



## CITY OF WACONIA PLANNING COMMISSION AGENDA

Regular Meeting of  
Planning Commission  
Waconia, Minnesota

**Thursday, January 6, 2022**  
**City Hall – 6:30 PM**

MEMBERS: Robert Grohmann, Jim Sarcletti, Dan Leshner, Mike Sherman, Tina Zellman  
ALTERNATE MEMBER: J.D. Ludford  
CITY COUNCIL MEMBER LIAISON: Carl Pierson

STAFF: Lane Braaten, Community Development Director  
Brenda Stein, Recording Secretary  
Ethan Nelson, Assistant Planner

### **1. Call meeting to order and roll call**

### **2. Adopt Agenda**

**3. Minutes from December 16, 2021** – to be approved at the February Planning Commission Meeting.

### **4. New Business**

- A. SITE PLAN AMENDMENT – Property located at 96 8<sup>th</sup> Street. Pages 1-11
- B. SKETCH PLAN – Informal discussion - Cardinal Property, 10350 102<sup>nd</sup> Street, submitted by Hartman Communities, LLC. Pages 12-17

### **5. Other**

- A. Consider 2022 Planning Commission Meeting Schedule.
- B. Staff Update

### **Adjourn**

**Work Session** – Discuss possible ordinance amendments including docks, architectural design standards, off street parking and principal structure setbacks.





## REQUEST FOR PLANNING COMMISSION ACTION

<b>Meeting Date:</b>	January 6 <sup>th</sup> , 2022
<b>Item Name:</b>	Site Plan Amendment – 96 8 <sup>th</sup> Street
<b>Originating Department:</b>	Community Development
<b>Presented by:</b>	Lane Braaten, Community Development Director

**Previous Council Action (if any):**

<b>Item Type (X only one):</b>	Consent		Regular Session	<input checked="" type="checkbox"/>	Discussion Session	
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**RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED** (Include motion in proper format.)

**Motion recommending either approval or denial of the proposed Site Plan Amendment, which proposes to expand the footprint of the remaining unbuilt building at 96 8<sup>th</sup> Street.**

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

**BACKGROUND:**

**Applicant:** Ed Flaherty/Lariat Companies, Inc.

**Owner:** Lariat Companies, Inc.

**Address(es):** 96 8<sup>th</sup> Street

**P.I.D. #s:** 753700060

**Zoning Districts:** I-1, Industrial Park District

**REQUEST:**

The City has received a Site Plan Amendment from Ed Flaherty for phase III of their development plan. Specifically, the applicant is requesting to increase the overall square footage of the proposed 3<sup>rd</sup> building from 5,200 square feet to 8,400 square feet, which would include 4,800 square feet of warehouse use and 3,600 square feet of storage. The 2018 approval identified the 3<sup>rd</sup> building as a self-storage building only.

**APPLICABLE ORDINANCE PROVISIONS:**

1. Section 900.05 – District Regulations, Subd. 2.J. – I-1, Industrial Park 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. 10 - Site Plan Review

**EXISTING CONDITIONS/IMPROVEMENTS TO DATE:**

1. **2011 Site Plan & Design Review Approval** – mini-storage facility including 10 overall structures.
  - Only 4 of the structures were built (see attached location map).
2. **2018 Site Plan Revision Approval** – construction of two office/warehouse structures and one future self-storage building.
  - To date the property owner has constructed both office/warehouse structures.

**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.

**EXISTING USE**

The subject parcel is currently improved with four (4) self-storage buildings and two (2) office/warehouse structures. The subject parcel also has an 85-foot Northern Natural Gas Co. pipeline easement located in the southeast portion of the property.

## **ZONING**

The subject parcel is zoned I-1, Industrial Park District. Manufacturing and warehousing are permitted uses in this district. Offices, which are incidental to the principal use are permitted as an accessory use in the district.

## **LOT REQUIREMENTS**

The I-1, Industrial Park District section of the City Ordinance states *“The purpose of this district is to provide for higher quality employment areas within the City where light manufacturing and related compatible uses can be accommodated in a value enhancing park-like setting.”*

Based on a review of the Site Plan dated 12/21 the proposed 8,400 square foot building meets all required setbacks and the improvements will not exceed the hardcover requirements stated in City Code.

## **SCREENING OF EQUIPMENT**

Mechanical equipment, such as furnaces, air conditioners, elevators, transformers, and utility equipment, shall be screened, whether on the roof or mounted on the ground, with a screening material similar to or compatible with material used on the main structure.

The applicant has not indicated the location(s) of the future mechanical for the site. All future mechanical shall be screened per City Ordinance requirements.

## **OFF-STREET PARKING**

The purpose of off-street parking regulation is to alleviate or prevent congestion of public streets, and to promote the safety and welfare of the public, by establishing minimum requirements for the off-street parking, loading and unloading of motor vehicles in accordance with the use to which the property is put.

The review of the initial 2018 application assumed that that 20% of the building area for the office/warehouse buildings would be used as office space and 80% would be warehouse use. This was the parking calculation reviewed by the Planning Commission and City Council in 2018, which resulted in the requirement of 54 parking spaces for the proposed development. The applicant proposed 44 and entered into a proof of parking agreement, which requires the construction of the 10 remaining spaces when determined necessary by the City. The proof of parking agreement was recorded at Carver County on December 10<sup>th</sup>, 2018.

The City’s off-street parking requirements are stated below for convenience.

City Ordinance requires the following parking requirements for a business office;

*One (1) space per 200 square feet of gross floor area, but at least three (3) parking spaces.*

City Ordinance requires the following parking requirements for a warehousing use:

*One (1) space for each 1,000 square feet of floor area, plus one (1) space for each employee on maximum shift.*

The applicant has included a review of the City parking regulations as they relate to the as-built/used spaces within each of the constructed buildings and the proposed building. The assumptions made in 2018 assumed much more office use than what the structures are currently being used for which inflated the required number of parking spaces. As such, I believe the parking spaces required on the document titled “Waconia Tech Center III” is consistent with City Code, with one revision. Building one identifies 125 square feet of office space, which requires at least 3 parking spaces per City Code and therefore the total required by City Code would be 24 rather than the 23 identified in the attachment.

The initial parking calculation assumed 14 parking spaces for the maximum employee on max shift. This standard also seems to be over applied based on the existing uses. The 32 total to date parking spaces constructed appears to be adequate. Additionally, the City still has the ability to require an additional 10 parking spaces per the proof of parking agreement between the applicant and the City.

## **LANDSCAPING**

Section 900.07, Subd. 2.A of the City Ordinance requires one (1) tree for every one thousand (1,000) square feet of total building floor area.

The expanded footprint of the third building would require 31 trees to be planted on site. The original landscape plan proposed 31 trees, which conforms to Cit Code requirements.

## **SIGNS**

The applicant has not submitted any additional sign information for the proposed project. Future signage shall require a permit through the City and be formally reviewed at that time.

## **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 original application included a trash enclosure on the eastern portion of the paved parking surfaces. The revised plan does not include a trash enclosure. The applicant shall identify the new location of the trash enclosure or indicate if all trash and trash handling equipment will be stored inside.

## **GRADING, DRAINAGE & UTILITIES**

The Public Services Director and the City Engineer have reviewed the initial plans for the grading, drainage and utilities for the project. The City Engineers comments have been attached for review. Staff has included a condition of approval that the applicant revise plans in conformance with said staff comments prior to work commencing on site.

## **DESIGN REVIEW – INDUSTRIAL 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.

The applicant intends to construct the building of the same, or similar materials, as the previous construction which is in compliance with the City design standards.

## **CONCLUSION / RECOMMENDATION**

The Planning Commission should make a recommendation to the City Council regarding the request by Lariat Companies, Inc., to amend the 2018 Site Plan, which would allow the third and final building on site to be a mix of warehouse and storage with an overall square footage of 8,400 square feet. This item will be forwarded to the City Council for review at their upcoming meeting scheduled for January 18<sup>th</sup>, 2022.

If the Planning Commission chooses to recommend approval of the Site Plan amendment, 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 items listed on the City Engineer comments dated December 22, 2021, shall be resolved to the satisfaction of the City Engineer, the Public Services Director and the Community Development Director prior to the issuance of the building permit for the third building.
4. The final landscaping shall be reviewed to ensure compliance with approvals.
5. Outdoor storage areas are not allowed in the I-1 zoning district.
6. The applicant has not indicated the location(s) of the future mechanical for the site. All future mechanical shall be screened per City Ordinance requirements.
7. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.

8. All future signage shall require a sign permit from the City of Waconia. The specific details regarding each sign shall be reviewed for conformance to City Ordinance requirements.
9. The applicant shall revise the plans to include the required trash enclosure for the development or other acceptable trash storage solution consistent with City Code.
10. Improvements shall be consistent with Resolution 2018-152 except as has been modified by this amendment.

**ATTACHMENTS:**

Attachment 1: Location Map (1 page)

Attachment 2: 2018 Site Plan (1 page)

Attachment 3: REVISED 2021 Site Plan (1 page)

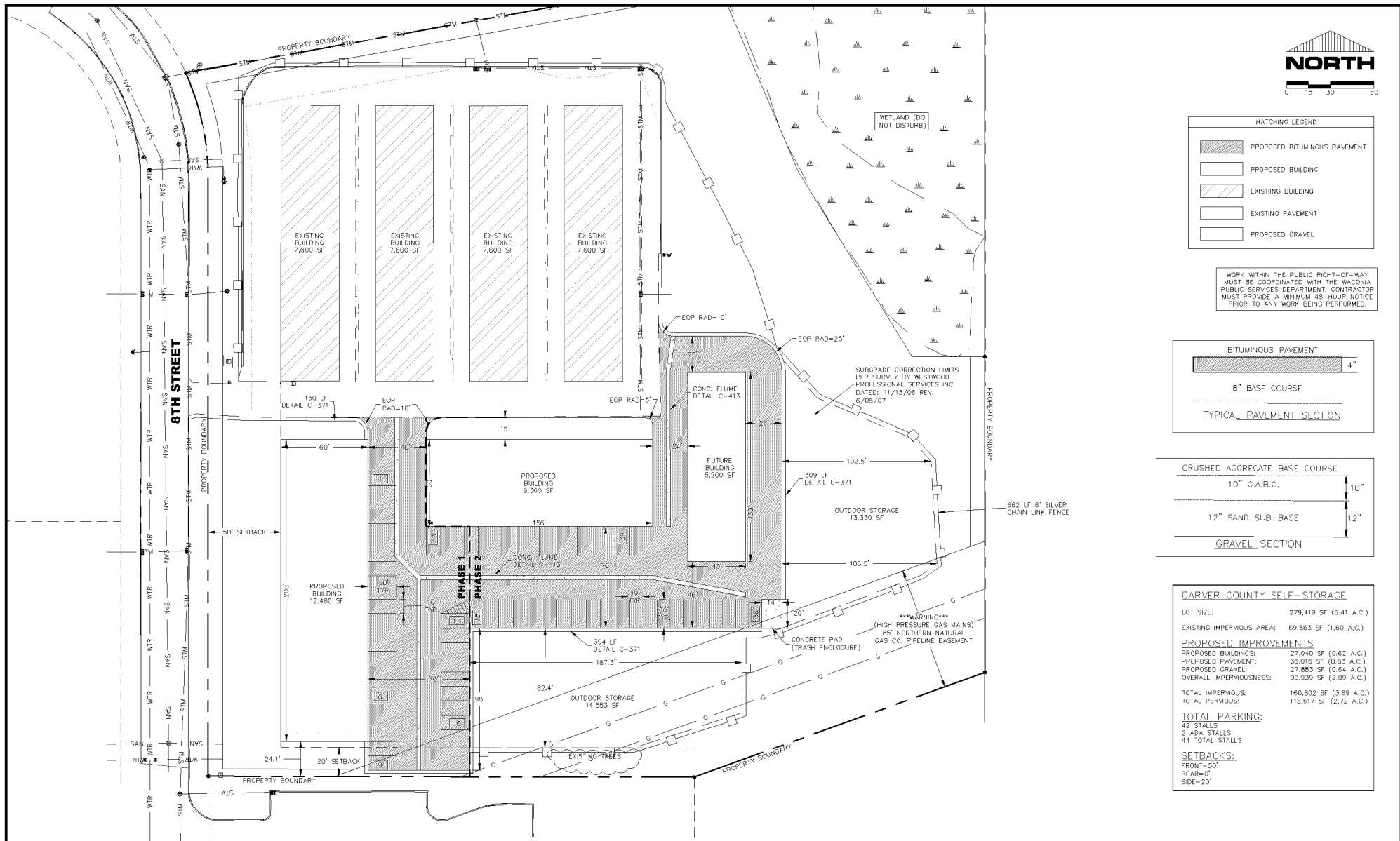
Attachment 4: Applicant Statement (2 pages)

Attachment 5: Waconia Tech Center III – Parking Information (1 page)

Attachment 6: City Engineer Comments dated December 22, 2021 (1 page)

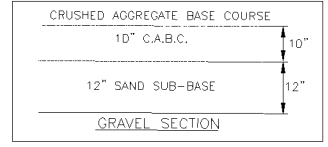
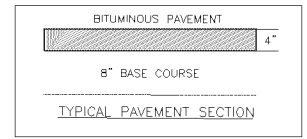
LOCATION MAP—96 8TH STREET





HATCHING LEGEND	
	PROPOSED BITUMINOUS PAVEMENT
	PROPOSED BUILDING
	EXISTING BUILDING
	EXISTING PAVEMENT
	PROPOSED GRAVEL

WORK WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE COORDINATED WITH THE WACONIA PUBLIC SERVICES DEPARTMENT. CONTRACTOR MUST PROVIDE A MINIMUM 48-HOUR NOTICE PRIOR TO ANY WORK BEING PERFORMED.



CARVER COUNTY SELF-STORAGE	
LOT SIZE:	279,419 SF (6.41 A.C.)
EXISTING IMPERVIOUS AREA:	69,863 SF (1.60 A.C.)
<b>PROPOSED IMPROVEMENTS</b>	
PROPOSED BUILDINGS:	27,040 SF (0.62 A.C.)
PROPOSED PAVEMENT:	36,016 SF (0.83 A.C.)
PROPOSED GRAVEL:	27,883 SF (0.64 A.C.)
OVERALL IMPERVIOUSNESS:	90,939 SF (2.09 A.C.)
TOTAL IMPERVIOUS:	160,802 SF (3.69 A.C.)
TOTAL PERVIOUS:	118,617 SF (2.72 A.C.)
<b>TOTAL PARKING:</b>	
42 STALLS	
2 ADA STALLS	
44 TOTAL STALLS	
<b>SETBACKS:</b>	
FRONT=50'	
REAR=0'	
SIDE=20'	

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PRJ. NO.  
18120

ADVANCED ENGINEERING CONCEPTS  
1360 INTERNATIONAL DRIVE  
EAU CLAIRE, WI 54701  
PH: 715-832-0330  
info@aec.com  
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SITE PLAN

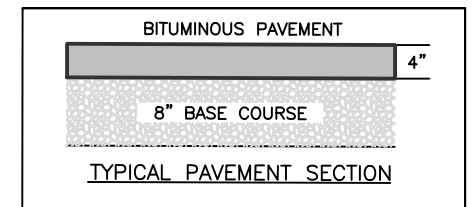
CARVER COUNTY SELF-STORAGE  
CITY OF WACONIA, MN

DWG NAME	18120_PG 3	3
SITE		
DATE	6/2018	8

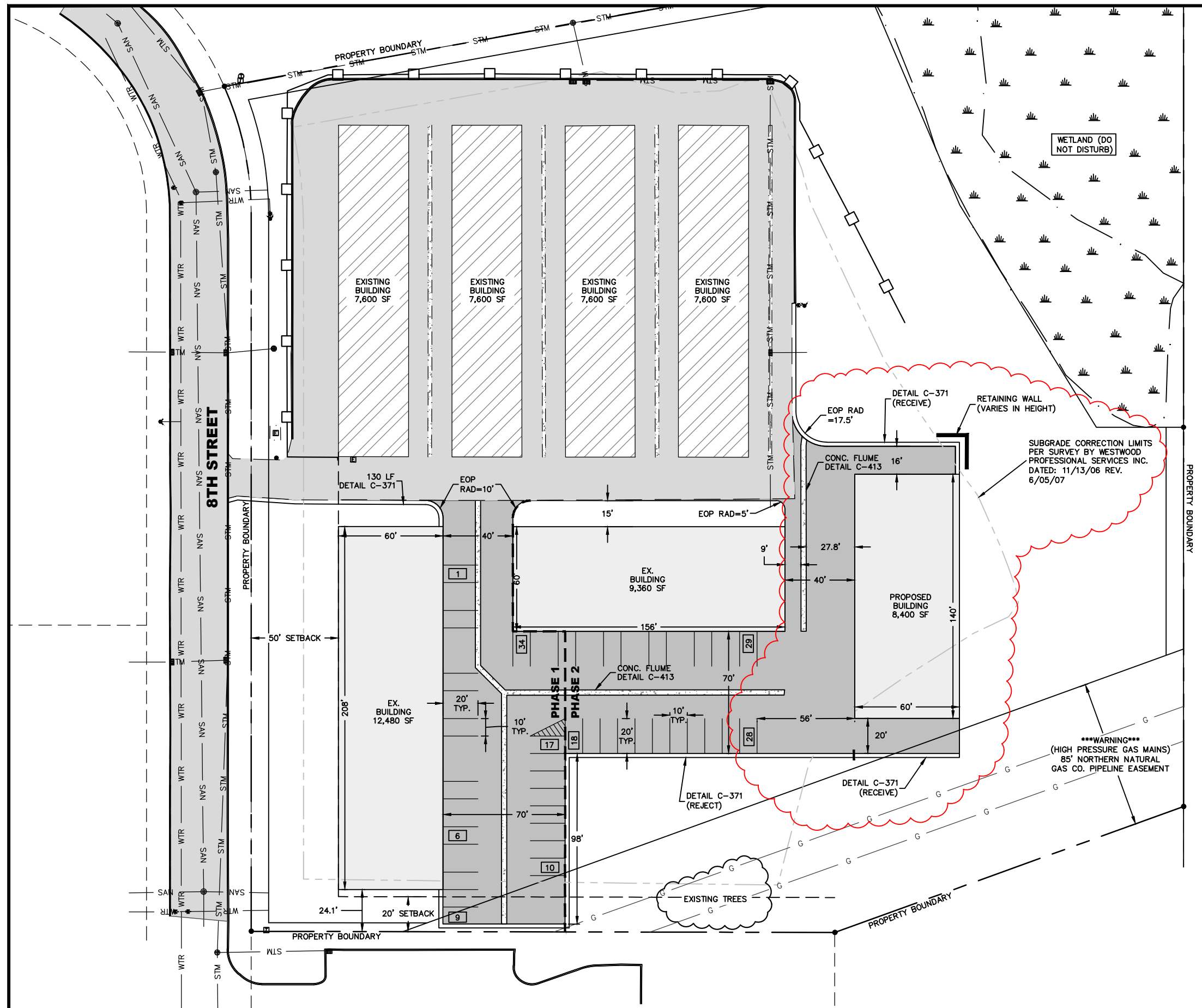


HATCHING LEGEND	
	PROPOSED BITUMINOUS PAVEMENT
	PROPOSED BUILDING
	EXISTING BUILDING
	EXISTING PAVEMENT
	PROPOSED GRAVEL

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CARVER COUNTY SELF-STORAGE	
LOT SIZE:	279,419 SF (6.41 A.C.)
EXISTING IMPERVIOUS AREA:	69,863 SF (1.60 A.C.)
<b>PROPOSED IMPROVEMENTS</b>	
PROPOSED BUILDINGS:	30,240 SF (0.69 A.C.)
PROPOSED PAVEMENT:	32,490 SF (0.75 A.C.)
OVERALL IMPERVIOUSNESS:	62,730 SF (1.44 A.C.)
TOTAL IMPERVIOUS:	132,593 SF (3.04 A.C.)
TOTAL PERVIOUS:	146,826 SF (3.37 A.C.)
<b>TOTAL PARKING:</b>	
32 STALLS	
2 ADA STALLS	
34 TOTAL STALLS	
<b>SETBACKS:</b>	
FRONT=50'	
REAR=0'	
SIDE=20'	



NO.	DATE	REVISIONS	SDC DRAFTED BY	SDC DESIGN BY	SPB CHECKED
1	12/21	REVISED SITE PLAN			

PROJ. NO.  
18120



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PH: 715-552-0330  
info@aec.engineering  
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SITE PLAN

CARVER COUNTY SELF-STORAGE  
CITY OF WACONIA, MN

DWG NAME  
18120 PG 3  
SITE  
DATE  
12/2021

3  
8



## Lane Braaten

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**From:** Ed Flaherty <ed.flaherty@lariatcompanies.com>  
**Sent:** Tuesday, September 21, 2021 5:13 PM  
**To:** Lane Braaten  
**Subject:** Waconia Tech Center III  
**Attachments:** WACONIA TECH CENTER III.docx

Lane:

Thanks for meeting with me last Tuesday!

Here is my proposed narrative for the Planning Commission submittal.

Please provide feedback.

Our original plan for Waconia Tech Center I was one building of 12,400 square feet (8 – 1,550 square feet bays), 14' overhead doors, and 16' clear ceilings. Each space has its own bathroom, water, floor drain and heat!

The uses here are: plumber, manufacturer's rep with inventory (2), man cave, environmental company field garage, parts manufacturing (2 bays), and equipment rental. Only 120 square feet of office was built out.

Our original thinking was 25% office. It turns out this is small business incubator space and they have very little office need. Uses are primarily warehouse and vehicle overnight parking.

The second building, Waconia Tech Center II, is 9,350 square feet. 3,700 square feet is warehouse with water, heat and floor drains and 5,650 square feet of mini-storage. Warehouse uses are internet reseller with inventory, avionics distributor and service, disaster contractor, sheetrock contractor and man cave.

What we found was that most of these uses came out of their home/garage or friend's building. They were growing to the point they needed space and a presence that could present well to customers. Also, we found it rare any of the uses had full time help in the facility all day.

We have constructed 32 parking spaces through Phase II.

Phase III would be a building of 8,400 square feet. 4,800 square feet would be warehouse; 3,600 square feet would be storage.

I have attached a proof of parking which shows we are 10 spaces over parking per city code!

We are submitting a site plan revision as our original plan was approved for the Phase III building of 5,200 square feet. So, we are enlarging this building to 8,400 square feet!

We hope the attached site plan is self-explanatory for the 8,400 square foot proposed building!

To further understand, what we have created is a symbiotic community of small business where the tenants need a variety of space sizes to accommodate their growing business in a mini-storage business that allows them to "flex" their needs and gives them the ability to expand or contract with minimal disruption and manageable overhead costs!

Edward F. Flaherty  
President  
Lariat Companies, Inc.  
8345 Crystal View Road  
Suite 200  
Eden Prairie, MN 55344  
Telephone: 952-943-1404  
[Ed.flaherty@lariatcompanies.com](mailto:Ed.flaherty@lariatcompanies.com)

P.S. A revised site plan will follow!

**WACONIA TECH CENTER III**

City Parking Requirements

- 1 per 1,000 square feet of warehouse
- 1 per 200 square feet of office

Parking Codes

Park Spaces Required

**Building I 12,400 total square feet**

12,275 square feet warehouse  
125 square feet office

12  
2

**Building II 9,350 total square feet**

3,700 square feet warehouse  
5,560 square feet storage

4  
0

**Building III 8,400 total square feet (PROPOSED)**

4,800 square feet warehouse  
3,600 square feet storage

5  
0

TOTAL UNDER CITY PARKING REQUIREMENTS

23

TOTAL AS BUILT TO DATE PROVIDED

32

OVER PARKED PER CODE

9

## **Carver County Self Storage Review**

**December 22, 2021**

This review is based on the plans dated 12/2/2021.

### General Comments

1. The applicant will be required to update the Carver County Watershed Management Organization (CCWMO) approval and permitting for erosion control and stormwater management. A copy of any approvals or permits required should be submitted conditional to Final Site Plan approval.
2. The project is already covered under an existing General Construction Permit for Stormwater associated with Construction Activity (NPDES), so no additional permitting is necessary from the MPCA for stormwater runoff.
3. Stormwater management for the site was provided with the original development of the Pine Business Park Addition. All site runoff is directed to the wet retention pond located north of the property.
4. The applicant will be required to obtain a permit from Northern Natural Gas. The existing easement shall be labeled on the plan sheets along with a warning about high pressure gas mains being present.
5. Record drawings must be submitted upon completion of the project. Two hard copies and an electronic copy are required.

### Site Plan

6. Drainage and Utility easements shall be provided to cover all watermain and hydrants, with the exception of service lines. The Site Plan as well as the plat should be updated to reflect this.

### Grading and Erosion Control Plan

7. 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.
8. Retaining wall 4' or greater in height must be designed by a licensed Professional Engineer. Wall plans must be submitted for review and approval prior to construction. Also, a building permit is required from the City.

### Utility Plan

9. 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.



## REQUEST FOR PLANNING COMMISSION ACTION

<b>Meeting Date:</b>	January 6 <sup>th</sup> , 2022
<b>Item Name:</b>	Sketch Plan – Cardinal Property – Hartman Communities, LLC
<b>Originating Department:</b>	Community Development
<b>Presented by:</b>	Lane Braaten, Community Development Director
<b>Previous Commission Action</b> (if any):	
<b>Item Type (X only one):</b>	Consent      Regular Session <input checked="" type="checkbox"/> Discussion Session
<b>RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED</b> (Include motion in proper format.)	

**Informally discuss the Cardinal Property Sketch Plan submitted by Hartman Communities, LLC for PID # 090250300 and advise the applicant of the extent to which the plan conforms to the Comprehensive Plan and City Ordinances and discuss possible modifications that may be necessary.**

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

### **BACKGROUND:**

**Applicant:** Hartman Communities, LLC

**Owner(s):** Gary L Cardinal & Michele L Worm

**Project:** Cardinal Property Sketch Plan

**Address:** 10350 102<sup>nd</sup> Street

**PID#s:** 090250300

**2040 Comp Plan Designations:** M – Medium Density Residential (M) & UR – Urban Reserve (UR)

### **REQUEST:**

The City has received a Sketch Plan Application from Hartman Communities, LLC (the “applicant”) to facilitate a discussion with the Planning Commission regarding the possible future development of a portion of the property located at 10350 102<sup>nd</sup> Street (PID# 090250300). Submittal of a Sketch Plan allows possible developers to provide a concept plan to the Planning Commission to receive feedback on a potential project to determine any conflicts prior to submittal of any future applications such as Preliminary Plat, Comprehensive Plan Amendments, Annexation, etc.

### **APPLICABLE ORDINANCE PROVISIONS:**

1. Section 1000.03 – Sketch Plan

City Ordinance Section 1000.03 Sketch Plan, Subd. 1. states “*Subdividers shall prepare ten (10) copies of a subdivision sketch plan for review by the Planning Commission. Such sketch plan will be considered as having been submitted for informal discussion between the subdivider and the Planning Commission. No fee shall be required of the subdivider for the submission of a sketch plan.*”

Further, Section 1000.03 Sketch Plan, Subd. 3. States “*Submission of a subdivision sketch plan shall not constitute formal filing of a plan with the City. On the basis of the subdivision sketch plan, the Planning Commission may informally advise the subdivider of the extent to which the plan conforms to the Comprehensive Plan, design standards of this ordinance and to other ordinances of the City, and may discuss possible modification necessary to secure approval of the plan.*”

### **SKETCH PLAN ANALYSIS:**

1. The proposed sketch plan is consistent with the 2040 Comprehensive Plan land use map, which identifies the area as M-Medium Density Residential.
2. The Sketch Plan indicates 30 villa parcels, which are proposed to be generally 55 feet wide by 130 feet deep (approx. 7,150 sq. ft. per parcel). The Woodland Creek 3<sup>rd</sup> Addition plat allowed for 65 ft. wide x 120-foot deep (7,800 sq. ft.) villa parcels.
3. The plan would require approval of a Planned Unit Development (PUD) to allow flexibility in the lot sizing and setbacks indicated as they do not conform to the typical requirements in our R-2, R-3, or R-4 Residential Zoning District. Section 900.05, Subd. 1.O of the City Code provides specific regulations regarding Planned Unit

Developments. If the Planning Commission finds the concept plan acceptable, the applicant should more closely review the PUD standards to ensure compliance with this section.

4. Carver Creek extends along the southern boundary of the proposed residential project and bisects the eastern third of the subject property. All property within 300 feet of Carver Creek, when annexed into the City Limits, shall be located within the Shoreland Overlay District. This area shall be subject to all requirements stated in Section 900.06, Subd. 7 of the City Code and Minnesota Administrative Rules 6120.3800 Planned Unit Development.
5. A portion of the property located in close proximity to Carver Creek is located within the designated flood zone. Any development of the property shall conform to Section 900.06, Subd. 6 Flood Plain Overlay Regulations.
6. Figure 20 of the Comp Plan identifies the Wetland Protection Area within the City of Waconia. Portions of the subject property lies within these identified areas. Any future development of the site shall conform to Section 900.06, Subd. 8, Environmental Protection Regulations.
7. Additionally, Section 900.06, Subd. 8 Environmental Protection Regulations identifies specific regulations pertaining to tree preservation, reforestation and restitution. Portions of the subject parcel, in addition to Shoreland and wetland areas, are heavily wooded. Proposed tree removal shall be in accordance with the City's Tree Preservation standards.
8. Section 1000 of the City Code provides regulations for the subdivision of property. Specifically, a portion of this section provides requirements relating to Public Land Dedication and Open Space. It states *"It shall be presumed that at least 10% of the gross land in the subdivision shall be dedicated for parks, schools, playgrounds and open space. The City, upon consideration of the particular type of development proposed in the subdivision, may require larger or lesser amounts of land to be dedicated if it determines that the present and future residents of the subdivision would require greater or lesser amounts of land for such purposes."* The sketch plan indicates future park area on the east side of Carver Creek, adjacent to the previous approx. 4-acre park area dedicated as part of the Woodland Creek subdivision. The sketch plan shall be submitted to the Park Board for review and recommendation. Further, the applicant should identify the total park area proposed to determine if it is in compliance with the 10% gross land area requirement.
9. Subdividers are required to construct *"a meaningful pedestrian circulation system subject to City approval which connects to the major trail system and to schools, parks and shopping areas and shall provide easements to accommodate movement. Said pedestrian ways shall be coordinated with those of adjacent subdivisions and the Comprehensive Plan."* The 2040 Comp Plan indicates a continuation of the trail along Hwy. 284. In addition, the 2040 plan indicates future trail along the Carver Creek corridor. The sketch plan identifies trail extension to Carver Creek. Future preliminary plat submittal should require the installation of trail along Hwy. 284 and the easements necessary for future trail along Carver Creek consistent with the Comp Plan.
10. Section 1000, Subd. 7.G. Preservation of Natural Features and Amenities states *"Existing features which would add value to residential development or to the local government as a whole, such as trees, as herein defined, watercourses and falls, beaches, historic spots, and similar irreplaceable assets, shall be preserved in the design of the subdivision...."* The applicant shall further explain the tree retention proposed and the Planning Commission should determine if the proposal is generally consistent with City Ordinance requirements.
11. Planting strips shall be required along Highway 284 to screen the view and to reduce noise levels within the proposed residential area. It may be that the applicant is proposing to retain existing trees to meet this ordinance standard. A full tree inventory/preservation plan is required to ensure compliance with City Ordinance standards.
12. The property is directly adjacent to State Hwy. 284 and the applicant is proposing to use the existing Elm Creek Road access to serve this section of the development.

**LAND USE PLAN CATEGORIES AND PROPOSED ZONING MAP DISTRICTS:**

<b><u>CATEGORY</u></b>	<b><u>LAND USES</u></b>	<b><u>ZONING DISTRICTS</u></b>
M – Medium/Mid Density Residential	Single-family and two-family dwellings, townhouses and other forms of housing having an individual outdoor entrance for each housing unit. The density range should be from 4 to 10 units per acre.	R-2, Single-Family District R-3, Medium Density District R-4, Mixed Residential District
UR– Urban Reserve	Rural area within the Waconia Orderly Annexation Area. Includes farming and	A, Agricultural District

very low-density housing (not exceeding one house per 40 acres). Land in the Urban Reserve is not planned to be annexed until after the year 2040, if ever.

*\*Information above taken from Table 3-10 of the City of Waconia Comprehensive Plan*

**APPLICABLE ZONING DISTRICTS FOR SINGLE-FAMILY:**

<b><u>ZONING DISTRICT</u></b>	<b><u>LOT REQUIREMENTS</u></b>
R-2, Single-Family Residential	Minimum Lot Area: 7,850 sq. ft.
	Minimum Lot Width: 50 ft.
	Maximum Hardcover Surface: 35%
R-4, Mixed Residential District	Minimum Lot Area: 7,850 sq. ft.
	Minimum Lot Width: 50 ft.
	Maximum Hardcover Surface: 35%

**PUBLIC NOTICE/COMMENT:**

As this application is an informal discussion with the Planning Commission, no public notice was required.

**CONCLUSION / RECOMMENDATION**

The Planning Commission should review the proposed submittal and how it relates to the City of Waconia’s 2040 Comprehensive Plan and to the City Ordinances and advise the applicant of the extent to which the plan conforms to said documents. It would also be appropriate to discuss possible modifications that may be necessary prior to submittal of a subdivision application for the properties.

**NOTE:**

The Cardinal Property Sketch Plan does not require review or consideration by the City Council. The Sketch Plan practice is a Planning Commission process to allow informal review of a potential development and to discuss possible modifications necessary to secure future approval of the plan.

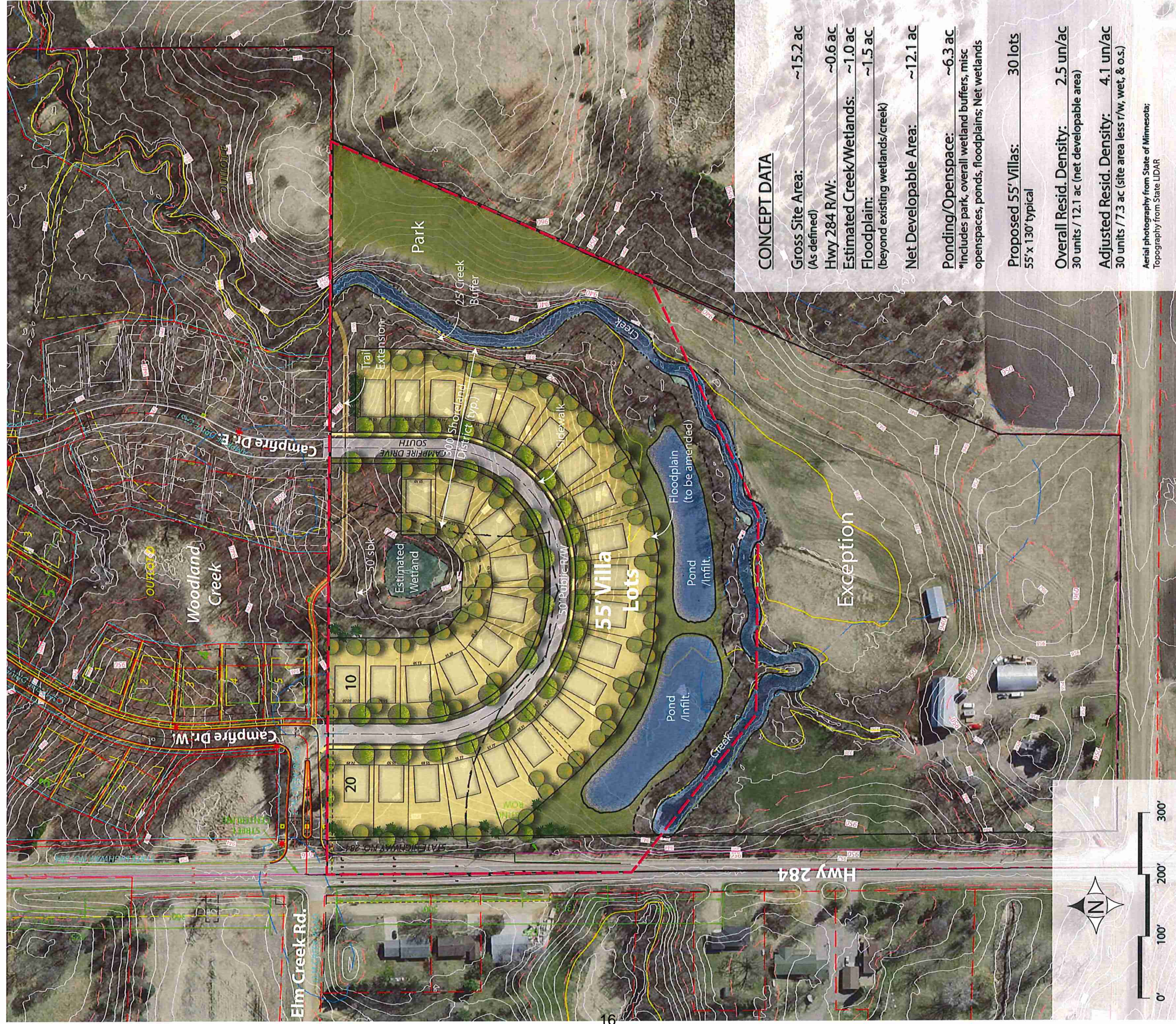
**ATTACHMENTS:**

- Attachment 1: Location Map (1 page)
- Attachment 2: Concept Sketch Plan (1page)
- Attachment 3: 2040 Land Use Map (1 page)

**LOCATION MAP—CARDINAL PROPERTY**



# CONCEPT SKETCH PLAN

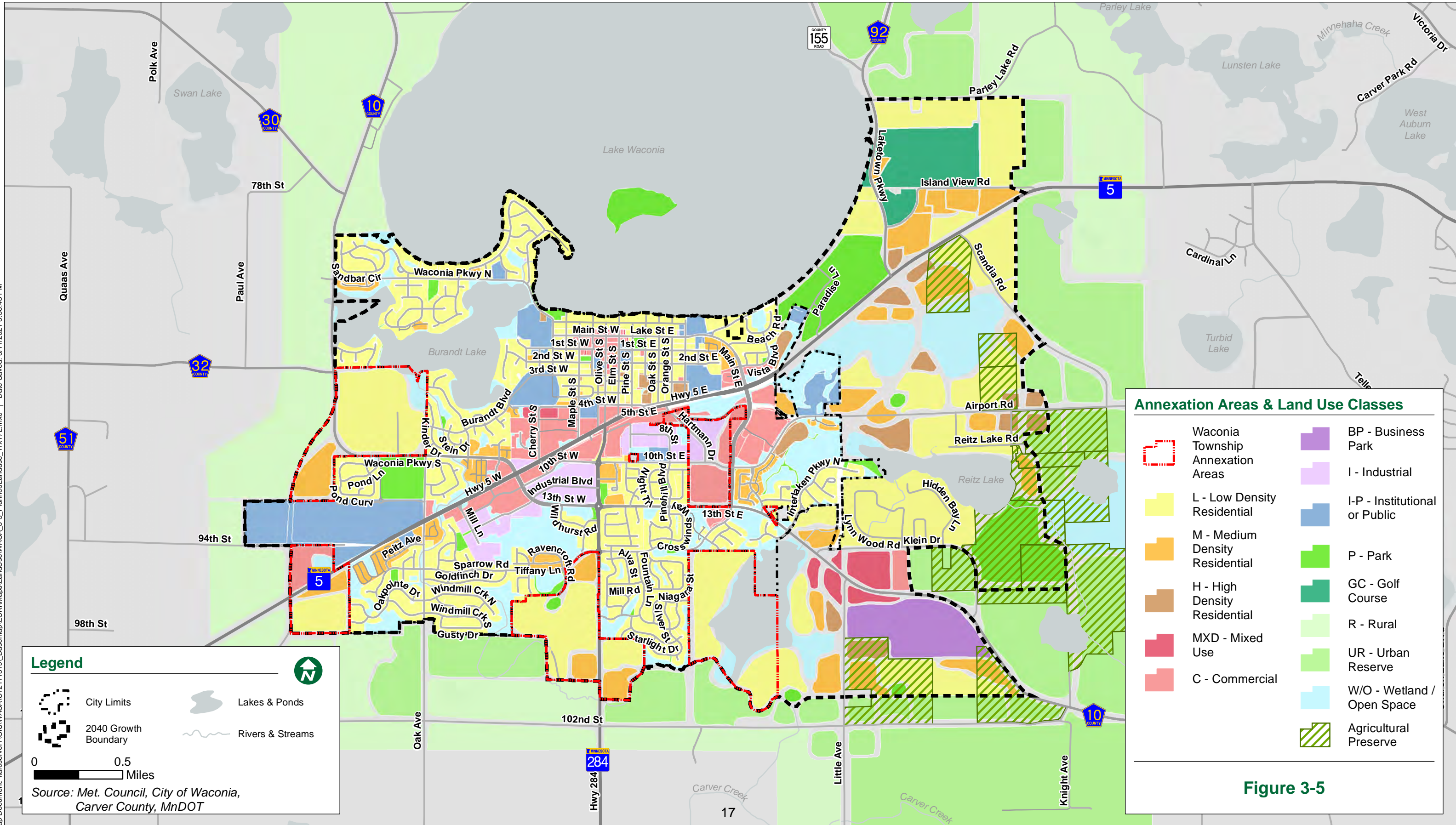


**Westwood**  
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**CARDINAL PROPERTY**  
 WACONIA, MN

Aerial photography from State of Minnesota;  
 Topography from State LIDAR



### Annexation Areas & Land Use Classes

	Waconia Township Annexation Areas		BP - Business Park
	L - Low Density Residential		I - Industrial
	M - Medium Density Residential		I-P - Institutional or Public
	H - High Density Residential		P - Park
	MXD - Mixed Use		GC - Golf Course
	C - Commercial		R - Rural
			UR - Urban Reserve
			W/O - Wetland / Open Space
			Agricultural Preserve

### Legend

	City Limits		Lakes & Ponds
	2040 Growth Boundary		Rivers & Streams

0 0.5 Miles

Source: Met. Council, City of Waconia, Carver County, MnDOT

Figure 3-5

Map Document: \\arcserver1\GIS\WACAC\12111519\_1\_Basemap\ESRI\MapServer\LandUse\WACA\_3-5\_PlannedLandUse\_11x17L.mxd | Date Saved: 3/11/2021 3:36:43 PM