ITEM 9A – Highview Villas

The city received the attached comments following publication of the report.
Hi Ashley,

I understand the development that is planned in my neighborhood, the Highview Place, 4301 Highview Place development, is being expanded from 6 to 10 homes. I am very concerned that 10 homes, 15 ft apart isn’t keeping with the current neighborhood layout. It seems that maintaining the roughly .5 acre lot size would be best for the neighborhood. Not to mention the added traffic that will result from 4 additional houses. I have a 1 year old and a 3 year old and we live at the mouth of the neighborhood and the traffic in front of our home is already quite a bit. Also, currently the home across from us is being rebuild and the amount of traffic for that one house has been substantial I can only imagine what it would be for 6 homes, but 10 homes?

I understand that the builder would like to build as many homes as they can to make the biggest profit that they can. I also understand that the city will benefit from increased tax revenue but i would hope that the well being of the current residents would be considered.

Thank you
Leif Swenson
4214 Maple Ln
Minnetonka, MN 55345
November 2, 2015

To Minnetonka City Planning Members:

We write to you with our disagreement on the proposal to rezone 4301 Highview Place into 10 villa home development. It is our opinion that it is not in alignment with Minnetonka’s open spaces policy, nor is it the city’s responsibility to maximize profit for property owners by rezoning land to their advantage, and in direct opposition to the residents of the area.

We attended the September 2, 2014, neighborhood meeting facilitated at the city by developers Whitten and Associates (Whitten and Associates). In that proposal the existing home at 4301 Highview Place would remain and 5 new single family home plots would be created, which complied with the city’s requirement for 0.5 acre per home site. This knowledge factored strongly in our decision to stay here, rather than sell our home and move, or build elsewhere. Our family decided to stay in the neighborhood we love and have lived in for 18+ years; we are currently in the process of rebuilding on our lot (4209 Maple Lane). In addition to the sensible development proposal by Whitten and Associates, we felt assured the city would maintain the open spaces plan that makes Minnetonka different from other cities: “The city will continue to maintain the ½ acre minimum lot size in established single family neighborhoods” (City of Minnetonka).

Regarding accessing: the city built a large cul-de-sac at the top of Highview Place in 1999 which could provide access to the property in question for redevelopment. The idea of rerouting traffic, whether for 5 new homes, or the proposal of 10, to enter the property at the top of Maple Lane, directly adjacent to another homeowner and abutting their property, is unnecessary and inconsiderate to their property value.

It is our sincere and fervent hope that the planning committee will see this proposal for the financial gain intended for a single property owner, which will result in the property value loss and citizen outrage of those of us who will be impacted by the approval of such a plan.
Please contact us, or any of our neighbors, with questions or for further discussion. We stand united in our opposition of the 10 Villa plan, and would only support a plan that complies with the city guidelines of half-acre lots per home.

Sincerely,
Stephanie and Steve Huss
4209 Maple Lane
Minnetonka, MN 55345

Reference: