



EXECUTIVE SUMMARY

Community Development

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Golden Valley Planning Commission Meeting

December 8, 2025

Agenda Item

3.B. Preliminary Planned Unit Development (PUD) and Preliminary Plat and for Breck School, 123 Ottawa Avenue North

Prepared By

Jacquelyn Kramer, Senior Planner

Summary

Breck School has applied for a Preliminary Planned Unit Development (PUD) and Preliminary Plat to implement a long term, multi-phased, campus improvement project at 123 Ottawa Avenue.

Recommended Action

Motion to recommend approval of the Preliminary Planned Unit Development and Preliminary Plat for Breck School at 123 Ottawa Avenue, based on the findings in the staff report.

Supporting Documents

- [Staff Report](#)
- [Pre-Application Neighborhood Engagement Memo](#)
- [Traffic Study Report](#)
- [Stormwater Management Narrative](#)
- [Preliminary PUD Site Plan](#)
- [Civil Plan Set](#)
- [Preliminary Plat](#)

Date: June 23, 2025

To: Golden Valley Planning Commission

From: Jacquelyn Kramer, Senior Planner

Subject: Preliminary Planned Unit Development (PUD) and Preliminary Plat for Breck School, 123 Ottawa Avenue

Subject Property

Parcel ID Number: 1902924340019

Applicant/Property Owner: Breck School

Site Size: 51.18 acres

Future Land Use: Institutional - Assembly

Zoning District: Institutional – Assembly; Planned Unit Development Overlay (PUD No. 88)

Existing Uses: Pre-K through Grade 12 school

Adjacent Properties: The surrounding land uses are primarily single family residential. Directly north of the property is railroad right of way. West of the property is Highway 100. A few small commercial properties are north and south of the school. Southeast of the property is Natchez Park.

Breck school was originally founded in 1886 and in 1980 purchased the former Golden Valley Junior and High School campus, their current location. Much of the open spaces on the campus contains wetlands, floodplain, or shoreland overlay. The site is also encumbered by multiple drainage, utility, and conservation easements.



Site



2024 Hennepin County Aerial

Background

The City approved PUD No. 88 for the existing campus in 2000 to consolidate multiple parcels into a single property and establish a regulatory framework for campus development. PUD 88 permits operation of a private K–12 educational institution, along with related facilities such as classrooms, athletic fields, parking areas, concessions, and other supporting uses and provides impervious surface, height and setback flexibility for the existing structures. The City approved amendments to PUD 88, once in 2012 and again in 2023, for building and site improvements. Additional smaller-scale improvements to the site have occurred through the building permit and PUD Administrative Amendment approval processes.

PUD 88 serves as the primary regulatory framework for land use, development standards, and site modifications. The underlying Institutional Assembly zoning district applies only where PUD 88 does not establish specific provisions governing a particular element of development. Under

the current PUD approval, any new building, field, parking, or traffic improvement requires a formal amendment each time the school seeks to modify its facilities or grounds. Alternatively, the current PUD may be rescinded and a new PUD created to reflect current PUD requirements and standards in the zoning code.

Breck School acquired the Chester Bird American Legion property (200 Lilac Drive North) in 2024 and is the first major expansion of the school campus site. This acquisition provided Breck with an opportunity to create a long-range comprehensive plan for growth and reinvestment in the campus. As part of this long-term plan, Breck School has applied for a Preliminary PUD to replace PUD 88. A new PUD that includes all phases of the planned long-term improvements allows construction of future phases without necessitating a PUD amendment at each project phase; to consolidate the former American Legion Site into the larger campus parcel; and to clean up inconsistencies between longstanding operations and previous PUD language.

The Preliminary Plat application consolidates the Legion parcel with the larger campus parcel. The Final Plat approval will be contingent upon approval of the Final PUD.

Approval of a new PUD would require rescinding the previous PUD 88. This would be done via City Council resolution at the same time Council approves the Final PUD.

Project Proposal

Breck School seeks to reinvest in its campus through a comprehensive long-range plan that aligns with both contemporary educational needs and the City's environmental and planning goals. This 25+ year plan includes three phases, all of which are described in the PUD application and shown in the project plans.

1. *Site Infrastructure Improvements.* Much of the existing campus infrastructure, including stormwater management and infiltration compliance systems, dates back to its original use as Golden Valley High School and Junior High School. The first phase of work will address these longstanding needs by upgrading stormwater facilities, utilities, mechanical/building services, and internal circulation to meet current design and environmental standards. Inflow and infiltration improvements will also be completed within this first phase. These foundational improvements are intended to enhance campus functionality, improve safety, and support future vertical construction and athletic field redevelopment.

As part of this work, Breck proposes to build out conservation easements and wetland compliant walkways that can provide access to newly established wetland areas with educational and recreational benefits in mind. Breck desires to undertake the preliminary phase of infrastructure and building services work in Summer of 2026.

2. *Middle School Replacement and Early Childhood Relocation.* The second component of this proposal involves demolishing and replacing the existing Middle School building and relocating the current preschool classrooms. The current Middle School structure remains largely unchanged from its original 1970s configuration and no longer meets the functional needs of the academic program. The new Middle School will occupy the

same general location and a similar building footprint and increase in size from approximately 58,100 to 85,000 square feet. The plans provide for updated classrooms, collaborative learning areas, and flexible common spaces designed to support contemporary educational practices.



The new Middle School wing will have a building height up to 70 feet, inclusive of screening for rooftop equipment. The existing Breck Chapel stands at approximately 95 feet and will remain the tallest structure on campus at the completion of the project. The Institutional zoning district permits building heights of up to 3 stories or 36 feet; the PUD application includes a request for flexibility from this height maximum.

Breck also proposes relocating its early childhood education classrooms to the existing middle school. Early childhood space will increase from approximately 14,500 square feet to 17,600 square feet, accommodating current needs and reducing the overlap and need for shared space that currently occurs between the three academic divisions. The new entrance will require a decrease in the existing setback from the internal drive aisle that will continue to serve as the primary carline drop-off route. Accordingly, the application requests flexibility from internal setback requirements along this internal circulation route. These adjustments are fully contained within the campus interior, do not alter the external campus edges, and do not introduce new impacts to neighboring properties or rights-of-way.



3. *Legion Property and Athletic Field Improvement.* The third phase of the project focuses on athletic and field improvements, including the development of a new 47,300 square foot athletic facility on the recently acquired American Legion property. The new

athletic facility will serve as a central space connecting McKnight Stadium with upgraded baseball, softball, and multipurpose fields.

All athletic fields, except McKnight, will be elevated above existing grade to address current and recurring flooding concerns. The new field elevations are coordinated with a comprehensive stormwater management system designed to retain and treat on-site runoff in full compliance with City and BCWMC standards.

Parking improvements are planned at the McKnight field. A newly configured access, drive aisle, and parking area will be constructed to support the new Athletic Facility. These improvements will enhance circulation, safety, and accessibility for campus events and daily athletic programming, including providing for bus parking for traveling teams at both McKnight and the Athletic Facility. It is anticipated that physical field and related parking improvements will be completed in advance of the Athletic Facility and Stadium Gateway construction. All infrastructure work necessary to support raising the athletic fields and establish the new circulation and parking layout will occur as part of the Infrastructure and Site Foundation phase of the project.

Traffic study

Breck School hired consulting firm SEH to conduct a Comprehensive Site Plan Traffic study, which was completed and shared with the public and City staff in October 2025. The PUD plan directly implements SEH's recommendations and neighborhood priorities through a redesigned drop-off plaza that creates clear separation between parent, bus, and parking traffic; and a median refuge for two-stage pedestrian crossings thereby shortening crossing time, resulting in smoother flow and shorter queues. With these improvements, on-site stacking increases from approximately 55 to 90 vehicles, eliminating queue spillback onto Glenwood Avenue.

A future two-way Lilac Drive connection will provide an alternate bus entrance/exit, separating bus traffic from parent and parking flows. This connection requires acquisition of additional right of way from private homeowners or shared collaboration to realign the existing access in conjunction with the City and the County.

Breck proposes to construct a gate at the school's Natchez / Chatelain access which will remain closed during non-peak hours to prevent neighborhood "cut throughs." This gate would still allow pedestrian access to the campus. Additional mitigations include limited on-street parking during peaks, pedestrian crossing signage, staggered bus departures and new sidewalk links near the existing drop-off plaza. Quantifiable outcomes from these investments include a significant reduction in total vehicle delay and a proposed Glenwood delay improvement from 19.3 to 9.8 seconds.

The consulting team and City staff have begun discussion on off-campus partnership opportunities with the City and Hennepin County to pursue corridor-level safety and connectivity enhancements that complement the PUD plan. These include installation of a sidewalk along the west side of Natchez Avenue and Chatelain Terrace or creation of a boardwalk through the existing wetland area to separate vehicles and pedestrians;

participation in a City-led speed-feedback sign program on Natchez Avenue and surrounding roads; and support to lower the speed limit from 30 to 25 mph. Breck is also prepared to partner with the City and County to explore an added eastbound turn lane at Ottawa and Glenwood, a marked crosswalk near Ottawa or Natchez, and improved pedestrian connections along Glenwood Avenue linking neighborhood sidewalks to the school frontage.

Please see the attached Traffic Study for further information, including existing conditions, proposed improvements in the project plans, and off-campus recommendations.

Bassett Creek Watershed Management Commission Coordination

For several months, City Staff and the Breck consultant team have been communicating with staff at the Bassett Creek Watershed Management Commission (BCWMC). The mission of BCWMC is stewardship of the Hąhá Wakpádaŋ / Bassett Creek Watershed to reduce flood risk and improve ecosystem health. The Breck School project requires approval from the BCWMC as well as receiving a stormwater management permit from the City. City staff, the Breck consultant team, and BCWMC staff met on November 10, 2025, to discuss the project and receive BCWMC's initial comments on the plans.

The BCWMC process can run concurrently with the City approval process. BCWMC will begin formal review of the plans once City Council approves the Final PUD and Plat. The City stormwater management permit process may be started before BCWMC's formal review begins, but the City won't issue a stormwater management permit until BCWMC issues a letter to the City stating the project meets the Watershed's requirements.

Preliminary PUD Conference and Development Review Committee

Per Section 113-123(d)(2), Breck School and the consultant team first met with City staff for a preapplication conference on October 29, 2024. The group discussed the long term plans for the site, land use controls, design standards, and the application process. Over the next several months the consultant team continued to communicate with City staff as they prepared the project plans.

Once Breck School submitted formal applications on November 3, 2025, the Development Review Committee, which includes staff from planning, fire, building, public works, engineering, and environmental resources, reviewed the project plans. Staff generated a list of corrections and questions related to details in the civil plan set, and the revision list has been shared with the consultant team. Staff recommends a condition of approval for the Preliminary PUD that all plans must comply with Staff comments, when applicable.

Open Space and Recreation Commission

The Open Space and Recreation Commission (OSRC) advises, recommends, and assists Council in policies and plans relating to open space needs, parks and recreation programs, trail systems, and Brookview Golf Course. On November 24, 2025, Planning Division staff presented the project to the OSRC to gather their feedback, particularly regarding how the plans might impact Natchez Park. Commissioners highlighted the importance of sidewalk and crosswalk connections on the east side of Natchez Park, crossing Ottawa Avenue, leading onto the

campus. Many residents in the neighborhood use the walking trails in the campus and the Commission would like public access to the proposed trails to continue. The Commission also noted that with reduced bus service to Meadowbrook Elementary nearby, the southern edge of Breck's campus will have more school-aged pedestrians. Planning for this increase in pedestrian traffic will impact any future plans for Lilac Avenue reconstruction. Finally, the commission discussed potential stormwater management impacts to Natchez Park as a result of this project.

Planning Analysis

Level of Discretion

The City has a high level of discretion when considering a PUD application. PUDs are an optional land use control and thus City Council has a broad range of considerations that may go into their final decision. City Code Section 113-123 contains findings of fact that PUD applications must meet, but the code does not specify how City Council must determine how these findings are met.

A PUD must be consistent with the City's Comprehensive Plan. The City may impose reasonable requirements in a PUD not otherwise required if the City deems it necessary to promote the general health, safety and welfare of the community and surrounding area.

The City's discretion in approving a subdivision is limited to whether the proposed plat meets the standards outlined in the City's subdivision and zoning ordinance and the conditions of approval. If it meets these standards, the City must approve the subdivision.

Preliminary PUD

In reviewing this application, staff has examined the Preliminary PUD request in accordance with the standards outlined in Section 113-123 of the Code, which provides the criteria for granting a Preliminary PUD. The PUD district intent is "to provide an optional method of regulating land use which permits flexibility from the other provisions of the City Code, including flexibility in uses allowed, setbacks, height, parking requirements, number of buildings on a lot, and similar regulations in exchange for public benefit in the form of amenities."

Since the site has an active PUD that the applicant proposes to rescind and replace with a new PUD, Staff included both existing campus conditions and the proposed plan when evaluating the criteria below.

Approval of a Preliminary PUD requires the following findings be made by the City:

1. *Quality Site Planning. The PUD plan is tailored to the specific characteristics of the site and achieves a higher quality of site planning and design than generally expected under conventional provisions of this chapter.* The proposed Preliminary PUD incorporates the unique characteristics of the existing institutional campus and integrates stormwater, circulation, and infrastructure upgrades.
2. *Preservation. The PUD plan preserves and protects substantial desirable portions of the site's characteristics, open space and sensitive environmental features including steep slopes, trees, scenic views, creeks, wetlands and open waters.* The PUD plan preserves and protects substantial and desirable existing site features, including open space,

mature tree canopy, and the natural character that contributes to Breck's campus identity. Sensitive environmental areas are avoided, and improvements are focused within the existing developed core of the site. Where there are impacts to existing wetlands, mitigation is proposed. The proposed site plan provides additional landscaping, greenspace within new and existing parking areas, and maintaining screening along campus edges.

Stormwater management improvements are fully integrated with the redevelopment plan. Elevated athletic fields, coordinated grading, and new filtration and treatment systems are designed to manage runoff on-site and protect downstream resources. A detailed stormwater narrative prepared by the project engineer addressing water quality treatment, rate control, basin configuration, and compliance with City and BCWMC requirements is attached. The PUD plan is designed to deliver necessary campus improvements that comply with and support City and BCWMC requirement while also ensuring that educational and neighborhood priorities are met.

1. *Efficient; Effective. The PUD plan includes efficient and effective use (which includes preservation) of the land.* The plan clusters compatible academic and athletic areas to promote operational efficiency and improved circulation for students and visitors. Vertical construction of the new Middle School limits the building footprint while meeting a demonstrated need and keeps development within the existing campus core. This approach preserves open space and avoids extending facilities closer to residential edges. Site improvements are designed to also improve external traffic impacts. Flexibility from internal setback requirements along the campus's internal drive aisles allows Breck to make site circulation improvements benefit drivers and pedestrians alike. Circulation enhancements related to traffic flow within the site will help avoid additional demand on public streets. The proposed plans and building footprints bring the existing impervious surface standards into closer compliance with the I-A District standard. Overall, the PUD plan allows Breck to meet current needs and plan for future phases while maintaining a functional campus layout.
2. *Consistency. The PUD plan results in development that is compatible with adjacent uses and consistent with the Comprehensive Plan and redevelopment plans and goals.* The PUD plan is consistent with the City's Comprehensive Plan goals for educational, civic, and open-space use within the Institutional Zoning District. The campus has functioned as an educational institution since the 1950s, three decades before Breck's arrival, when the site was home to Golden Valley's high school and junior high programming.

The school's continued use of the property as a preschool –12 educational facility is a natural continuation of the site's longstanding and intended purpose. The surrounding residential neighborhoods were developed concurrently with the original school, and Breck's stewardship of the campus has maintained the established balance between institutional and residential uses for over four decades.

The proposed infrastructure upgrades, circulation refinements, and building replacements maintain the established institutional character while modernizing facilities to meet contemporary educational, environmental, and accessibility standards.

1. *General Health. The PUD plan is consistent with preserving and improving the general health, safety and general welfare of the people of the City.* The Breck School PUD advances the public health, safety, and welfare of students, faculty, and the surrounding neighborhood through the infrastructure improvements previously described alongside addressing documented traffic conditions and implementing measurable safety improvements. Breck is committed to an ongoing partnership with the City and Hennepin County to improve traffic conditions and pedestrian connectivity in the surrounding area.
2. *Meets Requirements. The PUD plan meets the intent and purpose provisions of Subsection (a) of this section and all other provisions of this section.* The application meets the intent of the PUD district by allowing uses and site design that would otherwise not be achievable through the normal zoning regulations. The table below describes performance standards in the proposed PUD and an explanation when flexibility when a deviation from standard zoning requirements is requested. Note that some of the items in the table are due to existing conditions on the site.

<i>Standard</i>	<i>Requirement</i>	<i>Proposal</i>
Frontage on public street	Minimum of 100 feet or adequate to serve the development	Code Compliant
Maximum building height	Institutional district: 3 stories or 36 feet	Maximum allowable building height of 70 feet (Chapel steeple is exempt per zoning ordinance). Existing height is already 70 feet, and no addition would go higher. The Chapel steeple is exempt from height restrictions per Section 113-96(f)(2)
Principal building setback (from R-1)	Principal building must be no closer to rear or side lot line than its height	Current building is setback 25.8' from north property line, proposed plans will not increase the existing deviation
All building setbacks (internal streets)	Minimum 15 feet from back of curb along internal roads	Varies, 8' minimum on site required to enhance internal circulation
Hard surface coverage	Institutional uses: maximum 45% of total site area	Existing: 34.6% Proposed: 36.7%
Vehicular Parking	Provide total existing and proposed parking count	Existing: 489 Proposed: 543
Parking flexibility	Demonstrate efficient and effective land use (may allow reduced parking)	Enrollment will not increase with the project improvements. Opportunity

		for shared parking facilities between school and athletic facilities
Bicycle parking	Pedestrian improvements and alternative transportation system investment	Existing: 8 Proposed: 24 Additional bike racks may be provided for the Project- currently bikes are stored near entrances without supplemental infrastructure
Employees		594 employees including substitute teachers, coaches and summer program staff

Section 113-123 contains additional standards all PUD applications must meet. Below are the standards relevant to this application.

1. *Frontage. Frontage on a public street shall be at least 100 feet or adequate to serve the development.* Frontage along all public streets will not change with this Preliminary PUD and well exceeds the 100 feet minimum.
2. *Setbacks.*
 - a. *The City may allow some flexibility in setbacks if it benefits all parties and the environment.* The table above explains the setback flexibility requested by the applicant. Staff recommends approval of this request.
 - b. *No principal building shall be closer than its height to the rear or side lot line when such line abuts on a Single-Family Zoning District.* Condition met (unchanged from existing conditions).
 - c. *No building shall be located less than 15 feet from the back of the curbline along those roadways which are a part of the internal road system. Some minor deviations may be allowed provided adequate separation is provided through additional landscaping, berming or similar means.* The applicant has requested some deviation from this requirement, as explained above. Staff recommends approval of this request.
3. *Hard surfaces. Hard surface coverage is expected not to exceed 45% for institutional uses.* The proposed plans show 36.7% hard surface coverage at the completion of the project.
4. *Public space/park dedication. Properties within PUDs are subject to the dedication of parks, playgrounds, trails, open spaces, stormwater holding areas, and ponds as outlined in Chapter 109, pertaining to subdivisions, the Comprehensive Plan, redevelopment plans, or other City plans.* The site contains playfields, open spaces, ponds, and wetlands. The project plans include additional stormwater holding areas, wetland and floodplain mitigation, and other water treatment facilities. Both the Breck School parcel and the

American Legion parcel were previously platted, so Staff is not recommending collecting park dedication fees.

5. *Public Amenities. All applications for new PUDs submitted after December 1, 2015, must provide at least one amenity or combination of amenities that total at least five points from the public amenity option table outlined in the City Code.* The project plans provide a combination of public amenities that exceed the five-point threshold. The project proposes demonstrable community benefits through on-site improvements, off-site partnerships, and long-term commitments to environmental stewardship and public accessibility. The PUD plan integrates these amenities as permanent, functional, and visible enhancements to the community, consistent with the intent of the City's Comprehensive Plan and the PUD ordinance's purpose to achieve superior design. Staff recommends including the amenities described below in the Development Agreement. Staff recommendations on specific items are bold.

<i>Amenity Category</i>	<i>Improvement Description</i>	<i>PUD Amenity Points</i>
Public open space / landscape enhancement	Campus "greening" initiative adding new trees and landscaped areas throughout existing and new parking areas, providing shade, visual enhancement. Staff recommend updating plans to show landscaping exceeding minimal requirements.	4
Innovative stormwater management	Comprehensive sitewide stormwater reconstruction to improve rate control and capacity; wetland expansion and preservation (beyond City and Watershed minimum requirements)	2
Pedestrian & bicycle connectivity	Addition of new sidewalks, marked crosswalks, and refuge medians on campus; partnership with City for sidewalk or boardwalk along Natchez and Chatelain Terrace; coordination for Glenwood Avenue pedestrian connections.	2
Public art	Integration of campus art and interpretive elements reflecting Breck's educational mission and community identity; opportunities for neighborhood and nonprofit educational partnerships. One or more installations may be subject to City's future Public Art Policy. Staff will work with applicant to provide more details on this amenity/amenities for Final PUD submittal.	1
Traffic & safety enhancements	Major redesign of circulation and drop-off plaza reducing queue spillback and improving	3

	intersection level of service; installation of speed feedback signage off campus.	
Sustainability	Preservation of open space, large tree canopy, dark skies compliant lighting for field areas, and commitment to long-term stormwater maintenance and watershed partnership.	2
Partnership with City / County	Collaboration with the City and Hennepin County on off-site mobility and safety improvements including turn lane improvements (not essential for LOS), crosswalk feasibility, and corridor speed management.	2

Staff finds the application meets all the requirements for a Preliminary PUD in Section 113-123.

Preliminary Plat

The applicant proposes a Preliminary Plat to consolidate the parcels at 123 Ottawa Avenue and 200 Lilac Drive into one parcel, and to add currently residential parcels that Breck owns to the overall subdivision. Consolidating the 200 Lilac Drive parcel with the campus parcel allows for construction of a new athletic building, reconfiguring parking and circulation, and stormwater management improvements. The addition of the residential parcels to the subdivision allow for future reconfiguration of Lilac Drive.

Staff finds that the preliminary plat meets the standards for the creation of one lot. Per Section 109-67, the approval of a preliminary plat is tentative only, involving only the general acceptability of the layout as submitted. The Council may require changes or revisions as it deems necessary for the health, safety, general welfare, and convenience of the City.

Public Notification and Community Engagement

Breck School held five neighborhood meetings before submitting applications to the City. At these meetings, the consultant team presented the comprehensive site plan, goals of the project, and gathered feedback on neighborhood concerns. Breck also created a page on their website with project information and updates on the planning application process: www.breckschool.org/about-breck/neighborhood-updates. Please see the attached memo summarizing the pre-application community engagement. The main concerns neighbors raised were regarding traffic and potential changes to Natchez Park. After hearing the neighborhood's initial feedback on the plans, the school is no longer proposing any changes in the park.

The Neighborhood Notification Policy requires the applicant to hold an official neighborhood meeting once they submit applications to the City. The meeting was held at City Hall on November 20, 2025, and included a remote attendance option via Teams. Attendees included City staff, the project team, and about 10 members of the public. The group discussed the history of the school and site; the comprehensive site plan and phasing of the project;

stormwater, floodplain, and wetland management; and traffic and parking. No one in attendance voiced opposition to the project.

As required by ordinance, a public hearing notice was published in the local paper of record and mailed to all properties within 500 feet of the site.

At the time of this staff report, staff has received no additional comments on the applications.

Recommendations

Staff recommends approval of the Preliminary PUD, subject to the findings in the staff report and the following conditions:

1. All plans must comply with City staff comments, as applicable.
2. Include the PUD amenities described in the staff report in the development agreement.
3. To qualify for PUD Amenity points, applicant will update plans to show landscaping exceeding minimal requirements.
4. To qualify for PUD Amenity points, the sitewide stormwater reconstruction, wetland expansion, and wetland preservation must exceed City and watershed minimum requirements.
5. One or more art installations may be subject to City's future Public Art Policy. Staff will work with applicant to provide more details on this amenity/these amenities for Final PUD submittal.

Staff recommends approval of the Preliminary Plat, subject to the findings in the staff report and the following conditions:

1. The City Attorney will complete the title review prior to Council considering the Preliminary Plat.
2. The Preliminary Plat approval will expire 120 days after the date of approval unless the applicant has filed a complete application for approval of the Final Plat.
3. Approval of the Final Plat is contingent upon City approval of the Final PUD.

Next Steps

City Council will act on the Preliminary PUD and Plat applications on January 6, 2025. If Council approves the applications, the project team will apply for the Final PUD and Final Plat. Approval of a new PUD would require rescinding the previous PUD 88. This would be done via City Council resolution at the same time Council approves the Final PUD.

If City Council approves the Final Plat, the subdivider shall then file it for recording with the Hennepin County Recorder or the Registrar of Titles within 120 days of the date of the resolution approving the Final Plat. If not filed within 120 days, the Final Plat shall be null and void unless an extension is given by the Council.

BCWMC will begin formal review of the project once City Council approves the Final PUD and Plat. The City won't issue a stormwater management permit until BCWMC issues a letter to the City stating the project meets the Watershed's requirements.

Following City Council approval of a Final PUD plan, City staff shall prepare both a PUD permit and a development agreement which reference all the approved plans and specify permitted uses, allowable densities, development phasing, required improvements, neighborhood communication plan if applicable, completion dates for improvements, letters of credit and other sureties, 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 PUD permit and development agreement shall be signed by the applicant or property owner within 30 days of the City Council's approval of the permit and agreement.

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