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To: Planning Commission
From: Loren Gordon, AICP, City Planner
Date: Jan. 20, 2022
Subject: Change Memo for the Jan. 20th Planning Commission Agenda

ITEM 8A – LEONARD RESIDENCE

The following comment was received after the packet was distributed:

Dear Members of the Planning Commission and City Council,

We are writing in response to the notification, regarding the request for a conditional use permit for the property at 2001 Hopkins Crossroads. We have a few comments and questions...

We are the current residents of the property at 2008 Vernon Dr. S, which is just to the southeast of this property. Our northwest property corner is the southeast property corner of the subject property.

Our property was purchased in 2006, based on the current lot size and the size of the surrounding lots. Our purchasing decision was made with the understanding that the current lot sizes will allow for a particular density of homes within the Knoll Ridge lots. Lot sizes in our neighborhood are over 0.40 acre, with most over at a half-acre. With these lot sizes, it was understood that there would be only one dwelling on a property. Based on the plans submitted for the property at 2001 Hopkins Crossroads, the lot size will remain untouched. However, with proposed multiple dwellings on one lot, the density of homes will increase. With two dwellings on one lot, it essentially increases the density to a typical third acre lot.

Per city definition of an Accessory Dwelling Unit (ADU), a detached ADU structure requires a variance. However, this appears to be merely a conditional use permit. Further, under the ADU variance requirements, the size requirement is the smaller of 35 percent of the gross living area or 950 square feet. The ADU in question is a 964 square foot structure and as such, larger than the minimum size currently allowed.

Given the above, we are concerned about the future 2001 Hopkins Crossroads lot splitting. While the current city plans do not include the possibility of the lot to be split, we would like to understand that if the 2001 Hopkins lot splitting were to happen, would it set a precedent for other similarly sized lots in the neighborhood? If allowed by variance, would the split remain an exception limited only to the property in question? Should the Planning Commission consent to the proposed split, would the

Commission exclude the commercial use of such second dwelling in the future?

In addition, the conditional use permit claims that the existing dwelling on the west side of the property is 964 square feet in total, whereas the MLS Listing from spring/summer 2021 purports that the property was sold as 1592 square feet, and as such far exceeding the ADU restrictions for detached dwellings. This is a factual issue and needs to be answered accordingly.

The proposal further calls for some lingering questions to be addressed: if it is within city code to allow for this dwelling to be rebuilt in the future without neighboring property owners' comments? Is there a defined limitation to the size of the dwellings, especially when two dwellings occupy one lot? Is there a defined limitation on the number of dwellings/stand-alone buildings on a property within the city? How common is it within the City of Minnetonka to have multiple detached dwellings on one property?

From the public information available today, the city is looking at the future of Hopkins Crossroads in conjunction with Hennepin County plans, including relevant road upgrades and a bike trail. Does this proposal fit within the future of Hopkins Crossroads?

Finally, we also would like to know that a city approved hydrological review has been performed so that by having two single family units on the property, it will not negatively impact the city with new runoff flows.

Best Regards,
Peter and Kelly Smith