

Ordinance No. 2024-02

An ordinance adopting a master development plan for an automobile dealership at 15700 and 15724 Wayzata Blvd.

The City Of Minnetonka Ordains:

Section 1.

- 1.01 The subject properties are located at 15700 and 15724 Wayzata Blvd.
- 1.02 The properties are legally described on Exhibit A of this ordinance.
- 1.03 Walser Real Estate LLC has requested approval of a master development for the redevelopment of the subject property. The master development plan includes removal of an existing commercial center and construction of new automobile dealership and associated parking ramp.
- 1.04 Under City Code §300.31 Subd.8(b), master development plan may only be approved by ordinance.

Section 2.

- 2.01 This ordinance is based on the following findings:
1. The proposal is consistent with the properties' mixed-use designation in the 2040 Comprehensive Guide Plan.
 2. The proposal would not negatively impact the public health, safety, or general welfare.
- 2.02 This ordinance is subject to the following conditions:
1. The plans listed below are hereby adopted as the master development plan for the site. The site must be developed and maintained in substantial conformance to these plans, except as modified by other conditions below:
 - Site Plan, city resubmittal date Jan. 17, 2024
 - Overall Grading Plan, city resubmittal date Jan. 17, 2024
 - Erosion Control Plan city resubmittal date Jan. 17, 2024
 - Utilities Plan, city resubmittal date Jan. 17, 2024
 - Tree Preservation Plan, city resubmittal Jan. 17, 2024
 - Landscaping Plan, city resubmittal Jan. 17, 2024
 - Dealership Building Elevations, dated Apr. 28, 2023
 - Dealership Building Floor Plan, dated Jul. 18, 2023
 - Parking Ramp Elevations, revision date Jan. 16, 2024
 - Parking Ramp Floor Plan, revision date Jan. 16, 2024

Together with the use description noted in Section 1.03 of this ordinance, these plans constituted the approved master development plan for this site.

- 2. The development must further comply with all conditions outlined in City Council Resolution No. 2024-012 adopted by the Minnetonka City Council on Jan. 29, 2024.

Section 3. A violation of this ordinance is subject to the penalties and provisions of Chapter XIII of the city code.

Section 4. This ordinance is effective only upon the proper recording of a final plat or legal combination of the properties.

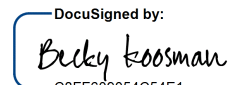
Adopted by the city council of the City of Minnetonka, Minnesota, on Jan. 29, 2024.

DocuSigned by:

 21AA42DB33F7415...

 Brad Wiersum, Mayor

Attest:

DocuSigned by:

 C8EE609054C54E1

 Becky Koosman, City Clerk

Action on this ordinance:

Date of introduction: May 1, 2023
 Date of adoption: Jan. 29, 2024
 Motion for adoption: Schack
 Seconded by: Calvert
 Voted in favor of: Schack, Wilburn, Calvert, Ramaley, Coakley, Foster-Bolton, Wiersum
 Voted against: None
 Abstained: None
 Absent: None
 Ordinance adopted.

Date of publication: Feb. 15, 2024

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 Jan. 29, 2024.

 Becky Koosman, City Clerk

EXHIBIT A

Parcel 1:

That part of the Southwest Quarter of the Northwest Quarter of Section 4, Township 117 North, Range 22 West, lying Easterly of the West 1059.1 feet, except the South 50 feet thereof.

*Hennepin County, Minnesota
Abstract Property*

Parcel 2:

That part of the Southwest Quarter of the Northwest Quarter of Section 4, Township 117, Range 22, described as follows:

Beginning at a point on the South line of said Southwest Quarter of the Northwest Quarter 250 feet West of the Southeast corner thereof; thence North parallel with the East line of said Southwest Quarter of the Northwest Quarter to the North line thereof; thence West along said North line to the East line of the West 358.1 feet of that part of said Southwest Quarter of the Northwest Quarter described as commencing at a point on the South line of said Southwest Quarter of the Northwest Quarter 556 feet East of the Southwest corner thereof; thence North parallel with the West line of said Southwest Quarter of the Northwest Quarter to the North line thereof; thence East to the Northeast corner thereof; thence South to the Southeast corner thereof; thence West to the point of beginning; thence South along the East line of said West 358.1 feet to the South line of said Southwest Quarter of the Northwest Quarter; thence East to the point of beginning, except the South 50 feet thereof.

*Hennepin County, Minnesota
Abstract Property*

Parcel 3:

That part of the Southwest Quarter of the Northwest Quarter of Section 4, Township 117, Range 22, lying West of the Easterly line of the Westerly 1059.10 feet of the said Southwest Quarter of the Northwest Quarter, Section 4, Township 117, Range 22, and lying East of a line described as beginning at a point on the South line of said Southwest Quarter of the Northwest Quarter 250 feet West of the Southeast corner thereof; thence North parallel with the East line of said Southwest Quarter of the Northwest Quarter to the North line thereof, and there terminating.

*Hennepin County, Minnesota
Abstract Property*