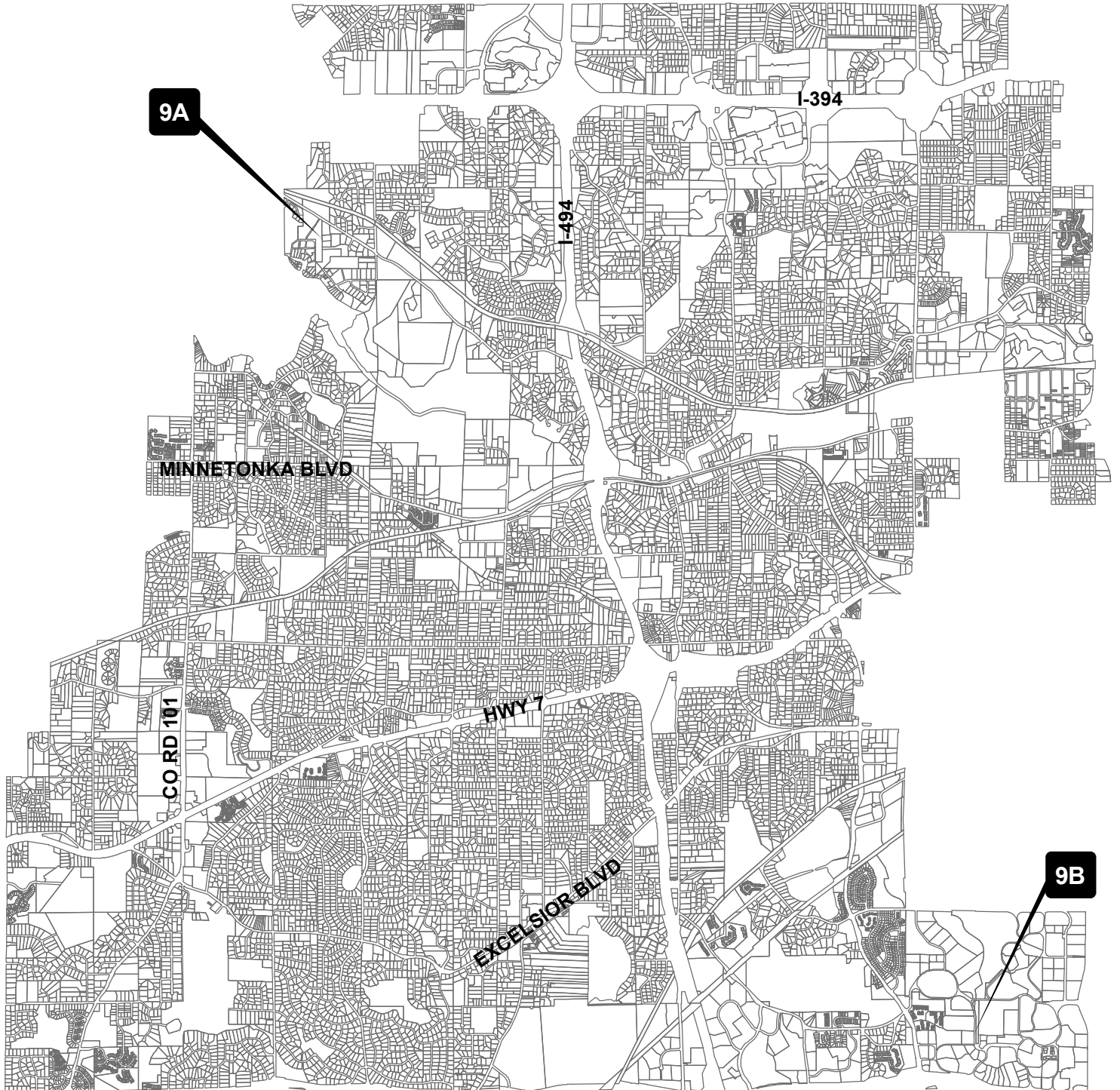




CITY OF
MINNETONKA

**PLANNING COMMISSION
CITY OF MINNETONKA
FEB. 4, 2021**

14600 Minnetonka Blvd. • Minnetonka, MN 55345
(952) 939-8200 • Fax (952) 939-8244
minnetonkamn.gov





Planning Commission Agenda

Feb. 4, 2021 – 6:30 p.m.

Virtual Meeting via WebEx

Due to the COVID-19 health pandemic, the planning commission's regular meeting place is not available. Pursuant to Minn. Stat. § 13D.021, planning commission members will participate in the meeting remotely via WebEx. Members of the public who desire to monitor the meeting remotely or to give input or testimony during the meeting can find instructions at <https://www.minnetonkamn.gov/government/virtual-meeting-information>.

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes: Jan. 21, 2021

5. Report from Staff

6. Report from Planning Commission Members

7. Public Hearings: Consent Agenda

None

8. Public Hearings: Non-Consent Agenda Items

None

9. Other Business

A. Concept plan for Wooddale Builders at 16509 McGinty Road West.

Recommendation: Receive the report; no action required

- To City Council (Feb. 22, 2021)
- Project Planner: Susan Thomas

B. Concept plan for Bren Road Development at 10701 Bren Road East.

Recommendation: Discussion only. No formal action required.

- Concept Plan to City Council (Feb. 22, 2021)

Planning Commission Agenda

Feb. 4, 2021

Page 2

- Project Planner: Loren Gordon

10. Adjournment

Planning Commission Agenda

Feb. 4, 2021

Page 3

Notices

1. Please call the planning division at (952) 939-8290 to confirm meeting dates as they are tentative and subject to change.
2. There following applications are tentatively schedule for the Feb. 18, 2021 agenda.

Project Description	Bauer's Custom Hitches
Project Location	13118 Excelsior Blvd
Assigned Staff	Ashley Cauley
Ward Councilmember	Bradley Schaeppi, Ward 3

Project Description	Minnetonka Station
Project Location	10400-10550 Bren Rd E
Assigned Staff	Susan Thomas
Ward Councilmember	Brian Kirk, Ward 1

Project Description	Evergreen Orchard Estates
Project Location	3811 Baker Road
Assigned Staff	Drew Ingvalson
Ward Councilmember	Brian Kirk, Ward 1

**Unapproved
Minnetonka Planning Commission
Virtual Meeting
Minutes**

Jan. 21, 2021

1. Call to Order

Chair Sewall called the meeting to order at 6:30 p.m.

2. Roll Call

Commissioners Powers, Waterman, Hanson, Henry, Luke, and Sewall were present. Maxwell was absent.

Staff members present: Community Development Director Julie Wischnack, City Planner Loren Gordon, Senior Planner Ashley Cauley, and IT Assistants Joonas Sundstrom and Gary Wicks.

3. Approval of Agenda: The agenda was approved as submitted.

4. Approval of Minutes: Jan. 7, 2021

Waterman moved, second by Powers, to approve the Jan. 7, 2021 meeting minutes as submitted.

Powers, Waterman, Hanson, Henry, Luke, and Sewall voted yes. Maxwell was absent. Motion carried.

5. Report from Staff

Gordon reported that the next planning commission meeting is scheduled to be held Feb. 4, 2021.

Gordon thanked Luke for her service on the planning commission. Luke expressed her appreciation for having the opportunity to serve on the planning commission and EDAC. She encouraged residents to service on a commission and thanked the commissioners for their support. Commissioners expressed their appreciation for Luke's insightful comments.

6. Report from Planning Commission Members: None

7. Public Hearings: Consent Agenda

No item was removed from the consent agenda for discussion.

Hanson moved, second by Luke, to approve the item listed on the consent agenda as recommended in the staff report as follows:

A. Resolution approving a conditional use permit for an accessory apartment at 14303 Oakwood Road Extension.

Recommend that the city council adopt the resolution approving a conditional use permit for an accessory apartment at 14303 Oakwood Road Extension.

Powers, Waterman, Hanson, Henry, Luke, and Sewall voted yes. Maxwell was absent. Motion carried and the item on the consent agenda was approved as submitted.

This item is scheduled to be reviewed by the city council Feb. 8, 2021.

8. Public Hearings

A. Resolution repealing and replacing Resolution No. 2017-118 for a conditional use permit for a religious institution at 15408 and 15414 Minnetonka Industrial Road.

Chair Sewall introduced the proposal and called for the staff report.

Cauley reported. She recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

The public hearing was opened. No testimony was submitted and the hearing was closed.

Luke stated that the application is straight forward and Cauley covered everything in the staff report.

Cauley received an email from the applicant stating that he had nothing to add to the staff report and he was ready for the motion.

Luke moved, second by Powers, to recommend that the city council adopt the attached resolution repealing and replacing Resolution No. 2017-118 for a religious institution at 15408 and 15414 Minnetonka Industrial Road.

Powers, Waterman, Hanson, Henry, Luke, and Sewall voted yes. Maxwell was absent. Motion carried.

9. Other Business

A. Opus Alternative Urban Areawide Review (AUAR)

Chair Sewall introduced the proposal and called for the staff report.

Gordon reported. He recommended commissioners receive the report and any public comment that may be provided.

Hanson was impressed with the amount of work that went into the AUAR. He appreciated the proactive approach. He questioned how much impact the AUAR would have on a developer considering a project for a property located in Opus. Gordon gave the example of one project, Dominion, which was required to do an Environmental Assessment Worksheet (EAW) because it would have 375 or more residential units. The EAW would not have been required for the Dominion project if the AUAR would have existed at that time because it would have met that requirement. The AUAR is a benefit to developers.

Henry asked how often an applicant requests an amendment to the comprehensive guide plan. Gordon estimated one land use comprehensive guide plan amendment application is received each year.

Waterman found it helpful to see how uses could potentially fit in the area. He asked at what point Scenario Two would be implemented to create more of an overall plan rather than piece by piece. Gordon explained that the guidance for the Opus area is for mixed use in the comprehensive guide plan. That provides a broad range of use types. Wischnack added that the map might need a little clarification to distinguish that it illustrates a possible land use scenario and not the actual comprehensive plan designation.

Chair Sewall asked Gordon to guess what chance Scenario Two has to come to fruition. Gordon answered that three years ago he would not have predicted that 1,400 housing units would be under construction in Opus in 2021. The AUAR helps Minnetonka to consider and plan contingencies for possible scenarios. Wischnack said that staff is learning from other areas that received more development due to the addition of light rail transit to allow for better preparation. Currently, vacancy rates for Dominion and The Rize are very low. Even with the new units being constructed, Minnetonka has a vacancy rate of 2.6 percent. A healthy vacancy rate for a city is five percent to seven percent.

Powers felt the AUAR is a helpful exercise. He asked when Scenario Two would be triggered. Gordon responded that a spreadsheet is being kept with current numbers regarding capacity and infrastructure systems. The types of land uses that are lacking or over saturated in Minnetonka are also being reviewed. Wischnack added that the engineers have calculated estimated costs, what funds need to be invested to cover those costs, and the breaking point determined by reaching a certain number of units. The financing mechanism to do affordable housing could also be used for traffic improvements. The trigger points will be determined after receiving input from meetings with the planning commission, economic development authority commission and city council.

Henry felt that preparing the numbers will help Minnetonka prepare for the future. Gordon agreed that the AUAR will service the Opus area well.

Chair Sewall noted that most comments received in reference to the AUAR were provided by affordable housing advocacy groups. Gordon confirmed.

In response to Chair Sewall's question, Gordon provided an example of how Minnetonka assigned a number of trips to each parcel that would benefit from the traffic improvements for Bren Road and how property owners would pay funds if the use created more than the allocated number of trips to cover traffic improvement costs. This prevents the last applicant in the area from carrying the entire burden for the cost of a traffic improvement required by the increase in the number of trips. Wichnack added that the current scenario in Opus makes the Bren Road improvement project seem easy. The AUAR is much more complicated.

The public hearing was opened. No testimony was submitted and the hearing was closed.

Chair Sewall appreciated the timely and cohesive AUAR report.

This item will be reviewed by the city council at its meeting on Feb. 8, 2021.

10. Adjournment

Luke moved, second by Powers, to adjourn the meeting at 8 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary

Minnetonka Planning Commission Meeting

Agenda Item 9

Other Business

MINNETONKA PLANNING COMMISSION
Feb. 4, 2021

Brief Description	Concept plan review for Wooddale Builders at 16509 Mcginty Road West
Action Requested	Discuss concept plan with the applicant. No formal action is required.

Background

The subject property is located at the Mcginty Road West/Bantas Point Road intersection. It is bisected by Bantas Point Road itself and includes large areas of wetland. Given these encumbrances, just under four acres of the site's total 12.85 acres are considered buildable.

The property is improved with a single-family home, constructed in 1905, and a large accessory building. It is currently zoned R-1, low-density residential, and is similarly guided in the 2040 Comprehensive Guide Plan.

Proposal

Wooddale Builders has submitted a concept plan for development of the site. The plan contemplates removal of the existing structures and construction of eight, villa-style homes. These homes would be located on lots ranging in size from roughly 12,940 square feet to roughly 18,380 square feet. Access to the residential development would be via a new, private cul-de-sac constructed off of Bantas Point Road. The plan further contemplates dock access to an adjacent Grays Bay channel and dredging of this channel to accommodate watercraft.¹

Concept Plan Review Process

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

- **Neighborhood Meeting.** A virtual neighborhood meeting was held on Jan. 27, 2021. The meeting was attended by representatives of the applicant group, city staff, and approximately 30 area property owners. Some owners expressed concern about the existing conditions on Bantas Point Road – roadway width, site lines, and the age of sewer and water infrastructure. Other noted concerns related to proposed channel dredging and watercraft docking. Many owners had no comments or questions.
- **Planning Commission Concept Plan Review.** The purpose of concept plan review is to give commissioners the opportunity to identify – for the developer and city staff – what they see as the positive components of a development concept and any issues or

¹ The city does not have land use authority below the ordinary high water level (OHWL) of public waters; it does not control dock access to Lake Minnetonka or its channels. The proposed dredging would require review and approval of multiple outside agencies. At this time, planning staff has not started research/contacted these agencies regarding the dredging review process. In the event that this concept plan results in submittal of a formal development applications, such research and contact would occur.

challenges they foresee. The concept plan review 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, no motions are made, and no votes will be taken.

- **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. 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.

Key Topics

Staff has identified, and requests planning commission feedback on, the following key topics.

- **Use of PUD Zoning.** The applicant narrative suggests the use of PUD. By city code, PUD zoning may be considered when such use would result in a public benefit. What is the commission's opinion regarding PUD zoning for this concept?
- **Number of Homes/Size of Lots.** The plan contemplates construction of eight villa homes on the upland portion of the property. Does the commission have comments on the number of homes/size of lots?
- **Site Design.** Does the commission have comments on roadway access or lot configuration?
- **Other Considerations.** What other land use-related items would the commission like to comment on?

Staff Recommendation

Staff recommends the planning commission provide feedback on the key topics identified by staff and any other land use-related items that the commission deems appropriate. This discussion is intended to assist the applicant in the preparation of more detailed development plans.

Originator: Susan Thomas, AICP, Assistant City Planner
Through: Loren Gordon, AICP, City Planner

ADDITIONAL INFORMATION

Next Steps

- **Formal Application.** If the developer/applicant chooses to file a formal application, notification of the application would be mailed to area property owners. Area property owners are encouraged to view plans and provide feedback via the city's website. Through recent website updates: (1) staff can provide owners with ongoing project updates, (2) owners can "follow" projects they are particularly interested in by signing up for automatic notification of project updates; (3) owners may provide project feedback on project; and (4) and staff can review resident comments.
- **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 will review and subsequently make a recommendation to the city council on land use matters.
- **City Council Action.** Based on input from the planning commission, EDAC, 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, commissioners, applicants and other advisors. Accordingly, council members

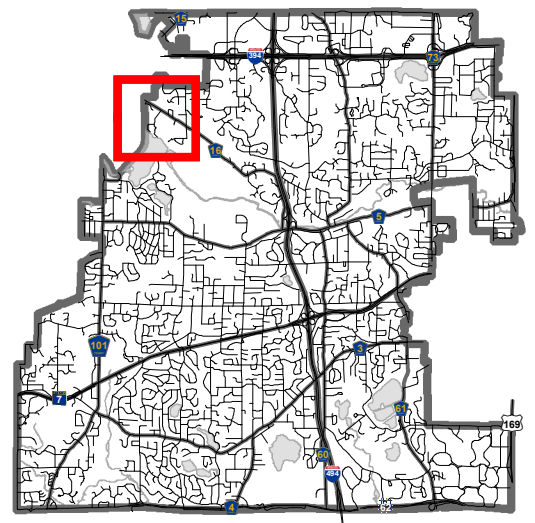
traditionally keep an open mind until all the facts are received. The council ensures that residents have an opportunity to effectively participate in the process.

- **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, property owners, 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.



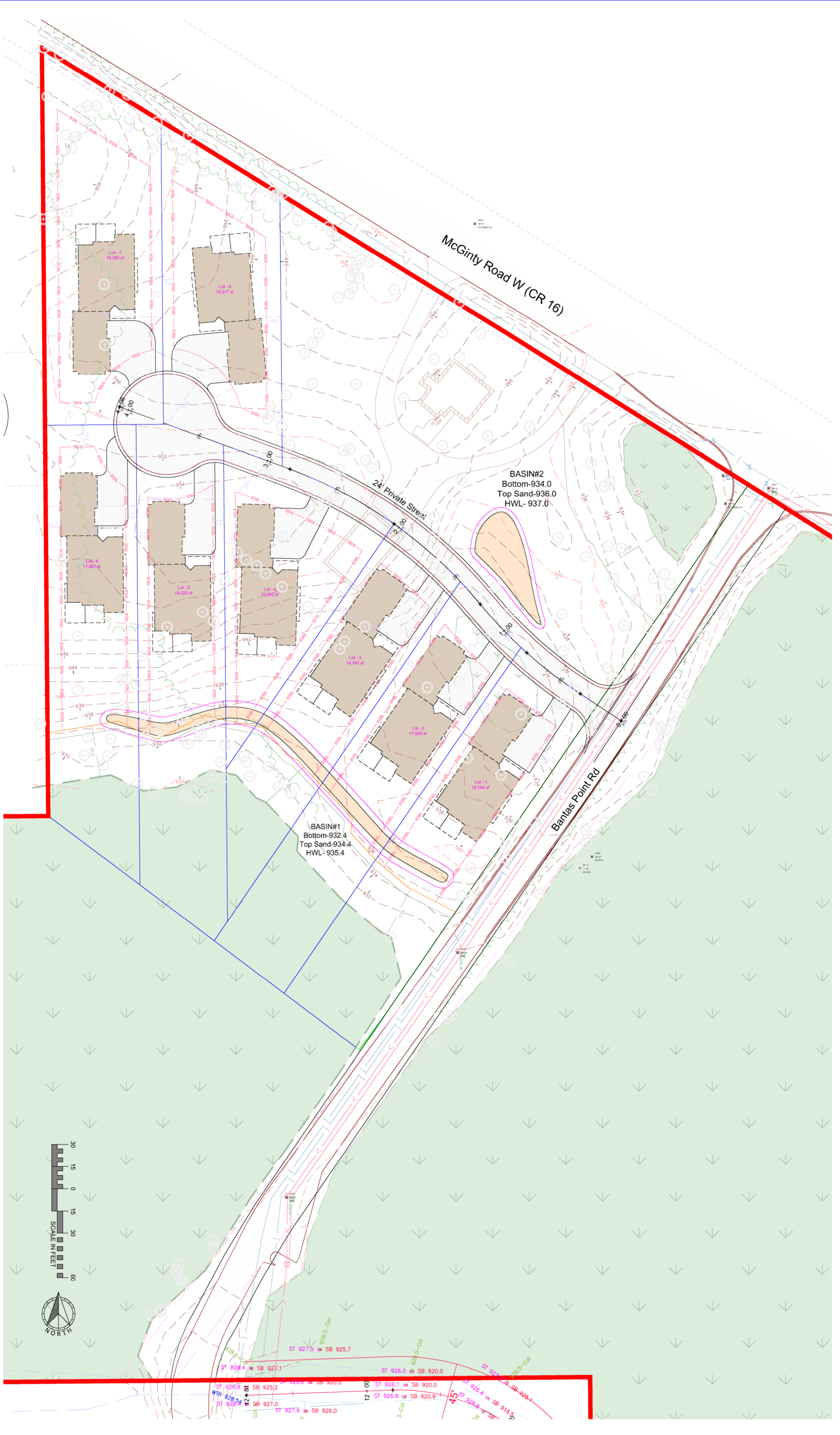
Location Map

Project: Wooddale Builders
 Address: 16509 McGinty Rd W



16509 McGinty Road Development





DRAWING NAME	NO.	BY	DATE	REVISIONS
Lot Control Plan				
DRAWN BY				
CHECKED BY				
DATE				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Name: P.E.
Date: _____ Lic. No. _____

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6900

CITY PROJECT NO. _____
MINNETONKA, MINNESOTA

CONCEPT PLAN
ICE PARCEL
WOODDALE BUILDERS

FILE NO. 9745-003



ST 926.5-Cut * SB 925.2
 ST 926.4 * SB 927.1
 ST 926.0 * SB 920.0
 ST 926.1 * SB 920.0
 ST 926.8 * SB 920.9
 ST 926.4 * SB 918.5
 ST 926.4 * SB 925.1
 ST 927.5-Cut * SB 925.7
 ST 927.5-Cut * SB 920.5
 ST 927.5-Cut * SB 920.0
 ST 927.5-Cut * SB 920.9
 ST 927.5-Cut * SB 926.0



January 14, 2021

RE: Development of 16509 McGinty, Minnetonka MN by Wooddale Builders

Team

- Woodland Builders – Steve Schwieters, Owner
- Bancor Group, Inc. – Paul Robinson, Development Consultant
- Coldwell Banker – Mike Steadman, Development and Marketing
- Sather Bergquist - Bob Molstad, Engineering and Survey

Summary

We are pleased to submit a concept plan for development of the property at 16509 McGinty Road into 8 villa homesites. We have spent a fair amount of time over the past few months looking at how best to develop the property and meet all of the various and at times conflicting codes of the City. This has included verifying the wetland areas, completing and reverifying our tree survey, meeting with the City as well as a number of neighbors to get their initial feedback. Prior to your review we are holding a neighborhood meeting on January 27 to show our plans to the neighborhood and get additional feedback.

Property

- Size – 12.85 Acres
- Net Acres – 3.9 acres (gross area minus wetlands)
- Zoning – R-1

History

This property was owned by Betty Ice. Betty lived on this property for 98 years. She saw a lot of changes and development around her during the time she lived there. Betty recently died and the property is now held in trust by a number of her family members. Betty's will requires the family to sell the property and as a result the family has been pursuing this since her death.

Proposal

Simply stated we are requesting a rezoning to PUD to develop the Ice property. We are proposing 8 villa lots averaging 16,650 sq. ft. for an overall density of 2 units per net acre 0.62 units per gross acre. We believe this meets the intent and definition of the Low-Density Residential Guiding of this property in the Comprehensive Plan. The 2040 Comprehensive Plan Low Density Residential guiding calls for 2-4 units per acre. Our proposal is on the low end of that range.

This development and its homes will be built by Wooddale Builders. Currently we are proposing custom main floor living villa homes. Generally, all will have a 1 ½ story appearance. A couple examples of the types of home we expect are shown below. These examples are located in Eden Prairie. Wooddale builders has been in business for over 45 years. We are well known in the industry for high quality custom homes. Please visit our website if you would like to learn more about us.

<https://www.wooddalebuilders.com/>



Our concept plan relies in large part on flexibilities that are made possible by using a Planned Unit Development (PUD) approach. We are proposing a PUD because it appears to be the only way to development the property and still meet the City’s tree preservation code. The tree preservation code also encourages using a PUD to meet the City’s requirements. Below is an excerpt from the City Tree Preservation Code with the sentence highlighted that refers or directs developers to use a PUD approach.

19. Tree Protection.

a) **Purpose.** *The goal of this subdivision is to preserve as much as practical Minnetonka's highly valued tree natural resources, ecosystems and viewsheds, while allowing reasonable development to take place and not interfering with how existing homeowners use their property. **This subdivision provides incentives for property owners who wish to subdivide areas that include woodlands and high priority trees to use planned unit development (PUD), which allows the flexibility to both protect woodlands and property rights.***

In addition to the tree preservation code directing us to use a PUD approach we also believe one or more of the benefits described in the PUD zoning code 300.22 section 2, also apply. We are providing a single level living product that that is in high demand and short supply in the City, and while it does not meet the City's definition of affordable this is a housing type that we believe is desirable to the City (300.22 (2) c). We are developing in an area of the City where the most significant connection and impact comes from the development within the Bantas Point Rd area which was developed at an intensity that would no longer be possible (300.22 (2) c). While we are not matching the development intensity of this area, some of the flexibilities we are requesting are not unlike what was permitted as this neighborhood development over time and are also similar to the development in Locust Hills to the west.

Our current concept preserves an area in the northeast corner of the property with the highest concentration of high priority trees. To that end there are only two homes north of our access road and 6 lots south. We are proposing a private drive to help keep the overall development footprint smaller. We chose 6 lots because that number fits on the south side of the roadway. Also, with the current access from Bantas Point as shown, even if we were to reduce the number of units on the south side the road, it would not significantly change the impact to the high priority trees. This approach allows us to make the best, most efficient use of the property while also preserving open space and high priority trees. It also allows us to keep the perimeter of the property along McGinty and Bantas Point looking very much like it does today. In addition to preserving the perimeter we plan on using the required mitigation trees to improve the buffer around the perimeter and to create a buffer between our development and Locust Hills. As we write this narrative, we continue to look for additional creative ways to develop the property. However, before we spend a more time and energy, we want to get some initial feedback from the Planning Commission and Council so we can better understand the goals of the City and in turn the flexibilities you are willing to consider.

PUD Flexibilities Needed

While we understand that the Concept review process is generally a big picture review, we know right now that we will likely need a number of flexibilities to best develop this property and meet the fixed threshold of not more than 35% removal of the High Priority Trees on the property. Because of this we are providing more detail than may be typical at this point to help you give us better feedback. In addition to the tree ordinance, we are also working within the wetland ordinance, storm water regulations, roadways standards, etc, which create a complicated quilt of regulation to work within and /or around, especially for a site of this size. Below is a list of the flexibilities used to create the current concept plan. We have compared our PUD request to the R-1A and R-1 zones. We think our proposed falls generally between the R-1 and R-1A zones without strict adherence to either, while keeping a net density at the low end allowed in the Comprehensive Plan for Low Density Residential Guiding.

	PUD		
	Concept Submittal	R1-A	R1
Lot Area	12,900 min – 16,000 avg	15,000	22,000
Buildable Area	3,500	2,400 (30' per side)	3,500 (30' per side)
Lot width	60'	75' 55' at ROW	110' 80' or ROW
Lot Width Lake	NA		
Lot depth	125'	125'	125'
Front	15'	35'	35'
Side	7.5'	10'	Sum 30' no less than 10'
Rear Yard	35'	30' or 20% whichever less	40' or 20% of lot depth 25' min
Corner Lot	15'	25'	25'
Max Impervious	30% of PUD Area outside of roadway	50%	No limit
FAR	NA	.24 lot area 17,500+ .22 if under	NA
Low Floor	2' above OHWL	2' above OHWL	2' above OHWL
Max Height	35'	35'	35'

Channel Access for Docking

A large portion of the property abuts a channel that provide access to Lake Minnetonka. Ideally, we would like to complete a maintenance dredge of this channel. Dredging will require approval from a number of jurisdictions, including but not limited to the Minnehaha Creek Watershed District (MCWD), the Department of Natural Resources (DNR), Lake Minnetonka Conservation District (LMCD), and could also include approvals from the City and properties abutting the channel. We are initially meeting with the property owners along the channel to get their feedback and are waiting to get feedback from the City before proceeding with a formal application.

We recently surveyed the channel and it is currently 2-3 deep when the water level is at the OHWL of 929.4. An alternative plan we are considering is to extend a dock further into the channel without dredging. This would allow us to offer lake access to our residents for boats that can function in shallower conditions, such as a fishing boat or pontoon. Any multiple docking proposal for Restricted Watercraft would need to be approved by the LMCD.

In our initial conversations with residents, we have heard a variety of opinions. Some have said they do not see any advantage to supporting any applications for lake access and, others have suggested some compromises that would make it more palatable such as having a declaration on the property limiting the size, type (e.g., no jet skis) and number of boats (so we could not exceed the number we are requesting now in the future).

Conclusion

We would like to thank you in advance for you review of our concept. We have done the best we can to understand your code without a formal City review. We think this will be a good development in the City. One that we can all be proud of. We look forward to discussing our plans with you.

MINNETONKA PLANNING COMMISSION
Feb. 4, 2021

Brief Description	Concept plan review for Bren Road Development 10701 Bren Road East
Action Requested	Discuss concept plan with the applicant. No formal action is required.

Proposal

The partnership of Aeon and Kraus Anderson companies has submitted a concept plan for the redevelopment of the property located at 10701 Bren Road East. The 1.31 acre property is currently a multi-tenant office building with associated parking. As contemplated, the project proposes:

- A 13-story, market-rate apartment building with 275-300 units.
- A six-story, affordable housing apartment building with 70-80 units.
- An above-ground, six-story parking structure with approximately 530 parking spaces.

Concept Plan Review Process

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

- **Neighborhood Meeting.** A virtual neighborhood meeting was held on Feb. 28, 2021. The meeting was attended by representatives of the applicant group, city staff, the ward councilmember, and 6 property owners from the Shady Oak Townhouses neighborhood. Questions and concerns raised by neighbors included the provision of enough parking spaces, impact on property values, recent crime activity, traffic and the large amount of development in Opus.
- **Planning Commission Concept Plan Review.** The purpose of concept plan review is to give commissioners the opportunity to identify – for the developer and city staff – what they see as the positive components of a development concept and any issues or challenges they foresee. The concept plan review 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, no motions are made, and no votes will be taken.
- **Economic Development Advisory Commission.** The economic development advisory commission (EDAC) will review the affordable housing component of the concept and any requests for financial assistance.
- **City Council Concept Plan Review.** The city council concept plan review is intended as a follow-up to the planning commission and EDAC meetings and would follow the same

format. 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.

Key Topics

Staff has identified, and requests planning commission feedback on, the following key topics:

- **Residential Use.** OPUS is designated for mixed use in the comprehensive plan. What is the commission's opinion regarding residential use of the site?
- **Site Plan.** The proposed site plan identifies building location, vehicular and pedestrian connections and some on-site amenities. Does the commission have comments on the general location and organization of these elements?
- **Building Design.** Building elevations have been provided. Does the commission have comments on the building massing and design elements?
- **Other Considerations.** What other land use-related items would the commission like to comment on?

Staff Recommendation

Staff recommends the planning commission provide feedback on the key topics identified by staff and any other land use-related items that the commission deems appropriate. This discussion is intended to assist the applicant in the preparation of more detailed development plans.

Originator: Loren Gordon, AICP, City Planner

ADDITIONAL INFORMATION

Next Steps

- **Formal Application.** If the developer/applicant chooses to file a formal application, notification of the application would be mailed to area property owners. Area property owners are encouraged to view plans and provide feedback via the city's website. Through recent website updates: (1) staff can provide owners with ongoing project updates, (2) owners can "follow" projects they are particularly interested in by signing up for automatic notification of project updates; (3) owners may provide project feedback on project; and (4) and staff can review resident comments.
- **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 will review and subsequently make a recommendation to the city council on land use matters.
- **EDAC Review.** The EDAC will review and subsequently make a recommendation to the city council on affordable housing and public finance.
- **City Council Action.** Based on input from the planning commission, EDAC, professional staff and the general public, the city council would take final action.

Roles and Responsibilities

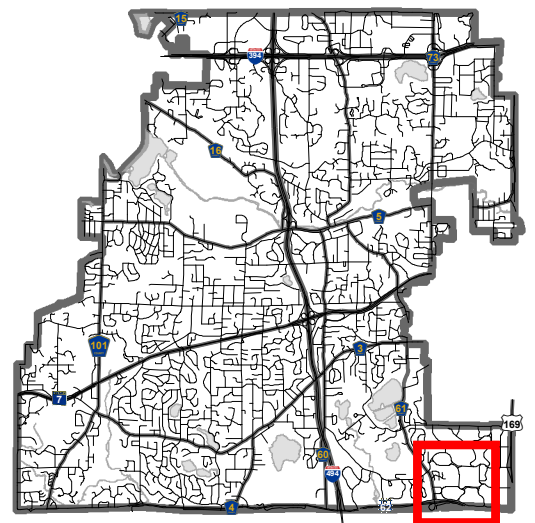
- **Applicants.** Applicants are responsible for providing clear, complete and timely information throughout the review process. They are expected to be accessible to both the city and to the public and to respect the integrity of the public process.
- **Public.** Neighbors and the general public will 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, 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, property owners, 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: Bren Road Development
 Address: 10701 Bren Road Develop





BREN ROAD DEVELOPMENT

CONCEPT PLAN REVIEW
SUBMISSION DATE: JANUARY 20, 2021



DEVELOPMENT TEAM EXPERIENCE



ABOUT KRAUS-ANDERSON DEVELOPMENT

Founded in 1897 and family owned and managed for more than 75 years, Kraus-Anderson (KA) is consistently ranked by Engineering News Record among the U.S. Top 20 Construction firms in the Midwest, providing award-winning construction and development services coast to coast. As an integrated development, construction and real estate management family of companies, we bring a long-term owner's perspective to our developments. Over the last 10 years, KA has developed and built over two million square feet in the Residential, Mixed Use/Transit-Oriented, Retail, Medical, and Office market sectors. Together, strengthening the communities we serve.



ABOUT AEON

Aeon is a mission-driven, nonprofit provider of quality apartment homes for low- and moderate-income individuals and families. Since 1986, Aeon has built, purchased or renovated 5,650 apartments and townhomes. These homes provide stability to more than 15,000 people each year. Our mission is to create and sustain quality, affordable homes that strengthen lives and communities. We pride ourselves on acting boldly to create and preserve affordable housing that people are proud to call home.



ABOUT ESG

ESG is a national leader in the planning, design and development of award-winning residences and communities throughout the US. Our architects and designers base their work on timeless design principles. These principles include the integration of pedestrian-friendly streetscapes and landscaping, proximity to mass transit, generating density, and the incorporation of sustainable-design strategies and mixed-use commercial enterprises.

PROJECT NARRATIVE

VISION STATEMENT

Through collaborative partnership, Aeon and Kraus Anderson aim to create a mixed-income community to serve residents at all economic levels in a neighborhood rich with transit opportunities and a remarkable network of recreational trails. Our new residents will enhance the experience within the Opus Park community and foster the development of a truly inclusive community centered around the light rail station.

PROJECT GOALS

- Support the objective for a mixed-use community at the Opus campus by growing the resident population and the diversity of housing options.
- Create a Transit-Oriented Development community that will provide ridership on the new light rail line.
- Enhance and support the district's natural features and integrate the site into the existing landscape of trails, specifically the Red Circle Trail.
- Provide density to support the area's existing businesses and provide additional residents to serve as a catalyst for more retail/commercial development within the Opus Park.
- Connect the Red Circle Trail from Shady Oak Road to Bren Road as per the Opus Area Placemaking + Urban Design Implementation Guide.
- Deliver a mixed-income housing product to serve a varied population of residents.
- Develop a concept for connecting the project to the green space to the north with new trails, seating areas, landscaping and an updated stormwater management approach.

PLACEMAKING AND DESIGN CONCEPT

The project's vision and design concept will align with the goals of the Opus Area Placemaking + Urban Design Implementation Guide.

- Located within the "Red Loop", the proposed development is an important part of the broader Opus Area Placemaking and Design trail system. The area is characterized by extensive natural open spaces stitched together with an exceptional network of pedestrian trails and a one-way road system.
- The proposed residential buildings will integrate into this well-established environment by giving precedence to landscape design and upgraded pedestrian connections.
 - New sidewalks will be integrated around the site to the east where it will connect to the proposed LRT station. Along the south side of the development, paths connect to both the Shady Oak Rd. trail system as well as the "Orange Loop". Designed connections within the site, and around the north and west will solidify pedestrian connections for residents and visitors of the Bren Road re-development.
- With the new Southwest Light Rail station located adjacent to the site, residents will have direct access to a transit option that will reduce dependency on automobile use.
- Visual and physical connections will be made to the existing trail system, the LRT station, adjacent longstanding businesses and new residential developments nearby.

A primary site design goal is to maximize the ground plane:

- The grounds immediately adjacent to the buildings will be highly landscaped, as there is no structured parking below ground. The landscape program will include full overstory canopy trees.
- The open space around the perimeter of the buildings will incorporate carefully designed stormwater features and native landscaping.
- Native vegetation will take precedence on the site based on the historic species located in this area.
- Hardscape areas will be thoughtfully designed and incorporate seating areas, exterior lighting and wayfinding elements.

PROJECT DESCRIPTION

An office building and surface parking exist on the site today. The proposed project consists of a 13-story market-rate apartment (North Building) with 275 to 300 dwelling units, a six-story affordable housing apartment (South Building) with approximately 70 to 80 dwelling units, and an above-grade, six-story parking structure with approximately 530 parking spaces.

Each residential building will be amenity-rich:

- The north building will include a lobby and common areas at ground level. These spaces will open onto the outdoor amenity courtyard that is visually shared between both buildings. A level 13 "sky lounge" will provide a gathering space with views toward the north and east.
- A lobby and common amenity spaces will be located at the ground level of the south building as well. The main entrance is just off Red Circle Drive, with a club room, fitness center and kid's zone nearby.
- A shared courtyard includes vehicular circulation designed to be a pedestrian friendly woonerf (shared street), for drop-off and service functions, as well as a limited number of convenience parking spaces for prospective renters and delivery vehicles. The landscape design is inspired by the naturally occurring landscapes in the Midwest region. Frozen lakes and ice bubbles, dense aspen and birch forests, wetlands and bogs, as well as the oak savannah ecosystem inspire forms and program throughout the site. By utilizing the existing topography of the site, stormwater will be captured in raingardens that will connect to the larger stormwater management system. Informal seating and grilling areas are scattered throughout the courtyard. A play berm and play forest provide in-direct play areas for children. The naturalistic, parabolic forms create interstitial connections and contiguous geometry for both the north and south buildings.
- Ample bike parking will be provided within each building in order to support and encourage bicycling.

EXTERIOR MATERIALS

The proposed materials for each building will complement each other in order to create a campus-like feel. Materials under consideration include glass, brick, metal panel, stucco, cementitious board and accent materials.

EXISTING CONDITIONS: AREA



WALK

- ON SITE TRAIL ACCESS
- 4 MIN. TO LAKE
- 5 MIN. TO OPUS LIGHTRAIL STATION
- 6 MIN. BETWEEN RED CIR DR TO SHADY OAK BUS STOP

DRIVE

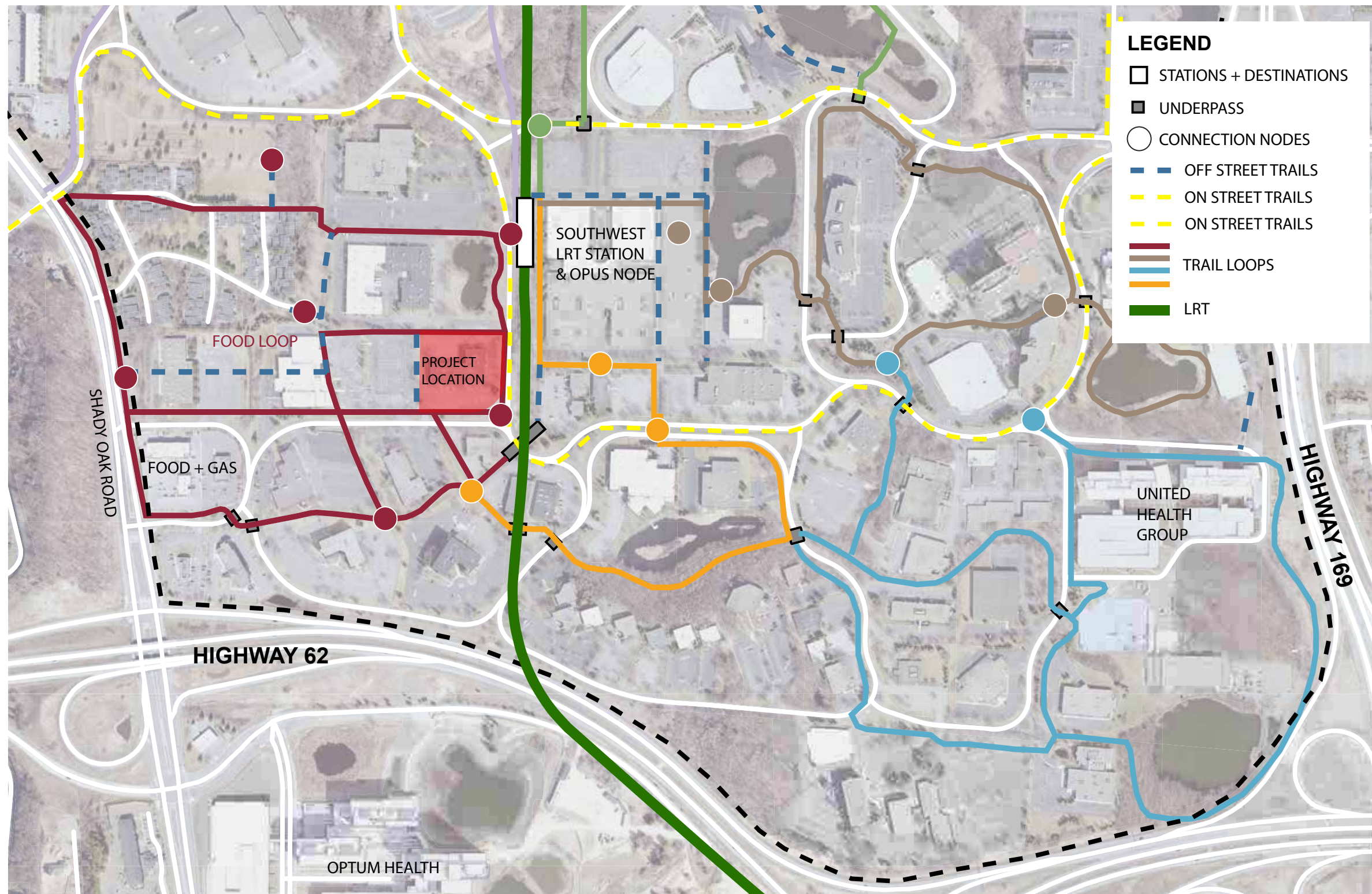
- 10 MIN. TO MEADOWBROOK GOLF COURSE
- 20 MIN. TO DOWNTOWN MINNEAPOLIS
- 22 MIN. TO MSP INTERNATIONAL AIRPORT
- 30 MIN. TO ST. PAUL

ENGAGE

- 17 NEARBY RESTAURANTS
- 3 HOTELS NEARBY
- 3 PARKS W/TRAILS THROUGH THE SITE

	MAIN ROADWAYS
	MAIN APPROACH
	SW LIGHTRAIL - GREEN LINE
	TRAIL SYSTEM + PARKS
	RETAIL/COMMERCIAL/HOTEL
	CORPORATE & EDUCATION
	RESIDENTIAL

EXISTING CONDITIONS: CONNECTIONS



EXISTING CONDITIONS: SITE



- 1 MINNETONKA TRAIL SYSTEM
- 2 EXTENDED TRAIL
- 3 TRAIL UNDERPASS
- 4 FUTURE LRT CORRIDOR TO BE COMPLETED 2023
- 5 FUTURE LRT STATION TO BE COMPLETED 2023
- 6 FUTURE EXPRESSWAY RECONSTRUCTION TO BE COMPLETED 2023



LANDSCAPE DESIGN VISIONING



LANDSCAPE DESIGN VISIONING



SITE PLAN

- A. Pool
- B. Pergola
- C. Seating/Firepits
- D. Seating/Plaza Area
- E. Bike Racks
- F. Dog Run
- G. Service
- H. Dropoff
- I. Zero-Curb Woonerf
- J. Stormwater Infiltration Landscape
- K. Lawn
- L. Pedestrian Crossing
- M. Play Berm
- N. Play Forest
- O. Slide/Play Steps/Seating
- P. Grilling/Seating/Pergola Structure
- Q. Stormwater Swale/Weirs
- R. Trail Connection
- S. Connection to Trail/LRT
- T. Trail Loop Connection



LANDSCAPE RENDERINGS



LANDSCAPE RENDERINGS



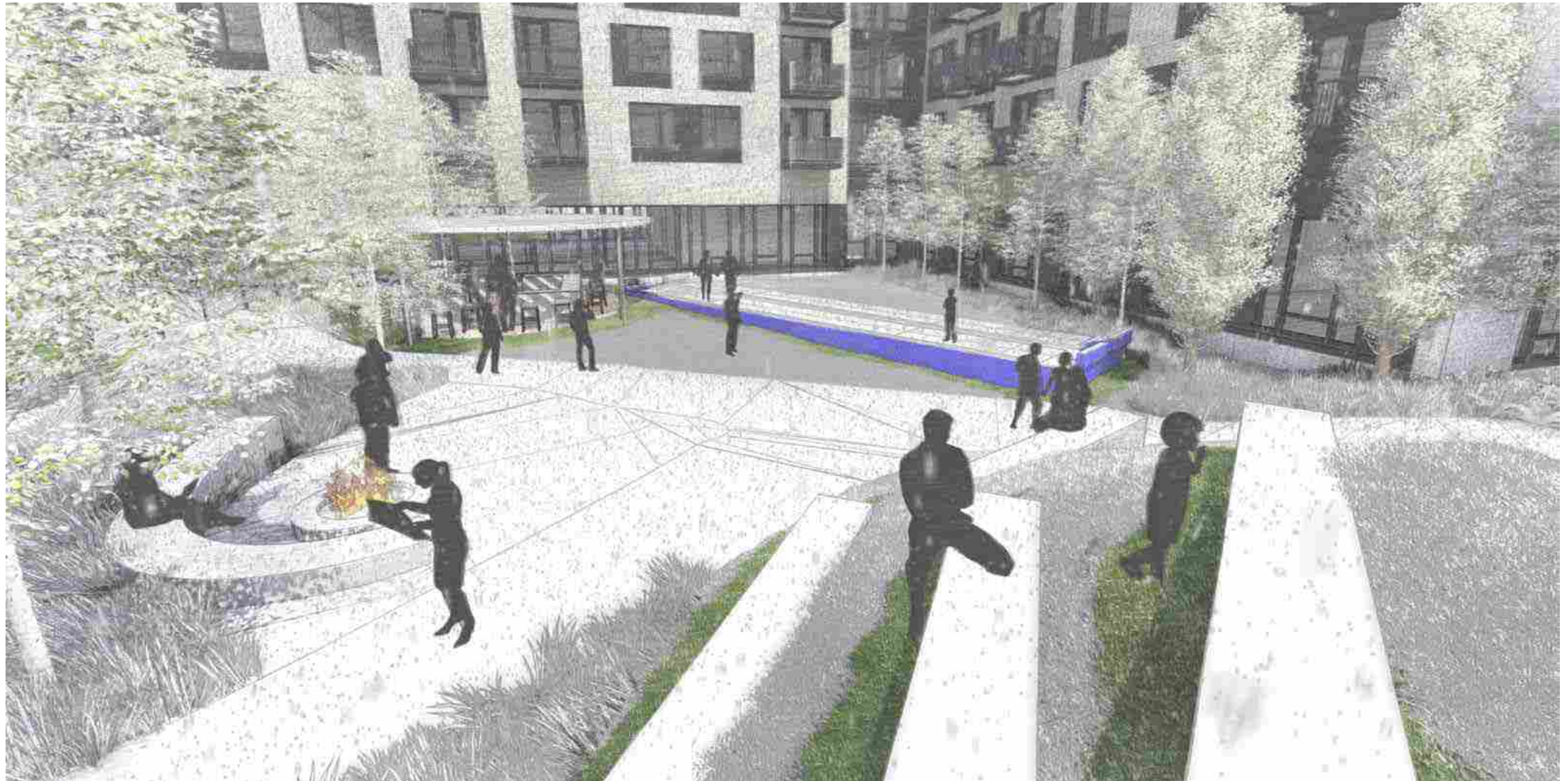
LANDSCAPE RENDERINGS



LANDSCAPE RENDERINGS



LANDSCAPE RENDERINGS



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LANDSCAPE RENDERINGS



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



Exterior materials under consideration for the North and South buildings include glass, brick, metal panel, stucco, cementitious board and similar accent materials.

BUILDING FLOOR PLANS



PROJECT METRICS

SITE:
3.16 Acres

NORTH BUILDING:
13 Stories, 280-300 units, 275,500 GSF

SOUTH BUILDING:
6 Stories, 75-100 units, 101,000 GSF

PARKING GARAGE:
6 Stories, 500-530 stalls, 185,000 GSF

Level 1

Scale: 1" = 60'-0"

BUILDING FLOOR PLANS



Typical Floor Plan

Scale: 1" = 60'-0"



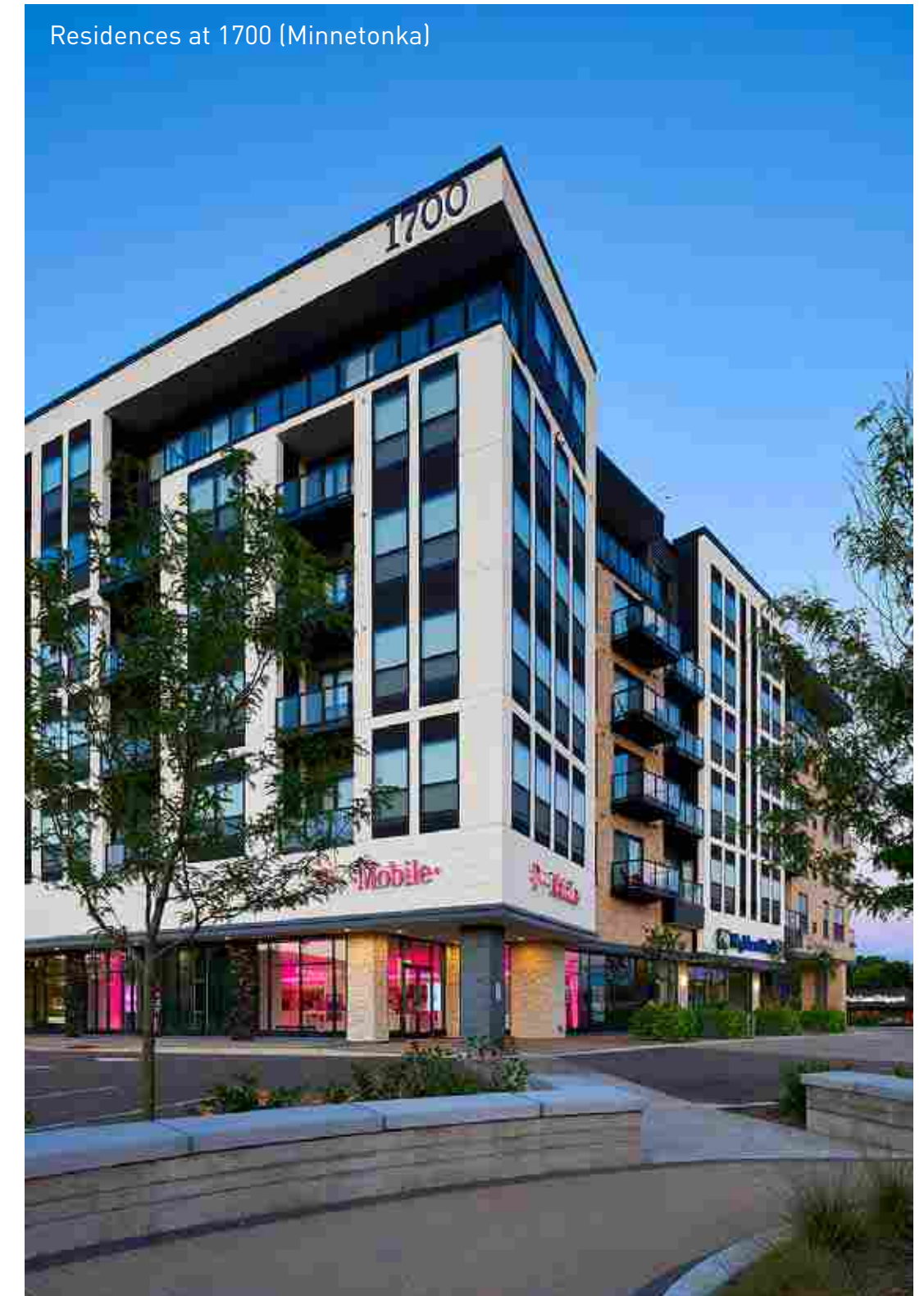
ESG LOW-RISE PRECEDENT



ESG LOW-RISE PRECEDENT: MINNETONKA



Avidor Ridgedale (Minnetonka)



Residences at 1700 (Minnetonka)



Avidor Ridgedale (Minnetonka)



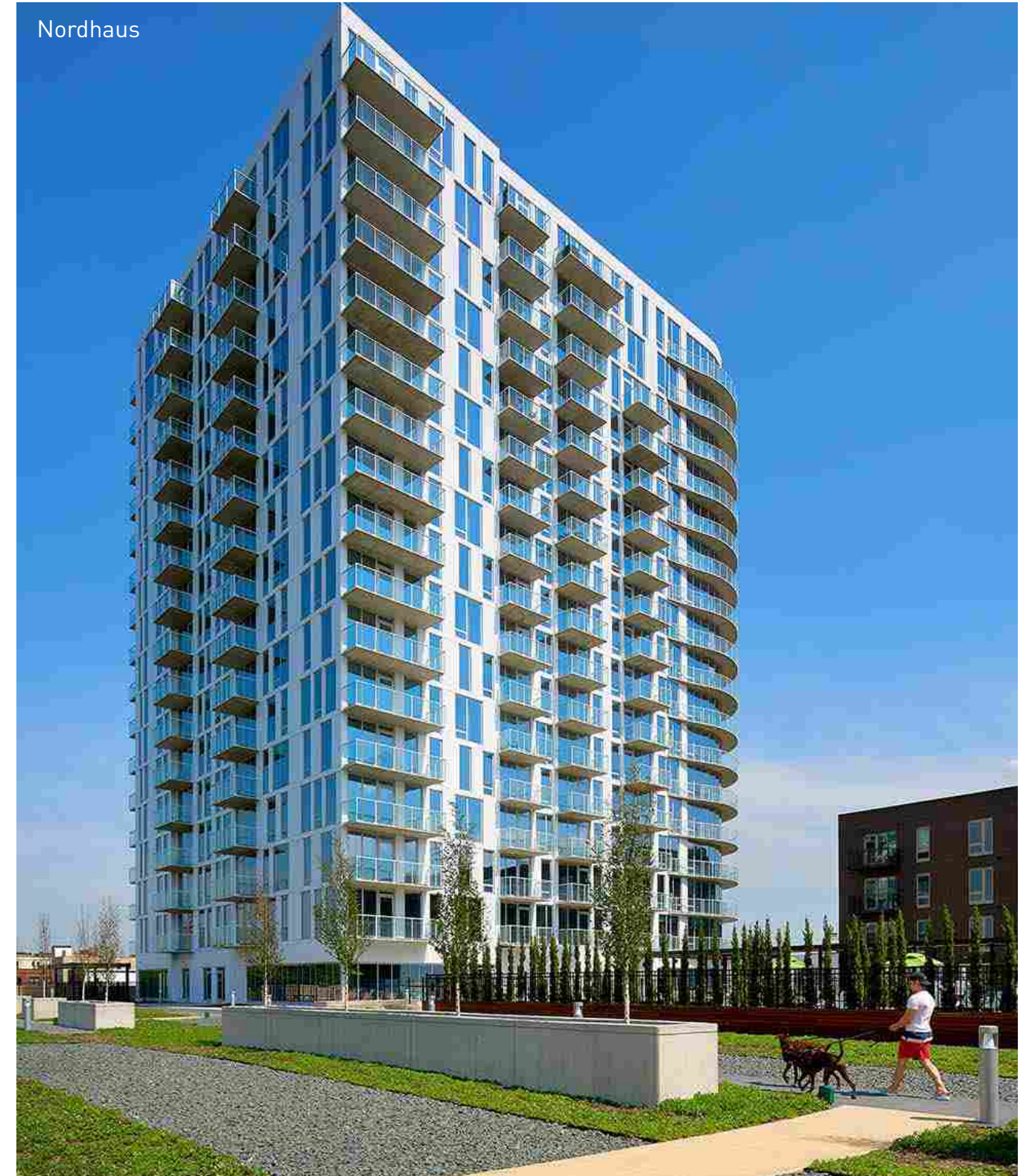
Residences at 1700 (Minnetonka)

ESG HIGH-RISE PRECEDENT

Avidor Evanston



Nordhaus



ESG & KA HIGH-RISE PRECEDENT

HQ RESIDENCES, MINNEAPOLIS



ESG & KA HIGH-RISE PRECEDENT

THE LARKING RESIDENCES, MINNEAPOLIS



SUSTAINABLE DESIGN: SITE

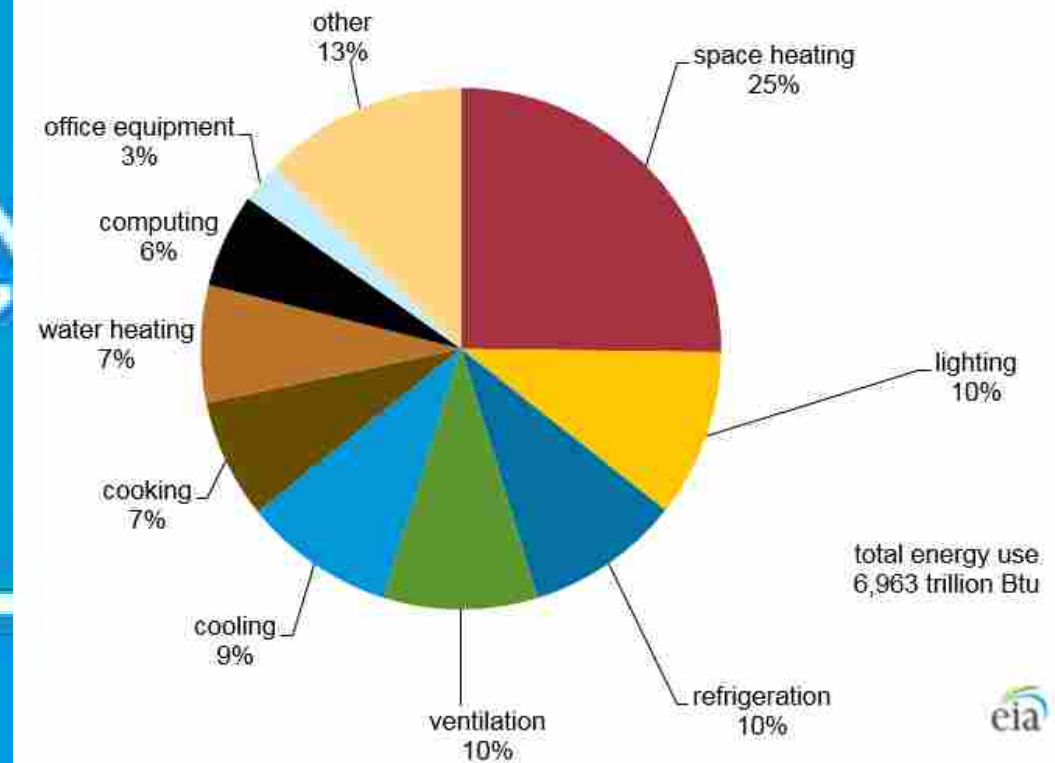
- **Access to transit** with adjacent light rail station
- Connecting to existing **bike/nature trails** and providing internal bike storage rooms
- **Stormwater management:** utilize a creative mix of surface and underground solutions integrated with the site's landscaping
- **Stormwater management solutions** under consideration: rain gardens, underground infiltration/filtration and irrigation re-use
- **Light-colored** site pavement and pavers so as to not contribute as much to the heat island effect
- **Dark sky-compliant** site lighting



SUSTAINABLE DESIGN: BUILDINGS

BUILDING EFFICIENCY & RENEWABLE ENERGY

- High R-Value building envelope — roof & walls
- High solar reflectance index (SRI) roof with SRI of 0.28 minimum
- Low-E insulated glazing
- Tightly sealed building envelope to reduce leakage and inefficiencies
- Efficient HVAC systems — explore options through the Xcel Energy EDA program
- Energy Star-rated appliances
- LED fixtures with occupancy sensors
- Electrical vehicle charging stations
- WaterSense plumbing fixtures
- Low VOC materials and paints
- Low construction waste due to panelized construction



SUSTAINABLE DESIGN: OCCUPANTS

HEALTH & WELLNESS

- Design to encourage **physical activity** with well designed and convenient stairwells and exterior pathways
- **Visual connection** to the outdoors
- **Noise mitigation** with verified acoustical sound assemblies in walls and floors
- **Clean air** with at least MERV 8 air filters
- Access to **daylight** in rooms and amenity spaces
- **Low VOC** materials and paints
- Convenient common area **hand sanitizers and hand washing** locations
- Cleaning procedures, including **daily cleaning** of entrances, common areas, corridors, restrooms and offices

