



**City Council
Resolution No. 2024-44**

A RESOLUTION DENYING REQUESTS FOR A PLANNED UNIT DEVELOPMENT MASTER DEVELOPMENT PLAN, REZONING TO THE PLANNED UNIT DEVELOPMENT DISTRICT, AND PRELIMINARY AND FINAL PLAT FOR WILDS ON WAYZATA

WHEREAS, the City of Long Lake received a request from Flip and Gina Carlson, Wilds on Wayzata LLC, on behalf of property owners Dylan Carlson and Alec Martinez (the “Applicants”) on August 9, 2024 for the review of a Master Development Plan for a Planned Unit Development, a Rezoning to the Planned Unit Development District, a Preliminary Plat and Final Plat located at 925 Wayzata Boulevard W. The property is legally described as follows:

The part of the East 1/2 of the Southeast 1/4 of Section 35, Township 118, Range 23 bounded by a line described as follows: Commencing at the point of intersection of the West line of said East 1/2 of the Southeast 1/4 with the Northerly line of the right of way of the Minnesota Western Railroad; thence North along the West line of said East 1/2 of the Southeast 1/4 a distance of 350 feet; thence deflecting 67 degrees to the right a distance of 100 feet to the actual point of beginning of the tract to be described; thence continuing along last described course to the Southwesterly line U.S. Highway Number 12, thence Southeasterly along Westerly line of said highway to a point a distance of 271.5 feet Northwesterly measured along the Westerly line of said highway from its intersection with the Northerly line of said railroad right of way; thence deflecting 98 degrees 35 minutes to the right, a distance of 304.2 feet; thence Northerly a distance of 207.4 feet to the actual point of beginning, according to Government survey thereof.

; and

WHEREAS, the Planning Commission reviewed and considered the request based on the related documents shown in the Applicants’ application at their regular meeting on September 10, 2024 and recommended denial of the Planned Unit Development Master Plan, rezoning request, and proposed preliminary and final plats; and

WHEREAS, the City Council reviewed and considered the reports, documents, testimony, Planning Commission recommendation, and other materials presented; and

WHEREAS, the City Council can deny a Planned Unit Master Development Plan and rezoning to the Planned Unit Development District if it finds that all requirements of Section 5 of the Long Lake Zoning Ordinance have not been met; and

WHEREAS, The City Council can deny a preliminary and final plat if it finds that all requirements of Section 18 of the Long Lake Zoning Ordinance have not been met.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Long Lake hereby denies the Applicants' request for approval of a Planned Unit Development Master Development Plan and rezoning to the Planned Unit Development District based on the following findings of fact:

1. The proposed development does not satisfy any of the criteria to permit the use of a PUD District on land located outside of the Downtown Village Mixed Use District, totaling less than two acres in size. This fact alone prohibits the approval of the Master Development Plan.
2. The proposed development is in conflict with provisions in the City's Comprehensive Plan and Tree Preservation Ordinance.
3. The proposed development is not in keeping with the character of the area and potential negative impacts to adjacent property have not been addressed by the plans provided with this application.
4. The proposed development is in conflict with the purpose and intent of the PUD District as it relates to property outside of the Downtown Village Mixed Use District.
5. There are serious concerns associated with emergency vehicle, delivery vehicle and trash collection vehicle access, which are not addressed by the submitted plans. Site constraints appear to prohibit a compliant plan, based upon the proposed Project design.

NOW THEREFORE, BE IT FUTHER RESOLVED, that the City Council of the City of Long Lake hereby denies the Applicants request for preliminary and final plat approval of WILDS ON WAYZATA based on the following findings of fact:

1. Without the approval of the Master Development Plan and rezoning to the PUD District, the proposed plat does not satisfy the following requirements of the Zoning Ordinance:
 - a. All lots shall have frontage on a public street (Lots 2 and 3 have no frontage)
 - b. All lots shall have direct access to an improved roadway (Lots 2 and 3 are accessed by passing through the entirety of Lots 1 and 4)
 - c. Shared driveway serving more than two lots (shared driveway would serve four lots)
2. The existing topography on the ALTA survey is insufficient to understand drainage patterns between the subject property and adjacent properties.
3. Significant engineering issues identified by the City Engineer are not addressed by the proposed preliminary and final plats, and associated plans.

Adopted by the City Council of the City of Long Lake this 17th day of September 2024.

BY:

Charlie Miner, Mayor

ATTEST:

Jeanette Moeller, City Clerk