



**CITY OF MINNETRISTA  
7701 COUNTY ROAD 110 WEST  
MINNETRISTA, MN 55364  
PHONE: 952.446.1660  
FAX: 952.446.1311**

### **PUBLIC HEARING NOTICE**

Notice is hereby given that the Minnetrista Planning Commission will be holding a public hearing on the following items on **Monday, March 28, 2016 starting at 7:00 p.m.** in the Council Chambers at Minnetrista City Hall.

- Serenity Hills of Lake Minnetonka, Inc. has submitted various applications for the development of 70 condominium units and a community building. The applications listed below are regarding the properties located at 6639 Bartlett Boulevard (Mound) PID# 22-117-24-43-0007, 6701 County Road 110W (Minnetrista) PID# 22-117-24-43-0002, 6710 Halstead Avenue (Minnetrista) PID# 22-117-24-43-0003, 6750 Halstead Avenue (Minnetrista) PID# 22-117-24-43-0042, and Address Unassigned (Minnetrista) PID# 22-117-24-43-0004.
  - **COMPREHENSIVE PLAN AMENDMENT:** Application to amend the comprehensive plan to allow for an increase in density from a maximum of 3.5 units/acre to 5.8 unit/acre.
    - The applicant is requesting to build 60 condominium units within Minnetrista on roughly 10.3 acres of land.
    - Current Designation: Residential Medium
    - Proposed Designation: Residential High
  - **ZONING AMENDMENT:** Application to adopt Ordinance 436 to rezone the properties from R-2 Low-medium single family residential to PUD (Planned Unit Development).
    - The applicant is requesting a re-zoning of the parcels from R-2 to PUD Planned Unit Development. The purpose of the Planned Unit Development rezoning request is to allow for an increase in density and flexibility from various city code standards.
    - Proposed Density: 6.2 Units/Acre
  - **PRELIMINARY PLAT:** Application to develop 6 buildings (5 in Minnetrista & 1 in Mound) containing 70 condominium units (60 within Minnetrista & 10 within Mound) and a community building (located in Mound).
- **CONDITIONAL USE PERMIT:** Application from James Inglis to construct a ground-mounted solar energy system at 1800 Retreat Circle, Agriculture (A) Zoning District, PID# 15-117-24-24-0002.
- **CONDITIONAL USE PERMIT AMENDMENT:** Application from SAC Wireless – Agents for AT&T for a conditional use permit amendment to add 3 new antennas, 3 new radios, a new surge protector, and associated cables on to the existing tower at 2900 Highland Road, AP- zoning district, PID# 20-117-24-42-0001.
- **VARIANCE:** Application from Craig Mader requesting a variance to the side yard setback requirement for the conversion of the existing home into an accessory building

over 1,000 sq. ft. from the required 30 feet to a distance of 28.19 feet at 4885 North Arm Drive, Staged Development District (SDD) Zoning, PID# 01-117-24-41-0005.

- **CONDITIONAL USE PERMIT:** Application from Craig Mader requesting a CUP to convert the existing home into an accessory building over 1,000 sq. ft. at 4885 North Arm Drive, Staged Development District (SDD) Zoning, PID# 01-117-24-41-0005.

Nickolas Olson  
Associate Planner  
City of Minnetrista  
7701 County Road 110W  
Minnetrista, MN 55364

All persons wishing to be heard on the above item should attend the meeting. Written comments may be submitted to the City no later than noon on the day of the meeting. Materials regarding the land use items are available for review at city hall. Please call to make an appointment.