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**Date:** December 10, 2014

**To:** Planning Commission

**From:** Cary Teague, Community Development Director

**Re:** Sketch Plan Review – Restaurant (4500 Valley View Road)

The Planning Commission is asked to consider a sketch plan proposal to re-develop the northwest corner of Valley View and Wooddale at 4500 Valley View Road. (See the property location on pages A1-A4.) The proposal is to remodel the existing vacant gas station into a restaurant. The remodeling would include a 500 square foot addition for a new kitchen and trash enclosure, and a 640 square foot three-season porch/patio. (See applicant narrative and plans on pages A5- A13.) The restaurant would be designed for 80-86 seats including the bar area. (See page A10.)

The site is currently zoned PCD-4, Planned Commercial District 4, which only allows automobile service centers, car washes and gas stations. To accommodate the proposed use, the site would need to be rezoned to PCD-1, Planning Commercial District 1. PCD-1 would be consistent with the existing zoning of the adjacent shopping center to the north. (See page A4a.) The proposed plan is consistent with the Comprehensive Plan, which guides the site for neighborhood commercial uses. (See page A4b.)

The table on the following page demonstrates how the project would conform to the PCD-1 Zoning Ordinance.



**Compliance Table**

	City Standard (PCD-1)	Proposed
<b><u>Building Setbacks</u></b>		
Front – Wooddale	35 feet	<b>30 feet*</b>
Front – Valley View	35 feet	<b>20 feet*</b>
Side – North	20 feet	100+ feet
Side – West	20 feet	100+ feet
Building Height	2 Stories or 24 feet whichever is less	One story 20 feet tall
Maximum Floor Area Ratio (FAR)	1.0 of the tract Tract size = 2 acres or 87,120 s.f.	.20 of the tract (18,156 s.f.)
Parking Stalls (Site)	80 required for retail 38 required for new restaurant 26 required for snuffy's 144 total required	<b>127 spaces existing and proposed*</b>
Parking stall setback	20 feet	<b>0 feet* (existing condition)</b>

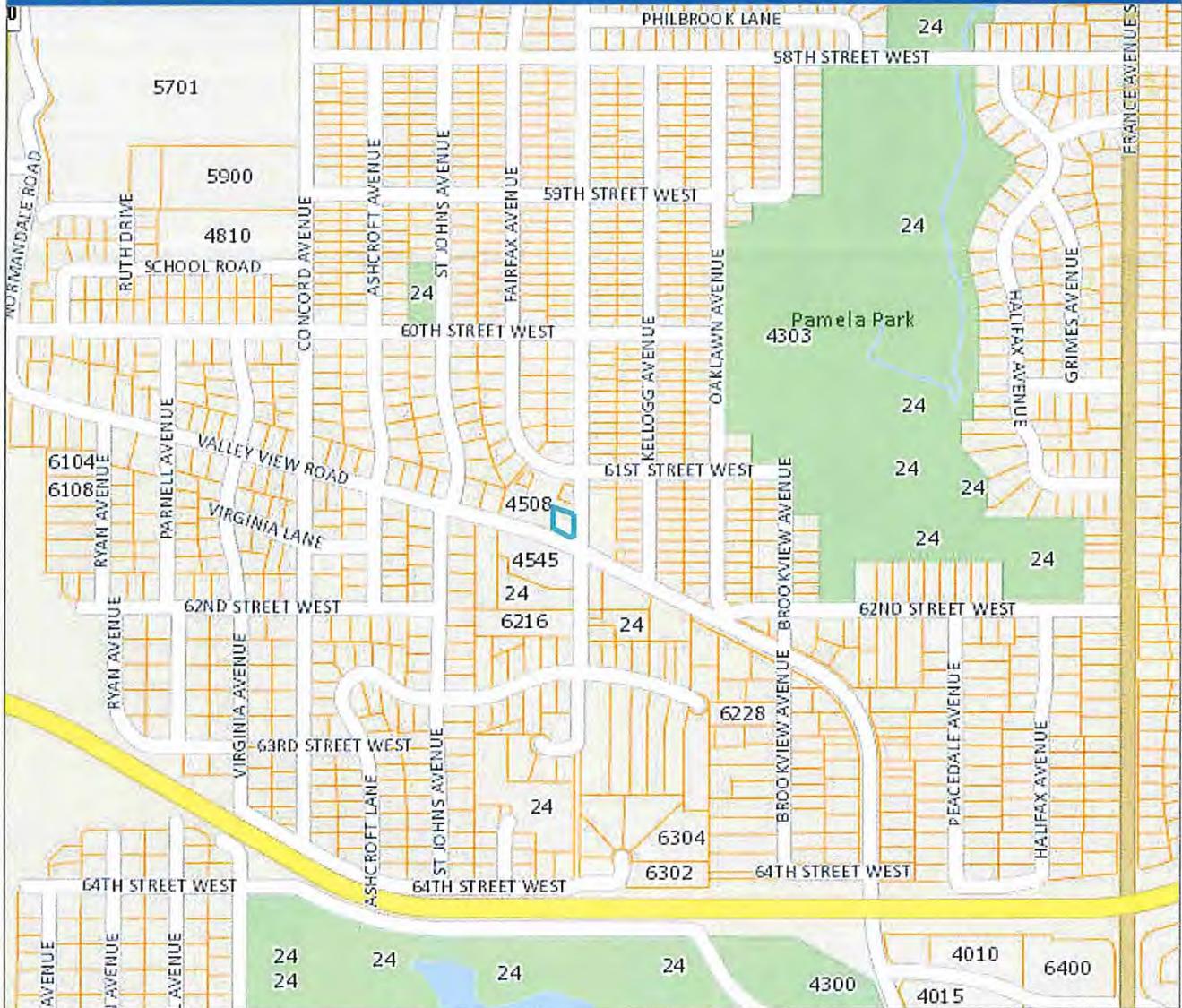
\* **Variance Required**

**Traffic/Parking**

A traffic and parking study would need to be completed to determine impacts on adjacent roadways and if there would be adequate parking provided.

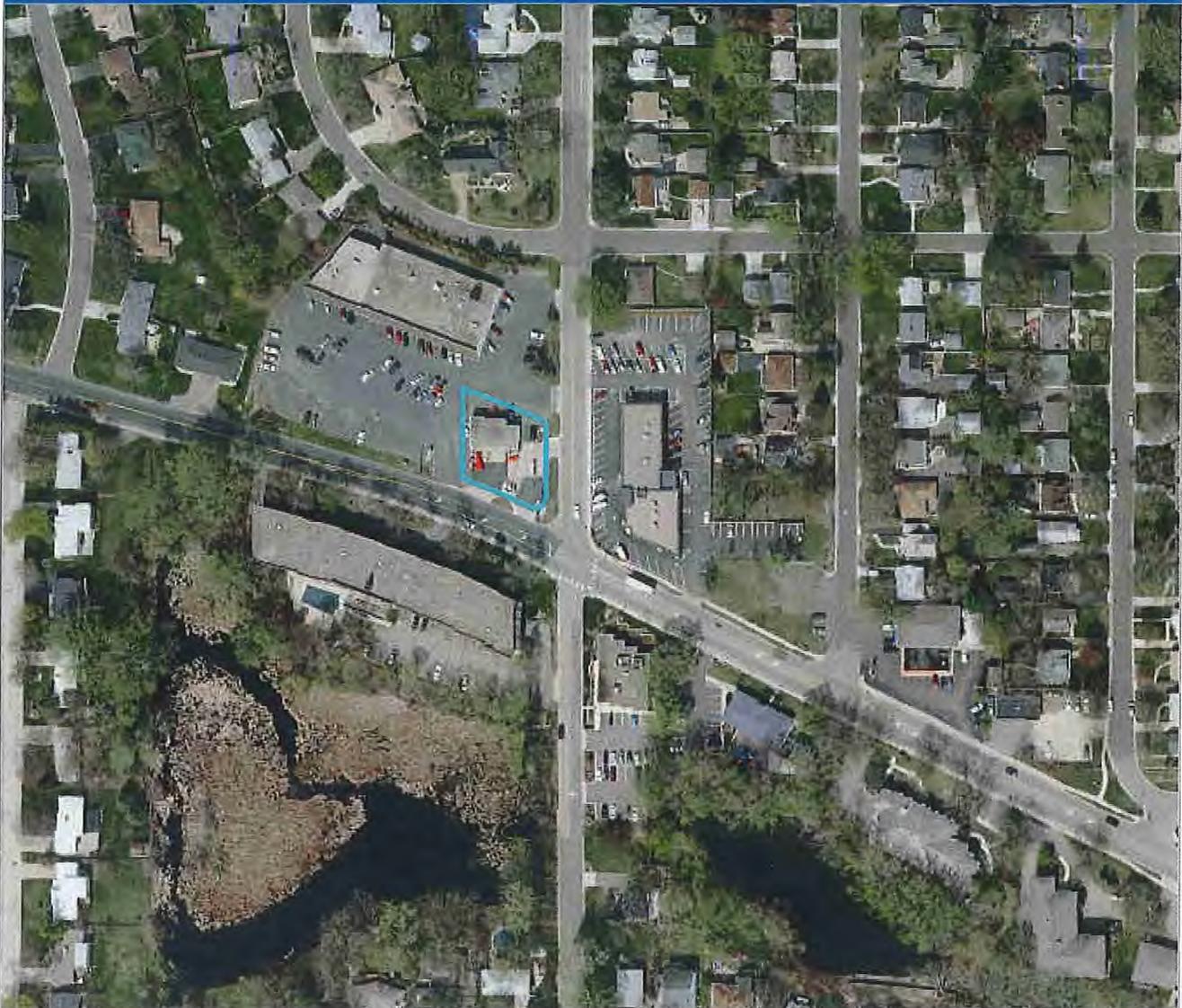
**Sidewalks/Street Setbacks/Landscaping**

The applicant is showing some green space and landscaping in the renderings along Valley View and Wooddale, and a sidewalk. (See page A8.)The Planning Commission is asked to consider the proposed proximity of the building to the street, given the setbacks that are required and providing the boulevard style sidewalk.



<p><b>Parcel ID:</b> 19-028-24-34-0091</p> <p><b>Owner Name:</b> F M Allis &amp; J R Allis</p> <p><b>Parcel Address:</b> 4500 Valley View Rd, Edina, MN 55424</p> <p><b>Property Type:</b> Commercial-Non Preferred</p> <p><b>Home-stead:</b> Non-Homestead</p> <p><b>Parcel Area:</b> 0.25 acres, 10,752 sq ft</p>	<p><b>A-T-B:</b> Torrens</p> <p><b>Market Total:</b></p> <p><b>Tax Total:</b></p> <p><b>Sale Price:</b></p> <p><b>Sale Date:</b></p> <p><b>Sale Code:</b></p>	<p><b>Map Scale:</b> 1" ≈ 800 ft.</p> <p><b>Print Date:</b> 12/4/2014</p> <p></p> <p>This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.</p> <p>COPYRIGHT © HENNEPIN COUNTY 2014</p> <p></p>
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AC



**Parcel ID:** 19-028-24-34-0091

**Owner Name:** F M Allis & J R Allis

**Parcel Address:** 4500 Valley View Rd  
Edina, MN 55424

**Property Type:** Commercial-Non Preferred

**Home- stead:** Non-Homestead

**Parcel Area:** 0.25 acres  
10,752 sq ft

**A-T-B:** Torrens

**Market Total:**

**Tax Total:**

**Sale Price:**

**Sale Date:**

**Sale Code:**

Map Scale: 1" ≈ 200 ft.

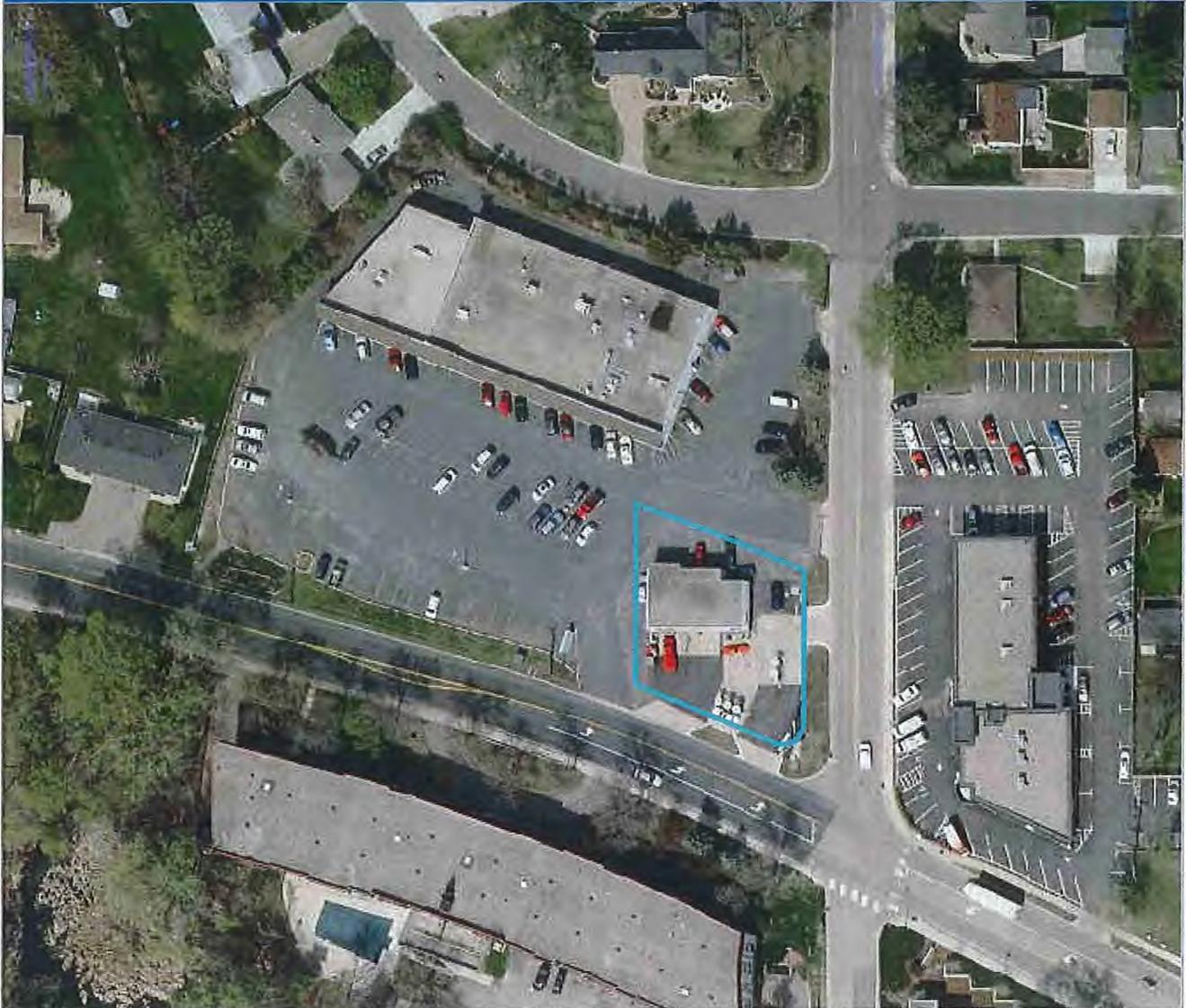
Print Date: 12/4/2014



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**A-T-B:** Torrens

**Market Total:**

**Tax Total:**

**Sale Price:**

**Sale Date:**

**Sale Code:**

Map Scale: 1" ≈ 100 ft.

Print Date: 12/4/2014



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<b>Parcel ID:</b> 19-028-24-34-0091	<b>A-T-B:</b> Torrens	<b>Map Scale:</b> 1" ≈ 50 ft. <b>Print Date:</b> 12/4/2014
<b>Owner Name:</b> F M Allis & J R Allis	<b>Market Total:</b>	
<b>Parcel Address:</b> 4500 Valley View Rd Edina, MN 55424	<b>Tax Total:</b>	
<b>Property Type:</b> Commercial-Non Preferred	<b>Sale Price:</b>	
<b>Homestead:</b> Non-Homestead	<b>Sale Date:</b>	<p>This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.</p>
<b>Parcel Area:</b> 0.25 acres 10,752 sq ft	<b>Sale Code:</b>	<p>COPYRIGHT © HENNEPIN COUNTY 2014</p> 

A4

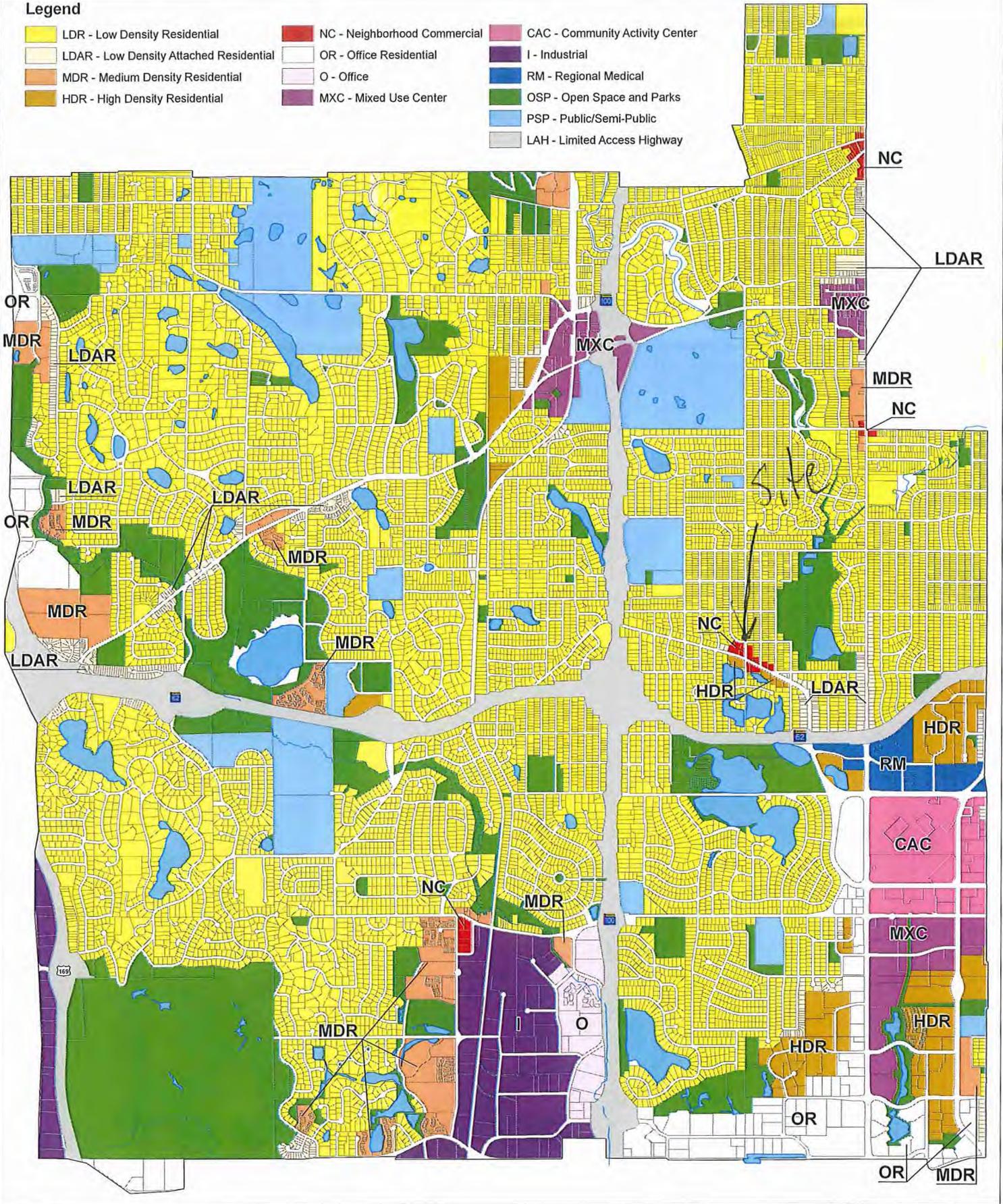


**Wooddale Ave & Valley View Rd Zoning Map**  
**City of Edina**  
**Hennepin County, Minnesota**

A4 a

**Legend**

- |   |  |   |
|---|--|---|
|  LDR - Low Density Residential           |  NC - Neighborhood Commercial |  CAC - Community Activity Center |
|  LDAR - Low Density Attached Residential |  OR - Office Residential      |  I - Industrial                  |
|  MDR - Medium Density Residential        |  O - Office                   |  RM - Regional Medical           |
|  HDR - High Density Residential          |  MXC - Mixed Use Center       |  OSP - Open Space and Parks      |
|   |  |  PSP - Public/Semi-Public        |
|   |  |  LAH - Limited Access Highway    |



# Future Land Use Plan

A4b



# Sketch Plan Narrative

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**Project:** Gas Station to Restaurant Conversion  
**Location:** NW Corner of Wooddale Ave. and Valley View Rd., Edina  
**Subject:** Sketch Plan Narrative

## **Proposed Conversion:**

This presentation for Sketch Review is a conceptual design for the conversion of the present gas station into a restaurant use.

The proposal is to keep and renovate the present structure of approximately 2,000 SF, remove the tanks and gas station equipment, and construct a 500 SF addition for kitchen and trash enclosure. Exterior due diligence will include closing curb cuts, defining a parking lot for approximately 22 stalls, adding perimeter landscaping, removing the current lighting to install lighting appropriate for the use, repurposing the existing sign, adding a rain garden/water retainage area, and adding a 640 SF three-season porch/patio.

## **City and Neighborhood Betterment**

The proposed renovation will add a neighborhood-focused food use while removing the current gas station use.

By utilizing the shopping center drive access, a number of the site curb cuts close to the intersection will be eliminated, improving safety and vehicular control on and off the site. The complete renovation of the exterior and interior of the building for the intended use will use quality materials and the latest environmentally friendly mechanical/sewer water systems. Furthermore, the perimeter green space, rain garden, controlled site lighting and defined parking spots will create a more attractive corner for the shopping center and the intersection.

## **Zoning**

The proposed restaurant site is currently zoned PCD-4 and the balance of the site is zoned PCD-1. The project proposes to change the zoning of the site to a more applicable zone for the intended restaurant use. The zone type is to be determined by the City of Edina.

## **Comprehensive Plan**

The current Comprehensive Plan defines the area as a neighborhood commercial zone, the proposed zoning change fits into the City's concept of a neighborhood center.

We believe our plan to remove the present use will improve safety and bring an overall visual attraction and neighborhood amenity to Edina.

AS



# Valley View Rd & Wooddale Ave Edina Restaurant Development



PAUL DZUBNAR  
DECEMBER 1 2014

# Exterior Sketch



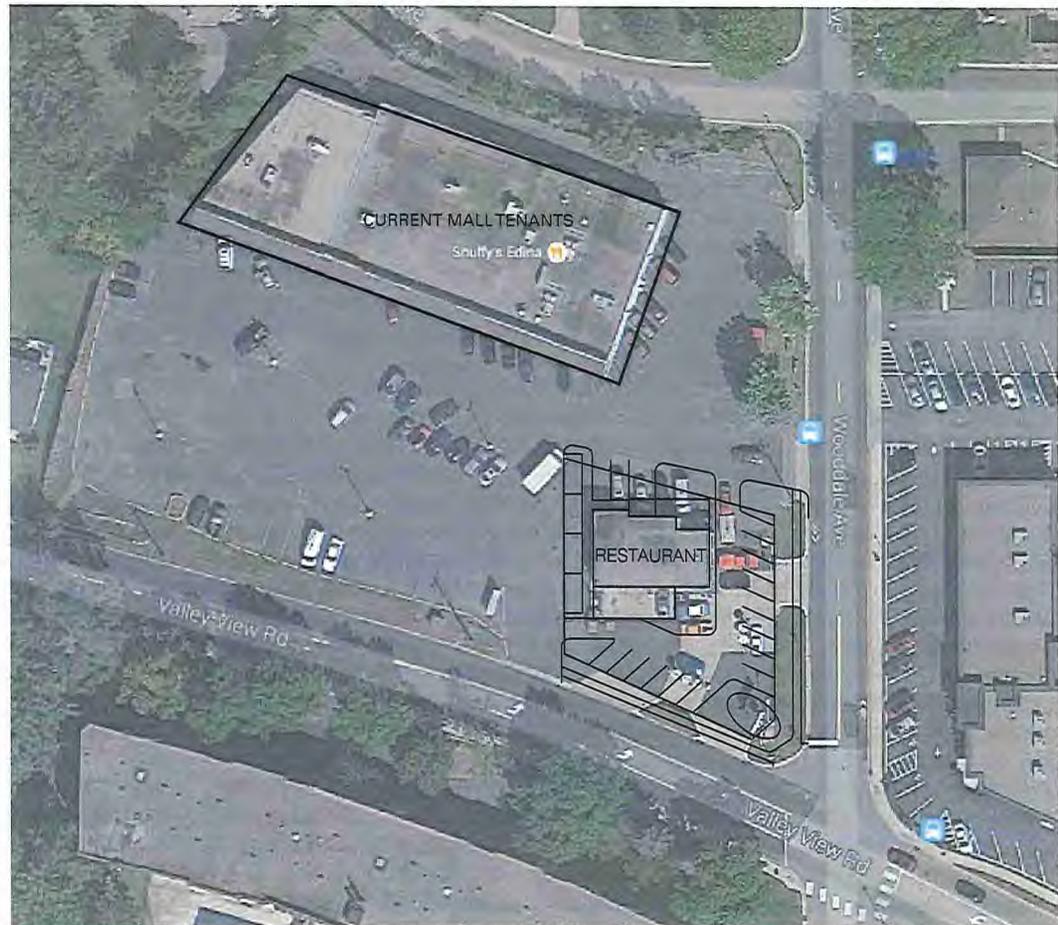
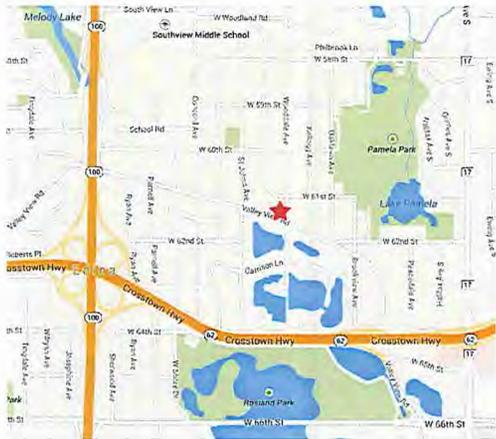
A7



# Restaurant Plan

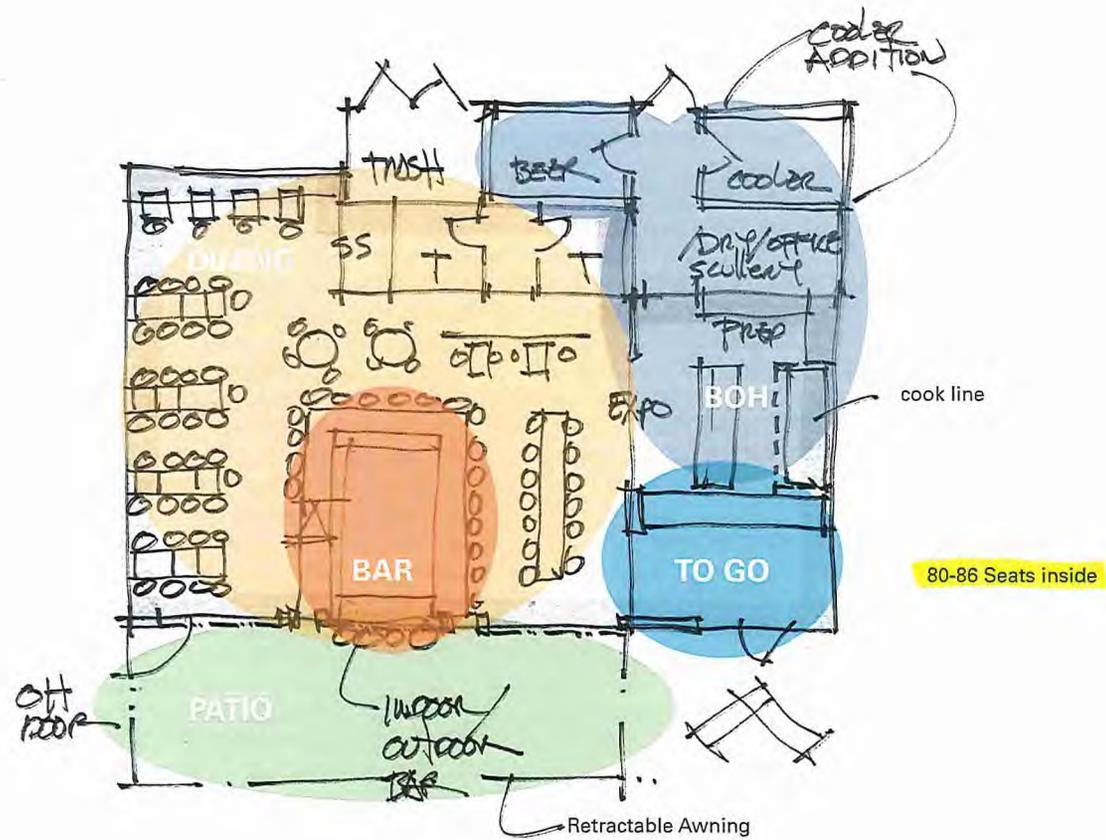


# Edina Site Development



A7

# Floor Plan Sketch



AD



**Parking Stalls**  
105 existing Stalls  
associated with mall  
plus approximately  
22 stalls on adjacent  
restaurant parcel  
equals approximately  
127 stalls. Based on  
approximately  
17,000 SF this is a  
ratio of almost 7.5  
per 1000 SF

AM





PARKING

TRASH AND STORAGE ADDITION  
445 SQ. FT.

RESTAURANT  
1980 SQ. FT.

COVERED PATIO  
640 SQ. FT.

ENTRANCE

PARKING

REMOVE  
ENTRANCE

PARKING

ENTRANCE

20'

30'

PARKING

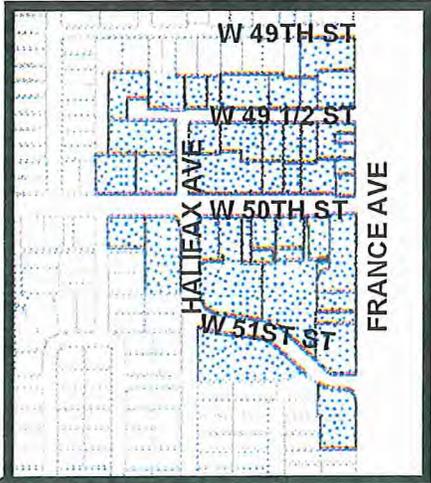
REMOVE  
ENTRANCE

RETENTION  
POND

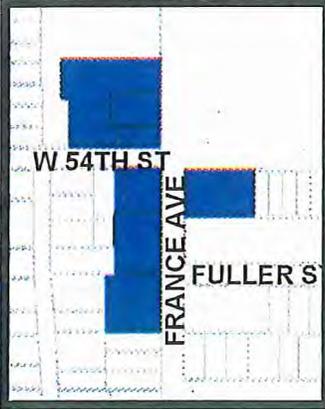
ale Ave

AR3

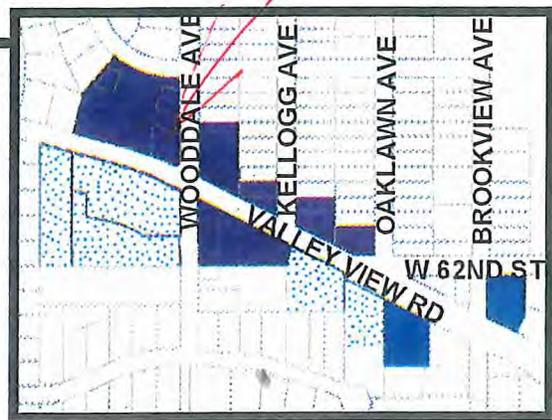
50TH & FRANCE DETAIL



54TH & FRANCE DETAIL

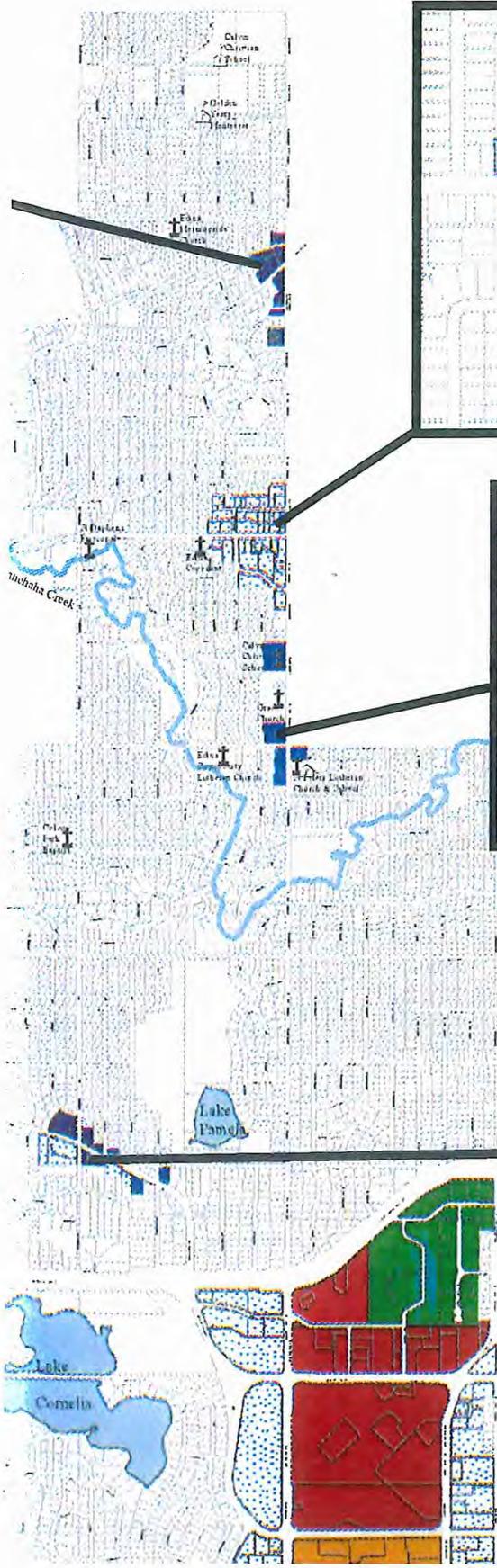


VALLEY VIEW & WOODDALE DETAIL



Legend

-  HOD-2 Building height shall be determined by r but shall not exceed 2 stories or 24 feet,
-  HOD-3 Building height shall be determined by r but shall not exceed 3 stories or 36 feet,
-  HOD-4 Building height shall be determined by r but shall not exceed 4 stories or 48 feet,
-  HOD-8 Building height shall be determined by r but shall not exceed 8 stories or 96 feet,
-  HOD-9 Building height shall be determined by r but shall not exceed 9 stories or 108 feet
-  HOD-10 Building height shall be determined by r but shall not exceed 10 stories or 120 feet
-  HOD-12 Building height shall be determined by r but shall not exceed 12 stories or 144 feet
-  Church
-  City Buildings
-  Private School
-  Public School



A14