

HOPKINS PLANNING & ZONING COMMISSION

AGENDA

Tuesday, July 22, 2025

6:30 pm

**THIS AGENDA IS SUBJECT TO CHANGE
UNTIL THE START OF THE PLANNING & ZONING COMMISSION MEETING**

- I. **CALL TO ORDER**
- II. **ADOPT AGENDA**
- III. **COMMUNITY COMMENT**
- IV. **CONSENT AGENDA**
 1. Minutes of the June 24, 2025 Planning & Zoning Commission regular meeting
- V. **PUBLIC HEARINGS**
- VI. **OLD BUSINESS**
- VII. **NEW BUSINESS**
 1. Review of Concept Plan for Lot 800 (102 10th Avenue North)
- VIII. **ANNOUNCEMENTS**
- IX. **ADJOURN**

**HOPKINS PLANNING & ZONING COMMISSION
REGULAR MEETING PROCEEDINGS
TUESDAY, JUNE 24, 2025**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins Planning & Zoning Commission was held on Tuesday, June 24, 2025 at 6:30 p.m. in the Council Chambers at Hopkins City Hall, 1010 1st Street South.

Vice-Chairperson Miller called the meeting to order with Commission Members Montgomery, Ilstrup and Wright attending. Chairperson Terrill and Commissioner Fauchald were absent. Also present was City Planner Krzos, Sustainability Specialist Larson and City Engineer Klingbeil.

ADOPT AGENDA

Motion by Ilstrup. **Second** by Montgomery.

Motion Adopt Agenda as amended.

Ayes: Miller, Montgomery, Wright, Ilstrup

Nays: None. **Absent:** Terrill, Fauchald. **Motion carried.**

COMMUNITY COMMENT

None.

CONSENT AGENDA

Motion by Wright. **Second** by Ilstrup.

Motion Approve the Consent Agenda

1. Minutes of the May 27, 2025 Planning & Zoning Commission regular meeting.

Ayes: Miller, Montgomery, Wright, Ilstrup

Nays: None. **Absent:** Terrill, Fauchald. **Motion carried.**

PUBLIC HEARINGS

None.

OLD BUSINESS

None.

NEW BUSINESS

1. Continued Comprehensive Plan Implementation Status Update – Natural Environment

City Planner Krzos provided an educational overview and status update regarding the implementation of the Comprehensive Plan focusing on the Natural Environment section of the plan.

2. Review of Draft Climate Action and Resilience Plan

Sustainability Specialist Larson presented the draft Climate Action and Resilience Plan for Planning & Zoning Commission discussion and feedback.

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3. Election of Planning & Zoning Commission Officers for 2025-2026

City Planner Krzos introduced the annual nomination and election process of Planning & Zoning Commission Officers for 2025-2026. The newly elected Officers will take their positions at the July 22 Planning & Zoning Commission meeting.

Vice-Chairperson Miller asked the Commission for nominations for the position of Chairperson. Commissioner Ilstrup nominated current Chairperson Terrill. There were no other nominations.

Motion by Ilstrup. **Second** by Montgomery.

Motion Close nominations for Chairperson.

Ayes: Miller, Montgomery, Wright, Ilstrup

Nays: None. Absent: Terrill, Fauchald. Motion carried.

Motion by Miller. **Second** by Wright.

Motion Elect Commissioner Terrill by unanimous consent to the position of Chairperson.

Ayes: Miller, Montgomery, Wright, Ilstrup

Nays: None. Absent: Terrill, Fauchald. Motion carried.

Vice-Chairperson Miller asked the Commission for nominations for the position of Vice-Chairperson. Commissioner Ilstrup nominated Commissioner Miller for the position of Vice-Chairperson.

Motion by Montgomery. **Second** by Ilstrup.

Motion Close nominations for Vice-Chairperson.

Ayes: Miller, Montgomery, Wright, Ilstrup

Nays: None. Absent: Terrill, Fauchald. Motion carried.

Motion by Miller. **Second** by Ilstrup.

Motion Elect Commissioner Miller by unanimous consent to the position of Vice-Chairperson.

Ayes: Miller, Montgomery, Wright, Ilstrup

Nays: None. Absent: Terrill, Fauchald. Motion carried.

**HOPKINS PLANNING & ZONING COMMISSION
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TUESDAY, JUNE 24, 2025**

4. Recognition of Outgoing Planning & Zoning Commission Members Wright and Fauchald

Motion by Miller. **Second** by Montgomery.

Motion Approve Planning & Zoning Resolution 2025-05, which recognizes Travis Fauchald and thanks him for his service.

Ayes: Miller, Montgomery, Wright, Ilstrup

Nays: None. Absent: Terrill, Fauchald. Motion carried.

Motion by Miller. **Second** by Ilstrup.

Motion Approve Planning & Zoning Resolution 2025-06, which recognizes Andrew Wright and thanks him for his service.

Ayes: Miller, Montgomery, Wright, Ilstrup

Nays: None. Absent: Terrill, Fauchald. Motion carried.

ANNOUNCEMENTS

City Planner Krzos updated the Commission on past projects and upcoming agenda items.

City Engineer Klingbeil shared a status update on construction of the SWLRT Green Line extension maintenance facility in Hopkins, and the future 17th Avenue North street reconstruction.

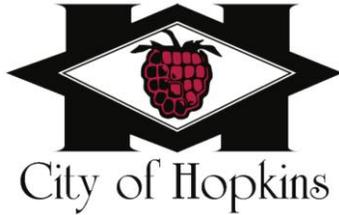
ADJOURNMENT

There being no further business to come before the Planning & Zoning Commission and upon a motion by Ilstrup, second by Wright, the meeting was unanimously adjourned at 7:32 p.m.

Respectfully Submitted,

Courtney Pearsall

Courtney Pearsall, Administrative Assistant



P&Z Report 2025-06

To: Planning and Zoning Commission Members
 From: Ryan Krzos, City Planner
 Date: July 22, 2025
 Subject: Review of Concept Plan for Lot 800 (102 10th Ave N)

REQUEST

Kaleidoscope - Brighter Living LLC requests concept plan review for a proposed townhome development at Lot 800 (102 10th Ave N). The concept proposes four buildings containing 14 for-sale row home units. Additionally, one accessory building with 14 covered parking stalls (14 additional surface stalls on a proposed driveway).

RECOMMENDATION

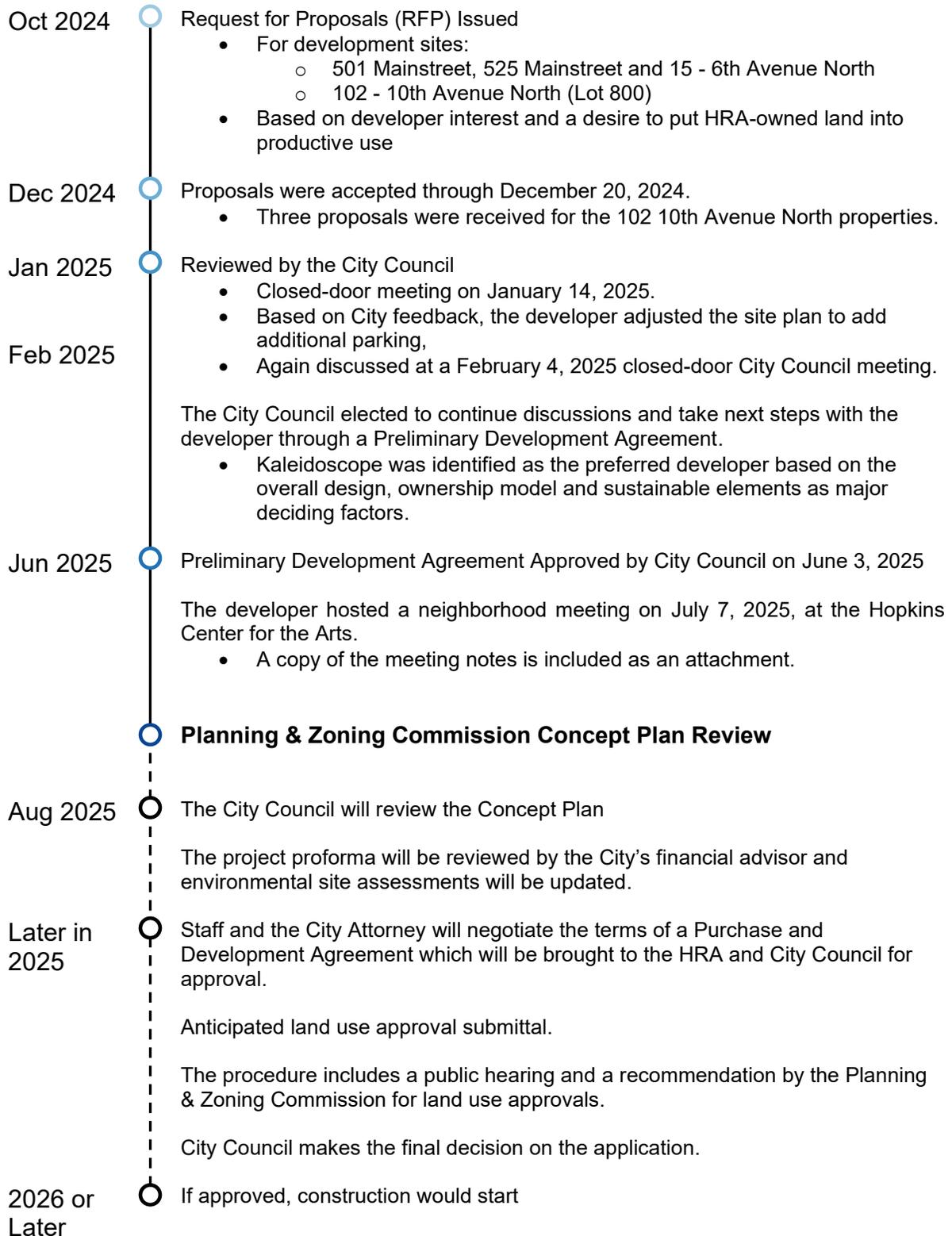
The Planning and Zoning Commission is asked to review the concept plan and provide initial comments prior to a formal land use application. The Commission may look to discuss the overall architectural design, orientation of entrances/building elements, and comment on the potential application of the Planned Unit Development form of approval. Recommendations and opinions expressed by the Commission as part of a concept plan review are for guidance only and are not to be considered binding.

ANALYSIS

Concept Overview

Address:	102 - 10th Avenue North		
Applicant/Owner:	Kaleidoscope - Brighter Living LLC, Applicant / Hopkins HRA, Property Owner		
BASE ZONE:	RX-N	EXISTING USE:	Surface Parking Lot
BUILDING TYPES ALLOWED:	General Building, Row Building, Commercial House	PROPOSED USE:	Household Living, 1 unit (x14)
BUILDING TYPE SELECTED:	Row Building	IS USE PERMITTED/ CONDITIONAL?:	Permitted
SITE AREA:	0.696 ac (30,328 sf)	DENSITY:	20 units/ac
BUILDING SIZE:	Four 2.5-story Row Home buildings	COMPREHENSIVE PLAN DESIGNATION:	Downtown Center (20-100 units/ac)

Background Timeline



Development Policy Consistency

Development Code (Zoning)

A summary of applicable zoning requirements and a cursory evaluation against determinable elements of the proposal is included [here](#). The developer should

note the identified requirements and seek to address any deficiencies where feasible.

Any remaining zoning code discrepancies may be addressed through the Planned Unit Development process. In the Planned Unit Development process the City expects to receive public benefits that meet or exceed flexibility granted from the typical standards.

The developer is expected to detail how the flexibility offered by the Planned Unit Development is offset with a higher quality design and/or meeting other City goals. Items typically considered when evaluating the use of a Planned Unit Development could include, but is not limited to:

- Public art
- Natural resource protection and storm water management
- Enhanced pedestrian and bicycle facilities
- Enhanced sustainability or livability elements
- Energy conservation and renewable energy
- Enhanced streetscape elements
- Enhanced transit facilities
- Enhanced landscaping and buffering
- Native and/or Salt-tolerant plantings
- Other suggestions from Planning & Zoning Commissioners

Comprehensive Plan

A detailed list of the applicable goals and policies of the Comprehensive Plan addressed by the concept is available [here](#). In general, the concept is responsive to the plan's vision as it relates to compact urban development in downtown Hopkins; encouragement of transit, biking and walking; building sustainability and energy efficiency; and options in housing.

Inclusionary Housing Policy

As a for-sale product, the project would not be subject to the [Inclusionary Housing Policy](#).

Sustainable Building Policy

Since the proposal does not include 20 or more units, the [sustainable building policy](#) does not apply.

Staff Comments

Staff distributed the concept plans for review and comment to other City departments, including Engineering, Public Works, Building Inspections, Fire, and Police. Below is a list of comments the developer should consider in moving forward with developing plans for the formal land use approval process.

- A utility capacity study is needed to verify the development can be served by existing water and sewer infrastructure.
- A survey of existing trees on the site is required, which is to include identification of significant and contributing trees.

- Identify a plan for servicing of refuse and recycling containers.
- Consult with Nine Mile Creek Watershed District for stormwater treatment requirements and permitting.

NEXT STEPS

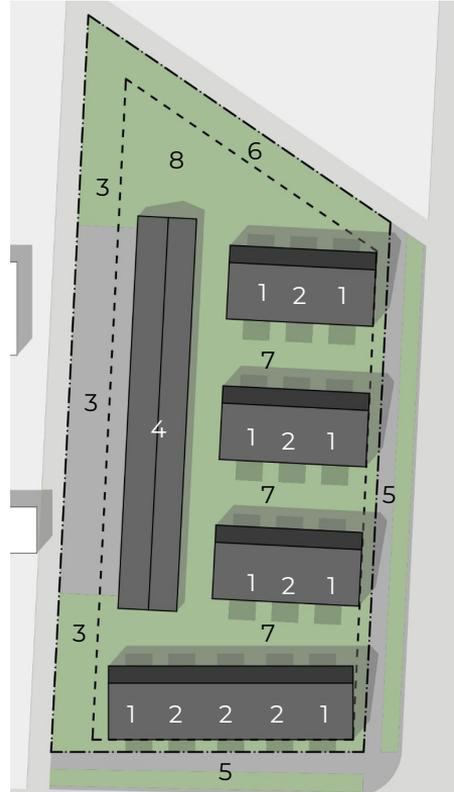
The City Council will review the Concept Plan at the August 4, 2025, meeting.

Preliminary Site Plan: 14 Neighborly Row Homes + Green Spaces

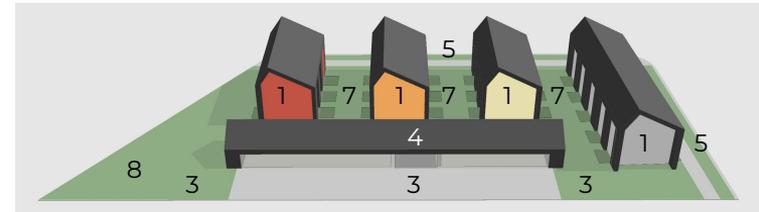
Flexibility for up to 8 Accessory Dwelling Units (ADUs)

KEY

- 1 Corner Row Home** (8 total)
with ADU Basement Option
- 2 Middle Row Home** (6 total)
- 3 20' Rear Yard Setback** at alley with
14 outdoor stalls (in front of garage stalls)
plus 8 outdoor guest and/or ADU stalls
- 4 Garage** with 14 EV stalls, covered tool share
(middle), picnic shelters (north and south),
and semipublic promenade (east)
- 5 5' Front Yard Setback** at 1st St. N. to the
south and 10th Ave. N. to the east
with native plants and trees
- 6 12' Side Yard Setback** at Lake Minnetonka
Regional Trail with native plants and trees
- 7 Semipublic Green Plaza** with emergency
vehicle access (center) and rainwater /
pollinator gardens (between Row Homes)
and Private yards / gardens at Row Homes
- 8 Public Pocket Park** / playground



Aerial Diagram from 10th Ave. N. looking west



Aerial Diagram from Alley looking east

Preliminary Basement Plans: Flexibility for storage, recreation, additional bedrooms, or an Accessory Dwelling Unit (ADU)

KEY

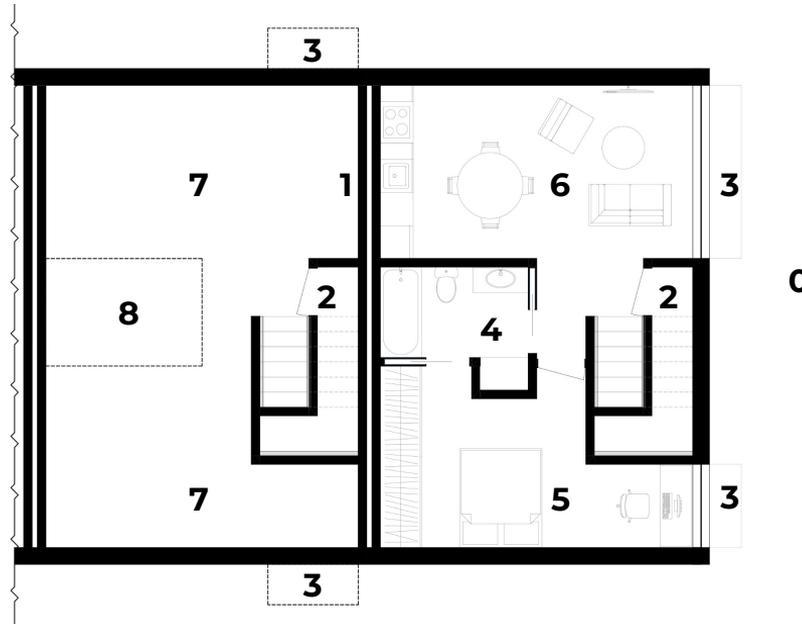
- 0 10th Ave N. (Right of Way above)
- 1 Party wall
- 2 Mechanical below stair
- 3 Egress Window Well

ADU Option

- 4 Bath / Laundry
- 5 Sleeping / Study
- 6 Kitchen / Dining / Living

Open Plan Option

- 7 Recreation / Storage throughout with future bedroom (up to 2)
- 8 Future Bathroom (Roughed-in Plumbed)



Middle Row Home
Open Plan Option

Corner Row Home (Mirrored at West)
ADU Option (Corner Row Homes)

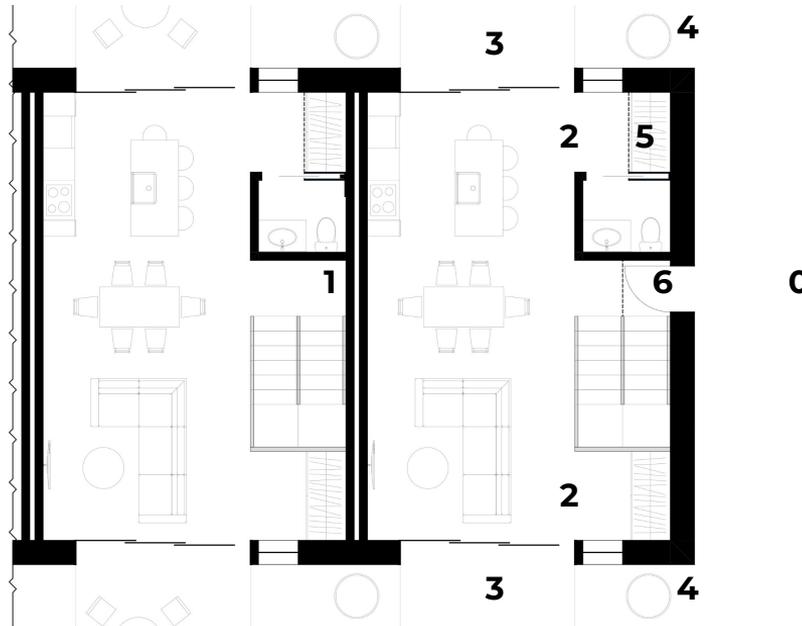
Preliminary Ground Floor Plans: Familial functionality focused on connecting to the greater community and outdoors

KEY

- 0** 10th Ave N. (Right of Way)
- 1** Party wall
- 2** Entry with closet / gear storage
- 3** Patio (ADA accessible) with sliding glass doors
- 4** Rainwater collection at landscaping
- 5** Future Elevator (dashed)
Roughed in framing for a Limited Use / Limited Access (LULA) lift

ADU Option*

- 6** Private Entry (wall dashed)
*Should this option not be desired the plan can be mirrored (about the party wall) to place kitchen, dining, and living along the exterior wall, thus affording additional fenestration for the home.



Middle Row Home
(Similar to Corner)

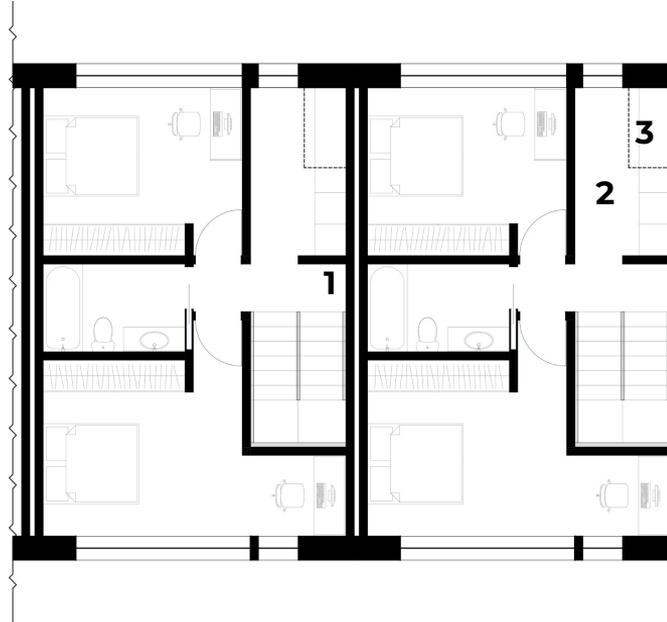
Corner Row Home (Mirrored at West)
ADU Option (Corner Row Homes)

Preliminary Second Floor Plans:

Flexibility for a changing family

KEY

- 0 10th Ave N. (Right of Way below)
- 1 Party wall
- 2 Laundry + Nursery or Office Option
- 3 Future Elevator (dashed)
Roughed in framing for a Limited Use / Limited Access (LULA) lift



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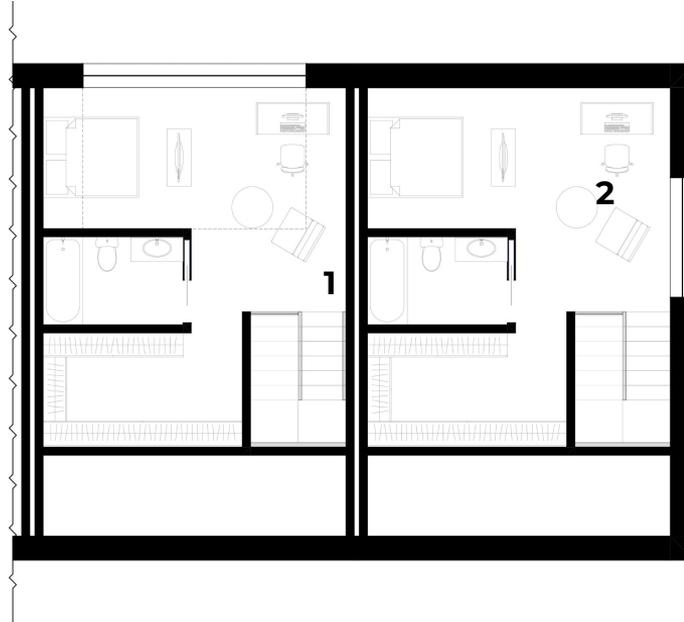


Preliminary Half Story Floor Plans:

Flexibility for a changing family

KEY

- 0** 10th Ave N. (Right of Way below)
- 1** Party wall
- 2** Bedroom Suite + Nursery or Office



Conceptual Renderings: Neighborly Row Homes + Greenspace



KALEIDOSCOPE
BRIGHTER LIVING



12.20.24

East Elevation at 10th Ave. N.



KALEIDOSCOPE
BRIGHTER LIVING



12.20.24

South Elevation at 1st St. N.



KALEIDOSCOPE
BRIGHTER LIVING



City of Hopkins

12.20.24

Intersection at 1st St. N. and 10th Ave. N.

Jul 7, 2025 | [Hopkins Community Outreach \(Jaycees Studio\)](#)

Attendees: [Jay Rajaratnam](#) [adam jonas](#)

Notes

Below are questions that were asked during the presentation:

- Questions:
 - Question about size of housing
 - Interest in layout (floors)
 - Phase of different stages of buildout of each home
 - Owner occupied
 - “Not crazy about renters”
 - HOA
 - Owners not convert to rentals
 - If this is our first project
 - Pricing of each unit
 - New road recently, will the road have to be torn up?
 - Universal design - at least a couple of units with main floor bedroom
 - “Tandem parking is going to be difficult” - due to turning radius
 - Southern street is very busy
 - Will need fencing
 - Are we buying the property from the city?
 - The proposal is a dramatic change from the historic look of Hopkins. “Colorful tool shed”
 - Will windows be looking into to each other’s units
 - Will we plant trees
 - When will “the numbers” become more solid?
 - Can buyers change the layout?
 - Is 14 units a hard number?
 - Is 14 units the maximum we can build, “heard about a 20 unit”
 - Where do you keep the bicycles
 - Will there be storage space above the garage?
 - Empty nesters will have “stuff” to store
 - What do you think in terms of timing?
 - Are we working with a local property management company?
 - Will there be enough members on the HOA board?
 - Will you have gas appliances?
 - How many solar panels? Would there be x number of panels per each unit?
 - This is taking away a parking lot. We need parking. Before we take this parking away I want the city to have a comprehensive plan for what the future of parking is.
 - Look at how Ovation solved some of their issues.
 - What is the next step? Planning commission, City council in August, Enter into purchase agreement