

Frequently Asked Questions – 1611 Lilac Drive North

What is the history of this property?

The property was originally guided and zoned for single family homes and there were two homes on the property until 2000. In 2000, the property was acquired by MnDOT and the homes were demolished for highway construction. The land use and zoning designations were removed when MNDOT acquired the land.

The City acquired land at 1611 Lilac from the Minnesota Department of Transportation (MnDOT). This land was MnDOT land that was no longer needed by MnDOT.

The City Council designated the property as Low Density Residential on the Future Land Use Plan in 2017 pending sale of the land by MnDOT.

Why do we have to change the maps?

The land was designated Low Density Residential as shown on the 2040 Comprehensive Plan. The Low Density Residential land use allows “primarily single-family detached units but may include single-family and two-family attached units in scattered locations as appropriate.”

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).

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 twinhome 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 is scheduled for the Planning Commission meeting on April 14, 2025. The Commission will take public comments at that meeting.
- City Council action on the request is scheduled for the May 6, 2025.
- The final plat approval is tentatively scheduled for City Council action on May 20, 2025.

Questions?

Please contact the Planning Division
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