

## Frequently Asked Questions – 1131 Lilac Drive North

### **What is the history of this property?**

The City acquired land at 1131 Lilac from the Minnesota Department of Transportation (MnDOT). This land was MnDOT land that was no longer needed by MnDOT.

The City is now proposing to designate the property as Low Density Residential on the Future Land Use Plan and zone the property Moderate Density Residential (R-2) to allow for development.

### **Why do we have to change the maps?**

The 2040 Comprehensive Plan does not provide a land use designation for this parcel because it was right-of-way. The land is no longer right-of-way and must be reclassified. The surrounding parcels are designated Low Density Residential, which allows “primarily single-family detached units but may include single-family and two-family attached units in scattered locations as appropriate.” The City proposes to amend the Future Land Use map in the Comprehensive Plan to designate this site as Low Density Residential.

State law requires the zoning district to be compatible with the land use designation. The R-2 zoning district is compatible with the Low Density Residential Land Use. The City Code describes the R-2 district as follows:

- *The purpose of the Moderate Density Residential (R-2) Zoning District is to provide for single-family, two-family, and rowhouse dwellings at a moderate density (up to eight units per acre) along with directly related and complementary uses.*

### **What is planned for this site?**

The City has identified 15 parcels in the City for potential development and is focused on parcels that could be developed as part of the Home Ownership Program for Equity (HOPE). The City has been working with Magnolia Homes to provide twin-homes on this site.

In addition to the land use map amendment and zoning map amendment, the land must be platted to create the new parcel from the right-of-way. This requires approval of a preliminary plat and final plat to create the base lot for each twin-home building and a minor subdivision to create the unit lot, so that each unit may be under separate ownership.

Once the plat is approved, the City will finalize purchase agreements with a home builder for construction of new affordable housing using the City’s HOPE program. The

builder will apply for building permits and permits will be reviewed for compliance with zoning ordinance standards and building code requirements.

**What's next?**

- A public hearing to consider the comprehensive plan amendment, the zoning map amendment and the preliminary plat, final plat and minor subdivision is scheduled for the Planning Commission meeting on April 14, 2025. The Commission will take public comments on the draft at that meeting.
- City Council action on the preliminary plat request is scheduled for the May 6, 2025.
- The final plat and minor subdivision approval is tentatively scheduled for City Council action on May 20, 2025.

**Questions?**

Please contact the Planning Division  
Phone: 763-593-8095  
email: [planning@goldenvalleymn.gov](mailto:planning@goldenvalleymn.gov)