

**From:** [Laura Jester](#)  
**To:** [Jason Zimmerman](#)  
**Cc:** [Catherine Cesnik, Plymouth](#); [Karen Chandler, Barr](#)  
**Subject:** RE: Golden Valley proposed Future Land Use Map amendment  
**Date:** Tuesday, February 7, 2023 5:35:00 PM  
**Attachments:** [letter to adjacent communities - BCWMC.pdf](#)  
[Golden Valley Proposed Future Land Use Map Amendment.pdf](#)

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Hello Jason,

Thank you for the opportunity to review the proposed land use amendment in Golden Valley. BCWMC engineers and I reviewed the information and we have no comments at this time. We look forward to reviewing the redevelopment project through the BCWMC's project review process in the future.

Please let me know if you have any questions or need additional information or input.

Sincerely,

*Laura Jester*  
Administrator  
Bassett Creek Watershed Management Commission  
[Laura.jester@keystonewaters.com](mailto:Laura.jester@keystonewaters.com) ~ Phone: 952-270-1990  
[www.bassettcreekwmo.org](http://www.bassettcreekwmo.org)

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**From:** Jason Zimmerman <[JZimmerman@goldenvalleymn.gov](mailto:JZimmerman@goldenvalleymn.gov)>  
**Sent:** Monday, February 6, 2023 3:29 PM  
**To:** Laura Jester <[laura.jester@keystonewaters.com](mailto:laura.jester@keystonewaters.com)>  
**Subject:** Golden Valley proposed Future Land Use Map amendment

Laura,

As required by the Met Council, please see the attached information regarding a proposed Land Use map amendment in Golden Valley. Thank you!

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**Jason Zimmerman, AICP** | Planning Manager | City of Golden Valley  
7800 Golden Valley Road | Golden Valley, MN 55427 | : 763-593-8099  
TTY: 763-593-3968 | : [jzimmerman@goldenvalleymn.gov](mailto:jzimmerman@goldenvalleymn.gov)  
**Pronouns:** he/him/his





7800 Golden Valley Road  
Golden Valley, MN 55427

Date: February 6, 2023

To: Laura Jester, Administrator, Bassett Creek Watershed Management Commission

RE: City of Golden Valley Comprehensive Plan Amendment - Adjacent and Affected Jurisdiction Review and Comment Form

Per Minnesota Statute 473.858 Subd. 2 and the Metropolitan Council, we are distributing the proposed Amendment to the City of Golden Valley Comprehensive Plan for your review and comment. A summary of the Future Land Use Map amendment can be found attached to this document.

**The proposed amendment to the 2040 Comprehensive Plan will be presented to the City Council on March 21, 2023.**

It is respectfully requested that you review the proposed comprehensive plan amendment and send any comments or indication of no comment to Jason Zimmerman, Planning Manager, at [jzimmerman@goldenvalleymn.gov](mailto:jzimmerman@goldenvalleymn.gov) in as timely a fashion as possible.

On behalf of the City of Golden Valley, thank you in advance for your assistance and prompt response.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Zimmerman", with a stylized flourish at the end.

Jason Zimmerman  
Planning Manager

## Golden Valley Proposed Future Land Use Map Amendment

February 6, 2023

Addresses impacted:

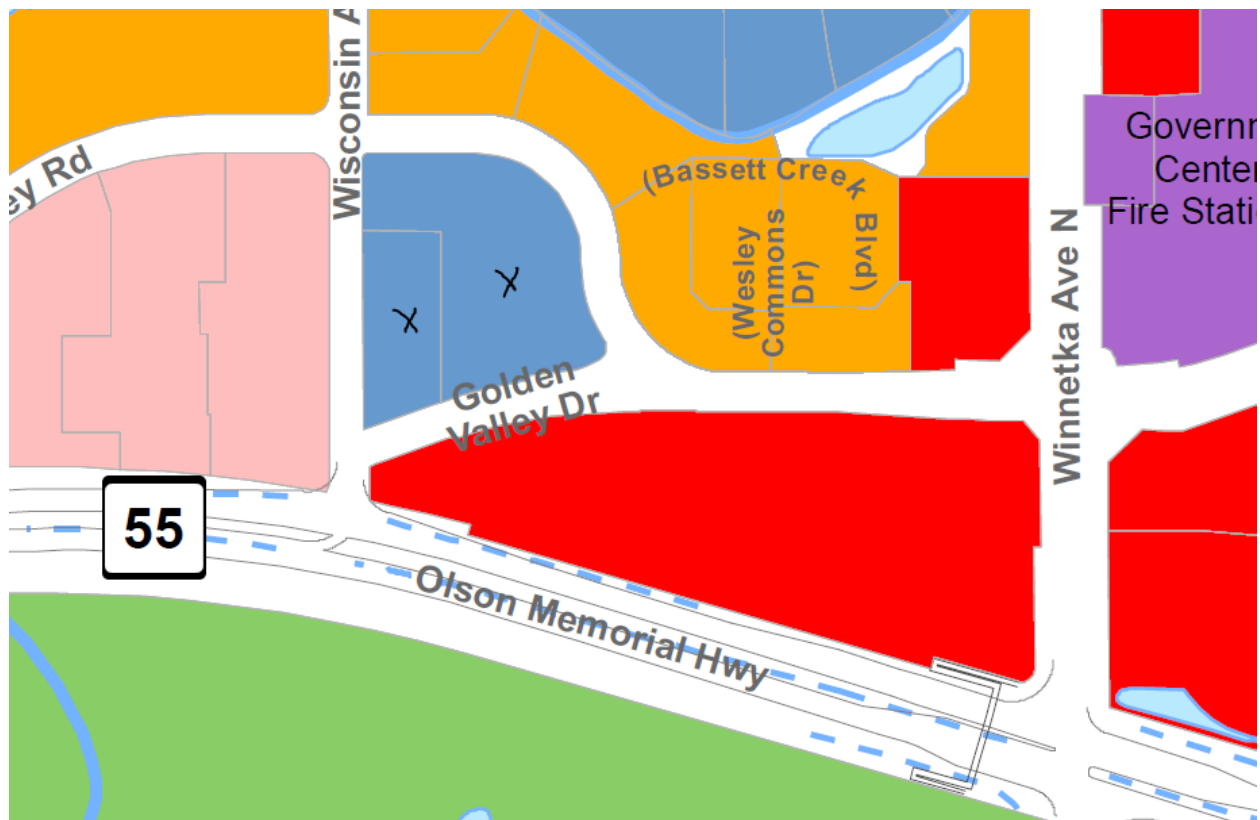
- 8200 Golden Valley Road
- 8240 Golden Valley Drive

Current land use designation:

- Neighborhood Mixed Use

Proposed land use designation:

- Community Mixed Use



**Neighborhood Mixed Use** – This category includes a mix of uses including medium-density residential (8 to 30 homes per gross acre of land area) and neighborhood-serving commercial, office, and institutional uses at a scale compatible with the surrounding neighborhood they are intended to serve, which is typically a small, moderate, or medium scale. These areas allow for both vertical and horizontal mixed use and do not require a mix of uses within every building.

**Community Mixed Use** – This category includes a mix of uses including high-density residential (20 to 100 homes per gross acres of land area), commercial, office, institutional, and light industrial uses that serve the local market area and support the community. These areas include freestanding businesses, shopping areas, employment centers, and housing that promotes community orientation and scale. Envisioned as compact urban development areas that serve as a gateway to the city and as an activity

center for the community, these areas allow for both vertical and horizontal mixed use and do not require a mix of uses within every building.

*Proposed Development*

A redevelopment project is being proposed by Sentinal Management Company which would replace the existing buildings (a Wells Fargo branch and a vacant office building) with a new, smaller, Wells Fargo branch and a multifamily building of 174 units. The project requires a change in land use, a change in zoning, and a new plat to reflect modified property lines.

*Entitlement Timeline*

Planning Commission public hearing – Monday, February 27, 6:30pm

City Council public hearing – Tuesday, March 21, 6:30pm