

MINNETONKA PLANNING COMMISSION
May 2, 2019

Brief Description	Concept plan review for the Shady Oak Redevelopment located at 4312 Shady Oak Road.
Action Requested	Discuss concept plan with the applicant. No formal action required.

Background

On September 25, 2017, the city council approved the Shady Oak Crossings redevelopment project. The project, as approved, is a two and three-story, 49-unit apartment building with underground parking, resident community room, exercise room, on-site manager's office, and an outdoor play area. The building would have a mix of 1, 2 and 3 bedroom apartments with rents expected to be between \$800 and \$1200 per month.

Since the 2017 approval, the developer is working towards tax credit financing for the project (through the state). In Nov. of 2018, the developer was notified that they were not awarded tax credits. It is anticipated another application for tax credits will be submitted in 2019.

Complete information on the project's history is posted on the city's website here: <http://eminnetonka.com/current-projects/planning-projects/1490-shady-oak-rd-redevelopment>

Proposed Concept Plan

Recently the developer submitted a new concept plan for the city to consider. The updated concept plan includes 67 units and a new entrance to the building's primary underground parking area at Shady Oak Road and Main Street. The building is approximately 120 feet longer than the 2017 approved plan yet maintains the same 2 and 3 story building design. The revised plan narrows, but elongates the parking area in the rear of the building. The new plan is the result of the developer securing a purchase agreement for a portion of adjacent property to the south, which expands the site from 1.58 to two acres, and is located in the City of Hopkins.



Proposed 67-unit concept plan (2019)



Approved 49-unit plan (2017)

At this time, the developer is seeking city input on the new concept plan. If the developer were to secure tax credit financing and the city were to approve formal development plans, the developer would proceed with the 67-unit building. If the developer is unsuccessful in securing city formal development approval for the 67-unit building, the developer will continue to pursue tax credit financing for the approved 49-unit building.

Key Issues

City staff has identified the following considerations for any development of the subject properties:

- **Density:** The 49-unit approved plan rezoned the property from commercial to planned unit development and guided the property from commercial to high-density residential. As proposed, the 67-unit plan would be consistent with the planned unit development zoning and the high-density residential density of 33 units/acre. If the additional property to the south is added to the project, agreements would need to be made with the City of Hopkins and also to guide and rezone, just that portion of the property.
- **Building Design:** The proposed 2 and 3 story building reflects the previously approved design. The building increases in length by 120 feet. The applicant is developing conceptual building elevations for presentation at the planning commission meeting.
- **Site Design:** Much like the approved project, the proposal would site the apartment building toward Shady Oak Road while providing green space to separate the building from the sidewalk. Surface parking and a tot lot are provided on the west side of the building. Underground parking is accessed from a private driveway at the intersection of Shady Oak Road and Main Street.
- **Traffic and Circulation:** All of the sites generated traffic in the 2017 plan accessed Oak Drive Lane. The proposed 2019 plan relocated the driveway for underbuilding parking access to the Shady Oak Road and Main Street intersection. This is a desirable improvement as an overall traffic flow and safety improvement.

Review Process

Staff has outlined the following review process for the proposal. At this time, a formal application has not been submitted.

- **Neighborhood Meeting.** A neighborhood meeting was held on Wednesday, April 24, 2019. Approximately 11 neighbors attended the meeting. Topics of discussion included:
 - Surface parking – too many surface spaces
 - Sidewalk – is there is a need for a sidewalk on Oak Drive Ln.?
 - Buffering – what is the plan?
 - Stormwater pond – what changes on the residential lot?
 - Tax credits – what is the timing?
 - Landscaping – will there be a maintenance contract with a company?
 - Playground – where is it located?
 - Traffic – concerns about the Oak Drive Ln. and Shady Oak Rd. intersection.
 - Policing – will the city increase its patrolling?

- **Planning Commission Concept Plan Review.** The planning commission Concept Plan Review is intended as a follow-up to the neighborhood meeting. The objective of this meeting is to identify major issues and challenges in order to inform the subsequent review and discussion. The meeting will include a presentation by the developer of conceptual sketches and ideas, but not detailed engineering or architectural drawings. No staff recommendations are provided, the public is invited to offer comments, and planning commissioners are afforded the opportunity to ask questions and provide feedback without any formal motions or votes.

- **City Council Concept Plan Review.** The city council Concept Plan Review is intended as a follow-up to the planning commission meeting and would follow the same format as the planning commission Concept Plan Review. No staff recommendations are provided, the public is invited to offer comments, and council members are allowed to ask questions and provide feedback without any formal motions or votes.

Staff Recommendation

Staff recommends the planning commission provide comment and feedback on the identified key issues and others the planning commission deems appropriate. The discussion is intended to assist the applicant with future direction that may lead to the preparation of more detailed development plans.

Originator: Loren Gordon, AICP, City Planner

ADDITIONAL INFORMATION

Next Steps

- **Formal Application.** If the developer chooses to file a formal application, notification of the application would be mailed to area property owners. Property owners are encouraged to view plans and provide feedback via the city's website. Through recent website updates: (1) staff can provide residents with ongoing project updates, (2) residents can "follow" projects they are particularly interested in by signing up for automatic notification of project updates; (3) residents may provide project feedback on project; and (4) and staff can review resident comments.
- **Neighborhood Meeting.** Prior to the planning commission meeting and official public hearing, an additional public meeting would be held with neighbors to discuss specific engineering, architectural and other details of the project, and to solicit feedback. This extends the timing that has historically been provided in advance of the planning commission review to allow more public consideration of the project specifics.
- **Council Introduction.** The proposal would be introduced at a city council meeting. At that time, the council would be provided another opportunity to review the issues identified during the initial concept plan review meeting and to give direction on any refinements or additional issues they wish to be researched, and for which staff recommendations should be prepared.
- **Planning Commission Review.** The planning commission would hold an official public hearing for the development review and would subsequently recommend action to the city council.
- **City Council Action.** Based on input from the planning commission, professional staff and the general public, the city council would take final action.

Roles and Responsibilities

- **Applicants.** Applicants are responsible for providing clear, complete and timely information throughout the review process. They are expected to be accessible to both the city and to the public and to respect the integrity of the public process.
- **Public.** Neighbors and the general public will be encouraged and enabled to participate in the review process to the extent they are interested. However, effective public participation involves shared responsibilities. While the city has an obligation to provide information and feedback opportunities, interested residents are expected to accept the responsibility to educate themselves about the project and review process, to provide constructive, timely and germane feedback, and to stay informed and involved throughout the entire process.
- **Planning Commission.** The planning commission hosts the primary forum for public input and provides clear and definitive recommendations to the city council. To serve in that role, the commission identifies and attempts to resolve development issues and

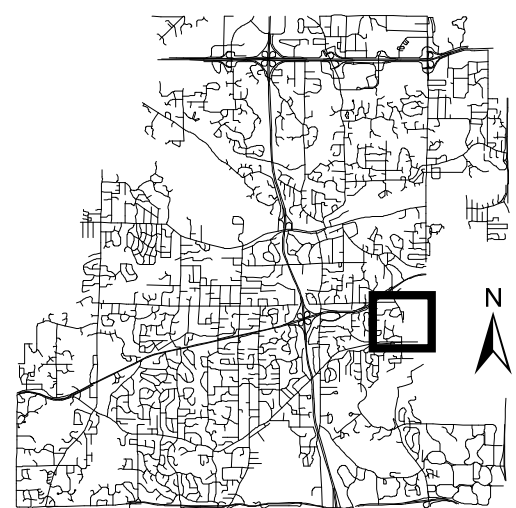
concerns prior to the council's consideration by carefully balancing the interests of applicants, neighbors, and the general public.

- **City Council.** As the ultimate decision maker, the city council must be in a position to equitably and consistently weigh all input from their staff, the general public, planning commissioners, applicants, and other advisors. Accordingly, council members traditionally keep an open mind until all the facts are received. The council ensures that residents have an opportunity to participate in the process effectively.
- **City Staff.** City staff is neither an advocate for the public nor the applicant. Rather, staff provides professional advice and recommendations to all interested parties, including the city council, planning commission, applicant and residents. Staff advocates for its professional position, not a project. Staff recommendations consider neighborhood concerns but necessarily reflect professional standards, legal requirements and broader community interests.



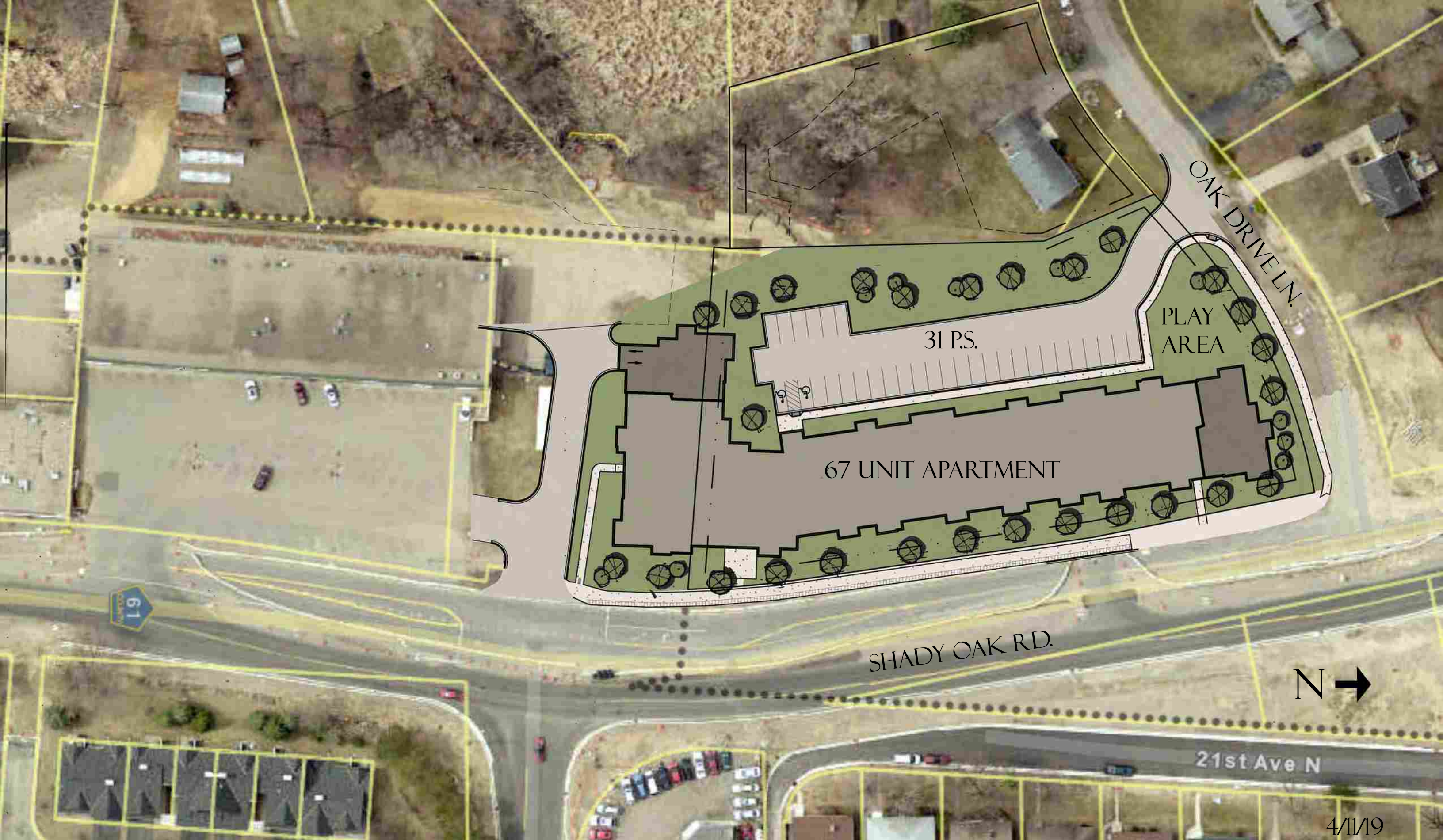
LOCATION MAP

Project: Shady Oak Redevelopment
Address: 4312 Shady Oak Rd.



This map is for illustrative purposes only.

2019 Proposed Concept Plan - 67-unit building



OAK DRIVELN.

31 PS.

PLAY AREA

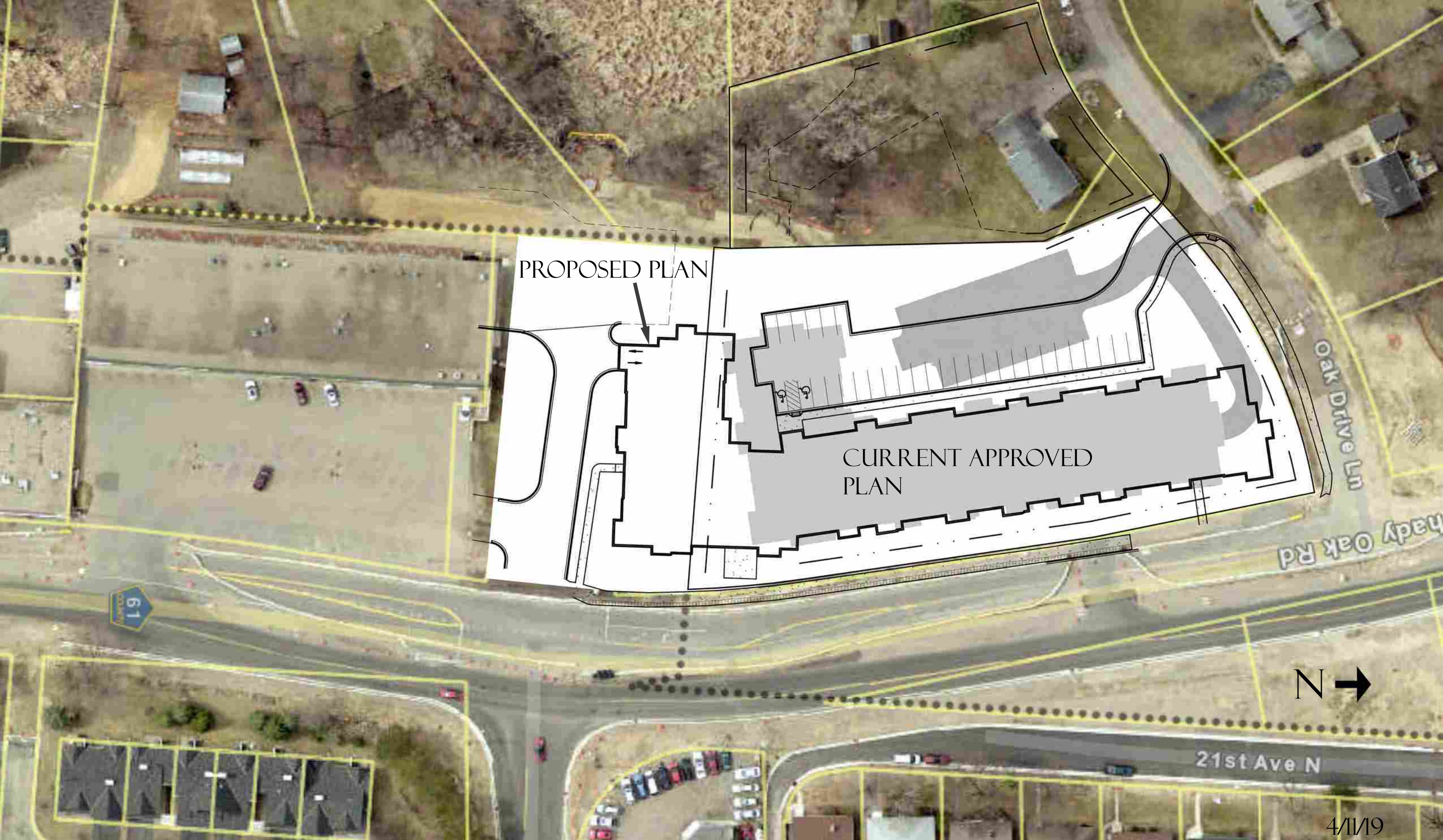
67 UNIT APARTMENT

SHADY OAK RD.



21st Ave N

4/1/19



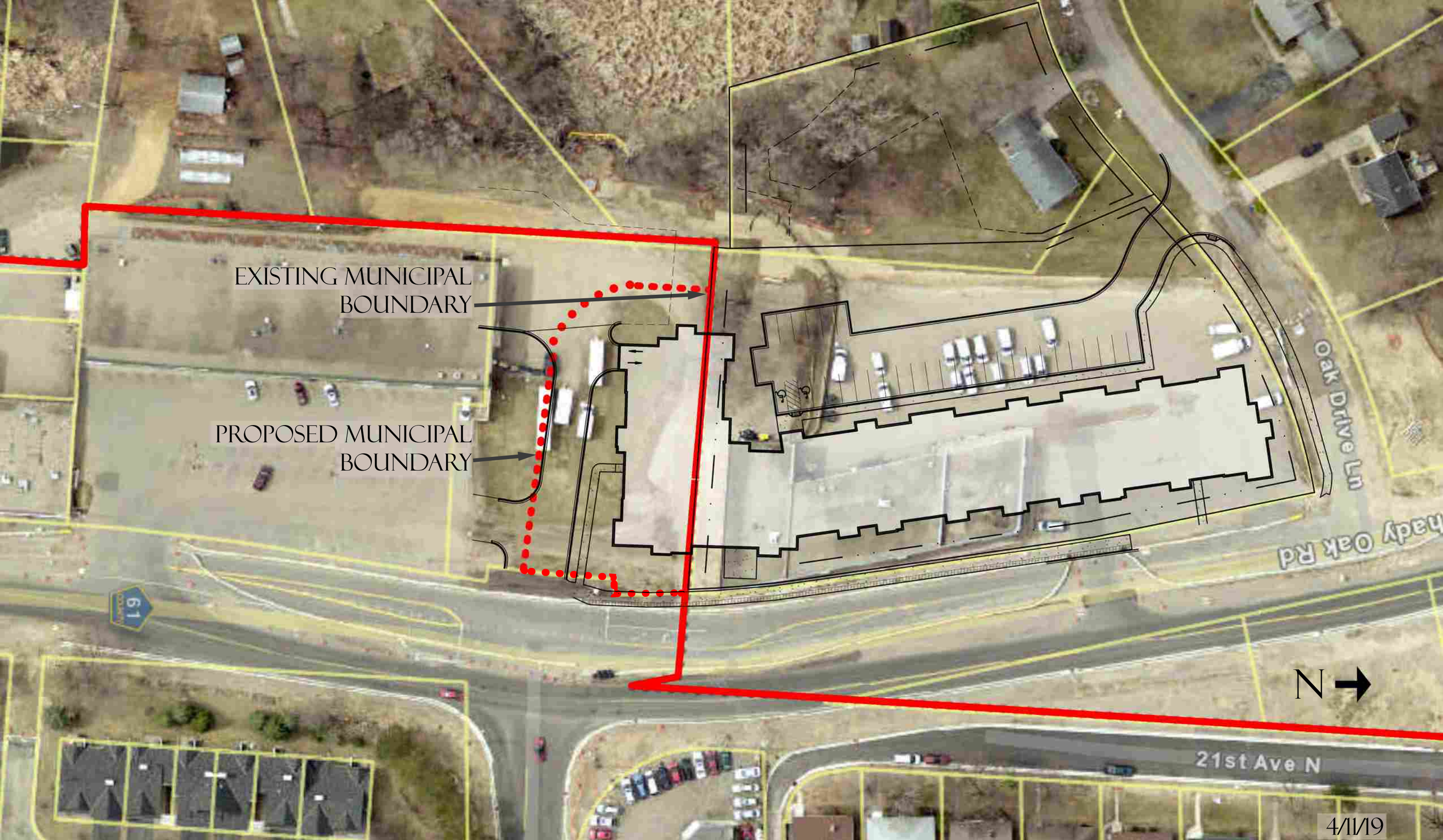
PROPOSED PLAN

CURRENT APPROVED PLAN



21st Ave N

4/1/19

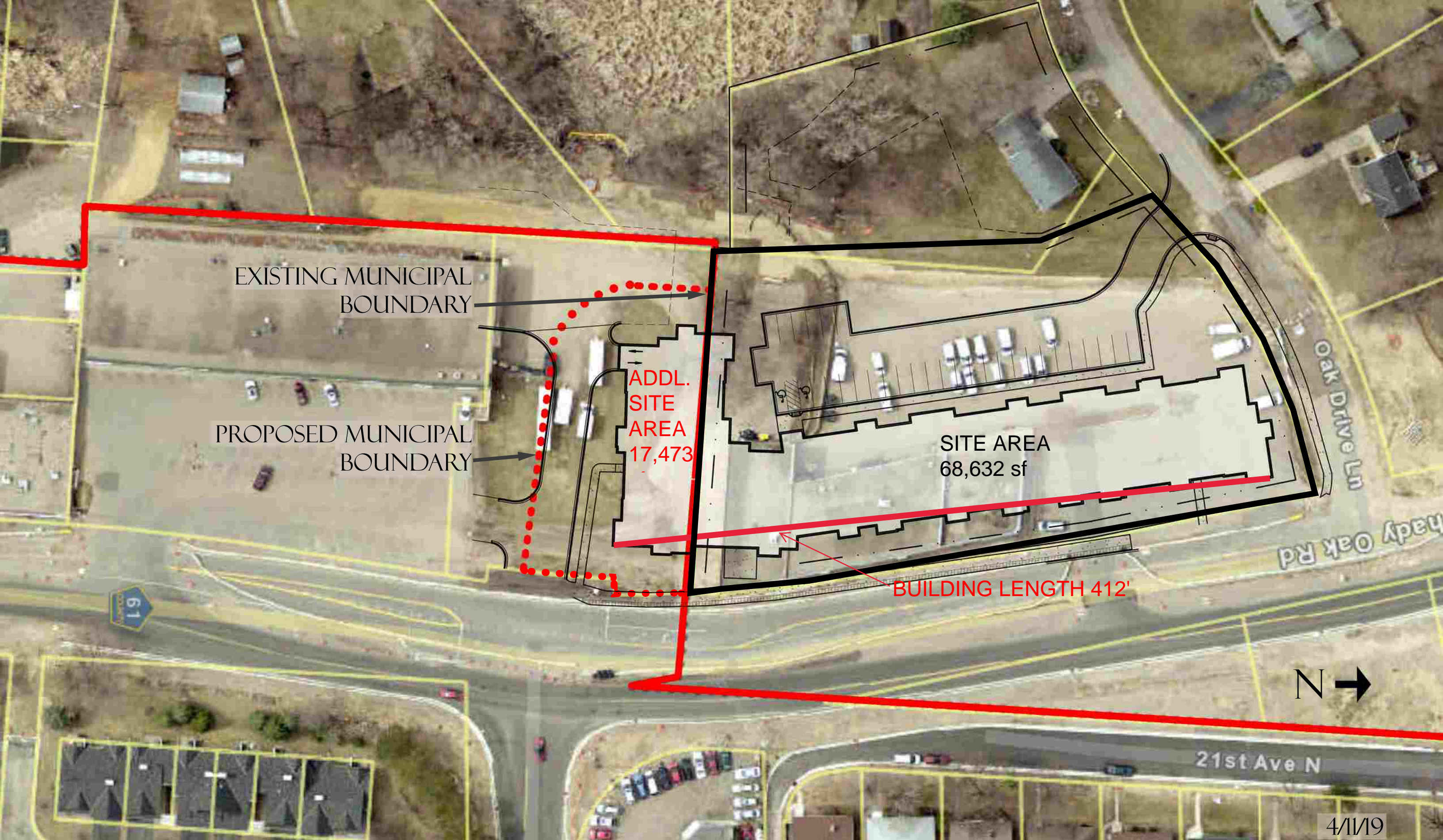


EXISTING MUNICIPAL
BOUNDARY

PROPOSED MUNICIPAL
BOUNDARY



4/1/19



EXISTING MUNICIPAL BOUNDARY

PROPOSED MUNICIPAL BOUNDARY

ADDL. SITE AREA 17,473

SITE AREA 68,632 sf

BUILDING LENGTH 412'



4/1/19

2017 Approved Plans - 49-unit building



MAIN STREET

23 PS.

TOT LOT

49 UNIT APARTMENT

OAK DRIVE LANE

SHADY OAK ROAD

SITE PLAN N →
1"=50'

7/24/17







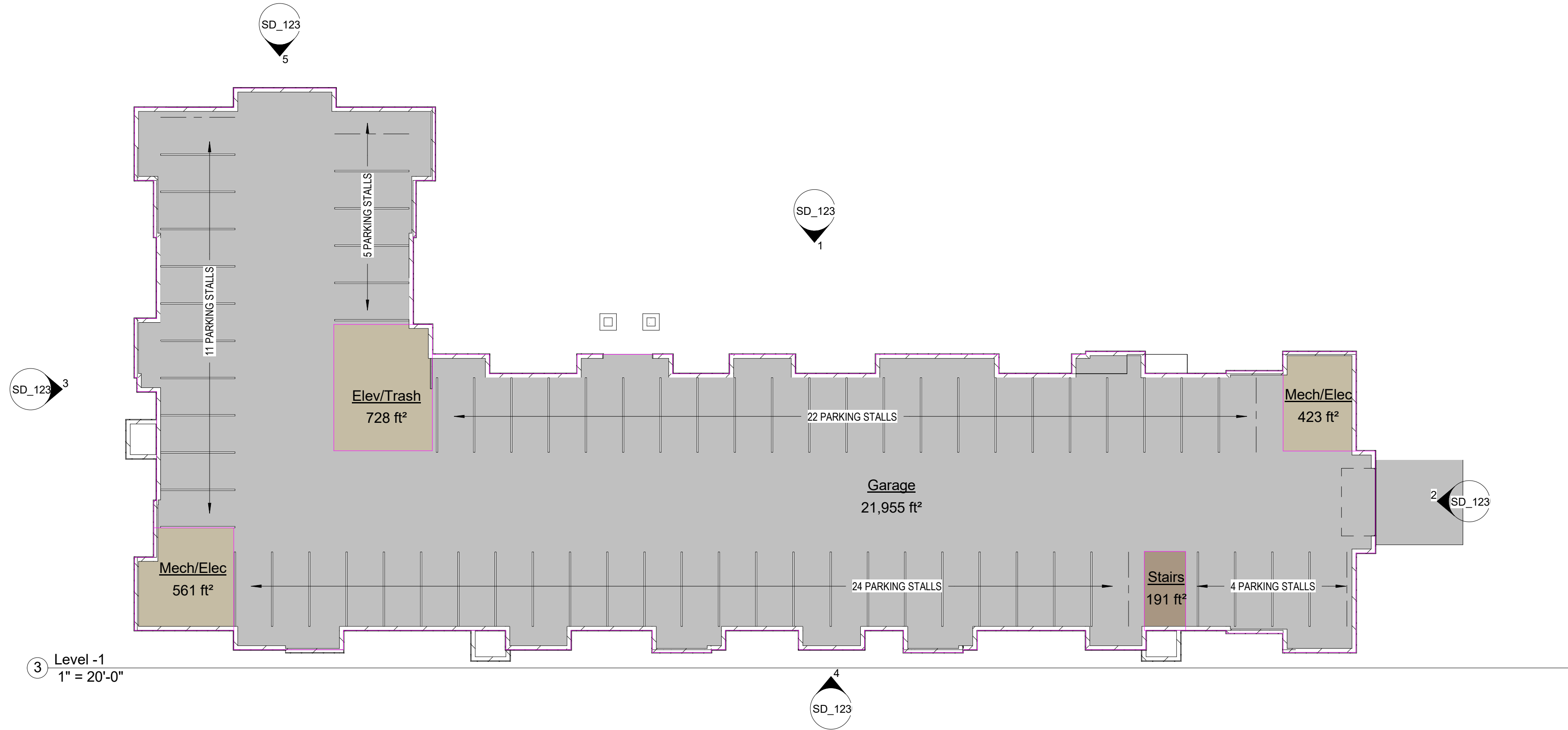




Area Schedule (Gross Units)			
Name	Count	Gross Area	Unit Type
Unit A1	10	818 ft ²	1BR
Unit A2 Type A	2	801 ft ²	1BR
	12		
Unit C1	13	1,015 ft ²	2BR
Unit C2	10	1,038 ft ²	2BR
	23		
Unit D3b	10	1,367 ft ²	3BR
Unit D4	2	1,328 ft ²	3BR
Unit D4 2	2	1,337 ft ²	3BR
	14		
Grand total:	49		

Parking Schedule	
Type	Count
Level -1	
Garage	66
Level 1	
Surface	21
Surface ADA	2
	89

Total Gross Area	
Level	Area
Level 3	17,268 ft ²
Level 2	23,410 ft ²
Level 1	23,461 ft ²
Level -1	23,857 ft ²
Grand total	87,996 ft ²



Project Number
Date
Drawn By Author
Checked By Checker

NOT FOR CONSTRUCTION

Date
Revision
Rev. No.

Floor Plans

1" = 20'-0"

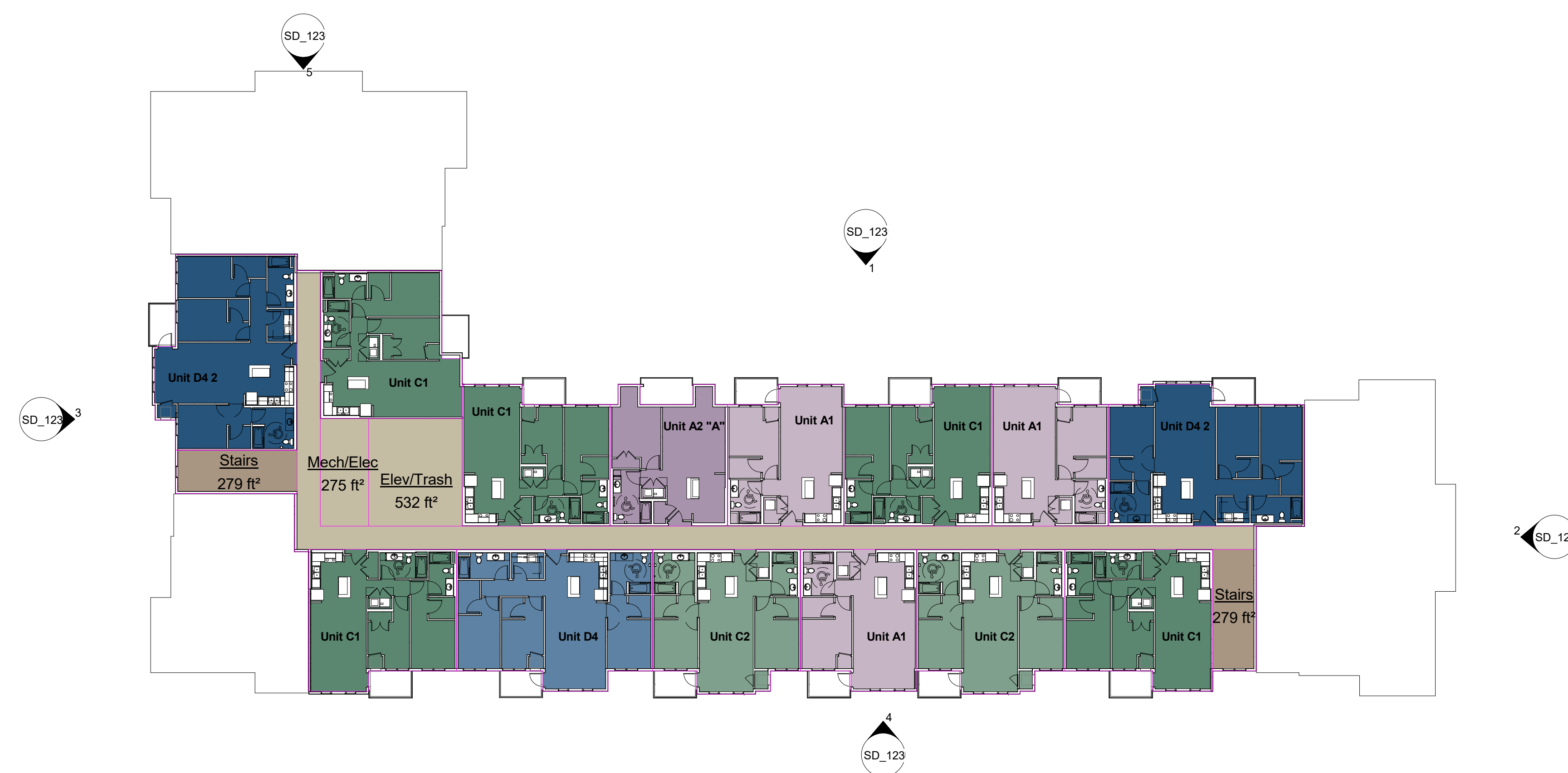
SD_121

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Grand total	87,996 ft ²



① Level 2
1" = 20'-0"



② Level 3
1" = 20'-0"

Project Number	
Date	
Drawn By	Author
Checked By	Checker

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CONSTRUCTION**

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Rev. No.	



BUILDING HEIGHT COMPARISON



VIEW FROM SHADY OAK ROAD
FIRST NEIGHBORHOOD MEETING



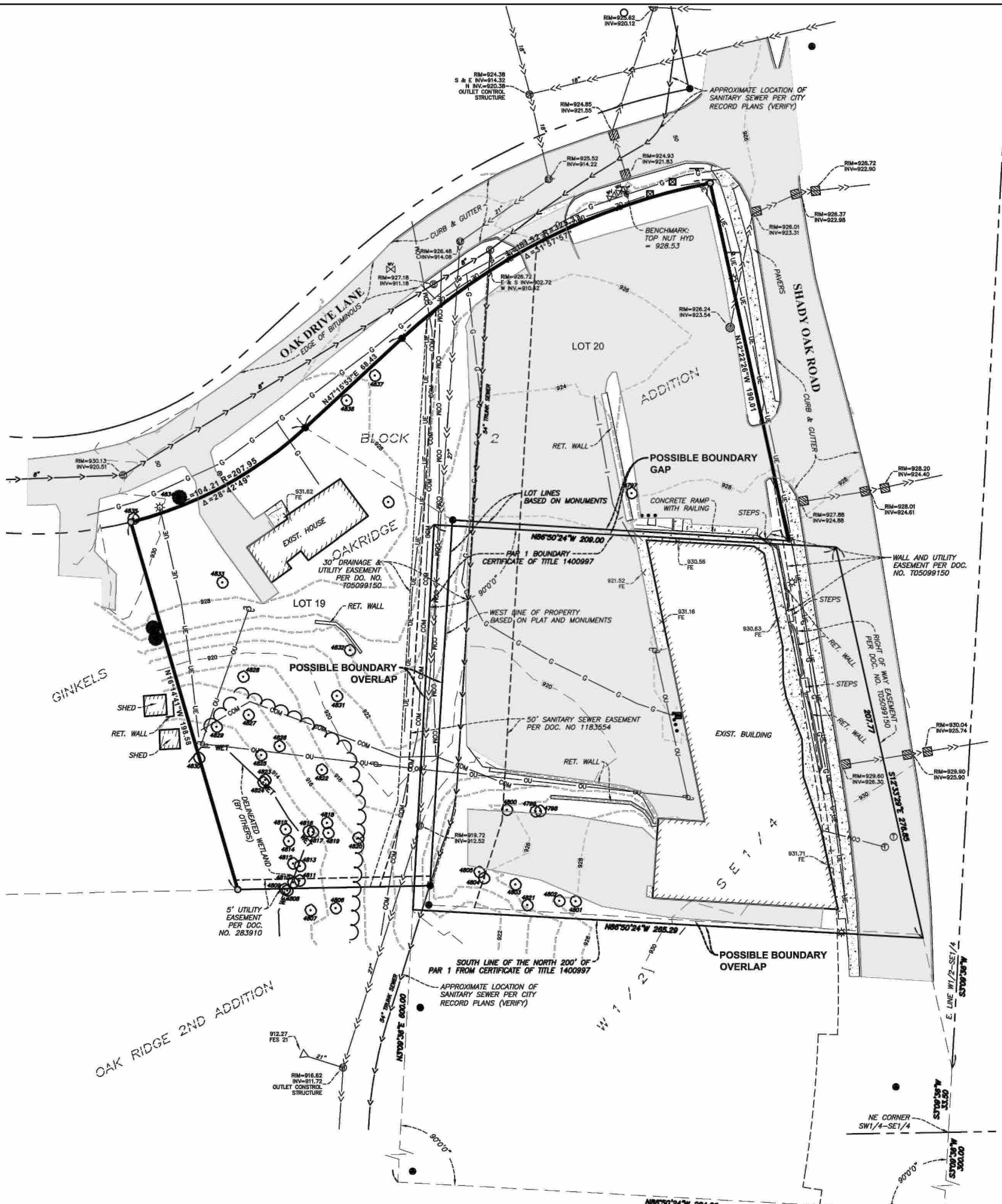
VIEW FROM SHADY OAK ROAD
PROPOSED ELEVATION

BUILDING WIDTH COMPARISON

8/17

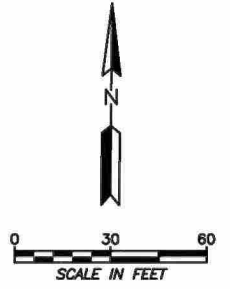
CERTIFICATE OF SURVEY

MINNETONKA, MN



LEGEND

- SET 3/4"ODx14" IRON PIPE WITH PLASTIC CAP 43055 OR MAG NAIL W/WASHER
- PROPERTY MARKER FOUND BY HENNEPIN COUNTY SURVEYOR
- FOUND MONUMENT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ STORM SEWER INLET
- ⊙ STORM SEWER INLET
- ⊙ TELEPHONE MANHOLE
- ⊙ GAS METER
- ⊙ COMMUNICATIONS PEDESTAL
- ⊙ ELECTRIC MANHOLE
- ⊠ ELECTRIC TRANSFORMER
- ⊠ TRAFFIC SIGN
- BOLLARD/POST
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- CONIFEROUS TREE
- DECIDUOUS TREE
- ⊙ WATER VALVE
- ⊙ HYDRANT
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- OVERHEAD UTILITY LINE
- TREE LINE
- ▭ BUILDING
- ▭ CONCRETE SURFACE
- ▭ ASPHALT SURFACE



PROPERTY DESCRIPTION:

Certificate of Title 1400998
 Lot 19 Block 2, Ginkels Oakridge Addition
 AND
 Certificate of Title 1400997
 Par 1:
 All that portion of the tract or parcel of land described at paragraph "A" below, which lies Northerly of a line drawn parallel to and 200 feet Southerly of the North line thereof and the same extended, to-wit:
 Paragraph "A". That portion of the West Half of the Southeast Quarter of Section 23, Township 117, Range 22, described as follows: Starting at the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section; thence South along the East line of the West Half of the Southeast Quarter of said Section, a distance of 300 feet; thence Westerly at right angles to said East line for a distance of 284 feet; thence Northerly along a line parallel to said East line a distance of 600 feet; thence Easterly along a line at right angles to said East line 209 feet to the center line of McGinty Road; thence Southeasterly along the center line of McGinty Road to the East line of the West Half of the Southeast Quarter of said Section 23; thence Southerly along said East line 33.5 feet to the point of beginning.

Par 2:
 Lot 20, Block 2, Ginkels Oakridge Addition

SURVEYORS NOTES:

1. Utility lines shown hereon are based on field markings and maps provided to us as a result of Gopher State One Call private utility locate (Ticket Numbers 170260089, 170260090), the surveyor cannot guarantee that all utilities were marked or that the markings/maps are accurate.
2. Horizontal Datum: Hennepin County Coordinate System NAD83(11)
3. Vertical Datum: NAVD88
4. Date of fieldwork: 2/3/2017
5. Gross area = 2.38 acres.
6. Portions of the subject property were covered by snow and ice at the time of survey, the surveyor does not guarantee that all improvements are shown hereon.
7. This survey was prepared based on a cursory title review, the surveyor does not guarantee that all or any adverse interests, easements or other encumbrances are shown or that the owner listed has fee title to the property.

SURVEYORS CERTIFICATION:

I hereby certify that this survey was completed by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Chris Amborn Date
 LS 43055

Responsive partner. Exceptional outcomes.

1802 WOODDALE DRIVE
 WOODBURY, MN 55125
 Ph: 651-395-5212

CLIENT NAME		PROJECT TITLE	
RON CLARK CONSTRUCTION & DESIGN		CERTIFICATE SURVEY	
DWN BY	CHK'D	APP'D	DWG DATE
MLH	CNA	CNA	6-FEB-2017
SCALE 1" = 30'		SHEET NO.	
PROJECT NO. 1531-0009		2 OF 11	
REV	REVISION DESCRIPTION	DWN	APP
			REV DATE