



January 20<sup>th</sup>, 2026 \*REVISED February 3rd, 2026

RE: 25485 Hwy 7 Development Concept Plan Project Narrative

### **Background**

The subject property at 25485 Hwy 7 Shorewood, is a 1.01 acre lot currently zoned as R-1A Residential. There was a single-family house which has been demolished.

There is a range of property types surrounding the subject lot. The property to the north was recently rezoned to a PUD with 14 single-family homes. The property to the west of Eureka Rd is a townhome development with several quadrominiums. The subject property is the leftover single-family lot that has not developed for higher density.

The city has indicated that the west property line must be adjusted so there is 60' of right-of-way along Eureka Rd. This concept plan was designed assuming the west property line was moved in line with the new property line for the development to the north.

Elliott Design Build has prepared this concept plan submittal on behalf of the property owners to rezone to a PUD and construct two triplexes.

### **Proposed Development**

The proposed development consists of two three-unit structures for a total of six units. The units are two stories, each with a 1,740 sf footprint. Each unit has a two-car garage with 2 guest parking stalls provided in front of the garage. Vehicle access would be provided off of Eureka Rd with a 25' entrance and a 30' wide drive aisle between the buildings. The proposed layout leaves a large common area in the southeast of the site which could be used as a recreation area.

The subject property would be subdivided into 6 individual lots for each unit, with common space owned and managed by an HOA. The HOA would handle ongoing maintenance of the shared space and landscaping.

The existing watermain ends around the intersection of Eureka Rd and Park Ln. This would need to be extended to provide water for the development. Sanitary sewer would also need to be installed. Stormwater would be managed by an infiltration basin in the east to capture and treat runoff in order to meet city and watershed stormwater requirements.

Healthy and significant trees were tagged and identified by Stephen Mastey, PLA on 2/3/2026. Dead, damaged, or insignificant trees were not tagged. There are currently 52 healthy and significant trees on the property mostly clustered along the north side. The site layout is designed to minimize the impact on the trees. 21 trees are currently proposed to be removed. Per zoning code no more than 8 trees per acre can be required to be replaced and this scenario meets that requirement, but more than 8 trees would be replaced to provide sufficient screening along Hwy 7 and Eureka Rd.

The site is within 1,000 ft of Lake Minnewashta so it is a shoreland protection zone. The maximum allowable impervious is calculated using the weighted average of area in the

shoreland protection zone. Maximum impervious for this site is approximately 28% assuming the west property line is adjusted. The proposed hardcover for the site is 34%. Additional impervious allowance is requested for the development.

### **Neighborhood Fit**

The lot is currently designated as low density residential in the 2040 Comprehensive Plan. The proposed rezoning would allow for medium density development which fits with the surrounding land uses, medium density townhomes to the west and a low-density PUD to the north. The goal of this development is to provide a transition between Hwy 7 and the minimal density residential homes further north along Eureka Rd.

These multi-family structures would increase the variety of housing options in the city and provide ownership opportunities at a more attainable price point. This housing type would appeal to young professionals trying to live in Shorewood and residents looking to downsize while staying in the area.

### **PUD**

The proposed development was designed to meet R-3A zoning requirements. The city has indicated that additional right-of-way may be needed along Eureka Rd and Hwy 7. Altering lot boundaries would impact setbacks, minimum lot area, and maximum impervious surface area. As the boundary line of the lot is uncertain, the development is proposing to rezone to a PUD to allow for greater flexibility in the design process.

### **Contacts**

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- Surveyor – Frank Cardarelle, RLS – Frank Cardarelle Land Surveying (952) 941-3031

We look forward to working with City staff, the planning commission, and the city council as this project moves forward.

Sincerely,



Lance Elliott, P.E.  
Civil Engineer