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To: Planning Commission
From: Loren Gordon, AICP, City Planner
Date: July 1, 2021
Subject: Change Memo for the July 1 Planning Commission Agenda

ITEM 8B – Buell Consulting, AT&T

Please make the following change to page 5 of the resolution:

3. Prior to issuance of a building permit, this resolution must be recorded with Hennepin County.
 - a) ~~This resolution must be recorded with Hennepin County; and~~
 - b) ~~Submit an FAA determination for the tower.~~
4. Prior to construction, submit to city staff an FAA determination for the tower.
5. ~~The city council may reasonably add or revise conditions to address any future unforeseen problems.~~
56. Any change to the approved use resulting in a significant increase in a significant change in character would require a revised conditional use permit.

ITEM 9A – Woodhaven of Minnetonka Concept plan – 2424 and 2440 Plymouth Road

The attached letter was received after distribution of the packet.

To the Planning Commission,

My husband and I live at 2401 Forest Meadow Circle bordering the western property line of Lot 5. We reviewed the concept plan for the new development at 2424 and 2440 Plymouth Road and have feedback we'd like to share.

Maintaining a buffer of natural screening around the perimeter of the subdivision is a top concern for us. Part of the essential character of bordering neighborhoods is the beautiful wooded surroundings and the privacy it provides. In order to uphold the quality of life for bordering homes, preserving as much natural vegetation around the perimeter as possible should be a top priority for the developer. With the shape of the land, the cul-de-sac design, and R-1 zoning standards, the developer is in a good position to design a subdivision that accomplishes this. This concept plan though pushes the limits of this land use guidance with respect to number of lots and adequate buffer to existing homes. If more of the lots were closer to R-1 standards, the homes could be built to minimally disrupt the natural environment and existing character.

My husband and I are particularly concerned with Lot 5 in the concept plan. The plan is not detailed enough to provide distances, but the home of Lot 5 would be built right off of our backyard property line, and it feels unreasonably close, without enough space to preserve bordering trees. We are concerned with how Lot 5 could impact our property in the following negative ways.

Our home is situated relatively close to the back of our property line and slightly downhill to the west of Lot 5. We have many east facing windows in main living areas, as well as an expansive deck in our backyard. The home on Lot 5 could dramatically change the site lines surrounding these features of our home and jeopardize our privacy. Due to the position of our home being downhill, the home on Lot 5 would be towering over us taking up majority of the view through our tall windows while we cook, eat dinner, play, and live our daily lives. We are also worried about car headlights shining into our home with the easement access. (See supporting photos)

Just as concerning to us is the impact Lot 5 could have on our property value. The City of Minnetonka's mission, and one of the main reasons we chose to purchase our home, is for the distinct characteristic of wooded lots where the homes aren't "on top" of one another. Lot 5 is in direct opposition with this vision and could decrease our real estate value, and in turn, our livelihood, which we have worked so hard to build.

In addition to the disrupted setting behind us, the home on Lot 5 poses concerns of structural damage to our house. Our home is built downhill to the west of lot 5, and already has a compromised foundation due to the hydrostatic pressure in the hill. We are extremely concerned that the removal of trees and the addition of hard surfaces this close to our home would lead to extra water run off onto our property exacerbating the bowing and cracking in our foundation.

For these reasons, we request that Lot 5 be removed/combined with Lot 4. Combining Lot 4 and 5 would be more aligned with R-1 standards and the home could be situated to better integrate into the existing backdrop of bordering homes. This appears to have been considered when creating the concept as we can see the faded outline of the original Lot 4 (see supporting photo). Squeezing in Lot 5 seems unnecessary when there is a reasonable, more compliant, alternative for the developer that also

provides adequate buffer for a neighboring home in a vulnerable position. We hope you strongly consider our feedback and request, thank you for listening and we appreciate your time.

Regards,

Stephanie and Doug Carlson

Supporting Photos

Where the thick vegetation begins is where our property line ends.

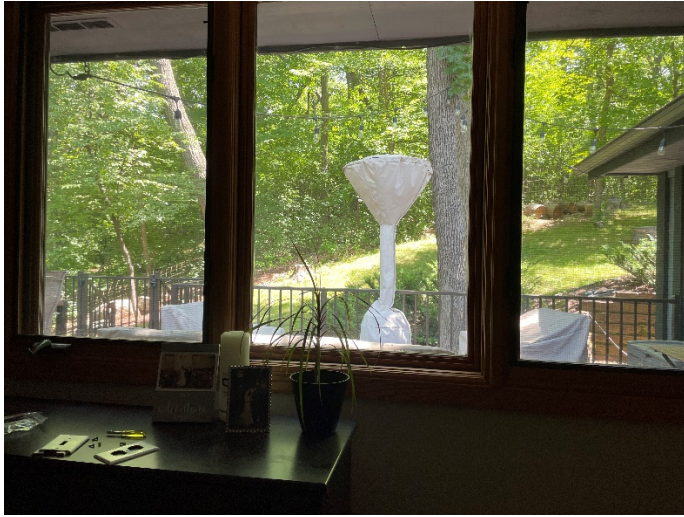
View from our kitchen and living room



View from our dining room



View from our master bedroom



View from our deck



Original Lot 4

