



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

October 23, 2018

RE: 2040 Comprehensive Plan

Dear Property Owner:

As you may be aware, the city is updating its long range comprehensive plan. Every ten years all metropolitan cities are required to update their local comprehensive plans that guide decisions for the next 20 years. A component of the comprehensive plan addresses future land use for all properties in the city.

This letter is to inform you about a proposed change to the future land use designation proposed in the city's 2040 comprehensive plan that relates to the property located at . The proposed land use changes the designation from to . A summary of the proposed changes are included. More detailed information on the draft land use plan can be found on the city's website: <https://tinyurl.com/DraftLandUsePlan>

As the property owner, you should know this change does not change the current use of the property but rather guides any future use of the property. This proposal does not change the current zoning of your property. Zoning is for current use of your property whereas comprehensive plans address the long term possibilities of what may occur on your property.

Although the proposed change will not have an impact in the immediate use and operations of the property, you may wish to better understand broader city goals. The city will be hosting an informational session for all property owners on Tuesday, Nov. 13, 2018 between 11:00 a.m. and 5:00 p.m. in the Minnetonka Community Center, City Council Chambers which is located at 14600 Minnetonka Blvd. City staff will be on hand to answer questions during this time. There will not be a formal presentation so feel free to drop in when it's convenient.

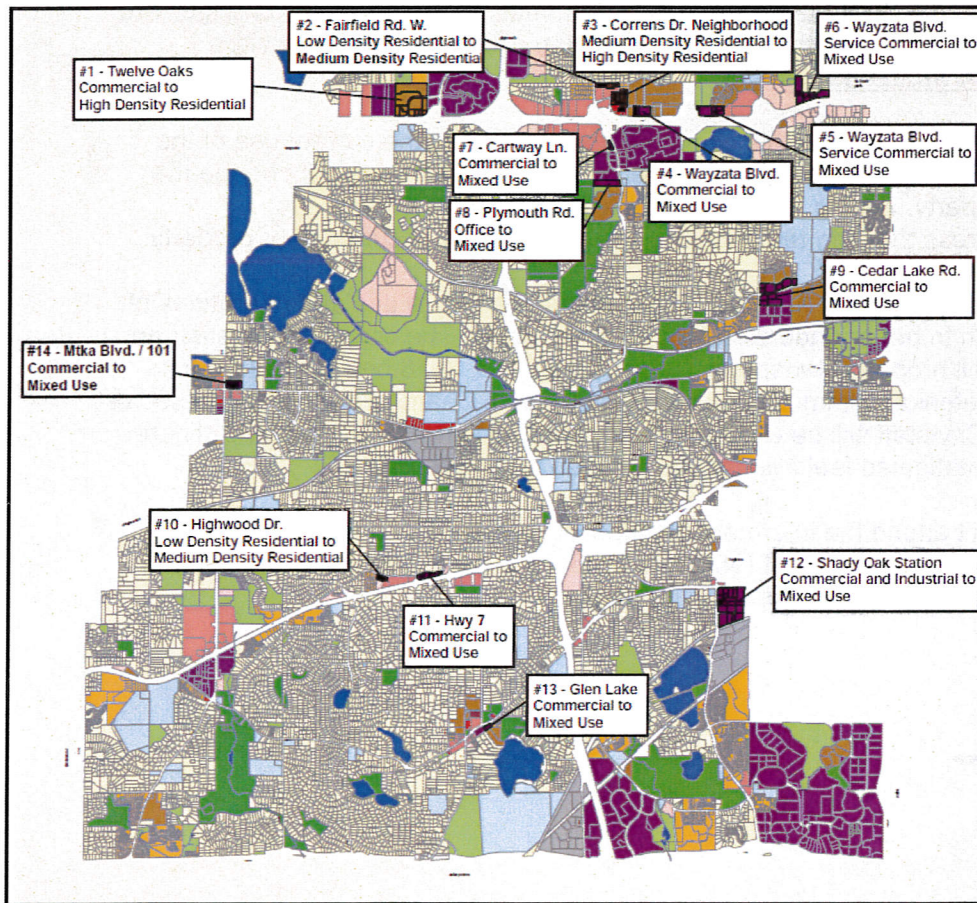
In the interim or if you can't attend the informational meeting, please contact me at [lgordon@eminnetonka.com](mailto:lgordon@eminnetonka.com) or by phone at (952)939-8296 if you have questions or concerns you wish to discuss, or want to set up a separate meeting.

Regards,

Loren Gordon, AICP  
City Planner  
City of Minnetonka

**Summary of proposed 2030 to 2040 land use changes**

Area	Geography	2030 Designation	2040 Designation
1	Twelve Oaks	Commercial	High Density Residential
2	Fairfield Rd. W.	Low Density Residential	Medium Density Residential
3	Correns Dr.	Medium Density Residential	High Density Residential
4	Wayzata Blvd. (Sunset Hill)	Commercial	Mixed Use
5	Wayzata Blvd. (Fairfield Rd.)	Service Commercial	Mixed Use
6	Wayzata Blvd. (Westwood Rd.)	Service Commercial	Mixed Use
7	Cartway Ln.	Commercial	Mixed Use
8	Plymouth Rd.	Office	Mixed Use
9	Cedar Lake Rd.	Commercial	Mixed Use
10	Highwood Dr.	Low Density Residential	Medium Density Residential
11	Hwy 7	Commercial	Mixed Use
12	Shady Oak Station	Commercial / Industrial	Mixed Use
13	Glen Lake	Commercial	Mixed Use
14	Mtka. Blvd. / 101	Commercial	Mixed Use



Land Use Plan Change Areas  
2030 - 2040



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