



**PLANNING COMMISSION
2019 ANNUAL REPORT AND
2020 WORK PLAN**

2019 Planning Commission

Commissioners

Ronald Blum, Chair

Andy Johnson, Vice Chair

Adam Brookins, Secretary

Rich Baker

Lauren Pockl

Ryan Sadeghi

Chuck Segelbaum

Ari Prohovsky, Youth

Council Liaison

Steve Schmidgall

City Staff

Marc Nevinski, Physical Development Director

Jason Zimmerman, Planning Manager

Emily Goellner, Senior Planner/Grant Writer

Myles Campbell, Planner

Emily Anderson, Planning Intern

Lisa Wittman, Administrative Assistant

Purpose, Mission, and Prescribed Duties

The Planning Commission shall:

- Review and make recommendations on specific development proposals made by private developers and public agencies.
- Review and make recommendations on proposed rezonings, subdivision plans, amendments to the zoning text, platting regulations and variances, and similar items having to do with administration and regulatory measures.
- Conduct special studies dealing with items such as renewal, civic design, maintenance of a suitable living and working environment, economic conditions, etc. These studies may be conducted at the initiative of the Planning Commission and/or specific direction from the City Council.
- Review major public capital improvement plans against the policy and goals stated in the Comprehensive Plan for the area.
- Advise and make recommendations relative to housing, new development, and redevelopment projects proposed by the HRA prior to the final commitment of such projects by the HRA.
- Advise and make recommendations in matters relating to and affecting the environment.

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2019 Overview

The Golden Valley Planning Commission saw a drop-off in the number of applications it reviewed in 2019, which resulted in a five-year low. Almost all of the projects reviewed were Conditional Use Permits (or an amendment to an existing CUP). They ranged from approval of a boathouse on Sweeney Lake to the establishment of a new adult day care off Nevada Ave N. The Commission also approved a lot consolidation of a residential property with a piece of excess MnDOT right-of-way and performed a site plan review for the parking lot of the Good Day Café/Metropolitan Ballroom.

A large number of meetings were taken up with the discussion of three new zoning text amendments. The Commission recommended approval of firearms sales restrictions (which created buffers around certain Institutional and Residential uses), approval of architectural and materials standards for projects in most zoning districts, and approval of a revised Mixed Use Zoning District to replace the I-394 Mixed Use Zoning District.

Looking ahead, the Commission will be tasked with reviewing a number of rezonings necessary to bring the City's zoning map into conformance with the recently adopted 2040 Comprehensive Plan. The Commission will also be asked to review a range of updates to the zoning chapter in order to modernize use tables and adjust to new technologies such as emerging small cell telecommunications equipment.

2019 Activity

The information below attempts to capture in figures and graphs the activities of the Planning Commission over the past year.

Planning Commission Meetings

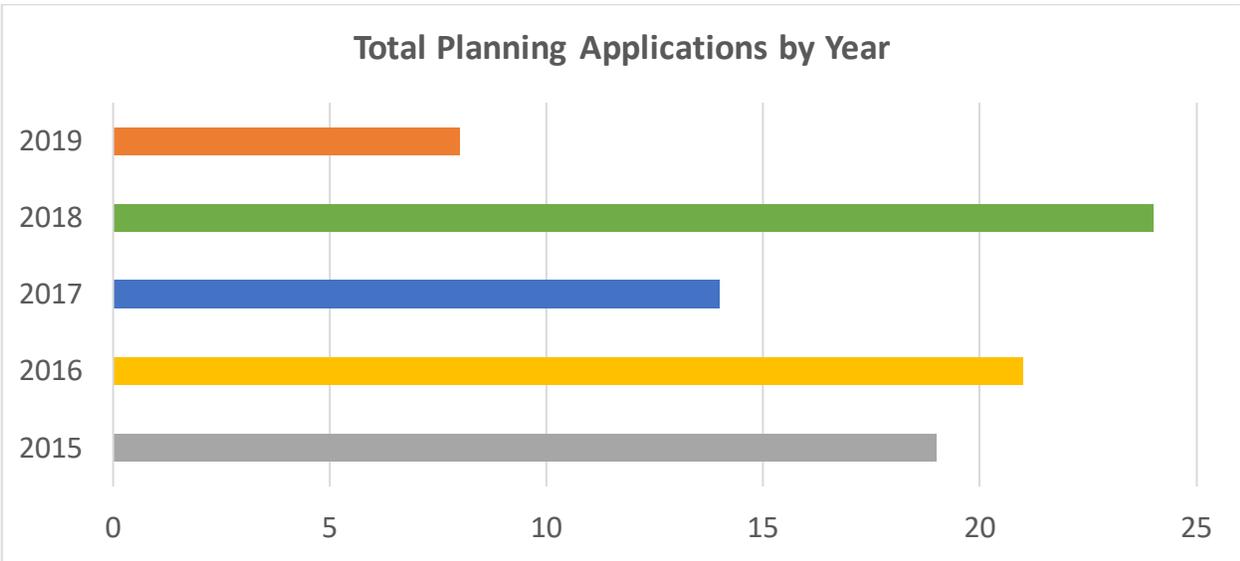
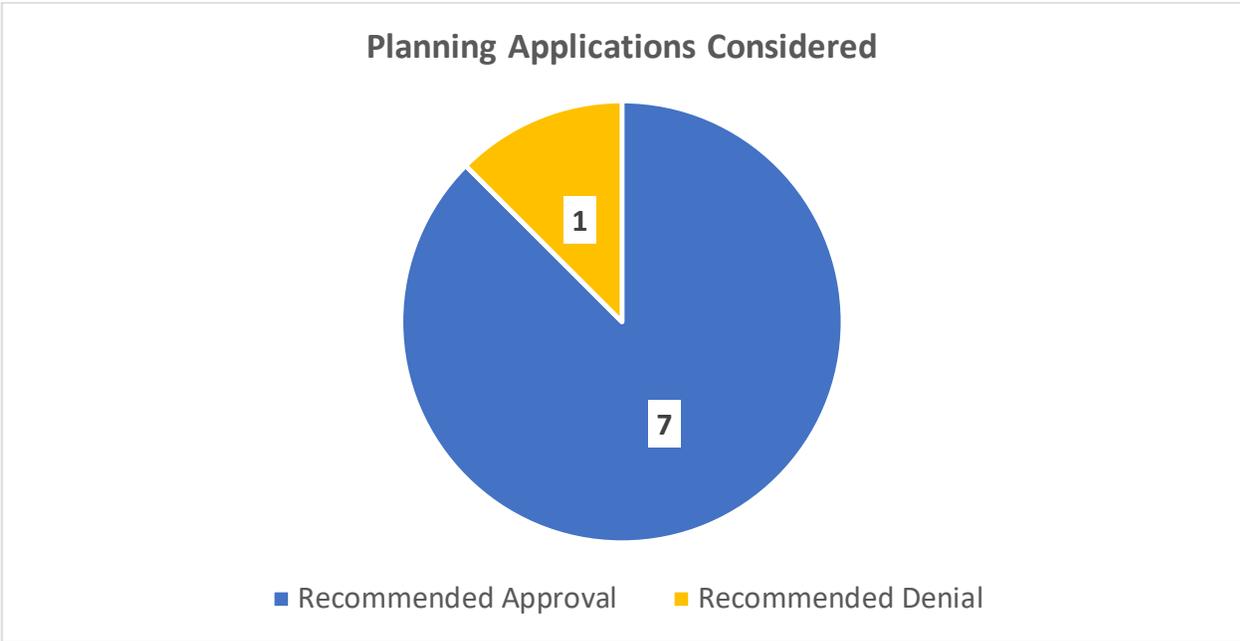
Held: 19
Cancelled: 5

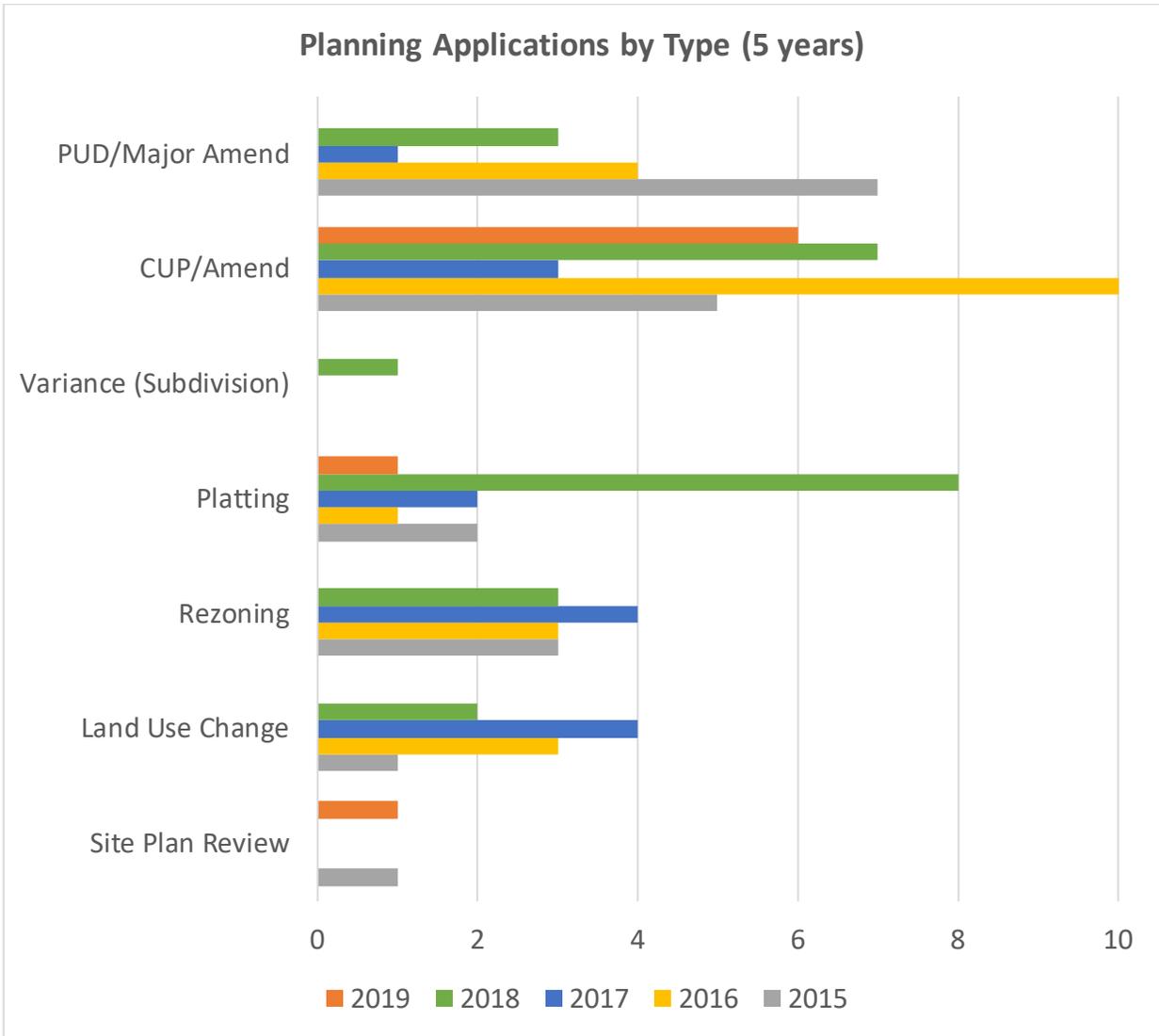
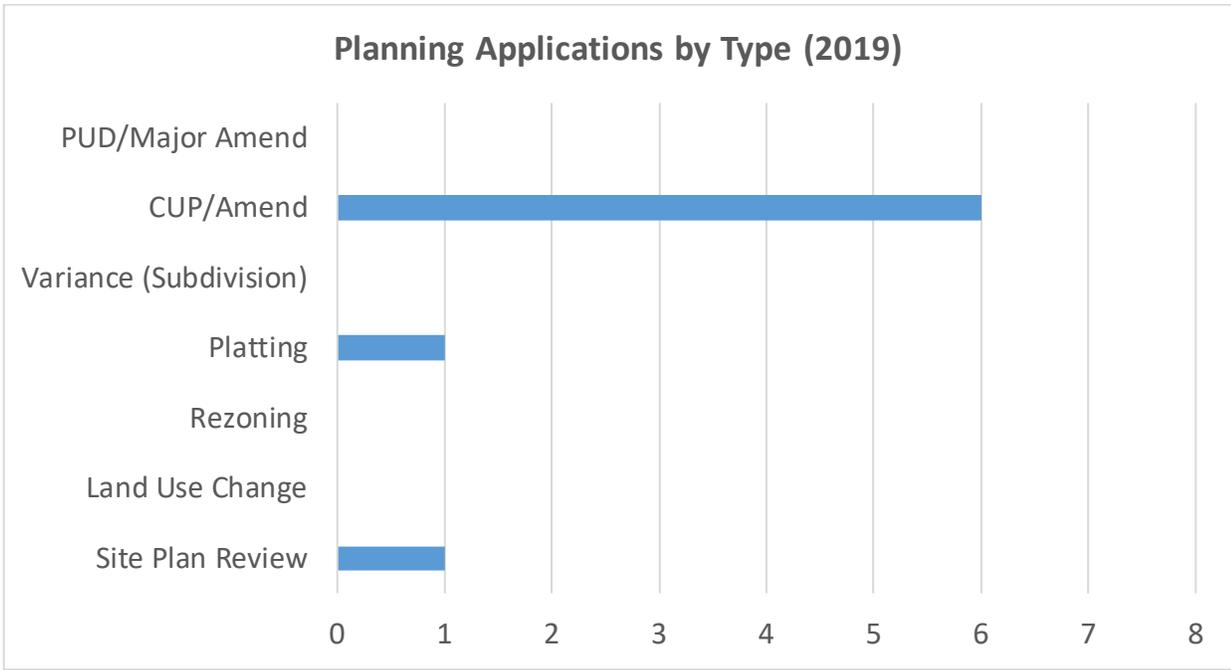
Staff-Led Discussions/Presentations

19

Zoning Text Amendments Considered

3





Planning Application

Years, 2015 - 2019

⊕ Location

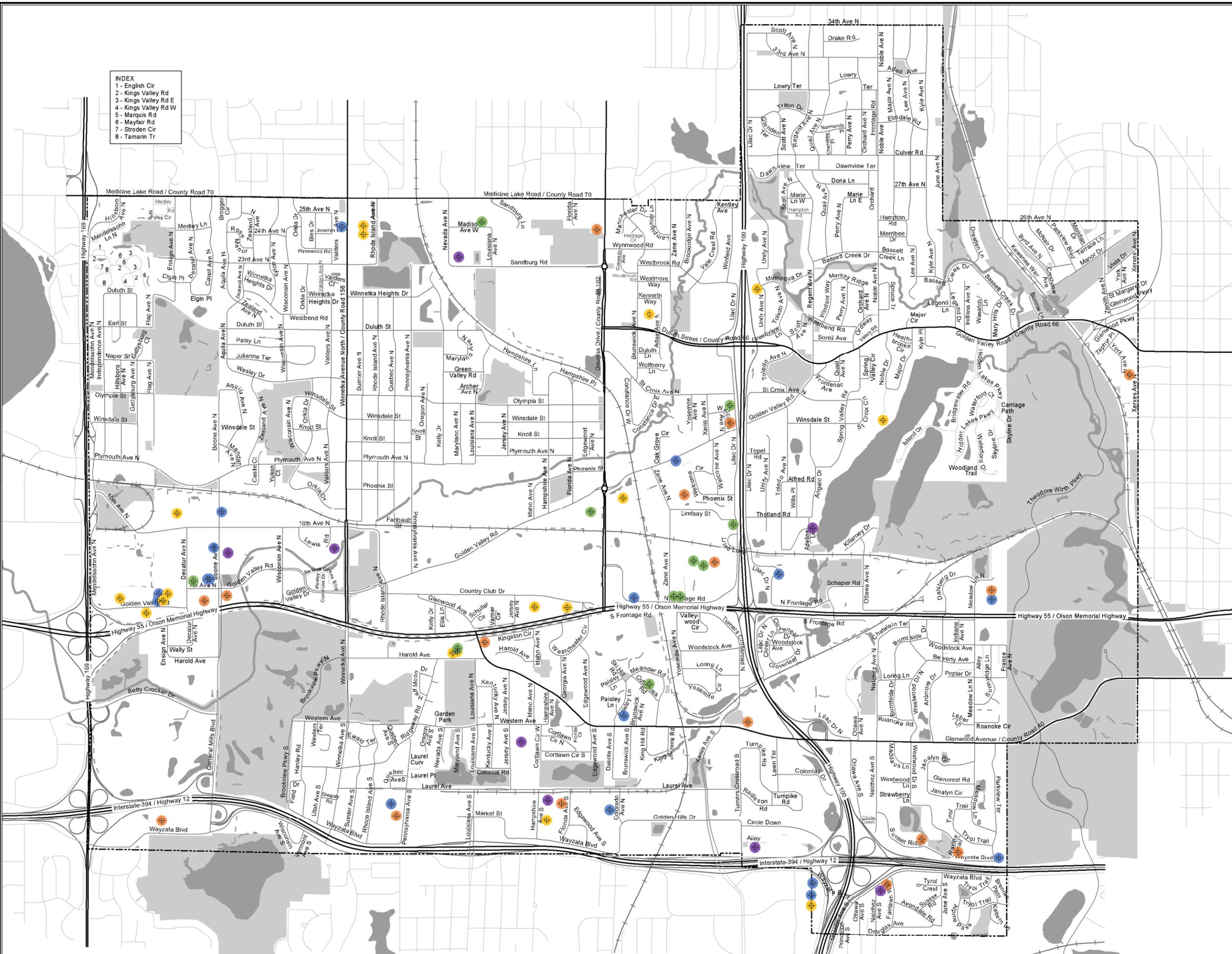
Year

- 2019: 8
- 2018: 24
- 2017: 14
- 2016: 21
- 2015: 18

Print Date: 4/16/2020
Sources:
-Hennepin County Surveyors Office for Property Lines (2020).
-City of Golden Valley for all other layers.



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1	- English Cir
2	- Kings Valley Rd
4	- Kings Valley Rd E
5	- Marquis Rd
6	- Mayfair Rd
7	- Stroden Cir
8	- Tamarin Tr

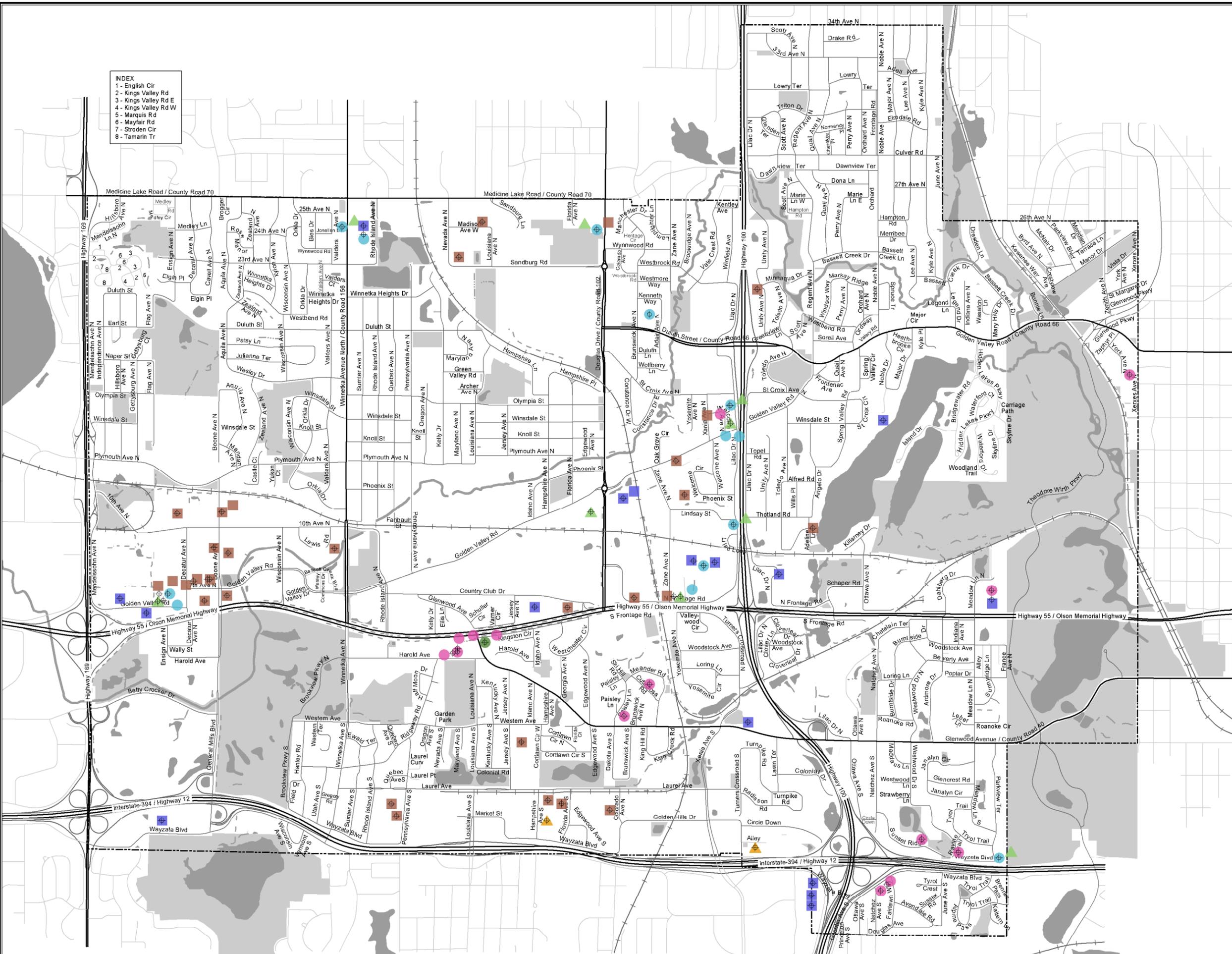


Planning Application

Types, 2015 - 2019

- ⊕ Location
- Type**
- PUD/Major Amend: 16
- CUP: 30
- Variance (Subdivision): 1
- Platting (Subdivision/Lot Consolidation): 14
- Rezoning: 13
- ▲ Land Use Change: 9
- ▲ Site Plan Review: 2

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Zoning Text Amendments Considered

Item	Description
Firearm Sales	Limits the sale or repair of firearms to the Light Industrial and Industrial Zoning Districts and requires buffers from various residential and institutional uses
Architectural and Material Standards	New section of the zoning chapter that establishes requirements around façades, openings, entrances, and screening, and incorporates a system of material classes
Mixed Use Zoning District	Replacement of the I-394 Mixed Use Zoning District with a new district that created three new subdistricts, updated the lists of permitted and conditional uses allowed, changed requirements for setbacks and height, and modified impervious and open space regulations

Staff Led Discussions/Presentations

- Annual Commissioner Orientation
- Zoning Code: **17**
 - Firearm Sales: **1**
 - Architectural and Material Standards: **3**
 - Mixed Use Zoning District: **8**
 - Zoning Study: **2**
 - Narrow Lots: **3**
- 2020-2029 Capital Improvement Program

Other PUD Amendments Considered (not reviewed by Planning Commission)

- Administrative Amendments: **1**
 - Menards Addition PUD 75 – addition of an entrance lane to the yard gate off Hampshire Ave S for customers picking up online orders (APPROVED)
- Minor Amendments: **3**
 - Valley Creek PUD 71 – amend the amount of signage allowed on the three parcels that make up the office campus (APPROVED)
 - The Xenia PUD 113 – relocate the business center within the building and add one studio unit (WITHDRAWN)
 - Golden Hills Business Park PUD 78 – shift allocation of allowed uses from manufacturing to office and make associated parking lot modifications (APPROVED)

Major Projects Reviewed

Item/Location	Type	Description
American Rug Laundry 8043 Lewis Road	CUP	Approve a facility for rug cleaning and restoration
1345 Natchez Ave S	Lot Consolidation	Join excess right-of-way with adjacent residential property
1030 Angelo Drive	CUP	Allow a boathouse within the Shoreland Overlay District
Good Shepard School 145 Jersey Ave S	CUP	Approve a child care center within an existing elementary school building
Golden Valley Adult Day Program 2300 Nevada Ave N	CUP	Approve a new adult day care operation
Borton Volvo 721 Hampshire Ave S	CUP	Approve an existing business for pre-owned vehicle sales
Good Day Café/Metropolitan 5410 Wayzata Blvd	Site Plan Review	Apply development standards to a proposed parking lot reconfiguration
Home Health Care, Inc 800 Boone Ave S	CUP Amendment	Revision of existing Conditional Use Permit to remove limits on loading and unloading of adult day care clients on Boone Ave

Previously Approved Projects that Began Construction in 2019

- 2015 Central Park West – Phase 2 Apartments (Utica Avenue South)
- 2016 Central Park West – Phase 1 Office (10 West End)

2020 Proposed Work Plan

Implementation of 2040 Comprehensive Plan

- Carry out Phase III of the Downtown Study, including the completion of the city's Bicycle and Pedestrian Network and a framework for future redevelopment of key properties
- Adjust Institutional Subdistricts to align with new categories of Assembly, Civic, and Medical; consider creating new Park and Open Space Zoning District
- Rezone properties to create consistency with the Future Land Use Map
- Update the Medium-Density Residential (R-3) Zoning District to achieve target densities



*Downtown Study Open House
(Staff photo)*

Zoning Code Amendments/Updates

- Adopt new restrictions on Tobacco Sales in the Commercial Zoning District
- Reformat and modernize the tables of Principal, Conditional, Restricted, and Prohibited Uses for each of the City's zoning districts
- Revisit the zoning districts in which Places of Worship are allowed in order to be consistent with the Religious Land Use and Institutionalized Persons Act (RLUIPA)
- Update Telecommunications section of zoning chapter to address small cell telecom equipment

Planning Application Review and Evaluation

- Continue to review and make recommendations on land use applications as they are submitted to the City, including subdivision requests, Conditional Use Permits, and Planned Unit Developments.

Commissioner Training and Education

- Work with staff to explore new and innovative planning concepts and to respond to the interests of individual Commissioners
- Training on variances provided by the City Attorney