

WACONIA PLANNING COMMISSION MEETING AGENDA



Thursday, March 3, 2022
6:30 PM

VISION STATEMENT

A thriving, connected community with deep roots: a great place to live for a lifetime.

MISSION STATEMENT

A city that leads, serves, and governs to enhance the quality of life for all community members.

MAYOR:	KENT BLOUDEK
COUNCILMEMBER, WARD I:	RANDALL SORENSEN
COUNCILMEMBER, WARD I:	NICOLE WALDRON
COUNCILMEMBER, WARD II:	CARL PIERSON
COUNCILMEMBER, WARD II:	PETER LEO

NOTE: TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST, PLEASE BE PRESENT AT 6:00 P.M.

Those with items on the agenda should reach out to their staff contact. Others who wish to participate in the meeting, please contact the City Administrator at 952-442-3100 or sfineran@waconia.org to make certain that you are called upon during the meeting.

1. Call meeting to order and roll call

2. Adopt Agenda

3. Minutes Approval

- 1) [Minutes for Approval from February 2nd, 2022](#)

4. New Business

- 1) [SITE PLAN & DESIGN REVIEW - Darabi Dermatology - submitted by Stephen Paetzel, Mohagen Hansen Architectural Group](#)

Provide recommendation to the City Council regarding Site Plan & Design Review application for the proposed Darabi Dermatology Clinic for the property located at 839 Vista Boulevard

- 2) [DESIGN REVIEW- 125 1st Street West](#)

Provide recommendation to the City Council regarding Design Review for the proposed restaurant at 125 1st Street West.

- 3) [PUBLIC HEARING - Comprehensive Plan Amendment for 1330 Waconia Parkway South, 10250 10th Street East & 10350 102nd Street](#)

Open Public Hearing

Motion to close the public hearing.

Motion recommending either approval or denial of the proposed Comprehensive Plan Amendment for 1330 Waconia Parkway South, 10250 10th Street East and 10350 102nd Street.

- 4) [PUBLIC HEARING - Ordinance Amendment "Multi-Family Off-Street Parking Requirements](#)

Open the Public Hearing

Motion to close the Public Hearing

Provide a recommendation to the City Council regarding the proposed amendment to the multi-family off-street parking requirements.

5. Old Business

6. Other

Adjourn

Work Session



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		March 3, 2022					
Item Name:		Minutes for Approval from February 2nd, 2022					
Originating Department:							
Presented by:		Lane Braaten					
Previous Council Action (if any):							
Item Type (X only one):	Consent		Regular Session	X	Discussion Session		
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
<u>Attachments:</u> 1. February 2 Planning Commission Meeting Minutes.pdf							
FINANCIAL IMPLICATIONS:				ADVISORY BOARD RECOMMENDATIONS:			
Funding Sources & Uses:							
Budget Information:				Planning Commission			
_____ Budgeted				Parks and Recreation Board			
_____ Non Budgeted				Safari Island Advisory Board			
_____ Amendment Required				Other			

WACONIA PLANNING COMMISSION
Thursday, February 3rd, 2022

Pursuant to due call and notice thereof, the Waconia Planning Commission was called to order by Chairperson Grohmann at 6:30 p.m.

1. GROHMANN CALLED THE MEETING TO ORDER.

MEMBERS PRESENT: Sherman, Grohmann, Zellman, Leshner, Sarcletti
MEMBERS ABSENT: All Present
ALTERNATE: Ludford-Present
STAFF PRESENT: Braaten, Nelson, Stein
VISITORS: See attached sheet
CITY COUNCIL LIAISON: Sorensen

There were no revisions or additions to the agenda.

Braaten added that there are two sets of meeting minutes that need approval.

2. ADOPT AGENDA: MOTION BY ZELLMAN, SECOND BY SARCLETTI TO APPROVE THE AGENDA AS PRESENTED. ALL PRESENT VOTED AYE. MOTION CARRIED.

ADOPT MINUTES: MOTION BY SHERMAN, SECOND BY SARCLETTI TO APPROVE THE MINUTES FROM DECEMBER 16, 2021. ALL PRESENT VOTED AYE. MOTION CARRIED.

ADOPT MINUTES: MOTION BY SCARCLETTI, SECOND BY ZELLMAN TO APPROVE THE MINUTES FROM JANUARY 6, 2022. ALL PRESENT VOTED AYE. MOTION CARRIED.

4. NEW BUSINESS:

A. PUBLIC HEARING – SITE PLAN, DESIGN REVIEW AND VARIANCE REQUESTS FOR THE PROPERTY LOCATED AT 711 PINE STREET SOUTH.

Nelson presented the Site Plan, Design Review and Variance request for the property located at 711 Pine Street South. The applicant is proposing to expand an existing freestanding 4,966 sq ft industrial warehouse. The request is for an expansion of 2,239 sq ft for warehouse use.

- Proposing a 6.38 ft. side yard setback versus the minimum 10 ft. side yard setback requirement.
- 14.7 ft. rear yard setback versus the required 30 ft. rear yard setback.
- Requesting off street parking spaces that are less than the minimum standards required.
- Requesting variances to expand the use of metal panels and use wood frame construction which are not permitted materials in the Architectural Materials Regulations.

Nelson displayed/described the lot showing the existing building and the proposed addition. No additional landscaping is proposed. No signage was submitted. No additional lighting submitted, but a plan is needed showing the existing lighting. No new or additional pedestrian accesses. No additional trash enclosures.

Grading, drainage and utilities have been reviewed by Public Services Director and the City Engineers. Staff will work with the property owner to improve the stormwater drainage issues on the north side of the property. This is stated in the conditions of approval.

Nelson addressed the building elevations mentioning that all height requirements are met.

Nelson went through the variance review criteria. He indicated staff would recommend the 8 conditions included in the packet if the Planning Commission were to recommend approval.

Grohman asked why this location has a Pine Street address, but the front is 8th Street. Nelson explained that City Code has a requirement for the front yard to be the narrowest frontage on a public street. Although it's addressed off Pine Street, zoning requirements are that 8th Street is considered the front.

Sherman wondered if the proof of parking stays with the property or just this owner and this business. Braaten clarified the proof of parking would stay with the address.

Sarcletti inquired about the setbacks. Grohmann commented that most buildings in this area are non-conforming relative to setback requirements.

Leshner asked about the narrow distance between the building and property line regarding drainage and utilities. Both Nelson and Braaten stated that the Public Services Director had reviewed the application and would have commented further if he thought this may be an issue.

GROHMANN OPENED THE PUBLIC HEARING.

Jennifer Kaeding-Kaeding Architecture, 235 West Main Street, Waconia, MN 55387.

Kaeding talked about the setbacks and the lines not being exactly parallel. Discussion regarding the front of the building vs side yard.

Grohmann asked for clarification on the amount of parking spaces needed. Kaeding stated that there will never be more than 4 people at this location at any given time. They will show proof of parking to the east of the structure.

Ethan mentioned the two architectural design standard variances in which one of the variances is for the wood framing and the other for the proposed metal siding.

MOTION BY SHERMAN, SECOND BY SARCLETTI TO CLOSE THE PUBLIC HEARING. ALL PRESENT VOTED AYE. MOTION CARRIED.

Discussion by the commission members:

Grohmann: Agrees that the buildings should line up with one another. Mentioned the setbacks match up with the other surrounding buildings, which is consistent with the neighboring properties. He stated he was okay with the parking and to make sure that additional parking doesn't interfere with the drainage and utilities. Grohmann does not see an issue with wood framing.

Sherman: Asked about the proof of parking or no proof of parking and excepting the parking spaces as is. No issues with the setbacks or wood framing and metal materials. Sherman mentioned that the proof of parking is important because of possible changes in use of this property.

Leshner wondered if the proof of parking would need to come back to the Planning Commission at a later date to be reviewed. Staff indicated that it would need to come back for review and a public hearing.

MOTION BY GROHMANN, SECOND BY SARCLETTI TO RECOMMEND APPROVAL OF THE SITE PLAN DESIGN REVIEW AND VARIANCE REQUESTS FOR THE PROPERTY LOCATED AT 711 PINE STREET SOUTH WITH ADDING A NINTH CONDITION BEING A CONDITIONAL USE PERMIT FOR PROOF OF PARKING PRIOR TO PERMIT ISSUANCE. ALL IN-FAVOR VOTE AYE. MOTION CARRIED.

B. PUBLIC HEARING – ORDINANCE AMENDMENT REGARDING THE PRINCIPAL STRUCTURE DEFINITION IN SECTION 900.04 OF THE CITY CODE.

Braaten explained the review done by staff that pertains to attached decks and principal structure setbacks. Based on previous conversation with the Planning Commission staff noticed a public hearing to consider an ordinance amendment revising the principal structure definition to clearly indicate attached decks.

GROHMANN OPENED THE PUBLIC HEARING.

No comments.

MOTION BY SARCLETTI, SECOND BY SHERMAN TO CLOSE THE PUBLIC HEARING. ALL PRESENT VOTED AYE. MOTION CARRIED.

MOTION BY SHERMAN, SECOND BY SARCLETTI TO RECOMMEND APPROVAL OF THE ORDINANCE AMENDMENT REGARDING THE PRINCIPAL STRUCTURE DEFINITION IN SECTION 900.04 OF THE CITY CODE. ALL PRESENT VOTED AYE. MOTION CARRIED.

C. PUBLIC HEARING – ORDINANCE AMENDMENT REGARDING THE ARCHITECTURAL DESIGN STANDARD SECTION OF THE CITY CODE.

The Planning Commission previously requested staff review the City's Architectural Design Standards. The Planning Commission requested staff provide possible options to consider that would allow improvements consistent with the intent of the City Code, while allowing the materials and uses without the need for a variance.

The proposed revisions to Section 900.06, Subd. 9 include the following:

Design Standards, Downtown District:

5. Ground Level Expression – includes an exception for multiple family dwellings that do not include retail or service area on the ground floor.
8. Ground-Floor Windows - includes an exception for multiple family dwellings that do not include retail or service area on the ground floor.

Design Standards, Highway District:

10. Building Materials – includes architectural metal panels as a permitted material in the Highway District.

Design Standards, Industrial District:

4. Permitted Materials – allow additions to existing buildings with non-conforming building materials without the need for a variance if the material used is substantially the same as the existing structure and the proposed addition does not exceed 50% of the existing footprint of the structure.

GROHMANN OPENED THE PUBLIC HEARING.

MOTION BY LESHER, SECOND BY ZELLMAN TO CLOSE THE PUBLIC HEARING. ALL PRESENT VOTED AYE. MOTION CARRIED.

MOTION BY LESHER, SECOND BY SARCLETTI TO RECOMMEND APPROVAL OF THE ORDINANCE AMENDMENT REGARDING THE ARCHITECTURAL DESIGN STANDARD SECTION OF THE CITY CODE. ALL PRESENT VOTED AYE. MOTION CARRIED.

5. OLD BUSINESS

A. After-the-Fact Steep Slope Permit Discussion for the property located at 233 Lakeview Terrace Boulevard.

COMMENTS AND CONCERNS:

Originally reviewed in September of 2021 the applicant requested and after-the-fact steep slope permit. Braaten's recommendation in September was to table the application and have the DNR, Soil and Water and City Staff meet on site and then work with the applicant on a final plan to be reviewed by the Planning Commission at a later date. To date, the site visit was conducted, the initial plan was sent to the DNR and Soil and Water and follow up letters from those bodies had been sent to the property owner and landscaper.

Tim Lovett, 50 Pointe Drive, Waconia, MN 55387.

- Disagree with some comments and changes that were recommended by the DNR and Soil & Water.
- Discussion regarding plantings along the lake and the need to care for the natural habitat.

Grohmann suggested documentation from the DNR, revised landscaping plan so the Commission members have something to look at to consider. Braaten further explained this process. Continued discussion with Commissions regarding more of a landscaping plan.

Mike Swoboda, homeowner of 223 Lakeview Terrace Blvd., stated the property was not taken care of and they made changes to better the the looks of the landscaping just like everyone else around the lake.

6. OTHER

A. STAFF UPDATE.

- 24 New Home Construction permits have been completed to date.
- Site Plan for 96th 8th Street was approved.
- Site Plan 839 Vista Blvd. for Durabi Dermatology
- Submittal for the renovation of the VFW building to become Body Grays Restaurant.

Discussion followed regarding other projects happening throughout the community.

Zellman noticed the Dairy Queen metal trash enclosure door.

Sarcletti asked about a potential Marina. Braaten stated he's heard rumors as well.

THERE BEING NO FURTHER BUSINESS, MOTION BY LESHER TO
ADJOURN AT 7:35 PM, SECOND BY SHERMAN. ALL PRESENT VOTED AYE.
MOTION CARRIED.

Respectfully submitted,

Brenda Stein
Recording Secretary



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	March 3, 2022
Item Name:	SITE PLAN & DESIGN REVIEW - Darabi Dermatology - submitted by Stephen Paetzel, Mohagen Hansen Architectural Group
Originating Department:	Community Development
Presented by:	Ethan Nelson

Previous Council Action (if any):

Item Type (X only one):	Consent		Regular Session	X	Discussion Session	
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RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED *(Include motion in proper format.)*

Provide recommendation to the City Council regarding Site Plan & Design Review application for the proposed Darabi Dermatology Clinic for the property located at 839 Vista Boulevard

EXPLANATION OF AGENDA ITEM *(Include a description of background, benefits, and recommendations.)*

BACKGROUND

Applicant: Stephen Paetzel, Mohagen Hansen Architectural Group

Owner: Properties of SW Metro, LLC

Address: 839 Vista Blvd.

PID# 753130980

Zoning: B-1, Highway Business District

Design District: Highway District

REQUEST

The applicant, Stephen Paetzel, Mohagen Hansen Architectural Group, has submitted an application for Site Plan and Design Review for the property located at 839 Vista Blvd. The applicant is proposing to construct a new freestanding 6,437 sq. ft. Dermatology Clinic and site improvements in the B-1, Highway Business District.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 – District Regulations, Subd. 2.F – B-1, Highway Business District
2. Section 900.06 – Supplementary Regulations, Subd. 9 – Architectural Design Standards
3. Section 900.07 – Landscaping and Fencing
4. Section 900.08 – Performance Standards
5. Section 900.09 – Off-Street Parking, Loading, and Access Regulations
6. Section 900.10 – Sign Regulations
7. Section 900.12 – Administration, Enforcement and Procedures, Subd. 4 – Variances & Subd. 10 - Site Plan

SITE PLAN REVIEW

City Ordinance requires Site Plan Review *“in order to further promote the safe and efficient use of land and to further enhance the value of property in the City.”* City Ordinance requires Site Plan Review for any construction for which a building permit is required, except for construction of detached, single-family residential structures or structures accessory thereto.

ZONING

The subject parcel is zoned B-1, Highway Business District. The proposed Professional Office building is a permitted use in the B-1 district.

LOT REQUIREMENTS

The subject property is located in the B-1, Highway Business District. Section 900.05, Subd. 2.F of the City Ordinance states *“The purpose of this district is to provide for an appropriate range of businesses that will be utilized by area residents as well as vehicular traffic generated from the surrounding area.”* The Lot Requirements for the Highway Business District are indicated in Table 1-1 below.

Table 1-1.

	B-1 – Lot Requirements	Proposed
Lot Area	17,500 sq. ft. min.	67,953.6 sq. ft.
Maximum Hardcover Surface	80% max.	33%
Maximum Principal Structure Height	35 ft. max.	142.84 ft.
Front Yard Setback	25 ft. min.	28.1 ft.
Side Yard Setback – West	15. ft. min.	68.9 ft.
Side Yard Setback – East	15 ft. min.	Conforming
Rear Yard Setback	20 ft. min.	Conforming

The building height and hardcover surface requirements stated above have been satisfied based on a review of the Site Plan dated February 3, 2022.

The applicant has also included a Future Addition and other future site improvements. All future improvements shall conform to City Code requirements and the general lot requirements that have been stated in this report and the addition/future improvements will require review by the Planning Commission and City Council.

SCREENING OF EQUIPMENT

No exterior mechanical equipment is proposed as part of the dermatology building project. All proposed and future outdoor and/or rooftop mechanical equipment shall be screened from neighboring properties in compliance with the City Code.

OFF-STREET PARKING

City Ordinance requires the following parking requirements for Professional Business Offices:

Professional, personal and business offices: One (1) space per 200 square feet of gross floor area but at least three (3) parking spaces.

The total gross floor area of the proposed principal structure is 6,437 sq. ft. Based on the parking calculation above, the total number of parking spaces required per City Code is 33. The applicant has proposed a total of 36 parking spaces.

All off-street parking spaces shall be no less than 9 feet in width and 20 feet in length, exclusive of access drives.

Staff notes the majority of parking spaces appear to conform to the code requirement listed above, however certain spaces appear to be less than the minimum width requirement. The applicant shall revise to meet City code requirements.

LANDSCAPING

Section 900.07B states that for the B-1, Highway Business District, the following plantings are required: One (1) tree for every one thousand (1,000) square feet of total building floor area or one (1) tree for every fifty (50) feet of site perimeter, whichever is greater.

The gross building floor area of the proposed addition is 6,437 sq. ft. and the total site perimeter is 1,032 lineal feet. The applicant is proposing 21 trees, meeting City Code requirements.

Additional plantings shall be required for properties fronting State Highway #5. The following will be required for every 40' of frontage along Highway #5:

a. One (1) three inch (3") minimum deciduous tree or One (1) eight foot (8') minimum coniferous tree.

The applicant is proposing two additional trees meeting the requirements stated above.

SIGNS

The applicant is proposing a monument sign and wall signage. Although the proposed signage appears to generally meet code requirements, all signage shall require a separate sign permit application and review.

LIGHTING

Section 900.08, Subd. 1.C provides standards for exterior lighting. The applicants have submitted a lighting plan clarifying the overall lighting for the proposed new construction that appears to meet City code requirements.

VEHICULAR ACCESS

The subject property has access Vista Boulevard. The applicant is currently proposing a bituminous entrance into the site. A concrete driveway apron shall be required at the entrance to the back of the sidewalk, similarly to the concrete driveway apron on the apartment building driveway to the east.

PEDESTRIAN ACCESS

There is an existing sidewalk along the south side of Vista Boulevard that is consistent with City requirements, conditional to the staff review comments dated February 23, 2022. The applicant is providing sidewalk along the front and northwest side of the proposed principal structure.

TRASH

City Ordinance requires *“All trash and trash handling equipment to be stored within the principal structure, within an attached structure accessible from within the principal structure, or totally screened from eye-level view from public streets and adjacent residential properties. If accessory structures are proposed, they shall be constructed of the same building material as the principal structure.”*

The plans show an exterior trash enclosure on the west side of the property. The elevations shown on the plan page A201 appear to be consistent with City code requirements. The applicant shall ensure all materials match with the principal structure consistent with code requirements upon building permit review.

GRADING, DRAINAGE & UTILITIES

The City Engineer and Public Services Director have conducted an initial review of the grading, drainage and utilities based upon the Site Plan dated February 3, 2022. Any recommendation by the Planning Commission should include a condition requiring the applicant to work with the City Engineer to revise the utility and grading information to the satisfaction of the City prior to any work commencing on site.

SEWER AVAILABILITY CHARGE (SAC) AND CITY TRUNK FEES

New construction, a new business, a change in location or change in the use of space in a way that creates more potential demand on the wastewater system will require submission to the Metropolitan Council for a Sewer Availability Charge (SAC) determination. The SAC determination made by the Metropolitan Council informs the City sewer and water trunk fees associated with the potential development, redevelopment and/or remodeling of the subject property, location, or business. City Code requires that for every SAC unit determined by the Metropolitan Council, the project will require the payment of one City sewer trunk fee and one City water trunk fee. The 2022 SAC and City trunk fees are included below for convenience. Please note that the current 2022 per unit cost, which includes SAC, water trunk fee, and sewer trunk fee, is \$10,485 plus any applicable hook-up and stormwater

connection fees.

SAC Charge	\$2,485 per SAC unit determined by the Metropolitan Council
Sewer Trunk Fee	\$3,000 per SAC unit determined by the Metropolitan Council
Water Trunk Fee	\$5,000 per SAC unit determined by the Metropolitan Council
Stormwater Trunk Fee	\$11,000 per acre
Stormwater Access Fee	\$1,600 per acre

DESIGN REVIEW – HIGHWAY DISTRICT

City Ordinance requires Design Review with the understanding that *“the visual character and historic resources of the City are important attributes of its quality of life.”* City Ordinance requires Design Review to be conducted as part of the Site Plan Review process.

Based on a review of the plan set provided by the applicant for the proposed Dermatology Clinic, staff indicates the applicant meets all design review requirements. The Ordinance Amendment reviewed by the Planning Commission detailing Architectural Metal Panels that was recommended for approval to the City Council are included in the application and are consistent with the amendment requirements.

CONCLUSION / RECOMMENDATION

The Planning Commission should make a recommendation to the City Council regarding the request by Stephen Paetzel, Mohagen Hansen Architectural Group, on behalf of Properties of SW Metro, LLC, for Site Plan & Design Review approval for construction of a new freestanding dermatology clinic located at 839 Vista Blvd. This item will be forwarded to the City Council for review at their upcoming meeting scheduled for March 21st, 2022

If the Planning Commission chooses to recommend approval of the Site Plan and Design Review, staff would recommend the approval upon the following conditions:

1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. The applicant shall provide the City with an escrow or letter of credit to guarantee the proper installation and growth of the approved landscape plan. The escrow/letter of credit shall be submitted by the developer prior to obtaining a building permit that is equal to the amount of the required landscaping to be installed. The escrow/letter of credit shall be held by the City and must cover one full calendar year subsequent to the installation of said landscaping and must be conditioned upon complete and satisfactory implementation of the approved landscape plan.
4. City Public Services staff shall be notified upon landscape planting to note the quantity of plants, and initiation of the warranty period.
5. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.
6. The applicant shall make revisions based upon staff review comments dated February 23, 2022.
7. The applicant shall work with the City Engineer to revise the utility and grading information to the satisfaction of the City prior to any work commencing on site.

<u>Attachments:</u> 1. 1. Location Map (1 Page).pdf 2. 2. Site Plan (13 Pages).pdf 3. 3. Staff Review Comments (2 Pages).pdf		
<i>FINANCIAL IMPLICATIONS:</i> Funding Sources & Uses:		<i>ADVISORY BOARD RECOMMENDATIONS:</i>
Budget Information:		Planning Commission
_____ Budgeted		Parks and Recreation Board
_____ Non Budgeted		Safari Island Advisory Board
_____ Amendment Required		Other



Carver County GIS, City of Waconia

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February 2022

Coordinate System:
WGS 1984 Web Mercator Auxiliary Sphere



City of Waconia
201 Vine Street South, Waconia, MN 55387

Waconia GIS

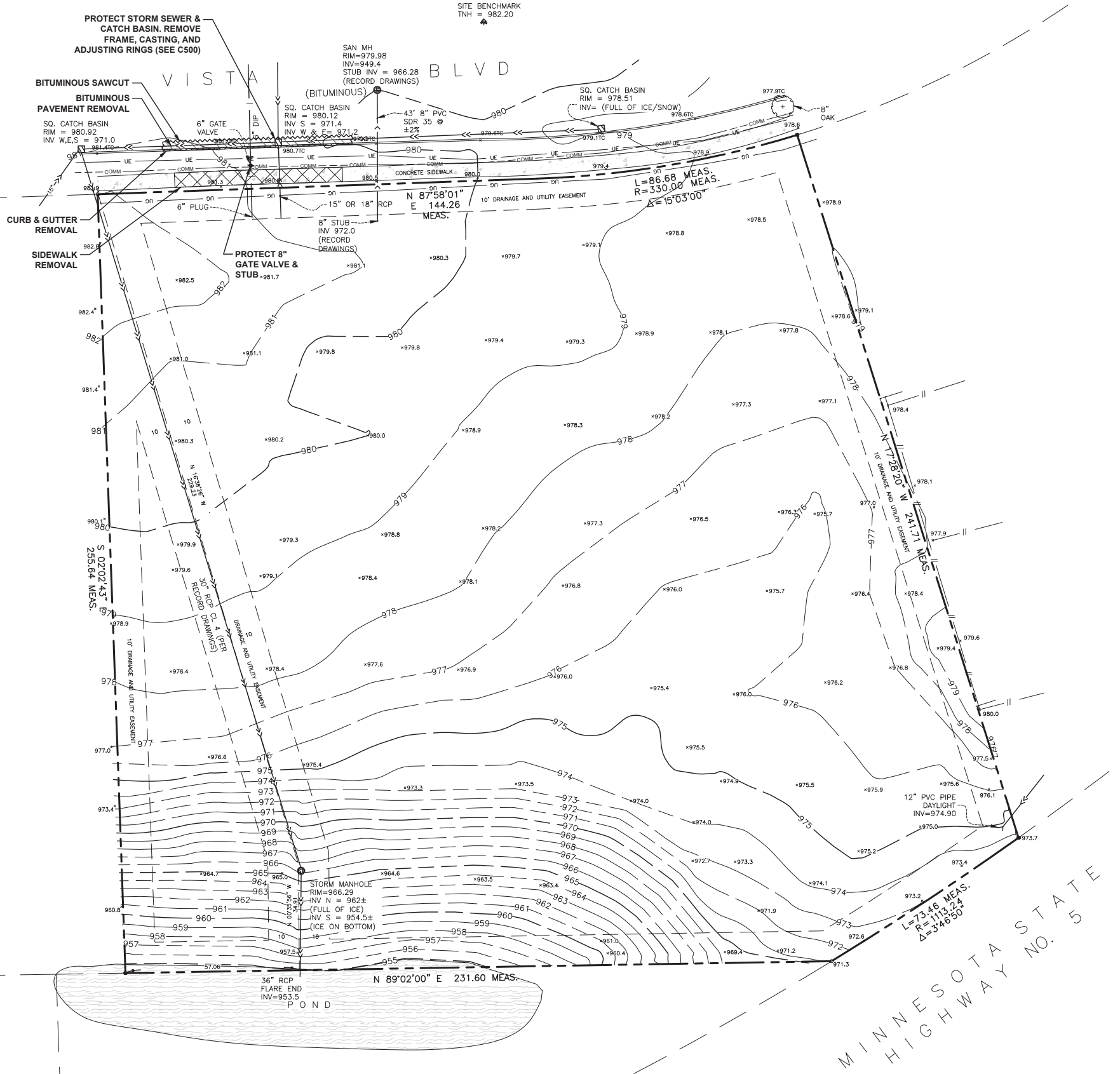
16 USER: kathy_melody FILE: C:\USERS\KAC\ESSIG\DWG\PROJECTS\220102 - DARA BI DERMATOLOGY - MOHAGEN HANSEN WORKING FILES\CAD\DWG\PLAN SHEETS\C100 - EC & REM.DWG PLOT SCALE: 1:1.1 PLOT DATE: 2/3/2022 11:50 AM



Know what's below.
Call before you dig.

STATE LAW: 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.

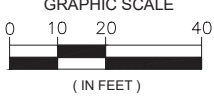


LEGEND

- PROPERTY LINE
- TOPOGRAPHIC INDEX CONTOUR
- TOPOGRAPHIC CONTOUR
- CURB
- FENCE
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- GAS LINE
- UNDERGROUND ELECTRIC
- FIBER
- ADJACENT LOT LINE
- EASEMENT
- SPOT ELEVATION
- FLARED END SECTION

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REMOVALS

- CURB AND GUTTER REMOVAL
- BITUMINOUS PAVEMENT REMOVAL
- CONCRETE REMOVAL
- UTILITY REMOVAL
- BITUMINOUS SAWCUT

PROPERTY DESCRIPTION

LOT 2, BLOCK 8, LEGACY VILLAGE AT WACONIA, CARVER COUNTY, MINNESOTA.

BENCHMARK (BM)

TNH ACROSS VISTA BLVD
TNH = 982.20

PROPERTIES OF SW METRO, LLC

401 N. 2ND STREET, UNIT 323
MINNEAPOLIS, MN 55401

839 VISTA BLVD
WACONIA, MN 55387

SUMMARY

DESIGNED: KMM DRAWN: KMM
REVIEWED: KMM
PHASE: CITY SUB. INITIAL ISSUE: 02-03-22

REVISION HISTORY

#	DATE	DESCRIPTION

CERTIFICATION

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KATHRYN MELODY

DATE: 02.03.2022 REG. NO. 21770

EXISTING CONDITIONS AND REMOVALS

SOLUTION BLUE PROJECT NO: 220102

C100

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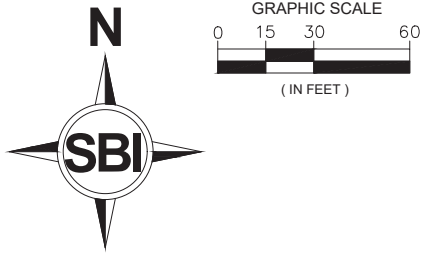
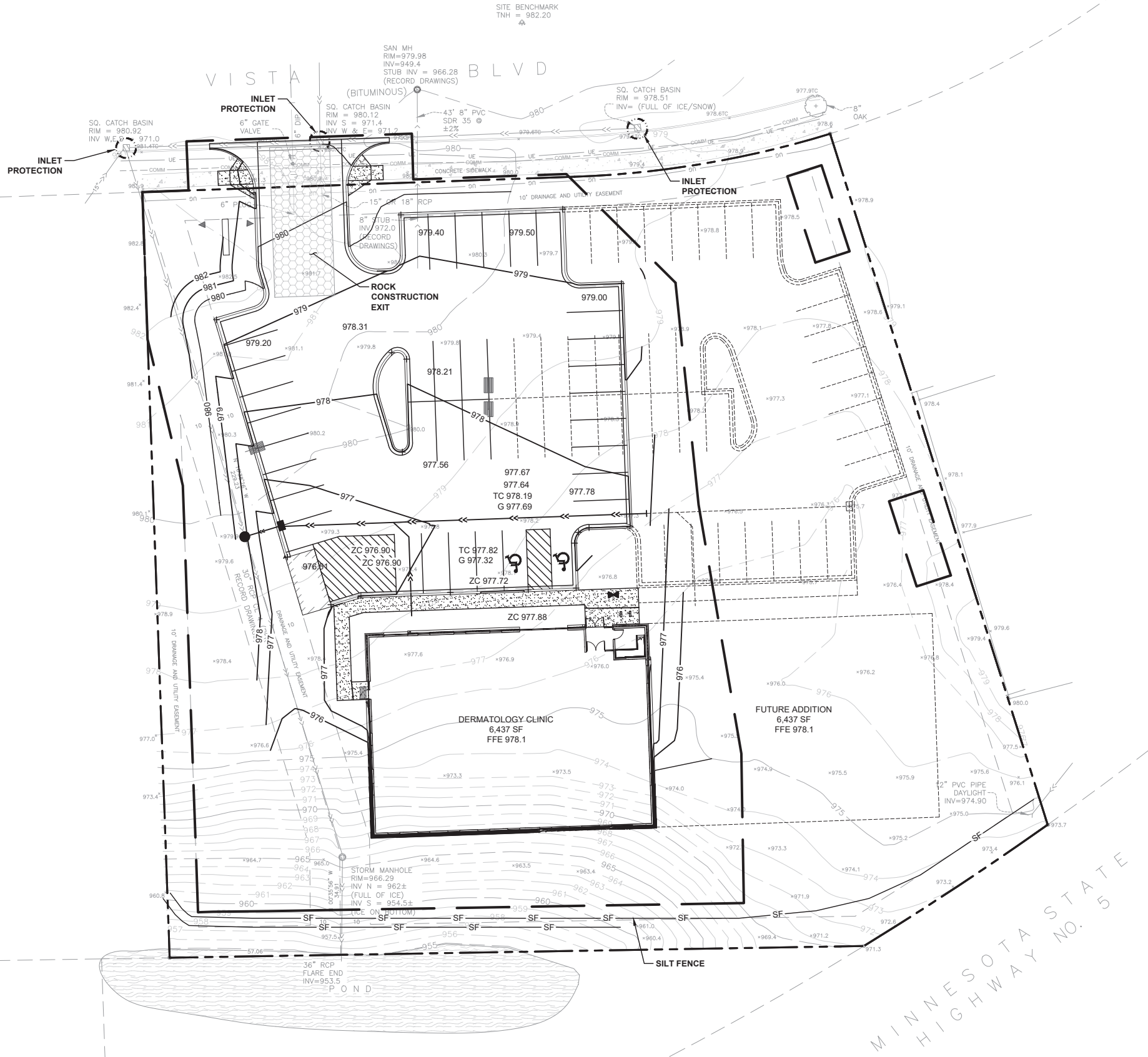
17
SER: KATHY MELODY, FILE: C:\USERS\KAC\ESS\GID\PROX\PROJECT\2022\02 - DABARI DERMATOLOGY - MOHAGEN HANSEN\WORKING FILES\CADD\WG\PLAN SHEETS\200 - EROSION\WG\PILOT SCALE: 1:1 PLOT DATE: 2/3/2022 11:17 AM



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Call before you dig.

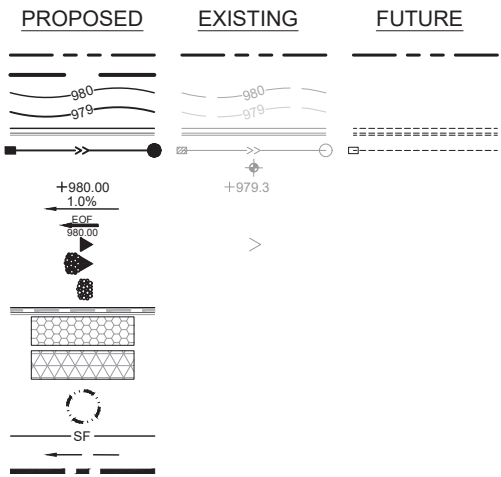
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LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TOPOGRAPHIC INDEX CONTOUR
- TOPOGRAPHIC CONTOUR
- CURB & GUTTER
- STORM SEWER
- SOIL BORINGS
- SPOT ELEVATION
- DRAINAGE SLOPE
- EMERGENCY OVERFLOW
- FLARED END SECTION INLET
- FLARED END SECTION OUTLET
- RIP RAP
- GUTTER OUT CURB
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- DIRECTION OF OVERLAND FLOW
- BIO-ROLL



PHASE 1 EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	460
ROCK CONSTRUCTION EXIT	EACH	1
INLET PROTECTION DEVICE	EACH	3

PROPERTIES OF SW METRO, LLC

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839 VISTA BLVD
WACONIA, MN 55387

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KATHRYN MELODY

DATE: 02.03.2022 REG. NO. 21770

SEDIMENT & EROSION CONTROL - PHASE 1

SOLUTION BLUE PROJECT NO: 220102

BENCHMARK (BM)

TNH ACROSS VISTA BLVD
TNH = 982.20

C210

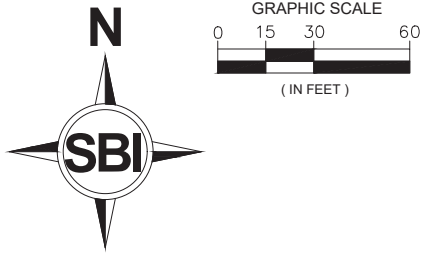
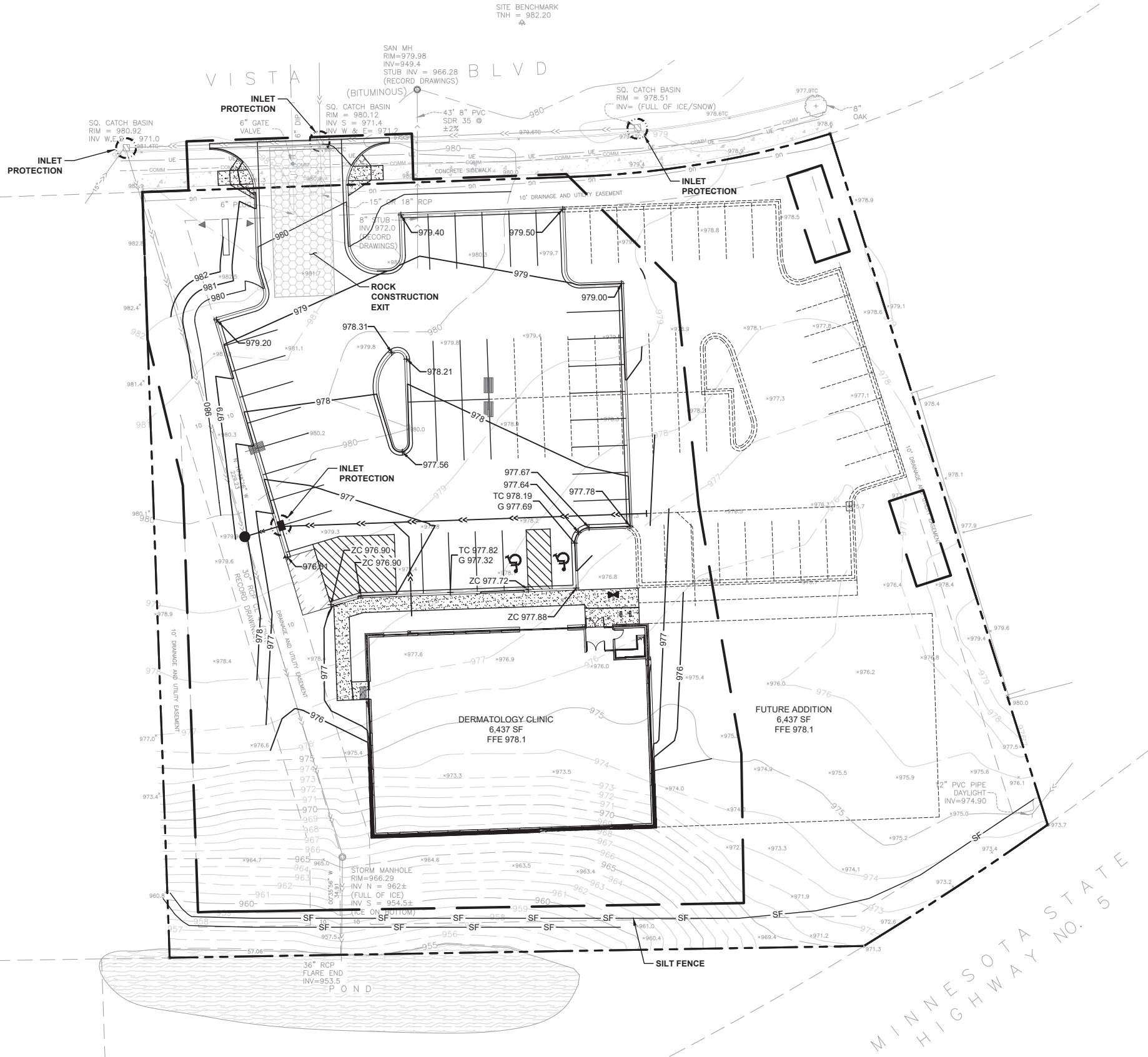
18
SER: Kathy Melody, FILE: C:\USERS\KAC ESS\GID\PROX\PROJECT\2022\02 - DABARI DERMATOLOGY - MOHAGEN HANSEN\WORKING FILES\CADD\DWG\PLAN SHEETS\200 - EROSION\DWG PLOT SCALE: 1:1 PLOT DATE: 2/3/2022 11:17 AM



now what's below.
Call before you dig.

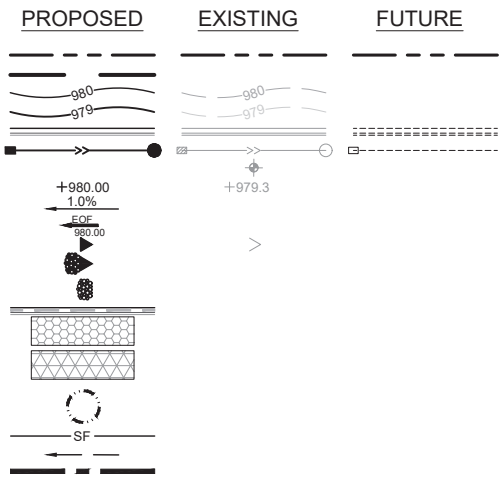
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LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- TOPOGRAPHIC INDEX CONTOUR
- TOPOGRAPHIC CONTOUR
- CURB & GUTTER
- STORM SEWER
- SOIL BORINGS
- SPOT ELEVATION
- DRAINAGE SLOPE
- EMERGENCY OVERFLOW
- FLARED END SECTION INLET
- FLARED END SECTION OUTLET
- RIP RAP
- GUTTER OUT CURB
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- DIRECTION OF OVERLAND FLOW
- BIO-ROLL



PHASE 2 EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
SILT FENCE	LINEAR FEET	NO ADDITIONAL
ROCK CONSTRUCTION EXIT	EACH	NO ADDITIONAL
INLET PROTECTION DEVICE	EACH	1 ADDITIONAL

PROPERTIES OF SW METRO, LLC

401 N. 2ND STREET, UNIT 323
MINNEAPOLIS, MN 55401

839 VISTA BLVD
WACONIA, MN 55387

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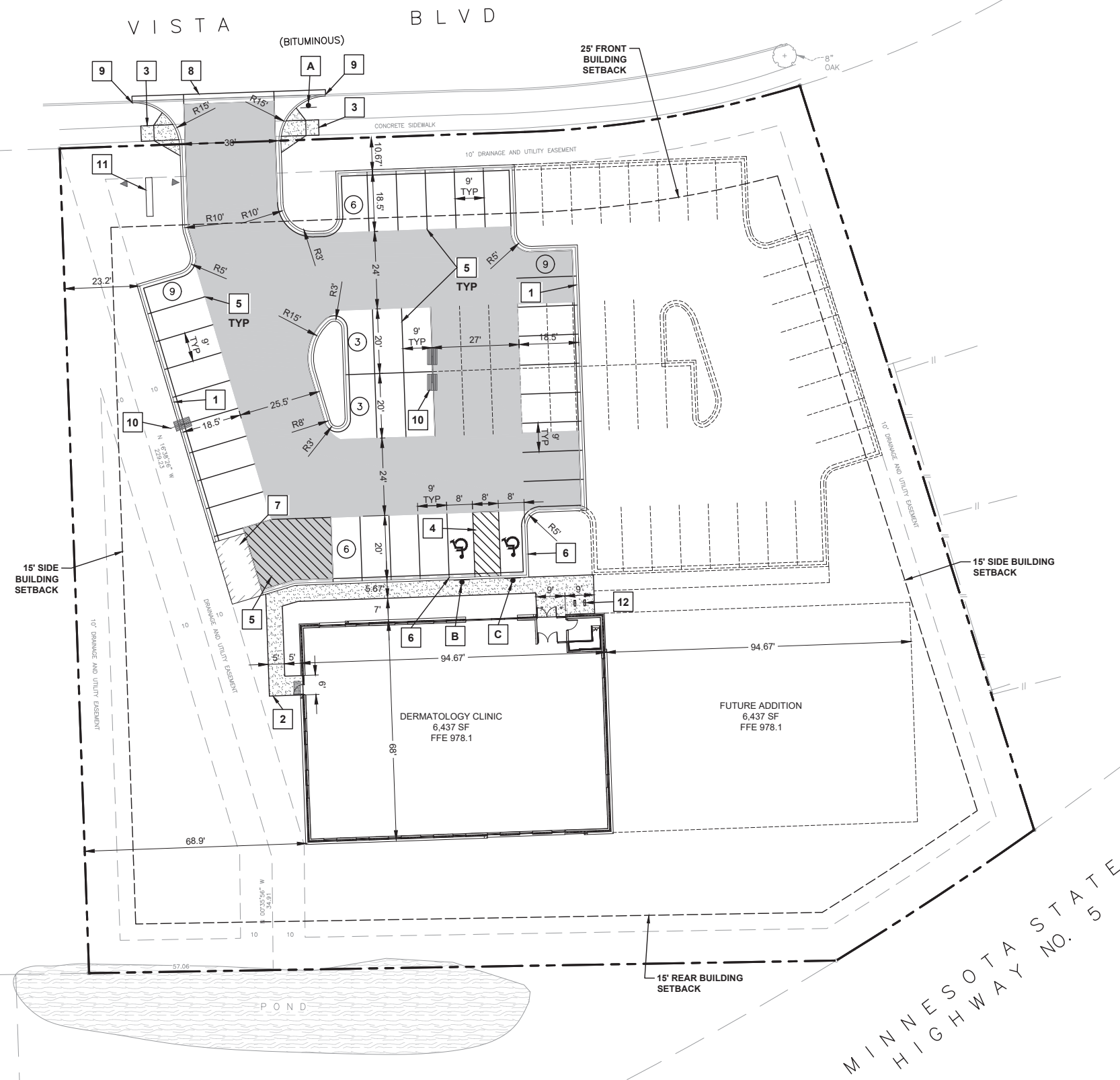
SEDIMENT & EROSION CONTROL - PHASE 2

SOLUTION BLUE PROJECT NO: 220102

BENCHMARK (BM)

TNH ACROSS VISTA BLVD
TNH = 982.20

C211



LEGEND	PROPOSED	EXISTING	FUTURE
PROPERTY LINE	---	---	---
LIMITS OF CONSTRUCTION	=====	=====	=====
CURB & GUTTER	=====	=====	=====
SOIL BORINGS		☆	
SIGN & BOLLARD	☆	☆	
LIGHT POLE	☆	☆	
ADA PAVEMENT MARKING	♿		
PARKING STALL COUNT	(X)		
STANDARD DUTY ASPHALT	[White Box]		
HEAVY DUTY ASPHALT	[Dark Grey Box]		
CONCRETE SIDEWALK	[Patterned Box]		

SITE DATA

ZONING: B-1, HIGHWAY BUSINESS DISTRICT

LOT AREA (0.40 AC MIN.) 1.56 AC

	PHASE 1	FUTURE
EXISTING IMPERVIOUS AREA:	0 AC	0 AC
PROPOSED NEW IMPERVIOUS AREA:	0.52 AC	0.91 AC
NET IMPERVIOUS CREATED:	0.52 AC	0.91 AC
MAXIMUM HARDCOVER	80% MAX.	80% MAX.
TOTAL HARDCOVER AREA: (IMPERVIOUS AREA/1.56 AC)	33%	58%
BUILDING FOOTPRINT AREA:	6,437 SF	12,874 SF
BUILDING HEIGHT MAXIMUM ALLOWED:	35 FEET	35 FEET
BUILDING HEIGHT PROPOSED:	SEE ARCH. PLANS	SEE ARCH. PLANS
DISTURBED AREA:	1.02 AC	1.42 AC
REQUIRED PARKING SPACES: (BLDG AREA X 1/200) + 3	36 SPACES	68 SPACES
PROPOSED PARKING SPACES:		
9' X 20'	10 SPACES	35 SPACES
9' X 18.5'	24 SPACES	31 SPACES
ADA	2 SPACES	2 SPACES
PROVIDED:	36 SPACES	68 SPACES

<u>BUILDING SETBACK REQUIREMENTS:</u>	
FRONT YARD SETBACK (NORTH)	25 FEET
SIDE YARD SETBACK (EAST & WEST)	15 FEET
REAR YARD SETBACK (SOUTH)	15 FEET
<u>PARKING SETBACK REQUIREMENTS:</u>	
FROM RIGHT-OF-WAY (ROW)	8 FEET

- | | |
|---|---------------------------|
| 1 | <u>SITE PLAN KEYNOTES</u> |
|---|---------------------------|

 1. B-612 CONCRETE CURB AND GUTTER
 2. CONCRETE SIDEWALK (SEE ARCHITECTURAL PLANS)
 3. ACCESSIBLE RAMP (4" CONC OVER 6" AGGREGATE BASE, CLASS V)
 4. ACCESSIBLE STALL STRIPING
 5. 4" HIGH VISIBILITY SOLID WHITE PAINT
 6. TRANSITION FROM FLUSH CURB TO 6" CURB (SEE GRADING PLAN)
 7. TRASH ENCLOSURE WITH DUMPSTER (SEE ARCHITECTURAL PLANS)
 8. CONCRETE THRU GUTTER
 9. MEET AND MATCH EXISTING
 10. SECURITY LIGHT (BY OTHERS)
 11. MONUMENT SIGN WITH LIGHTS(SEE ARCHITECTURAL PLANS)
 12. (2) BICYCLE RACKS (SEE ARCHITECTURAL PLANS)

- A. SIGN SCHEDULE (PER MMUTCD)**
- A. STOP SIGN R1-1 (30" X 30") – 1 SIGN
 - B. HANDICAP PARKING SIGN R7-8m (12"x18") – 1 SIGN
 - C. HANDICAP PARKING SIGN R7-8M (12"x18") WITH VAN ACCESSIBLE SIGN R7-8b (12" X 6") – 1 SIGN

BENCHMARK (BM)

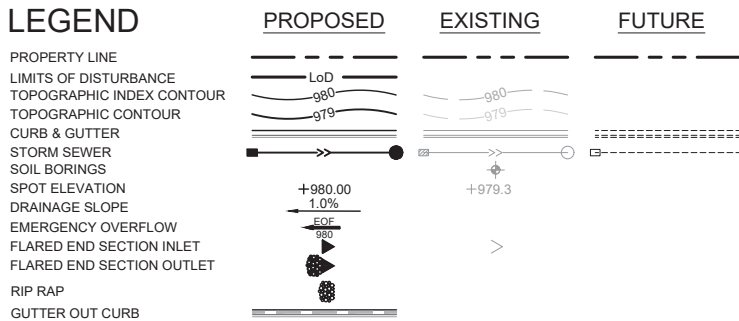
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SITE PLAN

SOLUTION BLUE PROJECT NO: 220102

C300

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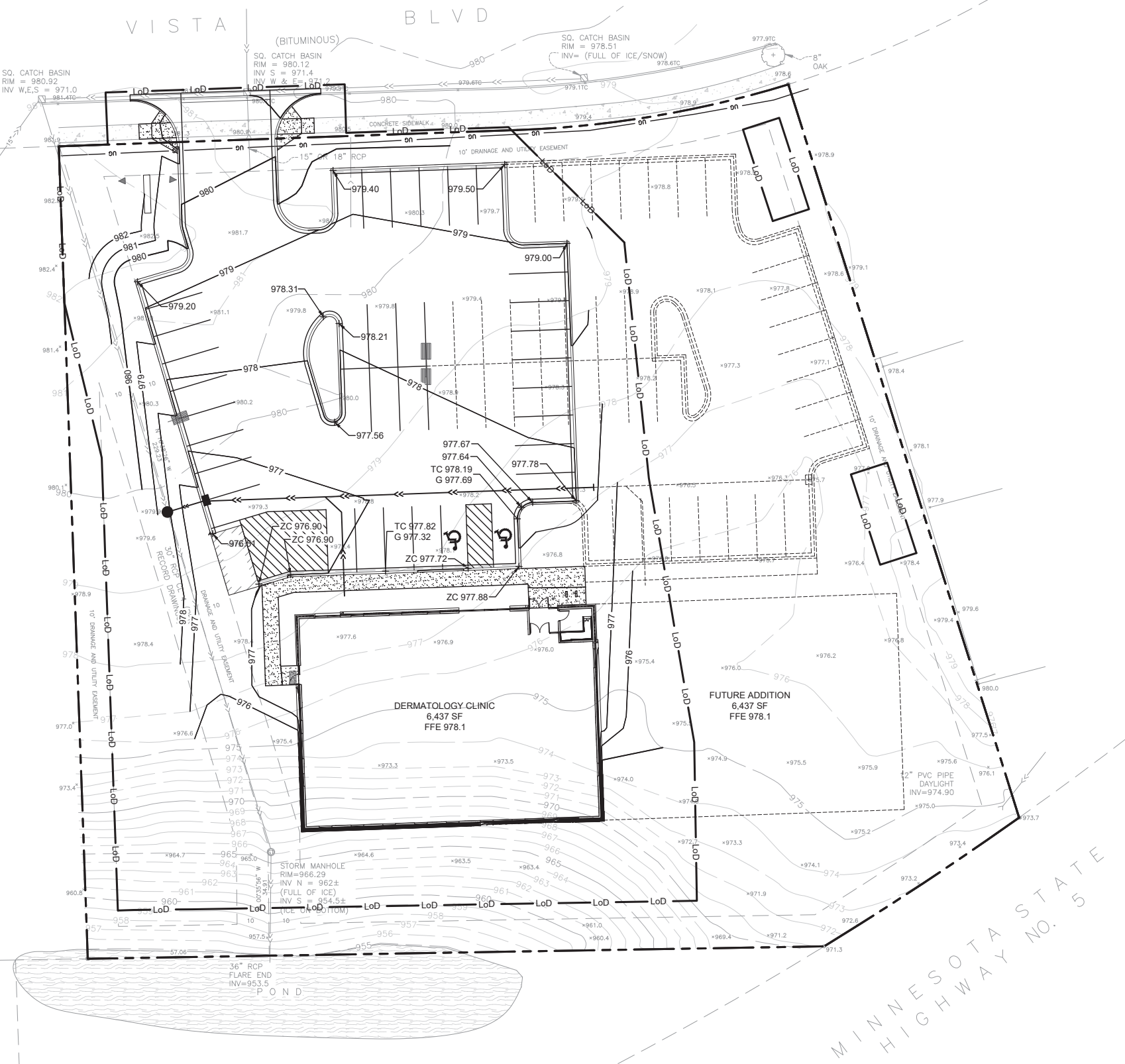
GRADING QUANTITY SUMMARY		
EARTHWORK **		
GRADING AREA	0.64	AC
CUT	937	CY
FILL	1,014	CY
*NET (FILL)	76	CY

*QUANTITY SHOWN IS FROM FINISHED GRADE TO EXISTING GROUND. UNCORRECTED FOR COMPACTION SHRINK/SWELL, TOPSOIL STRIP, OR HOLDDOWNS.

** QUANTITIES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. GRADING CONTRACTOR IS RESPONSIBLE FOR CONFIRMING.

BENCHMARK (BM)

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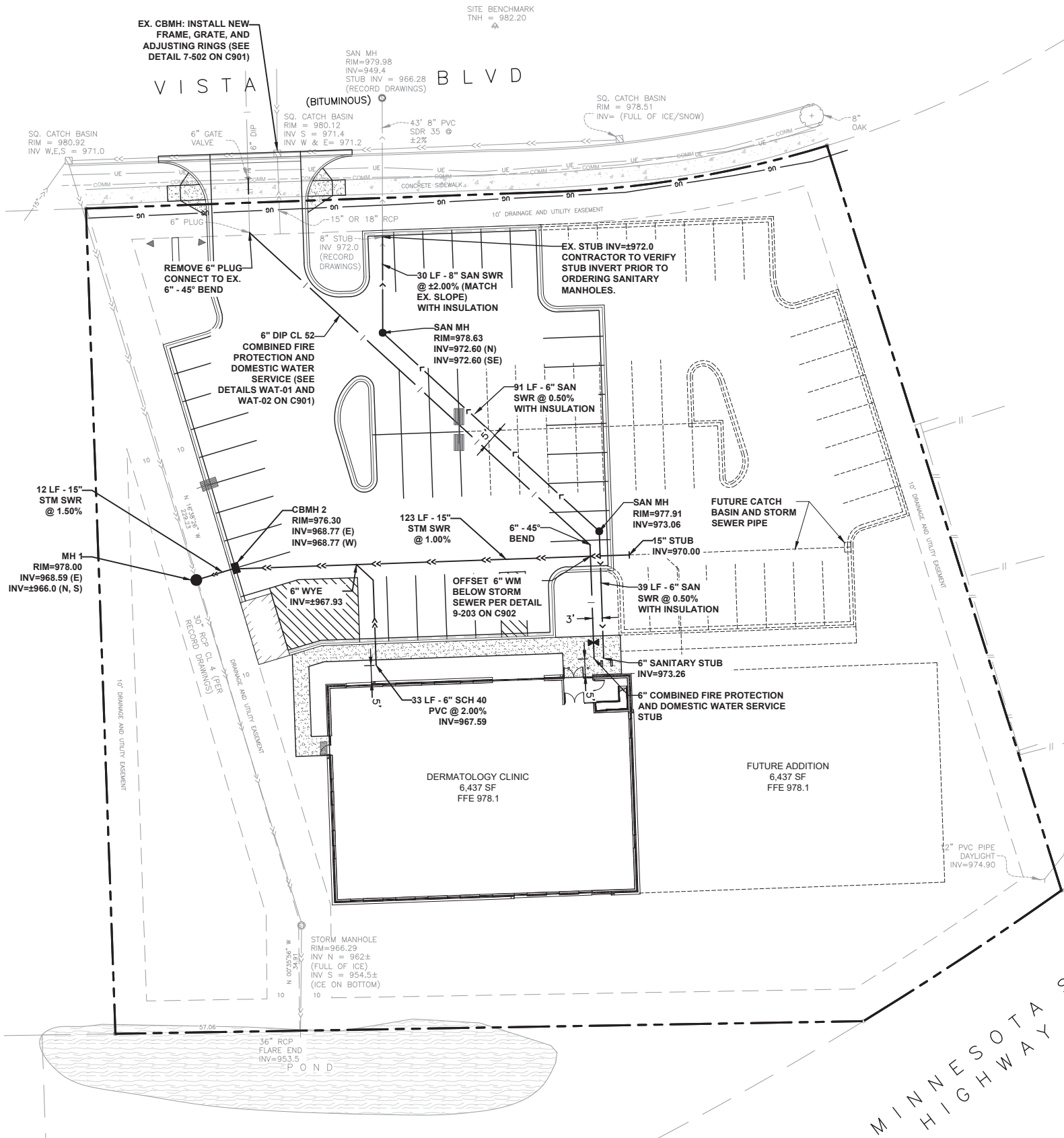
21 USER: Kathy Melody FILE: C:\USERS\KAC\ESSIG\DWG\PROJECTS\220102 - DARABI DERMATOLOGY - MOHAGEN HANSEN\WORKING FILES\CAD\DWG\PLAN SHEETS\C500 - UTILITY\DWG\LOT SCALE: 1:1 PLOT DATE: 7/3/2022 11:39 AM



Know what's below.
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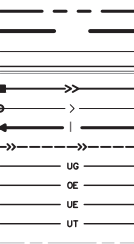
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- LIMITS OF CONSTRUCTION
- BUILDING
- CURB & GUTTER
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- DRAIN TILE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- TELEPHONE
- SWALE
- SOIL BORINGS
- EMERGENCY OVERFLOW
- FLARED END SECTION INLET
- FLARED END SECTION OUTLET
- RIP RAP
- LIGHT POLE

PROPOSED



EXISTING



FUTURE



STORM SEWER SCHEDULE

STRUCTURE		NEENAH CASTING OR EQUAL
TYPE & NO.	SIZE	
EX. CBMH	--	SEE DETAIL 7-502 ON C901
MH 1	60" DIA.	R-1642
CBMH 2	48" DIA.	R-3067-V

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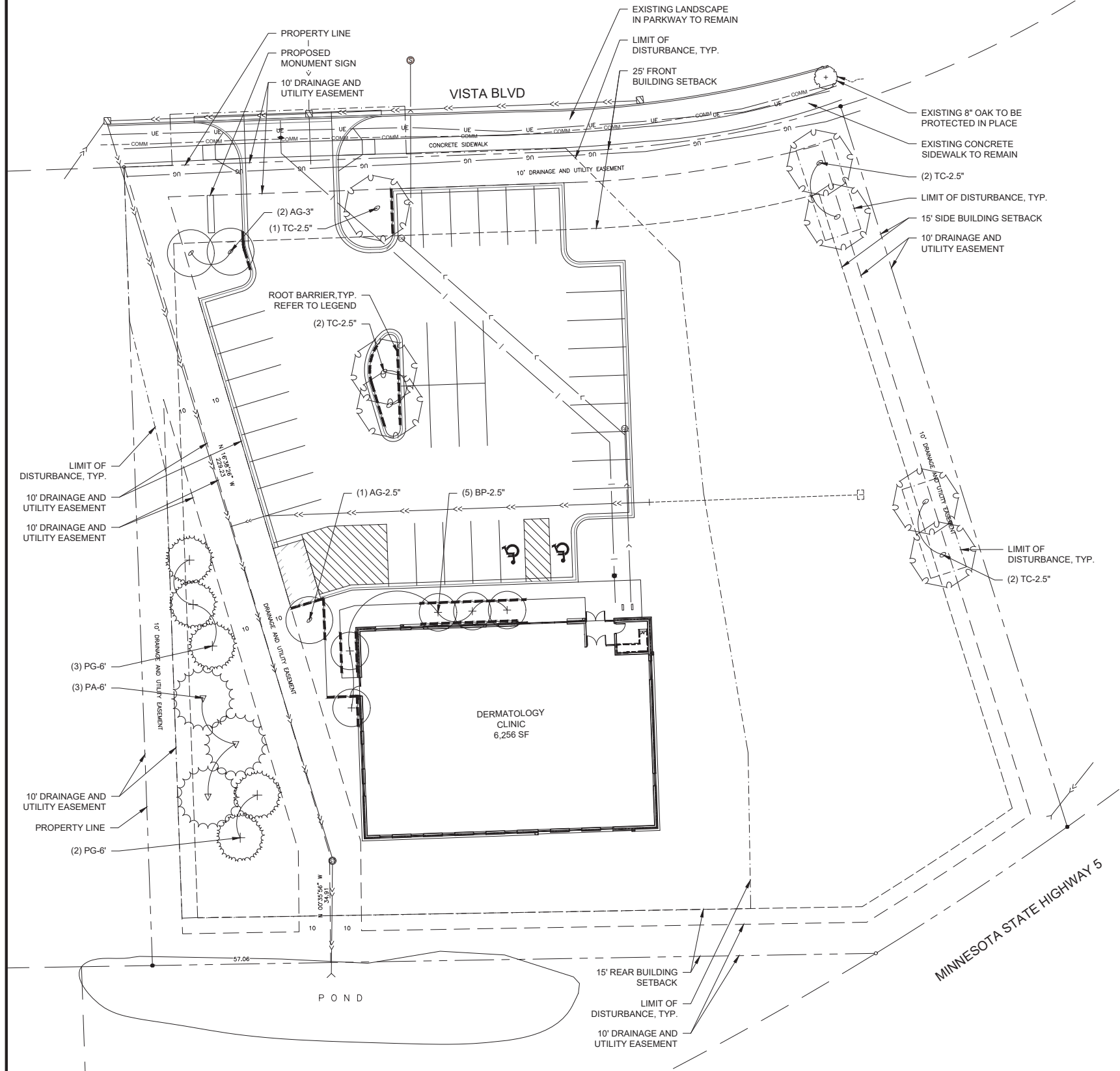
UTILITY PLAN

SOLUTION BLUE PROJECT NO: 220102

C500

BENCHMARK (BM)

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PLANTING LEGEND

SHADE & ORNAMENTAL TREES					
SYMBOL	KEY	PLANT NAME	QTY.	SIZE	SPACING
	AG	Autumn Brilliance Serviceberry <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	3	varies per plans	as shown on plans
	BP	Dakota Pinnacle Birch <i>Betula platyphylla</i> 'Fargo'	5	2.5" caliper	as shown on plans
	TC	Little Leaf Linden <i>Tilia cordata</i>	7	2.5" caliper	as shown on plans

EVERGREEN TREES					
SYMBOL	KEY	PLANT NAME	QTY.	SIZE	SPACING
	PA	Norway Spruce <i>Picea abies</i>	3	6' ht. min.	as shown on plans
	PG	Black Hills Spruce <i>Picea glauca</i> 'Densata'	5	6' ht. min.	as shown on plans

SHRUBS & GRASSES					
SYMBOL	KEY	PLANT NAME	QTY.	SIZE	SPACING
	PO	Donna May Ninebark <i>Physocarpus opulifolius</i> 'Donna May'	21	5 gallon	4'-0" O.C.
	RA	Green Mound Alpine Currant <i>Ribes alpinum</i> 'Green Mound'	39	5 gallon	3'-0" O.C.
	JH	Hughes Juniper <i>Juniperus horizontalis</i> 'Hughes'	15	5 gallon	3'-0" O.C.
	SJ	Spirea Double Play Big Bang <i>Spirea japonicum</i> x 'Double Play Big Bang'	84	5 gallon	3'-0" O.C.
	SH	Prairie Dropseed <i>Sporobolus heterolepis</i>	23	5 gallon	3'-0" O.C.

TURF & SEED					
SYMBOL	KEY	PLANT NAME	QTY.	TYPE	
		Kentucky Bluegrass <i>Poa pratensis</i>	1,693 SF	Sod	
		Mesic Prairie Mix Available through MN Native Landscapes	17,755 SF	Seed	

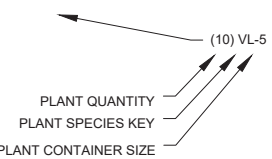
LANDSCAPE CALCULATIONS		
CODE DESCRIPTION	REQUIREMENT	PROVIDED
One (1) tree for every fifty (50) feet of site perimeter	Site Perimeter: 1,032 LF 21 trees required	21 trees
One (1) three-inch (3") min. deciduous tree or One (1) eight-foot (8') min. coniferous tree per every 40' of frontage along Highway #5	Highway #5 Frontage: 73 LF 2 trees required	Two (2) three-inch (3") deciduous trees
The complement of trees fulfilling the requirements of this policy shall be not less than 25% deciduous and not less than 33% coniferous	6 deciduous trees (min.) 8 coniferous trees (min.)	15 deciduous trees (65%) 8 coniferous trees (35%)

--- ROOT BARRIER, REFER TO SPECIFICATIONS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS

--- STEEL EDGING, REFER TO DETAILS, SPECIFICATIONS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS

CODE COMPLIANCE NOTE:
THE TWENTY-THREE (23) PROPOSED TREES ARE COMPLIANT WITH THE QUANTITY OF TREES REQUIRED FOR THE PROPOSED FUTURE DEVELOPMENT. NO ADDITIONAL TREES SHALL BE REQUIRED WHEN PERMITTING THE 2ND PHASE OF THE PROJECT.

PLANT IDENTIFICATION KEY



CASCADE LANDSCAPE ARCHITECTURE
801 S. HWY 183,
UNIT 2056,
LEANDER, TX 78641

PROPERTIES OF SW METRO, LLC
401 N. 2ND STREET, UNIT 323
MINNEAPOLIS, MN 55401

839 VISTA BLVD.
WACONIA, MN 55387

SUMMARY

DESIGNED: AES DRAWN: AES
REVIEWED: JRS INITIAL ISSUE: 02-03-22
PHASE: CITY SUBMITTAL

REVISION HISTORY		
#	DATE	DESCRIPTION

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

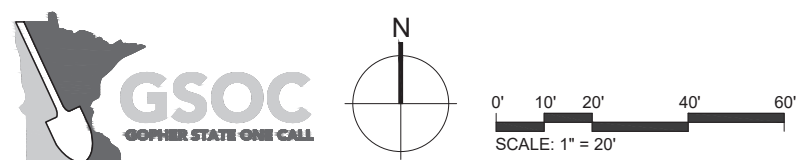
NOT FOR CONSTRUCTION
JOSEPH STARBUCK

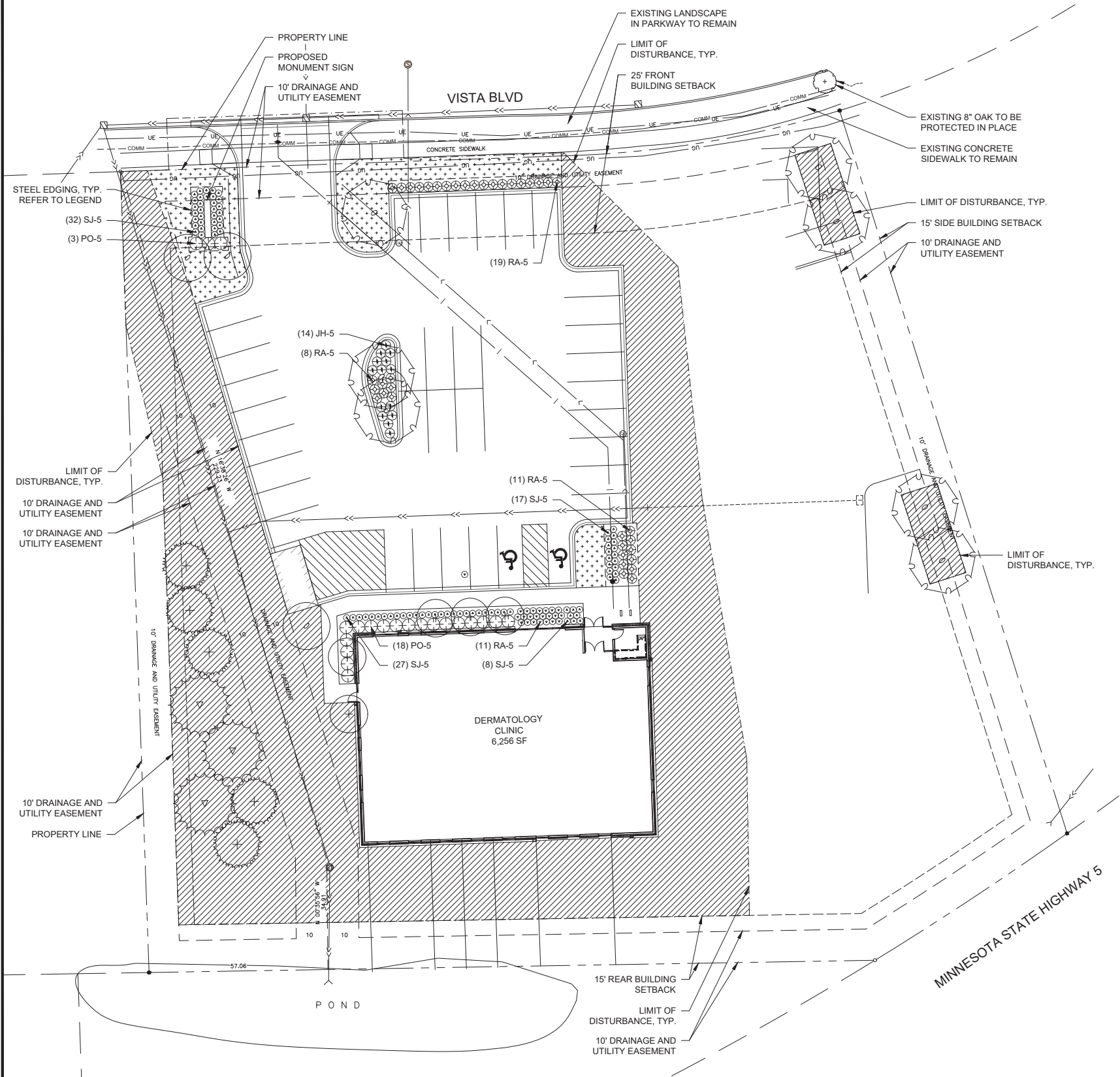
DATE: 02.03.2022 REG. NO. 58982

TREE
PLANTING PLAN

CASCADE-LA PROJECT NO: 22001

L1.0





PLANTING LEGEND

SHADE & ORNAMENTAL TREES					
SYMBOL	KEY	PLANT NAME	QTY.	SIZE	SPACING
	AG	Autumn Brilliance Serviceberry <i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	3	varies per plans	as shown on plans
	BP	Dakota Pinnacle Birch <i>Betula platyphylla 'Fargo'</i>	5	2.5" caliper	as shown on plans
	TC	Little Leaf Linden <i>Tilia cordata</i>	7	2.5" caliper	as shown on plans

EVERGREEN TREES

SYMBOL	KEY	PLANT NAME	QTY.	SIZE	SPACING
	PA	Norway Spruce <i>Picea abies</i>	3	6' ht. min.	as shown on plans
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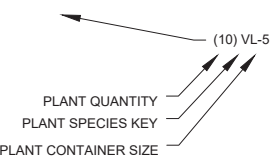
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- STEEL EDGING, REFER TO DETAILS, SPECIFICATIONS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS

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PLANT IDENTIFICATION KEY



SUMMARY

DESIGNED: AES DRAWN: AES
REVIEWED: JRS INITIAL ISSUE: 02-03-22
PHASE: CITY SUBMITTAL

REVISION HISTORY

#	DATE	DESCRIPTION

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

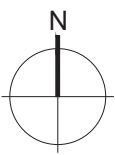
NOT FOR CONSTRUCTION

JOSEPH STARBUCK

DATE: 02.03.2022 REG. NO. 58982

SHRUB AND
GROUND COVER
PLANTING PLAN

CASCADE-LA PROJECT NO: 22001





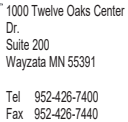
1. OWNER FURNISHED EQUIPMENT SUPPLIERS ARE TO COORDINATE FINAL LOCATION OF EQUIPMENT AND INSTALLATION WITH THE OWNER.
2. ELECTRICAL CONTRACTOR & CABLE CONTRACTOR ARE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED TO WALLS, FINISHES, CEILINGS ETC. IN THE COURSE OF THEIR CONSTRUCTION. IF CONTRACTORS BEGIN WORK IN AN AREA WITH EXISTING DAMAGE THEY ARE TO IMMEDIATELY NOTIFY THE OWNER OR ASSUME RESPONSIBILITY OF SUCH DAMAGE.
3. SHADING INDICATES AREA THAT IS NOT INCLUDED IN THE SCOPE OF WORK.

TAG	KEYNOTE
1	IN GROUND STAINLESS STEEL BIKE RACK - "ROUND RACK" BY DERO OR EQUIVALENT.
2	-

PROJECT TO CONSIST OF A 6,440 SF SINGLE STORY BUILDING. THE BUILDING WILL HOUSE A MEDICAL CLINIC WITH APPROXIMATELY 13 EMPLOYEES.



PROJECT NAME



REGISTRATION

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

[illegible]

ISSUE RECORD

DRAWING INFORMATION

PROJECT NUMBER: 21076

DRAWN BY: AA

CHECKED BY: SP

DATE: 02/03/2022

COMPUTER DIRECTORY:

Path

SHEET DESCRIPTION

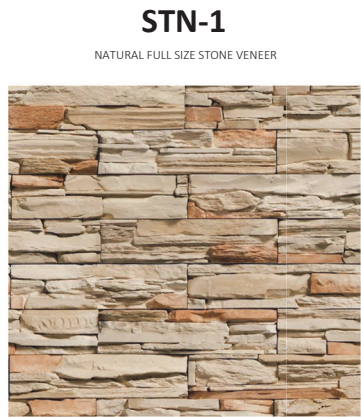
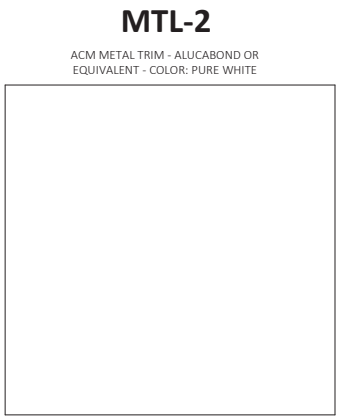
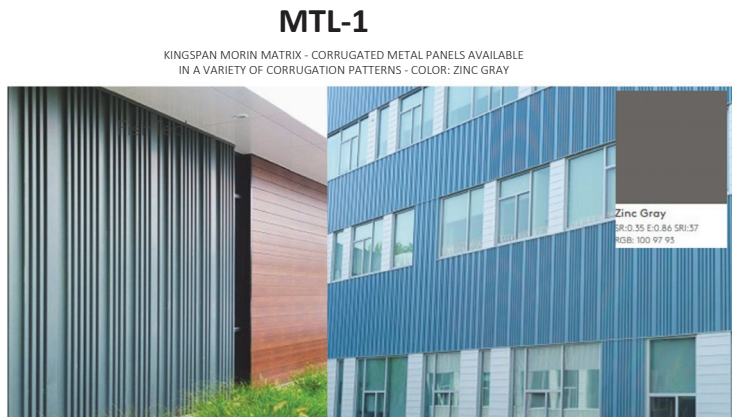
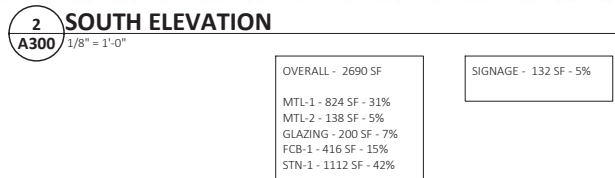
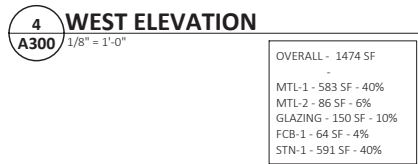
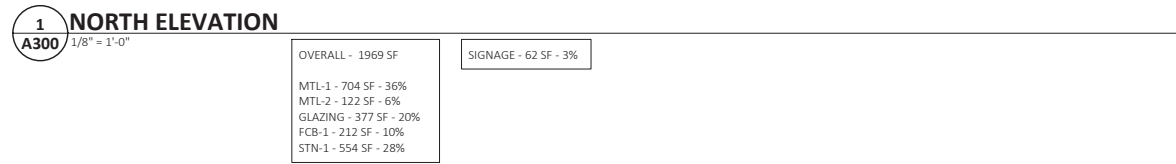
FLOOR PLAN - FIRST LEVEL

PHASE

CITY SUBMITTAL



A201





VIEW OF BUILDING FRONT (NORTH)



EASTERN NEIGHBORING BUILDING - LADYBUG CHILD CARE CENTER



WESTERN NEIGHBORING BUILDING - KWIK TRIP

PROPERTIES OF SOUTHWEST METRO, LLC

**839 VISTA BLVD.
WACONIA, MINNESOTA
55387**

ARCHITECT

MH

MOHAGEN HANSEN
Architecture | Interiors

1000 Twelve Oaks Center
Dr.
Suite 200
Wayzata MN 55391

Tel 952-426-7400
Fax 952-426-7440

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[illegible]

PROJECT NUMBER: 21076

DRAWN BY: AA

CHECKED BY: SP

DATE: 02/03/2022

COMPUTER DIRECTORY:

Path

EXTERIOR RENDER

CITY SUBMITTAL

A1001



VIEW FROM BUILDING BACK (SOUTH)



VIEW FROM HIGHWAY 5



VIEW FROM MAIN STREET

PROPERTIES OF SOUTHWEST METRO, LLC

**839 VISTA BLVD.
WACONIA, MINNESOTA
55387**

PROJECT NAME

ARCHITECT



1000 Twelve Oaks Center
Dr.
Suite 200
Wayzata MN 55391

Tel 952-426-7400
Fax 952-426-7440

REGISTRATION

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[illegible]

ISSUE RECORD

DRAWING INFORMATION

PROJECT NUMBER: 21076

DRAWN BY: AA

CHECKED BY: SP

DATE: 02/03/2022

COMPUTER DIRECTORY:

Path

SHEET DESCRIPTION

EXTERIOR RENDER

PHASE

CITY SUBMITTAL

A1002

Darabi Dermatology Review #1

February 23, 2022

This review is based on the plans dated 2/3/2022.

General Comments

1. The applicant will be required to obtain the following permits. A copy of any approvals or permits required should be submitted conditional to Final Site Plan approval.
 - a. Carver County Watershed Management Organization (CCWMO) approval and permitting for erosion control and stormwater management.
 - b. General Construction Permit for Stormwater associated with Construction Activity (NPDES). A Storm Water Pollution Prevention Plan (SWPPP) must be submitted for review to ensure compliance with NPDES Permit requirements. For specific requirements, refer to the following link: <https://www.pca.state.mn.us/sites/default/files/wq-strm2-68a.pdf>.
 - c. If the retaining wall is 4.0 feet or higher, a City building permit and certified retaining wall plans signed by a professional engineer will be required.
2. Stormwater management for the site to meet City requirements is provided by regional facilities constructed with the original Legacy Village Development. However, additional requirements may be necessary to meet current CCWMO rules.
3. Work within public right-of-way and connections to watermain must be coordinated with the Waconia Public Services Department. Contractor must provide a minimum 48-hour notice prior to any work being performed. Notes should be revised accordingly.
4. All construction equipment must be parked on site. Clear drive lanes must be maintained on Vista Blvd at all times.
5. The pavement section detail needs to be updated with bituminous thicknesses and mix types. Due to the heavy clay soils in this area, a recommended minimum pavement section includes 4.0 inches of bituminous with 8.0 inches of aggregate base.
6. A 15-foot wide drainage and utility easement shall be provided over the hydrant and over the main from the hydrant to Vista Blvd.
7. Record drawings must be submitted upon completion of the project. Two hard copies and an electronic copy are required.
8. The revised / final plans shall be signed by an engineer licensed in Minnesota.

Site Plan

9. Connection to Vista Blvd shall be coordinated with the City. Extents of removals and beginning of curb locations should be verified in the field with the City prior to any work. Notes should be revised accordingly.
10. A concrete driveway apron shall be provided at the entrance to the back of the sidewalk, similarly to the concrete driveway apron on the apartment building driveway to the east.

11. The City will order and install the stop sign for the exit and invoice the applicant for time and materials.
12. All off-street parking spaces shall be no less than 9 feet in width and 20 feet in length, exclusive of access drives. All parking spaces shall be clearly marked. Minimum aisle width will be dependent upon the angle of the parking stall: 90 degree angle = 24 feet aisle width; 60 degree angle = 18 feet aisle width; 45 degree angle = 13 feet aisle width; 30 degree angle = 10 feet aisle width.
13. Rear yard structure minimum setback is 20 ft. not 15 ft. as noted on the Site Plan C300

Grading and Erosion Control Plan

14. Perimeter erosion control measures should be installed by the contractor and inspected by the City prior to any other work. Contractor must provide 24-hour notice prior to inspection. Notes should be revised accordingly.

Utility Plan

15. Sanitary sewer, watermain and storm sewer pipe materials shall be indicated on the plan.
16. To maintain cleaning velocity the slope of the sanitary sewer pipe shall be increased to a minimum of 1.0% (2.0% preferred). If additional depth is needed at the building requiring flatter grades, the sewer pipe between the proposed manholes can also be increased to 8-inch diameter.
17. A hydrant is required near the building, preferably in the green space near the front entrance.
18. Hydrants must be Waterous Improved Pacer Style, Model WB-67, with safety flange and stem coupling, or approved equal. Notes should be revised accordingly.
19. All exposed gate valve bolts shall be 304 stainless steel, and all watermain bolts shall be "Cor Blue T-Bolts" or approved equal. Notes should be revised accordingly.
20. All hydrant leads shall be DIP watermain pipe and wrapped with polyethylene encasement material. All DIP watermains shall also be wrapped with polyethylene encasement material.
21. The locations of hydrants, valves, and site fire suppression facilities shall be reviewed and approved by the Fire Chief and the Public Services Department prior to final approval.
22. Due to the heavy clay soils, it is recommended to install 50 feet of perforated daintile behind the curb out of all low point catchbasins.



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: March 3, 2022

Item Name: DESIGN REVIEW- 125 1st Street West

Originating Department: Community Development

Presented by: Lane Braaten

Previous Council Action (if any):

Item Type (X only one):	Consent		Regular Session	X	Discussion Session	
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RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED *(Include motion in proper format.)*

Provide recommendation to the City Council regarding Design Review for the proposed restaurant at 125 1st Street West.

EXPLANATION OF AGENDA ITEM *(Include a description of background, benefits, and recommendations.)*

BACKGROUND

Applicant: Bria James

Owner: JD Rentals LLP

Addresses: 125 1st Street West

PIDs#: 750501400

Zoning: B-3, Central Business District

Design District: Downtown District

REQUEST

The applicant, Bria James, on behalf of the property owner JD Rentals LLP, has submitted a Design Review application for the property located at 125 1st Street West. The applicant is proposing to remodel the existing building into a restaurant. The project includes interior improvements and updates to the façade of the building.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 – District Regulations, Subd. 2.H – B-3, Central Business District
2. Section 900.06 – Supplementary Regulations, Subd. 9 – Architectural Design Standards
3. Section 900.10 – Sign Regulations
4. Section 900.12 - Administration, Enforcement and Procedures
 - Subdivision 10. – Site Plan Review

ZONING

The property is zoned B-3, Central Business District. Restaurants are a permitted use in the B-3 zoning district.

DESIGN REVIEW – DOWNTOWN DISTRICT

City Ordinance requires Design Review with the understanding that “the visual character and historic resources of the City are important attributes of its quality of life. New development can have substantial impacts on this visual and historic character.” City Ordinance requires Design Review to be conducted as part of the Site Plan Review process.

The Planning Commission and City Council should review the application based on the Downtown District Standards included below and determine if any plan revisions are necessary.

Building Context and Character

General Objective: The new development should relate to the original design of surrounding storefront buildings in scale and character. This can be achieved by maintaining similar setbacks, building height and proportions, cornice lines, horizontal lines of windows and openings, and compatible building materials and colors. Many of

these topics are discussed in detail later in this section.

Architectural Style

Objective: To encourage creativity and diversity within a defined framework.

Standard: No single architectural style or styles are required. The Design Vocabulary is intended to guide in the selection of an overall style or stylistic elements. The contemporary adaptation of elements of historic commercial architectural styles found in downtown Waconia, including Italianate, Neoclassical and Early Twentieth Century Commercial, is encouraged. Where used, such elements should be based upon, and consistent with, an architectural inventory of the existing downtown district. Stylistic details characteristic of other regions of the United States are discouraged. Combining of elements from disparate architectural styles or periods in a single building is discouraged.

Build-To Line

Objective: To maintain a consistent street edge, in keeping with traditional downtown character.

Standard: Buildings shall meet the established building façade line on the block where they are located for at least 65 percent of the length of their front façade. On most downtown blocks, this is the edge of the sidewalk. For corner buildings, this requirement applies to each façade that fronts a public street. The remaining 35 percent of the façade may be set back up to 12 feet to emphasize entries or create outdoor seating and gathering areas.

Building Width and Façade Articulation

Objective: To avoid long building facades with a monolithic or monotonous appearance. To divide longer buildings into modules which reflect proportions similar to traditional buildings.

Standard: A building width of 40 feet or less is encouraged. Buildings of more than 40 feet in width shall be divided into smaller increments (between 20 and 40 feet) through articulation of the façade. This can be achieved through combinations of the following techniques, and others that may meet the objective:

- Façade modulation -- stepping back or extending forward a portion of the façade
- Vertical divisions using different textures or materials (although materials should be drawn from a common palette)
 - Division into storefronts, with separate display windows and entrances
 - Variation in roof lines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval
 - Arcades, awnings, window bays, arched windows and balconies at intervals equal to the articulation interval
 - Providing a lighting fixture, trellis, tree, or other landscape feature with each interval.

Ground Level Expression

Objective: To employ building proportions consistent with those of traditional storefronts and to emphasize the importance of the ground floor as the primary retail or service area.

Standard: The ground level of any multi-story structure must be visually distinct from the upper stories. This can be achieved through the use of one or more of the following techniques, and others that may meet the objective (see Figure 6).

- An intermediate cornice line
- A sign band
- An awning, arcade or portico
- A change in building materials, texture or detailing
- A change in window shape or treatment.

Roof Design

Objective: To encourage a variety of roof lines that respond to the existing built environment. To ensure adequate screening of rooftop equipment.

Standard: Flat or pitched roofs, or combinations of these, may be used. Pitched roofs should have a minimum roof pitch of 1 foot of rise to 4 feet of run. Flat roofs should be defined with an ornamental parapet or cornice. Average parapet height shall not exceed 15 percent of the height of the supporting wall and maximum parapet height at any point shall not exceed one-third the height of the supporting wall.

All rooftop equipment shall be screened from view from adjacent streets, public rights-of-way and adjacent properties. Preferably, rooftop equipment should be screened by the building parapet, provided that the parapet does not exceed building height limits.

Rooftop equipment may also be screened by a smaller accent roof or enclosure. This structure shall be set back a distance of 1-1/2 times its height from any primary façade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials.

Ground-Floor Windows

Objective: To provide continuity with older existing "main street" retail shop windows and to enhance security by providing views into and out of buildings.

Standard: Windows and doors must comprise at least 50 percent of the length and at least 30 percent of the area of any ground floor façade facing a public street. Windows and doors must comprise at least 10 percent of the ground level side or rear façade facing a public right-of-way, parking area or open space. Qualifying windows or doors shall be transparent, allowing views into and out of the interior, or may include display windows set into the wall. Reflective glass is not permitted.

Entries

Objective: To establish the visual importance of the primary street entrance, and to ensure that entries contribute to the visual attractiveness of the building and are readily visible to the customer.

Standard: The main entrance should always face the primary street, with the secondary entrances to the side or rear. In the case of a corner building or a building abutting more than one street, the Planning Commission will determine which street should be considered "primary" based on visibility and access patterns. The main entrance should be placed at sidewalk grade. Entries shall be designed with one or more of the following:

- Canopy, portico, overhang, arcade or arch above the entrance
- Recesses or projections in the building façade surrounding the entrance
- Peaked roof or raised parapet over the door
- Display windows surrounding the entrance
- Architectural detailing such as tile work or ornamental moldings
- Permanent planters or window boxes for landscaping

Architectural Details

Objective: To encourage the use and restoration of traditional architectural details.

Standard: Traditional buildings in downtown Waconia feature architectural details such as cornices, arched windows, decorative brickwork (banding, cornice) transom and display windows, porticos, and awnings over entries. The adaptation of such details to new infill buildings, and their restoration in existing buildings, is encouraged but not required.

Restoration of Traditional Storefronts and Other Downtown Buildings

Objective: Encourage sensitive and appropriate restoration of storefronts and other traditional downtown buildings.

Standard: It is understood that appropriate restoration of traditional storefronts and other historically significant or important commercial buildings involves many issues, including costs and choice of materials. A list of sources is provided as an appendix to this ordinance to guide property owners in the restoration of such buildings.

Building Materials

Objective: To ensure that high-quality, authentic materials typical of traditional downtown buildings are used within the downtown.

Standards: Buildings should be constructed of high-quality materials, including the following:

- Brick
- Natural stone
- Wood, consisting of horizontal lap siding with an exposure no greater than 5 inches or wood shakes; surfaces must be painted
- Precast concrete units and concrete block, provided that surfaces are molded, serrated or treated with a

textured material in order to give the wall surface a three-dimensional character

- Stucco
- Jumbo brick may be used on up to 25 percent of any façade, provided that it is used only on the lower third of the building wall.

Prohibited Materials:

- Unadorned plain or painted concrete block
- Tilt-up concrete panels
- Pre-fabricated steel or sheet metal panels
- Reflective glass
- Aluminum, vinyl, fiberglass, asphalt or fiberboard siding
- Pole buildings
- EIFS (exterior insulating finish system) may be used as an accent but not a primary material

Accent materials may be used on up to 15% of the building's façade. These may include metal, glass block, spandrel glass or similar materials as approved by the Planning Commission.

Other Materials. The Planning Commission may also approve other materials that the Planning Commission, in its discretion, determines are compatible with any permitted materials if it finds that: 1) the quality and appearance of the proposed materials is consistent with the standard that has been set within the Downtown District; and 2) the use of these materials will not have a detrimental effect upon adjacent property values or property values within the City.

Side and Rear Elevations

Objective: To ensure continuity of materials and façade treatments on all visible facades.

Standard: All building facades visible from a public street or walkway shall employ materials and design features similar to those of the front façade.

Building Colors

Objective: To ensure that building colors are aesthetically pleasing and compatible with surrounding buildings.

Standard: Building colors shall consist of subtle, neutral, or muted colors, with low reflectance. Recommended colors include browns, grays, tans (including the typical "Chaska brick" used in Waconia), beiges, and dark or muted greens, blues and reds. No more than two principal colors may be used on a façade. Bright, white or primary colors should be used only as accents, occupying a maximum of 10 percent of building facades. This standard does not apply to murals or other approved public art.

Signs

Objective: Signs should be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs should be an integral part of the building and site design.

Regulations: Regulations for signs in the Downtown District shall be as set forth in Section 900.10 of this Code.

Design standards:

- Signs should be positioned so they are an integral design feature of the building, and to complement and enhance the building's architectural features. Signs should not obscure or destroy architectural details such as stone arches, glass transom panels, or decorative brickwork. Signs may be placed:
 - o In the horizontal lintel above the storefront windows;
 - o Within window glass, provided that no more than 25 percent of the window is obscured;
 - o Projecting from the building;
 - o As part of an awning;
 - o In areas where signs were historically attached.
- Shape. Wall signs should generally be rectangular. In most cases, the edges of signs shall include a raised border that sets the sign apart from the building. Individual raised letters set onto the sign area surface are also preferred.
- Colors. Sign colors shall be compatible with the building façade to which the sign is attached. No more than three colors should be used per sign unless part of an illustration. To ensure the legibility of the sign, a high

degree of contrast between the background and letters is preferred. A combination of soft/neutral shades and dark/rich shades (see Building Colors standard) are encouraged.

- **Materials.** Sign materials should be consistent or compatible with the original construction materials and architectural style of the building façade on which they are to be displayed. Natural materials such as wood and metal are more appropriate than plastic. Neon signs may be appropriate for windows.
- **Illumination.** External illumination of signs is permitted by incandescent, metal halide or fluorescent light that emits a continuous white light. Light shall not shine directly onto the ground or adjacent buildings. Neon signs are permitted. Internally lit box signs and awnings are not permitted, with the exception of theater marquees. Variable electronic message signs are not permitted, with the exception of existing time/temperature signs.

Placement and Screening of Equipment and Loading Areas

Objective: Ensure that equipment and loading docks are not visible from public streets or pedestrian ways.

Standard: If an outdoor storage, service or loading area faces adjacent residential uses or a public street or walkway, it shall be screened by a decorative fence, wall or screen of plant material at least 6 feet in height. Fences and walls shall be architecturally compatible with the primary structure. Loading docks or doors should be located on a side or rear elevation.

Parking

Objective: Ensure that buildings, rather than parking lots, dominate the appearance of the downtown streetscape.

Standard: When off-street parking is provided, it shall be located to the side or rear of the primary building, not between the building and the street. Sites with more than 10 off-street surface parking spaces shall meet the Highway District requirements for parking lot screening and landscaping.

Lighting

Objective: To ensure that lighting levels are not excessively bright and that light standards are compatible with overall site design.

Standard: Exterior lighting should be the minimum necessary for safety and security. Lighting should be designed to coordinate with building architecture and landscaping. Building-mounted fixtures should be compatible with the building facades. Overall lighting levels should be consistent with the character and intensity of the surrounding area. All light fixtures shall be shielded or other directed to ensure that light is not directed onto adjacent properties.

Streetscape Elements

Any streetscape elements included within a development site, including lighting, seating, planters, trees or shrubs, trash receptacles and similar elements, shall be compatible with the City's streetscape improvements to the downtown district. City staff can provide guidance on public streetscape elements.

DESIGN REVIEW ANALYSIS AND STAFF REVIEW COMMENTS:

1. The proposed improvements appear to conform to the applicable design standards. The Planning Commission should discuss if any of the afore-mentioned standards require revisions to the application.
2. The improvements include painting the brick and the stucco gray, removal of the existing false front, and installation of a horizontal wood siding material. One elevation shows vertical siding which is not allowed in the downtown district, but the applicant has provided an additional image with horizontal wood siding, and this is the option they are planning for with improvement of the front façade, which conforms to City Code.
3. The improvement also includes additional windows/glazing along the front façade, which is a drastic improvement from the existing condition and the installation of a black or dark bronze awning which is consistent with the entry and architectural details section of the design standards.
4. The proposed signage requires some modification to be compliant with City Code requirements. City Code allows one wall sign per building face not to exceed 10% of said building face. The front façade indicates two signs, which requires revision, as does the east side of the building. The sign details provided appear to be consistent with location, color, etc. The final sign plan shall be reviewed and approved by staff upon submittal of a sign permit application.

5. Any recommendation of approval should require the trash enclosure building materials and details to be provided for review and approval prior to work commencing on site.
6. The application does not include any details regarding outdoor equipment. Any future outdoor or rooftop mechanical requires screening.
7. Based on a review of aerial imagery it appears the rear parking lot striping is deteriorating. Some consideration for restriping the parking area should be made to insure the existing parking functions properly.
8. The rear elevation indicates a rear parking lot flood light and an additional light on the east side of the building. The exterior lighting should be the minimum necessary for safety and security. All light fixtures should be shielded or other directed to ensure that light is not directed onto adjacent properties.
9. The plan identifies outdoor seating. If installed the outdoor seating should be consistent with the seating being installed throughout the downtown for consistency in streetscape elements.

CONCLUSION / RECOMMENDATION

The Planning Commission should review the pertinent information and make a recommendation to the City Council regarding the Design Review application for the remodeling and renovation of 125 1st Street West. This item will be forwarded to the City Council for review at their upcoming meeting scheduled for March 21st, 2022.

If the Planning Commission chooses to recommend approval of the Design Review application, staff has included the following conditions for consideration:

1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.
4. The signage shall be revised consistent with the design standards and Section 900.10 of the City Code. The signage shall require a sign permit from the City prior to ordering or installation.
5. Any rooftop mechanical equipment visible from the street or alley will be required be screened from view by an accent enclosure consistent with the design of the building.
6. All trash and trash handling equipment to be stored within the proposed trash enclosure, the enclosure shall be constructed of the same building material as the principal structure or similar materials matching the existing structure. Final enclosure details shall be reviewed by City staff prior to construction and installation.
7. The light fixture details shall be provided to City staff for review and approval prior to installation to ensure compliance with City Code.
8. Outdoor seating should be consistent with the seating being installed throughout the downtown for consistency in streetscape elements.
9. The applicant shall contact the City Planning Department for a final site inspection when all conditions of approval regarding this application have been completed.

Attachments:

1. [Location Map.pdf](#)
2. [Existing Conditions.pdf](#)
3. [Proposed Improvements.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

- ☐ Budgeted
- ☐ Non Budgeted
- ☐ Amendment Required

ADVISORY BOARD RECOMMENDATIONS:

Planning Commission

Parks and Recreation Board

Safari Island Advisory Board

Other

LOCATION MAP—125 FIRST STREET WEST





Current front facade







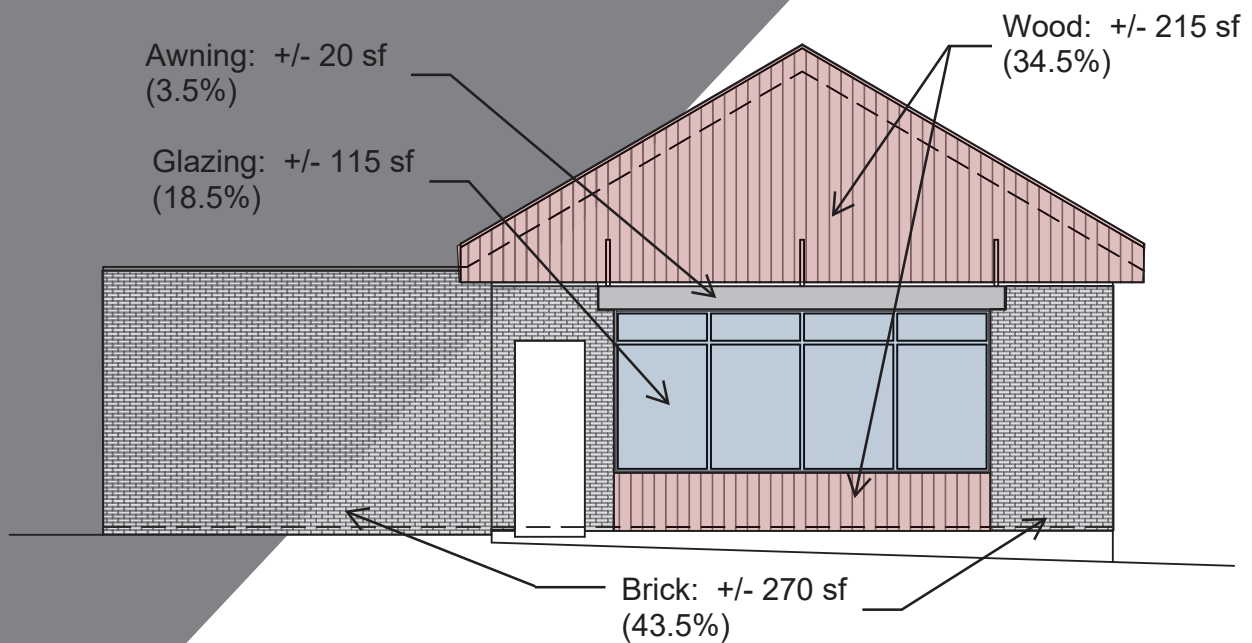
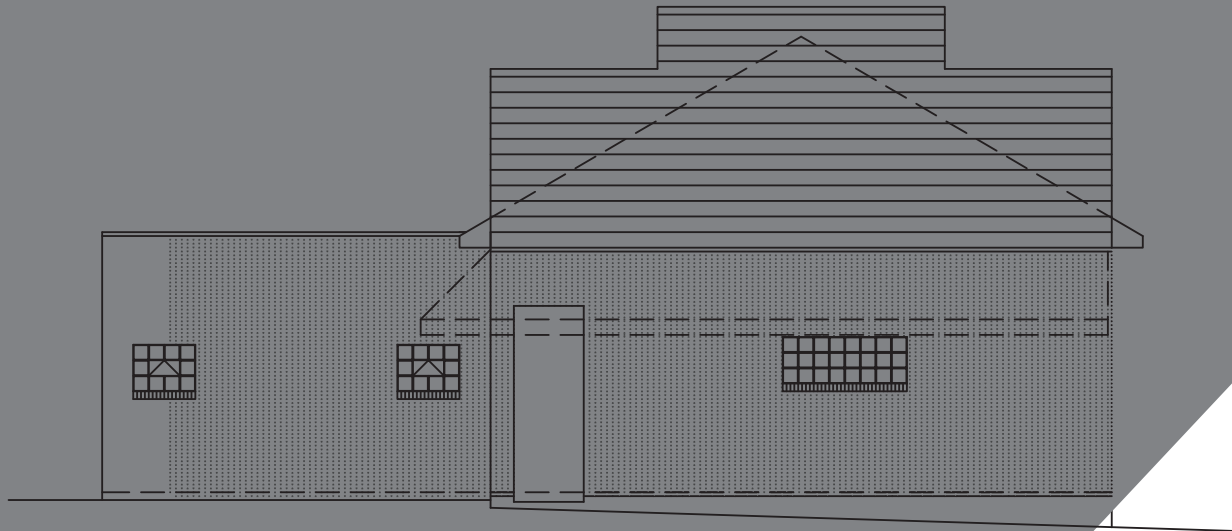


**EXAMPLE
PROPOSED
HORIZONTAL
WOOD SIDING
MATERIAL**

AA

 longboardproducts.com





Bode Gray's - Proposed Street Facade

Scale: 3/16" = 1'-0"



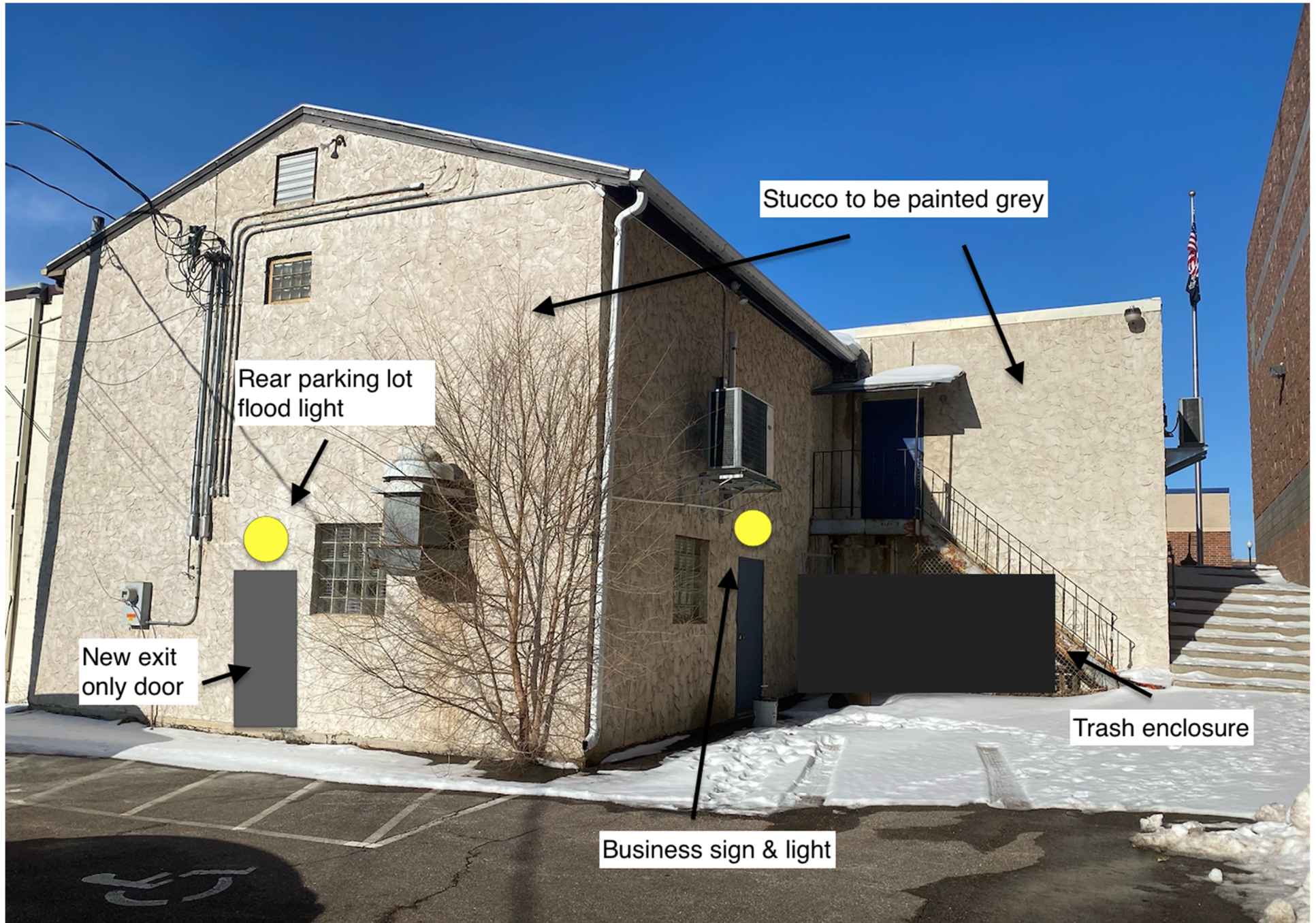
Bode Gray's - 125 1st Street West
Waconia, MN

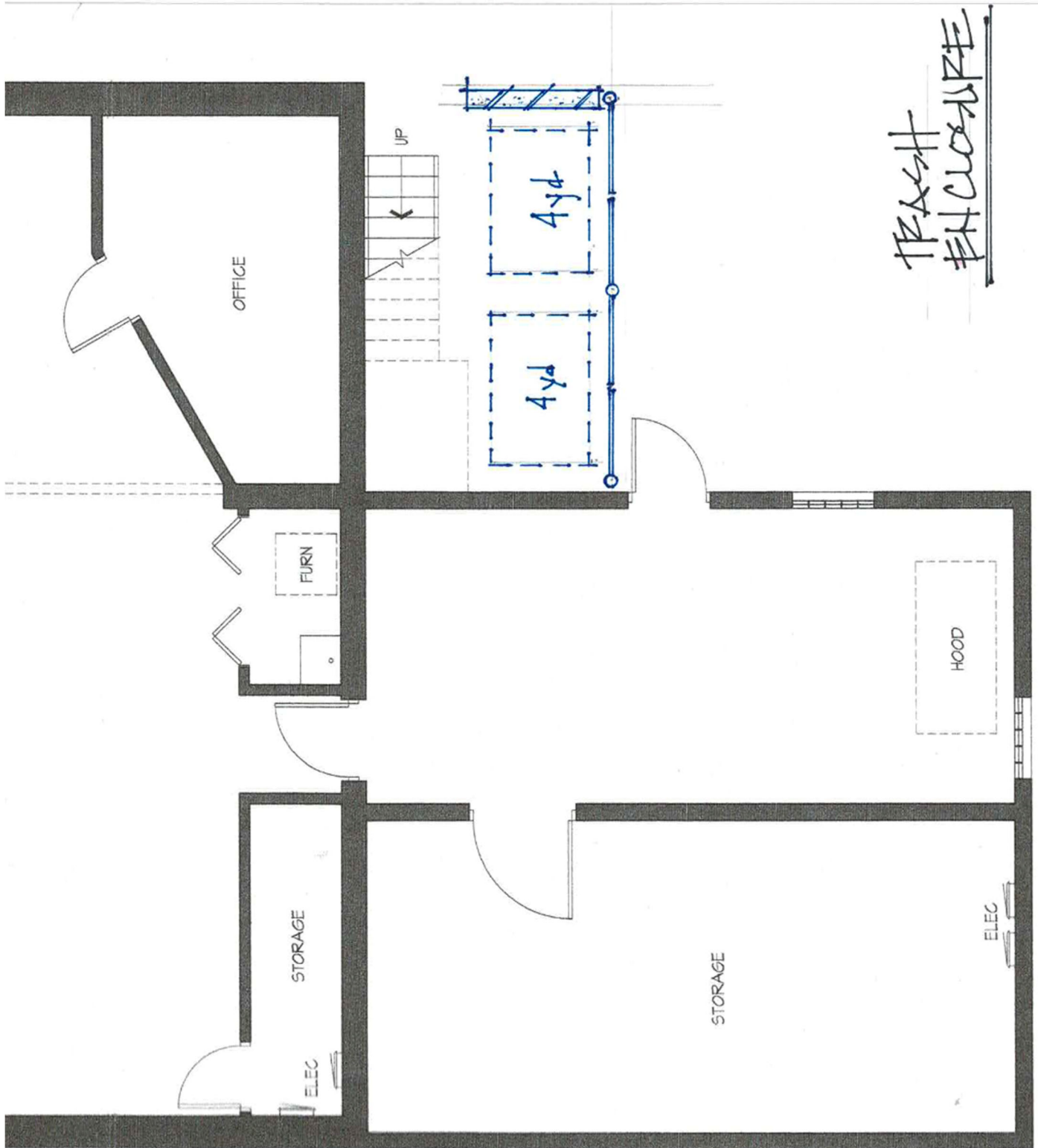




Stucco painted grey









REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		March 3, 2022					
Item Name:		PUBLIC HEARING - Comprehensive Plan Amendment for 1330 Waconia Parkway South, 10250 10th Street East & 10350 102nd Street					
Originating Department:		Community Development					
Presented by:		Lane Braaten					
Previous Council Action (if any):							
Item Type (X only one):	Consent		Regular Session	X	Discussion Session		
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>							
Open Public Hearing Motion to close the public hearing. Motion recommending either approval or denial of the proposed Comprehensive Plan Amendment for 1330 Waconia Parkway South, 10250 10th Street East and 10350 102nd Street.							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
The City of Waconia 2040 Comprehensive Plan currently guides the subject parcels as Low Density Residential, Medium Density Residential and Industrial. The proposed comprehensive plan amendment is a procedural issue required by the Metropolitan Council and there are no substantive changes to the 2040 Plan. The amendment is only required in order to show the change in the boundary of the City and that the desired land use is now the official guidance for the subject properties.							
<u>PUBLIC NOTICE/COMMENT</u>							
The notice was published in the WACONIA PATRIOT on February 17th, 2022 and posted at Waconia City Hall. Individual notices were mailed to all property owners within 350 feet of the subject parcel. There have been no public hearing comments received to date.							
<u>CONCLUSION / RECOMMENDATION</u>							
The Planning Commission should take all public comment and make a recommendation to the City Council regarding the Comprehensive Plan Amendment. Upon recommendation by the Planning Commission this item will be forwarded to the City Council for review at their upcoming meeting scheduled for March 21st, 2022.							
<u>Attachments:</u>							
1. Public Hearing Notice.pdf 2. Location Maps.pdf							
FINANCIAL IMPLICATIONS:				ADVISORY BOARD RECOMMENDATIONS:			
Funding Sources & Uses:							
Budget Information:				Planning Commission			
_____ Budgeted				Parks and Recreation Board			
_____ Non Budgeted				Safari Island Advisory Board			
_____ Amendment Required				Other			

CITY OF WACONIA, MN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Waconia, MN, will hold a public hearing on March 3rd, 2022 at 6:30 p.m., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider a Comprehensive Plan Amendment for the properties located at 1330 Waconia Parkway South, 10250 10th Street East, and 10350 102nd Street and described as follows:

PID #s 090220100, 090240610, & 090250300, CARVER COUNTY, MN

The City of Waconia 2040 Comprehensive Plan currently guides the subject parcels as Low Density Residential, Industrial and Medium Density Residential. The proposed comprehensive plan amendment is a procedural issue required by the Metropolitan Council and there are no substantial changes to the 2040 Plan. The amendment is only required in order to show the change in the boundary of the City and that the desired land use is now the official guidance for the subject properties.

Pertinent information pertaining to this request is available at the City Hall. Interested persons may submit written or oral comments pertaining to this matter any time prior to the hearing, or at the hearing on March 3rd, 2022. Written comments will be distributed to the Planning Commission for review and consideration. Please submit written comments by mail, email or in person as follows:

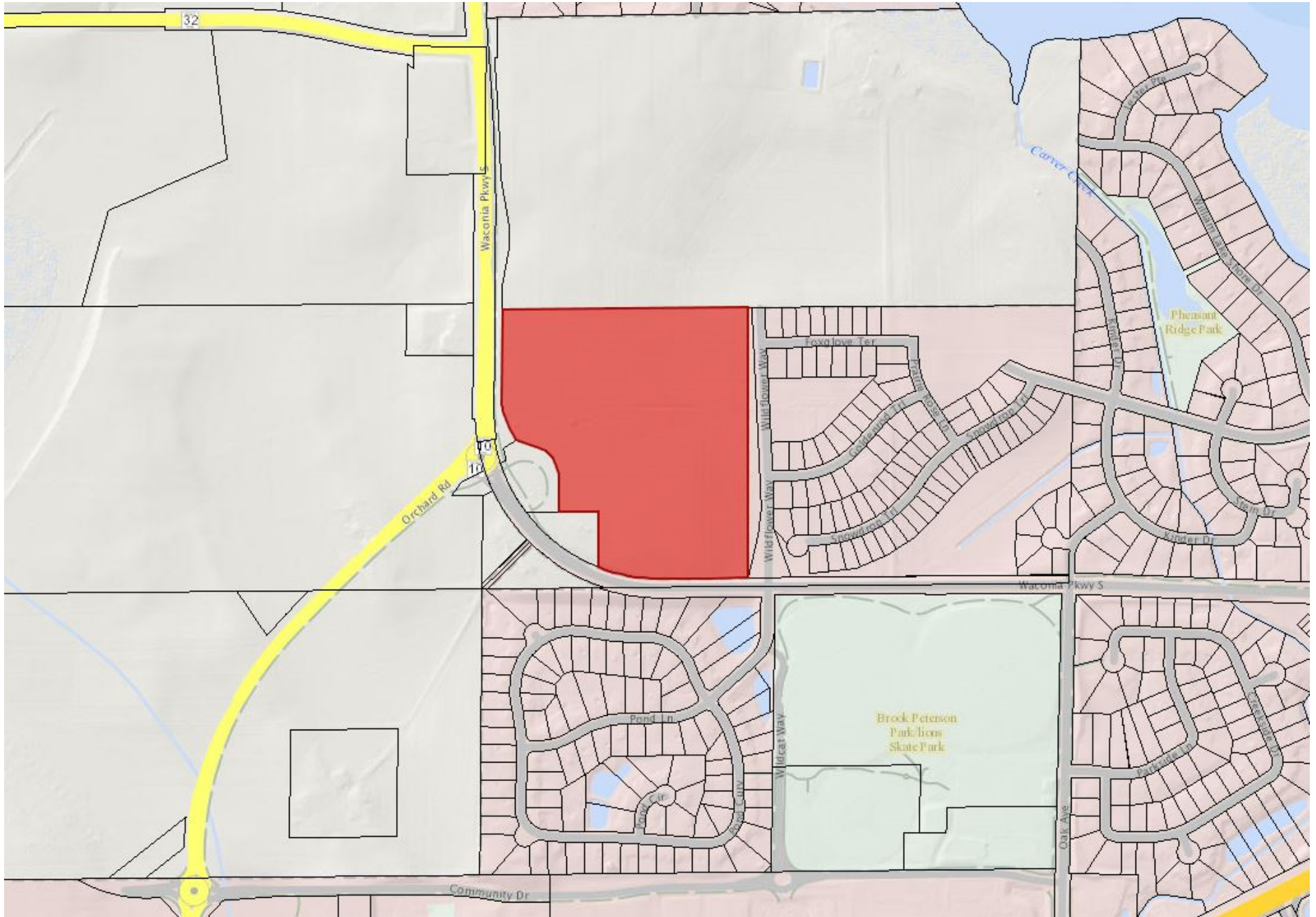
Mail/in person: Attention: Lane L. Braaten, 201 South Vine Street, Waconia, MN 55387
Email: lbraaten@waconia.org

By: WACONIA PLANNING COMMISSION

ATTEST: Lane L. Braaten, Community Development Director

(Published in the Waconia Patriot on February 17th, 2022)

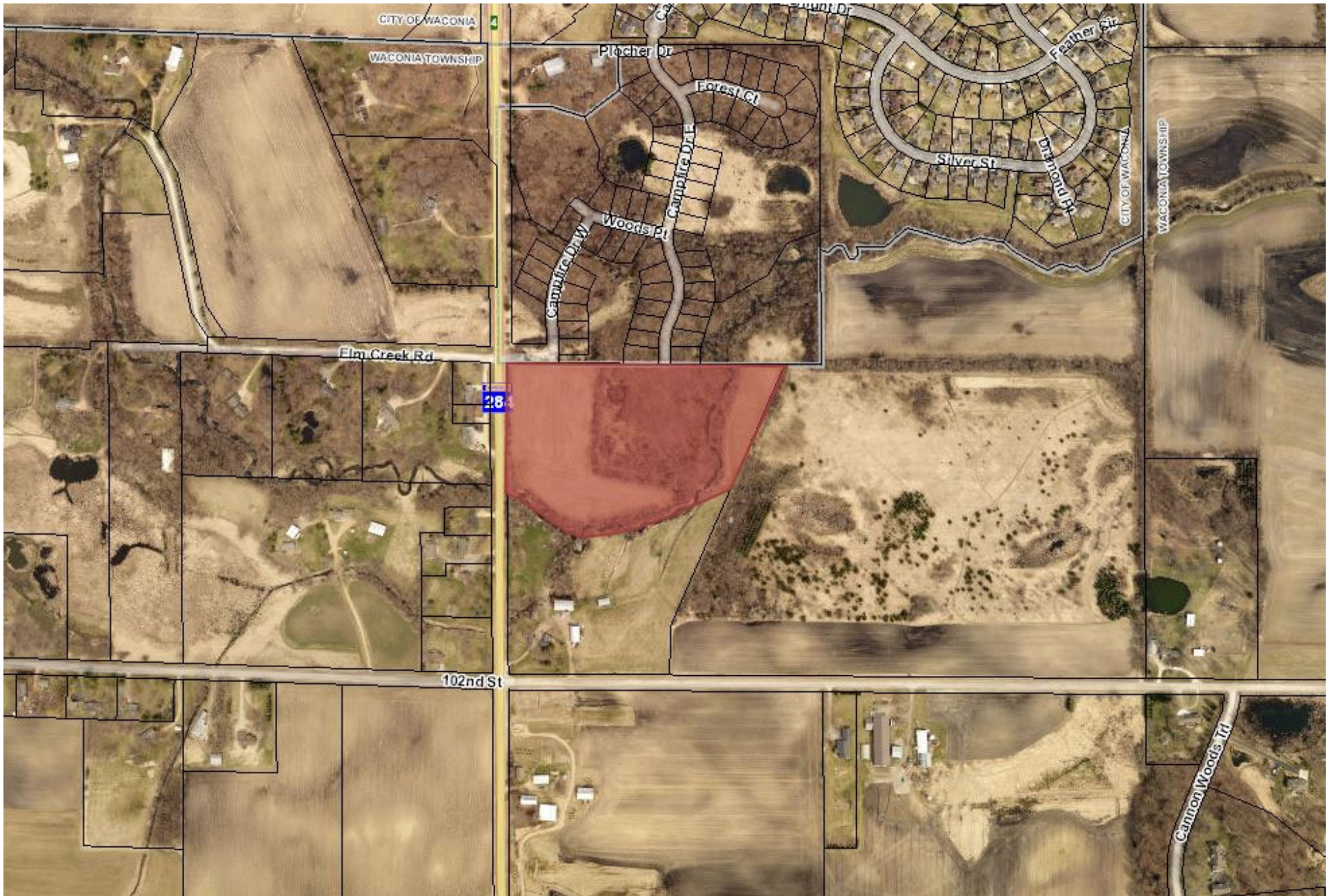
LOCATION MAP—1330 WACONIA PARKWAY SOUTH



LOCATION MAP—10250 10TH STREET EAST



LOCATION MAP—10350 102ND STREET





REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		March 3, 2022					
Item Name:		PUBLIC HEARING - Ordinance Amendment – Multi-Family Off-Street Parking Requirements					
Originating Department:		Community Development					
Presented by:		Lane Braaten					
Previous Council Action (if any):							
Item Type (X only one):	Consent		Regular Session	X	Discussion Session		
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>							
Open the Public Hearing							
Motion to close the Public Hearing							
Provide a recommendation to the City Council regarding the proposed amendment to the multi-family off-street parking requirements.							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
The City Council, upon review of the proposed apartment building at 601 Industrial Blvd. West, requested the Planning Commission and City staff review the City's off-street parking requirements associated with multi-family residences. The Planning Commission and City staff discussed possible options and language at work sessions on January 6th, 2022, and February 3rd, 2022. Based on the discussion and feedback staff has drafted revised multi-family off-street parking regulations for consideration. The revisions are included below. 2. Multi-family residences: 2.25 spaces per unit- <u>1.6 spaces per 1 bedroom unit</u> <u>1.8 spaces per 2 bedroom unit</u> <u>2.25 spaces per 3 bedroom and 3 bedroom plus units</u> The previous work session discussion also included the possibility of allowing a Conditional Use Permit (CUP) for proof of parking. After some dialogue and discussion this remains an option but should not be included in this standard as it would be applied on a case-by-case basis.							
PUBLIC NOTICE/COMMENT: The notice was published in the WACONIA PATRIOT on February 17th, 2022 and posted at Waconia City Hall. Additionally, the notice was posted on the City website for review. As of the date and time of this memo the City has not received any public comments regarding the proposed ordinance amendment.							
CONCLUSION / RECOMMENDATION The Planning Commission should hold the required public hearing, receive all public comment regarding the proposed ordinance amendment, and make a recommendation to the City Council for review at an upcoming meeting.							
Attachments: 1. Public Hearing Notice.pdf							
FINANCIAL IMPLICATIONS: Funding Sources & Uses:				ADVISORY BOARD RECOMMENDATIONS:			

Budget Information:	Planning Commission	
_____ Budgeted	Parks and Recreation Board	
_____ Non Budgeted	Safari Island Advisory Board	
_____ Amendment Required	Other	

CITY OF WACONIA, MN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Waconia, MN, will hold a public hearing on March 3rd, 2022, at 6:30 p.m., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider a proposed amendment to City of Waconia Ordinance Section 900.09, Off-Street Parking, Loading, and Access Regulations.

The language proposes an amendment to the off-street parking requirements for multi-family residences.

Pertinent information pertaining to this request is available at City Hall. Interested persons may submit written or oral comments pertaining to this matter any time prior to the hearing, or at the hearing on March 3rd, 2022. Written comments will be distributed to the Planning Commission for review and consideration. Please submit written comments by mail, email or in person as follows:

Mail/in person: Attention: Lane L. Braaten, 201 South Vine Street, Waconia, MN 55387
Email: lbraaten@waconia.org

By: WACONIA PLANNING COMMISSION

ATTEST: Lane L. Braaten, Community Development Director

(Published in the Waconia Patriot February 17, 2022)