

**MINNETONKA PLANNING COMMISSION**  
**Oct. 18, 2018**

<b>Brief Description</b>	Concept Plan for redevelopment of the property at 14410 Orchard Rd.
<b>Action Requested</b>	Provide comments and feedback. No formal action is required.

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### **Background**

The property at 14410 Orchard Rd is widely referred to as the Bensman Property. The southern portion of the roughly 6.2-acre site is generally “open,” while the northerly portion is wooded and contains a visually steep slope. (Staff has not conducted a detailed steep slope analysis.) The site is zoned R-1, low-density residential, and designated low-density development in the 2030 Comprehensive Guide Plan.

### **Concept Plan**

Charles Cudd Co. has submitted a concept plan for the property that contemplates removal of the existing single-family home and accessory building and construction 19 villa-style homes. A formal proposal based on the concept plan would likely require the following city actions: (1) rezoning; and (2) preliminary and final plats.

### **Review Process**

Staff has outlined the following review process for the proposal. At this time, a formal application has not been submitted.

- **Neighborhood Meeting.** Charles Cudd Co. hosted a neighborhood meeting on Oct. 11. The meeting was attended by roughly 75 area property owners. Attendees generally expressed concerns related to: (1) the number of lots/homes; and (2) impact on existing neighborhood character. A more detailed list of comments is attached.
- **Planning Commission Concept Plan Review.** The planning commission Concept Plan Review is intended as a follow-up to the neighborhood meetings. The objective of this meeting is to identify major issues and challenges in order to inform the subsequent review and discussion. The meeting will include a presentation by the developer of conceptual sketches and ideas, but not detailed engineering or architectural drawings. No staff recommendations are provided, the public is invited to offer comments, and planning commissioners are afforded the opportunity to ask questions and provide feedback without any formal motions or votes.
- **City Council Concept Plan Review.** The city council Concept Plan Review is intended as a follow-up to the planning commission meeting and would follow the same format as the planning commission Concept Plan Review. No staff recommendations are provided, the public is invited to offer comments, and council members are afforded the opportunity to ask questions and provide feedback without any formal motions or votes.

### **Key Issues**

Staff requests commission and council comment/feedback on the following key issues and any other issues the commission and council deem appropriate. The comments/feedback provided are intended to assist Charles Cudd Co. should the company chose to put together a formal application package. However, the commission and council decisions on any formal redevelopment application are not suggested or restricted by concept plan review comments/feedbacks.

- **Number of Lots:** The concept plans suggests creation of 19 single-family lots. With preservation of the northerly sloped area, the conceptual density would be three units per acre. Comments related to the number of lots is requested.
- **Housing Type:** The concept plan suggest construction of a villa-style, association-maintained neighborhood. Comments related to the general neighborhood concept is requested.

### **Staff Recommendation**

Staff recommends the planning commission provide comment and feedback on the identified key issues and any others the planning commission deems appropriate.

Originator: Susan Thomas, AICP, Assistant City Planner  
Through: Loren Gordon, AICP, City Planner

## ADDITIONAL INFORMATION

### Next Steps

- **Formal Application.** If the developer chooses to file a formal application, notification of the application would be mailed to area property owners. Property owners are encouraged to view plans and provide feedback via the city's website. Through recent website updates: (1) staff can provide residents with ongoing project updates, (2) residents can "follow" projects they are particularly interested in by signing up for automatic notification of project updates; (3) residents may provide project feedback on project; and (4) and staff can review resident comments.
- **Council Introduction.** The proposal would be introduced at a city council meeting. At that time, the council would be provided another opportunity to review the issues identified during the initial Concept Plan Review meeting, and to provide direction about any refinements or additional issues they wish to be researched, and for which staff recommendations should be prepared.
- **Planning Commission Review.** The planning commission would hold an official public hearing for the development review and would subsequently recommend action to the city council.
- **City Council Action.** Based on input from the planning commission, professional staff and general public, the city council would take final action.

### City Roles and Responsibilities

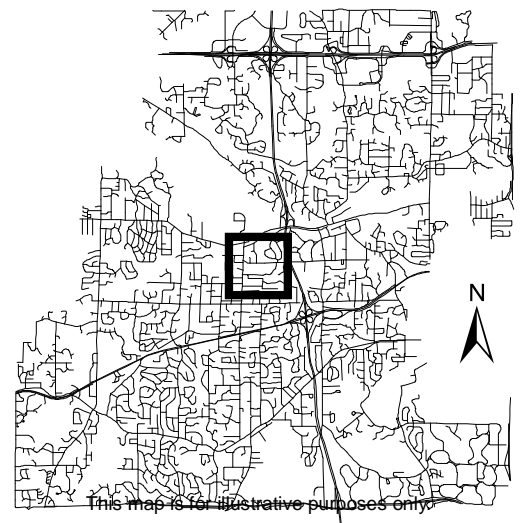
- **City Council.** As the ultimate decision maker, the city council must be in a position to equitably and consistently weigh all input from their staff, the general public, planning commissioners, applicants and other advisors. Accordingly, council members traditionally keep an open mind until all the facts are received. The council ensures that residents have an opportunity to effectively participate in the process.
- **Planning Commission.** The planning commission hosts the primary forum for public input and provides clear and definitive recommendations to the city council. To serve in that role, the commission identifies and attempts to resolve development issues and concerns prior to the council's consideration by carefully balancing the interests of applicants, neighbors, and the general public.
- **City Staff.** City staff is neither an advocate for the public nor the applicant. Rather, staff provides professional advice and recommendations to all interested parties, including the city council, planning commission, applicant and residents. Staff advocates for its professional position, not a project. Staff recommendations consider neighborhood concerns, but necessarily reflect professional standards, legal requirements and broader community interests.





### Location Map

Project: Highcroft Meadows  
Address: 14410 Orchard Rd



This map is for illustrative purposes only.



# CHARLES CUDD CO.

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## Architectural Design ♦ Build

### Highcroft Meadows

#### An Architecturally Designed Empty-Nester Villa Home Neighborhood

by Charles Cudd Co.

Charles Cudd Co. has built a long-standing reputation for high-quality development projects featuring custom architecturally designed homes. The Bensman family has owned the 6.2 acre property for 50+ years. As you may assume, they've been approached by a wide variety of builders/developers. We are proud to say they've selected our company to develop their homestead.

Over the past weeks, we and the family's consultant have met with city staff and appreciate their input on the concept plan before you. "Highcroft Meadows" is proposed as a 19-lot detached association maintained villa-style homes neighborhood.

**The Site Plan:** The Bensman family has used the property as a hobby farm homestead. As such, the majority of the site is open fields with a wooded portion at the north end. In keeping with the hobby horse theme, we propose to install a white rail equestrian type fence at the neighborhood entrance of Highcroft Meadows.

By way of the villa-style lots, we are able to preserve the natural character of the northern 1/3<sup>rd</sup> of the site (approx. 2 acres). This preserved area accounts for the majority of the property's trees/natural topography and provides a buffer to the higher-use property to the north.

**Villa Home Land Use:** The property is guided for residential low-density housing. The site is surrounded by a mix of land uses including R-2, R-1, and city/institutional zoning (Williston Fitness Center). With this in mind, the 19-lot Villa-home site plan fits the city's comprehensive plan guidance of low density and provides for an appropriate transition between the various abutting uses. No comprehensive plan amendment would be required.

Demographics shift over the decades and we understand the City of Minnetonka has a desire to maintain "life-cycle" housing. Having substantially developed in the 1950s-1990s, the vast majority of Minnetonka's housing stock is traditional single-family homes on larger lots. These homes range in size & price to fit a broad spectrum of residents.

This said, as lives shift to the empty-nester phase of life, many residents prefer to "age in place". Specifically, they a desire to maintain an active life-style within the community they reside. These residents are looking for high-feature detached homes, yet want to eliminate the on-going duties of exterior up keep (mowing, weeding, shoveling, exterior repairs, etc.). Our proposed Villa homes provide the benefits of detached home living combined with the carefree maintenance advantage which allows them more leisure and travel opportunities. This Villa product is substantially under represented in the existing housing stock.

# CHARLES CUDD CO.

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## Architectural Design ♦ Build

**The Architecturally-Designed Villa Homes:** Our Villa homes are designed to attract the “empty nester” buyer which is typically in the 50 plus age group. The Villa homes will all be designed with the idea of main-level living by keeping the master bedroom and primary living spaces on the main floor. We intend to offer 7 of the 19 lots with a slab on grade foundation which features no steps from the garage and front entry into the home. As an alternative, a buyer may elect a full basement.

From a street-scape perspective, our custom-designed Villa homes provide an attractive balance between visual form/mass and livable function. By way of common architecture and maintenance, we create a unique, but cohesive feel to the neighborhood.

There will also be an option, if the buyers choose, to finish an upstairs bedroom/rec room area that would be built into the roof lines as a 1 ½ story which would keep the lower profile of a ranch look throughout the neighborhood (please see examples attached). Likewise, this lower roofline minimizes impact to the surrounding community (vs. high-peak 2-story homes). This bonus “attic” space is an important flexible design feature whether for hobby/rec. use or visiting friends and family.

All of the homes in Highcroft Meadows will be association maintained which would allow buyers to eliminate the need for storing equipment to do yard work, snow removal, and other exterior maintenance commonly needed for traditional single family home living. From a life-style perspective, the HOA maintained exteriors allow residents to “lock & leave” – a genuine benefit to active empty nesters looking to enjoy life.

Our Villa home buyers are looking for more than square footage. They’re looking for a lifestyle which we support by offering high-feature, detailed designs not offered by production-based homes. If you have interest in a more hands-on feel of our proposed villa homes, we have models located throughout the Twin Cities and would be happy to arrange a tour anytime that is convenient.

Thank you for your review. We’re excited about the project and look forward to working with our engineers and city staff to bring before you a plat in the coming months.

Rick Denman, Principle

**CHARLES CUDD CO.**  

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**Architectural Design ♦ Build**





## Fine Architectural Homes

We design and build fine homes for discerning people. They seek a home of artful composition, yet warm and comfortable to really live in. We work closely with them from start to finish to achieve a truly outstanding result.

For decades, the principals of Charles Cudd Co LLC have been responsible for the creation of some of the Twin Cities' most distinctive and sought after homes.

Our work is our passion and the vast number of enthusiastic client testimonials, show it. Every one of us is deeply committed to the highest standards of principled architecture, craftsmanship and customer service. We want to exceed our customers' expectations and achieve an outstanding result that we can be proud of. Charles Cudd Co. LLC sets the standard of excellence.

## CHARLES CUDD CO.

Architectural Design ♦ Build





**Property**

[Go to Property links](#)

[Clear results](#)

**PID: 1611722440042**  
 14410 Orchard Rd  
 Minnetonka, MN 55345

Owner/Taxpayer	
Owner:	Alan S Bensman Et Al
Taxpayer:	ALAN S BENSMAN 14410 ORCHARD RD MINNETONKA MN 55345

Tax Parcel	
Parcel Area:	6.2 acres 269,947 sq ft
Torrens/Abstract:	Abstract
Addition:	Unplatted 16 117 22
Lot:	
Block:	
Metes & Bounds:	That Part Of The Se 1/4 Of The Se 1/4 Sec 16 T 117 R 22 Lying E Of The Plat Of Westmark Estates And Lying S Of A Line Run From A Pt On The E Line Of <b>Note: This Is A Partial Metes &amp; Bounds Description.</b>

**Tax Data (Assessed 2017, Payable 2018)**

Market Value:	\$552,600
Total Tax:	\$7,619.90
Property Type:	Residential
Homestead:	Homestead
Year Built:	1949

**Tax Data (Assessed 2018, Payable 2019)**

Market Value:	\$590,100
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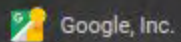
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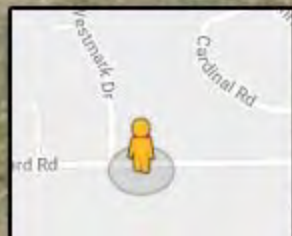
14465 Orchard Rd

Minnetonka, Minnesota



Google, Inc.

Street View - Jul 2014



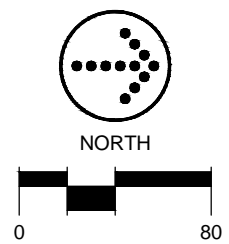


## ZONING AND SETBACK SUMMARY

CURRENT ZONING:	R1-SINGLE FAMILY
PROPOSED ZONING:	PUD (R2 BASE STANDARDS)
CURRENT LAND USE GUIDING:	LOW DENSITY RESIDENTIAL
LAND USE DENSITY RANGE:	2-4 UNITS/AC
TOTAL SITE ACREAGE:	6.69 ACRES
PROPOSED NUMBER OF LOTS:	19
PROPOSED DENSITY:	2.84 UNITS/ACRE

SETBACK INFORMATION IS AS FOLLOWS:

FRONT YARD = 25 FT.  
 REAR = 25' FT.  
 SIDE (GARAGE) = 5 FT.  
 SIDE (HOUSE) = 10 FT.



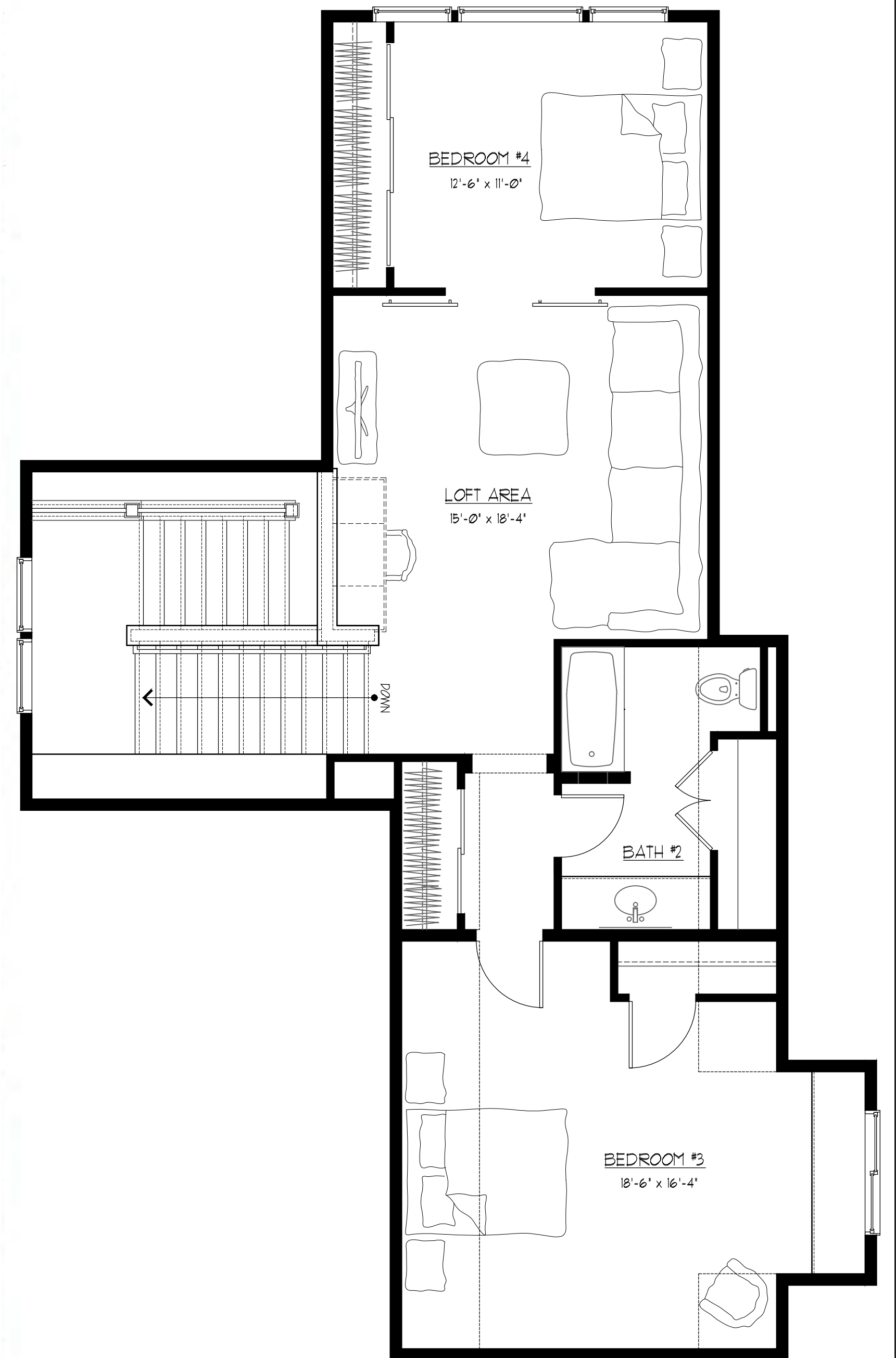
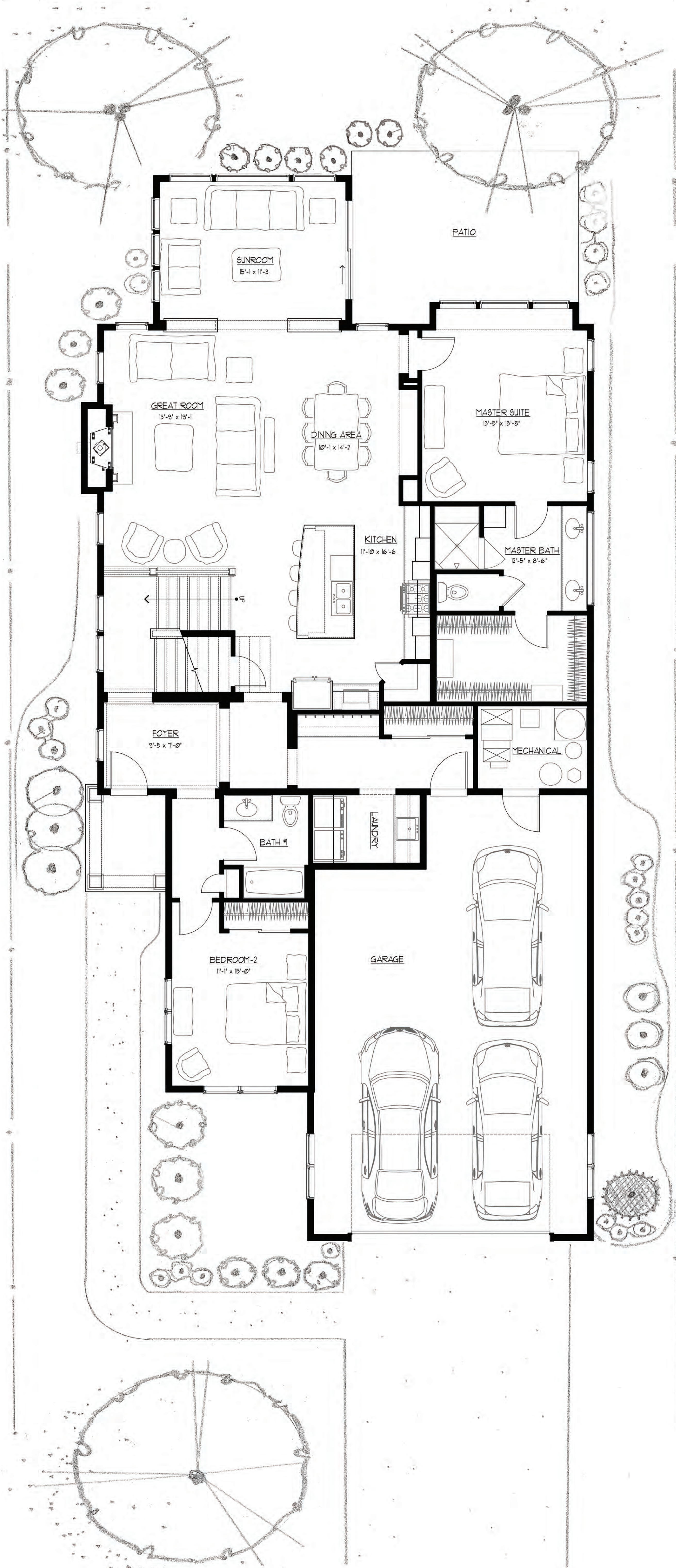
## CONCEPT A.2

TONKA RIDGE • MINNETONKA, MN

• 09.28.2018



# THE ALDERWOOD III MODEL



SQUARE FOOTAGE:

MAIN LEVEL

-1893 SQUARE FEET (EXCLUDES SUNROOM)  
 -2085 SQUARE FEET (INCLUDING SUNROOM)

UPPER LEVEL

-1079 SQUARE FEET

TOTAL FOOTAGE:

-3164 SQUARE FEET

**CHARLES CUDD CO.**  
 LIFESTYLE HOMES







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# CHARLES CUDD CO.

LIFESTYLE HOMES

MODEL HOME NOW SHOWING

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**THE VILLAS AT BASS CREEK**  
10345 56TH AVE N, PLYMOUTH, MN  
ARCHITECTURALLY DESIGNED DETACHED VILLAS  
MAIN LEVEL LIVING  
ASSOCIATION MAINTAINED  
\$695,800  
OTHERS FROM \$600'S

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[charlescudd.com](http://charlescudd.com)

BUILDER LICENSE #BC635245

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# CHARLES CUDD CO.

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## LIFESTYLE HOMES

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MODEL COMING SOON



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**SHADYWOOD VILLAS**  
SHADYWOOD CIRCLE, ORONO, MN  
ARCHITECTURALLY DESIGNED DETACHED VILLAS  
MAIN LEVEL LIVING  
ASSOCIATION MAINTAINED (\$175 MONTHLY)

STARTING FROM \$800'S

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[charlescudd.com](http://charlescudd.com)  
BUILDER LICENSE #BC635245

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# CHARLES CUDD CO.

LIFESTYLE HOMES

MODEL HOME NOW SHOWING

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## VILLAS AT MEDINA COUNTRY CLUB

4172 FAIRWAY DRIVE, MEDINA, MN

ARCHITECTURALLY DESIGNED DETACHED VILLAS

MAIN LEVEL LIVING - ASSOCIATION MAINTAINED

MODEL AS BUILT \$925,800 ~ OTHERS FROM \$800'S

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[charlescudd.com](http://charlescudd.com)

BUILDER LICENSE #BC635245

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# CHARLES CUDD CO.

Architectural Design ♦ Build

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## WATERFORD LANDING ON SCHUTZ LAKE IN VICTORIA, MN

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ARCHITECTURALLY DESIGNED DETACHED VILLAS

MAIN LEVEL LIVING

ASSOCIATION MAINTAINED (\$195 MONTHLY)

COMMUNITY PONTOON & PRIVATE BEACH

MODEL AT \$968,000

OTHERS FROM THE \$800'S

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BUILDER LICENSE #BC635245

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14600 Minnetonka Blvd. | Minnetonka, MN 55345 | 952-939-8200 | [eminnetonka.com](http://eminnetonka.com)

**DATE:** October 11, 2018

**SUBJECT:** Highcroft Meadows Neighborhood Meeting Notes

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### **Concerns Raised**

- Number of proposed lots/density seems too high.
- Only one ingress/egress proposed, funneling all traffic onto Orchard Rd.
- Setbacks from Orchard Rd are too small
- Lack of buffering between existing homes and proposed homes
- Potential negative impact on existing neighborhood character.
- Potential impact on property taxes.
- Lack of affordable housing
- Existing drainage issue on west side of property.
- Negative impact of street lighting.
- Issues with existing utilities.

### **Questions Raised**

- Amount of cut and fill on site? Answer: The cut and fill would likely be balanced on site.
- Square footage? Answer: 1700-2200 sq.ft main.
- Buildout time? Answer: 2 months site prep, 3 year total.
- Would an environmental study be required: Staff Answer: an EAW would not be triggered by a proposal of this size.
- Could number of homes be reduced by 25%? Answer: No. The project would not be viable.
- Association fee? Answer: \$140-170, covering exterior maintenance, snow removal, lawn care, and trash.
- Where are examples of similar homes? Answer: Bass Creek Villas in Plymouth.

### **Comments/Ideas**

- 1 ½ story homes – rather than 2 story homes – is a positive.
- Preservation of trees on northern area is a positive.
- A community space – trail, park, etc. – in the northerly treed area would be appreciated.