

Ordinance No. 2024-10

An ordinance rezoning the property at 18393 Covington Road from R-1, low-density residential, to R-4, medium-density residential

The City of Minnetonka Ordains:

Section 1.

1.01 The property located at 18393 Covington Road is hereby rezoned from R-1, low-density residential, to R-4, medium-density residential.

1.02 The property is legally described as follows:

Parcel 1: That part of the north 250 feet of the west 165 feet of the Northwest Quarter of the Southeast Quarter of Section 31, Township 117, Range 22, Hennepin County, Minnesota, which lies southeasterly of the center line of State Trunk Highway No. 101.

Parcel 2: That part of the north 250 feet of the Northeast Quarter of the Southwest Quarter of Section 31, Township 117, Range 22, Hennepin County, Minnesota, which lies easterly of the center line of State Trunk Highway No. 101.

Torrens Certificate No. 1563833

Section 2.

2.01 This action is based on the following findings:

1. The rezoning would bring the site closer to its high-density residential designation in the 2040 Comprehensive Guide Plan.
2. The rezoning would be consistent with the R-4 zoning of the adjacent Minnetonka Heights property.
3. The rezoning would not negatively impact public health, safety, or general welfare.

Section 3.

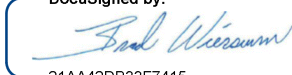
3.01 This action is subject to the following conditions:

1. Within one year of this approval:
 - a) The 18393 Covington Road must be combined with the property at 5809 County Road 101 as a single tax parcel.

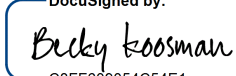
- b) The existing driveway to Covington Road must be removed and a new driveway connection must be made between the structure on 18393 Covington Road and the apartment complex parking lot.
 - c) The existing curb cut to Covington Road must be removed and re-poured with B612 curbing and the adjacent sidewalk panels replaced to match the higher curb elevations.
2. The building must be retrofitted with fire sprinklers as required by the fire marshal.

Section 4. This ordinance is effective only upon the proper combination of 18393 Covington Road and 5809 County Road 101 properties as a single tax parcel.

Adopted by the city council of the City of Minnetonka, Minnesota, on July 8, 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: Aug. 14, 2023
Date of adoption: July 8, 2024
Motion for adoption: Calvert
Seconded by: Schack
Voted in favor of: Foster-Bolton, Schack, Wilburn, Calvert, Ramaley, Coakley, Wiersum
Voted against: None
Abstained: None
Absent: None
Ordinance adopted.

Date of publication: July 25, 2024

Ordinance No. 2024-10

Page 3

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 July 8, 2024.

Becky Koosman, City Clerk