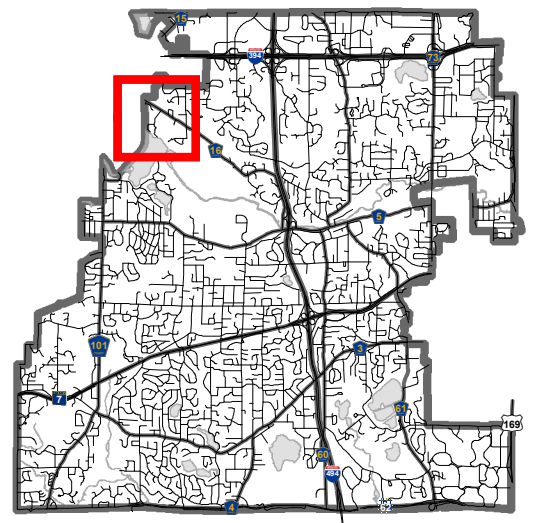


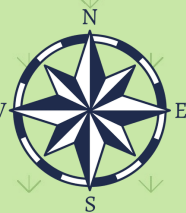


Location Map

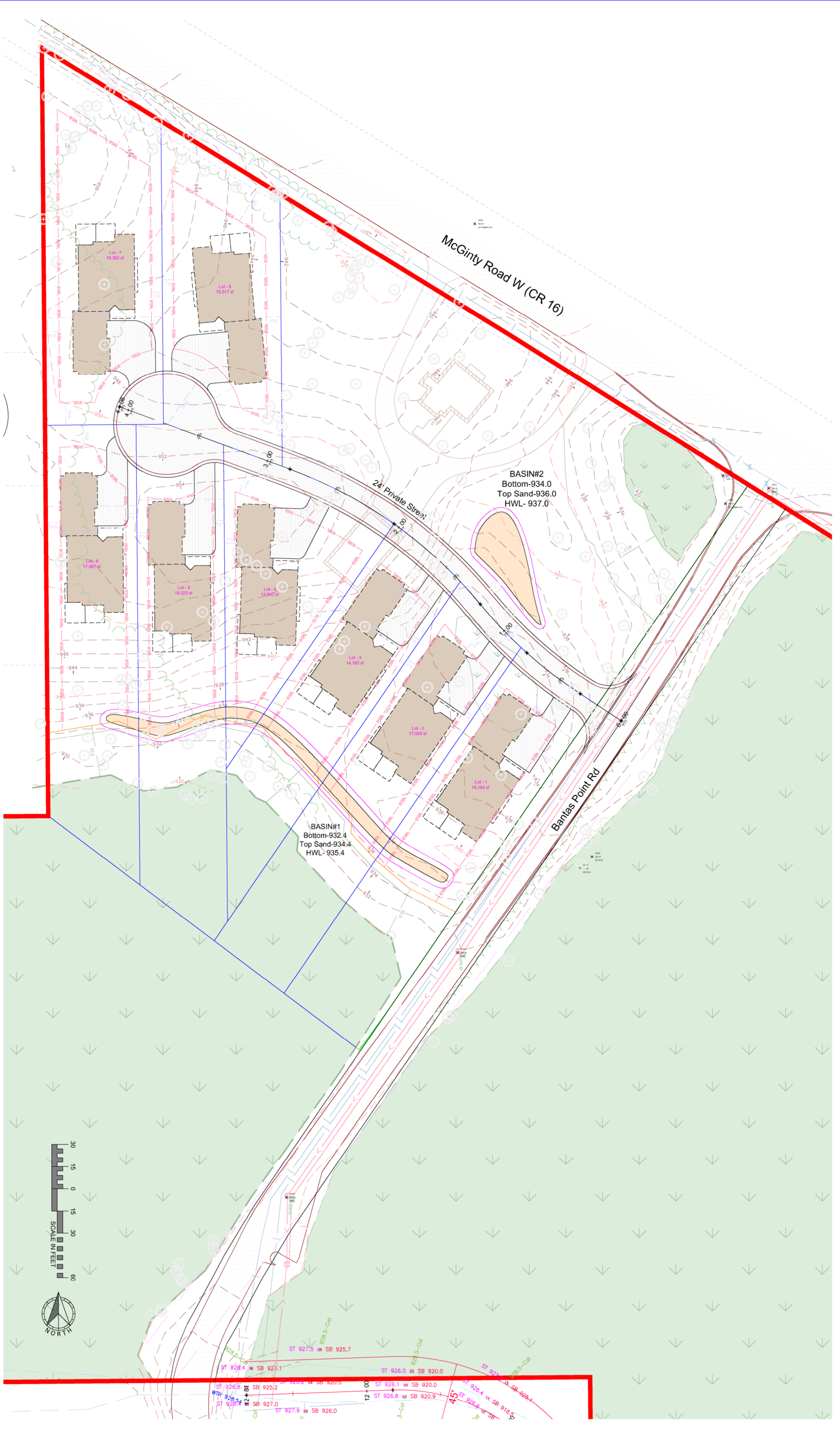
Project: Wooddale Builders
 Address: 16509 McGinty Rd W



16509 McGinty Road Development



1/14/2021



DRAWING NAME	NO.	BY	DATE	REVISIONS
Lot Control Plan				
DRAWN BY				
CHECKED BY				
DATE				

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 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6900

CITY PROJECT NO. _____
MINNETONKA, MINNESOTA

CONCEPT PLAN
ICE PARCEL
WOODDALE BUILDERS

FILE NO.	9745-003
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January 14, 2021

RE: Development of 16509 McGinty, Minnetonka MN by Wooddale Builders

Team

- Woodland Builders – Steve Schwieters, Owner
- Bancor Group, Inc. – Paul Robinson, Development Consultant
- Coldwell Banker – Mike Steadman, Development and Marketing
- Sather Bergquist - Bob Molstad, Engineering and Survey

Summary

We are pleased to submit a concept plan for development of the property at 16509 McGinty Road into 8 villa homesites. We have spent a fair amount of time over the past few months looking at how best to develop the property and meet all of the various and at times conflicting codes of the City. This has included verifying the wetland areas, completing and reverifying our tree survey, meeting with the City as well as a number of neighbors to get their initial feedback. Prior to your review we are holding a neighborhood meeting on January 27 to show our plans to the neighborhood and get additional feedback.

Property

- Size – 12.85 Acres
- Net Acres – 3.9 acres (gross area minus wetlands)
- Zoning – R-1

History

This property was owned by Betty Ice. Betty lived on this property for 98 years. She saw a lot of changes and development around her during the time she lived there. Betty recently died and the property is now held in trust by a number of her family members. Betty's will requires the family to sell the property and as a result the family has been pursuing this since her death.

Proposal

Simply stated we are requesting a rezoning to PUD to develop the Ice property. We are proposing 8 villa lots averaging 16,650 sq. ft. for an overall density of 2 units per net acre 0.62 units per gross acre. We believe this meets the intent and definition of the Low-Density Residential Guiding of this property in the Comprehensive Plan. The 2040 Comprehensive Plan Low Density Residential guiding calls for 2-4 units per acre. Our proposal is on the low end of that range.

This development and its homes will be built by Wooddale Builders. Currently we are proposing custom main floor living villa homes. Generally, all will have a 1 ½ story appearance. A couple examples of the types of home we expect are shown below. These examples are located in Eden Prairie. Wooddale builders has been in business for over 45 years. We are well known in the industry for high quality custom homes. Please visit our website if you would like to learn more about us.

<https://www.wooddalebuilders.com/>



Our concept plan relies in large part on flexibilities that are made possible by using a Planned Unit Development (PUD) approach. We are proposing a PUD because it appears to be the only way to development the property and still meet the City's tree preservation code. The tree preservation code also encourages using a PUD to meet the City's requirements. Below is an excerpt from the City Tree Preservation Code with the sentence highlighted that refers or directs developers to use a PUD approach.

19. Tree Protection.

a) **Purpose.** *The goal of this subdivision is to preserve as much as practical Minnetonka's highly valued tree natural resources, ecosystems and viewsheds, while allowing reasonable development to take place and not interfering with how existing homeowners use their property. **This subdivision provides incentives for property owners who wish to subdivide areas that include woodlands and high priority trees to use planned unit development (PUD), which allows the flexibility to both protect woodlands and property rights.***

In addition to the tree preservation code directing us to use a PUD approach we also believe one or more of the benefits described in the PUD zoning code 300.22 section 2, also apply. We are providing a single level living product that that is in high demand and short supply in the City, and while it does not meet the City's definition of affordable this is a housing type that we believe is desirable to the City (300.22 (2) c). We are developing in an area of the City where the most significant connection and impact comes from the development within the Bantas Point Rd area which was developed at an intensity that would no longer be possible (300.22 (2) c). While we are not matching the development intensity of this area, some of the flexibilities we are requesting are not unlike what was permitted as this neighborhood development over time and are also similar to the development in Locust Hills to the west.

Our current concept preserves an area in the northeast corner of the property with the highest concentration of high priority trees. To that end there are only two homes north of our access road and 6 lots south. We are proposing a private drive to help keep the overall development footprint smaller. We chose 6 lots because that number fits on the south side of the roadway. Also, with the current access from Bantas Point as shown, even if we were to reduce the number of units on the south side the road, it would not significantly change the impact to the high priority trees. This approach allows us to make the best, most efficient use of the property while also preserving open space and high priority trees. It also allows us to keep the perimeter of the property along McGinty and Bantas Point looking very much like it does today. In addition to preserving the perimeter we plan on using the required mitigation trees to improve the buffer around the perimeter and to create a buffer between our development and Locust Hills. As we write this narrative, we continue to look for additional creative ways to develop the property. However, before we spend a more time and energy, we want to get some initial feedback from the Planning Commission and Council so we can better understand the goals of the City and in turn the flexibilities you are willing to consider.

PUD Flexibilities Needed

While we understand that the Concept review process is generally a big picture review, we know right now that we will likely need a number of flexibilities to best develop this property and meet the fixed threshold of not more than 35% removal of the High Priority Trees on the property. Because of this we are providing more detail than may be typical at this point to help you give us better feedback. In addition to the tree ordinance, we are also working within the wetland ordinance, storm water regulations, roadways standards, etc, which create a complicated quilt of regulation to work within and /or around, especially for a site of this size. Below is a list of the flexibilities used to create the current concept plan. We have compared our PUD request to the R-1A and R-1 zones. We think our proposed falls generally between the R-1 and R-1A zones without strict adherence to either, while keeping a net density at the low end allowed in the Comprehensive Plan for Low Density Residential Guiding.

	PUD		
	Concept Submittal	R1-A	R1
Lot Area	12,900 min – 16,000 avg	15,000	22,000
Buildable Area	3,500	2,400 (30' per side)	3,500 (30' per side)
Lot width	60'	75' 55' at ROW	110' 80' or ROW
Lot Width Lake	NA		
Lot depth	125'	125'	125'
Front	15'	35'	35'
Side	7.5'	10'	Sum 30' no less than 10'
Rear Yard	35'	30' or 20% whichever less	40' or 20% of lot depth 25' min
Corner Lot	15'	25'	25'
Max Impervious	30% of PUD Area outside of roadway	50%	No limit
FAR	NA	.24 lot area 17,500+ .22 if under	NA
Low Floor	2' above OHWL	2' above OHWL	2' above OHWL
Max Height	35'	35'	35'

Channel Access for Docking

A large portion of the property abuts a channel that provide access to Lake Minnetonka. Ideally, we would like to complete a maintenance dredge of this channel. Dredging will require approval from a number of jurisdictions, including but not limited to the Minnehaha Creek Watershed District (MCWD), the Department of Natural Resources (DNR), Lake Minnetonka Conservation District (LMCD), and could also include approvals from the City and properties abutting the channel. We are initially meeting with the property owners along the channel to get their feedback and are waiting to get feedback from the City before proceeding with a formal application.

We recently surveyed the channel and it is currently 2-3 deep when the water level is at the OHWL of 929.4. An alternative plan we are considering is to extend a dock further into the channel without dredging. This would allow us to offer lake access to our residents for boats that can function in shallower conditions, such as a fishing boat or pontoon. Any multiple docking proposal for Restricted Watercraft would need to be approved by the LMCD.

In our initial conversations with residents, we have heard a variety of opinions. Some have said they do not see any advantage to supporting any applications for lake access and, others have suggested some compromises that would make it more palatable such as having a declaration on the property limiting the size, type (e.g., no jet skis) and number of boats (so we could not exceed the number we are requesting now in the future).

Conclusion

We would like to thank you in advance for you review of our concept. We have done the best we can to understand your code without a formal City review. We think this will be a good development in the City. One that we can all be proud of. We look forward to discussing our plans with you.