12A  **Items concerning Shady Oak Road Redevelopment:**

Attached is an email that was received after the packet was distributed.

14B  **Amendment to the approved master development plan and final building plans for Doran at 11650 and 11706 Wayzata Blvd.**

Attached are additional building and landscape perspectives that were noted and requested by staff in the July 8, 2019 staff report and received after the packet was distributed.

14D  **Items concerning HIGHCROFT MEADOWS at 14410 Orchard Road:**

Staff has prepared additional information regarding the buildable area and trees, on the city planner's change memo.
ITEM 12A – Shady Oak Redevelopment

The attached email was received this afternoon.

ITEM 14B – Doran (Marsh Run Apartments) 11650 and 11706 Wayzata Blvd.

The applicant has provided additional building and landscape perspectives as noted and requested by staff in the July 8, 2019 staff report. See attached.

ITEM 14D – Highcroft Meadows, 14410 Orchard Rd.

In response to questions about the buildable area and trees, staff has prepared the following information.

**Site Area.** The survey submitted by the applicant notes a total area of 6.44-acres. However, the southerly 10,460 square feet is considered a prescriptive roadway easement. Staff did not consider include this easement in the total area for subdivision review purposes. We have always referred to the total site as 6.19-acres in size.

**Steep Slope.** A portion on the site is considered a steep slope by city code definition (over 20%). The city may consider areas over 30% to be unbuildable. Just a very small portion of the site is over 30%. However, as was noted in the staff report, the proposal generally avoids this area.

<table>
<thead>
<tr>
<th>TOTAL SITE AREA</th>
<th>6.19 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL SITE without 30% slopes (unbuildable)</td>
<td>6.14 acres</td>
</tr>
<tr>
<td>TOTAL SITE without 20% slopes (buildable)</td>
<td>4.9 acres</td>
</tr>
</tbody>
</table>
**Trees.** The high-priority trees shown as preserved are highlighted as yellow circles. The high-priority trees to be removed are circled in red. As you know, the tree protection ordinance does not regulate removal of significant trees. Nevertheless, it appears roughly 10 significant trees would be removed/impacted for construction of a home on Lot 1, Block 2. These are shown with red X’s. Significant trees shown as preserved are green.
To: City of Minnetonka  7/8/2019
    Members of the City Council:

Regarding the Rezoning of 4312 Shady Oak Road, we the Oak Drive Lane Neighborhood has some questions.

1. When did this idea of changing the zoning to a PUD Planned Unit Development come about?
   It was NOT discussed at the Planning Commission Meeting on May 2, 2019. Our neighbor is NOT in favor of REZONING to a PUD for fears our neighborhood would now be pursued for further HIGH DENSITY Development.

2. How were the Units per Acre were calculated in Ron Clark Letter June 18th, 2019?
   According to Ron Clark Letter June 18, 2019 it is 67 units / 2.76 acres.
   4312 Shady Oak Road is 1.6 acres (less buildable acres)
   2 shady Oak Rd is .72 acres.
   TOTAL of 2.32 acres. Ron Clark is only buying less than 1/2 of 2 Shady Oak Rd. This math does not work out.

3. How much land exactly was purchased by Ron Clark from the 2 Shady Oak parcel?

4. Has a new Traffic Study been done for this proposal? When?

We believe our neighborhood has been unfairly has been targeted by the City of Minnetonka. ICA Food Shelf and other groups to push through an extremely LARGE and OUT of PLACE 420' long building on a very SMALL Parcel of land. This building proposed is the same size as 2 1/2 B52 Airplanes!

Please City Council, take a strong look at what you are doing. Most of you believe it is "TOO BIG", "HUGE" and "Massive".

Respectfully Submitted,
Chris Aanestad 4255 Oak Drive Lane
Neighborhood of Oak Drive Lane and surrounding area that signed our original petition
Commercial Account Manager 33 Years

New Brighton Ford

612-508-6487