

To: City of Long Lake

From: Hannah Rybak, City Planner
Jeff Oliver, City Engineer

Date: August 6, 2024

Request: Review of Lakeside Design 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

Dentist – permitted use (issue with deed restriction would need to be addressed)

Zoning Requirements:

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

Required parking spaces:

Restaurants: 1 space for every three seats (including outdoor seating)

- Seating plan not provided

Dentist office: 1 space per 250 SF floor area

- (5,000 SF – 10% reduction) = 18 spaces required

18 total spaces shown on the site plan – applicant would need to demonstrate that proposed parking could adequately serve both uses.

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. It is also proposed to have two-way access onto Wayzata Boulevard and Lake Street. However, the proximity of the driveway to the signalized intersection, traffic turning both in and out of the site onto Wayzata Blvd, 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 concept plan includes a parking ramp with two way traffic through the upper level of the ramp onto Lake Street. The developer must demonstrate that this access point is possible given the clearance requirements for the ramp and the existing grades of Lake Street.
4. The applicant will be required to submit soil borings for the design of the footings and foundations.
5. The developer will be responsible for any debris impacted or contaminated soil encountered during excavation on site.
6. A Hennepin County Right of Way permit will be required for any work performed within the Wayzata Boulevard right of way.

7. The construction plans must include turning movements for service and emergency into and within the site and within the parking lot, and both levels of the proposed parking ramp for review and comment.