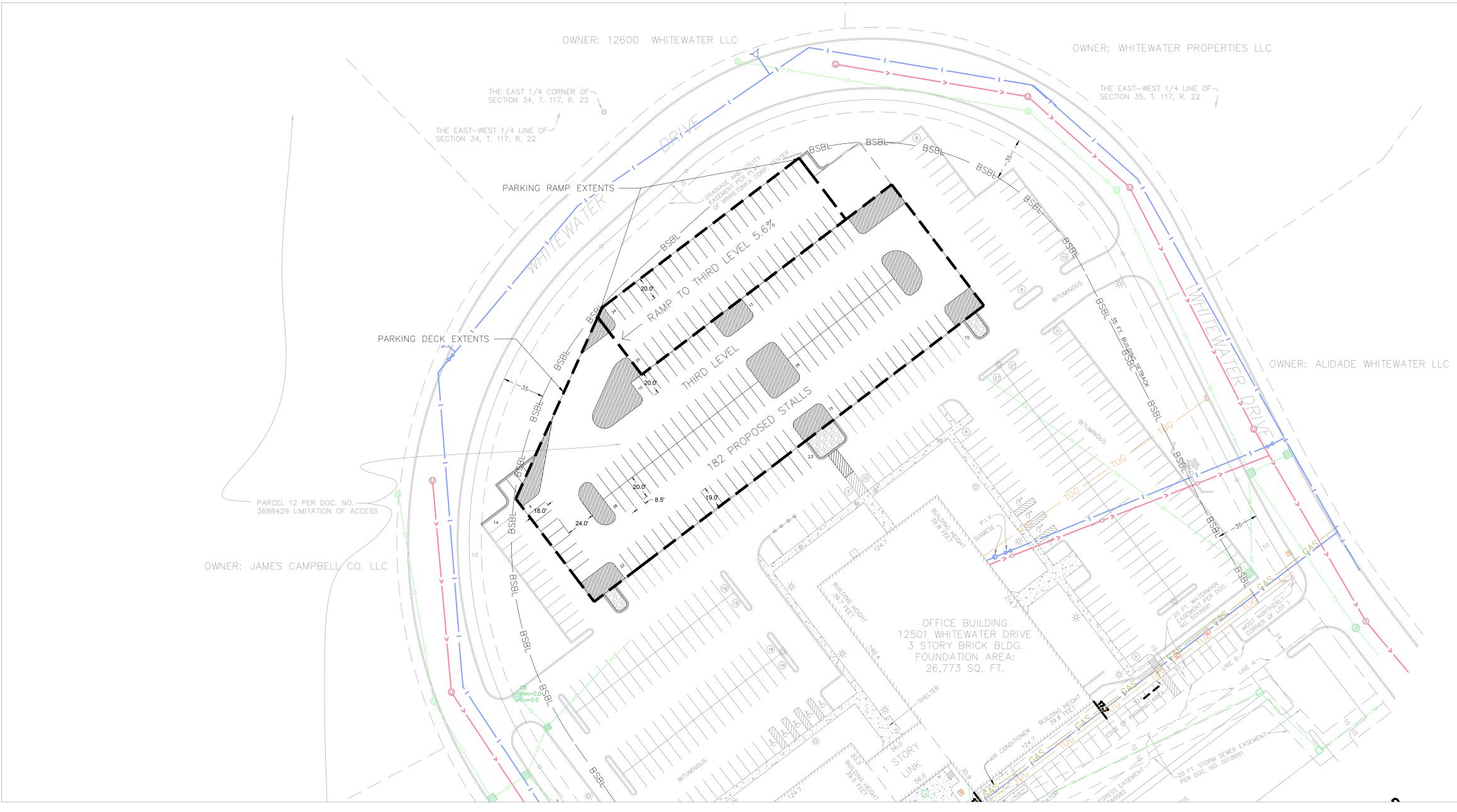
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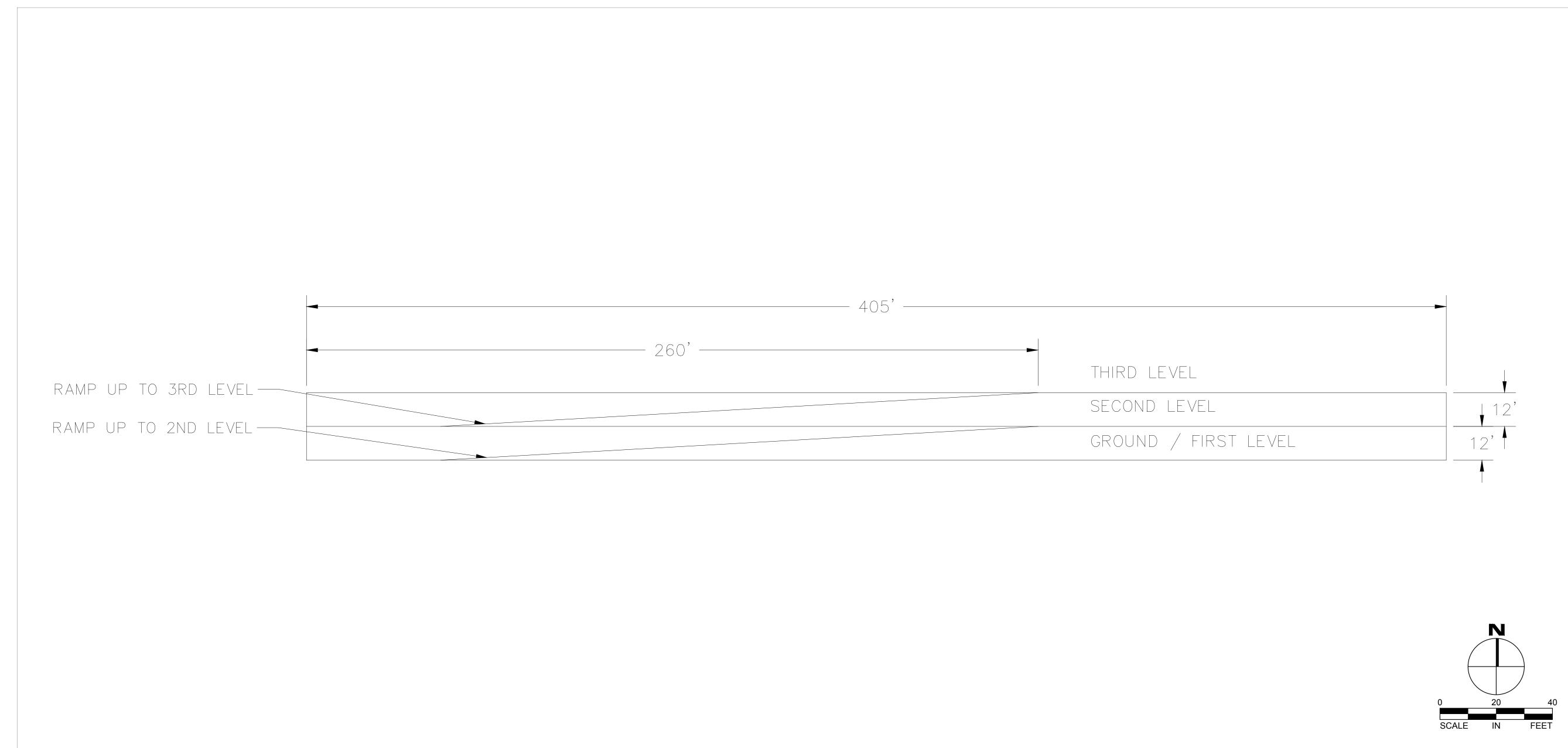
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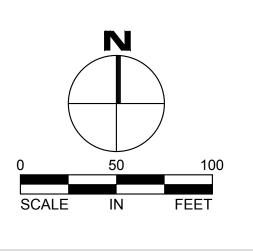


CROSS SECTION PARKING RAMP

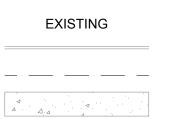


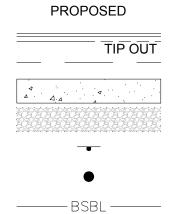
SITE NOTES:

- 1. CONTRACTOR MUST FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING CONDITIONS. THIS WOULD INCLUDE ALL EXISTING UTILITIES AND TOPOGRAPHIC FEATURES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- 2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
- 3. PARKING STALLS TO BE 4" WHITE STRIPING PER MNDOT SPECS.
- 4. TIE PROPOSED STRUCTURES INTO EXISTING GRADES. NO GRADING REWORK REQUIRED.









CURB EASEMENT CONCRETE

GRAVEL SIGN PROPERTY CORNER BUILDING SETBACK LINE



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REGISTRATION NO. 42340

DATE XX/XX/XXXX

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ISSUE RECORD

06/25/2018

ISSUE # DATE DESCRIPTION 01 07/06/2018 CITY SUBMITTAL ---------------- | --

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CITY SUBMITTAL SITE PLAN CONTINUED

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UTILITY NOTES:

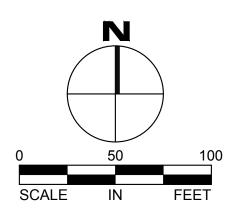
- 1. PRIOR TO CONSTRUCTION, SUBCONTRACTORS WHOSE WORK REQUIRES EXCAVATION SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND INVERTS, SHOWN OR NOT SHOWN. ANY DISCREPANCY BETWEEN PLANS AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER IMMEDIATELY.
- 2. THE UTILITY CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF THE BUILDING PIPE SYSTEM PRIOR TO CONSTRUCTING SERVICE CONNECTIONS.
- 3. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MINNETONKA SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- 4. FIELD ADJUST ALL CASTINGS TO MATCH FINAL GRADES.
- 5. THE UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE SEWER, WATER AND PLUMBING PERMITS FROM THE CITY'S BUILDING DEPARTMENT.
- 6. GENERAL CONTRACTOR SHALL COORDINATE WORK WITH ALL UTILITY COMPANIES.

LEGEND:

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42340

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01 07/06/2018

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MBC

JOB NO.

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CHECKED BY JBO DATE 06/25/2018

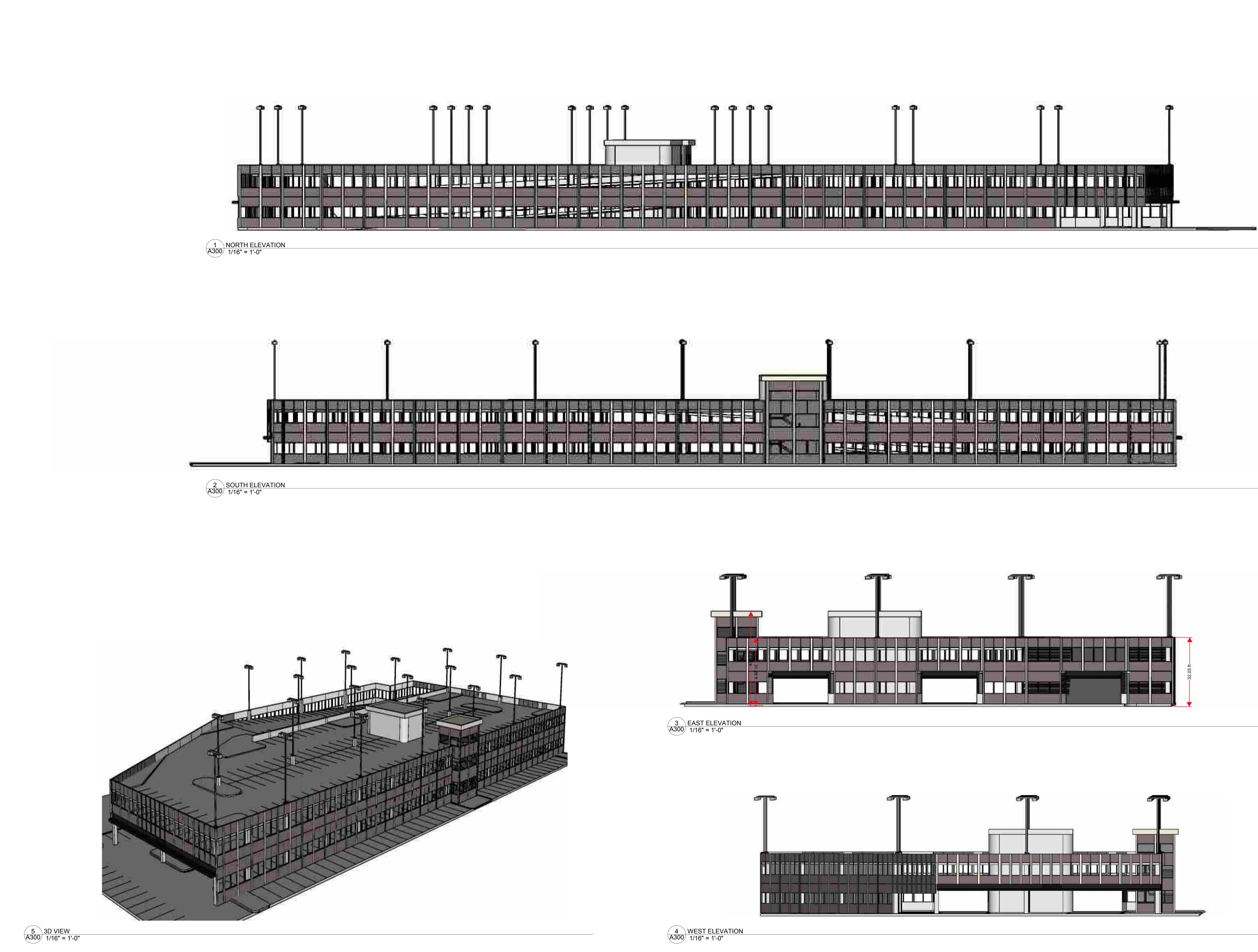
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ISSUE RECORD

ISSUE # DATE DESCRIPTION



C500







Ordinance No. 2018-

An ordinance amending the existing master development plan of Minnetonka Corporate Center as it pertains to the property at 12501 Whitewater Drive

The City Of Minnetonka Ordains:

Section 1.

- 1.01 This ordinance hereby amends the Minnetonka Corporate Center master development plan as it pertains to the property at 12501 Whitewater Drive.
- 1.02 The site is legally described as:

Lot 2, Block 1, MINNETONKA CORPORATE CENTER

1.03 The amendment generally approves a two-level, two-phase parking ramp and specifically approves final site and building plans for the first level.

Section 2.

- 2.01 This ordinance is based on the following findings:
 - 1. The proposal is generally consistent with the 2030 Comprehensive Guide Plan.
 - 2. The amendment would not negatively impact the public health, safety, and welfare.

Section 3.

- 3.01 Approval is subject to the following conditions:
 - 1. The site must be developed and maintained in substantial conformance with the following plans:
 - Site Plan, dated July 6, 2018
 - Utility Plan, dated July 6, 2018
 - Exterior Elevations, dated July 6, 2018

The above plans are hereby adopted as the master development plan for the 12501 Whitewater Drive.

- Development must further comply with all conditions as outlined in City Council Resolution No. 2018-xxx, adopted by the Minnetonka City Council on _____, 2018.
- Section 4. A violation of this ordinance is subject to the penalties and provisions of Chapter XIII of the city code.
- Section 5. This ordinance is effective immediately.

Adopted by the city council of the City of Minnetonka, Minnesota, on _____, 2018.

Brad Wiersum, Mayor

Attest:

David E. Maeda, City Clerk

Action on this Ordinance:

Date of introduction: August 6, 2018 Date of adoption: Motion for adoption: Seconded by: Voted in favor of: Voted against: Abstained: Absent: Ordinance adopted.

Date of publication:

I certify that the foregoing is a correct copy of an ordinance adopted by the city council of the City of Minnetonka, Minnesota at a regular meeting held on ______, 2018.

David E. Maeda, City Clerk

Resolution No. 2018-

Resolution approving final site and building plans for Phase 1 of a two phase parking ramp at 12501 Whitewater Drive

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

- Section 1. Background.
- 1.01 The subject property is located at 12501 Whitewater Drive. It is legally described as:

Lot 2, Block 1, MINNETONKA CORPORATE CENTER

1.02 Ryan Companies is proposing to construct a two-story parking ramp over an existing parking lot on the subject property. The ramp would be constructed in two phases. Phase 1, which would be constructed in the near term, would add a single-story parking deck. Phase 2, which would be constructed sometime in the future, would add an additional story to the parking ramp.

	Total Parking Stalls
Existing	666
With Phase 1	775
With Phase 2	1056

- 1.03 On August 16 2018, 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 for Phase 1.
- Section 2. Standards.
- 2.01 By City Code §300.27, Subd. 5, the following 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 this ordinance;
- 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 city has considered the items outlined in City Code §300.27, Subd. 5 and finds the following:
 - 1. The proposal has been reviewed by city planning, engineering, natural resources, public works, and fire staff and found to be generally consistent with the city's development guides.

2.

- 3. The proposed parking ramp would be constructed over an existing parking lot. It would not impact any "natural" areas.
- 4. The proposed parking ramp would be constructed over an existing parking lot. It would not impact any the existing relationship between buildings and open spaces.
- 5. The proposed site design is intuitive, with appropriate circulation patterns established for vehicular traffic. The proposed parking ramp would be constructed of precast paneling painted to complement the existing buildings on the site. Given the variety of building design and sign treatment within Minnetonka Corporate Center, the proposed ramp would not detract from any existing design expression.
- 6. Though the proposed parking ramp would not specifically include any energy conservation techniques, the provision of greater amounts of parking would support the continued and expanded "internal use" of an existing office building. This expanded use would be afforded without creating new impervious surfaces.
- 7. The proposal would not negatively impact adjacent or neighboring properties. Staff anticipates the proposal would complement the existing uses of these properties.
- Section 3. City Council Action.
- 3.01 The above-described site and building plans for Phase 1 are hereby approved subject to the following conditions:
 - 1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, except as modified below.
 - Site Plan, dated July 6, 2018
 - Utility Plan, dated July 6, 2018
 - Exterior Elevations, dated July 6, 2018
 - 2. A building permit is required. Unless authorized by appropriate staff, no site work may begin until a complete building permit application has been submitted, reviewed by staff, and approved. Prior to issuance of a building permit:
 - a) Submit the following:

1)	A landscape plan illustrating additional plantings between
	the parking ramp and right-of-way. The intent of these
	plantings is to soften the hardscape of the new ramp.

- 2) A right-of-way permit application for the new water line connection in Whitewater Drive.
- 3) A traffic control plan to be implemented during construction.
- A snow removal plan illustrating where snow from the ramp will be stored.
- 5) An illumination plan.
- 6) A construction management plan. This plan must be in a city approved format and outline minimum site management practices and penalties for non-compliance.
- 7) Cash escrow in an amount to be determined by city staff. This escrow must be accompanied by a document prepared by the city attorney and signed by the builder and property owner. Through this document the builder and property owner will acknowledge:
 - The property will be brought into compliance within 48 hours of notification of a violation of the construction management plan, other conditions of approval, or city code standards; and
 - If compliance is not achieved, the city will use any or all of the escrow dollars to correct any erosion and/or grading problems.
- b) Install erosion control, and tree protection fencing and any other measures identified on the SWPPP for staff inspection. These items must be maintained throughout the course of construction.
- c) Contact the Building Division to obtain a water meter for the fire suppression line.
- d) Obtain preliminary permit approval from the Nine Mile Creek Watershed District or submit confirmation from the district that no such approval is required.
- 3. Any trees damaged during the course of construction, as defined by tree protection ordinance, must be replaced as outlined by the ordinance.

- 4. During construction the street must be kept free of debris and sediment.
- 5. Phase 1 construction must begin by December 31, 2019, unless the planning commission grants a time extension. Site and building plan review is required for Phase 2.

Adopted by the City Council of the City of Minnetonka, Minnesota, on August 27, 2018.

Brad Wiersum, 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 August 27, 2018.

David E. Maeda, City Clerk

Minnetonka Planning Commission Meeting

August 16, 2018

Agenda Item 9

Other Business

MINNETONKA PLANNING COMMISSION August 16, 2018

Brief Description	Concept Plan for redevelopment of the property at 14317 Excelsior Blvd.
Action Requested	Provide comments and feedback. No formal action is required.

Background

The property at 14317 Excelsior Boulevard is widely referred to as the "Renneke Property." It is roughly one acre in size and contains a single-family home. The site is zoned R-1, low-density residential, and designated for commercial use in the 2030 Comprehensive Guide Plan.

Since 2000, the property has been generally considered as part of larger Glen Lake concept plans on three occasions.

Concept Plans/Studies	Conceptual Land Use
2003, Glen Lake Neighborhood Concept Plan	Commercial
2006, Glen Lake Redevelopment Plan	Mixed Use – condos/townhouses/retail
2017, Glen Lake Neighborhood Study	Mixed use – office or retail/residential

Though the ideas for the property changed over the years, all of concepts suggest the singlefamily home on the site be replaced with a different and more intense use.

Concept Plan

Ron Clark Construction has submitted a concept plan for the property that contemplates removal of the existing single-family home and construction of a market rate apartment building. The plans suggests a three-story, 60-unit building. Access to underground parking would be from Stewart Lane, while access to surface parking would be via Excelsior Blvd.

A formal proposal based on the concept plan would likely require the following city actions: (1) comprehensive guide plan amendment; (2) rezoning; (3) master development plan review; (4) and (5) site and building plan review.

Review Process

Staff has outlined the following review process for the proposal. At this time, a formal application has not been submitted.

• **Neighborhood Meeting**. Ron Clark Construction hosted a neighborhood meeting at Unmapped Brewery on July 31. The meeting was attended by roughly 100 area property owners. Attendees expressed concerns related to: (1) traffic on Stewart Lane under existing and proposed conditions; (2) pedestrian safety on Stewart Lane and the surrounding area; and (3) the density of the concept.

While the brewery location has worked well for smaller meetings, it proved difficult for this much larger meeting. To afford an additional neighborhood feedback opportunity, Ron Clark will host another neighborhood meeting on August 13. Staff will report on that meeting during the planning commission concept plan review.

- Planning Commission Concept Plan Review. The planning commission Concept Plan Review is intended as a follow-up to the neighborhood meetings. The objective of this meeting is to identify major issues and challenges in order to inform the subsequent review and discussion. The meeting will include a presentation by the developer of conceptual sketches and ideas, but not detailed engineering or architectural drawings. No staff recommendations are provided, the public is invited to offer comments, and planning commissioners are afforded the opportunity to ask questions and provide feedback without any formal motions or votes.
- **City Council Concept Plan Review**. The city council Concept Plan Review is intended as a follow-up to the planning commission meeting and would follow the same format as the planning commission Concept Plan Review. No staff recommendations are provided, the public is invited to offer comments, and council members are afforded the opportunity to ask questions and provide feedback without any formal motions or votes.

Key Issues

Staff requests commission and council comment/feedback on the following key issues and any other issues the commission and council deem appropriate. The comments/feedback provided are intended to assist Ron Clark Construction should the company chose to put together a formal application package. However, the commission and council decisions on any formal redevelopment application are not suggested or restricted by concept plan review comments/feedbacks.

- **Land Use and Density:** The subject property is guided for commercial use. As such, the proposal would require a comprehensive guide plan amendment to high-density residential. Comments related to residential use and density are requested.
- **Building and Site Design:** The concept plans suggests a three story building generally located along Stewart Lane with surface parking generally located along Excelsior Boulevard. Feedback on building height and general location is requested.
- Access: The concept includes an Excelsior Blvd. access shared with the mixed- use building to the west. Access to underground parking is illustrated off of Stewart Lane. Comments related to access are requested.

Staff Recommendation

Staff recommends the planning commission provide comment and feedback on the identified key issues and any others the planning commission deems appropriate.

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

ADDITIONAL INFORMATION

Next Steps

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

City Roles and Responsibilities

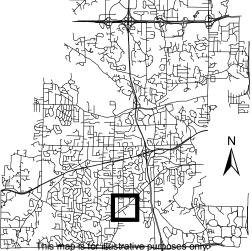
- **City Council.** As the ultimate decision maker, the city council must be in a position to equitably and consistently weigh all input from their staff, the general public, planning commissioners, applicants and other advisors. Accordingly, council members traditionally keep an open mind until all the facts are received. The council ensures that residents have an opportunity to effectively participate in the process.
- **Planning Commission.** The planning commission hosts the primary forum for public input and provides clear and definitive recommendations to the city council. To serve in that role, the commission identifies and attempts to resolve development issues and concerns prior to the council's consideration by carefully balancing the interests of applicants, neighbors, and the general public.
- **City Staff.** City staff is neither an advocate for the public nor the applicant. Rather, staff provides professional advice and recommendations to all interested parties, including the city council, planning commission, applicant and residents. Staff advocates for its professional position, not a project. Staff recommendations consider neighborhood concerns, but necessarily reflect professional standards, legal requirements and broader community interests.

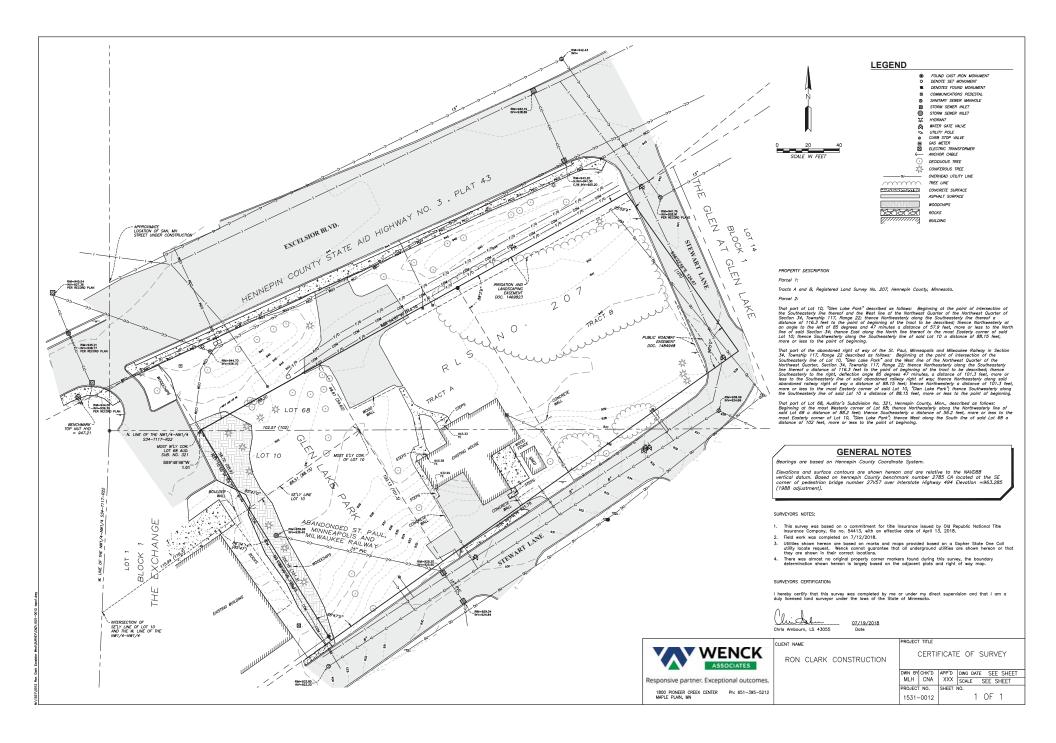




Location Map

Project: Ron Clark Address: 14317 Excelsior Blvd







WHITTEN ASSOCIATES, INC. GLEN LAKE APARTMENTS, MINNETONKA, MN RON CLARK CONSTRUCTION



WHITTEN ASSOCIATES, INC. GLEN LAKE APARTMENTS, MINNETONKA, MN RON CLARK CONSTRUCTION







MINNETONKA PLANNING COMMISSION August 16, 2018

Brief Description	Concept Plan for Marsh Run Redevelopment at 11650 and 11706 Wayzata Blvd.
Action Requested	Discuss concept plan with the applicant. No formal action required.

Background

Doran Development is considering the redevelopment of the properties at 11650 and 11760 Wayzata boulevard. The submitted concept pan contemplates removal of the existing office buildings to construct a six-story apartment building on the 2.5 acre combined site. The proposed building would contain up to 235-units and would be a mixture of 1-story townhomes, alcoves (studio apartments), and 1- and 2-bedroom apartments. The concept plan also includes a number of outdoor recreational amenities, structured parking and two surface parking lots.

The combined site currently includes three office buildings and associated surface parking lots. A small amount of green space exists between the three buildings. The site is relatively flat with a gradual 10-foot grade change across the entire site. Site access from Wayzata Blvd. is located in the southeastern portion of the property and two additional accesses are from Fairfield Road to the west. Utilities are generally available to the site via Fairfield Road and Wayzata Blvd. The site is currently zoned PID, Planned I394 District, and guided service commercial in the 2030 comprehensive plan. Surrounding land uses include a mix of office, commercial and residential uses.

While no formal action is to be required at this time, staff anticipates that the following city actions would be required based on the current concept plan: (1) comprehensive guide plan amendment; (2) rezoning; (3) master development plan review; (4) preliminary and final plats; and (5) site and building plan approval.

Key Issues

City staff has identified the following primary issues associated with the concept plans. Staff requests commission comment/feedback on these issues and any other issues the planning commission deems appropriate.

- **Change of land use:** The property is currently guided for service commercial by the 2030 comprehensive guide plan and is improved with three office buildings. The residential use relative to surrounding land uses and expected traffic generation should be considered.
- **Building character:** While specific building elevations and details have not been submitted at this time, Doran has submitted renderings of other projects indicating an "urban" development. The submitted concept plan indicates a six-story building. The first floor or ground level would be primarily comprised of 1-story townhomes, indoor recreational amenities, and structured parking. The remaining levels would be comprised

of a mix of rental units. The general urban design relative to surrounding land uses and expected traffic generation should be considered.

• Site plan:

<u>Access.</u> The concept plan includes three access points. The southern site access from Wayzata Blvd. appears to be unchanged from a current access. Related to the two existing access points on Fairfield Road, the northern access appears unchanged but the southern access appears to move slightly to the north to better align with the site design and new surface parking lots. Comments about the number and points of access would be appreciated.

<u>Amenities.</u> The concept plan also shows a number of resident amenities. Generally, these amenities will be interior to the building or on top of the first floor parking structure. Existing sidewalks are along both Fairfield Road and Wayzata Blvd. Comments related to the size, location and amount of amenities would be appropriate.

<u>Site design.</u> While detailed setback information is not available at this time, the building appears to be "close" to the southernmost property line. However, not shown on the plans is vacated right-of-way, which was originally dedicated as part of the MARSH RUN TWO plat. Additional land may also be available for incorporation into the development through a right-of-way "turn-back" from MnDOT to the city. More information will be available if the developer should chose to move forward. Comments related to the general mass of the building related to the site area and general site design would be useful to the developer.

Review Process

Staff has outlined the following review process for the proposal. At this time, a formal application has not been submitted.

- **Neighborhood Meeting**. The developer will hold a neighborhood meeting on August 15, 2018. A summary of this meeting will be available for the planning commission meeting.
- Planning Commission Concept Plan Review. The planning commission Concept Plan Review is intended as a follow-up to the neighborhood meeting. The objective of this meeting is to identify major issues and challenges in order to inform the subsequent review and discussion. The meeting will include a presentation by the developer of conceptual sketches and ideas, but not detailed engineering or architectural drawings. No staff recommendations are provided, the public is invited to offer comments, and planning commissioners are afforded the opportunity to ask questions and provide feedback without any formal motions or votes.
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Staff Recommendation

Staff recommends the planning commission provide comment and feedback on the identified key issues and any others the planning commission deems appropriate. The discussion is intended to assist the developer with future direction that may lead to the preparation of more detailed development plans.

Originator: Ashley Cauley, Senior Planner Through: Loren Gordon, AICP, City Planner

ADDITIONAL INFORMATION

Next Steps

- **Formal Application.** If the developer chooses to file a formal application, notification of the application would be mailed to area property owners. Property owners are encouraged to view plans and provide feedback via the city's website. Through recent website updates: (1) staff can provide residents with ongoing project updates, (2) residents can "follow" projects they are particularly interested in by signing up for automatic notification of project updates; (3) residents may provide project feedback on project; and (4) and staff can review resident comments.
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City Roles and Responsibilities

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DORAN

August 2, 2018

Ashley Cauley Senior Planner City of Minnetonka 14600 Minnetonka Blvd. Minnetonka, MN 55345

Re: Marsh Run Redevelopment - Proposed Multifamily Development

Dear Ashley,

Marsh Development, LLC ("Applicant") is seeking Concept Plan approval for an approximately 215-235-unit luxury market-rate apartment building on part of the Marsh Run offices site at 11650 and 11706 Wayzata Blvd in Minnetonka, Minnesota. Currently the two parcels are occupied by three one-story office buildings and associated surface parking; the buildings would be razed to allow for the multifamily redevelopment. The proposed multifamily project would be a new 6-story structure with two levels of parking containing approximately 340 parking stalls, one level at grade and one level of below grade parking. Wrapping the parking ramp will be townhomes and architectural details to hide the ramp from the street. There are approximately an additional 30 surface parking stalls at grade surrounding the apartment building. The project would include a mixture of 1-story townhomes, alcoves, 1-bedroom and 2-bedroom apartments. The project would also include on site management and a leasing office, 10,000+ square feet of indoor amenities and common areas, and an exceptional outdoor recreational space with additional amenities.

Concept Plan Approval and Future Entitlement Applications

The Concept Plan of the proposed redevelopment is expected to be reviewed by the City of Minnetonka's Planning Commission on August 16th and the City Council on August 27th. Comments from that meeting will be considered when preparing the subsequent entitlement applications. The applications anticipated to allow for the redevelopment include: rezoning of the site to R-5 High Density Residential District, a comprehensive plan amendment to conform with the proposed 2040 plan, a height variance, a floor area ratio variance, a front yard setback variance, a side and rear yard setback variance, a variance for off-street parking, a preliminary plat and final plat applications.

Amenities

The indoor and outdoor amenity spaces for the proposed project will contain several of the amenities below that are typical of our past projects, but will be refined as the development progresses for this individual project:

- Outdoor pool;
- Golf/game simulators;
- A business center;
- Clubroom
- Indoor spa;

DORAN

- Sauna
- State-of-the-art fitness center
- A Kids' Zone;
- Group exercise rooms;
- Game room;
- Grilling stations;
- Bocce ball courts;
- Putting green;
- Outdoor fire pits;
- Dog Run

Interior Finishes

Typical interior of the residential units will showcase the following to provide an unrivaled living experience for the tenants of the building:

- Granite countertops
- Custom kitchen cabinets with crown molding
- Stainless steel appliances
- French Door Refrigerators
- Full size washers and dryers
- Large closets
- Oversized private balconies
- Luxury vinyl tile flooring throughout the unit (except bedrooms)
- Solid core doors
- 9-foot-high ceilings
- Smooth walls and knockdown ceiling texture
- Ceiling fans in every bedroom
- Safe-key access to every unit
- Controlled unit acoustics
 - o Sound mats under all hard surfaces
 - o Gypsum underlayment on the floors
 - o Resilient channels with extra insulation in the ceilings and wall cavities
 - o Double layers of sheetrock for all unit walls
- Movable islands in select units
- Fireplaces in select units
- Tile showers in select units
- Double vanities in select units
- Water closets in select units
- Select units will receive upgraded appliance packages including
 - o Gas Stoves
 - o Double wall ovens



Also included within this application are conceptual site plans and examples of other similar projects completed by Doran Companies. Thank you for reviewing our concept plan and we look forward to having the project fully entitled to allow for the redevelopment of this site.

Please let me know if you have any questions.

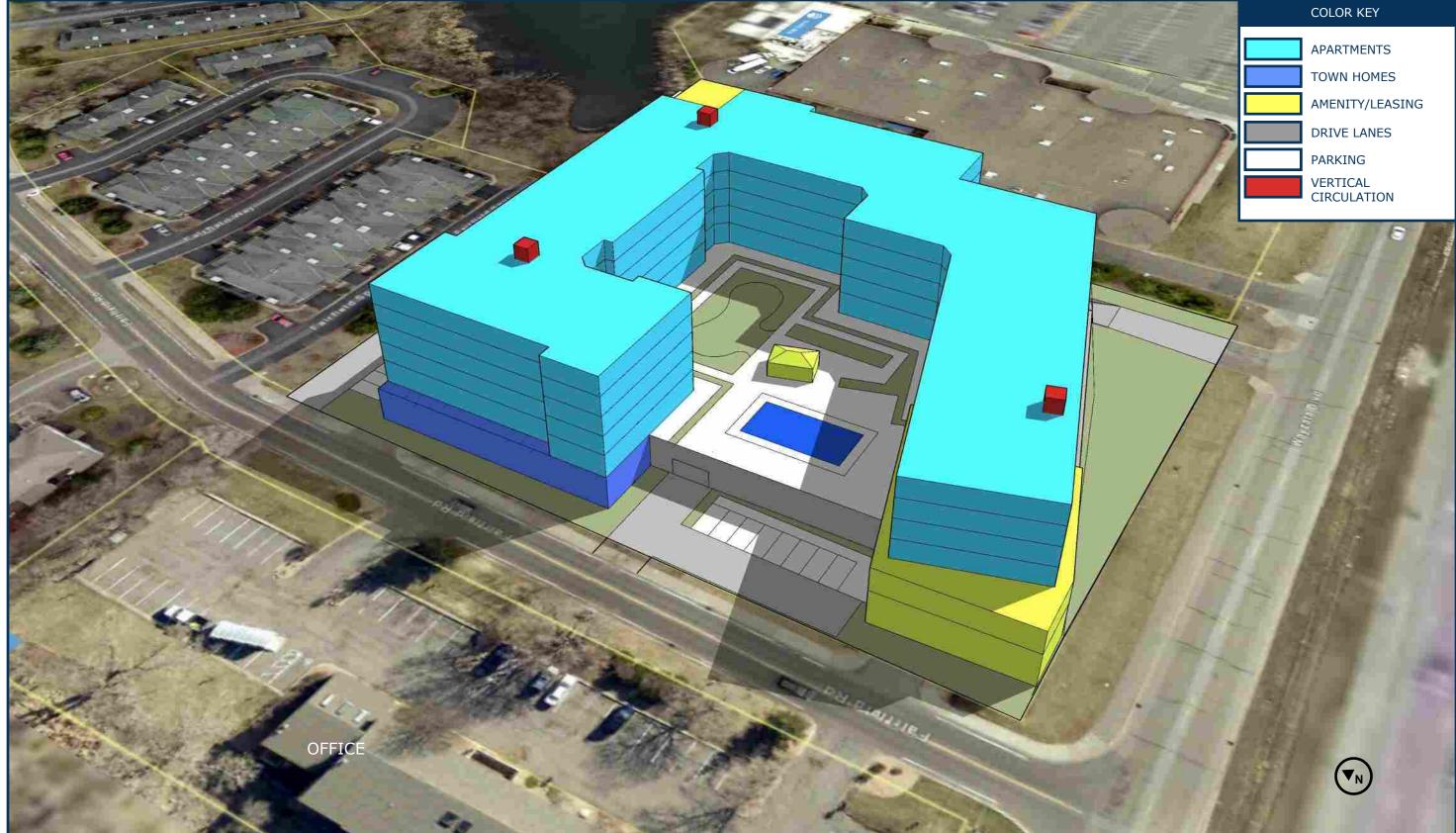
Sincerely,

Cody Dietrich Senior Development Associate Marsh Development, LLC





MARSH RUN REDEVELOPMENT Building Massing





MARSH RUN REDEVELOPMENT Building Massing



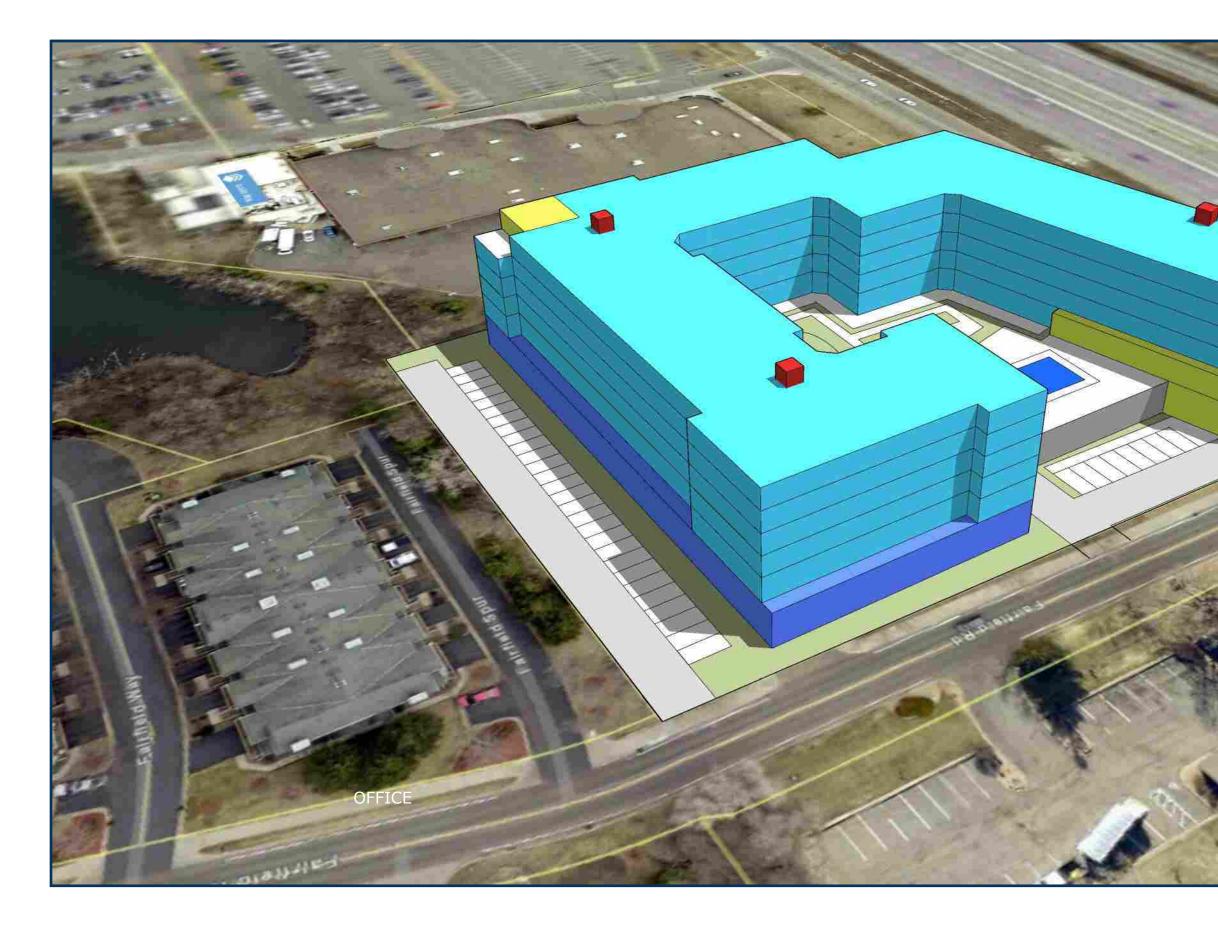
July 26, 1	2018	A	13





Building Massing

July 26, 2018	A	14





MARSH RUN REDEVELOPMENT Building Massing

COLOR KEY



APARTMENTS

TOWN HOMES

AMENITY/LEASING

DRIVE LANES

PARKING

VERTICAL CIRCULATION





Building Massing

A 16 July 26, 2018

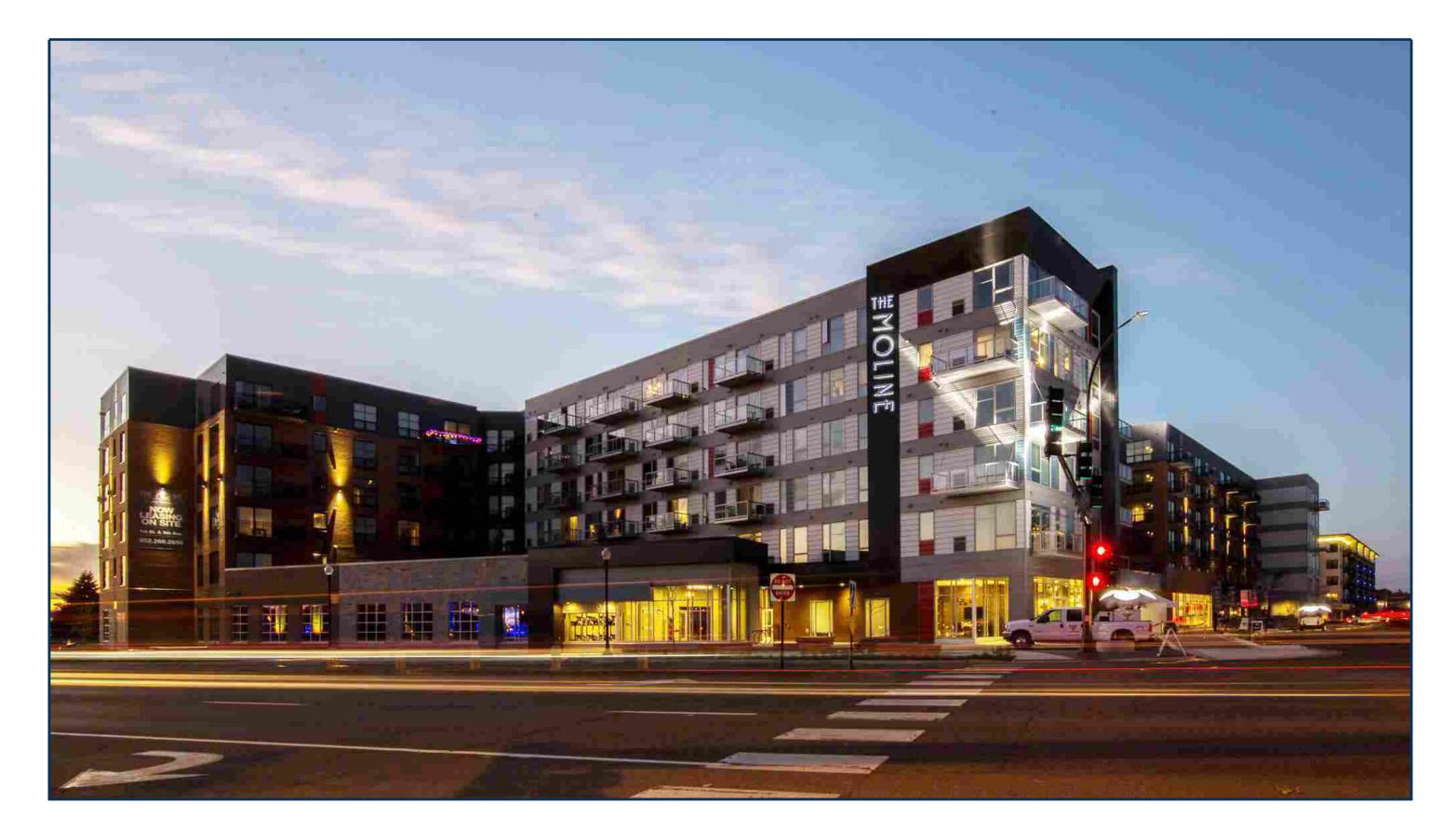




Building Massing



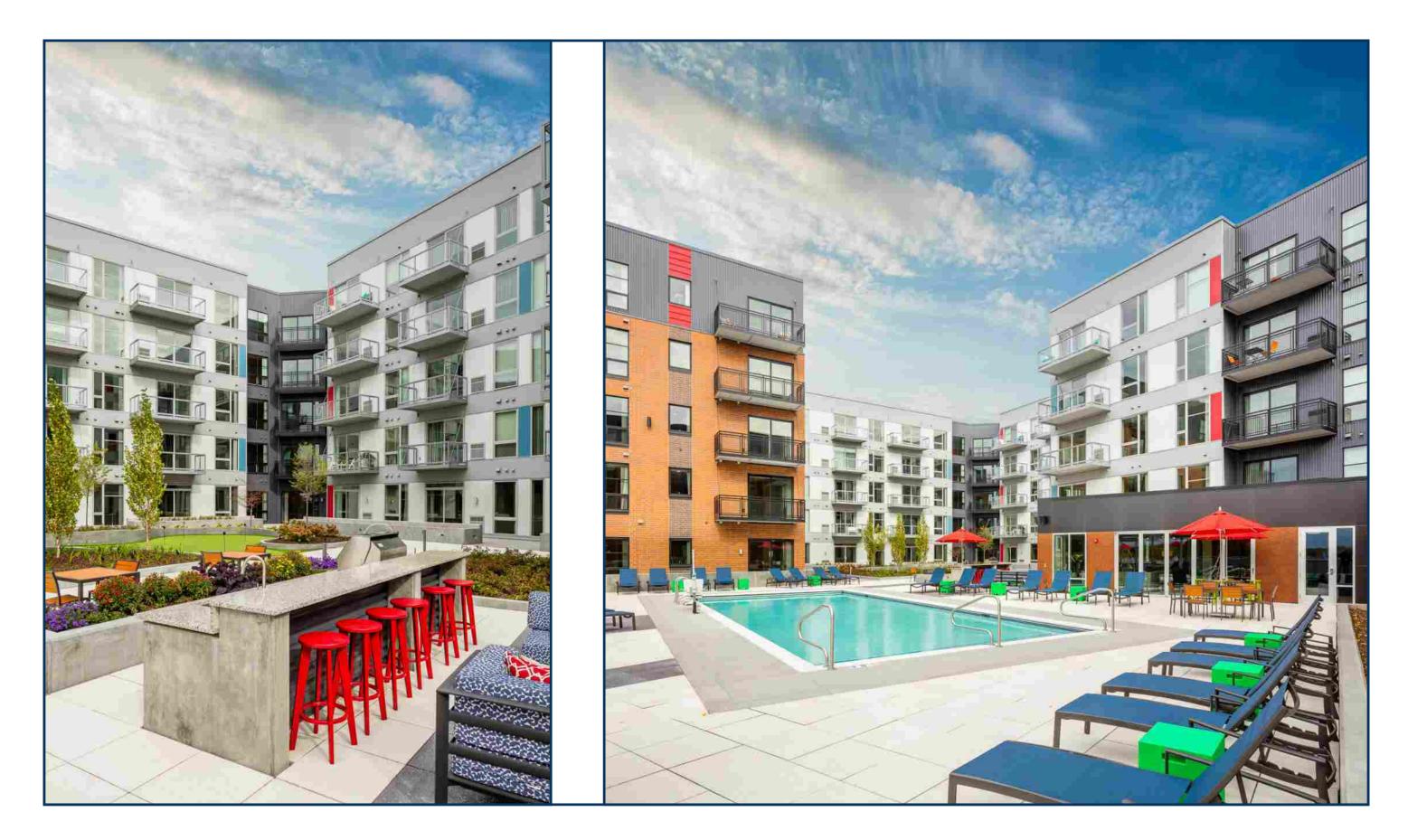
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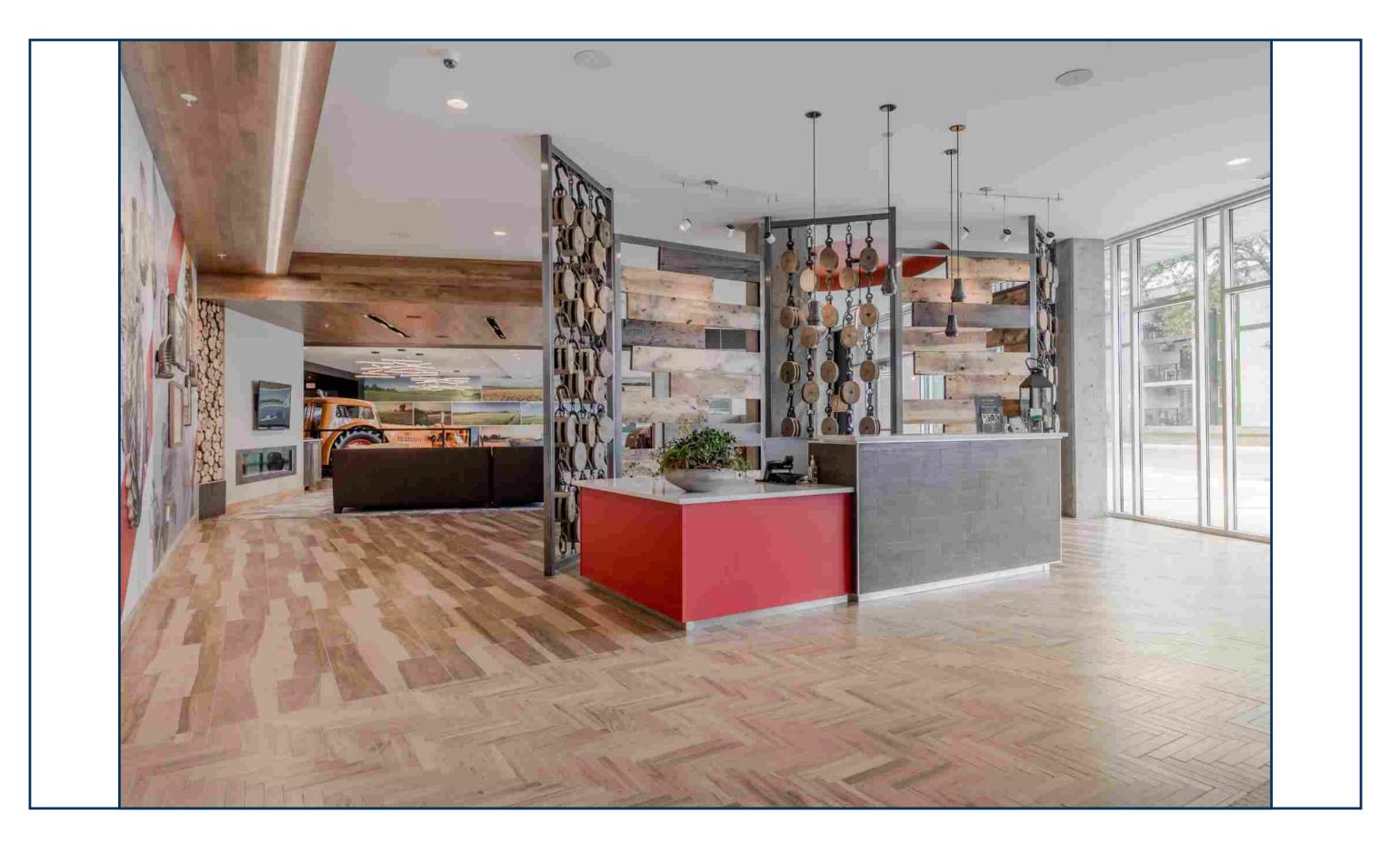
Exterior Examples

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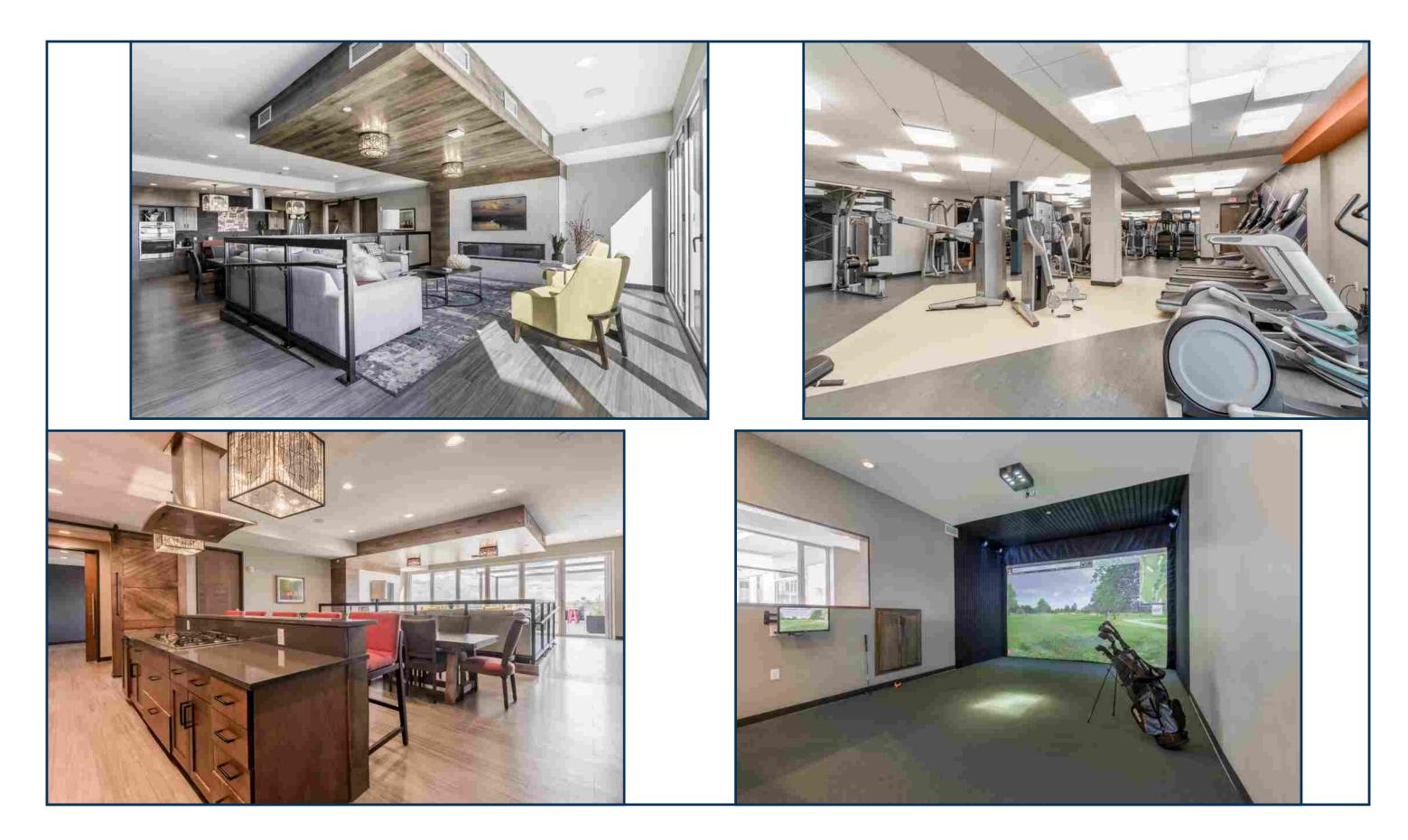
Exterior Examples





Amenity Examples

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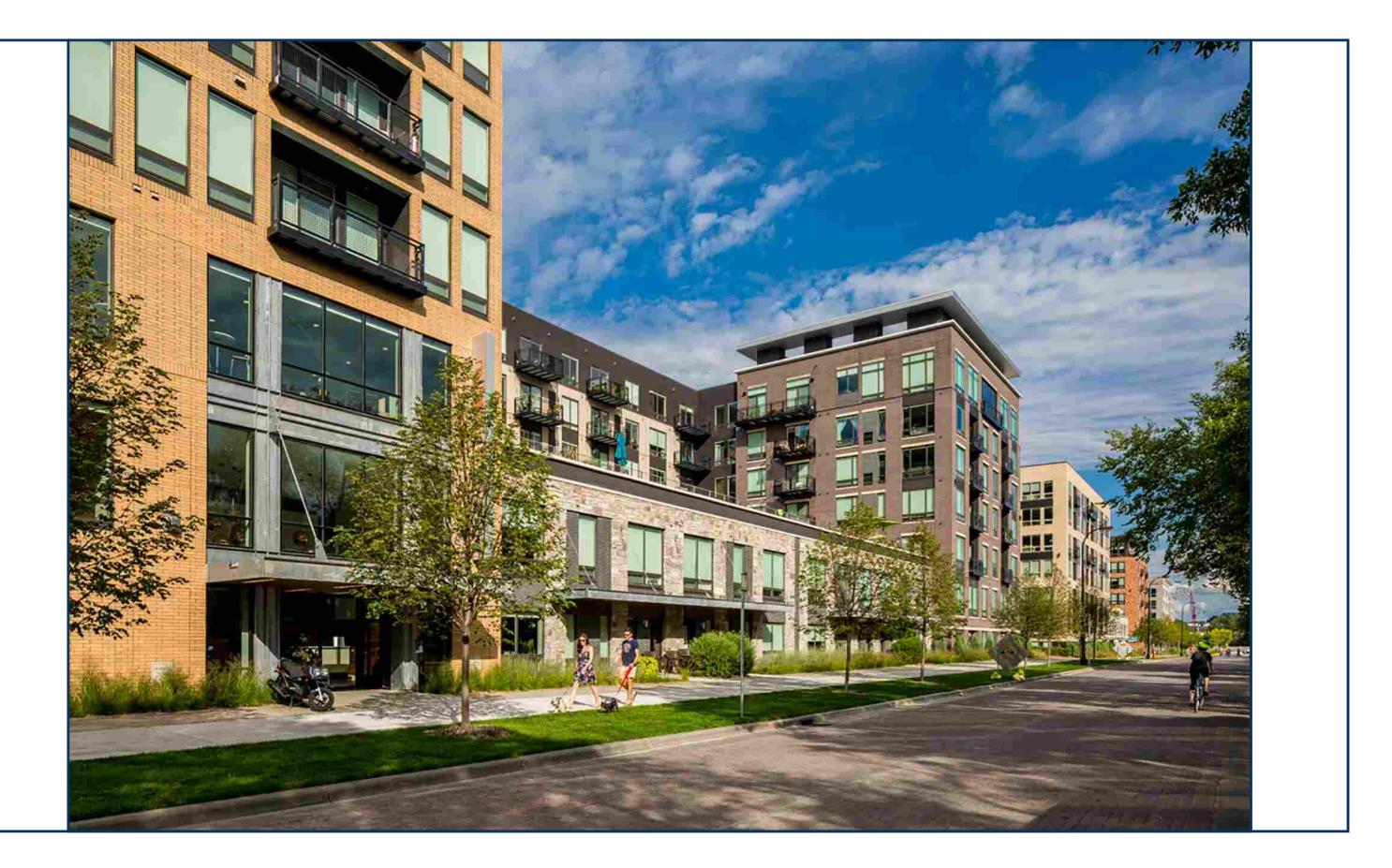
Amenity Examples

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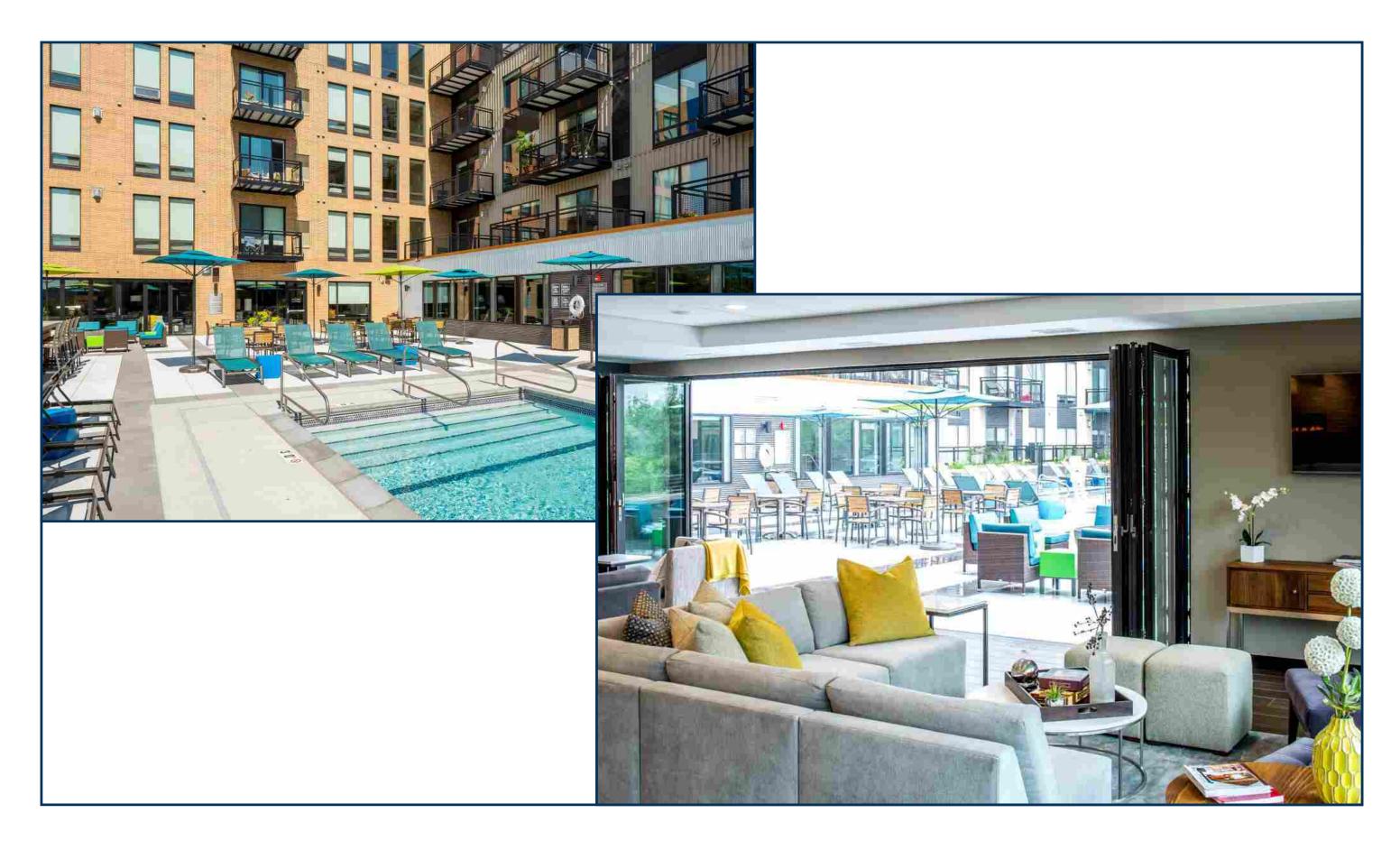
MARSH RUN REDEVELOPMENTExterior Examples





Exterior Examples

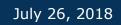
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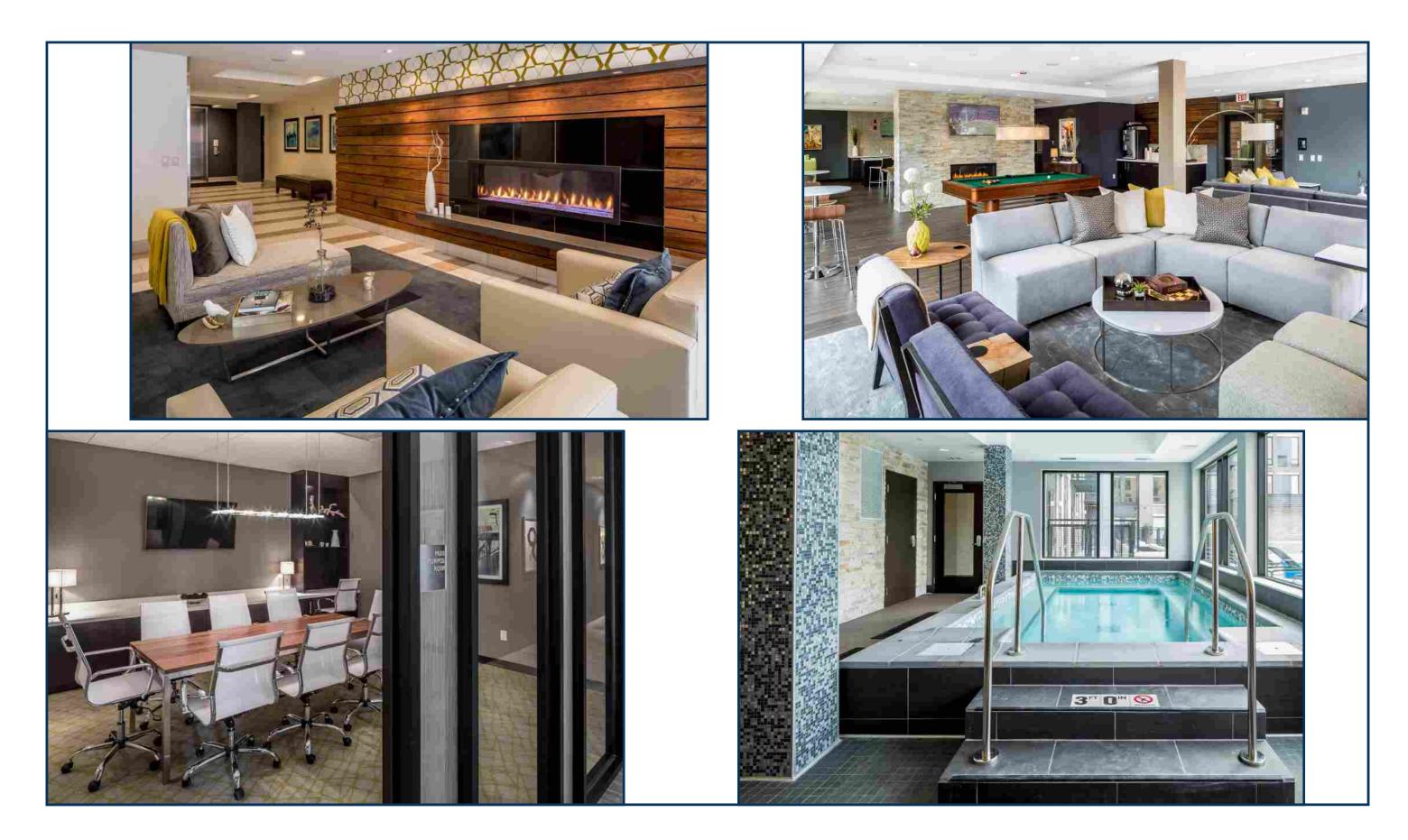


MARSH RUN REDEVELOPMENT Amenity

Amenity Examples



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Amenity Examples

July 26, 2018	A	21





MARSH RUN REDEVELOPMENT Exterior Examples





MARSH RUN REDEVELOPMENTExterior Examples

July 26, 2018

A 27

11484 Fairfield Road #301

Minnetonka, MN 55305

August 3, 2018

City of Minnetonka Planning Commission

14600 Minnetonka Blvd, Minnetonka

55345

Dear Madam/Sir:

I am writing you in response to a letter I received from Doran Development, dated July 20, 2018, regarding a proposed 215-235 unit apartment building at 11650 and 11706 Wayzata Blvd. As a neighbor in an area that already is densely populated with condominiums and multiunit rentals, the influx of traffic from such a large apartment building would be extremely troublesome.

I am a senior with a handicap that makes it unlikely that I will be able to attend the open house on August 15^t Therefore, I want to voice my opinion to you through this letter.

The time frame for your review and the City Council's review seems hurried, implying an attempt to secure approval before wide community understanding of the proposal can take place.

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I appreciate your consideration of the concerns I have expressed. Thank you.

Mierice 13 Muriel B. Ryden

Professor Emerita

University of Minnesota