



PLANNING COMMISSION STAFF REPORT

Originator Cary Teague Community Development Director	Meeting Date February 27, 2013	Agenda # VI.A.
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Recommended Action: Approve the variance as requested.

Project Description

A front street setback Variance from 50 feet to 26 feet to construct a canopy over the existing fueling station at the City's Public Works site at 7450 Metro Boulevard. (See property location on pages A1–A4.)

INFORMATION/BACKGROUND

The City of Edina is requesting a 24-foot setback variance to construct a 16.5-foot tall, 40' x 30' protective canopy over the existing fuel island. The canopy would be constructed of prefinished metal panels to match the panels on the existing Public Works building. (See narrative and plans on pages A5–A12.)

Surrounding Land Uses

- Northerly: Single-story light industrial buildings; zoned PID, Planned Industrial District and guided I, Industrial
- Easterly: A six-story office building; zoned POD-2, Planned Office District and guided O, Office
- Southerly: A two-story light industrial/office building; zoned PID, Planned Industrial District and guided I, Industrial
- Westerly: A two-story light industrial/office building; zoned PID, Planned Industrial District and guided I, Industrial

Existing Site Features

The subject property is 7.8 acres in size, is relatively flat and contains the Public Works building, surface parking, loading do and a salt storage building. (See pages A3–A4.)

Planning

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

Building Material

The proposed canopy would be steel framed with a prefinished metal panel to match the existing building. (See pictures on pages A9–A11.)

Primary Issue:

- **Is the proposed variance justified?**

Yes. 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 does meet the variance standards, when applying the three conditions:

Section 850.04.Subd. 2 of the Zoning Ordinance requires the following findings for approval of a variance:

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.

Staff believes the proposed variance is reasonable. The canopy could be re-located on the site to meet the required setback of 50 feet. However, in doing so, the existing fuel islands and gas pumps would have to be relocated. Relocating these facilities to meet the setbacks would cause interference with the large trucks moving through the site. The car wash bay is the first garage door seen on page A6 and A10, and further to the south is the truck repair area. (See page A6.) Additionally, the underground tanks serving the fuel islands were located in this spot due to a series of underground Stormwater lines to the south.

The practical difficulty is therefore, caused by the existing location of the storm water lines that mandated the fuel islands to be located where they are, and the tight drive aisle area in which to move trucks through the site.

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

The Public Works facility is unique in the PID zoning district. There are no other active 8-acre parcels in this zoning district with a public utility function.

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

No. The proposed canopy is very small in scale compared to the existing building on the site. The canopy would be partially screened in the spring and summer by the mature deciduous trees in the boulevard. The fueling activities are already taking place in this location; therefore, the canopy would not alter the essential character of the neighborhood. (See pages A9–A10.)

Staff Recommendation

Approve the requested variance based on the following findings:

1. The proposal meets the required standards for a variance, because:
 - a) The practical difficult is caused by the existing location of storm water utility lines that mandated the fuel islands to be located where they are; and the tight drive aisle area in which to move trucks through the site.
 - b) The encroachment into the setback is a relatively minor area compared to the size of the existing building on the site.
 - c) The request is reasonable given the location of the existing fuel islands.

Approval of the variance is subject to the following condition:

1. The canopy must be construction per the proposed plans date stamped February 5, 2013.

Deadline for a city decision: March 18, 2013

City of Edina



- Legend**
- Highlighted Feature
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Parcels

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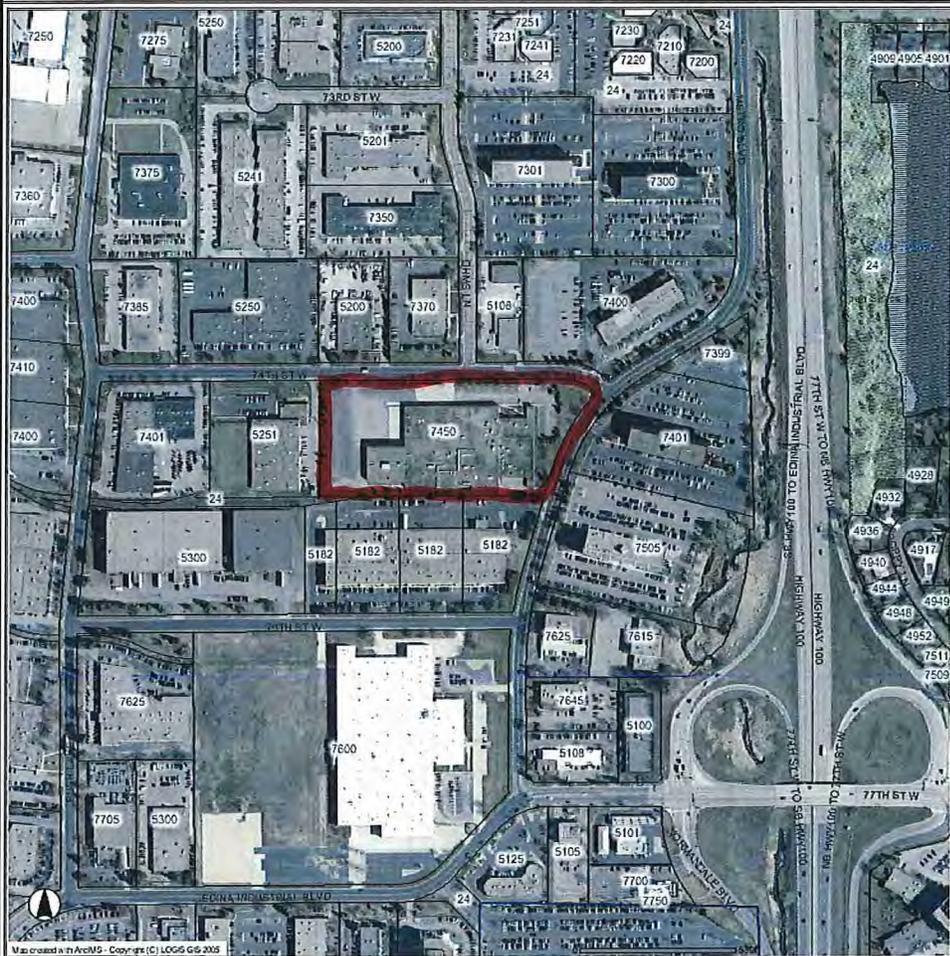


PID: 0911621320013

7450 Metro Blvd
Edina, MN 55439



City of Edina



- Legend**
- Surrounding House Number Labels
 - House Number Labels
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Parcels
 - 2009 Aerial Photo

Map created with ArcGIS. Copyright (C) LOGG GG 2005



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City of Edina



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Edina, MN 55439**



AA

APPLICANT NARRATIVE

As a response to all of the points in the application, please note:

The character and use of the property as a public works site is in general compliance with the more industrial / office- warehouse type of buildings located in the neighborhood. Public works operations vary from neighboring uses, such as the near-by post office, in that exterior fueling takes place on a regular basis at the property.

Given that the city's public works department renovated and moved into the existing popcorn plant, there were limited locations for this necessary fuel island, which includes some substantially-sized below grade fuel tanks. These tanks had to be situated away from a series of underground storm water lines and dedicated traffic flow on the site.

Similar to the more recent trend of commercial gas stations providing canopies at their stations for customers, public works employees prefer to be out of the snow and rain to the extent possible. Also note that fueling-up the larger vehicles used for operations is also considerably longer than a common car or pickup truck. Workers are not allowed to sit in their trucks while idling and fueling.

In addition to the benefits for staff, the canopy will help conserve the condition of the exposed fuel equipment. A minor point, the canopy will help prevent drippings of fuel from flowing directly into the sewer system, allowing minor spillage to evaporate as opposed to being washed away in a rain storm, for example.

Note that the design of the canopy is of a greater quality than that found at a conventional gas station. As opposed to the plastic facade and sometimes back-lit signage, this fueling island has a more austere appearance and uses the same type of metal panels found on the adjacent public works building. The design concept is to provide a simple elevation and roof line that blends in with the building.

We believe that this simple and intentionally-minimal design will not alter the character of the neighborhood and believe that this fits within the intended purpose of the ordinance, resulting in no significant negative impact on other properties in the vicinity.

Detailed Application Requirements: Unless waived by the Planning Department, you must complete all of the following items with this application. An incomplete application will not be accepted.

- x Completed and signed application form.
- x Application fee (not applicable).
- x One (1) Copy of drawings to scale.
- x Seventeen (17) 11x17 copies of drawings, including elevations and survey, photographs and other information to explain and support the application.

PLANNING DEPARTMENT
FEB 05 2012
CITY OF EDINA



OERTEL ARCHITECTS

1795 SAINT CLAIR AVE.
ST. PAUL, MN 55105
(651) 696-5186
(651) 696-5188 FAX
www.oertelarchitects.com

PROJECT NAME:
EDINA PUBLIC WORKS FUEL ISLAND CANOPY ADDITION

7450 METRO BLVD.
EDINA, MN.

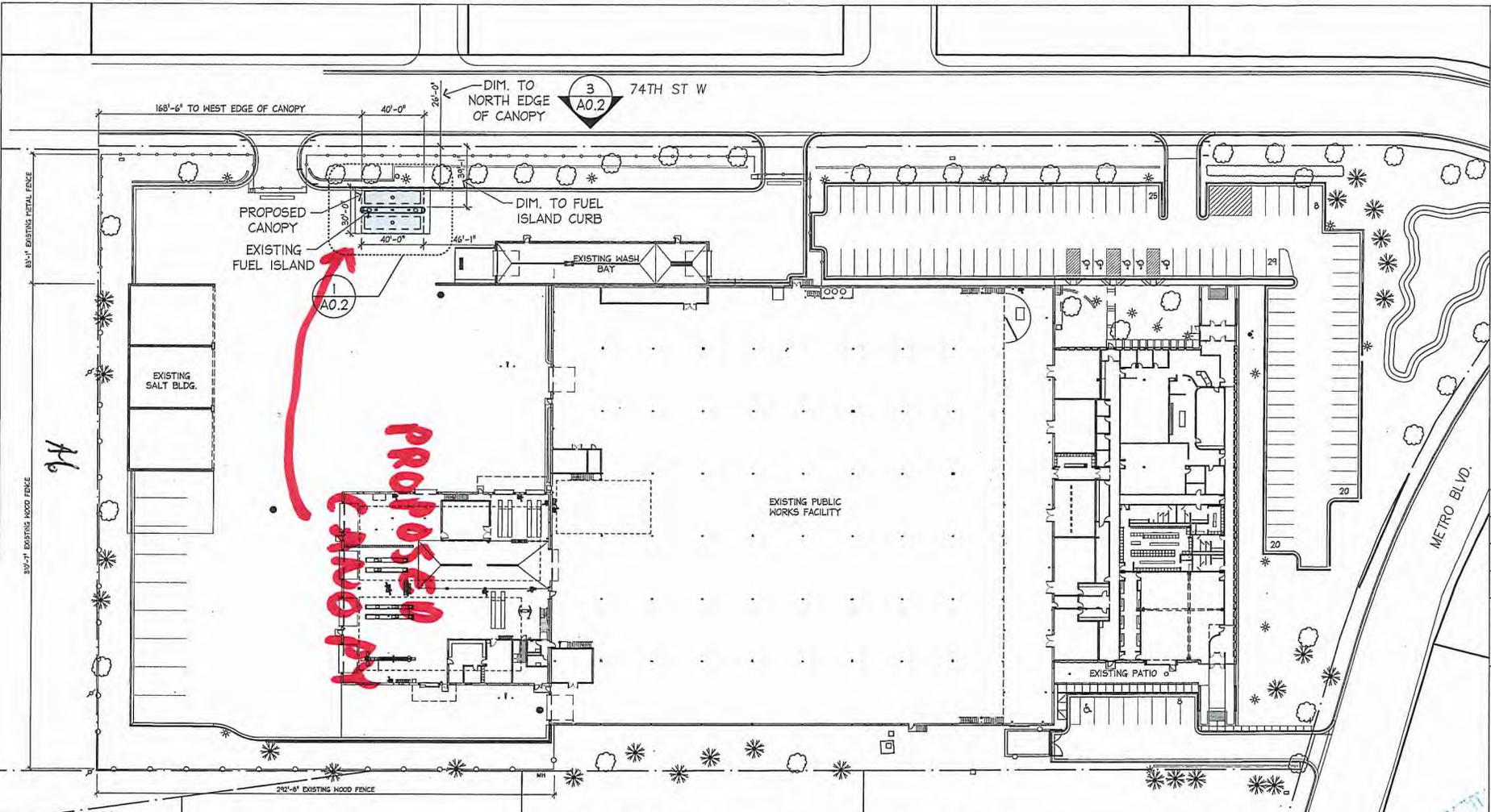
PROJECT NUMBER: 12-22
DATE ISSUED: JANUARY 25, 2013
DRAWN BY: O.A.
CHECKED BY: JLO
REVISIONS:

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT IN THE STATE OF MINNESOTA

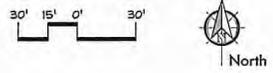
SIGNATURE: _____
DATE: _____
REGISTRATION: _____

SHEET NAME:
SITE PLAN

SHEET NO:
A0.1



1 SITE PLAN - CANOPY
EDINA PUBLIC WORKS 1/64"=1'-0"
(NOTE: THE BUILDINGS, FUEL ISLAND, PAVEMENT, AND OTHER SITE FEATURES ARE ALL EXISTING.)



PLANNING DEPARTMENT
CITY OF EDINA
FEB 05 2012

LOT LINE

168'-6" TO WEST EDGE OF CANOPY

40'-0"

26'-0"

DIM. TO NORTH EDGE OF CANOPY

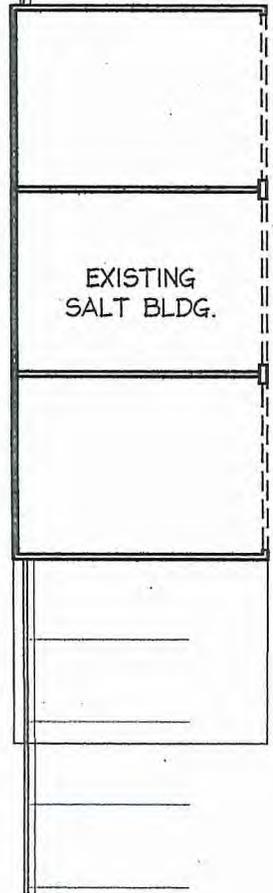


74TH S

83'-1" EXISTING METAL FENCE

A7

310'-7" EXISTING WOOD FENCE



PROPOSED CANOPY
EXISTING FUEL ISLAND

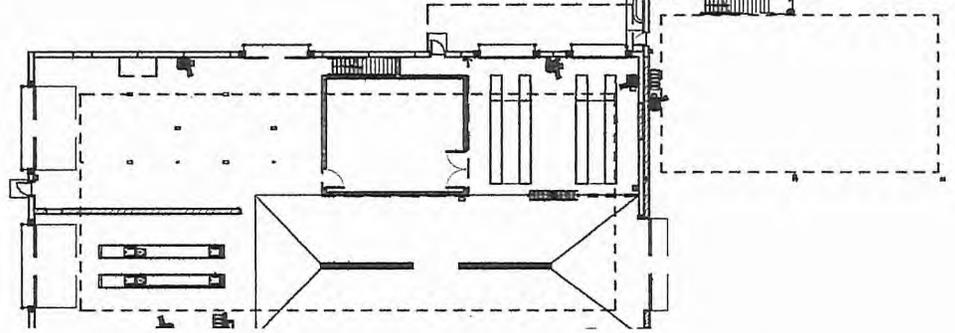
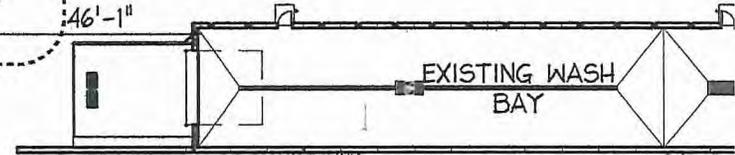


30'-0"

40'-0"

46'-1"

DIM. TO FUEL ISLAND CURB





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DATE

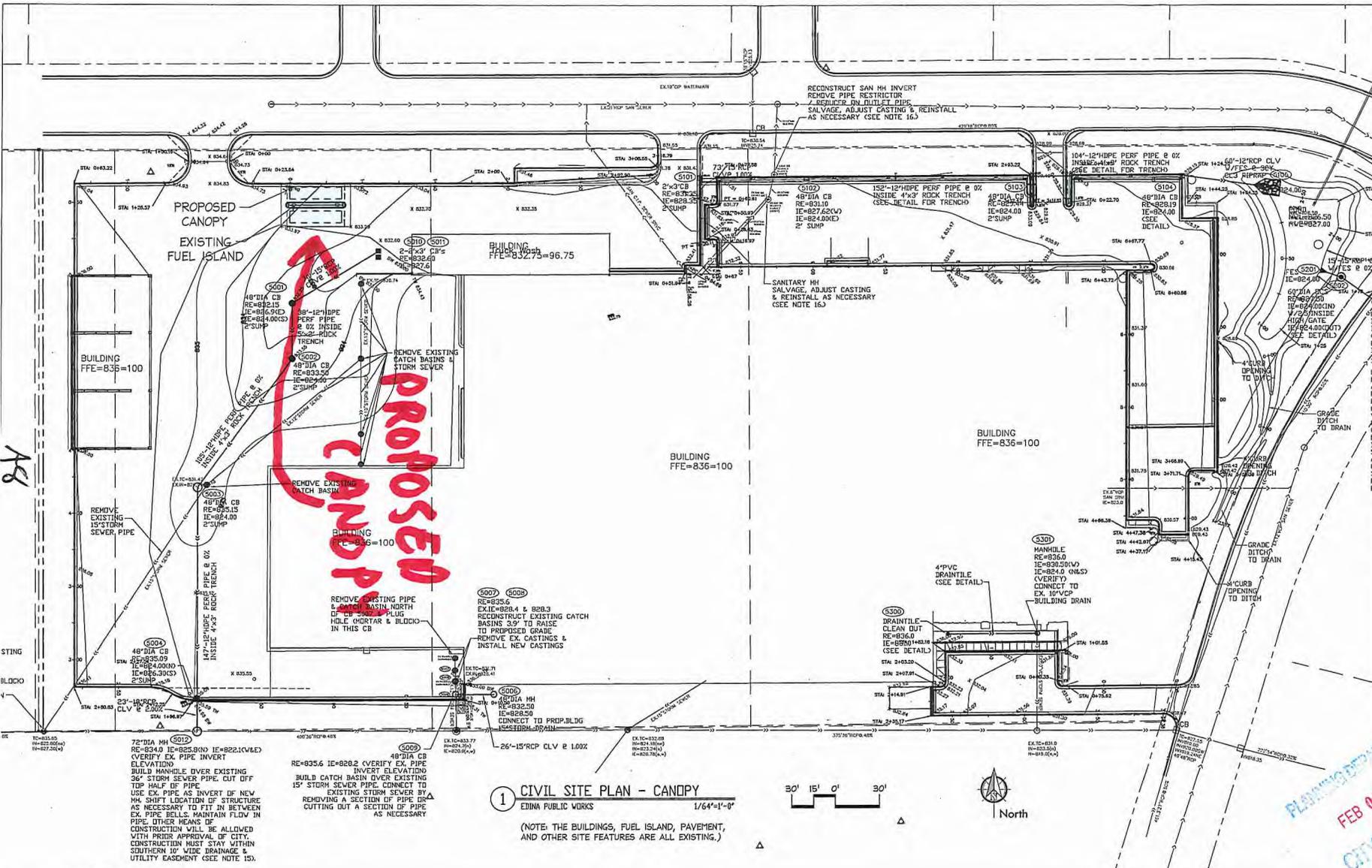
REGISTRATION

SHEET NAME

CIVIL PLAN

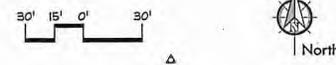
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C.1



1 CIVIL SITE PLAN - CANOPY
EDINA PUBLIC WORKS 1/64"=1'-0"

(NOTE: THE BUILDINGS, FUEL ISLAND, PAVEMENT, AND OTHER SITE FEATURES ARE ALL EXISTING.)



A10



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SHEET NAME:
**PROPOSED
CANOPY IMAGES**

SHEET NO:
A0.4

FEB 14 2013



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DATE _____

REGISTRATION _____

SHEET NAME:
**PROPOSED
CANOPY IMAGES**

SHEET NO:
A0.3

REVISIONS
FEB 05 2012

Attachment for Variance Application: Photographs of the existing Public Works fueling island with the Public Works building in the background. Note that the closer portion of the building is the newer wash bay, made of decorative concrete panels. Beyond this is the renovated "Popcorn Factory" building with a metal panel facade. In the lower photograph, the current Public Works maintenance area has the plain concrete panels that pre-existed from the Popcorn Factory. The views are from the Northwest corner of the property, looking East.



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A12