



To: MAYOR AND COUNCIL

Agenda Item #: VIII. D.

From: Cary Teague, Community Development Director

Action
Discussion
Information

Date: January 21, 2014

Subject: Sketch Plan – 3210 Southdale Circle (Taco Bell)

Action Requested:

Provide non-binding comments regarding the proposed Sketch Plan.

Information / Background:

The City Council is asked to consider a sketch plan proposal to tear down the existing building and rebuild a new slightly smaller Taco Bell at 3210 Southdale Circle. The applicant would seek a Site Plan review and variance to develop the site. (See applicant narrative and plans on pages A1–A12 of the Planning Commission memo.)

Several variances would be required. The applicant has not approached the site plan to meet city code requirements. Rather, they have recognized the small size of the site, and designed a site plan to work on the site. In 1985, a parking stall setback variance was granted to add parking stalls for what was then a Zantigo Mexican Restaurant. The variance was to match the existing non-conforming setback of three feet. As noted above, a four-foot setback for parking is proposed.

The building would be made of Direct Exterior Finish System (DEFS), with prefinished metal and masonry veneer accents. (See building renderings and colors on pages A9–A12 of the Planning Commission memo.) The applicant is proposing a 15-foot landscape area along the east lot line, and angled the menu board more to the south, to minimize impact on the single-family homes to the east.

Planning Commission Consideration: On January 7, 2014, the Planning Commission considered the sketch plan proposal. (See attached minutes.)

ATTACHMENTS:

- Minutes from the January 7, 2014 Edina Planning Commission meeting
- Planning Commission Memo, January 7, 2013

A. Sketch Plan – Taco Bell 3210 Southdale Circle

Planner Presentation

Planner Teague informed the Commission they are being asked to consider a sketch plan proposal to tear down the existing Taco Bell building and rebuild a new slightly smaller building at 3210 Southdale Circle.

Teague reported that the applicant would proceed with Site Plan review and variance approval to redevelop the site.

Appearing for the Applicant

Barbara Schneider, for Border Foods Companies

Comments/Questions

Commissioner Grabel asked if the houses directly to the east of the subject property are in Edina. Planner Teague responded in the affirmative.

Commissioner Forrest noted a discrepancy in parking spaces referenced and depicted on the plans and asked the applicant to be clear on that figure when they bring their application forward. Forrest asked where setback is established. Teague responded setback is established from the property lines.

Commissioner Scherer commented that she wondered if the audio box/menu board could be located on the new building in a location similar to McDonald's audio box/menu board south side. Planner Teague responded that it appears the proposed plans depict a five vehicle stacking queue, adding the applicant would need to answer that question.

Applicant Presentation

Ms. Schneider addressed the Commission and explained Border Foods is proposing to tear down and rebuild the existing Taco Bell restaurant. Taco Bell has been operating at the Edina location since 1986, adding the proposed rebuilt is 27 GSF smaller than the existing building; however, it is 23'5" longer. Schneider explained the circulation on the site in one way and the same is proposed with the new structure.

Schneider acknowledged that the request requires variance; however, she believes the increase in landscaping and turning radius in the one-way circulation pattern provides a better more efficient and safe site. Schneider also noted this layout allows for better placement of the audio box/menu board.

Comments/Questions

Chair Staunton asked Ms. Schneider if Border is concerned about their long range plans. Staunton pointed out the property adjacent to the north is available and wondered if any interest was given to speak with those property owners.

Ms. Schneider responded they approached the property owners to the north (best Buy) and inquired if they had any desire to purchase the Taco Bell site and incorporate it into their site; however, to date there has been no movement from the owners of the Best Buy site one way or another

Commissioner Grabiell asked if building design was controlled by the corporate office. Schneider responded in the affirmative. She said Taco Bell sites are managed very carefully. Continuing, Grabiell said he finds the Southdale Circle properties to be a bit unusual, noting it's unusual in Edina to have R-1 residential properties abutting commercial. Planner Teague agreed, adding he would do some research on this development.

Commissioner Schroeder commented that he understands Ordinance stacking requirements; however, wonders if it would be a good idea to allow some leniency when a project is redeveloped that opens up to the street providing a more pedestrian feel and creating a better pedestrian experience. Planner Teague responded that could be looked into pointing out the Commission continually discusses the Ordinance. Ms. Schneider interjected that Taco Bell has a stacking formula of 5 vehicles from the audio box/menu board. Schroeder noted if the building is allowed to be pulled closer to the street it may provide the right number of stacking spaces to relocate the audio box/menu board. Ms. Schneider responded that they will look into that suggestion; however, one item they need to keep in mind is the location of the transformer.

Chair Staunton asked if the site is buffered on the east. Ms. Schneider responded that presently there is a fence to the east. Schneider said with the buildings rearrangement they hope to be able to add Spruce trees; which is her opinion would provide better screening for the residential properties. Schneider also added that deciduous trees are planted on the neighbors' side of the fence.

Commissioner Forrest said she has a concern with the potential for cars idling as they wait for pickup, adding she wants everything done to minimize wait time creating a better environment for the residential property owners to the east.

Commissioner Platteter questioned if this would be a good area to construct sidewalks (if there aren't any), pointing out there is a big push for sidewalks in the area especially if redevelopment occurs on both the Best Buy and Wickes site. Continuing, Platteter asked if any patio seating is planned. Ms. Schneider responded that the site is very tight and no outdoor seating is anticipated.

Commissioner Halva questioned if there could be two boards one on the north and one on the south. Ms. Schneider responded the south location could be difficult because a certain radius needs to be provided so the building isn't hit by vehicles.

Chair Staunton said anything that can be done to minimize impact from the audio box/menu board would be appreciated.

The discussion ensued on the following points; possible tweaking of the audio board/menu board and parking. It was again noted the discrepancy in parking stalls; however, the Commission acknowledged if doable they would rather see landscaping and screening instead of concrete. Continuing, the Commission stressed the importance of "being a good neighbor" and reiterated the importance of doing everything possible to reduce the impact of this establishment from the residential properties to the east.

It was further discussed and acknowledged that in many instances the Ordinance tends to over park sites; however, in this instance they want assurances parking would be adequate. Commissioners questioned if the majority of the traffic at this location is drive-through traffic. Ms. Schneider responded in the affirmative. The Commission asked Ms. Schneider when formal application is submitted to prove that parking will be adequate.

Planner Teague reported that he in reviewing Google earth he found there are sidewalks along the east side of York Avenue and the sidewalk continues on the Richfield side of Xerxes Avenue.

Commissioner Fischer asked out of curiosity what the "down time" is on a tear down/rebuild of this nature. Ms. Schneider responded that tear down and rebuild can be accomplished within 90-days barring unforeseen obstacles.

Chair Staunton thanked Ms. Schneider for presenting the sketch plan, reiterating the importance of providing screening for the residential properties to the east.

B. Tree Ordinance

Planner Presentation

City Hall • Phone 952-927-8861
 Fax 952-826-0389 • www.CityofEdina.com



Date: January 8, 2014

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – 3210 Southdale Circle (Taco Bell)

The Planning Commission is asked to consider a sketch plan proposal to tear down the existing building and rebuild a new slightly smaller Taco Bell at 3210 Southdale Circle. (See property location on pages A1–A3.) The applicant would seek a Site Plan review and variance to develop the site. (See applicant narrative and plans on pages A1–A12.)

The compliance table below demonstrates how the proposed new building would comply with the current zoning of PCD-3:

	City Standard PCD-3	Proposed
<u>Building Setbacks</u>		
North	35 feet	50 feet
South	35 feet	55 feet
East	35 feet	55 feet
West	35 feet	18 feet*
<u>Parking Lot/Drive Aisle Setbacks</u>		
North	10 feet	4 feet*
South	10 feet	4 feet*
East	20 feet	20 feet
West	10 feet	10 feet

* **Variance required**



	City Standard PCD-3	Proposed
Building Height	4 stories or 48 feet whichever is less	1 story – 22 feet
Maximum Floor Area Ratio (FAR)	75%	9%
Parking Stalls	19	16*
Parking Stall Size	8.5 x 18	8.5 x 18
Drive Aisle Width	24 feet	24 feet
Landscaping	13 Overstory Trees	16 Overstory Trees
Stacking Spaces	4	4
Menu Board & Audio Systems	May not be located on the side of a building that faces residential property	<i>Located on the side that faces residential property*</i>

*** Variance required**

As noted above, several variances would be required. The applicant has not approached the site plan to meet city code requirements. Rather, they have recognized the small size of the site, and designed a site plan to work on the site.

In 1985, a parking stall setback variance was granted to add parking stalls for what was then a Zantigo Mexican Restaurant. The variance was to match the existing non-conforming setback



of three feet. As noted above, a four-foot setback for parking is proposed.

The building would be made of Direct Exterior Finish System (DEFS), with prefinished metal and masonry veneer accents. (See building renderings and colors on pages A9–A12) The applicant is proposing a 15-foot landscape area along the east lot line, and angled the menu board more to the south, to minimize impact on the single-family homes to the east.



965 Decatur Ave N
Golden Valley, MN 55427
Tel: 763-489-2970
Fax 763-489-2971

January 2, 2014

TO: City of Edina Planning and City Council Members

Border Foods, Inc. is proposing to scrape and rebuild the existing Taco Bell located at 3210 Southdale Circle, which has been operating since 1986, to a more current brand image. The location is accessed exclusively by way of Southdale Circle and is 18,700 sq. ft.

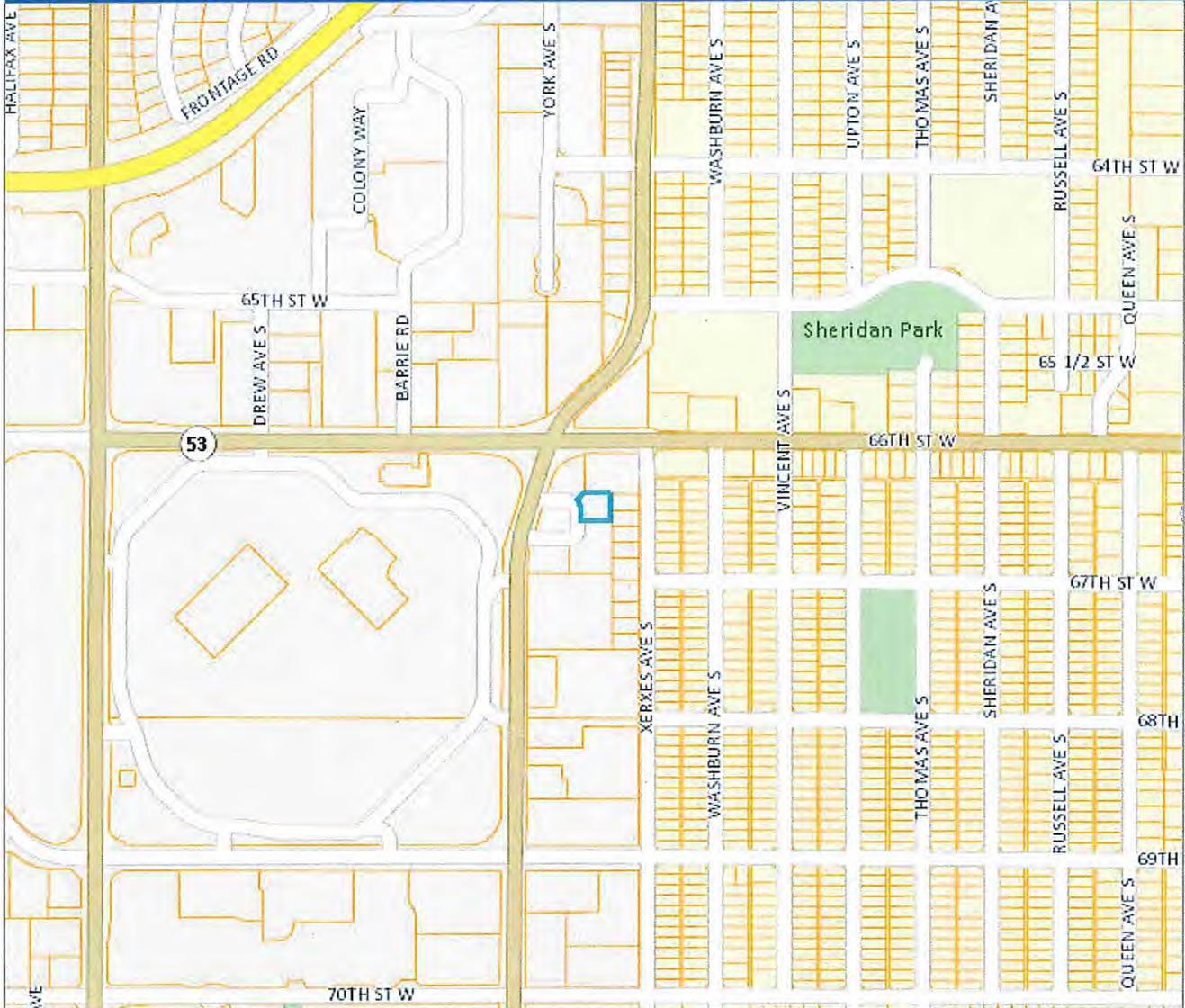
Border Foods is proposing to modernize the facility, not expand it. The site layout which is proposed utilizes a building that is 1,850 sq. ft. which is 27 GSF smaller than the existing building. The new building is more narrow but it is 23'5" longer. The current site layout has one way circulation and the proposed site plan proposes the same one-way circulation flow.

The area of the parcel designated as buildable (within the 35' building setback on all sides) is 4,321 sq ft. or 23.1% of the parcel. Moving the building forward, toward Southdale Circle, and beyond the front building setback line, allows the following:

- 1) An increase of the distance from the face of the drive thru curb to the rear of the residential rear property line to 45';
- 2) Allows inside seating for pedestrian customers who want to visit the restaurant;
- 3) Allows for a more comfortable turning radius in the one-way circulation pattern;
- 4) Allows the 15' parking setback to be used for additional dense plant material screening buffer against the residential rear property line;
- 5) Allows better placement of the audio system and menu board to mitigate as much as possible the current menu board placement of facing directly to the rear residential property line while maintaining an angle of the menu board so the guest can have vision to the board without obstruction;
- 6) Allows reasonable access and safe servicing of the trash enclosure.

Enclosed is a model view of the back portion of the proposed site plan depicting the menu board, and audio system in relation to the rear property line. Taco Bell utilizes a single audio and order line.

This describes our rationale for the building placement beyond the front setback line. Thank you for consideration of our proposal.



Parcel ID: 2

Owner Name:

Parcel Address: 3210 Southdale Cir Edina, MN 55435

Property Type: Commercial-Preferred

Homestead:

Parcel Area: 0.43 acres 18,810 sq ft

A-T-B: Torrens

Market Total:

Tax Total:

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 800 ft.

Print Date: 1/2/2014



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.

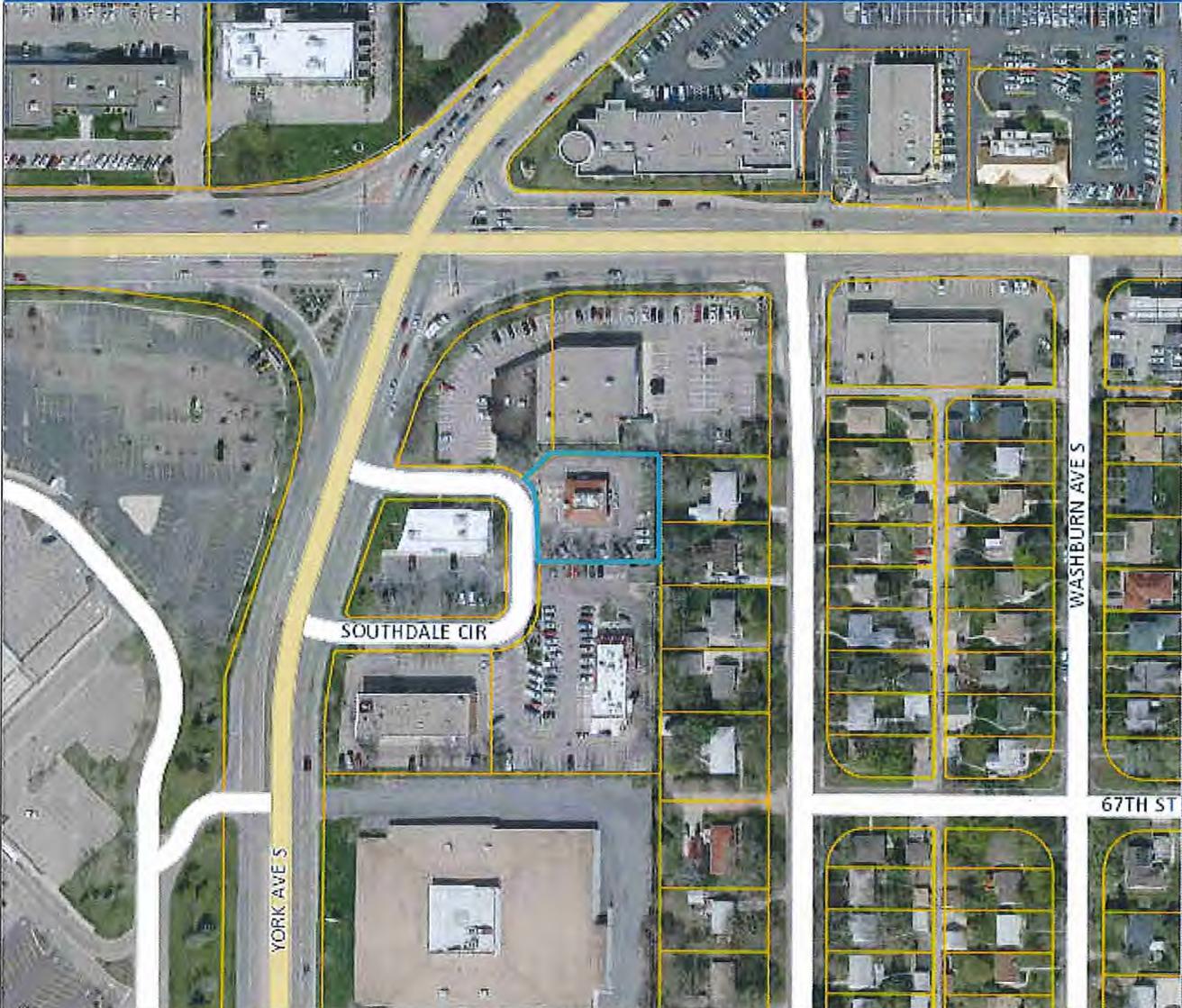
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Interactive
Maps

Property
Map



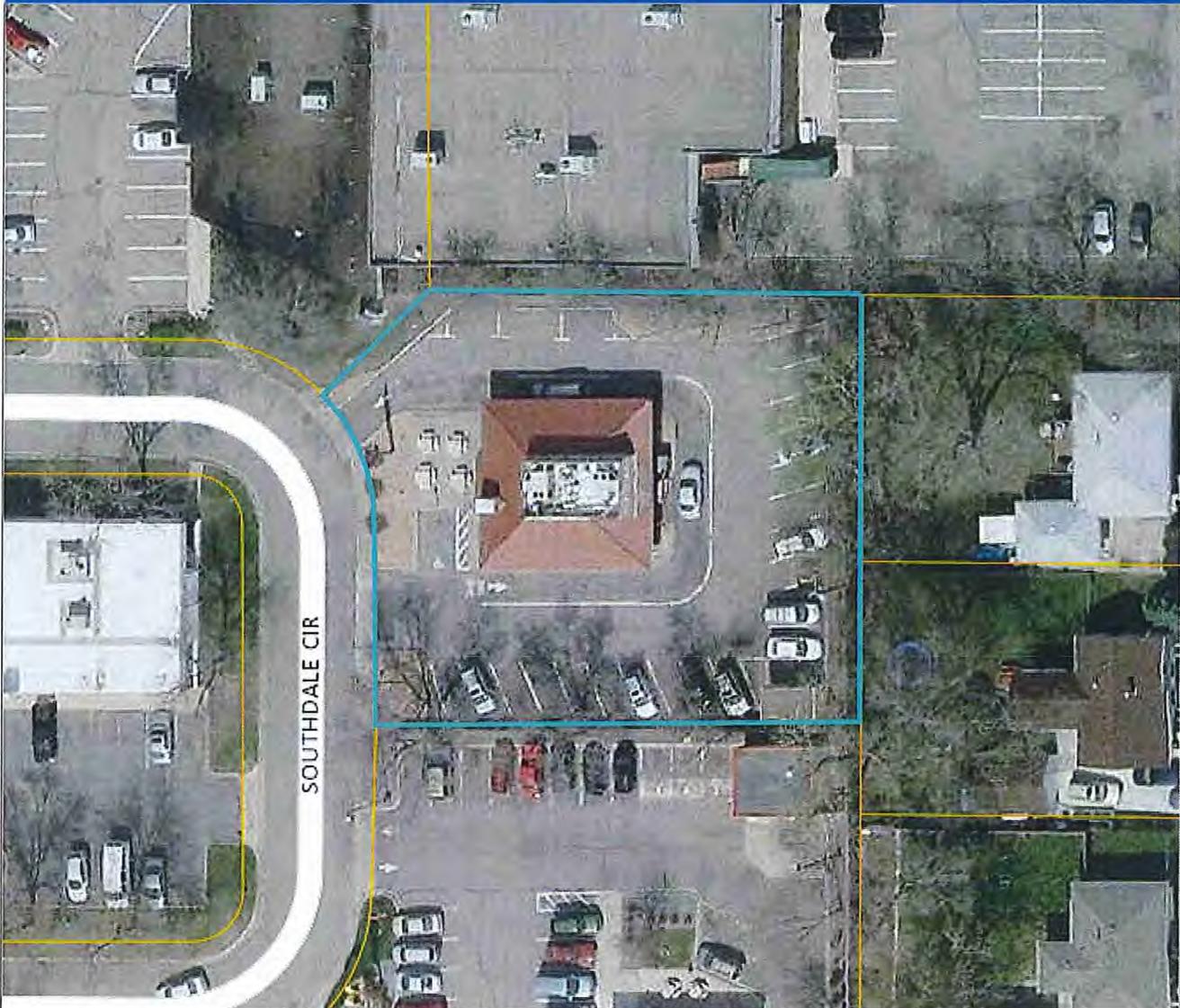
<p>Parcel ID: 29-028-24-31-0008</p> <p>Owner Name:</p> <p>Parcel Address:</p> <p>Property Type:</p> <p>Home-stead:</p> <p>Parcel Area: 0.43 acres 18,810 sq ft</p>	<p>A-T-B:</p> <p>Market Total:</p> <p>Tax Total: (</p> <p>Sale Price:</p> <p>Sale Date:</p> <p>Sale Code:</p>	<p>Map Scale: 1" ≈ 200 ft. Print Date: 1/2/2014</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> 
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A3



Interactive
Maps

Property
Map



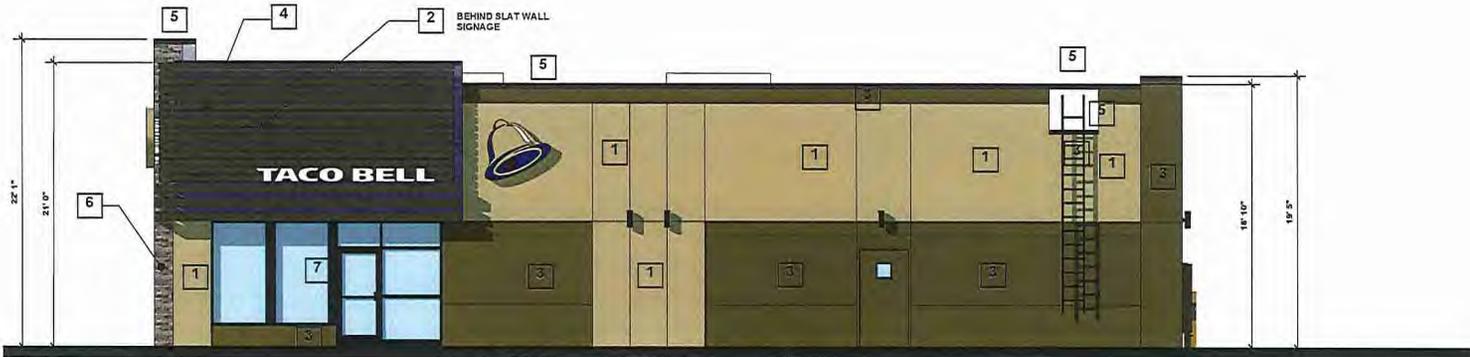
<p>Parcel ID: 29-028-24-31-0008</p>	<p>A-T-B:</p>	<p>Map Scale: 1" ≈ 50 ft. Print Date: 1/2/2014</p>
<p>Owner Name:</p>	<p>Market Total:</p>	
<p>Parcel Address: 3210 Southdale Cir Edina, MN 55435</p>	<p>Tax Total:</p>	
<p>Property Type: Commercial-Preferred</p>	<p>Sale Price:</p>	<p>This map is a compilation 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>Home-stead: Non-Homestead</p>	<p>Sale Date: 10/2012</p>	
<p>Parcel Area: 0.43 acres 18,810 sq ft</p>	<p>Sale Code:</p>	

14



TACO BELL

3210 SOUTHDALE CIRCLE
EDINA, MN 55435



1 SIDE ENTRY ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

SYMBOL	AREA	MANUFACTURER	COLOR
1	MAIN BUILDING COLOR	SHERWIN WILLIAMS	SW 6122 'CAMEL BACK'
2	WALL COLOR BEHIND SCREEN WALL	SHERWIN WILLIAMS	SW 6831 'CLEMATIS'
3	ACCENT COLOR	SHERWIN WILLIAMS	SW 2823 'ROOKWOOD CLAY'
4	SLAT WALL AND VALANCE COLOR	SHERWIN WILLIAMS	SW 7034 'STATUS BRONZE'
5	PARAPET CAP COLOR	SHERWIN WILLIAMS	SW 7069 'IRON ORE'
6	SIMULATED MASONRY VENEER	BORAL STONE PRODUCTS	PROSTONE LEDGESTONE 'VINTAGE WINE' PRO-482284
7	STOREFRONT WINDOWS	TBD	* 'DARK BRONZE'
8	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THICK PLASTIC COVER (US.POSTMAN.COM) OR EQUAL

Ad

PRELIMINARY
NOT FOR
CONSTRUCTION

I hereby certify the this plan was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

SIGNATURE: _____
DAVE CLARK

REGISTRATION: 14,893

PRINT HISTORY DATE

EXTERIOR ELEVATIONS

PROJECT: 2015.09.00
DRAWN: DM
CHECKED: DC

CB-1

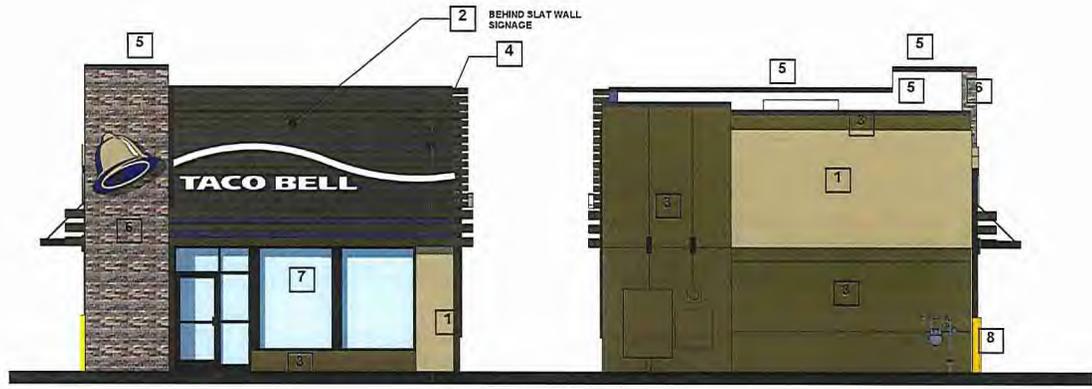
TACO BELL EDINA, MN



TACO BELL

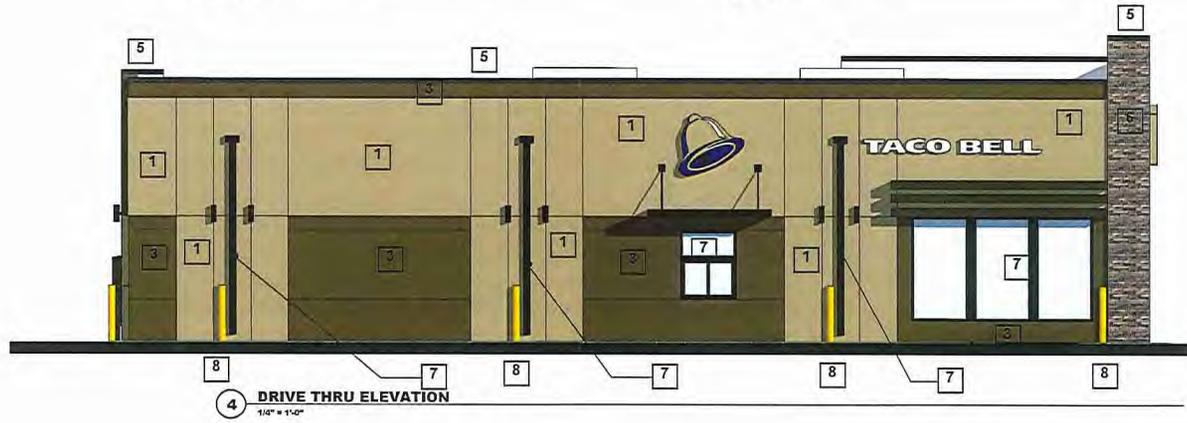
3210 SOUTHDAL CIRCLE
EDINA, MN 55435

PRELIMINARY
NOT FOR
CONSTRUCTION



2 FRONT ELEVATION
1/4" = 1'-0"

3 REAR ELEVATION
1/4" = 1'-0"



4 DRIVE THRU ELEVATION
1/4" = 1'-0"

A10

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

SIGNATURE: _____ DATE: _____

REGISTRATION: 14,893

PRINT HISTORY DATE

EXTERIOR ELEVATIONS

PROJECT: 2013.08.09
DRAWN: DW
CHECKED: DC

CB-2

TACO BELL EDINA, MN

1	2	3	4	5	6	7
DIRECT EXTERIOR FINISH SYSTEM (DEFS)	DIRECT EXTERIOR FINISH SYSTEM (DEFS)	DIRECT EXTERIOR FINISH SYSTEM (DEFS)	PREFINISHED METAL	PREFINISHED METAL	SIMULATED MASONRY VENEER	PREFINISHED METAL
	 BEHIND SLAT WALL SIGNAGE					

PRELIMINARY
NOT FOR
CONSTRUCTION



1 FRONT ELEVATION
1/4" = 1'-0"

2 SIDE ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"

4 SIDE ELEVATION
1/4" = 1'-0"

AM

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

SIGNATURE: _____
DAVE CLARK
REGISTRATION: 14 883
PRINT HISTORY: _____ DATE: _____

**TRASH ENCLOSURE
ELEVATIONS**

PROJECT: 2013.05.01
DRAWN: DM
CHECKED: DC

CB-3

TACO BELL EDINA, MN

1 DIRECT EXTERIOR FINISH SYSTEM (DEFS)	2 DIRECT EXTERIOR FINISH SYSTEM (DEFS)	3 DIRECT EXTERIOR FINISH SYSTEM (DEFS)	4 PREFINISHED METAL	5 PREFINISHED METAL	6 SIMULATED MASONRY VENEER	7 PREFINISHED METAL
	 BEHIND SLAT WALL SIGNAGE					

