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Date: May 22, 2019
To: Planning Commission
From: Cary Teague, Community Development Director
Re: Sketch Plan Review – 4404 Valley View Road

The Planning Commission is asked to consider a sketch plan request to revise the approved site plan for 4404 Valley View Road, which is part of the Edina Flats project. The proposed change would be from the approved four-unit, two-story condo, to a three-story 13,620 square foot commercial building. The applicant states in their attached narrative that the construction cost of a four-unit condominium with underground parking is not financially feasible to construct on the site.

The small area plan for this site calls for a maximum height to be 2 stories and 30 feet maximum. The proposal is for 3 stories and 38 feet.

The applicant would tear down the existing 1,400 square foot commercial building and build the 13,620 square foot office. Parking for the building would be on the first level with 20 parking stalls. If the site were developed with entirely office uses, 68 stalls would be required. If the first level were to be retail uses with office above, 74 parking stalls would be required. The proposal would be significantly short parked.

The site is currently zoned PCD-I, Planned Commercial District. Retail and office are a permitted uses. The request would require the following:

- Site plan review;
- A parking stall variance from 68-74 spaces to 20 stalls;
- A building height variance from 30 feet to 38 feet; and
- Building setback variances (See table on page 2).

The following page provides a compliance table that demonstrates how the proposal would comply with the existing PCD-I Standards on the lot.



Compliance Table

	City Standard (PCD-1)	Proposed Lot line
<u>Building Setbacks</u>		
Front – Valley View	38 feet	3 feet*
Front – Oaklawn	38 feet	11 feet*
Side – North	38 feet	6 feet*
Side – West	38 feet	20 feet*
Drive Aisle West	10 feet	1 foot*
Drive Aisle North	20 feet	6 feet*
Building Height	2-stories & 30 feet	3 stories & 38 feet*
Floor Area Ratio (FAR)	1.0	1.2*
Parking	All Office - 68 ½ office/retail - 74	20 spaces proposed*

***Variances required**

Highlights/Issues:

- Proposal is significantly short parked. Staff would be concerned about parking spilling out into the adjacent neighborhood.
- A parking and traffic study would be required.
- Proposed height exceeds the small area plan and city code requirement. The building does not transition to the single family homes to the north.
- There would be improved sidewalks and an increase in greenspace from what exists on the site today.
- Sustainability. The applicant will be required to respond to the city’s Sustainability Questionnaire within their submitted plans.

