

MINNETONKA PLANNING COMMISSION
Oct. 18, 2018

Brief Description Site and building plan review for Olive Garden at 11390 Wayzata Boulevard

Recommendation Adopt the resolution approving final site and building plans

Introduction

West Ridge Market, part of the BOULEVARD GARDEN SECOND ADDITION, was approved in 1995. The overall development consists of 63 acres and includes a retail area surrounded by a mix of housing options. As part of the development, the city approved a site and building plans and a conditional use permit for the construction and operation of a freestanding restaurant, Macaroni Grill, which operated until late 2014.



In 2015, the city approved a conditional use permit and a minor amendment to the master development plan for an outdoor patio for Salsa a la Salsa (Avenida). Avenida operated within the existing restaurant building until December of 2017.

Consolidated Development Services (CDS) is proposing to remove the existing restaurant building in order to construct a new freestanding restaurant building for Olive Garden. The proposal requires site and building plan approval.

Proposal Summary

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

- **Existing Site Conditions.**

The subject property, which is part of West Ridge market, is roughly 6.5 acres in size and is currently improved with two buildings and a large surface parking lot. The eastern building is a multi-tenant shopping center. The western building is a freestanding 7,500 square foot restaurant building, most recently occupied by Avenida. The property is improved with a 510-stall parking lot and drive-aisles serving the subject property and the adjacent West Ridge Market property.

- **Proposal.**

The existing freestanding restaurant building and outdoor patio would be removed in order to construct a new 7,800 square foot building. The new building would be in roughly the same location as the existing building as shown in Figure 1.

The restaurant would have seating for up to 225 people and would be open 11 a.m. to 10 p.m. on Sunday – Thursday and 11 a.m. – 11 p.m. on Fridays and Saturdays.

Four of the northern eight parking stalls would be removed in order to reconfigure the trash enclosure area. However, additional parking stalls would be added on the west side with the removal of the outdoor patio.

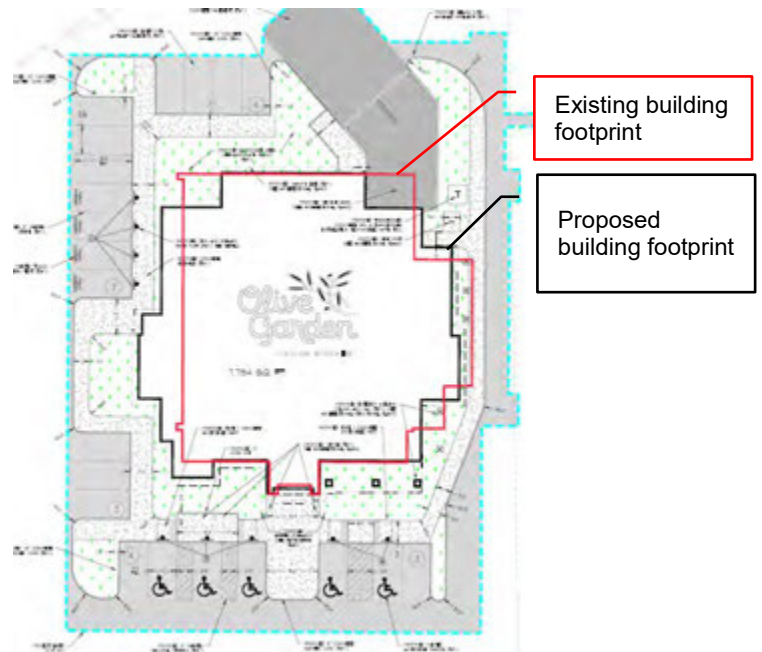


Figure 1: Site Plan

Primary Questions and Analysis

In evaluating the proposed restaurant, staff notes:

- The proposed restaurant would be consistent with the surrounding land uses of West Ridge Market and would occupy a location previously occupied by a restaurant.
- The existing West Ridge Market parking lots have more than the required number of parking stalls. As such, parking for the restaurant could easily be accommodated onsite.
- If the project is approved by December of 2018, the proposed restaurant could operate under the current conditional use permit. Nonetheless, staff evaluated the proposed restaurant and found that it would meet all conditional use permit standards. More information can be found in the “Supporting Information” section of this report.
- The proposed restaurant would meet all minimum setback requirements and site and building plan standards.

Staff Recommendation

Adopt the resolution approving site and building plans for the construction of a new restaurant at 11390 Wayzata Boulevard.

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

Supporting Information

Project No.	15022.18a
Property	11390 Wayzata Boulevard
Applicant	Christie Schacter, on behalf of CDS Development
Surrounding Land Uses	Properties to the North, East and West are improved with multi-tenant shopping centers and zoned PID, Planned I394 District. Wayzata Blvd, I394 and Crane Lake are to the south.
Planning	Guide Plan designation: Service Commercial Zoning: PID, Planned I394 District
Conditional Use Permit	<p>Within the PID, Planned I394 District, a conditional use permit is required for freestanding restaurants on properties guided for service commercial or retail by the city's comprehensive guide plan. Once a conditional use permit is approved, it is valid until the normal operation of the use has been discontinued for 12 or more months. The most recent restaurant, Avenida, occupied the building until December 2017. As such, Olive Garden would be allowed to operate under the existing conditional use permit provided all approvals are received prior to December 2018.</p> <p>Despite the proposed restaurant being able to operate under the current conditional use permit, staff evaluated the proposal and finds that it would comply with the standards outlined in City Code §300.31 Subd. 4(n):</p> <ol style="list-style-type: none">1. Shall have a minimum seating capacity of 150; Finding: The restaurant would have seating for up to 225 people.2. Shall be part of an overall master development plan consisting of more than one structure; Finding: The restaurant is part of the West Ridge Market master development plan which consists of a number of buildings and uses.3. Shall be architecturally consistent and compatible with other structures in the master development plan; Finding: While many of the surrounding buildings have brick facades, the stone façade of the restaurant would generally be architecturally consistent with the other structures in the plan.

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

Finding: By ordinance, West Ridge Market would require 666 parking stalls. The properties are improved with 1,170 stalls with an additional 62 stalls available as proof of parking. As such, the parking for the proposed restaurant could be accommodated onsite.

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

Finding: The proposed restaurant would occupy a space previously occupied by a similar restaurant use. Staff does not find that the proposed restaurant would impact the existing level of service.

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

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

7. Shall not be included within 100 feet of any low density residential parcel or adjacent to medium or high density residential parcels. The city may reduce separation requirements if the following are provided:

- a) Landscape and berming to shield the restaurant use;
- b) Parking lots not located in proximity to residential uses; and
- c) Lighting plans which are unobtrusive to surrounding uses.

Finding: The proposed restaurant is not located within 100 feet of a low density residential parcel and is not adjacent to medium or high density residential parcels.

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 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: The proposal would comply with all city ordinance requirements.

3. Preservation of the site in its natural state to the extent practicable by minimizing tree and soil removal and designing grade changes to be in keeping with the general appearance of neighboring developed or developing areas;

Finding: The proposed restaurant would be located in an area previously occupied by a restaurant. As such, the general visual appearance would not substantially change.

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 restaurant would be constructed in an area previously occupied by a restaurant. As such, the harmonious relationship of buildings and open space would be minimally disturbed.

5. Creation of a functional and harmonious design for structures and site features, with special attention to the following:

- a) an internal sense of order for the buildings and uses on the site and provision of a desirable environment for occupants, visitors and the general community;
- b) the amount and location of open space and landscaping;
- c) materials, textures, colors and details of construction as an expression of the design concept and the compatibility of the same with the adjacent and neighboring structures and uses; and
- d) vehicular and pedestrian circulation, including walkways, interior drives and parking in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement and amount of parking.

Finding: The proposed restaurant would not adversely impact site circulation. The building would have a stone veneer with landscaping surrounding the building.

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

Finding: The proposal would be required to meet all building and energy codes.

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 adversely impact adjacent or neighboring properties. Staff anticipates the proposal would complement the surrounding uses.

Natural Resources

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

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 final site and building plans.
- 2) Disagree with staff's recommendation. In this case, a motion should be made directing staff to prepare a resolution for denying the final site and building plans. This motion should include findings for denial.
- 3) Table the proposal. In this case, a motion should be made to table the item. The motion should include a statement as to why the proposal is being tabled with direction to staff, the applicant, or both.

Pyramid of Discretion



Appeals

Any person aggrieved by the planning commission's decision regarding the requested variances may appeal such decision to the city council. A written appeal must be submitted to the planning staff within ten days of the date of the decision.

**Neighborhood
Comments**

The city sent notices to 196 area property owners and have received no comments.

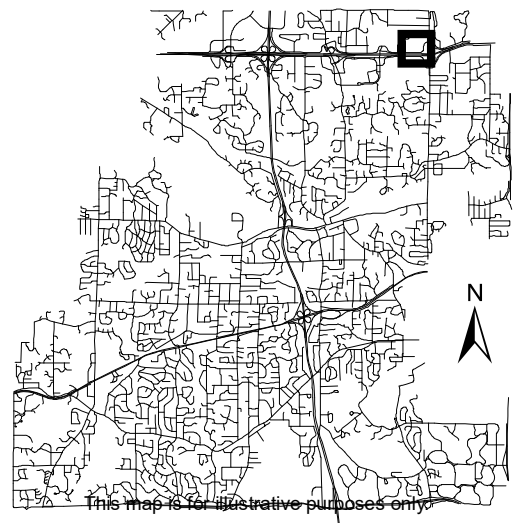
**Deadline for
Decision**

January 3, 2019



Location Map

Project: Olive Garden
Address: 11390 Wayzata Blvd



This map is for illustrative purposes only.



Consolidated Development Services

August 30, 2018

City of Minnetonka Planning Department
Attn: Susan Thomas
14600 Minnetonka Boulevard
Minnetonka, MN 55345
Phone: 952.939.8292

Project Narrative – Olive Garden Restaurant

Dear Planning Development Representatives:

They said it couldn't be done: matching a dinner-house concept against the independently-owned restaurants that were the mainstay of Italian dining. But Darden's homegrown concept, Olive Garden, proved the skeptics wrong.

Olive Garden exceeded \$500 million in sales only five years after the decision was made to expand. Just three years later, in 1994, sales had doubled to more than \$1 billion. Today, Olive Garden is the largest company of casual, full-service Italian restaurants in the world.

At the heart of Olive Garden's success is its unique Hospitaliano! culture. Much more than a slogan, Hospitaliano! expresses the Olive Garden team's passion for offering guests more than they expect and being committed to doing it right the first time. "When you're here, you're family!"

Olive Garden restaurants are full-service, casual dining serving both lunch and dinner. Emphasizing high quality, Olive Garden appeals to all guests with its distinctive combination of attentive personalized service and flavorful entrees served in an inviting, comfortable atmosphere.

Subject to State and City of Minnetonka approvals, Darden Restaurants plans to construct a new building with code compliant parking and landscape amenities to be located at 11390 Wayzata Blvd, Minnetonka, MN 55305.

The project data is as follows:

- Building Floor Area – 7,794 sq. ft.
- Seating/Dining – 255
- Hours of Operation – normal hours are 11am-10pm Sunday through Thursday, and 11am-11pm on Friday and Saturday.
- Number of employees – +/- 25 maximum per shift, with three shifts = +/- 90 total (Full and Part-time)

- Olive Garden typically has two (2) trash bins and recycles cardboard - pick up is approximately 4 times per week. All deliveries and pick-ups are coordinated before 10am.

Sincerely,

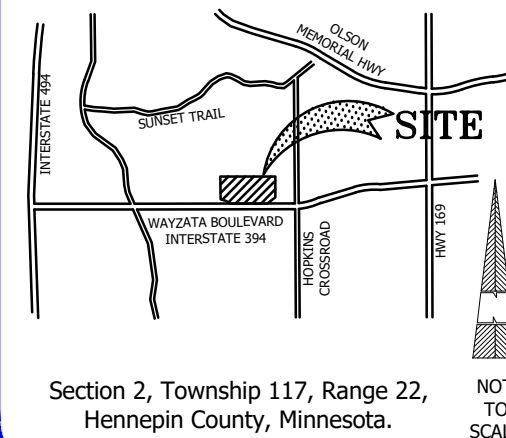
Kourtnie Airheart
Property Development Manager
GHA ARCHITECTURE / DEVELOPMENT
14110 Dallas Parkway, Suite 310, Dallas, TX 75254

Office: (972) 850-0816
Mobile: (214) 966-5992
email: kairheart@CDSdevelopment.com

STATEMENT OF ENCROACHMENTS

No encroachments were found on or adjacent to this property.

VICINITY MAP



FLOOD NOTE

Based on maps prepared by the Federal Emergency Management Agency (FEMA) available online at www.msc.fema.gov, and by graphic plotting only, this property is located in Zone X, (Area of minimal flood hazard), per map number 27053C0331F, map revised November 4, 2016 and does not lie within a special flood hazard area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify the accuracy of the maps and/or to apply for a variance from the Federal Emergency Management Agency.

ZONING NOTES

Not provided to Surveyor.

LAND AREA

Parent Parcel = 287,604 Square feet or 6.6025 acres ±
Lease Parcel = 17,485 Square Feet or 0.4014 acres ±

LEGEND

Legend table listing symbols for various utilities and features such as Telephone box, Electric box, Electric meter, Power pole, Sign, Light pole, Fence line, etc.

NOTES CORRESPONDING TO SCHEDULE B

The property depicted on this survey and the easements of record shown hereon are the same as the property and easements described in the Commitment for Title Insurance, prepared by Fidelity National Title Insurance Company, Order No. 18-13963, dated effective March 06, 2018 at 7:00 a.m.

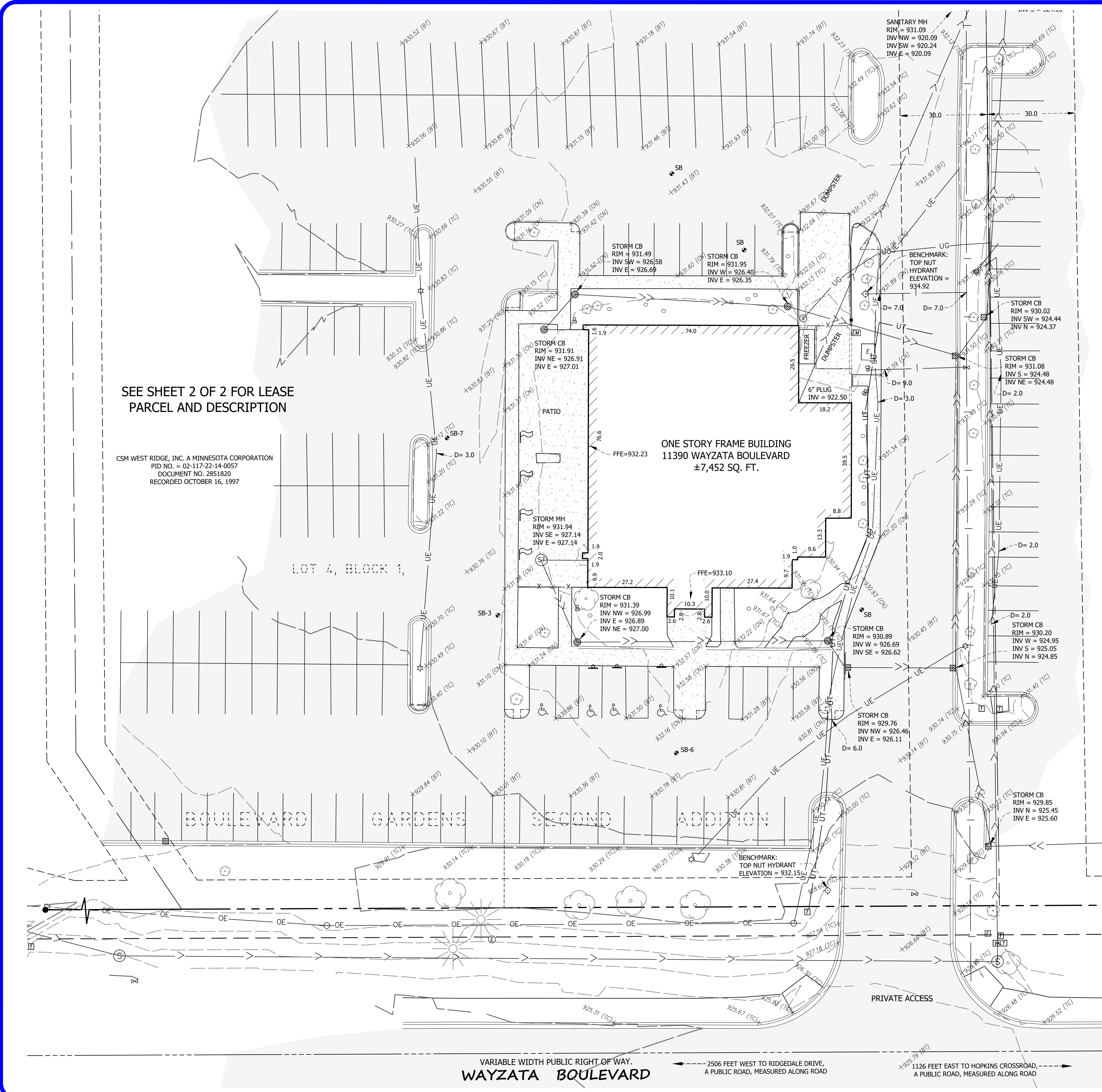
Items 1 through 8, and 10 through 32, from Schedule B Section 2 exceptions are not survey related and are not shown on the survey.

9. Drainage and utility easements as shown on the recorded Plat of BOULEVARD GARDENS SECOND ADDITION. (shown on survey)

GENERAL NOTES

- 1. Underground utilities were marked by National GPR Service, Inc. as shown on the survey herein. The property hereon described is the same property as described in the Commitment for Title Insurance, prepared by Fidelity National Title Insurance Company, Order No. 18-13963, dated effective March 06, 2018 at 7:00 a.m.
2. All statements within certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitude's, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically references hereon.
3. No visible evidence of cemeteries on subject property.
4. The subject property has direct access to and is contiguous with Wayzata Boulevard, being a dedicated public street or highway with no gaps, gores, or overlaps, owned and maintained by the City of Minnetonka, Minnesota.
5. No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
6. No wetlands were observed on this property, except as shown hereon.
7. The parcel contained in the legal description are contiguous without any gaps, gores, or overlaps and mathematically closes.
8. No apparent changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.
9. Building areas shown hereon are for the footprint of the building only. The address for this property is 11390 Wayzata Boulevard, Minnetonka, Minnesota 55305.
10. Not valid without the signature of a Minnesota licensed surveyor. Additions and deletions to survey maps, sketches, or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
11. At the time of this survey there was no evidence of earth moving work, building construction or building additions.
12. There are no party walls or common building walls within this building at 11390 Wayzata Boulevard.

PROPERTY PICTURES:

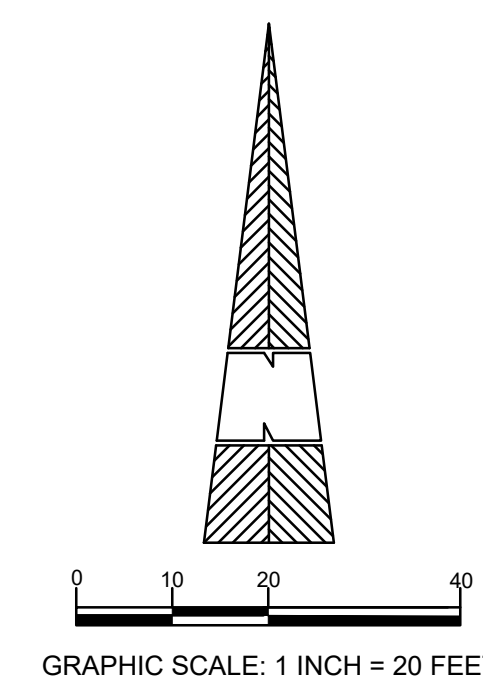


BASIS OF BEARINGS

Based on the south line of Lot 4, Block 1, BOULEVARD GARDENS SECOND ADDITION (Document No. 2692246) which has a bearing of South 89 degrees 45 minutes 05 seconds East, based on Hennepin County, Minnesota, coordinate datum.

LEGAL DESCRIPTION

DESCRIPTION FROM TITLE COMMITMENT AND AS SURVEYED:
Lot 4, Block 1, BOULEVARD GARDENS SECOND ADDITION, Hennepin County, Minnesota. (Certificate No. 860838)



The parent parcel property herein described is the same as the pertinent property as described in the Commitment for Title Insurance, prepared by Fidelity National Title Insurance Company, Order No. 18-13963, dated effective March 06, 2018 at 7:00 a.m.

SHEET TITLE

ALTA/NSPS LAND TITLE SURVEY
PROJECT

11390 Wayzata Boulevard
Minnetonka, MN 55305

SURVEYED BY:

Engineering, Inc.
Phone: (218) 720-0219
Fax: (218) 262-5059
www.fpleng.com
802 Carfield Ave
Duluth, MN 55802
JPM proj. no. 18-463

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE:

To: Olive Gardens Holdings, LLC, a Florida limited liability company; and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on April 24, 2018.

Randy M. Morton
Randy M. Morton, Professional Land Surveyor
Minnesota License Number 21401
Date: May 1, 2018



DRAWN BY: DRS
CHECKED BY: RMM

Table with columns for NO., DATE, REVISION, and ORCS Comments.

COORDINATED BY:

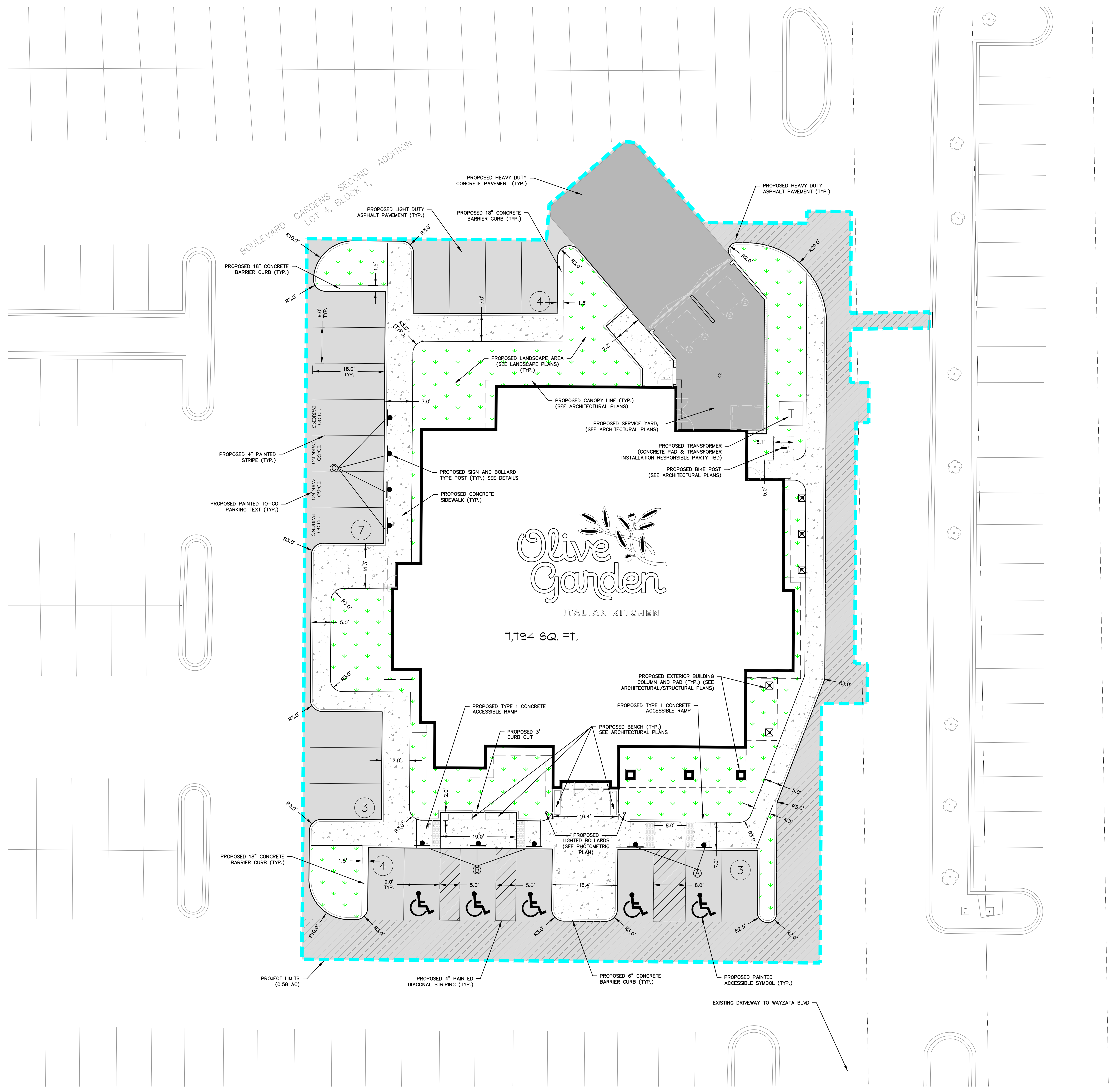
OLD REPUBLIC SPECIALIZED COMMERCIAL SERVICES
Preston Park Financial Center East
4965 Preston Park Blvd #620
Plano, TX 75093
P: (972) 943-5300 F: (972) 943-5339

PROJECT NUMBER

01-18019340-01N

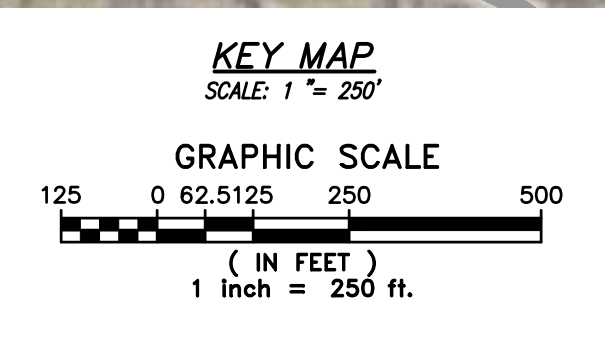
SHEET

1 OF 2



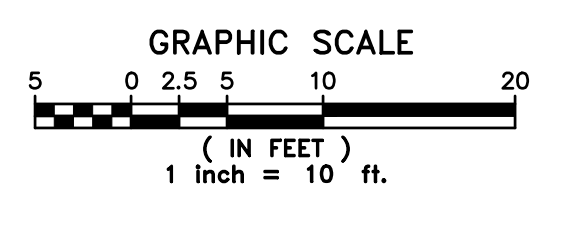
LEGEND

	PROPOSED EDGE OF PAVEMENT
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED LANDSCAPE AREA
	VAN ACCESSIBLE SIGN
	STANDARD ACCESSIBLE SIGN
	TO GO PARKING SIGN
	LIMITS OF DISTURBANCE
	PARKING COUNT



- NOTES:**
- 1) ACCESSIBLE PARKING STALL SIGNS SHALL BE STANDARD (NON-VAN) UNLESS OTHERWISE NOTED ON PLAN.
 - 2) ALL ACCESSIBLE SIGNS AND POSTS SHALL BE TYPE IV, SEE DETAIL.
 - 3) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - 4) PROPOSED BUILDING FOOTPRINT SHOWN WITHIN THIS PLAN SET IS FOR REFERENCE ONLY. SEE ARCHITECTURAL PLANS FOR FINAL BUILDING FOOTPRINT AND ALIGNMENT. SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS.
 - 5) ALL IMPROVEMENTS ARE TO BE MADE IN COMPLIANCE WITH 2010 ADA STANDARDS, ETC. AL.

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Naperville, IL | Pittsburgh, PA | Irvine, CA



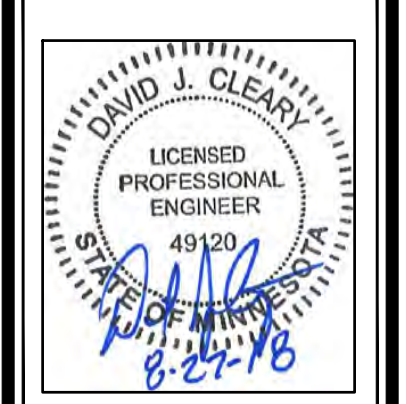
R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.
THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

crho
ARCHITECTS
1833 E 17th Street, Suite 301
Santa Ana, CA 92705
phone 714.832.1834

ARCHITECTS PROJECT Job # 18-110

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER OR FABRICATE ANY WORK.



Issue Date: 8-27-18

REVISION

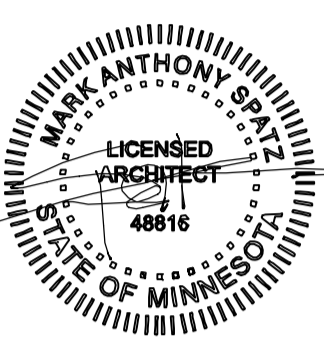
Restaurant #: 6428

OLIVE GARDEN P76REN-VEST-L

11390 Wayzata Blvd.
Minnetonka MN, 55305

Drawing
CIVIL SITE PLAN AND DIMENSIONAL CONTROL

C3.1



GENERAL NOTES :

1. SHADED AREA EQUALS LANDSCAPE AREA. SEE LANDSCAPE DRAWINGS
2. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
3. OWNER TO PROVIDE 3 (THREE) EXTERIOR MIRRORS AT SERVICE DOORS, INSTALLED BY G.C. PER THE DIRECTION OF GARDEN PROJECT MANAGER.

KEY NOTES:

- 1 LANDSCAPE AREA - SEE LANDSCAPE PLANS
- 2 CONCRETE WALK - SEE CIVIL PLANS FOR DETAIL
- 3 CONCRETE WALK W/ EXPANSION JOINTS @ 5'-0" O.C. BROOM FINISH - SEE CIVIL PLANS FOR DETAIL
- 4 HANDICAP PARKING SIGN - SEE DETAIL 4/A04
- 5 PAINTED HANDICAP SYMBOL - SEE DETAIL 5/A04
- 6 4" WIDE PAINTED WHITE DIAGONAL STRIPING @ 24" O.C.
- 7 1'-0" SIGN - SEE DETAIL 3 AND 1 SHOT, A04
- 8 4" WIDE PAINTED PARKING STRIPING - TYPICAL
- 9 CONC. PAVING - 1" THICK W/ 6 x 6 EWUM. EXP. JOINTS @ 10'-0" O.C.
- 10 WAITING BENCH - TYP. FOR (4) FURNISHED BY OWNER INSTALLED BY G.C.
- 11 RAMP - MAXIMUM SLOPE 1:12 - SEE CIVIL DRAWINGS & DETAIL 2/A04
- 12 "OLIVE GARDEN" MONUMENT SIGN PER DET. 1/A04 UNDER SEPARATE PERMIT
- 13 ELECTRICAL SWITCHGEAR - SEE CIVIL & ELECTRICAL DWGS.
- 14 EXISTING ELECTRICAL TRANSFORMER - SEE CIVIL AND ELECTRICAL PLANS
- 15 GREASE INTERCEPTOR - SEE CIVIL AND PLUMBING PLANS
- 16 GAS METER - SEE CIVIL AND PLUMBING PLANS
- 17 LINE OF ROOF OVERHANG ABOVE.
- 18 BOLLARD LIGHTS - SEE CIVIL & ELECTRICAL PLANS
- 19 1'-6" WIDE CONC. CURB
- 20 STORAGE SHED
- 21 BUILDING SIGN ABOVE - SEE SIGN CO. PLANS UNDER A SEPARATE PERMIT.
- 22 BIKE RACK - SEE DETAIL 13/A04
- 23 EXIST. LIGHT POLE - PROTECT IN PLACE.
- 24 EXIST. PARKING STRIPING AND PLANTER IS PART OF WESTRIDGE MARKETPLACE SHOPPING CENTER TO REMAIN UNCHANGED - PROTECT IN PLACE.
- 25 ARROWS SHOW DIRECTION OF FEDETRIAN EGRESS ONLY.

PARKING CALCULATIONS:

PARKING REQUIRED:
1329 GROSS FLOOR AREA @ 1 SPACE / 50 SQ. FT. = 141 SPACES

PROPOSED PARKING:

9'-0" x 18'-0" NEW STALLS =	21 SPACES
9'-0" x 18'-0" EXISTING STALLS =	121 SPACES
9'-0" x 18'-0" HANDICAP STALLS =	5 SPACES

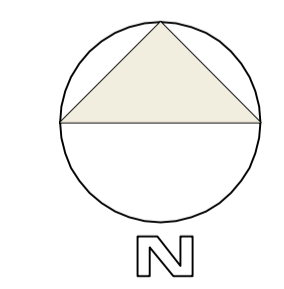
PARKING = 147 (COMMON W/ SHOPPING CENTER)

PROJECT SITE DATA:

BUILDING FLOOR AREA : 1,794 SF.

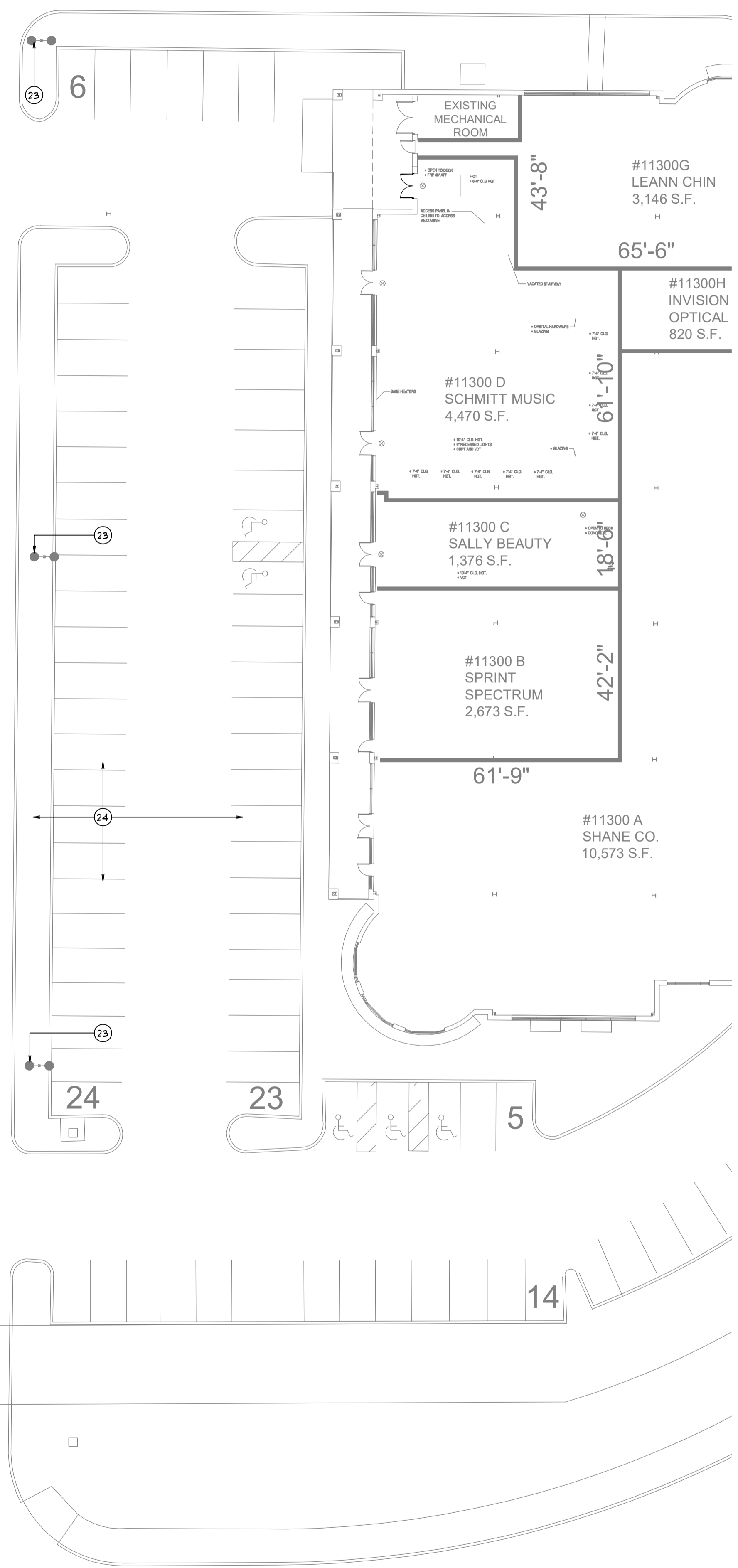
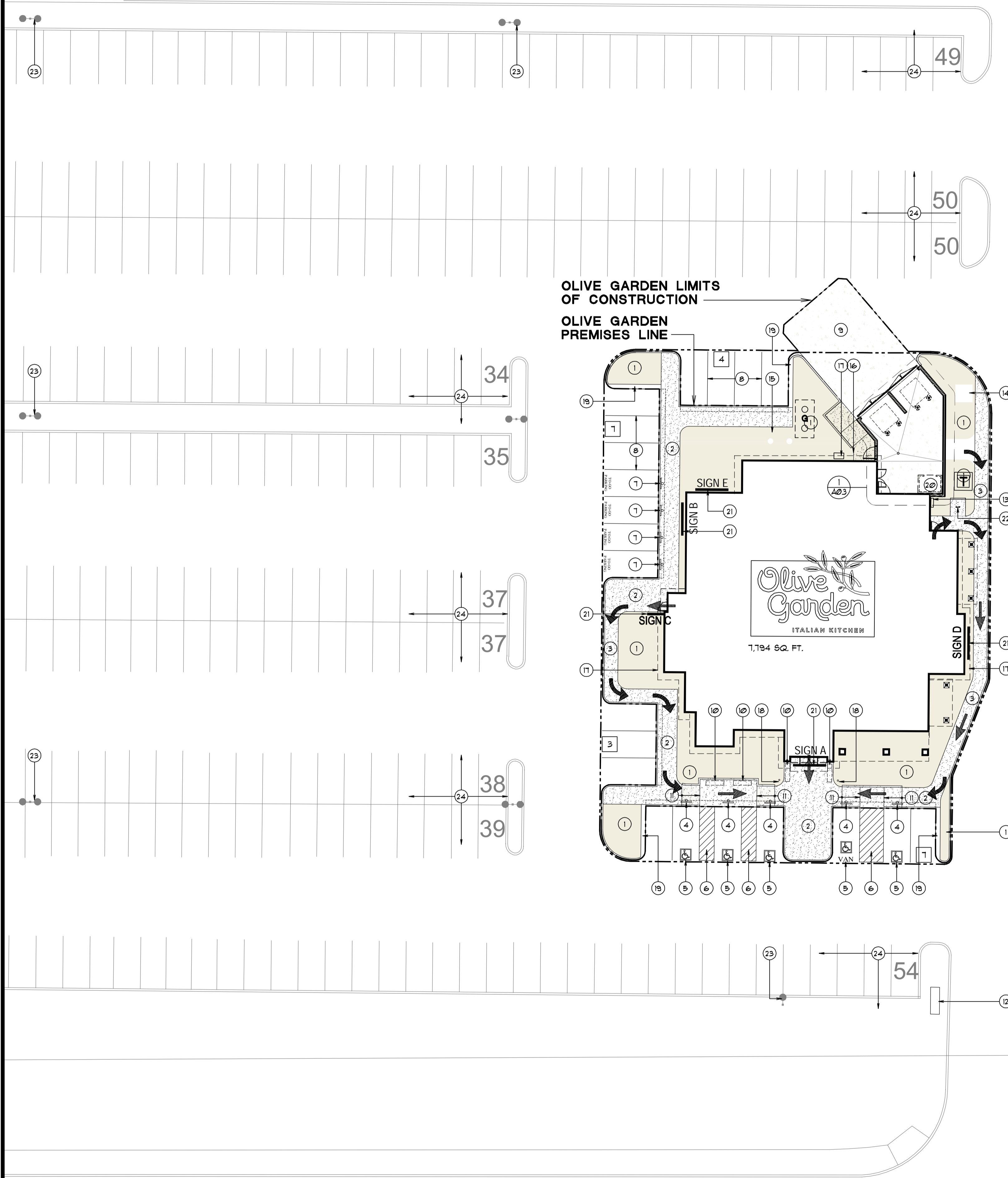
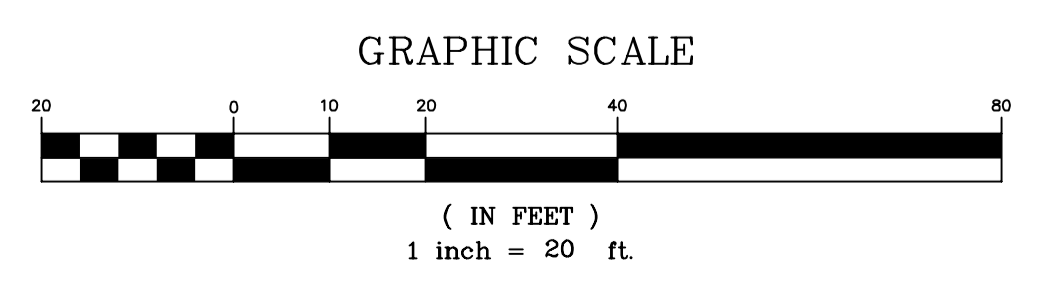
LEGEND:

- NEW LANDSCAPE AREA
- NEW CONCRETE WALK AREA
- EXISTING 6" CONCRETE CURB
- NEW 6" CONCRETE CURB



SITE PLAN

SCALE: 1" = 20'-0"



Issue Date: 8-27-18

REVISION

Restaurant #: 6428

OLIVE GARDEN
P76REN-VEST-L

11390 Wayzata Blvd.

Minnetonka MN, 55305

Drawing
SITE PLAN

A0.1



FRONT ELEVATION



ITALIAN RESTAURANT
 Minnetonka, MN



MATERIAL LEGEND

- 106 PAINT @ WOOD TRIM, WINDOWS & DOORS
Benjamin Moore "Clinton Brown"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone
"Appalachian Fieldstone" w/ matching chiseled corner stones
Color: "Mountain Sunset" Grout: Natural Gray
- 110 CONCRETE ROOF TILE
Eagle Roof Tile - Capistrano "Olive Garden Blend"
- 137 BRICK LINTEL - Coronado Stone
2-1/8" x 8" x 1/2" Thin Brick Tumbled
- 139 BRICK CLINKERS - Coronado Stone
2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint
- 144 PAINT @ WOOD TRELLIS
Benjamin Moore - Mediterranean Olive #2142-10
Satin Finish

For: Darden Restaurants
Orlando, FL
407 245 4000

By: CRHO Architects
Santa Ana, CA
714 832 1834

July 20th, 2018
Sheet 1 of 4



REAR ELEVATION



File Name: 18110 Color Elevations

ITALIAN RESTAURANT

Minnetonka, MN



MATERIAL LEGEND

- 106 PAINT @ WOOD TRIM, WINDOWS & DOORS
Benjamin Moore "Clinton Brown"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone
"Appalachian Fieldstone" w/ matching chiseled corner stones
Color: "Mountain Sunset" Grout: Natural Gray
- 110 CONCRETE ROOF TILE
Eagle Roof Tile - Capistrano "Olive Garden Blend"
- 137 BRICK LINTEL - Coronado Stone
2-1/8" x 8" x 1/2" Thin Brick Tumbled
- 139 BRICK CLINKERS - Coronado Stone
2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint
- 144 PAINT @ WOOD TRELLIS
Benjamin Moore - Mediterranean Olive #2142-10
Satin Finish

For: Darden Restaurants
Orlando, FL
407 245 4000

By: CRHO Architects
Santa Ana, CA
714 832 1834

July 20th, 2018
Sheet 2 of 4



RIGHT ELEVATION



ITALIAN RESTAURANT

Minnetonka, MN



MATERIAL LEGEND

- 106 PAINT @ WOOD TRIM, WINDOWS & DOORS
Benjamin Moore "Clinton Brown"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone
"Appalachian Fieldstone" w/ matching chiseled corner stones
Color: "Mountain Sunset" Grout: Natural Gray
- 110 CONCRETE ROOF TILE
Eagle Roof Tile - Capistrano "Olive Garden Blend"
- 137 BRICK LINTEL - Coronado Stone
2-1/8" x 8" x 1/2" Thin Brick Tumbled
- 139 BRICK CLINKERS - Coronado Stone
2-1/8" x 8" Thin Brick Tumbled w/ 3/8" Mortar Joint
- 144 PAINT @ WOOD TRELLIS
Benjamin Moore - Mediterranean Olive #2142-10
Satin Finish

For: Darden Restaurants
Orlando, FL
407 245 4000

By: CRHO Architects
Santa Ana, CA
714 832 1834

July 20th, 2018
Sheet 3 of 4



LEFT ELEVATION



File Name: 18110 Color Elevations

ITALIAN RESTAURANT

Minnetonka, MN



MATERIAL LEGEND

- 106 PAINT @ WOOD TRIM, WINDOWS & DOORS
Benjamin Moore "Clinton Brown"
- 107 STONE VENEER (#139 Brick Clinkers) - Coronado Stone
"Appalachian Fieldstone" w/ matching chiseled corner stones
Color: "Mountain Sunset" Grout: Natural Gray
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For: Darden Restaurants
Orlando, FL
407 245 4000

By: CRHO Architects
Santa Ana, CA
714 832 1834

July 20th, 2018
Sheet 4 of 4

Resolution 95-10006B

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A RESTAURANT IN AN AREA DESIGNATED FOR SERVICE COMMERCIAL WITHIN THE I-394 CORRIDOR

Section 1. Background

1.01 Chili's of Minnesota is requesting a conditional use permit for a restaurant in an area designated for service commercial within the I-394 corridor. The property is legally described as follows:

Boulevard Gardens, Second Addition, Block 1, Lots 1 and 4

1.02 City Code Section 300.31, subdivision 2(n) lists the standards that must be met for granting of the permit:

- 1) shall have minimum seating capacity of 150;
- 2) shall be part of an overall master development plan consisting of more than one structure;
- 3) shall be architecturally consistent and compatible with other structures in the master development plan;
- 4) shall have parking in compliance with the requirements of section 300.28 of this code;
- 5) shall be permitted only when it can be demonstrated that operation will not lower significantly the existing level of service as defined by the Institute of Traffic Engineers on the roadway system;
- 6) shall not include a drive-up window; and,
- 7) shall not be located within 100 feet of any low density residential parcel or adjacent to medium or high density residential parcels. The City may reduce separation requirements if the following are provided:
 - a. landscaping and berming to shield the restaurant use.
 - b. parking lots not located in proximity to residential uses.
 - c. lighting plans which are unobtrusive to surrounding uses.

Section 2. Findings

2.01 The proposed site plan meets the criteria for granting of the conditional use permit.

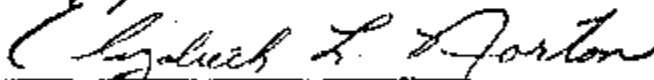
Section 3. City Council Action

Adopted by the Minnetonka City Council on December 11, 1995.



KAREN J. ANDERSON, MAYOR

ATTEST:



Elizabeth L. Norton, City Clerk

Action on this resolution

Motion for adoption: Tauer

Seconded by: Countryman

Voted in favor of _____

Callison, Schneider, Hanus, Tauer, Countryman, Allendorf, Anderson

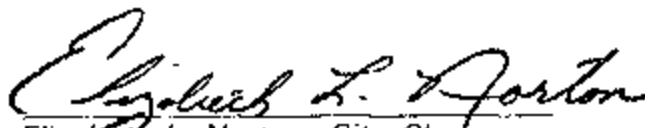
Voted against: _____

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 the 11th day of December, 1995.



Elizabeth L. Norton, City Clerk

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Resolution No. 2018-

Resolution approving a final site and building plan for Olive Garden, a freestanding restaurant at 11390 Wayzata Blvd.

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

Section 1. Background.

1.01 Christie Schacter, on behalf of CDS Development, has requested final site and building plan approval for Olive Garden. (Project 15022.18a).

1.02 The property is located 11390 Wayzata Boulevard. It is legally described as follows:

Lot 4, Block 1, BOULEVARD GARDENS SECOND ADDITION, Hennepin County, Minnesota. (Certificate No. 860838).

1.03 On October 18, 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.

Section 2. General Standards.

2.01 City Code §300.27, Subd. 5, states that in evaluating a site and building plan, the city will consider its compliance with the following:

1. Consistency with the elements and objectives of the city's development guides, including the comprehensive plan and water resources management plan;
2. Consistency with the ordinance;
3. Preservation of the site in its natural state to the extent practicable by minimizing tree and soil removal and designing grade changes to be in keeping with the general appearance of neighboring developed or developing areas;
4. Creation of a harmonious relationship of buildings and open spaces with natural site features and with existing and future buildings having a visual

relationship to the development;

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

Section 3. Findings.

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

1. The proposal has been reviewed by city planning, engineering, natural resources, public works, and fire staff and found to be generally consistent with the city's development guides.
2. The proposal would comply with all city ordinance requirements.
3. The proposed restaurant would be located in an area previously occupied by a restaurant. As such, the general visual appearance would not substantially change.
4. The proposed restaurant would be constructed in an area previously occupied by a restaurant. As such, the harmonious relationship of

building and open space would be minimally disturbed.

5. The proposed restaurant would not adversely impact site circulation. The building would have a stone veneer with landscaping surrounding the building.
6. The proposal would be required to meet all building and energy codes.
7. The proposal would not adversely impact adjacent or neighboring properties. Rather, it is anticipated that the proposal would complement the surrounding uses.

Section 4. Planning Commission Action.

4.01 The Planning Commission approves final site and building plans. Approval is based on the findings outlined in section 4 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, except as modified by the conditions below:
 - Demolition plan, dated August 27, 2018.
 - Erosion control plan, dated August 27, 2018.
 - Civil site plan and dimensional control, dated August 27, 2018.
 - Utility plan and details, dated August 27, 2018.
 - Paving, grading and drainage plans and details, August 27, 2018.
 - Landscaping plan and details, dated August 27, 2018.
 - Elevations and floor plans, dated August 27, 2018.
2. Prior to issuance of a building permit, submit the following:
 - a) An electronic PDF copy of all required plans and specifications.
 - b) Final site, grading, drainage, utility, landscape, and tree mitigation plans, and a stormwater pollution prevention plan (SWPPP) for staff approval.
 - 1) Final landscaping plan must minimum landscaping and mitigation requirements as outlined in ordinance. However, at the sole discretion of natural resources staff, mitigation may be adjusted based on site conditions.
 - 2) Final stormwater stormwater management plan must:

-
- Meet the requirements of the city's Water Resources Management Plan, Appendix A, supplemental calculations must be submitted detailing conformance with the city's:
 - Rate Control: maintain existing rates leaving the site for the 2-, 10-, and 100-year storm events.
 - Volume: Provide onsite retention for up to 1.0" of runoff from the proposed impervious surfaces within the disturbance limits. If site conditions allow, the City of Minnetonka prefers the implementation of infiltration practices.
 - Water Quality: materials must be submitted (MIDS or p8 model) to demonstrate that 60% annual total phosphorus and 90% annual total suspended solids removal.
- 3) Final utility plan that utilizes approved materials and installation procedures per the Minnesota plumbing code.
- c) Stormwater maintenance agreement. This agreement must outline maintenance responsibilities for the stormwater facility and must provide a detailed maintenance plan for all specific facilities. The agreement must be filed against the property at Hennepin County.
- d) Declaration of restrictive covenants and easement related to a privately owned fire hydrant.
- e) Final material board and color palate board for staff review and approval.
- f) A construction management plan. This plan must be in a city-approved format and outline minimum site management practices and penalties for non-compliance.
- g) Individual letters of credit or cash escrow for 125% of a bid cost or 150% of an estimated cost to construct comply with grading permit and landscaping requirements and to restore the site. One itemized letter of credit is permissible, if approved by staff. The city will not fully release the letters of credit or cash escrow until:
- as-built drawings have been submitted;

-
- letter certifying that the underground facility has been completed according to the plans approved by the city has been submitted;
 - vegetated ground cover has been established; and
 - required landscaping or vegetation has survived one full growing season.
- h) 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.
3. Prior to issuance of a permit:
- a) This resolution must be recorded at Hennepin County.
 - b) Pay all outstanding utility bills.
 - c) 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.
4. All rooftop and ground-mounted mechanical equipment, and exterior trash and recycling storage areas, must be enclosed with materials compatible with the principal structure, subject to staff approval. Low profile, self-contained mechanical units that blend in with the building architecture are exempt from the screening requirement.
5. Parking lot must be striped to meet ADA requirements.
6. The property owner is responsible for replacing any required landscaping that dies.
7. During construction, the streets must be kept free of debris and sediment.
8. Permits may be required from other outside agencies including, Hennepin County, the Nine-Mile Creek Watershed District, and the MPCA. It is the

applicant's or property owner's responsibility to obtain any necessary permits.

9. If the building permit has not been submitted by Dec. 31, 2018, a conditional use permit is required.
10. Construction must begin by Dec. 31, 2019 unless the planning commission grants a time extension.

Adopted by the Planning Commission of the City of Minnetonka, Minnesota, on Oct. 18, 2018.

Brian Kirk, Chairperson

ATTEST:

_____, 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 Oct. 18, 2018
