

REPORT / RECOMMENDATION



To: MAYOR AND COUNCIL

Agenda Item #: VIII.E.

From: Cary Teague, Community Development Director

Action

Date: December 16, 2014

Discussion

Information

Subject: Sketch Plan Review – 4500 Valley View Road

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 re-develop the northwest corner of Valley View and Wooddale at 4500 Valley View Road. (See the property location on pages A1-A4 of the Planning Commission staff report.) 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.)

Planning Commission Consideration: On December 10, 2014, the Planning Commission considered the sketch plan proposal. (See attached minutes.)

ATTACHMENTS:

- Draft minutes from the December 10, 2014 Edina Planning Commission meeting
- Planning Commission Memo, December 10, 2014

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



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.)

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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
<u>Building Setbacks</u>		
Front – Wooddale	35 feet	30 feet*
Front – Valley View	35 feet	20 feet*
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	127 spaces existing and proposed*
Parking stall setback	20 feet	0 feet* (existing condition)

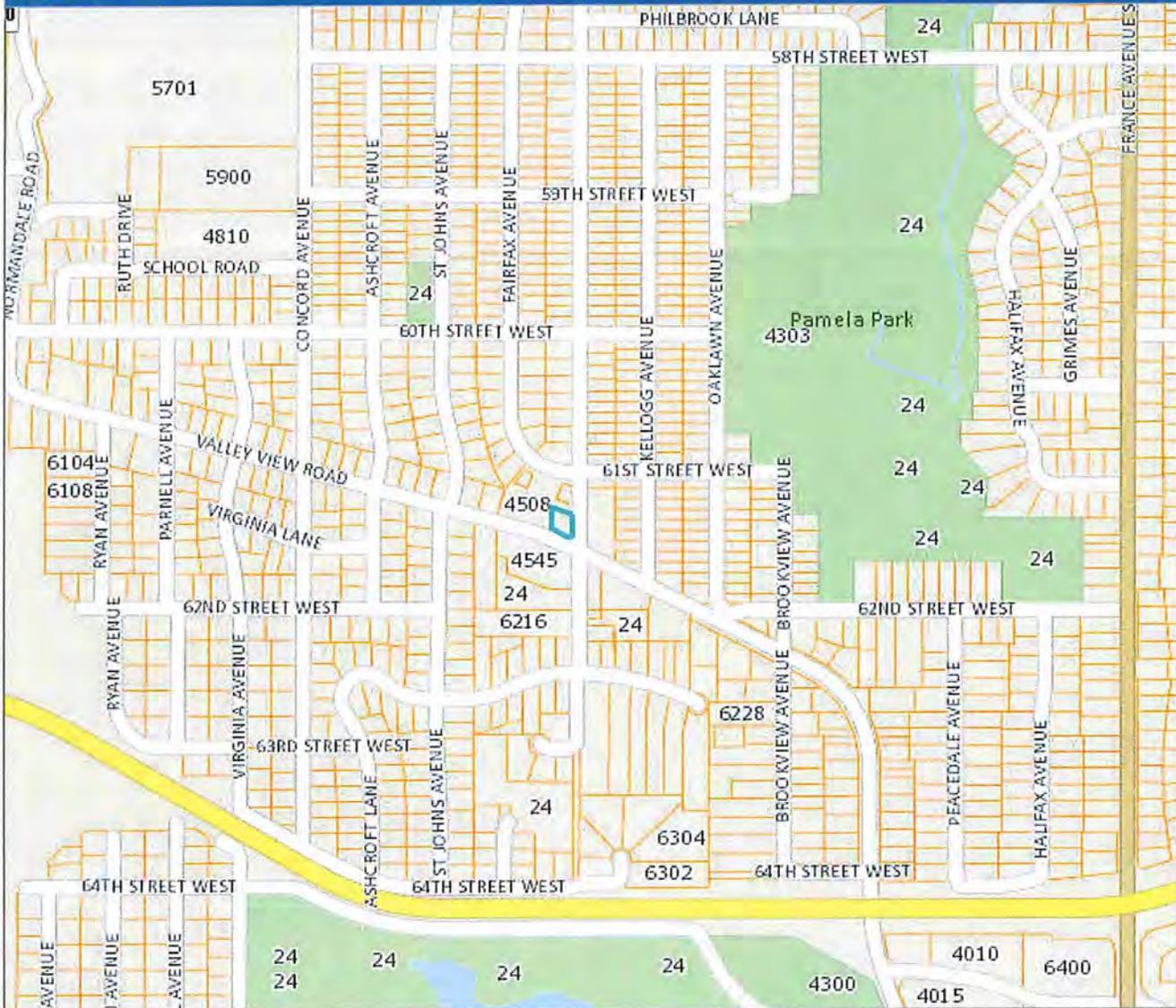
*** Variance Required**

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.



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" ≈ 800 ft.

Print Date: 12/4/2014

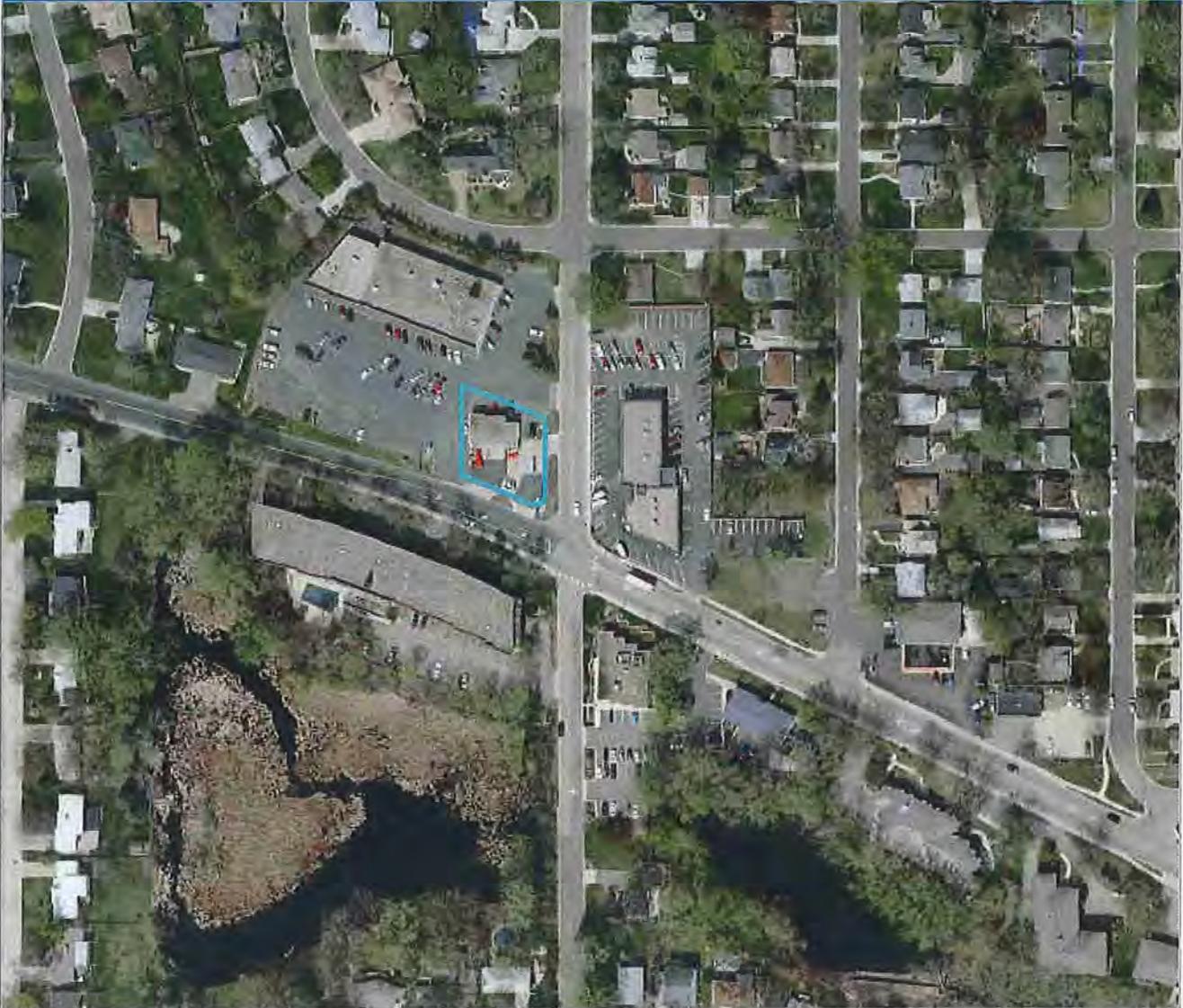


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AI



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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

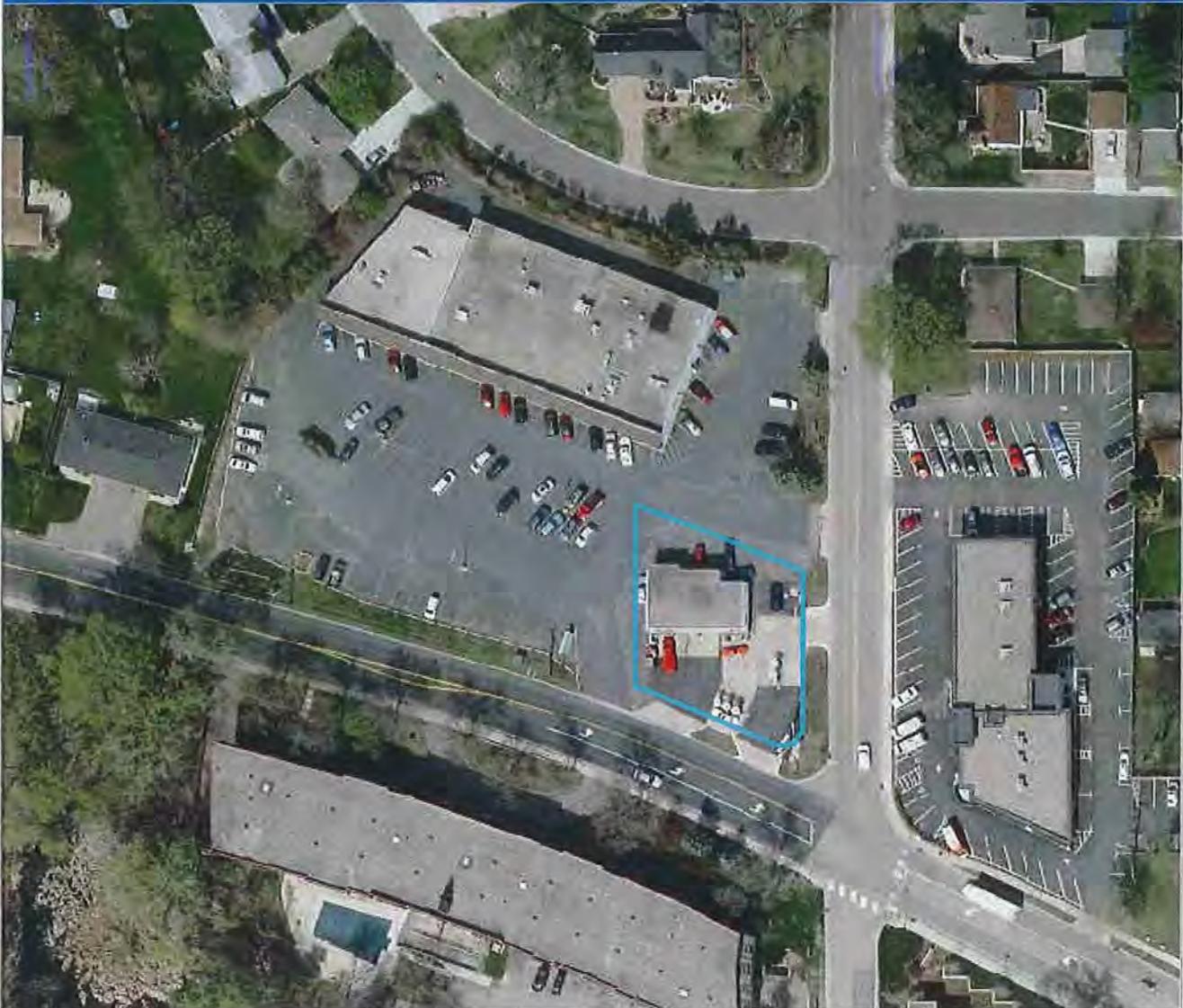


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k2



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

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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" ≈ 100 ft.

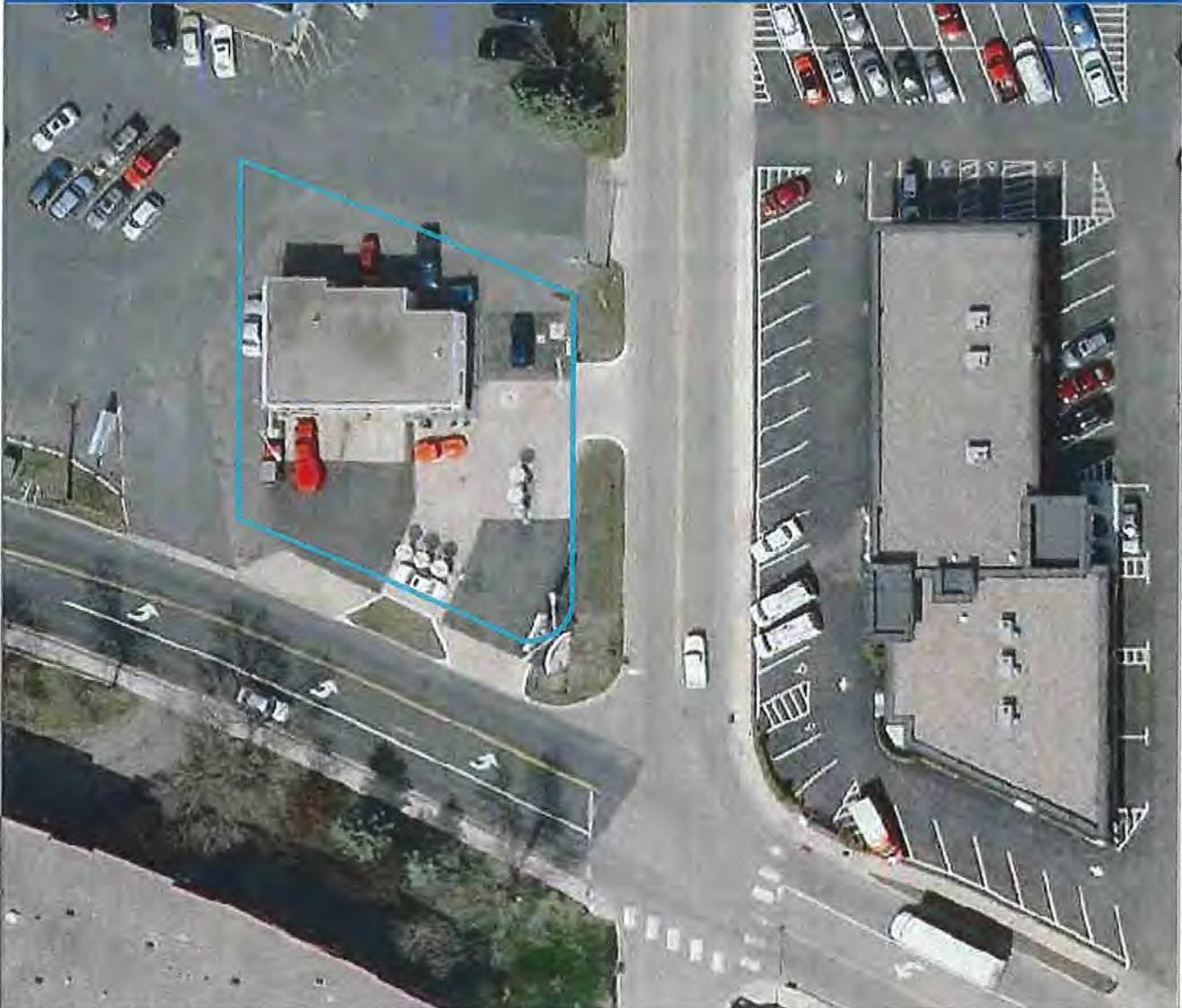
Print Date: 12/4/2014



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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" ≈ 50 ft.

Print Date: 12/4/2014



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A4

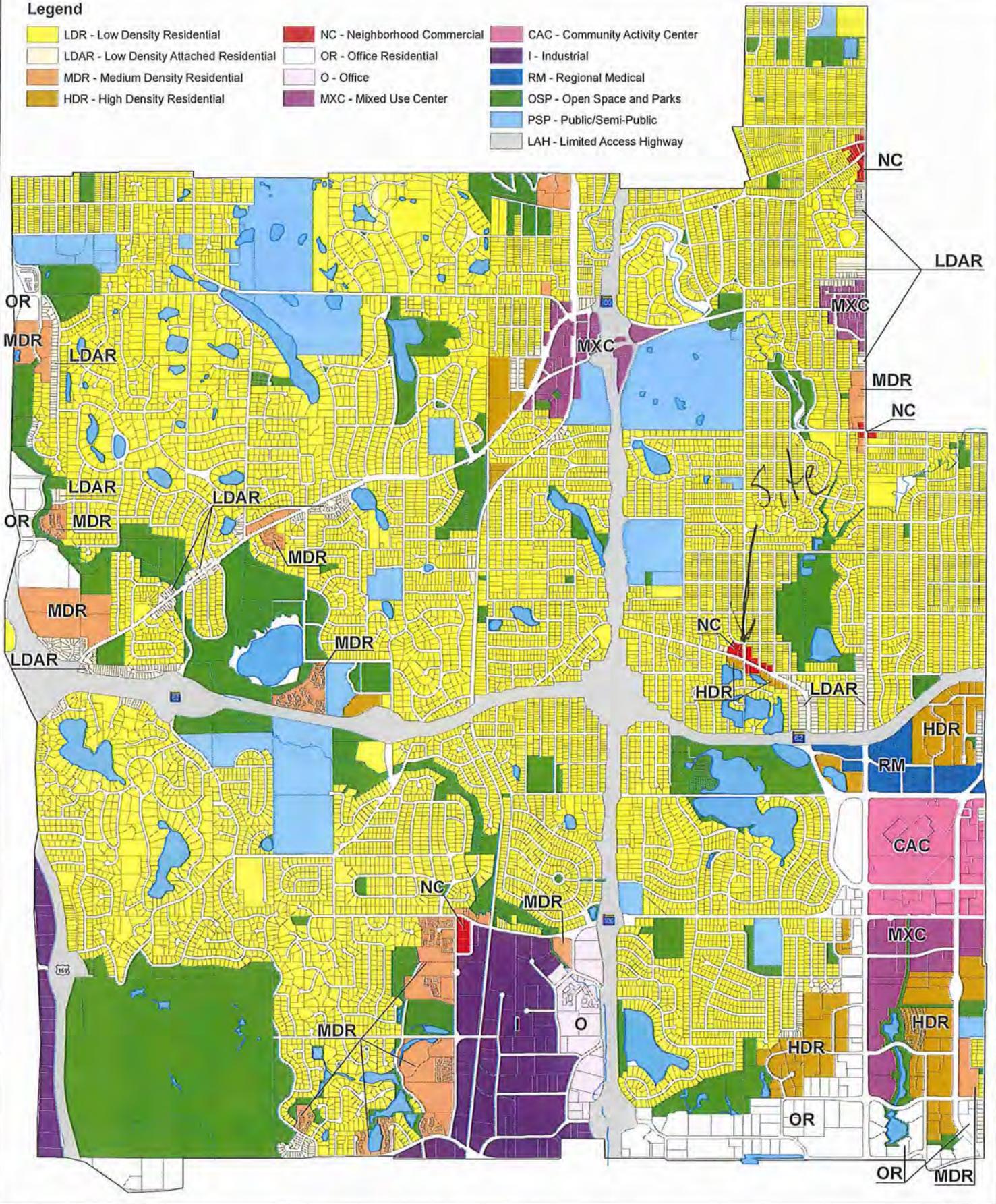


Wooddale Ave & Valley View Rd Zoning Map
City of Edina
Hennepin County, Minnesota

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

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

AC



Valley View Rd & Wooddale Ave Edina Restaurant Development



PAUL DZUBNAR
DECEMBER 1 2014

500.00 PROMO

Exterior Sketch



A7

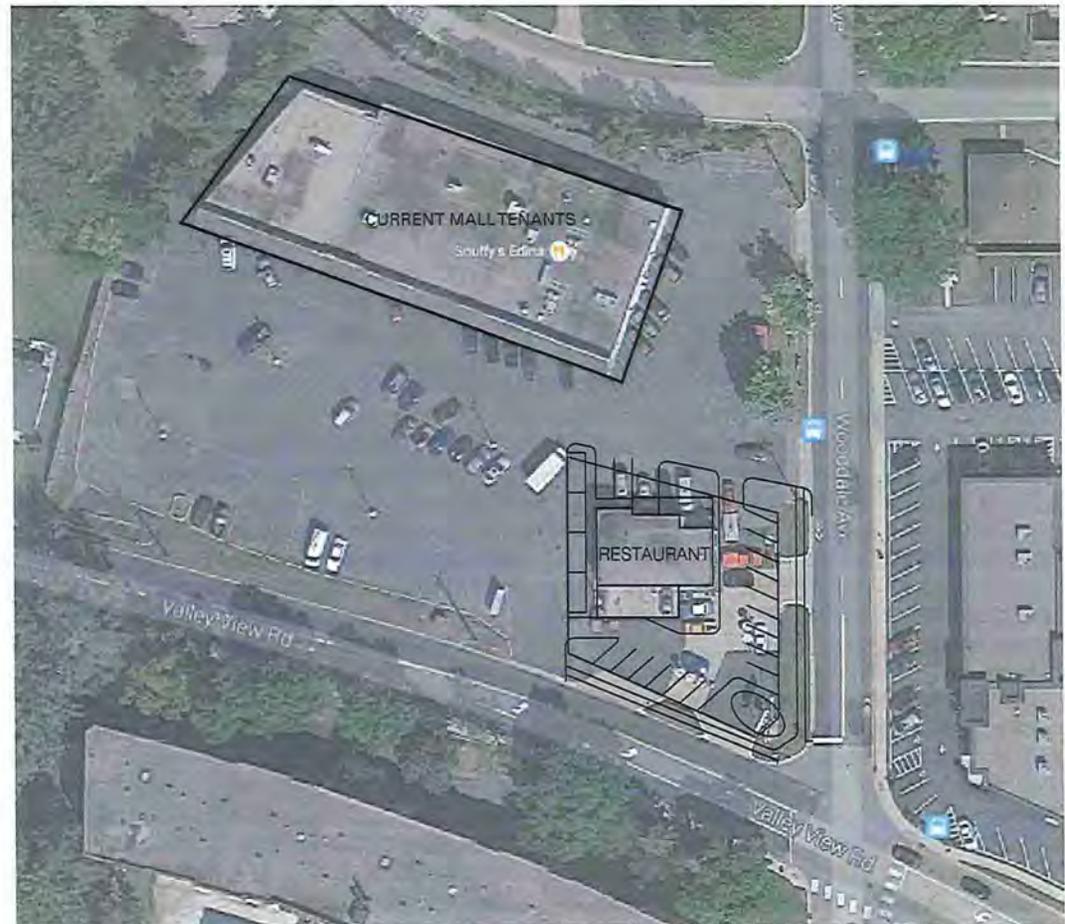
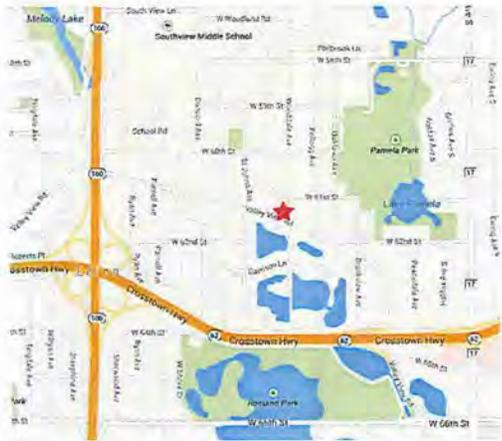


Restaurant Plan



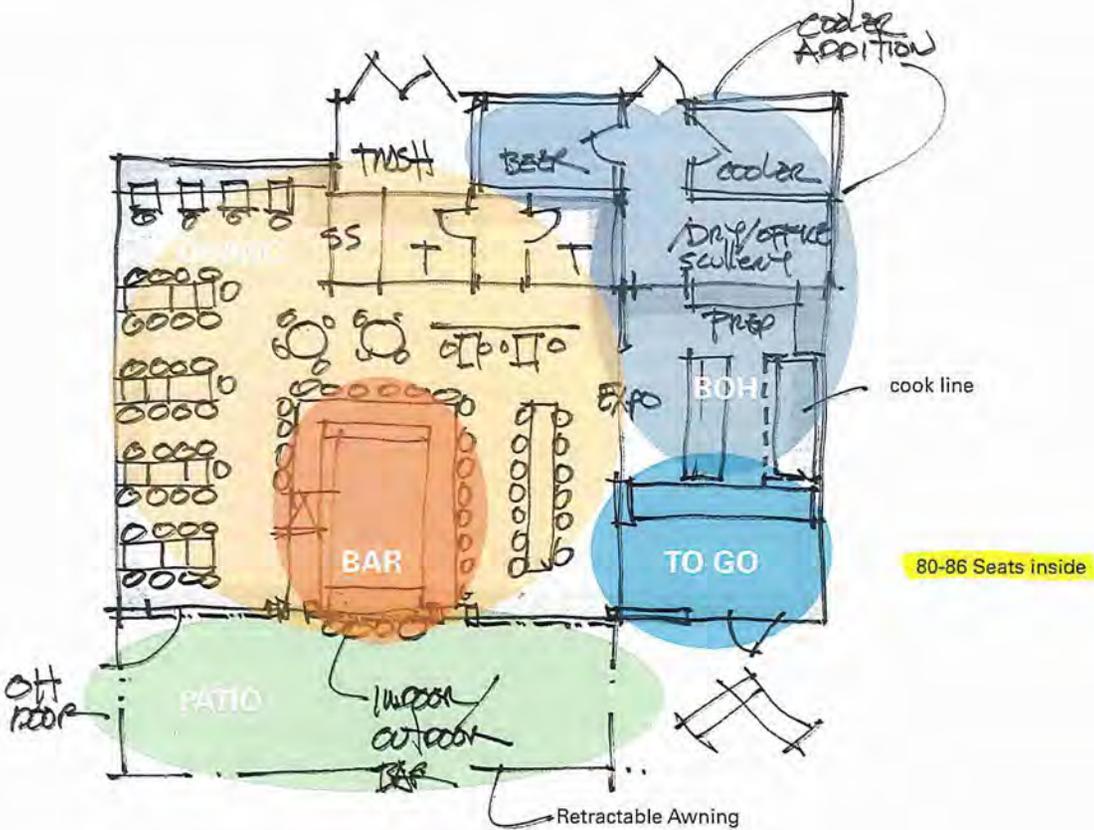
AS

Edina Site Development



A1

Floor Plan Sketch



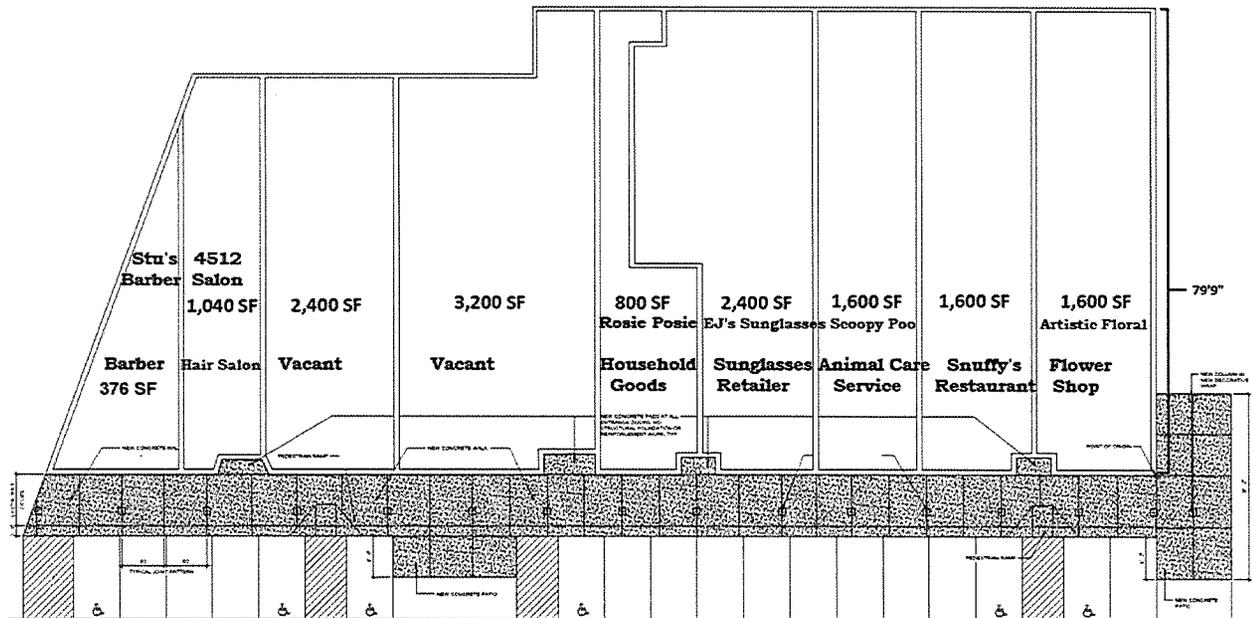
AD

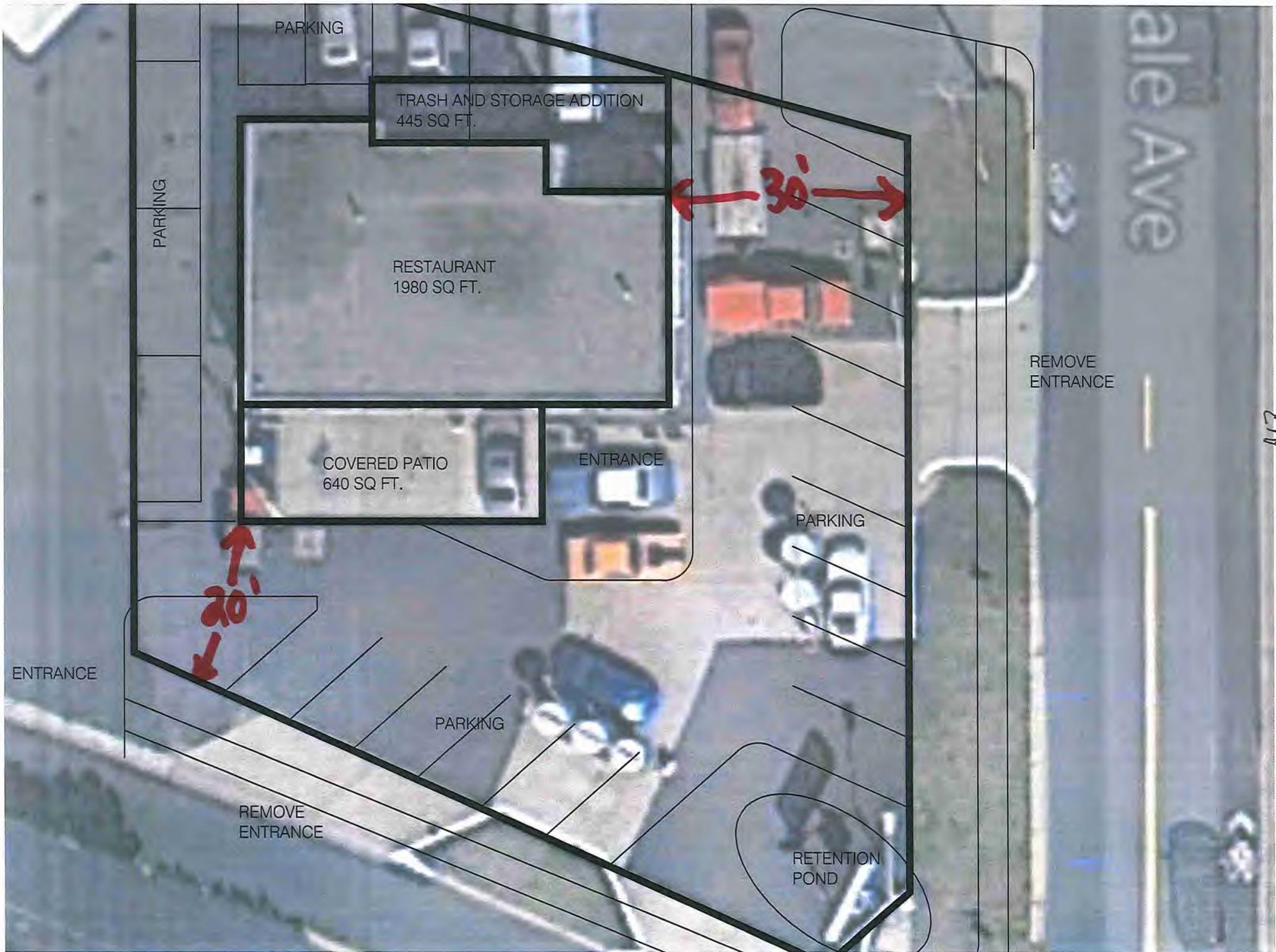


Parking Stalls
105 existing Stalls
associated with mall
plus approximately
22 stalls on adjacent
restaurant parcel
equals approximately
127 stalls. Based on
approximately
17,000 SF this is a
ratio of almost 7.5
per 1000 SF

AM

Current Mall Tenants





PARKING

TRASH AND STORAGE ADDITION
445 SQ FT.

RESTAURANT
1980 SQ FT.

COVERED PATIO
640 SQ FT.

ENTRANCE

PARKING

ENTRANCE

PARKING

REMOVE
ENTRANCE

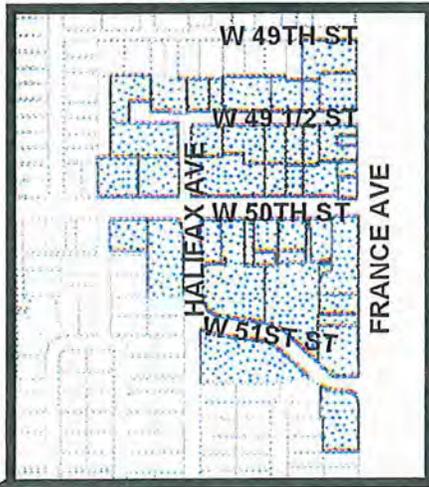
RETENTION
POND

REMOVE
ENTRANCE

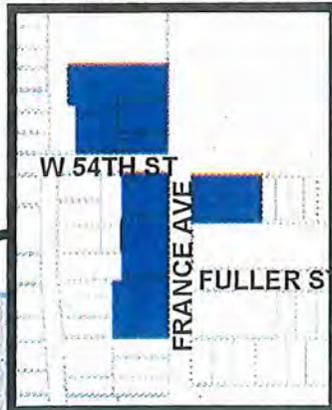
ale Ave

Ar3

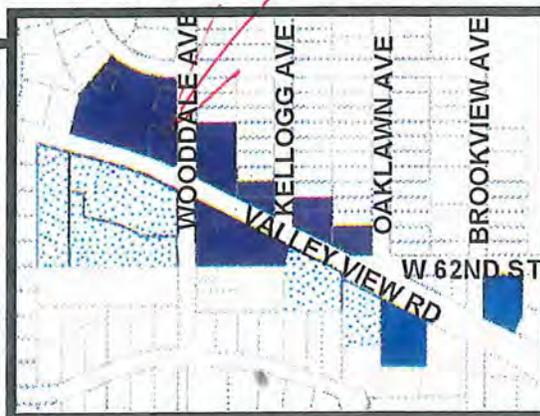
50TH & FRANCE DETAIL



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

Site

A14