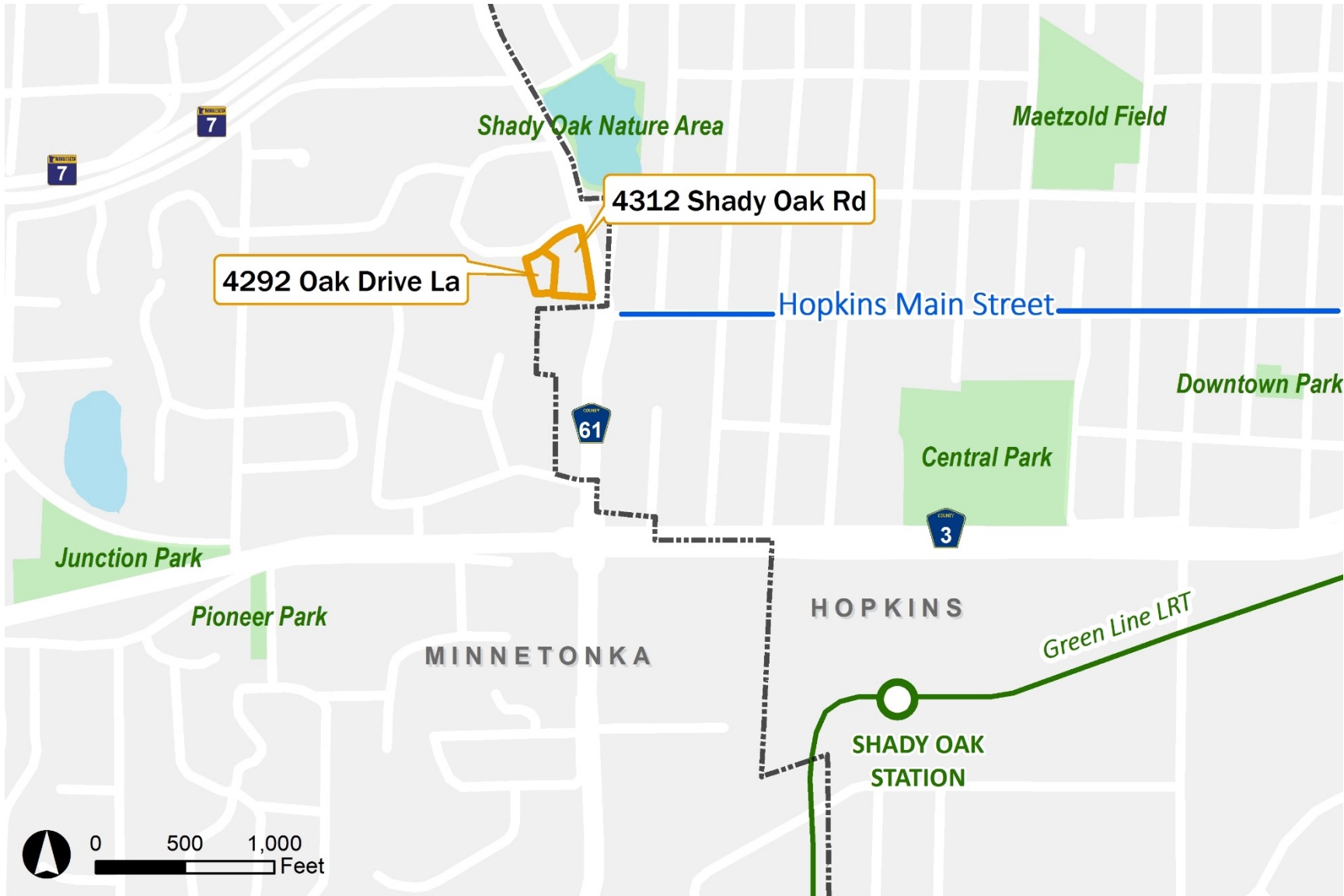


# Welcome

## Agenda

- **Introductions**
- **Project Overview**
- **Scope & Schedule**
- **Overview of Site & Conditions**
- **Discussion**
- **Next Steps**



# Location

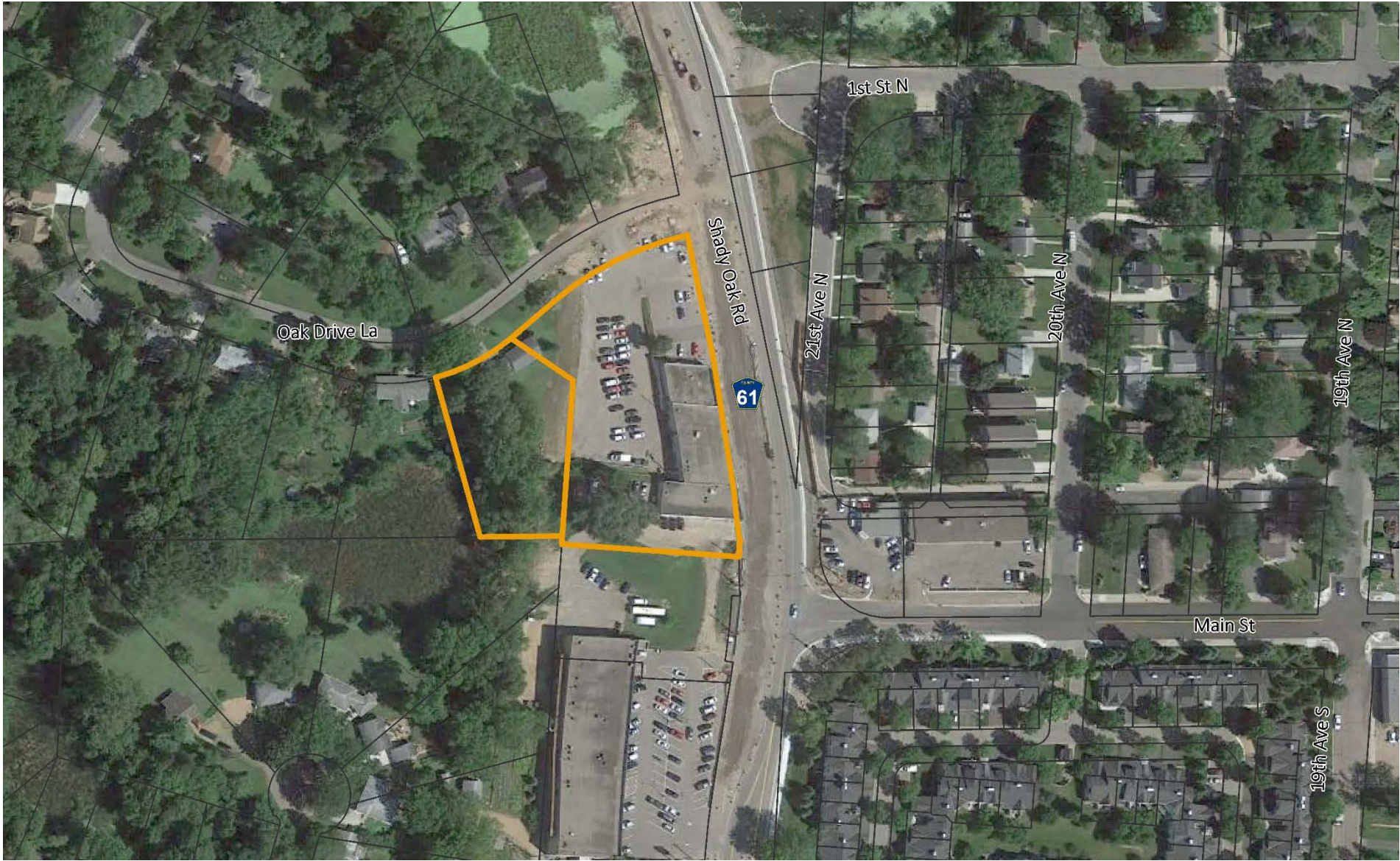
**Part 1.** Gather, review, and assess the site and existing conditions

**Part 2.** Prepare a preliminary development program that addresses potential uses; propose potential alternatives

**Part 3.** Refine the alternatives into a preferred conceptual development plan

task/activity	2015/2016 weeks												
	Jan					Feb				Mar			
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>1</b>													
Neighborhood mtg #1													
Developer roundtable													
<b>2</b>													
Prepare prelim program													
Diagram alternatives (3)													
Neighborhood mtg #2													
City Council worksession													
<b>3</b>													
Refine alternatives													
Pro-forma													
Neighborhood mtg #3													
Prepare final report													

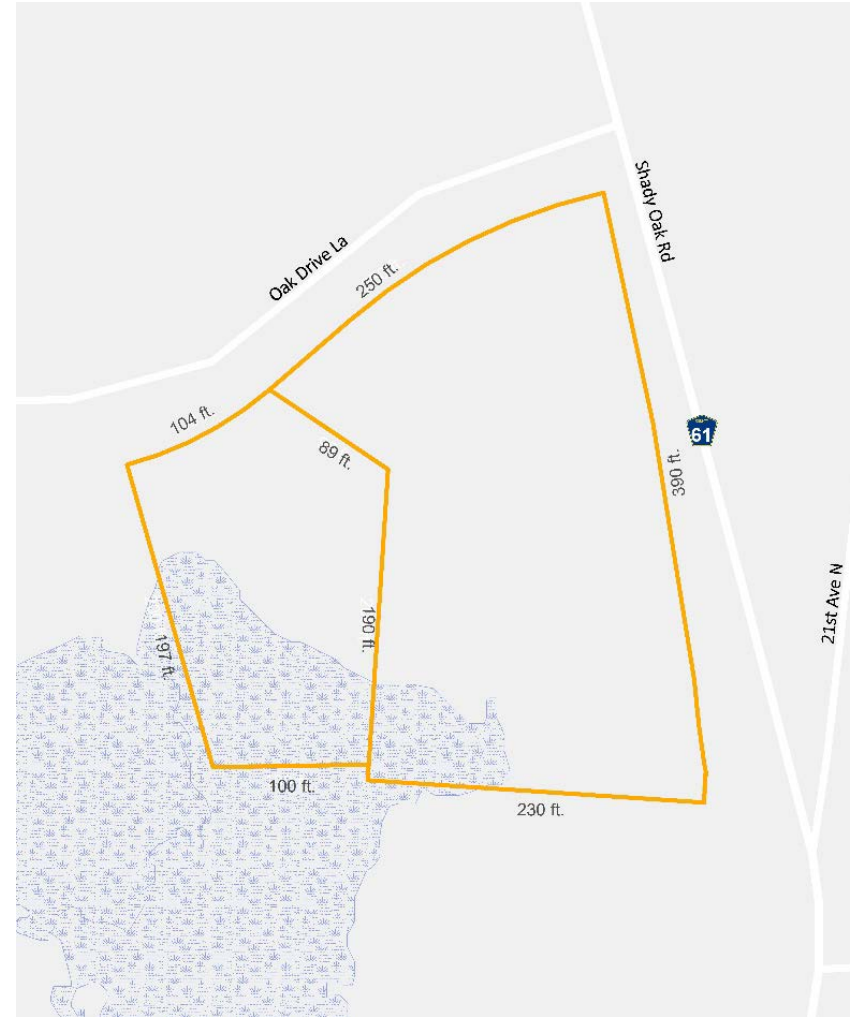
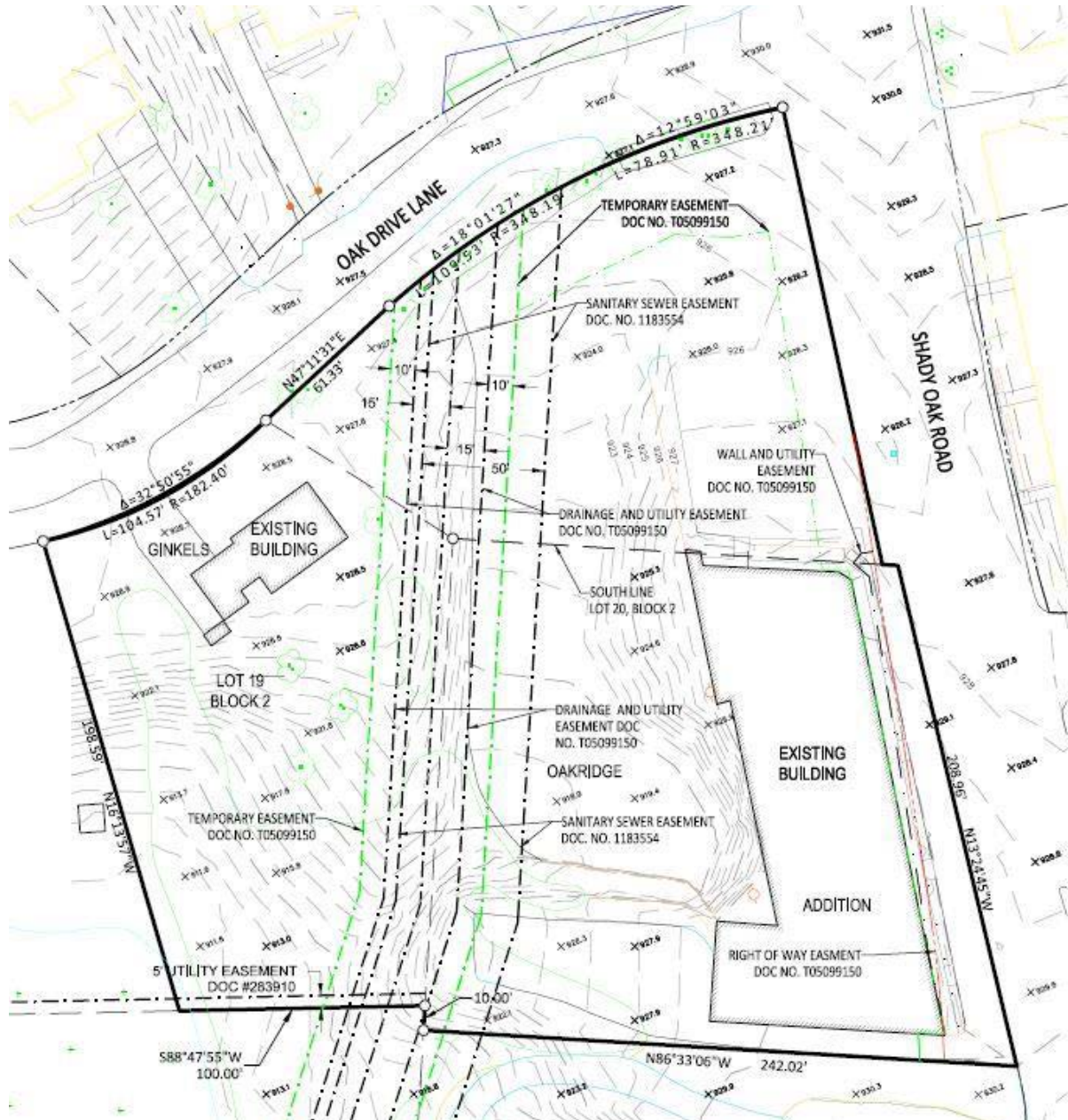
# Scope & Schedule



# Overview of Site

Shady Oak Road  
Redevelopment Project



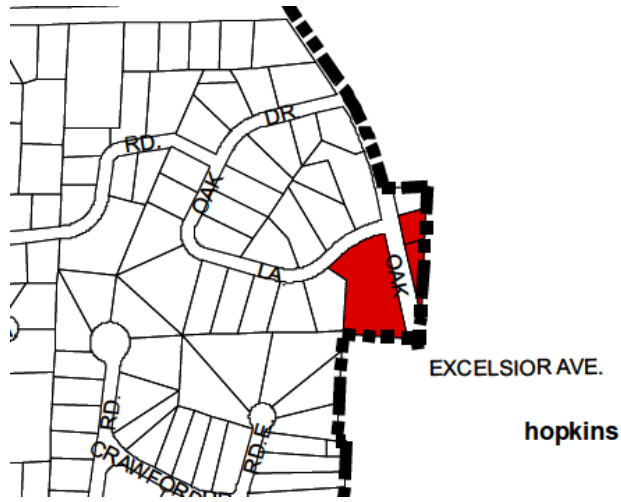


Wetlands 

Shady Oak Road  
Redevelopment Project



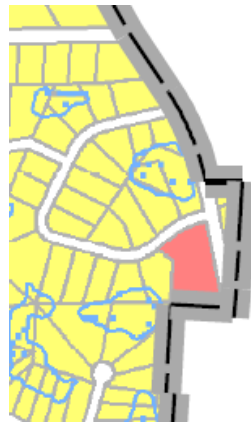
# Zoning



## Existing Land use



## Future Land use

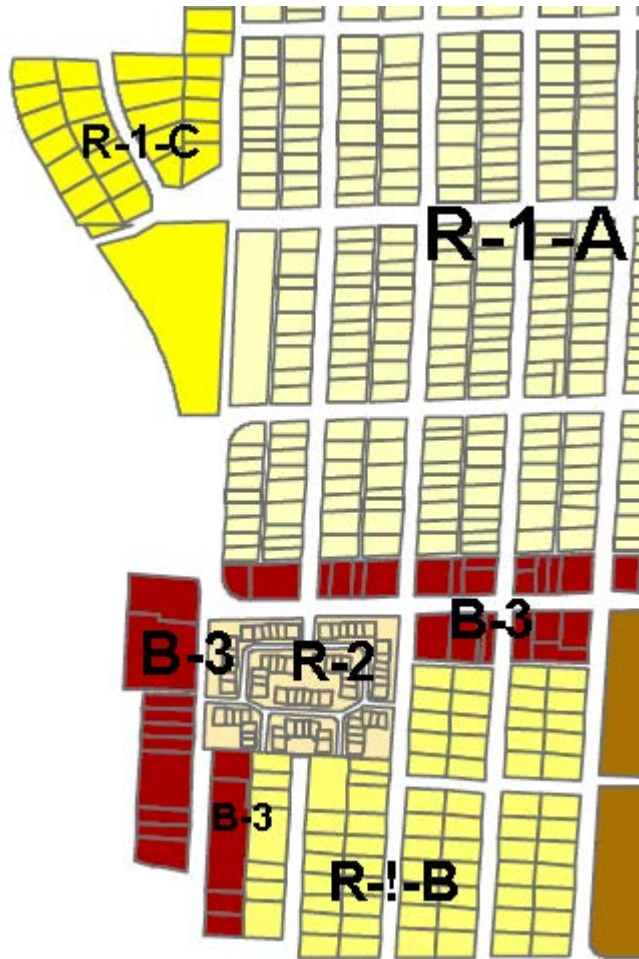


	4292 Oak Drive Lane	4312 Shady Oak Road
Size of Parcel	<ul style="list-style-type: none"> <li>0.68 acres</li> </ul>	<ul style="list-style-type: none"> <li>1.60 acres</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>R-1, Low Density Residential</li> </ul>	<ul style="list-style-type: none"> <li>B-2, Limited Business</li> </ul>
Example of Uses	<ul style="list-style-type: none"> <li>Single family homes</li> <li>Manufactured homes</li> <li>Residential care facility</li> <li>Farming</li> </ul>	<ul style="list-style-type: none"> <li>Administrative, professional offices</li> <li>General retail and services</li> </ul>
Future Land Use*	<ul style="list-style-type: none"> <li>Low density residential</li> </ul>	<ul style="list-style-type: none"> <li>Commercial</li> </ul>

\*Guidance from City of Minnetonka 2030 Comprehensive Plan

# Minnetonka Land Use & Zoning

Zoning

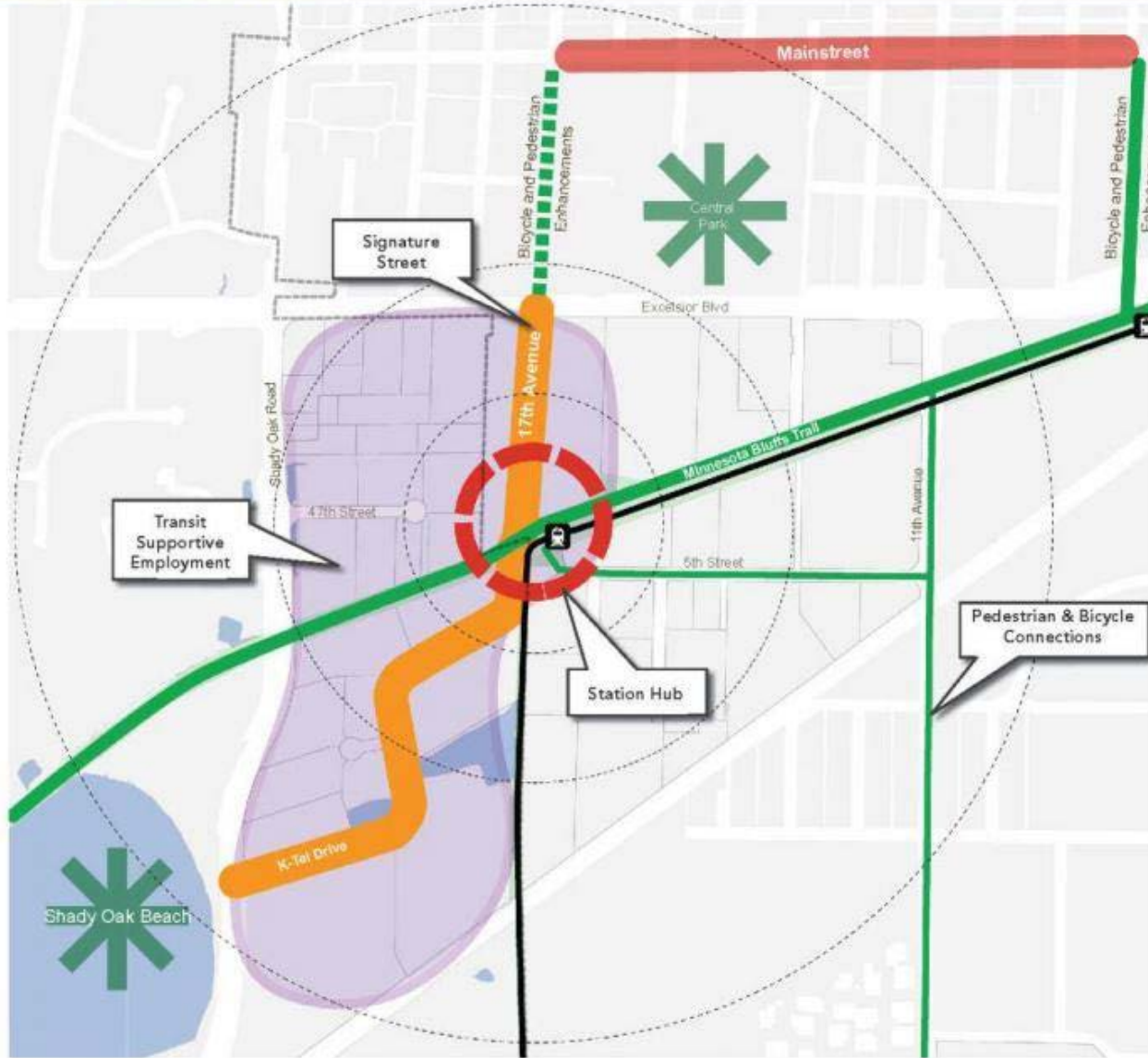


Existing & Future Land use



# Hopkins Land Use & Zoning

# Shady Oak Station Area Development Strategy



VISION CONCEPT





## 4312 Shady Oak Road

- Built in the 1950's owned by the Ring family for an extended period
- Various uses over time
- Current tenants: Ammo Craft, Tara's Chalet Pizza, Sewing & Alterations, 3x3 Fit, P3 Hair Design, E-Cigs & Accessories, Mission Animal Hospital, Mid-Tool, Electric City, and Practical Systems - HVAC



Shady Oak Road  
Redevelopment Project





Shady Oak Road  
Redevelopment Project





## 4292 Oak Drive Lane

- Residential property built in 1951

Shady Oak Road  
Redevelopment Project



# DISCUSSION



task/activity	2015/2016													
	weeks	Jan					Feb				Mar			
		1	2	3	4	5	6	7	8	9	10	11	12	13
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Neighborhood mtg #3														
Prepare final report														

## Next Steps

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Kimley-Horn

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612-294-7272

## **Contact**

Shady Oak Road  
Redevelopment Project

