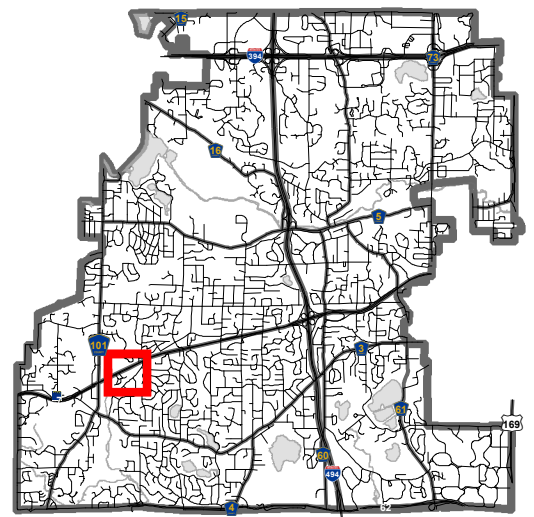




### Location Map

Project: Lake Mtkka Care Center  
Address: 16913 Hwy 7





# **Lake Minnetonka Care Center Site Plan Review & Conditional Use Permit Conceptual Review Written Statement**

The Lake Minnetonka Care Center is an existing 21 resident Skilled Nursing Facility (SNF) currently located at 20395 Summerville Rd in Deephaven, Minnesota. It is the smallest nursing home in the state of Minnesota. The owner of the facility since 1987 is Jeff Sprinkel. The facility has operated as a nursing home since about 1960 and is housed in a formerly residential house built in the early 1900s. The building is woefully inadequate to meet the needs required of today's nursing homes.

As a result, Jeff made the decision to relocate and build a new building. Because of the age of his current building, an addition and/or remodel of the existing facility was not deemed feasible nor cost effective. Jeff began searching for sites, first within Deephaven, but quickly determined there was limited site availability to meet the needs of a new facility.

Jeff then found an ideal site located at 16913 State Highway 7 in Minnetonka. The site is ideal for several reasons: First, the site is zoned R-1 which under Minnetonka statutes allows for the construction of a nursing home with the approval of a conditional use permit. Second, the site had direct access from State Highway 7 almost eliminating any traffic disturbance to neighbors from the site. The site's direct access to Highway 7 discourages most single family home owners, thereby greatly reducing the site's appeal to anyone else for a single family home. Third, the relatively small size of the lot minimizes any chance of most other types of developments. Lastly, the site has a very old, dilapidated house which has been unsuitable for habitation for many years and must be torn down, before it falls down. These four factors alone make it a prime site for a redevelopment such as this.

The proposed new building consists of a two story structure with a partial basement. The building footprint is 7,348 square feet with a total gross building square footage of 17,983, and 15,200 feet above ground. The building site is 1.71 acres or 74,488 square feet. The site also contains an existing garage that was approved with a conditional use permit over a year ago. The footprint of the existing garage is 1,160 square feet.

Some pertinent site statistics with regards to the development would be as follows:

The proposed building and sidewalks, 12 car parking lot and drive, and existing garage would make up less than 32% impervious surface on the site. The building footprint itself would only occupy less than 4% of the overall site.

We are proposing under ground holding for water retention to reduce the site impact on the property.

We are proposing removing less than 32% of the existing trees on the property.

The small nature of the nursing home would mean comparable traffic on the property than an average family. Please see the attached traffic analysis of the proposed use.

We feel the proposed development would be an excellent addition to the city of Minnetonka especially since the city recently lost its only other nursing home. The nursing home would be a good buffer from the noise of State Highway 7 to the residential lots behind. It will be a beautiful structure with a very low impact use with only 21 residents. The residential nature of the building will also tie in very nicely with the single family residences and townhomes in this area.

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 Architect under the laws of the State of MINNESOTA.

Signature: **STUART BAILEY**

Reg. No.: ARCH. LIC. # Date: ISSUED

**LAKE MINNETONKA CARE CENTER  
NEW CARE CENTER  
16913 STATE HWY. 7  
MINNETONKA, MINNESOTA 55345**

REVISIONS

Issue ID	Issue Name	Issue Date

SHEET TITLE  
SITE PLAN

DRAWN BY:	DATE:	PROJ. NO.
MAP	5/29/20	39175

SHEET NO.  
**P-001**

**SITE/BUILDING STATISTICS**

LAKE MINNETONKA CARE CENTER  
16913 STATE HWY NO. 7  
MINNETONKA, MN 55345

**SITE**

AREA: 74,488 SQ. FT. / 1.71 ACRES

DISTRICT: R-1

USE: NURSING HOME - SKILLED CARE  
(CONDITIONAL USE)

PROPOSED BUILDING AREA:  
BASEMENT 3,029 SQ. FT.  
1st FLOOR 7,384 SQ. FT.  
2nd FLOOR 7,570 SQ. FT.  
TOTAL 17,983 SQ. FT.

CANOPY ROOF 357 SQ. FT.

**BUILDING SETBACKS:**

FRONT YARD:  
ALLOWED: 50'-0"  
ACTUAL: 105'-6"  
SIDE YARD:  
EAST: 50'-0"  
ACTUAL: 85'-9"  
WEST: 50'-0"  
ACTUAL: 55'-11"  
REAR YARD:  
ALLOWED: 50'-0"  
ACTUAL: 50'-0"

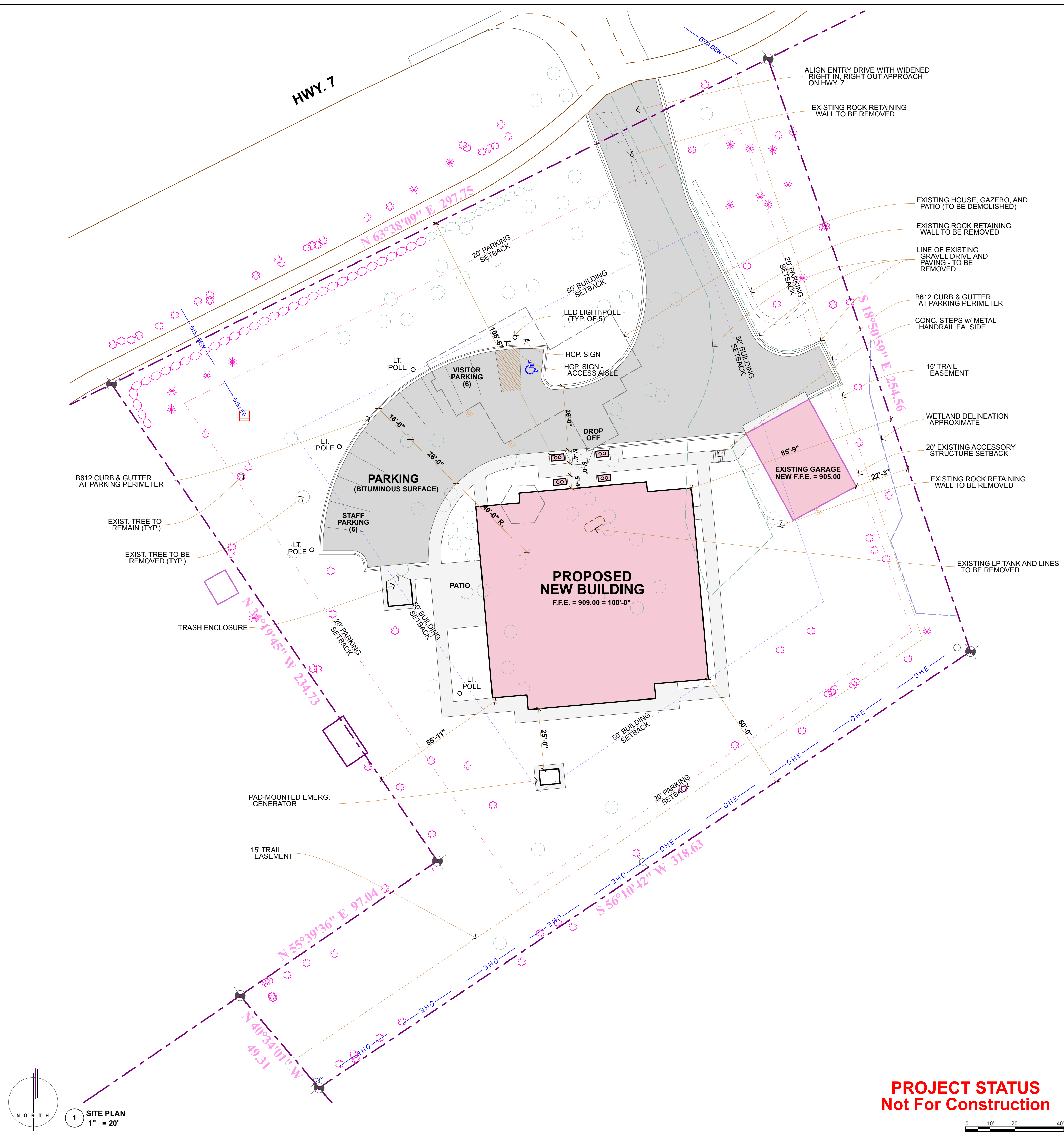
**BUILDING HEIGHT:**

ALLOWED: 35'-0" TO CENTER LINE OF ROOF  
ACTUAL: 27'-9"

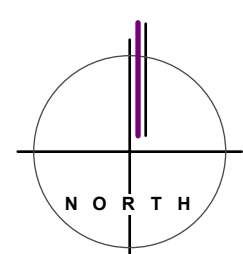
**ROOF OVERHANGS:**

2'-0" TYPICAL AT 2nd STORY

IMPERVIOUS SURFACE CALCULATION:  
PROPOSED SITE AND BUILDINGS: 223,696 SF of 74,488 SF or 31.81%

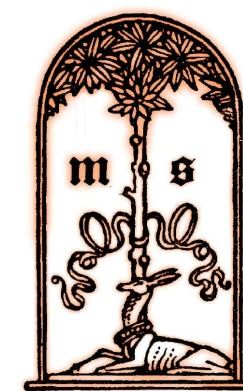


**PROJECT STATUS  
Not For Construction**



**1 SITE PLAN**  
1" = 20'





**SALZMAN**  
LANDSCAPE  
ARCHITECT  
2266 SARGENT AVE  
SAINT PAUL, MN 55105  
952-412-6210

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 Landscape Architect under the laws of the State of MINNESOTA.

Signature: Mark Salzman

Reg. No.: 19480 Date: ISSUED

**LAKE MINNETONKA CARE CENTER**  
**NEW CARE CENTER**  
**16913 STATE HWY. 7**  
**MINNETONKA, MINNESOTA 55345**

**REVISIONS**

Issue ID	Issue Name	Issue Date

**SHEET TITLE**  
TREE REMOVAL PLAN

<b>DRAWN BY:</b> MLS	<b>DATE:</b> 5/21/20	<b>PROJ. NO.:</b> 39175
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**SHEET NO.**  
**L-1**

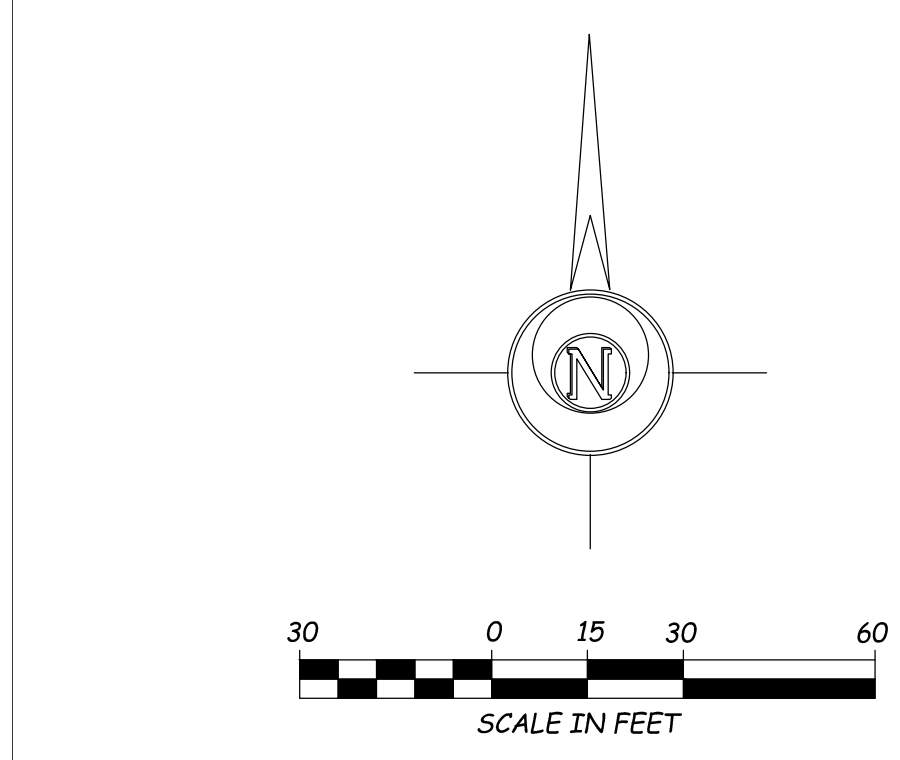
NUMBER	TYPE	Size (cal.in.)	Height (ft.)	NUMBER	TYPE	Size (cal.in.)	Height (ft.)
40	BASSWOOD	12		210	CEDAR	12	32'
41	SPRUCE	16	60'	212	ASH	16	
43	ELM	12		213	ASH	16	
44	COTTONWOOD (TWIN)	20		214	MAPLE	12	
45	BOXELDER	14		228	ELM	12	
47	ELM	10		258	MAPLE	22	
48	ELM	10		259	ASH	32	
49	ELM	10		300	BOXELDER	10	
51	SPRUCE	12	56'	301	WALNUT	6	
52	BOXELDER	12		302	BOXELDER	6	
54	ASH	20		303	PINE	4	
56	ASH	12		304	BOXELDER	8	
57	ELM	20		305	BOXELDER	8	
58	ELM	12		306	BOXELDER	6	
59	ASH	20		307	BOXELDER	6	
60	MAPLE	12		308	BOXELDER	8	
61	ASH	16		309	BOXELDER	8	
62	SPRUCE	12	36'	310	BOXELDER	8	
63	BERRY (TRIPLE)	10		311	BIRCH (CLUSTER)	10	
64	BASSWOOD	30		312	LINDEN	8	
65	SPRUCE	16	44'	313	BIRCH (TWIN)	8	
66	SPRUCE	12	42'	314	ELM	8	
67	SPRUCE	12	42'	315	ELM	8	
68	SPRUCE	12	38'	316	ARBORVITAE	28'	
69	SPRUCE	12	42'	317	ARBORVITAE	28'	
70	SPRUCE	12	42'	318	MAPLE	6	
71	SPRUCE	10	28'	319	FRUIT	10	
72	SPRUCE	12	38'	320	SPRUCE	4	
73	HEMLOCK	16	42'	321	ARBORVITAE	20'	
74	MAPLE (CLUSTER)	14		322	ARBORVITAE	20'	
75	SPRUCE	12	34'	323	ELM	8	
76	SPRUCE	12	36'	324	BOXELDER	8	
77	BIRCH	12		325	BOXELDER	8	
78	SPRUCE	10	38'	326	BOXELDER	8	
79	SPRUCE	12	40'	327	BOXELDER	8	
80	SPRUCE	10	38'	328	BOXELDER	4	
81	SPRUCE	10	38'	329	MAPLE	8	
82	LINDEN	12		330	MAPLE	6	
83	SPRUCE	12	42'	331	PINE	6	24'
85	ASH	24		332	BERRY	6	
86	SPRUCE	10	38'	333	PINE	6	22'
87	SPRUCE	10	28'	334	BIRCH (CLUSTER)	10	
88	SPRUCE	12	40'	335	UNKNOWN	8	
89	ASH	20		336	ASH	10	
90	ASH	24		337	ARBORVITAE	16'	
91	SPRUCE	10	36'	338	ARBORVITAE	20'	
92	BOXELDER	12		339	MAPLE	8	
93	BOXELDER	12		340	FRUIT	10	
94	BOXELDER	12		341	FRUIT	10	
95	BOXELDER	12		342	ASH	16	
96	ASH	22		343	BOXELDER	8	
97	BOXELDER (CLUSTER)	14		344	ASH	16	
98	BOXELDER (TWIN)	12		345	ELM	8	
99	BOXELDER	16		346	BOXELDER	8	
100	MAPLE	24		347	ASH	10	
101	ASH	24		348	BOXELDER	5	
102	SPRUCE	20	40'	349	BOXELDER	8	
104	COTTONWOOD	20		350	BOXELDER (TWIN)	9	
105	SPRUCE	20	40'	351	ASH	9	
106	SPRUCE	16	40'	352	MAPLE	12	
107	COTTONWOOD	16		353	BOXELDER	10	
108	ELM	12		354	BOXELDER	10	
109	ELM (CLUSTER)	12		355	BOXELDER	10	
110	ELM	10		356	BOXELDER (TWIN)	10	
111	ELM	16		357	SPRUCE	4	
112	ELM	24	18'	358	SPRUCE	8	24'
113	SPRUCE	10	32'	359	SPRUCE	4	12'
115	SPRUCE	10	30'	360	PINE	8	15'
116	SPRUCE	10	32'	361	ELM	10	
117	SPRUCE	8	26'	362	ELM	10	
119	SPRUCE	10	32'	363	ELM	12	
120	COTTONWOOD	10		364	ELM	8	
121	BOXELDER (TWIN)	10		365	ELM	8	
127	SPRUCE	8	32'	366	BOXELDER (TWIN)	8	
128	SPRUCE	6	30'	367	ELM	8	
131	SPRUCE	6	30'	368	ELM	8	
132	ASH	24		369	ELM	6	
133	PINE	20	52'	370	ELM	10	
134	SPRUCE	10	35'	371	ELM	10	
136	SPRUCE	12	40'	372	ELM	10	
137	SPRUCE	12	32'	373	ELM	8	
139	SPRUCE	8	28'	374	ELM	8	
140	SPRUCE	8	32'	375	ELM	8	
141	MAPLE	12		376	ELM	8	
144	SPRUCE	24	48'	377	ELM	8	
145	SPRUCE	6	26'	378	BOXELDER	10	
146	BASSWOOD (CLUSTER)	16		379	BOXELDER	12	
147	BASSWOOD	30		380	COTTONWOOD	10	
150	BASSWOOD (CLUSTER)	16		381	COTTONWOOD	6	
				382	PINE	6	30'
				383	PINE	6	20'
				384	MAPLE	8	
				385	MAPLE (DEAD?)	20	

40 TREES TOTAL  
31 trees total

TREES TO REMOVE 40 TREES TOTAL  
26 trees total 36 TREES TOTAL  
57 trees total 76 TREES TOTAL

SURVEY PREPARED BY:  
O'MALLEY & KRON  
LAND SURVEYORS, INC.

PROJECT STATUS  
Not For Construction

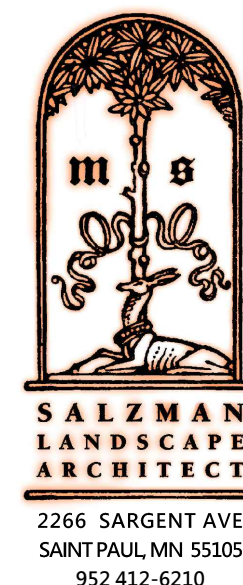


Legend  
○ INDICATES IRON MONUMENT PLACED  
● INDICATES IRON MONUMENT FOUND

**LEGEND**

ST	INDICATES STORM SEWER LINE
SN	INDICATES SANITARY SEWER LINE
I	INDICATES UNDERGROUND WATER
G	INDICATES UNDERGROUND GAS
OHP	INDICATES OVERHEAD POWER
X	INDICATES FENCE LINE
⊙	INDICATES SANITARY MANHOLE
⊞	INDICATES CATCH BASIN
⊕	INDICATES WATER VALVE
⊕	INDICATES HYDRANT
⊕	INDICATES POWER POLE
⊕	INDICATES GAS PEDESTAL
⊕	INDICATES ELECTRIC PEDESTAL
*	INDICATES CONIFEROUS TREE
⊙	INDICATES DECIDUOUS TREE
⊞	INDICATES CONCRETE SURFACE
X	INDICATES TREES TO BE REMOVED





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 Landscape Architect under the laws of the State of MINNESOTA.

Signature: Mark Salzman

Reg. No.: 19480 Date: ISSUED

**LAKE MINNETONKA CARE CENTER**  
**NEW CARE CENTER**  
**16913 STATE HWY. 7**  
**MINNETONKA, MINNESOTA 55345**

**REVISIONS**

Issue ID	Issue Name	Issue Date

**SHEET TITLE**  
#Layout Name

**DRAWN BY:** ML5 **DATE:** 5/21/20 **PROJ. NO.:** 39175

**SHEET NO.**

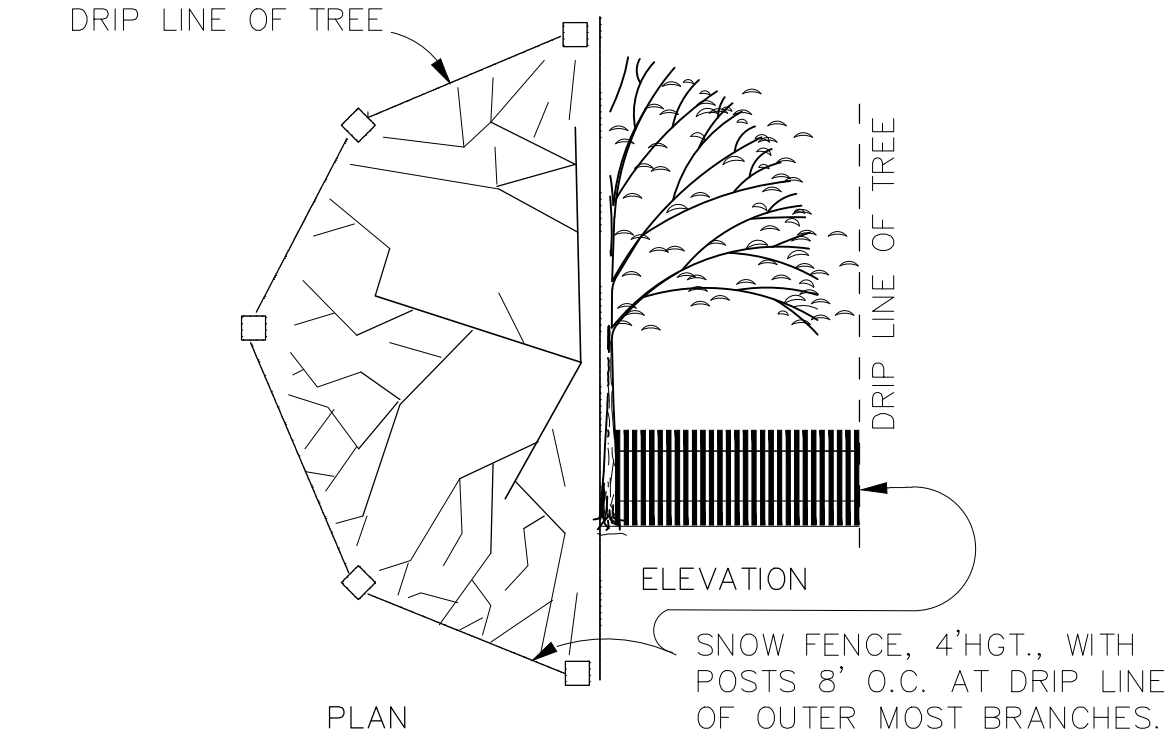
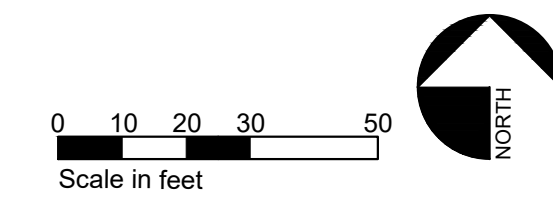
**L-2**

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40	BASSWOOD	12		214	MAPLE	12	
41	SPRUCE	16	60'	228	ELM	12	
43	ELM	12		258	MAPLE	22	
44	COTTONWOOD (TWIN)	20		259	ASH	32	
45	BOXELDER	14		300	BOXELDER	10	
47	ELM	10		301	WALNUT	6	
48	ELM	10		302	BOXELDER	6	
49	ELM	10		303	PINE	4	
51	SPRUCE	12	56'	304	BIRCH (CLUSTER)	10	
52	BOXELDER	12		305	BOXELDER	8	
54	ASH	20		306	BOXELDER	8	
56	ASH	12		307	BOXELDER	6	
77	BIRCH	12		308	BOXELDER	6	
85	ASH	24		309	BOXELDER	8	
88	SPRUCE	12	40'	310	BOXELDER	8	
89	ASH	20		311	BOXELDER	8	
90	ASH	24		339	FRUIT	10	
91	SPRUCE	10	36'	340	MAPLE	8	
92	BOXELDER	12		341	FRUIT	10	
93	BOXELDER	12		342	ASH	16	
94	BOXELDER	12		343	BOXELDER	8	
95	BOXELDER	12		344	ASH	16	
96	ASH	22		345	ELM	8	
97	BOXELDER (CLUSTER)	14		346	BOXELDER	8	
98	BOXELDER (TWIN)	12		347	ASH	10	
99	BOXELDER	16		348	BOXELDER	5	
100	MAPLE	24		349	BOXELDER	8	
101	ASH	24		350	BOXELDER (TWIN)	9	
104	COTTONWOOD	20		351	ASH	9	
105	SPRUCE	20	40'	352	MAPLE	12	
106	SPRUCE	16	40'	353	BOXELDER	10	
107	COTTONWOOD	16		354	BOXELDER	10	
108	ELM	12		355	BOXELDER	10	
109	ELM (CLUSTER)	12		356	BOXELDER (TWIN)	10	
110	ELM	10		357	SPRUCE	4	
111	ELM	16		358	SPRUCE	8	24'
112	ELM	24	18'	359	SPRUCE	4	12'
113	SPRUCE	10	32'	360	PINE	8	15'
115	SPRUCE	10	30'	361	ELM	10	
116	SPRUCE	10	32'	362	ELM	10	
117	SPRUCE	8	26'	363	ELM	12	
119	SPRUCE	10	32'	364	ELM	8	
120	COTTONWOOD			365	ELM	8	
121	BOXELDER (TWIN)	10		366	BOXELDER (TWIN)	8	
127	SPRUCE	8	32'	367	ELM	8	
128	SPRUCE	6	30'	368	ELM	8	
131	SPRUCE	6	30'	369	ELM	6	
132	ASH	24		370	ELM	10	
146	BASSWOOD (CLUSTER)	16		371	ELM	10	
147	BASSWOOD	30		372	ELM	10	
150	BASSWOOD (CLUSTER)	16		373	ELM	8	
210	CEDAR	12	32'	374	ELM	8	
212	ASH	16		375	ELM	8	
213	ASH	16		376	ELM	8	
				377	ELM	8	
				381	COTTONWOOD	6	
				382	PINE	6	30'

SYMBOL	TREES	TOTAL QTY.	SIZE/COND.	REMARKS
QA	QUERCUS ALBA WHITE OAK	2	2.5" CAL./B&B	SINGLE LEADER, STAKE
QB	QUERCUS BICOLOR SWAMP WHITE OAK	8	2.5" CAL./B&B	SINGLE LEADER, STAKE
QM	QUERCUS MACROCARPA BUR OAK	1	2.5" CAL./B&B	SINGLE LEADER, STAKE
QR	QUERCUS RUBRA RED OAK	4	2.5" CAL./B&B	SINGLE LEADER, STAKE
TA	TILIA AMERICANA AMERICAN LINDEN	2	2.5" CAL./B&B	SINGLE LEADER, STAKE
AR	ACER RUBRUM RED MAPLE	5	2.5" CAL./B&B	SINGLE LEADER, STAKE
AS	ACER SACCHARUM SUGAR MAPLE	1	2.5" CAL./B&B	SINGLE LEADER, STAKE
AA	AMELANCHIER ARBOREA SERVICEBERRY	3	7" CLUMP/B&B	MULTI-STEM, STAKE
CC	CERCIS CANADENSIS REDBUD NORTHERN CLUMP	1	7" CLUMP/B&B	SINGLE LEADER, STAKE
PS	PINUS STROBUS WHITE PINE	4	6 FT. HT./B&B	FULL FORM TO GRADE, STAKE
PSY	PINUS SYLVESTRIS SCOTCH PINE	4	6 FT. HT./B&B	FULL FORM TO GRADE, STAKE
DL	DIERVELLA LONICERA DWARF BUSH HONEYSUCKLE	27	#5 CONT.	SPACE PER PLAN
RA	RHUS AROMATICA 'GROW LOW' GROW LOW SUMAC	22	#5 CONT.	SPACE PER PLAN
TM	TAXUS X MEDIA TAUNTON YEW	12	30"/B&B	SPACE PER PLAN
SS	SCHIZACHYRIUM SCOPARIUM 'MINNIBLUE A' BLUE HEAVEN LITTLE BLUESTEM	34	#1 CONT.	SPACE PER PLAN
HO	HOSTA "TOUCH OF CLASS" 'TOUCH OF CLASS' HOSTA	247	#1 CONT.	SPACE PER PLAN
LA	LAVENDULA ANGSTIFOLIA 'MUNSTEAD' MUNSTEAD LAVENDER	75	#1 CONT.	SPACE PER PLAN
AN	ANNUALS	425	PACS	SPACE 8" O.C.

**GENERAL NOTES**

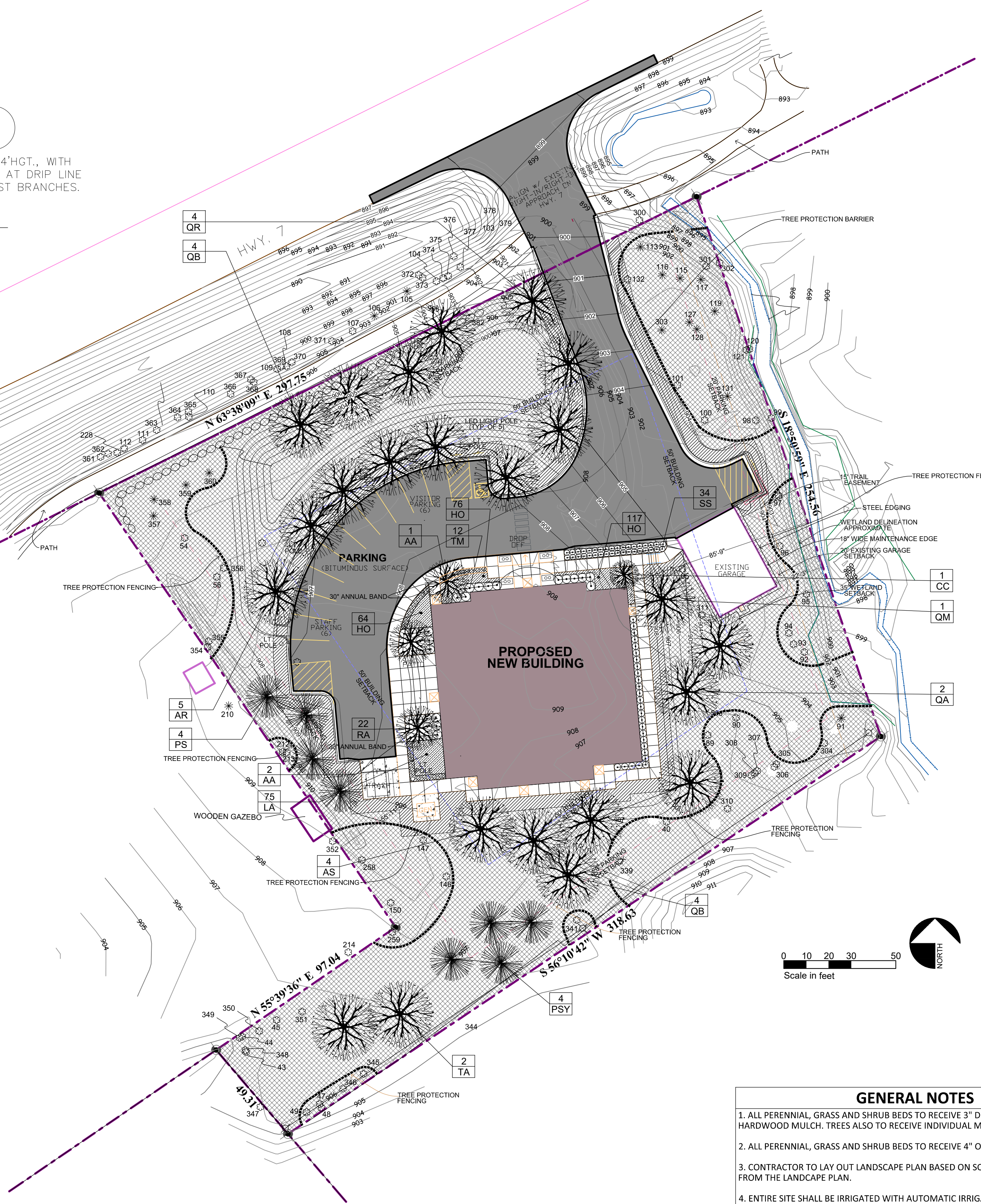
- ALL PERENNIAL, GRASS AND SHRUB BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH. TREES ALSO TO RECEIVE INDIVIDUAL MULCH CIRCLES.
- ALL PERENNIAL, GRASS AND SHRUB BEDS TO RECEIVE 4" OF TOPSOIL.
- CONTRACTOR TO LAY OUT LANDSCAPE PLAN BASED ON SCALED DIMENSIONS TAKEN FROM THE LANDSCAPE PLAN.
- ENTIRE SITE SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. DESIGN WILL BE SUBMITTED WITH FINAL DESIGN PLANS.
- PRIOR TO BEGINNING WORK, CONTACT GOPHER STATE ONECALL (651-454-0002) TO LOCATE UTILITIES THROUGHOUT THE AREA UNDER CONSTRUCTION. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A PRIVATE UTILITY LOCATOR TO LOCATE THE PRIVATE UTILITIES.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION.



**A**  
**1**  
**TREE PROTECTION**  
N.T.S.

- Legend**
- INDICATES IRON MONUMENT PLACED
  - INDICATES IRON MONUMENT FOUND

- LEGEND**
- ST— INDICATES STORM SEWER LINE
  - SN— INDICATES SANITARY SEWER LINE
  - I— INDICATES UNDERGROUND WATER
  - G— INDICATES UNDERGROUND GAS
  - OHP— INDICATES OVERHEAD POWER
  - X— INDICATES FENCE LINE
  - ⊕ INDICATES SANITARY MANHOLE
  - ⊞ INDICATES CATCH BASIN
  - ⊞ INDICATES WATER VALVE
  - ⊞ INDICATES HYDRANT
  - ⊞ INDICATES POWER POLE
  - ⊞ INDICATES GAS PEDESTAL
  - ⊞ INDICATES ELECTRIC PEDESTAL
  - \* INDICATES CONIFEROUS TREE
  - ⊞ INDICATES DECIDUOUS TREE
  - ▨ SOD
  - ▨ SEED
  - ▨ ROCK MULCH 4" DEEP DRESSER TRAP ROCK
  - ▨ PERENNIALS WITH 3" DEEP SHREDDED HARDWOOD MULCH
  - ▨ ANNUALS, 8" O.C.



**SURVEY PREPARED BY:**  
**O'MALLEY & KRON**  
**LAND SURVEYORS, INC.**

PROJECT STATUS  
Not For Construction







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 Architect under the laws of the State of MINNESOTA.

Signature: **STUART BAILEY**

Reg. No.: ARCH. LIC. # Date: ISSUED

**LAKE MINNETONKA CARE CENTER  
NEW CARE CENTER  
16913 STATE HWY. 7  
MINNETONKA, MINNESOTA 55345**

REVISIONS

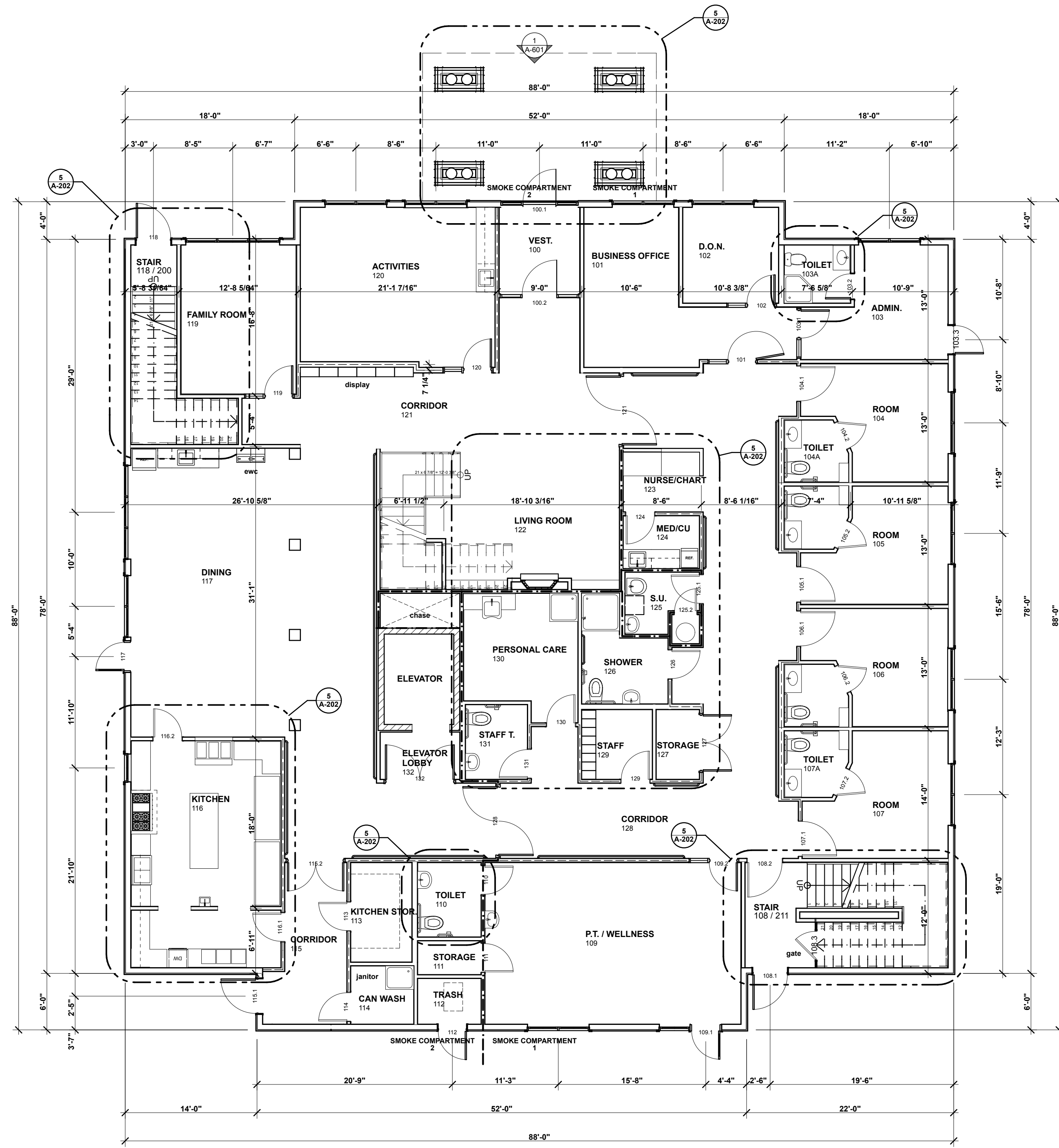
Issue ID	Issue Name	Issue Date

SHEET TITLE  
FLOOR PLAN

DRAWN BY:	DATE:	PROJ. NO.
MAP	5/8/20	39175

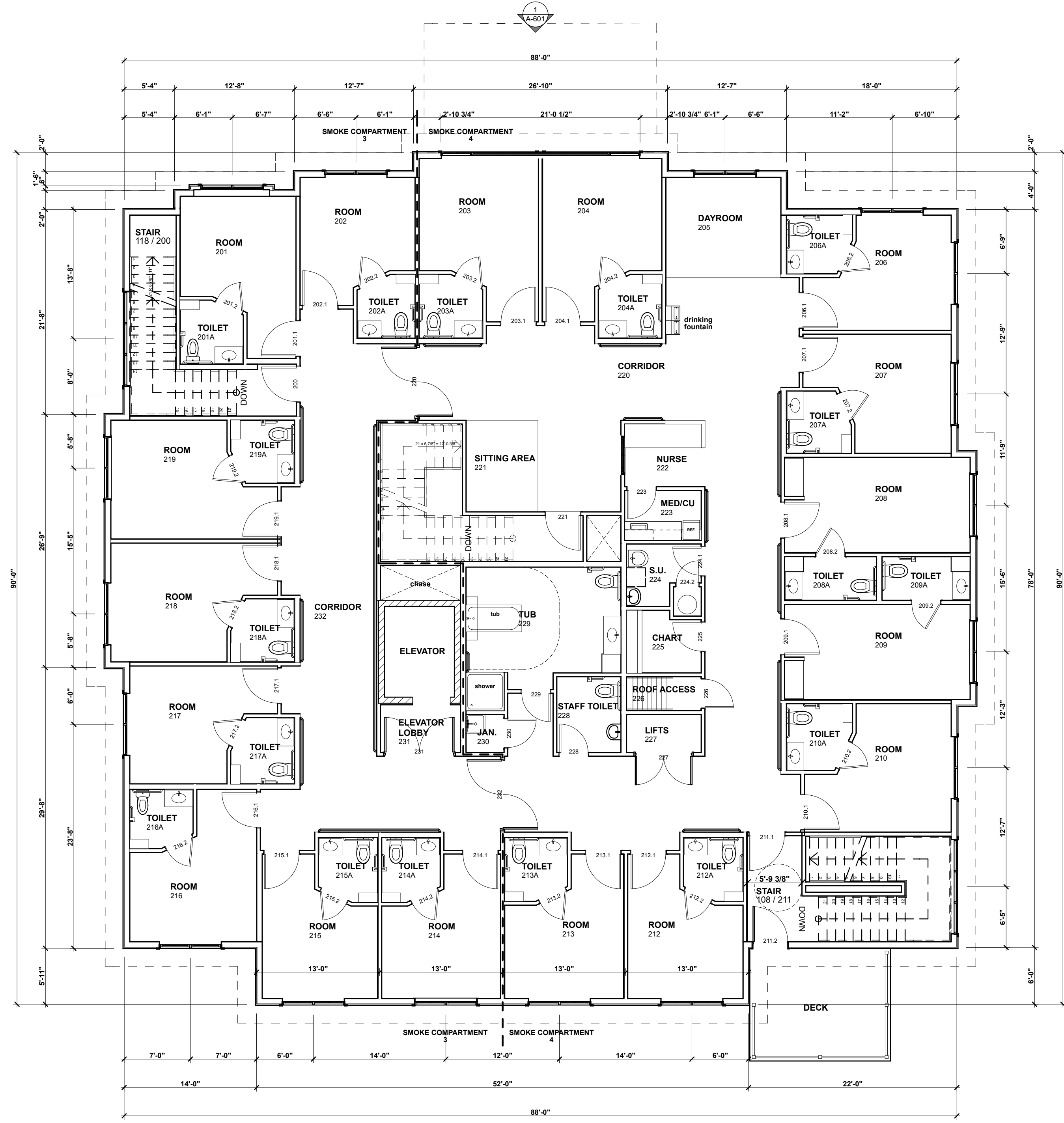
SHEET NO.  
**P-002**

**PROJECT STATUS**  
Not For Construction



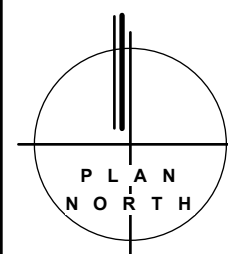
**1 FLOOR PLAN - FIRST FLOOR**  
1/8" = 1'-0"

7,384 sf



**2 FLOOR PLAN - SECOND FLOOR**  
1/8" = 1'-0"

7,570 sf

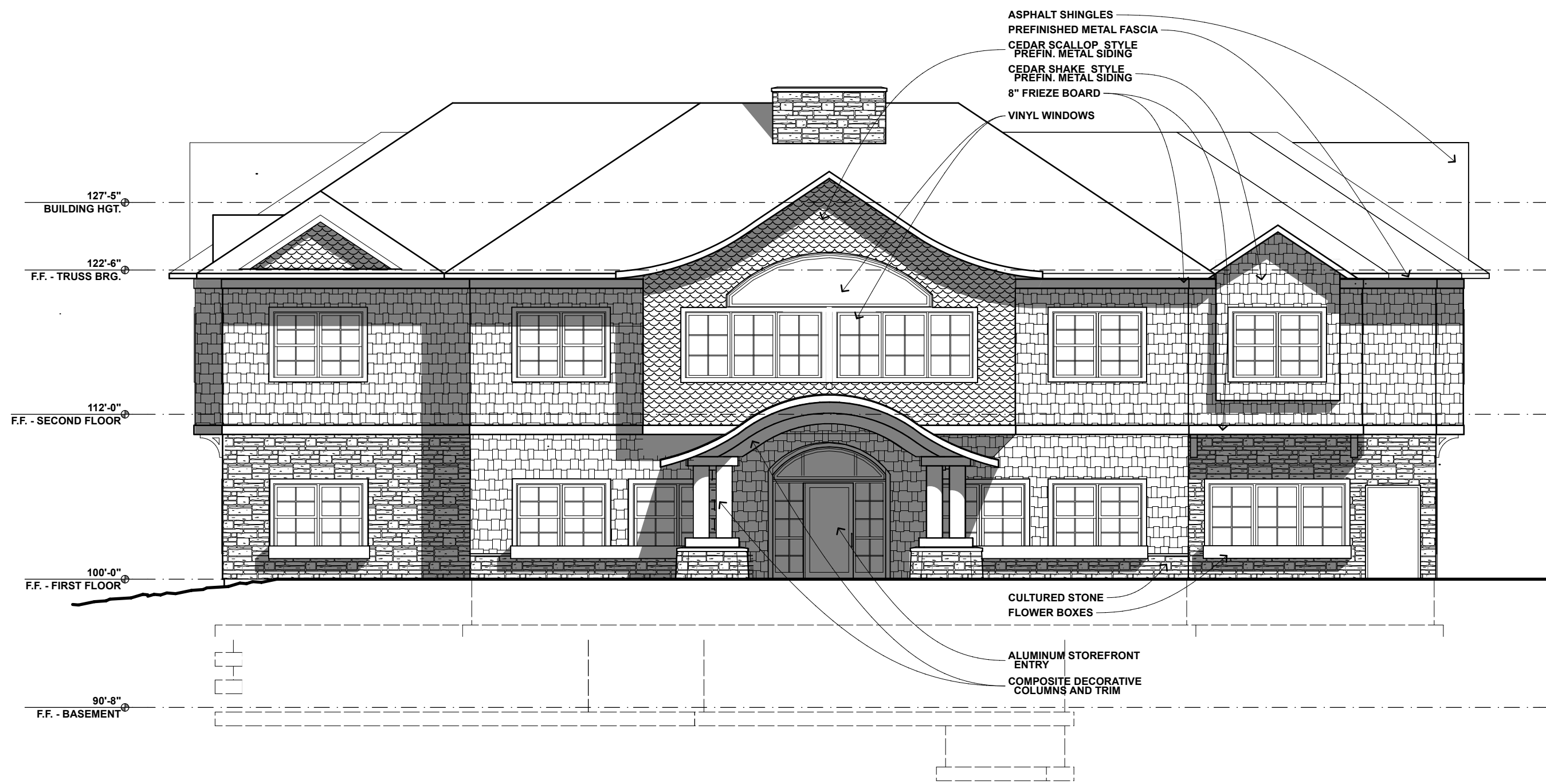




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Signature: **STUART BAILEY**

Reg. No.: ARCH. LIC. # Date: ISSUED



1 NORTH ELEVATION  
1/8" = 1'-0"



2 EAST ELEVATION  
1/8" = 1'-0"



3 SOUTH ELEVATION  
1/8" = 1'-0"



4 WEST ELEVATION  
1/8" = 1'-0"

**LAKE MINNETONKA CARE CENTER**  
**NEW CARE CENTER**  
16913 STATE HWY. 7  
MINNETONKA, MINNESOTA 55345

REVISIONS		
Issue ID	Issue Name	Issue Date

SHEET TITLE		
ELEVATIONS		
DRAWN BY:	DATE:	PROJ. NO.
MAP	5/8/20	39175

SHEET NO.  
**P-004**

**PROJECT STATUS**  
Not For Construction