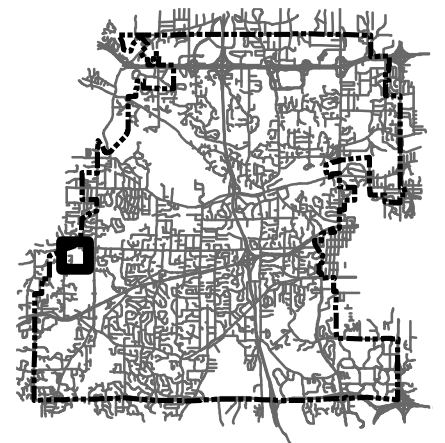




LOCATION MAP

Project Ridgewood Road Villas
Location: 18116 Ridgewood Road



Monday, December 19, 2022

Loren Gordon
City of Minnetonka
14600 Minnetonka Blvd
Minnetonka, MN 55435

RE: Ridgewood Road Villas

Ron Clark Construction is proposing a 13-unit Villa home neighborhood on the existing property located at 18116 Ridgewood Road.

The proposed single family home neighborhood would have thirteen (13) one story villa homes. Each home will have a 2-car garage with additional parking for 2 cars in each driveway, including 7 guest parking stalls. There is also additional guest parking along the public street and in the cul-de-sac.

The overall goal is to work in balance with the existing natural elements of the site while adding new housing to create a small neighborhood that adds to the city inventory. The One Level design is of high demand for existing Minnetonka residents that are looking for a 'Lifestyle' option while still staying in Minnetonka. This also opens their existing homes to young families looking to raise their children while attending Minnetonka schools.

The first step in this process is to determine if the city agrees that changing the zoning for this parcel to a low-density residential PUD is a good use for the property. We feel strongly that it does by creating new housing, improving water quality going into the adjacent wetland and the Riley Bluff Creek Watershed District, creating value for the existing area, and increasing the tax base.

Planning

The proposed development plan is for thirteen (13) single family Villa homes located on a new public road that will connect to the existing public road (Lindsey Lane) on the West boundary of our site. Utilizing a new access point for the site will allow for the existing driveway to be removed and returned to natural buffer for the existing wetland.





7500 West 78th Street
Edina, MN
55439

(952) 947-3000
fax (952) 947-3030

When the Marshes of Meadowood project was approved by the City and County, the County required a road and utility easement be created across all of Outlot C, this is where we are creating our access to the public street Lindsey Lane.

Zoning: The current zoning for the site is R-1 and is occupied by a single-family home and various outbuildings. The proposed zoning would be requesting the property be rezoned to a PUD.

Housing and Architecture: The single family Villa homes will be planned and designed to fit into the existing neighborhood but also will add a new style of housing not currently in the neighborhood. We are planning a mix of home designs that range between 2800 and 3500 square feet. The home designs will offer two car-plus garages, sunrooms, porches, and decks with a variety internal floorplans and exterior styles. The overall Architecture is still in the development stage but if you look at the neighborhoods, of our active projects you will get a feel of the quality of the homes and the variety of the exterior designs. We are committed to energy efficient building practices as part of the Minnesota Green Path Builder program.

Site Design: The lots are being configured on the 23.99-acre property to create an opportunity to preserve the majority of existing trees and take advantage of the beautiful wetland and wooded views around the boundaries of the site.

We have investigated and documented the wetlands and existing trees on the site. We will provide complete reports and tree preservation plans for future applications.

Stormwater Management: Stormwater runoff from the site will be collected and routed to the new biofiltration basin created in the middle of the site as both a functional and esthetic amenity to store and filter water into the soils below it. The system will be designed to meet the requirements of both the City and the Watershed District.



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Home Owners Association: A Home Owners Association will be planned for the neighborhood. The association will maintain each homes lawn care and snow removal along with maintain any common area landscaping.

Development Team:

Project Architect – Whitten Associates, Inc. – Tim Whitten and Heather Maanum

Project Engineer – Champion Engineering - Marty Champion

Developer – Ron Clark Construction – Mike Waldo



SITE PLAN
SCALE: 1" = 50'-0"

12.19.22



AERIAL SITE PLAN

12.19.22