



(SCREENSHOT)

A 3D rendering of the proposed Kwik Trip convenience store and gas station, located on the northwest corner of Highway 169 and Minnetonka Boulevard.

Short/From page 8 completed if a formal review of the project is conducted.

At the May 28 meeting, the planning commission gave mixed reactions to the concept plan, sharing concerns about traffic

and neighborhood disruptions, as well as zoning changes.

Rezoning along Minnetonka Boulevard would have to take place, given that part of the site is already zoned B-2 (Service Commercial), while the parcels containing the

four residential homes are zoned R-1 (Single-Family Residential).

On Feb. 24, the project team hosted a neighborhood meeting to get opinions from community members in the surrounding area. Notices were mailed to 96

households and 17 people attended. Residents voiced concerns about nearby traffic impacts, neighborhood disruptions, hours of operation, effects on property values and pollution.

Schack concluded the constructive discussion

by recommending that the applicants minimize the scale of the project and connect more with local residents to assemble a concept plan that meets all parties in the middle.

“I think we would like to see something be able

to work, but it feels like it might be far off from that,” Schack said. “Particularly, I mean, the housing piece is just very hard for me when we look at what it takes for the city to produce three ... naturally occurring affordable housing units.”



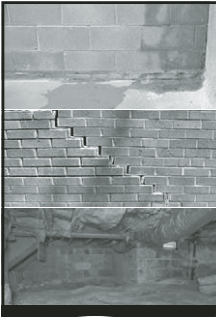
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