

# Community Land Use Discussion

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5501 Baker Road  
5432 Rowland Road



# Welcome

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- The city acquired 5501 Baker Rd and 5432 Rowland Rd as part of planned projects that never materialized.
- At the end of 2021, the homes were voluntarily vacated.
- City council has asked staff to research and propose innovative solutions that provide affordable single household, owner-occupied home projects in Minnetonka.
- Staff envisions that the two parcels being discussed today would be rebuilt into an affordable, owner-occupied, sustainably built housing.



# Discussion Outline

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Meeting scheduled to go from 5:30pm – 7:00pm

- **Introductions**
  - City Staff leading the conversation
- **Outreach and Engagement**
- **History of Properties**
  - How / Why did the city acquire the properties
- **Technical Aspects of Properties**
- **Zoning and Comprehensive Plan** designations
- **General Expectations for the Properties:** Disclosure
  - The city does not envision these sites to be rebuilt as a multi-household apartment building.
- **Next Meeting**



*5432 Rowland Rd*



*5501 Baker Rd*

# Introductions

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## Meet the Staff

**Julie Wischnack, AICP**– Community Development Director

**Alisha Gray, EDFP** – Economic Development and Housing Manager

**Rob Hanson, EDFP** – Economic Development Coordinator

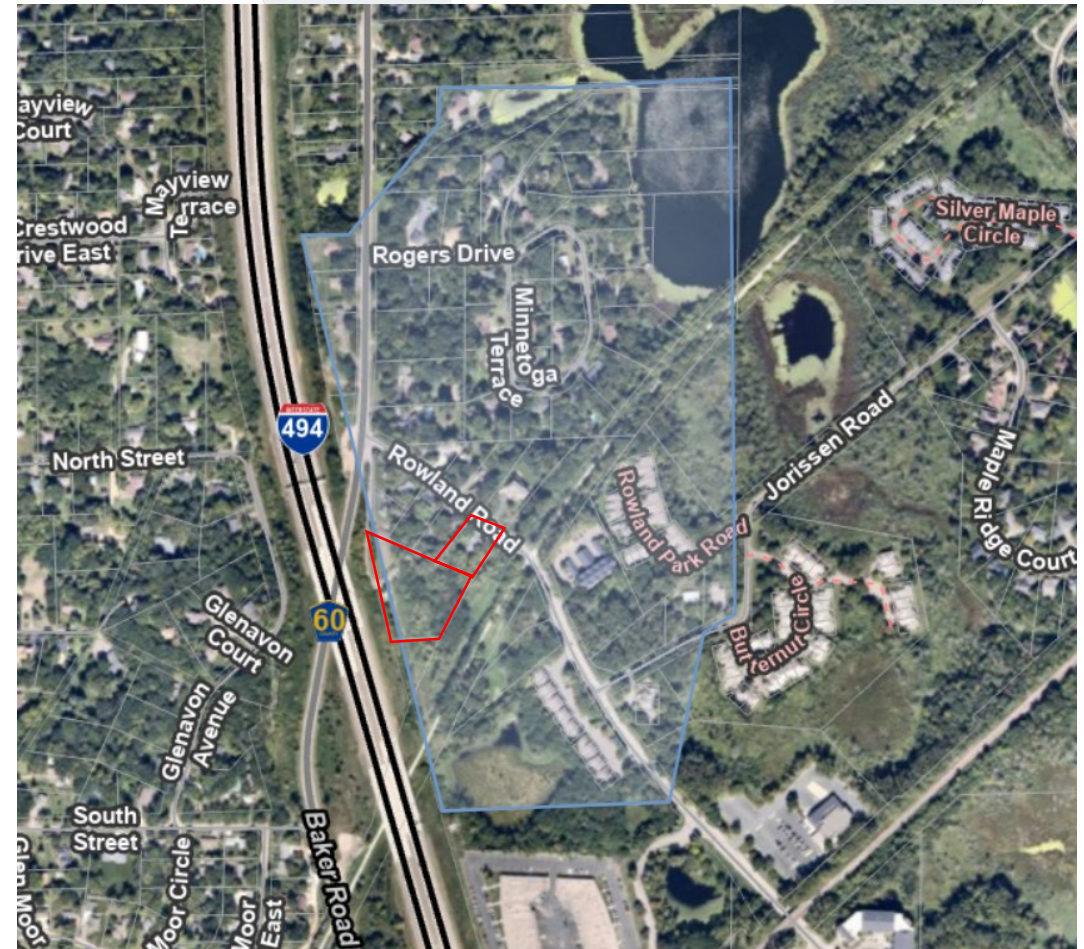
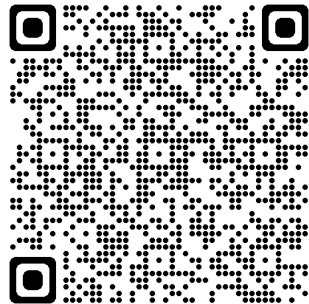
**Kendyl Larson** – Housing Coordinator





# Outreach and Engagement

- Parcels shaded in blue were invited to attend this workshop
  - Postcards sent to 109 recipients
  - If you feel that we missed an area, please let staff know who should be included in notification area.
- For further information, and to sign up for project updates, visit the city project page at [minnetonkamn.gov/baker-rowland](http://minnetonkamn.gov/baker-rowland) or using the QR code below.
- Please let us know how often you would like to receive updates.



# History

- **1988** – City purchased 5501 Baker Road to accommodate for a planned interchange between Baker Rd. and Interstate 494.
- **2000**- City purchased 5432 Rowland Road after owner willingly approached staff anticipating larger redevelopment.
- **Mid 2000's** – City staff studied purchasing additional parcels in the vicinity to accommodate a larger redevelopment
  - Market realities at the time did not support this vision, and the city abandoned the idea.
- **Mid 2000's – 2021** – The city leased the homes to long term tenants. The tenants have since voluntarily moved out, and homes are currently vacant.



1960



2016



# Technical Aspects of Properties

## Property Survey:

- Survey includes – property boundary, structures/improvements, powerline easement, topographic contours, wetland edge and trees

### 5501 Baker Road

- 1.78 acres

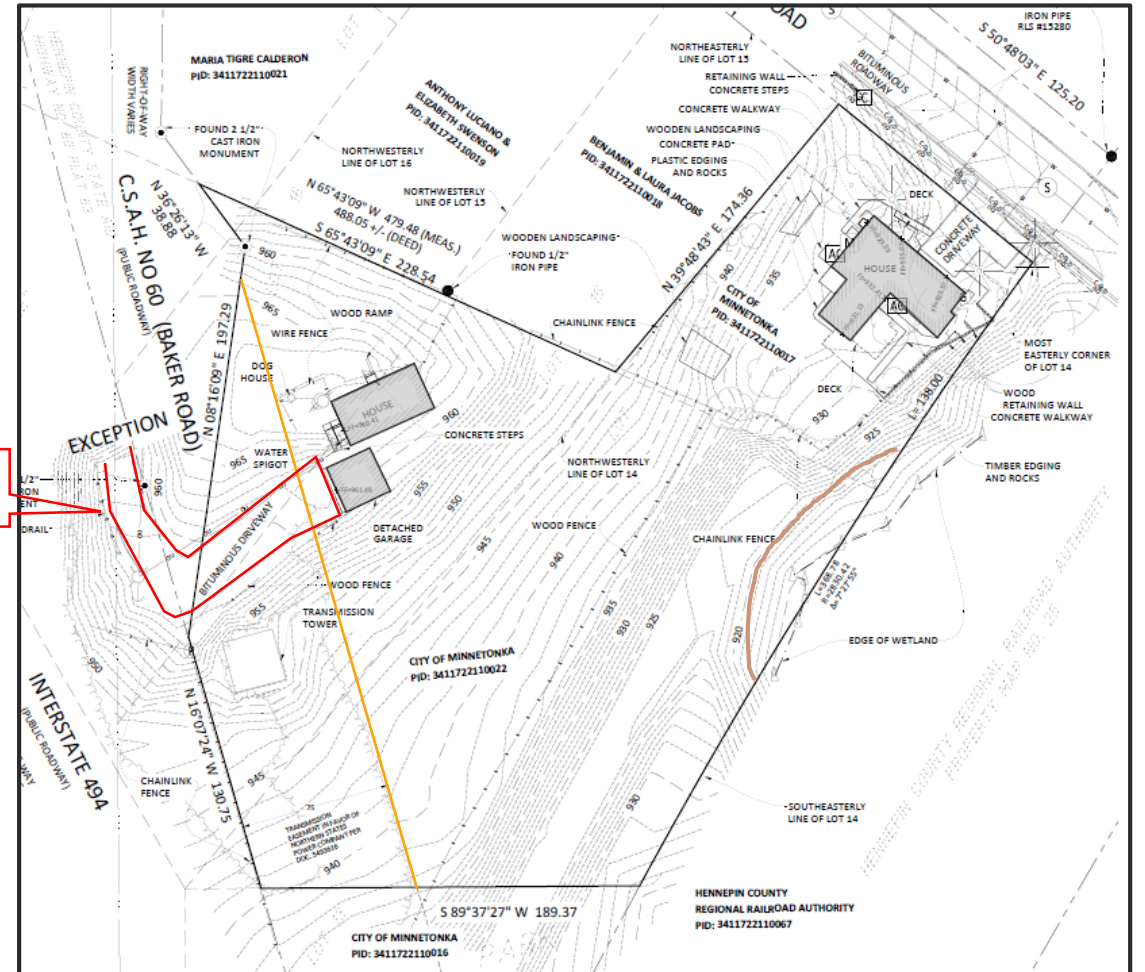
### 5432 Rowland Road

- 0.47 acres

### Total Combined Property

- 2.25 acres

Access to 5501 Baker is through shared driveway with 5411 Baker Rd.







# Zoning and Comprehensive Plan

- **Zoning** – R-1 Single-Household Residential District (22 KSF lot area min.)

## Allowable Uses (as permitted or conditionally permitted):

- Single household detached dwelling units (up to 4 units/acre)
- Licensed residential care facilities
- Licensed day care facilities
- Licensed group day care facilities
- Educational institutions and facilities
- Public buildings and facilities
- Commercial nurseries
- Accessory apartments (attached or detached)

## Building Standards:

- Front yard Setback: 50 feet from Baker and Rowland Road
- Side Yard Setbacks: aggregate 30 feet min.; min. setback 10 feet
- Rear Yard Setback: lesser of 40 feet min. or 20 percent of the lot depth
- Building Height: 35 feet max.

- **Comprehensive Plan** – Low Density Residential (up to 4 units/acre)



# Vision for the Properties

**City Vision:** Invest in affordable single family ownership opportunity, promote sustainability, protection of natural resources, and create opportunity for non-traditional home builders.

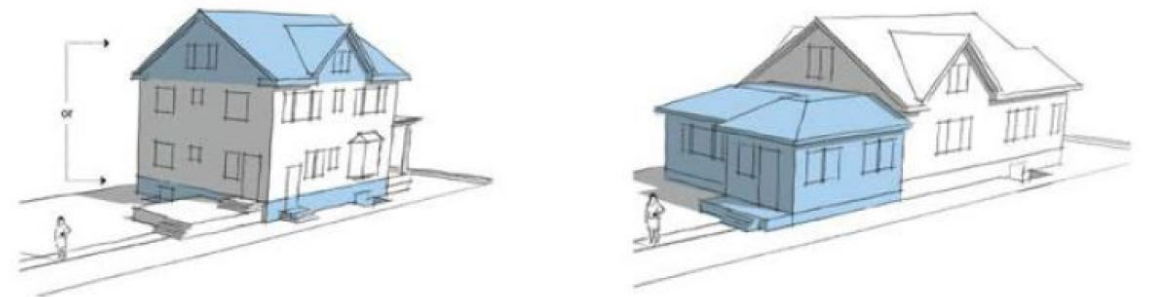
**Affordability Range:** Affordable at 80% AMI (\$89,400)

**Price Point:** \$355,600\*

**Home Concept:** Single Family Home potential Accessory Dwelling Unit

Occupation	Median Salary
Chef / Head Cook	\$52,509
Elementary School Teacher	\$61,432
Electrician	\$69,394
Nurse	\$81,154
Veterinarian	\$94,897

*Salaries are based off of MN DEED data (2021)*



For more information on accessory dwelling units, visit [fhfund.org](https://www.fhfund.org)

\* This price point is determined by the Met Council and is the highest sale price that a family can afford without being cost burdened, or paying 30% or more of income on housing.

# Timeline

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- City is currently beginning to gather outreach on the reuse of these sites.
- Deconstruction and demolition of the current homes to begin within the next few months. – Talk about the sustainability and partnership with BF
- Currently, there are NO builders under contract and no proposals have been considered for the site.
- Resident feedback from these meetings will assist the city in the preparation and release of a “Request for Qualifications. Anticipated to be released in Spring 2023.

<b>Tentative Timetable</b>	
<b>October 2022 – December 2022</b>	<b>Neighborhood Engagement Process, Series of Community Meetings</b>
February 2023	Release of Marketing Material, Soliciting Potential Buyers
March 2023	City staff makes recommendation to city council.
April 2023	Sale of Property and Beginning of Concept Plan Review Process
June 2023	Land Use Approval and Permitting
July 2023	Construction Begins

The timeline is our best estimate, we will continuously update the public on the progress on the project website.



# Next Steps

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**Meeting Two** – December 14, 5:30 – 7:00, Minnetonka Community Center

## Discussion Topics

- Property Possibilities
- Outline of the Request for Qualifications
  - Walk through the document
- Feedback for RFQ, is there something missing that the residents feel should be added or adjusted
- Communications Plan

**Staff Contact:** Rob Hanson, 952-939-8234, [rhanson@minnetonkamn.gov](mailto:rhanson@minnetonkamn.gov)

*Scan the QR code to view the project page  
and subscribe to receive updates*

[Minnetonkamn.gov/baker-rowland](https://minnetonkamn.gov/baker-rowland)

