

Ordinance No. 2024-13

An ordinance amending the existing Carlson Center master development plan as it pertains to the property at 901 Carlson Center

The City Of Minnetonka Ordains:

Section 1. Background

1.01 This ordinance hereby amends the existing Carlson Center master development plan as it pertains to the property at 901 Carlson Parkway.

1.02 The property is legally described as:

Lot 2, Block 1, Carlson Center Eighteenth Addition, Hennepin County, Minnesota

1.03 In 1983, the city approved the Carlson Center master development plan. The plans have been amended on several occasions since the original approval. Under the current plan, the subject property is approved for a 4-story, 136 room extended-stay hotel.

1.04 United Properties is requesting an amendment to the existing master development plan, as it pertains to the subject property. The amendment would allow construction of eight, three-story residential buildings, for a total of 30 units.

Section 2. Findings

2.01 The proposal is consistent with the site's mixed-use designation in the comprehensive guide plan.

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, dated June 10, 2024
 - Building Materials, dated June 5, 2024
 - Floor Plans, dated July 10, 2024 and July 12, 2024
 - Elevation Plans, dated July 10, 2024 and July 12, 2024
 - Removals Plan (C1.0) dated June 7, 2024
 - Tree Preservation Plan (C1.1) and Tree Calculations (C1.2) dated June 7, 2024
 - Site Plan (C2.0) dated June 7, 2024
 - Turning Movement (C2.1) dated June 7, 2024

- Grading Plan (C3.0) dated June 7, 2024
- Utility Plan (C4.0) dated June 7, 2024
- Civil Details (C5.0, C5.1, C5.2) dated June 7, 2024
- Landscape Plans (L1.0 and L1.1), dated June 7, 2024
- SWPPP- Proposed Conditions, Details, Narrative, and Attachments (SW1.1, SW1.2, SW1.3, SW1.4 and SW1.5) dated June 7, 2024

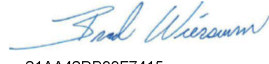
The above plans, together with the use outlined Section 1 of this ordinance, are hereby adopted as the master development plan for the subject property.

2. The development must further comply with all conditions outlined in City Council Resolution No. 2024-060, adopted by the Minnetonka City Council on Aug. 26, 2024.

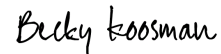
Section 4. A violation of this ordinance is subject to the penalties and provisions of Chapter XIII of the city code.

Section 5. This ordinance is effective immediately.

Adopted by the city council of the City of Minnetonka, Minnesota, on Aug. 26, 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: July 8, 2024
 Date of adoption: Aug. 26, 2024
 Motion for adoption: Ramaley
 Seconded by: Foster-Bolton
 Voted in favor of: Calvert, Ramaley, Coakley, Foster-Bolton, Schack, Wilburn, Wiersum
 Voted against: None
 Abstained: None
 Absent: None
 Ordinance adopted.
 Date of publication: Sept. 12, 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 Aug. 26, 2024.

Becky Koosman, City Clerk