

**MINUTES OF THE REGULAR MEETING OF
THE EDINA ZONING BOARD OF APPEALS
WEDNESDAY, JANUARY 30, 2002, 7:30 P.M.
EDINA CITY HALL COUNCIL CHAMBERS
4801 WEST 50TH STREET**

MEMBERS PRESENT:

Acting Chair Helen McClelland, John Lonsbury, Ann Swenson, David Byron, Geof Workinger, and Stephen Brown

MEMBERS ABSENT:

Gordon Johnson, David Runyan and Lorelei Bergman

STAFF PRESENT:

Craig Larsen and Jackie Hoogenakker

I. APPROVAL OF THE MINUTES:

The minutes of the January 3, 2002, meeting was filed as submitted.

II. NEW BUSINESS:

C-02-1

**City of Edina
4701 West 50th Street
Conditional Use Permit to allow the conversion of the
Existing library to house the Edina Police Department**

Mr. Larsen informed the Commission the City of Edina is proposing to renovate the existing Hennepin County Library located at 4701 West 50th Street to house the Edina Police Department. Renovations to the building will include a new entry, garages for vehicles and a detention and storage area on the south side of the building.

Mr. Larsen explained due to the unique configuration of the subject site a 45-foot setback variance is required for the proposed addition. Additional variances are required for the location of parking spaces (18 feet) and a 67 space parking variance.

Mr. Larsen concluded staff recommends approval of the Conditional Use Permit as proposed. The placement of the existing building and the shape of the site make a conforming use of the property impossible.

Mr. Eric Anderson, Assistant City Manager was present to respond to questions.

Commissioner McClelland said in reviewing the proposal as presented she has a concern with regard to parking and what she considers quite a large parking stall variance. Mr. Larsen acknowledged the parking variance appears large but when one takes into consideration the library will be re-located and the Police Department that currently resides in the City Hall building will be re-located to the existing library building parking will actually improve. Presently the library site and City Hall/Police Department site share parking. Reiterating with the re-location of the library parking at City Hall will be greatly improved.

Commissioner Byron asked Mr. Larsen if new curb cuts are proposed. Mr. Larsen responded curb cuts are proposed on the south side of the building to accommodate access to the garage stalls.

Mr. Eric Anderson explained to Commissioners at this time the City is analyzing options for the existing City Hall building. Continuing, Mr. Anderson explained there are two options the City is considering. One option is to renovate the existing City Hall and the other more viable option is demolishing the existing City Hall and constructing a new City Hall building on the same site but closer to the rear lot line (Eden Avenue). Both options take into consideration the re-location of the Police Department into the existing library building.

Commissioner Swenson asked Mr. Anderson what the increase in square footage of the library would be. Mr. Anderson responded the increased square footage is roughly 6,000 square feet. Mr. Anderson told the Commission that presently in the existing City Hall building many police officers are using converted closets as their offices.

Commissioner Swenson asked in reference to the proposed sally port if police vehicles will need to back up onto Eden Avenue to exit. She stated in her opinion that is a concern, especially if the police get an emergency call and need to exit the site quickly. Mr. Larsen said from what he has observed police park their vehicles front facing out, and would leave the site front first.

Mr. Anderson interjected and told the Commission the City is planning on erecting some form of "Emergency Vehicle Approaching" sign or something similar alerting vehicles on Eden Avenue that an emergency vehicle may be exiting the site.

Commissioner Workinger questioned the aesthetics of the "secure area" and the exterior building materials on the proposed addition.

Mr. Larsen said the fencing depicted will be tied into the look and feel of the Grandview area and the building materials will compliment the existing materials. Mr. Larsen said the exterior would be some form of stucco/brick.

Commissioner Workinger asked Mr. Larsen how close the new addition would be to the street (Eden Avenue). Mr. Larsen responded the structure would be 15 feet to the curb line.

Commissioner Workinger asked Mr. Larsen if the Police Department really needs the amount of cells and interview rooms depicted in the plans. Mr. Larsen explained that presently the Police Department is located in the lower level of the existing city hall building. Continuing, Mr. Larsen explained at present the lower level contains the Police Department offices and two holding cells, but the Police Department and City Hall offices (Assessing, Planning, Building, etc) share meeting rooms, lunchroom facilities, etc. Mr. Larsen stated he believes the Police Department needs to have immediate access to interview rooms and meeting rooms and not have to “jockey” for an empty room.

Commissioner Workinger asked Mr. Larsen if he feels the depicted public parking spaces are adequate. Mr. Larsen stated he believes the four allotted spaces are adequate. Mr. Larsen reiterated it is his belief that parking will be improved with the elimination of the library.

Commissioner Byron moved to recommend Conditional Use Permit Approval subject to staff conditions. Commissioner Lonsbury seconded the motion.

Commissioner McClelland suggested a Proof of Parking Agreement. Mr. Larsen acknowledged that during construction parking difficulties will occur but in reality the only change on this site will be the relocation of the library and that completely eliminates library employee and customer parking. Mr. Larsen pointed out the library generates a lot of parking, and in his opinion a Proof of Parking Agreement is not necessary.

Commissioner Brown asked Mr. Larsen or Mr. Anderson if the City ever considered vacating Eden Avenue thereby affording more property for this project while eliminating through traffic. Mr. Anderson responded that is a good suggestion and it was considered, but the Engineering Department believes Eden Avenue needs to remain a through street.

A discussion ensued between Commissioners acknowledging in reality parking stress on the existing combined city hall/police department/library site will be lessened as a result of the relocation of the library and a Proof of Parking Agreement may not make sense because both “parties” City Hall and the Police Department are the City of Edina.

Acting Chair McClelland called for the vote: Ayes; Lonsbury, Swenson, Byron, Brown, Workinger and McClelland. Motion carried.

C-02-2 **Edina Public Schools**
Concord Elementary School
5900 Concord Avenue

Request: **Conditional Use Permit to construct an 11,350 Square Foot addition**

Mr. Larsen informed the Commission the Edina School District is proposing an addition to Concord Elementary School. This addition would contain five classrooms, a multi-purpose room, office and support space. The total square footage of the addition is approximately 11,350 square feet. Mr. Larsen added exterior materials would match the existing building.

Mr. Larsen concluded stating the proposal complies with all zoning ordinance requirements for elementary schools and staff recommends approval of the Conditional Use Permit subject to Watershed District Permit.

A representative from the school district was present to respond to questions.

Commissioner Lonsbury moved to recommend Conditional Use Permit approval subject to the school district receiving a Watershed District Permit. Commissioner Swenson seconded the motion. All voted aye; motion carried.

LD-02-1 **Dan Brady**
7203 and 7205 Bristol Circle

Mr. Larsen informed the Commission the property complies with Zoning Ordinance requirements for a lot division allowing separate ownership. Separate utility services are provided. Staff recommends approval.

Commissioner Swenson moved to recommend lot division approval. Commissioner Lonsbury seconded the motion. All voted aye; motion carried.

III. ADJOURNMENT:

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

Jackie Hoogenakker