

**Ordinance No. 2024-07**

**Ordinance adopting a master development plan, and approving final site and building plans, for Mills Twinhomes at 3521 Baker Road, 3522 Elm Lane and two adjacent unassigned addresses**

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The City Of Minnetonka Ordains:

Section 1. Background

1.01 Mills Church and Twin Cities Habitat for Humanity are proposing to construct ten twinhome units on the properties at 3521 Baker Road, 3522 Elm Lane and two adjacent unassigned addresses.

1.02 The properties are legally described as follows:

Tract A and the westerly 43 feet of Tract B, REGISTERED LAND SURVEY NO. 499, Hennepin County, Minnesota.

AND

Tract B, except the westerly 43 feet, REGISTERED LAND SURVEY NO. 499, Hennepin County, Minnesota.

AND

Tract A, REGISTERED LAND SURVEY NO. 1556, Hennepin County, Minnesota.

AND

[Legal description for additional land to be provided with final plat application.]

Section 2. Standards

2.01 By City Code §300.22 Subd. 7(a)(3), a rezoning to planned unit development must be accompanied by adoption of a master development plan. Such plans may only be approved by ordinance.

2.02 By City Code §300.27, Subd. 5, the city will consider compliance with a variety of general standards when evaluating the site and building plans. These standards are incorporated by reference into this resolution.

Section 3. Findings

3.01 Approval is based on the following findings:

1. The master development plan would result in a residential development with a density of 4.0 units per acre, consistent with the site's low-density designation in the 2040 Comprehensive Guide Plan.

2. The master development plan would result in the provision of affordable housing, a housing type, and a target housing price that is desirable to the city.
3. The proposal would meet site and building plan standards as outlined in City Code §300.27, Subd. 5:
  - a) The proposal has been reviewed by the city planning, engineering, and natural resources staff and found to be generally consistent with the city's development guides.
  - b) The proposal would result in a residential development consistent with the site's low-density comprehensive guide plan designation and the findings of rezoning Ordinance No. 2024-06.
  - c) Though the site has mature trees, it is not in a "natural state;" it has been generally occupied since the 1940s. The proposal minimizes tree removal and grading necessary to accommodate construction of residential structures. Though grading would occur, the directionality of topography and resulting drainage pattern would remain generally the same.
  - d) The proposed units would intentionally have different designs; this is appropriate based on site topography and creation of visual interest. However, through complementary façade materials and colors, the units would have a visual relationship to each other.
  - e) The proposed twinhome units, their design, and location represent a logical development pattern and a reasonable development transition from the commercial and institutional uses to the north and the single-household uses to the south and east.
  - f) As new construction, the units would be designed to meet all energy efficiency requirements of the Minnesota State Building Code.
  - g) Any construction on the subject site would visually change the subject property, which has been essentially unchanged for over 40 years. The proposed twinhome units are not anticipated to effect neighboring properties or land uses to an extent beyond other types of residential construction that could occur on the site without site and building plan review.

Section 4. City Council Action

4.01 Approval is subject to the following conditions:

1. Submission of a revised a civil plan set for staff review. The plan set must incorporate an additional 0.31 acres for a total site area of at least 2.5 acres.
2. The site must be developed and maintained in substantial conformance with the following plans, which constitute the approved master development plan and final site and building plans.
  - Revised civil plans, as approved by city staff.
  - Building elevations and floor plans, included in the May 6, 2024 city council staff report.
3. Compliance with all conditions outlined in:
  - a) A technical staff memo. This memo will be provided following the submission of revised civil plans and staff review of those plans; and
  - b) The final plat resolution.

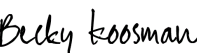
Section 5. A violation of this ordinance is subject to the penalties and provisions of Chapter XIII of the city code.

Section 6. This ordinance is effective only upon proper recording of the MILLS TWIN HOMES final plat.

Adopted by the city council of the City of Minnetonka, Minnesota, on May 6, 2024.

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Brad Wiersum, Mayor

Attest:

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Becky Koosman, City Clerk

**Action on this ordinance:**

Date of introduction: April 8, 2024

Date of adoption: May 6, 2024

Motion for adoption: Schack

Seconded by: Wilburn

Voted in favor of: Wilburn, Calvert, Ramaley, Coakley, Foster-Bolton, Schack, Wiersum

Voted against: None

Abstained: None

Absent: None

Ordinance adopted.

Date of publication: May 23, 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 meeting held on May 6, 2024.

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Becky Koosman, City Clerk