

## Ordinance No. 2024-03

### An ordinance adopting a master development plan for the property at 15407 and 15409 Wayzata Blvd

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The City Of Minnetonka Ordains:

Section 1. Background

- 1.01 The subject properties are located at 15407 and 15409 Wayzata Blvd.
- 1.02 They are legally described in Exhibit A of this ordinance.
- 1.03 Greco Properties, LLC. proposes to redevelop the subject properties. The existing, vacant nursing home building would be removed and two new residential buildings would be constructed. The northerly building would include 121 independent senior units. The southerly building would contain a total of 40 assisted and memory care units.

Section 2. Findings

- 2.01 The proposal is consistent with the high-density residential Comprehensive Guide Plan designation as requested.
- 2.02 The proposal would not negatively impact the public health, safety, or general welfare.

Section 3.

3.01 Approval is subject to the following conditions:

1. The site must be developed and maintained in substantial conformance with the following plans unless modified by the conditions below:
  - Site Plan, resubmittal date Feb. 28, 2024
  - Grading Plan, resubmittal date Feb. 28, 2024
  - Stormwater Pollution Prevention Plan, resubmittal date Feb. 28, 2024
  - Sanitary Sewer and Watermain Plan, resubmittal date Feb. 28, 2024
  - Storm Sewer Plan, resubmittal date Feb. 28, 2024
  - Tree Inventory Plan, resubmittal date Feb. 28, 2024
  - Landscape Plan, resubmittal date Feb. 28, 2024
  - Floor Plans, dated Feb. 28, 2024
  - Exterior Elevations, dated Feb. 28, 2024

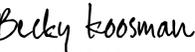
Together with the use description noted in Section 1.03 of this ordinance, these plans constitute the approved master development plan for this site.
2. The development must further comply with all conditions outlined in City Council Resolution No. 2024-026, adopted by the Minnetonka City Council on April 22, 2024.

Section 4. A violation of this ordinance is subject to the penalties and provisions of Chapter XIII of the city code.

Section 5. This ordinance is effective upon the Metropolitan Council's review and approval of a comprehensive guide plan amendment, as provided by state statute, and as outlined in Resolution 2024-025.

Adopted by the City Council of the City of Minnetonka, Minnesota, on April 22, 2024.

DocuSigned by:  
  
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Brad Wiersum, Mayor

Attest:  
DocuSigned by:  
  
C8FF609054C54E1...  
Becky Koosman, City Clerk

**Action on this ordinance:**

Date of introduction: Dec. 18, 2023  
Date of adoption: April 22, 2024  
Motion for adoption: Ramaley  
Seconded by: Coakley  
Voted in favor of: Schack, Wilburn, Calvert, Ramaley, Coakley, Foster-Bolton, Wiersum  
Voted against: None  
Abstained: None  
Absent: None  
Ordinance adopted.

Date of publication: May 9, 2024

I certify that the foregoing is a correct copy of an ordinance adopted by the city council of the City of Minnetonka, Minnesota at a regular meeting held on April 22, 2024.

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Becky Koosman, City Clerk

**EXHIBIT A**

Parcel 1:

Tract A, Registered Land Survey No. 1084, County of Hennepin, except that part thereof which lies Northerly and Westerly of the following described line:

Beginning at a point on the West line of said Tract A distant 330.00 feet South of the Northwest corner of said Tract A; thence East at a right angle to said West line a distance of 140.00 feet; thence North deflecting to the left 90 degrees 00 minutes 00 seconds a distance of 200.00 feet; thence Northeasterly deflecting to the right 37 degrees 00 minutes 00 seconds a distance of 78.66 feet to the North line of said Tract A and said line there terminating.

Parcel 2:

That part of the Northeast Quarter of the Southwest Quarter lying Southerly of the Southerly lines of Lauer's 1st Addition, and Registered Land Survey No. 1084, Section 4, Township 117, Range 22, except that part thereof which lies East of the Southerly extension of the East line of said plat of Lauer's 1st Addition.

**Torrens Certificate No. 1547580**