

**MINUTES OF THE REGULAR MEETING OF  
THE EDINA PLANNING COMMISSION  
HELD ON WEDNESDAY, JANUARY 29, 1997  
7:30 P.M., EDINA CITY HALL COUNCIL CHAMBERS**

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**MEMBERS PRESENT:**

**Acting Chair, Helen McClelland, David Byron, Ann Swenson, Charles Ingwalson, Lorelei Bergman**

**MEMBERS ABSENT:**

**Gordon Johnson, David Runyan, Geof Workinger**

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**I. APPROVAL OF THE MINUTES:**

Commissioner Ingwalson moved approval of the December 5, 1996, meeting minutes. Commissioner Swenson seconded the motion. All voted aye; motion carried.

**II. NEW BUSINESS:**

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**P-97-1      FINAL DEVELOPMENT PLAN  
                 3700 WEST 60<sup>TH</sup> STREET  
                 SOUTHDAL CENTER**

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Mr. Larsen reminded the Commission in the Spring of 1995, they considered development of this site with a Boston Market restaurant. Continuing, Mr. Larsen said the plan presented this evening is very similar to the plan submitted for review in 1995. Mr. Larsen reported the 1995 plan was not reviewed by the City Council.

Mr. Larsen pointed out there are to changes in the new plan. First there will no direct access to the site from West 69<sup>th</sup> Street. Access will be from the one-way ring road system of the center. Second, the loading and trash areas are flip-flopped. This will make it less likely that delivery trucks will interfere with the ring road.

Mr. Larsen concluded staff recommends approval of the Final Development Plan. The rearrangement of the loading dock area and the removal of the West 69<sup>th</sup> Street access make this plan superior to the earlier proposal.

The proponent Leland Hicks, representing Boston Market was present, Peter Hilger architect for the project was also present.

Commissioner Swenson asked Mr. Larsen what he feels the advantage is in not having a curb cut on West 69<sup>th</sup> Street. Mr. Larsen said staff would rather have vehicles stacking on private property, not public.

Mr. Peter Hilger, architect introduced himself to the Commission and explained the trash enclosure has been moved to create more distance from the one-way ring-road as recommended by the Commission. Continuing, Mr. Hilger explained Boston Market is served by a smaller front loading trash vehicle, and with the location change there should be no problems with trash pick-up interfering with the routine traffic on the ring-road. Mr. Hilger also asked the Commission to note the majority of food deliveries will occur in the early a.m., and are made with small delivery trucks. Mr. Hilger pointed out the change in access and explained one parking space was eliminated which created a more efficient comfortable turning point.

Commissioner McClelland questioned where employees will park. Mr. Hicks said employees will be parking off-site, adding we hope to secure a cross-parking easement with Southdale.

Commissioner McClelland commented on the shortage of one parking space. Mr. Larsen explained if this site were in a stand alone situation it would be one short, but because the City views this site with Southdale's parking spaces, the number of spaces provided is adequate. Continuing, Mr. Larsen said cross-easement parking, and snow storage issues at this time are under negotiation between the proponent and the Center.

Commissioner McClelland commented there is only one drive aisle that services the trash and loading areas, and questioned if the majority of delivery vehicles are small vans as explained by Mr. Hilger. Mr. Hicks said the majority of delivery vehicles are small vans, but large Cisco semi-trucks are also used. The semi-trucks will deliver during the early a.m. hours, and because of the relocation of the delivery door, the larger semi should not block the ring-road.

Commissioner Swenson asked if Boston Market would be willing to provide lighting for employees who have to cross the ring-road to get to their vehicles. Mr. Hilger said within the site the walk-way can be extended to the perimeter providing safer pedestrian crossing. Mr. Hicks interjected the personal safety of Boston Market employees is very important, and we would be willing to provide more lighting if needed.

Commissioner McClelland asked the number of light standards planned for the site. Mr. Hilger said there are six light standards proposed, and there are

additional lights on the building. Mr. Hilger stated if needed an additional light standard can be placed near the employee cross-walk area.

Commissioner Swenson asked Mr. Hicks what door is used by employees when they exit the building after hours. Mr. Hicks said Boston Market operates on a buddy system for trash removal, and all employees leave by the front door.

Commissioner McClelland asked if Boston Market would be willing to place a light standard near the employee cross-walk. Mr. Hilger said in quickly reviewing the plan a light standard is located at the trash area, and it could be made a double headed light standard which would provide more lighting at the cross-walk area.

Commissioner Swenson commented on the proposed vegetation, questioning if it is low near the entrance/exit. Mr. Larsen responded city staff is carefully reviewing this area so it complies with clear view and stacking, adding there is a possibility there may be revisions in this area. Mr. Larsen added staff also reviews the type of vegetation planted in this area, so we are comfortable it will not compromise clear view into and out of the site.

Commissioner Byron commented he is a bit surprised by the discussion this evening, pointing out when Boston Market last visited the Commission, the Commission was adamant that Southdale Center provide us with their future plans for potential redevelopment of the other ring-road free standing sites.

Mr. Larsen responded at this time from discussions with Southdale Center they have indicated there are no immediate plans for ring-road expansion, except on the subject site.

Commissioner McClelland acknowledged there is possible redevelopment of the Midas and Firestone site. Mr. Larsen said that is correct with the Midas site the site that most likely could be redeveloped.

Commissioner Byron asked Mr. Larsen if there are limiting factors that could come into play to ensure orderly development of the outlots on the ring-road. Mr. Larsen explained the subject site is so small (along with the other ring-road outlots), that their redevelopment doesn't even touch the limitations of the site. Mr. Larsen said only a major redevelopment of the Center itself would possibly trigger parking concerns. Mr. Larsen concluded the City has in place the Final Development Plan process which affords the City some control.

Commissioner Byron asked if because of our Ordinance more outlot development (besides Midas/Firestone) could occur around the ring-road. Mr. Larsen agreed that is true. Continuing, Mr. Larsen said Southdale Center has always been very up-front with the City, and in the past always worked well with staff on any redevelopment. Continuing, Mr. Larsen noted

past input from the Center has always been that ring-road development is limited.

Commissioner Ingwalson asked if the City still can control ring-road redevelopment even if the site can support more. Mr. Larsen reiterated the City has control because of the Final Development Plan process.

Commissioner Ingwalson added he has some comfort because the City has control through the Final Development Plan process, and in his opinion the anchor tenants would have to agree to any redevelopment, and would not want to see something constructed that would compete with them, or block their presence from the main streets.

Mr. Larsen agreed, he said the City has their control mechanism with the Final Development Plan, and the Center also has internal control mechanisms. Concluding, Mr. Larsen said in order for more redevelopment to occur along the ring-road there needs to be a lot of internal sign-offs.

Commissioner Bergman asked who owns the subject site. Mr. Larsen said the subject site is owned by the Center, noting at this time the Center is in the process of being sold.

Commissioner Byron asked if the site will be owned by Boston Market or will be leased. Mr. Larsen said Boston Market has a lease agreement with the Center.

Commissioner Byron reiterated this item was tabled a year and one half ago, adding he feels uncomfortable with making a decision especially since Southdale Center itself is facing a change in ownership. Continuing, Commissioner Byron asked if the ring-road system has sidewalks, and if the road was not constructed with sidewalks, maybe commercial is not a good option for both sides of the road.

Mr. Larsen stated that hopefully this site is self contained for its clients. He added the situation is not ideal, but agreed the safety of clients is important. Mr. Larsen said the Engineering Department will review the site for safety issues for vehicles and pedestrians.

Commissioner Swenson asked if the City can recommend a pedestrian cross-walk over the ring-road. Commissioner McClelland interjected and questioned Mr. Hicks on the number of employees that will be parking in the leased spaces. Mr. Hicks said the number of employees parking in this area during the day and evening will fluctuate between 10 and 20 employees. Continuing, Commissioner McClelland asked if a pedestrian flashing light standard would be appropriate at the pedestrian cross-walk. Mr. Larsen said it is not unreasonable to require a pedestrian cross-walk and light standard.

Commissioner Swenson moved to recommend Final Development Plan approval subject to staff conditions with the additional conditions of adding a pedestrian cross-walk ,increasing the lighting at the pedestrian cross-walk and adding a light standard noting a pedestrian cross-walk. This cross-walk is to be located near the employee parking area. Commissioner Bergman seconded the motion. Ayes; Bergman, Swenson, Ingwalson, McClelland. Nay, Byron. Motion carried.

### **III. OTHER BUSINESS:**

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#### **Land Use and Planning and Zoning Ordinance No. 850.15. Subd. 5. Requirements for Building Coverage, Setbacks and Height.**

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Mr. Larsen explained to Members of the Commission when reviewing the Zoning Ordinance a typo was noticed in Section 850.15, Subd. 5, and read; POD-1- 4 stories or 50 feet whichever is greater. The greater should be changed to less. The amendment to the Zoning Ordinance corrects the typo.

Commissioner Byron moved to amend the Ordinance, correcting the typo. Commissioner Ingwalson seconded the motion. All voted aye; motion carried.

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Jackie Hoogenakker