

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

**Wednesday, October 12, 2022
7:00 PM**

**Watch the meeting on cable TV or at EdinaMN.gov/LiveMeetings or
Facebook.com/EdinaMN.**

**Participate in Community Comment and Public Hearings
Call 786-496-5601**

Enter Conference Pin 6743296

**Press *1 on your telephone keypad when you would like to get in the queue to speak
An operator will introduce you when it is your turn**

- I. Call To Order
- II. Roll Call
- III. Approval Of Meeting Agenda
- IV. 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.

- V. Public Hearings
 - A. B-22-18, A 10 foot height variance for a freestanding sign at 7777 Washington Avenue S
 - B. B-22-17 a parking variance for 7429 Bush Lake Road
- VI. Reports/Recommendations
 - A. Sketch Plan Review – 4212 and 4216 Valley View Road
 - B. Status Update for Commissioners on 2022 Work Plan Progress
- VII. Chair And Member Comments
- VIII. Staff Comments

IX. 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: October 12, 2022

Agenda Item #: V.A.

To: Planning Commission

Item Type:

Report and Recommendation

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: B-22-18, A 10 foot height variance for a freestanding sign at 7777 Washington Avenue S

Action

ACTION REQUESTED:

Staff recommends approval based on the findings listed in the staff report.

INTRODUCTION:

The applicant is requesting a sign variance for the height of a freestanding sign adjacent to HWY 169. The subject property, 7777 Washington Avenue South, is located on the west side of HWY 169, east of Washington Avenue South.

The existing building is a three-story, 21,000 square foot building and is the site of The District Edina, a combination of design, remodel, furnishings show rooms.

The applicant is asking for one variance, a variance to the height of the proposed freestanding sign on the east side of the property. The proposed sign meets all other requirements of the city's sign ordinance.

ATTACHMENTS:

Staff Report

Applicant Submittal

Site Location Map

Better Together Report

Staff Presentation



Date: October 12, 2022

To: PLANNING COMMISSION

From: Emily Bodeker, Assistant City Planner

Subject: B-22-18, Sign variance for monument sign height at 7777 Washington Avenue South

Information / Background:

The applicant, Gregory Rich, is requesting a sign variance for the height of a freestanding sign adjacent to HWY 169. The subject property, 7777 Washington Avenue South, is located on the west side of HWY 169, east of Washington Avenue South.

The existing building is a three-story, 21,000 square foot building and is the site of The District Edina, a combination of design, remodel, furnishings show rooms.

The applicant is asking for one variance, a variance to the height of the proposed freestanding sign on the east side of the property. The proposed sign meets all other requirements of the city's sign ordinance.

The subject property has two street frontages and is allowed to have two freestanding signs, one along Washington Avenue South and one along HWY 169. The proposed sign is eighteen feet tall, 10 feet higher than allowed by the city's sign code.

Surrounding Land Uses

Northerly: Extra Space Storage Facility; zoned PID, Planned Industrial District, and guided Industrial
Easterly: Highway 169
Southerly: Excel Energy Substation (located outside city limits)
Westerly: Nine Mile Creek Conservation Area (located outside city limits)

Existing Site Features

The subject property, 7777 Washington Avenue South is 2.61 acres and is the site of an existing three-story building.

Planning

Guide Plan designation: Industrial
Zoning: PID, Planned Industrial District

Compliance Table Signs located in the PID District Buildings four stories or less

	Sign Standards- PID	Proposed Monument Sign
Number of Signs:	1 wall sign per building per frontage and one freestanding sign per frontage	1 monument sign adjacent to HWY 169 (proposed sign) 1 sign adjacent to Washington Ave S.
Square footage:	86 square feet total between the two signs, with no individual sign being greater than 50 square feet	50 square feet
Height:	8 feet	18 feet*
Angle of Incidence for two-sided sign	60 degrees	35-45 degrees

*Requires a variance

The proposed electronic sign will need to meet the illuminated sign requirements of the city code. The sign will not be allowed to change in color or intensity of light more than once per hour, unless it's giving the time, date, temperature, or weather information.

PRIMARY ISSUES & STAFF RECOMENDATION

Primary Issues

Is the proposed variance justified?

Yes, Staff believes the requested sign variances are justified.

Minnesota Statutes and Edina Ordinances required that the following conditions must be satisfied affirmatively to grant a variance. The proposed variance will:

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

Reasonable use does not mean that the applicant must show the land cannot be put to any reasonable use without the variance. Rather, the applicant must show that there are practical difficulties in complying with the code and that the proposed use is reasonable.

The subject property allows for signage that more fits the size and property on which it is located. The proposed monument signage that is 18 feet tall will be adjacent to HWY 169. The additional height will allow for visibility and will help with wayfinding.

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

There are circumstances that are unique to the property and are not common to similarly zoned properties. The requested height is due to the grade change from HWY 169 to the subject property. An eight-foot sign would not be visible from street frontage.

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

The proposed variance will not alter the essential character of the neighborhood. The location of the proposed sign will have limited impact to the surrounding neighborhood. The height of the proposed monument signs along HWY 169 will help with visibility.

Staff Recommendation

Approve the requested variance to allow the height of the proposed monument signs adjacent to HWY 169 be up to 18 feet based on the following findings:

1. The criteria for the proposed sign variance is met. The proposed signage will have limited impact on surrounding neighborhoods and will allow the sign to be visible due to the grade change between the subject property and HWY 169.
2. The practical difficulty is the grade of the subject property. An eight-foot monument sign would not be visible from HWY 169.
3. The proposed signage will not alter the character of the neighborhood.

Approval is subject to the following conditions:

1. The site must be developed and maintained in conformance with the following plans:
 - Sign plans and submittal date stamped September 12, 2022.
2. The sign is required to meet the illuminated sign requirements of the city code.

HABITATION™


Furnishing + Design

Habitation Furnishing + Design

7777 Washington Ave S

Edina, MN 55439

May - 2022



Interactive
Maps

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+

Type an address or a property ID (PID) [Search help](#)

Property

Go to Property links

Clear results

PID: 0711621330005

7777 Washington Ave S

Edina, MN 55439

Owner/Taxpayer

Owner: District Edina Llc

Taxpayer: DISTRICT EDINA LLC
7777 WASHINGTON AVE S #108
EDINA MN 55439

Tax Parcel

Parcel Area: 2.61 acres
113,789 sq ft

Torrens/Abstract: Torrens

Addition: Newboy Addn

Lot: 002

Block: 001

Metes & Except That Part Embraced Within Lot

Go to... +

+

-

🔄

Sign Location

★

0

50


100ft

Sign Face 1 (10')

Sign Face 2 (10')

20' to Curb

30'-6" Curb to Parking Space



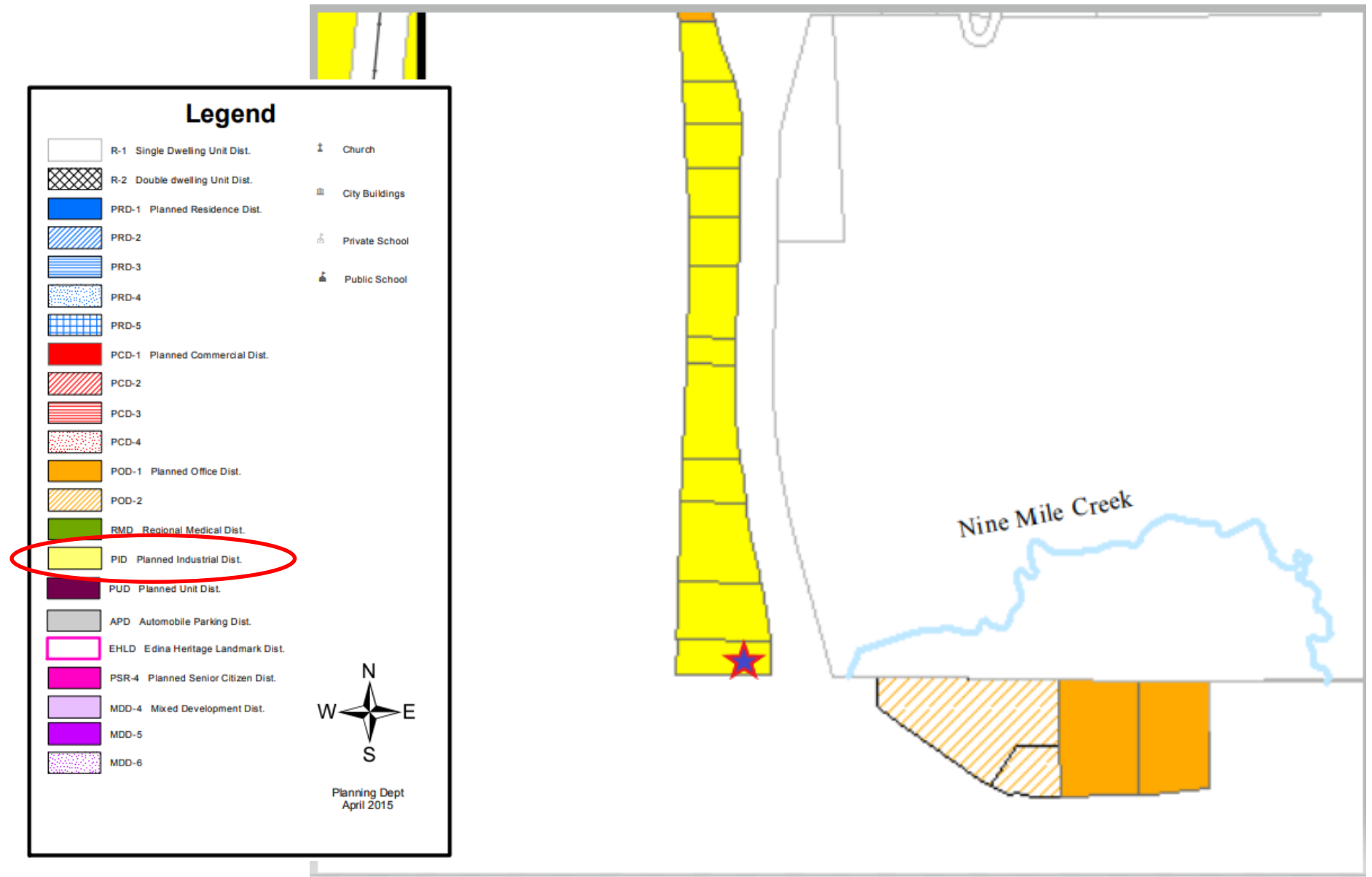
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Mike Kasbohm 612-719-1990

ThinkDigitalSigns.com

Minnesota Business Name The District Edina LLC	
Business Type Limited Liability Company (Domestic)	MN Statute 322C
File Number 1220663700024	Home Jurisdiction Minnesota
Filing Date 2/26/2021	Status Active / In Good Standing
Renewal Due Date 12/31/2023	Registered Office Address 7777 Washington Ave S Edina, MN 55439-5543 USA
Registered Agent(s) Gregory Rich	Manager Marie Ann Dobbins Lamere 6859 Yuma Drive Chanhassen, MN 55317-5531 United States
Principal Executive Office Address 6859 Yuma Drive Chanhassen, MN 55317-5531 United States	

Edina Zoning District: PD – Planned Industrial Development

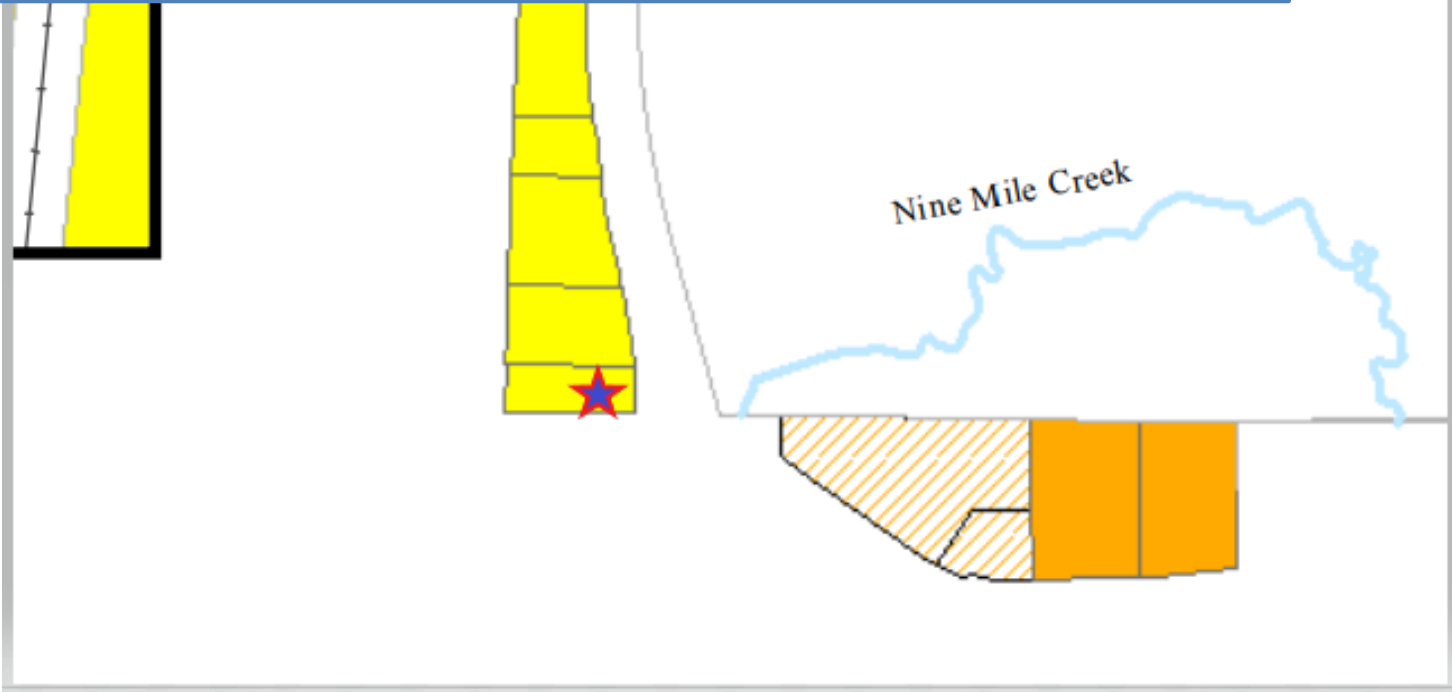


Edina Zoning District Summary: PD – Planned Development

Edina Sign Code

Downloaded 06/11/2019

Type	Maximum Number	Maximum Area	Maximum Height
Buildings four stories or less	One wall sign per building frontage and one freestanding sign per frontage	86 square feet total between the two signs, with no individual sign being greater than 50 square feet	8 feet



Hardship and Variance Request (Narrative)

Habitation Furnishing + Design is seeking a variance for the overall height of a new sign. Edina sign code allows a height of 8'. We are requesting an overall height of 18' (a variance of 10' of additional height).

Unique Hardship (Practical Difficulties): Our grade of our property at 7777 Washington Ave S is 10' below the grade of the primary roadway on which our sign will be viewed (Hwy 169). For our sign to be easily and safely viewed by passing traffic it needs to be higher than the standard 8' allowance. We are requesting a 10' height increase (8' above the grade of Hwy 169). This is a hardship that is applicable to our property and generally not to other properties in our zoning district.

There is a building to the north of our property and no buildings to the south. We will not impact any residential properties. The sign's height will not adversely affect the surrounding properties. Because of the grade difference the sign will not look out of place as compared to the roadway. The sign will not alter the essential character of the area and will be in harmony with the general purposes and intent of the zoning ordinance.

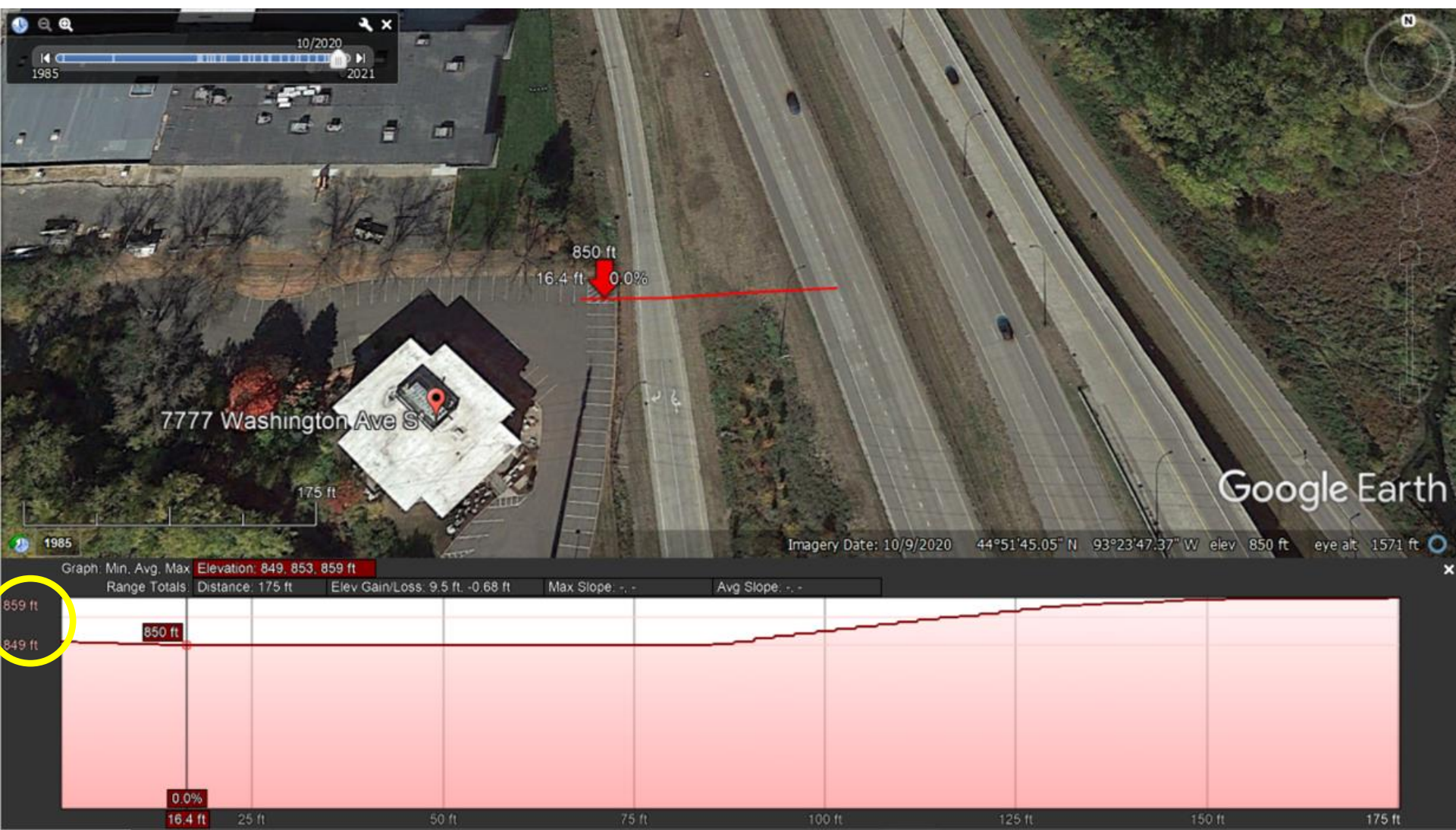
We are only asking for a height variance. We will comply with all other aspects of the zoning ordinance including sign size and setbacks.

Variance Request: 10' Overall Additional Height Allowance.

Edina Zoning Code Height Allowance: 8 Feet.

Requested Sign Height: 18 Feet.

Elevation Change: 169 to Sign Location (-10')





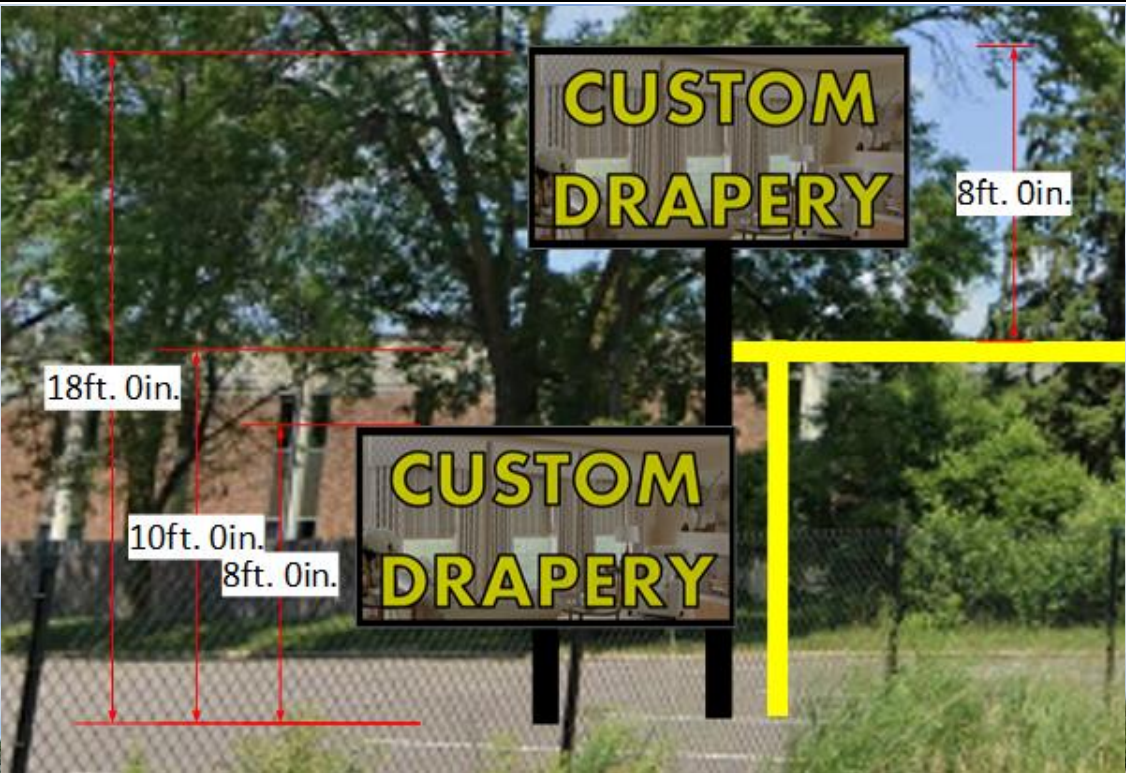
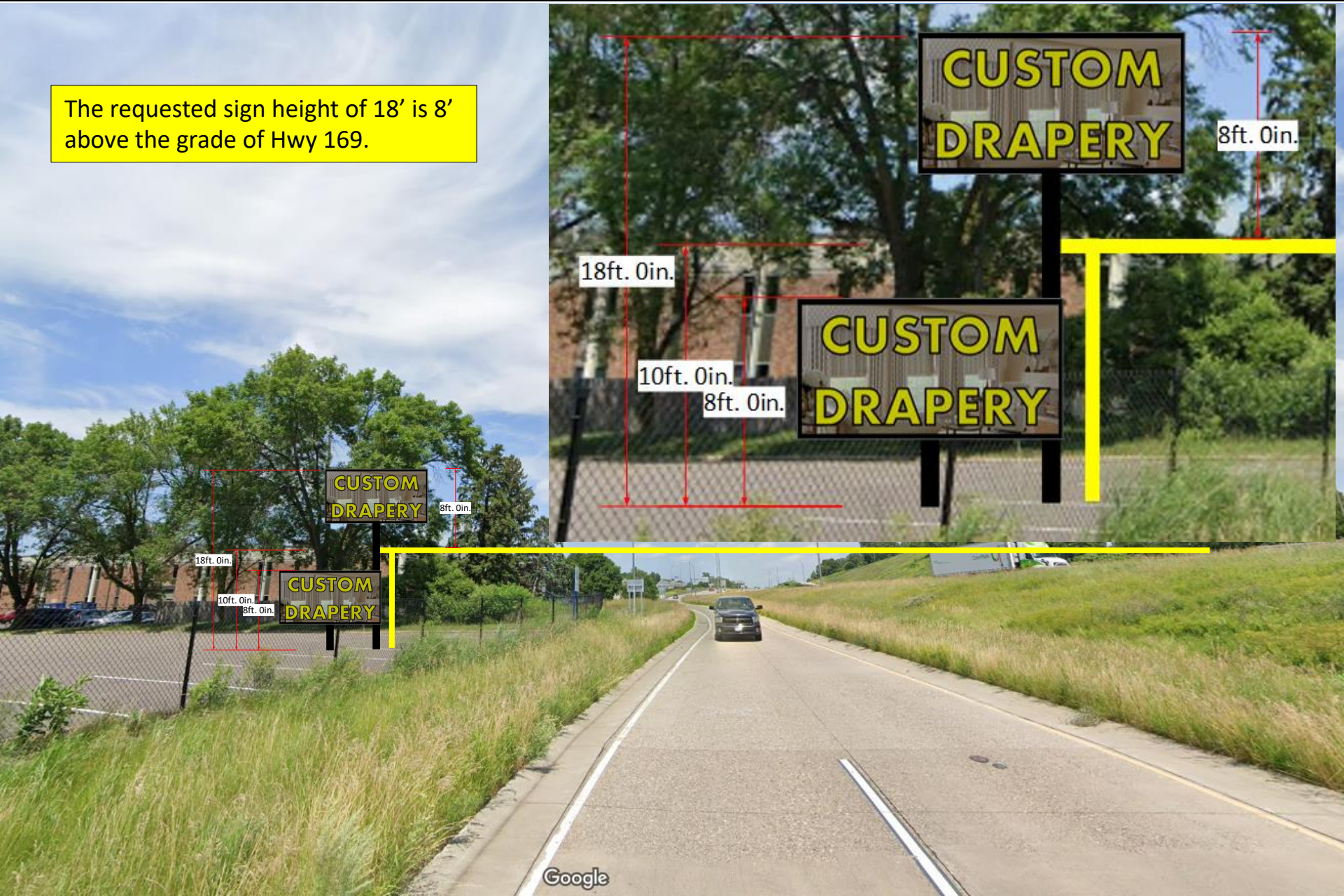
Elevation Change: 169 to Sign Location (-10')

The requested sign height of 18' is 8' above the grade of Hwy 169.

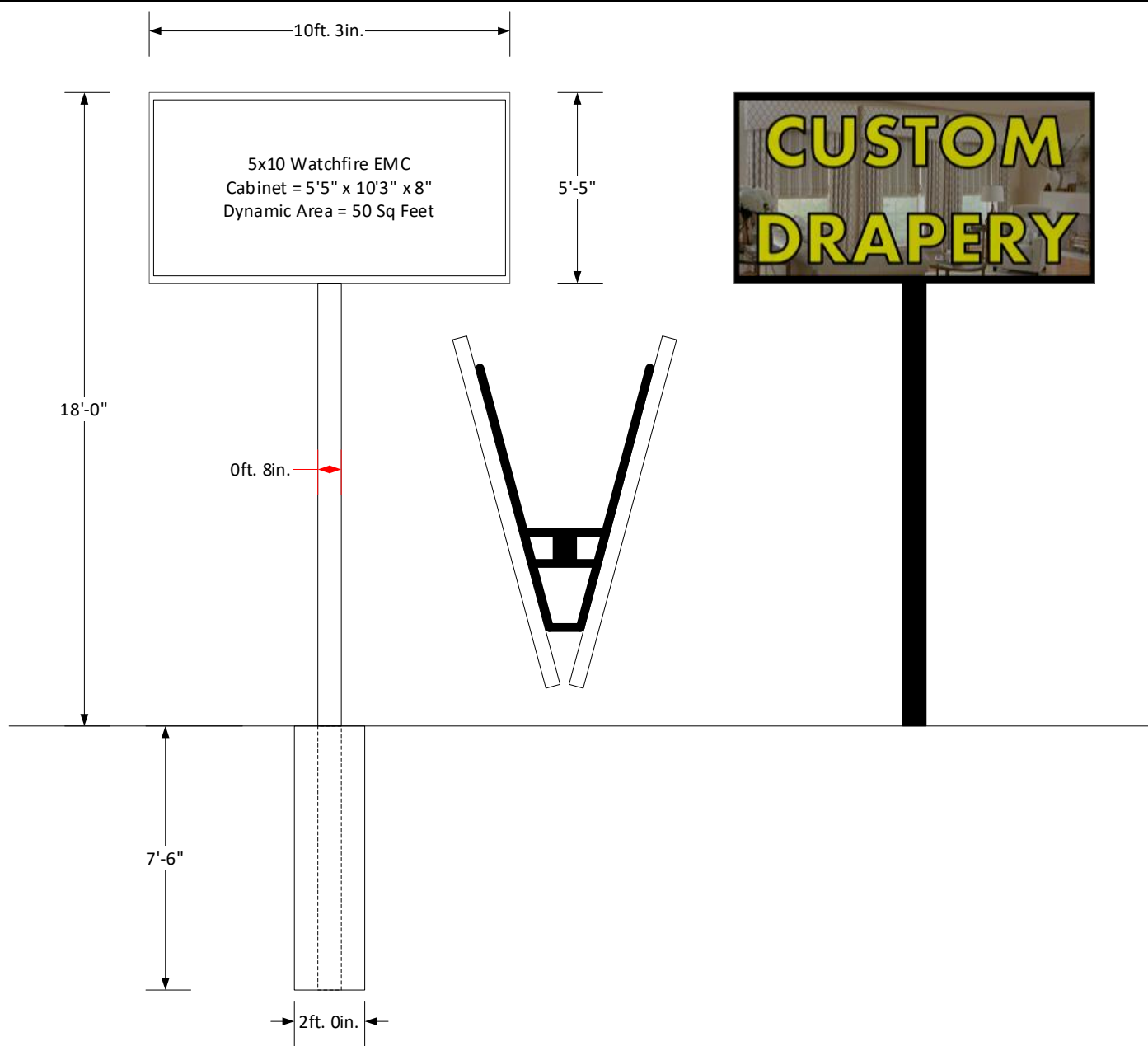


Elevation Change: 169 to Sign Location (-10')

The requested sign height of 18' is 8' above the grade of Hwy 169.



Proposed Sign: 5x10 Electronic Message Center Sign/18' Overall Height



7777 Washington Avenue S



Survey Responses

30 January 2019 - 06 October 2022

Public Hearing Comments-7777 Washington Ave

Better Together Edina

Project: Public Hearing: 7777 Washington Ave Sign



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

No Responses



The CITY of
EDINA

B-22-18 7777 Washington Ave S

Sign Variance

7777 Washington Ave



The CITY of
EDINA



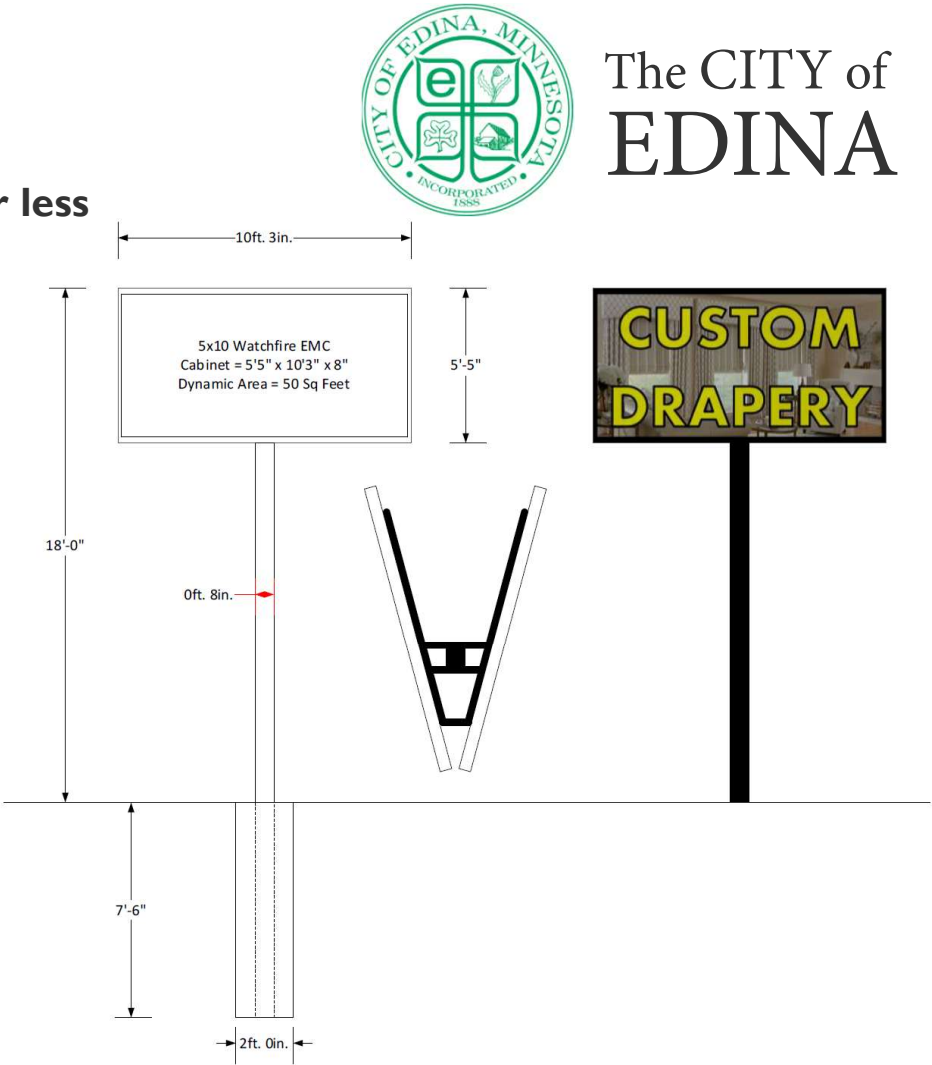


The CITY of
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Compliance Table

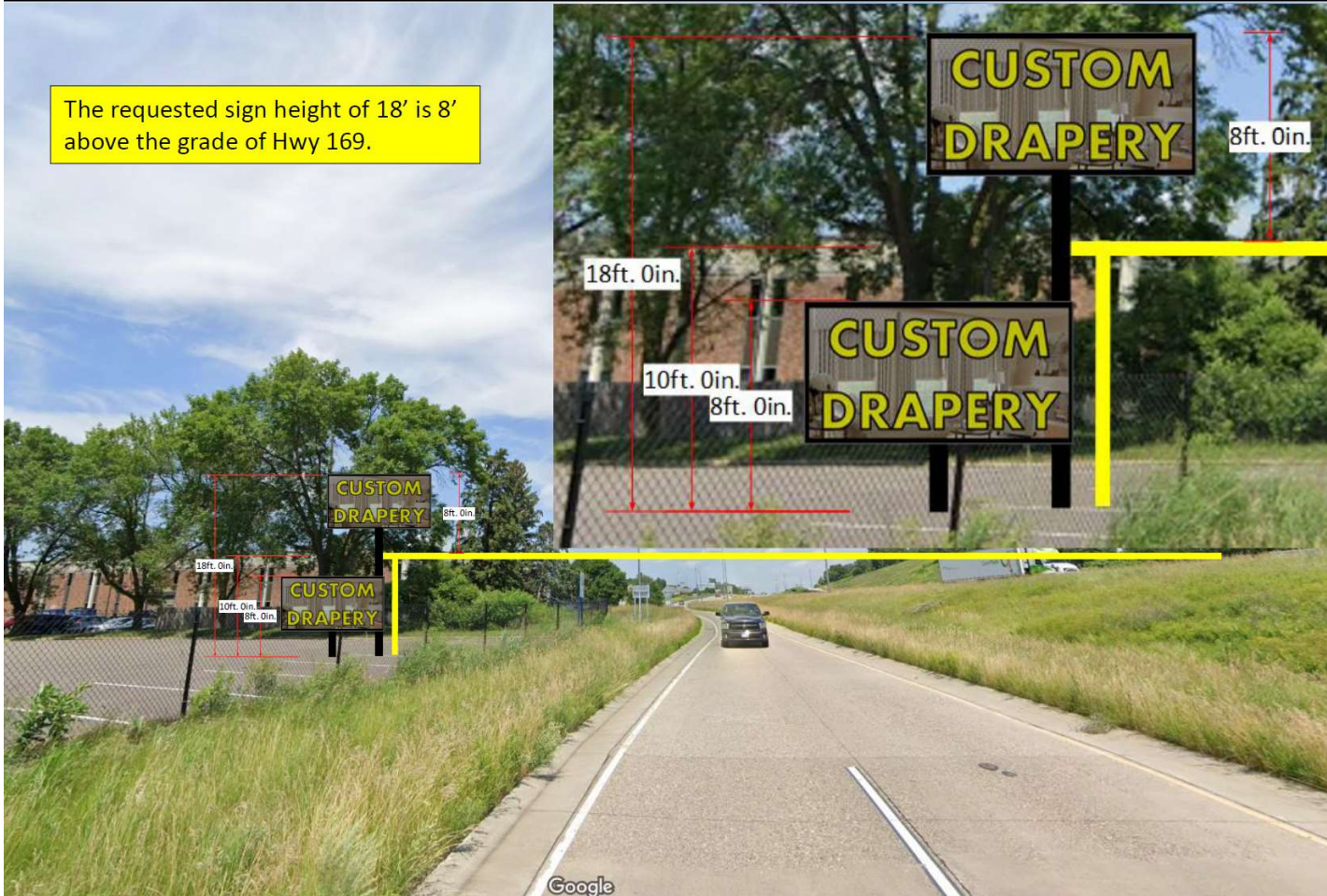
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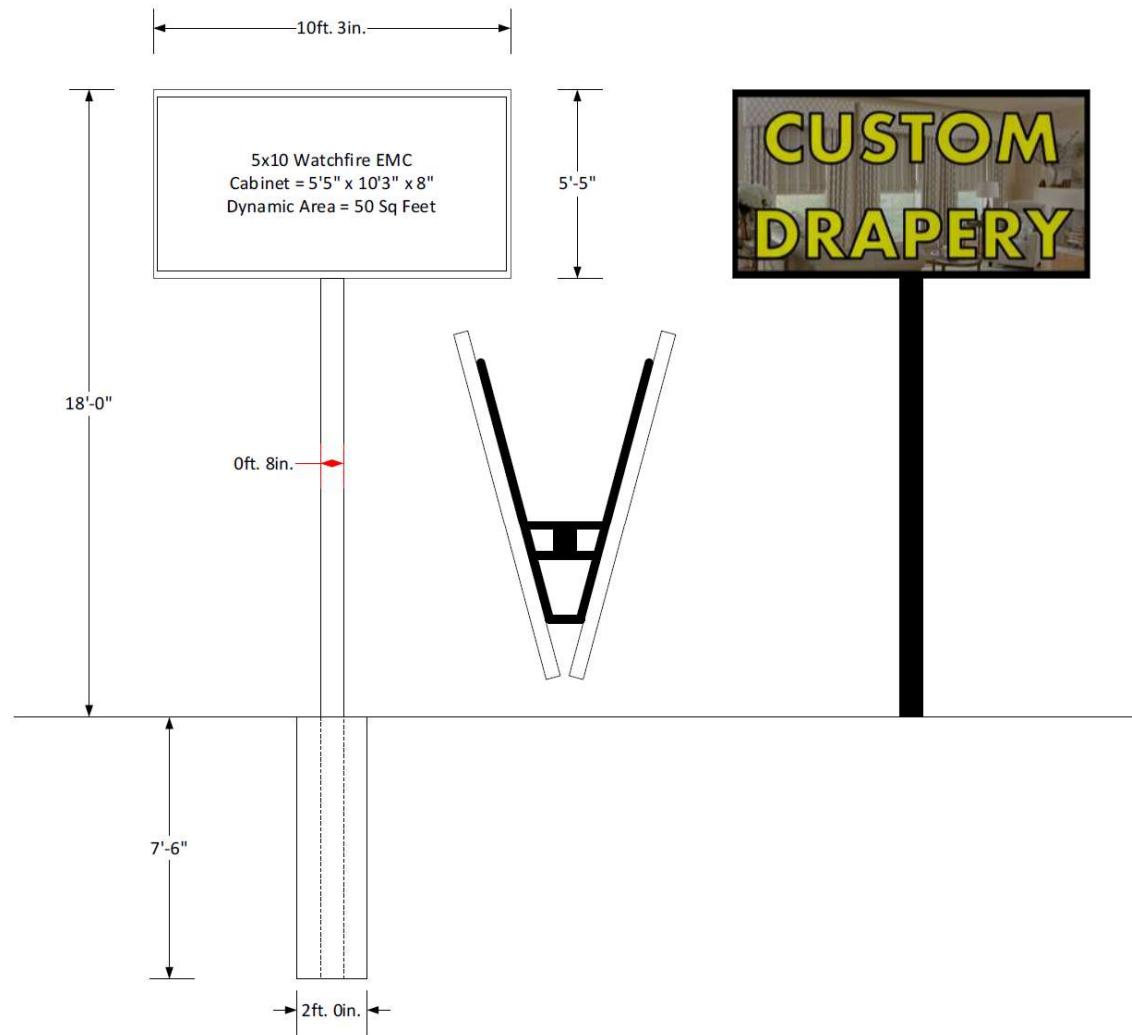


Elevation Change: 169 to Sign Location (-10')

The requested sign height of 18' is 8' above the grade of Hwy 169.



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Elevation Change: 169 to Sign Location (-10')



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CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: October 12, 2022

Agenda Item #: V.B.

To: Planning Commission

Item Type:
Report and Recommendation

From: Kris Aaker, Assistant Planner

Item Activity:
Action

Subject: B-22-17 a parking variance for 7429 Bush Lake Road

ACTION REQUESTED:

Staff recommends approval based on findings as listed on page 5 of the staff report.

INTRODUCTION:

Wooden Hill Brewing Company LLC is requesting an 54-stall parking variance to expand the brewery and taproom business within existing adjacent tenant space at 7421 Bush Lake Road. Per City Code, 225 on-site parking spaces are required for the entire site with the proposed expansion. The site will be restriped to have 171 on-site parking spaces, which is 54-spaces less than required.

ATTACHMENTS:

Staff Report

Engineering Memo

Stantec parking study

Site Location

Applicant narrative

Plans and renderings

Better Together Public Hearing Comment Report

Staff Presentation



Date: October 12, 2022

To: Planning Commission

From: Kris Aaker, Assistant City Planner

Subject: 54 stall Parking Variance for 7421 Bush Lake Road.

Information / Background:

The applicant, Wooden Hill Brewing Company, LLC is requesting a parking stall variance to increase the occupancy and seating capacity of the brewery and tap room located at 7421 Bush Lake Road. The property consists of a 55,522 sq. ft., multi-tenant, office/warehouse building with 130 parking stalls in the parking lot of which 33 spaces are reserved for other tenants from 8 am to 5 pm on weekdays. Per City Code, 225 on-site parking spaces are required for the entire site with the proposed expansion. This requirement includes 153 spaces for the brewery alone. The site has been restriped to have 171 on-site parking spaces, which is 54 spaces less than the requirement, however, 41 stalls more than existing. The proposed project expands the taproom and kitchen and adds an event room within adjacent building space. Exterior expansion includes additional outdoor seating areas. The existing 413 seats would be expanded to 421 seats including both inside and outside seating.

Wooden Hill opened in 2018 as the first brewery and taproom in Edina. The applicant has indicated the taproom business has since experienced significant growth. The applicant is hoping to expand the taproom, event room, and kitchen to better serve the community. Per the applicant: The taproom is generally open to the public seven days a week. Most days the open hours are from 11:30am until 9:30pm, but the taproom is busiest from about 4:30pm to 7:00pm. The business employs 34 people. The approximate number of employees working on a maximum shift is 12 people. The event room is used for private events such as birthdays, retirement parties, wedding receptions, and workplace gatherings. Unlike the taproom, it is not in use every day. Workplace events are more often scheduled during afternoons, and most other types of events occur during the evenings and weekends.

In April, (2022), a building permit was submitted for the proposed expansion into adjacent tenant space. The permit application has been put on hold due to the parking shortage and the need to address a variance from ordinance parking requirements. A parking study was completed as part of the variance request by Stantec consulting.

The specific request is as follows:

- A 54-parking stall variance from 225 paces required to 171 proposed at 7421 Bush Lake Road for a brewery/tap room expansion.

SUPPORTING INFORMATION

Surrounding Land Uses

Northerly: Industrial/office uses; zoned PID, Planned Industrial District and guided Industrial.
Easterly: Industrial/office uses; zoned PID, Planned Industrial District and guided Industrial.
Southerly: Industrial/office uses; zoned PID, Planned Industrial District and guided Industrial.
Westerly: Industrial/office uses; zoned PID, Planned Industrial District and guided Industrial.

Existing Site Features

The subject property is over one acre in size, and is a multi-tenant, office/warehouse building with a parking lot.

Planning

Guide Plan designation: Industrial.
Zoning: PID, Planned Industrial District

Parking

Parking calculations were based on the new parking regulations, Section 36-1311 of the City Code. A total of 225 parking stalls would be required for the tap room expansion space. (See table below). Under the old parking regulations, 260 stalls would be required. Stantec conducted a parking study based on the plans with the parking lot restriped to increase the on-site supply to 171 spaces. The number of reserved spaces will be reduced to 22, which will be enforced from 8 am to 5 pm on weekdays. The peak demand occurs at 5:30 on Thursday with 89 spaces used. On Friday peak occurs at 5:30 and 6:00 p.m., with 95 total spaces used.

Per Stantec, the worst-case scenario for the brewery from a parking perspective is a 100 person event occurring at 6:00 p.m. on a Thursday. The increase of eight seats increases the peak demand to 98 spaces. A 100-person event creates a parking demand of 40 spaces assuming an average of 2.5 persons per vehicle. Under this scenario, **the peak parking demand is 138 spaces**, still less than the 171 stalls provided with improvements.

The applicant owns the property at 7421 Bush Lake Road and is an owner of Wooden Hill Brewery, one of the tenants in the multi-tenant building. There is no additional area on property allowing for parking expansion. Even with an increased parking count behind the building, customers may not identify the rear lot as parking for the brewery and may opt to park on the street instead of finding a parking spot in the lot. Onsite parking behind the building may not be perceived or seen as convenient to the front entrance of the brewery. On-street parking is allowed along the east side of Bush Lake Road and along both sides of W. 74th Street. It should be noted that the city does not include on-street parking availability when reviewing required parking for a site. It can be acknowledged however, that much of the street parking is *utilized by customers* of the brewery in late afternoon when many of the nearby businesses are done or nearly done for the day.

Engineering staff has reviewed the proposal and Stantec consultant parking study and provided a memo, (See attached memo.) Two general comments were recommended as part of an approval of the project as follows:

- Staff recommends providing surface bike parking. Stalls at a rate of 1 for every 500 square feet (26). These parking stalls should be in convenient, well-lit locations within 50' of a public entrance to a principal building. Rack style and spacing should follow the recommendations of the Association of Pedestrian and Bicycle Professionals (APBP).
- Staff recommends providing information to patrons and employees about Metro Transit Routes 6 and 540, which operate adjacent to the property.

Code Requirement	Proposed
Total = <u>225 spaces required</u>	225 spaces required 171 spaces provided *54 space variance needed

***Variance required**

Site Circulation/Access/Traffic

Primary access points to the proposed development would not be altered. Access is gained from 2 curb cuts along Bush Lake Road and one along West 74th Street.

Stantec concludes that existing roadways would still support the project and the additional brewery/tap room size. The level of service at adjacent intersections would not be impacted.

Parking Stall Variance

As shown above, a parking variance for 54 stalls is required. Per the Zoning Ordinance, a variance should not be granted unless it is found that the enforcement of the ordinance would cause practical difficulties in complying with the Zoning Ordinance and that the use is reasonable. As demonstrated below, staff believes the proposal meets the variance standards, when applying the three conditions:

Minnesota Statutes and Edina Ordinances 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.

Reasonable use does not mean that the applicant must show the land cannot be put to any reasonable use without the variance. Rather, the applicant must show that there are practical difficulties in complying with the code and that the proposed use is reasonable. "Practical difficulties" may include functional and aesthetic concerns.

There is practical difficulty in this instance due to the size of property. The expansion requires more parking by ordinance than can be provided on site. There is ability to provide 41 additional parking stalls in the back lot behind the building after re-striping. Stantec has determined the peak parking demand can be accommodated on-site at full capacity during peak use; therefore, staff believes the request is reasonable. On-street parking will continue for customers of the tap room regardless of proposed expansion given its convenience to the Tap room front door. On-street parking is allowed and will continue, with or without the proposed expansion and with the additional parking improvements.

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

Yes. There are unique circumstances. The circumstances of being short parked are caused by the existing size of the parcel and building which does not have room for expanded parking. The circumstance of the off-set peak hours of the different uses within the building provide an opportunity for the uses to work together and share the parking.

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

No. Additional interior expansion with outdoor patio seating would not alter the character of the neighborhood. The brewery/tap room has been successfully operating since 2018. Expansion areas are all interior except for some additional seasonal outdoor seating so little or no exterior visual impact will occur.

Staff Recommendation

Staff recommends approval of the variance request, subject to the following findings and conditions:

1. The parking study done by Stantec concludes there will be adequate on-site parking supply for peak use with the re-striping and signage.
2. On-street parking within the industrial park is also available to support the parking of this development.
3. The circumstances of being short parked are caused by lack of area on the lot to provide additional parking based on the changes of use within the existing structure. The different uses with varying peak times of operations, provide an opportunity for shared parking on the lot.
4. Expansion areas are all interior except for some additional seasonal outdoor seating so little or no exterior visual impact will occur.
5. The brewery development is a reasonable use on the site with interior expansion into existing tenant spaces and continuation of reasonable use.

Approval is subject to the following conditions:

1. Provide surface bike parking. Stalls at a rate of 1 for every 500 square feet (26). These parking stalls should be in convenient, well-lit locations within 50' of a public entrance to a principal building. Rack style and spacing should follow the recommendations of the Association of Pedestrian and Bicycle Professionals (APBP).
2. Provide information to patrons and employees about Metro Transit Routes 6 and 540, which operate adjacent to the property.
3. Install on-site directional signage indicating brewery parking behind the building and signing after hour tenant parking spaces to allow tap room parking.
4. Subject to the plans and renderings date stamped August 25, 2022.
5. Subject to conditions stated on the Engineer's memo dated September 22, 2022.

Deadline for a city decision: October 25, 2020



DATE: 9/22/2022

TO: 7421 Bush Lake Rd, Owner and Development Team

CC: Cary Teague – Community Development Director

FROM: Zuleyka Marquez, PE, Graduate Engineer

RE: 7421 Bush Lake Rd – Development Review

The Engineering Department has reviewed the subject property for pedestrian facilities, utility connections, grading, flood risk, and storm water. Plans reviewed included floorplans, a parking study, and survey drawings dated 8/26/2022. The request is for a variance to the number of on-site parking spaces required.

	Review Comment	Required For
1.	Provide proposed lowest opening elevation for new openings. Local 1% annual chance floodplain elevation of 834' nearby.	Grading/Building Permit
2.	Provide traffic study and implement City-approved recommendations.	Grading/Building Permit
3.	Watermain was constructed in 1966. The building was constructed in 1973. Well likely not onsite.	
4.	NMCWD permit not required per correspondence. MDH, MPCA and MCES permits required as needed.	Grading/Building Permit
5.	Staff recommends providing surface bike parking stalls at a rate of 1 for every 500 square feet (26). These parking stalls should be in convenient, well-lit locations within 50' of a public entrance to a principal building. Rack style and spacing should follow the recommendations of the Association of Pedestrian and Bicycle Professionals (APBP).	General Comment
6.	Staff recommends providing information to patrons and employees about Metro Transit Routes 6 and 540, which operate adjacent to the property.	General Comment

ENGINEERING DEPARTMENT

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

To: Cary Teague
City of Edina

From: Ed Terhaar, P.E.

File: 227705015

Date: October 6, 2022

Reference: Parking Study Wooden Hill Brewery in Edina, MN

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



DATE: October 6, 2022

Edward F. Terhaar
License No. 24441

PURPOSE AND BACKGROUND

This memorandum documents the results of the parking study for Wooden Hill Brewery. The study consisted of documenting existing parking usage during weekday afternoon time periods and estimating future parking demand with a proposed brewery expansion.

EXISTING CONDITIONS

The brewery is located at 7421 Bush Lake Road in a multi-tenant single story building. The site includes 130 total parking spaces, of which 33 spaces are reserved for other tenants from 8 am to 6 pm on weekdays. The brewery includes a taproom and a kitchen that serves lunch and dinner. The existing facility has a total of 413 seats including both inside and outside seating. On-street parking is allowed on streets near the brewery with approximately 46 spaces available.

Existing conditions near the brewery, including the on-street parking locations, are shown in Figure 1.

PROPOSED CONDITIONS

The proposed project expands the taproom and kitchen and adds an event room. The seating would be expanded to 421 seats including both inside and outside seating. The parking lot would be restriped to increase parking to 171 spaces. The number of reserved spaces will be reduced to 22, which will be enforced from 8 am to 5 pm on weekdays.

The event room would be used for events ranging in size from 15 to 100 persons. Events are typically held on weeknight evenings and weekend afternoons. The frequency varies from one to five events per week with typical attendance of 15 to 40 guests. Events of 50-100 guests occur less frequently with approximately one per month.

CITY CODE PARKING REQUIREMENT

The City Code requirement for parking is 225 on-site spaces for the expanded brewery and the other uses in the building. This requirement includes 153 spaces for the brewery alone.

PARKING USAGE SURVEY RESULTS

The number of parking spaces used by brewery patrons and non-brewery uses was recorded on the following dates and time periods:

- Thursday May 5, 2022 from 4:00 p.m. to 6:00 p.m.
- Friday May 6, 2022 from 4:00 p.m. to 6:00 p.m.

These days and times were chosen because the brewery experiences high customer counts during these time periods. Warm and sunny weather on May 5 and May 6 also resulted in high usage of the outside seating.

During these time periods there are 97 unrestricted parking spaces on-site and 46 on-street spaces available for brewery customers.

The parking usage for the brewery on each day is shown in Table 1.

Table 1
Brewery Parking Usage

Time	Thursday May 5		Friday May 6	
	Spaces used		Spaces used	
	Lot	Street	Lot	Street
4:00 p.m.	49	6	50	22
4:30 p.m.	57	13	60	29
5:00 p.m.	67	19	61	32
5:30 p.m.	73	21	60	35
6:00 p.m.	72	24	56	39

As shown in the results, the peak demand on Thursday occurred at 6:00 p.m. with 96 total spaces used. The peak demand on Friday occurred at 5:30 and 6:00 p.m., with 95 total spaces used.

The parking usage for non-brewery uses on each day is shown in Table 2.

Table 2
Non-Brewery Parking Usage

Time	Thursday May 5		Friday May 6	
	Spaces used		Spaces used	
	Lot	Street	Lot	Street
4:00 p.m.	22	0	20	0
4:30 p.m.	19	0	13	0
5:00 p.m.	16	0	12	0
5:30 p.m.	16	0	8	0
6:00 p.m.	12	0	10	0

As shown in the results, the peak demand on Thursday and Friday occurred at 4:00 p.m. with 22 and 20 spaces used, respectively.

The overall peak for the 130 on-site spaces occurs at 5:30 on Thursday with 89 spaces used.

FUTURE PARKING SUPPLY AND DEMAND

City Code

Per City Code, 225 on-site parking spaces are required for the entire site with the proposed expansion. The site will have 171 on-site parking spaces, with is 54 spaces less than the requirement. On-street spaces are available near the site but are not included in the City Code calculation.

Parking Usage Results

The proposed project adds eight seats and creates an event room for events ranging from 15 to 100 customers. Therefore the worst case scenario for the brewery from a parking perspective is a 100 person event occurring at 6:00 p.m. on a Thursday. The increase of eight seats increases the peak demand to 98 spaces. A 100 person event creates a parking demand of 40 spaces assuming an average of 2.5 persons per vehicle. Under this scenario, the peak parking demand is 138 spaces.

As described earlier, the parking lot will be restriped to increase the on-site supply to 171 spaces, with 22 spaces reserved for other tenants from 8 am to 5 pm on weekdays. This results in 149 spaces available on-site for the brewery. Combined with the 46 on-street spaces results in total supply of 195 spaces. Therefore the total supply (on-site and on-street) of 195 spaces is 57 spaces greater than the calculated peak demand.

CONCLUSIONS

City Code requires 225 on-site parking spaces for the entire site with the proposed expansion. The proposed on-site parking plan has 171 spaces, which is 54 spaces less than the code requirement. A potential solution to the parking shortage, such as off-site leasing of spaces, is not proposed at this time. Therefore any additional demand would need to be accommodated by the on-street spaces.

The future peak parking demand using the parking usage results is calculated at 138 stalls using the existing peak demand (96 stalls at 6 pm) and the future demand from the additional seats and event area (42 stalls). The restriped parking lot has 171 spaces, with 22 spaces reserved for other tenants from 8 am to 5 pm on weekdays. This results in 149 spaces available on-site for the brewery. Therefore adequate parking is provided to accommodate the peak demand for the brewery.

If parking demand exceeds the available supply during time periods other than those included in this study, additional off-site parking would be needed. The parking demand should be monitored to determine if additional parking is needed in the future.



APPROXIMATE SCALE



PARKING STUDY FOR
WOODEN HILL BREWERY
IN EDINA, MN

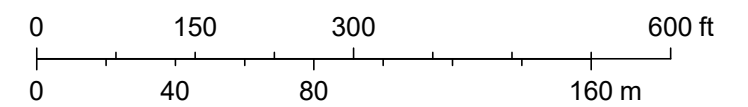
FIGURE 1
EXISTING CONDITIONS

Wooden Hill Brewery



October 7, 2022

1:2,180



Edina, Hennepin, MetroGIS



CITY OF EDINA

AUG 26 2022

PLANNING DEPARTMENT

7421 Bush Lake Road | Edina, MN
woodenhillbrewing.com

August 22, 2022

Planning Commission
City of Edina
4801 West 50th Street
Edina, MN 55424

Re: Parking Variance Application for Wooden Hill Brewing Company

To Whom It May Concern,

This letter provides an explanation of Wooden Hill Brewing Company's proposed expansion plans, parking variance, and how the proposal meets the variance criteria listed in the variance application.

Wooden Hill opened in 2018 as the first brewery and taproom in Edina. Since then, our taproom business has experienced significant growth. We are proposing to expand our taproom, event room, and kitchen to better serve our community.

The taproom is generally open to the public seven days a week. The open hours most days are from 11:30am until 9:30pm, but the taproom is busiest from about 4:30pm to 7:00pm. We employ 34 people. The approximate number of employees working on a maximum shift is typically 12 people.

Our event room is used for a number of different private events such as birthdays, retirement parties, wedding receptions, and workplace gatherings. Unlike the taproom, it is not used every day. Workplace events are more often scheduled during afternoons, and most other types of events occur during the evenings and weekends.

We are located in a multi-tenant industrial building. Its parking lots can be re-stripped for more efficiency to increase the on-site parking capacity to 171 spaces total, but this still falls short of the capacity required by the City Code. There are also 46 additional on-street parking spaces on streets adjacent to the building, but City Code does not include street parking in the calculation of parking capacity.

A parking study ordered by the City concluded that the projected peak parking usage at our building will be 171 spaces after our expansion. This still leaves 46 total spaces (on-site and on-street), a nearly 30% increase in capacity, available for overflow parking.

Our proposal meets the variance conditions listed in the variance application in the following ways:

Condition 1. Relieve practical difficulties in complying with the zoning ordinance and that the use is reasonable.

Sec. 36-1311 of the Edina Code of Ordinances establishes the minimum number of parking spaces required for various types of property and business uses. When the ordinances were revised in 2015 to allow taprooms in the Planned Industrial District (PID) of Edina, this section was modified to require that taprooms provide at least 1 parking space per 40 square feet of gross area, which is five times higher than the next highest parking density requirement in the PID district.

The practical difficulties we are seeking to resolve with this variance are the following:

- The majority of properties in the PID district, such as our property, were constructed before the 2015 taproom ordinance. These properties were intended for office and industrial users subject to lower minimum parking requirements of 1 space for every 200-2,000 square feet of gross floor area. As such, existing properties lack the parking capacity to remain code compliant for anything but a small taproom with no opportunity for growth.
- There are 46 parking spaces on streets adjacent to our property that are underutilized by non-taproom tenants, especially during peak taproom usage.

- The parking spaces at our property are significantly underutilized by non-taproom tenants during peak taproom usage. Non-taproom tenants only use about 20% of the total number of spaces allocated to them by City Code.
- In order to consume alcohol responsibly, taproom visitors are more inclined (and should be encouraged) to use rideshare services, carpool, or bike to the taproom. Some even walk over from residential areas nearby.

The use is reasonable because the parking study ordered by the City of Edina indicates there will still be adequate parking available for both our taproom and the non-taproom tenants at our property.

Condition 2. Correct extraordinary circumstances applicable to this property but not applicable to other property in the vicinity or zoning district.

As the only taproom in the PID district and the entire city, our property is the only one to experience the extraordinary circumstance of having a taproom tenant and the dense parking requirements that come with it. The PID district is primarily comprised of office and industrial users who have much lower parking space needs and experience the highest parking usage at hours much earlier than taprooms.

Condition 3. Be in harmony with the general purposes and intent of the zoning ordinance.

The intent of the ordinance is to ensure adequate parking available for each tenant at each property. We will be in harmony with the general purposes and intent of the zoning ordinance because our parking study showed that during our peak parking usage there should be more than enough parking available for our proposed taproom expansion and for all the tenants at the property.

Condition 4. Not alter the essential character of a neighborhood.

The proposed variance is simply to change the number of parking spots required for our use. It will not change the physical appearance of the property nor alter the essential character of the area.

In conclusion, we are confident that there will be sufficient parking capacity for our proposed expansion and that the proposed variance satisfies the conditions required by Minnesota Statutes and Edina Ordinances. We respectfully request that the Planning Commission approve the proposed variance.

Sincerely,



James Ewen
Founder & Head Brewer



Sean Ewen
Founder & President



Brittany Violet
Event Manager



Chris Peterka
General Manager

CITY OF EDINA

AUG 26 2022

PLANNING DEPARTMENT

SCHEDULE "B" ITEMS

- ⑦— Drainage and utility easements(s) as shown on the recorded Plat of Edina Interchange Center. (ITEM IS PLOTTED HEREON)
- ⑩— Easement to Minneapolis, Northfield and Southern Railway, Inc. for railway tracks pursuant to the Quit Claim Deed dated June 30, 1966, recorded July 6, 1966 in Book 2551 of Deeds, Page 15, as Document No. 3612404, the Quit Claim dated September 27, 1965, recorded July 22, 1966 in Book 2553 of Deeds, Page 247 as Document No. 3615160 and the Quit Claim Deed dated November 30, 1979 recorded December 10, 1979 as Document No. 4528312. (ITEM IS PLOTTED HEREON)
- ⑪— Easement to Northern States Power Company per Grant dated December 9, 1965, recorded December 10, 1965 in Book 2524 of Deeds, Page 609, as Document No. 3579769, for transmission of electrical energy, together with incidental rights and including the necessary posts, wires, guys, stubs and other fixtures over, across and upon the Southerly 15 feet of the Westerly 196.65 feet of the land. (ITEM IS PLOTTED HEREON)

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1 OF BLOCK 5 HAVING A BEARING OF N89° 44' 23"E PER MINNESOTA COUNTY COORDINATE SYSTEM, HENNEPIN COUNTY ZONE.

SITE PICTURE



VICINITY MAP
NOT TO SCALE



LAND AREA
158,468 sq. ft.
3.638 acres

PARKING STALLS
REGULAR = 135 HANDICAP = 5
TOTAL = 140

SIGNIFICANT OBSERVATIONS

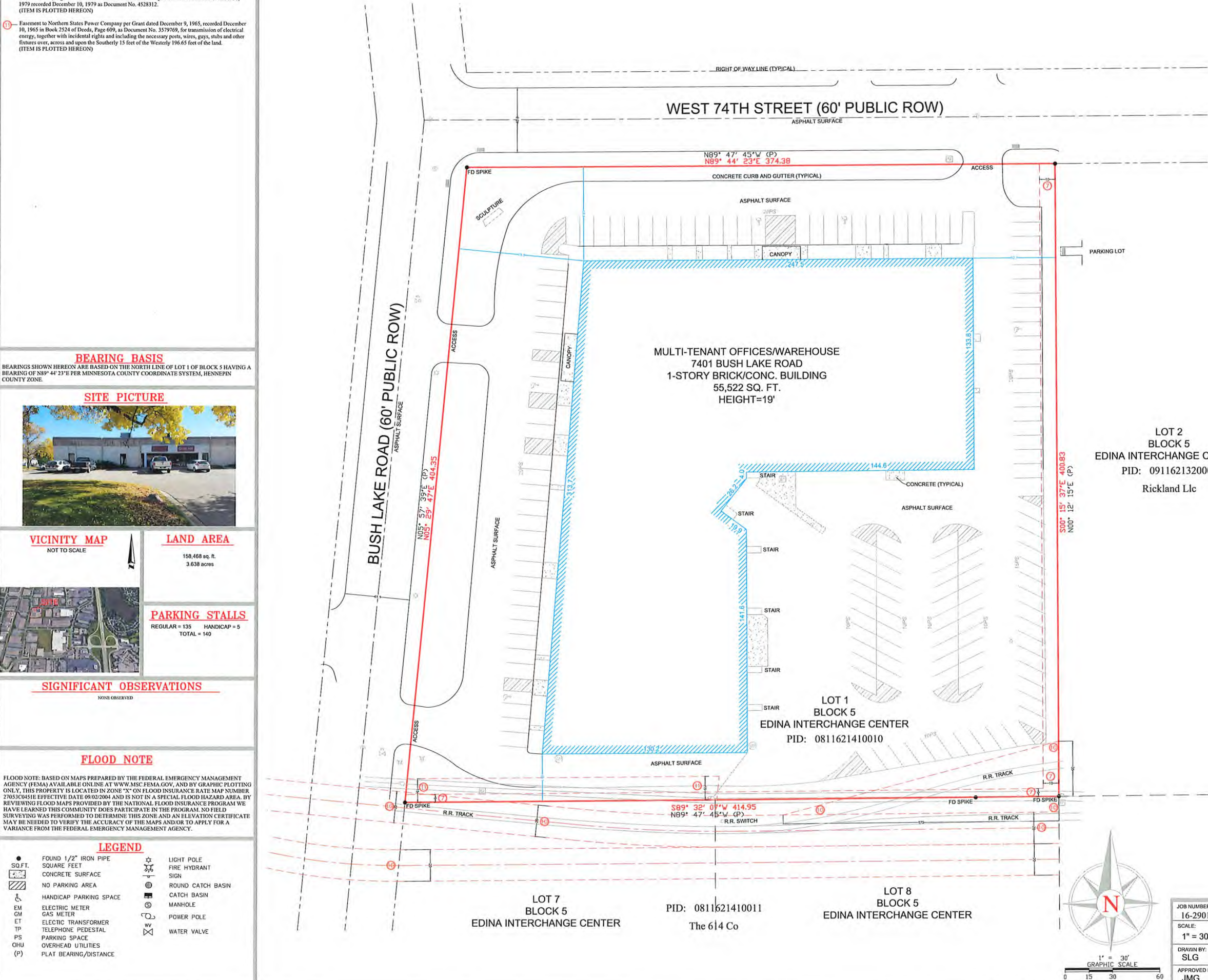
NONE OBSERVED

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 270530101E EFFECTIVE DATE 09/02/2004 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

- | | | |
|---------------------------|----------------------|---------------------|
| ● SOFT. | FOUND 1/2" IRON PIPE | ☆ LIGHT POLE |
| ■ CONCRETE SURFACE | SQUARE FEET | ⚡ FIRE HYDRANT |
| ▨ NO PARKING AREA | | Ⓢ SIGN |
| ♿ HANDICAP PARKING SPACE | | Ⓢ ROUND CATCH BASIN |
| EM ELECTRIC METER | | Ⓢ CATCH BASIN |
| GM GAS METER | | Ⓢ MANHOLE |
| ET ELECTRIC TRANSFORMER | | Ⓢ POWER POLE |
| TP TELEPHONE PEDESTAL | | Ⓢ WATER VALVE |
| PS PARKING SPACE | | |
| OHU OVERHEAD UTILITIES | | |
| (P) PLAT BEARING/DISTANCE | | |



LEGAL DESCRIPTION

SHEET 1 OF 1

Lot 1, Block 5, Edina Interchange Center, Hennepin County, Minnesota.

CITY OF EDINA

AUG 26 2022

PLANNING DEPARTMENT

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO.: 11762MN WITH AN EFFECTIVE DATE OF AUGUST 1, 2016 AT 3:58 P.M. (ISSUED/REVISED DATE: 8/15/2016)

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY. ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO W 74TH ST AND BUSH LAKE ROAD, DEDICATED PUBLIC HIGHWAYS/STREETS.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. NEW CONSTRUCTION.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- JOINING INFORMATION NOT PROVIDED TO THE SURVEYOR BY THE TITLE INSURER.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NOT VALID WITHOUT THE SIGNATURE AND STAMP OF A LICENSED SURVEYOR. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

ALTA/ACSM LAND TITLE SURVEY

OFFICE/WAREHOUSE BUILDING
7401 BUSH LAKE ROAD

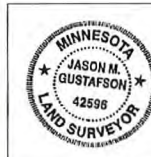
HENNEPIN COUNTY

EDINA, MINNESOTA

SURVEYOR'S CERTIFICATE

To: MLCFC 2007.8 BUSH INDUSTRIAL, LLC, a Delaware limited liability company; LNR Partners, LLC, a Florida limited liability company, its manager; Novare National Settlement Service and Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, and 18 of Table A thereof. The field work was completed on 10/18/2016.



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Signed: Jason M. Gustafson, PLS
License Number 42596
My license renewal date is June 30, 2018.
Pages or sheets covered by this seal: 1 of 1
10/21/2016
Dated

Date of plat or map: 10/21/2016
Date of last revision:

SURVEYED BY:

GUSTAFSON GEOMATICS LLC
P.O. BOX 297
HAMMOND, WI 54015
gustafson@geomatix.com

JOB NUMBER:
16-29012

SCALE:
1" = 30'

DRAWN BY:
SLG

APPROVED BY:
JMG



REVISION HISTORY

DATE

SURVEY COORDINATED BY GRS GROUP | GRS-GLOBAL.COM
REPUBLIC
NATIONAL
GRS
GROUP
407 MEVIA SPRINGS RD., STE. 101, LONGWOOD, FLORIDA 32779 | SURVEY@GRS-REPUBLICNATIONAL.COM | PHONE 407.862.4200 FAX 407.862.8229

CITY OF EDINA

AUG 26 2022

PLANNING DEPARTMENT



gregg hackett architect

4342 abbott avenue south
minneapolis mn 55410



7421 BUSH LAKE RD
EDINA, MN 55439

KITCHEN-TAPROOM EXPANSION

REVISION # 1 23 FEBRUARY 2022

REVISION # 2 9 MARCH 2022

I HEREBY CERTIFY THAT THIS SET OF PLANS WAS
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A DULY REGISTERED ARCHITECT
UNDER THE LAWS OF THE STATE OF MINNESOTA
REGISTRATION NUMBER:
19736

28 JANUARY 2022

28 JANUARY 2022

FLOOR PLAN
OVERALL

A1.0

ALLIED MEDICAL
GROUP B-I

NEW RESTROOMS

HOP SINK AND UTILITY CLOSET

EXISTING ACCESSIBLE
ENTRANCE
NEW GATE
RE: 4/A5.0

NEW 36" TALL FENCE

PARKING

NEW 4" CONCRETE
SLAB

NEW STOREFRONT

NEW GARAGE DOOR

NEW VINYL PLANK

TAPROOM EXPANSION
1340 SF

NEW KITCHEN
1450 SF

COOLER

FREEZER

CONDIMENTS

FOOD PICKUP

BAR
EXPANSION

SHIPPING RECEIVING
445 SF

NEW QUARRY TILE

EXISTING
SEATING

EXISTING COOLER

MATCH EXISTING
PORCELAIN TILE

EXISTING TAPROOM

BREWERY AREA

EXISTING PATIO

EXISTING ACCESSIBLE
ENTRANCE
NEW GATE
RE: 4/A5.0

ENTRY

EXIT

NEW STOREFRONT
SYSTEM

MEN

WOMEN

EXISTING STORAGE

SHIPPING
RECEIVING

EVENT ROOM

2159 SF = 144 PERSONS

PARKING

NEW PATIO
FOR EVENTS

NEW 4" CONCRETE SLAB

NEW GARAGE DOORS

EVENT ROOM
EXPANSION

LEFFLER PRINTING
GROUP F-I

EXIT

NEW 36" TALL FENCE ENCLOSURE



ADA ACCESSIBLE SEATING
NOTED ON PLAN



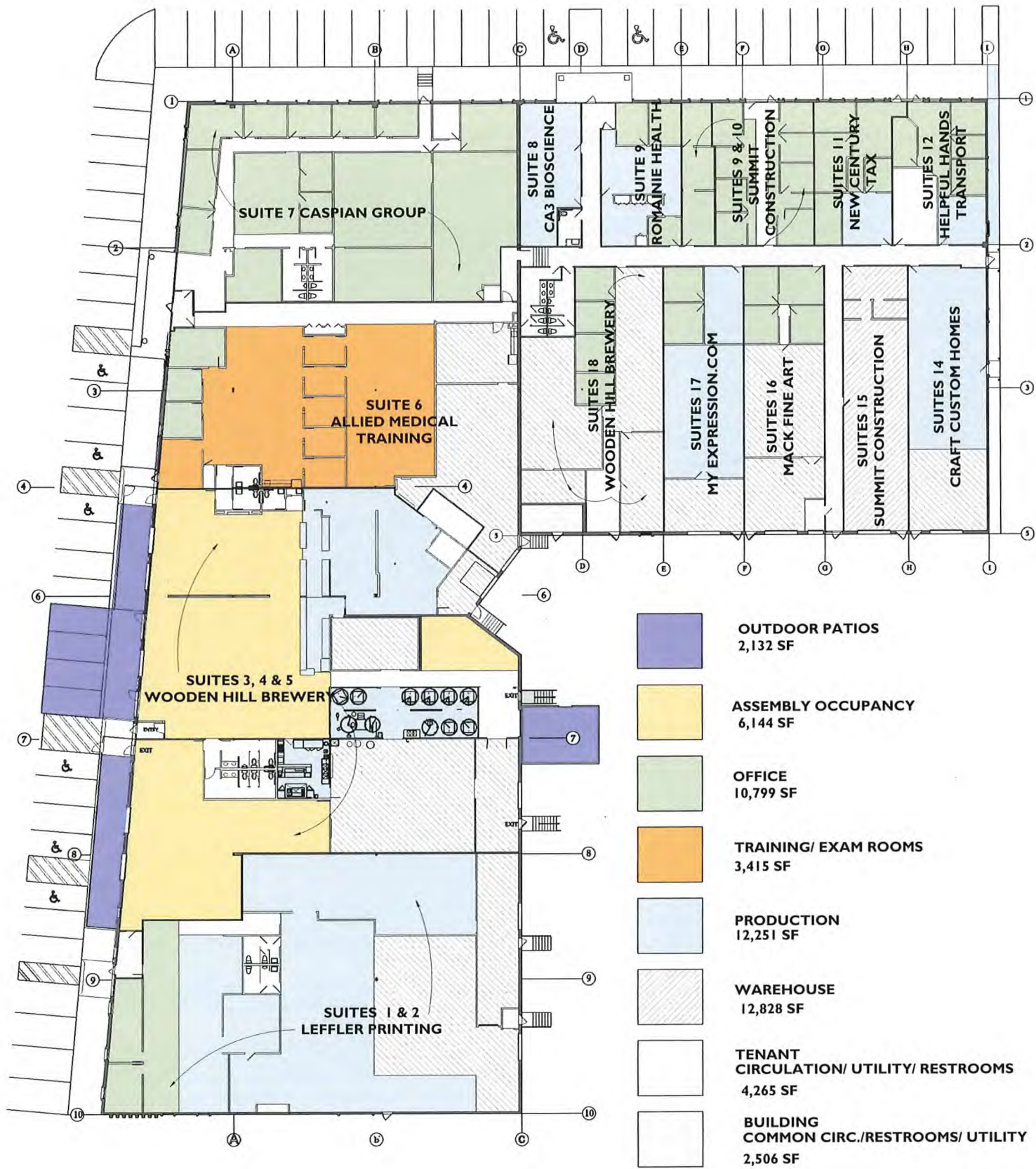
FLOOR PLAN EVENT ROOM AND KITCHEN EXPANSION

1/8" = 1'-0"

1

TENANT SPACE NET USEABLE SQUARE FEET

SUITES 1 & 2 LEFFLER PRINTING		8878 SF
OFFICE		1067
CIRCULATION/RESTROOMS		382
PRODUCTION		5081
WAREHOUSE		2348
SUITES 3 4 & 5 WOODEN HILL BREWERY		12822 SF
TAPROOM AND EVENTS		6144
CIRCULATION & RESTROOMS		1308
PRODUCTION		2705
WAREHOUSE		2665
SUITE 6 ALLIED MEDICAL TRAINING		6320 SF
OFFICE		438
CLASROOM/TRAINING		3415
CIRCULATION		783
WAREHOUSE		1684
SUITE 7 CASPIAN GROUP		5973 SF
OFFICE		4729
CIRC./ RESTROOMS STORAGE		1244
SUITE 8 BIOSCIENCE		735
PRODUCTION		735
SUITE 9 ROMAINIE HEALTH		1001 SF
OFFICE		338
PRODUCTION		620
CIRCULATION /STORAGE		43
SUITES 10 & 11 SUMMIT CONSTRUCTION		1706 SF
OFFICES		1497
CIRCULATION		209
SUITE 12 NEW CENTURY TAX		1020 SF
OFFICES		776
PRODUCTION		244
SUITE 13 HELPFUL HANDS TRANSPORTATION		1196 SF
OFFICE		664
PRODUCTION		218
STORAGE		314
SUITE 14 CRAFT CUSTOM HOME		1960 SF
PRODUCTION		1354
WAREHOUSE		606
SUITE 15 SUMMIT CONSTRUCTION		1592 SF
WAREHOUSE		1592
SUITE 16 MACK FINE ART		1900SF
OFFICES		521
WAREHOUSE		1339
CIRCULATION		40
SUITE 17 MY EXPRESSION.COM		1970 SF
OFFICES		282
PRODUCTION		1294
WAREHOUSE		394
SUITE 18 WOODEN HILL BREWERY		2943
OFFICE		487
WAREHOUSE		2200
CIRCULATION		256



TENANT NET USEABLE SQUARE FOOTAGE

1" = 20'-0" |

CITY OF EDINA

AUG 26 2022

PLANNING DEPARTMENT



gregg hackett architect

4342 abbott avenue south
minneapolis mn 55410



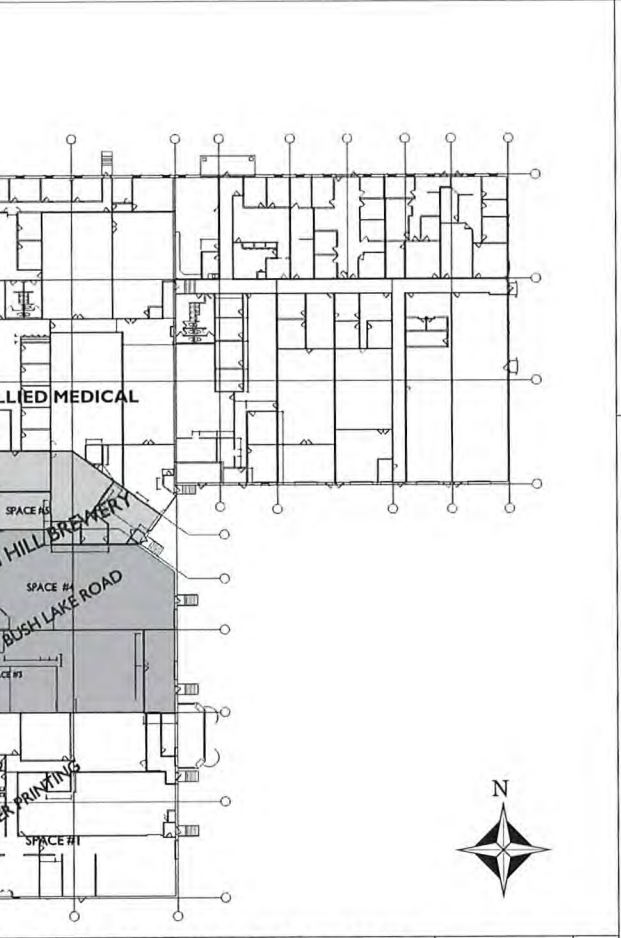
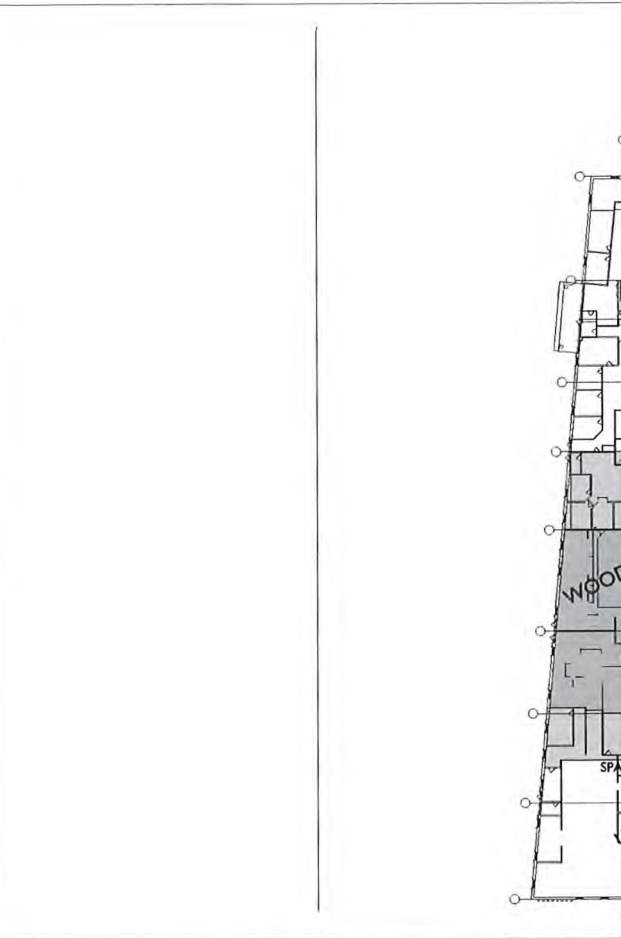
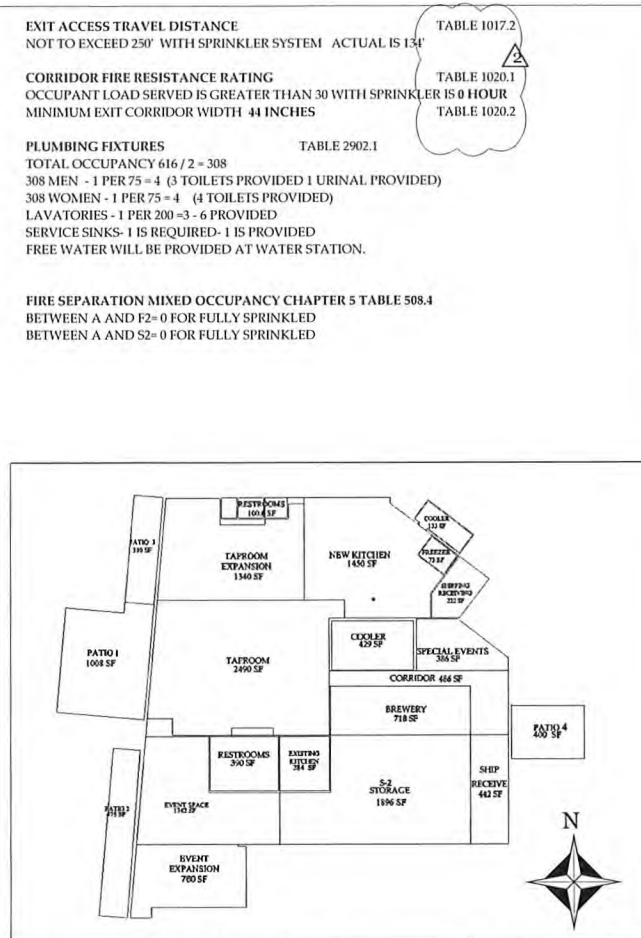
7421 BUSH LAKE RD
EDINA, MN 55439

KITCHEN-TAPROOM
EXPANSION

20 JULY 2022

TENANT
DIAGRAM

MINNESOTA BUILDING CODE 2020	
FLOOR AREA GROSS DEFINITIONS CHAPTER 2 AND OCCUPANCY TABLE 1001.5	
TAPROOM 2490 SF /15 = 166	
TAPROOM EXPAND 1340 SF /15 = 90	
BREWERY 718 SF /200 = 4	
SPEC. EVENTS 386 SF /15 = 26	
STORAGE 1896 SF /500 = 4	
EVENT SPACE 1742 SF /15 = 117	
EVENT EXPAND 780 SF /15 = 52	
COOLERS 634 SF /0 = 0	
EXIST KITCHEN 284 SF /200 = 2	
NEW KITCHEN 1450 SF /200 = 7	
SHIP/RECEIVE 442 SF /0 = 0	
SHIP/RECEIVE 2 222 SF /0 = 0	
RESTROOMS 390 SF /0 = 0	
RESTROOMS 2 106 SF /0 = 0	
PATIO 1 1008 SF /15 = 67	
PATIO 2 479 SF /15 = 32	
PATIO 3 330 SF /15 = 22	
PATIO 4 400 SF /15 = 27	
TOTAL 14886 SF 616 PERSONS	
USE AND OCCUPANCY CLASSIFICATION: MIXED OCCUPANCY	
ASSEMBLY A-2 AND FACTORY F-2 SECTION 306.8 AND 311.3	
S-2 STORAGE SECTION 311	
ALLOWABLE BUILDING HEIGHT AND AREA CHAPTER 5, TABLE 504.3 & TABLE 506.2	
A2-FULLY FIRE SPRINKLED - ONE STORY - 9500SF ALLOWABLE	
PROJECT IS BEING INSTALLED IN AN EXISTING OFFICE WAREHOUSE BUILDING AND IS IN COMPLIANCE	
BUILDING CONSTRUCTION TYPE: IIB CHAPTER 6	
BUILDING IS FULLY SPRINKLED	
FIRE RESISTANCE RATING REQUIRED IN HOURS: CHAPTER 6 TABLE 601	
PRIMARY STRUCTURAL FRAME 0	
BEARING WALLS 0	
FLOOR AND ROOF CONSTRUCTION 0	
FIRE RESISTANCE RATING EXTERIOR BASED ON FIRE SEPARATION DISTANCE CHAPTER 6 TABLE 602	
X IS GREATER THAN 30' - BUILDING IS IN COMPLIANCE	
MAXIMUM AREA OF EXTERIOR WALL OPENINGS CHAPTER 7 TABLE 705.8	
X IS GREATER THAN 30' - BUILDING IS IN COMPLIANCE	
INTERIOR WALL AND CEILING FINISHES FOR A FULLY SPRINKLED BUILDING FOR A2 AND F2 CHAPTER 8 TABLE 803.13	
INTERIOR EXIT WAYS - CLASS B	
CORRIDORS FOR EXIT ACCESS - CLASS B	
ROOMS AND ENCLOSED SPACES - CLASS C	
FIRE PROTECTION SYSTEM BUILDING IS FULLY SPRINKLED CHAPTER 9	
OCCUPANT LOAD 616 PERSONS SEE ABOVE CHAPTER 10 TABLE 1004.5	
NUMBER AND WIDTH OF EXITS CHAPTER 10 SECTION 1005-1006 1009-1010	
4 EXITS REQUIRED, 4 EXITS PROVIDED	
128" EXIT WIDTH PROVIDED	
COMMON PATH OF EGRESS IS SHOWN BELOW	



CITY OF EDINA

AUG 26 2022

PLANNING DEPARTMENT

gregg hackett architect

4342 abbott avenue south
minneapolis mn 55410

WOODEN HILL
EST 2018 EDINA MN
BREWING COMPANY

7421 BUSH LAKE RD
EDINA, MN 55439

KITCHEN-TAPROOM
EXPANSION

REVISION # 1 23 FEBRUARY 2022

REVISION # 2 9 MARCH 2022

LOCATION MAP

A0.0 COVER SHEET

A1.0 FLOOR PLAN OVERALL

A1.1 FLOOR PLAN TAPROOM AND KITCHEN

A1.2 FLOOR PLAN EVENT ROOM

A1.3 FLOOR PLAN KITCHEN

A1.4 FLOOR PLAN RESTROOMS

A2.0 CEILING PLANS

A2.1 CEILING PLAN OVERALL

A3.0 FINISH PLANS

A4.0 ELEVATIONS

A4.1 ELEVATIONS

A4.2 ELEVATIONS

A5.0 DOOR TYPES WALL TYPES

A6.0 DETAILS

28 JANUARY 2022

COVER SHEET

A0.0

CODE REVIEW	8	AREA TAKEOFFS	1" = 30'-0	6
EXIT DIAGRAM	1/16" = 1'-0	5	ADDITIONAL NOTES	
			DRAWING INDEX	1

ADA ACCESSIBLE SEATING NOTED ON PLAN

EXISTING ENTRANCES ARE ALL ACCESSIBLE

LOCATION MAP

A0.0 COVER SHEET

A1.0 FLOOR PLAN OVERALL

A1.1 FLOOR PLAN TAPROOM AND KITCHEN

A1.2 FLOOR PLAN EVENT ROOM

A1.3 FLOOR PLAN KITCHEN

A1.4 FLOOR PLAN RESTROOMS

A2.0 CEILING PLANS

A2.1 CEILING PLAN OVERALL

A3.0 FINISH PLANS

A4.0 ELEVATIONS

A4.1 ELEVATIONS

A4.2 ELEVATIONS

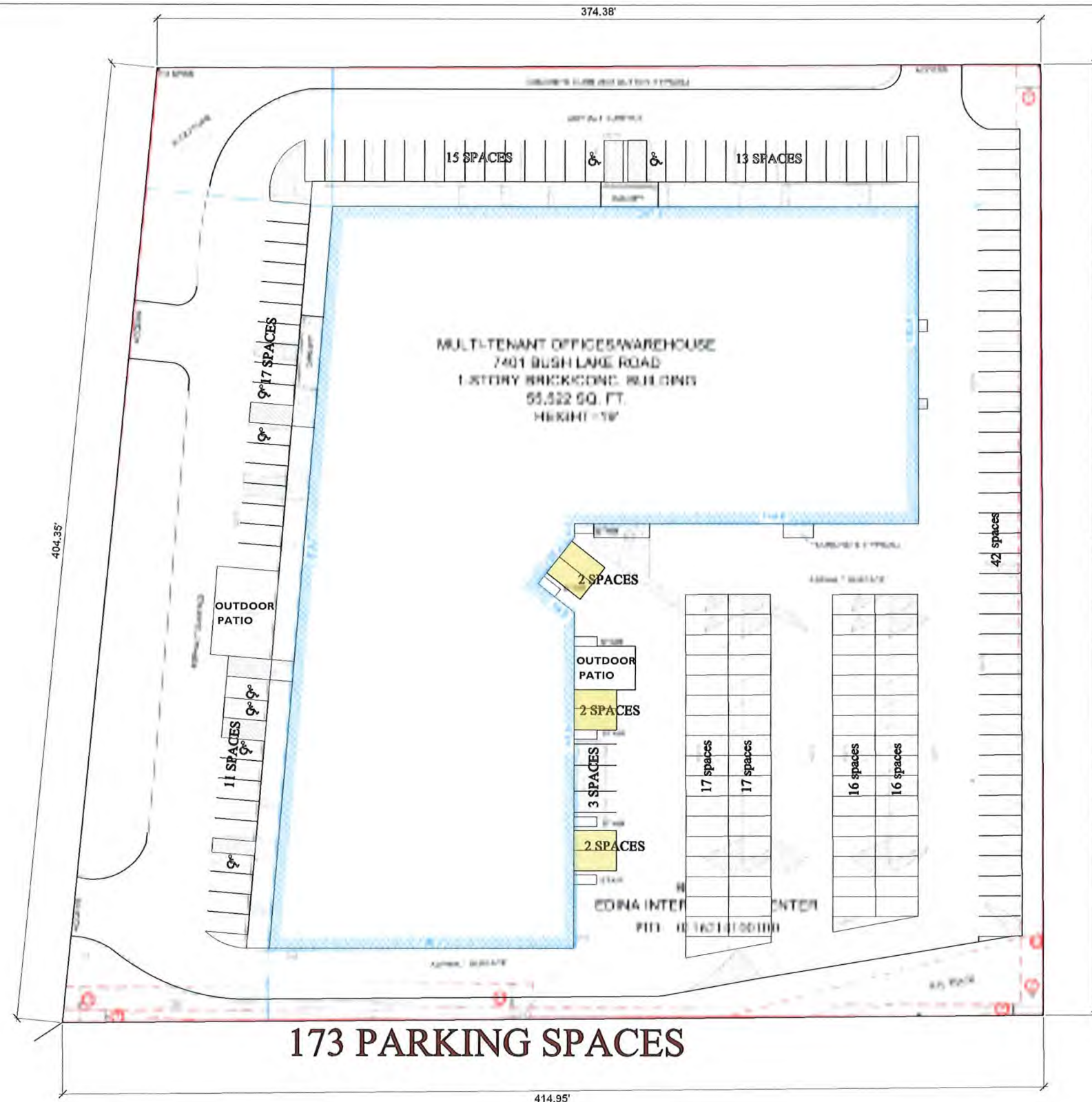
A5.0 DOOR TYPES WALL TYPES

A6.0 DETAILS

28 JANUARY 2022

COVER SHEET

A0.0



LOT WOULD BE RESTRIPE
ALL SPACES SHOWN ARE A MINIMUM OF 8'6" x 18'

THESE SPACES WOULD ONLY BE AVAILABLE AFTER 5PM

SITE SCHEME

1" = 30'-0" |

CITY OF EDINA

AUG 26 2022

PLANNING DEPARTMENT



gregg hackett architect

4342 abbott avenue south
minneapolis mn 55410

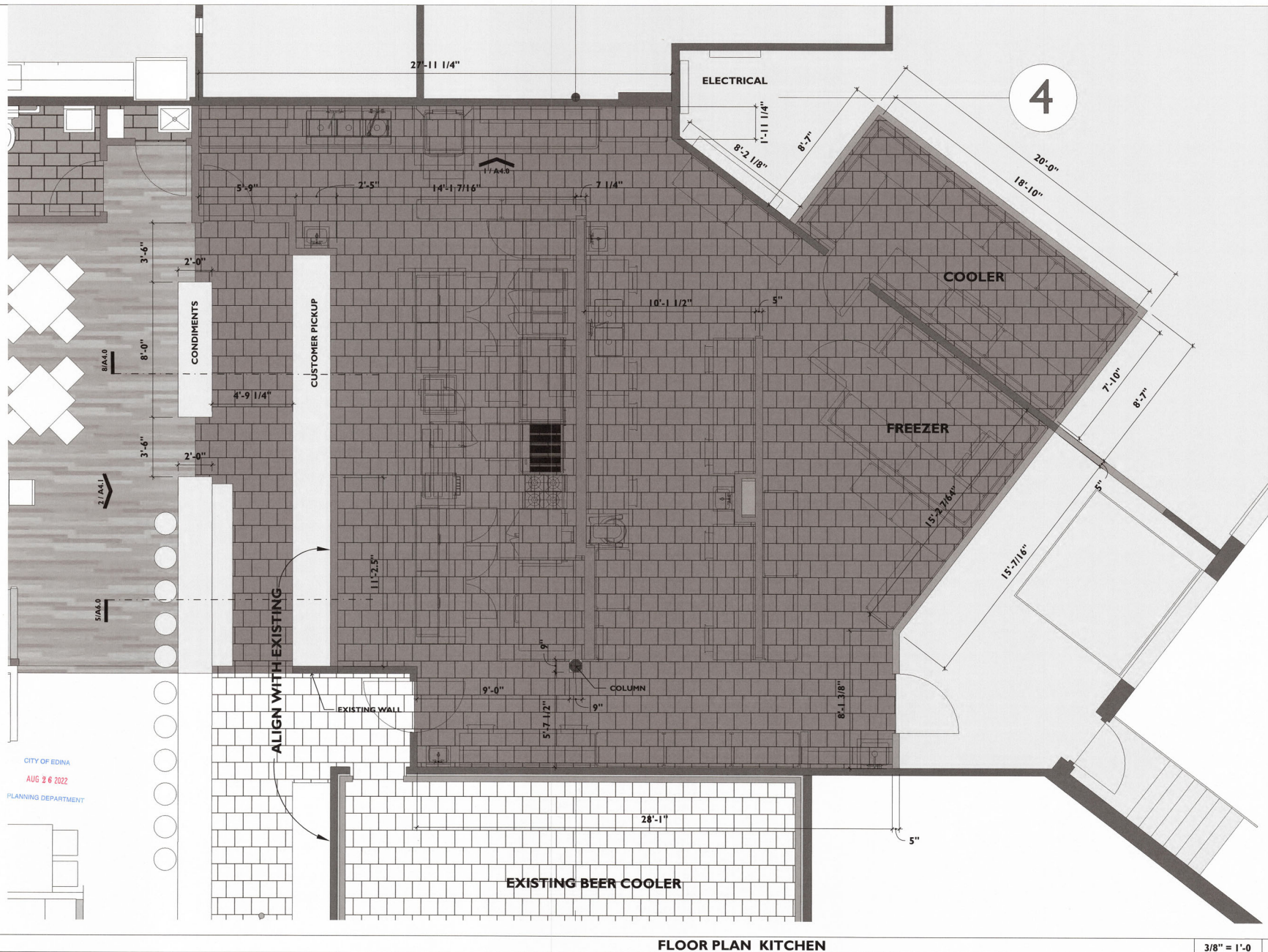


7421 BUSH LAKE RD
EDINA, MN 55439

KITCHEN-TAPROOM
EXPANSION

26 MAY 2022

PROPOSED
SITE



FLOOR PLAN KITCHEN

3/8" = 1'-0"



gregg hackett architect

4342 abbott avenue south
minneapolis mn 55410



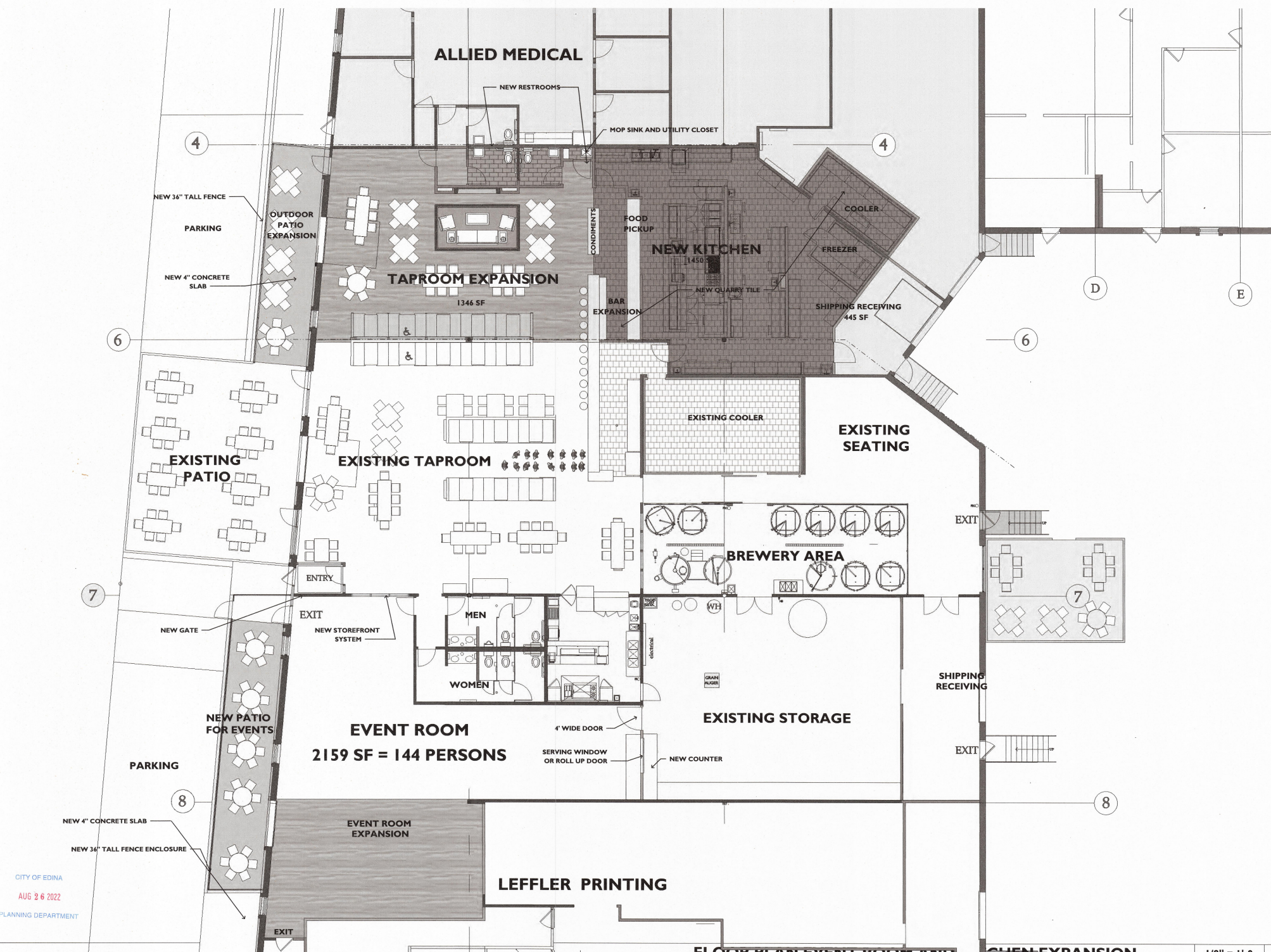
7421 BUSH LAKE RD
EDINA, MN 55439

KITCHEN-TAPROOM
EXPANSION

I HEREBY CERTIFY THAT THIS SET OF PLANS WAS
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A DULY REGISTERED ARCHITECT
UNDER THE LAWS OF THE STATE OF MINNESOTA
REGISTRATION NUMBER:
19726
6 JANUARY 2022

6 JANUARY 2022
FLOOR PLAN KITCHEN

A1.3



CITY OF EDINA
AUG 26 2022
PLANNING DEPARTMENT

FLOOR PLAN EVENT ROOM AND CHEN EXPANSION

1/8" = 1'-0" 1

Survey Responses

Public Hearing Comments-Wooden Hill

Better Together Edina

Project: 7421 Bush Lake Road (Wooden Hill Brewing Company)



VISITORS					
3					
CONTRIBUTORS			RESPONSES		
0			0		
0	0	1	0	0	1
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



The CITY of
EDINA

Parking Stall Variance – Wooden Hill Brewery

An aerial photograph of an industrial area. A red arrow with the word "Site" in white text points to a specific location. The map shows various industrial buildings, parking lots, and roads. Labels on the map include "79th St W", "24th St W", "76th St W", "Peters Hill Rd", "Dahl Lake Rd", "Mesa Blvd", and "Phoenix Ave". The area is characterized by large, flat-roofed industrial buildings and extensive parking areas. The terrain appears to be flat with some vegetation. The red arrow points to a site located between 24th St W and 76th St W, and between Dahl Lake Rd and Mesa Blvd.



TENANT SPACE NET USEABLE SQUARE FEET

SUITES 1 & 2 LEFFLER PRINTING	8878 SF
OFFICE	1067
CIRCULATION/RESTROOMS	382
PRODUCTION	5081
WAREHOUSE	2348

SUITES 3, 4 & 5 WOODEN HILL BREWERY	12822 SF
TAPROOM AND EVENTS	6144
CIRCULATION & RESTROOMS	1308
PRODUCTION	2705
WAREHOUSE	2665

SUITE 6 ALLIED MEDICAL TRAINING	6320 SF
OFFICE	438
CLASSROOM/TRAINING	3415
CIRCULATION	783
WAREHOUSE	1684

SUITE 7 CASPIAN GROUP	5273 SF
OFFICE	4729
CIRC./ RESTROOMS STORAGE	1244

SUITE 8 BIOSCIENCE	735
PRODUCTION	735

SUITE 9 ROMAINIE HEALTH	1001 SF
OFFICE	338
PRODUCTION	620
CIRCULATION /STORAGE	43

SUITES 10 & 11 SUMMIT CONSTRUCTION	1706 SF
OFFICES	1497
CIRCULATION	209

SUITE 12 NEW CENTURY TAX	1020 SF
OFFICES	776
PRODUCTION	244

SUITE 13 HELPFUL HANDS TRANSPORTATION	1196 SF
OFFICE	664
PRODUCTION	218
STORAGE	314

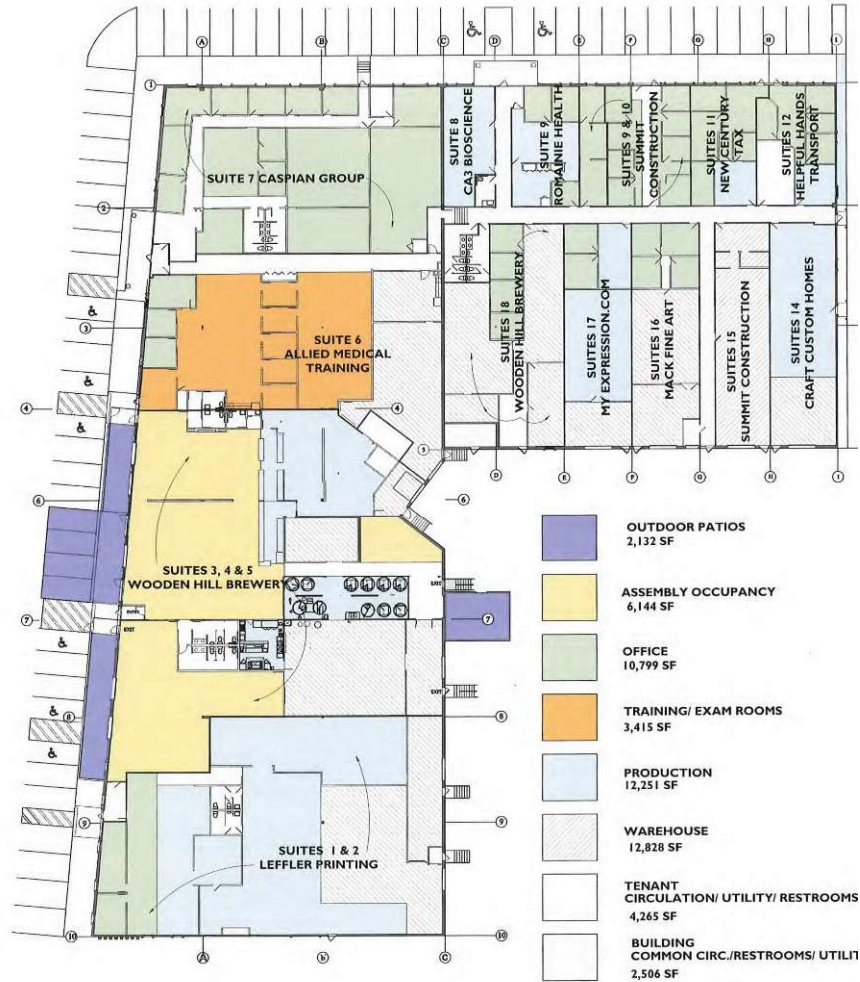
SUITE 14 CRAFT CUSTOM HOME	1960 SF
PRODUCTION	1354
WAREHOUSE	606

SUITE 15 SUMMIT CONSTRUCTION	1592 SF
WAREHOUSE	1592

SUITE 16 MACK FINE ART	1900 SF
OFFICES	521
WAREHOUSE	1339
CIRCULATION	40

SUITE 17 MY EXPRESSION.COM	1970 SF
OFFICES	282
PRODUCTION	1294
WAREHOUSE	394

SUITE 18 WOODEN HILL BREWERY	2943
OFFICE	487
WAREHOUSE	2200
CIRCULATION	256



BUILDING FOOTPRINT 55,636 SF

TENANT NET USEABLE SQUARE FOOTAGE

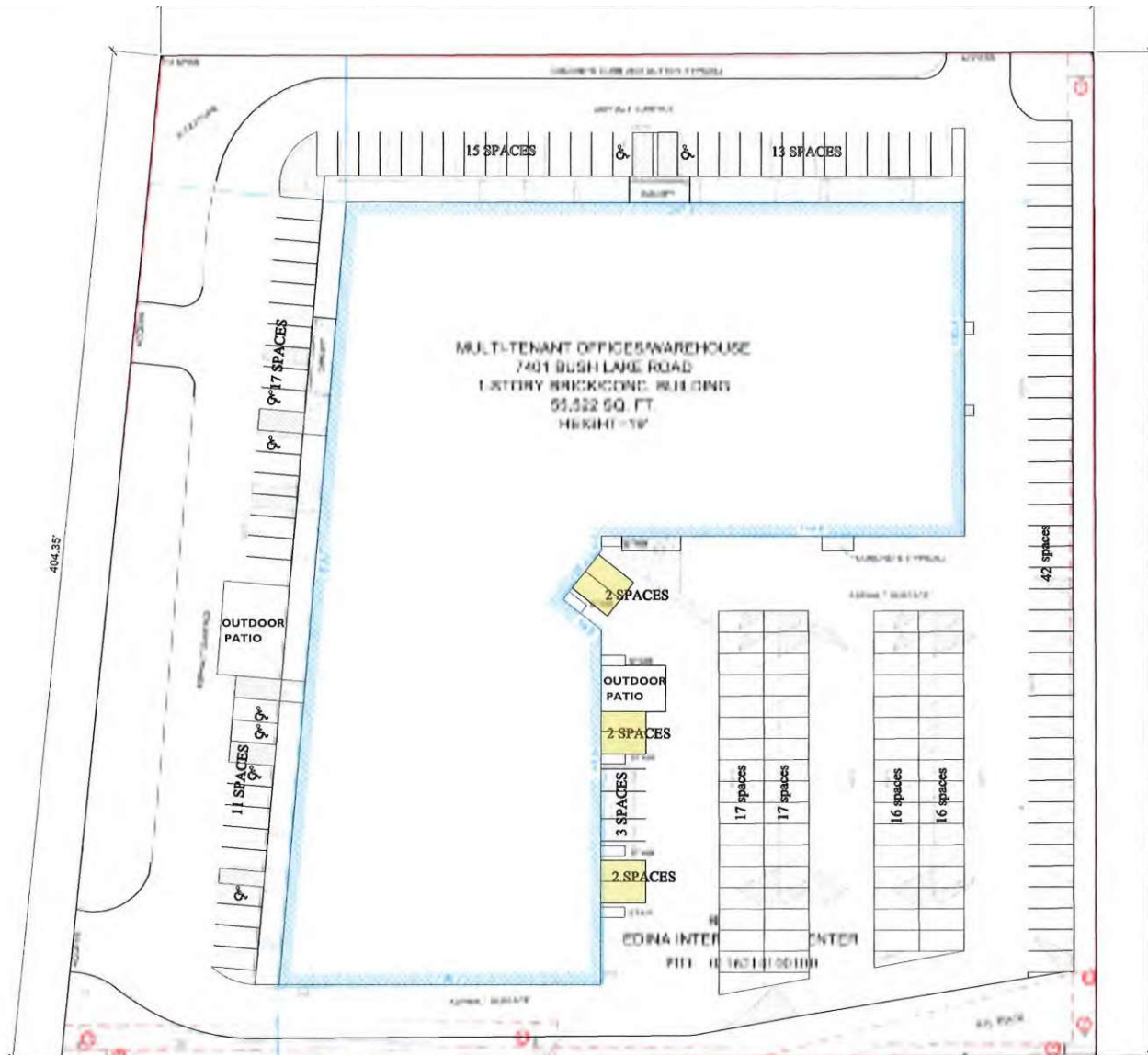


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Request Requires:



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- A 54-parking stall variance from 225 paces required to 171 proposed at 7421 Bush Lake Road for a brewery/tap room expansion.

Primary Issue

- Is the Proposed Variance Justified?



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Better Together Edina



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Recommendation



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CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: October 12, 2022

Agenda Item #: VI.A.

To: Planning Commission

Item Type:
Report and Recommendation

From: Cary Teague, Community Development Director

Subject: Sketch Plan Review – 4212 and 4216 Valley View
Road

Item Activity:
Discussion

ACTION REQUESTED:

No action requested. Provide the applicant non-binding comments on a potential future land use request.

INTRODUCTION:

The Planning Commission is asked to consider a sketch plan request to redevelop these two properties that currently contain duplexes on each site. The specific request would be to tear down the existing duplexes and build a 5-unit townhome over the two properties. (See attached applicant narrative and plans.)

ATTACHMENTS:

Staff Memo

Applicant Narrative

Proposed Plans

Site Location, Zoning, & Comp. Plan

Staff Presentation

Grandview Townhomes Images

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Fax 952-826-0389 • www.CityofEdina.com



Date: October 12, 2022

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – 4212 and 4216 Valley View Road

The Planning Commission is asked to consider a sketch plan request to redevelop these two properties that currently contain duplexes on each site. The specific request would be to tear down the existing duplexes and build a 5-unit townhome over the two properties. (See attached applicant narrative and plans.)

The two properties are currently zoned R-2, Double Dwelling unit District. The site is guided low density attached residential, which allows between 4-8 units per acre. The properties total .62 acres or 27,148 square feet in size. The proposed density is 8.03 units per acre.

The request would require the following:

- A Comprehensive Plan Amendment to re-guide the site from low density attached to medium density, which would allow up to 12 units per acre; and
- A Rezoning from R-2, Single-Dwelling Unit District to PRD-3, Planned Residential District-3, and Side Yard Setback Variances for the structure.

The table on the following page is a compliance table demonstrating how the proposed new building would comply with a PRD-3, Planned Residential Development-3 standards on the lot.



Compliance Table

	City Standard (PRD-3)	Comprehensive Plan	Proposed
Front – Valley View	35 feet		43 feet
Side – North	20 feet		10 feet*
Side/Rear – South	20 feet		10 feet*
Rear	35 feet		62 feet
Building Height	2.5 stories		2.5 stories
Building Coverage	.30		.23
Lot Area per Dwelling Unit	4,400 s.f.		5,429 s.f.
Density Allowed (units allowed on the site)		8 units per acre (4 units)	8.03 units per acre** (5 units**)

***Variances required**

****Comprehensive Plan Amendment Required**

Highlights/Issues:

- Affordable Housing. The average market value for the four units that exist on the site is \$280,000, therefore, the units are considered naturally occurring affordable housing. The proposal would remove these units and replace them with market rate housing.
- Density. Increased density was not considered for this site as part of the nearby small area plan for the Valley View/Wooddale Area or the recent Comprehensive Plan Update. Although the project is very close to meeting the density allowed for Low Density Attached Housing, it would still be considered a Medium Density Development.
- The properties to the north and south contain duplexes that are zoned R-2, Double Dwelling Unit District. Properties to the east are R-1, Single Dwelling Unit District. There are properties further north zoned PRD-2. (See attached Zoning Map).



- Comprehensive Plan Amendment. While the proposal would add only one unit over the two lots, a Comprehensive Plan Amendment would still be required. Increased density with separate land use designations do not typically occur in the middle of a block.
- Staff would suggest that this entire stretch of land along Valley View Road be considered as a potential future area of change and studied further within the next Comprehensive Plan Update. Re-guiding this entire area to medium density residential could be considered at that time.
- Pedestrian Connections/boulevard sidewalks. The proposed project would not impact the recently constructed sidewalk along Valley View Road.



Donnay Homes, Inc.

9655 – 63rd Avenue North, Maple Grove, Minnesota 55369
Builder #594838, #594839

Date: September 20, 2022

Re: Valley View Road Redevelopment

4212 and 4216 Valley View Rd.

PID 3002824110026, PID 3002824110025

Background:

Proposal: Project is a total of 5 townhome units on the subject properties in 1 – 5 unit building.





Submittal description (Building in the images is a 3-plex and a Walkout):

- Unit count is 5.
 - Project Density is 8u/a, allowing the Rezoning and Comprehensive Plan requests to meet the Current Use of Medium Density.
 - Total Hardcover is 38.98%.
 - Building (Structural) Hardcover is 22.5%
- Building is 1 – 5-unit Building.
 - Building offers reasonable side setback distances of 17-feet.
 - Building to Street distance is generous at 43-feet and we consolidate the drives and parking in the front of the structure.
 - Rear Setback is 62-feet to the accessory decks.
 - Building would be built as a Lower Level Lookout (on the Flat Lot at the addresses).
- Building Elevations are as shown.
 - Siding is a quality Vinyl product.
 - ‘Stone’ accents are a composite stone product.
 - Material Board can be provided at PC and Council
 - Exterior finishes are the same as what we have used in many projects throughout the metro area. See image Above.
- Unit Pricing is estimated to start in the \$500’s.



- Building information
 - Units have a full-sized 2-car garage
 - Units are Split-level, with an unfinished basement option offering a variety of finish options.
 - Basement finishes are available from the builder

- Units may have up to 4 bedrooms and 3 baths



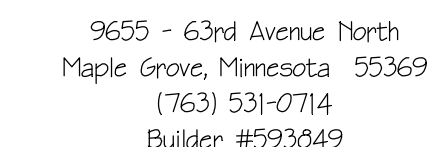
Conclusion: Donnay Homes is confident the redevelopment of these properties will enhance the neighborhood, offering a type of housing in short supply, and modestly increasing density.




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SITE OVERVIEW

A		Issued / Concept	7/20/22
No. ISSUED/REVISIONS/SUBMISSIONS		DATE	
Project Name			
Valley View Townhomes Edina, Mn			
Drawing Title			
SITE PLAN			
BLDG. No.			
Drawn	SKB		
Checked			
Reviewed		Drawing No.	
Date	7/20/22	C 1	
		of	



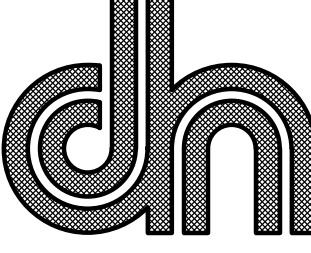
Total Hardcover Proposed	38.8%
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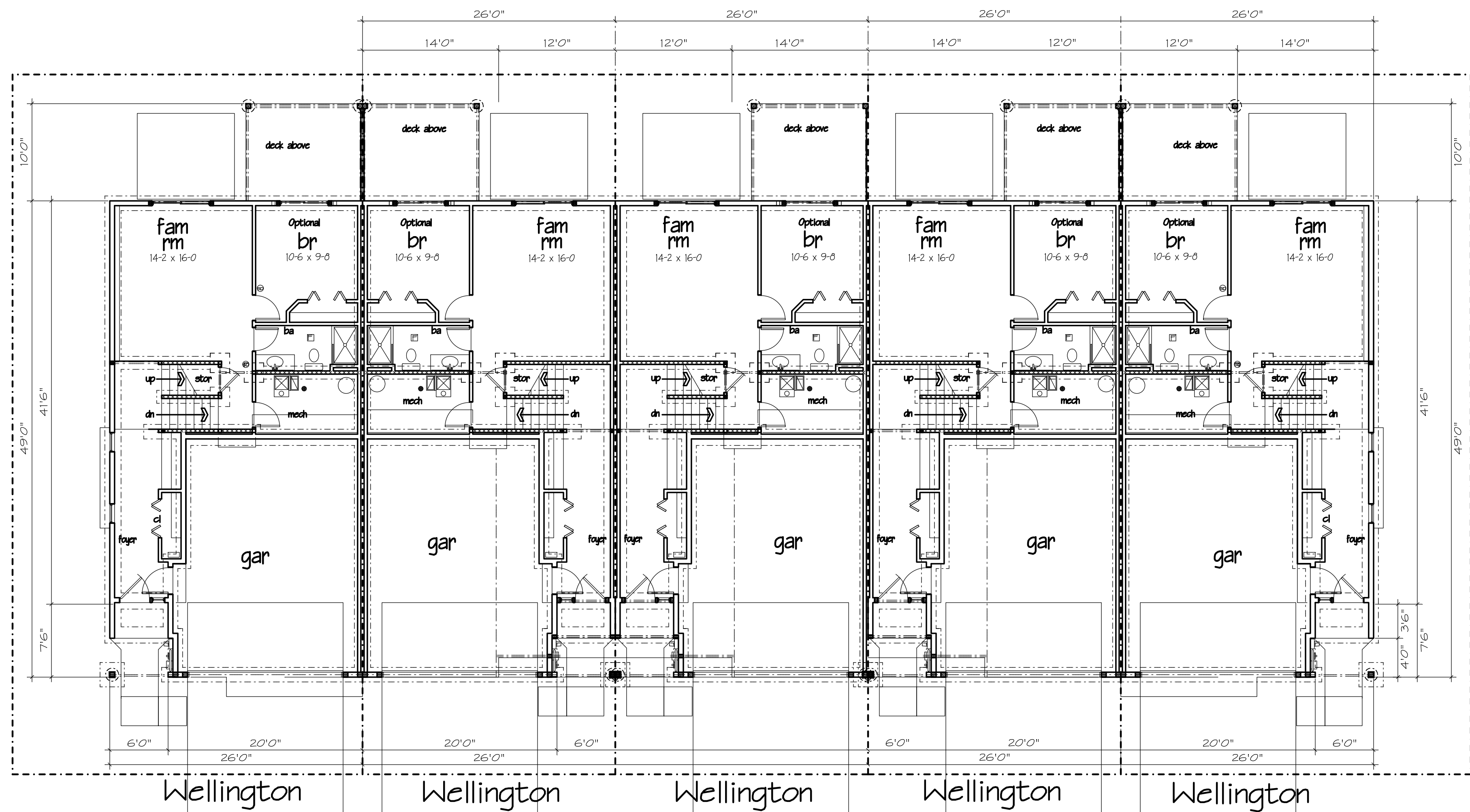
BLDG. No.	
Drawn SKB	<div style="text-align: center;">  <p>C2</p> </div>
Checkedd	
Reviewed	
Date 7/20/22	
	Drawing No.



SITE PLAN

[illegible]

<div> donnay homes</div> <div>MORE HOME FOR YOUR MONEY 9655 - 63rd Avenue North Maple Grove, Minnesota 55369 (763) 531-0714 Builder #593849</div>	
CODE ANALYSIS	
Code Used: 2018 IRC Code Used: 2020 MNIBC	
Design Criteria Roof Snow Load = 50psf Wind Design Load = 90mph Exposure = 'B' Summer Design Temp. 88Db/72Wb Fdeg Winter Design Temp. = -15 Fdeg Seismic Design Category = A	
Classification: IRC 3 (Townhomes) Single Family Attached Separate Services Fee-Simple Lots No Common Spaces Separate Entrances	
Construction: VB Wood Frame, Unrated	
Occupancy: IRC-3, Residential w/ Accessory, Private Garage	
IRC R313 - Automatic Sprinkler Systems NFPA 13d Sprinkler - Required	
Required Separations: Perpendicular Walls: No Requirement Roof Deck: Prot. to 4' from Prop. Line No Openings within 4' of Prop. Line Party Walls: 1hr @ Prop. Line STC 50, Unit to Unit STC 32 (min) Glass	
Site Data:	
Internal Setbacks Front Yard = 20' to Curb Bldg to Bldg = 15' Sideyards = Zero Lot Line Rearyards = Meet perimeter setbacks	
A	Issued / Concept
No.	ISSUED/REVISIONS/SUBMISSIONS
Project Name	
Valley View Townhomes	
Edina, Mn	
Drawing Title	
BUILDING ELEVATIONS	
BLDG. No.	
Drawn	SKB
Checked	
Reviewed	Drawing No.
Date	7/20/22
A 1	
_____ of _____	

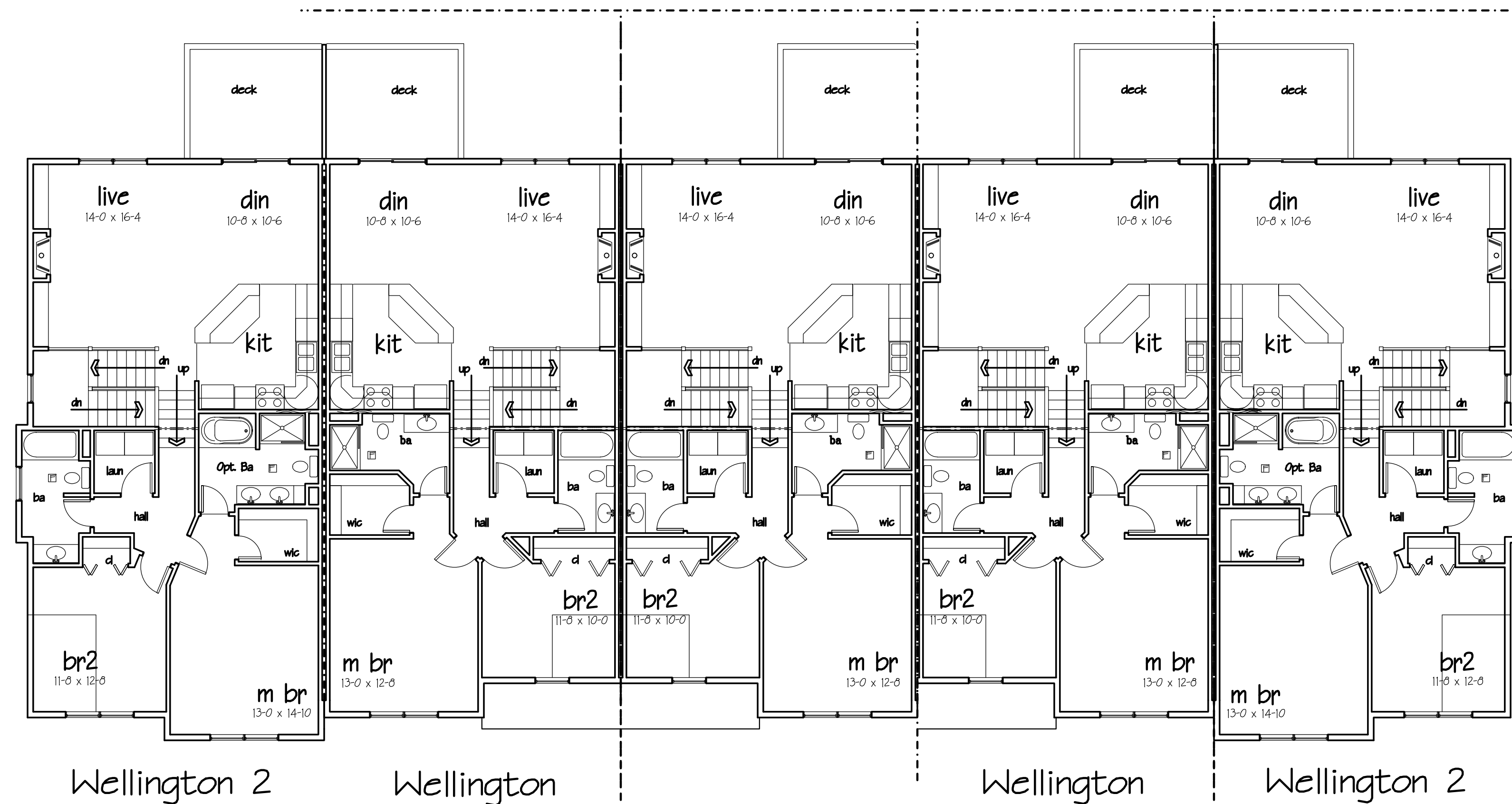


2

Scale : 1/8"=1'-0"

ENTRY/LOWER LEVEL PLAN

Lookout



Wellington 2

Wellington

Wellington

Wellington 2

Generic Plans, See Unit Plans for Actual Unit Layouts

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1

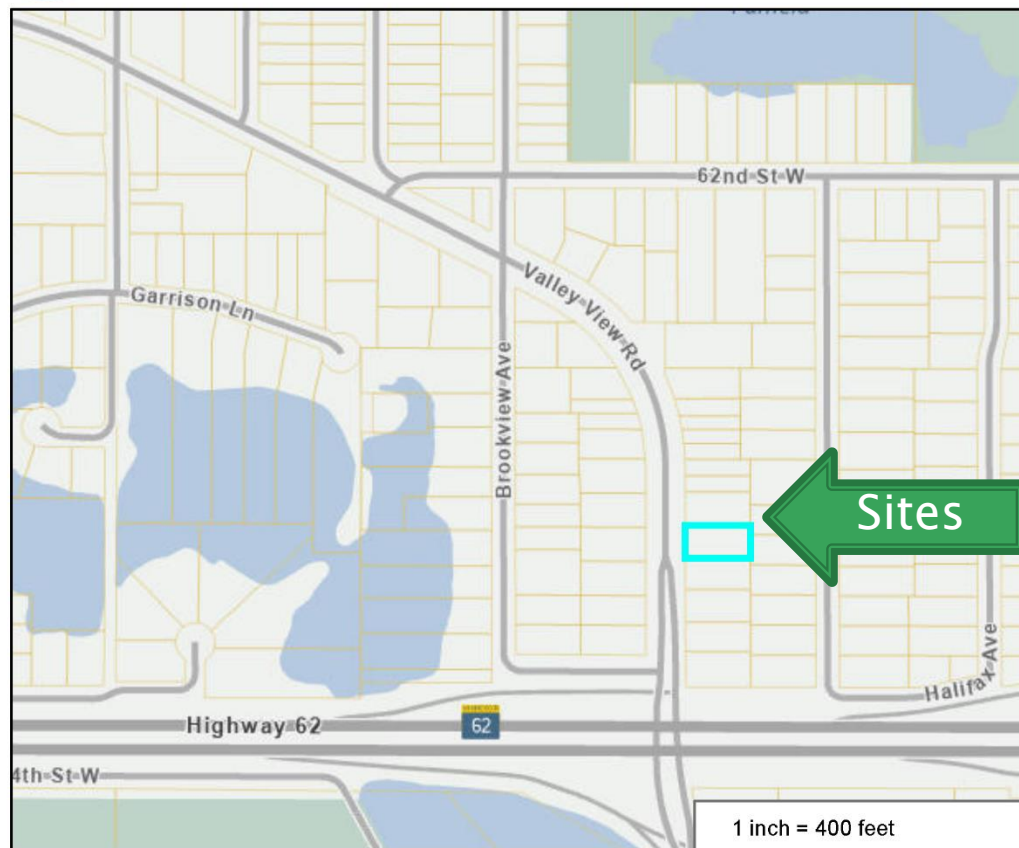
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MAIN/UPPER LEVEL PLAN

No.	ISSUED/REVISIONS/SUBMISSIONS	DATE
Project Name		
Drawing Title		
BLDG. No.		
Drawn	SKB	
Checked		
Reviewed		Drawing No.
Date		A2
		of



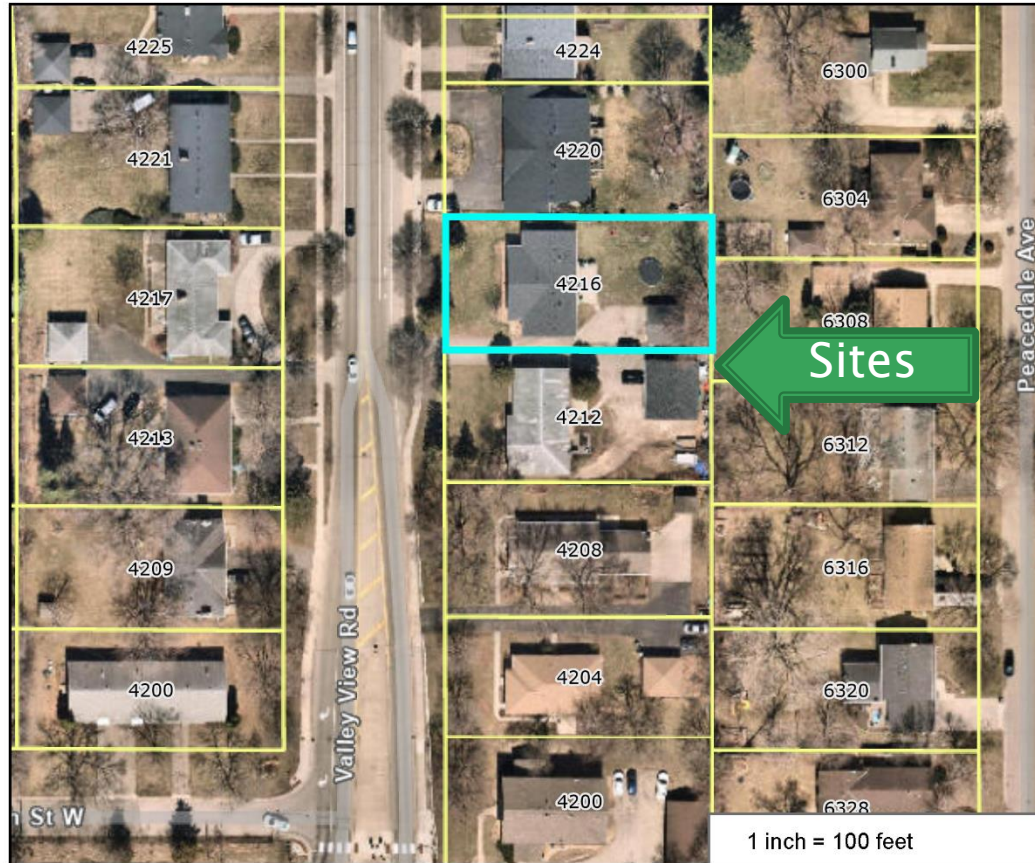
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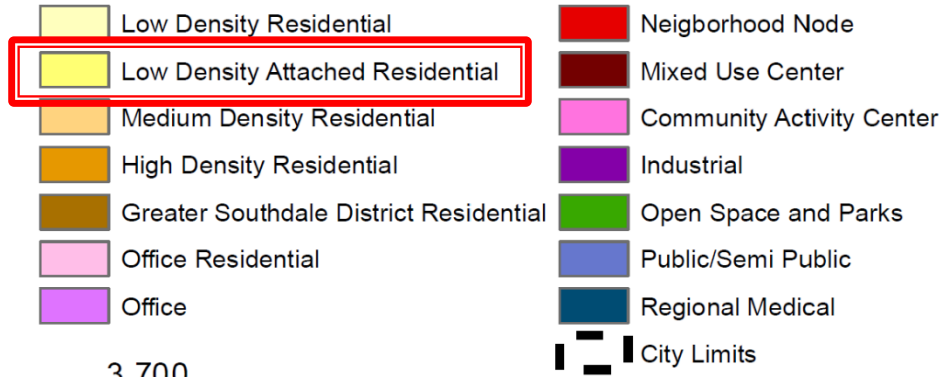


Date: 10/9/2022

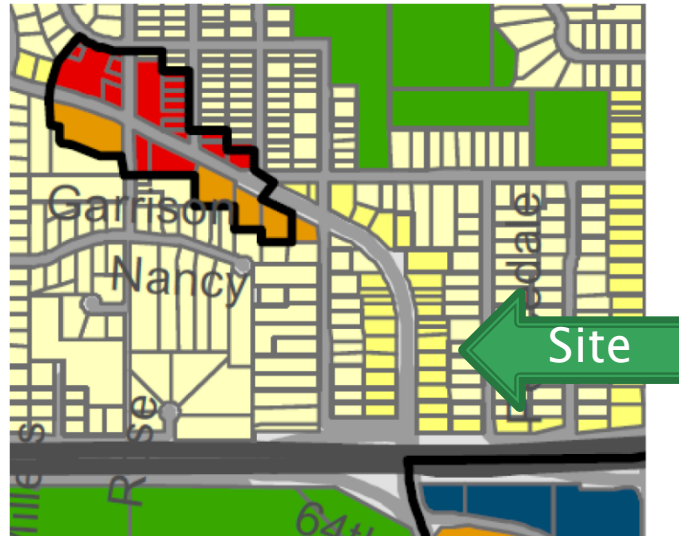


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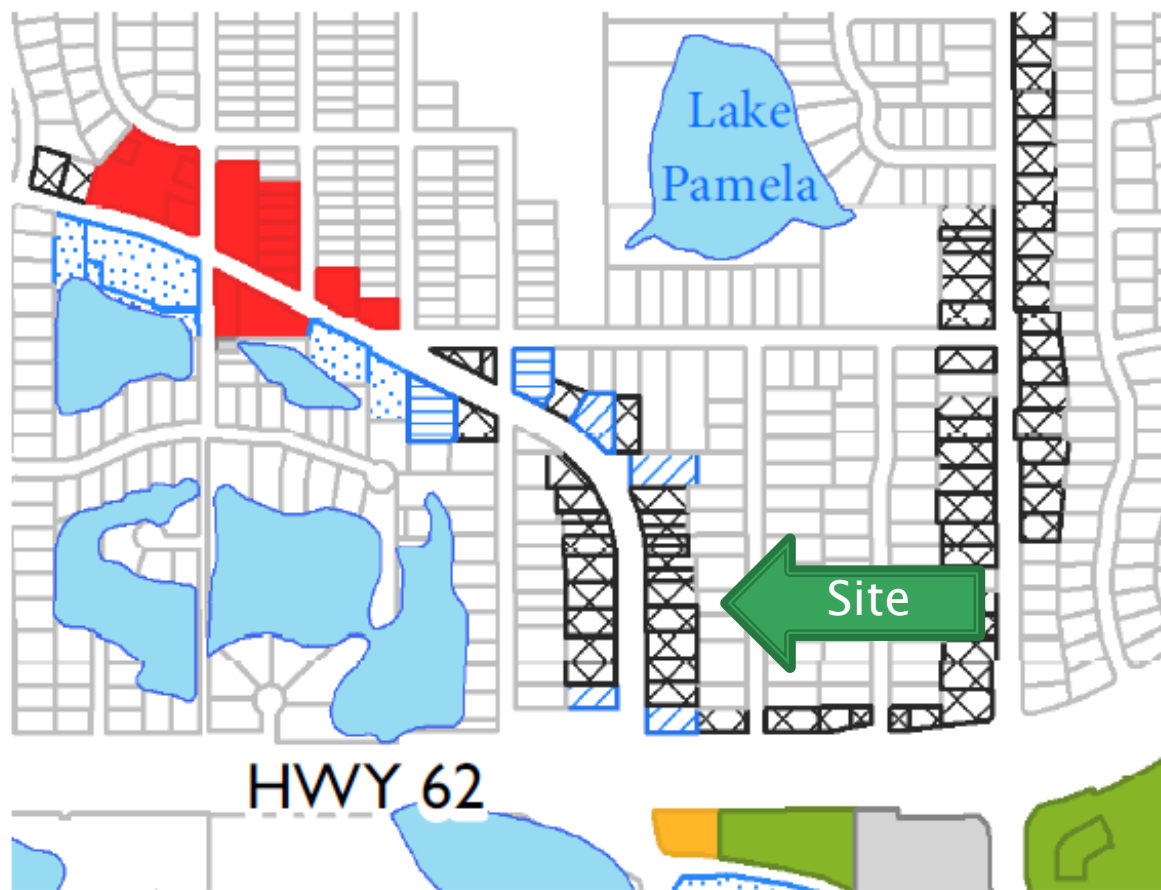
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Zoning Map

Legend

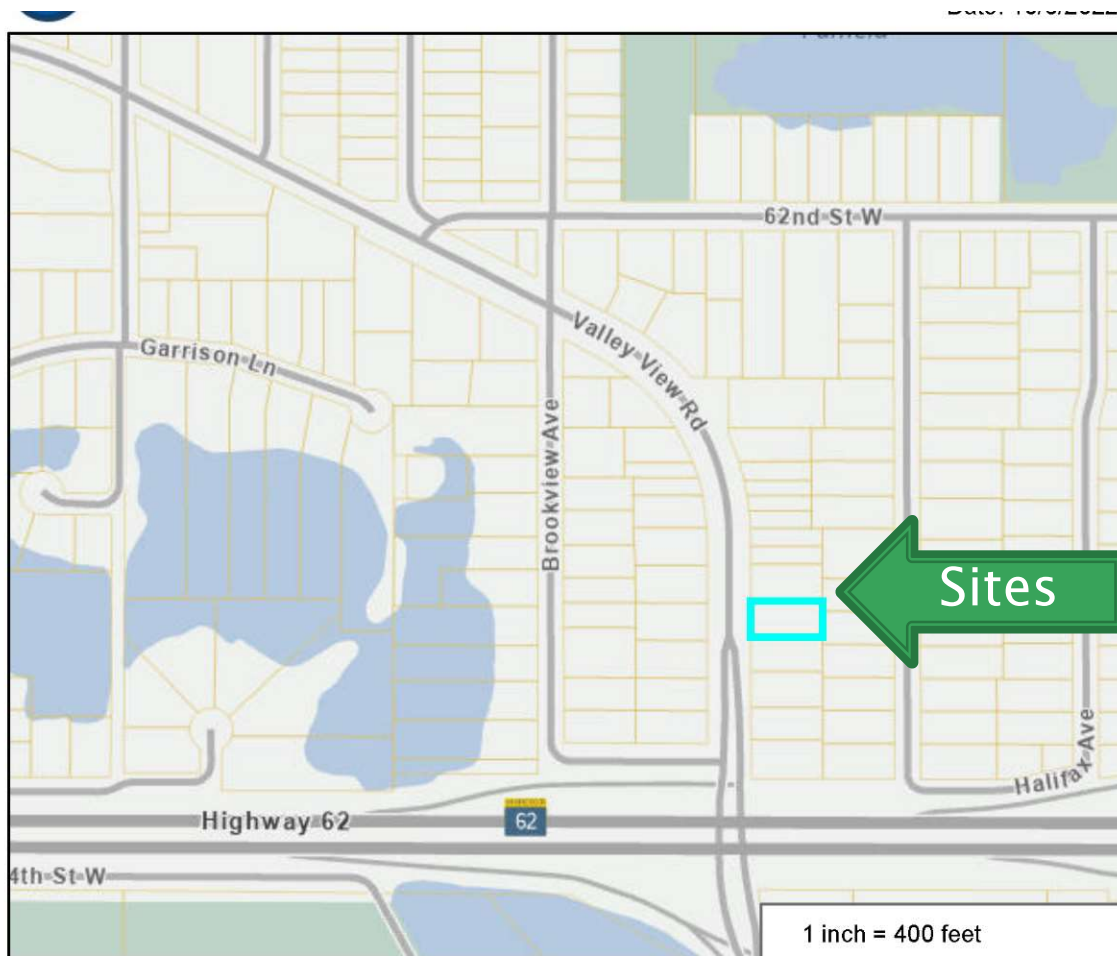
- R-1 - Single Dwelling Unit
- ▨ R-2 - Double Dwelling Unit
- PRD-1 - Planned Residence
- ▤ PRD-2 - Planned Residence
- ▥ PRD-3 - Planned Residence
- ▦ PRD-4 - Planned Residence
- ▧ PRD-5 - Planned Residence
- PCD-1 - Planned Commercial
- ▨ PCD-2 - Planned Commercial
- ▩ PCD-3 - Planned Commercial
- PCD-4 - Planned Commercial
- POD-1 - Planned Office
- ▨ POD-2 - Planned Office
- RMD - Regional Medical
- PID - Planned Industrial





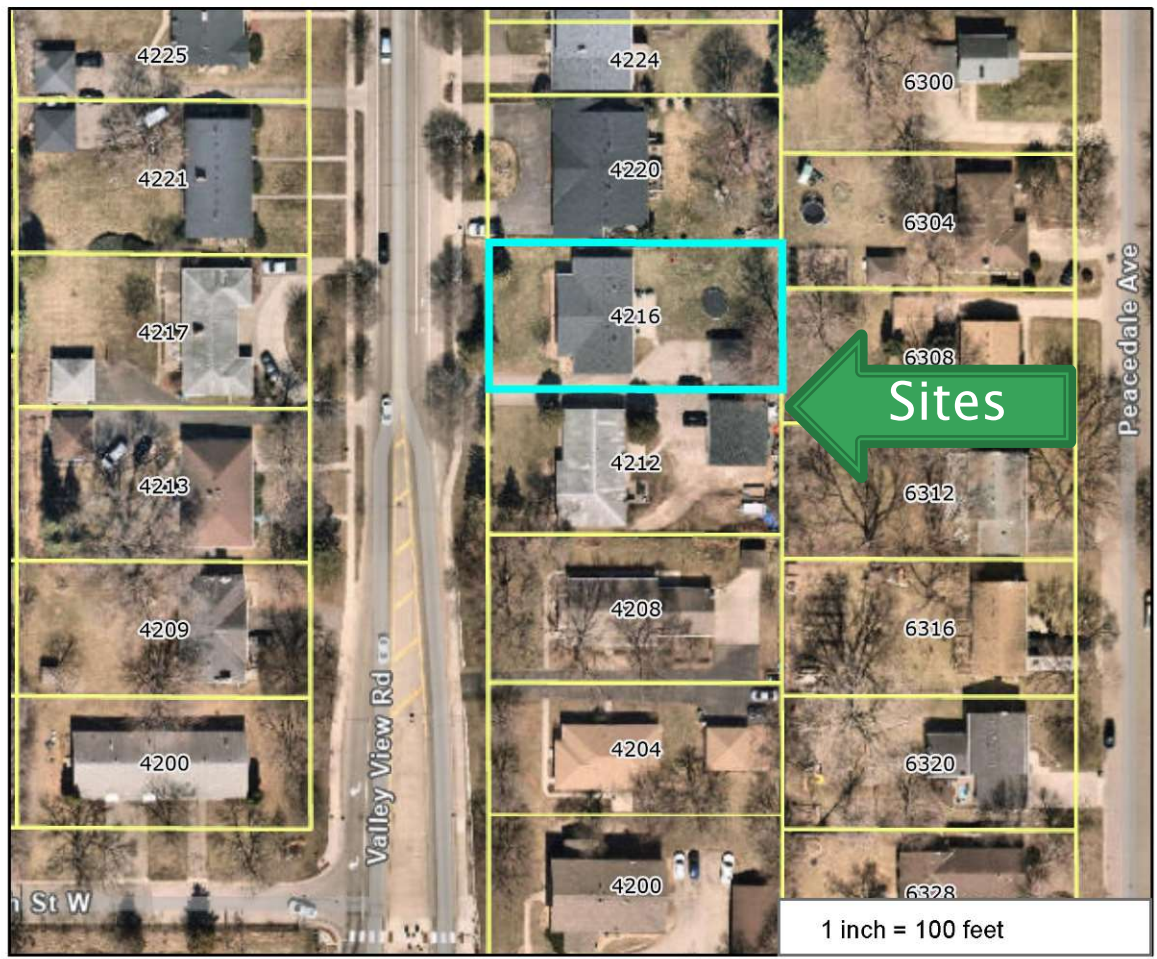
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Sketch Plan Review – 4212 and 4216 Valley View Road



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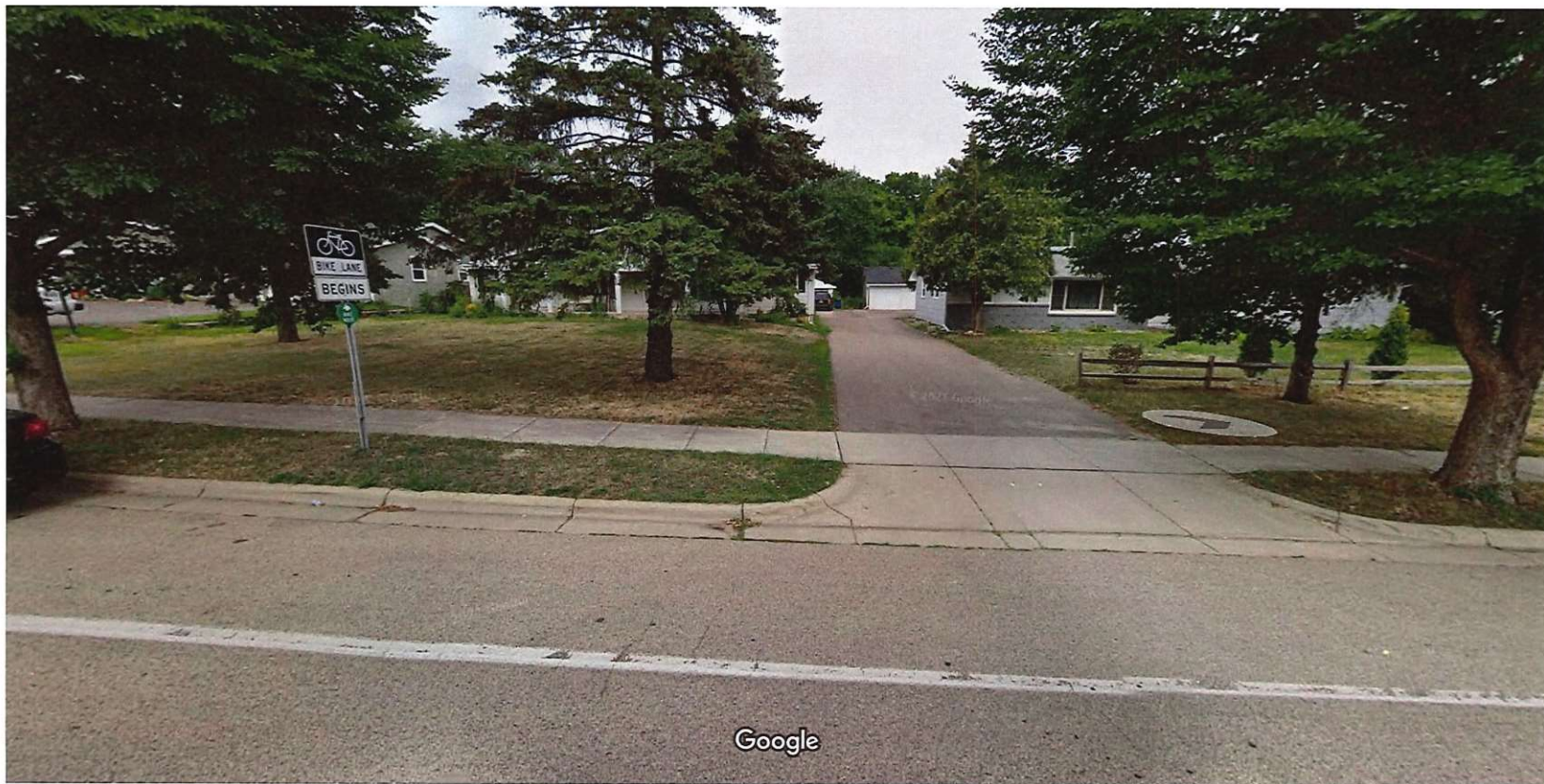
DWG. 10/07/2022

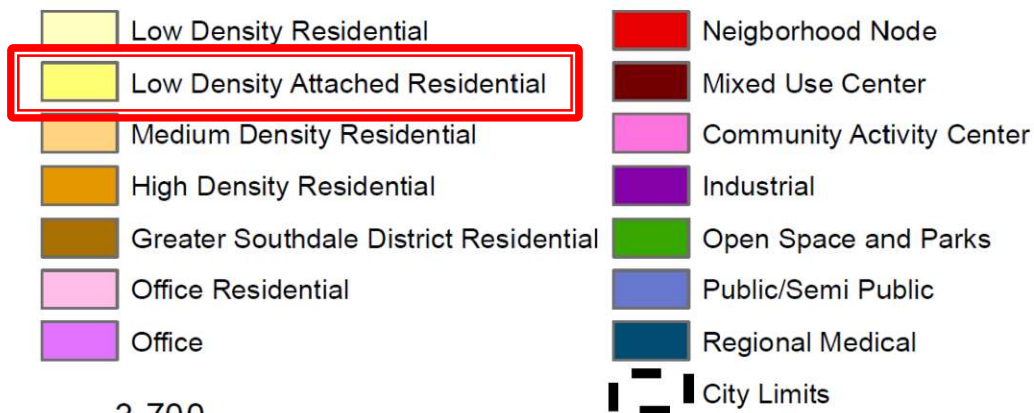


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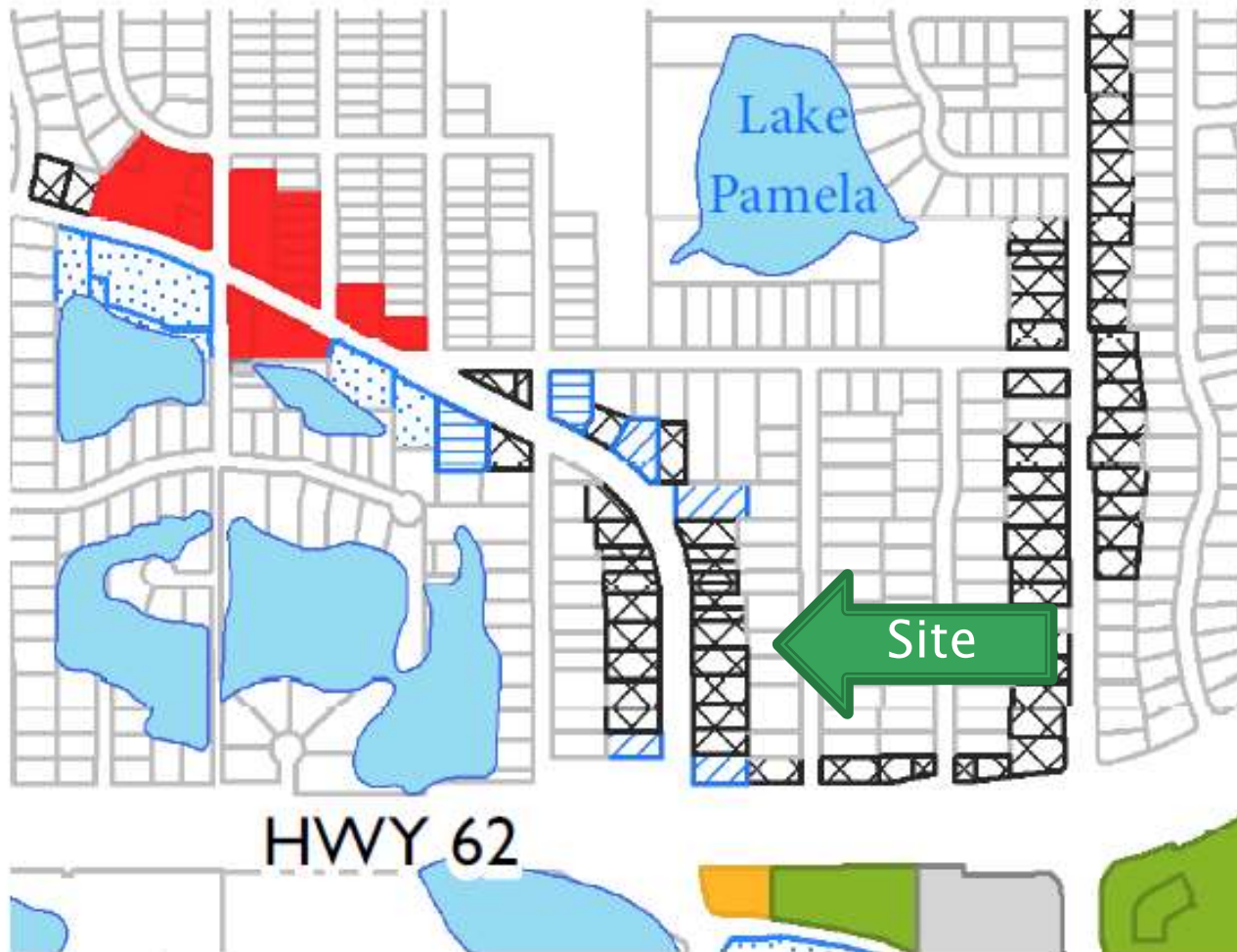
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SITE OVERVIEW



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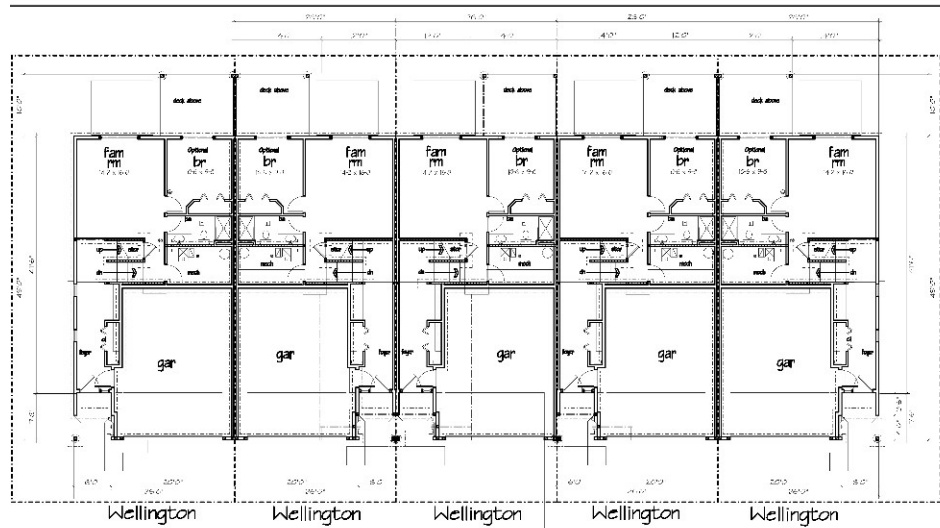
FRONT ELEVATION



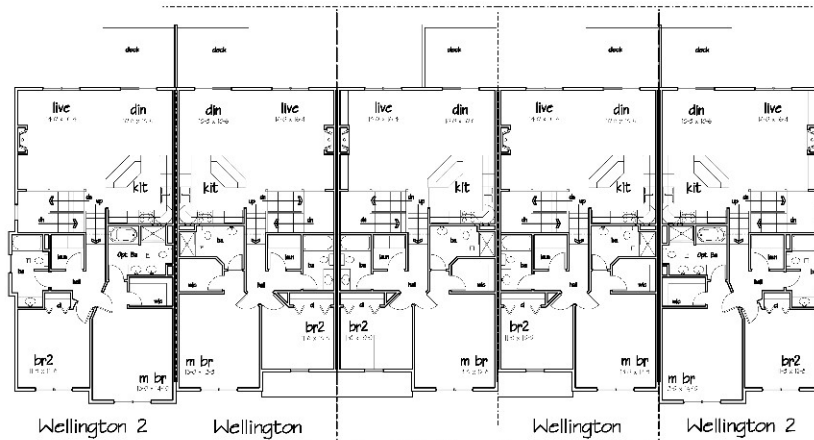
SIDE ELEVATIONS



REAR ELEVATION



ENTRY/LOWER LEVEL PLAN



Generic Plans, See Unit Plans for Actual Unit Layouts

MAIN/UPPER LEVEL PLAN



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This Request Requires:



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Discussion/Sketch Plan Review



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Discussion/Sketch Plan Review



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Discussion/Sketch Plan Review



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CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: October 12, 2022

Agenda Item #: VI.B.

To: Planning Commission

Item Type:

Other

From:

Item Activity:

Subject: Status Update for Commissioners on 2022 Work Plan
Progress

Discussion

ACTION REQUESTED:

Chair Agnew will ask lead Commissioners for a status update on their progress for their 2022 work plan.

INTRODUCTION:

Each Planning Commission work plan leader will give a status update on their progress for their 2022 work plan item.