

# Planning Commission

**January 27, 2020 – 7 pm**  
Council Chambers  
Golden Valley City Hall  
7800 Golden Valley Road

## REGULAR MEETING AGENDA

**1. Call to Order**

**2. Approval of Agenda**

**3. Approval of Minutes**

January 13, 2020, Regular Planning Commission Meeting

**4. Continued Informal Public Hearing – CUP Amendment**

Applicant: Home Health Care Plus, Inc.

Address: 800 Boone Avenue North

Purpose: To modify an existing condition that limits the use of Boone Ave for loading, unloading, and parking of buses and vans

**5. Discussion – Narrow Lots**

--Short Recess--

**6. Council Liaison Report**

**7. Reports on Meetings of the Housing and Redevelopment Authority, City Council, Board of Zoning Appeals, and other meetings**

**8. Other Business**

**9. Adjournment**



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# Planning Commission

January 13, 2020 – 7 pm  
Council Chambers  
Golden Valley City Hall  
7800 Golden Valley Road

## REGULAR MEETING MINUTES

### Call to Order

The meeting was called to order at 7 pm by Chair Blum

### Roll Call

Commissioners present: Rich Baker, Ron Blum, Adam Brookins, Andy Johnson, Lauren Pockl, Ari Prohofsky, and Chuck Segelbaum  
Commissioners absent: Ryan Sadeghi,  
Staff present: Planning Manager Jason Zimmerman and Planner Myles Campbell  
Council Liaison present: Not Assigned

### Approval of Agenda

**MOTION** made by Brookins, seconded by Johnson to approve the agenda of January 13, 2020, as submitted and the motion carried unanimously.

### Approval of Minutes

**MOTION** made by Baker, seconded by Johnson to approve the December 9, 2019, minutes as submitted and the motion carried.

### Continued Informal Public Hearing – CUP Amendment

Applicant: Home Health Care Plus, Inc.  
Address: 800 Boone Avenue North  
Purpose: To modify an existing condition that limits the use of Boone Ave for loading, unloading, and parking of busses and vans

Staff announced that the applicant was requesting that the public hearing be delayed until additional plans from the architect could be provided for presentation.

**MOTION** made by Baker, seconded by Brookins, to table the agenda item to the January 27, 2020, Planning Commission meeting and the motion carried unanimously.



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### Informal Public Hearing – Zoning Map Amendments

Applicant: City of Golden Valley  
Address: I-394 Corridor Mixed Use Properties  
Purpose: To rezone 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

**Jason Zimmerman, Golden Valley Planning Manager**, reminded the board that the I-394 Mixed Use zoning designation was approved in late 2019 and took effect at the start of 2020. This rezoning has different subdistricts and has designations by scale and intensity; i.e. Community Mixed Use or Neighborhood Mixed Use. Golden Valley's 2040 Comprehensive Plan is scheduled to be adopted on February 4, 2020. Part of that Comp Plan is an updated Future Land Use Map and state statute requires consistency between land use and zoning.

**Zimmerman** displayed a map showing the exact location of discussion. He then displayed the 2040 Future Land Use Map and explained that this map guides the rezoning.

**Zimmerman** gave a history of the rezoning conversation and how it began in 2016 at an open house at City Hall. The conversation progressed in to 2017 at a Planning Commission meeting then in 2018 was part of the 2040 Comp Plan that was recommended for approval. In 2019 City Council directed staff to submit the approved plan to Met Council and in 2020 they are expected to approve. In February of 2020, City Council is expected to adopt the 2040 Comp Plan and the I-394 rezoning is part of that approval.

**Zimmerman** went in more detail on the property types:

- 21 properties to remain mixed use
- 23 properties are part of a PUD (Planned Unit Development)
- 18 properties rezoned away from mixed use
  - 14 to Commercial
  - 2 to Institutional
  - 1 to Office
  - 1 to Medium-Density Residential (R-3)

**Zimmerman** reiterated that the rezoning was done in an effort to more closely align the properties with their current use, not to prepare for a proposed project. He stated that businesses would be allowed to continue with current uses and site layouts under a legally non-conforming status. He continued that if the City chooses not to rezone any of these properties, the Future Land Use Map would need to be amended with the Met Council.

**Commissioner Segelbaum** asked Zimmerman what would happen if the use on the rezoned PUDs changed. **Zimmerman** stated that the underlying zoning generally reflects what's happening on site and the rezoning will more closely align with current uses. The PUD itself dictates more detail and if that

were to change, the PUD would need to be amended or revoked; then the zoning would govern further use.

**Commissioner Johnson** asked about the distinction between rezoning a property and changing a land use. **Zimmerman** replied that it's almost the same thing but the land use map is suggesting a particular zoning and the zoning of property implements regulatory language.

#### **PUBLIC HEARING**

**Greg Hayes, Lupient Auto Group**, asked if there would be a more detailed explanation of the difference between commercial and residential zoning.

**Mike Baskfield 675 Rhode Island Ave S**, asked for clarity on what the rezoning means for his commercial business.

**Susan Myer, 510 Pennsylvania Ave**, all summer the cars go through the stop sign on Laurel and Pennsylvania. If more apartments are to be added, then a roundabout or another stop sign should be added.

**Don Taylor, 5120 Circle Down**, living in a currently high density living area and would like clarity on definitions between neighborhood and community. Mentioned wanting to see retail buildings put in the rezoned areas that will add value aside from high density living buildings.

**Joanna Hyman, 95 Oregon Ave S**, is curious about the impact of more high density residential and the resulting overcrowding at Meadowbrook Elementary. She also stated that she supports mixed use properties that provide retail/commercial on the first floor and high density residential on the upper levels. Requested a more clear definition of what mixed-use means.

**John Bean, 501 Radisson Road**, Requesting clarification and what the rezoning means, and if it will be easier for more buildings to be built.

**Chair Blum**, closed the public hearing section at 7:30 pm

**Chair Blum** addressed the questions from the public hearing and asked staff to point residents to definitions of the zoning changes.

**Zimmerman** responded that the packet definitions were general but the zoning code for Golden Valley is accessible to the public and has a detailed descriptions of each zoning classification. **Zimmerman** went on to state that when the re-zoning was approved, part of the equation was to encourage small-scale neighborhood services in the mixed-use properties. Addressing other questions, **Zimmerman** reiterated that the rezoning wasn't done with a building plan in place but done rather to encourage projects as the market creates opportunities. He also reiterated that this rezoning is not allowing for more high density housing but actually scaling back on that in this particular area.

**Chair Blum** mentioned that residents should read the city code, accessible through the City of Golden Valley website, as well as look at past meeting videos and minutes.

**Zimmerman** addressed the difference between Neighborhood Mixed Use and Community Mixed Use. Neighborhood Mixed Use are those with more neighborhood amenities and with modest building height regulations. Community Mixed Use has less modest building height regulations, development can be a larger scale, parking was addressed, and pedestrian friendly amenities. **Zimmerman** echoed the Chair's suggestion to view past meeting videos and read previous minutes. He also stated that this rezoning process did not include a traffic study and therefore there wasn't immediate data for the stop sign on Laurel, per the resident inquiry. Contact information for the City's engineering department was shared as well as an invitation to connect with other questions.

In regards to the overcrowding at Meadowbrook, the Commission and staff discussed that enrollment projections are part of the City Comp Plan and the City has no jurisdiction over the school's enrollment cap. As of today, Meadowbrook's cap is at 800 students.

**Chair Blum** asked staff what the expected date is for the City Council to take action. **Zimmerman** responded that it will occur on February 4<sup>th</sup>, 2020, the same meeting that the Comp Plan will be considered for adoption.

**MOTION** made by **Commissioner Brookins** to recommend City Council approval of the presented rezoning of the I-394 Corridor Mixed Use Properties. Seconded by **Commissioner Johnson** and passed unanimously.

#### **DISCUSSION – Tobacco Sales Restrictions**

**Myles Campbell, Golden Valley Planner**, gave a presentation on tobacco sales zoning regulations that the City Council requested the Planning Commission to consider. Amendments to the handling of tobacco sales were first raised as potential work items through the City Council's 2019 goal setting process. Tobacco licensing was amended and approved in October of 2019 and previous conversations occurred at three other meetings in 2019.

**Campbell** presented the commission with an extensive list of licensing changes and explained the 3 goals of amending the zoning code in conjunction with those changes.

- Restrictions placed on tobacco licenses are extremely effective at creating a safer tobacco sales environment, but are still linked to the license itself and deal mostly in the operation of the retailer.
- Zoning can be used to place restrictions applicable to all commercially zoned land, and can be more effective at combatting retailer density or accessibility to youth consumers.
- A combination of both zoning and licensing controls gives the city a more comprehensive procedure to mitigate the negative public health impacts posed by tobacco retailers.

The three new regulations that City staff and the Planning Commission examined, per the City Council direction are:

- Permitted zoning districts
- Proximity to other land uses
- Site requirements

**Campbell** expanded on each item.

Permitted Zoning Districts

Commercial	Permitted
I-394	Permitted with conditions
Revised Mixed Use	Permitted with restrictions

**Campbell** explained that in order to have proximity restrictions on tobacco sales, the districts would need to list tobacco sales as a restricted use or a conditional use. In addition, many communities have used proximity restrictions to decrease the overall density of tobacco retailers and access to youth consumers. These two types of proximity restrictions are

- Proximity to Youth-Oriented Uses
  - Reduces distance between retailers and places like parks, schools, and community centers
- Proximity to Other Tobacco Retailers
  - Requires a minimum distance between retailers to reduce over-densification

Looking throughout the metro area for ordinances to model, staff found only Minneapolis and Saint Paul have these restrictions. Based on size, the parameters aren't transferable to Golden Valley. However, **Campbell** presented a model ordinance from the Public Health Law Center. Utilizing this model, staff created four scenarios with potential buffer distances and displayed that model for the Commission. **Campbell** presented maps of the City of Golden Valley with each buffer option as an overlay.

As a final consideration, **Campbell** discussed updating site design requirements to assist in limiting the public health impact of tobacco. For each of the potential code amendments, there must be reasonable justification and have a clear link to the City's stated interest in diminishing the negative health impact of tobacco consumption.

**Commissioner Segelbaum** asked Campbell to clarify if a "tobacco retailer" includes gas stations. **Campbell** responded that a tobacco retailer includes anyone with an active license to sell tobacco products.

**Commissioner Johnson** asked if the City has already approved licensing changes related to tobacco sales and **Campbell** responded affirmatively and reminded the commissioners the information is in their agenda packet.

**Commissioner Baker** mentioned the revised ordinance to cap tobacco retailers in the City at eight as currently there are 15. He asked if reducing that number by license lapsing will be City imposed or volunteered. **Jason Zimmerman, Golden Valley Planning Manager**, stated that it will be volunteered. **Campbell** added that if someone came in to apply for a new license, they would not be approved as the retailer cap is already above eight.

**Commissioner Pockl** asked if the cap was eight retailers, does that also mean eight is a minimum to maintain. **Campbell** responded in the negative, currently there is not a minimum to maintain.

**Baker** commented that capping the tobacco retailers to eight is already pretty restrictive and it seems unlikely a new license would be granted. **Segelbaum** echoed the statement.

**Johnson** stated the Planning Commission bylaws direct discussion to environmental and land use concerns, not social or health concerns. While these issues are important, it's imperative the Commission adhere to its discussion topics. **Baker** responded that in addition to items stated in the bylaws, the Commission is charged with addressing items as requested by the City Council. This topic being an example of that.

**Zimmerman** mentioned the zoning chapter in the city code creates an overlap in responsibility as it states:

**Sec. 113-2. - Purpose.**

*The purpose of this chapter is to regulate land use within the City, including the location, size, use, and height of buildings, the arrangement of buildings on lots, and the density of population within the City for the purpose of promoting the health, safety, order, convenience, and general welfare of all citizens of the City.*

Therefore, this topic is relatable to the Planning Commission as defined by Sec. 113-2.

**Commissioner Brookins** stated that if there is to be only one zoned area to allow tobacco sales, he would choose Commercial. The Commission was unanimous in supporting this statement and adding that it be Commercial with restrictions.

The Commission was unanimous in deciding to not be in favor of the City regulating the density of tobacco retailers.

**Brookins** stated that he supports regulating tobacco retailers around areas of assembly at 500 feet.

**Pockl** asked if the zoning code had a definition for a "youth oriented facility". **Zimmerman** stated that currently there is not a definition.

**Commissioner Prohofskey** stated that the proximity regulation of tobacco retailers around schools should be 1000 feet at a minimum. He continued that changing signs won't do much, if tobacco is being sold at a location, people will know. He added witnessing minors soliciting older adults to purchase tobacco for them and making a retailer further from an area of congregation, will make that process more difficult. **Segelbaum** echoed this statement.

**Campbell** stated he will provide maps showing the difference between distance proximities at the next meeting.

**Johnson** stated there should be alignment between smoking in public places and these potential proximity regulations. **Pockl** stated that the Public Health Law Center has a definition of youth oriented facilities and that definition should be considered when defining the same term for Golden Valley. **Zimmerman** stated that the group should consider ease of enforcement, a mapped buffer zone is clearly defined. He added that according to city code, smoking is prohibited in public parks and recreation facilities. **Chair Blum** said that fact reinforced his opinion that a proximity regulation should be instated in an area where smoking is prohibited.

**Pockl** restated her previous question and asked if the cap is at eight allowable locations, does that also mean eight is a minimum to maintain. **Campbell** responded in the negative and added that if there are seven or fewer allowable locations, then that would be a red flag to staff that restrictions are potentially not reasonable.

When mentioning potential site requirements for tobacco related businesses, the members agreed that signage should be regulated. **Campbell** reminded them that signage regulation can't be specific to only tobacco retailers but must be consistent with other businesses. **Baker** mentioned that he'd like to see something akin to firearms regulation where the product can't be displayed outwardly. **Zimmerman** added that signage and displays are different.

In summary, at the next meeting:

- Staff will provide options regarding Commercial as the permitted district, with restrictions.
- Staff will not look at density of tobacco retailers.
- Staff will research proximity restrictions and provide maps with buffer examples, specifically to youth oriented facilities, as defined by Commissioners.
- Staff research into sign restrictions will be approached at a later date.

--Short Recess--

#### **Council Liaison Report**

None given.

#### **Reports on Meetings of the Housing and Redevelopment Authority, City Council, Board of Zoning Appeals, and other meetings**

None given.

#### **Other Business**

**Zimmerman** reminded the Commissioners of the Narrow Lot Public Forum on Thursday, January 16.

**Chair Blum** and **Commissioner Baker** indicated they would attend and the group discussed the role of Commissioners at the meeting. It was agreed that they should represent the Commission and keep their personal feelings on the issues private at the Forum.

**Adjournment**

**MOTION** made **Commissioner Segelbaum**, seconded by **Commissioner Pockl** and the motion carried unanimously to adjourn the meeting at 9:15 pm.

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Adam Brookins, Secretary

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Amie Kolesar, Planning Assistant



# MEMORANDUM

## Planning Department

763-593-8095 / 763-593-8109 (fax)

**Date:** January 27, 2020  
**To:** Golden Valley Planning Commission  
**From:** Jason Zimmerman, Planning Manager  
**Subject:** Informal Public Hearing – Amend Conditional Use Permit (CU-119) Modifying the Condition Regarding the Use of Boone Avenue North

**Property address:** 800 Boone Avenue North

**Applicant:** Home Health Care Plus, Inc.

**Zoning District:** Light Industrial

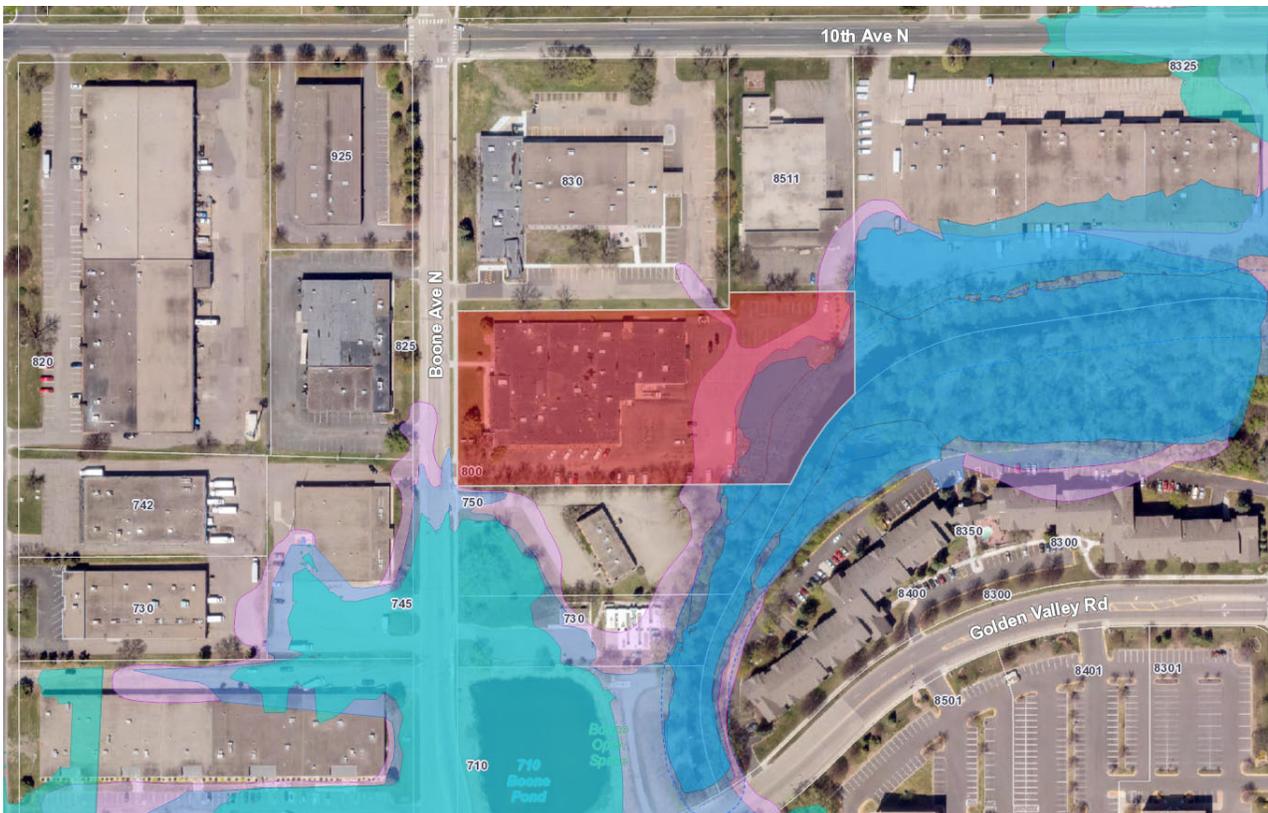
**Current uses:** Adult day care, home health care

**Adjacent uses:** Industrial, light industrial, office (north, west, south); multi-family residential (east)

**Property owner:** ProPartners Group, LLC

**Lot size:** 151,713 sq. ft. (3.5 acres)

**Future Land Use:** Light Industrial



2018 aerial photo (Hennepin County)

## **Summary**

The operators of the adult day care located at 800 Boone Avenue North are requesting an amendment to the current Conditional Use Permit (CUP) in order to modify a condition that prohibits the use of Boone Ave for loading, unloading, and parking of vehicles related to the adult day care business. This item was continued from the December 9, 2019, and January 13, 2020, Planning Commission meetings.

## **Background**

The existing CUP was amended by the City Council in November of 2018. At that time, based on concerns regarding safety and visibility along Boone Avenue, a condition was approved that requires all loading, unloading, and parking of vans and buses to take place in the parking lot and not on Boone Avenue.

In September of 2019, staff observed buses parked on the east side of Boone Ave and loading and unloading clients of the adult day care. A letter was sent to the property owner reiterating the condition that had been approved. In response, the operators of the adult day care indicated they were unaware of this restriction and had not been notified or included in the decision when it made. Due to what they see as a critical aspect of their site operations, they have applied for a CUP amendment in order to revise the condition and to allow loading and unloading to continue along the east side of Boone Ave.

The applicant has produced an updated license for the business from the Minnesota Department of Human Services, issued August 1, 2019, that allows 350 clients to be served on site.

## **Proposal**

The adult day care facility operates from 8 am to 4:30 pm on weekdays. In addition to on-site services, two buses and 22 vans transport individuals to and from their homes daily as well as to and from other locations in the surrounding communities. When these buses and vans are not in use, they park in the parking lot located to the south and east of the building. This lot not only serves the adult day care, but also provides 77 spaces for the home health care business that operates out of the north portion of the building. Two buses and five to ten vans typically remain in the parking lot overnight.

The applicant has indicated that 26 buses/vans arrive on Boone Avenue in the morning over a period of about an hour (7:50 am to 8:55 am). The timing is staggered so that only two vehicles arrive at a time; it takes 5-10 minutes to unload each vehicle. In the afternoon, 20 buses/vans arrive between 1:40 and 2:45 pm to pick up clients. During the day, approximately 8 vehicles depart and return between the hours of 10:00 am and 12:30 pm; in the summer, additional field trips occur between 10:00 am and 1:30 pm. Each of these individual trips require a bus or van to be parked on Boone Avenue for approximately 30 minutes.

Because of the challenging circulation conditions within the parking lot, the lack of accessible accommodations at the southeast entrance, the smaller size of this entrance, and where—within the building—the clients are located for the rest of their day, the applicant has stressed the

importance of maintaining the use of Boone Ave for loading and unloading rather than conducting this activity on-site as the current condition requires.

Boone Ave is scheduled to be modified for on-street bike lanes in 2020. Installation of these bicycle facilities would likely require the removal of on-street parking on both sides of the road. The applicant has agreed that should the bike lane installation move forward as planned, a separate conversation would need to take place with City staff about the specific needs of the business. Those options are not being considered as part of this CUP amendment.

**Zoning Considerations**

Planning staff has reviewed the application and has the following comments and concerns:

Parking

Based on the number of clients the adult day care is licensed to serve and the square footage of the home health care offices that share the building, it appears the parking lot in its current configuration has a sufficient number of parking spaces to meet the minimum requirements of the City Code. [Sec 113-151, Subdiv (c)]

<b>Use</b>	<b>Requirement</b>	<b>Existing Conditions</b>	<b>Spaces Required</b>
Adult Day Care	1 space per 5 clients	350 clients	70
Office	1 space per 250 sq ft	16,605 sq ft	67
		<b>Total Required</b>	<b>137</b>
		<b>Existing Spaces</b>	<b>155</b>

Staff also believes there are inefficiencies in the layout of the parking lot and it is likely additional parking spaces could be created with the implementation of a new circulation and parking plan.

**Engineering Considerations**

Engineering staff has reviewed the application and has the following comments and concerns:

Traffic Conflicts

Staff has concerns regarding potential conflicts with users of Boone Ave (vehicles, bicycles, and pedestrians), due to the offsets of adjacent driveways as well as the large volume of vehicles utilizing Boone Ave during peak hours. At a minimum, buses and/or vans should be prohibited from parking, dropping off, or picking up along the west side of the street.

**Evaluation**

Staff supports the request by the applicant to continue loading and unloading on the east side of Boone Ave, with the caveat that future restrictions may be imposed in light of the pending conversation around on-street bicycle lanes. Absent those changes, staff believes continuing operations as they have been conducted over the past 12 years would not present any additional concerns.

Given the likely removal of parking from Boone Ave with the installation of on-street bike lanes in 2020, staff believes that the applicant would best be served by providing an area to load and

unload on-site – likely directly to the south of the building. While there appear to be parking spaces in excess of what is required by City Code, concerns raised by the applicant over the loss of spaces could likely be alleviated with a reexamination of the existing circulation and parking patterns.

Until parking on Boone Ave is prohibited, staff believes a condition that restricts drop-offs and pick-ups to the east side of the street is sufficient to allow the business to continue to operate while ensuring the safety of those using the public right-of-way.

Staff conducted a site visit on January 21 and toured the inside of the facility and observed the parking lot conditions. It is clear that the growth of the adult day care operations (from a license for 70 clients in 2007 to an expanded license for 350 clients in 2019) is straining the capacity of the site and the ability of the operator to successfully manage the complex machinations that take place daily. Therefore, staff is recommending a cap on growth be included as a condition of approval in order to ensure any proposal for future growth include clearly identified upgrades to the logistics of moving hundreds of clients onto and off of the site daily.

Staff has evaluated the proposed CUP amendment in this light and offers the following findings:

Factor	Finding
<b>1. Demonstrated Need for Proposed Use</b>	<b>Standard met.</b> The applicant has demonstrated that there is a need for adult day care by successfully operating two facilities in Golden Valley.
<b>2. Consistency with the Comprehensive Plan</b>	<b>Standard met.</b> The Future Land Use Map guides the site for long-term light industrial use. Adult day care centers, through a conditional use permit, are consistent with that land use designation.
<b>3. Effect upon Property Values</b>	<b>Standard met.</b> The modification of the existing permit condition would likely not negatively impact property values in the area.
<b>4. Effect on Traffic Flow and Congestion</b>	<b>Standard conditionally met.</b> Clients utilizing the daycare generally arrive via bus or van, reducing the number of individual trips made to and from the facility. However, in order to maintain a smooth flow of traffic, buses and vans should be prohibited from parking, loading, or unloading along the west side of Boone Avenue.

	Daily operations observed directly by City staff indicate a complicated sequence of activities on a site operating at near capacity. Expanding the adult day care to serve additional clients would be challenging without additional attention being paid to improved site circulation.
<b>5. Effect of Increases in Population and Density</b>	<b>Standard met.</b> The use does not significantly impact the general population of the area, though the adult day care business does temporarily impact the daytime population.
<b>6. Compliance with the City’s Mixed-Income Housing Policy</b>	Not applicable.
<b>7. Increase in Noise Levels</b>	<b>Standard met.</b> Minimum noise is generated by the buses and vans transporting clients. Past complaints of noise generated by large events and evening and nighttime use of the property have been mitigated by recent conditions included in the permit.
<b>8. Generation of Odors, Dust, Smoke, Gas, or Vibration</b>	<b>Standard met.</b> No such problems are expected.
<b>9. Any Increase in Pests or Vermin</b>	<b>Standard met.</b> No such problems are expected.
<b>10. Visual Appearance</b>	<b>Standard met.</b> There are no proposed changes to the exterior of the building or to the front yard.
<b>11. Other Effects upon the General Public Health, Safety, and Welfare</b>	<b>Standard conditionally met.</b> Impacts to the City and its residents, in the form of traffic conflicts and public safety concerns on Boone Avenue, could reasonably be mitigated by limited the use of the right-of-way to the east side only.

**Recommended Action**

Based on the findings above, staff recommends approval of the amended Conditional Use Permit 119 allowing for an adult day care center at 800 Boone Avenue North, subject to the following conditions:

1. The adult day care shall be limited to 350 clients, as specified by the Minnesota Department of Human Services license issued August 1, 2019.
2. All necessary licenses obtained by the Minnesota Department of Human Services and the Minnesota Department of Health shall be kept current.
3. The hours of normal operation for the adult day care shall be from 7 am to 5:30 pm, Monday thru Friday.
4. The adult day care facilities shall not be used for any activities that are not permitted in the Zoning Code.
5. Subject to any additional posted traffic regulations, all vans and buses shall be loaded and unloaded along the east side of Boone Avenue. No vans or buses shall be loaded, unloaded, or parked along the west side of Boone Avenue. No vans or buses may be parked in the angled parking stalls or in the first 21 perpendicular stalls located south of the building along the drive aisle.
6. No alcohol shall be served or distributed on-site without first obtaining the proper license or permit.
7. All outdoor trash and recycling containers shall be screened in a manner acceptable to the Physical Development Department.
8. The applicant shall provide an on-site bicycle rack allowing parking for a minimum of five bicycles.
9. The requirements found in the memo to Mark Grimes, Director of Planning and Zoning, from Ed Anderson, Deputy Fire Marshal, and dated May 17, 2011, shall become a part of these requirements.
10. This approval is subject to all other state, federal, and local ordinances, regulations, or laws with authority over this development.

Failure to comply with one of more of the above conditions shall be grounds for revocation of the CUP. Consistent with State statute, a certified copy of the CUP must be recorded with Hennepin County.

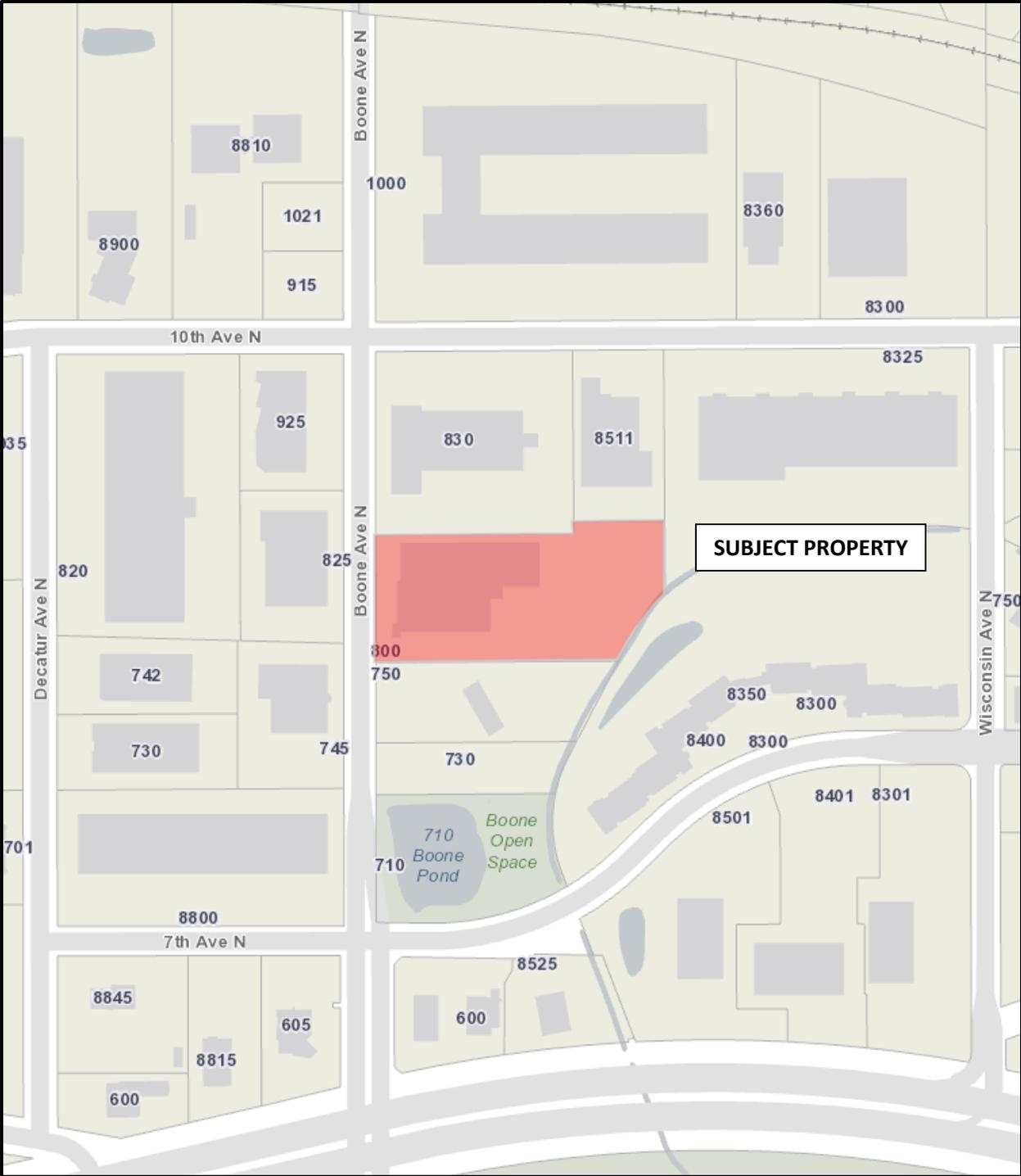
**Attachments**

Location Map (1 page)

Conditional Use Permit No. 119, Amendment #3 (2 pages)

Revised Project Narrative (5 pages)

Revised Plan Set submitted January 21, 2020 (4 pages)



(Top 3 inches reserved for recording data)

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**CITY OF GOLDEN VALLEY  
CONDITIONAL USE PERMIT  
No. 119, Amendment #3**

**Date of Approval:** December 18, 2018, by the City Council in accordance with  
Section 113-55 (b) and Section 113-93 of City Code

**Issued To:** DRAM Properties (David Olshansky)

**Approved Location:** 800 Boone Avenue North, Golden Valley, MN

**Approved Conditional Use:** To allow for an adult daycare use in the Light Industrial  
Zoning District

**Legal Description:** Lot 9, except the North 350 feet of the East 186.69 feet  
thereof and further excepting the North 375.15 feet of said  
Lot 9 lying West of the East 186.69 feet thereof; Also that  
part of Lot 11, lying North of a line parallel with and distant  
635.15 feet south of the North line of said Lot 9, aforesaid;  
All in Busch's Golden Valley Acres, Hennepin County,  
Minnesota

*Check here if all or part of the described real property is Registered (Torrens)*

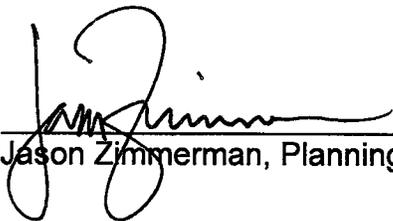
**Conditions of Approval:**

1. The adult day care shall be limited to the number of clients specified by the Minnesota Department of Human Services.
2. All necessary licenses obtained by the Minnesota Department of Human Services and the Minnesota Department of Health shall be kept current.
3. The hours of normal operation for the adult day care shall be from 7 am to 5:30 pm, Monday thru Friday.
4. The adult day care facilities shall not be used for any activities that are not permitted in the Zoning Code.
5. All vans and buses shall be loaded, unloaded, and parked in the parking lot and shall not be loaded, unloaded, or parked on Boone Avenue. No vans or buses

- may be parked in the angled parking stalls or in the first 21 perpendicular stalls located south of the building along the drive aisle.
- 6. No alcohol shall be served or distributed on-site without first obtaining the proper license or permit.
- 7. All outdoor trash and recycling containers shall be screened in a manner acceptable to the Physical Development Department.
- 8. The applicant shall provide an on-site bicycle rack allowing parking for a minimum of five bicycles.
- 9. The requirements found in the memo to Mark Grimes, Director of Planning and Zoning, from Ed Anderson, Deputy Fire Marshal, and dated May 17, 2011, shall become a part of these requirements.
- 10. This approval is subject to all other state, federal, and local ordinances, regulations, or laws with authority over this development.

**This permit does not exempt the property owner or occupant from compliance with all provisions of city code, or any other applicable regulations, laws, and ordinances.**

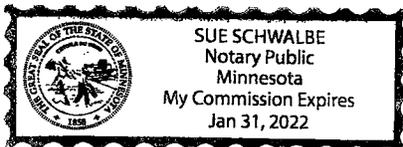
City of Golden Valley, a Minnesota municipal corporation

By:   
 Jason Zimmerman, Planning Manager

State of Minnesota            )  
   )  
 County of Hennepin        )        ss

This instrument was acknowledged before me on January 2, 2019, by Jason Zimmerman Planning Manager of the City of Golden Valley, a municipal corporation.

(Stamp)



  
 (signature of notarial officer)

My commission expires: January 31, 2022  
 (month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:  
 City of Golden Valley  
 7800 Golden Valley Road  
 Golden Valley, MN 55427  
 (763) 593-8000

# BII BUETOW 2 ARCHITECTS, INC.

## Revised Project Narrative

January 21, 2020

Application for an Amendment to Conditional Use Permit CUP-119  
800 Boone Avenue North  
Golden Valley, Minnesota 55427

### Legal Description of this Property

B2#1923

- Property ID: 31-118-21-13-0003 BUSCHS GOLDEN VALLEY ACRES

LOT 9 EXCEPT THE NORTH 350 FEET OF THE EAST 186.69 FEET THEREOF AND FURTHER EXCEPTING THE NORTH 375.15 FEET OF SAID LOT 9 LYING WEST OF THE EAST 186.69 FEET

THEREOF; ALSO THAT PART OF LOT 11 LYING NORTH OF A LINE LYING NORTH OF A LINE PARALLEL WITH AND DISTANT 635.15 FEET SOUTH OF THE NORTH LINE OF SAID LOT 9. AFORESAID; ALL IN BUSCH'S GOLDEN VALLEY ACRES, HENNEPIN COUNTY, MINNESOTA

### Health Care Plus (the "Adult Day Care Facility") Description of 800 Boone Avenue North

- The building comprises 42,655 square feet of floor area on one floor level.
- Approximately 60% or 26,050 square feet of the building is utilized to serve Adult Day Care operations. The Adult Day Care operations are: Health Care Plus (Asian Clients, Eastern Europeans Clients and Hispanic Clients).
- Approximately 40% or 16,605 square feet of the building is utilized for the operations of separate businesses. Those separate businesses are: Legacy Rehab, Home Health Care, Summit Health Care, Legacy Home Care and On-Time Talent Staffing.
- Approximately 40% or 16,605 square feet of the building is utilized for other office business operations.
- The Adult Day Care Facility operates from 8:00 AM through 4:30 PM, five days a week (weekdays only).
- Services provided the clients of the Adult Day Care Facility ("Adult Clients") include: educational programs, recreation, exercise, nursing services, therapy and health monitoring.
- A full-service food preparation kitchen is on-premises from which mid-day meals are delivered to Adult Clients within the building on weekdays.
- Two small serving kitchens are provided for in-between meal food service on weekdays.
- The Adult Day Care Facility is licensed by the State of Minnesota to serve up to 350 Adult Clients on a daily basis.
- The composition of those Adult Clients served at the Adult Day Care Facility are of various ages (mostly seniors) and who present various conditions of mobility; all Adult Clients are nursing home certifiable and therefore have physical and/or mental limitations. Many are "mobile" but a number of these Adult Clients require staff-based or equipment-based mobility assistance of various types.
- Currently, the Adult Day Care Facility serves a total of 241 Adult Clients. The facility, however, does have sufficient floor area to serve up to 350 Adult Clients.
- Of those 241 individuals, 175 Adult Clients (1 group) utilize the Boone Avenue entrance for entry into and departure from the building and 66 Adult Clients (2 groups) utilize the East entrance for entry into and departure from the building. Both of those entrances are handicapped accessible.
- There are no other handicapped accessible entrances for Adult Clients.
- The only other handicapped accessible entrance into the building is the East Staff entry.
- Access for Adult Clients through the East Staff entry is not permitted since that area is utilized by several separate and non-related business entities.

(continued)

# BII BUETOW 2 ARCHITECTS, INC.

Revised Project Narrative  
January 21, 2020

## Health Care Plus (the "Adult Day Care Facility") Description of 800 Boone Avenue North (continued)

- Those three separate Adult Client Groups are served in different areas of the building. Those groups are each diverse in that their respective cultural identity and heritage are identified as: Hispanic, Asian and Eastern European. The entrances utilized by each group are strategically used in order to provide the safest and most direct path to each group's respective activities, thereby minimizing injury.

## Adult Client Transportation Program

- 2 Buses and 22 Minivans serve to transport individuals and groups of Adult Clients from their individual places of residence upon a daily basis. A number of these Buses and Minivans (but not all of them) park on-site after drop-off until required to pick-up Adult Clients for the trips back to their individual places of residence. A small number these vehicles may park off-site on agreed-to private property during the day.
- Some Adult Clients are transported by family members in private automobiles.
- The daily drop-off and pick-up operations each require approximately 45 minutes in the morning and approximately 45 minutes in the afternoon to achieve their tasks.
- At mid-day and for approximately 2 hours, a small number of Adult Clients are taken by bus to local cultural, social or entertainment venues in order to broaden their respective experiences within the Adult Day Care Program.
- Should the Bus and Minivan traffic be prevented from continuing to operate on Boone Avenue, the Facility's recourse would be to utilize the East entrance.
- That condition would pose the following unfavorable and perhaps insurmountable issues for all Adult Day Care operations within the Facility:
- Although the East entrance is handicapped accessible, it is smaller in size than the Boone Avenue entrance. The outcome of that use would require a much longer period of time for Adult Clients to exit Buses and Minivans, to enter the Facility and to be transported/assisted to the area within the building within which they would be served.
- Those 175 Adult Clients would be required to attempt a long, confusing, difficult and tiresome walk to through the building that would also be disruptive to one of the other Adult Day Care Programs (nearest to the East entrance) conducted in the Facility.
- Thus, it is essential that the 175 Adult Clients who currently use the Boone Avenue entrance must continue to use that entrance.

## Proposed Site Modifications

There are not any site modifications planned for this site for the Adult Transportation Program.

## Amendment to Conditional Use Permit CUP-119

- The Owner is seeking approval for the continued operation of these existing conditions by the City of Golden Valley.  
The Owner is also seeking the City's issuance of a new amendment to Conditional Use Permit CUP-119 that would allow the continued drop-off and pick-up of their Adult Day Care Clients by Buses and by Minivans.

# BII BUETOW 2 ARCHITECTS, INC.

## Statement that Proposed Use Conforms to the City of Golden Valley's 10 Factors of Evaluation for Conditional Use Permits

January 21, 2020

Application for an Amendment to Conditional Use Permit CUP-119  
800 Boone Avenue North  
Golden Valley, Minnesota 55427

B2#1923

### Section 113-30 of the Golden Valley Zoning Code

The proposed use described in this Conditional Use Permit Application conforms to the following 10 Factors of Evaluation for Conditional Use Permits as set forth in Section 113-30 of the Golden Valley Zoning Code only insofar as they pertain to this proposed use on this site.

(1) Demonstrated need for the proposed use.

*Adult Day Care services and their facilities in Minnesota have been found to be essential to certain groups of adults who reside in Minnesota and to serve a critical and growing need in allowing adults to age in place (i.e., staying in their home) for as long as possible. It has also been found that adult day care programs are beneficial to those adult residents who are able to participate in those programs.*

*One unique aspect of the Adult Day Care Program offered by this facility is that it provides its essential services to three diverse groups each with their own cultural identity and heritage: Hispanic, Asian (Chinese and Vietnamese) and Eastern European.*

*Most of the adults who are brought to and picked up from this Adult Day Care Facility by this facility's own buses and minivans, are either aged, infirm, vulnerable or do not have a self-provided means of transportation. These adults greatly depend upon the daily service programs, invigorating care, therapy services and healthy meals that are currently provided at this Adult Day Care Facility. Thus, it is readily apparent that these adults greatly depend upon this transportation service and that this transportation service is necessary for the continued participation of these adults in the services offered by this Adult Day Care Facility.*

*Furthermore, these adults physically require a ground-level building entrance that provides a direct entry into and exit from the building. That entry should be located as directly as possible to the area of the building in which these adults are served and should allow them to readily and safely utilize the provided bus and van transportation especially in inclement weather. These adults also require that building entry to be close to the street, handicapped accessible and without the presence of stairs or steps.*

*The Boone Avenue entrance is utilized twice daily (morning and afternoon) by 175 of these adults and the East entrance is utilized by twice daily 66 adults. This facility is licensed by the State of Minnesota for 350 adults, so it is estimated that approximately 210 adults will be utilizing the Boone Avenue entrance at some future time. 60% of the Adult Day Care Facility's State-licensed capacity is currently being utilized.*

(2) Consistency with the Comprehensive Plan of the City.

*The City's 2040 Comprehensive Plan identifies the property that this Adult Day Care Facility occupies as 'Light Industrial'. This property is also designated as 'Light Industrial' in the current City Zoning Map.*

*This property is utilized as a 'Light Industrial' use (permitted by a Conditional Use Permit).*

*The Office portion of this building is considered by the City as a 'Permitted Use' and occupies approximately 40% of the building's floor area.*

*The Adult Day Care portion of this building is considered by the City as a 'Conditional Use' and occupies approximately 60% of the building's floor area.*

(continued)

# BII BUETOW 2 ARCHITECTS, INC.

## Statement that Proposed Use Conforms to the City of Golden Valley's 10 Factors of Evaluation for Conditional Use Permits January 21, 2020

- (3) Effect upon property values in the neighboring area.

*Surrounding and adjacent land uses are zoned 'Industrial' or 'Light Industrial', are of industrial character with sites and buildings that house fully enclosed office, manufacturing, assembly and storage functions. Those functions and their respective land values do not depend upon views of surrounding and adjacent properties nor are they concurrently negatively affected (visually or aesthetically) by how the street, grounds, and buildings of surrounding and adjacent properties are utilized. Similarly, the functions and land values of surrounding and adjacent land uses are not affected by the site and public street operations of this Adult Day Care Facility.*

- (4) Effect of any anticipated traffic generation upon the current traffic flow and congestion in the area.

*The current bus and van traffic that drops-off and picks-up the adult clients who are served by this Adult Day Care Facility do not adversely affect the street traffic generated on Boone Avenue. Also, that drop-off and pick-up traffic is provided outside of typical morning and afternoon "rush-hour" traffic that occurs in the immediate area. It is understood that there have not been any reports made to the City or to the Owner of this Property of incidents of excessive traffic volumes or of blocked traffic lanes in connection with the drop-offs and pick-ups on the East side of Boone Avenue.*

- (5) Effect of any increases in population and density upon surrounding land uses.

*If this question refers to future increases in the population of adults who would desire to utilize this Adult Day Care Facility, the response is that this facility currently serves 60% of the total number of adults for which it is licensed by the State of Minnesota (241/350). There is sufficient space allocated within this facility to serve the full amount of adults for which it is currently licensed. It is believed that any effect upon the surrounding industrially-zoned land uses would be negligible.*

- (6) Compliance with the City's Mixed-Income Housing Policy (if applicable to the proposed use).

*Not relevant to this facility.*

- (7) Increase in noise levels to be caused by the proposed use.

*The sounds of Buses and minivans arriving at and leaving from this site are observed to be similar to the sounds of passing vehicle traffic on Boone Avenue and certainly less than the sounds of passing semi tractor-trailers that use Boone Avenue to serve adjacent sites. It is believed that there are not any noise level increases that will develop to disturb adjacent areas.*

- (8) Any odors, dust, smoke, gas, or vibration to be caused by the proposed use.

*The vehicle traffic of this proposed use does not generate odors, dust, smoke or vibration any more than that generated by the typical daily vehicle traffic on Boone Avenue that passes by this facility.*

(continued)

# BII BUETOW 2 ARCHITECTS, INC.

Statement that Proposed Use Conforms to the City of Golden Valley's  
10 Factors of Evaluation for Conditional Use Permits  
January 21, 2020

- (9) Any increase in pests, including flies, rats, or other animals or vermin in the area to be caused by the proposed use.

*There would not be any such occurrences since trash is placed in enclosed exterior receptacles that are contained within an onsite walled trash enclosure.*

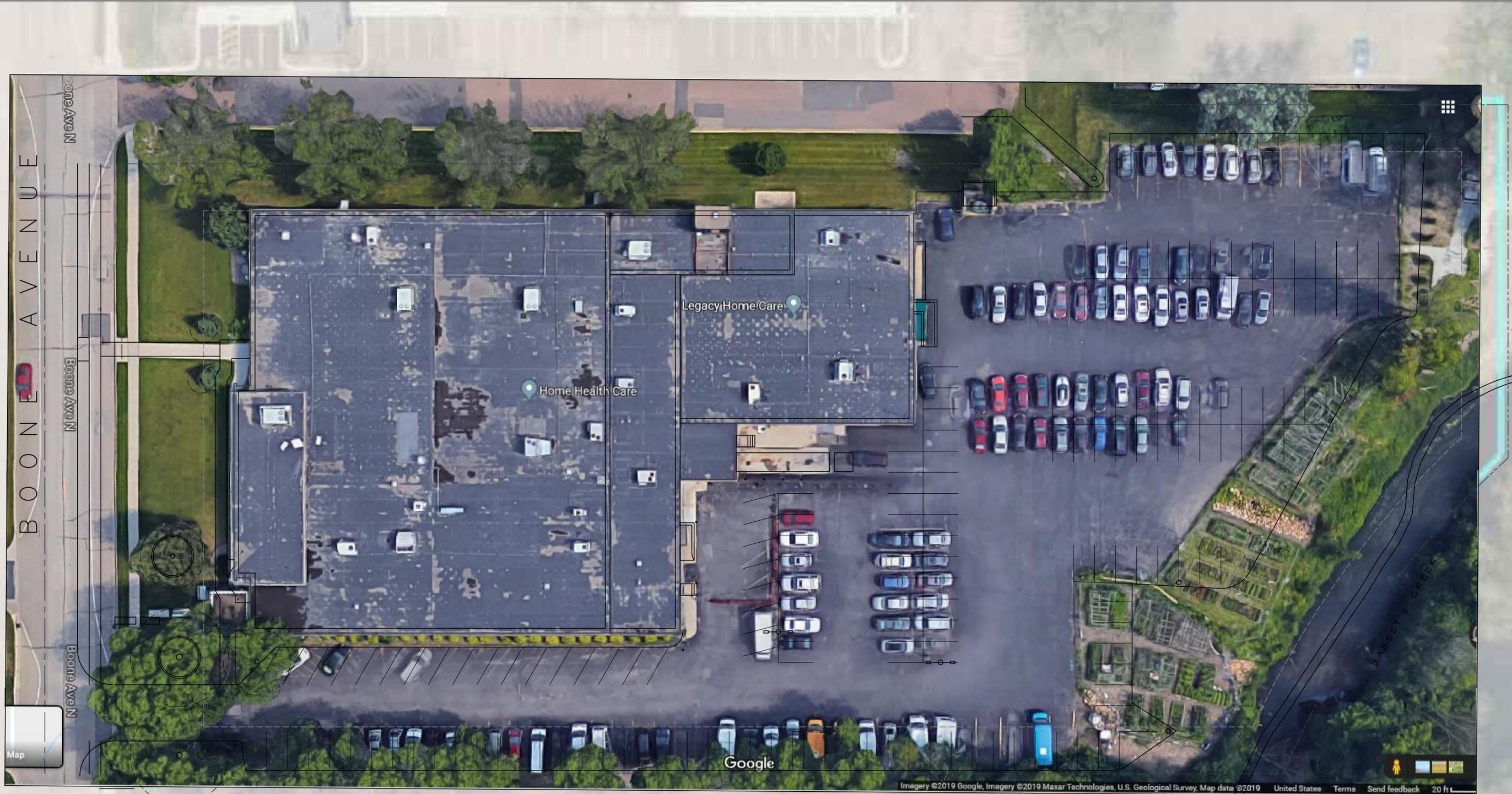
- (10) Visual appearance of any proposed structure or use.

*There is not any effect on visual appearance. The exterior of this building is not being altered nor is there any proposed alteration planned for Boone Avenue, existing curbing, sidewalks or onsite paving.*

*The current landscaping features and amount of pervious land areas are not planned to be altered.*

*Storm water runoff would not be altered or increased.*

*To date, the movements and passage of buses and minivans that transport Adults served by this facility have not interfered or modified the appearance or maintenance standards of the current building exterior or of its grounds or that of directly adjacent public paving and land areas.*



**A** EXISTING SITE PLAN  
 1" = 20'-0"

FORWARD TO THE BOARD OF ARCHITECTS, AS  
 HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY  
 ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM  
 A LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE  
 STATE OF MINNESOTA.  
 Randy L. Engel  
 DATE: \_\_\_\_\_  
 REGISTRATION NUMBER: 11331

**B** **BUETOW 2 ARCHITECTS, INC.**  
 2905 DEAN PARKWAY, SUITE A  
 MINNEAPOLIS, MINNESOTA 55416  
 (612) 455-2626

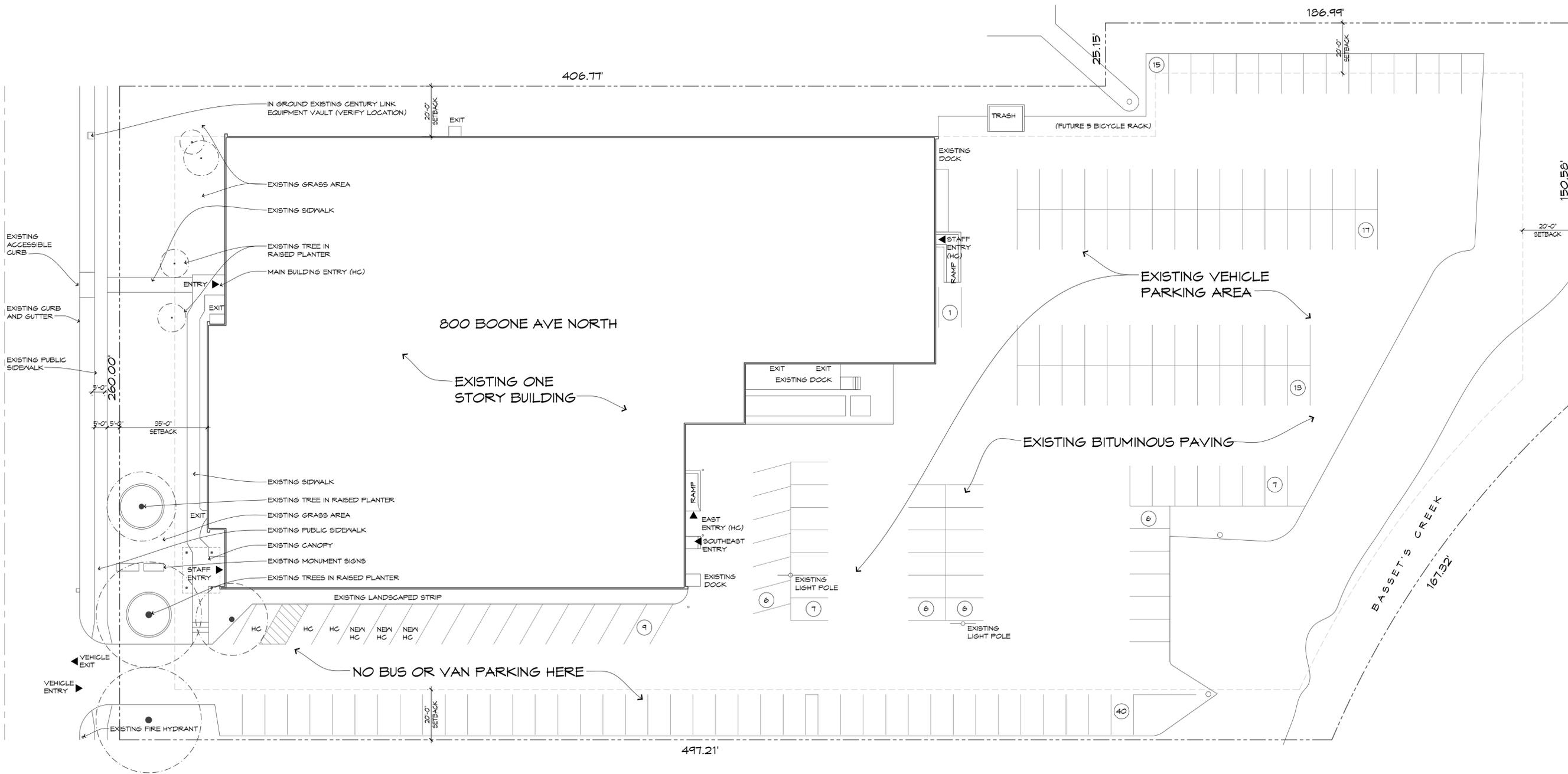
NO.	DATE	REVISION

OCTOBER 16, 2019

Improved Bus and Van Drop-Off/Pick-Up  
 for DRAM Properties  
 800 Boone Avenue North  
 Golden Valley, Minnesota

**B2#1923**

BOONE AVENUE NORTH



**2** EXISTING SITE PLAN  
1" = 20'-0"

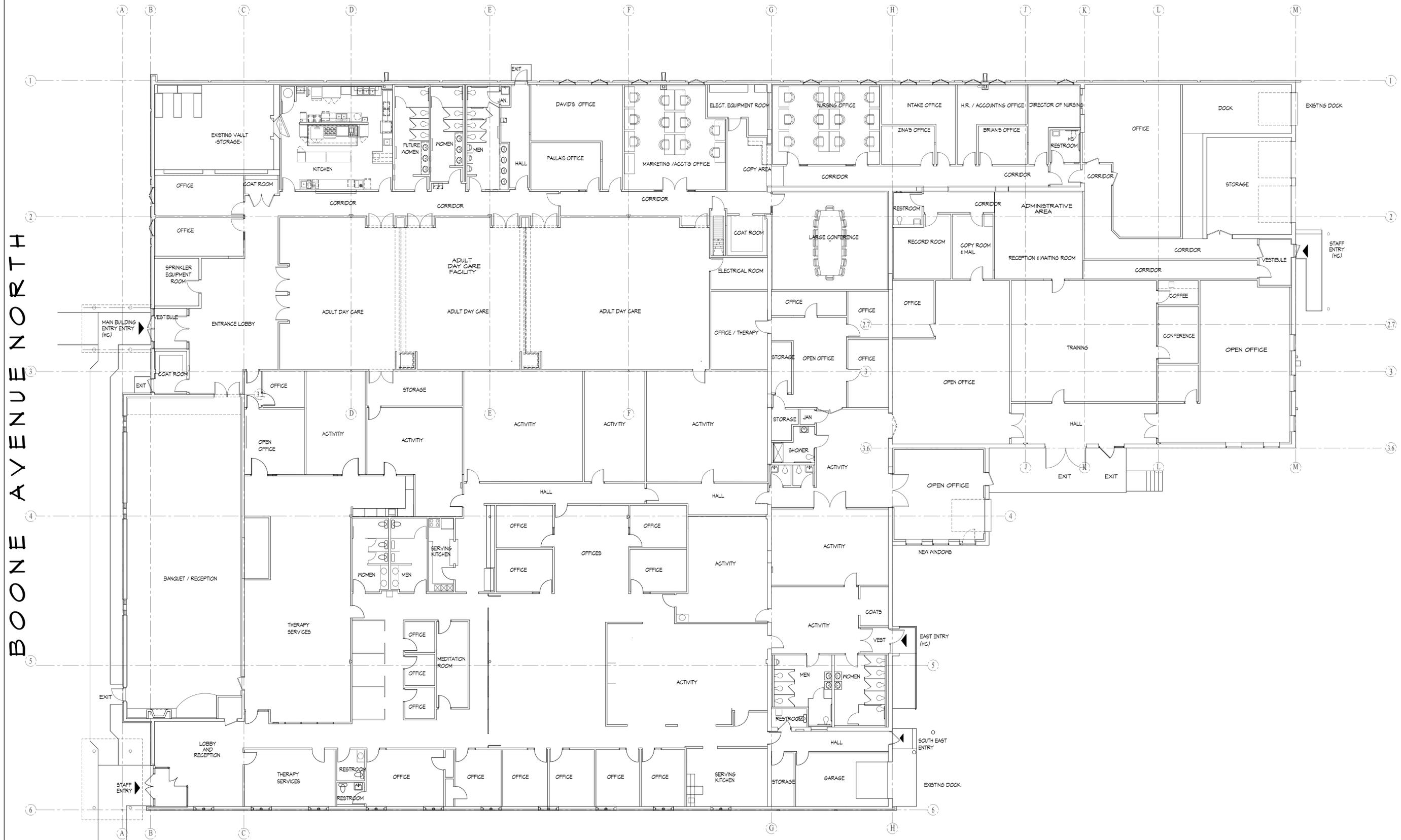
EXISTING SITE DATA	
<b>SITE:</b>	<ul style="list-style-type: none"> <li>LAND AREA: 3.48 ACRES OR 151,693 SF</li> <li>BUILDING FOOTPRINT: 42,655 SF (28%)</li> <li>PERVIOUS AREA: 30,340± SF (25%)</li> <li>ZONING= LIGHT INDUSTRIAL</li> <li>LAND USE= OFFICE (PERMITTED USE)</li> <li>ADULT DAYCARE (CONDITIONAL USE)</li> </ul>
<b>MINIMUM PARKING REQUIREMENTS</b>	<ul style="list-style-type: none"> <li>OFFICE: 16,600 SF/250± = 66 SPACES</li> <li>ADULT DAYCARE= 350/5± = 70 SPACES</li> <li>TOTAL= 136 SPACES</li> </ul>
<b>PARKING PROVIDED=</b>	<ul style="list-style-type: none"> <li>169 SPACES</li> <li>(163 STANDARD AND 6 HC)</li> </ul>
<b>BUILDING:</b>	<ul style="list-style-type: none"> <li>TOTAL FLOOR AREA= 42,655 SF</li> <li>ADULT DAYCARE= 26,055 SF(60%)</li> <li>OFFICE= 16,600 SF (40%)</li> </ul>
	<ul style="list-style-type: none"> <li>ADULT DAYCARE LICENSED FOR 350 CLIENTS</li> <li>CURRENT NUMBER OF CLIENTS= 241</li> </ul>
<b>CURRENT USE OF ENTRANCES=</b>	<ul style="list-style-type: none"> <li>MAIN 175 CLIENTS</li> <li>EAST 66 CLIENTS</li> </ul>
<b>PROBABLE FUTURE USE OF ENTRANCES=</b>	<ul style="list-style-type: none"> <li>MAIN 200 CLIENTS</li> <li>EAST 70 CLIENTS</li> </ul>

BUI BUETOW 2 ARCHITECTS, INC.  
 2905 DEAN PARKWAY, SUITE A  
 MINNEAPOLIS, MINNESOTA 55416  
 (612) 455-2626  
 REGISTRATION NUMBER 11331

NO.	DATE	REVISION

January 17, 2020  
 Existing Bus and Van Drop-Off/Pick-up  
 for ProPartners  
 800 Boone Avenue North  
 Golden Valley, Minnesota  
**B2#1923**  
**2**

800 BOONE AVENUE NORTH  
GOLDEN VALLEY, MINNESOTA



BOONE AVENUE NORTH

3 EXISTING FLOOR PLAN  
3/32" = 1'-0"

COPYRIGHT © 2018 BUETOW 2 ARCHITECTS, INC. BY: JAM  
 ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A  
 DULY LICENSED ARCHITECT UNDER THE LAWS OF THE  
 STATE OF MINNESOTA  
 RANDY L. ENGEL  
 REGISTRATION NUMBER 11331  
 DATE:

**BUETOW 2 ARCHITECTS, INC.**  
 2905 DEAN PARKWAY, SUITE A  
 MINNEAPOLIS, MINNESOTA 55416  
 (612) 455-2626

NO.	DATE	REVISION



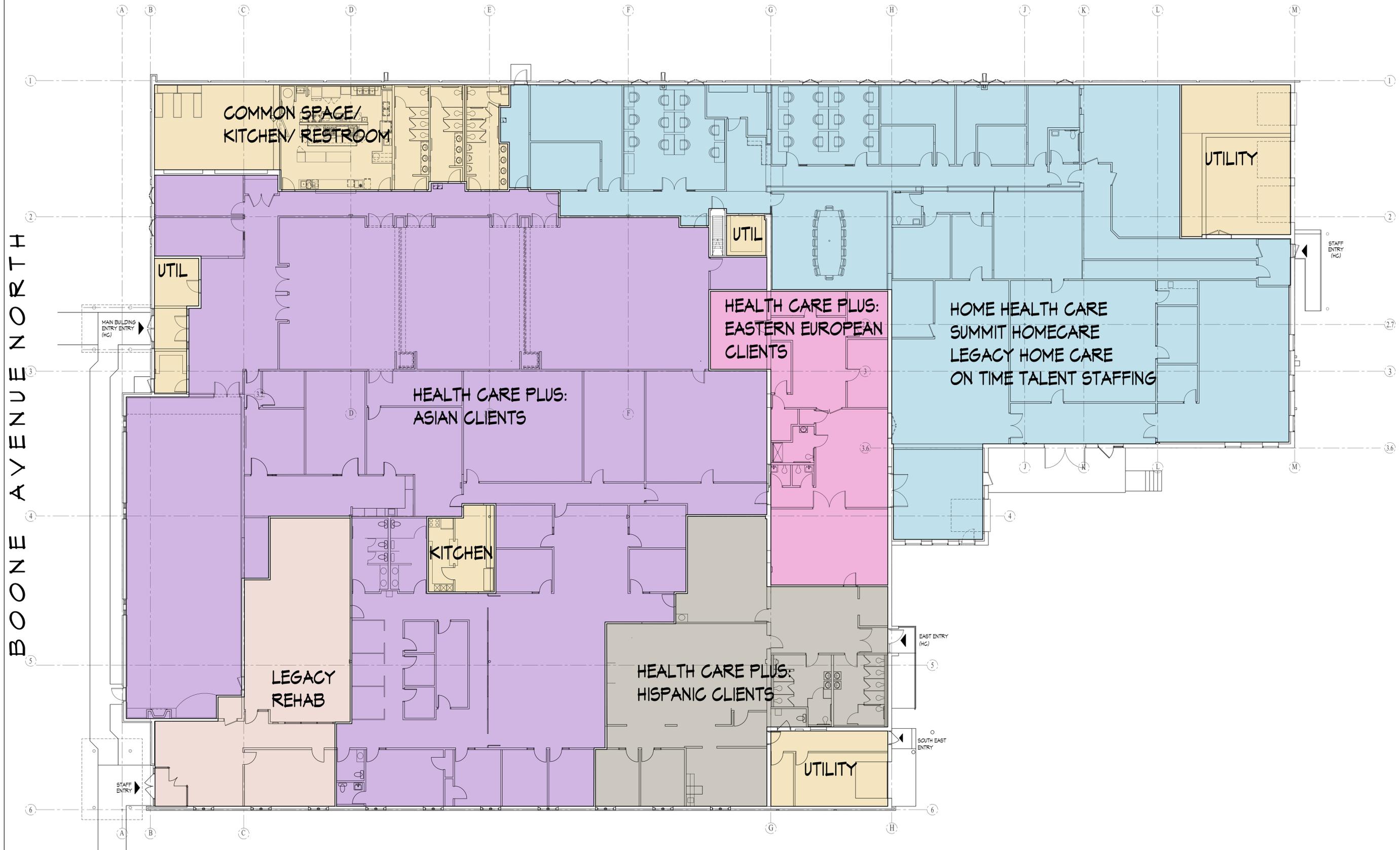
January 17, 2020

Existing Bus and Van Drop-Off/Pick-up  
 for Proprietors  
 800 Boone Avenue North  
 Golden Valley, Minnesota

B2#1923

3

800 BOONE AVENUE NORTH  
GOLDEN VALLEY, MINNESOTA



4 SPACE USE DIAGRAM  
3/32" = 1'-0"

BOONE AVENUE NORTH

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RANDY L. ENGEL  
REGISTRATION NUMBER 11331

**BUETOW 2 ARCHITECTS, INC.**  
2905 DEAN PARKWAY, SUITE A  
MINNEAPOLIS, MINNESOTA 55416  
(612) 455-2626

NO.	DATE	REVISION



January 17, 2020

Existing Bus and Van Drop-Off/Pick-up  
for Proprietors  
800 Boone Avenue North  
Golden Valley, Minnesota

B2#1923



# MEMORANDUM

## Physical Development Department

763-593-8095 / 763-593-8109 (fax)

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**Date:** January 27, 2020

**To:** Golden Valley Planning Commission

**From:** Jason Zimmerman, Planning Manager  
Miles Campbell, Planner

**Subject:** Proposed Adjustments to Narrow Lot Regulations

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### Summary

The City Council has directed the Planning Commission to engage in discussion around the zoning regulations for narrow lots (generally those under 65 feet in width and specifically for those 50 feet or less in width) and to propose any recommended changes to help mitigate impacts on surrounding properties.

On Thursday, January 16, the City hosted its *Narrow Lots Public Forum* in order to gather comments and input from residents and to help staff share background information. The event was well attended by the public, with approximately 50 residents participating in addition to four Council Members and two Planning Commissioners. A recording of the event can be found on the City website.

The event was facilitated by Barbara Raye of the Center for Policy, Planning, and Performance and was structured with three components. First, the Planning Manager and Planning Commission Chair gave a brief overview of the study to date, the existing regulations in effect for narrow lots, the role of the Planning Commission, and a summary of the major differences between subdivision and tax parcel division. After establishing this background information, participants were then split into smaller discussion groups. These groups were given the following questions to help spark conversation:

1. What concerns do you have about new homes on narrow lots?
2. What opportunities do you think new homes on narrow lots might allow?
3. Given the current zoning for narrow lots, what rules or regulations would you like the City to explore or modify as part of this study?
4. Do you have any questions for staff or subject experts?

Participants were given around 30 minutes to discuss in small groups before being asked to return to the large group format to report out their groups' discussions and to pose any additional questions. Gary Aulik, from Aulik Design Build, joined staff and the Planning Commission Chair in addressing comments. All of the questions and staff answers will be posted to the City's narrow lot web page.

The most commonly raised issues were:

- Height and the impacts of height on adjacent properties
- The size of setbacks and the amount of open space between structures
- The impact of new construction on existing residents
- Potential ways to incentivize maintaining combined lots
- The loss of trees, vegetation, and green space

These four are not a comprehensive list of issues mentioned at the Forum, but are instead the broader categories under which many, but not all, of the comments fall. These are the primary concerns that residents feel need to be addressed by the City. Among these issues are some that fall outside the control of the zoning code –such as tree mitigation and construction standards – and therefore will need to be considered separately by the City Council.

### **Next Steps**

The resident survey on narrow lots, sent to all single-family property owners in the city, will remain open until January 31. To date, staff have received over 300 responses. While not yet complete, the initial survey responses track closely with the opinions of the residents who attended the Forum and who have shared concerns regarding narrow lots with staff and the Planning Commission.

In an effort to begin moving towards the drafting of recommendations for zoning text amendments for the City Council, staff has outlined broadly the areas under consideration for change. This is not a definitive list, but it does attempt to capture the issues most often cited.

Zoning Regulations:

- Adjust regulations regarding building height, especially as they impact building massing and the shading of adjacent properties
- Modifying and/or increasing side yard setbacks
- Addressing secondary front yard setbacks on corner lots
- Revisiting the maximum lot coverage and/or impervious surface percentages

Non-zoning Regulations or Policy Questions:

- Strengthening stormwater protections
- Reducing the loss of mature trees
- Incentivizing remodeling older homes over a tear-down/rebuild approach
- Encouraging housing variety and protecting neighborhood character
- Addressing housing affordability

Finally, the topic of how the City – through the Board of Zoning Appeals – considers and evaluates requests for variances from the zoning code was raised. The process for granting variances is outlined in the zoning section of the City Code, but the standards are included in State statute.

Staff will look to the Commissioners to help develop a plan for addressing these concerns over the next few meetings.

**Attachments**

Comments from Small Groups (1 page)

Questions from Small Groups (2 pages)

## **Narrow Lot Public Forum – Comments from Small Groups:**

### Concerns

- The environment (trees being removed, lots too small to plant new trees, preservation of nature, snow storage and runoff issues)
- Height of new homes (especially tuck under homes)
- Size of homes (blocking the sun, out of place with surrounding homes)
- Setbacks
- Construction noise
- “Starter” homes are not really affordable
- Those who “stay” want a say in what is built when someone leaves
- People moved to Golden Valley for large yards, but getting row homes
- Investors buying up lots and developing to make money
- Number of variances being granted
- Home sizes have gotten bigger but old platted lots remain small
- Poor representation from the Planning Commission at the Forum

### Benefits

- Reinvesting in Golden Valley with younger families

### Suggestions

- Height restrictions
- Flat roofs on two story homes
- Add articulation to the back side of homes to make them more visually appealing
- Reduce “row house” effect
- Prevent lot splits/require small lots to be replatted
- Consider the angle of the sun when approving homes
- Make homes fit with the style of the neighborhood (Architectural Review Board)
- Explore alley options for garages
- Reduce lot coverage
- Encourage remodeling over tear-downs

## **Narrow Lot Public Forum – Questions from Small Groups:**

### Design/Regulations

1. Could the zoning code help provide or encourage a greater variety of home styles on narrow lots?
2. Can the zoning code be modified to only allow certain housing types or styles?
3. What are the current restriction on height for these lots?
4. Could the City restrict the total area building square footage or lot coverage?
5. What articulation requirements currently exist, and could they also be applied to the rear of homes, not just the side?
6. How can redevelopment match the existing character of the neighborhoods in which they occur?

### City Processes

1. What is the role of variances in relation to zoning standards for narrow lots? Do variances take into account the impact on surrounding properties?
2. Can narrow lots be built on or developed prior to any amendments to the zoning code?
3. How are lot dimensions determined for code enforcement purposes?
4. How will changing the zoning standards impact current property owners who may have planned improvements or to split and sell their lots in the future? What grandfathered protections, if any, exist for these residents?
5. When lots are redeveloped, does the city's site plan review process take into account impacts on neighboring properties? What assistance does it offer?
6. Could a property owner replat their combined narrow lots into one standard-conforming lot? Could this be incentivized by the City?
7. Could the City create an architectural review board to provide additional review for new narrow lot construction?
8. What were the historical rules and regulations in place when the lots were platted?
9. Has the city considered looking at neighborhood-wide replatting options? (Golden Valley Strategic Priorities 2019)
10. Is there a way to incentivize private renovation of older homes versus full tear-down and redevelopment?

## Environmental

1. How are trees and natural features protected/preserved in cases of construction or redevelopment on narrow lots?
2. What are the existing stormwater management policies in place for narrow lots?
3. What effect do height and the building envelope regulations have on sun access for neighboring properties, and is sun access being addressed by the code in other ways?
4. How do current zoning regulations account for slopes and changes in grade?
5. What options exist for preserving large yard and open spaces on narrow lots, if any?

## Market/Economic

1. Are developers/builders financially responsible for spillover impacts and damages on public or private property?
2. Is there a way for the City to discourage speculative or overbuilt development?
3. Is there a way for the zoning code to encourage middle-market homes, i.e. homes that aren't "starter" homes but also aren't "McMansions"?
4. How might tax parcel divisions impact surrounding property values or property taxes? Would property owners be compensated for loss in property value?

## Other

1. How many narrow lots have alleys that could be used for parking and off-street access?
2. What are other cities doing in response to issues surrounding narrow lots and tax parcel divisions?
3. What is the relationship between the historic lot dimensions and house dimensions from that period?