



Architecture & Planning
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February 18, 2022

Mr. Eric Zweber
City of Wayzata
Planning Department
600 Rice St. East
Wayzata, MN 55391
planning@wayzata.org

Re: **Project Narrative**
1022 E. Wayzata Blvd.

Mr. Zweber:

Please accept these revised documents for the proposed project at 1022 East Wayzata Boulevard. We are requesting Design Review approval for the demolition of the existing building, construction of a new building conforming to design standards, and related site work. In addition to the Design Review we are submitting for the following actions:

1. Conditional Use Permit for a drive-through restaurant / convenience food establishment in the C-3 district.
2. A lot combination of parcels #0611722410015 and #0611722410016 through a Preliminary and final Plat process.
3. A Comprehensive Plan Amendment to re-guide parcel #0611722410016 from Central Core Residential to Mixed-use Commercial / Residential.
4. Zoning Map Amendment of parcel #0611722410016 from R-3A to C-3.

The revised parking lot design has allowed all parking stalls to comply with required setbacks, and a variance is no longer required for parking stalls along the west property line.

In support of these application requests and in response to the Incomplete Letter dated February 14, 2022 we are submitting the following revised documentation:

- Civil Engineering
- Landscape Plan
- Photometric Plan
- Architectural
- Revised Project Narrative with Urban Wok description
- Revised Application removing variance request

Previously submitted documents from January 24 without changes include:

- Privacy fence detail sheet
- Traffic Study
- Tree Preservation Report
- Preliminary Plat and Final Plat

PROJECT DESCRIPTION:

The total area of the two combined lots will be 22,301.44 square feet or 0.524 acre. The total existing building area to be demolished is 4,139 SF and the proposed new building will have 2,643 SF. There is a reduction of impervious surface on the site of 608 SF (3.4%). The building will include two tenants. A Caribou Coffee, drive-thru only (no interior seating) facility with a maximum of (3) three employees on a shift and Urban Wok, a locally owned take out focused restaurant with 16 interior seats. Urban Wok has (3) three employees maximum per shift. The site work includes landscaped building entry and patio fronting Wayzata Blvd with the entry to the parking lot and drive-thru window off of Huntington Avenue South. There are 20 on-site parking stalls. There is a fully dedicated (partial double) drive-thru lane that is a total of 300 feet long with room for 17 cars of stacking from the drive-thru window to the end of the dedicated aisle. There will be a 6 foot high solid privacy fence on the south that will completely screen the entire site from the residential property to the south of the building. This fence will be constructed from the Trex Seclusions system which uses overlapping panels for complete screening. We are showing a new retaining wall on the south side of the site which will replace the existing compromised walls as part of this project and which will alleviate the current issue.

Thank you for your consideration of this application. Please let me know if you have any questions or if you need additional information. We look forward to working with you to make this project an asset to everyone involved!

Respectfully,

A handwritten signature in black ink that reads "Corey Englund". The signature is written in a cursive, flowing style.

Corey Englund
Project Manager
Reprise Design