

Frequently Asked Questions – 4707 Circle Down

What is the history of this property?

The City acquired land at 4707 Circle Down from the Minnesota Department of Transportation (MnDOT). This land was MnDOT land that was no longer needed by MnDOT.

In 2023, the Council approved the comprehensive plan amendment to designate the property as Low Density Residential on the Future Land Use Plan and the zoning map amendment to zone the property Single Family Residential (R-1) to allow for development of a single family home.

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 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 lot for one new single family home. A similar plat was approved by the City Council in 2023 along with an easement vacation. The plat was not filed and has expired, consequently, the new plat showing creation of the lot is required.

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 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 preliminary plat 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
Phone: 763-593-8095
email: planning@goldenvalleymn.gov