ITEM 8C – 3211 Chase Drive

The attached comment was recently received.

ITEM 8D – 12601 Ridgemount Avenue

Please make the following change to the report.

- Of the 30-lots 25-lots included in the surrounding neighborhood only two four do not meet the minimum lot width at setback requirement. Further, these lots maintain a lot width of at least 95 feet.

ITEM 8E – Oakhaven Acres 2nd Addition

City staff received the attached neighborhood comment after the packet was distributed.

ITEM 8F – 15700 Highwood Drive

The staff report notes that the property does not contain a woodland preservation area. However, this is incorrect. The northeast corner of the site does, in fact, contain a small segment of a much larger woodland preservation area located north and east of the property. This area would not be impacted by the proposed subdivision. This designation technically reduces the number of high priority trees on the site and, therefore, the number of trees that can be removed from the site, as high priority trees located in the woodland preservation area are not “double counted.”

The report will be update prior to the city council meeting to make reduce the number of high priority tree from 29 to 26.

Please make the attached change to EXHIBIT A of the resolution.
On Jun 19, 2015, at 4:03 PM, David Buck wrote:

Hello Tony,

My wife (Jill Buck) and I (David Buck) reside at 3219 Chase Drive and reside at the property adjacent 3211 Chase Drive to the south. We write to you to express our whole hearted support for the proposed construction to 3211 Chase Drive.

We know the Masons very well and they have shared their plans for the proposed expansion of their property with us on several occasions. We think their proposal is reasonable, fits in with the character of the neighborhood, and can only help property values of other houses in the area. Most importantly, we consider it admirable that the Masons would like to continue to live at 3211 Chase Drive in support of their daughter Miranda who has special needs but would like some autonomy and independence in the coming years.

We ask that you share our comments during the public hearing scheduled for June 25th.

Thank you,
David and Jill Buck
Hi Jeff (and Brad)-

Per our phone call a bit over a week ago I am following up with an email to reiterate our conversation:

We are the adjacent property owners to the address above; we sit just east at 13915 Spring Lake Road. 13929 Spring Lake Road would not be dividable without a variance; this in turn places our property in a unique position and merits consideration to protect our property from damage and drainage issues. The development plans currently available do not include the grading plans which leaves a bit unknown, however these are the factors we want addressed:

- Given the maturity, diversity and location of several of the trees on our property, we respectfully request that the City take steps to ensure there is no impact to our property; incorporating that protection into the variance is preferred.

- The proposed driveway on the newly formed east lot appears to hug the east boarder; we ask that you be judicious in determining the appropriate set-back and prefer the current driveway be used to reduce the impact to our property.

- The proposed plan places a new home behind ours rather than alongside as is most common in new developments. Please preserve the integrity of our wooded, private lot and in turn the overall ecosystem we are privileged to reside within by establishing mindful criteria the developer has to meet (within the variance).

Again, by the City granting a variance to 13929 you place our property in a unique position it wouldn’t otherwise face. We appreciate your consideration and welcome the opportunity to have further discussion around this issue.

Regards-

Marie Carlson
13915 Spring Lake Rd
Minnetonka, MN 55345
612.849.3443