



To: City of Long Lake
From: Hannah Rybak, City Planner
Jeff Oliver, City Engineer
Date: August 6, 2024
Request: Review of Long Lake Cafe Concept Plan for 1905 West Wayzata Blvd.
& Next Steps for Development

Zoning District: B-2 General Business, Shoreland Overlay District – Recommendation to rezone to PUD

Future Land Use: Downtown Village Mixed Use

Use:

Restaurant, no drive-through– permitted use

Outdoor seating – permitted through PUD

Zoning Requirements:

	PUD	Proposed
Lot area	6,000 SF	20,469 SF
Lot width	100 FT	125 FT
Front setback (east)	0' required	Pergola/outdoor seating satisfy this req.
Corner side setback (south)	0' required	Pergola/outdoor seating satisfy this req.
North side setback	0' min	Complies
Rear setback (west)	0' min	Complies
Height	35' max.	Complies
Parking setback – Wayzata	10' from ROW	Flexibility through PUD
Parking setback – Lake	10' from ROW	Flexibility through PUD
Parking setback – north	5' from prop line	Flexibility through PUD
Parking setback – west	5' from prop line	Flexibility through PUD

Required parking spaces:

Restaurants: 1 space for every three seats (including outdoor seating) – flexibility through PUD

- Plan V1
 - 83 seats
 - 28 spaces required
 - 24 spaces shown
- Plan V2
 - 78 seats
 - 26 spaces required
 - 24 spaces shown
- Plan V3
 - 88 seats
 - 29 spaces required
 - 27 spaces shown

Landscaping Requirement

- 1 tree per 4 parking spaces - flexibility through PUD

Potential Required Approvals

1. PUD – Master Development Plan
2. Village Design Guidelines review

Engineering Considerations

1. The applicant must submit construction plans to the Minnehaha Creek Watershed District to determine conformance with its requirements. The work will also be subject to City Code requirements for storm water.
2. This concept includes a driveway onto Wayzata Boulevard in the location of an existing curb cut. However, the proximity of the driveway to the signalized intersection, the eastbound left turn lane and the existing driveway across Wayzata Boulevard, creates an increased likelihood of turning conflicts and crashes on the County Road. It is recommended that the applicant submit the concept plan for review by Hennepin County to address this issue.
3. The applicant will be required to submit soil borings for the design of the footings and foundations.
4. The developer will be responsible for any debris impacted or contaminated soil encountered during excavation on site.
5. A Hennepin County Right of Way permit will be required for any work performed within the Wayzata Boulevard right of way.

6. The construction plans must include turning movements for service and emergency into and within the site and within the parking lot for review and comment.
7. The construction plans must include a snow removal plan for review and comment. It is recommended that the plan include a requirement that all snowfalls of two inches or greater be removed from site within 24 hours after the snow event concludes to minimize the loss of parking spaces due to snow storage.
8. Construction plans must include confirmation of the location and condition of sanitary sewer and water service, as well as the need for storm sewer internal to the parking lot.