

To: City of Long Lake
 From: Hannah Rybak, City Planner
 Date: October 15, 2025
 Request: Review of Scooter’s Coffee Concept Plan for 1905 West Wayzata Blvd. & Steps for Potential Development

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

Future Land Use: Downtown Village Mixed Use

Use:

Restaurant with drive-thru – permitted

Outdoor seating (if proposed) - conditional use

Zoning Requirements:

	B-2 District Requirements	Proposed
Lot area	10,000 SF	20,469 SF
Lot width	100 FT	125 FT
Front setback	35’ min	47’
Corner side setback (also “front”)	35’ min	36’
North side setback	5’ min	43’ 5”
Rear setback	5’ min	~79’
Height	35’ max.	Not provided, likely compliant
Parking/Drive Aisle setback	10’ ROW	Lake St.: 11’ Wayzata Blvd: 16’

Access:

- One-way access throughout the site, coming in from Wayzata Blvd. W. Vehicles will either enter the parking spaces or the drive-thru lane. Vehicles utilizing the parking spaces will continue through the site and exit at Lake St. (exit only). Vehicles utilizing the drive-thru will proceed around the building and exit from the Wayzata Blvd. access point (in/out access point).
- Wayzata Blvd. W access is 32 feet wide (min width is 24 feet two-way)
- Lake St. access is 20 feet wide (max width is 24 feet for one-way access)
- 20’ access aisle (min width is 16 feet)
- 45-degree parking spaces (min dimensions are 12 x 18)

Required parking spaces:

- Total building area - 664 SF
 - **ESTIMATE**
 - Exclude 20% for storage/non kitchen areas – 132.8
 - Estimated kitchen area- 531.2
- Restaurants: One (1) space for every two seats or one space for each (40) square feet of gross floor area of dining and bar area and **one (1) space for each (80) square feet of kitchen area.**
- Drive Thru: Five (5) stacking spaces for the first pick-up window and two (2) stacking spaces for each additional window.
- Required Parking: estimated 7 spaces
 - Parking Provided: 7 spaces
- Required Stacking: 5 spaces
 - Stacking Provided: 10 spaces

Landscaping Requirement

- 1 tree per 4 parking spaces
 - 2 trees required

Drive-Thru Menu Board Requirements

Drive-Through Menu Boards. Two menu boards per restaurant use are allowed with a permitted drive-through facility, subject to the following conditions:

- i. The main menu board shall not exceed 36 square feet in surface area or eight feet in height from grade to the top of the sign.
- ii. A second smaller menu board is permitted to be located prior to the main menu board and adjacent to the drive-through aisle within view of drive through customers. If a second menu board is used, the main menu boards shall be reduced to 32 square feet. The smaller menu board shall not exceed six (6) square feet in surface area or four (4) feet in height. This menu boards shall provide a selection of menu items and shall not be used primarily for graphics or advertising.
- iii. The menu boards shall be of the same style and color, single-sided and oriented in such a manner so that the boards provide information to the patrons using the drive-through facility only.
- iv. Product advertising shall not be attached to any menu board in excess of the maximum size allowed.
- v. Menu boards must not be audible from any adjacent residential or residentially zoned properties and comply with all City noise regulations.

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. Potential need for a traffic study.
6. Turning movements should be submitted for vehicles navigating the site. Vehicles should include passenger vehicles, delivery trucks, fire trucks, waste haulers, etc.
7. Snow storage will need to be handled by the owner and a plan communicated to the City.
8. Any retaining walls 4ft in height or taller would need to be designed by a structural engineer licensed in the state of Minnesota.
9. 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.

Potential Required Approvals

1. Village Design Guidelines review
2. Conditional use permit for outdoor seating, if proposed
3. Variance request(s), if necessary