



7800 Golden Valley Road
Golden Valley, MN 55427

December 31, 2019

NOTICE OF INFORMAL PUBLIC HEARING

Amendment to the Zoning Map
I-394 Corridor Mixed Use Properties

NOTICE IS HEREBY GIVEN that the Planning Commission for the City of Golden Valley will meet at the Golden Valley City Hall, Council Chambers, 7800 Golden Valley Road, Golden Valley, Minnesota, on Monday, January 13, 2020, beginning at 7 pm, and will then and there hold public hearings to consider rezoning 62 Mixed Use properties located north of I-394.

The proposal is to consider rezoning these properties located in the I-394 Corridor from I-394 Mixed Use to a variety of other zoning designations including Mixed Use, Commercial, Office, Medium Density Residential, High Density Residential, and Institutional, as documented in the City's 2040 Comprehensive Plan. The attached map and list of affected properties detail the proposed changes.

All interested parties are invited to attend this public hearing. If you have any questions, please feel free to contact the Planning Department at 763-593-8095 or by email at planning@goldenvalleymn.gov.

City Code requires notification of owners of property lying within 500 feet of any site under consideration for a Zoning Map amendment. If your property is occupied wholly or in part by renters, it is up to you to decide whether to pass this notice on to them.

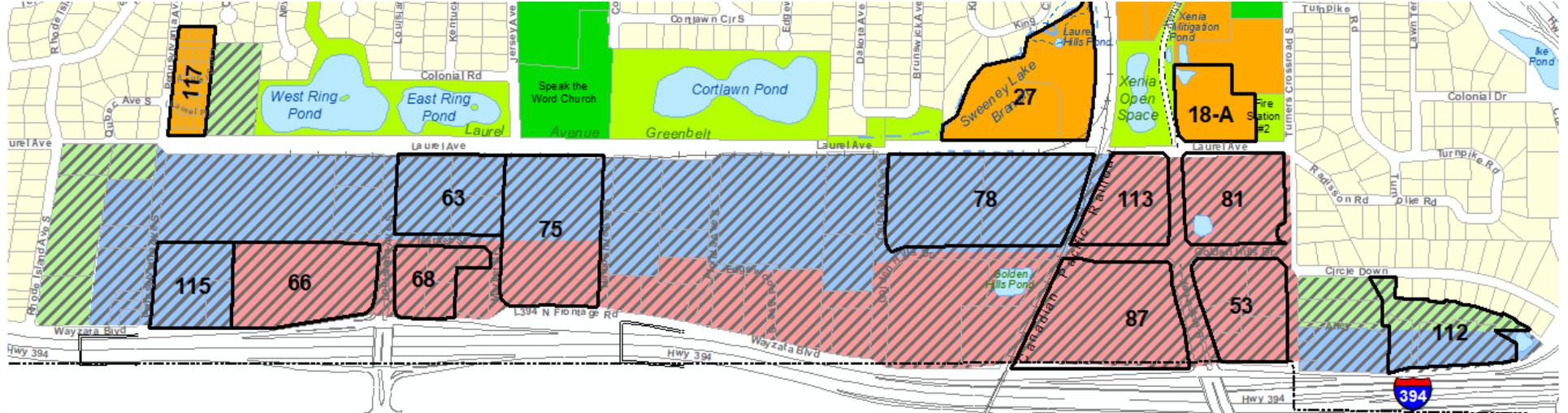
If you require auxiliary aids or services to participate or communicate in this meeting, please contact Kris Luedke at 763-593-8012 (TTY: 763-593-3968) 48 hours before the meeting time to make a request. Examples of auxiliary aids or services may include sign language interpreter, assistive listening device, accessible meeting location, etc.

AFFECTED PROPERTIES

BUILDING NO.	STREET NAME	CURRENT ZONING	SUBDISTRICT	PROPOSED ZONING	SUBDISTRICT
675	RHODE ISLAND AVE S	I-394 MIXED USE	A	MIXED USE	NEIGHBORHOOD
825	RHODE ISLAND AVE S	I-394 MIXED USE	A	MIXED USE	NEIGHBORHOOD
700	PENNSYLVANIA AVE S	I-394 MIXED USE	A	MIXED USE	NEIGHBORHOOD
750	PENNSYLVANIA AVE S	I-394 MIXED USE	B	MIXED USE	NEIGHBORHOOD
850	PENNSYLVANIA AVE S	I-394 MIXED USE	B	MIXED USE	NEIGHBORHOOD
1040	PENNSYLVANIA AVE S	I-394 MIXED USE	B	MIXED USE	NEIGHBORHOOD
7500	WAYZATA BLVD	I-394 MIXED USE	B	MIXED USE	NEIGHBORHOOD
7550	WAYZATA BLVD	I-394 MIXED USE	B	MIXED USE	NEIGHBORHOOD
7600	WAYZATA BLVD	I-394 MIXED USE	A/B	MIXED USE	NEIGHBORHOOD
7400	LAUREL AVE	I-394 MIXED USE	A	MEDIUM DENSITY RESIDENTIAL	
701	PENNSYLVANIA AVE S	I-394 MIXED USE	B	MIXED USE	NEIGHBORHOOD
7100	WAYZATA BLVD	I-394 MIXED USE	C	COMMERCIAL	
7300	WAYZATA BLVD	I-394 MIXED USE	B	COMMERCIAL	
7400	WAYZATA BLVD	I-394 MIXED USE	B	COMMERCIAL	
28	ADDRESS UNASSIGNED	I-394 MIXED USE	B	COMMERCIAL	
850	LOUISIANA AVE S	I-394 MIXED USE	B	COMMERCIAL	
901	LOUISIANA AVE S	I-394 MIXED USE	C	COMMERCIAL	
6925	MARKET ST	I-394 MIXED USE	C	COMMERCIAL	
6955	MARKET ST	I-394 MIXED USE	C	COMMERCIAL	
6920	WAYZATA BLVD	I-394 MIXED USE	C	COMMERCIAL	
6944	WAYZATA BLVD	I-394 MIXED USE	C	COMMERCIAL	
705	LOUISIANA AVE S	I-394 MIXED USE	B	COMMERCIAL	
801	LOUISIANA AVE S	I-394 MIXED USE	B	COMMERCIAL	
6901	LAUREL AVE	I-394 MIXED USE	B	COMMERCIAL	
6800	WAYZATA BLVD	I-394 MIXED USE	C	COMMERCIAL	
721	HAMPSHIRE AVE S	I-394 MIXED USE	B	COMMERCIAL	
905	HAMPSHIRE AVE S	I-394 MIXED USE	B	COMMERCIAL	
700	FLORIDA AVE S	I-394 MIXED USE	B	MIXED USE	COMMUNITY
850	FLORIDA AVE S	I-394 MIXED USE	B	COMMERCIAL	
900	FLORIDA AVE S	I-394 MIXED USE	C	COMMERCIAL	
6620	WAYZATA BLVD	I-394 MIXED USE	C	COMMERCIAL	
6660	WAYZATA BLVD	I-394 MIXED USE	C	COMMERCIAL	
6400	WAYZATA BLVD	I-394 MIXED USE	C	COMMERCIAL	
6440	WAYZATA BLVD	I-394 MIXED USE	C	COMMERCIAL	
6480	WAYZATA BLVD	I-394 MIXED USE	C	COMMERCIAL	
715	FLORIDA AVE S	I-394 MIXED USE	B	MIXED USE	COMMUNITY
700	COLORADO AVE S	I-394 MIXED USE	B	MIXED USE	COMMUNITY
800	COLORADO AVE S	I-394 MIXED USE	B	MIXED USE	COMMUNITY
900	COLORADO AVE S	I-394 MIXED USE	B	MIXED USE	COMMUNITY
6210	WAYZATA BLVD	I-394 MIXED USE	C	MIXED USE	COMMUNITY
6250	WAYZATA BLVD	I-394 MIXED USE	C	MIXED USE	COMMUNITY
6300	WAYZATA BLVD	I-394 MIXED USE	C	COMMERCIAL	
5900	GOLDEN HILLS DR	I-394 MIXED USE	B	OFFICE	
6100	GOLDEN HILLS DR	I-394 MIXED USE	B	OFFICE	
770	XENIA AVE S	I-394 MIXED USE	C	HIGH DENSITY RESIDENTIAL	

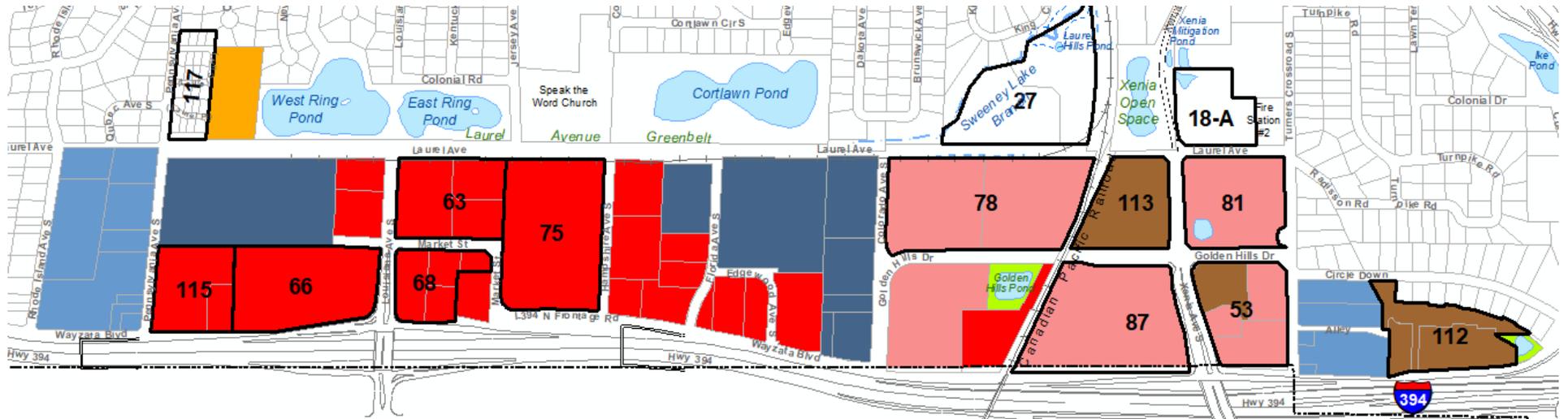
6051	GOLDEN HILLS DR	I-394 MIXED USE	C	COMMERCIAL	
6075	GOLDEN HILLS DR	I-394 MIXED USE	C	INSTITUTIONAL	I-4
6105	GOLDEN HILLS DR	I-394 MIXED USE	C	OFFICE	
5701	GOLDEN HILLS DR	I-394 MIXED USE	C	OFFICE	
701	XENIA AVE S	I-394 MIXED USE	C	OFFICE	
901	XENIA AVE S	I-394 MIXED USE	C	HIGH DENSITY RESIDENTIAL	
5500	WAYZATA BLVD	I-394 MIXED USE	C	OFFICE	
5500	WAYZATA BLVD	I-394 MIXED USE	C	OFFICE	
28	ADDRESS UNASSIGNED	I-394 MIXED USE	C	OFFICE	
5411	CIRCLE DOWN	I-394 MIXED USE	A/B	MIXED USE	NEIGHBORHOOD
1201	TURNERS CROSSROAD S	I-394 MIXED USE	B	MIXED USE	NEIGHBORHOOD
5050	WAYZATA BLVD	I-394 MIXED USE	B	INSTITUTIONAL	I-4
5100	WAYZATA BLVD	I-394 MIXED USE	B	HIGH DENSITY RESIDENTIAL	
5150	WAYZATA BLVD	I-394 MIXED USE	A/B	HIGH DENSITY RESIDENTIAL	
5200	WAYZATA BLVD	I-394 MIXED USE	B	HIGH DENSITY RESIDENTIAL	
5410	WAYZATA BLVD	I-394 MIXED USE	B	MIXED USE	NEIGHBORHOOD
5426	WAYZATA BLVD	I-394 MIXED USE	B	MIXED USE	NEIGHBORHOOD

Existing Zoning



- (R-1) Residential
- (R-2) Moderate Density
- (R-3) Medium Density
- (R-4) High Density
- I-394 Mixed Use
 - Subdistrict A
 - Subdistrict B
 - Subdistrict C
- (C) Commercial
- (LI) Light Industrial
- (I) Industrial
- (O) Office
- (I-1) Churches & Schools
- (I-2) Libraries, Museums, Colleges
- (I-3) Rest Homes, Nursing Homes, Sanitariums
- (I-4) Golf Courses, Parks, Playgrounds, City Offices
- (I-5) Cemeteries
- Planned Unit Development

Proposed Zoning



- (R-1) Residential
- (R-2) Moderate Density
- (R-3) Medium Density
- (R-4) High Density
- (C) Commercial
- (MU-N) Mixed Use - Neighborhood
- (MU-C) Mixed Use - Community
- (LI) Light Industrial
- (I) Industrial
- (O) Office
- (I-1) Churches & Schools
- (I-2) Libraries, Museums, Colleges
- (I-3) Rest Homes, Nursing Homes, Sanitariums
- (I-4) Golf Courses, Parks, Playgrounds, City Offices
- (I-5) Cemeteries
- Planned Unit Development

I-394 Corridor Mixed Use Zoning Descriptions

I-394 Mixed Use: The purpose of the I-394 Mixed Use Zoning District is to improve the cohesiveness, attractiveness, and sustainability of the I-394 Corridor and to implement the following principles and recommendations of the I-394 Corridor Study:

- a. Enable the corridor to evolve toward a diverse mix of land uses, including residential as well as commercial and industrial.
- b. Maximize integration rather than separation of land uses, where appropriate.
- c. Maintain the corridor as an employment center.
- d. Improve the visual coherence and attractiveness of the corridor.
- e. Improve connectivity for all modes of transportation.
- f. Foster neighborhood-serving retail and services.
- g. Maintain or improve the functioning of intersections and highway interchanges.
- h. Foster sustainable development and a balance between urban and natural systems.

Subdistrict A: Buildings and structures up to three stories

Subdistrict B: Buildings and structures up to six stories

Subdistrict C: Buildings and structures up to 10 stories

Mixed Use: The purpose of the Mixed Use Zoning District is to implement the following principles:

- (1) Implement the policies of the Comprehensive Plan.
- (2) Enable appropriate locations within the City to evolve towards a diverse mix of compatible uses.
- (3) Maximize integration rather than separation of uses.
- (4) Improve connectivity for all modes of transportation.
- (5) Provide a context suitable for high-frequency transit.
- (6) Foster neighborhood-serving retail and service uses.

Neighborhood: This subdistrict allows a mix of uses including medium-density residential and medium-scale commercial, office, and institutional uses. Properties zoned for Neighborhood Mixed Use typically sit adjacent to County Roads or other roads classified as arterials or collectors and are accessible via a variety of transportation modes. The target market is the surrounding neighborhood. The built environment could incorporate freestanding businesses, religious or civic institutions, and attached housing options including small apartment buildings. These areas allow for both vertical and horizontal mixed use and do not require a mix of uses within every building.

Community: This subdistrict allows a mix of uses including high-density residential and commercial, office, and institutional uses. Properties zoned for Community Mixed Use typically sit adjacent to State Highways or Interstates and are accessible through frequent transit service. Target markets encompass the surrounding neighborhoods, the broader community, and even the wider region. The built environment could include freestanding businesses, shopping areas, employment centers, and apartment buildings. Envisioned as compact urban development areas that serve as gateways to the city and as activity centers for the community, they allow for both vertical and horizontal mixed use and do not require a mix of uses within every building

Commercial: The purpose of the Commercial Zoning District is to provide for the establishment of commercial and service activities which draw from and serve customers in the community and are located in areas which are well served by collector and arterial streets.

Office: The purpose of the Office Zoning District is to provide areas for the offices, clinics, day care centers, financial institutions, and other compatible uses that serve local and regional needs. The District fosters employment opportunities and encourages transitions between land uses. The District is not intended to serve as an area for the sale of or handling of goods, wares, merchandise, or commodities.

Institutional: The purpose of the Institutional Zoning District is to establish areas where both public and private institutional uses such as schools, hospitals, parks, golf courses, nursing homes, and public buildings may be located.

I-4: Parks, playgrounds, City offices, fire stations, and other lands incidental to the operation of the City

Medium Density Residential (R-3): The purpose of the Medium Density Residential (R-3) Zoning District is to provide for medium density housing (up to 10 units per acre with potential for 12 units per acre with density bonuses) along with directly related and complementary uses. Senior and disability housing is permitted to a density of 20 units per acre or up to five stories or 60 feet in height with a conditional use permit.

High Density Residential (R-4): The purpose of the High Density Residential (R-4) Zoning District is to provide for high density housing (up to 50 units per acre for multifamily dwellings and up to 70 units per acre for senior and disability housing) along with directly related and complementary uses. Multifamily dwellings and senior and disability housing is permitted to a density of 100 units per acre with a conditional use permit.