



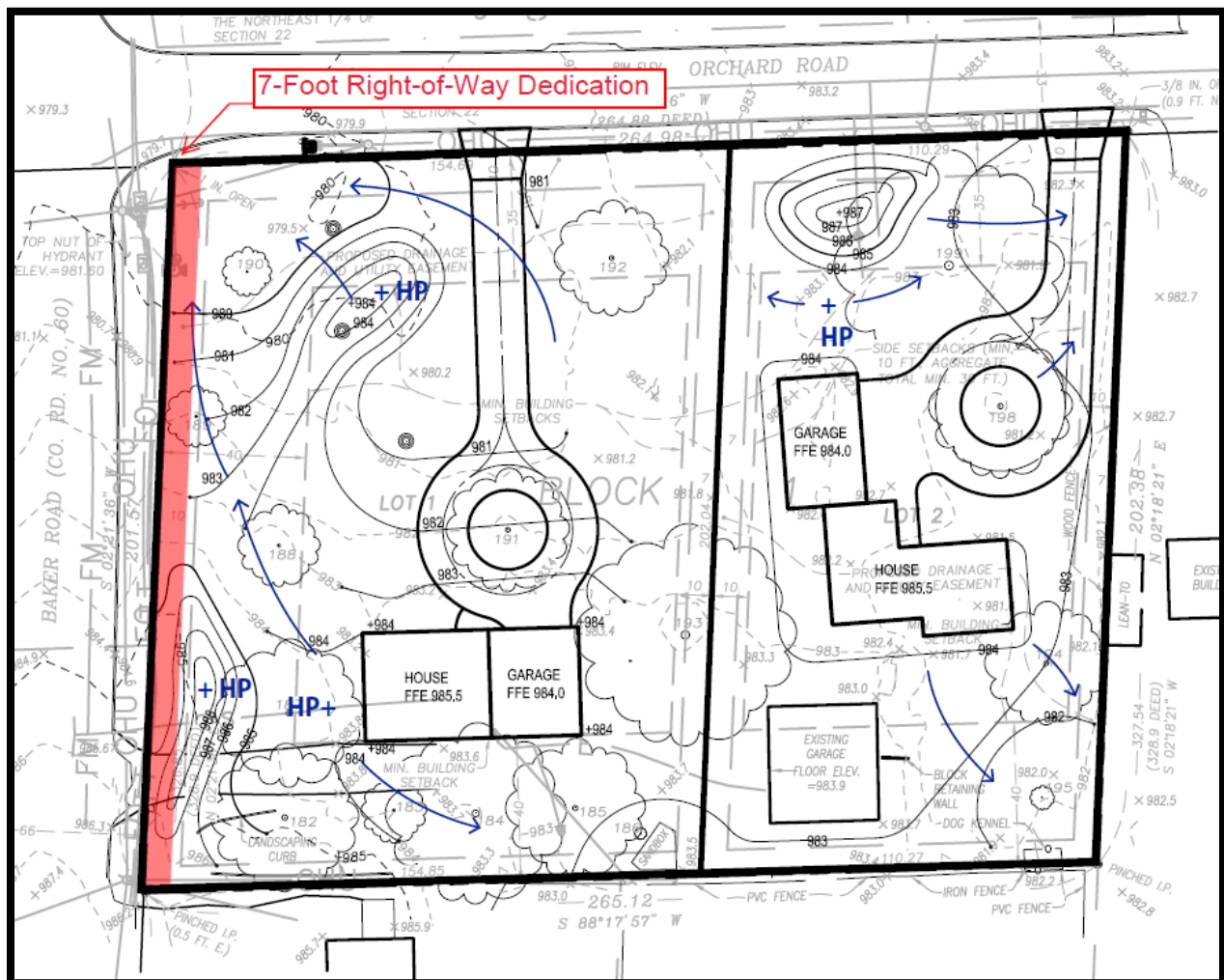
CITY OF MINNETONKA

14600 Minnetonka Blvd. | Minnetonka, MN 55345 | 952-939-8200 | eminnetonka.com

To: Planning Commission
From: Loren Gordon, AICP, City Planner
Date: Feb. 18, 2021
Subject: Change Memo for the Feb. 18th Planning Commission Agenda

ITEM 8A – 3811 Baker Road (EverGreen Orchard Estates)

Hennepin County has requested that the proposed plat dedicate 7 feet of right-of-way along Baker Road for future public improvements. This dedication would match previous dedications along Baker Road. See the proposed 7-foot right-of-way dedication below.



Staff has added Hennepin County’s request for additional right-of-way as a condition of approval as the proposed lots would still conform to minimum lot dimension requirements. (See below.)

Lot Dimensions

	Required by ordinance	Lot 1	Lot 2
Total area	22,000 sf	31,150 sf 29, 740 sf	22,245 sf
Buildable area	3,500 sf	~ 13,220 sf ~ 12,335 sf	~ 10,160 sf
Width at ROW	80 ft.	455 ft. 150 ft.	110 ft.
Width at setback	110 ft.	455 ft. 150 ft.	110 ft.
Lot depth	125 ft.	200 ft. <u>200 ft.</u>	200 ft.

*Rounded to nearest 5 ft.

Revised Condition of Approval

Section 4. Council Action.

4.01 The above-described preliminary plat is hereby approved, subject to the following conditions:

1. Prior to release of the final plat for recording:
 - a) Submit the following:
 - 7) Final plat drawing must dedicate 7-feet of right-of-way along Baker Road.

Neighborhood Comments

Staff received comments from two neighbors after the completion of the staff report packet for the Feb. 18th Planning Commission Meeting. These comments can be found attached to this change memo.

From: [REDACTED]
To: [Drew Ingvalson](#)
Subject: Expressing my water run off concerns on Orchard Road
Date: Wednesday, February 17, 2021 11:05:43 AM

Good morning Drew,

Thanks for all the information yesterday about the proposed EverGreen Orchard Estates. With a possibility of the development going in, I am concerned that the City of Minnetonka consider the storm water run off that occurs on Orchard Road. This water starts on Melody Lane and travels north through my property, 13001 Orchard and our nextdoor neighbors at 13009.

This run off floods Orchard Road and can cause an ice slick across the road as well as a large puddle.

A surveyor had been seen on our properties earlier this winter. Hopefully he was looking into the possibilities of water diversion.

In March, two years ago when there was rain on top of very frozen ground, that water run off was very destructive

to our two properties. Many, many other people also sustained water damage at that time..

Some years ago the City put in a manhole to collect water that flooded Melody Lane, right behind Orchard.

I hope at the Planning Commission meeting, Feb 18th and the City Council meeting, March 8th the neighborhood

water issues as a whole will be addressed and prioritized.

Thank you

Veronica Smith

13001 Orchard Road

Minnetonka 55305

From: [Beth Dierker](#)
To: [Drew Ingvalson](#)
Subject: 2/18 EverGreen: Water displacement questions
Date: Wednesday, February 17, 2021 10:12:10 AM
Attachments: [IMG_6414.jpg](#)
[IMG_6423.jpg](#)
[IMG_6408.jpg](#)
[IMG_6358.jpg](#)
[IMG_6357.jpg](#)
[IMG_6355.jpg](#)

Hi there, Mr. Ingvalson,

I'm writing re: the meeting tomorrow night. I will be joining as will a few neighbors on Orchard Rd. My main question has to do with the water/runoff plan for the proposed roofs/driveways. Where will the runoff go? How much will be displaced and what proportion of that water will stay on the property vs run off? What's the volume of water that will be added in terms of runoff?

Background:

Several Orchard Rd, Melody Rd, Farmington Rd, and Plymouth Rd residents have been in touch with the city over the past few years (and decades before for more established residents) re: water drainage issues that flood through my backyard (13009 Orchard Rd - photos attached) and flow into the intersection of Farmington and Orchard into the front yards of residents on Orchard Rd toward Plymouth Rd. We've had city engineers out to look at it in the past 2 years. My neighbors down Orchard, Veronica and Michael Smith and Rick and Joyce Kleindel are also involved in our efforts to draw attention to this issue.

Thank you,

Beth Dierker
13009 Orchard Rd









