



To: City of Long Lake  
 From: Hannah Rybak, City Planner  
 Date: February 8, 2024  
 Request: Review of Concept Plan for Dog Wellness Club for 1905 West Wayzata Blvd.

**Zoning District:** B-2 General Business, Shoreland Overlay District

**Future Land Use Designation:** Downtown Village Mixed Use

**Proposed Use:**

- Principal Use:
  - Dog daycare, boarding, grooming, training– **Permitted**
- Accessory Uses:
  - Outdoor dog play space- **Conditional**
  - Retail – Incidental to principal use – **Permitted**

**Zoning Requirements:**

*Setbacks were not provided on the concept plan – this table is an estimation of proposed setbacks based on the concept plan provided.*

	<b>B-2</b>	<b>Proposed</b>
<b>Lot area</b>	10,000 SF	20,469 SF
<b>Lot width</b>	100 FT	125 FT
<b>Front setback (Wayzata Blvd)</b>	35' min	17'
<b>Corner side setback (Lake St.)</b>	35' min	8'
<b>North side setback</b>	5' min	18'
<b>Rear setback (west)</b>	5' min	22'
<b>Height</b>	35' max.	15'
<b>Parking Lot setback (west)</b>	5' min	0'
<b>Parking Lot Setback (south)</b>	10' min	0'
<b>Access Drive Setback (west)</b>	5' min from	0'

**Variations necessary for front setbacks from Wayzata Blvd. & Lake St., parking setback from south and west property lines, access drive setback from west property line.**

### **Required parking spaces:**

- Animal hospitals or kennels: 1 space per 500 square feet of floor area
  - Building square footage stated as 6,000-9,000 SF.
  - Based on a square footage of 7,500 SF, 15 parking spaces would be required
  - 7 spaces shown on concept plan – **variance necessary**

### **Landscaping Requirement**

- 1 tree per 4 parking spaces
  - Concept plan is not clear on the type of landscaping provided
  - If number of trees based on actual parking spaces cannot be provided, **a variance will be necessary.**

### **Engineering Considerations**

1. MCWD permitting requirements and Long Lake Stormwater Code may dictate treatment of stormwater or rate control of stormwater on site.
2. Connections to sanitary sewer and water services to be verified.
3. Existing subgrade conditions to be reviewed for any existing debris or contamination.
4. Soil borings will be required to determine on-site soil conditions and any possible necessary corrections.
5. Turning movements should be submitted for vehicles navigating the site. Vehicles should include passenger vehicles, delivery trucks, fire trucks, waste haulers, etc.
6. Snow storage will need to be handled by the owner and a plan communicated to the City.
7. Coordination with Hennepin County likely necessary if changes are made to the frontage along Wayzata Blvd / CSAH 112 or if any work is proposed within the County right of way.

### **Land Use Approvals**

1. Due to the number of variances mentioned earlier in this report, staff recommends a PUD to facilitate the approval of this project, rather than a large number of variances & conditional use permit.
2. Village Design Guidelines review.