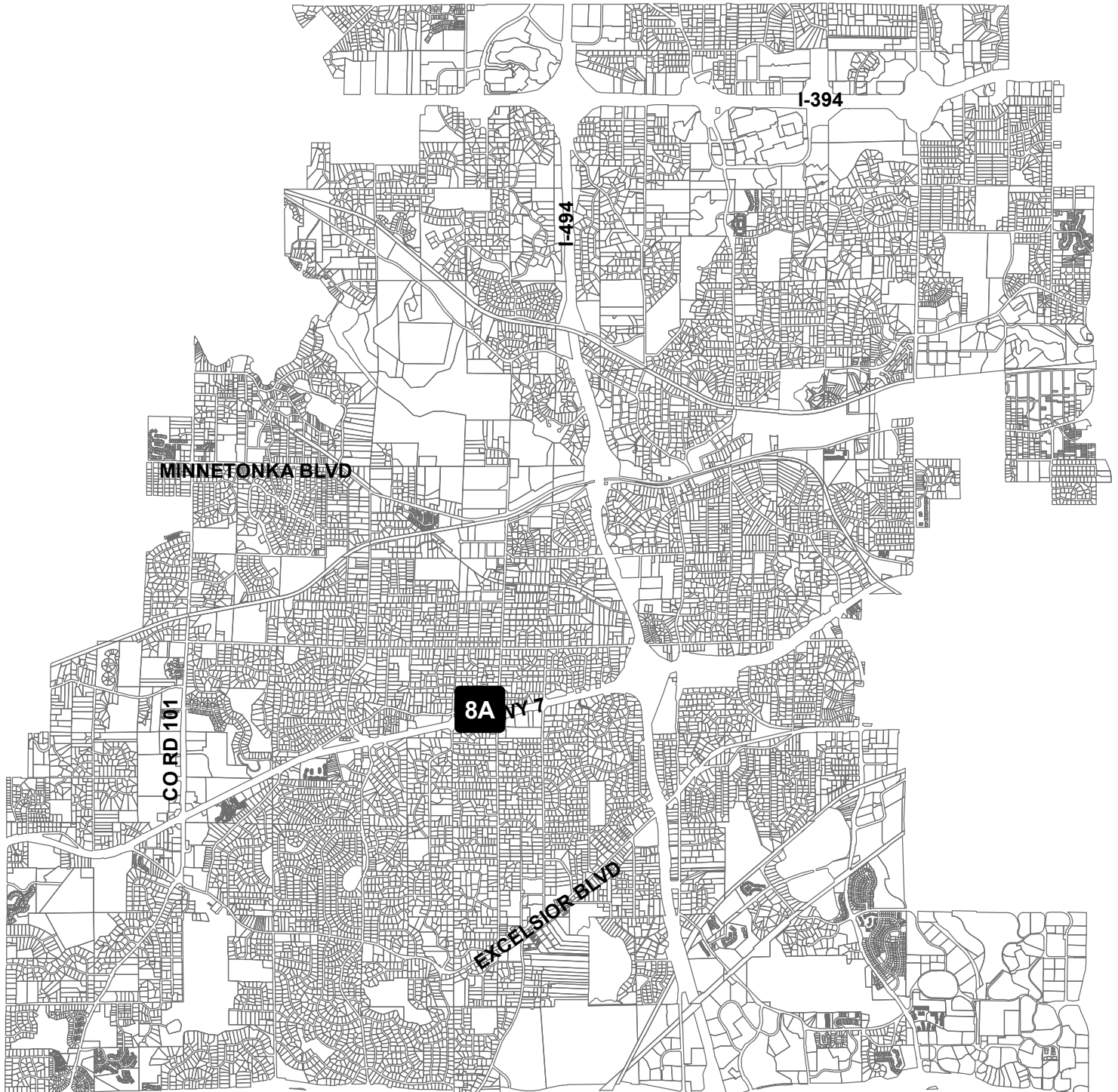




CITY OF
MINNETONKA

MINNETONKA PLANNING COMMISSION AUG. 19, 2021

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Planning Commission Agenda

Aug. 19, 2021 – 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:** July 15, 2021
- 5. Report from Staff**
- 6. Report from Planning Commission Members**
- 7. Public Hearings: Consent Agenda**

None

8. Public Hearings: Non-Consent Agenda Items

A. Items concerning the Goddard School at 14900 Highway 7

Recommendation: Recommend the city council approve the proposal. (4 Votes)

- Recommendation to City Council (Sept. 13, 2021)
- Project Planner: Loren Gordon

B. Ordinances regarding licensed residential care facilities.

Recommendation: Recommend the city council adopt an ordinance. (4 Votes)

- Recommendation to City Council (Sept. 13, 2021)
- Project Planner: Susan Thomas

C. Ordinance regarding accessory dwelling units in residential zoning districts.

Recommendation: Recommend the city council adopt the ordinance. (4 Votes)

- Recommendation to City Council (Sept. 13, 2021)
- Project Planner: Susan Thomas

9. Adjournment

Notices

1. Please call the planning division at (952) 939-8290 to confirm meeting dates as they are tentative and subject to change.
2. There following applications are tentatively schedule for the Sept. 2, 2021 agenda.

Project Description	Definitions Ordinance
Project Location	City-wide
Assigned Staff	Susan Thomas
Ward Councilmember	City-wide

**Unapproved
Minnetonka Planning Commission
Minutes**

July 15, 2021

1. Call to Order

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

2. Roll Call

Commissioners Henry, Maxwell, Powers, Waterman, Banks, and Sewall were present. Hanson was absent.

Staff members present: Community Development Director Julie Wischnack, City Planner Loren Gordon, Assistant City Planner Susan Thomas, and Senior Planner Ashley Cauley.

3. Approval of Agenda

Maxwell moved, second by Waterman, to approve the agenda as submitted with modifications provided in the change memo dated July 15, 2021.

Henry, Maxwell, Powers, Waterman, Banks, and Sewall voted yes. Hanson was absent. Motion carried.

4. Approval of Minutes: July 1, 2021

Henry moved, second by Powers, to approve the July 1, 2021 meeting minutes as submitted.

Henry, Maxwell, Powers, Waterman, Banks, and Sewall voted yes. Hanson 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 12, 2021:

- Adopted a resolution approving a conditional use permit for a telecommunication tower at 6110 Blue Circle Drive.
- Introduced an ordinance concerning Island Oaks at 16509 McGinty Road West.
- Adopted a resolution approving a conditional use permit for the Tavern Grill Restaurant and Bar at 12653 Wayzata Blvd.
- Reviewed a concept plan for Woodhaven of Minnetonka at 2424 and 2440 Plymouth Road.
- Reviewed a concept plan for Top Ten Liquors at 1641 Plymouth Road.

- Adopted an ordinance rezoning 10901 Red Circle Drive from B-1 to a planned unit development and adopting a master development plan and adopted a resolution approving the final site and building plans and preliminary plat for Shady Oak Office Center.

Planning commissioners are invited to attend a presentation by the Urban Land Institute on July 19, 2021, at 6 p.m. at the community center, a boards and commissions dinner on July 21, 2021, and a city bus tour with staff and economic development authority commissioners on July 26, 2021.

Wischnack explained how the Just Deeds program in Minnetonka is working to eliminate discriminatory covenants put on the deeds of properties decades ago. More information is available on the city's website to see if one's property has a discriminatory covenant and, if there is, the city will remove the discriminatory covenant and refile the deed free of charge.

The next planning commission meeting is scheduled to be held on Aug. 5, 2021.

6. Report from Planning Commission Members

Henry reported that the first sustainability commission meeting went well.

7. Public Hearings: Consent Agenda

No items were removed from the consent agenda for discussion or separate action.

Powers moved, second by Banks, to approve the items listed on the consent agenda as recommended in the respective staff reports as follows:

A. Resolution approving a setback variance for conversion of a deck into an enclosed porch at 4010 Skyview Road.

Adopt the resolution approving a setback variance for conversion of the deck into an enclosed porch at 4010 Skyview Road.

B. Adopt the resolution approving a front yard setback variance for a garage and porch addition at 12803 Linde Lane.

Adopt the resolution approving a front yard setback variance for a garage and porch addition at 12803 Linde Lane.

C. Resolution approving a conditional use permit for Rush Bowls, a restaurant within a multi-tenant shopping center, at 13005 Ridgedale Drive.

Recommend that the city council adopt the resolution approving a conditional use permit for Rush Bowls at 13005 Ridgedale Drive.

Henry, Maxwell, Powers, Waterman, Banks, and Sewall voted yes. Hanson was absent. Motion carried, and the items on the consent agenda were approved as submitted.

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

8. Public Hearings

A. Items concerning Culver's at 17555 Hwy. 7.

Chair Sewall 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.

In response to Powers' question, Cauley explained that the existing significant trees would not be impacted by the proposal, and many additional trees and vegetation would be added.

Heather Spencer, Rani Engineering, representing the applicant, stated that the proposal would remodel the existing vacant building. The restaurant would be an asset to the community. She is looking forward to approval of the proposal and moving forward.

Maxwell asked if there would be seating outside. Ms. Spencer answered in the negative.

Henry supports outdoor seating and asked if it had been considered. David Gresher, the builder for the applicant, stated that the area is confined and would not have enough room for outdoor seating. A minimal amount of seating could be added on the southeast side of the building. Henry acknowledged that the drive-thru takes up an area that could have been used for seating outdoors.

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

Waterman supports the proposal. It meets all conditional use permit standards. It would utilize the existing, vacant drive-thru restaurant building. He likes the building and site plan, minimal use of EIFS, and use of existing brick. He agreed with the staff's conditions of approval to provide amenities for bikers and improve pedestrian traffic circulation. He saw no negative environmental impact.

Powers agreed with Waterman. He did not see a big benefit to the environment. The proposal meets ordinance requirements. He is excited that it is coming. He supports outdoor seating.

Maxwell supports the proposal and outdoor seating if it would be possible. The currently vacant building has a lot of windows on the west side. She would like the proposed

building to have more windows than shown in the stock images provided in the application.

Henry encouraged the proposal to add outdoor seating, solar panels, and other measures to save energy. He supports the staff's recommendation. The restaurant would help support surrounding businesses. He is looking forward to its completion.

Banks supports the proposal and the addition of outdoor seating and bike racks. He looks forward to it being completed and wished the applicant luck.

Chair Sewall concurred. The proposal meets all ordinance requirements. It would be a good addition and bring more energy and vitality to the area.

Waterman moved, second by Banks, to recommend that the city council adopt the attached resolution approving a conditional use permit and final site and building plans for Culver's at 17555 Hwy. 7.

Henry, Maxwell, Powers, Waterman, Banks, and Sewall voted yes. Hanson was absent. Motion carried.

B. Items concerning Island Oaks, a six-lot subdivision at 16509 McGinty Road West.

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

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

Maxwell confirmed with Thomas that private streets typically become problematic after several years when property owners no longer wish to pay for snowplowing and maintenance of the street, and the private street had not been constructed in accordance with public-street requirements. Thomas explained that one trail section on McGinty Road West would not be completed at this time since the Three Rivers Park District has plans to construct a trail at that location and make it part of the Regional Trail Corridor in the near future.

Banks asked how the proposed houses would compare in size to the existing houses in the Locust Hills area. Thomas referred the question to the applicant and noted that the footprint of the residence provided in the proposal consists of 3,200 square feet.

Banks asked if there had been a traffic study. Thomas answered in the negative. It is very rare to do a traffic study for a single-family residential development. The engineering staff agrees with the connection. Hennepin County Engineering staff have no concerns.

In response to Powers' question, Thomas explained that current staff agrees with the staff from 2006 that the thru street would provide the best traffic-flow solution.

Henry asked if Locust Hills Terrace is narrower than a typical street. Thomas confirmed that the paved area is 24 feet wide which is two feet more narrow than a public street which is required to be 26 feet in width. The Locust Hills cul-de-sac is narrower than the right-of-way width and pavement width, which is 24 feet. Those same widths are being proposed in the application and are common in the neighborhood. The buildable areas are deep enough to accommodate side-loaded garages. The street could be widened to the south and not impact the wetland area.

Chair Sewall confirmed with Thomas that the street would be public whether it would be a cul-de-sac or connected with a thru street.

Banks confirmed with Thomas that a document was recorded with each of the six lots when they were created that stated that the cul-de-sac could be extended in the future.

Paul Robinson, vice president of Bancor Group and Wooddale Builders applicant, stated that Thomas did a great job summarizing the proposal. He provided a presentation and stated that:

- Some of the site would be graded and filled. The corner area near McGinty Road West and Bantas Point Road would be left alone.
- The site would be designed to stay under the 35-percent-high-priority-tree-preservation requirement. Several significant trees would be removed and mitigated.
- The average size of the six lots would be 25,788 square feet. The proposed houses would have main-floor living plans and be 3,200 to 4,000 square feet in size. The existing Locust Hills Terrace houses have an approximate 4,500 square-foot footprint and 8,000 to 9,000 square feet overall.
- Since the concept plan, the number of houses has decreased from eight to six.
- The channel would not be dredged.
- The lot sizes increased from 16,500 to 25,500 square feet.
- The street changed from private to public.
- The ponding size and location have been refined.
- The villa-style houses would be customized to each lot.
- A trail easement was added.
- The buffer width to Locust Hills increased from 10 feet to 20 feet.
- Landscaping was added to block vehicle headlights.
- The proposal would provide the public benefit of providing a housing type and target-housing price that is desirable to the city and would create a development that is compatible with existing, surrounding development types. The proposal would be similar to the Island Oaks neighborhood. The Bantas Point neighborhood has an average lot size of 15,000 square feet with right of ways averaging 20 feet and 40 feet in width. Locust Hills

has an average lot size of 12,500 square feet. The proposal would fit in with the surrounding properties.

- Locust Hills residents and the applicant prefer the cul-de-sac. The applicant would be fine with a paved street width of 26 feet and a right-of-way width of 40 feet. There would be a retaining wall in the right of way to save a stand of pine trees.
- The McGinty Road West and Bushaway Road intersection is a busy one. The applicant did not see the need for a street connection.
- A cul-de-sac would be safer, residents prefer them, and it would create less traffic for the Bantas Point Road area.
- A pedestrian connection might make sense.
- He was available for questions.

In response to Powers' question, Mr. Robinson explained that having a 40-foot right of way instead of a 50-foot right of way would allow a retaining wall to be moved and save three pine trees.

Henry asked if the right of way could be moved to the south. Mr. Robinson stated that he has not yet had the opportunity to look at that close enough.

Maxwell asked if trees for mitigation would be planted in the trail easement. Mr. Robinson stated that a condition of approval prohibits trees from being planted in an easement. The homeowner's association would maintain the open space.

Chair Sewall asked if the unbuildable portion of the site on the south was calculated into the average lot size. Mr. Robinson answered affirmatively.

The public hearing was opened.

Bill Bay, 560 Locust Hills Drive, stated that:

- He is the president of the Locust Hills Homeowners' Association.
- He understood the advantages of a thru street. A lot has changed since 2006. The area is now fully developed. The area is very active. Bushway Road and County Road 101 were widened and enhanced for bikers. McGinty Road West was expanded for pedestrian and biker traffic. Wayzata has improved its attractiveness. The amount of traffic in the area has increased. The thru street is not valid now because it would be used as a cut-thru to McGinty Road West. The increase in traffic volume would create an unsafe situation.

Robert Keena, an attorney on behalf of Locust Hills residents, stated that:

- Residents received notice of an extension that "may extend." There is nothing in the declaration that says, "We are providing you notice that this

will be a thru street.” There is a difference between extending a dead end and making it into a thru street, and the notice was that it might extend.

- The neighborhood roads are incredibly narrow. There is a public safety issue for pedestrians and bikers on narrow, curvy streets. Drivers are in a hurry.
- The transportation plan values keeping traffic on main arteries.
- On behalf of neighbors, he requests the plan be approved as submitted with a cul-de-sac.

Tim Haden, 1620 Locust Hills Place, stated that:

- Cul-de-sacs have value. That is why realtors advertise a house being located on a cul-de-sac. The proposed properties would be worth more located on a cul-de-sac. His property value would go down because of the smaller houses.
- The neighborhood history has value.
- He lived on a thru street before, and traffic was backed up during rush hour.
- There are private walking trails behind the houses he wants to keep secure.
- The houses would generate more tax revenue for the city if located on a cul-de-sac.

Herman Wipperfurth, 16533 Locust Hills Terrace, stated that:

- He loves Minnetonka. He thanked commissioners for their time.
- Vehicles park on one side of Locust Hills Terrace. Golf carts travel on the street. Drivers are in a hurry. Traffic congestion occurs in the area. The narrow street is not adequate for bikers or pedestrians or an increase in traffic. The thru street would not be in the public’s best interest.
- He was fine with the proposed 15 feet of a walking trail.
- He did not want the street to go thru.

Sean Weinand, 605 Locust Hills Drive, stated that:

- He agreed with the other comments.
- He likes the applicant’s proposal.
- The two neighborhoods should not be connected.
- Cul-de-sacs create a community.
- He supports the proposal as it is proposed.
- This is one of the best presentations he has seen.
- He appreciates commissioners’ efforts.

Jim Corwin, 1605 Locust Hills Trail, stated that:

- He opposed the thru street. It would impact everyone who walks in the residential area.
- He was “turned around” by hearing more discussion regarding trees than people’s issues.

Jack Hinnenthal, 2401 Bantas Point Road, stated that:

- He requested a stop sign be installed before Bantas Point Road. That would be critical no matter if the proposal would have a cul-de-sac or thru street.
- He thanked the city staff and the applicant for reducing the number of proposed residences to six.
- He appreciated the elimination of dredging the channel.
- His biggest concern is that docking would be located north of the bridge, which creates a dangerous situation. The bridge is humped and has a curve. He suggested docking not be located north of the bridge unless it would be substantially further from the bridge and in a safe area.

No additional testimony was submitted, and the hearing was closed.

Thomas stated that:

- A stop sign would be required to be installed at Bantas Point Road.
- The Lake Minnetonka Conservation District is the governing authority that grants permission for docks to be located in Lake Minnetonka.

Mr. Robinson understood the concern for locating a dock north of the bridge on Bantas Point Road. That could be a dangerous situation. A dock is not part of the current proposal.

In response to Henry's question, Thomas stated that the staff's recommendation reflects the city attorney and engineering staff's recommendations.

Powers noted that neighbors have been describing the area as incredibly unsafe. He asked if there have been numerous police reports taken in the area. Thomas stated that crash data was collected along McGinty Road West, and its number of traffic accidents was found to be comparable with the rest of the city.

Chair Sewall reopened the public hearing.

In response to Henry's comment, Mr. Keena reiterated that the notice was not for a “thru street” but of an “extension.”

Chair Sewall closed the public hearing.

Banks confirmed with Thomas that residents are concerned with current cut-thru traffic and an increase in cut-thru traffic if the project would have a thru street. Thomas stated that staff could request additional traffic accident data for the area from the city of Wayzata before this item is reviewed by the city council.

Waterman thanked staff, the applicant, and neighbors for having a good discussion. He stated that:

- He was concerned with planned unit development (PUD) zoning being used to circumvent ordinance requirements. Reducing the density alleviated some of those concerns. Developing the land to be compatible with the surrounding area is a public benefit.
- There has been a diligent effort to preserve as many trees as possible.
- He likes that there would be some undulation left rather than a flat piece of land.
- He respectfully disagrees with staff. He prefers to keep the cul-de-sac. He encourages the HOAs to work thru developing a pedestrian connection. He saw that a detriment may be caused to the existing neighborhoods by creating the thru street.
- He supports approving the proposal with staff's recommendations except for the requirement to have a thru street rather than the cul-de-sac as presented by the applicant.
- He supports requiring the 50-foot right-of-way easement or reducing it a few feet if it could make a big difference, but not reducing it to 40 feet in width.

Powers stated that:

- Commissioners care more about people than trees, but that does not mean that commissioners do not care about trees.
- The application meets the PUD standards. He supports the property being rezoned to a PUD.
- He wrestled with choosing between the thru street and cul-de-sac.
- He was not sure he wanted to risk anyone going to Locust Hills since the residents have said that it is so unsafe.
- He supports the 50-foot-right-of-way-street easement.
- He commended the developer for listening to commissioners and neighbors at the concept plan review.
- He supports staff's recommendation with the exception of including the cul-de-sac rather than a thru street.

Banks stated that:

- He supports the rezoning to a PUD.
- The developer did a great job by reducing the number of houses and eliminating the drudging.

- He agreed with Waterman and Powers. He prefers the cul-de-sac to the thru street, not because it would significantly impact traffic, but it would be aesthetically more pleasing.
- He supports the 50-foot street right of way.
- He thanked residents for voicing their opinions respectfully.
- He suggested that the developer meets with the neighbors if he begins to consider where to locate a dock.

Maxwell stated that:

- She appreciated Thomas' presentation and the developer's presentation.
- She thanked residents for their input.
- She appreciated the developer's effort to listen to staff and neighbors and for decreasing the number of houses, meeting the tree ordinance, and utilizing a cul-de-sac.
- PUD zoning would be appropriate for this site, and the preliminary plat is acceptable.
- She prefers a sidewalk path to connect the two neighborhoods rather than a street to create a sense of community while addressing the neighbors' concerns about safety and privacy.
- A cul-de-sac would create more space for snow storage, so a compromise between 50 feet and 40 feet may be appropriate for the street right-of-way since either width could accommodate utilities.

Henry stated that:

- The best thing would be to have a cul-de-sac instead of a thru street.
- The justification for a PUD is acceptable in this proposal.
- The city and applicant may work together to come to an agreement for a right-of-way between 40 feet and 50 feet that would allow the proposal to still meet tree protection requirements.
- He supports the staff's recommendation with a modification to allow the cul-de-sac instead of the thru street.
- He fully supports the pedestrian access.

Chair Sewall stated that:

- He commended the applicant for making modifications to the concept plan. The proposal is a large improvement.
- He understood the justification for the PUD.
- He supports the staff's recommendation for the street right-of-way.
- He understood the potential for benefits with a thru-street, but he did not think they would be realized, so he felt leaving the cul-de-sac would be fine.
- He likes the idea of a walking path. Locust Hills is a wonderful place to walk. The streets are narrow.

Powers moved, second by Henry, to recommend that the city council:

- *Adopt an ordinance rezoning the property from R-1, low-density residential, to a planned unit development and adopting a master development plan.*
- *Adopt a resolution approving the preliminary plat of Island Oaks with a cul-de-sac as presented in the application rather than a thru street as required in the staff report with a modification provided in the change memo dated July 15, 2021 and the addition of a pedestrian access.*

Henry, Maxwell, Powers, Waterman, Banks, and Sewall voted yes. Hanson was absent. Motion carried.

9. Adjournment

Banks moved, second by Maxwell, to adjourn the meeting at 8:53 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary

Minnetonka Planning Commission Meeting

Agenda Item 8

Public Hearing: Non-Consent Agenda

MINNETONKA PLANNING COMMISSION
August 19, 2021

Brief Description Items concerning a licensed daycare facility at 14900 State Highway 7:

- 1) Conditional use permit,
- 2) Site and building plan review; and
- 3) Master development plan amendment

Recommendation Recommend the city council approve the request.

Background

The subject property is located just west of the Williston Rd. / Hwy 7 intersection along the north frontage road. The site is 1.41 acres in size.

Existing site improvements include:

- Youngstedt's Tire & Auto Service building (6,356 sq. ft. building) and associated parking lot.
- Vacant building, formerly the Bunker Golf Center, (10,908 sq. ft. building).



Immediately east of the site is property owned by the City of Minnetonka, addressed as 14840 Hwy 7. The city acquired the property for stormwater purposes from Youngstedt's when the Hwy 7 Frontage Road was built in 2005.

Proposal

The Goddard School is proposing to operate a daycare at 14900 State Highway 7. The daycare facility would occupy space within the existing building. A total of 142 students and 25 staff are planned. The proposal requires changes to the exterior and interior of the existing building.

Outdoor playground areas for specific age groups are proposed within the north and south yards of the property.

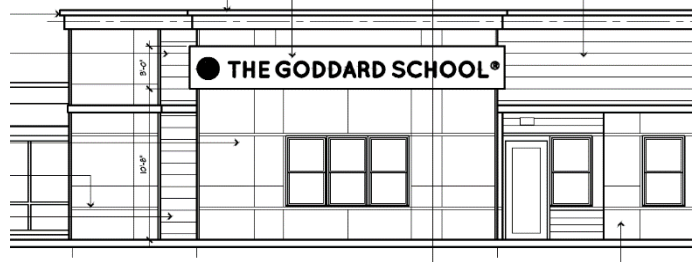
Existing:



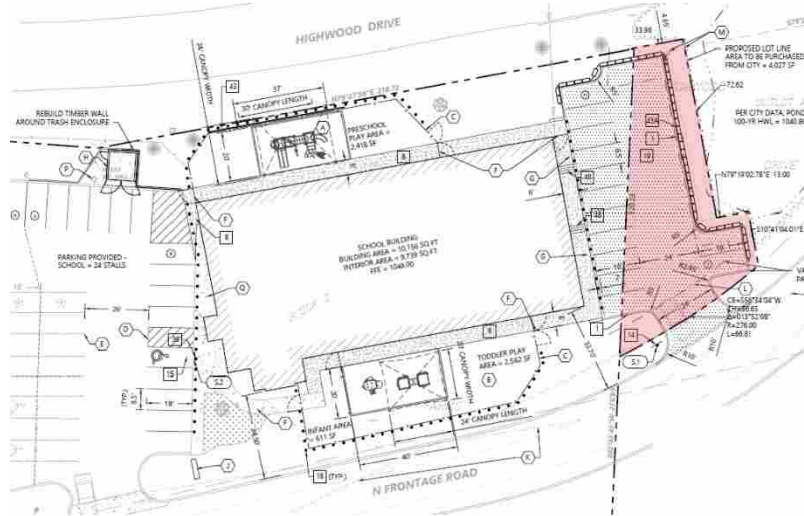
Example Goddard School (flat roof to be proposed):



Building Improvements: The existing building facades would be removed and refaced with a variety of cement fiberboard panel designs. New windows and door systems were added for interior light, access, and exiting. Interior improvements include classrooms, multi-purpose rooms, and offices. A center hallway corridor provides common access. Each room has an exterior exit door.

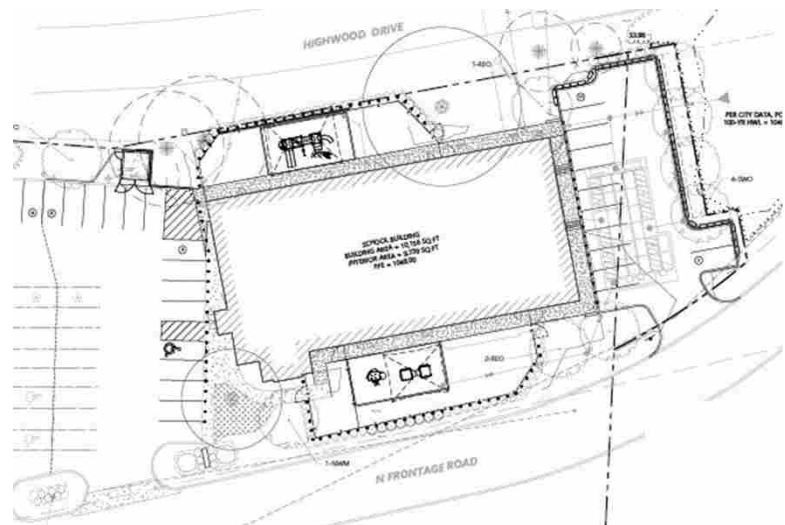


Parking: To provide additional needed parking, a new east parking lot with 13 spaces would be constructed on the site and on a portion of the city property. Action on the sale of this land would be part of the city council's action on the project. The applicant is requesting to purchase 4,016 square feet of city-owned property (highlighted in red). The parking lot would be used for staff parking. The parking lot also serves as an area for stormwater management via underground chambers.



The west parking lot contains 45 spaces that would continue to be shared between the two businesses. The main entrance would remain on the west side of the building adjacent to the parking lot.

Playgrounds: Two playground areas would be located on the north and south yards of the property with age appropriate equipment. Fencing and landscaping would provide security and visual separation. A number of birch trees along the south façade would be removed to accommodate building improvements and playground area. In the north playground, a fir and oak tree are proposed for removal.



Landscaping: The site contains 15 trees, of which nine are defined as

high-priority and six as significant trees. Proposed removals include three high-priority (33%) and one significant (11%).

Proposal Requirements

The proposal requires:

- (1) Conditional use permit. Licensed daycare facilities are conditional uses in business districts. The property is zoned Planned Unit Development District, which by City Code §300.22, allows all uses by conditional use permit that are allowed within any other district.
- (2) Site and building plan review. By City Code §300.27, site and building plan review is required when the use of a building or property is modified, expanded, or changed.
- (3) Master Development Plan Amendment. City Code §300.22 requires amendments to approved master development plans for alterations to parking areas.

Approving Body

The planning commission makes a recommendation to the city council, which has final authority to approve or deny the request. (City Code §300.06 Subd. 4)

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 the staff's findings:

- **Is the use appropriate for the site?**

Yes. The proposals meet all of the conditional use permit standards and would occupy a currently vacant, freestanding commercial building. The standards and staff's findings can be found in this report's "Supporting Information" section.

- **Are the proposed site and building plans reasonable?**

Yes. The proposed site and building plans are reasonable, as:

Site: The proposal would meet all applicable site and building plan requirements. The site work: (1) improve the viability of the business with additional parking; (2) not overburden adjacent businesses or roadways; and (3) the improvements meet the city's stormwater management rules.

Landscaping: The proposal would meet tree and landscaping codes and generally increase the amount of landscaping on site. However, staff would request the applicant work to protect the 22" oak tree noted for removal by reworking site grading and playground configuration.

Building: The proposal would provide reuse of a currently vacant commercial building along a highly visible highway corridor within the city.

Staff Recommendation

Recommend that the city council adopt the attached ordinance and resolution for the Goddard School located at 14900 State Highway 7.

Originator: Loren Gordon, AICP, City Planner

Supporting Information

Surrounding	Northerly: Single-family residential homes zoned R-1 and R-2, and guided for low density residential
Land Uses	Easterly: Bank, zoned B-1 and guided for mixed-use Southerly: Highway 7 and single-family residential, zoned R-1 and guided for low density residential Westerly: Commercial and office uses, zoned B-1 and B-3, and guided for mixed-use
Planning	Guide Plan designation: mixed use Zoning: PUD, Planned Unit Development
Trees	There are a total of 15 trees on the property, nine high priority, and six significant trees. Three high-priority trees and six significant trees would be removed.
Stormwater	The city's stormwater resources engineer has reviewed the proposal and determined that no additional stormwater management is required on site.
CUP Standards	<p>The proposal would meet the general conditional use permit standards as outlined in City Code §300.21 Subd.2:</p> <ol style="list-style-type: none">1. The use is consistent with the intent of this ordinance;2. The use is consistent with the goals, policies, and objectives of the comprehensive plan;3. The use does not have an undue adverse impact on governmental facilities, utilities, services, or existing or proposed improvements;4. 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; and6. The use does not have an undue adverse impact on public health, safety, or welfare. <p>The proposal would meet the specific conditional use permit standards as outlined in City Code §300.21 Subd.39(j):</p> <ol style="list-style-type: none">1. shall have loading and drop-off points designated to avoid interfering with traffic and pedestrian movements;

Finding: Both drop-off and pick-up will occur at the entrance located on the west side of the building. Parents will park in the adjacent parking stalls and walk their children into the building.

2. outdoor play areas shall be located and designated in a manner which mitigates visual and noise impacts on the adjoining residential areas;

Finding: The outdoor play area is located on the north and south yards of the building. Fencing and landscaping would minimize visual impacts to adjoining residential areas. Potential noise issues from the north playground will need to be monitored and addressed as may be necessary.

3. one parking space for every six children based on the licensed capacity of the center; and

Finding: The licensed capacity of the daycare children would be for 142 children requiring 24 parking spaces. The auto service center requires 21 spaces for a total code requirement of 45 spaces for the site. A total of 58 parking spaces are proposed.

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

Finding: The proposed daycare use would be required to obtain all applicable state, county and city licensed.

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 the city's planning, building, engineering, natural resources, fire, and public works staff. Staff finds it to be generally consistent with the city's development guides.

2. Consistency with this ordinance;

Finding: The improvements would meet all ordinance standards.

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

Finding: The subject property is fully developed, with no area in a “natural state” and little open space. Proposed grading is in keeping with the development character of the site.

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 improvements would not negatively impact the internal sense of order or circulation patterns on the already developed subject property.

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 renovation would provide reuse of an existing site and building with increase building aesthetics and site organization.

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

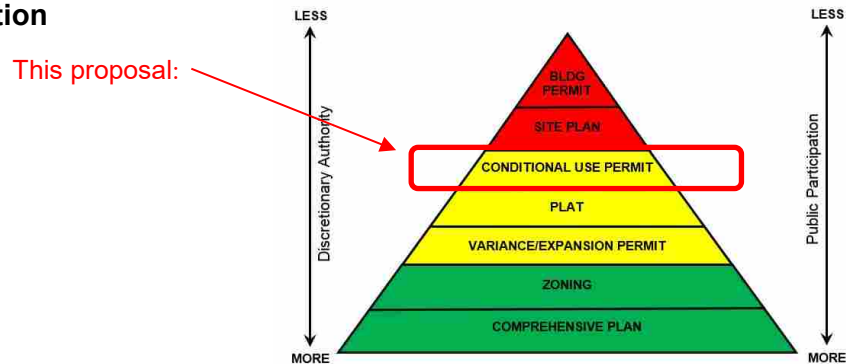
Finding: The proposal would provide the reuse of the existing building with energy efficiencies.

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 provide mitigative systems and measures to minimize impacts to neighboring land uses.

Pyramid of Discretion



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.

Motion Options

The planning commission has three options:

1. Concur with the staff recommendation. In this case, a motion should be made recommending the city council adopt the 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 requests. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

Neighborhood Comments

The city sent notices to 41 area property owners and received no comments.

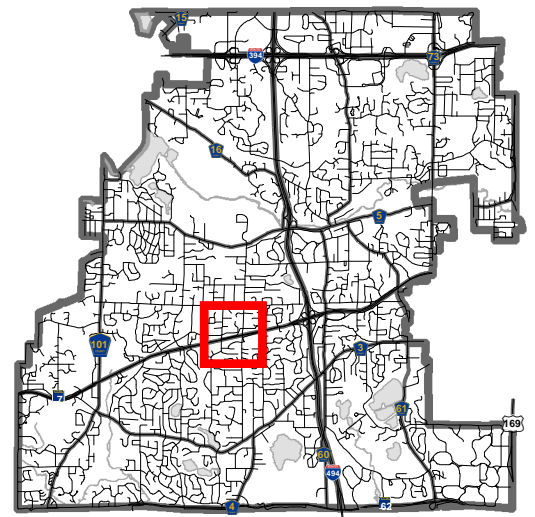
Deadline for

Nov. 4, 2021



Location Map

Project: Goddard School
Address: 14900 Hwy 7





**Goddard Minnetonka
Planning & Zoning Submittals – Written Statement/Narrative
June 24, 2021**

General:

The Goddard School is a premier preschool brand with over 550 locations across the United States. All Goddard schools are owned locally and require on-site owners in the daily operations of the school. The site for the proposed project has been approved by the Goddard franchise as a great match for the City of Minnetonka. The Goddard franchise owners for the proposed project grew up in the area, have experience and a proven track record of operating successful preschools in the west metro, and the onsite owner/operator has an education background of 20+ years. This project represents a long-term investment in the property, and in the Minnetonka community, for the Goddard franchise owners.

There are many benefits to the neighboring areas, and the Minnetonka community at large, for the intended use of the site as a Goddard school, including:

1. Goddard schools have high aesthetic design and consistent standards for the exterior and interior building finishes, including ongoing property maintenance and building safety standards.
2. The school is not open on evenings and weekends which is generally beneficial for nearby residents.
3. The site will maintain natural green space and trees/shrubs will provide screening to adjacent properties where possible.
4. Outdoor play spaces have high quality standards and blend well with surrounding green space.
5. The proposed use of the property will provide best in class service to families with children in the Minnetonka area, and will enhance Pre-K education in this top school district.

The existing building is approximately 10,855sf, and is currently vacant except for miscellaneous storage of recreational vehicles within the existing facility by the property Owner. Two small expansions to the original building will be removed from the South side of the building, and the building will be converted to a 10,168sf Goddard School childcare center. The intended occupancy type shall be revised from 'B' to 'Institution–Daycare', and the intended construction type shall remain '5A'.

The intended occupant load of the proposed Goddard School shall be as follows:

1. Students – 142.
2. Staff – 25.
3. Total – 167.

In addition to the removal of two existing, small expansions to the original building, the existing exterior siding and finishes shall be removed at all building elevations and replaced with a mix of fiber cement panels, fiber cement siding, fiber cement trim, new exterior doors & windows and prefinished metal flashing. The proposed exterior finishes are typical to a Goddard School, and shall be comply with zoning standards and building code requirements. The location of the proposed Goddard School is in a corridor that serves as a gateway for residents and visitors to the City of Minnetonka, and the planned improvements will significantly enhance the project site from its existing condition.

Existing:



Example Goddard School (flat roof to be proposed):



Condition Use Permit:

Section 300.21 of the City of Minnetonka Conditional Use Permit Standards for Business and Industrial Districts provides general and specific standards for conditional uses. The proposed Goddard School project complies with the standards as follows:

1. The proposed use complies with the General Standards as outlined in Section 300.21.
2. The proposed use complies with the Specific Standards in the B-1 Office Business District as outlined in Section 300.21:
 - a. Shall have loading and drop-off points designed to avoid interfering with traffic and pedestrian movements.
 - i. Drop-off and pick-up shall be limited to the West entrance of the building allowing for a horseshoe traffic pattern via the use of existing curb cuts onto N Frontage Road.
 - ii. Drop-off and pick-up points shall not be visible to the neighborhood to the North.
 - b. Outdoor play areas shall be located and designed in a manner which mitigates visual and noise impacts on adjoining residential areas.
 - i. The South playground fronts N Frontage Road, with trees and shrubbery to provide visual and noise mitigation to the adjacent street frontage.
 - ii. The North playground fronts Highwood Dr – a mix of existing trees, new trees, shrubbery and the Highwood Dr right-of-way buffer, shall provide visual and noise mitigation to the neighborhood to the North.
 - c. One parking space for each six children based on the licensed capacity of the center.
 - i. Parking stall count – Goddard School:
 1. 142 students / 6 stalls per student = 24 parking stalls required.
 2. Proposed quantity of parking stalls = 37 proposed.
 - d. Shall obtain all applicable state, county and city licenses.
 - i. The operators involved in the proposed Goddard School have owned/operated multiple Goddard School facilities in the Twin Cities metropolitan area for many years, and are experienced in the operation of licensed childcare facilities, as

well as obtaining & maintaining the required licenses to operate a licensed childcare facility.

3. The proposed use complies with the Specific Standards in the B-2 Limited Business District as outlined in Section 300.21.
4. The proposed use complies with the Specific Standards in the B-3 General Business District as outlined in Section 300.21.

Tree Preservation & Mitigation:

The proposed site design has gone through several revisions to meet the requirements of the City, to reduce the impact on the environment, and to avoid negative impacts to the surrounding residents/businesses. Site revisions have addressed the following feedback:

1. Maintain as many high priority and significant trees as is feasible, and incorporate new trees & shrubs to the site, including strategic placement of trees & shrubs to screen adjacent residential areas.
2. Minimize outdoor playground space to accommodate more natural green space.

After considerable review of the design and site layout it has been determined that three significant trees will need to be removed in order to make the site feasible. We understand the concern for tree preservation and screening, and have taken this into consideration with the design. (1) high priority Spruce tree of 48' height and (2) high priority Oak trees of 22 caliper inches each will need to be removed. (2) significant trees, (1) Cotton wood and (1) Boxelder over 8" will also need to be removed.

Replacement trees required by local code are as follows:

1. (6) 8' tall Spruce trees (for the high priority spruce).
2. (15) – 3" Oak trees (for the two oak trees) = 45 caliper inches.
3. (2) trees to replace the Boxelder and Cottonwood trees = 4 caliper inches.
4. Total deciduous tree mitigation required is 48 caliper inches (equating to 17 trees).

The property does not have sufficient space available for the quantity of replacement trees required by local code. Sarah Middleton, Natural Resource Specialist, met with the design team and ownership at the site on 6/10/21 to review the tree mitigation plan. Sarah indicated that due the nature of the site, shrubs in place of the trees at a ratio of 2 shrubs per caliper inch of tree would be acceptable.

The proposed site plan currently shows as follows:

1. (6) 8' tall Spruce trees.
2. (8) 3" Oak trees = 24 caliper inches.
3. (1) 2" Maple tree = 2 caliper inches.
4. (82) shrubs = 41 caliper inches.
 - a. The proposed site plan is 22 caliper inches short of the required trees, which would equal (44) replacement shrubs using a ratio of 2 shrubs per caliper inch of tree. We are proposing (82) shrubs to substitute for 22 caliper inch deficit (see landscape plan, sheet L1.0).
5. Total deciduous tree mitigation proposed is 67 caliper inches.



Parking Design:

The parking layout and quantity has gone through several revisions to meet the requirements of the City, and the current design incorporates the following feedback:

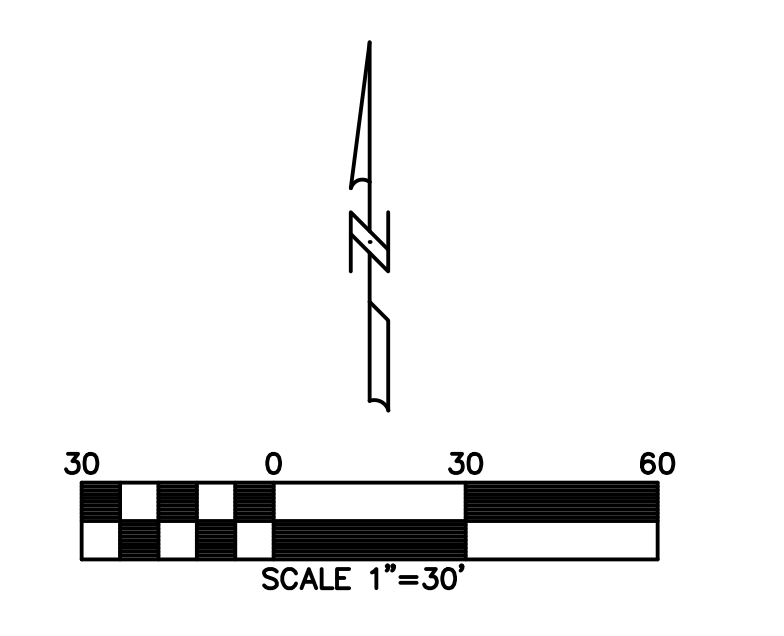
1. Reduce the new East parking lot footprint to meet stormwater pond setbacks, while ensuring adequate parking and traffic flow for staff and families.
 - a. The current layout of the East parking lot provides (13) parking spaces. We request a parking setback variance for the (2) parking stalls located at the southeast corner of the East parking lot.
2. All entrances and exits are via the Frontage Road, reducing visibility and traffic impact to the residential street to the North.
3. Comparable Goddard schools in the area have 38 to 48 parking stalls. The original site design incorporated 40 stalls. The revised, current site design incorporates 37 stalls.
4. In April/May 2021, a traffic study was completed at comparable, nearby Goddard schools. While the study showed a lower demand for parking stalls than designed, the parking study was completed during the pandemic where Goddard required curbside drop-off/pickup without parents entering the building, reducing the peak number of occupied stalls. Another consideration is that during the winter months, several stalls are typically lost due to snow storage.

Parking Stall Count – Adjacent, Existing Auto Center:

1. Required parking stalls = 21.
2. Proposed parking stalls = 21.

Grading and Drainage Design:

Per City staff review and recommendation of the initial East parking lot layout, the East parking lot design was modified to eliminate a significant portion of the parking stalls along the East side of the East parking lot in order to provide a 10' setback from the existing pond's 100-year HWL at elevation 1040.8.



- LEGEND**
- DENOTES IRON MONUMENT FOUND
 - DENOTES IRON MONUMENT SET
 - DENOTES MAG NAIL SET
 - DENOTES EXISTING ELECTRIC BOX
 - DENOTES EXISTING COMMUNICATION BOX
 - ⊗ DENOTES EXISTING GAS METER
 - ⊗ DENOTES EXISTING ELECTRIC METER
 - ⊗ DENOTES EXISTING POWER POLE
 - LP ⊗ DENOTES EXISTING LIGHT POLE
 - ⊗ DENOTES EXISTING STORM MANHOLE
 - DENOTES EXISTING CATCH BASIN
 - △ DENOTES EXISTING F.E.S.
 - ⊗ DENOTES EXISTING HYDRANT
 - ⊗ DENOTES EXISTING SANITARY MANHOLE
 - ⊗ DENOTES EXISTING SIGN OR POST
 - ⊗ DENOTES EXISTING BORING
 - DENOTES EXISTING RETAINING WALL
 - DENOTES EXISTING FENCE
 - DENOTES EXISTING UNDERGROUND COMMUNICATION LINE
 - DENOTES EXISTING UNDERGROUND GAS LINE
 - DENOTES EXISTING UNDERGROUND ELECTRIC LINE
 - DENOTES EXISTING UNDERGROUND FIBER OPTIC LINE
 - DENOTES EXISTING OVERHEAD WIRE
 - ⊗ DENOTES ITEM FROM TITLE COMMITMENT, SCHEDULE B, PART II
 - DENOTES EXISTING CONCRETE SURFACE
 - DENOTES EXISTING BITUMINUS SURFACE
 - DENOTES EXISTING INDEX CONTOUR
 - DENOTES EXISTING INTERMEDIATE CONTOUR
 - (P) DENOTES PLATTED DISTANCE
 - (M) DENOTES MEASURED DISTANCE

PROPERTY DESCRIPTION

That part of Lot 1, Block 2, Hennepin County, Minnesota lying West of a line parallel with and distant 365 feet West of the East line of said Lot 1, Tonkawood Farms, Hennepin County, Minnesota

Site Area (Including State Highway No. 7 ROW) = 101,721 Sq. Ft. (2.335 Acres)

CURRENT ZONING:

PUD- Zoning District B-2 - Limited Business District (Commercial)

Setbacks: 50 feet minimum front yard
35 feet minimum side and rear yard

Maximum Height of Structure: 35 feet or 2 stories (whichever is less)
Maximum Floor Area Ratio: 0.8
Maximum Impervious Surface Coverage: 85%

This Property lies in Zone X of FEMA Map No. 27053C0336E, Effective Date 09-02-2004.

Per Commercial Partner Title, LLC, Title Commitment No. 50012, dated July 13, 2015, Schedule B, Part II Exceptions:

Items 1 through 10 are general exceptions relating to mortgages, liens, taxes and assessments and are not plottable.
No. 11: Easement for highway purposes in favor of the State of Minnesota, per Document No. 122500 is shown.
No. 13: Easement for highway, utility, signing and snow storage purposes in favor of the City of Minnetonka per Document No. 4125270 is shown.
No. 14: Terms and conditions of sign setback variance resolution, per Document No. 4214956 is not plottable.
No. 15: Easement Agreement for fence construction in favor of the City of Minnetonka, per Document No. 1680510 has expired.

Per ALTA Table A requirements:

Item 16: There is no evidence of current earth moving or building construction on this site.
Item 17: There is no evidence of recent changes or construction of streets or sidewalks.
Item 19: There is no observance of wetland delineation within the boundaries of this property.

To: Highway 7 Phoenix Limited Partnership and Commercial Partners Title LLC:

This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2011 Minimum Standard Detail requirements for ALTA/ACSM Land title Surveys, jointly established and adopted by ALTA and NSPS, and includes **Items 1- 5, 6(a),(b), 7(a),(b1),(c), 8, 11(a), 13, 14, 16, 17, 19 and 21** of Table A thereof. The field work was completed on September 28TH, 2015.

Dated this _____ day of _____, 20____

DRAFT

Russell P. Damlo
Minnesota License Number 19086

SOUTHWEST CORNER OF THE
SW 1/4 OF THE SE 1/4 OF
SEC. 21, TWP. 117, RGE. 22

PROBE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS
1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

REVISIONS	

PREPARED FOR:
LINDSAY GROUP
3450 COUNTY ROAD 101
MINNETONKA, MN 55345

DESIGNED	CHECKED
DRAWN	DATE
PRM	9-25-15
SCALE	
1"=30'	
JOB NO.	
15822.00	

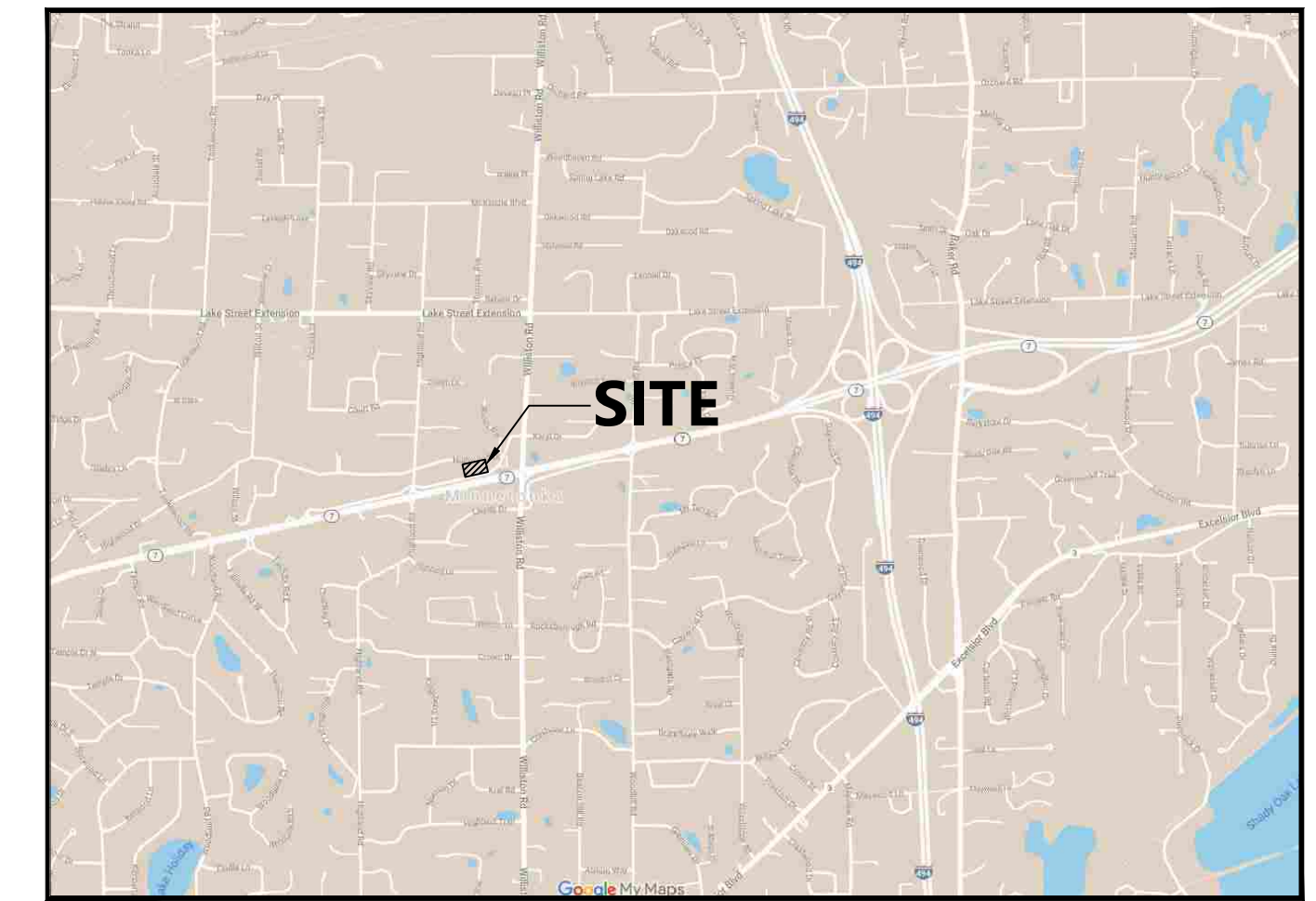
ALTA / ACSM LAND TITLE SURVEY

SHEET	REV.
1	
OF	
1	

PRELIMINARY PLANS

FOR

THE GODDARD SCHOOL MINNETONKA, MN



Vicinity Map
(NOT TO SCALE)

PREPARED FOR:

DBS GROUP

2700 NATIONAL DRIVE, SUITE 100

ONALASKA, WI 54650

CONTACT: CHRIS WALTERS

PHONE: 608-881-6007

EMAIL: CWALTERS@DBSG.COM

PREPARED BY:

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
 Fax (952) 937-5822 Minnetonka, MN 55343
 Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0031849.00

CONTACT: SHARI LYNN S. AHRENS

BENCHMARKS

BM-1
 1/2" IRON PIPE
 ELEV. = 1046.47

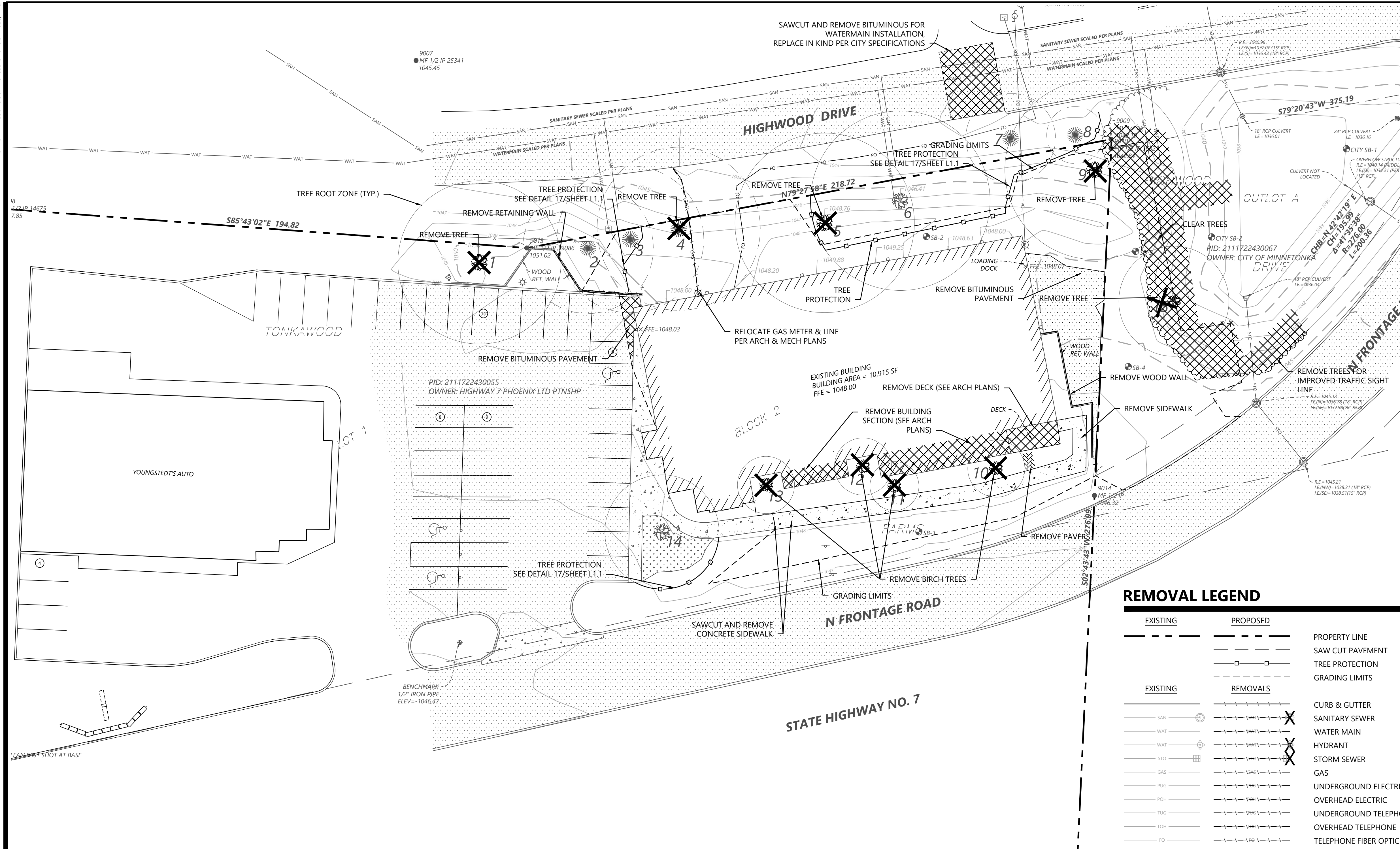
SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.1	COVER
C1.0	EXISTING, TREE PRESERVATION & REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING & EROSION CONTROL PLAN
C4.0	UTILITY PLAN
C5.0	SITE DETAILS
C5.1	SITE DETAILS
C5.2	UTILITY DETAILS
C6.0	PHOTOMETRIC PLAN
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS

NO.	DATE	REVISION	SHEETS
1	06/02/21	PROGRESS SET	ALL
2	06/10/21	CLIENT REVIEW	ALL
3	06/24/21	CITY SUBMITTAL	ALL
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PRELIMINARY PLANS

FOR
 THE GODDARD SCHOOL
 MINNETONKA, MN



LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> ○ SANITARY MANHOLE ○ SEWER CLEANOUT ○ SEPTIC COVER ○ STORM MANHOLE ○ BEEHIVE CATCH BASIN ○ CATCH BASIN ○ FLARED END SECTION ○ CULVERT ○ CATCH BASIN MANHOLE ○ DOWNSPOUT ○ DRYWELL ○ STORM INTERCEPTOR ○ HYDRANT ○ GATE VALVE ○ WATER METER ○ FIRE DEPARTMENT CONNECTION ○ CURB STOP BOX ○ WATER MANHOLE ○ WELL ○ POST INDICATOR VALVE ○ DOUBLE DETECTOR CHECK VALVE ○ FARM HYDRANT ○ REDUCE PRESSURE VALVE ○ STOCK TANK ○ WINDMILL ○ ELECTRIC BOX ○ ELECTRIC METER ○ ELECTRIC MANHOLE ○ ELECTRIC TOWER ○ STREET LIGHT ○ POWER POLE WITH LIGHT ○ GUY WIRE ○ POWER POLE ○ MAST ARM ○ MAST ARM W/ LIGHT ○ TRAFFIC SIGNAL ○ TELEPHONE BOX ○ TELEPHONE MANHOLE ○ HAND HOLE/JUNCTION BOX ○ CABLE TV BOX ○ CABLE TV MANHOLE ○ FIBER OPTIC MANHOLE ○ FIBER OPTIC PEDESTAL ○ NATURAL GAS METER ○ NATURAL GAS VALVE ○ NATURAL GAS MANHOLE ○ NATURAL GAS RISER/SERVICE ○ NATURAL GAS VENT PIPE ○ NATURAL GAS WELL ○ AIR CONDITIONER ○ UNKNOWN MANHOLE ○ MISCELLANEOUS METER ○ MISCELLANEOUS PEDESTAL | <ul style="list-style-type: none"> ○ STEEL/WOOD POST ○ SIGN ○ MAIL BOX ○ FLAG POLE ○ HANDICAPPED STALL ○ BENCH ○ OIL MANHOLE ○ OIL PUMP JACK ○ OIL WELL ○ MET TOWER ○ WEATHER STATION ○ TURBINE ○ IRRIGATION MANHOLE ○ IRRIGATION SH ○ IRRIGATION SP ○ IRRIGATION VALVE ○ SOIL BORING ○ PERC TEST ○ MONITORING WELL ○ PIEZOMETER ○ BUSH/SHRUB ○ CONIFEROUS TREE ○ DECIDUOUS TREE ○ SAGURA ○ BOUNDARY LINE ○ RIGHT-OF-WAY LINE ○ LOT LINE ○ EASEMENT LINE ○ SECTION LINE ○ TREE LINE ○ CTV CABLE TELEVISION LINE ○ GAS GAS LINE ○ POH POWER OVERHEAD ○ PUG POWER UNDERGROUND ○ SAN SANITARY SEWER ○ STO STORM SEWER ○ TOH TELEPHONE OVERHEAD ○ TUG TELEPHONE UNDERGROUND ○ WAT WATERMAIN ○ FO FIBER OPTIC ○ X FENCE LINE ○ CONTROLLED ACCESS ○ CURB & GUTTER ○ CONCRETE SURFACE ○ BITUMINOUS SURFACE ○ GRAVEL SURFACE ○ WETLAND ○ FOUND MONUMENT (SEE LABEL) ○ SET MONUMENT (SEE LABEL) |
|---|---|

REMOVAL LEGEND

- | EXISTING | PROPOSED | |
|----------|----------|------------------------|
| --- | --- | PROPERTY LINE |
| --- | --- | SAW CUT PAVEMENT |
| --- | --- | TREE PROTECTION |
| --- | --- | GRADING LIMITS |
| EXISTING | REMOVALS | |
| --- | --- | CURB & GUTTER |
| --- | --- | SANITARY SEWER |
| --- | --- | WATER MAIN |
| --- | --- | HYDRANT |
| --- | --- | STORM SEWER |
| --- | --- | GAS |
| --- | --- | UNDERGROUND ELECTRIC |
| --- | --- | OVERHEAD ELECTRIC |
| --- | --- | UNDERGROUND TELEPHONE |
| --- | --- | OVERHEAD TELEPHONE |
| --- | --- | TELEPHONE FIBER OPTIC |
| --- | --- | CABLE TELEVISION |
| --- | --- | RETAINING WALL |
| --- | --- | FENCE |
| --- | --- | CONCRETE |
| --- | --- | BITUMINOUS |
| --- | --- | BUILDING |
| --- | --- | TREE |
| --- | --- | LIGHT POLE |
| --- | --- | TRAFFIC SIGN |
| --- | --- | CONSTRUCTION BARRICADE |
| --- | --- | SOIL BORING LOCATION |
| --- | --- | TREE LINE |

REMOVAL NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
- CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

TREE INVENTORY

TREE #	SPECIES	HEIGHT	SIZE	HEALTH	STATUS
1	BOXELDER		20"	GOOD	REMOVE
2	SPRUCE	32'	16"	GOOD	REMAIN
3	SPRUCE	45'	18"	GOOD	REMAIN
4	SPRUCE	48'	20"	GOOD	REMOVE
5	OAK		22"	GOOD	REMOVE
6	OAK		22"	GOOD	REMAIN
7	SPRUCE	30'	11"	GOOD	REMAIN
8	SPRUCE	23'	7"	GOOD	REMAIN
9	OAK		22"	GOOD	REMOVE
10	BIRCH		7"	GOOD	REMOVE
11	BIRCH		6"	GOOD	REMOVE
12	BIRCH		7"	GOOD	REMOVE
13	BIRCH DOUBLE		7"/7"	GOOD	REMOVE
14	RIVER BIRCH TRIPLE		12"/10"/14"	GOOD	REMAIN
15	COTTONWOOD		13.5"	GOOD	REMOVE

Call 48 Hours before digging:
811 or call811.com
 Common Ground Alliance

DESIGNED:	06/02/21
CHECKED:	06/02/21
DRAWN:	06/02/21
DATE:	06/24/21
PROJECT SET:	06/02/21
CITY REVIEW:	06/02/21
CITY SUBMITTAL:	06/24/21

PREPARED FOR:
DBS GROUP
 2700 NATIONAL DRIVE, SUITE 100
 ONALASKA, WI 54650

SHARI LYNN S. AHRENS
 DATE: 06/24/21 LICENSE NO. 42797

THE GODDARD SCHOOL
 MINNETONKA, MN

Westwood
 12701 Whitehawk Drive, Suite 8000
 Minneapolis, MN 55434
 Phone: (612) 837-5100
 Fax: (612) 837-5022
 www.westwoodps.com

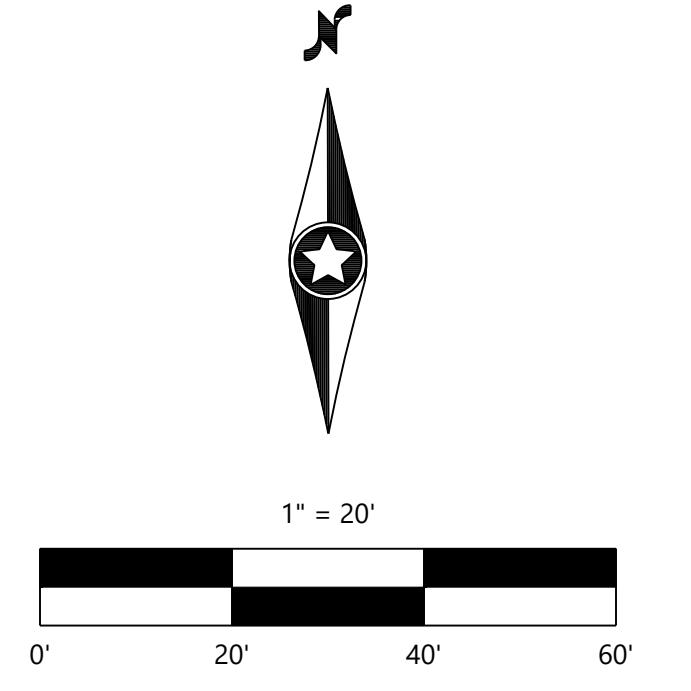
EXISTING CONDITIONS, TREE PRESERVATION & REMOVALS PLAN

SHEET NUMBER:

C1.0

DATE: 06/24/21

PROJECT NUMBER: 0031849.00



1 SITE DETAILS (SI-0XX)

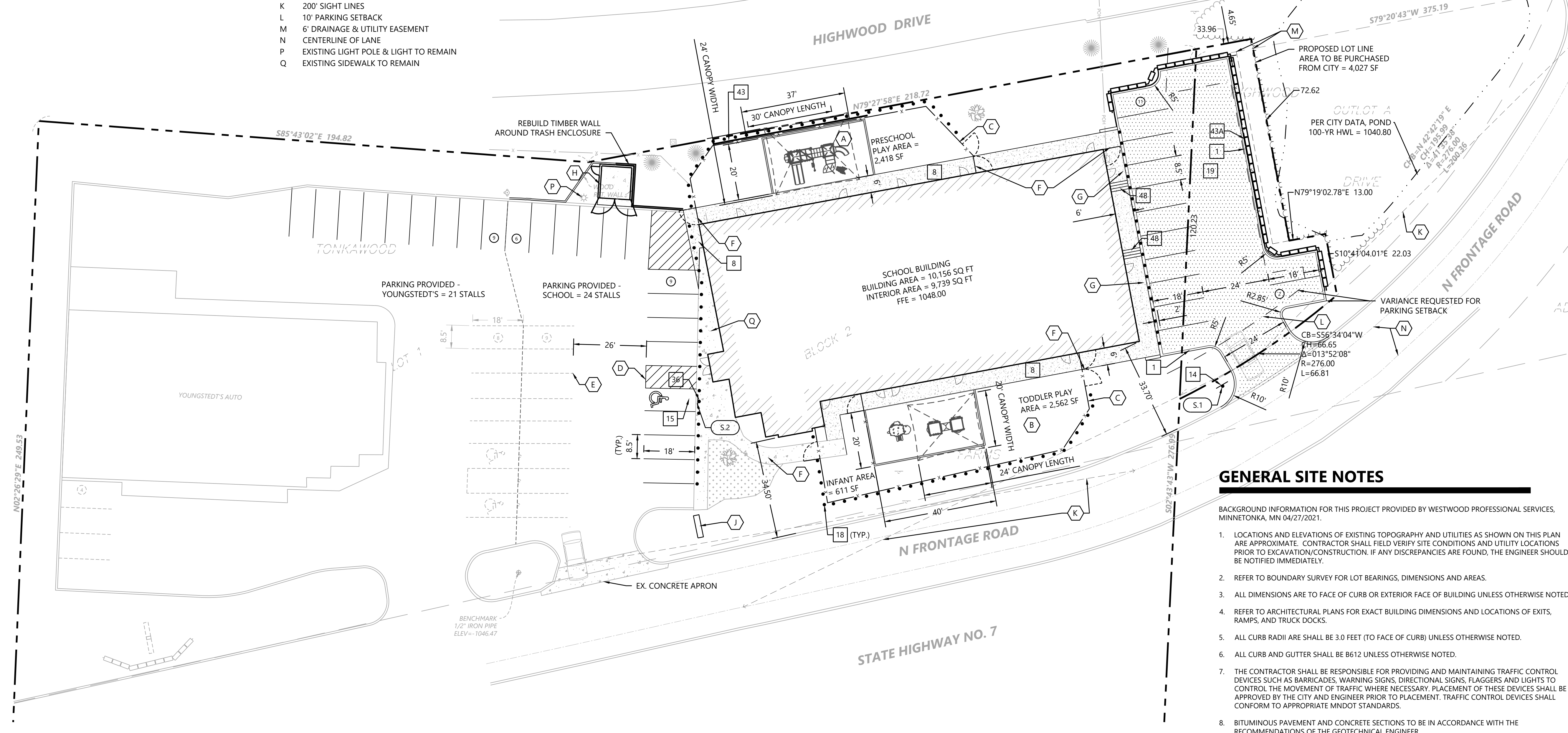
- 1 B612 CURB AND GUTTER
- 8 PRIVATE CONCRETE SIDEWALK
- 14 SIGN INSTALLATION
- 15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- 18 BOLLARD
- 19 PAVEMENT SECTIONS
- 36 SIGN POST WITH BOLLARD
- 43A RETAINING WALL WITH FENCE USING SLEEVE-IT SYSTEM
- 43A LARGE FORMAT RETAINING WALL
- 48 CONCRETE STAIR AND RAILING DETAIL

A SITE KEYNOTES

- A PRESCHOOL PLAYGROUND EQUIPMENT - BY OTHERS, PER PROTOTYPE. COLOR CONFIRMATION REQUIRED.
- B TODDLER PLAYGROUND EQUIPMENT - BY OTHERS, PER PROTOTYPE. COLOR CONFIRMATION REQUIRED.
- C 6' HIGH STEEL PERIMETER PLAYGROUND FENCING
- D PROPOSED STRIPING
- E EXISTING STRIPING
- F SECURITY GATE WITH PANIC BAR & ALARM
- G SIDEWALK WITH RAILING
- H TRASH ENCLOSURE
- J SIGN PER GODDARD PROTOTYPE
- K 200' SIGHT LINES
- L 10' PARKING SETBACK
- M 6' DRAINAGE & UTILITY EASEMENT
- N CENTERLINE OF LANE
- P EXISTING LIGHT POLE & LIGHT TO REMAIN
- Q EXISTING SIDEWALK TO REMAIN

S10 SIGN LEGEND

REFERENCE	SIZE	MNDOT DESIGNATION
S.1 STOP SIGN	30" X 30"	R1-1
S.2 HANDICAP ACCESSIBLE	12" X 18"	R7-8M



Call 48 Hours before digging:
811 or call 811.com
 Common Ground Alliance

DESIGNED:	06/02/21
CHECKED:	06/02/21
DRAWN:	06/10/21
APPROVED:	06/24/21
DATE:	06/24/21

PREPARED FOR:
DBS GROUP
 2700 NATIONAL DRIVE, SUITE 100
 ONALASKA, WI 54650

DESIGNED BY:
 SHARI LYNN S. AHRENS
 DATE: 06/24/21 LICENSE NO. 42797

THE GODDARD SCHOOL
 MINNETONKA, MN

Westwood
 12701 Whitewater Drive, Suite 8000
 Minneapolis, MN 55434
 Phone: (612) 837-5100
 Fax: (612) 837-5022
 Email: info@westwoodps.com
 Westwood Professional Services, Inc.

SITE PLAN
 SHEET NUMBER:
C2.0
 DATE: 06/24/21
 PROJECT NUMBER: 0031849.00

GSI PLAYGROUND RESPONSIBILITIES

- PLAYGROUND STRUCTURE AND SHADE STRUCTURE APPROVALS OR PERMITS IF REQUIRED. APPROVALS AND PERMITTING MAY BE REQUIRED FOR COLOR SCHEME, HEIGHT, MANUFACTURER DESIGN METHODS, ETC.
- UTILITIES CANNOT BE LOCATED UNDER OR OVER PLAYGROUND BOXES.
- ELECTRIC AND WATER ARE NEEDED ON SITE, FOR THE PLAYGROUND INSTALLERS USE. IF NOT, OTHER PRIOR ARRANGEMENTS SHALL BE MADE.
- SOILS WITHIN THE PLAYGROUND BOX DIMENSIONS SHOULD BE SUITABLE FOR SLAB AT GRADE INSTALLATIONS. SOILS SHOULD NOT CONTAIN DEBRIS AND COMPACTED TO 97% IN ACCEPTED INCREMENTS CONTAINING SUITABLE SOIL.
- PROVIDE GODDARD SYSTEM INC.'S PROJECT MANAGER WITH A TIMELINE FOR PLAYGROUND INSTALLATION. ROUGH GRADE IS REQUIRED AND SIDEWALKS SHALL BE INSTALLED PRIOR TO PLAYGROUND INSTALLATION, SOD, FENCE AND PARKING LOT TOP COAT.
- LOCATE PLAYGROUND BOXES PER SITE PLAN. EXCAVATED 7" DEEP. PLAYGROUND BOXES CANNOT EXCEED A MAXIMUM 2% GRADE. (DTL. 2/C3.1)
- SUB-GRADE BACKFILL MUST BE COMPACTED TO AT LEAST 97% AND SHOULD NOT CONTAIN MATERIALS SUCH AS LARGE ROCKS, SCRAP WOOD, CONCRETE SPOILS, ETC. PLAYGROUND INSTALLERS NEED TO DRILL ACCURATE HOLES FOR PLAYGROUND POLE INSTALLATION.
- INSTALL DRAINAGE SYSTEM TO EXCAVATED PLAYGROUND BOXES PER SITE PLAN. (DTL. 13/C3.1)
- ENSURE ADEQUATE AREA FOR PLAYGROUND INSTALLERS. STAGING AREA NEEDED TO UNLOAD AND PRE-ASSEMBLE APPROX. 1,000 CUBIC FOOT SHIPMENT OF PLAYGROUND EQUIPMENT. HOLDING AREA NEEDED TO RECEIVE DELIVERY OF APPROXIMATELY 40-50 TONS OF CRUSHED STONE. PARKING AREA NEEDED FOR TWO TRUCKS AND ONE 30' TRAILER OF EXCAVATING EQUIPMENT.
- IN ORDER TO AVOID POSSIBLE DAMAGE, PARKING LOTS SHOULD NOT HAVE TOPCOAT APPLIED AND FENCING SHOULD NOT BE INSTALLED UNTIL PLAYGROUND IS COMPLETE. IF FENCING IS INSTALLED, LEAVE OUT NECESSARY SECTIONS TO PROVIDE ACCESS TO PLAYGROUND AREA.
- ONCE COMPACTED CRUSH STONE BASE, BORDER, AND EQUIPMENT ARE IN PLACE, THEY SHOULD NOT BE DRIVEN OR WALKED ON AND SHOULD NOT BE USED FOR STORAGE AREA.
- PLAYGROUND INSTALLATION DESCRIBED ABOVE SHOULD TAKE APPROXIMATELY ONE TO FIVE DAYS, DEPENDING ON SITE CONDITIONS, WEATHER, INSTALLER CREW SIZE, ETC.

- INSTALLATION OF POUR-IN-PLACE SURFACING USUALLY TAKES PLACE ONE TO TWO WEEKS AFTER PLAYGROUND IS INSTALLED, DEPENDING MAINLY ON WEATHER CONDITIONS.
 - GENERALLY ONLY THREE OR FOUR PARKING SPACES ARE NEEDED FOR SURFACING INSTALLERS. (ONE OR TWO VEHICLES AND A MIXER STAGING AREA)
 - TYPICALLY, TWO MEN MIX THE SURFACING PRODUCT IN THE PARKING LOT AND TRANSPORT BY WHEELBARROW TO PLAYGROUNDS WHERE IT IS POURED AND TROWELED. THEREFORE, NO SPECIAL ALLOWANCES ARE NECESSARY (FENCING CAN BE INSTALLED AND FINISH LANDSCAPING CAN BE COMPLETED)
 - THIS IS USUALLY A TWO-DAY INSTALLATION, DEPENDING MAINLY ON WEATHER CONDITIONS. IMPACT COURSE APPLIED ON DAY ONE, AND TOPCOAT (COLOR) APPLIED ON DAY TWO.
 - ONCE THE TOPCOAT APPLICATION IS COMPLETE, THE BINDING AGENTS WILL TAKE A MINIMUM 24 HOURS TO CURE. DURING THAT TIME THERE IS TO BE ABSOLUTELY NO WALKING ON, PLACING OBJECTS ON, OR ALLOWING ANY DUST TO ACCUMULATE ON THE TOPCOAT SURFACE.
 - FINISH GRADING AND LANDSCAPING MUST BE THE SAME ELEVATION AT THE PLAYGROUND BORDERS.
 - ENSURE THAT THE SITE IS SECURE AND THAT OTHER CONTRACTORS WILL NOT BE STORING, WORKING, WALKING, ETC. ON FINISHED PLAYGROUNDS, SURFACES OR BORDERS.
- GENERAL NOTES:**
 DEVELOPER/GENERAL CONTRACTOR SHOULD BE IN CONSTANT COMMUNICATION WITH GSI TO SCHEDULE DELIVERY AND INSTALLATION OF THE PLAYGROUND STRUCTURES. PLAYGROUND INSTALLERS TRAVEL LONG DISTANCES AND IT IS IMPERATIVE THE SITE IS PROPERLY PREPARED AS SPECIFIED TO AVOID COSTLY MOBILIZATION, SHIPPING AND STORAGE FEES.
- GSI'S PLAYGROUND INSTALLERS TRAVEL GREAT DISTANCES, INCURRING EXPENSES FOR BOTH TRANSPORTATION AND LODGING. IN ADDITION THEY ARE REQUIRED TO RESERVE RENTAL MACHINERY. IF THEY ARE TURNED AWAY BECAUSE THE SITE IS NOT READY, A TRAVEL CHARGE WILL APPLY. THIS CHARGE COULD BE SIGNIFICANT (\$50.00 PER MAN-HOUR FOR A CREW OF FIVE, LODGING AT \$175 PER ROOM PER NIGHT, AND EQUIPMENT RENTAL DEPOSITS). THEREFORE, FOLLOWING ALL OF THE ABOVE GUIDELINES, ESPECIALLY WITH RESPECT TO DISCLOSING EXCESSIVELY ROCKY CONDITIONS, PROHIBITING THE USE OF LARGE ROCKS, CEMENT, ETC. IN BACKFILL MATERIALS, AND PROVIDING THE PROJECT MANAGER AN ACCURATE TIMELINE, WILL SAVE BOTH MONEY AND TIME.

SITE DEVELOPMENT SUMMARY

EXISTING ZONING:	PUD, ZONING DISTRICT B-2
PROPOSED ZONING:	PUD, ZONING DISTRICT B-2
PARCEL DESCRIPTION:	LOT 1 BLOCK 2 - TONKAWOOD FARMS
PROPERTY AREA:	36,463 SF (0.84 AC)
PERVIOUS SURFACE:	11,174 SF (31.6%)
IMPERVIOUS SURFACE(RATIO):	24,186 SF (68.4%)
BUILDING GROSS SIZE:	10,156 SF
FLOOR-AREA-RATIO(FAR):	0.29
BUILDING SETBACK PER CODE:	50'=FRONT 35'=SIDE/REAR
PARKING SETBACK:	10'=FRONT AND ROW 10'=SIDE AND REAR
PARKING SPACE/DRIVE AISLE:	8.5' WIDE X 18' LONG, 24' AISLE
PARKING RATIO REQUIREMENT DAYCARE:	CITY OF MINNETONKA REQUIREMENTS 1 SPACE / 6 CHILDREN IN FACILITY 4 SPACES, PLUS: 3 SPACES / SERVICE STALL 1 SPACE / 250 SF OF RETAIL SPACE
PARKING RATIO REQUIREMENT AUTO SERVICE:	PARKING REQUIREMENTS 142 CHILDREN/6 = 24 REQUIRED 4 + 12 + 5 = 21 REQUIRED
TOTAL SPACES REQUIRED:	45 SPACES REQUIRED
PARKING PROVIDED:	DAYCARE: 37 SPACES AUTO SERVICE: 21 SPACES TOTAL SPACES PROVIDED: 58 SPACES

GENERAL SITE NOTES

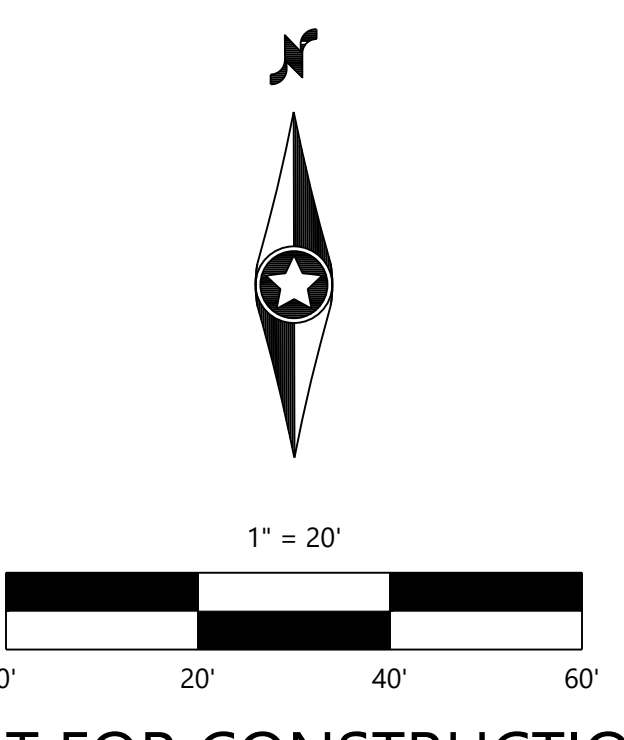
- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN 04/27/2021.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
 - REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
 - ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
 - ALL CURB RADIi ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
 - ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
 - BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
 - CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
 - SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

SITE LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	LARGE BLOCK RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	NORMAL DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING SPACES
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

GSI SITE NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS APPLICABLE.
- THE BUILDING AND PARKING FACILITIES ARE PARALLEL WITH OR PERPENDICULAR TO THE EXISTING BUILDING.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
- CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL COMPLETELY FILL ALL TRENCHES WITHIN 5 FEET OF PLAYGROUND BOXES. PAVEMENT EDGES WITH GRANULAR BACKFILL. REFER TO GEOTECHNICAL REPORT FOR TYPE OF FILL TO ACHIEVE DESIRED COMPACTION. EG: 2A OR EQUIVALENT.
- ALL PAINT STRIPING SHALL BE 4" TRAFFIC PAINT IN ACCORDANCE WITH THE STATES DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND SHALL BE YELLOW.
- CONTRACTOR TO CONFIRM WITH LOCAL CODES AND BUILDING INSPECTOR FOR SPECIFIC DISABLED PARKING SIZES, STRIPING AND SIGNAGE REQUIREMENTS.
- PRIMARY COLORED PLAYGROUND EQUIPMENT WILL BE INSTALLED UNLESS THE LOCAL JURISDICTION, HOA OR COVENANTS AND RESTRICTIONS REQUIRE EARTHTONE.
- GATES TO BE HARD WIRED, CONNECTED TO SEPARATE ALARM SYSTEM. CHIME BACK AT OFFICE WHEN OPENED. PUSH BARS TO HAVE MINIMUM 12" DEPTH 16 GAUGE EXPANDED METAL BACKING ALONG WIDTH OF GATE WITH LOCKABLE HANDLES ON EXTERIOR.
- G.C. SHALL INSTALL GSI'S STANDARD 'COMING SOON' TEMPORARY SIGN PER AHJ STANDARDS. RE02/C5.2
- G.C. TO PROVIDE QTY. 3 MIN. SELF-CLOSING HINGE SETS TO ALL EXTERIOR GATES, DUE TO 4FT WIDTH AND TO PREVENT POSSIBLE SAGGING.
- G.C. TO INSTALL & LOCATE CLEAN OUTS PER PLUMBING PLANS AND SPECIFICATIONS.



NOT FOR CONSTRUCTION

GSI CAUTIONARY NOTE

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.

GSI UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
		SPOT ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION
		SILT FENCE
		HEAVY DUTY SILT FENCE
		REDUNDANT SILT CONTROL
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		INLET PROTECTION

GRADING NOTES

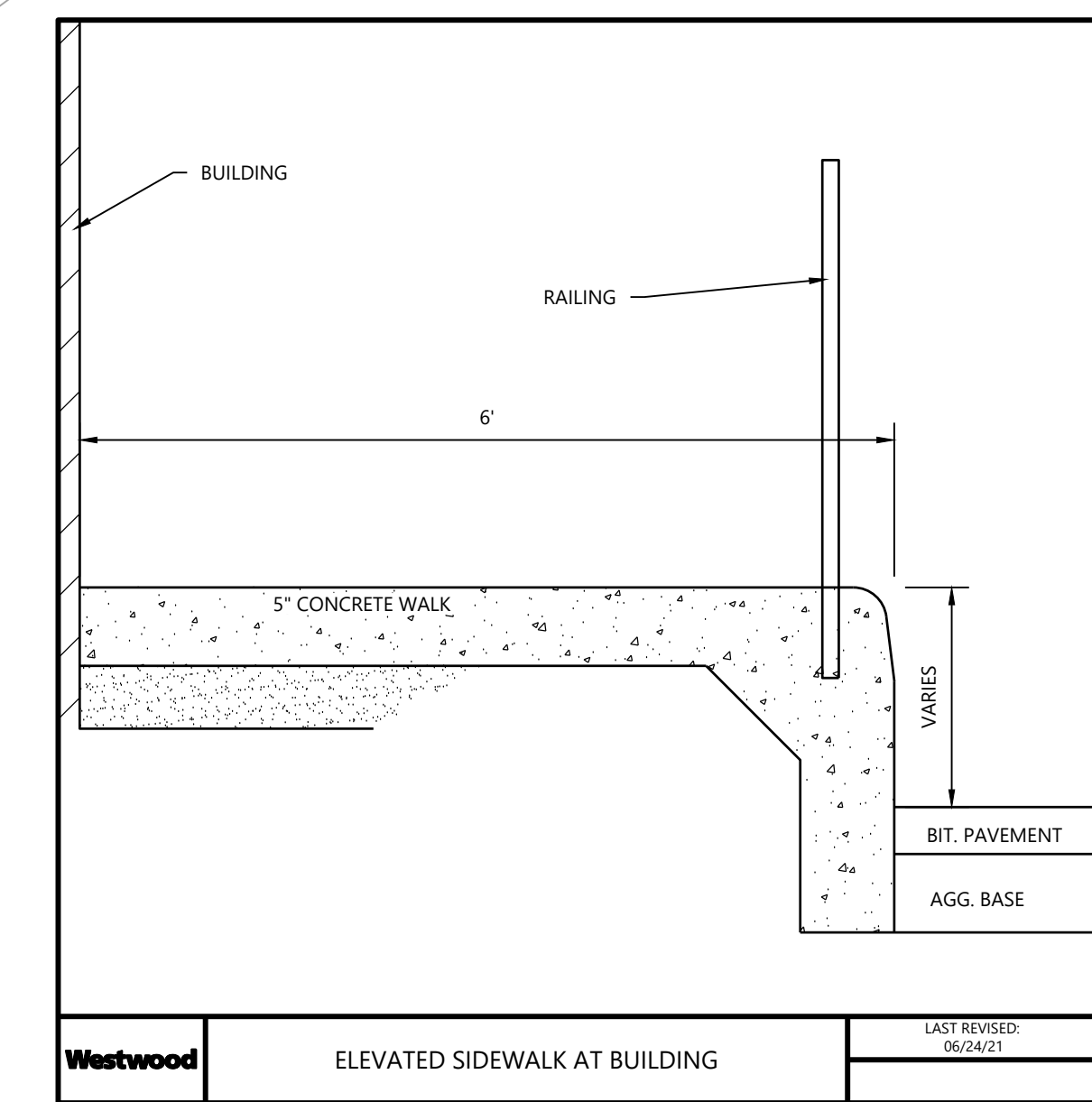
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSUITABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

GENERAL EROSION CONTROL NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER. ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
- WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
- ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
- THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
 - TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
 - TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE.
 - INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
 - POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
 - GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
- FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
- ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
- ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREGGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.
- PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH SITE WORK.

GSI GRADING NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS; IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
- TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
- AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
- PROVIDE POSITIVE DRAINAGE (4%-6% IN YARD AREAS AND 2% MAX. 1% PREFERRED AT THE PLAYGROUND PADS) WITHOUT PONDING. AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, "BIRD BATH" CONDITIONS.
- ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
- SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED. EXCAVATE 7" BELOW SPOT ELEVATIONS AT PLAYGROUND PADS (7' AROUND PERIMETER), COMPACT TO 97% AND MAKE SURE OF NO UTILITIES. IF UNDERGROUND RAIN LEADERS CROSS UNDER PLAYGROUNDS, BACKFILL WITH STONE AND COMPACT TRENCH TO 97%.
- COMPACT TOP SOIL AROUND PLAYGROUND PAD PERIMETER AND ALONG SIDEWALKS BEFORE INSTALLING SOD.
- FLOW LINE ELEVATIONS GIVEN AT END OF CONCRETE END SECTIONS.
- ENSURE SUITABLE SOILS FOR AT GRADE SLAB ARE USED WITHIN THE PLAYGROUND BOX DIMENSIONS.



DESIGNED:	
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	1\"/>
VERTICAL SCALE:	1\"/>

PREPARED FOR: **DBS GROUP**
2700 NATIONAL DRIVE, SUITE 100
ONALASKA, WI 54650

SHARI LYNN S. AHRENS
DATE: 06/24/21 LICENSE NO. 42797

THE GODDARD SCHOOL
MINNETONKA, MN

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Westwood Professional Services, Inc.

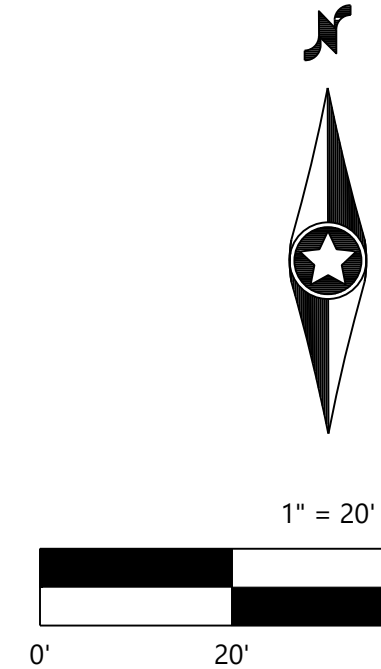
GRADING & EROSION CONTROL PLAN

SHEET NUMBER:

C3.0

DATE: 06/24/21

PROJECT NUMBER: 0031849.00



NOT FOR CONSTRUCTION

GENERAL UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10- FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM 888. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
12. ALL WATER LINES SHALL HAVE 8" MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
13. STORM SEWER PIPE:
 - A. RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
 - B. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76 WITH R-4 GASKETS.
 - C. HDPE STORM PIPE 4- TO 10- INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60- INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
 - D. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
 - E. ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER LOCATED WITHIN 10- FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
15. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA RULES, PART 7560.0150.
16. ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
17. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
18. UNDERGROUND STORMWATER CHAMBER SYSTEM TO BE STORMTECH SC-740 OR APPROVED EQUAL SUPPLIER TO PROVIDE DOCUMENTATION THAT CHAMBER SYSTEM WILL SUPPORT VEHICLE LOADS PER CITY OF MINNETONKA STANDARDS.

GSU UTILITY NOTES

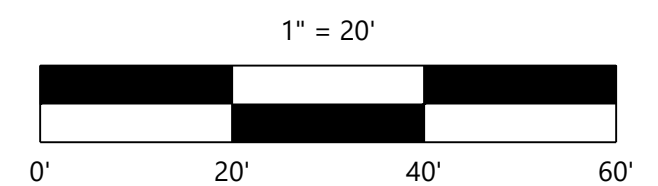
1. THERE SHALL BE NO UTILITIES RUN UNDER PLAYGROUND AREAS.
2. THE UTILITIES INDICATED ON THESE PLANS AND ON THE SURVEY MAY NOT BE A COMPLETE INVENTORY OF ALL THE EXISTING UTILITIES PRESENT ON AND AROUND THE SITE. THE LOCATION AND SIZE OF THESE UTILITIES MAY BE APPROXIMATE. THE ENGINEER SHALL NOT BE HELD LIABLE FOR ANY INACCURATE UTILITY INFORMATION INDICATED, IMPLIED, OR NOT INDICATED ON THESE PLANS.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND ORDER ALL NEW SERVICES, LOCATE AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING, WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR, AT HIS EXPENSE WITH THE PERMISSION OF THE OWNER.
4. BEFORE WORKING WITH OR AROUND EXISTING UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE CONTACTED BY THE CONTRACTOR.
5. WHEN CONNECTIONS ARE TO BE MADE TO EXISTING PIPING AND STRUCTURES OR WHERE CONSTRUCTION IS IN THE VICINITY OF EXISTING PIPING, THE LOCATION AND ELEVATION OF THE EXISTING PIPING SHALL BE FIELD VERIFIED. NOTIFICATION SHALL BE GIVEN TO THE OWNER IF THE EXISTING PIPING IS FOUND TO BE DIFFERENT THAN THAT SHOWN ON THE DRAWINGS.
6. FOR CLARITY OF THESE DRAWINGS, PIPES MAY NOT BE DRAWN TO SCALE OR EXACTLY LOCATED.
7. MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN NEW WATER AND SANITARY SEWER LINES. IF 18 INCHES OF CLEARANCE IS NOT PROVIDED THEN THE SEWER MUST BE CONSTRUCTED OF WATER WORKS GRADE DUCTILE IRON PIPE WITH MECHANICAL JOINTS OR PVC (SDR-26) PIPE WITH GASKETTED, COMPRESSION-TYPE JOINTS WITHIN TEN FEET OF THE WATER LINE.
8. ALL INLET COVER GRATES LOCATED IN PLAYGROUND AREA TO BE EXTERIOR GRADE RIDGED PVC (NO CAST IRON).
9. CONTRACTOR TO PROVIDE SURFACE MOUNT EXTERIOR GRADE PHONE CABINET AND PHONE, 48" MIN. TO 60" MAX. AFF. TO PROTRUDE 4" MAX. FROM FACE OF WALL. SEE HOFFMAN ATC121245 TYPE 1 STEEL CABINET. PAINT TO MATCH ADJACENT WALL COLOR.
10. CONTRACTOR TO COORDINATE INTERNET SERVICE AND COAX INSTALL AND LOCATIONS WITH OWNER AND GSU REPRESENTATIVE.

GSU UTILITY STATEMENT

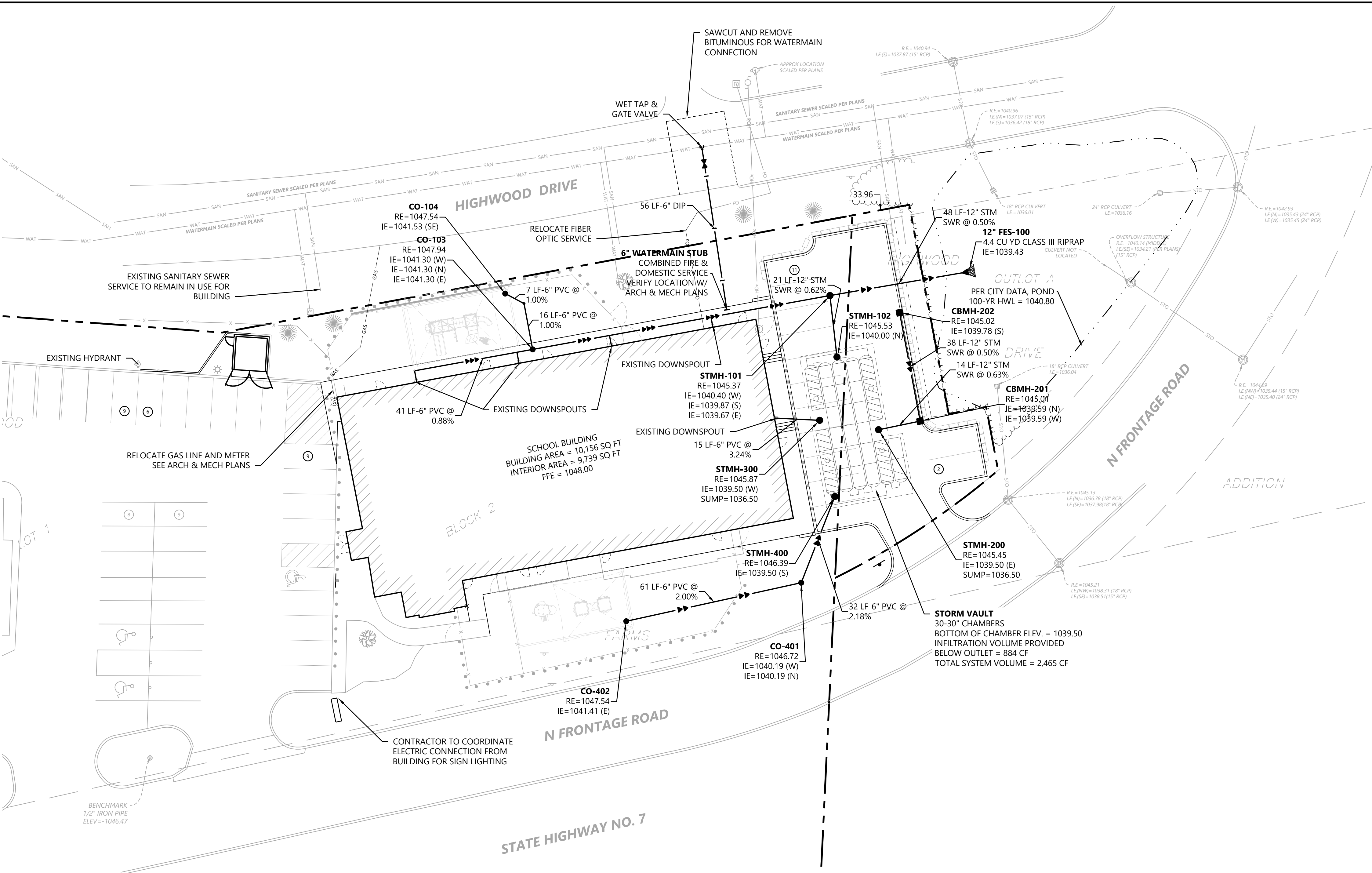
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

GSU CAUTIONARY NOTE

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.



NOT FOR CONSTRUCTION



UTILITY LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
SAN	---	SANITARY SEWER
FM	---	SANITARY SEWER FORCE MAIN
STO	---	STORM SEWER
WAT	---	WATER MAIN
WAT	---	HYDRANT
GAS	---	GAS
PUG	---	UNDERGROUND ELECTRIC
POH	---	OVERHEAD ELECTRIC
TUG	---	UNDERGROUND TELEPHONE
TOH	---	OVERHEAD TELEPHONE
FO	---	TELEPHONE FIBER OPTIC
CTV	---	CABLE TELEVISION
DT	---	DRAIN TILE
GV	---	GATE VALVE
FE	---	FLARED END SECTION (WITH RIPRAP)
LP	---	LIGHT POLE

DESIGNED:	06/02/21
CHECKED:	06/02/21
DRAWN:	06/02/21
DATE:	06/24/21

PREPARED FOR:
DBS GROUP
2700 NATIONAL DRIVE, SUITE 100
ONALASKA, WI 54650

SHARI LYNN S. AHRENS
DATE: 06/24/21 LICENSE NO. 42797

THE GODDARD SCHOOL
MINNETONKA, MN

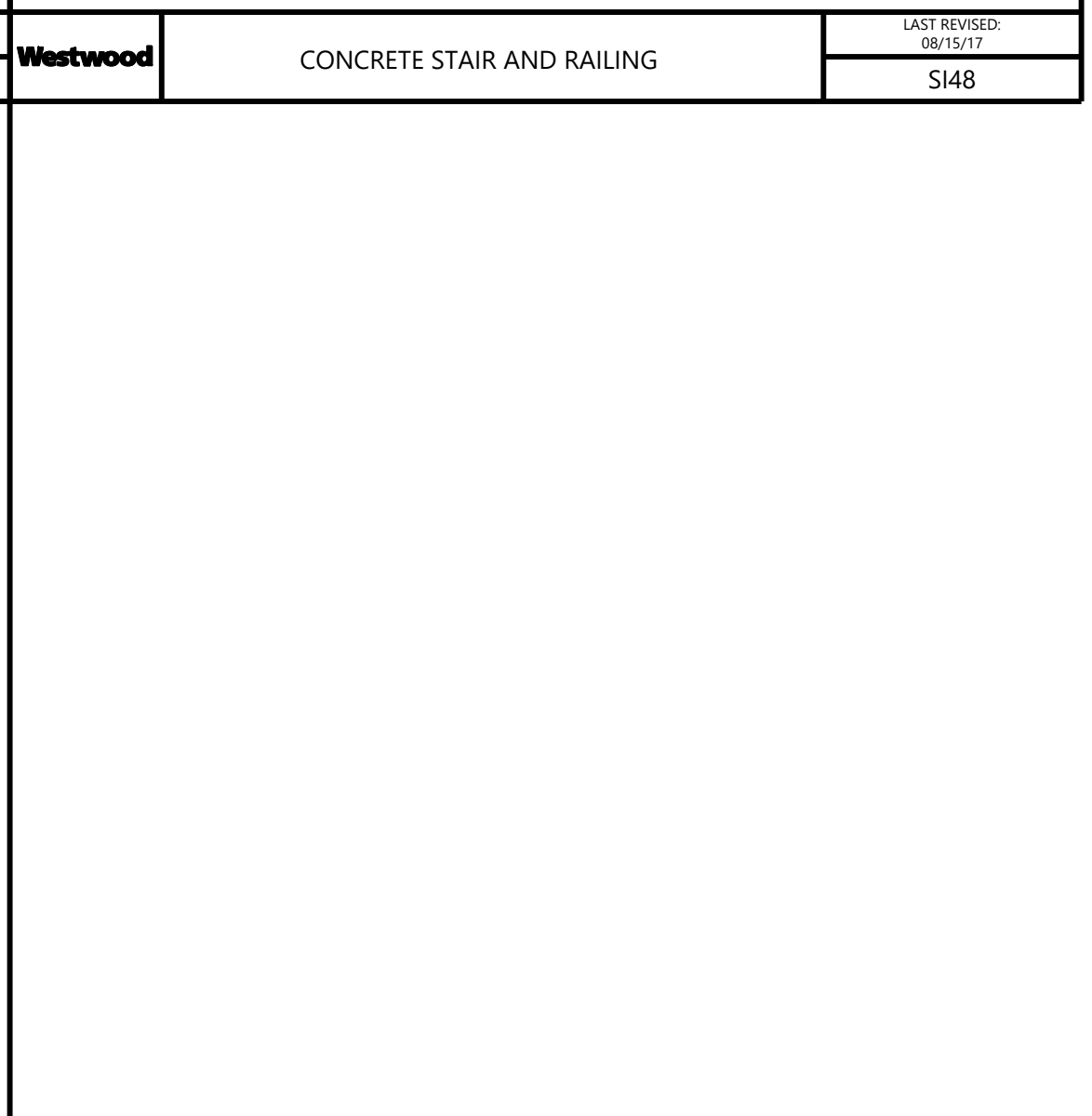
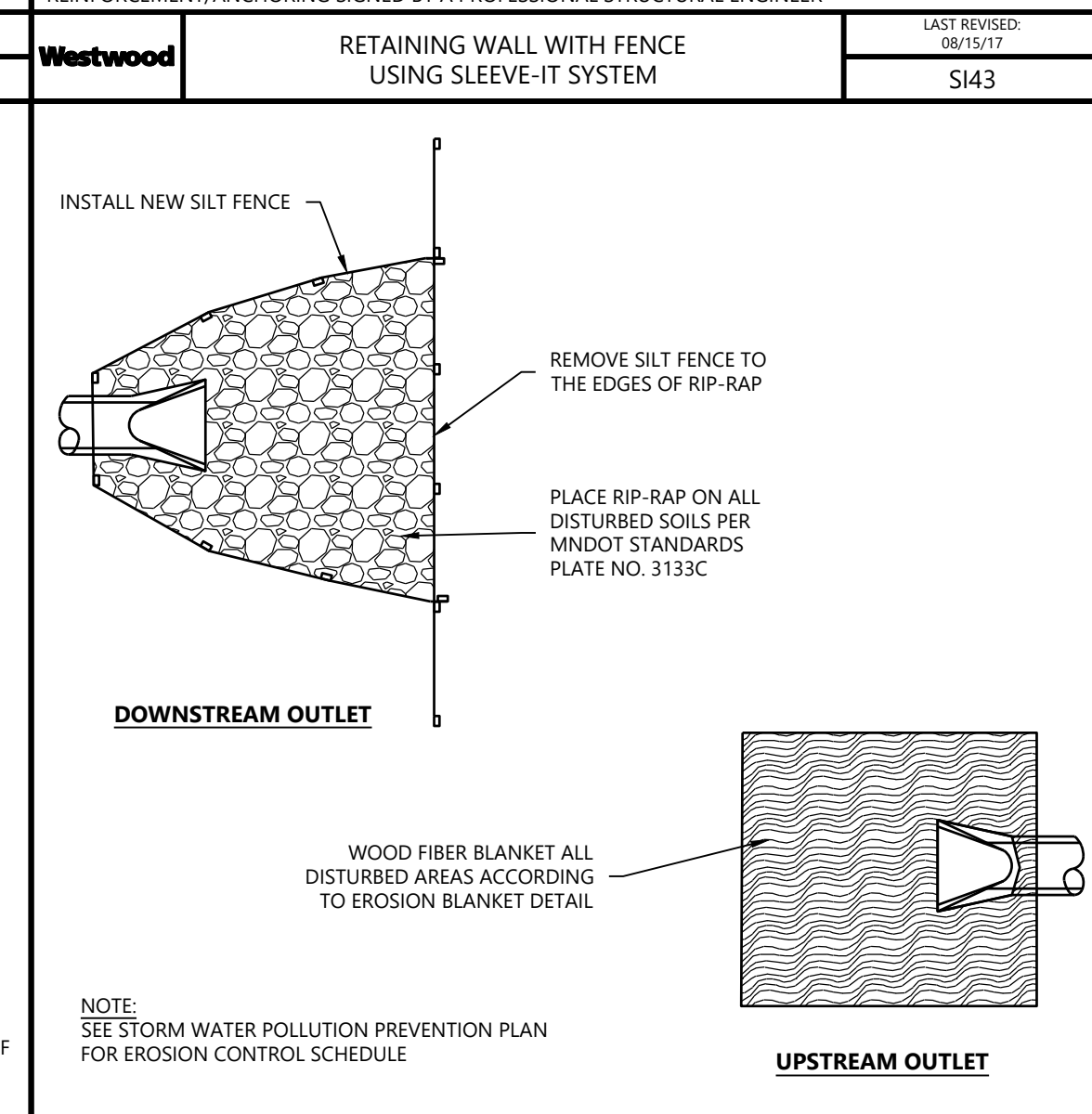
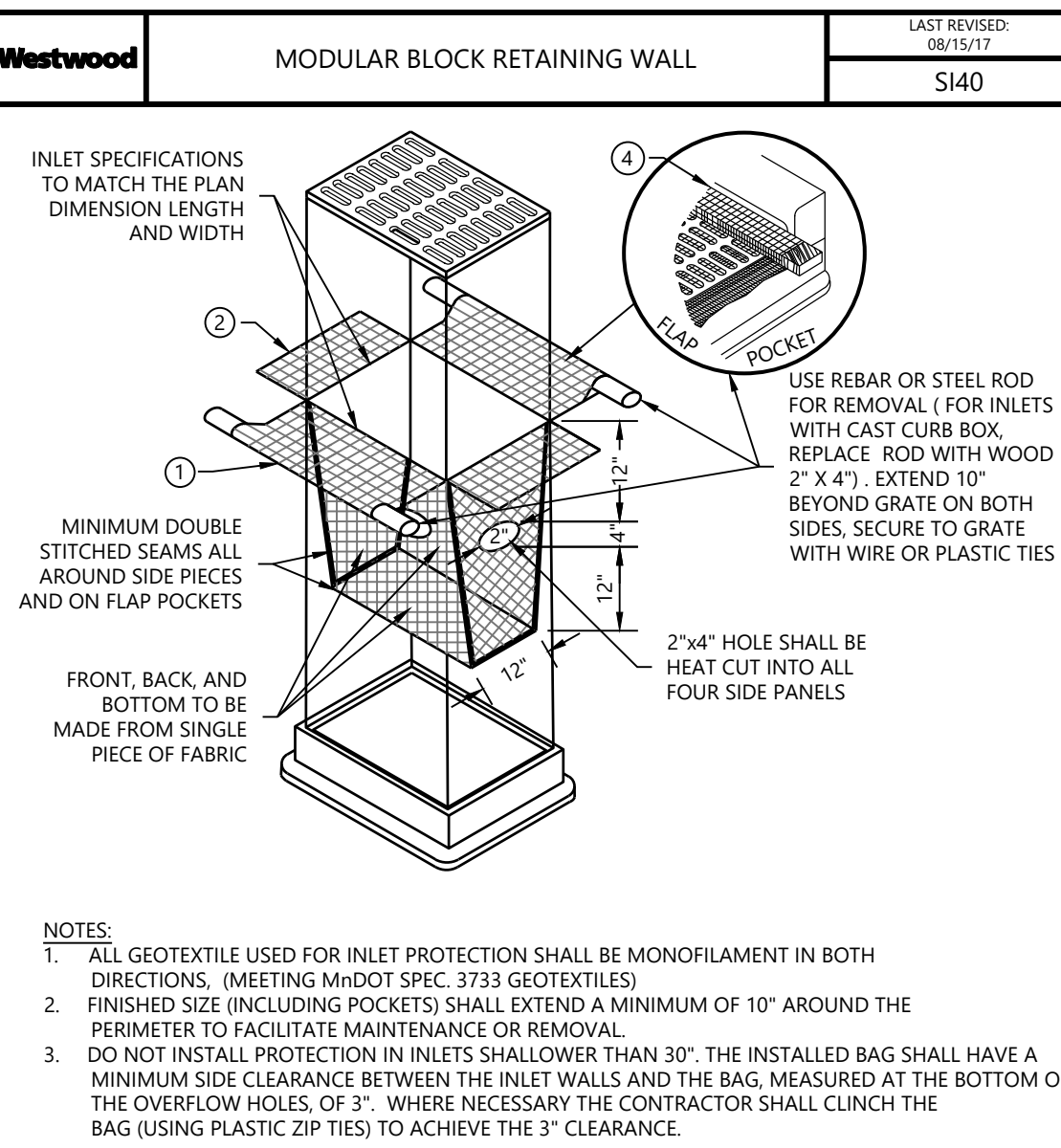
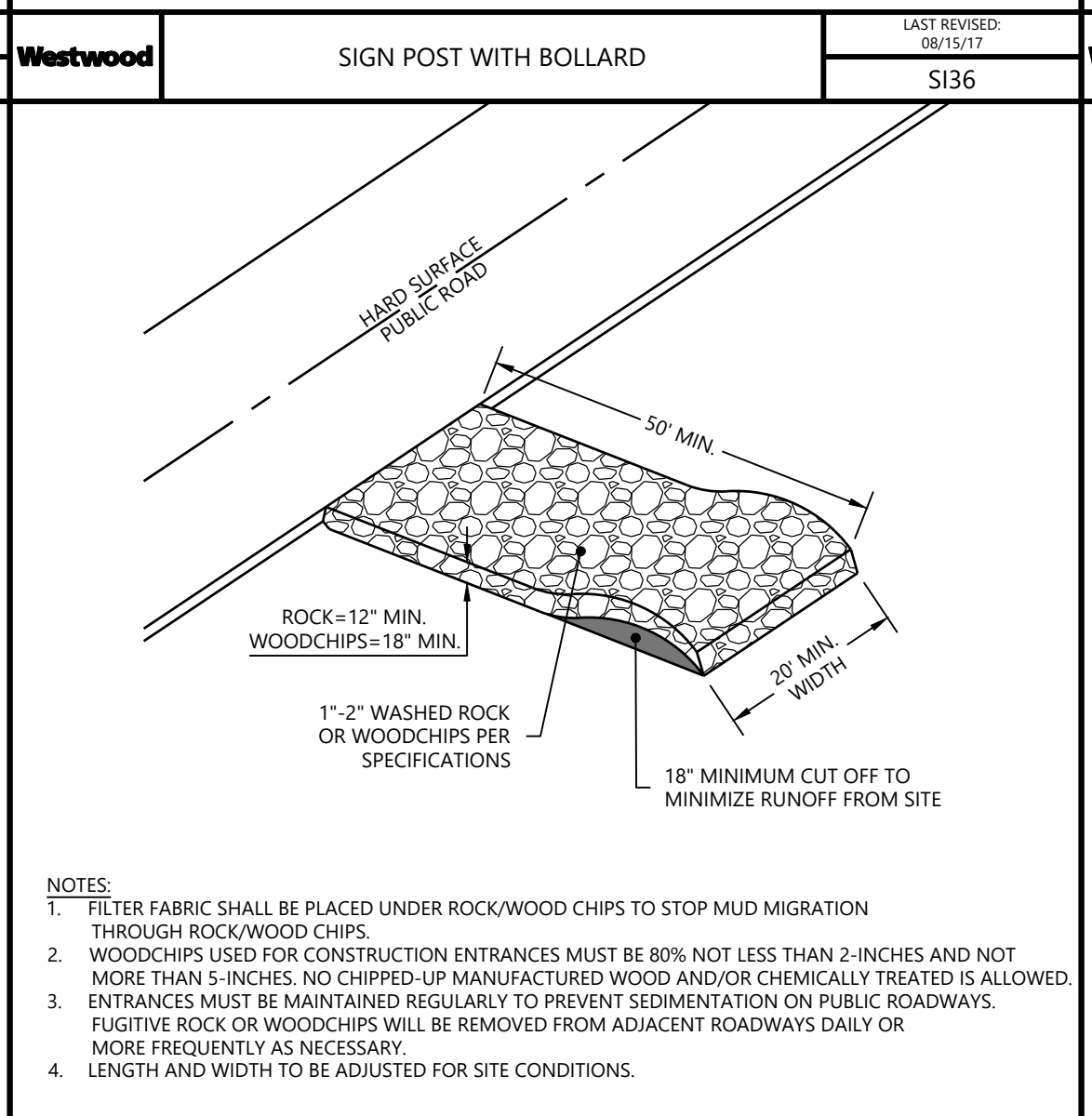
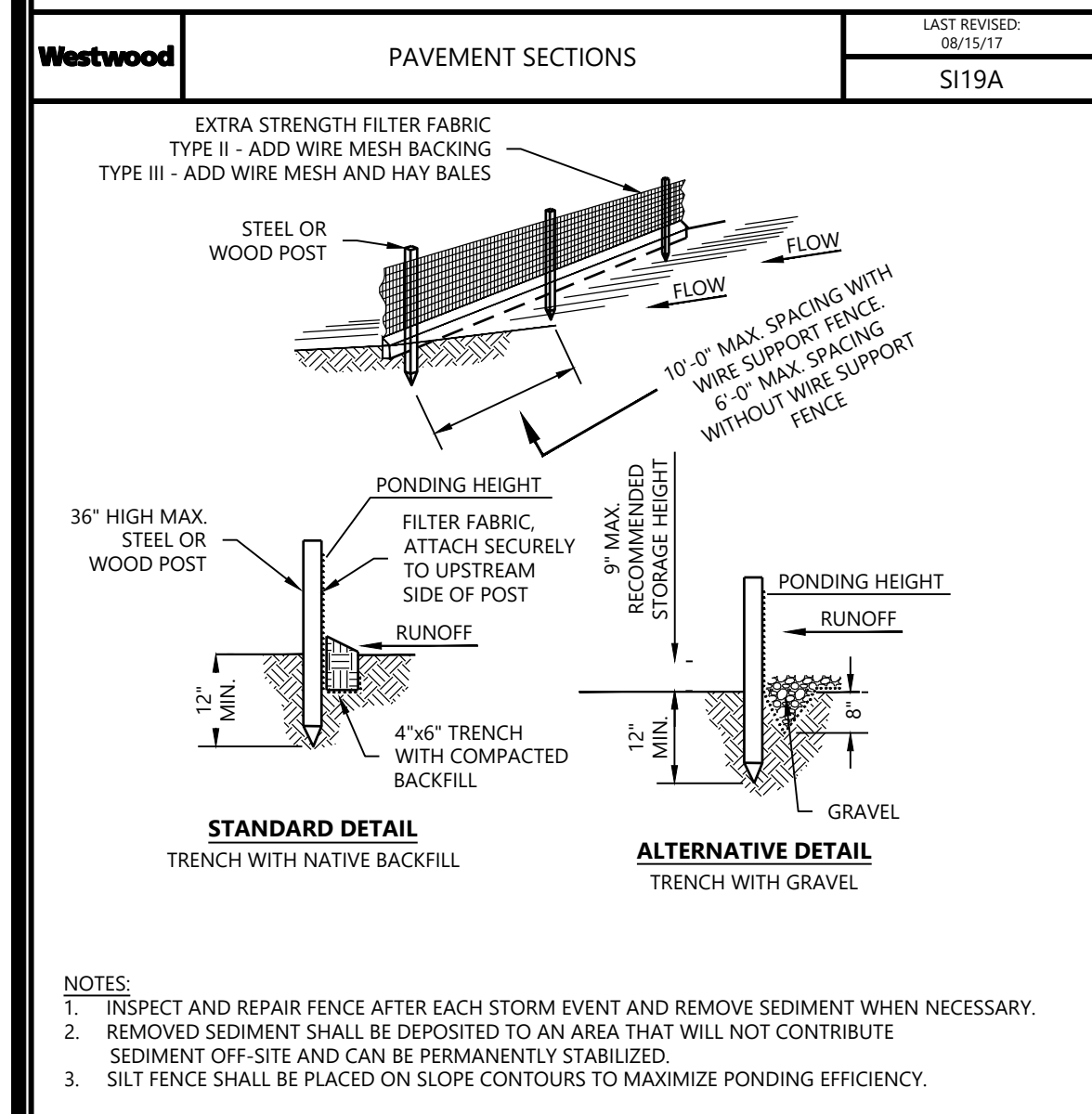
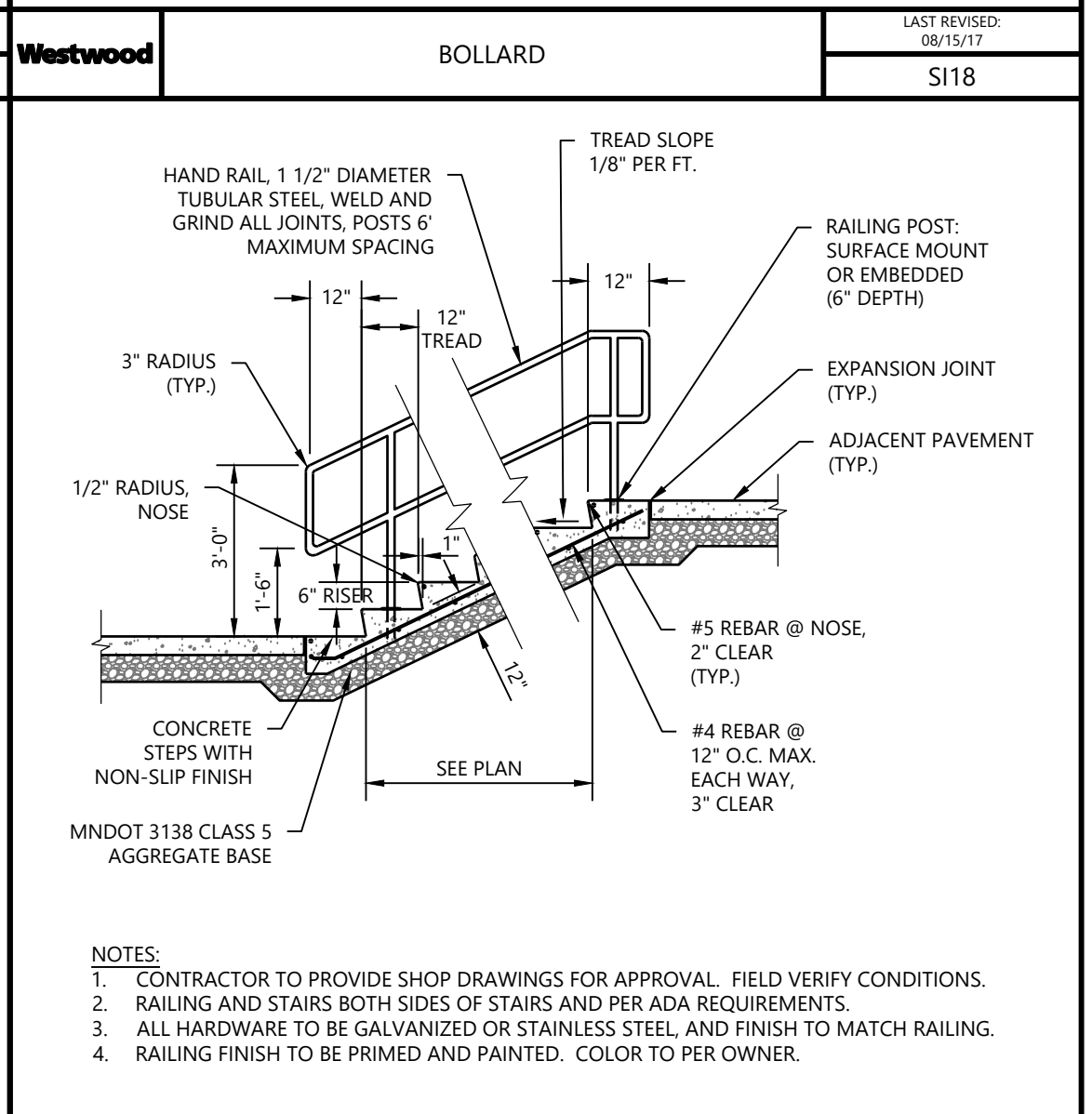
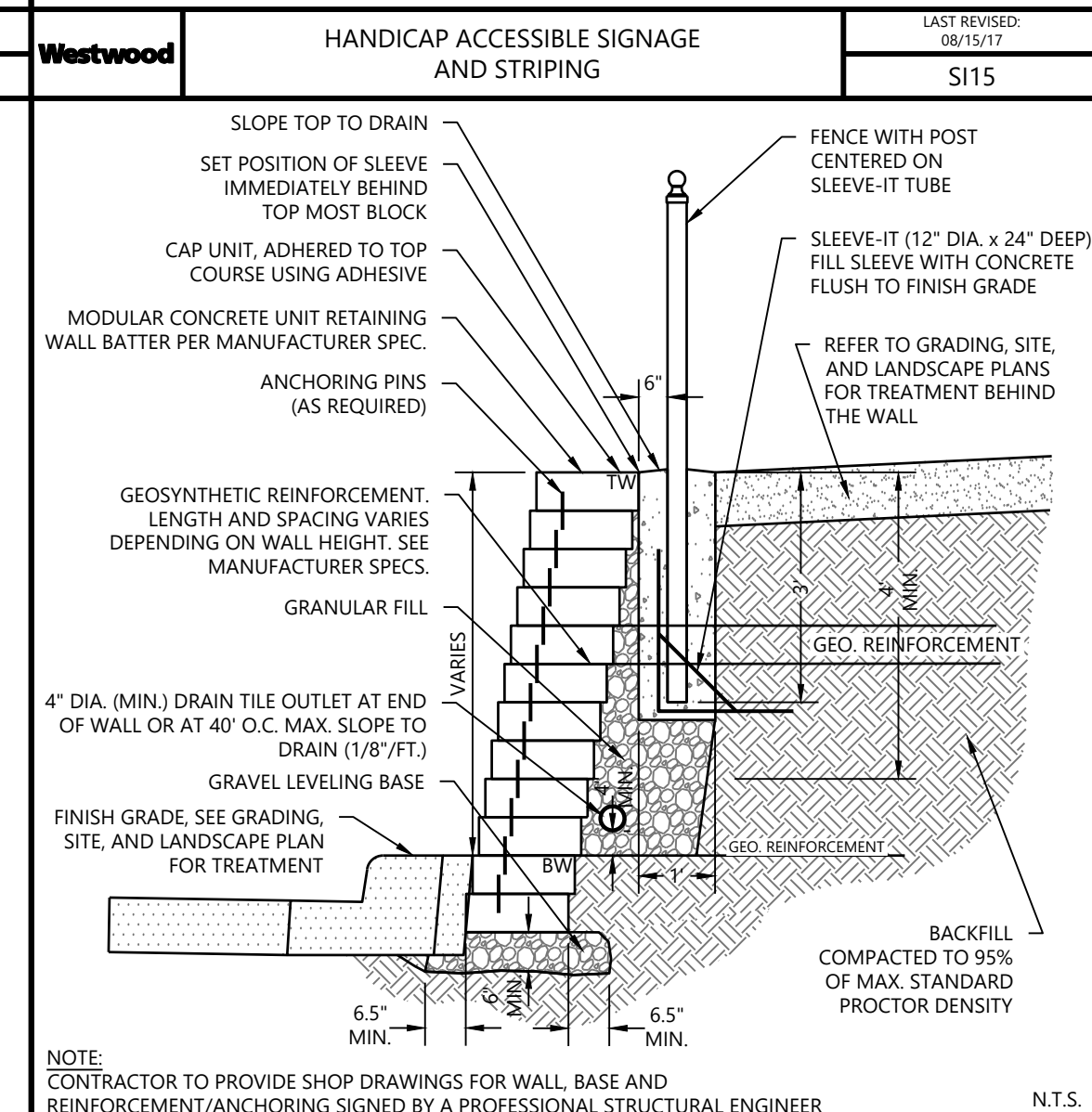
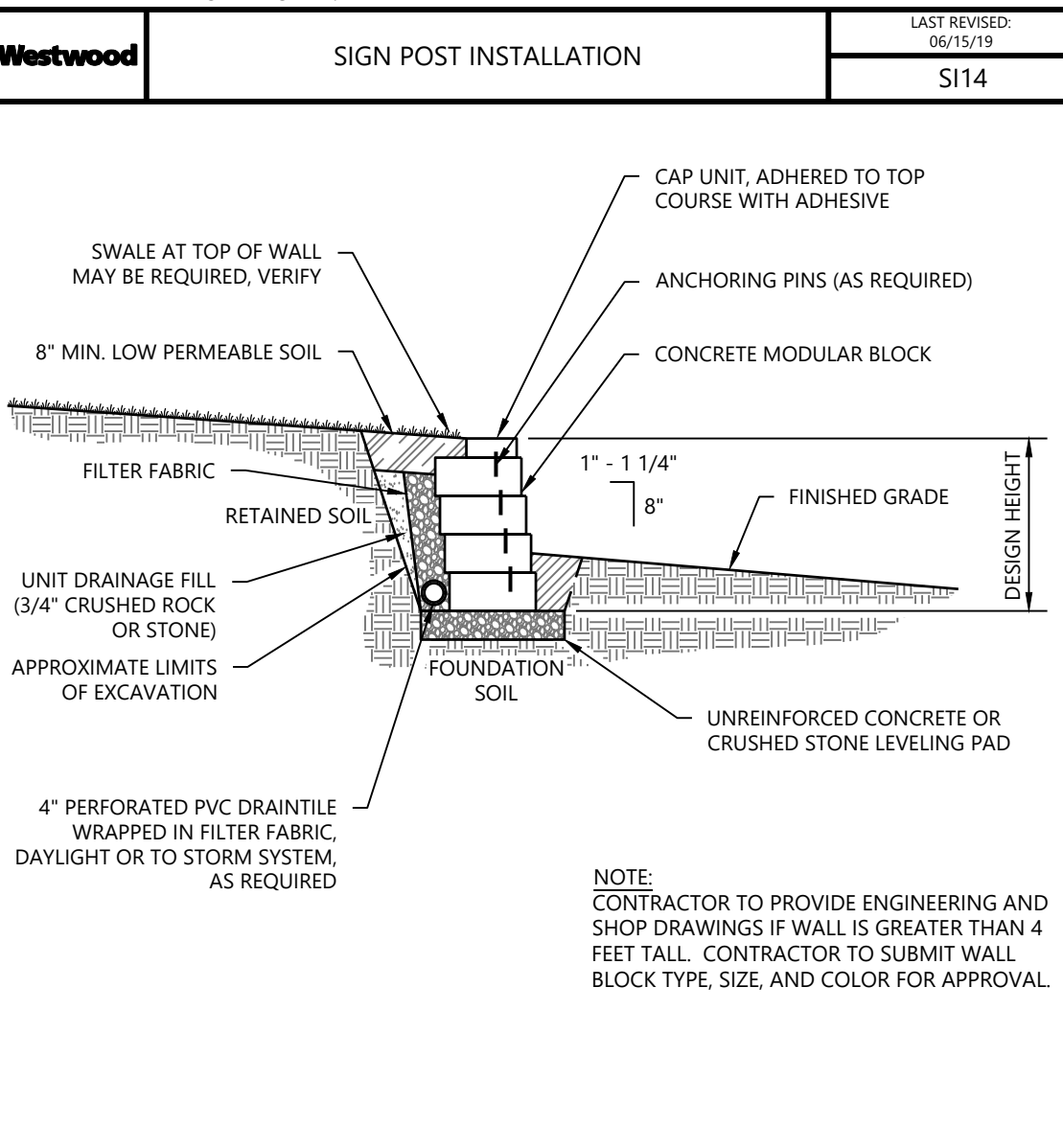
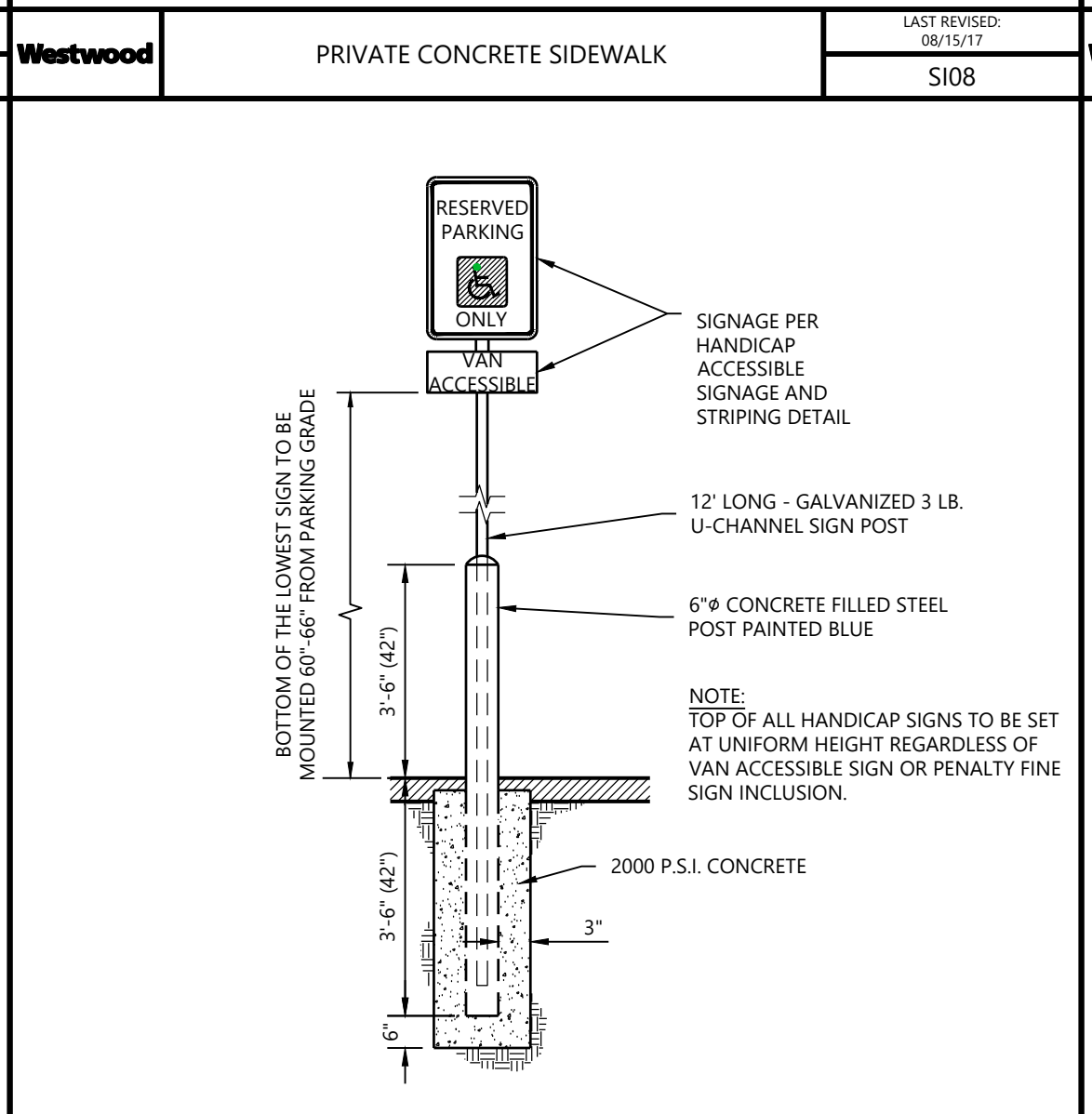
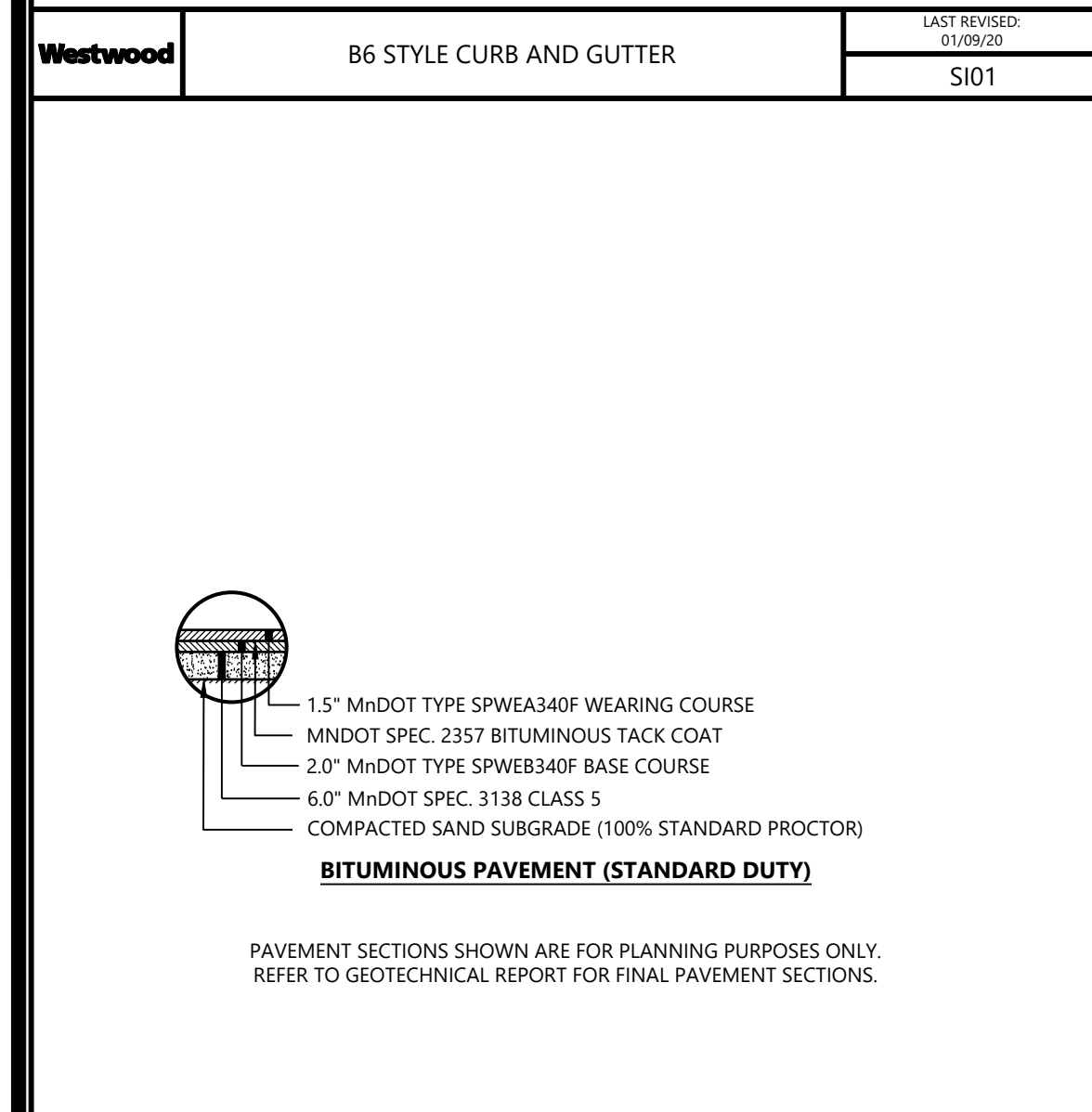
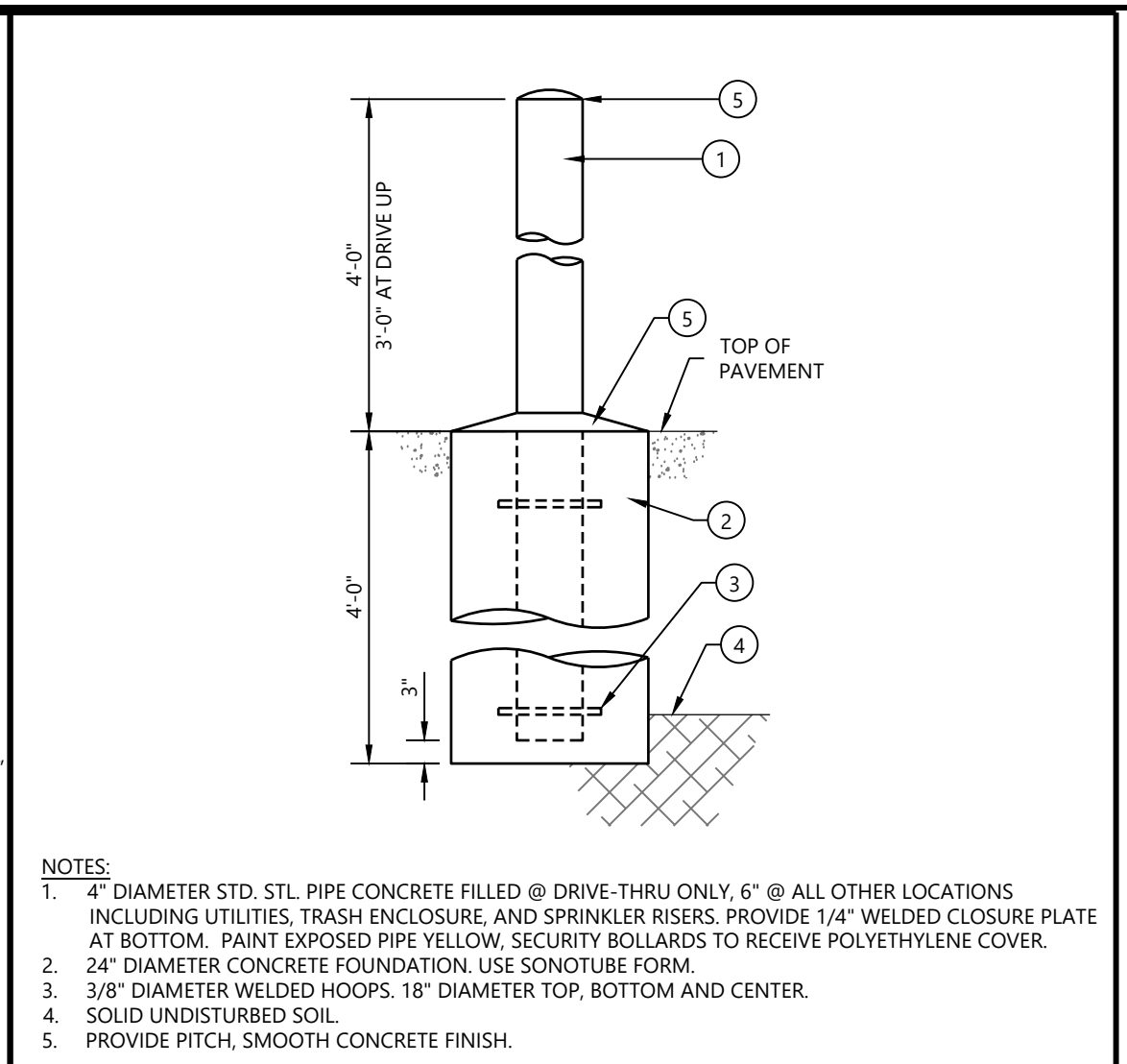
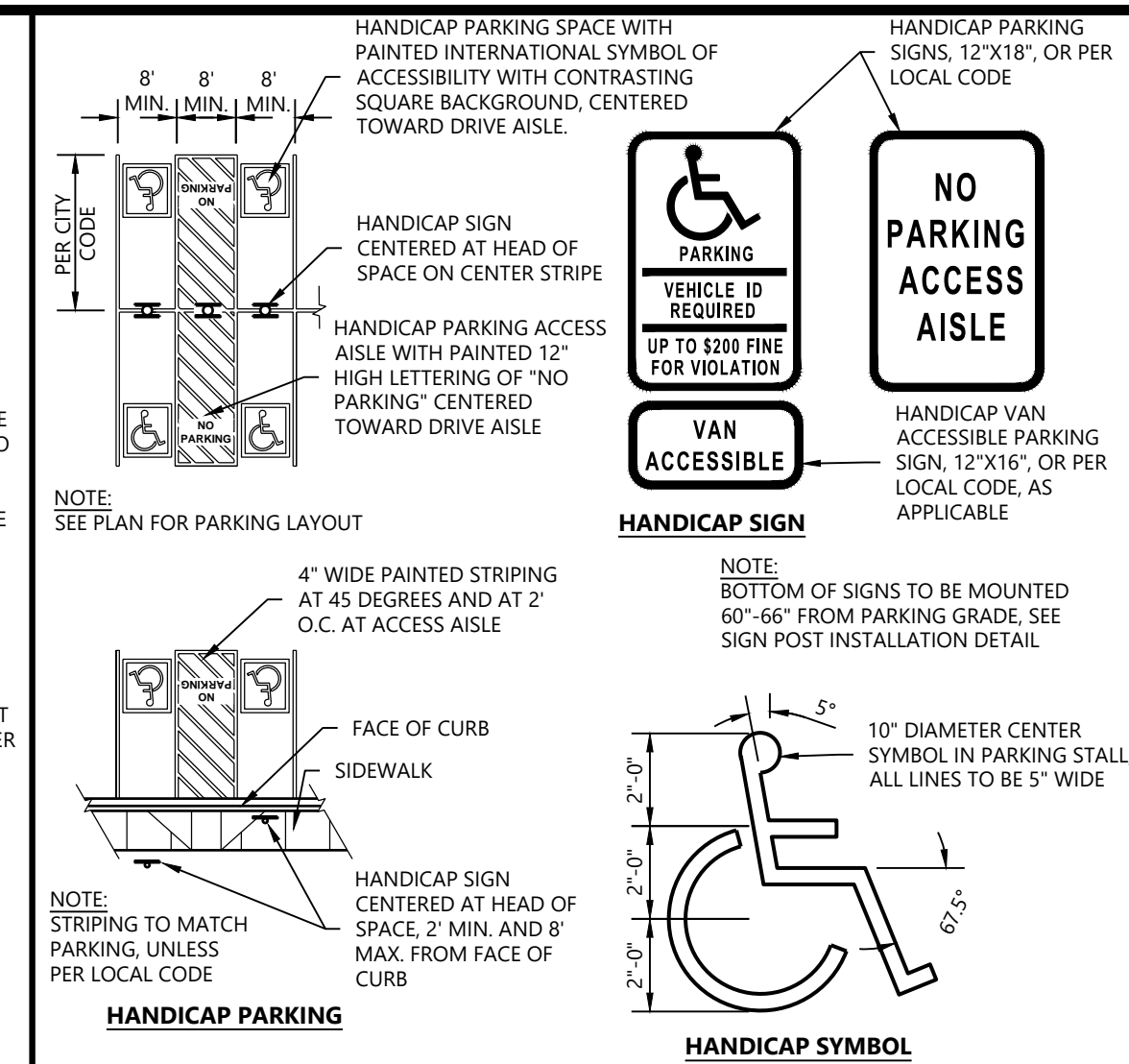
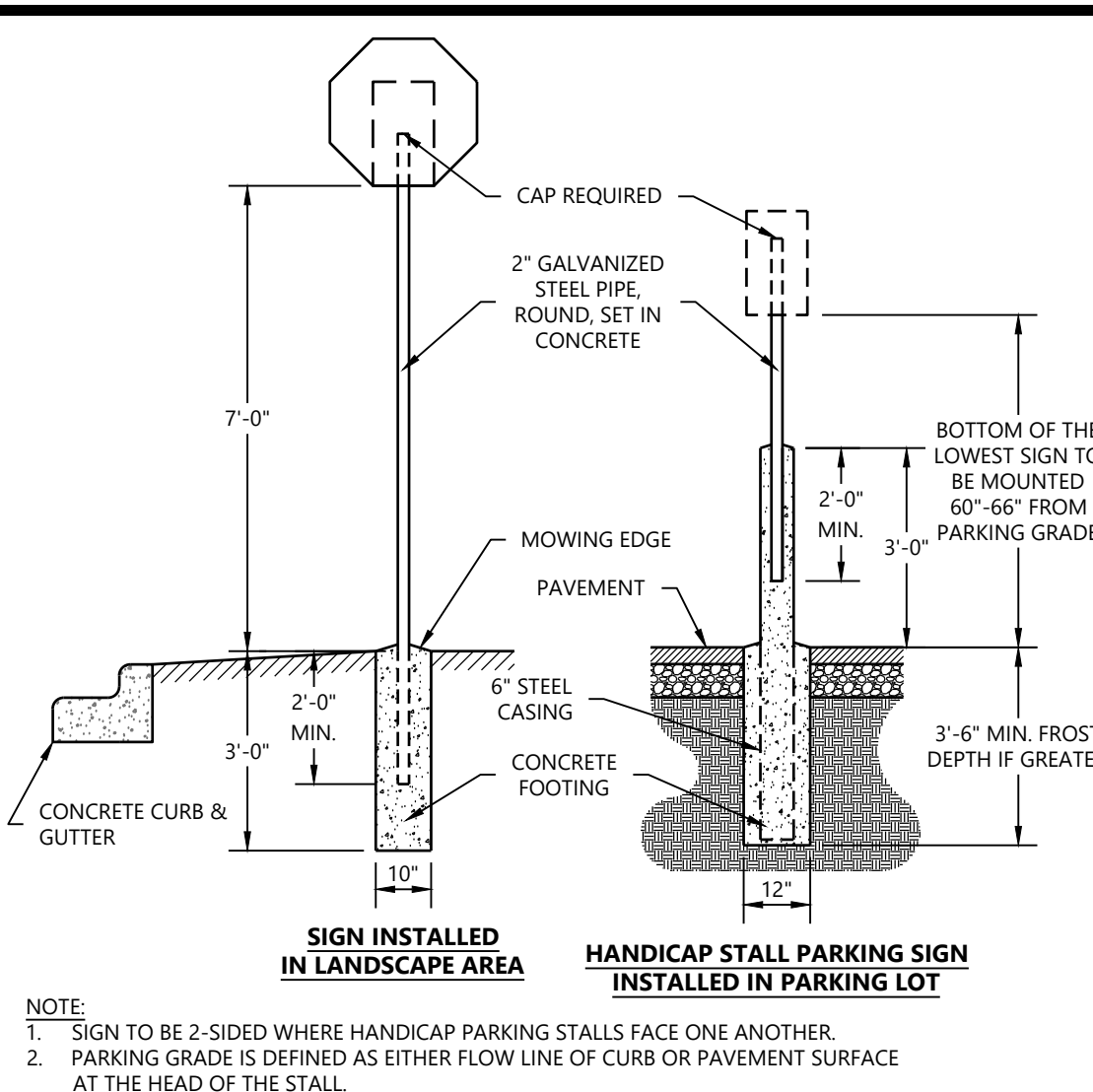
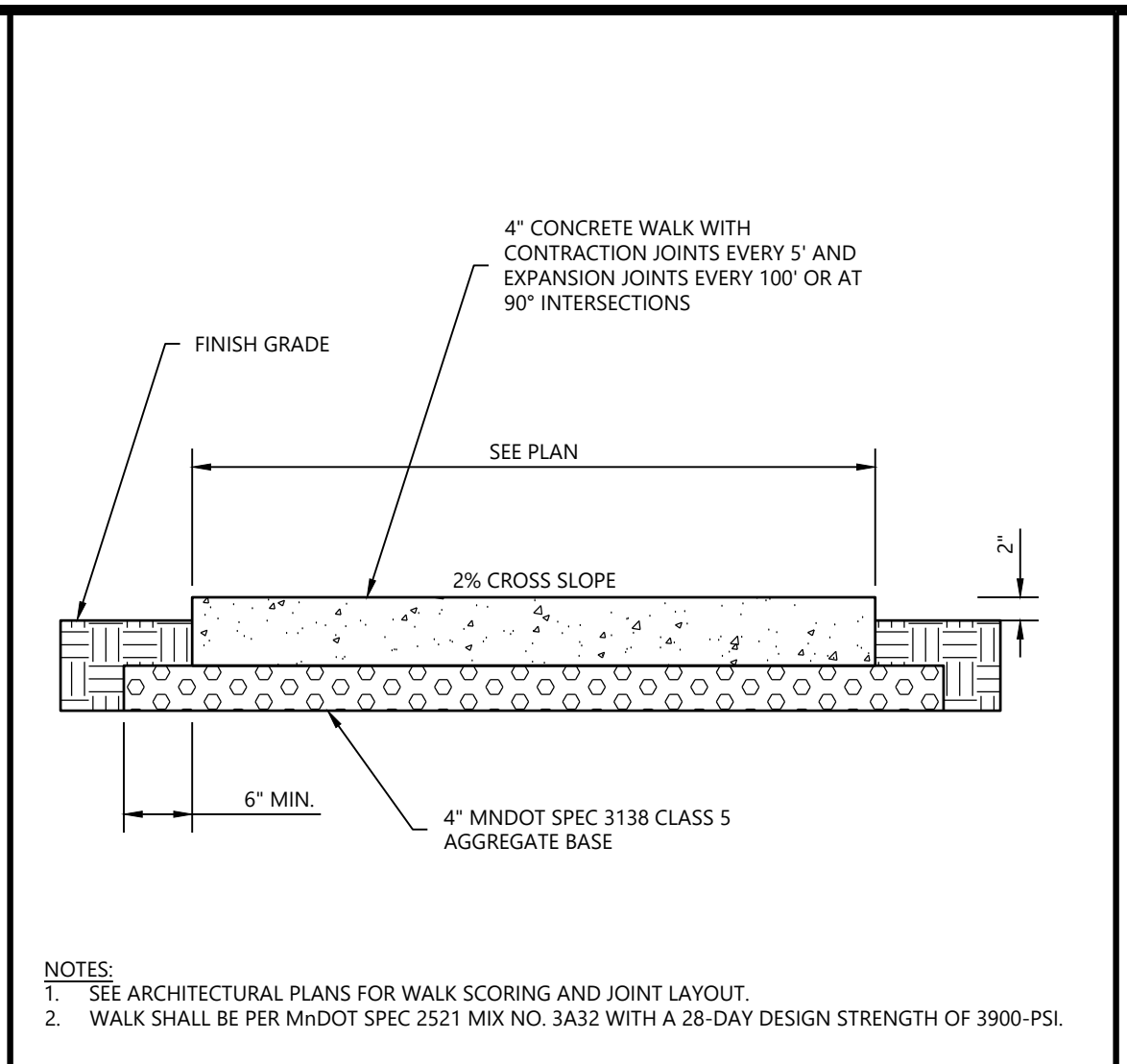
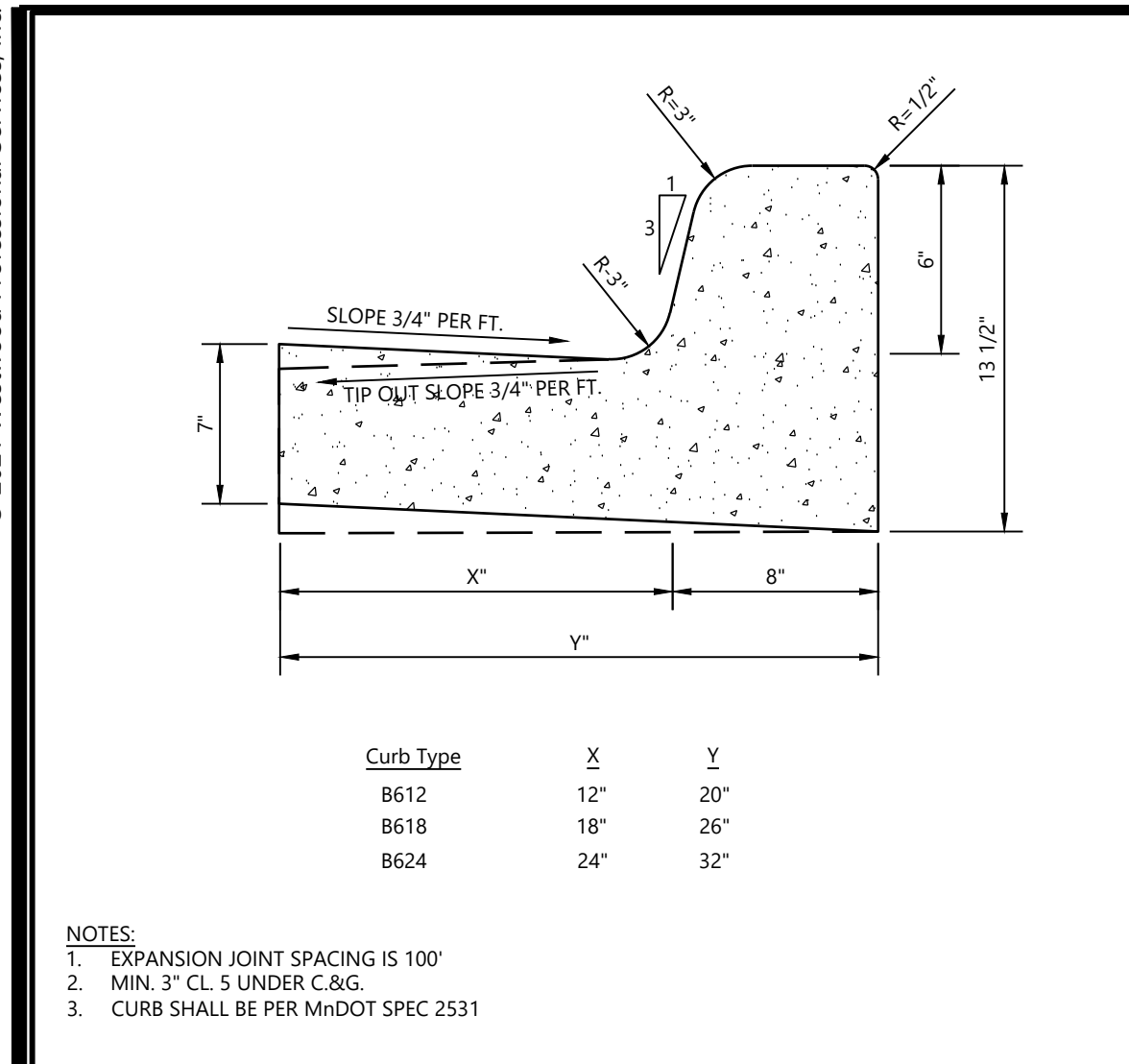
Westwood
12701 Whitewater Drive, Suite 8000
Minnetonka, MN 55343
Phone: (952) 937-5100
Fax: (952) 937-5022
www.westwoodps.com

UTILITY PLAN

SHEET NUMBER:

C4.0

DATE: 06/24/21



Westwood	B6 STYLE CURB AND GUTTER	LAST REVISED: 01/09/20	SI01
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Westwood	PRIVATE CONCRETE SIDEWALK	LAST REVISED: 08/15/17	SI08
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Westwood	SIGN POST INSTALLATION	LAST REVISED: 08/15/17	SI14
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Westwood	HANDICAP ACCESSIBLE SIGNAGE AND STRIPING	LAST REVISED: 08/15/17	SI15
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Westwood	BOLLARD	LAST REVISED: 08/15/17	SI18
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Westwood	PAVEMENT SECTIONS	LAST REVISED: 08/15/17	SI19A
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Westwood	SIGN POST WITH BOLLARD	LAST REVISED: 08/15/17	SI36
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Westwood	MODULAR BLOCK RETAINING WALL	LAST REVISED: 08/15/17	SI40
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Westwood	RETAINING WALL WITH FENCE USING SLEEVE-IT SYSTEM	LAST REVISED: 08/15/17	SI43
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Westwood	CONCRETE STAIR AND RAILING	LAST REVISED: 08/15/17	SI48
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Westwood	SILT FENCE	LAST REVISED: 08/15/17	GD02
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Westwood	CONSTRUCTION ENTRANCE	LAST REVISED: 08/15/17	GD05
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Westwood	STORM DRAIN FILTER BAG INSERT	LAST REVISED: 08/15/17	GD10
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Westwood	EROSION CONTROL AT FLARED END SECTIONS	LAST REVISED: 08/15/17	GD27
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Call 48 Hours before digging:
 811 or call811.com
 Common Ground Alliance

DESIGNED:	06/02/21
CHECKED:	06/02/21
DRAWN:	06/10/21
CITY SUBMITTAL:	06/24/21
CLIENT REVIEW:	
PROGRESS SET:	
INITIAL ISSUE:	

PREPARED FOR:
DBS GROUP
 2700 NATIONAL DRIVE, SUITE 100
 ONALASKA, WI 54650

DATE: 06/24/21 LICENSE NO. 42797

SHARI LYNN S. AHRENS
 ONLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

THE GODDARD SCHOOL
 MINNETONKA, MN

Westwood
 12701 Whitestar Drive, Suite 8000
 (828) 937-5100
 (828) 937-5022
 Phone Fax
 12701 Whitestar Drive, Suite 8000
 Minnetonka, MN 55343
 westwood@westwoodps.com
 Westwood Professional Services, Inc.

SITE DETAILS

SHEET NUMBER:
C5.0

DATE: 06/24/21

PROJECT NUMBER: 0031849.00

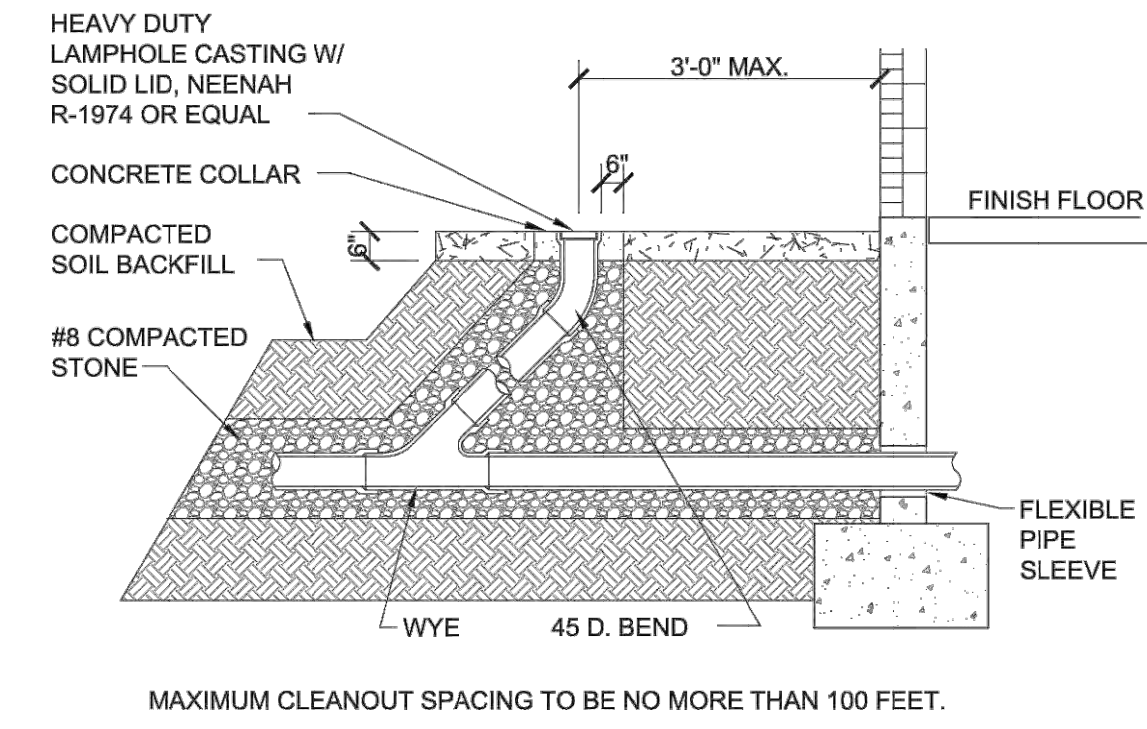
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

DESIGN TEAM TO COORDINATE WITH LOCAL JURISDICTION IF BIKE RACKS ARE REQUIRED.

17 BICYCLE RACK

SCALE: 3/4" = 1'-0"



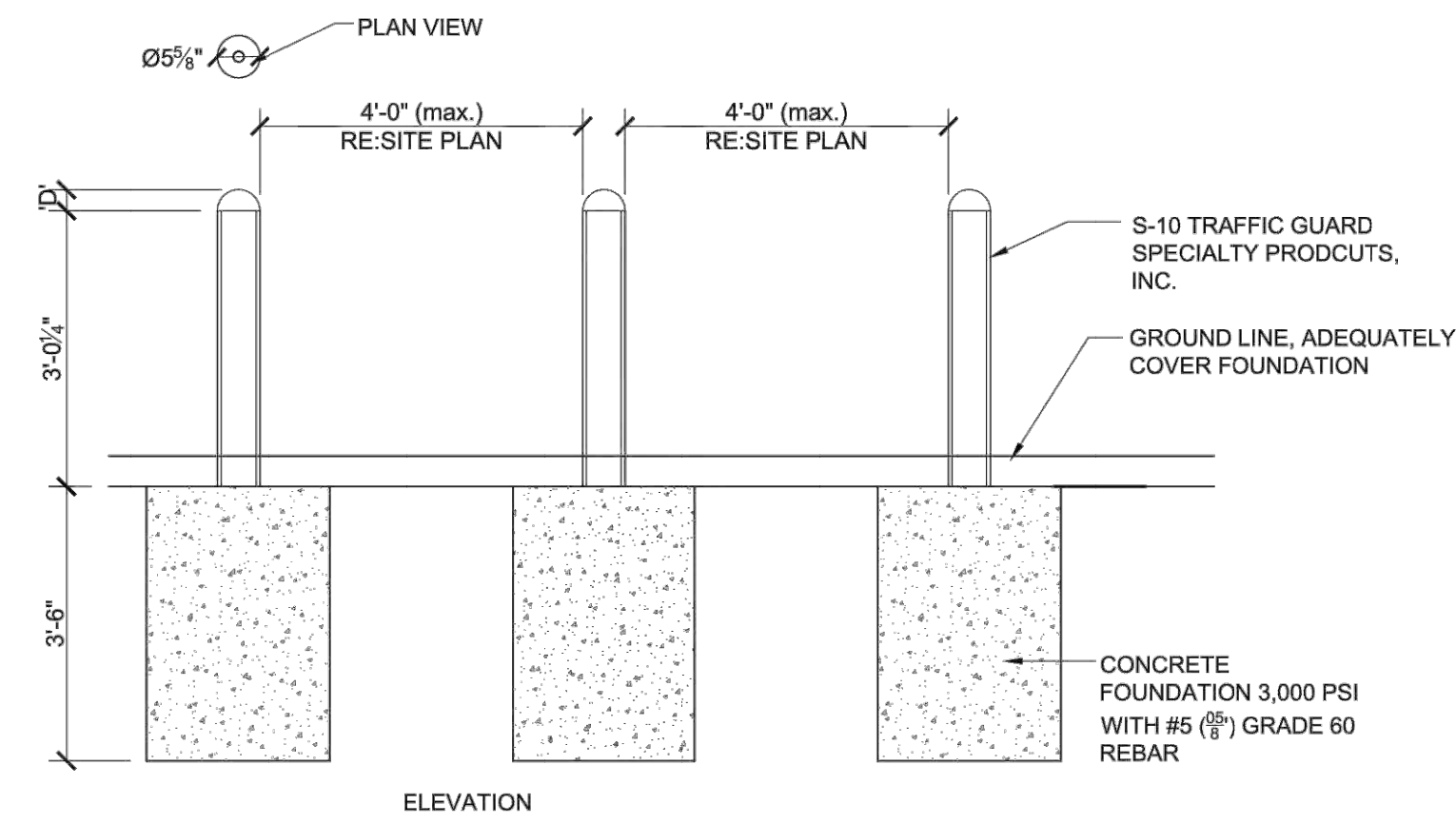
18 TYP. CLEANOUT DETAIL

SCALE: N.T.S.

- BOLLARD NOTES: 1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING FOR CONCRETE FOUNDATION. 2. PIPE BOLLARDS LOCATED AT TRASH ENCLOSURE ALONG PLAYGROUND AND TO PROTECT ELECTRICAL TRANSFORMERS WHEN REQUIRED. 3. REFER TO PRODUCT SPECS: S-10 BY TRAFFIC GUARD SPECIALTY PRODUCTS, INC.

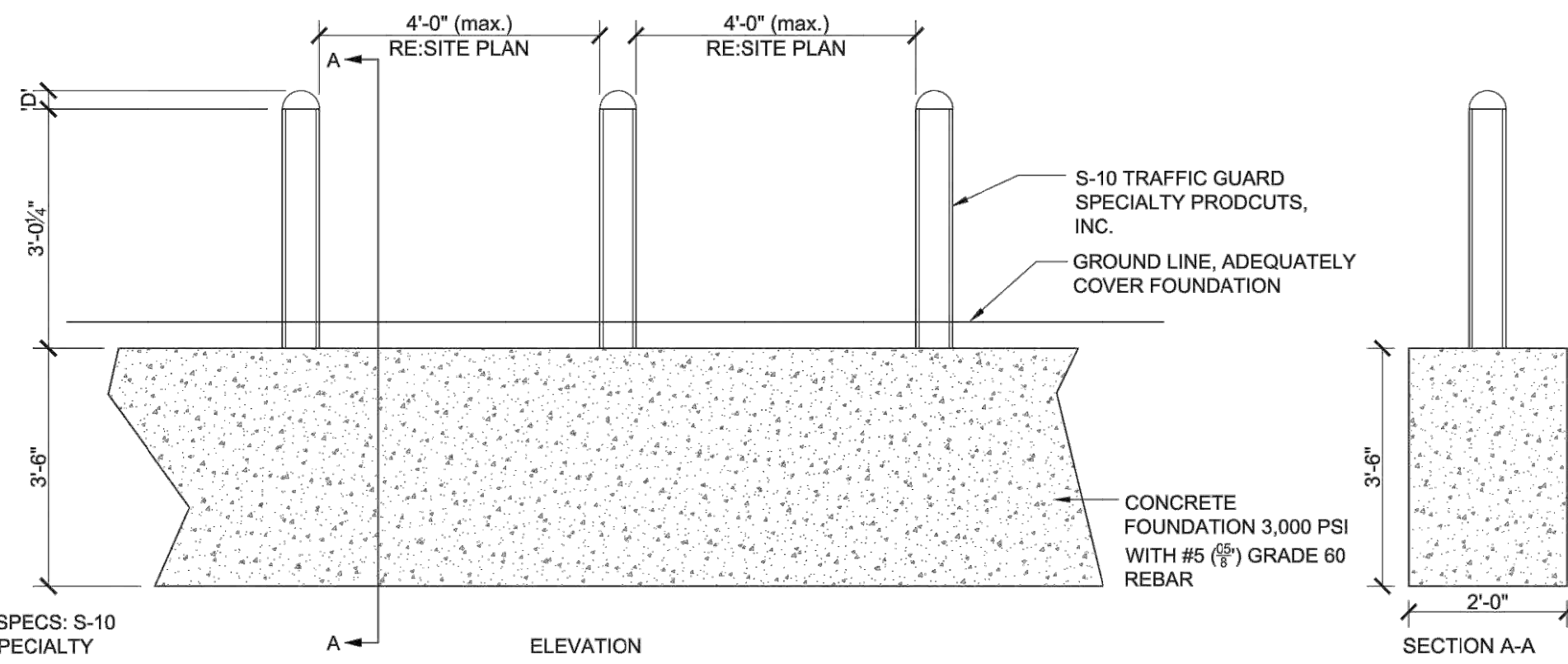
10 SHAFT FOOTING BOLLARD (DISTANCE > 4'-0")

SCALE: 1/2" = 1'-0"



11 TRENCH FOOTING BOLLARD (DISTANCE < 4'-0")

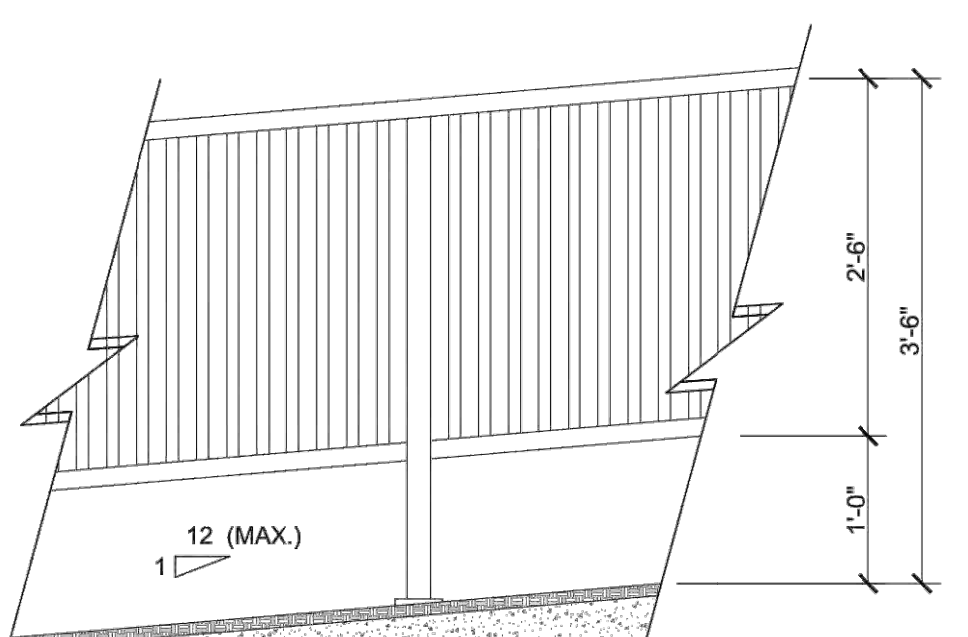
SCALE: 1/2" = 1'-0"



19 HANDRAIL DETAIL

SCALE: 3/4" = 1'-0"

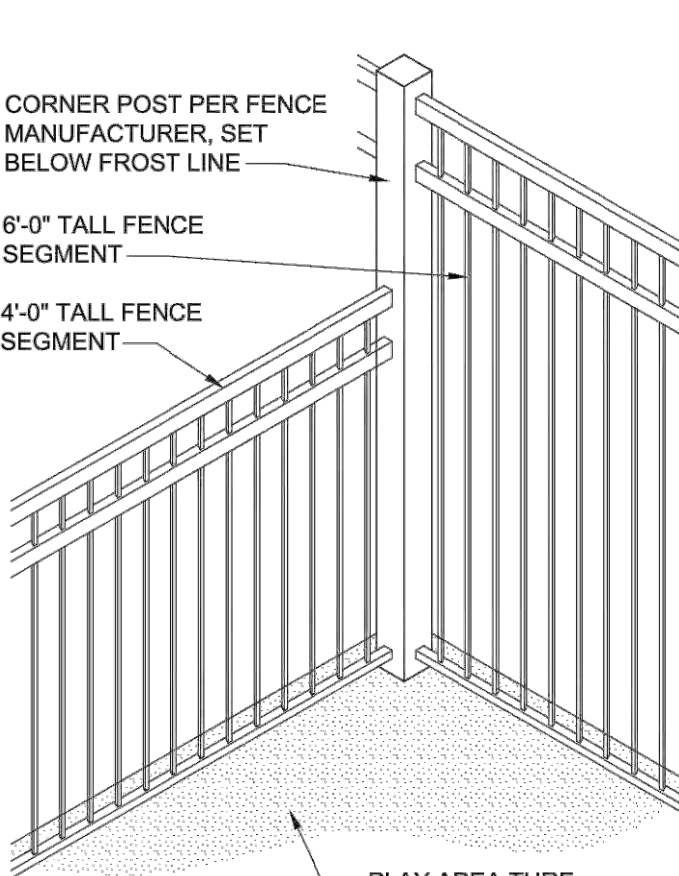
- HANDRAIL ACCESSIBILITY NOTES: 1. FOR ACCESSIBILITY, PLEASE REFERENCE ADA 36 CFR 1191 FINAL RULE; PLAY AREAS 15.6. MAIN ENTRANCE PATHWAYS SHOULD BE 72 INCHES TO 96 INCHES WIDE. ALL PATHWAYS MUST PROVIDE ADEQUATE CLEARANCES AS PRESCRIBED BY THE UFAS AND ADA STANDARDS. 2. PLATFORMS, STAIRS, HANDRAILS ON STAIRS, GUARDRAILS, AND PROTECTIVE BARRIERS ON PLATFORMS MUST BE DESIGNED IN COMPLIANCE WITH REQUIREMENTS CONTAINED IN THE LATEST EDITION OF THE HANDBOOK FOR PUBLIC PLAYGROUND SAFETY. 3. HANDRAILS MUST BE PROVIDED TO ACCOMMODATE THE INTENDED AGE GROUP ON ALL STAIRS (INCLUDING ADULTS). 4. GUARDRAILS MUST BE PROVIDED FOR INFANTS AND TODDLERS ON ALL PLATFORMS GREATER THAN 11-13/16 INCHES ABOVE ADJACENT SURFACES.



CERTAINEED BUFFTECH PRINCETON VINYL FENCE TO BE USED IF STEEL FENCE IS NOT PERMITTED

20 FENCE TRANSITION DETAIL

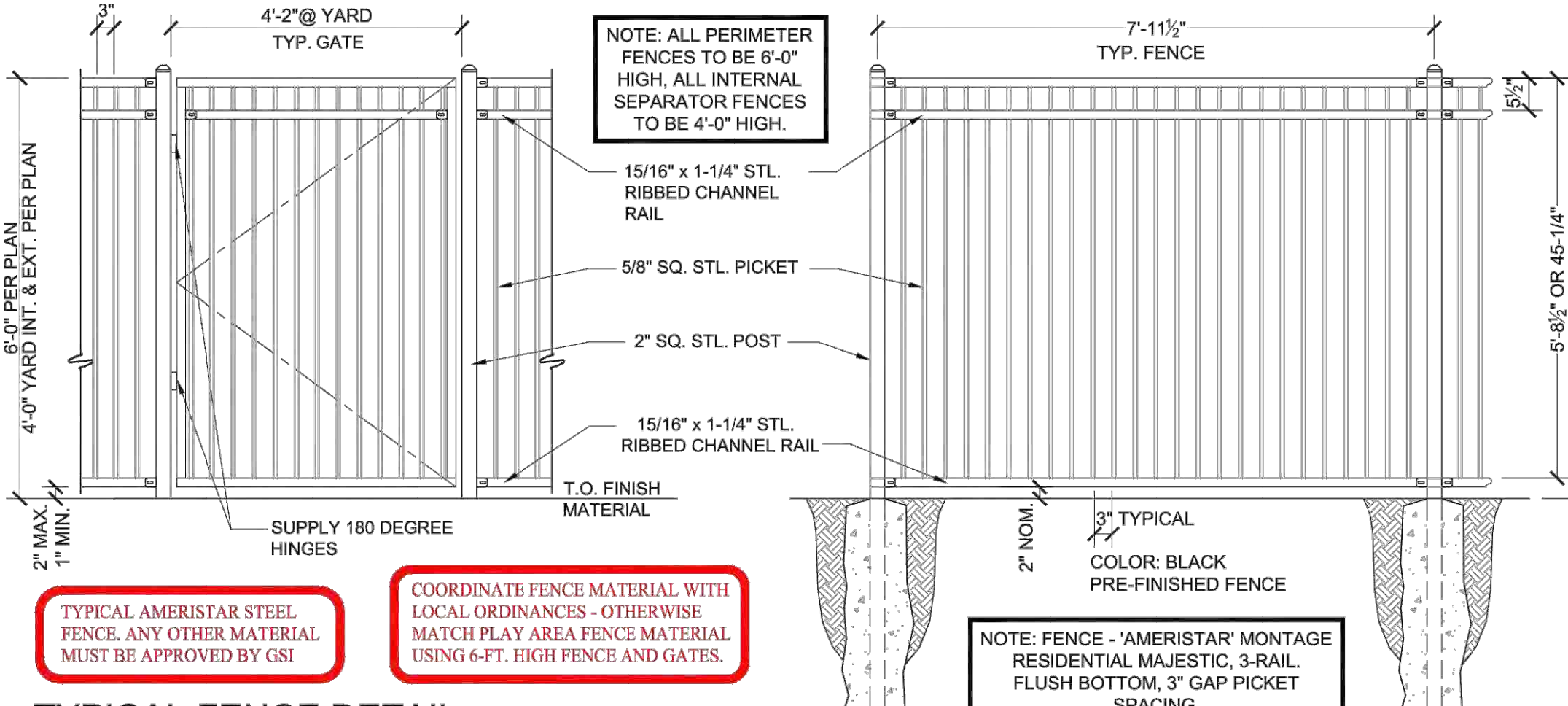
SCALE: N.T.S.



- FENCE NOTES: IT IS IMPORTANT THAT FENCES BE DESIGNED SO THAT THERE ARE NO SPACES BETWEEN PICKETS WHICH ARE BETWEEN 1-3/4" MINIMUM AND 3-1/2" MAXIMUM TO PREVENT CHILDREN'S HEADS FROM BEING ENTRAPPED.

16 TYPICAL FENCE DETAIL

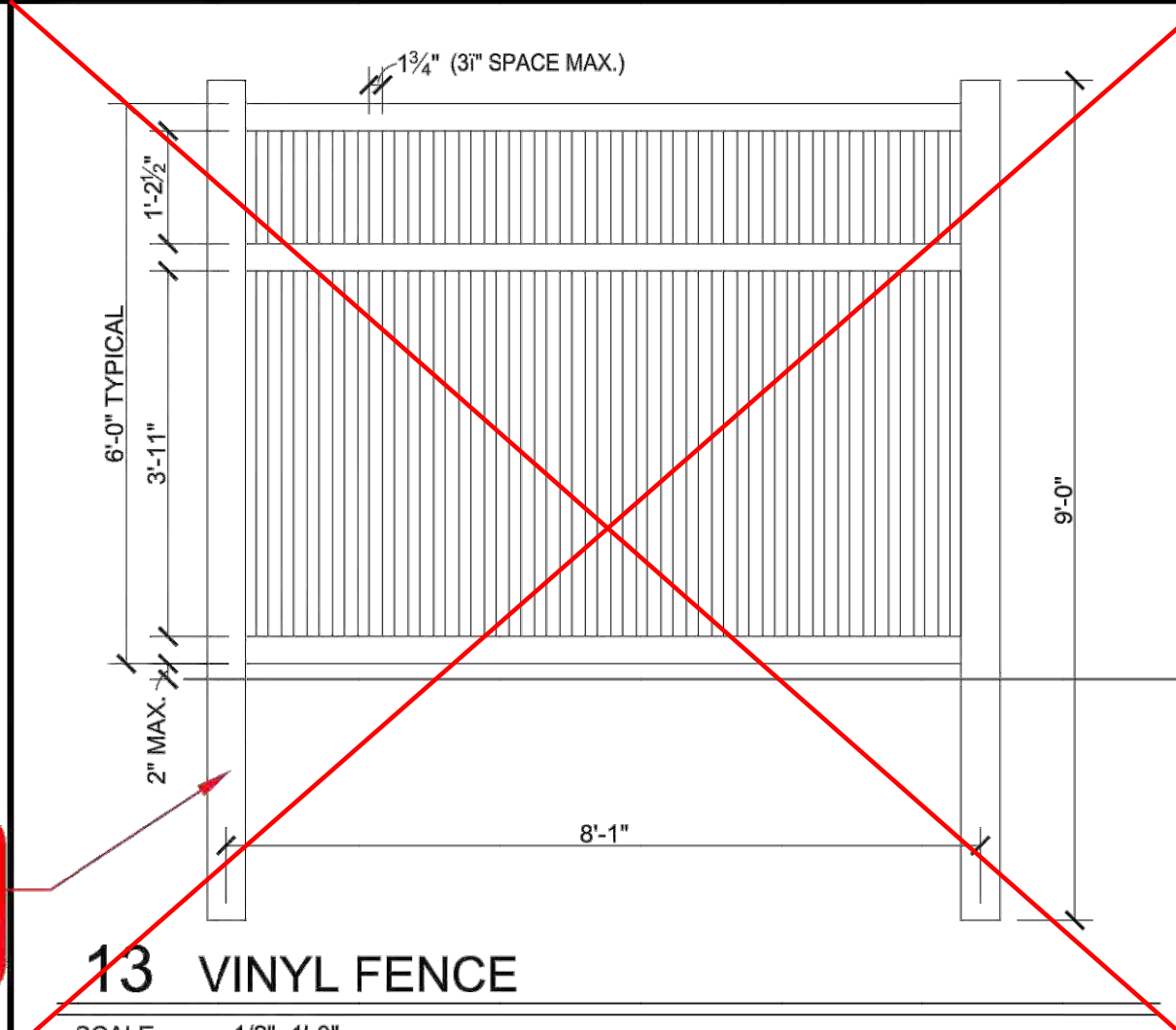
SCALE: 1/2" = 1'-0"



COORDINATE FENCE MATERIAL WITH LOCAL ORDINANCES - OTHERWISE, MATCH PLAY AREA FENCE MATERIAL USING 6-FT. HIGH FENCE AND GATES.

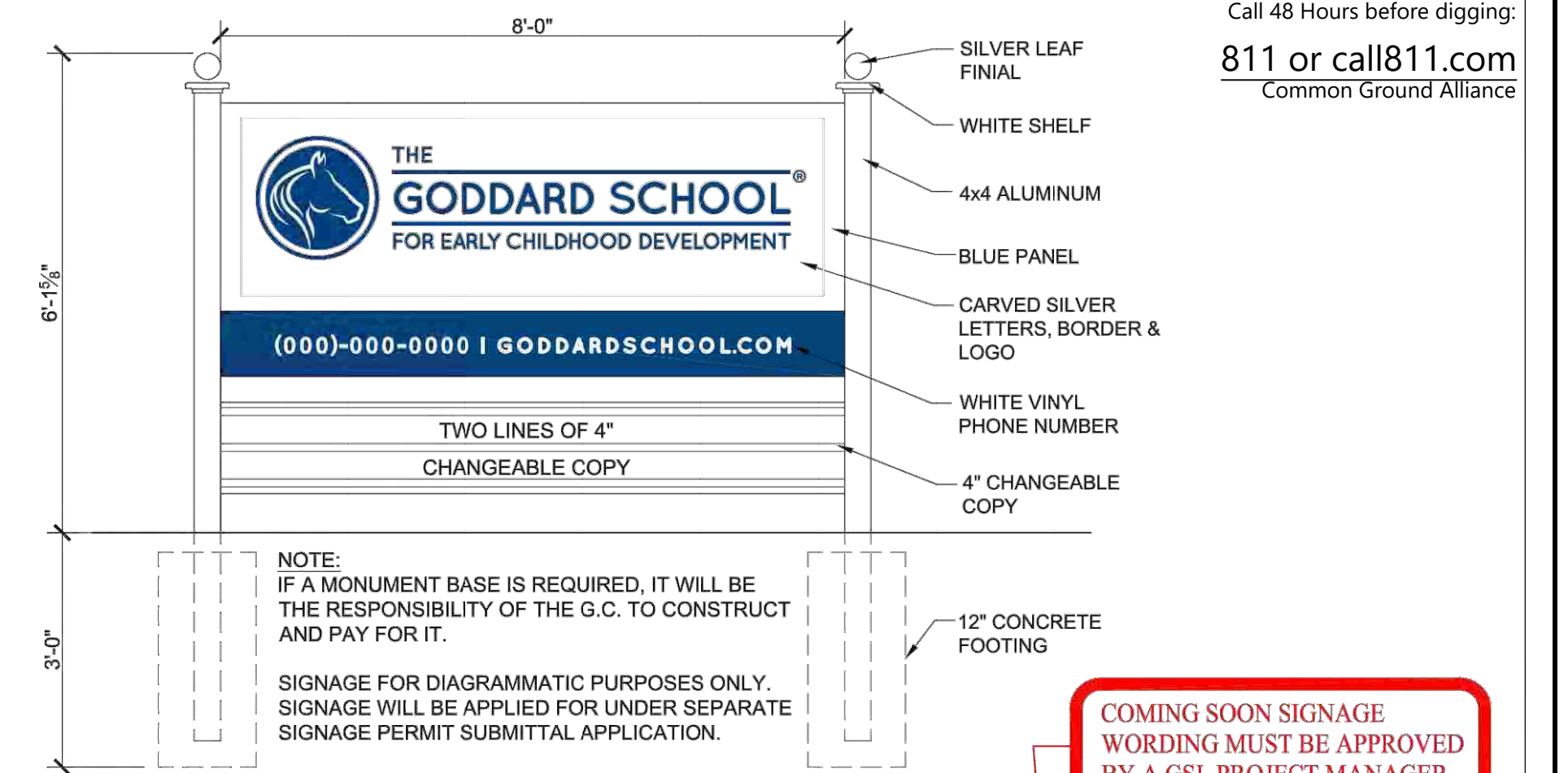
13 VINYL FENCE

SCALE: 1/2" = 1'-0"



05 MONUMENT SIGNAGE DETAIL

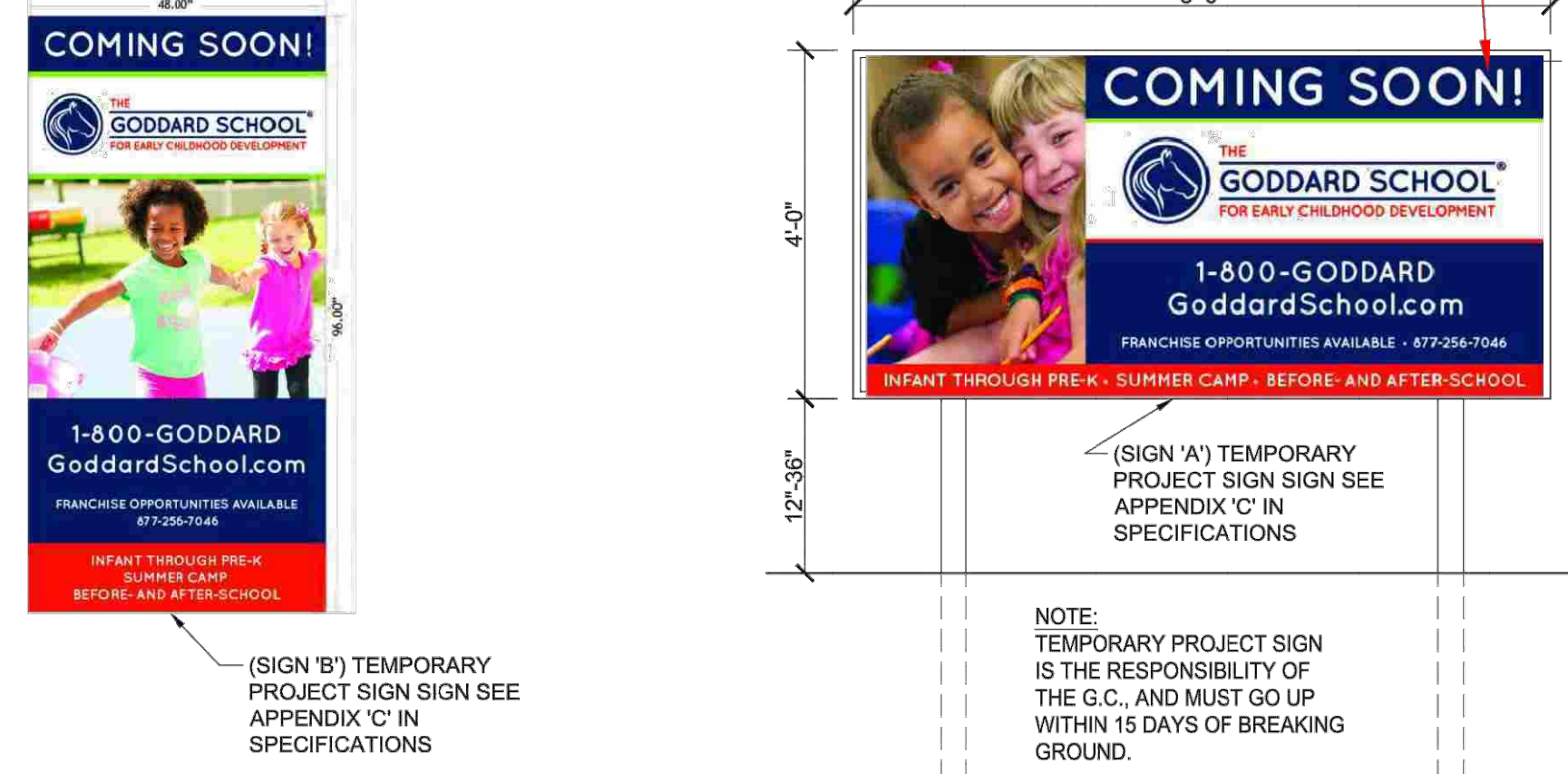
SCALE: 1/4" = 1'-0"



COMING SOON SIGNAGE WORDING MUST BE APPROVED BY A GSI PROJECT MANAGER.

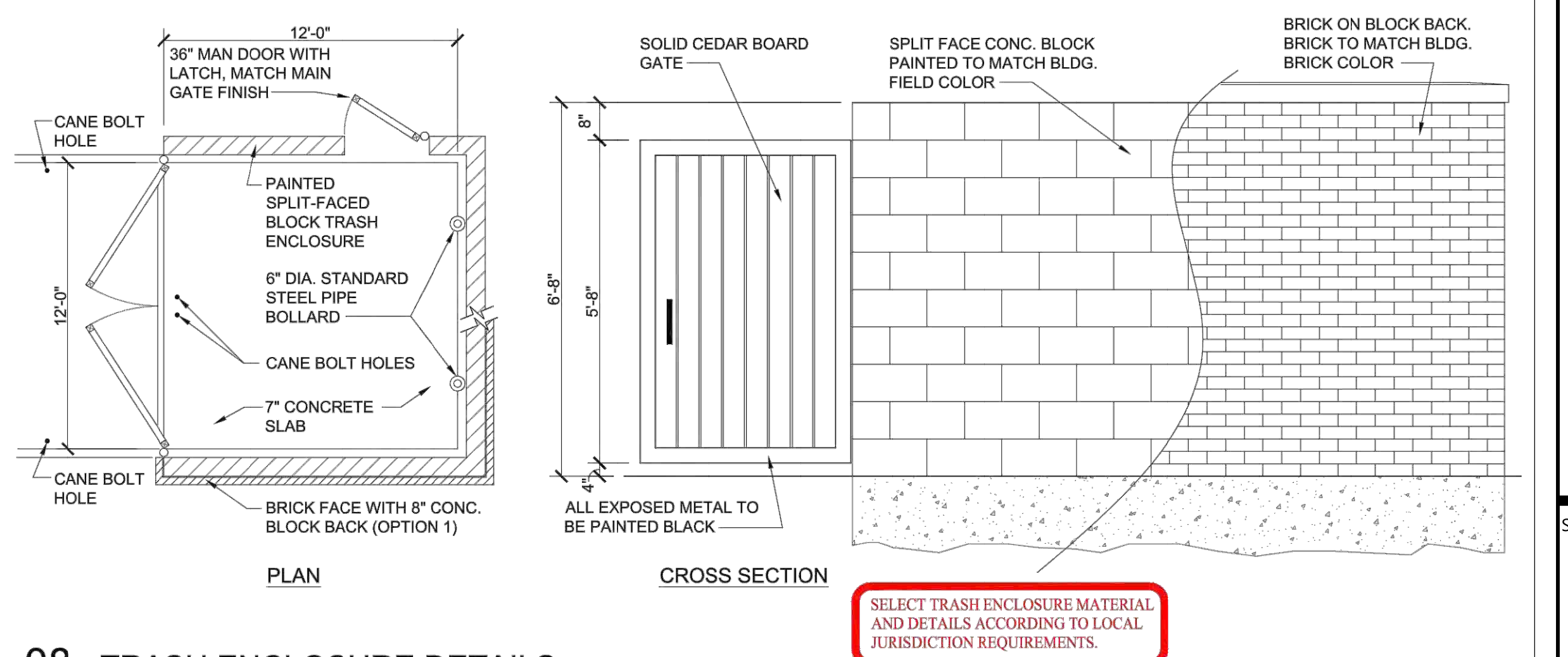
06 TEMPORARY SIGN (TYPE 2)

SCALE: 1/4" = 1'-0"



08 TRASH ENCLOSURE DETAILS

SCALE: N.T.S.



SELECT TRASH ENCLOSURE MATERIAL AND DETAILS ACCORDING TO LOCAL JURISDICTION REQUIREMENTS.

Call 48 Hours before digging: 811 or call811.com Common Ground Alliance

Table with columns: DESIGNED, CHECKED, DRAWN, INITIAL ISSUE, REVISIONS, and dates. Includes dates like 06/02/21, 06/02/21, 06/10/21, 06/24/21.

PREPARED FOR: DBS GROUP 2700 NATIONAL DRIVE, SUITE 100 ONALASKA, WI 54650

SHARI LYNN S. AHRENS 06/24/21 LICENSE NO. 42797

THE GODDARD SCHOOL MINNETONKA, MN

Westwood Professional Services, Inc. 12701 Whitehawk Drive, Suite 6000 Minneapolis, MN 55434

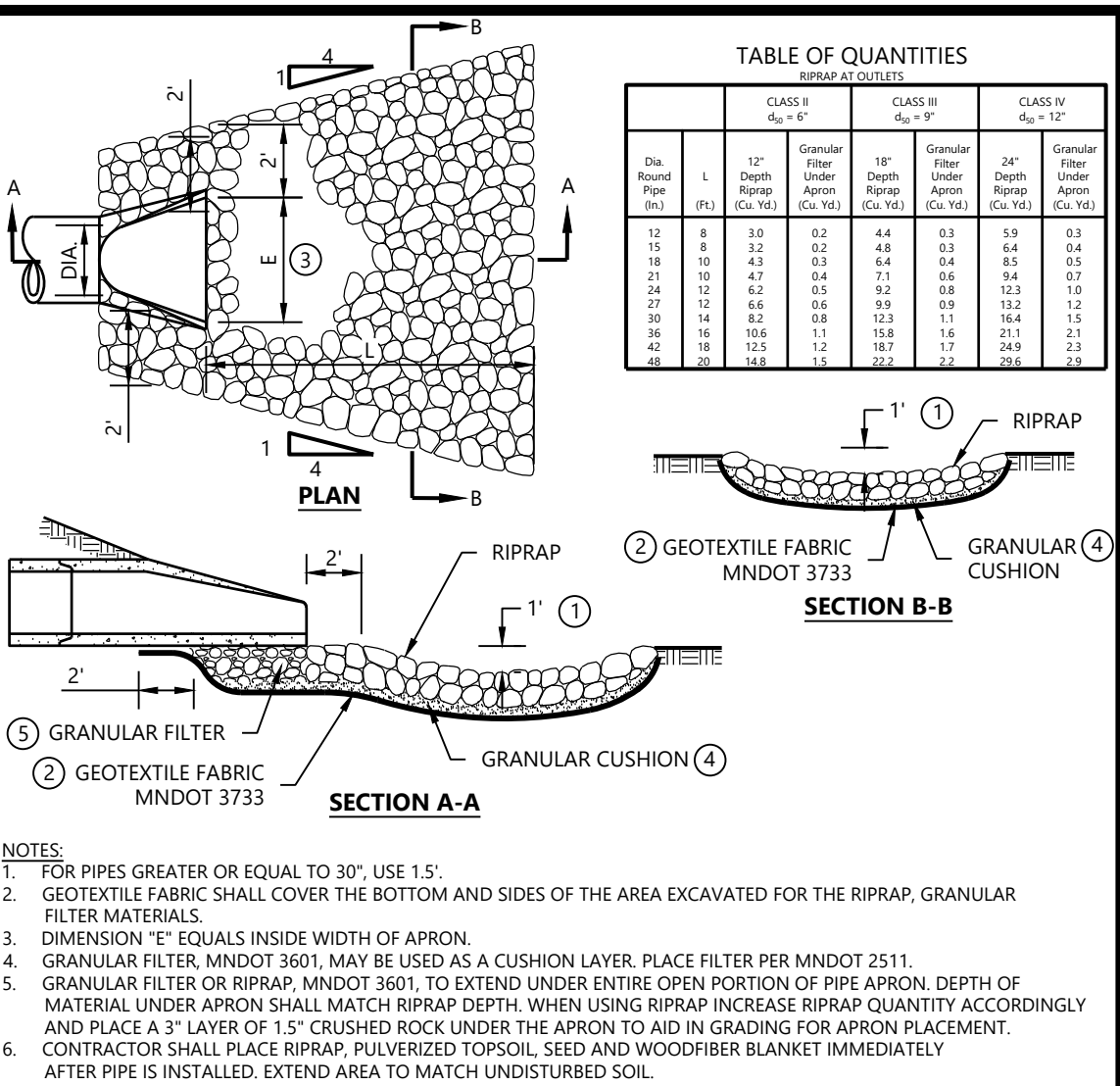
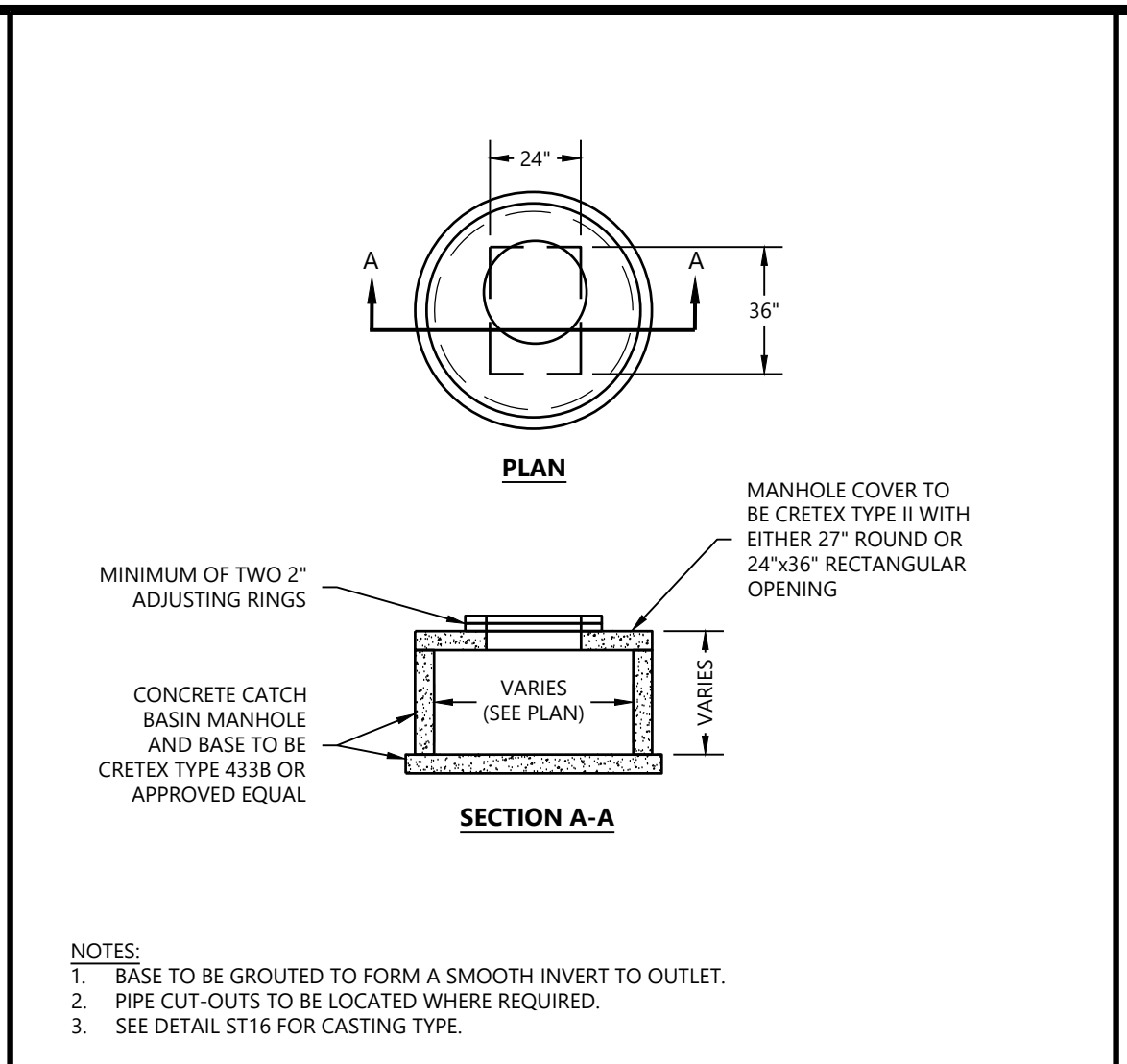
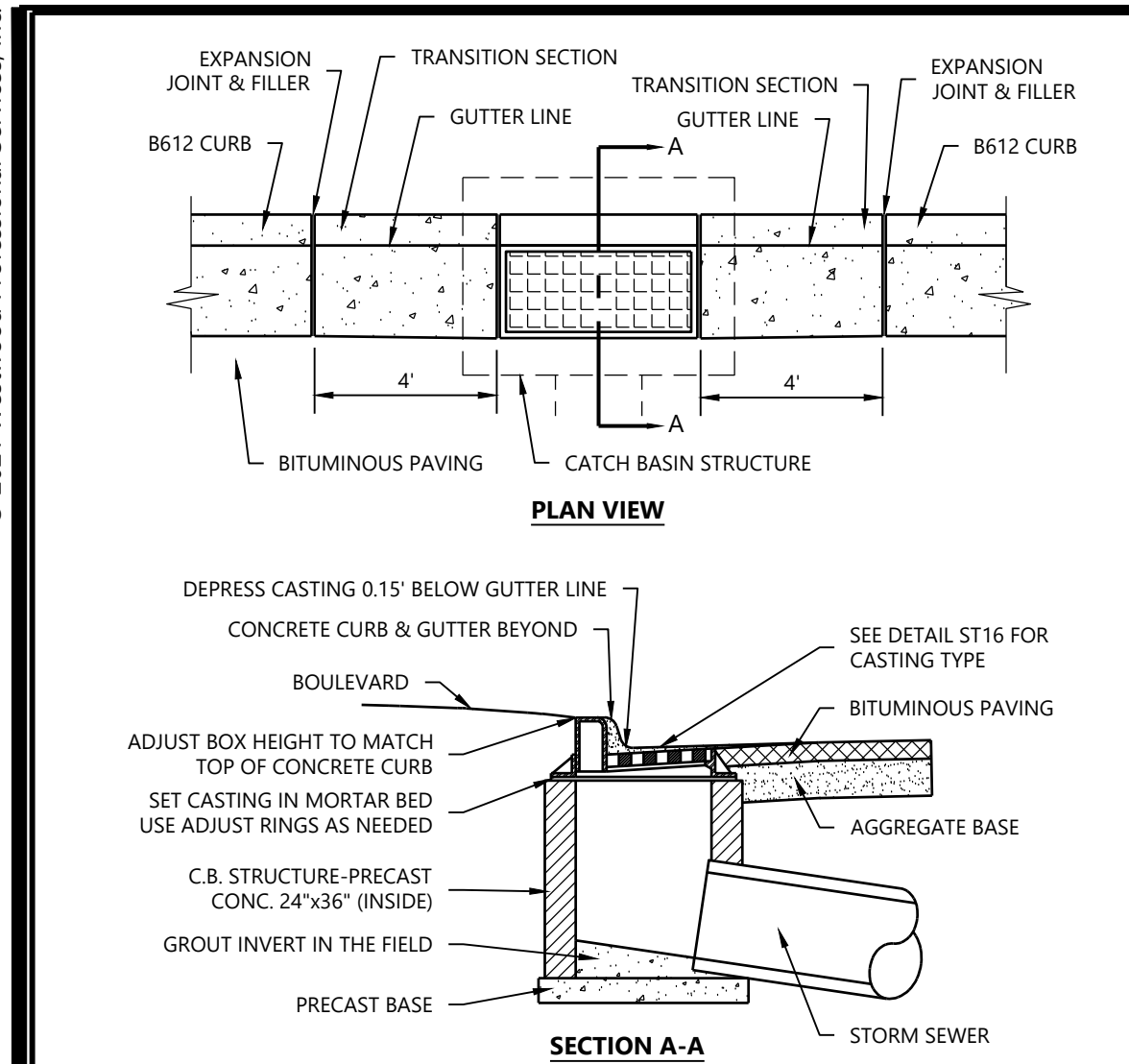
SITE DETAILS

SHEET NUMBER:

C5.1

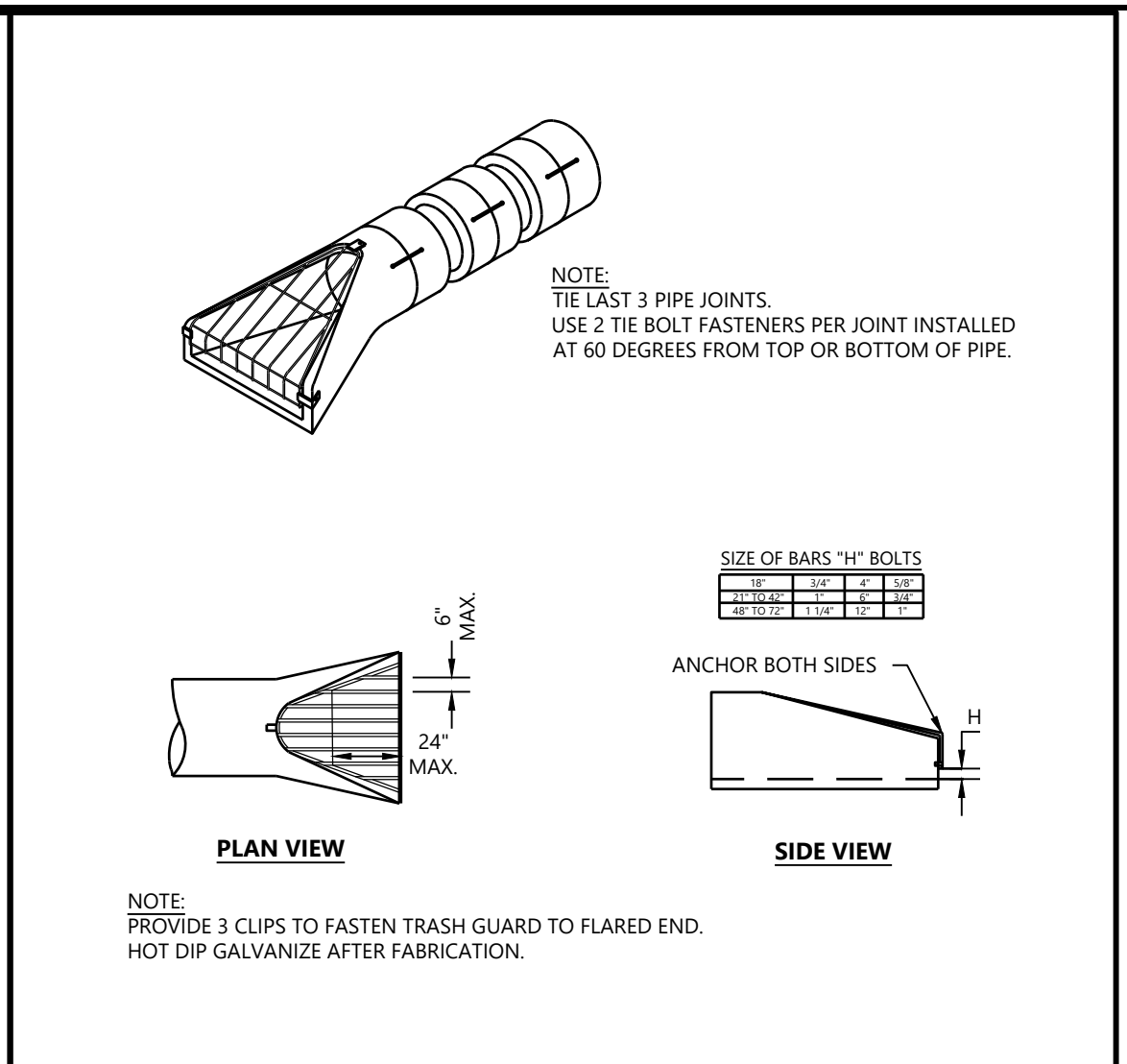
DATE: 06/24/21

PROJECT NUMBER: 0031849.00

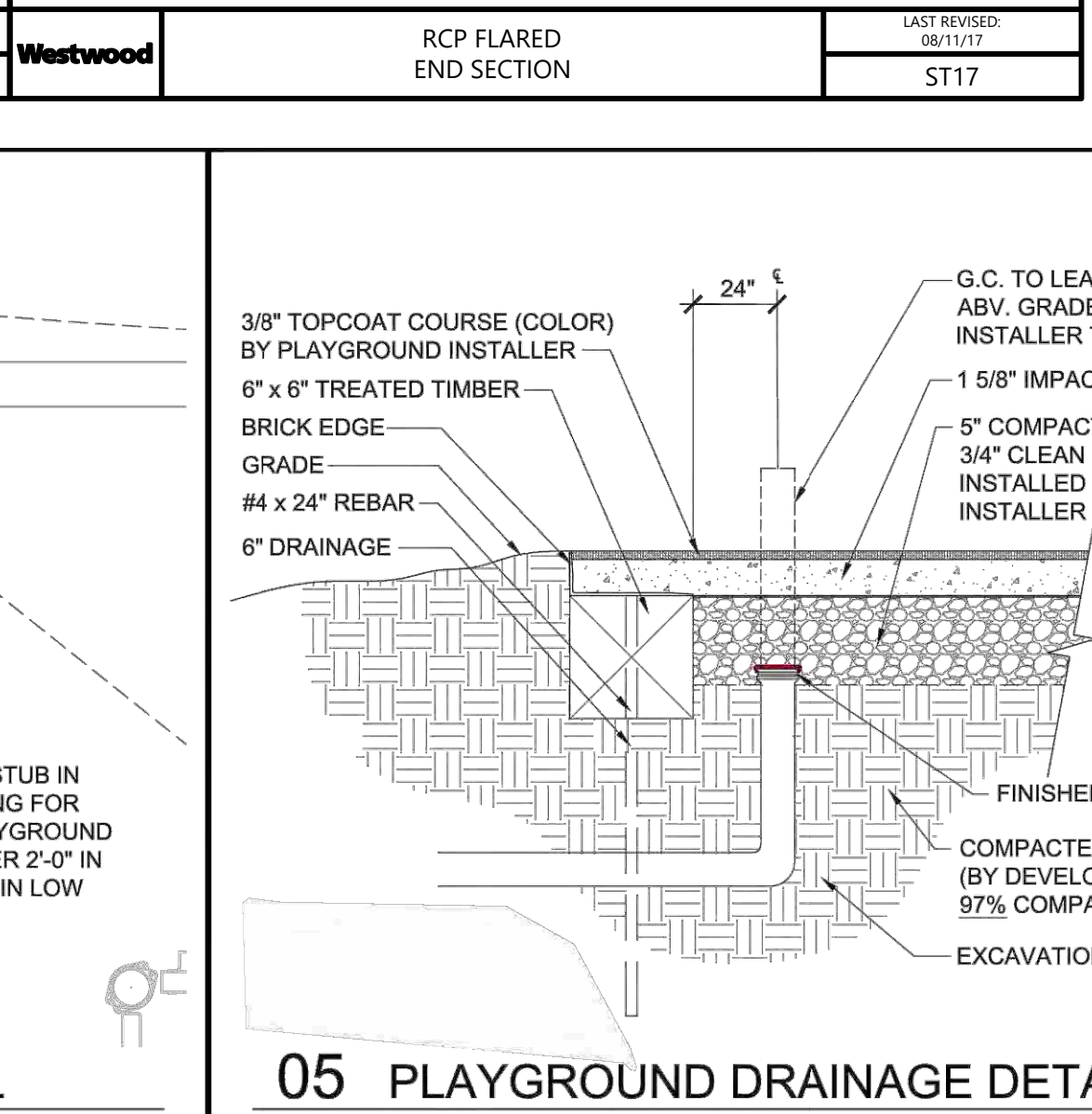
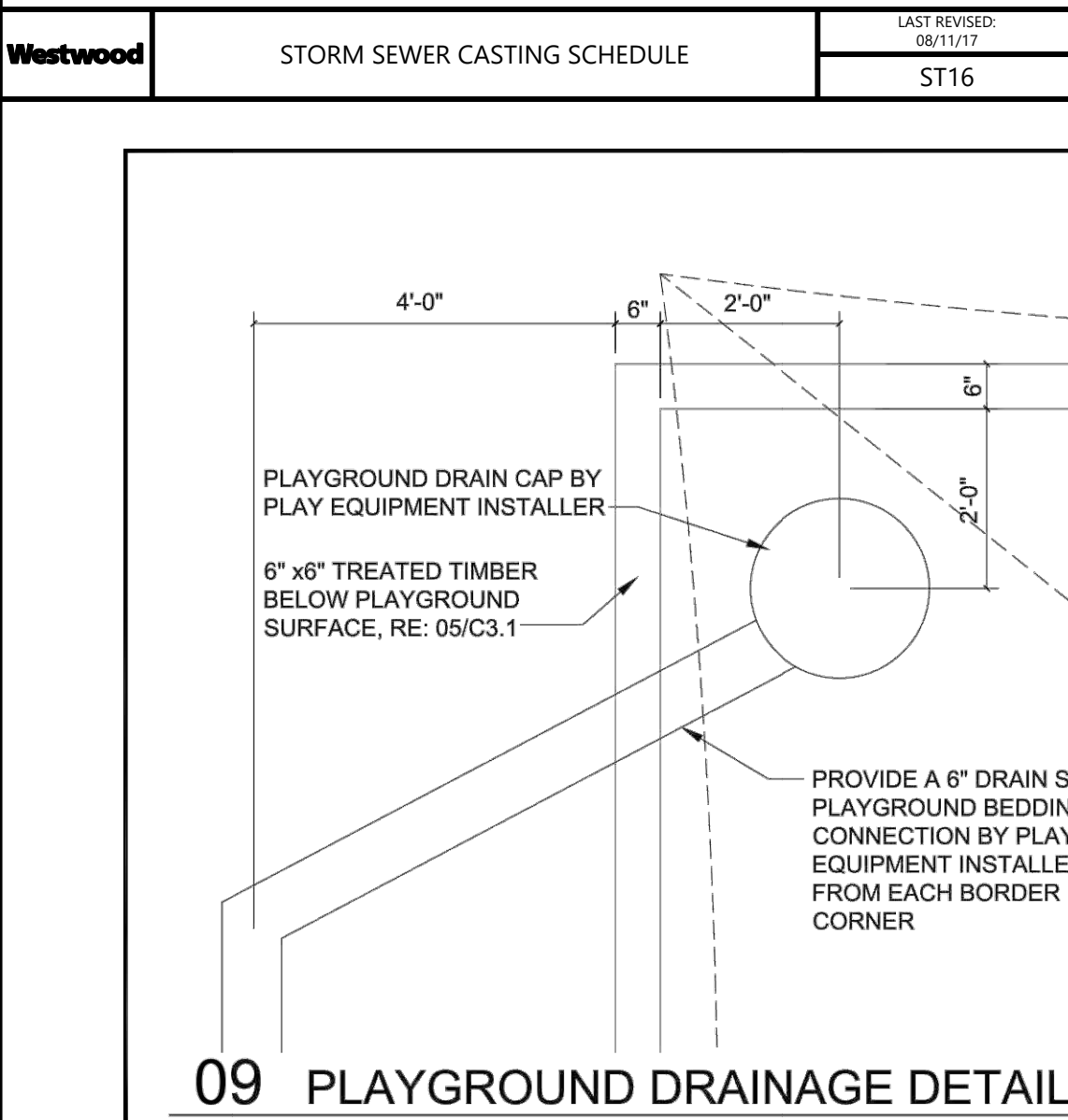
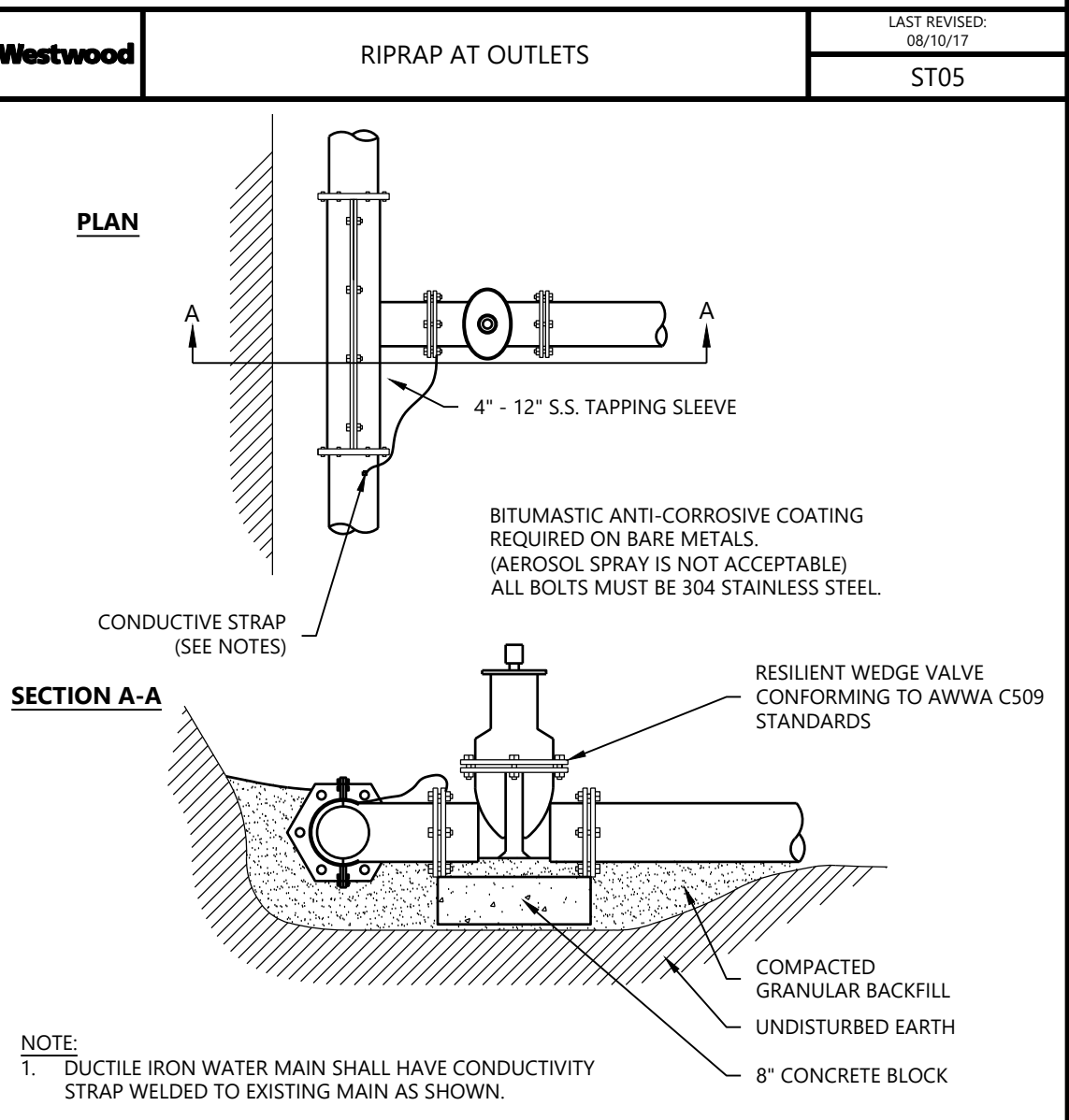
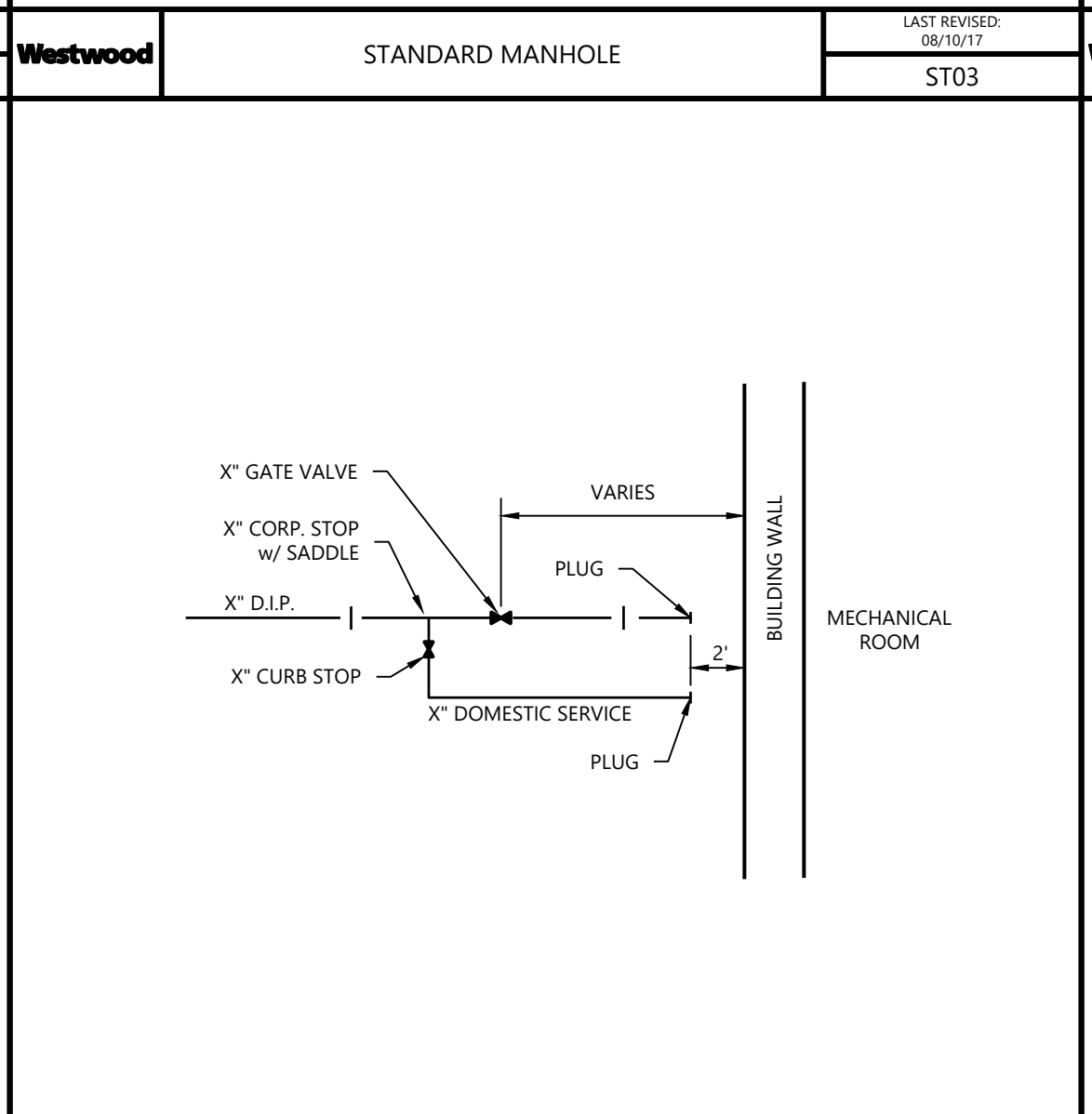
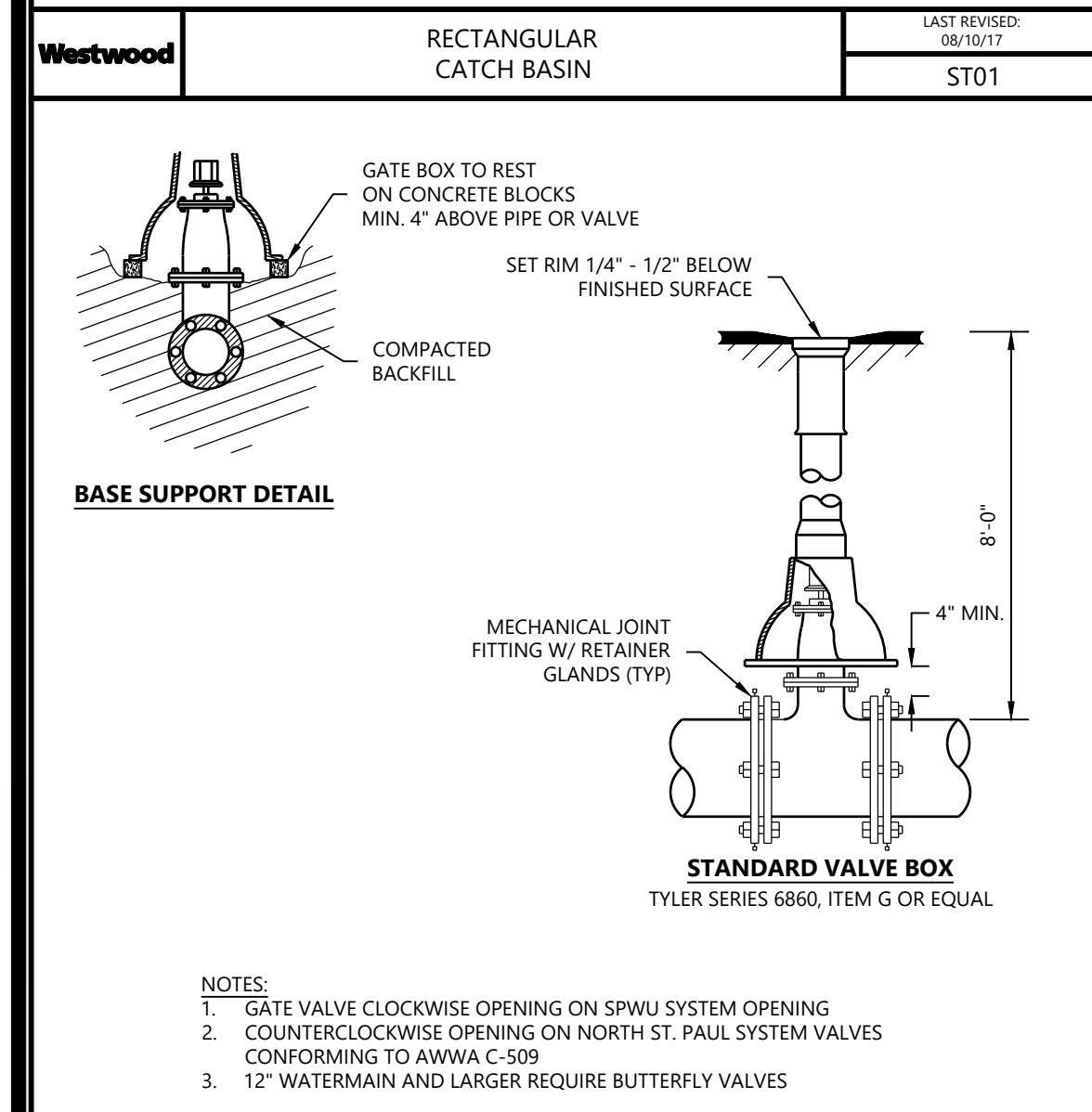


STRUCTURE LOCATION

STRUCTURE LOCATION	CASTING TYPE
CURB & GUTTER	R-3067-L
CURB & GUTTER @ LOW POINT	R-3067-VB
SURMOUNTABLE CURB & GUTTER AT DRIVEWAY LOCATION	R-3501-R
STMH IN PAVEMENT OR GREEN SPACE	R-1642 STAMPED "STORM SEWER"
CBMH IN PAVEMENT	R-2535
CBMH IN GREEN SPACE	R-4342
CBMH IN VALLEY GUTTER	R-3362-L



Call 48 Hours before digging:
811 or call811.com
 Common Ground Alliance

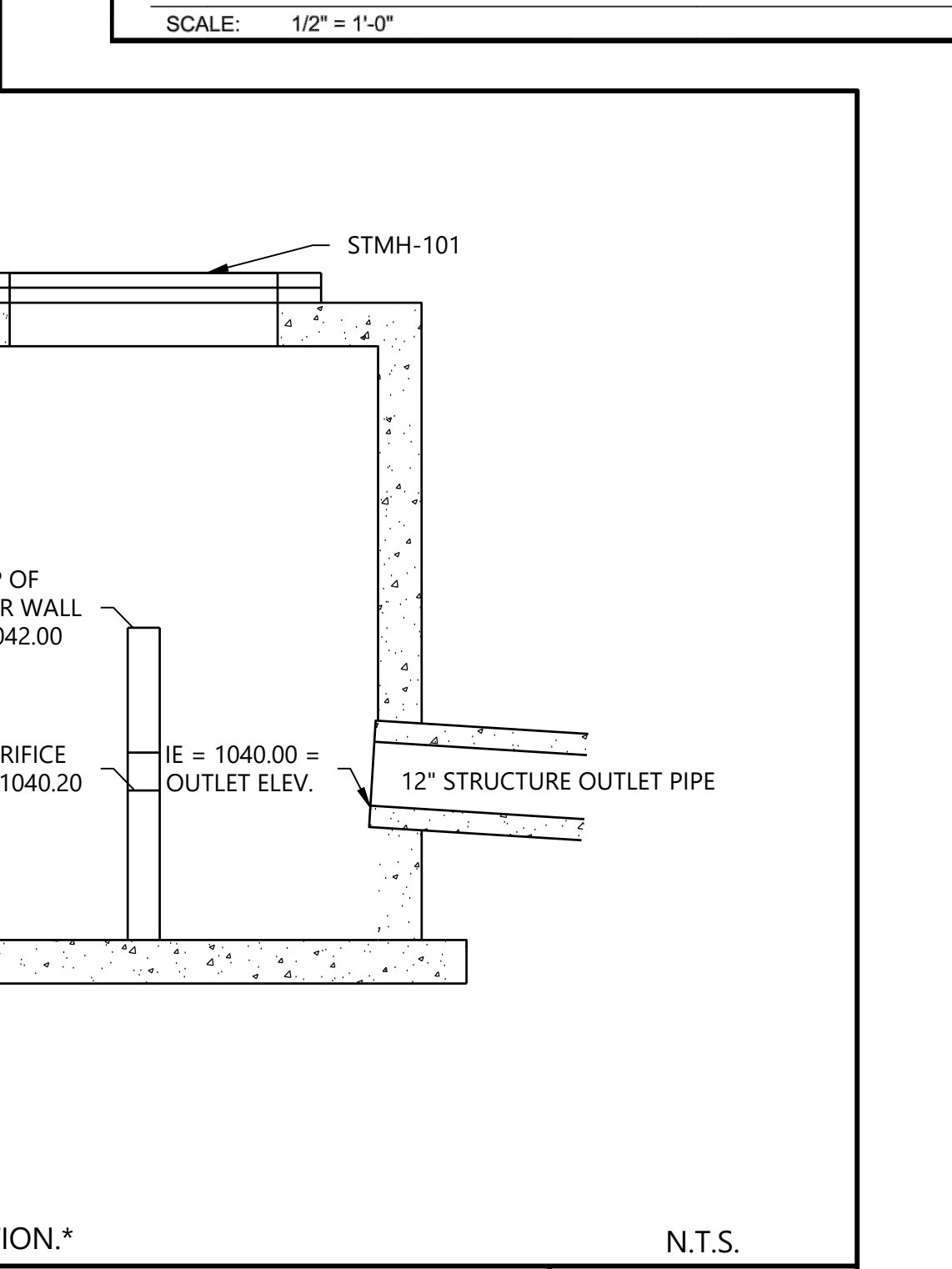
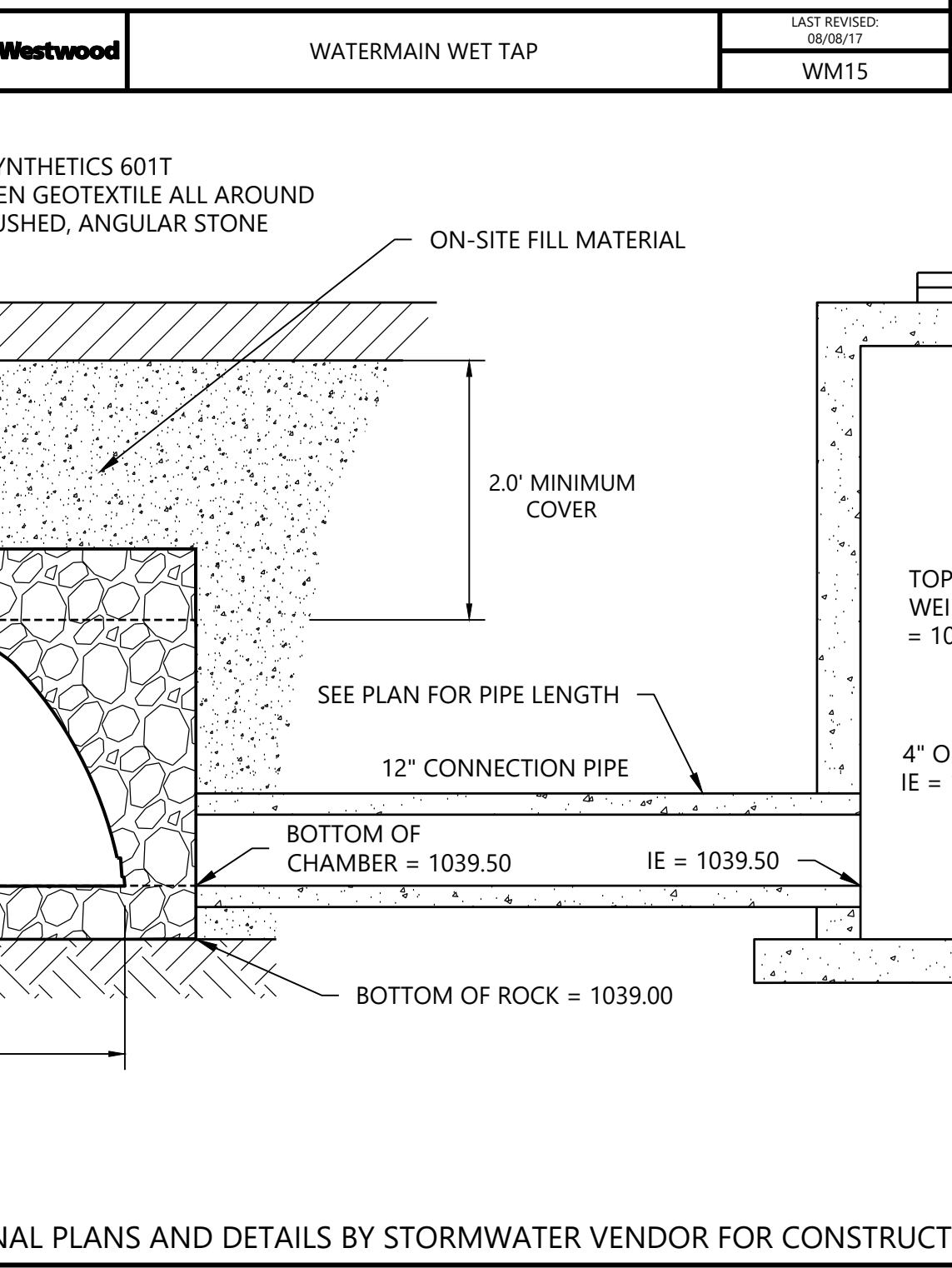
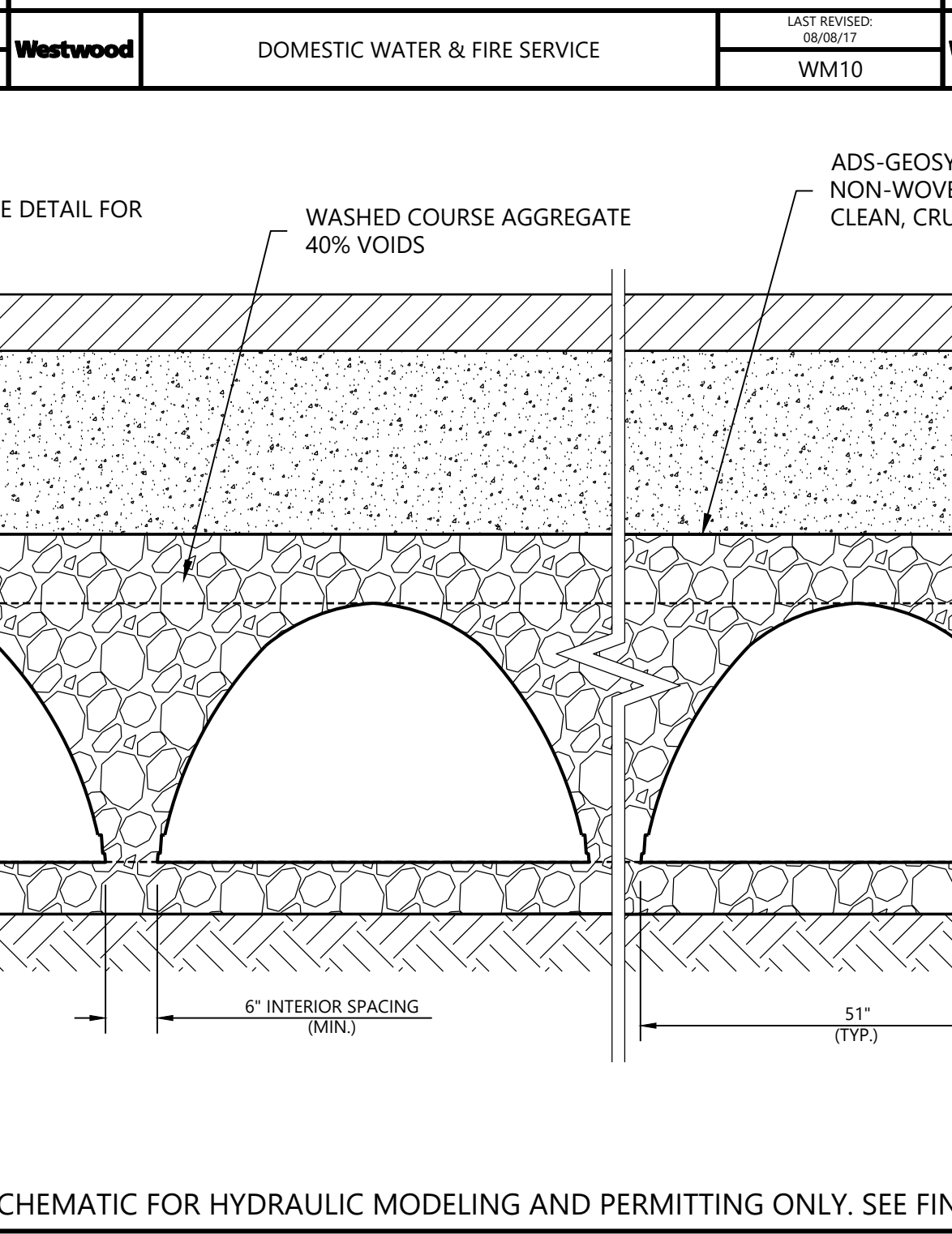
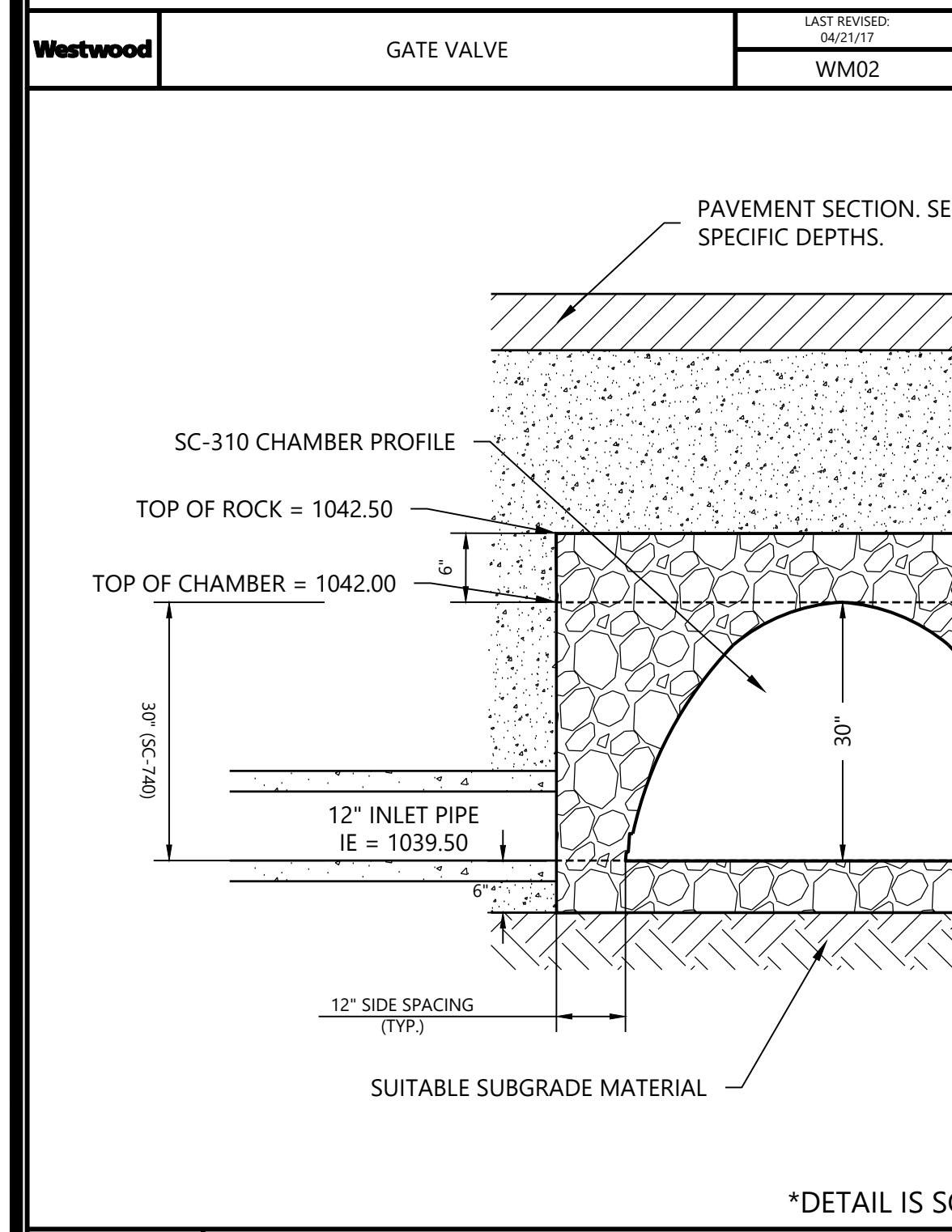


DESIGNED: _____
 CHECKED: _____
 DRAWN: _____
 HORIZONTAL SCALE: _____
 VERTICAL SCALE: _____

INITIAL ISSUE: 06/02/21
 REVISIONS: _____

PREPARED FOR: **DBS GROUP**
 2700 NATIONAL DRIVE, SUITE 100
 ONALASKA, WI 54650

DESIGNED BY: SHARI LYNN S. AHRENS
 DATE: 06/24/21 LICENSE NO. 42797



Westwood
 (852) 937-5100
 (852) 937-5022
 12701 Whitewater Drive, Suite 8000
 Minneapolis, MN 55433
 Phone
 Fax
 Email: info@westwoodps.com
 Westwood Professional Services, Inc.

UTILITY DETAILS

SHEET NUMBER:
C5.2

DATE: 06/24/21

NOT FOR CONSTRUCTION

PROJECT NUMBER: 0031849.00

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Mast Height (ft.)	LLF	Description	Tag	Lum. Watts
	4	RWL2-160L-115-4K7-4W	SINGLE	8.33'	0.900	RWL2-160L-115-4K7-4-U	C	109.8

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min
CalcPts_1	Illuminance	Fc	5.44	45.2	0.0	N.A.



RATIO WALL
 RWL2-160L-115-4K7-4-U

FEATURES

- Low profile LED wall luminaire with a variety of LED distributions for lighting applications such as retail, commercial and industrial building access.
- Producing Micro Beam Optics which minimizes light spill onto pedestrian walkways with minimal loss of the beam width, reducing light trespass issues.
- Visual comfort standard.
- Covered system including photo-voltaic, emergency lighting, NOT Distributed Intelligence™, Mitigation and Data with associated controls.
- Battery Backup system available for emergency code compliance.
- Distribution patterns available for emergency code compliance.
- 240V and 480V versions for industrial applications and Class II.
- Stock versions available in 2000K and 5000K configurations at 4000K.

CONTROL TECHNOLOGY

CONTRACTOR

- Die-cast housing with hidden vented heat sink that can be used for heat dissipation while keeping it clean and safe.
- Clear back panel.
- Field adjustable emergency lighting.
- Field adjustable emergency lighting.
- Field adjustable emergency lighting.

INSTALLATION

- Die-cast housing provides easy mounting to wall or ceiling.
- Designed for direct mount.
- Integral back box contains 12" conduit fitting.
- Integral back box contains 12" conduit fitting.
- Integral back box contains 12" conduit fitting.

ELECTRICAL

- 200V and 480V available above or below for all voltages above 300V.
- 200V and 480V available above or below for all voltages above 300V.
- 200V and 480V available above or below for all voltages above 300V.

RATIO WALL
 RWL2-160L-115-4K7-4-U

ORDERING GUIDE

ORDERING INFORMATION

Label	Part #	Qty	Part #	Qty	Part #	Qty	Part #	Qty
RWL2-160L-115-4K7-4-U	4000-2125	1	4000-2125	1	4000-2125	1	4000-2125	1

STOCK ORDERING INFORMATION

Label	Part #	Qty	Part #	Qty	Part #	Qty	Part #	Qty
RWL2-160L-115-4K7-4-U	4000-2125	1	4000-2125	1	4000-2125	1	4000-2125	1

CONTROLS

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

DESIGNED: _____
 CHECKED: _____
 DRAWN: _____
 HORIZONTAL SCALE: _____
 VERTICAL SCALE: _____

PREPARED FOR:
DBS GROUP
 2700 NATIONAL DRIVE, SUITE 100
 ONALASKA, WI 54650

DATE: 06/24/21 LICENSE NO. 42797

THE GODDARD SCHOOL
 MINNETONKA, MN

Westwood
 12701 Whitehouse Drive, Suite 6000
 Minneapolis, MN 55434
 Westwood Professional Services, Inc.

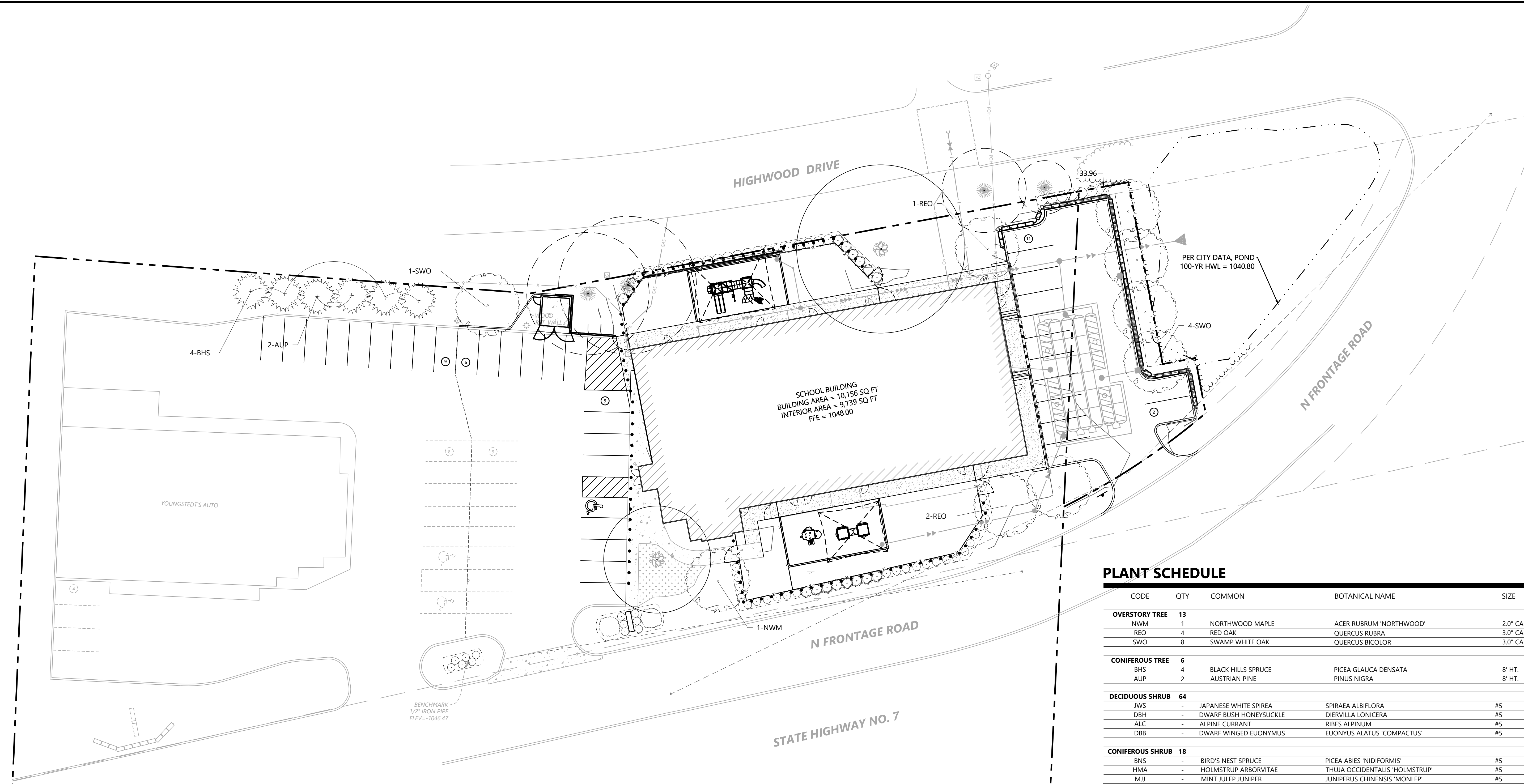
PHOTOMETRIC PLAN

SHEET NUMBER:
C6.0

DATE: 06/24/21

PROJECT NUMBER: 0031849.00

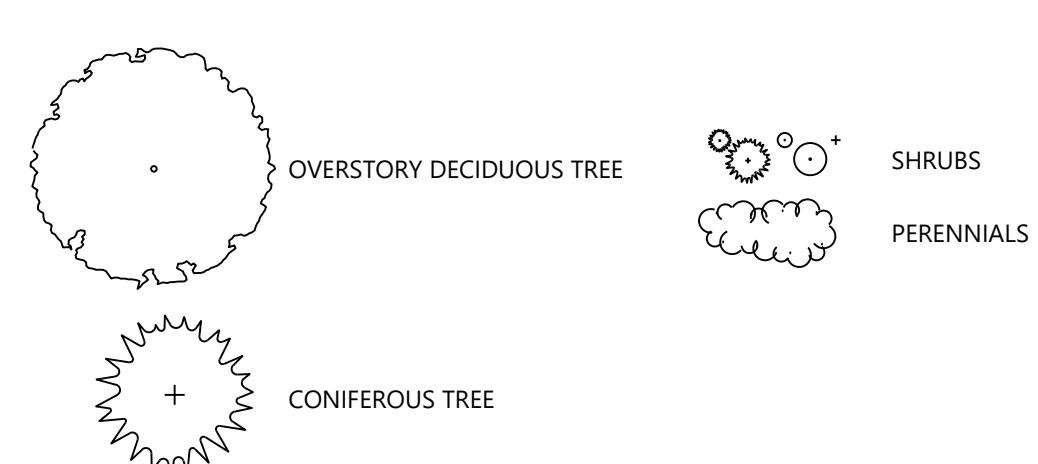
NOT FOR CONSTRUCTION



LANDSCAPE SUMMARY

TREE REPLACEMENTS	REQUIRED	PROVIDED
CONIFERS		
1 SPRUCE TREE REMOVED 15' 48" TALL CODE REQUIRES 1" PROPOSED PER 1" REMOVED	6 - 8" TALL SPRUCE	6 - 8" TALL SPRUCE
DECEDUOUS		
2 OAK TREE REMOVED THAT ARE 22" CALIPER EACH. CODE REQUIRES 1" PROPOSED PER 1" REMOVED WITH LIKE SPECIES 1 COTTONWOOD UNDER 15" CALIPER REMOVED. 1 BOXELDER - 20" CALIPER REMOVED. CODE REQUIRES 1 - 2" TREE PER TREE REMOVED	15 - 3" OAK TREES 2 - 2" TREES	8 - 3" OAK TREES 1-2" TREE
TOTAL CALIPER INCHES	48" CALIPER REQUIRED	26" CALIPER PROPOSED
PER SARAH MITCHELL, ACCEPTABLE TO SUBSTITUTE 2 SHRUBS FOR 1" CALIPER OF REQUIRED REPLACEMENT TREE REQUIRED TO PROVIDE ADDITIONAL 22" CALIPER FOR TREES REMOVED	44 SHRUBS REQUIRED	82 SHRUBS PROPOSED

LANDSCAPE LEGEND



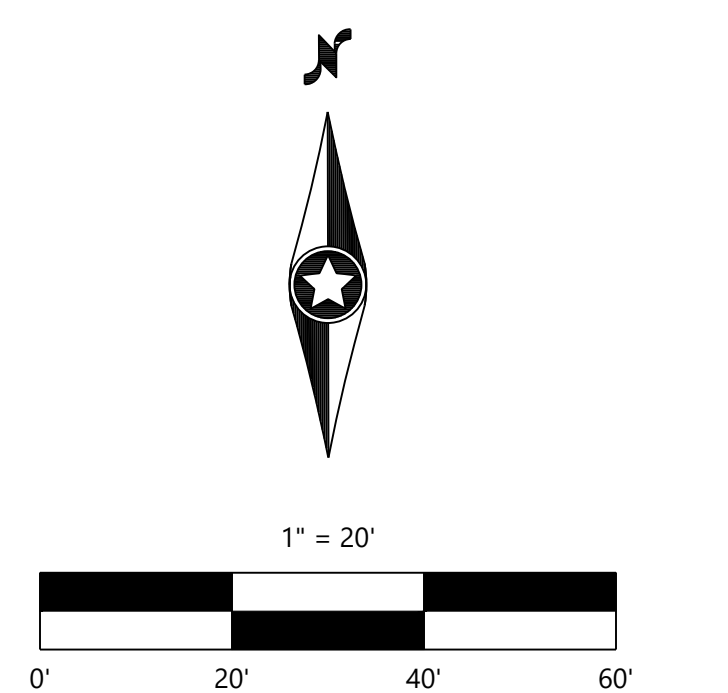
GSI LANDSCAPE NOTES

- ALL LANDSCAPING WILL BE IRRIGATED WITH AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM. TREES AND SHRUBS (DRIP/BUBBLER) SHALL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS (SPRAY). THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE SYSTEM IS TO HAVE A RAIN SENSOR SHUT-OFF REQUIRED.
- SOIL AMENDMENT FOR SODDED AREAS SHALL BE 4 C.Y. OF COMPOSTED ORGANIC MATTER PER 1,000 S.F. THE TOP 5" SHALL BE TOPSOIL AND SOIL AMENDMENT MIXTURE TILLED TO A MIN. DEPTH OF 12".
- IN ALL PLANTER BED AREAS THE BACKFILLED SOIL SHALL BE REMOVED TO A DEPTH OF 24" AND REPLACED WITH A MIXTURE OF 1/2 TOPSOIL WITH AMENDMENT AND 1/2 NATIVE SOIL COMPACTED TO 85% STD. DENSITY.
- IN BED AREAS HOLD TOP OF SUBGRADE 3-4" BELOW ADJACENT IMPROVEMENTS FOR MULCHING.
- ALL SHRUB BEDS SHALL RECEIVE WATER-PERMEABLE WEED BARRIER FABRIC. FABRIC SHALL BE 3 OZ. SPUNBONDED POLYPROPYLENE WITH UV INHIBITORS TYPAR #3301 OR APPROVED EQUAL. PERENNIAL AND ORNAMENTAL GRASS AREAS SHALL NOT RECEIVE THE FABRIC.
- ALL SHRUB BEDS SHALL BE MULCHED WITH 3-4" DEPTH SHREDDED CEDAR- NATURAL COLOR. SUBMIT SAMPLES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO DIGGING, EXCAVATION OR TRENCHING. DAMAGE TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR WITH NO EXPENSE TO THE OWNER.
- PLANTS SHALL MEET THE MINIMUM STANDARDS OUTLINED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 AND THE STATE NURSERY ACT AND ACCOMPANYING RULES & STANDARDS. ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. PLANTS NOT MEETING THE SET STANDARDS WILL BE REJECTED.
- ALL TREES IN SODDED AREAS WILL HAVE A MULCH RING WITH NATURAL CEDAR FIBER MULCH AT 3-4" DEPTH AND AT LEAST 3-4" IN DIAMETER. KEEP MULCH 4-6" AWAY FROM TRUNKS.
- PLANT SPECIES AND LOCATIONS SHOULD FOLLOW APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, CONTACT THE LANDSCAPE ARCHITECT AND GSI REPRESENTATIVE FOR CLARIFICATION.
- ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1 YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER. WARRANTY SHALL BE A ONE-TIME REPLACEMENT THAT INCLUDES PLANT MATERIAL AND LABOR COSTS.
- IRRIGATED TURF SHALL BE APPROVED REGIONAL GRASS BLEND, WITH 3 VARIETY BLEND MIN. (G.C. CONFIRM WITH LOCAL CODE FOR REQUIREMENTS).
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL PERTINENT SITE IMPROVEMENTS ALREADY INSTALLED PRIOR TO BEGINNING WORK. NOTIFY OWNER OF ANY CONFLICTS OR DISCREPANCIES WITH INFORMATION STATED IN THESE PLANS. DO NOT PROCEED WITH CONSTRUCTION IF DISCREPANCIES EXIST WITHOUT OWNER APPROVAL.
- REFER TO GRADING DRAWINGS FOR TOPO/ELEVATIONS. ENSURE POSITIVE DRAINAGE (2% MIN. FALL) IN ALL LANDSCAPE/TURF AREAS. SURFACES SHALL DRAIN AWAY FROM BUILDING FOUNDATIONS (5% MIN.) AND TO THE STREETS AND ALLEY. NOTIFY OWNER IF ROUGH GRADING CONDITIONS WILL CREATE PONDING ON SITE OR FLOW TOWARD FOUNDATIONS. ROUGH GRADES SHALL BE REVIEWED AND ACCEPTED BY THE OWNER PRIOR TO SOIL PREPARATION OPERATIONS.
- PROPOSED TREES IN THE R.O.W. SHALL BE PRE-APPROVED BY THE CITY FORESTER'S OFFICE AND SHALL BE A MINIMUM OF 20' FROM PROPERTY CORNERS AT INTERSECTIONS, 25' FROM STREET LIGHTS AND 10' FROM EDGE OF DRIVEWAYS, OR PER LOCAL CODE REQUIREMENTS.
- ALL PROPOSED LANDSCAPING IN THE R.O.W. SHALL BE PER THE LOCAL STREETSCAPE DESIGN MANUAL.
- THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL FIELD INSTALLATIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD DELIVERIES TO GSI'S REPRESENTATIVE IMMEDIATELY. THE G.C. IS TO CONFIRM ALL QUANTITIES AFTER INSTALLATION. THAT ALL PLANTS AND MATERIALS ARE INSTALLED PER SPECIFICATIONS AND LANDSCAPE PLANS.
- LANDSCAPE ARCHITECT IS TO COORDINATE/PRODUCE AND SUBMIT IRRIGATION SPRINKLER DRAWINGS FOR REVIEW AND APPROVAL ONCE LANDSCAPE PLAN HAS BEEN REVIEWED AND APPROVED BY ARCHITECT AND GSI REPRESENTATIVE.

PLANT SCHEDULE

CODE	QTY	COMMON	BOTANICAL NAME	SIZE	ROOT	SPACING	REMARKS
OVERSTORY TREE	13						
NWM	1	NORTHWOOD MAPLE	ACER RUBRUM 'NORTHWOOD'	2.0" CAL.	B&B	AS SHOWN	SINGLE
REO	4	RED OAK	QUERCUS RUBRA	3.0" CAL.	B&B	AS SHOWN	SINGLE
SWO	8	SWAMP WHITE OAK	QUERCUS BICOLOR	3.0" CAL.	B&B	AS SHOWN	SINGLE
CONIFEROUS TREE	6						
BHS	4	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	8' HT.	B&B	AS SHOWN	FULL
AUP	2	AUSTRIAN PINE	PINUS NIGRA	8' HT.	B&B	AS SHOWN	FULL
DECIDUOUS SHRUB	64						
JWS	-	JAPANESE WHITE SPIREA	SPIRAEA ALBIFLORA	#5	CONT.	3'-X'-O.C.	
DBH	-	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	#5	CONT.	3'-X'-O.C.	
ALC	-	ALPINE CURRANT	RIBES ALPINUM	#5	CONT.	4'-X'-O.C.	
DBB	-	DWARF WINGED EUONYMUS	EUONYMUS ALATUS 'COMPACTUS'	#5	CONT.	4'-X'-O.C.	
CONIFEROUS SHRUB	18						
BNS	-	BIRD'S NEST SPRUCE	PICEA ABIES 'NIDIFORMIS'	#5	CONT.	5'-0" O.C.	
HMA	-	HOLMSTRUP ARBORVITAE	THUJA OCCIDENTALIS 'HOLMSTRUP'	#5	CONT.	3'-0" O.C.	
MJJ	-	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MONLEP'	#5	CONT.	5'-0" O.C.	
PERENNIALS	44						
ICD	-	ICE CARNIVAL DAYLILY	HEMEROCALLIS 'ICE CARNIVAL'	#1	CONT.	18" O.C.	
BID	-	BAJA DAYLILY	HEMEROCALLIS 'BAJA'	#1	CONT.	18" O.C.	
MNS	-	MAY NIGHT SALVIA	SALVIA X NEMOROSA 'MAY NIGHT'	#1	CONT.	18" O.C.	
KFG	-	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1	CONT.	24" O.C.	

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPREAD QTY. = QUANTITY CONT. = CONTAINER
 NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.



NOT FOR CONSTRUCTION

DESIGNED:	
CHECKED:	
DRAWN:	
DATE:	06/24/21
REVISIONS:	
06/02/21	PROGRESS SET
06/10/21	CLIENT REVIEW
06/24/21	CITY SUBMITTAL

PREPARED FOR:
DBS GROUP
 2700 NATIONAL DRIVE, SUITE 100
 ONALASKA, WI 54650

DESIGNED BY:
 JEFFERY R. WESTENDORF
 DATE: 06/24/21 LICENSE NO. 4401B

THE GODDARD SCHOOL
 MINNETONKA, MN

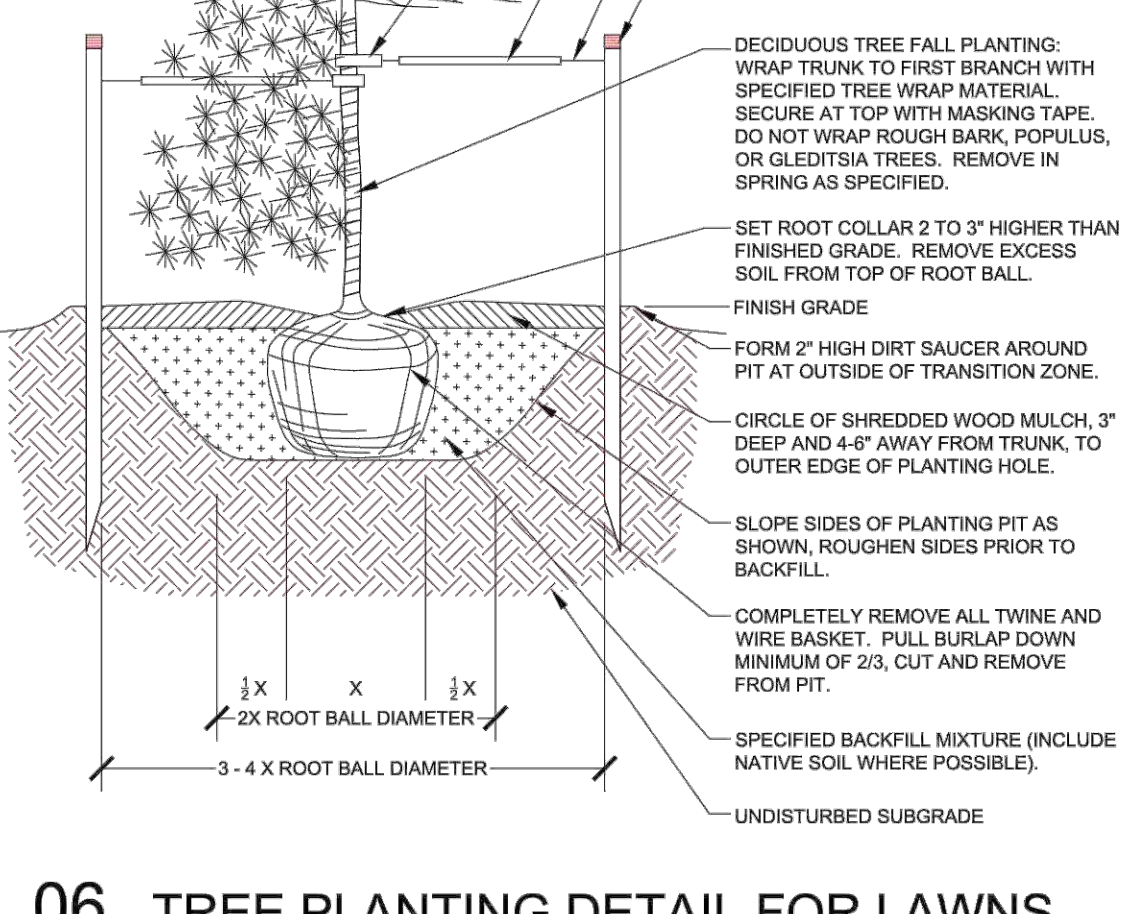
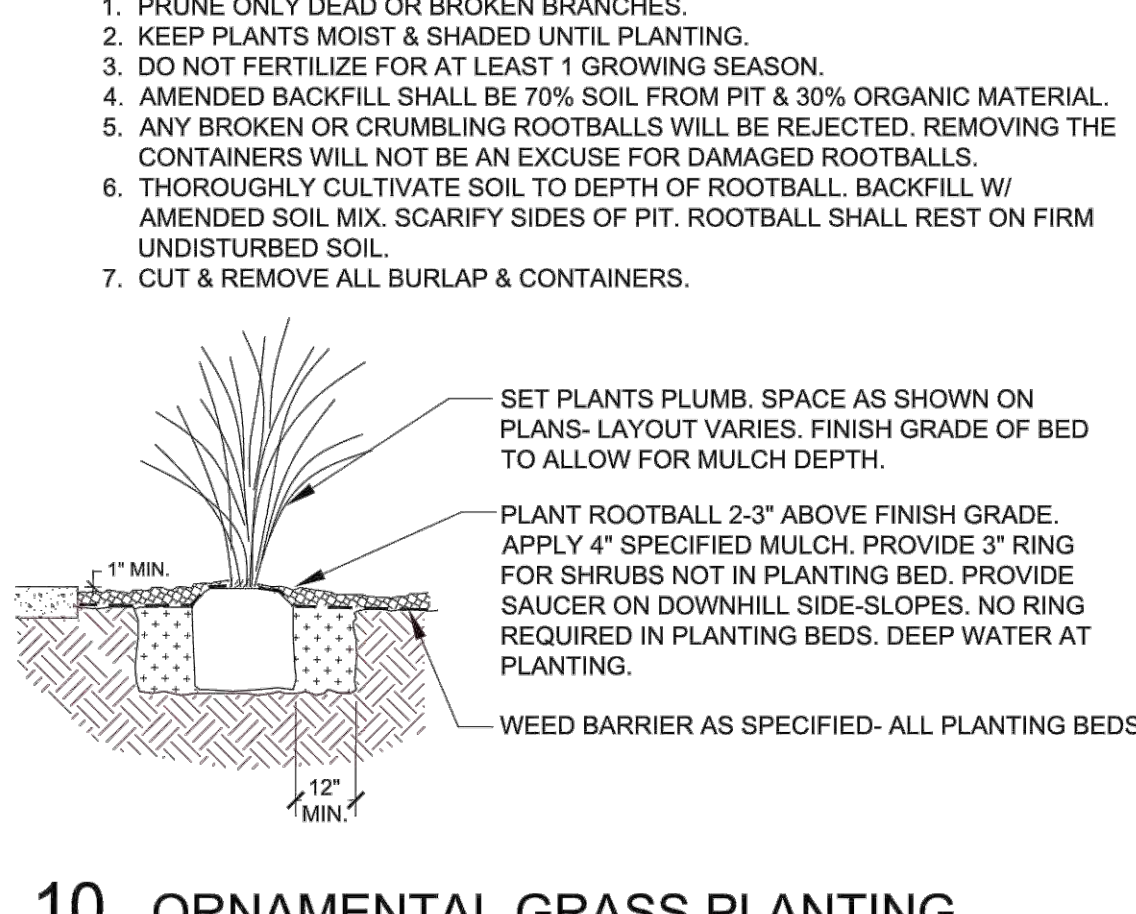
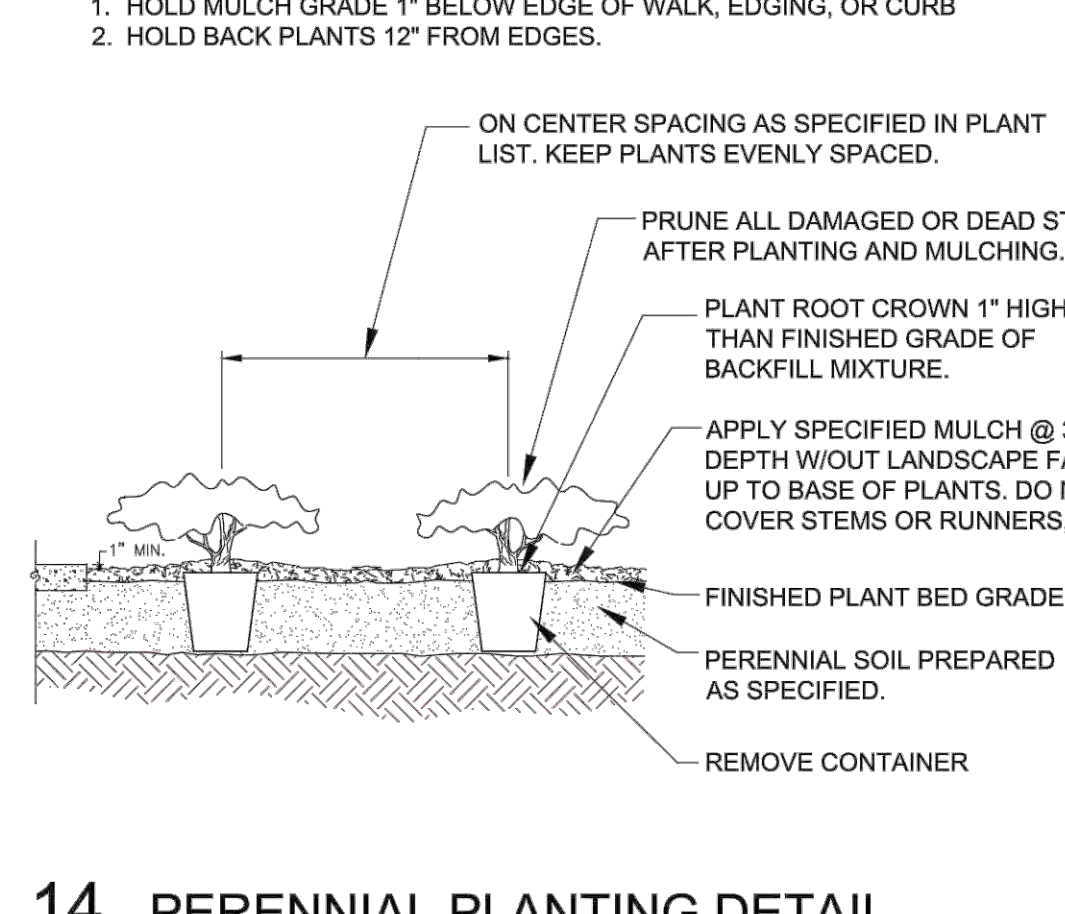
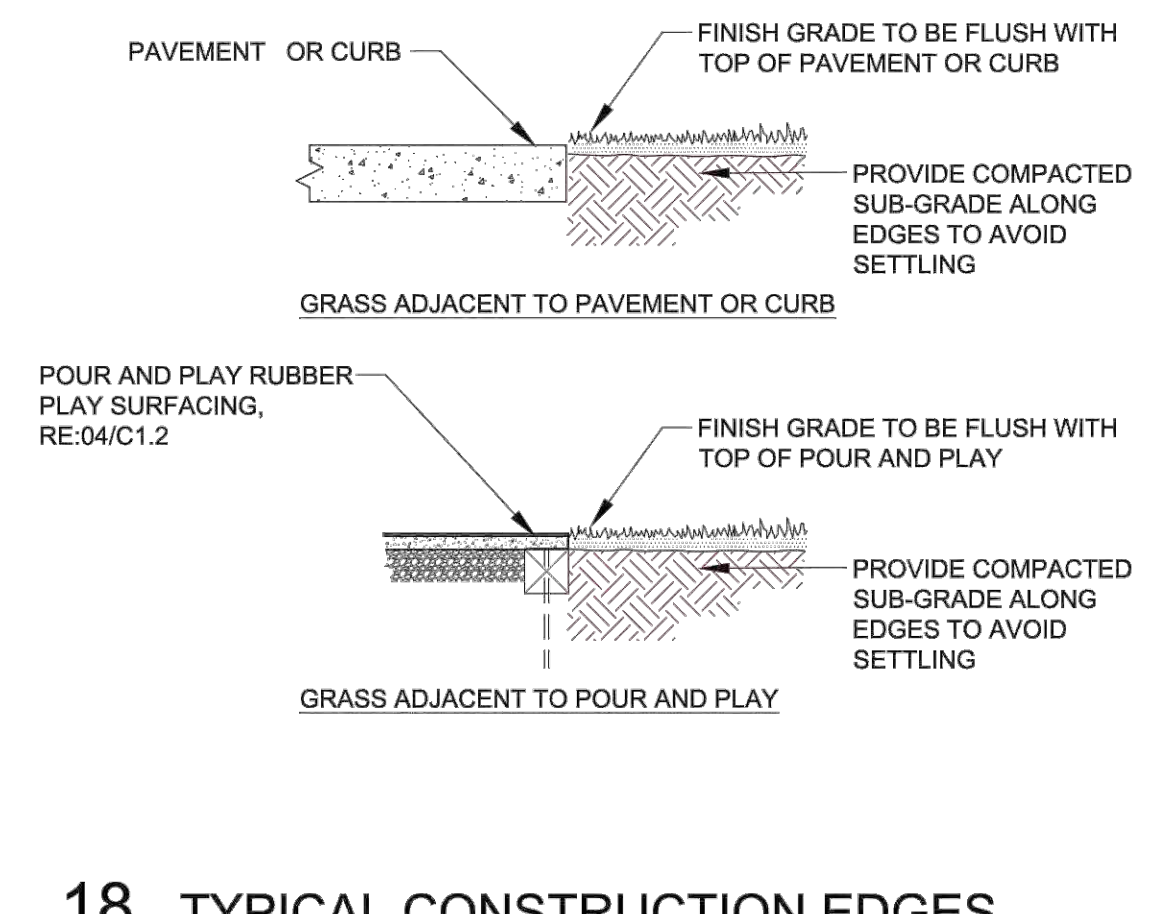
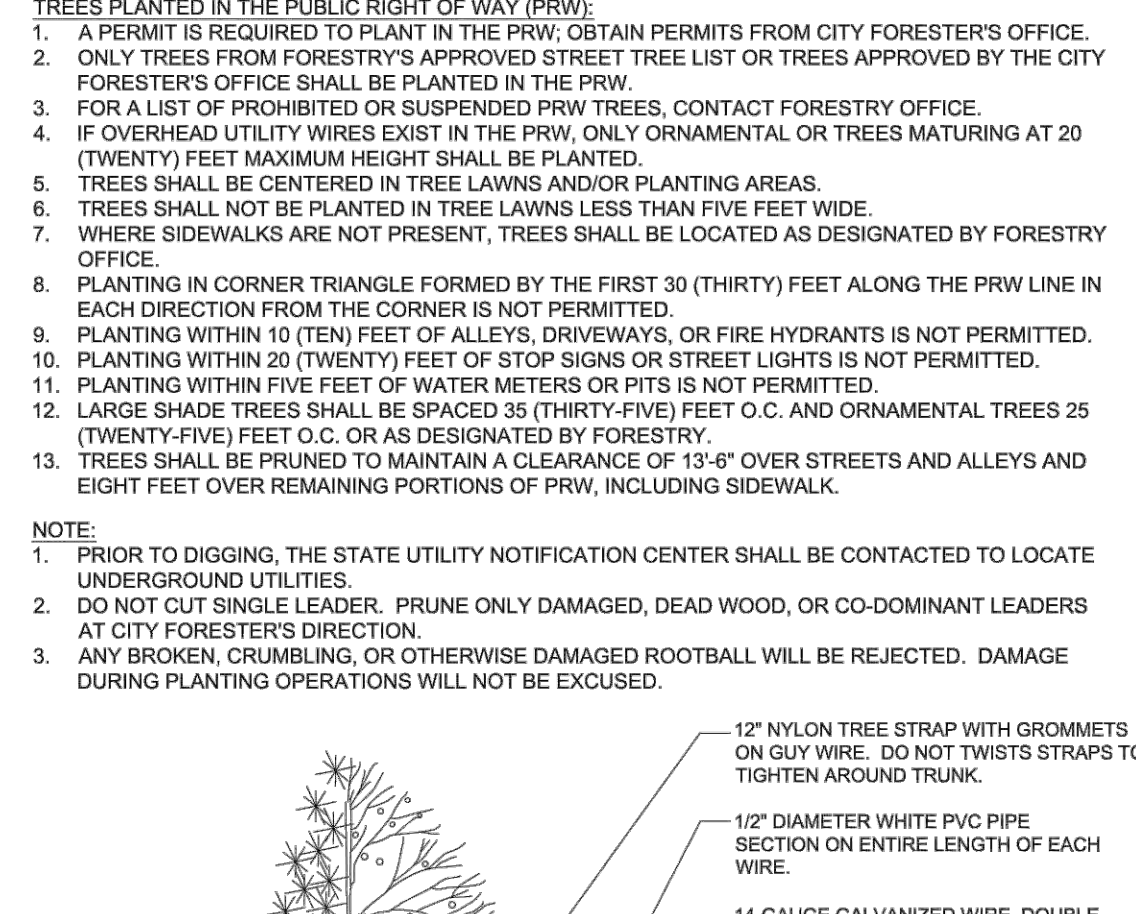
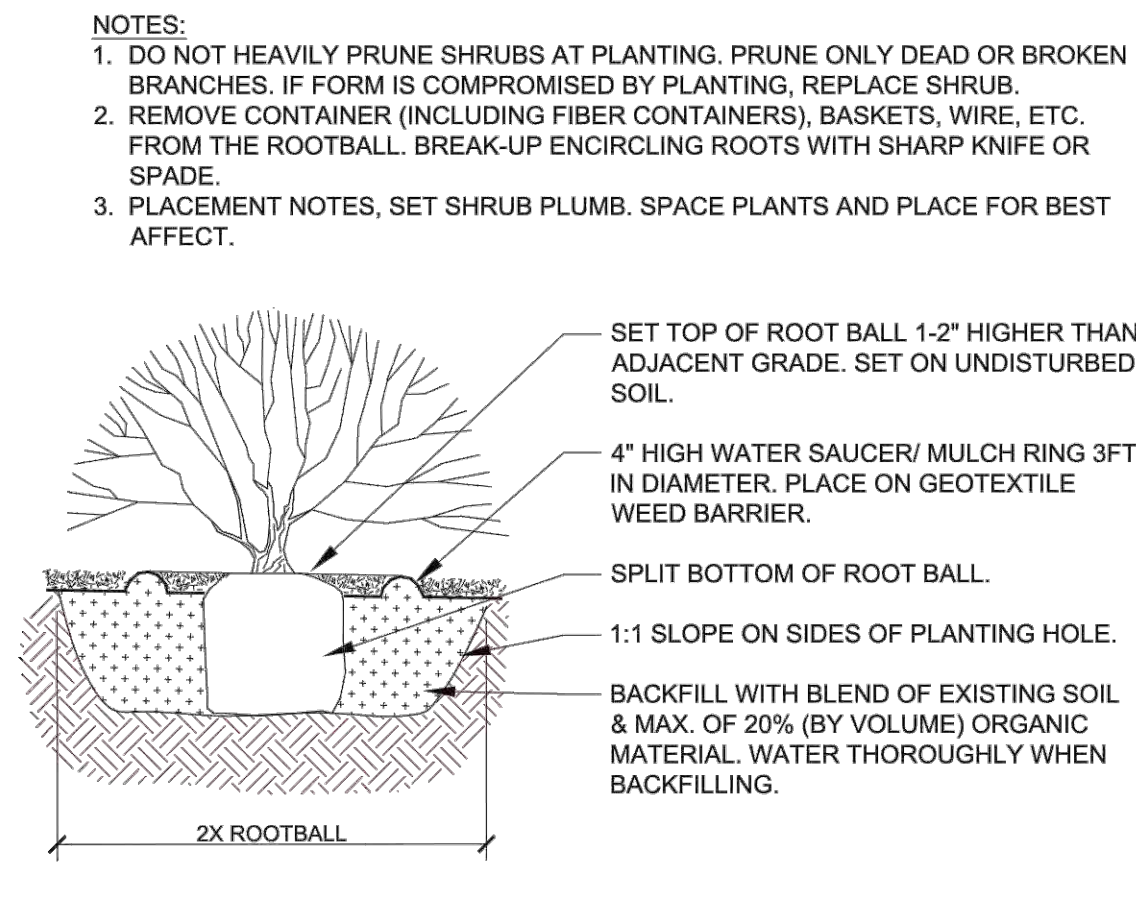
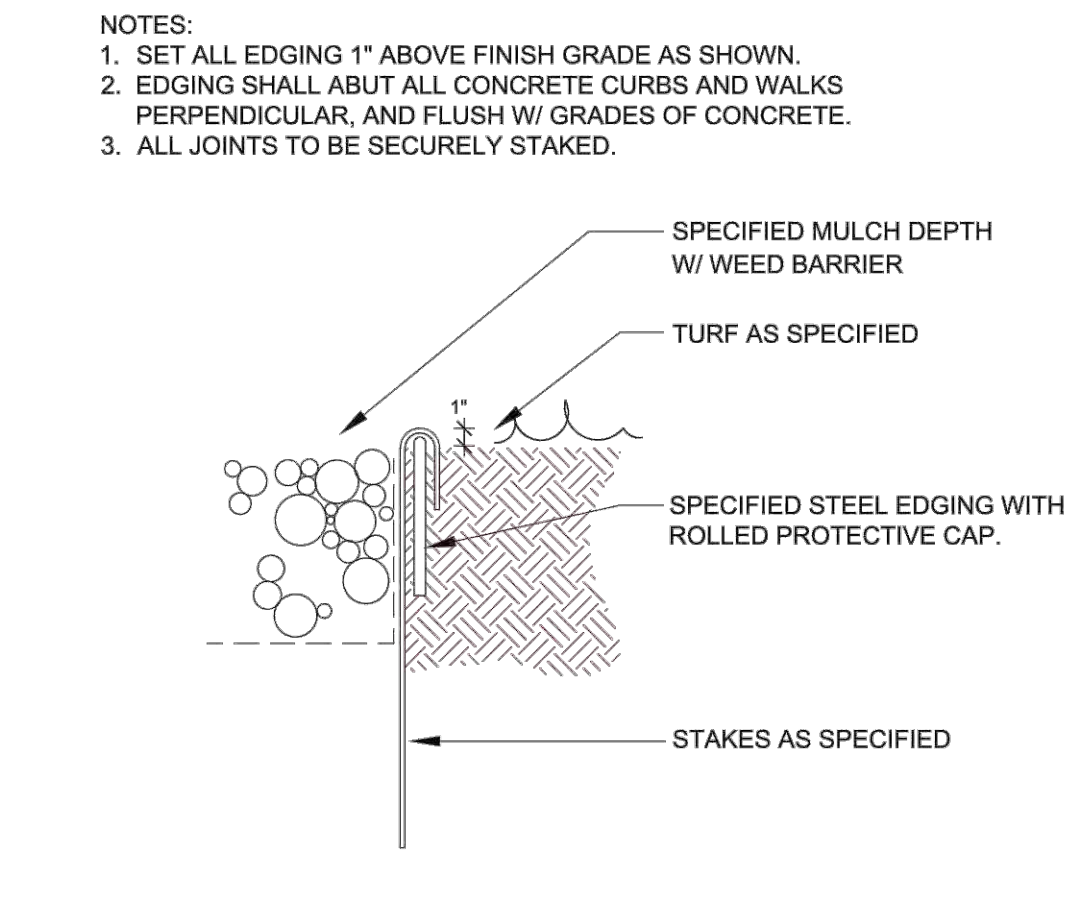
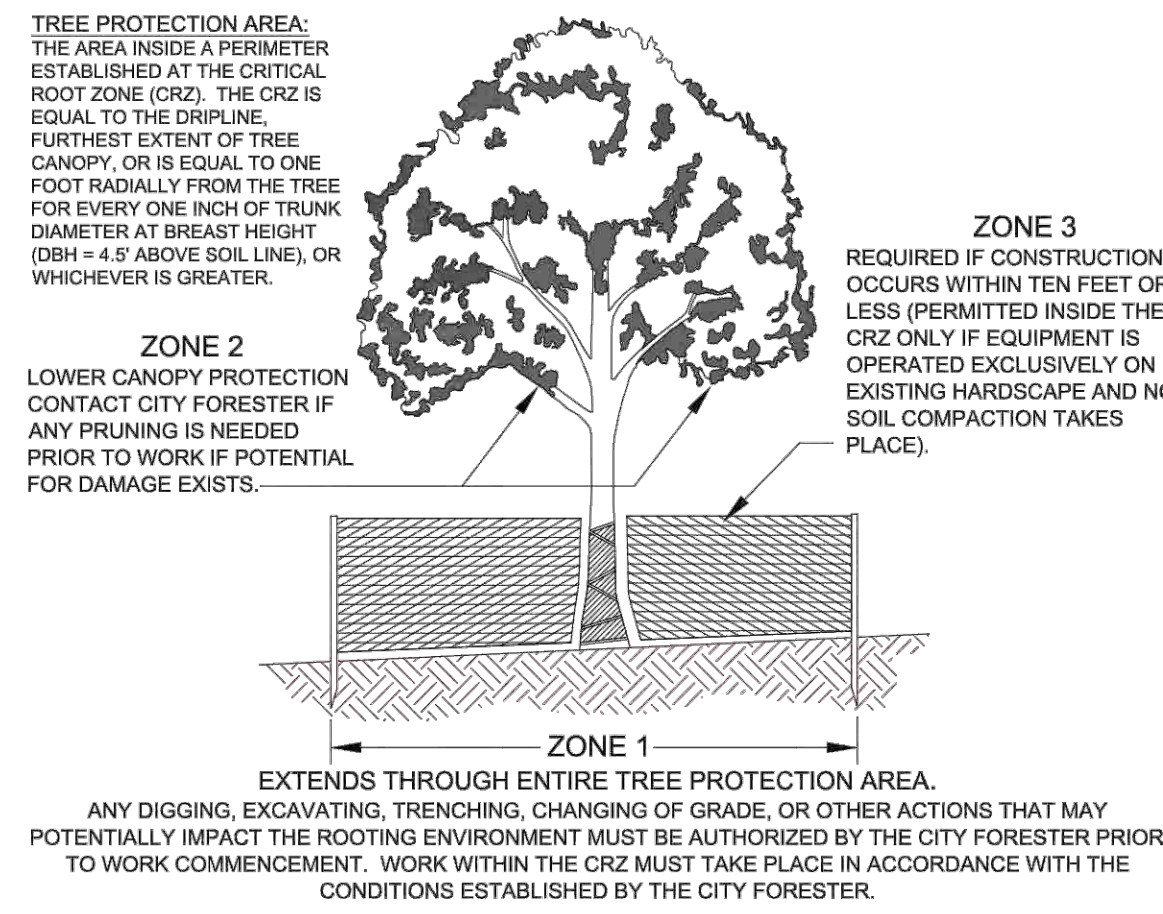
Westwood
 12701 Whitehawk Drive, Suite 6000
 Minneapolis, MN 55434
 Phone: (612) 937-5100
 Fax: (612) 937-5022
 Email: info@westwoodps.com
 Westwood Professional Services, Inc.

LANDSCAPE PLAN

SHEET NUMBER:

L1.0

DATE: 06/24/21



Call 48 Hours before digging:
811 or call811.com
 Common Ground Alliance

DESIGNED:	06/02/21
CHECKED:	06/02/21
DRAWN:	06/10/21
DATE:	06/24/21
PROJECT:	06/02/21
CITY:	06/24/21
SCALE:	06/24/21

PREPARED FOR:
DBS GROUP
 2700 NATIONAL DRIVE, SUITE 100
 ONALASKA, WI 54650

DESIGNED BY:
 JEFFERY R. WESTENDORF
 DATE: 06/24/21 LICENSE NO. 44018

THE GODDARD SCHOOL
 MINNETONKA, MN

Westwood
 (852) 937-5180
 12701 Whitewater Drive, Suite 6000
 Minneapolis, MN 55443
 westwoodpro.com

LANDSCAPE DETAILS

SHEET NUMBER:
L1.1

DATE: 06/24/21

PROJECT NUMBER: 0031849.00

CD DRAFT

DATE 06/04/21
PROJECT NO. 04-10-3222

DRAWING SCALE

REVISIONS		
NO.	DATE	DESCRIPTION
05/12/21	DD	REVISED
05/13/21	DD	REVISED

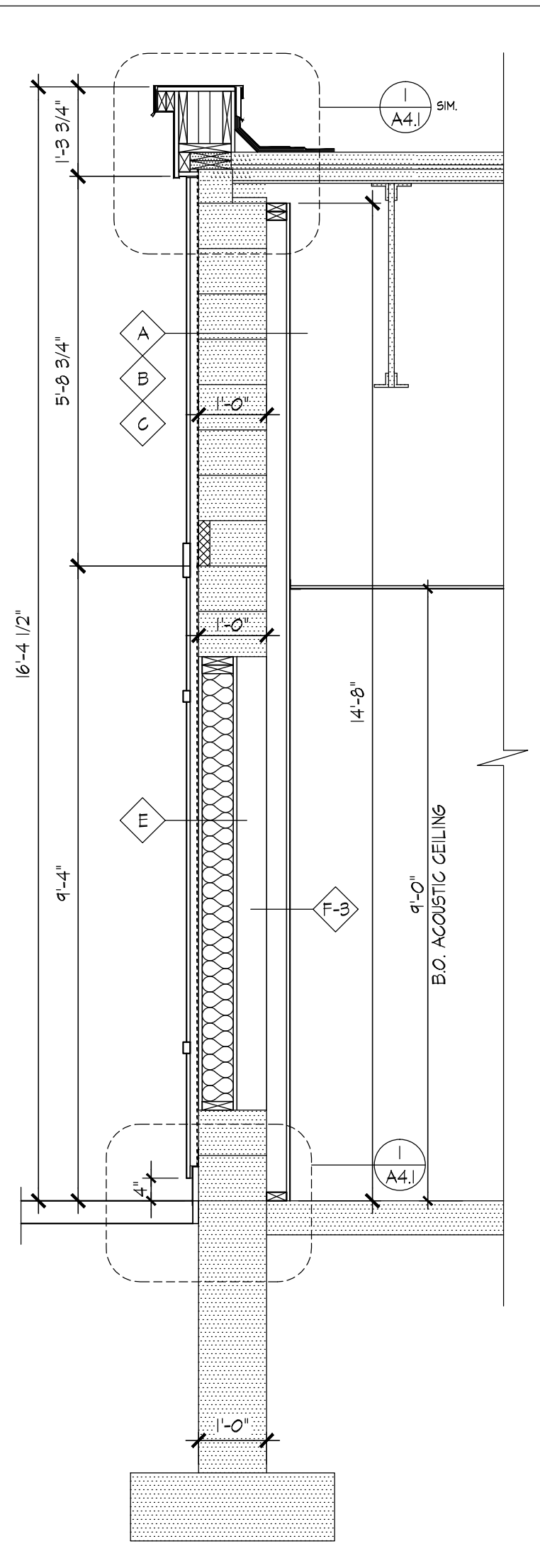
PROJECT TITLE

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

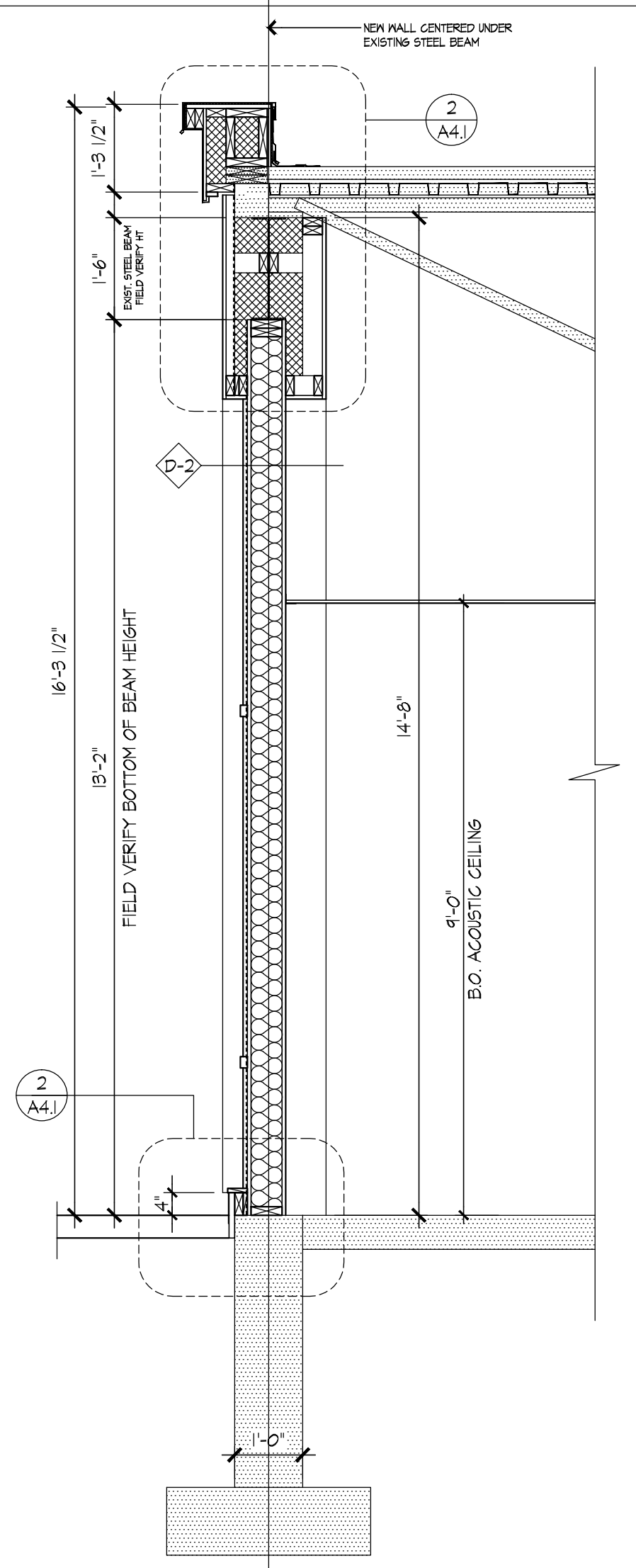
14900 Hwy 7, Minnetonka, MN

Remodeled Elevations

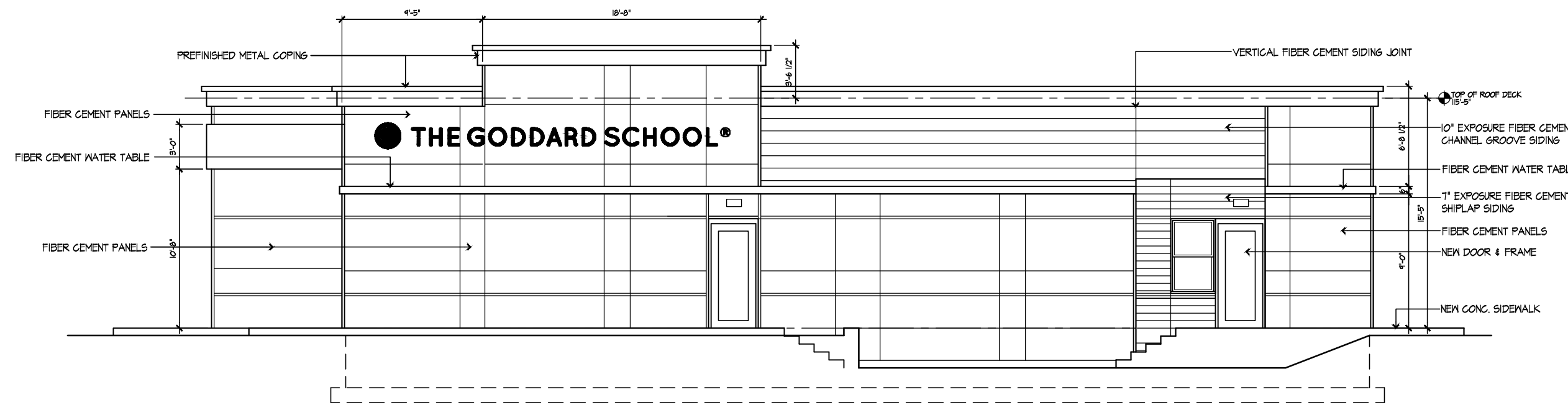
A2.2
OF



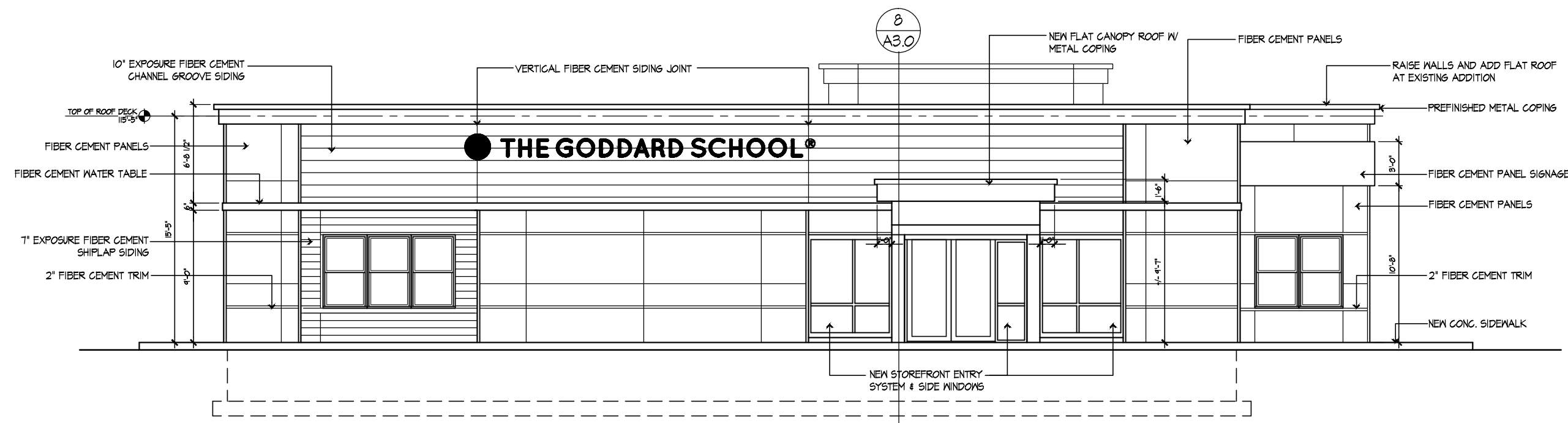
1/A2.1 SECTION AT INFILL WALL 1/2" = 1'-0"



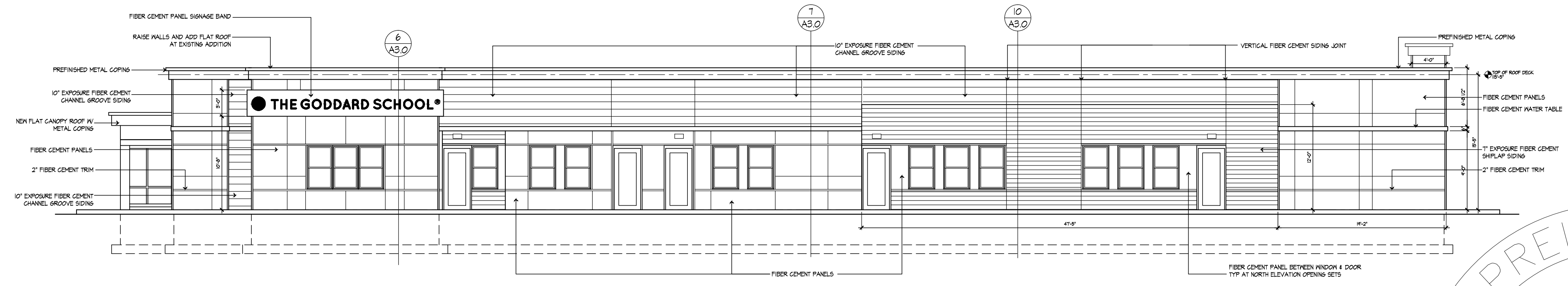
2/A2.1 SECTION AT INFILL WALL 1/2" = 1'-0"



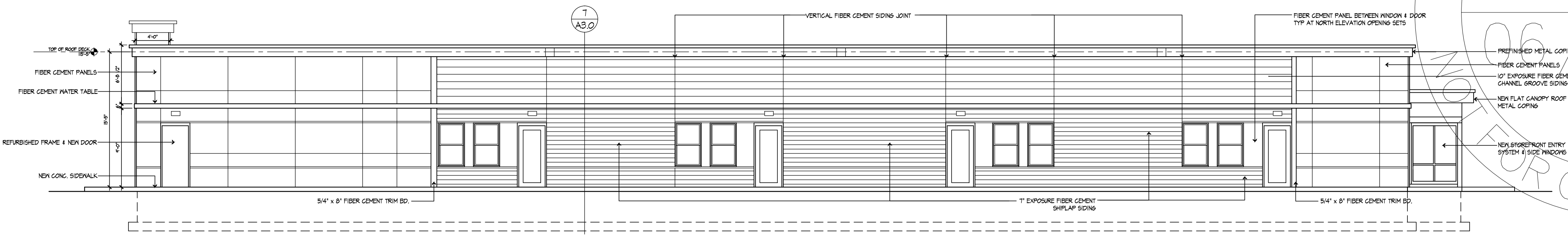
3/A2.1 REMODELED WEST ELEVATION 1/8" = 1'-0"



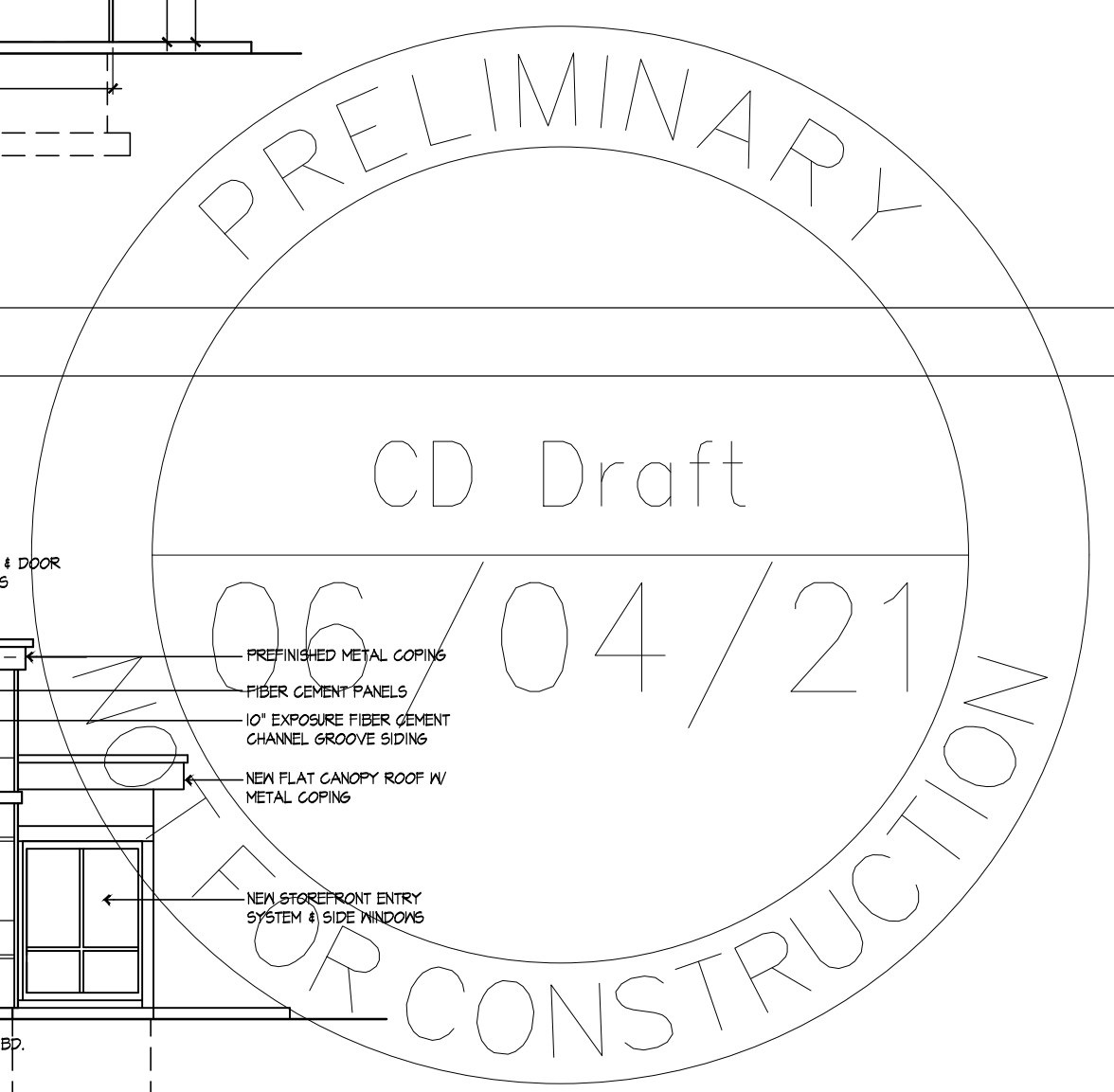
4/A2.1 REMODELED EAST ELEVATION 1/8" = 1'-0"

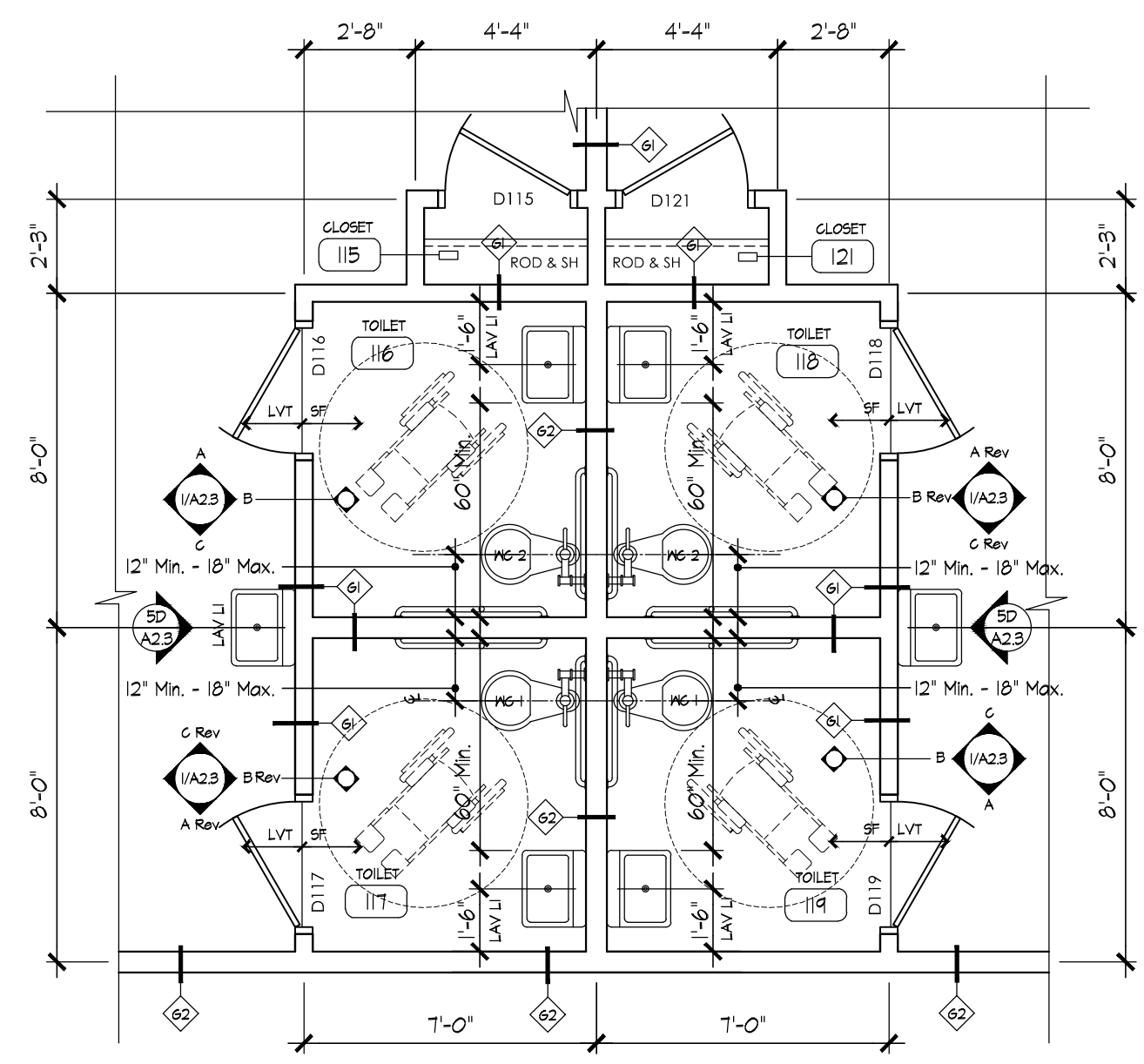


5/A2.1 REMODELED SOUTH ELEVATION 1/8" = 1'-0"

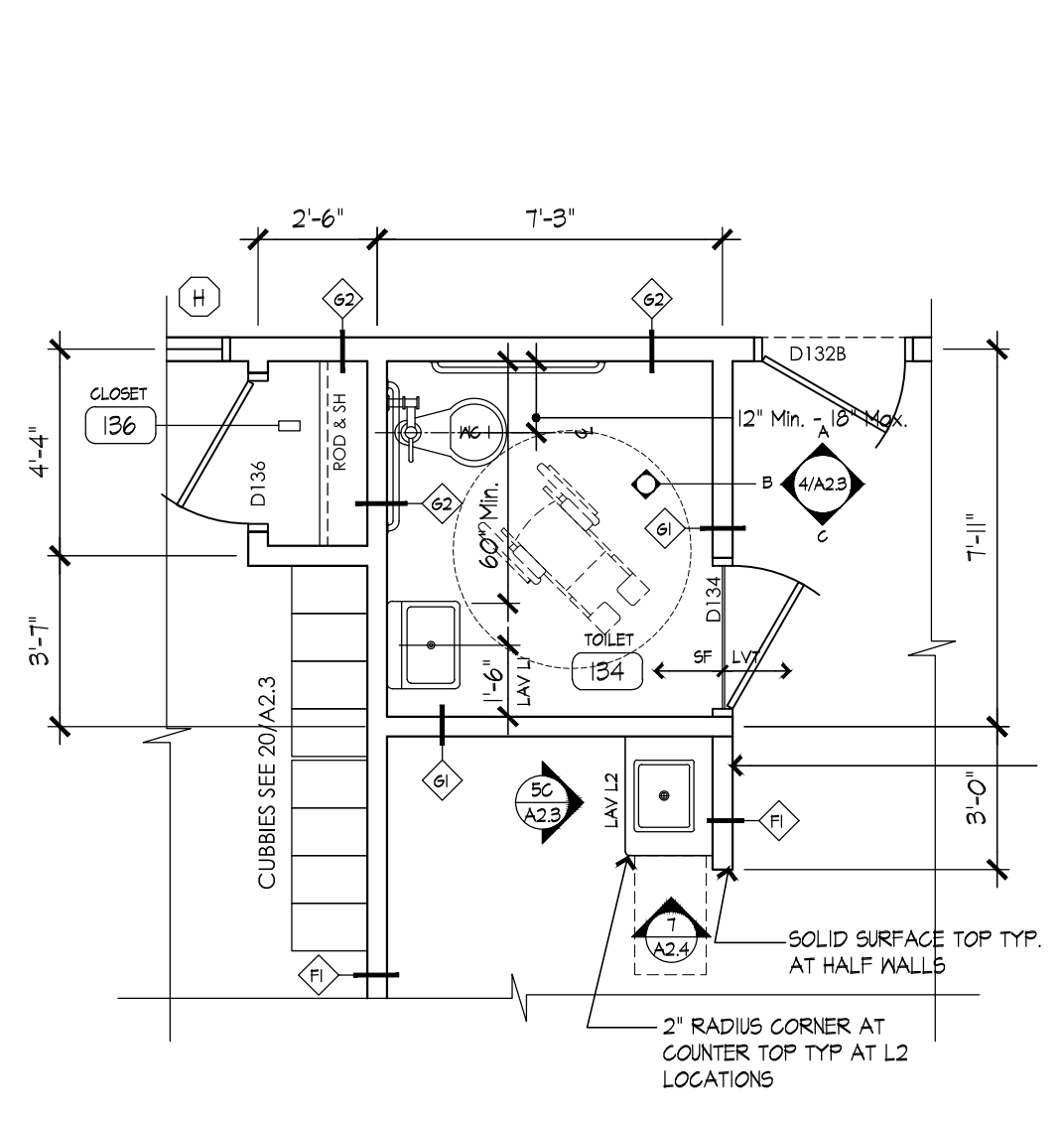


6/A2.1 REMODELED NORTH ELEVATION 1/8" = 1'-0"

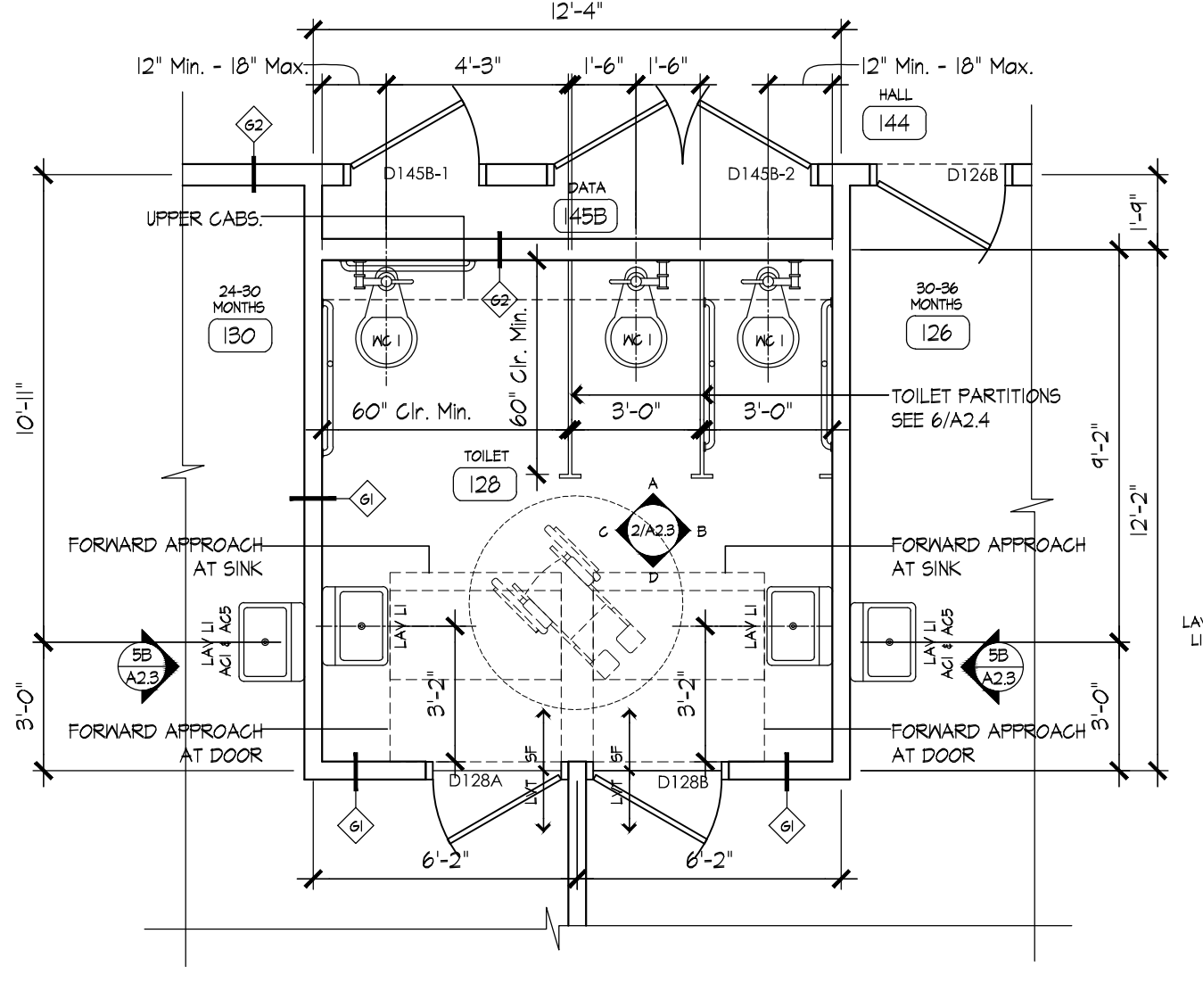




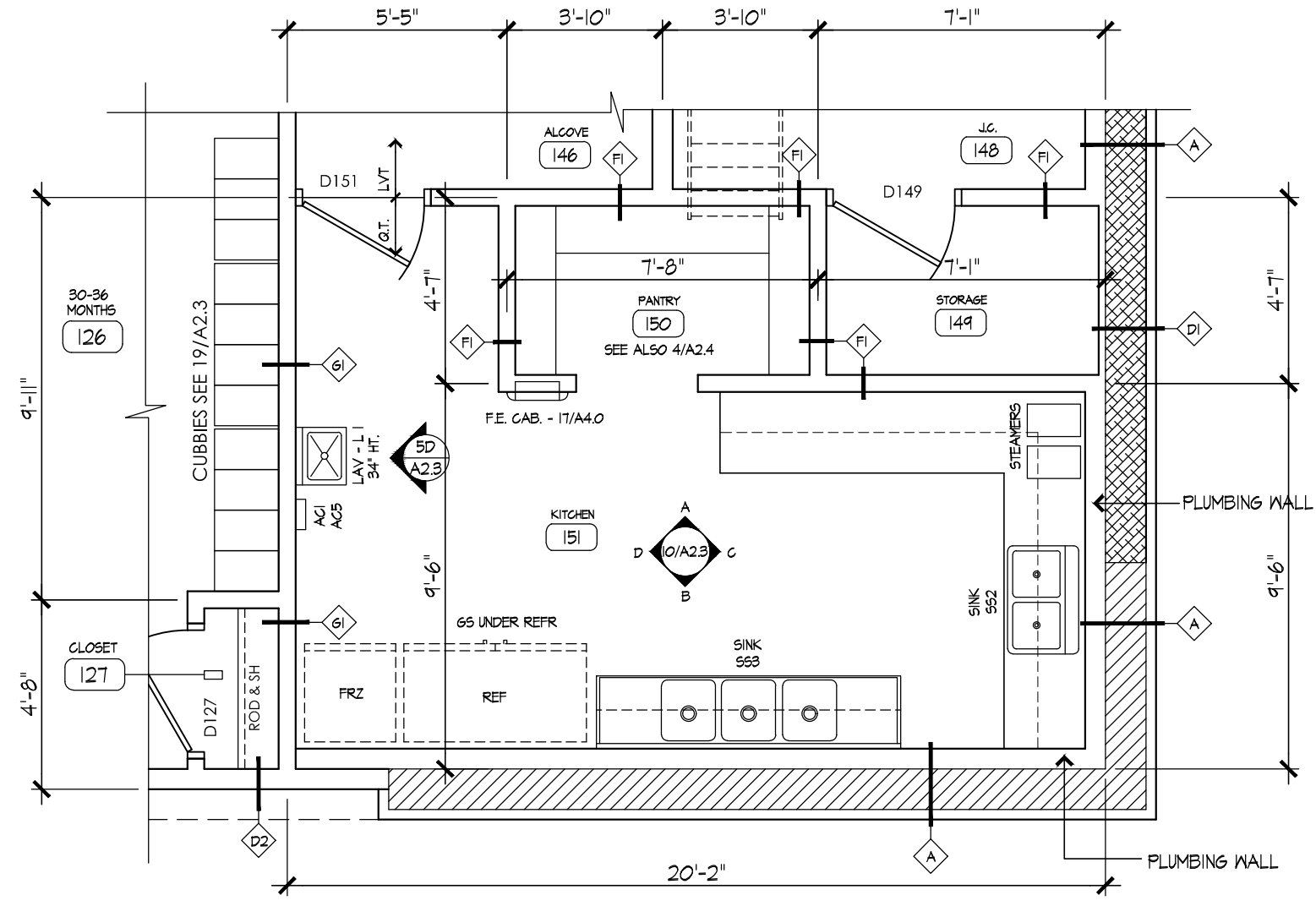
A RESTROOMS 116, 177, 188 & 119



B RESTROOM 134



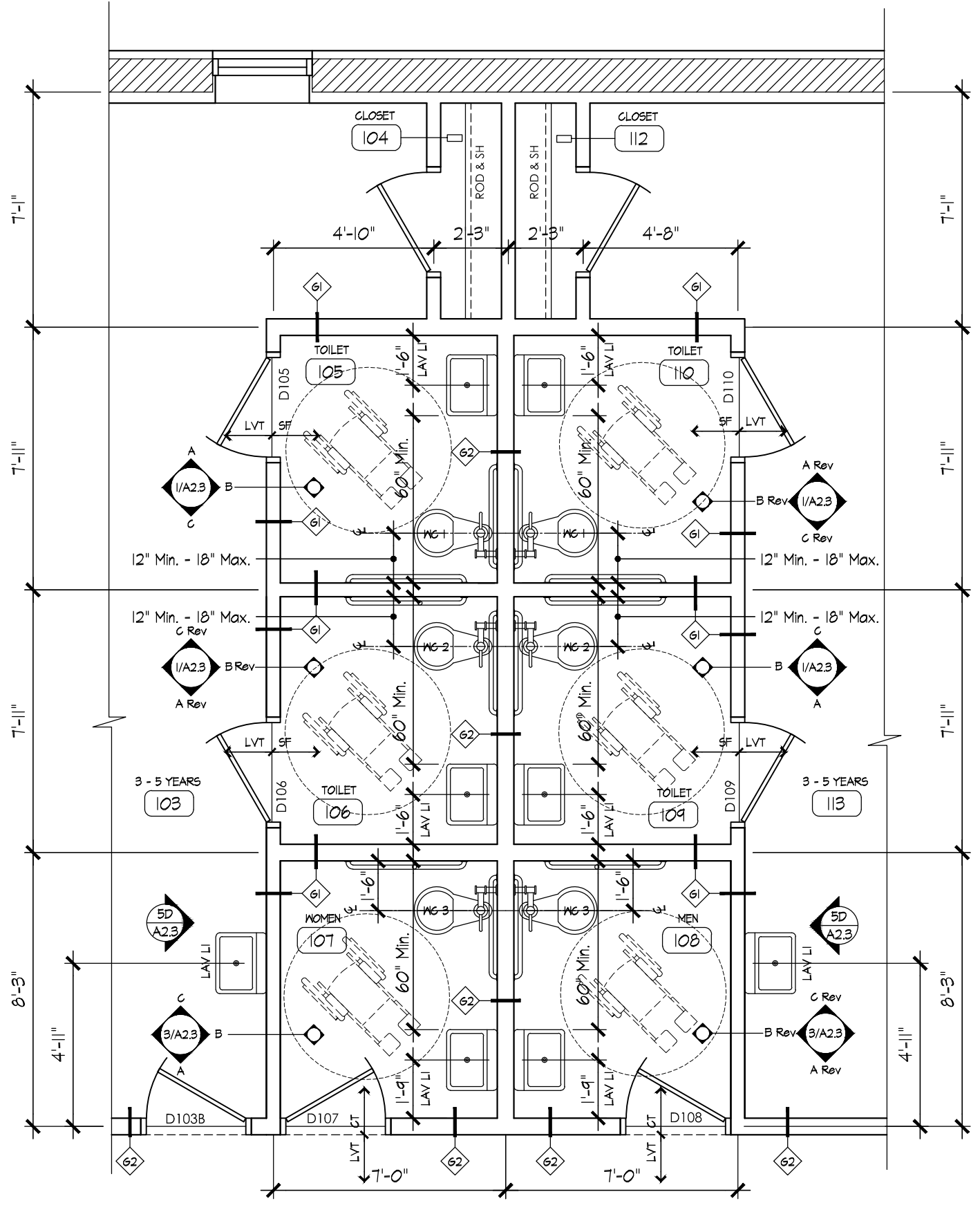
C RESTROOM 128



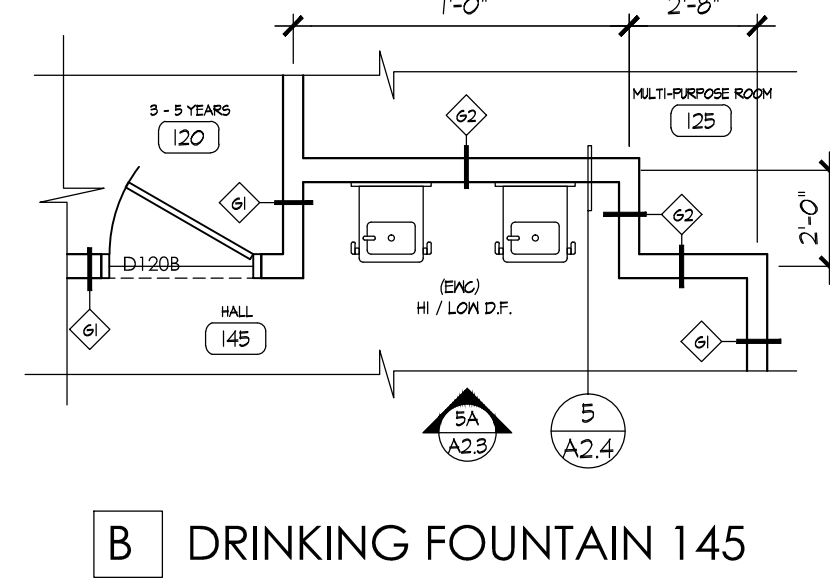
D KITCHEN - ROOM 151

1 ALL ENLARGED FLOOR PLANS

1/4" = 1'-0"



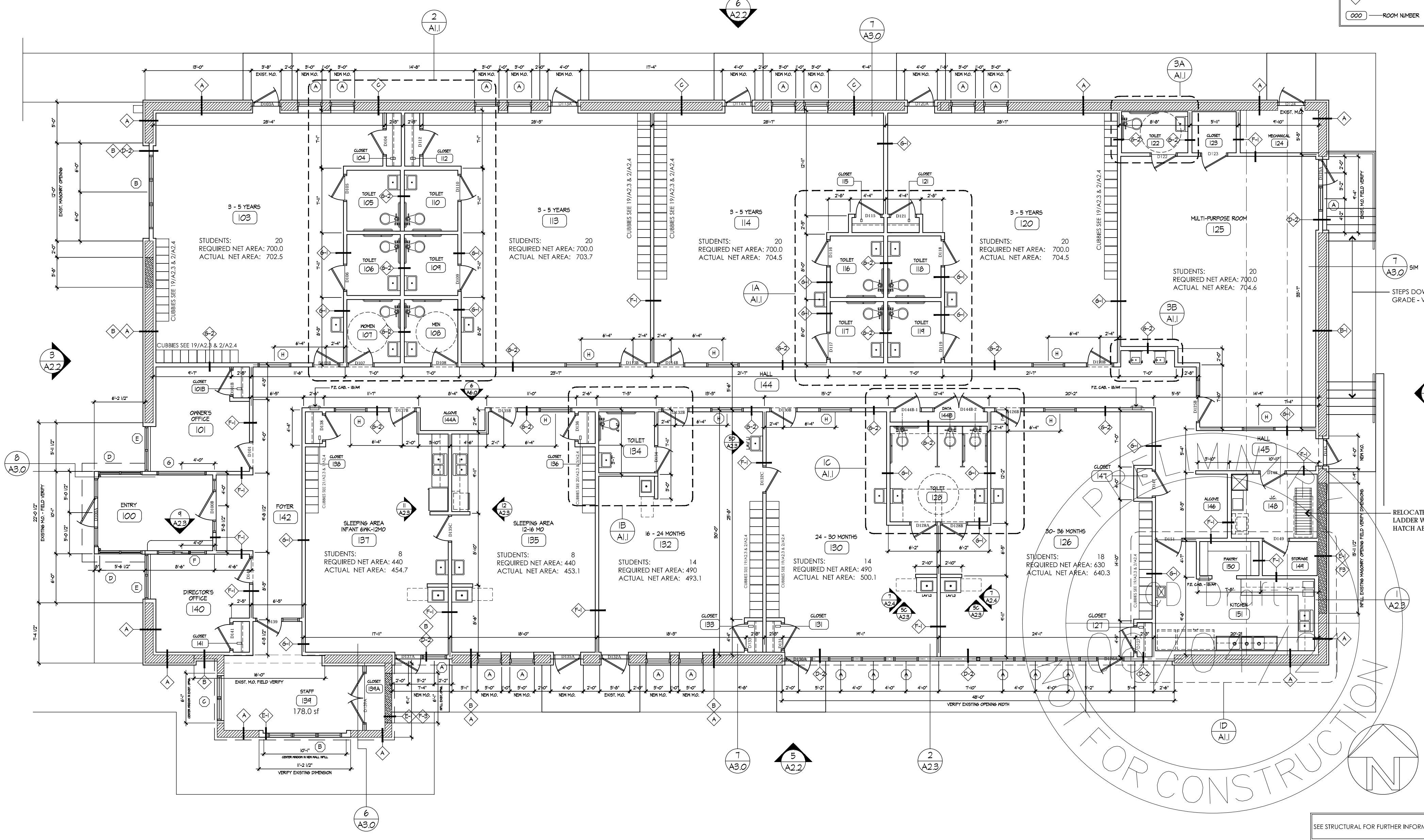
A RESTROOM 122



B DRINKING FOUNTAIN 145

2 ALL ENLARGED FLOOR PLAN

1/4" = 1'-0"



4 ALL REMODELED FLOOR PLAN

1/8" = 1'-0"

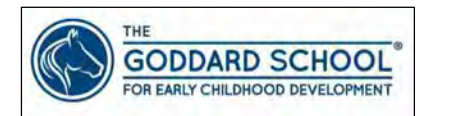
CD DRAFT

DATE 06/04/21
PROJECT NO. 04-10-32221

DRAWING SCALE

REVISIONS			
NO.	DATE	BY	DESCRIPTION
01	05/12/21	DD	REVISES
02	05/13/21	DD	REVISES

PROJECT TITLE



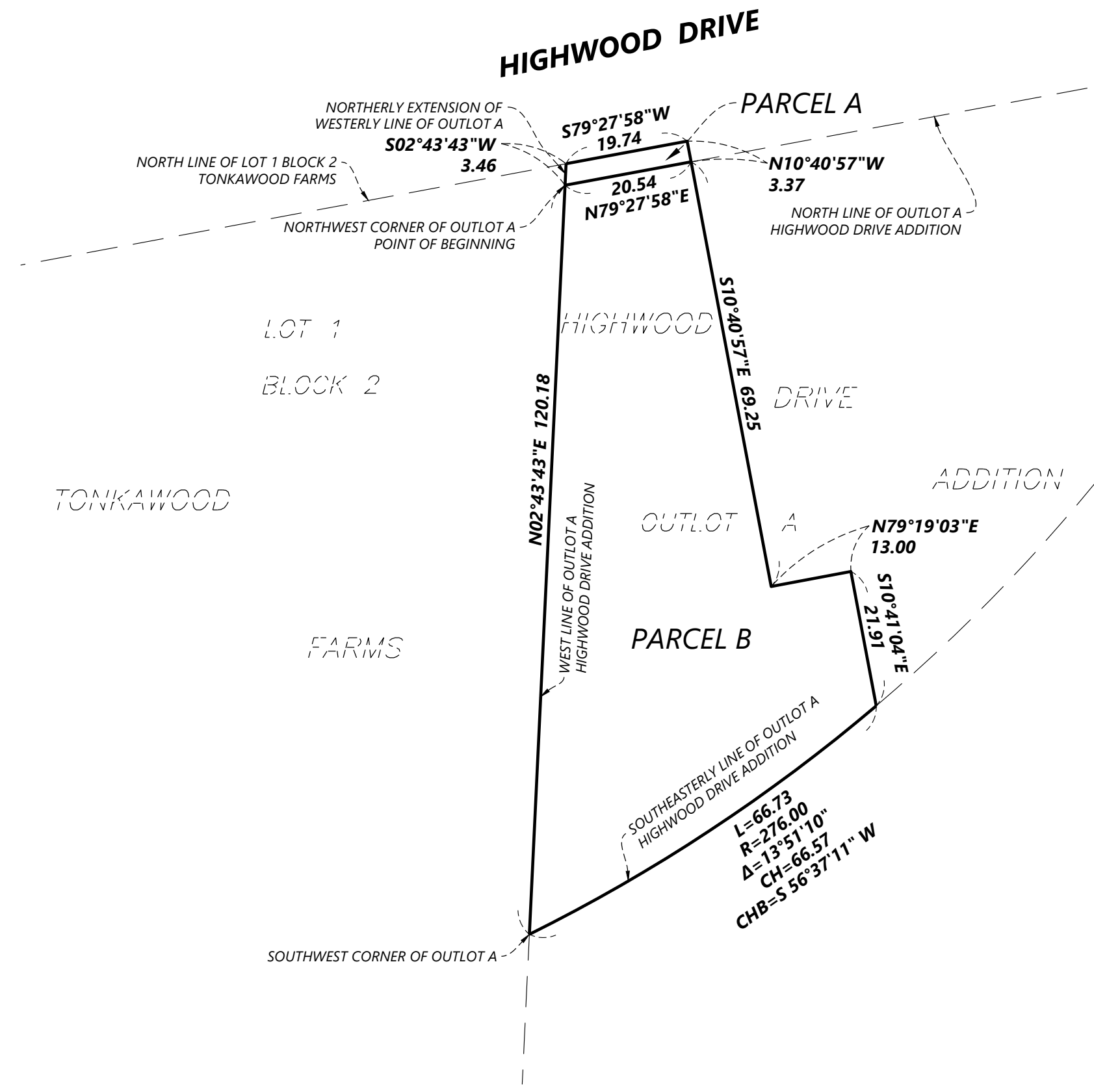
THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT
14900 Hwy 7, Minnetonka, MN

Remodeled Floor Plan

SHEET NUMBER

A1.1
OF

SEE STRUCTURAL FOR FURTHER INFORMATION



PROPOSED LEGAL DESCRIPTION

PARCEL A:

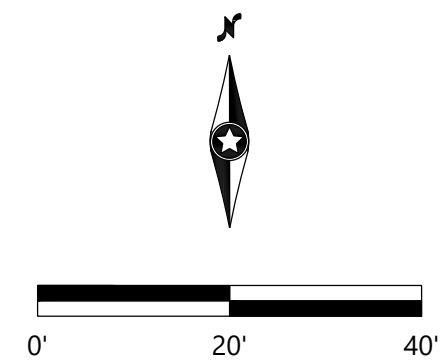
BEGINNING AT THE NORTHWEST CORNER OF OUTLOT A, HIGHWOOD DRIVE ADDITION ACCORDING TO THE RECORDED PLAT THEREOF, HENNEPIN COUNTY, MINNESOTA; THENCE NORTH 79 DEGREES 27 MINUTES 58 SECONDS EAST, ASSUMED BEARING ALONG THE NORTH LINE OF SAID OUTLOT A, A DISTANCE OF 20.54 FEET; THENCE NORTH 10 DEGREES 40 MINUTES 57 SECONDS WEST, A DISTANCE OF 3.37 FEET; THENCE SOUTH 79 DEGREES 27 MINUTES 58 SECONDS WEST, A DISTANCE OF 19.74 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID OUTLOT A; THENCE SOUTH 2 DEGREES 43 MINUTES 43 SECONDS WEST ALONG SAID NORTHERLY EXTENSION OF THE WESTERLY LINE, A DISTANCE OF 3.46 FEET TO SAID NORTHWEST CORNER OF SAID OUTLOT A AND THE POINT OF BEGINNING.

CONTAINING : 67.84 SQ. FT. / 0.002 ACRES

PARCEL B:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT A, HIGHWOOD DRIVE ADDITION ACCORDING TO THE RECORDED PLAT THEREOF, HENNEPIN COUNTY, MINNESOTA; THENCE NORTH 79 DEGREES 27 MINUTES 58 SECONDS EAST, ASSUMED BEARING ALONG THE NORTH LINE OF SAID OUTLOT A, A DISTANCE OF 20.54 FEET; THENCE SOUTH 10 DEGREES 40 MINUTES 57 SECONDS EAST, A DISTANCE OF 69.25 FEET; THENCE NORTH 79 DEGREES 19 MINUTES 03 SECONDS EAST, A DISTANCE OF 13.00 FEET; THENCE SOUTH 10 DEGREES 41 MINUTES 04 SECONDS EAST, A DISTANCE OF 21.91 FEET TO THE SOUTHEASTERLY LINE OF SAID OUTLOT A; THENCE SOUTHWESTLY A DISTANCE OF 66.73 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST AND ALONG SAID SOUTHEASTERLY LINE, HAVING A RADIUS OF 276.00 FEET, A CENTRAL ANGLE OF 13 DEGREE 51 MINUTES 10 SECONDS AND A CHORD THAT BEARS SOUTH 56 DEGREES 37 MINUTES 11 SECONDS WEST TO THE SOUTHWEST CORNER OF SAID OUTLOT A; THENCE NORTH 02 DEGREES 43 MINUTES 43 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT A, A DISTANCE OF 120.18 FEET TO SAID NORTHWEST CORNER OF OUTLOT A AND THE POINT OF BEGINNING.

CONTAINING : 3,949.13 SQ. FT. / 0.091 ACRES



N:\0031849.00\DWG\SURVEY\31849-SKF01.DWG

DESIGNED:	
CHECKED:	NAS
DRAWN:	ACW
FIELD CREW:	
FIELD WORK DATE:	

PREPARED FOR:

DBS Group

Onalaska, WI

Goddard School Minnetonka

Minnetonka, MN

Westwood

Phone (320) 253-9495 3701 12th Street North, Suite 206
 Fax (320) 358-2001 St. Cloud, MN 56303
 Toll Free (800) 270-9495 westwoodps.com

Westwood Professional Services, Inc.

Legal Description Exhibit

SHEET NUMBER:
1 OF 1

DATE: 7/19/2021

Ordinance No. 2021-

An ordinance approving an amended master development plan for the property located at 14900 State Highway 7

The City Of Minnetonka Ordains:

Section 1.

1.01 The subject property is located at 14900 State Highway 7. It is legally described as:

That part of Lot 1, Block 2, Hennepin County, Minnesota lying West of a line parallel with and distant 365 feet West of the East line of said Lot 1, Tonkawood Farms. Hennepin County, Minnesota

1.02 The property contains a 6,356 sq. ft. auto service center and a 10,855 sq. ft. one-story commercial building with a common parking area containing 45 parking spaces.

1.03 The one-story commercial building would be repurposed for a childcare center serving 142 children.

1.04 Building exteriors would be refaced along with additional windows and doors.

1.05 Site improvements include playgrounds and a parking lot on the east side of the building.

Section 2.

2.01 This ordinance is based on the findings that the proposed development would not negatively impact public health, safety, or welfare.

2.02 This ordinance is subject to the following conditions:

1. The site must be developed and maintained in substantial conformance with the following plans:

- Site Plan, dated June 24, 2021

- Grading Plan, dated June 24, 2021
 - Utility Plan, dated June 24, 2021
 - Landscape Plan, dated June 24, 2021
 - Building Elevations, received June 4, 2021
2. The development approvals are contingent on the sale of city-owned property.
 3. The development must further comply with all conditions outlined in City Council Resolution No. 2021-xx, adopted by the Minnetonka City Council on Sept. 13, 2021.

Section 3. This ordinance is effective immediately.

Adopted by the city council of the City of Minnetonka, Minnesota, on Sept. 13, 2021.

Brad Wiersum, Mayor

Attest:

Becky Koosman, City Clerk

Action on this ordinance:

Date of introduction: Aug. 9, 2021

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 true and correct copy of an ordinance adopted by the city council of the City of Minnetonka, Minnesota at a regular meeting held on Sept. 13, 2021.

Becky Koosman, City Clerk

EXHIBIT "A"

Certificate of Title 1400998

Lot 19 Block 2, Ginkels Oakridge Addition
AND

Certificate of Title 1400997

Par 1:

All that portion of the tract or parcel of land described at paragraph "A" below, which lies Northerly of a line drawn parallel to and 200 feet Southerly of the North line thereof and the same extended, to-wit:

Paragraph "A". That portion of the West Half of the Southeast Quarter of Section 23, Township 117, Range 22, described as follows: Starting at the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section; thence South along the East line of the West Half of the Southeast Quarter of said Section, a distance of 300 feet; thence Westerly at right angles to said East line for a distance of 284 feet; thence Northerly along a line parallel to said East line a distance of 600 feet; thence Easterly along a line at right angles to said East line 209 feet to the center line of McGinty Road; thence Southeasterly along the center line of McGinty Road to the East line of the West Half of the Southeast Quarter of said Section 23; thence Southerly along said East line 33.5 feet to the point of beginning.

Par 2:

Lot 20, Block 2, Ginkels Oakridge Addition

Resolution No. 2021-

**Resolution approving a conditional use permit and final site and building plans
for Goddard School at 14900 Highway 7**

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

Section 1. Background.

1.01 Goddard School has submitted a proposal to remodel the existing commercial building for a childcare center. The proposal requires a conditional use permit for the use and approval of building and site improvements.

1.02 The property is located at 14900 Highway 7. It is legally described as

That part of Lot 1, Block 2, Hennepin County, Minnesota lying West of a line parallel with and distant 365 feet West of the East line of said Lot 1, Tonkawood Farms. Hennepin County, Minnesota

1.03 On Aug. 19, 2021, 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 incorporated by reference into this resolution. The commission recommended that the city council approve the applicant's proposal.

Section 2. Standards.

2.01 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.

2.02 City Code §300.17 Subd. 4, 300.21 Subd. 3(j) and 300.22 Subd. 3 outline 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 for every six children based on the licensed capacity of the center; and
4. shall obtain all applicable state, county, and city licenses.

2.03

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, the 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 the 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 the general conditional use permit standards outlined in City Code §300.21 Subd.2.

3.02 The proposal would meet the specific conditional use permit standards outlined in City Code §300.17 Subd. 4, 300.21 Subd. 3(j) and 300.22 Subd. 3:

1. Both drop-off and pick-up will occur at the entrance located on the west side of the building. Parents will park in the adjacent parking stalls and walk their children into the building.
2. The outdoor play area is located on the north and south yards of the building. Fencing and landscaping would minimize visual impacts to adjoining residential areas. Potential noise issues from the north playground will need to be monitored and addressed as may be necessary.
3. The licensed capacity of the daycare children would be for 142 children requiring 24 parking spaces. The auto service center requires 21 spaces for a total code requirement of 45 spaces for the site. A total of 58 parking spaces are proposed.
4. The proposed daycare use would be required to obtain all applicable state, county and city licensed.

3.03 The proposal would comply with all site and building standards as outlined in City Code §300.27 Subd. 5:

1. The proposal has been reviewed by the city's planning, building, engineering, natural resources, fire, and public works staff. Staff finds it to be generally consistent with the city's development guides.
2. The proposal would be meet all ordinance standards.
3. The subject property is fully developed, with no area in a "natural state" and little open space. Proposed grading is in keeping with the development character of the site.
4. The proposed improvements would not negatively impact the internal sense of order or circulation patterns on the already developed subject property.
5. The renovation would provide reuse of an existing site and building with increased building aesthetics and site organization.

6. The proposal would provide the reuse of an existing building with energy efficiencies.
7. The proposal would provide mitigative systems and measures to minimize impacts to neighboring land uses.

Section 4. City Council Action.

4.01 The above-described conditional use permit and final site and building plans are approved, subject to the following conditions:

1. Subject to staff approval, the property must be developed and maintained in substantial conformance with the following plans unless modified by the conditions below:
 - Site Plan, dated June 24, 2021
 - Grading Plan, dated June 24, 2021
 - Utility Plan, dated June 24, 2021
 - Landscape Plan, dated June 24, 2021
 - Building Elevations, received June 4, 2021
2. Prior to submission of a building permit application, hold a pre-permit submittal meeting with the appropriate city staff.
3. Prior to issuance of a building permit:
 - a) This resolution must be recorded with Hennepin County.
 - b) Submit a landscape plan. This plan must:
 - Meet minimum landscaping and mitigation requirements as outlined in the ordinance. Note, only small shrubs, perennials, and grasses may be located in public easements.
 - Include information related to species, sizes, quantities, locations, and landscape values.
 - Include pollinator species.
 - c) Submit a signed current property survey.
 - Include a survey of Outlot A and title work for the lot division.
 - Verify the northerly line of Outlot A as shown on the survey as it doesn't match with the plat, and there is no easement noted that would change that ROW/property line.

-
- Clarify the area on the survey covered by easement 4145270. Arrows depicting don't appear to be accurate.
 - Correct the error on the survey in the sections referencing a 2015 title commitment. The reference to document 4125270 in Item No.13., but the doc number should be 4145270.
- d) Submit a material and color palette board for staff review and approval.
- e) Submit a construction management plan. This plan must be in a city-approved format and must outline minimum site management practices and penalties for non-compliance
- f) Submit cash escrow in an amount to be determined by city staff. This escrow must be accompanied by a document prepared by the city attorney and signed by the builder and property owner. Through this document, the builder and property owner will acknowledge:
- 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.
- g) Submit proof that an erosion control inspector has been hired to monitor the site through the course of construction. This inspector must provide weekly reports to natural resources staff in a format acceptable to the city. At its sole discretion, the city may accept escrow dollars, in an amount determined by natural resources staff, to contract with an erosion control inspector to monitor the site through construction.
- h) Install a temporary rock driveway, erosion control, tree and wetland protection fencing, and any other measures identified in the SWPPP for staff inspection. These items must be maintained throughout the course of construction.
4. Final stormwater management plan is required for the disturbed area. The plan must demonstrate conformance with the following criteria:

- Rate: limit peak runoff flow rates to that of existing conditions from the 2-, 10, and 100-year events at all points where stormwater leaves the site.
 - Volume: provide for onsite retention of 1.1-inch of runoff from the entire site's impervious surface.
 - Quality: provide for runoff to be treated to at least 60-percent total phosphorus annual removal efficiency and 90-percent total suspended solid annual removal efficiency.
5. Other stormwater management related:
- Submit a stormwater maintenance agreement in the city approved format for review and approval of city staff.
 - Submit a private hydrant maintenance agreement in a city approved format for review and approval by city staff.
 - Provide evidence that the underground stormwater system will be able to support 83,000 pounds and 10,800 pounds per square foot of fire truck outrigger load.
 - The underground facilities must be inspected by a qualified third party during installation to ensure that the pressure requirements are adequately met.
 - Minimum low floor elevation is 1042.8 ft.
6. Landscaping plan must:
- Meet minimum landscaping and mitigation requirements as outlined in the ordinance. However, at the sole discretion of staff, mitigation may be decreased. Based on the submitted plans, the mitigation requirements would be 48 feet and 46 inches. Note, only small shrubs, perennials, and grasses may be located in public easements.
 - Include information relating to species, sizes, quantities, locations, and landscape values.
 - Include pollinator-friendly species.
 - Provide a plan for staff review and approval to protect the 22" oak tree in the north playground (tree inventory #5).
7. Any utility connections to the publically owned and maintained sewer or watermains will require a right-of-way permit. The applicant may want to locate and confirm the depth and condition of the existing watermain that

is generally located near the western end of the building and drive-up lane.

8. Any changes to the site utilities are subject to the plumbing code and would require review and approval by the plumbing official.
9. 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.
10. Move the two southeasterly parking stalls in the east parking lot to another location to maintain access drive sightlines of 200 feet along the frontage road. Additionally, the owner is responsible for trimming vegetation to maintain a 200-foot sightline to the east from the eastern drive access.
11. Approval is conditioned upon the sale of the city property.
12. The applicant must submit an administrative lot division for approval consistent with the submitted and approved development plans and the land sale as approved by the city council.
12. The city council may reasonably add or revise conditions to address any future unforeseen problems.
13. Any change to the approved use that results in a significant change in character would require a revised conditional use permit.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Sept. 13, 2021.

Brad Wiersum, Mayor

Attest:

Becky Koosman, 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 Sept. 13, 2021.

Becky Koosman, City Clerk

MINNETONKA PLANNING COMMISSION
Aug. 18, 2021

Brief Description Ordinances amending city codes regarding licensed residential care facilities.

Recommendation Recommend the city council adopt an ordinance.

City Control

Planning commissioners and city councilmembers have frequently expressed concern that residential care facilities may negatively impact the character of single-family neighborhoods. The operation of such facilities may visually change a property and/or result in change in levels of activity.

- Visual Change {
 - Facilities with different or larger footprints than houses in the immediate area.
 - Change in the number of vehicles parked in driveways or on roads.
 - Change in the number of trash/recycling bins out on collection days.

- Activity Change {
 - An increase in traffic, due to staff and visitors.
 - Resident outdoor activities.
 - Activities that may be different than those occurring in the immediate area.

By state law, licensed care facilities that serve six or fewer residents are permitted uses in all residential zoning districts. The city cannot place restrictions on such facilities above or beyond the restrictions placed on any other single-family home in the community. In other words, the city cannot control site and activity changes that may result from the operation of such facilities, any more than it can control site and activity changes that may result when a single-family home is sold to a new and larger family.

State law is silent on facilities serving over six residents in single-family residential districts. This means the city can choose whether to allow such facilities in residential districts. If allowed, the city can further choose how and where such facilities may be located and apply standards different than those applied to single-family homes. Since 1986, Minnetonka has chosen to allow these larger facilities by conditional use permit. (See the “Supporting Information” section of this report.)

Ordinance Amendments

At its [March 15, 2021](#) study session, the city council discussed current ordinance regulations pertaining to facilities serving over six residents. The council directed staff to prepare ordinance amendment options for consideration. Staff has drafted three such options.

1. **Conditional Use Permit.** Facilities would continue to be allowed by conditional use permit (CUP). However, the ordinance would include a new subjective standard, as well as new and more restrictive objective standards.

2. **Interim Use Permit.** Facilities would be allowed by interim use permit (IUP). The IUP ordinance generally includes the same standards as the CUP ordinance. However, the

permit would expire upon a change in state license holder, state license type, or type of facility.

3. **Disallow.** Facilities serving over six residents would no longer be allowed in Minnetonka. Existing facilities could continue to operate under their existing CUPs.

The full ordinance amendment options are attached to this report. The chart below summarizes the CUP and IUP options.

Subjective Standard		CUP Option	IUP Option	Disallow Option
The site and facility must be designed to minimize undue adverse impacts to neighboring properties. In evaluating whether this standard is met, the city may consider such things as the surrounding land uses; the size of the property relative to adjacent properties; the location of the facility on the property relative to the location of homes on adjacent properties; whether the facility would be buffered from adjacent properties by existing vegetation, elevation changes, or linear distance; or any other site or neighborhood characteristic that the city considers important or unique.				N/A. Facilities serving more than six residents are not allowed.
Objective Standards		CUP Option	IUP Option	Disallow Option
General	Residents Allowed	7 to 10 residents	7 to 10 residents	N/A. Facilities serving more than six residents are not allowed.
	Permit Required	Conditional Use Permit	Interim Use Permit	
	Permit Expiration	If conditions of approval are not met.	With a change of state license holder, license type, or change in the type of facility.	
Site	Lot Size	Minimum 1-acre	Minimum 1-acre	
	Access	Collector or arterial street	Collector or arterial street	
	Parking	No on-street parking	No on-street parking	
		Minimum 0.5 stalls per resident	Minimum 0.5 stalls per resident	
		Holiday parking plan	Holiday parking plan	
Construction Type	New or Existing (with additions allowed)	Existing (with additions allowed)		
Const.	Floor Area	Minimum 300 sq. ft. per resident	Minimum 300 sq. ft. per resident	
	FAR	No more than 100% of highest in area.	No more than 100% of highest in area.	
	Setback	Minimum 50 ft from all property lines	Zoning district standards	
Mi	Landscaping	Landscape buffering is required.	Landscape buffering is required.	

	Licensing	Conformance with state and city	Conformance with state and city	
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Community Feedback

In July 2021, a [webpage](#) outlining the ordinance amendment options was added to the city's website. Notices were sent to the operators of four residential care facilities in Minnetonka and to 245 property owners in the neighborhoods surrounding these four facilities.¹ The notices indicated that the city was considering changes to the licensed residential care facility ordinance, directed recipients to the webpage, and requested feedback. The staff has received just five responses, all from area property owners. Three of the respondents suggested that larger facilities should not be allowed, and two suggested they should continue to be allowed by conditional use permit. The responses are attached.

Staff Recommendation

From the staff's perspective, the existing ordinance functions well. Since 1986, the city has reviewed just 13 applications for facilities serving over six residents. However, if the commission and council desire to change the ordinance, staff would recommend approval of the conditional use permit option presented in this report.

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

¹ Staff specifically chose the four facilities. Two of the facilities went through contentious conditional use permit public review processes, and two moved through the process with little feedback or concern.

Supporting Information

Background, State of Minnesota

Until 1975, zoning ordinances throughout Minnesota – intentionally or otherwise –prevented care facilities from locating in single-family neighborhoods. That year, to address this exclusionary zoning practice, the following language was added to the state statute pertaining to local zoning controls:

In order to implement the policy of this state that mentally retarded and physically handicapped persons should not be excluded by municipal zoning ordinances from the benefits of normal residential surroundings, a state-licensed group home or foster home serving six or fewer mentally retarded or physically handicapped persons shall be considered a permitted single-family use of the property for the purpose of zoning.

The statute, which has been amended on several occasions since 1975, currently includes the following language:

*A state-licensed residential facility or housing with services establishment registered under chapter 144D serving six or fewer persons, a licensed daycare facility serving 12 or fewer persons, and a group family daycare facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve 14 or fewer children shall be considered a **permitted** single-family residential use of the property for the purposes of zoning ...²*

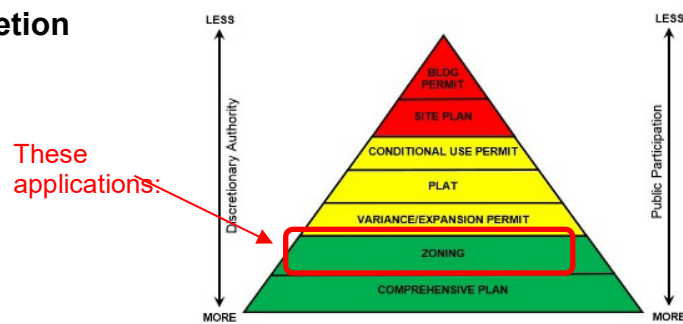
Background, Minnetonka

In 1986, Minnetonka chose to expand upon state law as part of a major re-write of the zoning ordinance. The ordinance was updated to allow residential care facilities serving over six residents as conditionally permitted uses on single-family properties. Over the last 35 years, the city has approved nine of these larger facilities; only six are currently operating. There are currently 45 state-licensed residential care facilities operating in Minnetonka single-family neighborhoods.

	Number of Facilities	Zoning Approval Required
Serving 6 for fewer residents	39	N/A
Serving over six residents	6	CUP

² The statute goes on: “except that a residential facility whose primary purpose is to treat juveniles who have violated criminal statutes relating to sex offenses or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses shall not be considered a permitted use.” There is also companion language in the statute that addresses multifamily zoning districts (7-16 persons considered a “permitted use” in those districts). To view the entire statute, see this [link](#).

Pyramid of Discretion



Motion Options

The planning commission has three options:

1. Support the existing ordinance. In this case, a motion should be made to recommending the city council maintain the existing ordinance.
2. Support one of the three ordinance amendments. In this case, a motion should be made recommending the city council adopt one of the three ordinance amendments.
3. Table consideration. In this case, a motion should be made to table the item. The motion should include a statement as to why the ordinance consideration is being tabled with direction to staff regarding the preparation of different ordinance options or language.

Voting Requirement

The planning commission will make a recommendation to the city council. The city council's final approval requires an affirmative vote of four members.

Deadline for Action

N/A. There is no deadline for action on an ordinance amendment proposed by the city.

From:
To: [Susan Thomas](#)
Subject: Licensed Residential care facilities
Date: Monday, July 26, 2021 12:12:21 PM

Hello,
Where are you looking to put this in?? What part of the town? Why?

I would say, no to this.

Thank you

From:
To: [Susan Thomas](#)
Subject: residential care facilities
Date: Monday, July 26, 2021 9:17:16 AM

Hi Susan, I received a notification from the city seeking feedback on changes to the city code on residential care facilities. I live on Fair Hills Road West and there is a Gianni Homes facility on our street and feel that I am qualified to comment on how these facilities affect neighborhoods.

- 1.) I do not believe that care facilities serving more than 6 people should be allowed in residential areas. These facilities become too large for most neighborhoods due to minimum square footage/resident and parking requirements.
- 2.) They are not invisible and DO affect the character of a neighborhood. The Gianni home on our street commonly has 6-8 trash containers on garbage day, multiple commercial deliveries from Handi Medical, McKesson, and other suppliers, unusually high vehicle traffic from workers and visitors.
- 3.) No more than one facility should be allowed in a neighborhood.

As you can tell - I would recommend more restrictions and fewer of these facilities in residential areas. I don't view these as homes, I view them as commercial enterprises and should not be allowed in residential areas.

From:
To: [Susan Thomas](#)
Subject: Feedback for Residential Care Facility options
Date: Monday, July 26, 2021 2:28:19 PM

Hello Ms. Thomas,

Thank you for the opportunity to give input on residential care facilities. After having read and pondered the different options put forth, I strongly support Option #1. I live in the Fairhills neighborhood where Gianna Homes is located. I believe they have 7 rooms for residents.

Option #1 mandates that a facility of 7 to 10 residents operates under certain restrictions and is required to maintain their conformance in order to keep their license. This provides protection for the neighborhoods where these homes are located.

Option #1 allows for an owner of a residential care facility to sell their business and the license continues with the facility. I feel strongly that residents and their families greatly benefit from living in a neighborhood environment. Allowing the license to continue with the facility - as long as the conditions are met - offers consistency for the residents, reduces stress on the families in wondering if they must relocate their loved one, encourages and protects the investments of those who own and run these homes, and, it would seem, would make any ownership transition smoother and less stressful for all.

I understand that this has nothing to do with homes of 6 or less residents and some people have concerns about a home being too large. It may depend on the type of residential facility it is, but for memory care, I am in full support of Option #1.

Thank you,

From:
To: [Susan Thomas](#)
Subject: Feedback regarding the Licensed Residential Care Facilities proposed amendments..
Date: Monday, July 26, 2021 4:02:45 PM

I am a resident at a single family home at Mtka. Right at the corner of Excelsior Blvd. and Mayview Road and across from the Immaculate Heart of Mary church parking lot. A high traffic area . There is currently a Memory Care facility on the other side of Excelsior Blvd. on Mayview Rd. There is an original "farm house" right on the corner (kitty corner from my house) and next to the care facility. I am wondering if it has been suggested to the planning commission to turn this into a part of or adjacent to the current memory care facility. Option #2 seems to open up that possibility? If I understand the options correctly, they are for facilities of 7-10 residents. Option #1 is the best in my consideration. Option# 2 I consider the next best and Option# 3, repeal of the city code, I am not in favor of. I would like to ask that I be kept up to date on this.
Thank you for your consideration,

From:
To: [Susan Thomas](#)
Subject: feedback on 6 plus
Date: Wednesday, July 28, 2021 10:51:25 AM

Susan,

I received your postcard. I live

Fairhills.

Don't allow it.

1) Traffic. Giana traffic is more than the rest of the neighborhood combined. They use to have employee meetings or family events and cars were parked up and down the street and on MY LAWN because the street is so narrow. I don't mind an occasional birthday party or graduation party my neighbors might have but these were multiple times a year for the same house.

2) Narrow Road. They have several calls for emergency vehicles and they block the entire street. No one can get by them. I can't even get into my driveway. This has gotten better. They no longer park the fire engine in the street. These days it's mostly just an ambulance which they pull into their driveway. It was crazy for years - fire engine, 2 squad cars, ambulance and they all sat there for hours. I don't want to seem bitter but most of the residents at Giana have a do not resuscitate card on file. I kept saying to the police, now that the ambulance is here why don't you guys leave?? The EMTs are more qualified than you.

3) Trash cans. They set out over a dozen trash / recycle cans on Saturday and don't pull them back in till Tuesday. No one regulates them. No one fines them. They just do what they want.

4) Questionable employees. I just picked up a pocket size liquor bottle they threw on my yard right in front of their driveway. Must need a drink before they help those seniors with dementia. They are all low paid employees with junker cars. Half of them have family that drop them off for work because they don't even own a car.

5) Snow removal. They have big parking lots and have no where to put the snow so they routinely plow it into my yard and the blade on their plow ruined the new grass city the city just planted by the storm pond filter.

6) They are running a business. They don't care about your neighborhood. They don't live there.

There, that's my 2 cents worth.

Ordinance No. 2021-

An ordinance amending city code sections 300.10, 300.12, 300.13, and 300.16 regarding licensed residential care facilities or community based residential care facilities

The City Of Minnetonka Ordains:

Section 1. Section 300.10, Subdivision 4(g) of the Minnetonka City Code, regarding conditional uses in the R-1 zoning district, is amended as follows:

g) licensed residential care facilities or community based residential care facilities serving 7 through ~~12 persons~~ 10 people;

Section 2. Section 300.12, Subdivision 4(e), of the Minnetonka City Code, regarding conditional uses in the R-3 zoning district, is amended as follows:

e) licensed residential care facilities or community based residential care facilities serving 7 through ~~12 people~~ 10 people;

Section 3. Section 300.13, Subdivision 4(e), of the Minnetonka City Code, regarding conditional uses in the R-4 zoning district, is amended as follows:

e) licensed residential care facilities or community based residential care facilities serving 7 through 10 persons;

Section 4. Section 300.16, Subdivision 3(g) of the Minnetonka City Code, regarding the specific standards applicable to conditional use permits for licensed residential care facilities or community based residential care facilities, is repealed and replaced with the following:

g) Licensed residential care facilities or community based residential care facilities serving seven to ten residents:

1) The site and facility must be designed to minimize undue adverse impacts to neighboring properties. In evaluating whether this standard is met, the city may consider such things as the surrounding land uses; the size of the property relative to adjacent properties; the location of facility on the property relative to the location of homes on adjacent properties; whether the facility would be buffered from adjacent properties by existing

The stricken language is deleted; the single-underlined language is inserted.

vegetation, elevation changes, or linear distance; or any other site or neighborhood characteristic the city considers important or unique. In addition:

2) Site Standards.

a. Facilities may only be located on properties:

1. At least one acre in size; and

2. With direct access to a collector or arterial street as identified in the comprehensive plan.

b. No on-street parking is allowed.

c. A minimum of 0.5 parking stalls must be provided on-site per overnight resident based on proposed capacity.

d. Exterior parking must be located on a paved area. If designed as a parking lot, the lot must be located behind the rear building line of the facility and must be set back a minimum of 20 feet from all property lines.

3) Building Standards.

a. The facility must contain a minimum of 300 square feet of residential building are for each overnight resident, based on proposed capacity; and

b. The floor area ratio (FAR) may be no more than 100% of the highest FAR of the homes within 400 feet of the lot lines and within 1,000 feet of the lot along the street where it is located, including both sides of the street;

c. If new construction, the facility must be set back a minimum of 50 feet from all property lines and must meet required setbacks from shoreland, wetland and floodplain areas as outlined in this ordinance.

d. If existing construction or additions to existing construction, the facility must meet minimum setback requirements for the site's corresponding zoning district and from shoreland, wetland and floodplain areas as outlined in this ordinance; and

4) Additional Standards.

a. Landscape buffering of the facility and any parking lot must be provided consistent with the requirements contained in section 300.27 of this ordinance. A privacy fence of appropriate residential design may be required to limit off-site impacts.

b. The facility must prepare, and abide by, a plan for handling traffic and parking on high traffic days, such as holidays. The plan must be submitted to city staff for review and approval.

c. No exterior evidence of the use or activity that is not customary for typical residential uses is allowed.

d. The facility must conform or come into conformance with the requirements of the Minnesota state building code, fire code, health code, and all other applicable codes and city ordinances.

e. The city may impose additional conditions in order to address the specific impacts of a proposed facility.

Section 5. This ordinance is effective immediately.

Adopted by the city council of the City of Minnetonka, Minnesota, on Sept. 13, 2021.

Brad Wiersum, Mayor

Attest:

Becky Koosman, City Clerk

Action on this ordinance:

Date of introduction: May 24, 2021
Date of adoption: Sept. 13, 2021
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 true and correct copy of an ordinance adopted by the city council of the City of Minnetonka, Minnesota at a regular meeting held on Sept. 13, 2021.

Becky Koosman, City Clerk

Ordinance No. 2021-

An ordinance amending city code sections 300.10, 300.12, 300.13 and 300.16 regarding licensed residential care facilities or community based residential care facilities

The City Of Minnetonka Ordains:

Section 1. Section 300.10 Subdivision 4(g) of the Minnetonka City Code, regarding conditional uses in the R-1 zoning district, is amended as follows and the subdivision reordered accordingly:

~~g) Licensed residential care facilities or community based residential care facilities serving 7 through 12 persons;~~

Section 2. Section 300.10, Subdivision 8(d) is added to the Minnetonka City Code, regarding interim uses in the R-1 zoning district:

d) Licensed residential care facilities or community-based residential care facilities serving seven to ten people:

1) The site and facility must be designed to minimize undue adverse impacts to neighboring properties. In evaluating whether this standard is met, the city may consider such things as the surrounding land uses; the size of the property relative to adjacent properties; the location of the facility on the property relative to the location of homes on adjacent properties; whether the facility would be buffered from adjacent properties by existing vegetation, elevation changes, or linear distance; or any other site or neighborhood characteristic that the city considers important or unique. In addition:

2) Site Standards.

a. Facilities may only be located on properties:

1. At least one acre in size; and

2. With direct access to a collector or arterial street as identified in the comprehensive plan.

The stricken language is deleted; the single-underlined language is inserted.

b. No on-street parking is allowed.

c. A minimum of 0.5 parking stalls must be provided on-site per overnight resident based on the proposed capacity.

d. Exterior parking must be located on a paved area. If designed as a parking lot, the lot must be located behind the rear building line of the facility and must be set back a minimum of 20 feet from all property lines.

3) Building Standards.

a. The facility may only be located in an existing structure. Any additions or changes to the structure to accommodate the facility must be residential in character. When additions or changes are proposed, the resulting floor area ratio (FAR) may be no more than 100% of the highest FAR of the homes within 400 feet of the lot lines and within 1,000 feet of the lot along the street where it is located, including both sides of the street.

b. The facility must contain a minimum of 300 square feet of residential building are for each overnight resident, based on the proposed capacity.

4) Additional Standards.

a. Landscape buffering of the facility and any parking lot must be provided consistent with the requirements contained in section 300.27 of this ordinance. A privacy fence of appropriate residential design may be required to limit off-site impacts.

b. The facility must prepare, and abide by, a plan for handling traffic and parking on high traffic days, such as holidays. The plan must be submitted to city staff for review and approval.

c. No exterior evidence of the use or activity that is not customary for typical residential uses is allowed.

d. The facility must conform or come into conformance with the requirements of the Minnesota state building code, fire code, health code, and all other applicable codes and city ordinances.

e. The city may impose additional conditions in order to address the specific impacts of a proposed facility.

5) The interim use permit will be issued in the name of the state license holder and will be for the type of licensed residential care facility outlined in the interim use permit application. Any change in the license holder, license type, or type of care facility will render the permit invalid.

de) A use or improvement that is not permitted in this zoning district or that does not comply with the standards for this zoning district if such action is required as a reasonable

accommodation under the federal Americans with disabilities act, the federal fair housing act, or other federal or state law

Section 3. Section 300.12 Subdivision 4(e) of the Minnetonka City Code, regarding conditional uses in the R-3 zoning district, is amended as follows and the subdivision reordered accordingly:

~~e) licensed residential care facilities or community based residential care facilities serving 7 through 16 people;~~

Section 4. Section 300.12, Subdivision 6(c) of the Minnetonka City Code, regarding interim uses in the R-3 zoning district, is amended as follows:

c) Licensed residential care facilities or community-based residential care facilities serving seven to ten residents, subject to the standards as outlined in City Code Section 300.10, Subdivision 8(d).

~~ed)~~ A use or improvement that is not permitted in this zoning district or that does not comply with the standards for this zoning district if such action is required as a reasonable accommodation under the federal Americans with disabilities act, the federal fair housing act, or other federal or state law

Section 5. Section 300.13 Subdivision 4(e) of the Minnetonka City Code, regarding conditional uses in the R-4 zoning district, is amended as follows and the subdivision reordered accordingly:

~~e) licensed residential care facilities or community based residential care facilities;~~

Section 6. Section 300.13, Subdivision 6(d), of the Minnetonka City Code, regarding interim uses in the R-4 zoning district, is amended as follows and subdivision reordered accordingly:

d) Licensed residential care facilities or community-based residential care facilities serving seven to ten residents, subject to the standards as outlined in City Code Section 300.10, Subdivision 8(d).

~~de)~~ A use or improvement that is not permitted in this zoning district or that does not comply with the standards for this zoning district if such action is required as a reasonable accommodation under the federal Americans with disabilities act, the federal fair housing act, or other federal or state law

Section 6. Section 300.16, Subdivision 3(g) of the Minnetonka City Code, regarding specific standards applicable to conditional use permits, is amended as follows and the subdivision reordered accordingly:

~~g) Licensed residential care facilities or community based residential care facilities;~~

~~1) 3,000 square feet of lot area for each overnight resident, based on proposed capacity;~~

~~2) 300 square feet of residential building area for each overnight resident, based on proposed capacity;~~

~~3) in R-1 and R-2 districts, for new construction including additions, a floor area ratio (FAR) that is no more than 100% of the highest FAR of the homes within 400 feet of the lot lines and within 1,000 feet of the lot along the street where it is located, including both sides of the street. The FAR applies to an existing structure only if it seeks to expand. The city may exclude a property that the city determines is not visually part of the applicant's neighborhood and may add a property that the city determines is visually part of the applicant's neighborhood. The city may waive or modify the floor area requirement where:~~

~~a. the proposed use would be relatively isolated from the rest of the neighborhood by slopes, trees, wetlands, undevelopable land, or other physical features; or~~

~~b. the applicant submits a specific building design and site plan, and the city determines that the proposed design would not adversely impact the neighborhood character because of such things as setbacks, building orientation, building height, or building mass. In this case, the approval is contingent upon implementation of the specific site and building plan.~~

~~4) no external building improvements undertaken in R-1 and R-2 districts which alter the original character of the home unless approved by the city council. In R-1 and R-2 districts, there must be no exterior evidence of any use or activity that is not customary for typical residential use, including no exterior storage, signs, and garbage and recycling containers;~~

~~5) traffic generation: a detailed documentation of anticipated traffic generation must be provided. In order to avoid unreasonable traffic impacts to a residential neighborhood, traffic limitations are established as follows:~~

~~a. in R-1 and R-2 districts, the use is not be permitted on properties that gain access by private roads or driveways that are used by more than one lot;~~

~~b. the use must be located on, and have access only to, a collector or arterial roadway as identified in the comprehensive plan;~~

~~c. the use must prepare, and abide by, a plan for handling traffic and parking on high traffic days, such as holidays, that has been reviewed and approved by city staff.~~

~~6) no on-street parking to be allowed. Adequate off-street parking will be required by the city based on the staff and resident needs of each specific facility. In R-1~~

~~and R-2 districts, the parking area must be screened from the view from other R-1 and R-2 residential properties. Private driveways must be of adequate width to accommodate effective vehicle circulation and be equipped with a turnaround area to prevent backing maneuvers onto public streets. Driveways must be maintained in an open manner at all times and be wide enough for emergency vehicle access. Driveway slope must not exceed 8 percent unless the city determines that site characteristics or mitigative measures to ensure safe vehicular circulation are present. Adequate sight distance at the access point must be available;~~

~~7) — all facilities to conform to the requirements of the Minnesota state building code, fire code, health code, and all other applicable codes and city ordinances;~~

~~8) — landscape buffering from surrounding residential uses to be provided consistent with the requirements contained in section 300.27 of this ordinance. A privacy fence of appropriate residential design may be required to limit off-site impacts. Landscape screening from surrounding residential uses may be required by the city depending on the type, location and proximity of residential areas to a specific facility;~~

~~9) — submission of detailed program information including goals, policies, activity schedule, staffing patterns and targeted capacity which may result in the imposition of reasonable conditions to limit the off-site impacts;~~

~~10) — submission of a formal site and building plan review if a new building is being constructed, an existing building is being modified, or the city otherwise determines that there is a need for such review; and~~

~~11) — additional conditions may be required by the city in order to address the specific impacts of a proposed facility.~~

Section 7. This ordinance is effective immediately.

Adopted by the city council of the City of Minnetonka, Minnesota, on Sept. 13, 2021.

Brad Wiersum, Mayor

Attest:

Becky Koosman, City Clerk

Action on this ordinance:

Date of introduction: May 24, 2021
Date of adoption: Sept. 13, 2021
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 true and correct copy of an ordinance adopted by the city council of the City of Minnetonka, Minnesota at a regular meeting held on Sept. 13, 2021.

Becky Koosman, City Clerk

Ordinance No. 2021-

An ordinance amending city code sections 300.10, 300.12, 300.13, and 300.16 regarding licensed residential care facilities or community based residential care facilities

The City Of Minnetonka Ordains:

Section 1. Section 300.10 Subdivision 4(g) of the Minnetonka City Code, regarding conditional uses in the R-1 zoning district, is removed, as follows, and the subdivision reordered accordingly:

~~g) licensed residential care facilities or community based residential care facilities serving 7 through 12 persons;~~

Section 2. Section 300.12, Subdivision 4(e), of the Minnetonka City Code, regarding conditional uses in the R-3 zoning district, is removed as follows, and the subdivision reordered according:

~~e) licensed residential care facilities or community based residential care facilities serving 7 through 16 people;~~

Section 3. Section 300.13, Subdivision 4(e), of the Minnetonka City Code, regarding conditional uses in the R-4 zoning district, is removed as follows and the subdivision reordered accordingly:

~~e) licensed residential care facilities or community based residential care facilities;~~

Section 4. Section 300.16, Subdivision 3 of the Minnetonka City Code, regarding specific standards applicable to conditional use permits, is removed as follows and the subdivision reordered accordingly:

~~g) Licensed residential care facilities or community based residential care facilities:~~

~~1) 3,000 square feet of lot area for each overnight resident, based on proposed capacity;~~

The stricken language is deleted; the single-underlined language is inserted.

2) 300 square feet of residential building area for each overnight resident, based on proposed capacity;

3) ~~in R-1 and R-2 districts, for new construction including additions, a floor area ratio (FAR) that is no more than 100% of the highest FAR of the homes within 400 feet of the lot lines and within 1,000 feet of the lot along the street where it is located, including both sides of the street. The FAR applies to an existing structure only if it seeks to expand. The city may exclude a property that the city determines is not visually part of the applicant's neighborhood and may add a property that the city determines is visually part of the applicant's neighborhood. The city may waive or modify the floor area requirement where:~~

a. ~~the proposed use would be relatively isolated from the rest of the neighborhood by slopes, trees, wetlands, undevelopable land, or other physical features;~~
or

b. ~~the applicant submits a specific building design and site plan, and the city determines that the proposed design would not adversely impact the neighborhood character because of such things as setbacks, building orientation, building height, or building mass. In this case, the approval is contingent upon implementation of the specific site and building plan.~~

4) ~~no external building improvements undertaken in R-1 and R-2 districts which alter the original character of the home unless approved by the city council. In R-1 and R-2 districts, there must be no exterior evidence of any use or activity that is not customary for typical residential use, including no exterior storage, signs, and garbage and recycling containers;~~

5) ~~traffic generation: a detailed documentation of anticipated traffic generation must be provided. In order to avoid unreasonable traffic impacts to a residential neighborhood, traffic limitations are established as follows:~~

a. ~~in R-1 and R-2 districts, the use is not be permitted on properties that gain access by private roads or driveways that are used by more than one lot;~~

b. ~~the use must be located on, and have access only to, a collector or arterial roadway as identified in the comprehensive plan;~~

c. ~~the use must prepare, and abide by, a plan for handling traffic and parking on high traffic days, such as holidays, that has been reviewed and approved by city staff.~~

6) ~~no on-street parking to be allowed. Adequate off-street parking will be required by the city based on the staff and resident needs of each specific facility. In R-1 and R-2 districts, the parking area must be screened from the view from other R-1 and R-2 residential properties. Private driveways must be of adequate width to accommodate effective vehicle circulation and be equipped with a turnaround area to prevent backing maneuvers onto~~

~~public streets. Driveways must be maintained in an open manner at all times and be wide enough for emergency vehicle access. Driveway slope must not exceed 8 percent unless the city determines that site characteristics or mitigative measures to ensure safe vehicular circulation are present. Adequate sight distance at the access point must be available;~~

~~7) — all facilities to conform to the requirements of the Minnesota state building code, fire code, health code, and all other applicable codes and city ordinances;~~

~~8) — landscape buffering from surrounding residential uses to be provided consistent with the requirements contained in section 300.27 of this ordinance. A privacy fence of appropriate residential design may be required to limit off-site impacts. Landscape screening from surrounding residential uses may be required by the city depending on the type, location and proximity of residential areas to a specific facility;~~

~~9) — submission of detailed program information including goals, policies, activity schedule, staffing patterns and targeted capacity which may result in the imposition of reasonable conditions to limit the off-site impacts;~~

~~10) — submission of a formal site and building plan review if a new building is being constructed, an existing building is being modified, or the city otherwise determines that there is a need for such review; and~~

~~11) — additional conditions may be required by the city in order to address the specific impacts of a proposed facility.~~

Section 5. This ordinance is effective immediately.

Adopted by the city council of the City of Minnetonka, Minnesota, on Sept. 13, 2021.

Brad Wiersum, Mayor

Attest:

Becky Koosman, City Clerk

Action on this ordinance:

Date of introduction: May 24, 2021
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Ordinance adopted.

Date of publication:

I certify that the foregoing is a true and correct copy of an ordinance adopted by the city council of the City of Minnetonka, Minnesota at a regular meeting held on Sept. 13, 2021.

Becky Koosman, City Clerk

MINNETONKA PLANNING COMMISSION
Aug. 19, 2021

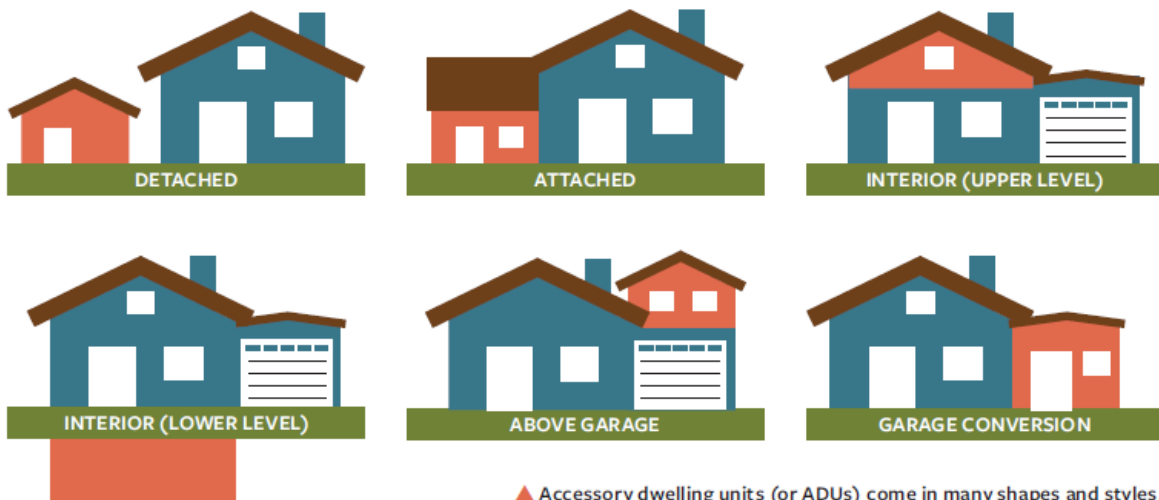
Brief Description Ordinance regarding accessory dwelling units in residential zoning districts.

Recommendation Recommend the city council adopt the ordinance.

Background

The city of Minnetonka has long recognized the value of providing various housing options to existing and potential residents. This is generally reflected in the housing goals and policies outlined in the city's comprehensive guide plan and the housing work plan and is specifically reflected in the five different residential zoning districts established and regulated by the zoning ordinance.

One such housing option is the accessory apartment or accessory dwelling unit (ADU). (The current zoning ordinance uses the term "accessory apartment," but this report will use ADU in keeping with the proposed change in ordinance terminology.) On property that contains a single-family home, an ADU is a smaller, secondary dwelling that includes areas for sleeping, cooking, and sanitation independent of the larger home.



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.
AARP. (2019). *The ABCs of ADUs*.

Since 1986, attached ADUs – located *within or attached to* single-family homes – have been allowed in Minnetonka by conditional use permit.¹ Staff is now proposing an ordinance amendment to allow detached ADUs by conditional use permit.

¹ Prior to 1986, the zoning ordinance did not specifically restrict development to one single-family home per R-1 zoned property. As such, there are several properties in the city that contain multiple dwellings. In 1986, the ordinance was updated to (1) restrict development on R-1 properties to one home per lot; and (2) allow ADUs as conditional uses.

Ordinance – First Draft

On [Dec. 7, 2020](#), the city council introduced a draft ADU ordinance. Councilmembers generally supported the concept of detached ADUs. Some members suggested that the ordinance should be prescriptive, for example, defining where ADU driveways and doorways could be located; other members suggested the ordinance should include broader conditional use permit standards. ([Minutes](#).)

On [Dec. 17, 2020](#), the planning commission considered the draft ordinance. Like the council, the commission generally supported the concept of detached ADUs. Agreeing that the ordinance should establish maximum square footage, most commissioners also preferred broader standards that would allow the city to review individual applications within the context of the neighborhood in which an ADU was proposed. Commissioners also asked for additional information related to the potential impact on neighborhood density. (See the “Supporting Information” section of this report and [Minutes](#).)

In Feb. 2021, the proposed ADU ordinance was outlined in a short [Minnetonka Memo](#) article and on a minnetonkamn.gov [webpage](#). (The webpage remains active.) Feedback was requested in both the article and on the webpage. Since Feb., staff has received just 17 community responses. Fifteen respondents support allowing detached ADUs by conditional use permit; two respondents are opposed, citing concerns about density and renters in single-family neighborhoods.

Ordinance – Proposed

The staff has revised the ADU ordinance previously presented to the city council and planning commission. The proposed ordinance now contains object standards related to maximum size and height but also provides the city with the flexibility to deviate from these standards when doing so would not adversely impact neighboring properties. The full ordinance is attached; the chart below summarizes the proposed conditional use permit standards.

Objective Standards		Attached	Detached
General	Zoning District	R-1, R-1A, and R-2	R-1 and R-1A
	ADUs per Property	1	1
	Ownership	May not be separated in ownership from principal unit	May not be separated in ownership from principal unit
		Owner must reside in one unit	Owner must reside in one unit
	Parking	Provided on a paved surface or covered/enclosed space	Provided on a paved surface or covered/enclosed space
	Access	No additional curb cut, unless allowed by driveway ordinance	No additional curb cut, unless allowed by driveway ordinance
	Registration	Must be registered with Mtna Police and Fire Departments	Must be registered with Mtna Police and Fire Departments

Objective Standards		Attached	Detached
Design and Construction	General Location	–	Behind the rear building line of the principal unit
	Conversion of Space	Must maintain space for two-stall garage on site	Must maintain space for a two-stall garage on site
	Max. Floor Area	950 sq. ft. or 35% of the principal structure, whichever is less*	950 sq. ft. or 35% of the principal structure, whichever is less*
	Max. Height	Principal unit limit, as outlined in the zoning district	Highest point of the principal structure*
	Min. Setbacks	Principal unit setbacks, as outlined in the zoning district	Height of the structure, but not less than 15 ft.
	Max. Bedrooms	–	2
	Foundation	Permanent	Permanent
	Utilities	Shared service line with principal unit	Shared service line with principal unit
	Codes	Must meet all building, electrical, mechanical, and plumbing	Must meet all building, electrical, mechanical, and plumbing
Subjective Standards		Attached	Detached
Appearance		Must maintain the single-family appearance of the principal dwelling	Must maintain the residential character of the lot
*		Larger or taller ADUs may be approved if the additional size or height would not result in undue adverse impacts to neighboring properties. In evaluating whether this standard is met, the city may consider things such as the size of the property; the location of the ADU relative to homes on adjacent properties; whether the ADU would be reasonably screened from adjacent properties by existing or proposed vegetation, elevation changes, or linear distance; whether a similarly-sized, non-ADU structure could be constructed in the location proposed without a conditional use permit or variance; or any other characteristic the city considers important or unique.	

Staff Comment

As with any ordinance, the proposed ADU ordinance is unlikely to cover *all* application scenarios that may be presented to the city in the coming months and years. However, again like any ordinance, an applicant may request a variance from the standards contained in the ADU ordinance, and the city may consider that variance request in light of any practical difficulties that may be present.

Staff Recommendation

Recommend the city council adopt the ordinance regarding accessory dwelling units in residential zoning districts.

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

Supporting Information

General Resources

General information on ADUs can be found here:

- ABCs of ADUs - [AARP](#)
- All About Accessory Dwelling Units - [AARP](#)
- Garage Apartments - [American Planning Association](#)

History

Since 1986, Minnetonka has allowed attached ADUs in residential areas. The zoning ordinance notes that ADUs provide for:

- More efficient utilization of the existing single-family housing stock in the city;
- Enjoyment of the benefits of rental income, decreased housekeeping responsibilities, or the companionship of tenants by persons residing in houses which are too large for their present needs;
- Provision of housing which allows privacy and independence for older family members;
- Preservation of property values and maintenance of the character of existing single-family neighborhoods; and
- Provision of housing for live-in employees.

Over the last 35 years, the city has approved 61 conditional use permits for ADUs. Some of the permits formally acknowledged pre-existing units, while other permits were for units created through the conversion of existing living space or through an addition to an existing home or garage. More recently, conditional use permits have been issued in conjunction with building permits for new homes that are designed with an ADU. Interestingly, the 2004 approval of the Portico Green residential development “preemptively” approved ADUs on each of the neighborhood’s 19 lots. Minnetonka’s existing ADU units are located throughout the community, with – aside from Portico Green – no obvious geographic concentration.

While residents have raised concerns during the conditional use permit public hearing process for some ADUs, community development staff has received just one complaint related to an ADU after its construction/occupancy. The complaint was from a renter and was related to the upkeep of the unit. City staff have contacted other Twin Cities suburban communities, who also reported few complaints

related to ADUs in their cities. A full review of other community regulations can be found [here](#).

Density

During the 2020 consideration of the draft ordinance, commissioners raised a question about density. The specific question was whether the construction of detached ADUs had the potential to increase density in Minnetonka neighborhoods. To analyze this, staff looked at six low-density quarter-quarter sections in the city.² (The quarter-quarter sections chosen are almost entirely comprised of single-family lots; sections with large parks, lakes, or large areas or highway/interstate rights-of-way were specifically not chosen for this analysis.) Staff then calculated how many ADUs could be added to the quarter-quarter before the area shifted to a medium-density – more than four units per acre – classification.

Even in the very oldest areas of the community, over 75 percent of existing, single-family residential lots would need to add ADUs to shift area density.

Section	Existing, Low-Density*	Existing Dwelling Units	Dwelling Units to Medium-Density ³
4	1.40 units/acre	56	105 ADUs (100% of the existing units could add an ADU)
11	1.25 units/acre	50	111 ADUs (100% of the existing units could add an ADU)
17	2.30 units/acre	92	69 ADUs (75% of the existing units could add ADU)
20	1.73 units/acre	69	92 ADUs (100% of the existing units could add an ADU)
26	1.80 units/acre	72	89 ADUs (100% of the existing units could add an ADU)
32	1.30 units/acre	52	109 ADUs (100% of the existing units could add an ADU)

* gross density

In the staff's opinion, it is unlikely that: (1) a majority of property owners in a quarter-quarter section would apply to add an ADU to their lot; and, therefore, (2) the proposed ADU ordinance is unlikely to result in a density change. However, as applications for detached ADUs are received, staff will monitor their general location. In the

² In the 1840s, "the federal government began surveying Minnesota as part of the Public Land Survey System (PLSS). The resulting network of land survey lines divided the state into townships, ranges, sections, quarter sections, quarter-quarter sections and government lots, and laid the groundwork for contemporary land ownership patterns" <https://catalog.data.gov/dataset/public-land-survey-system-quarter-quarter-sections-trsq-minnesota>. A township is six square miles in size. Townships are comprised of 36 sections, each with an area of one square mile or 640 acres. Each section is comprised of four quarters (160 acres), and each quarter is comprised of quarters (40 acres).

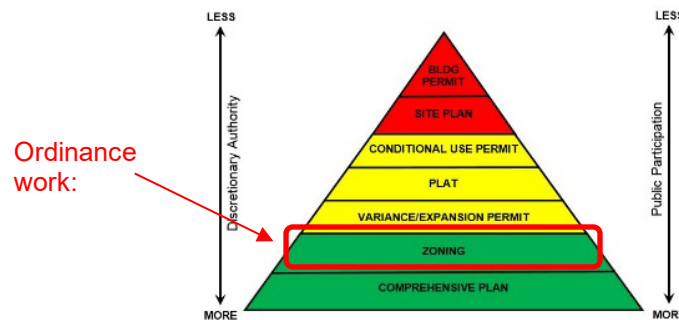
³ 161 total dwelling units would be needed in a quarter-quarter section to achieve a gross density of 4.01 units/acre.

event that multiple applications are approved in the “older/smaller lot” areas of Minnetonka, the ordinance could be amended to exclude ADUs from these areas.

Rentals

Staff acknowledges the questions and concerns raised by commissioners regarding potential rentals of ADUs – short or long term. However, the rental of dwellings in single-family areas is a much larger council policy issue. In the event that the city council chooses to change its policy on rentals, the ADU ordinance could be amended to reflect the change in policy.

Pyramid of Discretion



Motion Options

The planning commission has three options:

1. Support the proposed ordinance. In this case, a motion should be made to recommending the city council approve the ordinance.
2. Disagree with some or all of the ordinance. In this case, a motion should be made denying some or all portions of the ordinance.
3. Table consideration. In this case, a motion should be made to table the item. The motion should include a statement as to why the ordinance consideration is being tabled with direction to staff regarding the preparation of different ordinance options or language.

Voting Requirement

The planning commission will make a recommendation to the city council. The city council’s final approval requires an affirmative vote of four members.

Deadline for Action

N/A. There is no deadline for action on an ordinance amendment proposed by the city.

Ordinance No. 2021-

An ordinance amending city code sections 300.02, 300.10, 300.11, 300.37, and section 300.16 regarding accessory dwelling units

The City Of Minnetonka Ordains:

Section 1. Section 300.02, subdivision 4 of the Minnetonka City Code, regarding definitions, is amended to read as follows:

~~4. "Accessory apartment" – a smaller secondary dwelling unit, located within a principal dwelling unit, that includes provisions for sleeping, cooking, and sanitation independent of the principal dwelling unit. This definition includes secondary dwelling units that have exterior entrances separate from the principal dwelling unit and secondary dwelling units that are accessed only through the principal dwelling unit.~~

4. "Accessory dwelling unit" – a secondary dwelling unit located on the same property as a principal dwelling unit, which includes provisions for living independent of the principal dwelling such as areas for sleeping, cooking, and sanitation, as determined by the city planner. This definition includes secondary dwelling units attached to or detached from the principal dwelling unit.

Section 2. Section 300.10, subdivision 4(d) and subdivision 4(f) of the Minnetonka City Code, regarding conditional uses in the R-1 zoning district, is amended as follows:

d) accessory ~~apartments~~ dwelling units;

f) ~~detached garages, storage sheds or other accessory structures, except as provided for in subdivision 3~~ Accessory structures exceeding 12 feet in height or 1,000 square feet in aggregate areas;

Section 3. Section 300.11, subdivision 4(a) of the Minnetonka City Code, regarding conditional uses in the R-2 zoning district, is amended as follows:

a) accessory ~~apartments~~ dwelling units;

The stricken language is deleted; the single-underlined language is inserted.

Section 4. Section 300.37, subdivision 4(a) of the Minnetonka City Code, regarding conditional uses in the R-1A zoning district, is amended as follows:

- a) accessory ~~apartments~~ dwelling units;

Section 4. Section 300.16, Subdivision 3(d) of the Minnetonka City Code, regarding the specific standards applicable to conditional use permits for accessory apartments, is repealed and replaced with the following

d) Accessory dwelling units (ADUs):

1) General Standards:

- a. ADUs are allowed only on properties zoned R-1, R-1A, and R-2.
- b. No more than one ADU is allowed per property.
- c. The owner of the property must reside in the principal dwelling unit or the ADU as a permanent residence, not less than 185 days per calendar year.
- d. ADUs may not be subdivided or otherwise separated in ownership from the principal dwelling unit.
- e. Adequate off street parking must be provided for both the principal dwelling unit and the ADU. Such parking must be in a garage, carport, or on a paved area specifically intended for that purpose, but not within a required driveway turnaround. No more than four vehicles may be parked or stored anywhere outside on the property. This maximum number does not include vehicles of occasional guests who do not reside on the property.
- f. The ADU and property on which it is located is subject to all other provisions of this ordinance related to single-family dwellings, including all provisions of the shoreland, wetland, floodplain and nuisance ordinances. To the extent of any inconsistency among ordinance provisions, the most restrictive provisions apply.

2) Construction and Design Standards:

- a. On properties zoned R-1 or R-1A, an ADU may be attached to or detached from a principal structure. On properties zoned R-2, ADUs must be attached to the principal structure. An attached ADU includes an ADU that is contained within an existing principal structure.
- b. Any ADU, whether attached or detached:
1. Must be no larger than 950 square feet in total area or 35 percent of the floor area of the principal dwelling, whichever is less. The city council may approve a larger area where the additional size would not result in undue adverse impacts to

the neighboring properties. In evaluating whether this standard is met, the city may consider things such as: the size of the property; the location of the ADU relative to homes on adjacent properties; whether the ADU would be reasonably screened from adjacent properties by existing or proposed vegetation, elevation changes, or linear distance; whether a similarly-sized, non-ADU structure could be constructed in the location proposed without a conditional use permit or variance; or any other characteristic the city considers important or unique. In no case may a detached ADU be 200 square feet or less in total size.

2. Must be served by municipal water, municipal sanitary sewer, and gas and electric utilities via service lines shared with the principal dwelling unit. Unless otherwise approved by staff, water service to the ADU must be connected after the existing meter in the principal structure.

3. Must comply or be brought into compliance with all applicable building, housing, electrical, plumbing, mechanical and related city codes.

4. May not be served by an additional curb cut, unless approved by the city engineer in compliance with the driveway ordinance.

5. Must be registered with the Minnetonka police and fire departments prior to occupancy.

c. Attached ADUs:

1. Must be designed to maintain the single-family appearance of the principal dwelling from off-site views.

2. May be created through the conversion of living space or attached garage space. However, the garage space may be converted only if: (1) space is available on the property for construction of a 24-foot by 24-foot garage without variance; and (2) the applicant submits a detailed plan demonstrating that adequate vehicular parking exists on the site.

3. Maximum height and minimum required setbacks are as outlined for principal structures in the associated zoning district.

d. Detached ADUs:

1. Must be designed to maintain the residential character of the lot on which it will be located.

2. May be created through the conversion of detached garage space only if either: (1) the principal structure includes an attached garage with minimum dimensions of 24 feet by 24 feet; or (2) space is available on the property for construction of an attached or detached 24-foot by 24-foot garage without variance and the applicant submits a detailed plan that demonstrating that adequate vehicular parking exists on the site.

3. The highest point of the ADU may not extend above the highest point of the roof of the principal dwelling unit. The city council may approve a taller ADU if it finds the additional height would not result in undue adverse impacts to neighboring properties. In evaluating whether this standard is met, the city may consider things such as the size of the property; the location of the ADU relative to homes on adjacent properties; whether the ADU would be reasonably screened from adjacent properties by existing vegetation, elevation changes, or linear distance; whether a similarly-sized, non-ADU structure could be constructed in the location proposed without a conditional use permit or variance; or any other characteristic the city considers important or unique

4. Must be located behind the rear building line of the principal dwelling unit. In the case of corner or double frontage lots, the ADU is subject to front yard setbacks established for principal structures.

5. Must be set back from side and rear property lines a distance equal to the code-defined height of the ADU, but not less than 15 feet, and set back from all natural features as required by ordinance.

6. May contain a maximum of two bedrooms.

7. Must be constructed on a permanent foundation with no wheels.

Section 5. This ordinance is effective immediately.

Adopted by the city council of the City of Minnetonka, Minnesota, on Sept. 13, 2021.

Brad Wiersum, Mayor

Attest:

Becky Koosman, City Clerk

Action on this ordinance:

Date of introduction: Dec. 7, 2020
Date of adoption: Sept. 13, 2021
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 true and correct copy of an ordinance adopted by the city council of the City of Minnetonka, Minnesota at a regular meeting held on Sept. 13, 2021.

Becky Koosman, City Clerk