

**City Council
Agenda Item 14.B
Meeting of May 18, 2026**



Title: Concept plan review for the Regenold Properties at 4512 Williston Road, 4508 Williston Road, 14901 Hwy 7, and two unaddressed properties

Report from: Drew Ingvalson, Senior Planner

Submitted Through: Susan Thomas, AICP, City Planner
Julie Wischnack, FAICP, Community Development Director
Erik Nilsson, City Attorney
Mike Funk, City Manager

Presenter: Susan Thomas, AICP, City Planner

Action Requested: Provide Feedback

Form of Action: Other

Votes needed: N/A

Summary Statement

FBC Holdings LLC, on behalf of the property owner, has submitted a concept plan for the redevelopment of five lots located at the southwest corner of Williston Road and State Highway 7. The concept plan involves demolishing the three existing homes on the properties and building three new multifamily buildings. Each building would have 3-4 units. In total, 11 new units would be constructed.

Recommended Action

Provide feedback to the applicant. No formal action.

Background

Neighborhood meeting

FBC Holdings LLC hosted a neighborhood meeting at the Minnetonka Community Center on April 15th. The applicant mailed notices to 40 properties, and 21 people attended the meeting. Main themes of the attendees' questions and concerns were traffic, density, and construction impacts.

Planning commission hearing

The planning commission considered the request on April 30, 2026. The commission report, associated plans, and meeting minutes are attached. At the meeting, staff recommended that the planning commission discuss the request and consider the following questions:

1. Is there merit for a concept to proceed to a formal development review?
2. If yes, why?
3. What would make the concept better?

Audience comments: At the meeting, the planning commission opened a public hearing. Three members of the audience came forward and provided the following comments.

- Traffic: The intersection at Williston Road and Hwy 7 is already busy. There are concerns that the proposed new access and additional homes would exacerbate this issue.
- Future Development: There are concerns that the proposed development would expand in the future beyond the five properties currently being proposed.
- Stormwater: There are concerns about water runoff from construction flowing onto neighboring properties.
- Noise: There are concerns about noise generated by the increased traffic.

Commission comments: The commission discussed the concept plan and provided the following comments.

- Traffic: The commission expressed concerns about access to the proposed site. Specifically, they noted that there may be issues with access to the site off Williston Road, and a traffic study would be needed to determine whether the access shown is appropriate.
- Preservation: The commission liked the portion of the concept plan where the plan seemed to preserve a large portion of the development site by limiting development to the east side. This would preserve many trees and limit grading.
- Density: The commission found that the proposed density felt generally acceptable; however, there were concerns that setbacks and slopes may require the density to be reduced with a future formal submittal.

Housing Type: The commission noted that the townhome-style units are a needed housing type in the community and would likely do well in this location.

ATTACHMENTS:

[Project Information](#)