



Memorandum

To: Planning Commission
From: Loren Gordon, AICP, City Planner
Date: August 7, 2008
Subject: Change Memo for the August 7, 2008, Planning Commission Agenda

ITEM 7B – BEAVERWOOD ROAD VARIANCE

The last sentence in finding 1c on page 4 of the staff report should read as follows:

Based on these setbacks, the proposal would not alter the character of the neighborhood.

ITEM 8A – WOOLMAN WOODS

Additional comment recieved

18700 Woolman Drive
Minnetonka, MN 55345

General comments

Why undertake new building when other new, very nearby projects remain unsold (Meadowoods and new cul-de-sac created off Ridgewood Road)? City needs to carefully follow construction process as it progresses to ensure preservation of trees and vegetation. This did not appear to happen at either Meadowoods or the new Ridgewood cul-de-sac.

Specific issues or concerns

STOP SIGN NEEDED at TIMBER RIDGE/WOOLMAN corner. No action taken by city despite previous requests and serious accidents at this corner. With increased traffic this will become even more dangerous - we cannot wait for another, possibly more serious, accident to occur here. PLEASE ADDRESS THIS ISSUE!

ITEM 8B – TONKA TOWN COMMONS

The written staff report associated with the Tonka Town Commons proposal was finalized on July 30th. Following completion of that report, the applicant submitted revised site and landscape plans. (See attached.) There are three primary changes illustrated on these revised plans.

- (1) **Reduced Parking Spaces.** Eleven parking stalls are removed from the rear of the Gopher Graphics Building. Removal of these stalls would reduce potential vehicle conflict in this area. However, the reduction would also increase the required parking variance. A parking variance from 212 stalls to 174 stalls would be necessary.
- (2) **Increased Landscaping.** Additional landscaping, including a retaining wall and small berm, is proposed. The increased plantings would be placed along the north and west property of the proposed development. While this additional landscaping would better mitigate the intensity of the proposed development, it would not eliminate buffering concerns as outlined in the written staff report.
- (3) **Increased Stormwater Infiltration Area.** An additional infiltration area would be constructed on the west side of the proposed development. While this new area may provide for increased stormwater treatment, specific calculations have not been provided or reviewed to minimum engineering requirements would be met.

The revised plans do not change staff's recommendation.