

Ordinance No. 2023-12

An ordinance approving a rezoning from R-1, low density residential, to PUD, planned unit development and adopting a master development plan for the properties at 18116 Ridgewood Road, an adjacent, unaddressed parcel

The City Of Minnetonka Ordains:

Section 1. Background

- 1.01 The subject property is located at 18116 Ridgewood Road and an adjacent, unaddressed parcel. The property is legally described in Exhibit A.
- 1.02 Ron Clark Construction is requesting rezoning from R-1, low-density residential, to PUD, planned unit development and a master development plan for the subject property. The amendment would allow for the construction of 11 villa-style residential homes.

Section 2.

2.01 Approval is based on the following findings:

1. The rezoning would result in greater preservation of existing natural resources, in number or quality, than would otherwise be provided under non-PUD development;
2. The rezoning would result in a housing type that is desirable to the city;
3. The rezoning would result in greater preservation of existing natural resources and other public benefits as recognized by the city; and
4. The rezoning would result in greater energy conservation through building and site design than would otherwise be achieved under non-PUD development.

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 unless modified by the conditions below:
 - Site plan dated July 26, 2023
 - Grading plan dated June 14, 2023
 - Utility plan dated June 14, 2023
 - Landscaping plan dated June 21, 2023
 - Tree preservation plan dated June 21, 2023

Together with the project description outlined in 1.02 of this ordinance, 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. 2023-054, Preliminary Plat Approval, adopted by the Minnetonka City Council on Aug. 14, 2023.

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 immediately.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Aug. 14, 2023.

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: Aug. 14, 2023
 Motion for adoption: Calvert
 Seconded by: Kirk
 Voted in favor of: Calvert, Schaeppi, Coakley, Kirk, Schack, Wilburn, Wiersum
 Voted against: None
 Abstained: None
 Absent: None
 Ordinance adopted.
 Date of publication: Aug. 31, 2023

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 Aug. 14, 2023.

The ~~stricken~~ language is deleted; the single-underlined language is inserted.

Becky Koosman, City Clerk

The ~~stricken~~ language is deleted; the single-underlined language is inserted.

Exhibit A

Parcel 1:

All that part of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 117, Range 22, which lies North of the center line of the Town Road, (Ridgewood Road) as now laid out and traveled, said tract of land being more particularly described as follows:

Commencing at the Northwest corner of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 117, Range 22;

Thence Southerly along the West line of said East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 241.5 feet, more less, to the center line of the Town Road. (Ridgewood Road); thence Easterly along the centerline of said Town Road (Ridgewood Road) to the East line of said East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence Northerly along said East line of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 325.45 feet, more or less, to the Northeast corner of said East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence Westerly along the North line of said East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the point of beginning.

AND

Parcel 2:

The East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 117, Range 22, Hennepin County, Minnesota

Abstract Property

The ~~stricken~~ language is deleted; the single-underlined language is inserted.