



# **NORTHWEST ASSOCIATED CONSULTANTS, INC.**

4150 Olson Memorial Highway, Ste. 320, Golden Valley, MN 55422  
Telephone: 763.957.1100 Website: [www.nacplanning.com](http://www.nacplanning.com)

## **MEMORANDUM**

**TO:** Mayor Faust and St. Anthony Village City Council  
Members of the Planning Commission  
Mark Casey, City Manager

**FROM:** Stephen Grittman

**DATE:** April 22, 2019

**RE:** St. Anthony Village – Walmart Site Redevelopment Workshop

**FILE NO:** 322.01

This memorandum is intended to outline the process that will apply to the City's consideration of the proposed redevelopment of the Walmart site at 3800 Silver Lake, and related adjoining parcels where applicable. The applicant will be presenting general concept plan at the upcoming workshop meeting on April 30, 2019. Following that workshop, there are a series of steps necessary to vet the proposal and consider the City's actions. It is expected that these steps will take several months.

The process, subject to ongoing amendment and change as necessary, as well as incorporating a variety of staff and public official review, is expected to include the following:

1. Initial Joint Workshop Meeting, April 30, 2019: Joint Workshop with City Council and Planning Commission. The purpose of this meeting is to familiarize the Council and Commission with the outline of the project proposal. No formal action is required at this meeting. Questions and feedback are at the discretion of the City Council. The project at this point is not subject to any formal land use application.
2. Environmental Assessment Worksheet (EAW): This is a formal process regulated by State of Minnesota Rules Section 4410, and the Environmental Quality Board (EQB). The City serves as the "Responsible Government Unit" (RGU). This process is conducted by the City, based on a proposal formulated by the developer. The process includes local review, affected agency review,

and public review, and would be expected to take at least four months, although the timeline can vary significantly.

3. Tax Increment Financing (TIF): The developer is contemplating a request for TIF assistance. This process parallels the land use application process, and is discretionary for the City.
4. Land Use Applications: There are two primary land use applications that the developer will likely seek as a part of the redevelopment process. The first is an amendment to the Planned Unit Development (PUD) approvals granted to the Silver Lake Village project in 2004. PUD is regulated by Section 152.200 of the City's Zoning Ordinance. The second is Preliminary and Final Plat.

Sketch Plan. PUD review entails consideration of a Sketch Plan review, optional for the applicant, intended to provide an opportunity for informal feedback on the project proposal. Sketch Plan review is an "incomplete application" for purposes of review timing. It includes public meetings, but does not include formal public hearings. As an optional step, the applicant may consider the upcoming Workshop meeting to serve as a sketch plan review, or may seek further sketch plan feedback at future meetings.

Preliminary Development Plan. PUD Preliminary Development Plan requires a complete formal application, including an extensive series of supporting plans documenting the full extent of the proposal. Preliminary Development Plan review includes a Public Hearing before the Planning Commission and its advisory recommendation, then consideration for approval by the City Council.

Preliminary Plat. Contemporaneously with PUD Preliminary Development Plan, the applicant may include request for a consideration of a Preliminary Plat. This is a subdivision application necessary if any changes are proposed to parcel lines, public rights of way, or similar impacts are included as an aspect of the project. A Public Hearing is held before the Planning Commission – often combined with the PUD Preliminary Development Plan hearing. The Preliminary Plat then goes on to City Council for consideration, again with the PUD.

Final Development Plan. Following City Council action on the Preliminary Development Plan, the applicant can apply for a PUD Final Development Plan. This application is intended to incorporate all of the conditions required by the City Council's Preliminary Plan review, and is processed as an amendment to Zoning District boundaries as an Ordinance. As such, a second Public Hearing is held before the Planning Commission, whose recommendation is then passed on to City Council for Final Plan PUD consideration.

Final Plat. Concurrent with the Final Development Plan, a Final Plat consistent with any requirements made of the Preliminary Plat application is presented to the City Council. No Planning Commission action is required for Final Plat consideration.

There may be additional processing requirements that arise as the project proposal is reviewed by staff and public officials. These additional steps will be posted on the City's website page devoted to this project, along with the submissions and actions on each of the processing steps cited in this memorandum.