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Date: June 12, 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 two-story 6,400 square foot retail/office building. The applicant states 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 2 stories and 38 feet.

The applicant proposes to build a 6,400 square foot office/retail building. The 1,400 square foot commercial building on the site was recently removed. Parking for the building would be on the first level with 21 parking stalls. Based on a 1,900 s.f. retail space and a 4,500 square foot office space 36 stalls would be required.

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 36 to 21 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	3 feet*
Side – North	38 feet	7 feet*
Side – West	38 feet	23 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	.54
Parking	All Office - 22 retail – 14 36 total	21 spaces proposed*

***Variances required**

Highlights/Issues:

- Proposal is still short parked. Staff would be concerned about parking spilling out into the adjacent neighborhood.
- A parking and traffic study would be required.
- The retail portion of the building encroaches into the right-of-way.
- Proposed height exceeds the small area plan and city code requirement. Though improved from the previous plan, staff is still concerned about the way the building transitions to the single family home 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.

