

## Ordinance No. 2024-09

### An ordinance adopting a master development plan for the property at 1809 Plymouth Road

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The City Of Minnetonka Ordains:

Section 1. Background

1.01 The subject property is located at 1809 Plymouth Road.

1.02 The property is legally described as:

Lot 4, Block 1, Ridgedale Center Fourth Addition, Hennepin County, Minnesota

Torrens Cert. No 780116

1.03 1809 PLY LLC, on behalf of Wells Fargo, is proposing to redevelop the existing property at 1809 Plymouth Road. As proposed, the existing three-story building would be removed and two commercial buildings would be constructed. The southerly building would include bank and retail spaces, while restaurants and retail space would occupy the northerly building.

Section 2. Findings

2.01 The proposed redevelopment is consistent with the property's mixed-use designation in the 2040 Comprehensive Guide Plan.

2.02 The proposed redevelopment is not anticipated to negatively impact public health, safety, or general welfare.

Section 3. Council Action

3.01 Approval is subject to the conditions outlined in

1. The site must be developed and maintained in substantial conformance with the following plans unless modified by the conditions below:

- Site Plan, dated April 17, 2024
- Grading and Drainage Plan, dated April 17, 2024
- Stormsewer Plan, dated April 17, 2024
- Utility Plan, dated April 17, 2024
- Landscape Plan, dated April 17, 2024
- Floor Plan, dated April 17, 2024
- Exterior Elevations, dated April 17, 2024

Together with the use description outlined 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. 2024-040, site and building plan approval, adopted by the Minnetonka City Council on June 24, 2024.

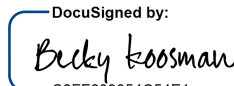
Section 4. A violation of this ordinance is subject to the penalties and provisions of Chapter XIII of the city code.

Section 5. This ordinance is effective immediately.

Adopted by the City Council of the City of Minnetonka, Minnesota, on June 24, 2024.

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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: Dec. 4, 2023  
Date of adoption: June 24, 2024  
Motion for adoption: Ramaley  
Seconded by: Calvert  
Voted in favor of: Coakley, Foster-Bolton, Wilburn, Calvert, Ramaley, Wiersum  
Voted against: None  
Abstained: None  
Absent: Schack  
Ordinance adopted.

Date of publication: July 11, 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 June 24, 2024.

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Becky Koosman, City Clerk