



March 17, 2025

7800 Golden Valley Road
Golden Valley, MN 55427

NEIGHBORHOOD OPEN HOUSE

TO: Addressee/Property Owner:

You are receiving this invitation as one of the properties within the surrounding 500 feet of the proposed Lilac Avenue Rezoning. You are invited to attend a neighborhood meeting that will be held:

DATE: Monday, March 31, 2025
TIME: 6:00 p.m. to 7:30 p.m.
LOCATION: Golden Valley Council Chambers
City Hall – 2nd Floor - 7800 Golden Valley Rd

The Neighborhood Open House is open house style, meaning you can come any time between the above listed hours to review the rezoning proposal. The materials from the open house will be available to view after the open house at: <https://www.goldenvalleymn.gov/732/Home-Ownership-Program-For-Equity-HOPE>

Background Information

The City began a program in 2021 called Home Ownership Program for Equity (HOPE). The HOPE program targets affordability for households making 60 to 80% of Area Median Income (AMI), which ranges from \$74,600 to \$99,400 per year. The HOPE Program is a part of the City of Golden Valley's Strategic Plan to foster a healthy mix of housing stock that accommodates various price points and life stages.

In that same year, the City adopted a Public Land Disposition Ordinance to better manage land held by the City. Some of that land is vacant and suitable for housing development. The City identified 15 vacant residential properties with development potential, and some of these properties are now ready to move through the City's entitlement process. **See the map for location of subject properties.**

The City is considering some or all of the following changes for these properties:

1. Comprehensive Plan Amendment, which updates the future land use guidance of a property for low density residential development such as single-family homes or twinhomes.
2. Platting, which creates a legal parcel from unplatting land or former right of way.



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3. Rezoning, which updates the zoning on the property to either R-1, which allows single family homes; or R-2, which allows single-family homes or twinhomes.

At the Neighborhood Meeting, city staff and our consulting team will be available to explain the proposed changes for the following properties:

- 1131 Lilac Drive North – comprehensive plan amendment, platting, rezoning to R-2
- 1211 Lilac Drive North - comprehensive plan amendment, rezoning to R-2
- 1611 Lilac Drive North – comprehensive plan amendment, platting, rezoning to R-2
- 504 Lilac Drive North – comprehensive plan amendment, platting, rezoning to R-1
- 4707 Circle Down – platting (property is already zoned R-1)

Staff contact:

Christine Costello
Housing and Economic Development Manager
Ccostello@goldenvalleymn.gov
763-593-3983

HOPE PROGRAM PROPERTIES

City/HRA Property (9)

Privately Held Parcel (2)

2425 Douglas D

2415 Douglas D

5325 Greenview Ln

(2009 Unity Ave

1435 Douglas Dr N

g, Dr N

c Dr N

Ac Dr N

1

04 Lilac Dr N

Y

208 Meander Rd

by the City of Golden Valley, 3/13/2025

Fee

