



EXECUTIVE SUMMARY

Community Development

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Golden Valley City Council Meeting

July 7, 2026

Agenda Item

3G. Adopt Ordinance No. 820 Approving an Amendment to Planned Unit Development No. 84 for Animal Humane Society at 845 Meadow Lane North and Resolution No. 26-051 Approving Summary Publication

Prepared By

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Summary

The Animal Humane Society (AHS) has been located in Golden Valley since the 1930s. The main building was built in the early 1960s. The City approved PUD No. 84 in 1999 when the Animal Humane Society (AHS) expanded their facilities that included a 29,000 square-foot addition and a 5,600 square-foot storage building. The proposed ordinance is for the first amendment to the original PUD. The applicant seeks approval to amend PUD No. 84 to allow demolition of the existing storage building and the construction of the new two-story veterinary clinic building on the north side of the parcel and related site work on the property. This request is considered a Major Amendment due to the demolition and construction of principal structures under the Planned Unit Development code section 113-123.(f) Major Amendments.

Planning Commission held a public hearing for the application on April 27, 2026. No one spoke at the hearing, and the Commission recommended approval of the CUP application 7-0. Since the Planning Commission meeting in April there have been revisions to the Conditions of Approval in order to properly document the various easements, vacations, utility changes, and conveyances that came up during the title review by the City Attorney. The Conditions of Approval were also divided into two timelines to allow for the project to move forward as several of the conditions are unrelated to the actual area of the project. There will be several actions on easements, conveyances, and agreements coming before the City Council tentatively in August 2026, that require City Council approval.

Policy Question: Does City Council find the Major PUD Amendment application meets all City Code requirements?

Financial or Budget Considerations

Standard application and permitting fees apply to this project.

Legal Considerations

The City's Legal Department completed title review of the property at 845 Meadow Lane North and reviewed the proposed ordinance coming before the City Council.

Equity Considerations

Planning Commission held a public hearing on this item on April 27, 2026, which gave residents an opportunity to participate in the process consistent with the Effective Governance and Management 2030 Strategic Directive. As required by ordinance, a neighborhood notice was published in the local paper and mailed to all properties within 500 feet of the site. Staff received no comments, beyond a letter of support from the Minneapolis Park Board. The attached Planned Unit Development Amendment prioritizes equitable outcomes by allowing the expansion of the Animal Humane Society animal care operations onsite, it also will allow them to reconfigure the existing site to allow for better site access and circulation for visitors. The Animal Humane Society is a major non-profit service provider in Golden Valley that provides including adoption of rescued animals, veterinary services, and training services. By allowing this development to move forward, the City can help the Humane Society prevent major service gaps that would disproportionately affect lower-income populations and ensure access to this important provider. Planned Unit Development Amendments are reviewed against City Code Section 113-123, and the proposed application meets all the requirements of a major amendment. An equitable outcome of this application is a recommendation of approval that fairly and consistently applies City Code.

Recommended Action

- Motion to adopt Ordinance No. 820 approving amendment to Planned Unit Development No. 84 for or Animal Humane Society at 845 Meadow Lane North, based on the findings in the staff report.
- Motion to adopt Resolution No. 26-051 approving summary publication of Ordinance No. 820.

Note: The summary publication resolution requires a four-fifths vote of all members of the Council for approval. The approval of amendments requires a simple majority.

Supporting Documents

- [Ordinance No. 820 - Amendment to PUD 84 - Animal Humane Society - 845 Meadow Lane North](#)
- [Resolution No. 26-051 Approving Summary Publication of Ordinance No. 820](#)
- [April 27, 2026, Planning Commission Staff Report](#)
- [April 27, 2026, Planning Commission Meeting Minutes](#)
- [Architectural Elevations and Plans](#)
- [Civil Plans](#)
- [Park Board Land Swap Map](#)
- [Narrative](#)
- [Minneapolis Parks and Recreation Letter of Support](#)