

**Ordinance No. 2023-08**

**An ordinance rezoning the property at 11816 Wayzata Boulevard from PID, planned I-394 development, to PUD, planned unit development, and adopting a master development plan for a 197-unit multi-household residential development.**

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The City Of Minnetonka Ordains:

Section 1.

1.01 The property at 11816 Wayzata Boulevard is hereby rezoned from PID, planned I-394 development, to PUD, planned unit development.

1.02 The property is legally described as:

Lot 8, Block 3, except the South 10 feet taken for widening Superior Boulevard; and That part of vacated Marrison Ave. described as follows: beginning at a point on the East line of Lot 8, Block 3, in said plat distant 10.00 feet North of the Southeast corner of said Lot 8; thence; East, parallel with the South line of said Lot 8, a distance of 6.00 feet; thence Northerly to the point of intersection with a line which runs parallel with and 50.00 feet Westerly from the Easterly line of said Avenue, said point of intersection being 31.52 feet Southerly of the Easterly extension of the North line of said Lot 8, as measured along the last said parallel line; thence Northerly along said parallel line, a distance of 31.52 feet of said Easterly extension of the North line of Lot 8; thence West along said Easterly extension, to the Northeast corner of said Lot 8; thence Southerly, along said East line of Lot 8, to said point of beginning; That part of Service Lane lying South of the center line thereof and between the Westerly right-of-way line of Marrison Ave. and a Northerly extension of the Westerly line of Lot 8, Block 3, Boulevard Gardens, Hennepin County, Minnesota.

Torrens Certificate No. 1481357

Section 2.

2.01 This ordinance is based on the following findings:

1. The rezoning to PUD would result in a development compatible with the existing surrounding development type and intensity.
2. The rezoning would be consistent with the intent of the zoning ordinance and the comprehensive guide plan.
3. The proposal is consistent with the City Council Policy 13.2, Affordable Housing Policy.
4. The rezoning would be consistent with public health, safety, and welfare.

2.02 This ordinance is subject to the following conditions:

1. The site must be developed and maintained in substantial conformance with the following plans:
  - Site Plan, dated June 16, 2023
  - Building Elevations, date June 16, 2023
  - Stormwater Management Plan, as approved by Council Resolution No. 2023-042
  - Grading Plan, dated June 19, 2023
  - Utility Plan, dated June 19, 2023
  - Landscaping Plan, dated June 19, 2023

The above plans are hereby adopted as the master development plan for the site.

2. The development must further comply with all conditions outlined in City Council Resolution No. 2023-042, adopted by the Minnetonka City Council on May 22, 2023.

Section 3. This ordinance is effective immediately.

Adopted by the city council of the City of Minnetonka, Minnesota, on June 26, 2023.

DocuSigned by:  
  
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Brad Wiersum, Mayor

Attest:

DocuSigned by:  
  
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Becky Koosman, City Clerk

**Action on this ordinance:**

Date of introduction: April 17, 2023

Date of adoption: June 26, 2023

Motion for adoption: Kirk

Seconded by: Calvert

Voted in favor of: Kirk, Schack, Wilburn, Calvert, Schaeppi, Wiersum

Voted against:

Abstained:

Absent: Coakley

Ordinance adopted.

Date of publication: July 13, 2023

I certify that the foregoing is a true and correct copy of an ordinance adopted by the city council of the City of Minnetonka, Minnesota at a regular meeting held on June 26, 2023.

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Becky Koosman, City Clerk