REPORT / RECOMMENDATION

To: MAYOR AND COUNCIL

Agenda Item #: VIII.A.

From: Cary Teague, Community Development Director

Action ☐
Discussion ☒
Information ☐

Date: April 1, 2014

Subject: Sketch Plan Review – 5100 Edina Industrial Boulevard

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 20,388 square foot office building at 5100 Edina Industrial Boulevard and build a new 16,000 square foot retail building with a drive-through on the north end of the building. (See location on pages A1–A3 and the applicant narrative and plans on pages A4–A7 of the Planning Commission Memo.)

To accommodate the request, the following would be required:

1. A Rezoning from POD, Planned Office District-1, to PCD-2, Planned Commercial District-2 or PUD, Planned Unit Development.

2. A Comprehensive Guide Plan Amendment from Office to Neighborhood Commercial.

Planning Commission Consideration: On February 12, 2014, the Planning Commission considered the sketch plan proposal. (See attached minutes.)

ATTACHMENTS:
- Minutes from the February 12, 2014 Edina Planning Commission meeting
- Planning Commission Memo, February 12, 2014

Commissioner Grabiel added that he supports the idea of retail in this location; adding, it's needed. Continuing, Grabiel pointed one the City needs to be careful in their attempts to bring buildings to the ~~street~~ because in his opinion it hasn't always been successful.

Commissioner Platteter said he too agrees that the site may be over-parked; adding another concern he has is with the drive-through circulation. Continuing, Platteter stated he was a bit disappointed with the layout of the site adding in his opinion both options; pedestrian friendliness, reduced parking with more landscaping could be accomplished. He concluded that the goal of this development should be to provide options for the public; walkers, vehicles, everyone.

Nick Sperides responded that they considered other options for the drive-through facility acknowledging the difficulty of a drive-through. Continuing, Sperides said that the drive-through set up was designed as presented because most of the traffic flow is off Edina Industrial Boulevard. He acknowledged the path to the drive-through is circuitous, adding he was willing to take another look at it. Concluding, Sperides said the goal was to develop a high quality neighborhood retail service area. He stated they would review the circulation patterns and adjust as needed.

Commissioner Grabiel questioned if the drive-through was really needed.

Commissioner Scherer commented that she was disappointed there wasn't a safer route to get from the sidewalk to the proposed coffee shop

Chair ~~Platteter suggested that the development team visit the site~~ and create a "mock-up" with cones to ensure that the drive-through flow works safely. Concluding Platteter thanked the applicants and noted the direction moving forward should be to address traffic circulation, especially as it relates to the drive-through, ensure safe pedestrian access, reduce parking, add landscaping and create more common space.

C. Sketch Plan Review – 5100 Edina Industrial Boulevard, Edina, MN

P.C. 2/12/2014

Planner Presentation

Planner Teague addressed the Commission and explained this is another Sketch Plan proposal (same area) to tear down the existing office building and built a new retail office building with drive-through on the north end. Teague explained if the applicant proceeds to accommodate the request a rezoning would be needed from POD, Planned Office District 1, to either PCD-2, Planned Commercial District - 2 or PUD, Planned Unit Development.

Teague noted similar to the previous property this property is designated in the Comprehensive Plan as a "Potential Area of Change. Teague reiterated and noted that the City Council did not recommend a Small Area Plan as part of the recent Sketch Plan of the site to the east.

Appearing for the Applicant

Dean Dovolis

Discussion

Commissioner Potts asked Planner Teague if other Departments reviewed the Sketch Plan. Teague responded in the affirmative. Potts asked if there was any mention of visibility concerns resulting from the setback of the building. Teague responded at this time none were raised.

Applicant Presentation

Mr. Dovolis addressed the Commission and explained their presentation is conceptual and is a plan to redevelop the site by demolishing the existing building and associated parking and construct a retail development that includes site improvements.

Dovolis noted that his team was the first to rezone a property to PUD, pointing out that is an option that is on the table along with the option of rezoning to PCD-2 for this project. Dovolis pointed out the site has constraints due to the width at 148-feet. Dovolis stated their proposal plans to locate parking behind and to the side of the new building and create a greener and more environmentally friendly development through creating a more vibrant use and attractive building. Continuing, Dovolis said their intent is to keep some of the trees along the eastern edge of the property and maintain a 5-foot landscape buffer along the north and west property lines. Dovolis stood for questions.

Commissioner Scherer stated she really likes the stone and glass look of the building and supports the street access. She asked Dovolis what use he anticipates for the proposed drive-through. Dovolis responded that the uses they are entertaining are coffee or food. Dovolis further pointed out that the drive-through would not be visible from the street. Continuing, Scherer asked if Dovolis believes the proposal provides enough parking. Dovolis informed the Commission he is working with the Temple to the north on a cross easements agreement for parking and access, adding he believes parking and stacking for the drive-through would work as smoothly as possible.

Commissioner Grabiel stated he likes the glass and reorientation of the proposed building, adding in his opinion this proposal reduces the mass on this corner.

Commissioner Potts commented that he really likes the design of the building, adding he believes it was good strategy to approach the Temple to create cross easements. Concluding, Potts said the solution presented is good and acknowledged the site is challenging.

Commissioner Forrest said she has a concern with vehicles backing up into the drive aisle lane. Mr. Dovolis said diagonal parking is the only way to park, adding it is hoped through the agreement with the Temple that employees could park off the site and visitors would be careful backing up.

Commissioner Schroeder told the Commission he likes the location of the drive-through and the way the mass of the building addresses the street/highway. Schroeder suggested that the applicant find a way to work with MNDOT to the mutual benefit of both to provide better fencing and landscaping to help create a signature look for this building. Schroeder pointed out this building is very visible and a gateway into Edina off the freeway. Dovolis responded he would be happy to work with MNDOT and asked if the City could help facilitate that connection

Chair Platteter echoed Commission comments and said he fully supports working with the Temple on the cross easement arrangement. Platteter also suggested that the subject site; adjacent property to the west, and the Temple talk with each other to create the best redevelopment of the two lots as possible. Platteter thanked the applicant for his presentation.

D. Tree Preservation Ordinance

Planner Presentation

Planner Teague reminded the Commission they have been discussing the proposed tree ordinance for the past couple meetings adding changes were made to the previous draft that need to be discussed. Teague said included in the revisions was the following:

Sec. 10-82. Preservation, protection and replacement of Protected Trees: This ordinance applies to all demolition permits; building permit applications for a structural addition; and building permits for accessory structures including a garage, deck or a pool.

Sec. 10-82 (4) added subject to review of the city forester. The caliper of Protected Trees shall be measured at four and one half feet (4.5') above the ground.

b. Protected Trees removed in subparagraphs a. and b. above must be replaced with one (1) tree, subject to the species listed above in (2) Definitions and the conditions listed in subparagraphs 1. Through e. of paragraph 5 above; and finally;

(8) The survey must indicate how the Protected Tree would be protected during construction subject to staff review and approval.

Teague also noted that the public hearing on the Tree Preservation Ordinance has been set for February 26, 2014.

Discussion

Commissioner Grabiel said he has one concern which has to do with the City Forester. He said in his opinion the Forester needs a standard rationale statement and/or policy as he reviews trees.

CITY OF EDINA

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

MEMO

Date: February 12, 2014

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – 5100 Edina Industrial Boulevard

The Planning Commission is asked to consider a sketch plan proposal to tear down the existing 20,388 square foot office building at 5100 Edina Industrial Boulevard and build a new 16,000 square foot retail building with a drive-through on the north end of the building. (See location on pages A1–A3 and the applicant narrative and plans on pages. A4–A7.)

To accommodate the request, the following would be required:

1. A Rezoning from POD, Planned Office District-1, to PCD-2, Planned Commercial District-2 or PUD, Planned Unit Development.

2. A Comprehensive Guide Plan Amendment from Office to Neighborhood Commercial.

The property is located just west of Highway 100 and is located across the street from retail uses that are zoned PCD-2, Planned Commercial District. Uses include the Shell gas station, Burger King, and a small retail strip center. North and west of the site are office/light industrial uses. (See the Zoning for the area on page A8, and the Comprehensive Plan designations for the area on pages A9–A11.) The proposed use of the property would be consistent with the existing land uses to the south.

This property is located within an area of the City that is designated as a "Potential Area of Change" within the 2008 Comprehensive Plan. (See page A11.) The Comprehensive Plan states that within the Potential Areas of Change, "A development proposal that involves a Comprehensive Plan Amendment or a rezoning will require a Small Area Plan study prior to planning application. However, the authority to initiate a Small Area Plan rests with the City Council." The City Council did not recommend a Small Area Plan as part of a recent Sketch Plan of the site to the west.

The following is a compliance table demonstrating how the proposed building complies with the PCD-2 Zoning Ordinance Standards.

Compliance Table

	City Standard (PCD-2)	Proposed (Existing)
Building Setbacks Front – Edina Ind. Blvd Front – Highway 100 Rear – North Side – North	 35 feet 35 feet 25 feet 25 feet	 ***12 feet**** ***15 feet**** 25+ feet 50 & 40 feet
Building Height	4 stories	1 story
Maximum Floor Area Ratio (FAR)	1.5%	.30%
Parking Stalls (Site)	97	***75****
Parking Stall Setbacks	20' & 10'	20' & ***5'****
Drive Aisle Width	24 feet	24 feet

*** variance required***

Comprehensive Plan Inconsistency

The site is guided for Office Uses in the Comprehensive Plan. The above mentioned Commercial sites located south of the subject property, are guided for Industrial use, therefore, they are not consistent with the Comprehensive Plan. (Page A9.) If the applicant pursues a Comprehensive Plan amendment, staff would also recommend that these Commercial sites also be included for consideration of a Comprehensive Plan Amendment to Neighborhood Commercial to bring the existing uses into compliance.

Additional Identified Issues

Staff would highlight the following issues for discussion:

- Develop a site plan with the property to the west, which is also in for consideration of a sketch plan for redevelopment. A unified site plan with cross-

access easements could provide for better site circulation and access to Edina Industrial Boulevard and Metro Boulevard. Consideration of one entrance onto Edina Industrial Boulevard between the two sites to align with the westernmost Shell Gas Station entrance. (See page A3.)

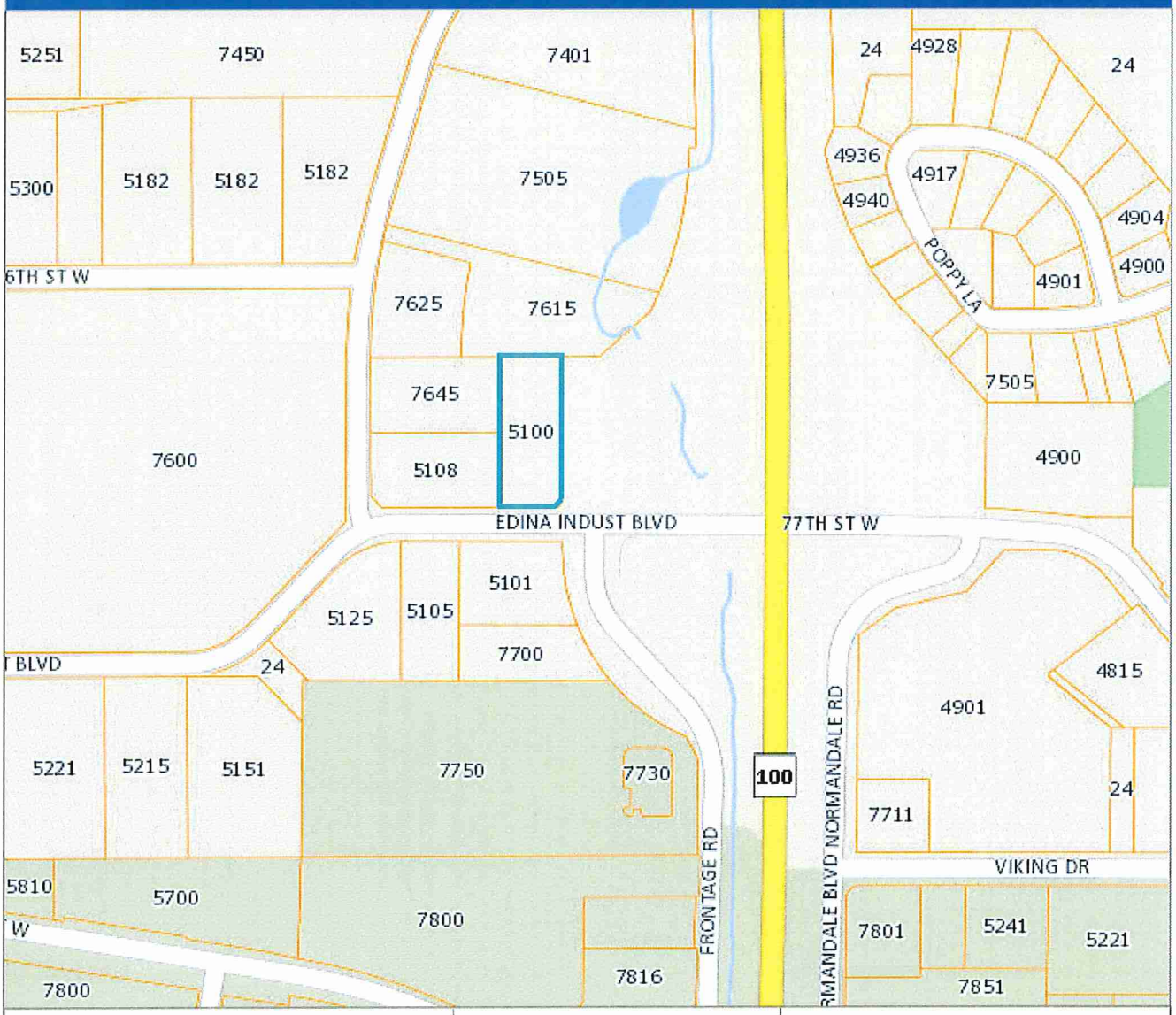
Traffic/Parking

A traffic/circulation and parking study would need to be completed to determine impacts on adjacent roadways.

Hennepin

Interactive Maps

Property Map



Parcel ID:	09-116-21-34-0003		Map Scale: 1" ≈ 400 ft. Print Date: 2/4/2014
Owner Name:			
Parcel Address:	5100 Edina Indust Blvd Edina, MN 55439		
Property Type:		**Sale Price:**	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.
Home-stead:		**Sale Date:**	
Parcel Area:	1.23 acres 53,534 sq ft	**Sale Code:**	COPYRIGHT © HENNEPIN COUNTY 2014

N

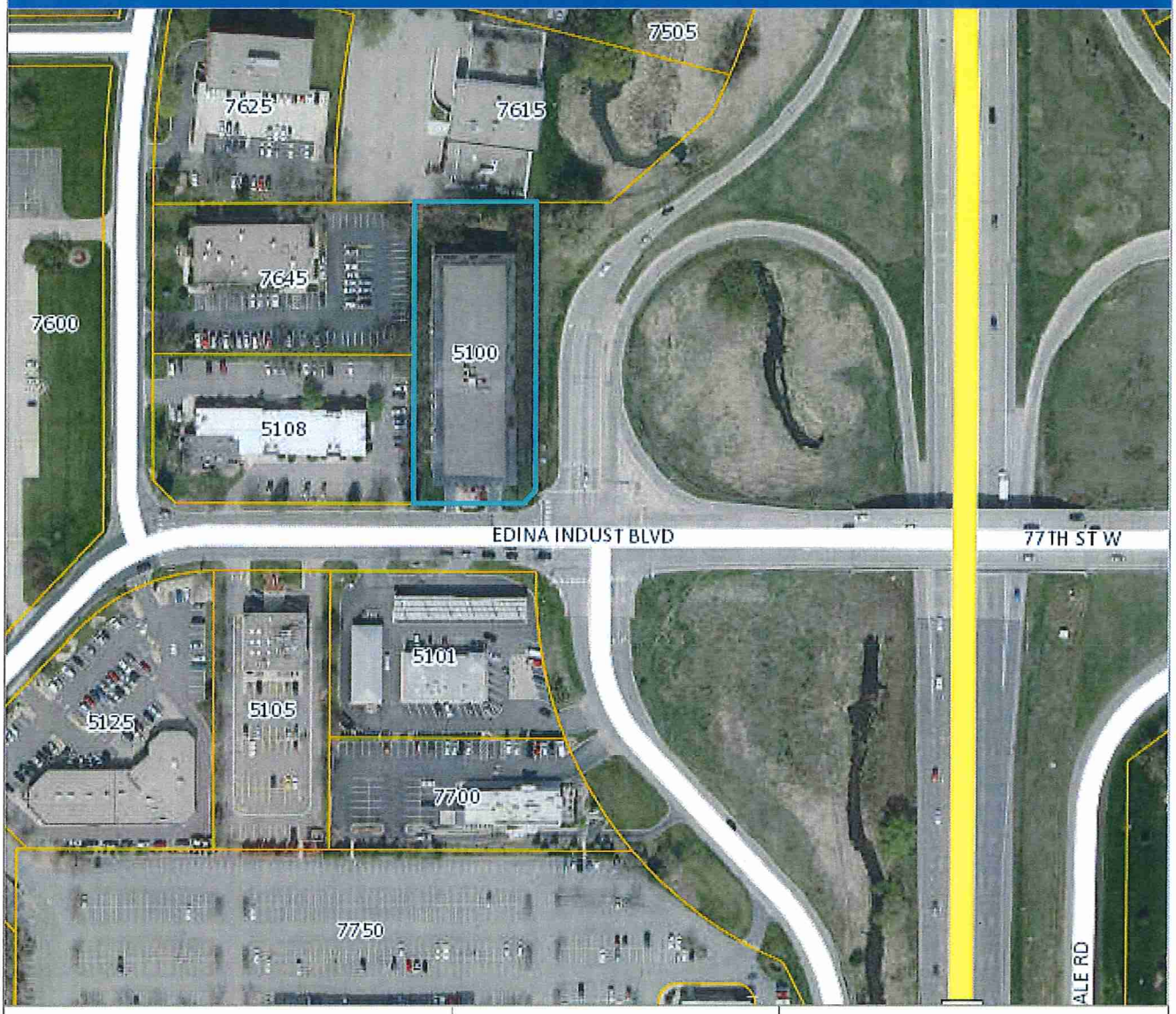
Think Green!

A1

Hennepin

Interactive Maps

Property Map



Parcel ID:	09-116-21-34-0003		Map Scale: 1" ≈ 200 ft. Print Date: 2/4/2014
Owner Name:	Stewardship Properties lv		
Parcel Address:	5100 Edina Indust Blvd Edina, MN 55439		
Property Type:		**Sale Price:**	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.
Home-stead:		**Sale Date:**	
Parcel Area:	1.23 acres 53,534 sq ft	**Sale Code:**	

COPYRIGHT © HENNEPIN COUNTY 2014

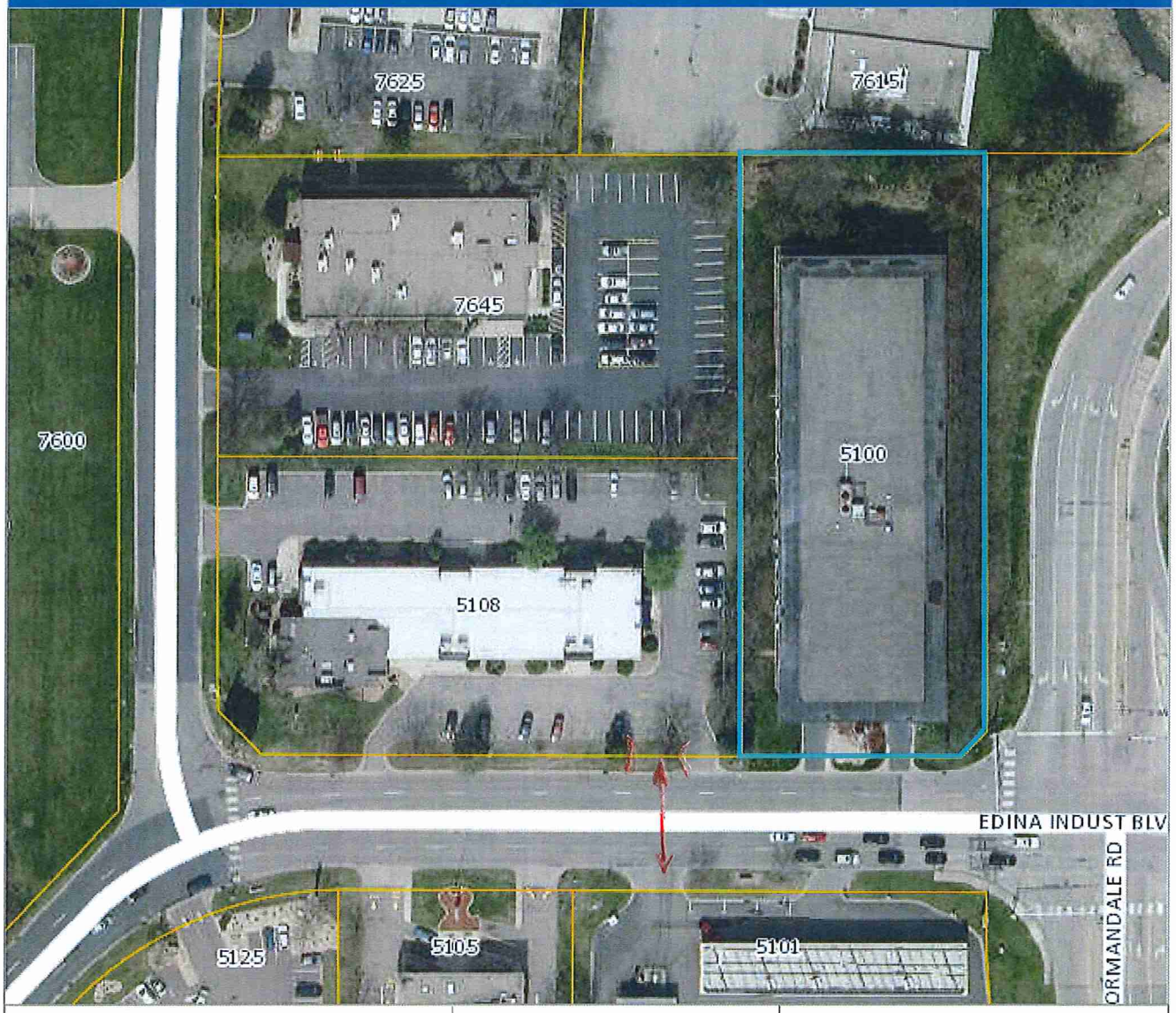
Think Green!

A2

Hennepin

Interactive Maps

Property Map



Parcel ID:	09-116-21-34-0003	**A-T-B:**	Abstract	Map Scale: 1" ≈ 100 ft. Print Date: 2/4/2014
Owner Name:	Stewardship Properties lv			
Parcel Address:	5100 Edina Indust Blvd Edina, MN 55439			
Property Type:		**Sale Price:**		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.
Home-stead:		**Sale Date:**		
Parcel Area:	1.23 acres 53,534 sq ft	**Sale Code:**		COPYRIGHT © HENNEPIN COUNTY 2014

N

Think Green!

A3

DJR
ARCHITECTURE, INC.

333 Washington Avenue North, Suite 210, Union Plaza, Minneapolis, MN 55401
T: 612.676.2700 F: 612.676.2796 www.djr-inc.com

January 24, 2014

Cary Teague, Planning Director
Planning Department
Edina City Hall
4801 W. 50th St.
Edina, MN 55424

Project: **Retail Redevelopment**

Location: **5100 Edina Industrial Boulevard**

Subject: **Sketch Plan Narrative**

Proposed Redevelopment:
This presentation for Sketch Plan Review is a conceptual design for the redevelopment of the site at 5100 Edina Industrial Boulevard. The proposal is to demolish the existing office building and associated parking and construct an approximately 16,000 SF retail development with site improvements.

City and Neighborhood Betterment:
The proposed redevelopment of this parcel from office to retail uses will benefit the city and area surrounding the project in the following ways:

- Provide convenient retail establishments to the industrial and office uses in the area.
- Locates parking behind and to the side of the building creating better visual environment for vehicular and pedestrian traffic
- Improve the site with more vibrant uses and an attractive building
- Create a greener and more environmentally friendly development improving storm water rates and quality through storm water retention and rain gardens or vegetated swales.
- Provides small scale neighborhood serving retail.
- Add new businesses to the Edina tax base.

PUD:
The project proposes to change the zoning of the site from POD-1 to a PUD using the PCD-2 as a basis for the zoning entitlements. The application for a PUD for this site a based largely around siting the building appropriately to locate the parking to the side and rear of the building and bring the building toward the front of the site. With typical PCD-2 parking setbacks, the building setbacks of 35 feet for front yard set backs and 25 feet for side and rear yard setbacks make it impossible to site the building effectively on the site due to its relatively narrow parcel dimensions. The lot width is only 148 feet and in order to meet the setback requirements, a typical 60 feet deep retail building would have to be located in the middle with the parking circling around it in order to fulfill the setback requirements.
In order to maintain some of the trees along the eastern edge of the property, we propose a 15 feet setback along that side and a 12 foot setback at the south side and maintaining a 5 feet landscape buffer on the north and west property lines.

The properties to the south, across Edina Industrial Boulevard are currently zoned PCD-2 and these uses at this site are advantageous as they provide retail conveniences for the adjacent industrial and office developments with visibility along the Highway 100 corridor. According to the current comprehensive plan land use section, this site is identified as an "I" industrial designation which does allow limited retail use. In concert with the uses relative to a PCD-2 designation, the project proposal includes a single drive through at the rear of the site. Locating it in this position screens it from Edina Industrial Boulevard limiting its visual impact and providing the appropriate number of stacking spaces.

We believe the redevelopment of this site would be an improvement for the city and one that will enhance the character of the area, but also the city itself.

Sincerely,

Sheldon Berg, AIA
Principal

Cc: Adam Seraphine, NHH Properties

P:\djr-arch\2013\113-0102.0 - NHH - Edina Industrial Blvd Retail\Word\Design\Zoning & Planning\5100 Edina Industrial Blvd - Sketch Plan Narrative.doc

AJ

A7

NHH - EDINA INDUSTRIAL BLVD RETAIL

Edina, Minnesota

January 24, 2014

Concept Rendering

113-0102

DJR ARCHITECTURE INC.

A6

NHH - EDINA INDUSTRIAL BLVD RETAIL

Edina, Minnesota

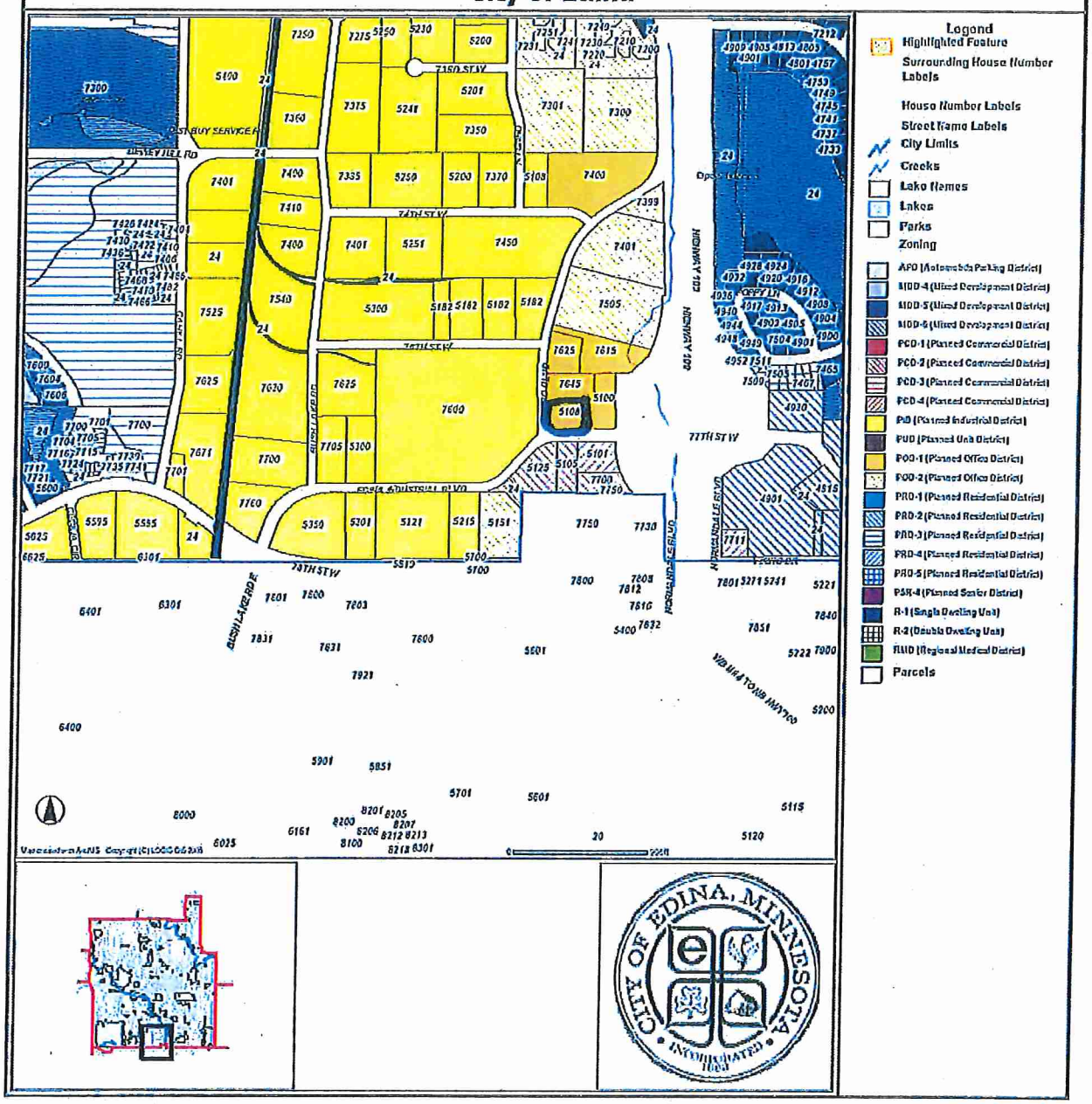
January 24, 2014

Site Plan

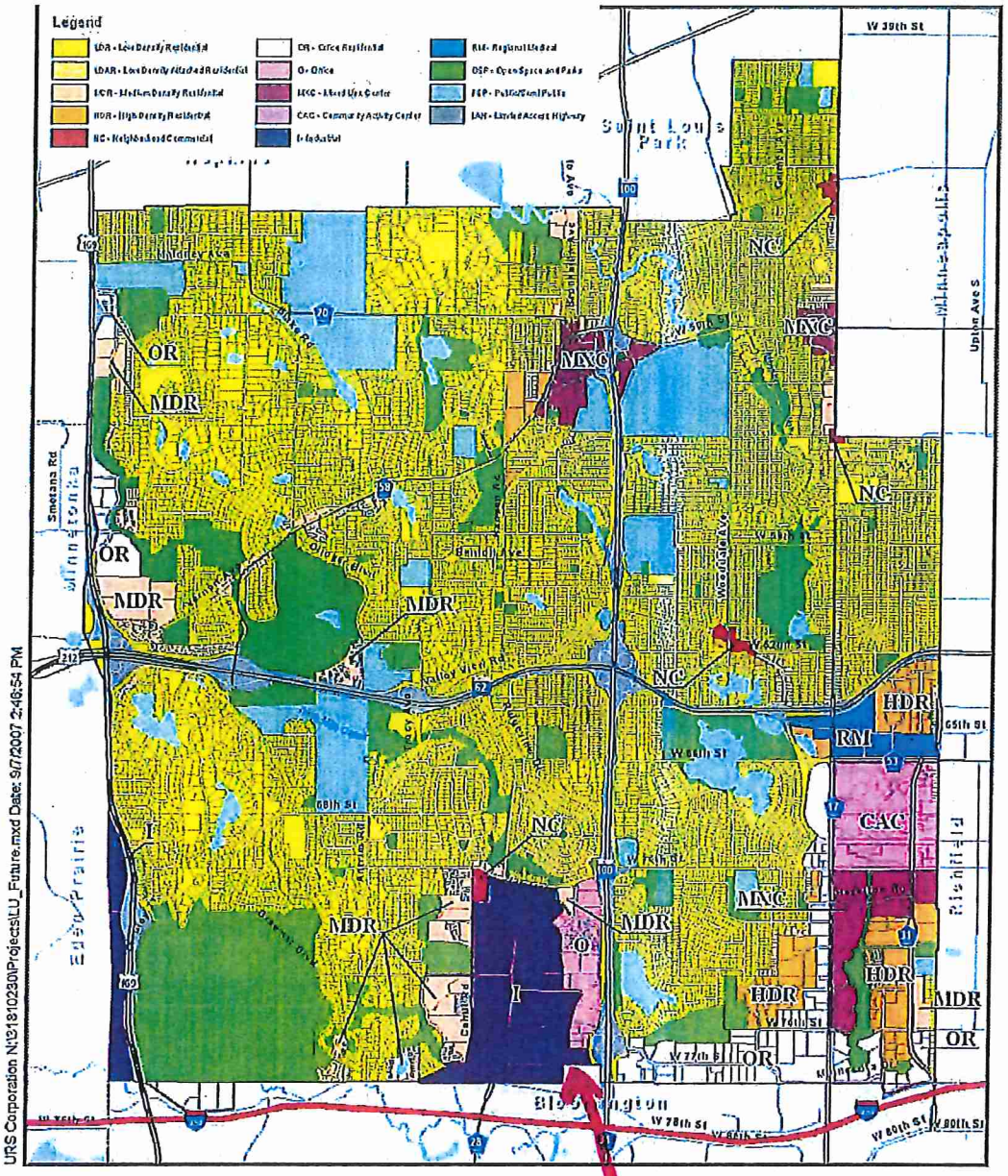
113-0102

DJR ARCHITECTURE INC.

City of Edina



A8



City of Edina
2008 Comprehensive Plan Update

Data Source: URS

Site

Figure 4.3

Future Land Use Plan

0 0.5 Miles

19

Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
MXC Mixed-Use Center Current examples: • 50th and France • Grandview	Established or emerging mixed use districts serving areas larger than one neighborhood (and beyond city boundaries). Primary uses: Retail, office, service, multifamily residential, institutional uses, parks and open space. Vertical mixed use should be encouraged, and may be required on larger sites.	Maintain existing, or create new, pedestrian and streetscape amenities; encourage or require structured parking. Buildings "step down" in height from intersections. 4 stories at 50th & France; 3-6 stories at Grandview	Floor to Area Ratio-Per current Zoning Code: maximum of 1.5 1 - 2 units/acre
CAC Community Activity Center Example: Greater Southdale area (not including large multi-family residential neighborhoods such as Centennial Lakes)	The most intense district in terms of uses, height and coverage. Primary uses: Retail, office, lodging, entertainment and residential uses, combined or in separate buildings. Secondary uses: Institutional, recreational uses. Mixed use should be encouraged, and may be required on larger sites.	Form-based design standards for building placement, massing and street-level treatment. Buildings should be placed in appropriate proximity to streets to create pedestrian scale. Buildings "step down" at boundaries with lower-density districts and upper stories "step back" from street. More stringent design standards for buildings > 5 stories. Emphasize pedestrian circulation; re-introduce finer-grained circulation patterns where feasible.	Floor to Area Ratio-Per current Zoning Code: maximum of 0.5 to 1.0* 2 - 3 units/acre
I Industrial	Applies to existing predominantly industrial areas within the City. Primary uses: industrial, manufacturing. Secondary uses: limited retail and service uses.	Performance standards to ensure compatibility with adjacent uses; screening of outdoor activities.	Floor to Area Ratio: Per Zoning Code: 0.5*

A10

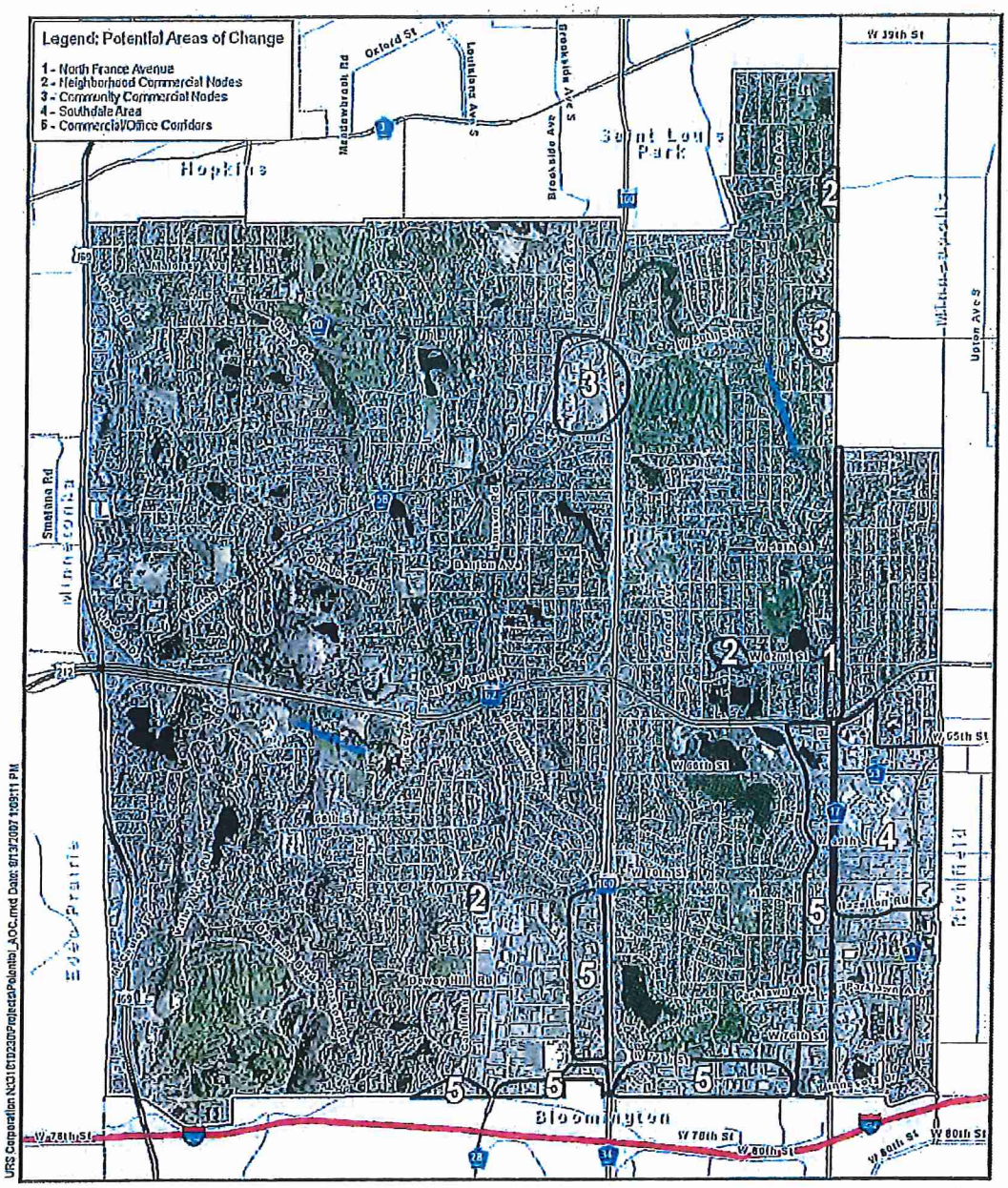


Figure 4.4

City of Edina
2008 Comprehensive Plan Update

Conceptual Land Use Framework: Potential Areas of Change

Date of Aerial Photography: August 2006

N 0 0.5 Miles

A11

RIGHT LANE
MUST
TURN RIGHT

LOW CLEARANCE 9'

RIGHT LANE
MUST
TURN RIGHT