

Chapter 11



# Implementation

- ◆ Introduction
- ◆ Official Controls
- ◆ Housing Implementation

## Acknowledgements

### **City Council**

Linda R. Loomis, Mayor  
Mike Freiberg  
Paula Pentel  
DeDe Scanlon  
Bob Shaffer

### **Planning Commission**

David Cera  
Les Eck  
Don Keysser - Chair  
John Kluchka  
Dean McCarty  
Steve Schmidgall  
Cathy Waldhauser

### **City Staff**

Thomas Burt, City Manager  
Jeanne Andre, Assistant City Manager  
Mark Grimes, AICP, Director of Planning and Development  
Joe Hogeboom, City Planner  
Sue Virnig, Finance Director  
Jeannine Clancy, Director of Public Works  
Lisa Wittman, Administrative Assistant  
Cheryl Weiler, Communications Coordinator  
Kristi Bucher, Graphic Designer

## Contents

<b>1. Introduction</b> .....	11-1
<b>2. Official Controls</b> .....	11-3
<b>3. Housing Implementation</b> .....	11-7

### Appendix

- A. Golden Valley Capital Improvement Plan (CIP)
- B. Golden Valley City Code, Chapter 11
- C. Golden Valley City Code, Chapter 12





City photo

## Section 1: Introduction

**T**HE implementation of Golden Valley's Comprehensive Plan will be achieved through various controls. After adopting the 2008 Update to the Comprehensive Plan, the City will ensure that the Official Zoning Map corresponds with the Land Use Plan Map. In addition, the City will carry out the financial aspect of the Comprehensive Plan through its Capital Improvement Plan (CIP).

### Capital Improvement Plan (CIP)

Capital Improvement projects are major projects that benefit the City, including the construction of new roads and sidewalks, the purchase of new firefighting equipment, the repair of sewer and water mains, as well as many more public improvements. The CIP (see Appendix 11-A) outlines City expenditures for the upcoming five years. It also outlines ways in which to finance the proposed expenditures, including the sale of General Obligation Bonds or user fees from Enterprise Funds. The City Council updates and approves the CIP annually. 





City photo

## Section 2: Official Controls

**T**O ACHIEVE the goals and objectives described in the Comprehensive Plan, the City of Golden Valley has established regulations for zoning, subdivision of land, planned unit development (PUD), and shoreland management. All are administered through the City’s Planning and Zoning Department.

### Zoning

City zoning codes regulate land use to promote the health, safety, order, convenience, and general welfare of all citizens. They regulate location, size, use and height of buildings, the arrangement of buildings on lots, and the density of population within the city. The City’s zoning districts (see Table 11.1) effectively guide development in Golden Valley.

Table 11.1: Golden Valley Zoning Districts
Single Family (R-1)
Moderate Density (R-2)
Medium Density (R-3)
High Density (R-4)
Mixed Use
Commercial
Light Industrial
Industrial
Business and Professional Offices
Institutional

## Subdivision of Land

City controls to regulate subdivision of land include an application process, public notice and informal public hearing, Planning Commission review, and legal notice and public hearing by the City Council.

After subdivision applicants submit completed paperwork to the Planning Department, the City schedules an informal public hearing by the Planning Commission within 30 days of application acceptance. At least 10 days before the hearing date, the City mails notice of the hearing to owners of all property within 500 feet of the subject property. The Planning Commission considers various conditions of the application and makes a recommendation to the City Council on whether to approve or deny the proposed subdivision or consolidation.

After review and recommendation by the Planning Commission, the application is formally heard by the City Council. At least 10 days before the hearing date, the City publishes a legal notice in the official newspaper of the City. Notices are also mailed to the owners of all property within 500 feet of the subject property.

If the Council grants preliminary approval, the applicant has a final plat prepared in accordance to City standards and in conformance with the sketch approved by the City Council. At this time, the applicant may be required to submit, for review by the City Attorney, a current Certified Abstract of Title or a current Registered Property Abstract for the property. The cost of this review shall be borne by the applicant. Unless an extension is requested by the applicant and granted by the Council, the plat and evidence of clear title must be com-



City photo

Before land can be subdivided in Golden Valley, it must go through a formal control process, including a public hearing by the City Council.

pleted and submitted to the City within 180 days of Council approval. The applicant will furnish two hard shell copies of the plat for signing. Except as otherwise authorized by the Council, all conditions placed on the approval shall be fulfilled by this time. When these requirements have been met, the Council will pass a resolution approving the plat.

A certified copy of the resolution approving the final plat, together with one copy of the final plat, is recorded with Hennepin County. The applicant must file the plat within 60 days of approval of the resolution. The other hard shell copy will be filed with the City. Proof of filing of the final plat must be submitted to the City before the issuance of any building permits on the properties.

## Planned Unit Development (PUD)

A Planned Unit Development (PUD) provides an optional method of regulating land use that permits flexibility

from the other provisions of standard City Code, including flexibility in uses allowed, setbacks, height, parking requirements, number of buildings on a lot, and similar regulations.

PUD applicants must submit a preliminary PUD plan of the proposed development that illustrates its nature and type. The PUD plan must also identify:

- ♦ all land uses and proposed square footage
- ♦ the location of buildings
- ♦ existing and proposed roadways and accesses
- ♦ pedestrian ways and sidewalks
- ♦ proposed parking areas
- ♦ preliminary traffic volume projections
- ♦ areas to be preserved
- ♦ public and common areas
- ♦ preliminary building elevations, including height and materials
- ♦ preliminary utilities plan

- ♦ the location of the parcel’s boundaries
- ♦ the net and gross density of the development
- ♦ the total area occupied by the development
- ♦ lot coverage
- ♦ a lighting plan (subject to the requirements in City Code Section 11.73, Outdoor Lighting)
- ♦ the amenities to be provided
- ♦ a development schedule

The Planning Commission will then hold an informal public hearing and consider the application for consistency with various City guidelines and other PUD requirements. The Planning Commission’s report to the City Council will include recommended changes, conditions, or modifications.

The City Council will then hold a public hearing, take action on the application, and make findings on the proposal. This may include a request for plan amendments, approval, denial, or other action deemed appropriate by the Council, such as referral back to the Planning Commission.

Following Council approval of a Final PUD Plan, the City issues a PUD agreement that references all applicable plans and specifies permitted uses, allowable densities, development phasing, required improvements,

completion dates for improvements, the required Letter of Credit, and additional requirements for each PUD, in accordance with the conditions established in the City Council approval of the Final PUD Plan and PUD ordinance. The applicant must sign the PUD agreement within 30 days of the City Council’s approval.

### Shoreland Management

The Minnesota Legislature has delegated to municipalities the responsibility to regulate the subdivision, use, and development of the shorelands of public waters. The goal is to preserve and enhance the quality of surface waters, preserve the economic and natural environmental values of shorelands, and provide for the wise use of waters and related land resources.

To guide the wise development and use of shorelands of protected waters for the preservation of water quality, natural characteristics, economic values and the general health, safety and

Natural Environment Lakes	DNR ID #
Wirth Lake	27-37 P
Unnamed Basin	27-36 P
Recreational Development Lakes	DNR ID #
Sweeney - Twin Lake	27-35 P
General Development Streams	DNR ID #
Bassett Creek	27032

welfare, the Commissioner of Natural Resources has given certain protected waters in Golden Valley a shoreland management classification (see Table 11.2).

Table 11.3 outlines the standards that govern all shorelands of protected waters in Golden Valley. If requirements of the underlying zoning district are more restrictive, then the more restrictive standards will apply. 🌿

	Natural Environment Lakes	Recreational Development Lakes	General Development Streams
Water frontage and lot width at building line (feet)	125	80	80
Structure setback from ordinary high water (feet)	150	75	50





City photo

## Section 3: Housing Implementation

**T**HE City of Golden Valley's Housing and Redevelopment Authority (HRA) is a separate legal authority that directs redevelopment projects in the City to remove blight, clean up environmental contamination, and provide for new development to enhance the community and increase the City's taxable valuation.

City Council members serve as HRA Commissioners, and the City Manager serves as the HRA Director. The Director is responsible to the City for day-to-day administration of HRA matters and implementation of HRA policies and directives.

The HRA is responsible for ensuring the City's commitment to providing quality housing. This is accomplished through administration of the goals and objectives of the Housing Chapter of the Comprehensive Plan.

The Comprehensive Plan is an ever-evolving document, which is updated and revised on a regular basis. New and innovative measures of implementation are amended into the Plan as they occur. The City remains committed to the implementation of the policies, goals, and objectives contained with the Comprehensive Plan and works to ensure that all controls are adequately established to aid in the success of the planning document. The City expects no changes to its official controls and will be able to implement policies of the Comprehensive Plan through existing controls. 🌟