

**MINNETONKA PLANNING COMMISSION**  
**February 16, 2017**

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

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## **Background**

In March 2015, the city purchased the properties at 4312 Shady Oak Road and 4292 Oak Drive Lane as a result of Hennepin County's road reconstruction project on Shady Oak Road. The city of Minnetonka currently owns and manages a commercial building at 4312 Shady Oak Road and a residential building at 4292 Oak Drive Lane.

To prepare for redevelopment, the city hosted a series of meetings to gain input on development of the properties from January to April of 2016. The residents and business owners surrounding the project site in both Minnetonka and Hopkins were invited to three neighborhood meetings to introduce the project and gather issues/concerns/expectations from the surrounding neighborhood. In addition to meeting with the neighborhood, the city hosted a developer's roundtable for an invited group of developers to gauge interest and ideas on redevelopment options. Lastly, a project update was given at a city council regarding development options for the property. The complete meeting notes are posted on the city's website here: <http://eminnetonka.com/current-projects/planning-projects/1490-shady-oak-rd-redevelopment>

With the input of the neighborhood and the development community, the city solicited interest from developers for potential options for redeveloping the 4312 Shady Oak Road (commercial) property. The goal of the project is to prepare and form a feasible redevelopment plan that will be reviewed by the city, neighborhood, and local stakeholders. On November 14, 2016, the city council conducted developer interviews and selected Ron Clark Construction to continue negotiations. The city is currently engaged in negotiations with Ron Clark to redevelop the property. As a part of the negotiations process, the developer is seeking community input on a proposed conceptual plan for redevelopment of the property.

## **Proposed Concept Plan**

Ron Clark Construction is proposing a three-story, 54-unit apartment building on the property located at 4312 Shady Oak Road. The proposed apartment building would have underground parking, resident community room, exercise room, onsite manager's office and an outdoor play area. It is proposed to have a mix of 1, 2 and 3 bedroom apartments and they currently expect the unit rents to be between \$800 and \$1200 per month. (See attachments).

Zoning for the property is currently B-2, limited business district. The city's comprehensive plan guides the property for commercial use. Any redevelopment of the site would require zoning and comp plan guide change, as identified in the planning process last year.

### Key Issues

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

- **Rezoning and Comprehensive Plan:** The proposed residential use would require a rezoning and guide plan change. The proposed housing component would qualify the project for public benefit under the planned unit development zoning district. A complementary high density residential comprehensive plan guidance would align with the zoning density of 34 units/acre.
- **Building Design:** The proposed 3 story building represents significant redevelopment of the Shady Oak Road corridor between Highway 7 and Excelsior Boulevard. Most of the commercial buildings located south of the site are single story, flat roof buildings and constructed many decades ago. This building is dilapidated and unlikely to be a candidate for remodeling. Other residential redevelopment in the area includes The Oaks of Mainstreet townhome development (late 1990s) at the corner of Shady Oak Road and Mainstreet. The proposed apartment building incorporates a gable roof design and an articulated façade, underground parking and common building entry accesses. The building design with the gabled roof suggests a somewhat suburban design. There may be merit to evaluating flat roof designs to better reflect the character of and entrance to the commercial area.
- **Site Design:** Much like the existing building, the proposal would site the apartment building toward Shady Oak Road while providing greenspace 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 Oak Drive Lane. The relationship of the building to the street is important. Great site and building design considers the relationships of public and private spaces. A strong relationship of the sidewalk, front yard space and the building's first floor is essential for great spaces. This site may demand a stronger front yard/building connection and presence to the public sidewalk. The site plan should also consider landscaping features on the northwest (near Oak Drive Lane) to provide a transition between the single family neighborhood and this property.

## 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 will be held on Wednesday, February 15, 2017. Staff will provide a summary of neighborhood feedback at the meeting.
- **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 afforded the opportunity 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. Additionally, staff recommends continuing neighborhood engagement during further development of the design 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 provide direction about 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 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

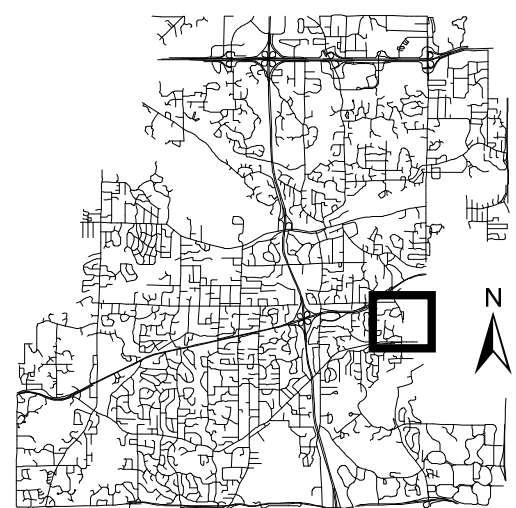
and review process, to provide constructive, timely and germane feedback, and to stay informed and involved throughout the entire process.

- **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 effectively participate in the process.
- **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.

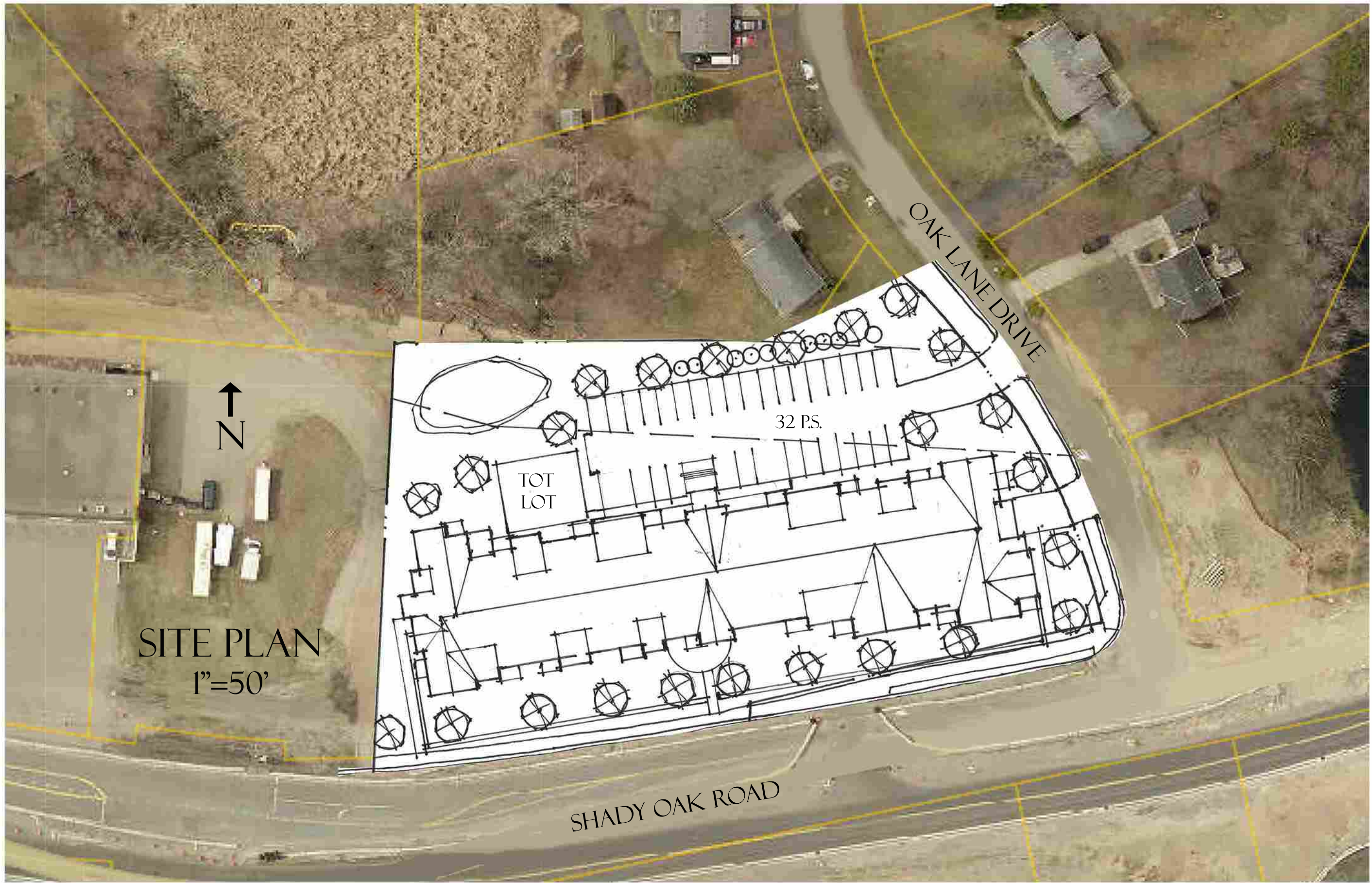


## LOCATION MAP

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



This map is for illustrative purposes only.



SITE PLAN  
1"=50'



OAK LANE DRIVE

SHADY OAK ROAD

32 PS.

TOT  
LOT



SITE PLAN  
1"=50'



TOT LOT

32 PS.

OAK LANE DRIVE

SHADY OAK ROAD





OAK LANE DRIVE ELEVATION



SHADY OAK ROAD ELEVATION

2/7/16