

**MINUTES OF THE REGULAR MEETING  
Of THE EDINA PLANNING COMMISSION  
WEDNESDAY, MAY 31, 2000, 7:30 P.M.  
EDINA CITY HALL COUNCIL CHAMBERS  
4801 WEST 50<sup>TH</sup> STREET**

**MEMBERS PRESENT:**

**Chair Gordon Johnson, John Lonsbury, David Byron, Helen McClelland, David Runyan, Charles Ingwalson, Lorelei Bergman, Ann Swenson and Geoff Workinger**

**STAFF PRESENT:**

**Craig Larsen and Jackie Hoogenakker**

**I. APPROVAL OF THE MINUTES:**

The minutes of the April 26, 2000, meeting were filed as submitted.

**II. OLD BUSINESS:**

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<b>Z-00-2</b>	<b>Opus/Clark Grandview Square</b>
<b>General Location:</b>	<b>South of Eden Avenue and west of the Canadian Pacific Railroad tracks</b>
<b>Request:</b>	<b>Overall Development Plan approval, Final Site Plan approval for Phase I, and Preliminary Plat approval for Grandview Square</b>

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Mr. Larsen told the Commission the City Council, on May 16, 2000, granted preliminary approval of the proposed Overall Development Plan, which is a rezoning to Mixed Development District, MDD-4.

Mr. Larsen explained the plan approved was a modified plan, intended to respond to the recommendation of the Planning Commission and Park Board that the development should minimize its impact on the existing park. As a result, the most westerly residential building has been reduced by 18 dwelling units, effectively eliminating the wing of the building that extended south into the park. In an attempt to replace some of tax increment lost by the elimination of the dwelling units, the office building has been enlarged from 80,000 to 88,000

square feet. The mix and location of other uses and the park-plaza remain the same.

Mr. Larsen informed the Commission the proponents have now returned with final plans in support of their request for Final Rezoning, Plat Approval and Final Site Plan approval for Phase I of the redevelopment.

Mr. Larsen explained this action would give approval of the request to rezone the entire tract to Mixed Development District, MDD-4. The proposed site plan is consistent with the plan approved by the Council. It includes 172 residential units, an 88,000 square foot office building and a 40,000 square foot library and senior center building. The plan also includes a public park in the center of the development.

Mr. Larsen told the Commission multi-phase projects in the Mixed Development District require a phasing plan. Grandview Square is proposed as a four phase development. Phase I includes the office building, 71 condominium units, and the central park. Phase II includes the library-senior center building. Phases III and IV includes the balance of the 172 condo units. It is anticipated that Phase I will commence on or about September 1, 2000, of this year.

Mr. Larsen concluded staff recommends approval of the Overall Development Plan, Preliminary Plat approval, and Final Site Plan approval for Phase I. The plans presented are consistent with those approved by the City Council, and all necessary architectural and engineering plans required for final approval have been submitted. Approval should be subject to the following conditions:

1. Developer's Agreement
2. Development Agreement with HRA
3. Watershed District permit.

Members of the development team for Opus/Clark were present to respond to questions.

Chairman Johnson commented that outlots are not mentioned in the staff report. Mr. Larsen acknowledged there is no mention of outlots in the staff report.

Commissioner McClelland asked Mr. Larsen if all private property acquisitions have been completed. Mr. Larsen responded at this time the Noonan building, Pet Clinic and Hair Salon have to be acquired. Concluding Mr. Larsen said those properties are not part of Phase I.

Commissioner Runyan suggested rounding off the corners of the proposed central park to better accommodate traffic circulation. Mr. Larsen

explained at this time no real detailed plans have been drafted, and agreed rounding the corners of the park will improve vehicle maneuvering.

Commissioner Ingwalson asked Mr. Larsen to clarify what Phase I includes. Mr. Larsen explained Phase I includes the land currently owned by the HRA and the TAGS building. Proposed buildings included in Phase I are 71 housing units, office building and central park.

Commissioner Runyan asked if the current park will be re-graded. Mr. Larsen said the Park Department will be involved in changes to the park, adding he believes some alterations will occur.

Commissioner Workinger asked Mr. Larsen if the City is financially responsible for the "re-do" of the park. Mr. Larsen responded at this time that issue is not entirely known.

Commissioner Workinger asked Mr. Larsen the size of newly configured existing park. Mr. Larsen said the park is roughly 2/3rds of an acre.

Commissioner Workinger asked Mr. Larsen if the concept of the new "town square" portion of the park is still passive. Mr. Larsen said at this time the "town square" remains a passive park with the senior center and the library possibly implementing it for activities.

Commissioner Swenson asked Mr. Larsen if he is comfortable with the guest parking ratio. Mr. Larsen said the 71 unit building provides 142 underground parking stalls, and 21 guest parking stalls. He said to date the City has not observed parking problems at the condominium level.

Commissioner Swenson asked how many entrances are provided to access the office building. Mr. Larsen said there are two entrances.

Chairman Johnson asked Mr. Larsen if signalization has been discussed at Eden Avenue. Mr. Larsen responded Mr. Hoffman is studying the possibility of signalization at Eden Avenue, but to date has not made a decision on what type of signal would be best.

Ms. Heidi Kurtz of Ron Clark Construction introduced herself and told the Commission, she, and members of her team, are available to answer questions, or address concerns.

Commissioner Ingwalson told the Commission in his opinion the development team has responded to the concerns expressed at the last Commission meeting, adding he supports the revised project as presented.

Commissioner Ingwalson moved to recommend Overall Development Plan Approval, Preliminary Plat Approval and Final Site Plan approval subject to 1) Developers Agreement, 2) Development Agreement with HRA and 3) Watershed District approval. Commissioner Lonsbury seconded the motion.

Chairman Johnson asked Commission Members if they would consider amendments adding the approval of outlots over the remaining property, and that proper signalization be addressed on Eden Avenue at the main entrance.

Mr. Larsen explained to the Commission any excess property is considered an outlot, and in this instance the properties that comprise future development are not owned at this time by the HRA or Opus/Clark.

Commissioner Runyan stated he agrees signalization of Eden Avenue needs to be addressed.

Mr. Larsen reiterated Engineering Staff is aware signalization is needed, but at this time no final decision has been made as to the type of signalization, stop sign or stop light.

Commissioner Workinger suggested re-wording the amendment regarding outlots to read "all property that is not part of Phase I under HRA ownership is platted as an outlot". Commission Members agreed to the wording suggested by Commissioner Workinger.

Commissioner Ingwalson and Commissioner Lonsbury accepted the amendments to read 1) proper signalization is to be implemented on Eden Avenue and 2) all property that is not part of Phase I under HRA ownership is platted as an outlot.

All voted aye; motion carried.

Commissioner McClelland thanked the development team for their quick response to suggestions from staff and the Planning Commission.

### **III. NEW BUSINESS:**

**General Location: Northeast quadrant of Cahill Road and 78<sup>th</sup> Street**

**Zoning District: Planned Industrial District (PID)**

**Request: Final Development Plan Approval**

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Mr. Larsen informed the Commission the subject property is developed with three small buildings. The largest building is used as an office-showroom, with the two smaller buildings used for storage. The proposal would demolish all existing structures and would redevelop the site with a single building.

Mr. Larsen explained the proposed buildings were originally used as a lumber yard. In the late 1970's the use changed to office-warehouse. The site and improvements are highly non-conforming by today's ordinance standards. The site measures 0.62 acres where 2 acres is the minimum lot size in the PID district. The exterior building material is wood, which does not comply with ordinance standards. The existing curb cut on Cahill Road is 50 feet wider than permitted. The parking is unorganized and in some places unpaved. The buildings do not meet setback requirements on the west and south sides.

Mr. Larsen pointed out the proposed redevelopment would cure many of the non-conforming features of the existing development, including the curb cut width, building materials, parking setbacks, surfacing, and landscaping. The plan would not eliminate the need for building setback variances. The minimum street setback is 50 feet, but is increased to 75 feet if there is residential across the street. In this case the required setback from the south property line is 50 feet, and the required setback from the westerly property line is 75 feet. The proposed building maintains a 20 foot setback on the south side and a 30 foot setback on the west side. The proposed 23 space parking lot provides the required parking for the proposed 5,000 square foot building.

Mr. Larsen concluded the property is quite small and has an irregular shape, which causes a hardship for any reasonable development of the site. If the required setbacks are observed, there is literally no place to put a building. Staff feels the positives of the proposal greatly outweigh the negatives, and the redevelopment would result in a significant improvement at this highly visible location. Staff recommends approval of the Final Development Plan subject to permits from Nine Mile Creek Watershed District.

The proponent, Mr. Linner was present to respond to questions.

Chairman Johnson asked Mr. Larsen where the railroad tracks are in relation to this property. Mr. Larsen said the tracks are located east of the subject site, one property away.

Commissioner Swenson asked Mr. Larsen if the curb cut has been reviewed by the Engineering Department, and if it has, is the location correct. Mr. Larsen said Mr. Hoffman, City Engineer, reviewed the curb location, and indicated he is comfortable with it.

Commissioner Swenson questioned if parking is adequate. Mr. Larsen said the site is adequately parked unless a medical use locates in the building. Mr. Larsen said city ordinance addresses medical uses differently for parking.

Mr. Linner addressed the Commission and informed them in his opinion the improvements to the site are a plus for the City, and reduce the non-conforming elements of the site.

Commissioner Byron asked Mr. Linner if he knows what the tenant mix of the new building will be. Mr. Linner said he believes the existing tenants will remain.

Commissioner McClelland moved Final Development Plan approval noting the hardship that exists on the site and recognizing the site is a grandfather situation. Approval is also subject to the plans presented. Commissioner Lonsbury seconded the motion. All voted aye; motion carried.

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**LD-00-6**                      **Edward Noonan**  
   **4700 Merilane and 4704 Merilane**

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Mr. Larsen informed the Commission the proposed lot division involves the properties at 4700 and 4704 Merilane. The driveway for 4704 currently encroaches on the southeastern corner of the lot at 4700 Merilane. The lot division would transfer a small triangular piece of property from 4700 to 4704 in order to cure the encroachment. The transfer does not affect the zoning compliance of either lot.

Mr. Larsen concluded staff recommends approval.

Commissioner Runyan moved lot division approval. Commissioner Ingwolson seconded the motion. All voted aye. Motion carried.

**IV. ADJOURNMENT:**

The meeting was adjourned at 8:30 p.m.

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Jackie Hoogenakker