Ordinance No. 2017-11

An ordinance amending the existing MINNETONKA HILLS master development plan to allow for construction of a five-story, 78-unit apartment building at 2800 and 2828 Jordan Avenue

The City Of Minnetonka Ordains:

Section 1.

1.01 The subject properties are located at 2800 and 2828 Jordan Avenue. The properties are legally described on Exhibit A of this ordinance.

1.02 In 1986, the city approved the MINNETONKA HILLS master development plan. The approved plan, which included the subject properties, allowed for construction of three, 4-story, apartment buildings and two surface lots.

1.03 CSM Corporation has presented a proposal to remove a single family residential home at 2800 Jordan Avenue and construct a new, five-story, 78-unit apartment building with underground parking.

1.04 This ordinance hereby amends the existing master development plan for the site to allow the construction of this new apartment building.

Section 2.

2.01 This ordinance is based on the findings that the proposed development would not negatively impact public health, safety or welfare.

2.02 This ordinance is subject to the following conditions:

1. The site must be developed and maintained in substantial conformance with the following plans, which constitute the master development plan for the subject property:
• Site plan, dated July 31, 2017
• Grading, drainage and erosion plan, dated July 31, 2017
• Utility plan, dated July 31, 2017
• Tree preservation plan, dated July 31, 2017
• Landscape plan, dated July 31, 2017

2. The development must further comply with all conditions outlined in City Council Resolution No. 2017-093, adopted by the Minnetonka City Council on August 28, 2017.

Section 3. A violation of this ordinance is subject to the penalties and provisions of Chapter XIII of the city code.

Section 4. This ordinance is effective immediately.

Adopted by the city council of the City of Minnetonka, Minnesota, on August 28, 2017.

Patty Acomb, Acting Mayor

ATTEST:

David E. Maeda, City Clerk

**Action on this ordinance:**

Date of introduction: April 24, 2017
Date of adoption: August 28, 2017
Motion for adoption: Allendorf
Seconded by: Wiersum
Voted in favor of: Wiersum, Bergstedt, Ellingson, Allendorf, Acomb
Voted against:
Abstained:
Absent: Wagner, Schneider
Ordinance adopted.

Date of publication: September 7, 2017
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 August 28, 2017

David E. Maeda, City Clerk
Exhibit A

Lot 1, Block 2, Minnetonka Hills Apartments, Hennepin County, Minnesota, EXCEPT that part of Lot 1, Block 2, Minnetonka Hills Apartments, lying North of the North line of Outlot C, said Addition and its Westerly extension.
(Abstract Property)

And,

That part of Lot 1, Block 2, Minnetonka Hills Apartments, lying North line of Outlot C, said Addition and its Westerly extension, Hennepin County, Minnesota.
(Torrens property: Certificate of Title No. 1075439)

And,

Outlot C, Minnetonka Hills Apartments, Hennepin County, Minnesota.
(Abstract Property)

And,

The South 170 feet of the North 450 feet of the East 265 feet of the Southeast Quarter of the Southeast Quarter (SE ¼ of SE ¼) of Section 12, Township 117, Range 22, in Hennepin County, Minnesota.
EXCEPT that part lying Easterly of a line parallel with an distant 25 feet Westerly of the following described line: Commencing at the Southeast corner of Section 12, Township 117, Range 22; thence North along the East line thereof 784.96 feet; thence deflect to the left at an angle of 90 degrees, a distance of 60 feet to the actual point of beginning of the line to be described; thence deflect to the right at an angle of 90 degrees, a distance of 138.28 feet; thence deflect to the left along a 26 degree 16 minutes 46 seconds curve (delta angle 49 degrees 16 minutes 15 seconds, tangent distance 99.98 feet), a distance of 150 feet and there terminating.
(Abstract Property)