

March 5, 2026

City of Wayzata
City Council
600 Rice Street
Wayzata, MN 55391

Via Email

Re: Request for Continuance – Preliminary Plat Application

Mayor and Members of the City Council:

On behalf of Lake West Development, we respectfully request that the City Council continue consideration of the preliminary plat application for 190 Gleason Lake Road and 121 Gleahaven Road currently scheduled for the March 10, 2026 Council meeting and instead consider the matter at the April 21, 2026 meeting.

As reflected in the Planning Commission record, the proposed subdivision complies with the dimensional standards of the R-3 zoning district, satisfies applicable grading and stormwater requirements, and does not require any variances from the City Code. The proposal also reflects a density nearly identical to the most recent subdivision across the street and is consistent with the City's 2040 Comprehensive Plan.

During the Planning Commission hearing and deliberation, the discussion focused largely on broader considerations relating to neighborhood character. Residents and commissioners referenced the existing mix of architectural styles, the spacing between homes, and the presence of mature trees and green space within the cul-de-sac, while also expressing concern about the perceived tension between a proposal that satisfies the objective requirements of the zoning ordinance and the possibility that the addition of two new homes could alter the perceived scale or character of the neighborhood. Residents also raised concerns about traffic impacts, the location of the building pads and existing topography.

The purpose of this request is simply to allow the development team additional time to prepare supplemental visual materials that will assist the Council and the public in evaluating the proposal during the Council hearing. These materials will not alter the preliminary plat or the subdivision layout currently before the City. Rather, they will provide a clearer visual understanding of the proposal already submitted, including how the proposed building envelopes relate to the site's topography, grading, and tree coverage. We believe that three-dimensional modeling, streetscape renderings, and visualizations showing the proposed homesites, location of garages, and actual grade impacts will be useful in showing how the proposal considers the subdivision standards questioned at the Planning Commission meeting.

The applicant will also host an additional neighborhood meeting before the City Council hearing to review these plans with the neighbors who expressed concerns about this application and respond to questions raised during the Planning Commission hearing. This request remains within the statutory review timeline applicable to the application.

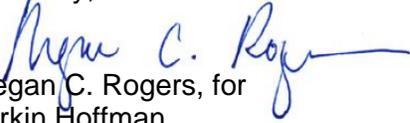
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For these reasons, the applicant respectfully requests that the City Council continue consideration of the application to the April 21, 2026, meeting.

Thank you for your time and consideration.

Sincerely,



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