

Agenda
Planning Commission
City Of Edina, Minnesota
City Hall, Council Chambers

Wednesday, May 25, 2022
7:00 PM

**Watch the meeting on cable TV or at EdinaMN.gov/LiveMeetings or
[Facebook.com/EdinaMN](https://www.facebook.com/EdinaMN).**

To participate in Public Hearings:
Call 800-374-0221.
Enter Conference ID 7231239 .

Give the operator your name, street address and telephone number.
Press *1 on your telephone keypad when you would like to get in the queue to speak.
A City staff member will introduce you when it is your turn.

- I. Call To Order
- II. Roll Call
- III. Approval Of Meeting Agenda
- IV. Approval Of Meeting Minutes
 - A. Draft April 13, 2022 Meeting Minutes
- V. Special Recognitions And Presentations
 - A. Welcome New Commission Member- Bonnie Padilla
- VI. Community Comment

During "Community Comment," the Board/Commission will invite residents to share relevant issues or concerns. Individuals must limit their comments to three minutes. The Chair may limit the number of speakers on the same issue in the interest of time and topic. Generally speaking, items that are elsewhere on tonight's agenda may not be addressed during Community Comment. Individuals should not expect the Chair or Board/Commission Members to respond to their comments tonight. Instead, the Board/Commission might refer the matter to staff for consideration at a future meeting.

- VII. Public Hearings
 - A. B-22-07 6316 Ewing Ave. So. Front Yard setback variance request.
- VIII. Reports/Recommendations

- A. Resolution No. B-22-08 Proposed Uses for Sale of Property at 5146 Eden Avenue Complies with Comprehensive Plan

IX. Chair And Member Comments

X. Staff Comments

XI. Adjournment

The City of Edina wants all residents to be comfortable being part of the public process. If you need assistance in the way of hearing amplification, an interpreter, large-print documents or something else, please call 952-927-8861 72 hours in advance of the meeting.



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: May 25, 2022

Agenda Item #: IV.A.

To: Planning Commission

Item Type:

Minutes

From: Liz Olson, Administrative Support Specialist

Item Activity:

Subject: Draft April 13, 2022 Meeting Minutes

Action

ACTION REQUESTED:

Approve the April 13, 2022 minutes.

INTRODUCTION:

ATTACHMENTS:

Draft Minutes April 13, 2022



Minutes
City of Edina, Minnesota
Planning Commission
Edina City Hall Council Chambers
April 13, 2022

I. Call To Order

Chair Agnew called the meeting to order at 7:02 PM.

II. Roll Call

Answering the roll call were: Commissioners Miranda, Smith, Alkire, Barberot, Strauss, Bennett, Olson, and Chair Agnew. Staff Present: Cary Teague, Community Development Director, and Liz Olson, Administrative Support Specialist.

Absent from the roll call: Commissioner Olsen, Padilla, and Hayward.

III. Approval Of Meeting Agenda

Commissioner Strauss moved to approve the April 13, 2022, agenda. Commissioner Miranda seconded the motion. Motion carried unanimously.

IV. Approval Of Meeting Minutes

A. Minutes: Planning Commission, March 9, 2022

Commissioner Bennett moved to approve the March 9, 2022, meeting minutes. Commissioner Alkire seconded the motion. Motion carried unanimously.

V. Special Recognitions and Presentations

A. Welcome New Commission Members – Lori Olson, Bonnie Padilla, and Quincy Smith

Chair Agnew introduced new Commissioner Lori Olson who reviewed her history.

VI. Community Comment

None.

VII. Public Hearings

A. Site Plan Review – 4931 77th Street West

Director Teague presented the request of 4931 77th Street West for a site plan review. Staff recommends approval of the site plan, as requested subject to the findings and conditions listed in the staff report.

Staff answered Commission questions.

Appearing for the Applicant

Mr. Prince Bhakta, Vice President of Development at JR Hospitality and Mr. William Bauer, PE, Professional Engineer with SEH were at the meeting.

Public Hearing

Ms. Shelly Loberg, VP of the Edina Chamber of Commerce and Explore Edina, addressed the Commission.

Commissioner Miranda moved to close the public hearing. Commissioner Strauss seconded the motion. Motion carried unanimously.

Motion

Commissioner Strauss moved that the Planning Commission recommend approval to the City Council of the site plan review at 4931 77th Street West as outlined in the staff memo subject to the conditions and findings therein. Commissioner Alkire seconded the motion. Motion carried unanimously.

VIII. Reports/Recommendations

A. Sketch Plan Review – St. Peter’s Church Site (5421 & 5425 France Avenue)

Director Teague presented the request of St. Peter’s Church for a sketch plan review.

Staff answered Commission questions.

Appearing for the Applicant

The development team made up of Chris Dettling, AbleLight, and Mr. David Haaland, A/A, Owner, Principal Urbanworks Architecture, LLC., Mr. Mark Shockey, Pastor, St. Peter’s Edina, and Jackie Olson presented the project.

The Commission asked questions of the applicant.

The Commission reviewed the sketch plan and offered the following comments:

- Traffic on Fuller Street should not be an issue
- Excellent job of transitioning to the neighborhood’s single-family lots
- Reduced parking in the area
- Great use of existing space
- Building height is very conservative
- Dovetails perfectly with Edina’s Comprehensive Plan
- There is a need for housing for people with disabilities

- The dynamic and design would change in a community that wants to stay low-density
- The scale of the plan is too big for the place
- Too far from the way 54th and France was planned and zoned
- Would be comfortable with a plan like this further north in a place such as 44th and France or 50th and France with similar buildings
- Great idea but is not working the way it is planned
- Does not work with the existing community surrounding this project
- There is a lack of community buy-in
- Presentation was compelling and would be a good project in a different location
- Imposing three story building with a lot of people
- Does not see a graceful transition to single family housing
- Likes the vision but the plan needs to be drastically changed
- Needs to move the density along France where it needs to be
- Needs more inclusivity in the City
- There is nowhere else to build this in the City
- Beautiful project and is needed in the City
- This type of housing in the Community is needed
- Community lacks the support for this plan
- Potential for increase in crime, needs to be more community conversations around safety
- Needs more greenspace in the development

B. Sketch Plan Review – 7200 & 7250 France Avenue

Director Teague presented the request of 7200 & 7250 France Avenue for a sketch plan review.

Staff answered Commission questions.

Appearing for the Applicant

Mr. Drew Stafford, Orion Investments and Nate Enger, ESG, addressed the Commission.

The Commission asked questions of the applicant.

The Commission reviewed the sketch plan and offered the following comments:

- Great location
- Would like to see stacking with apartments above retail
- Covered parking would be preferred
- Mixed use seems like the right use in this area
- Would like to see more residential as a transition
- Likes the row houses like on the previous sketch plan
- Synergy between the two buildings is not there
- Buildings could be closer together with pedestrian passageway between instead of parking lot

- Potential for pedestrian engagement that is lacking
- Should be more retail
- Sidewalk design is great along the streets
- Too much surface parking
- Likes the idea of stacking and likes the density in this area
- Challenge to consider how this project can shape this area for years to come
- Will not work well with transit
- Big Box store is a mistake in this area

IX. Chair and Member Comments

Received.

X. Staff Comments

Received.

XI. Adjournment

Commissioner Olson moved to adjourn the April 13, 2022, Meeting of the Edina Planning Commission at 10:02 PM. Commissioner Bennett seconded the motion. Motion carried unanimously.



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: May 25, 2022

Agenda Item #: V.A.

To: Planning Commission

Item Type:

From:

Item Activity:

Subject: Welcome New Commission Member- Bonnie Padilla

ACTION REQUESTED:

INTRODUCTION:



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: May 25, 2022

Agenda Item #: VII.A.

To: Planning Commission

Item Type:

Report and Recommendation

From: Kris Aaker, Assistant Planner

Item Activity:

Subject: B-22-07 6316 Ewing Ave. So. Front Yard setback
variance request.

Action

ACTION REQUESTED:

Approve the variance as requested

INTRODUCTION:

The request is for a 4.6-foot variance to the 39.3 ft front yard setback requirement allowing a new front entry 34.7 ft from the front lot line at 6316 Ewing Ave. So.

ATTACHMENTS:

Staff Report

Site Location

Engineering Memo

Plans

Better Together Edina Comment Report



Date: May 25, 2022

To: PLANNING COMMISSION

From: Kris Aaker, Assistant City Planner

Subject: B-2-07, a 4.6 - foot side yard setback variance for an addition of a small front entry and porch at 6316 Ewing Ave.

Information / Background:

The subject property is approximately 11,025 square feet in area, consisting of a one-story home with a two-car attached garage, located on the west side of Ewing Ave. The existing one-story home was built in 1957. The applicant is proposing a front yard setback variance from the east property line to allow for relocation of the front door, expansion of an existing main floor entry and the addition of a small porch on posts. The addition to the entry will be slightly closer to the east lot line than the front of the home. The proposed addition will encroach the front yard setback by 4.6 feet which is closer than existing and allowed by averaging the front yard setbacks of the adjacent neighboring homes per requirement. The request is to allow the front entry door to move south and adjacent to the driveway with a porch addition to provide some protection from the elements when accessing cars in the driveway. The extension at the front/south corner allows for a more functional space while reducing setback from the east lot line just slightly. The project also includes a conforming addition to the back of the home for a dining area.

Surrounding Land Uses

- Northerly: Single Unit residential homes; zoned and guided low-density residential.
- Easterly: Single Unit residential homes; zoned and guided low-density residential.
- Southerly: Single Unit residential homes; zoned and guided low-density residential.
- Westerly: Single Unit residential homes; zoned and guided low-density residential.

Existing Site Features

6316 Ewing Ave. is a one-story home built in 1957. The proposed addition will include an extension of an entry and porch into the front yard. The addition will be located 34.7 feet from the south lot line

Planning

Guide Plan designation: Low-Density Residential

Zoning: R-1, Single-Dwelling District

Grading & Drainage

Proposed grading and drainage paths will remain as existing drainage paths. The Environmental Engineer has reviewed the application and submitted comments as attached in a memorandum.

Compliance Table

	City Standard	Proposed
North Side –	10 feet	5.5 feet (existing)
West Rear-	25 feet	57.2 feet
South Side–	10 feet	4.8 feet (existing)
East Front–	39.3 feet	34.7 feet*
Building Coverage	25%	20.1%

***Requires a variance**

PRIMARY ISSUES & STAFF RECOMENDATION

Primary Issues

- Is the proposed variance justified?

Minnesota Statutes and Section 36-98 of the Edina Zoning Ordinance require that the following conditions must be satisfied affirmatively. The proposed variance will:

- 1) Relieve practical difficulties that prevent a reasonable use from complying with ordinance requirements.***

The practical difficulty is that the existing average front yard setback required for the property is closer to the east side lot line than the existing home with no opportunity to allow a slight 1.5-foot expansion to the front entry. The addition will be a small point intrusion into the required front yard setback.

- 2) There are circumstances that are unique to the property, not common to every similarly zoned property, and that are not self-created?***

The existing house is oriented on the lot towards the street with a door centered on the house. The homeowner desires to move the front door south for better access to the driveway and protection from the elements. The home was built closer to the east lot line than the average front yard setback of the neighbors prohibiting the small expansion.

- 3) Will the variance alter the essential character of the neighborhood?***

Granting the variance will not alter the character of the neighborhood. The applicant is hoping to provide additional interior space in a small interior entry and a covered stoop for protection from the weather. The addition will be seamless and will look as if it were part of the original plan for the home. There are homes of similar scale in the area. The home is one-story with no change in existing massing or ridge height.

Recommended Action:

Approve a 4.6-foot side yard setback variance for the property line at 6316 Ewing Ave. So. Staff recommends approval of the variance, as requested subject to the findings listed in the staff report above, and subject to the following conditions:

- Survey dated: April 22, 2022.
- Elevations and building plans dated: April 22, 2022.
- Compliance with the conditions and comments listed in the Environmental Engineer's memo.

Deadline for a city decision: June 20, 2022.

6316 Ewing Variance request



1 in = 47 ft



The CITY of
EDINA



May 19, 2022



DATE: 5/3/2022
TO: Cary Teague – Planning Director
FROM: Zuleyka Marquez, PE – Graduate Engineer
RE: **6316 Ewing Ave - Variance Review**

The Engineering Department has reviewed the subject property for street and utility concerns, grading, stormwater, erosion and sediment control and for general adherence to the relevant ordinance sections.

This review was performed at the request of the Planning Department; a more detailed review will be performed at the time of building permit application. Plans reviewed included a proposed survey, elevations, and floor plans stamped 4/22/22.

Summary of Work

The applicant proposes the removal of an existing deck and porch and two additions for replacement. The request is for a variance to front yard setback.

Easements

The existing shed is encroaching into the drainage and utility easement. The encroachment is not approved.

Grading and Drainage

Site drains to private property and Ewing Ave S in both the existing and proposed conditions. Proposed grading should be shown on the survey for permit approval.

Stormwater Mitigation

The project proposes a decrease in impervious surface from the existing to proposed condition. City of Edina Building Policy SP-003 Category 2 standards are not triggered.

Floodplain Development

No comment.

Erosion and Sediment Control

Perimeter control should be provided.

Street and Driveway Entrance

No comment.

Public Utilities

No comment.

Miscellaneous

A watershed district permit may be required, applicant will need to verify with the district.

A well is not likely located onsite. Thus, coordination with Minnesota Department of Health will not be required.

ENGINEERING DEPARTMENT

7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392

PROPOSED ADDITIONS
AND DECK

MATCH EXISTING FLOOR
ELEVATIONS (VERIFY)

EXISTING PORCH AND
DECK TO BE REMOVED

NO SIGNIFICANT GRADING
IS REQUIRED FOR
CONSTRUCTION

BENCHMARK
TN HYD
ELEV = 888.44



- X992.5 = EXISTING SPOT ELEVATION.
X(998.0) = PROPOSED SPOT ELEVATION
..... = DIRECTION SURFACE DRAINAGE
COH = CANTILEVERED OVERHANG
OHL = OVERHEAD UTILITY LINE
GFE = GARAGE FLOOR ELEVATION
TFE = TOP OF FOUNDATION ELEVATION
LFE = LOWEST FLOOR ELEVATION

LEGAL DESCRIPTION:
LOT 5, BLK 1, EVANS ADDITION,
HENNEPIN COUNTY, MN.

ADDRESS
6316 EWING AVENUE S
EDINA, MN. 55410
PID# 29-028-24-22-0009

LOT AREA = 11025 SF/ 0.25 AC

VERIFY ALL DIMENSIONS AND
ELEVATIONS WITH HOUSE PLANS

VERIFY ALL SETBACKS WITH CITY

Frank R. Cardarelle Surveyor
6440 FLYING CLOUD DRIVE
EDEN PRAIRIE, MN 55344
952-941-3031

BUILDING
PERMIT SURVEY

LEWIS/BLACKER RESIDENCE
for 6316 EWING AVE S

PROJECT NO.
DATE
MAR 23, 2022
REVISIONS
3/29/22 SETBACKS

BOOK
PAGE
4/14/22 ADD, HC

4/14/22 ADD, HC

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED
BY ME OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY REGISTERED LAND SURVEYOR
UNDER THE LAWS OF THE STATE OF MINNESOTA.

FRANK R. CARDARELLE REG. NO. 6508

S 8°16'25" E 90.0

N 66° E 143.94

EWING AVENUE S

STRUCTURE HARDCOVER
EXISTING
HOUSE = 1721 SF
PORCH = 197 SF
DECK = 252 SF
SHED = 124 SF
TOTAL = 2294 SF/22.2%

PROPOSED
ADDITIONS = 266 SF
COVRD ENTRY = 62 SF
DECKSTP = 43 SF
TOTAL = 371 SF/3.4%

TOTAL EXISTING TO
REMAIN AND PROPOSED
= 2216 SF/20.1%

EXHIBIT A

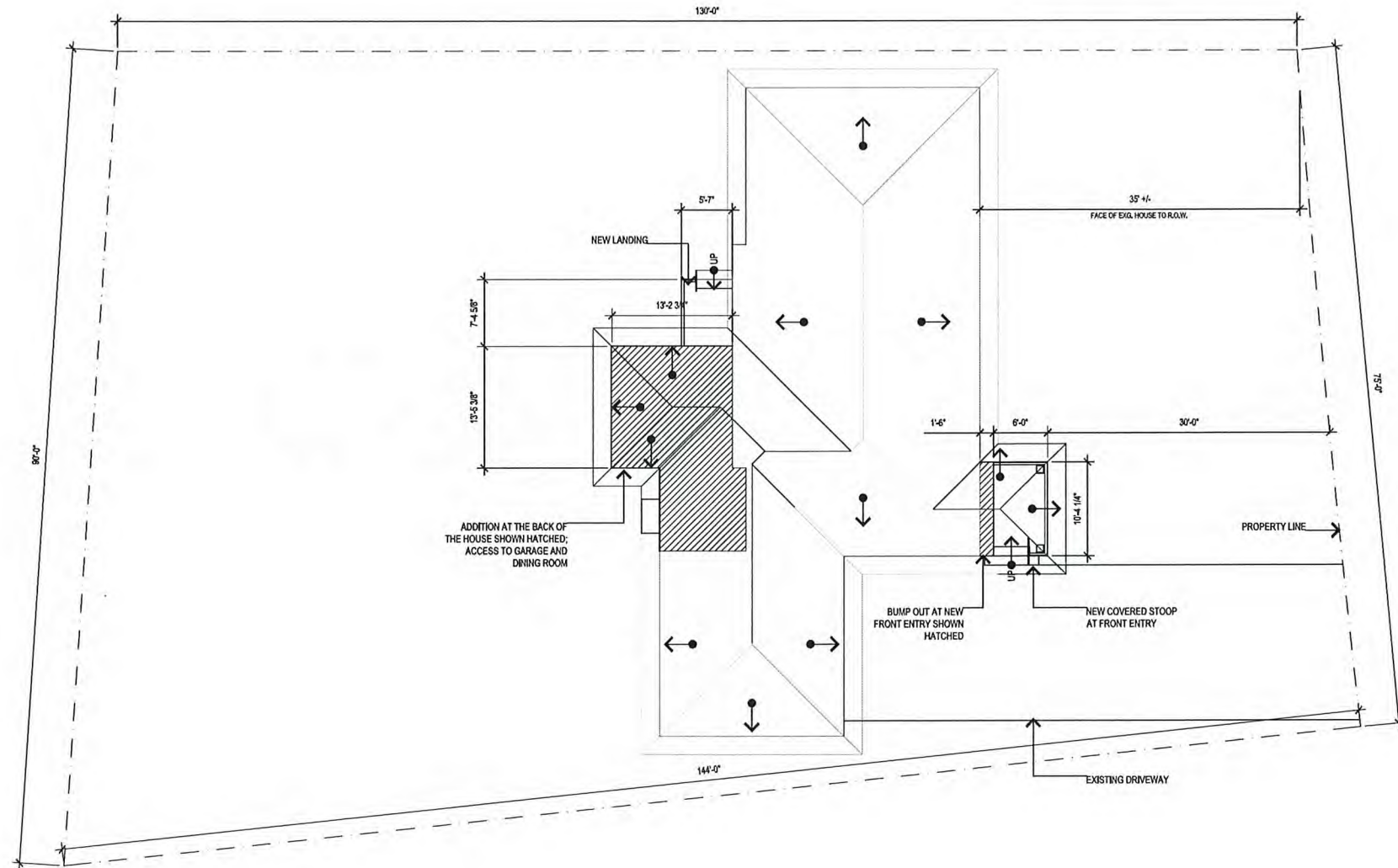
PLANNING DEPARTMENT
CITY OF EDINA
APR 22 2022



PRELIMINARY BIDDING DOCUMENTS
LEWIS-BLACKER REMODEL
6316 Ewing Avenue South
MINNEAPOLIS, MINNESOTA 55410

Date of Issue:
25 May 2022

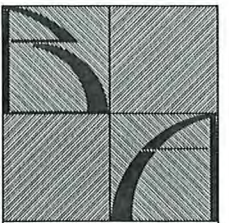
AO.1



1	Site Plan
A0.1	Scale: 1/8"=1'-0"

CITY OF EDINA

APR 22 2022



BraunArchitects

4845 York Avenue South
Minneapolis, Minnesota 55410
612.210.8048
www.BraunArchitects.com

PRELIMINARY BIDDING DOCUMENTS
LEWIS-BLACKER REMODEL
6316 Ewing Avenue South
MINNEAPOLIS, MINNESOTA 55410

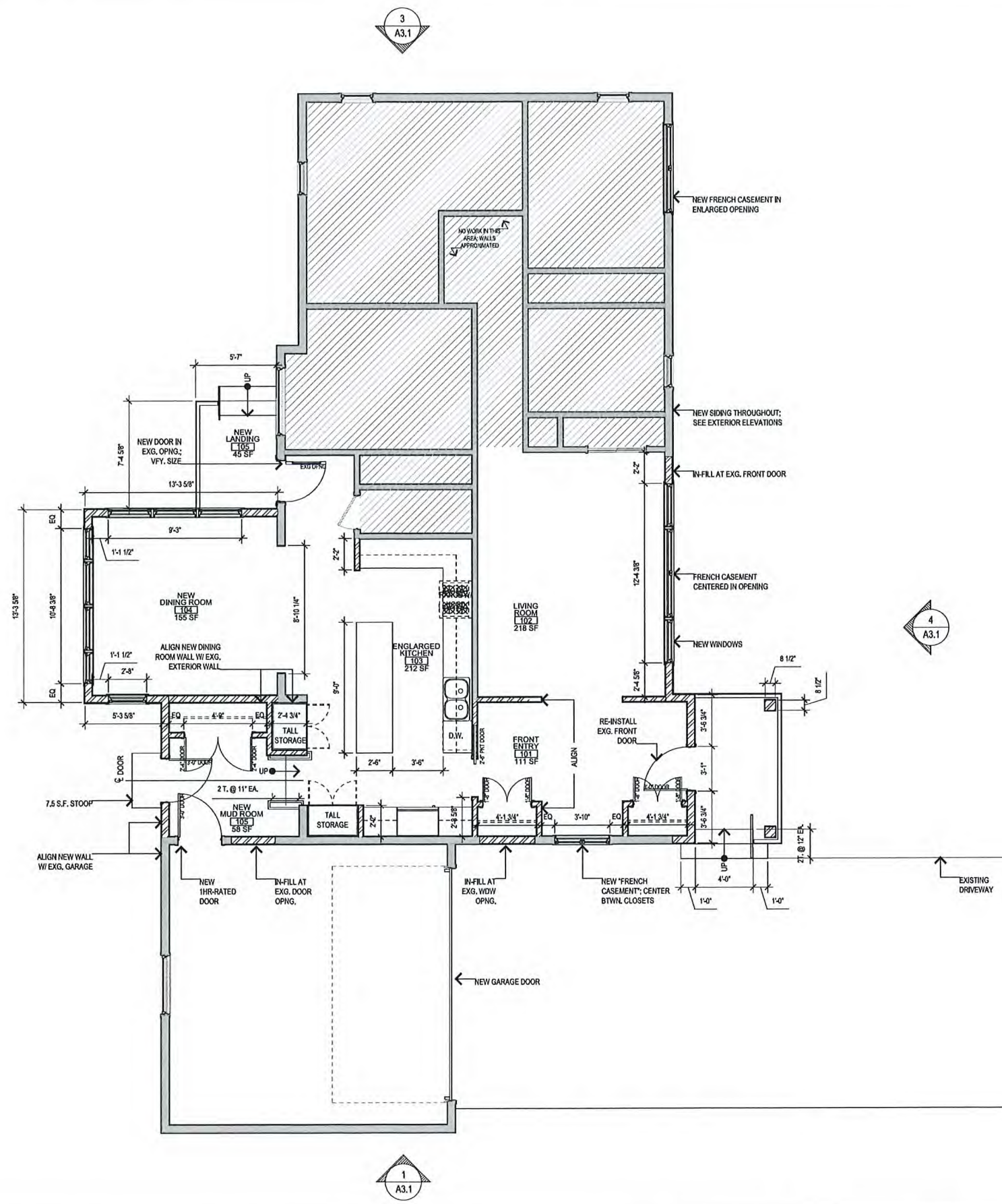
Revisions:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Print Name: Benjamin F. Braun
Signature: _____
Date: _____ License: 46811

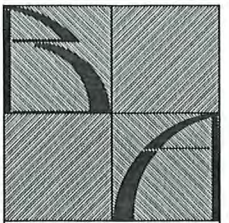
Date of Issue:
25 May 2022

A1.1



CITY OF EDINA
APR 22 2022
PLANNING DEPARTMENT

1 Main Level Floor Plan
A1.1 Scale: 1/4"=1'-0"



BraunArchitects

4845 York Avenue South
Minneapolis, Minnesota 55410
612.210.8048
www.BraunArchitects.com

PRELIMINARY BIDDING DOCUMENTS
LEWIS-BLACKER REMODEL
6316 Ewing Avenue South
MINNEAPOLIS, MINNESOTA 55410

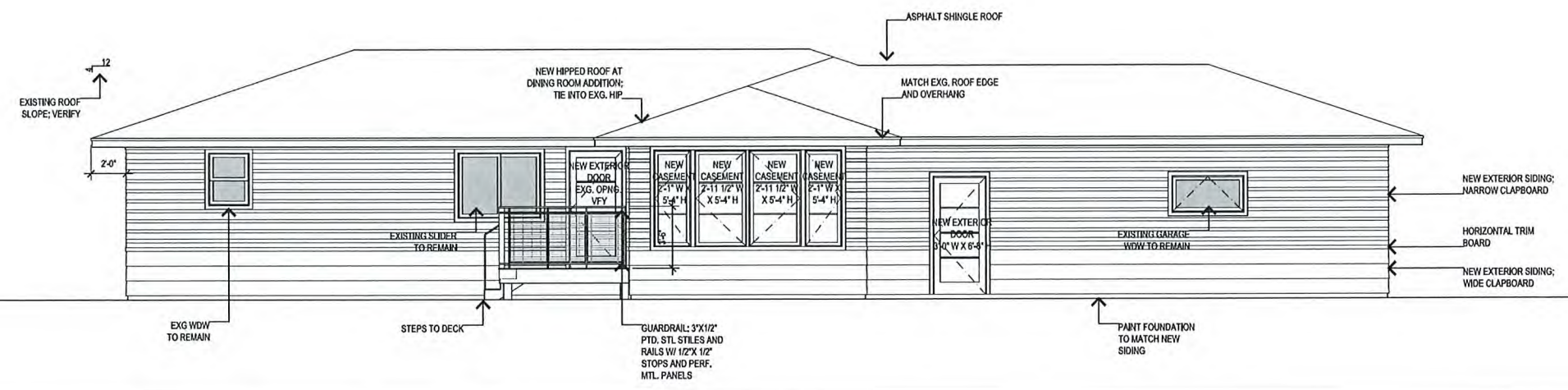
Revisions:

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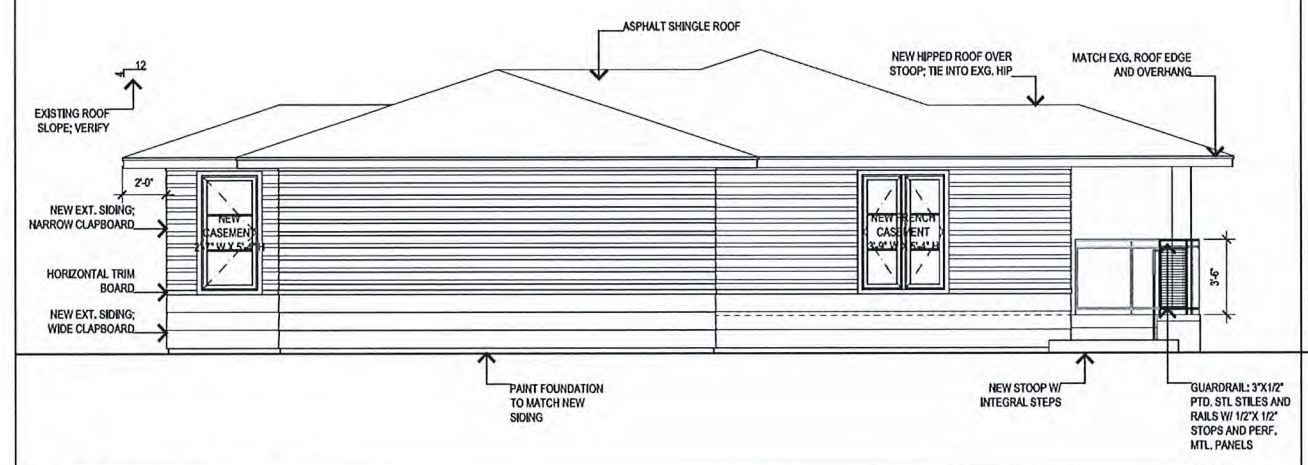
Print Name: Benjamin F. Braun
Signature: _____
Date: _____ License: 46811

Date of Issue:
25 May 2022

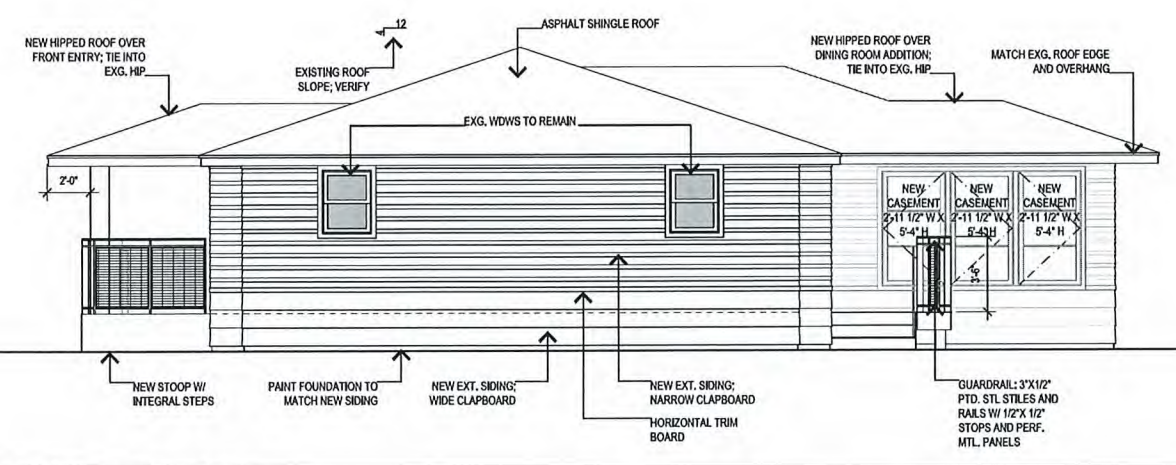
A3.1



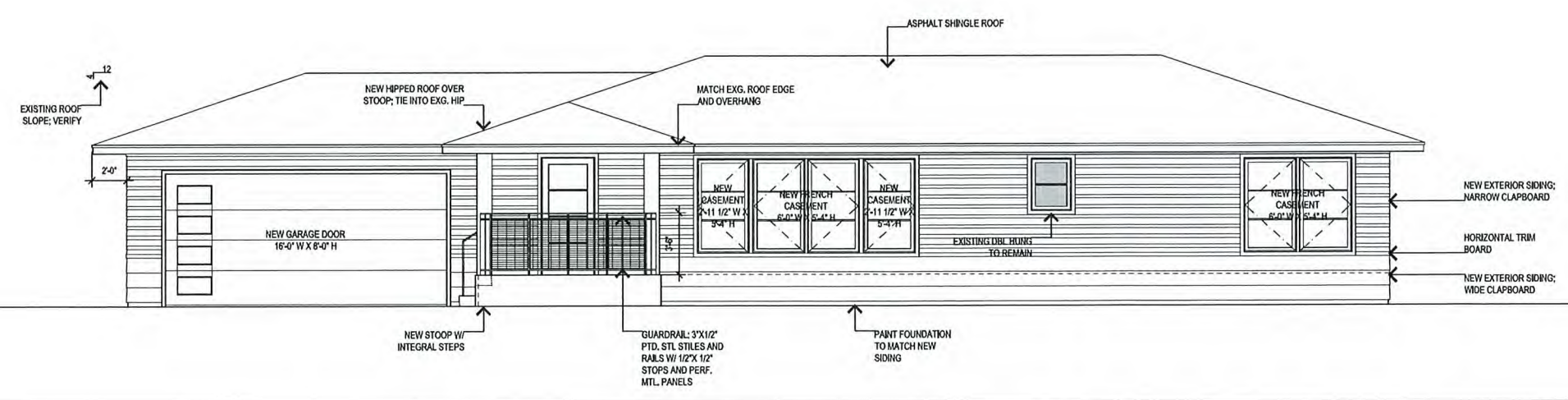
3 Exterior Elevation: West
A3.1 Scale: 1/4"=1'-0"



2 Exterior Elevation: South
A3.1 Scale: 1/4"=1'-0"



4 Exterior Elevation: North
A3.1 Scale: 1/4"=1'-0"



1 Exterior Elevation: East
A3.1 Scale: 1/4"=1'-0"

PLANNING REDESIGN/IT
APR 22 2022
CITY OF EDINA

Rendering of “Subject House” in context



6320 Ewing Avenue South

“Subject Home”: 6316 Ewing Avenue South

6320 Ewing Avenue South

Subject House: in context looking south



Subject House: in context looking north

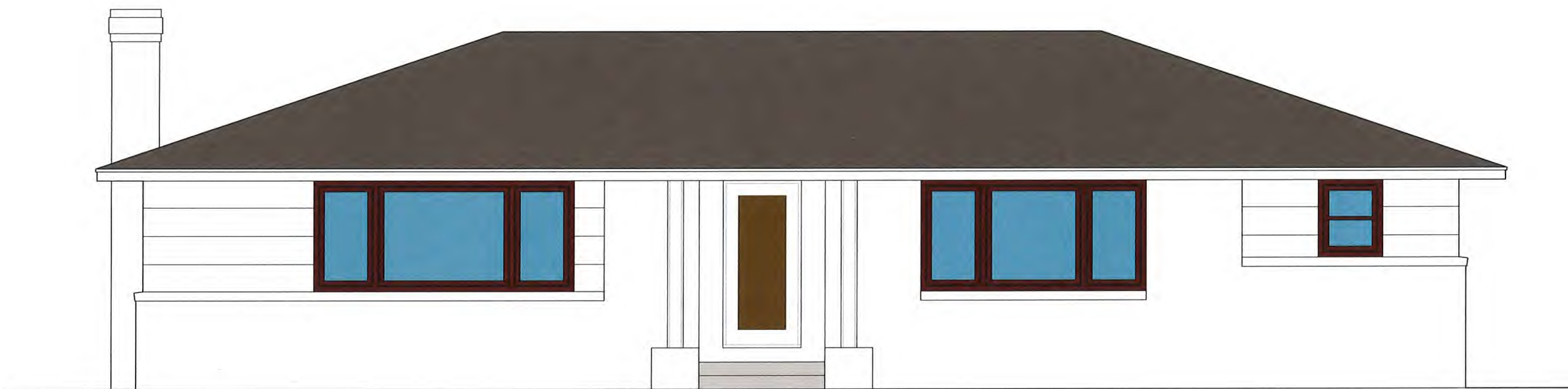


Precedents in the Neighborhood





Rendering: Subject House 6316 Ewing Avenue South



CITY OF EDINA
APR 22 2022
PLANNING DEPARTMENT

Rendering of 6320 Ewing Avenue South



PLANNING DEPARTMENT

APR 22 2022

CITY OF EDINA

Rendering: 6312 Ewing Avenue South

Survey Responses

30 January 2019 - 18 May 2022

Public Hearing Comments-6316 Ewing Ave

Better Together Edina

Project: Public Hearing: 4.6-foot front yard setback variance for a new front entry at 6316 Ewing Avenue South



VISITORS					
1					
CONTRIBUTORS			RESPONSES		
1			1		
0	0	1	0	0	1
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: Anonymous

Email: n/a

Responded At: May 16, 2022 20:51:12 pm

Last Seen: May 16, 2022 20:51:12 pm

IP Address: n/a

Q1. **First and Last Name**

Jennifer Lothert

Q2. **Address**

6320 Ewing Ave S, Edina, MN

Q3. **Comment**

I am in full support of the changes my neighbors would like to make. I feel it would be a great addition and add good curb appeal to their house.



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: May 25, 2022

Agenda Item #: VIII.A.

To: Planning Commission

Item Type:

Report and Recommendation

From: Bill Neuendorf, Economic Development Manager

Item Activity:

Subject: Resolution No. B-22-08 Proposed Uses for Sale of
Property at 5146 Eden Avenue Complies with
Comprehensive Plan

Action

ACTION REQUESTED:

Adopt Resolution No. B-22-08

INTRODUCTION:

See attached staff report.

ATTACHMENTS:

Staff Report

Resolution No. B-22-08

Site Location, Zoning, & Comp. Plan

Better Together Edina Comment Report



Date: May 27, 2022

To: Chair and Commissioners of Edina Planning Commission

From: Bill Neuendorf, Economic Development Manager

Subject: Resolution No. B-22-08 Proposed Uses in the Sale of Property at 5146 Eden Avenue Complies with Comprehensive Plan

Information / Background:

The Edina Housing and Redevelopment Authority (HRA) owns the vacant 3.3-acre property located at 5146 Eden Avenue. The site was formerly used by the Edina Public Works Department from 1962 to 2013.

The Edina HRA is considering entering into sales contracts with two private parties and seeks input from the Planning Commission regarding the potential land uses which are intended to result should these real estate transactions be successfully completed.

- United Properties has submitted a Letter of Intent to purchase 1.69 acres to be redeveloped as a multi-family housing cooperative on the southern portion of the site. Ten percent of the units would be available at affordable prices to qualified buyers. Density would be within the range identified in the Comprehensive Plan.
- Jester Concepts has submitted a Letter of Intent to purchase 0.72 acres in the middle portion of the site to be redeveloped as a multi-story restaurant with indoor and outdoor activity space.
- The northern 0.6 acres of the site is intended to be redeveloped as a public park with a pedestrian route spanning across the railroad tracks. Construction of the pedestrian sidewalk began in 2021.

After the site is under contract, the Edina HRA and prospective buyers will prepare development plans for future Rezoning and Site Plan Review by the Planning Commission and City Council in accordance with the City's standard site plan and zoning review process. No detailed plans are available at this time.

Evaluation:

The Comprehensive Plan approved August 18, 2020, includes the following provisions that are applicable to the sale of this property for redevelopment purposes:

Figure 3.12 Future Land Use indicates this property is guided for Mixed Use Center designation or equivalent. (See attached.)

Table 3.6 Future Land Use Categories includes the following description for the types of uses and general intensity of development intended for this property. The sales documents presumes that the new construction abides by these provisions. Changes to the Comprehensive Plan are not expected.

Table 3.6: Future Land Use Categories			
Categories	Description, Land Uses	Development Character and Guidelines	Density and Intensity Guidance**
MXC Mixed-Use Center Current examples: • 50th and France • Grandview	Established or emerging mixed-use districts serving areas larger than one neighborhood (and beyond city boundaries). Primary uses: Retail, office, service, multifamily residential, and institutional uses. Vertical mixed-use should be encouraged and may be required on larger sites.	Maintain existing, or create new, pedestrian and streetscape amenities. Encourage or require structured parking. Buildings may "step down" in height from intersections.	Varies by small area: Varies by small area: • 50th & France – 12-75 du/acre • Grandview – 20-100 du/acre 50%/50% estimated residential/commercial mixed-use

**For mixed use categories, estimated percentage of residential/commercial use split is included for the purposes of calculating capacity for growth. These are not binding requirements for specific development projects.

The proposed uses are consistent with the uses identified for this site in the Comprehensive Plan. As mentioned, the development of the site will require Rezoning. The Planning Commission will be required to make a recommendation to the City Council in regard to the site plan and rezoning for the development. Future applications would not include a comprehensive plan amendment, as the uses and density proposed are consistent with the Comprehensive Plan.

Staff Recommendation:

Staff recommends approval of Resolution B-22-08.



**PLANNING COMMISSION
CITY OF EDINA
HENNEPIN COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. B-22-08

SALE OF PROPERTY AT 5146 EDEN AVENUE COMPLIES WITH COMPREHENSIVE PLAN

WHEREAS, the Edina Housing and Redevelopment Authority (the “HRA”) owns the vacant 3.3 acre property (the “Property”) located at 5146 Eden Avenue and assigned PID Numbers 28-117-2131-0016, 28-117-2131-0015 and 28-117-2131-0014; and

WHEREAS, the Property was formerly occupied by the Edina Public Works Department and has been used for tax-exempt industrial-like purposes since 1962; and

WHEREAS, Property is proposed to be re-plated, rezoned and redeveloped to include a mixture of land uses including multi-family residential, restaurant and public park; and

WHEREAS, United Properties of Bloomington, MN proposes to purchase 1.69 acres at market value to develop a new multi-family housing cooperative; and

WHEREAS, Jester Concepts of Minneapolis, MN proposes to purchase 0.72 acres at market value to develop a new restaurant with indoor and outdoor dining; and

WHEREAS, the balance of the site will be retained by the HRA to create a new public park; and

WHEREAS, the HRA has approved Letters of Intent and is considering entering into Contracts for Private Development with United Properties and Jester Concepts; and

WHEREAS, Minnesota Statutes 462.356 Subd. 2 requires that the Planning Commission review the proposed sale of the property by the HRA to determine the uses are in compliance with the Comprehensive Plan; and

WHEREAS, the Property is located in an Area of Potential Change (Figure 3.11) and guided to be transitioned from its former industrial use to “Mixed Use Center” (Figure 3.12) with primary uses intended to include: “retail, office, service, multi-family residential and institutional uses” (Table 3.6).

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds that the sale of property at 5146 Eden Avenue to be used as multi-family housing and a restaurant with indoor and outdoor seating is consistent with the City’s Comprehensive Plan.

Dated: May 27, 2022

ATTEST:

Planning Commission Secretary

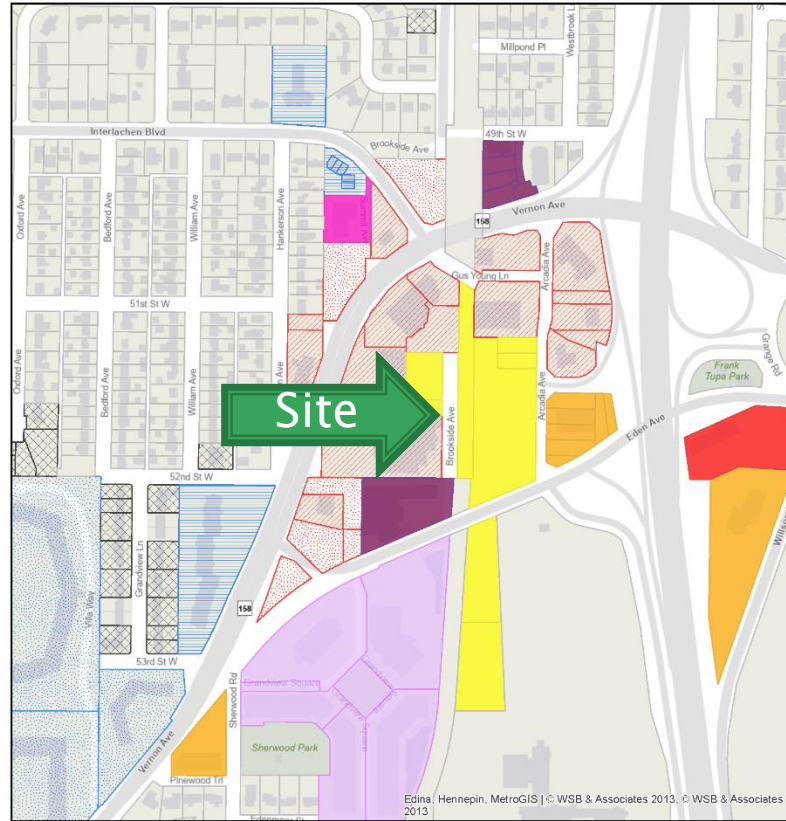
Planning Commission Chair



The CITY of
EDINA



The CITY of EDINA



Zoning – PID

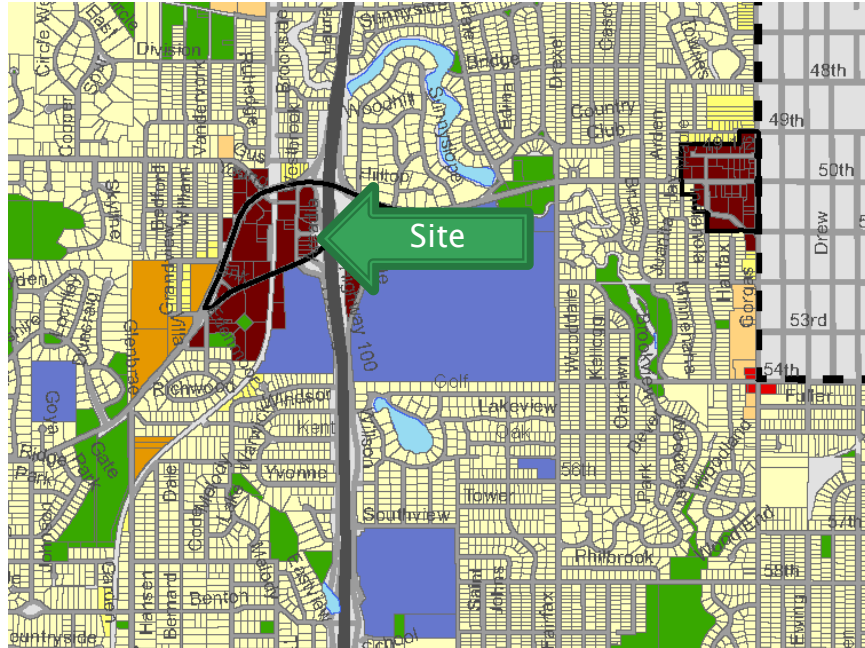


Edina 2040 Comprehensive Plan

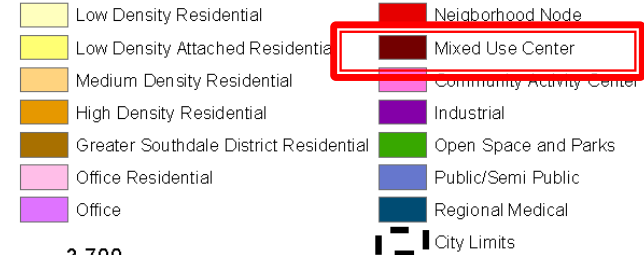
Edina, Minnesota



The CITY of
EDINA



Legend



Source: City of Edina, Hennepin County, MetCouncil, MnDOT



Survey Responses

30 January 2019 - 17 May 2022

Public Hearing Comments- Sale of Real Estate at 5146 Eden Avenue

Better Together Edina

Project: Public Hearing: Sale of Real Estate at 5146 Eden Avenue



VISITORS					
2					
CONTRIBUTORS			RESPONSES		
0			0		
0	0	0	0	0	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

No Responses