

AGENDA EDEN PRAIRIE PLANNING COMMISSION

Monday, September 14, 2015, 7:00 P.M.

PLANNING COMMISSION MEMBERS: John Kirk, Jon Stoltz, Charles Weber, Travis Wuttke, Ann Higgins, Andrew Pieper, Ed Farr

STAFF MEMBERS: Julie Klima, City Planner; Rod Rue, City Engineer; Matt Bourne, Manager of Parks and Natural Resources

I. PLEDGE OF ALLEGIANCE -- ROLL CALL

II. APPROVAL OF AGENDA

III. MINUTES

- A. Approval of the Minutes for the August 24, 2015 meeting

IV. INFORMATIONAL MEETINGS

V. PUBLIC MEETINGS

VI. PUBLIC HEARINGS

- A. **EDEN PRAIRIE RETAIL** by EP Equities, LLC
Location: 590 Prairie Center Drive
Request for:
- Planned Unit Development Concept Review on 0.8 acres
 - Planned Unit Development District Review with waivers on 0.8 acres
 - Zoning District Amendment within the Commercial Regional Services zoning district on 0.8 acres
 - Site Plan Review on 0.8 acres
- B. **BURGER KING** by Paul Dahl Associates, Inc.
Location: 16345 Terrey Pine Drive
Request for:
- Site Plan Review on 1.34 acres

VII. PLANNERS' REPORT

VIII. MEMBERS' REPORTS

- A. **CITIZEN ADVISORY COMMITTEE – LIGHT RAIL**

IX. CONTINUING BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT

UNAPPROVED MINUTES

EDEN PRAIRIE PLANNING COMMISSION

MONDAY, AUGUST 24, 2015

**7:00 P.M., CITY CENTER
Council Chambers
8080 Mitchell Road**

COMMISSION MEMBERS:

Jon Stoltz, John Kirk, Travis Wuttke, Ann Higgins,
Charles Weber, Andrew Pieper, Ed Farr

STAFF MEMBERS:

Julie Klima, City Planner
Rod Rue, City Engineer
Matt Bourne, Manager of Parks and Natural Resources
Julie Krull, Recording Secretary

I. PLEDGE OF ALLEGIANCE – ROLL CALL

Chair Stoltz called the meeting to order at 7:00 p.m. Higgins was absent and Wuttke arrived during the Design Standards Presentation.

II. APPROVAL OF AGENDA

MOTION by Kirk, seconded by Farr, to approve the agenda. **Motion carried 5-0.**

III. MINUTES

A. PLANNING COMMISSION MEETING HELD ON AUGUST 10, 2015

MOTION by Pieper, seconded by Farr, to approve the Planning Commission Minutes. **Motion carried 5-0.**

IV. INFORMATIONAL MEETINGS

V. PUBLIC MEETINGS

VI. PUBLIC HEARINGS

VII. PLANNERS' REPORT

A. DESIGN STANDARDS PRESENTATION

Klima presented a PowerPoint presentation of Eden Prairie Design Standards. She had provided this to the City Council Workshop last Tuesday. Klima said this evening she will be presenting the five topic areas. They are as follows:

- Architectural Standards
- Screening and Landscaping
- Sustainability
- Public Art
- Commercial Improvement

The objectives for the Architectural Standards are as follows:

- Create architecture that endures over time, functionally and aesthetically, through attention to quality of material, adaptability to changing uses, and durability
- Protect and enhance positive visual qualities of the City
- Encourage the use of more sustainable building materials and patterns
- Incorporate design characteristics that improve the site at human-scale

The objectives for the Screening and Landscaping are as follows:

- To continue to promote a high standard of development in the City
- To establish and enhance a pleasant visual character which recognizes aesthetics and safety issues
- To promote compatibility between land uses by reducing the visual, noise, and lighting impacts of specific development on users of the site and abutting uses
- To enhance and define public and private spaces
- To enhance the pedestrian experience
- To support stormwater infiltration and improvements in ground water quality

Components of Sustainability

- Solar
- Geothermal
- No Mow Grass
- Wind
- Non-Neonicotinoids

For consideration on Sustainability:

- Prohibit Neonicotinoids
- Water Conservation Efficiencies

- No Mow, Native, Drought Tolerant Vegetation

For consideration on Public Art:

- Development cost thresholds
- Percentage of Development Costs (ex. 1%, 1.5%, or 2%)
- Value (every development vs. fewer more prominent places)
- Visibility of Pieces
- Public Oversight

Commercial Improvement – Staff is applying to Hennepin County for available grant funds to be used on commercial buildings in the following forms:

- Building Façade Improvements
- Sustainable upgrades
- Accessibility upgrades

The following comments were made by Commission members:

Kirk said he did not like the idea of requiring contractors to have 3 materials.

Farr said a good design is more than just materials and we should look at the project as a whole.

Wuttke had a comment on materials and said there is a new product made by Centuria. He stated you can do a lot with this material for façade breakout and commented he would like architects to be creative.

Farr asked if we allow other parking lot materials; such as portable wheel stops. Klima said she would look into that with City Staff for follow-up.

Kirk said he has one thing that irritates him about the City. It is the location by Pioneer Trail and Flying Cloud Drive; there are some buildings there that need improvements and are an eye sore.

Farr said there are some things that irritate him too and relates to other jurisdictions, such as utilities. For example, going under bridges that are painted green; in two years that green turns to brown.

Farr said he believes the City should be more active in looking at alternative sources of energy.

Farr said the tradeoff for art could be a reduction in landscaping. Klima said the City has done that in the past; for example, with bike racks and other amenities as part of PUD approvals.

Farr asked if art programs were ever thought of to bring into Eden Prairie, such as the Peanuts figures in St. Paul.

Wuttke asked if we had an art and sculpture ordinance. Klima said two years ago addressed text amendment was approved addressing standards for sculptures and statuary.

Wuttke said he would be in favor of a credit for landscaping.

VIII. MEMBERS' REPORT

A. COMMUNITY ADVISORY COMMITTEE –LIGHT RAIL

Pieper said the next meeting for the Community Advisory Committee will be tomorrow evening, August 25th.

IX. CONTINUING BUSINESS

No continuing business.

X. NEW BUSINESS

No new business.

XI. ADJOURNMENT

MOTION by Kirk, seconded by Wuttke, to adjourn the Planning Commission meeting.
Motion carried 6-0.

There being no further business, the meeting was adjourned at 8:03 p.m.

STAFF REPORT

TO: Planning Commission

FROM: Julie Klima, City Planner

DATE: September 11, 2015

PROJECT: Eden Prairie Retail

LOCATION: 590 Prairie Center Drive

APPLICANT: EP Equities, LLC/Hector Vinas

OWNERS: ARC Café USA 001 LLC

120 DAY REVIEW: Expires November 22, 2015

REQUEST:

1. Planned Unit Development Concept Review on 0.8 acres
2. Planned Unit Development District Review with waivers on 0.8 acres
3. Zoning District Amendment within the Commercial Regional Service Zoning District on 0.8 acres
4. Site Plan Review on 0.8 acres

BACKGROUND

The Comprehensive Guide Plan shows the 0.8 acre property for Community Commercial land use. Surrounding land uses are guided Community Commercial and Regional Commercial. The property is zoned Commercial Regional Service.

SITE PLAN

Currently, the parcel contains a structure with drive through that is approximately 3,000 square feet in size. The proposal includes removal of the existing structure and construction of a new structure (without the drive through) that is approximately 7,200 square feet in size.

The proposed structure exceeds the construction material requirements per façade for 75/25% materials. Materials provided that are within the 75% required category include glass, cast stone, and face brick. The architecture of the building includes varied roof lines and building wall articulations. In addition, the proponent's proposal includes the use of canopies and wall lighting to create additional definition, contrast and interest to the facades of the building.

The proponent has indicated that the structure will be utilized as a two tenant retail building. Parking requirements for retail structures are calculated based on gross floor area. Assuming retail development, the site will require 37 parking stalls. The site proposes 42 parking stalls, exceeding the requirement. Additionally, the site is subject to existing cross parking and access

agreements with adjoining properties.

The required landscaping proposed on site is a combination of coniferous and deciduous trees dispersed throughout the site. The additional landscaping provided in excess of the City Code requirements includes shrubbery, perennials, and grasses.

The proposed site plan also includes the installation of 4 bicycle racks that will accommodate bicycle parking on site.

PLANNED UNIT DEVELOPMENT WAIVERS

City Code requires a front yard setback of 35 feet for building and parking on this property. The proponent is seeking approval of a reduced setback of 30 feet for the building at its closest point and 25 feet for the northwest corner of the parking area in order to retain as much of the existing construction on site as possible.

The Commercial Regional Services District requires a Floor Area Ratio (FAR) of 0.2. The proposed plan provides for a FAR of 0.207. The proponent is seeking approval of a PUD waiver to allow the incremental increase in the FAR.

The parking island area is approximately 1,000 square feet in size, equating to 6% of the total parking area. Because the site provides parking in excess of the required retail spaces and no waiver for parking island area has been requested, staff is recommending that the site plan be revised to include the additional parking island areas necessary to meet the 5% requirement prior to initial City Council review of the project.

The following PUD waivers are proposed:

1. Front yard setback of 30 feet for the building at its closest point and 25 feet for the parking area at its closest point. City Code requires 35 feet.
2. Floor Area Ratio (FAR) of 0.207. City Code requires 0.2.

The site exceeds the requirements for construction materials, architectural details, landscaping and provision of bicycle parking amenities. These enhancements improve the overall interest, aesthetics and definition of the site.

SIGNS

All sign permits will require review and approval through the sign permit process.

SITE LIGHTING

A photometric plan will be required to be submitted at the time of building permit and will be required to meet City requirements.

STAFF RECOMMENDATIONS

Recommend approval of the following request:

1. Planned Unit Development Concept Review on 0.8 acres
2. Planned Unit Development District Review with waivers on 0.8 acres
3. Zoning District Amendment within the Commercial Regional Service zoning district on 0.8 acres
4. Site Plan Review on 0.8 acres

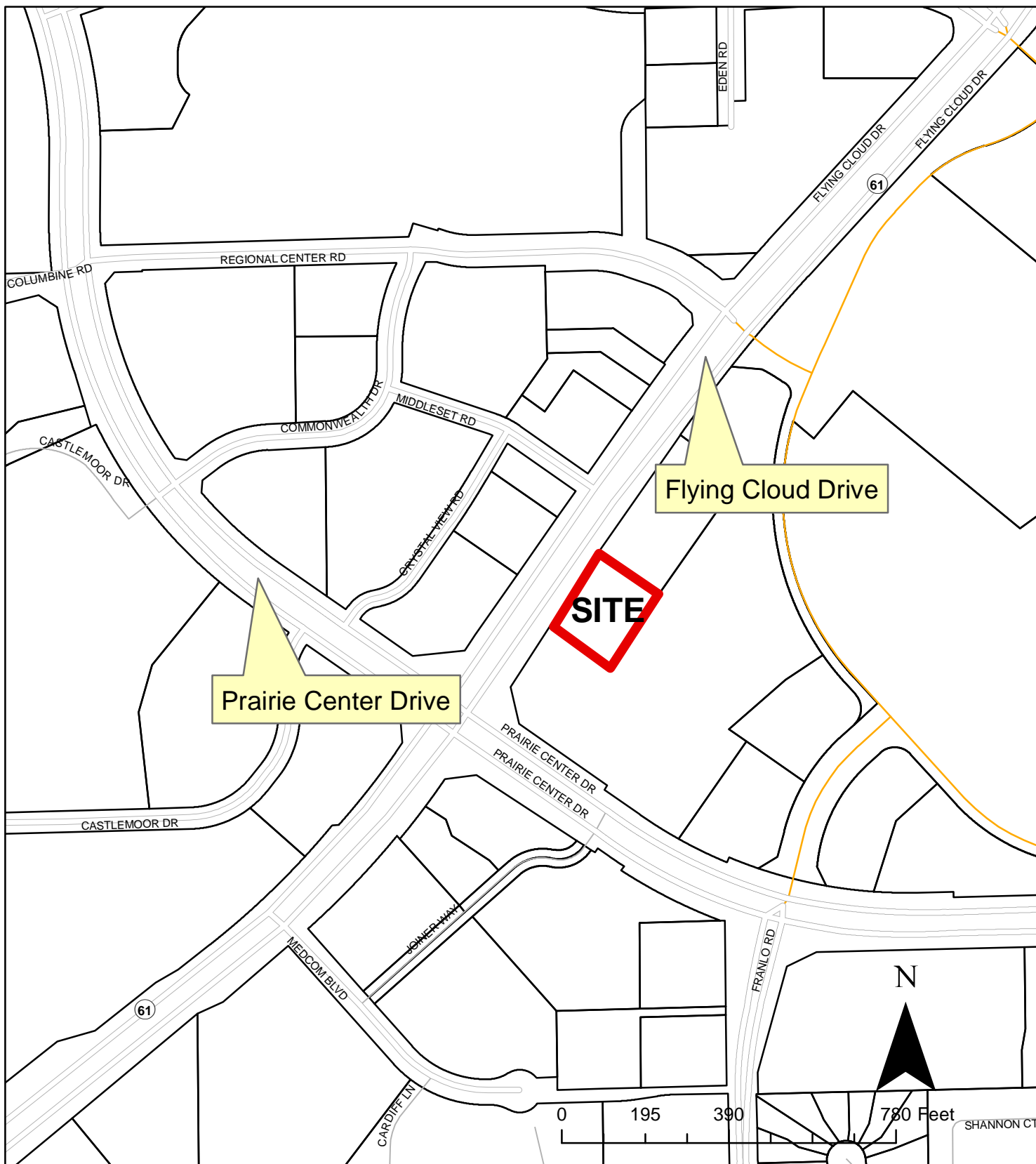
This is based on plans stamp dated September 9, 2015 and the following conditions:

- 1) Prior to public hearing at City Council, the proponent shall:
 - a) Provide a revised site plan that meets the required parking island area requirement of 5% of the parking area.
- 2) Prior to building permit issuance for the property, the proponent shall:
 - a) Provide a photometric plan that complies with City requirements.
 - b) Provide a tree replacement/landscaping surety equivalent to 150% of the cost of the landscaping plan for review and approval.
- 3) The following waivers have been granted through the PUD District Review for the property:
 - a) Front yard setback of 30 feet for the building at its closest point and 25 feet for the parking area at its closest point. City Code requires 35 feet.
 - b) Floor Area Ratio (FAR) of 0.207. City Code requires 0.2.
- 4) All signage shall require review and approval of a sign permit.

Area Location Map - Eden Prairie Retail (2015-10)

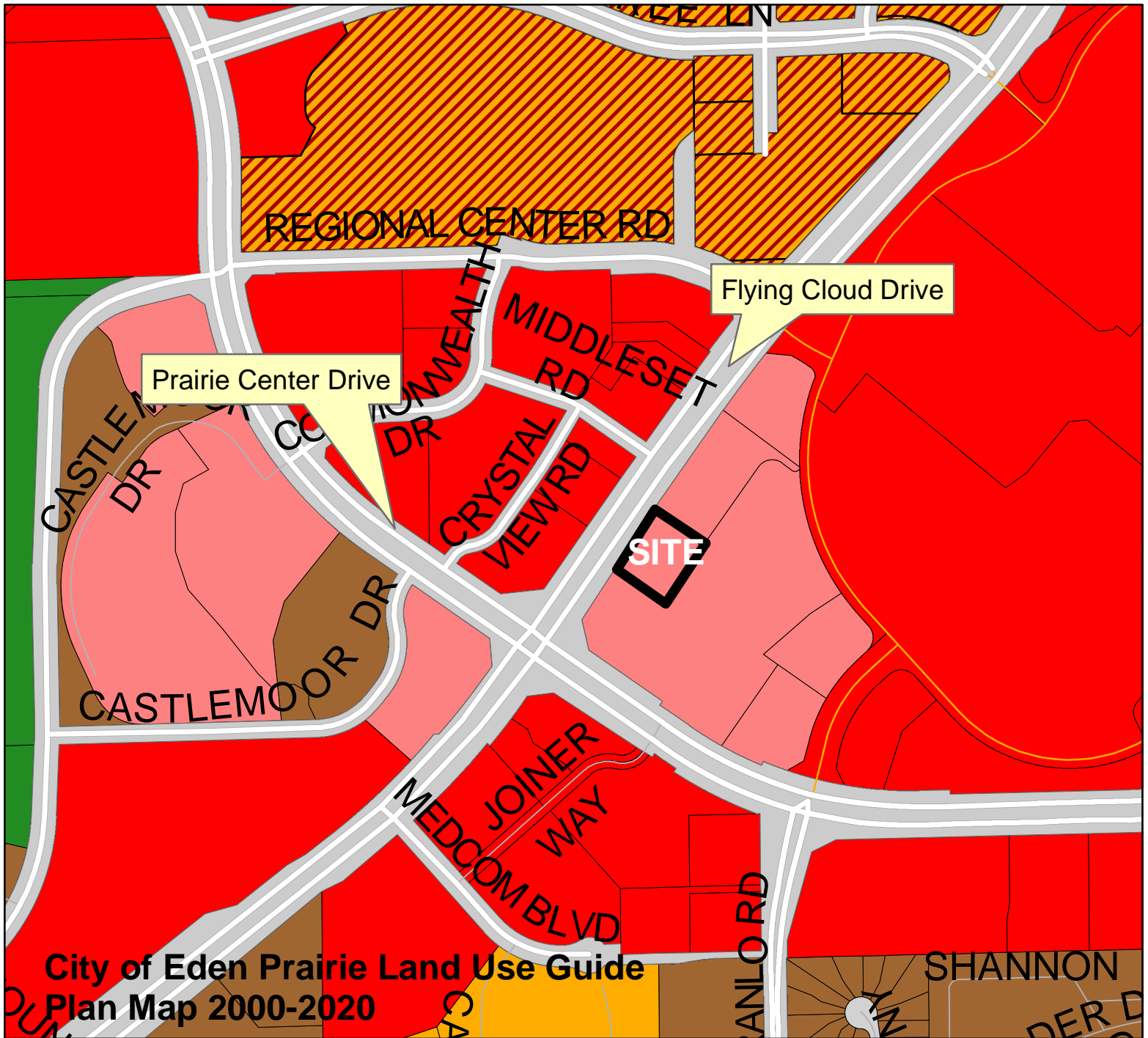
Site Address:

590 Prairie Center Drive, Eden Prairie, Minnesota 55344



Guide Plan Map - Eden Prairie Retail 2015-10

590 Prairie Center Drive, Eden Prairie, MN 55344



City of Eden Prairie Land Use Guide
Plan Map 2000-2020

- | | |
|--|-------------------------|
| Rural Residential 0.10 Units/Acre | Neighborhood Commercial |
| Low Density Residential 0-2.5 Units/Acre | Community Commercial |
| Low Density/Public/Open Space | Regional Commercial |
| Medium Density residential 2.5-10 Units/Acre | Town Center |
| Medium Density Residential/Office | Park/Open Space |
| High Density Residential 10-40 Units/Acre | Public/Quasi-Public |
| Airport | Golf Course |
| Office | Church/ Cemetary |
| Office/Industrial | Open Water |
| Office/Public/Open Space | Right-Of-Way |
| Industrial | |

- Streams
- Principal Arterial
- A Minor Arterial
- B Minor Arterial
- Major Collector
- Minor Collector

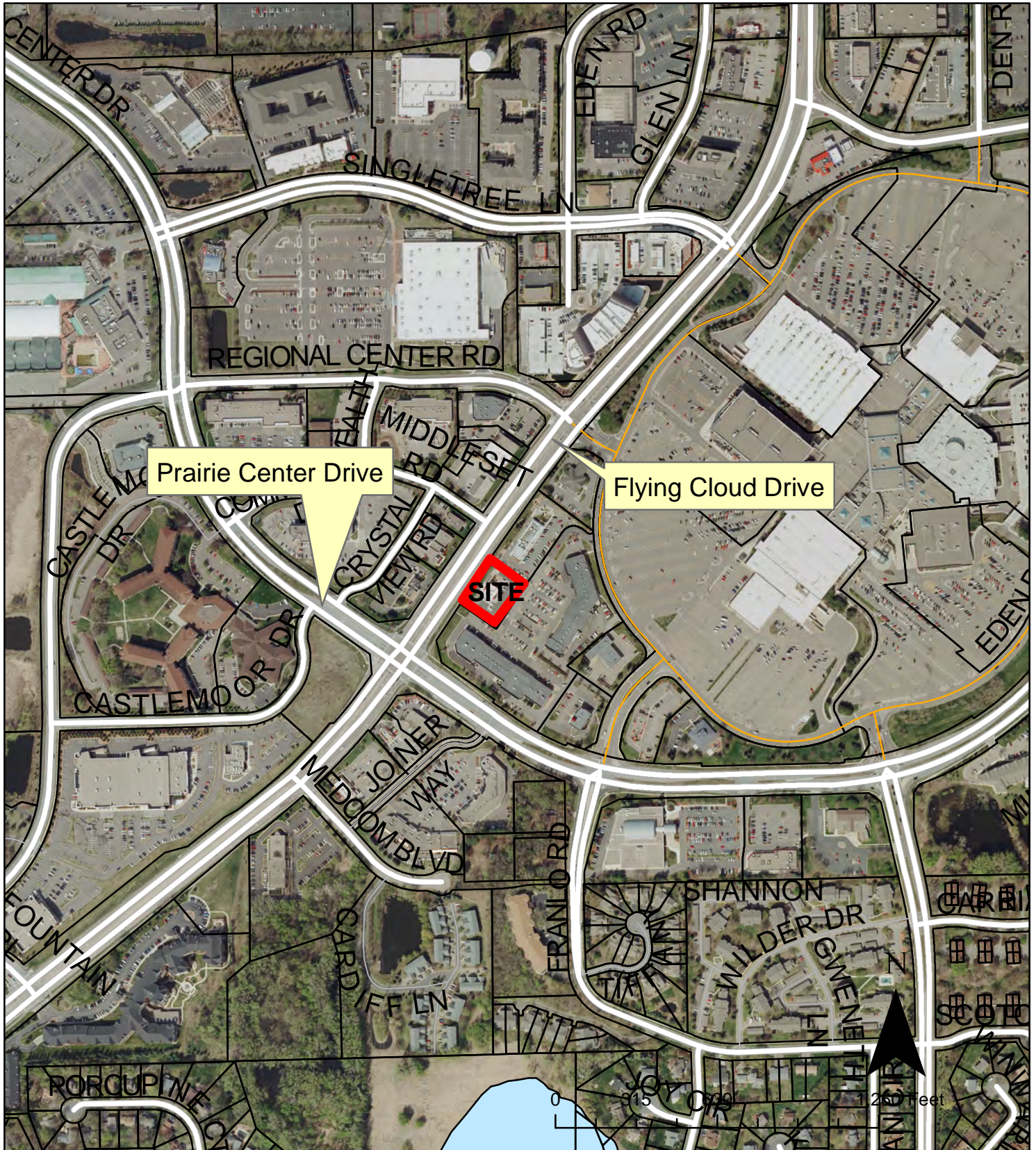
DATE Approved 03-19-03	DATE Revised 12-06-06
DATE Revised 01-07-05	DATE Revised 03-01-07
DATE Revised 11-07-05	DATE Revised 06-01-07
DATE Revised 02-23-06	DATE Revised 10-01-07
DATE Revised 03-23-06	DATE Revised 03-01-08
DATE Revised 06-23-06	DATE Revised 03-01-09

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Aerial Map - Eden Prairie Retail 2015-10

Address: 590 Prairie Center Drive, Eden Prairie, Minnesota 55344



TO: Planning Commission

FROM: Steve Durham, Planner II

DATE: September 11, 2015

PROJECT: Burger King Exterior Remodel

APPLICANT: Paul Dahl AIA, WCL Associates, Inc.

FEE OWNER: Burger King Corp.

LOCATION: 16345 Terrey Pine Drive, Eden Prairie, MN

120 DAY REVIEW: November 26, 2015

REQUEST:

- Site Plan Review on 1.34 acres

HISTORY-EXISTING CONDITION

In 1983 the Planning Commission and City Council reviewed and approved a Burger King Restaurant on 2.15 acres. Through further parcel subdivision in 1988 and acquisition of property for Highway 5, the property now contains 1.34 acres. The original restaurant was 2,276 square feet in size with 60 seats and a parking requirement of 20 stalls. Over time two building additions have occurred and the restaurant has expanded to 3,832 square feet, 104 seats and 49 parking stalls exceeding required parking.

In 1983 via Variance #1983-32 a variance was granted to permit an increase of wood exterior building material from 25% to 36% and 38% respectively on the east and west building elevations.

COMPREHENSIVE PLAN & ZONING

The Comprehensive Guide Plan for surrounding properties is designated Neighborhood Commercial, Community Commercial, Office and Industrial. The zoning of the surrounding properties include Community Commercial (C-Com,) Office (Ofc,) Neighborhood Commercial (N-Com) and Industrial (I-2.)

SITE PLAN REVIEW

The applicant and owner propose to revise the interior and exterior of the building. The exterior elevation revision will align with the current Burger King brand. The exterior update will include:

- An increase of exterior brick building material to exceed the required 75% brick, glass or stone, and 25% other material as required by Code. Proposed brick and glass will be 95% of the exterior elevations. Five Percent exterior building material will be stucco or wood.
- Update the color scheme to the current Burger King brand standard.
- Update the roof material to metal.

Staff Report – Burger King Exterior Remodel

September 11, 2015

Page 2

- An architectural brick feature attached to the building on the north elevation consistent with the Burger King brand.
- Update the signs on the building. No sign may be above the roof line. All new signs will need to comply with City Code, Chapter 11.70 and will require separate sign permits.
- Update the landscape plan to include:
 1. Four (4) additional evergreens on the northern portion of the property adjacent to Highway 5.
 2. Two (2) deciduous trees on the property and ground cover.
 3. Add ground cover plant material on the west side of the property and other areas on the site which will include color and add variety to the building.
- Inclusion of a bicycle rack. The inclusion of a bike rack will promote the goals of the City of Eden Prairie Pedestrian and Bicycle Plan.
- Update parking lot lighting. This will include painting the existing poles and heads and cleaning the lenses and re-lamping to match existing. No new light poles are planned.
- Update the menu board and drive-thru order station including an order canopy.

The proposed exterior building elevations exceed building material requirements as required by City Code and eliminate the variance for the use of wood greater than 25%. The proposed exterior building plan revisions are consistent with the original architecture. Continued use of unpainted brick and coordinated new brick are identified in the plan.

The proposed plan calls for improving the landscape material to add interest and color to a highly visible site within the community. The site currently exceeds the minimum required landscape material requirement, that is, 12 caliper inches required and 97 caliper inches exist on site. The applicant will add additional landscape material which includes deciduous trees, conifers and perennial ground cover. The species chosen will not only add color and interest year round, but are tolerant to road salts.

The existing retaining wall currently in disrepair on the west lot line adjacent to County Road 4 (Eden Prairie Road) is scheduled to be removed by Hennepin County with upgrades at the County Road 4 and Highway 5 road improvement project. The retaining wall will be removed and property graded without the use of a retaining wall.

STAFF RECOMMENDATION

Recommend approval of the following request:

- Site Plan Review on 1.34 acres

The recommendation is based on plans stamp dated September 3, 2015, the Staff Report dated September 11, 2015 and the following conditions:

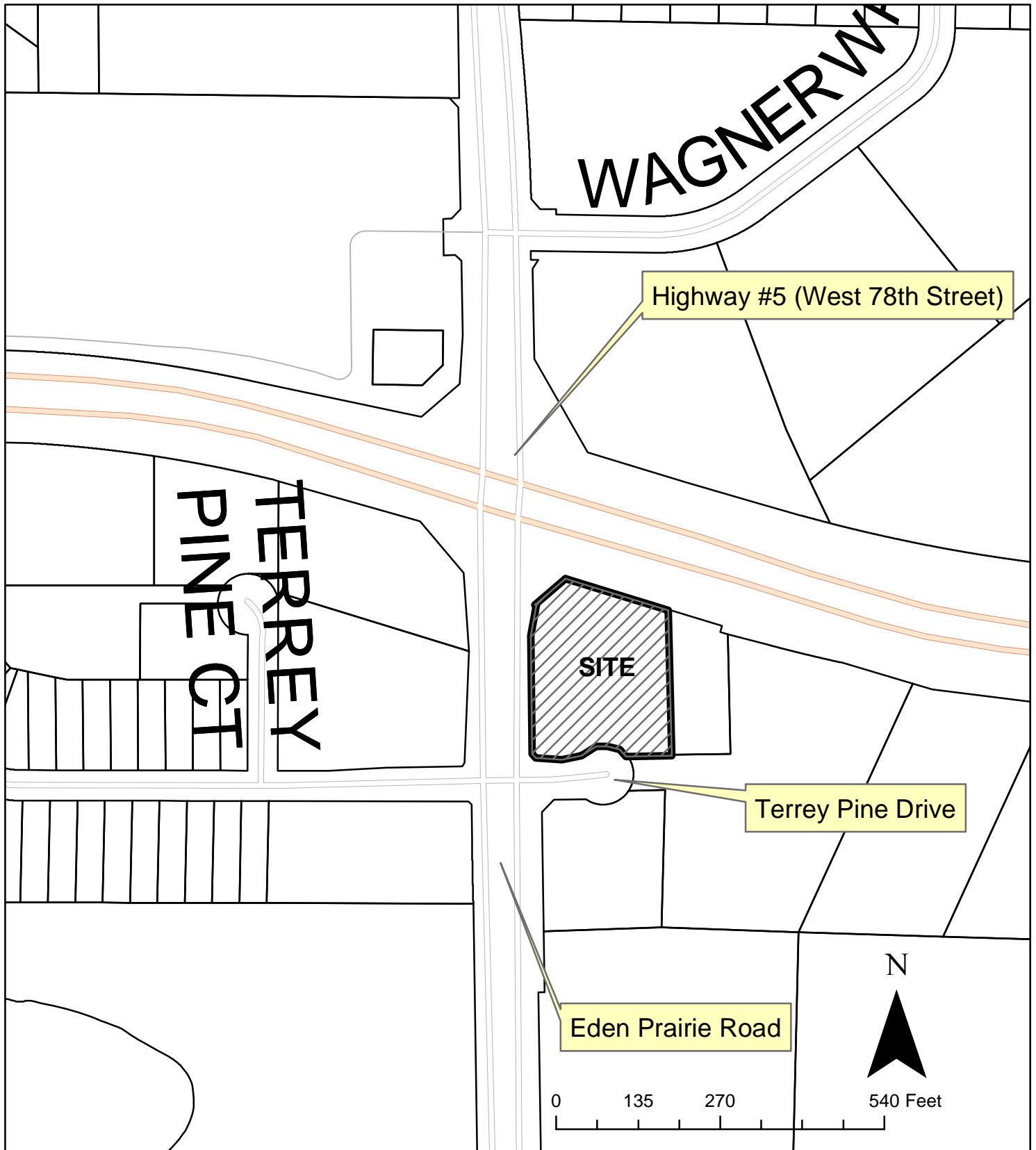
CONDITIONS:

- The existing and new brick areas depicted on the plans are not to be painted.
- Provide a brick sample. Brick must meet City Code Architectural Standards per City Code.
- Any rooftop mechanical equipment shall be screened at the time of building permit issuance according to City Code, Chapter 11 mechanical screening standard.
- A landscape/surety bond will be required prior to building permit issuance consistent with that portion of City Code, Chapter 11, Section 11.03, Subdivision 3, G. entitled Screening and Landscaping.
- No sign may be above the roof line. All new signs will need to comply with City Code, Chapter 11.70 and require a separate sign permit.

Area Location Map - Burger King 2015-14

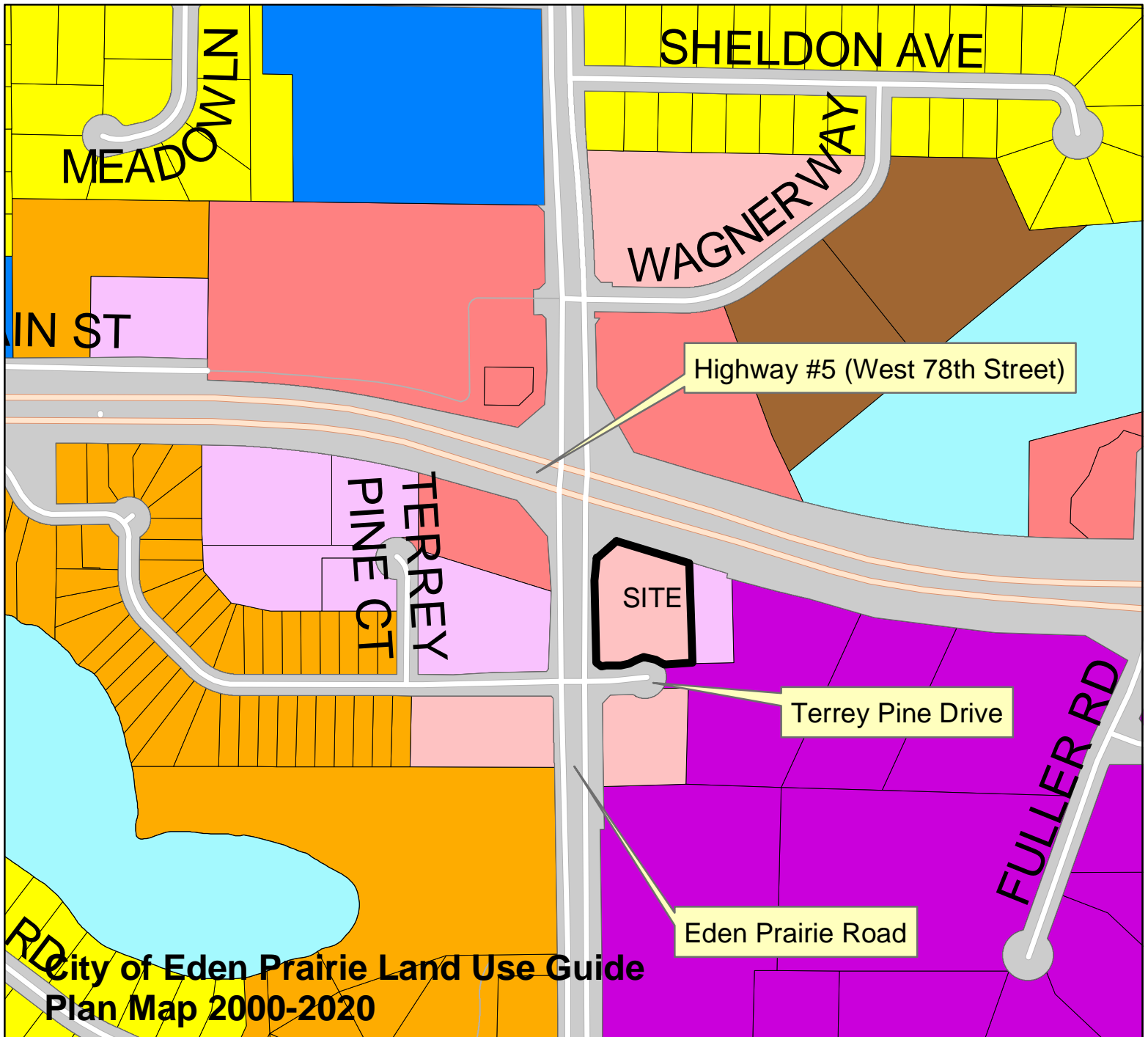
Site Address:

16345 Terrey Pine Drive, Eden Prairie, Minnesota 55347



Guide Plan Map - Burger King 2015-14

16345 Terrey Pine Drive, Eden Prairie, MN 55347



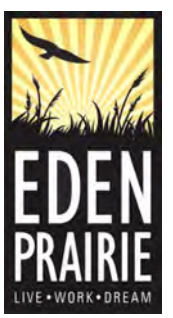
City of Eden Prairie Land Use Guide
Plan Map 2000-2020

- | | |
|--|-------------------------|
| Rural Residential 0.10 Units/Acre | Neighborhood Commercial |
| Low Density Residential 0-2.5 Units/Acre | Community Commercial |
| Low Density/Public/Open Space | Regional Commercial |
| Medium Density residential 2.5-10 Units/Acre | Town Center |
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| High Density Residential 10-40 Units/Acre | Public/Quasi-Public |
| Airport | Golf Course |
| Office | Church/ Cemetary |
| Office/Industrial | Open Water |
| Office/Public/Open Space | Right-Of-Way |
| Industrial | |

- Streams
- Principal Arterial
- A Minor Arterial
- B Minor Arterial
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- Minor Collector

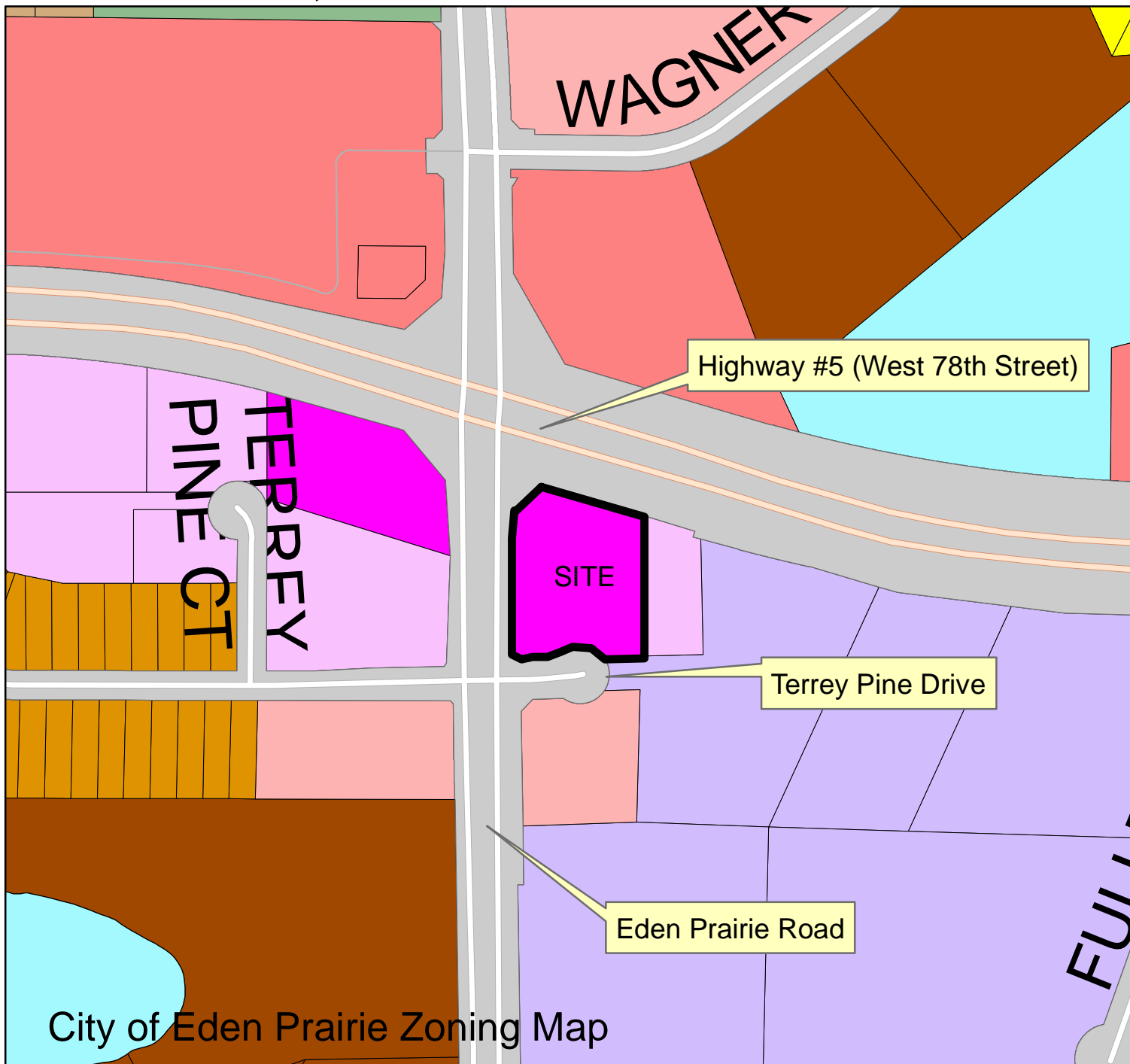
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DATE Revised 06-23-06	DATE Revised 03-01-09

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Zoning Map - Burger King 2015-14

16345 Terrey Pine Drive, Eden Prairie, MN 55347



- | | |
|--------------------------------------|----------------------------------|
| Rural | Regional Commercial |
| R1-44 One Family- 44,000 sf. min. | TC-C |
| R1-22 One Family-22,000 sf. min. | TC-R |
| R1-13.5 One Family-13,500 sf. min. | TC-MU |
| R1-9.5 One Family-9,500 sf. min. | Industrial Park - 2 Acre Min. |
| RM-6.5 Multi-Family-6.7 U.P.A. max. | Industrial Park - 5 Acre Min. |
| RM-2.5 Multi-Family-17.4 U.P.A. max. | General Industrial - 5 Acre Min. |
| Office | Public |
| Neighborhood Commercial | Golf Course |
| Community Commercial | Water |
| Highway Commercial | Right of Way |
| Regional Service Commercial | |

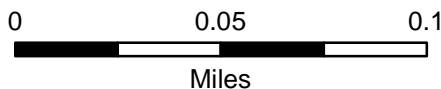
Shoreland Management Classifications

- NE Natural Environment Waters
- RD Recreational Development Waters
- GD General Development Waters (Creeks Only)
- 100 - Year Floodplain



Up dated through approved Ordinances #26-2008
Ordinance #33-2001 (BFI Addition) approved, but not shown on this map edition
Date: March 1, 2009

In case of discrepancy related to a zoning classification on this zoning map, the Ordinance and attached legal description on file at Eden Prairie City Center will prevail.



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Aerial Map - Burger King 2015-14

Address: 16345 Terrey Pine Drive, Eden Prairie, Minnesota 55347



PROJECT PROFILE – SEPTEMBER 14, 2015

PLANNING COMMISSION – SEPTEMBER 14, 2015

1. EDEN PRAIRIE RETAIL (2015-10) by EP Equities, LLC (JULIE)

Proposal for construction of a single story retail building

Location: 590 Prairie Center Drive

Contact: Hector Vinas, 954-499-8663 x231

Request for:

- Planned Unit Development Concept Review on 0.8 acres
- Planned Unit Development District Review with waivers on 0.8 acres
- Zoning District Amendment within the Commercial-Regional-Services District on 0.8 acres
- Site Plan Review on 0.8 acres

Application Info		Planning Commission		City Council	
Date Submitted	06/19/15	Notice to Paper Date		Notice to Paper Date	
Date Complete		Resident Notice Date		Resident Notice Date	
120 Day Deadline		Meeting Date		1 st Meeting Date	
Initial DRC review	06/25/15			2 nd Meeting Date	

2. BURGER KING (2015-14) by Paul Dahl Associates, Inc. (STEVE)

Proposal for exterior remodel and landscape

Location: 16345 West 78th Street, Eden Prairie, MN

Contact: Paul Dahl – 952-512-9551

Request for:

- Site Plan Review on 1.34 acres

Application Info		Planning Commission		City Council	
Date Submitted	07/30/15	Notice to Paper Date		Notice to Paper Date	
Date Complete	00/00/15	Resident Notice Date		Resident Notice Date	
120 Day Deadline	11/26/15	Meeting Date		1 st Meeting Date	
Initial DRC review	08/06/15			2 nd Meeting Date	

CITY COUNCIL PUBLIC HEARING – SEPTEMBER 15, 2015

1. **CERTIFICATE OF APPROPRIATENESS (COA) GLEN LAKE CHILDREN’S CAMP**

Public hearing to approve Certificate of Appropriateness for construction of playground structure.

Location: 8350 Indian Chief Road

Contact: Lori Creamer, 952-949-8481

CITY COUNCIL CONSENT – SEPTEMBER 15, 2015

1. **WAND CORPORATION (2015-13) by Wand Corporation (TANIA)**

Proposal for 100% Office use within a I-2 Zoning District

Location: 7575 Corporate Way

Contact: David Perrill, 1-800-786-9263

Request for:

- Planned Unit Development District Review with waivers on 2.88 acres
- Zoning District Amendment within the I-2 Industrial Park Zone on 2.88 acres

Application Info		Planning Commission		City Council	
Date Submitted	07/07/15	Notice to Paper Date	7/8/15	Notice to Paper Date	
Date Complete	07/07/15	Resident Notice Date	7/8/15	Resident Notice Date	
120 Day Deadline	11/04/15	Meeting Date	7/27/15	1 st Meeting Date	
Initial DRC review	07/09/15			2 nd Meeting Date	

2. **SIGN CODE AMENDMENT (REGINA)**

City Code Chapter 11, Section 11.70 relating to Sign Permits including adding or amending requirements for entry monument signs, free standing signs and wall signs.

Contact: Regina Dean, 952-949-8490

Application Info		Planning Commission		City Council	
Date Submitted	N/A	Notice to Paper Date	7-10-15	Notice to Paper Date	
Date Complete	N/A	Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline	N/A	Meeting Date	8-10-15	1 st Meeting Date	
Initial DRC review	N/A			2 nd Meeting Date	

HERITAGE PRESERVATION COMMISSION – SEPT. 21, 2015

1. **MEETING TIME & LOCATION CHANGE:**

6:30 P.M. AT RILEY LAKE PARK PAVILLION

PLANNING COMMISSION – SEPTEMBER 28, 2015

1. WOODSPRING SUITES SIGNATURE (2015-08) by Titleist Lodging Group, LLC
(REGINA)

Proposal for the construction of a 4-story extended stay hotel

Location: 7544 Market Place Drive

Contact: Quentin Ellis, 316-260-9088

Request for:

- Planned Unit Development District Review with waivers on 1.66 acres
- Zoning District Change from Office to Commercial Regional Service on 1.66 acres
- Site Plan Review on 1.66 acres

Application Info		Planning Commission		City Council	
Date Submitted	06/05/15	Notice to Paper Date		Notice to Paper Date	
Date Complete	06/05/15	Resident Notice Date		Resident Notice Date	
120 Day Deadline	11/18/15	Meeting Date		1 st Meeting Date	
Initial DRC review	06/11/15			2 nd Meeting Date	

2. MILLER REZONING (2015-16) by David and Karen Miller (TANIA)

Proposal to rezone property from Rural to R1-13.5

Location: 7555 192nd Ave W

Contact: David Miller– 952-934-3305

Request for:

- Zoning District Change from Rural to R1-13.5

Application Info		Planning Commission		City Council	
Date Submitted	09/02//15	Notice to Paper Date		Notice to Paper Date	
Date Complete	09/02/15	Resident Notice Date		Resident Notice Date	
120 Day Deadline	01/07/15	Meeting Date		1 st Meeting Date	
Initial DRC review	00/00/15			2 nd Meeting Date	

CITY COUNCIL PUBLIC HEARING – OCTOBER 6, 2015

CITY COUNCIL CONSENT – OCTOBER 6, 2015

1. EDEN PRAIRIE PLAZA (SALON CONCEPTS) (2015-03) by SCEPRE, LLC. (TANIA)

Proposal for adding 58 additional parking spaces

Location: 8040 Glen Lane

Contact: Brent Van Lieu, 513-200-4261

Request for:

- Planned Unit Development District Review on 3.03 acres
- Zoning District Review on 3.03 acres
- Site Plan Review on 3.03 acres

Application Info		Planning Commission		City Council	
Date Submitted	01/16/15	Notice to Paper Date	4/9/15	Notice to Paper Date	4/30/15
Date Complete	03/02/15	Resident Notice Date	4/11/15	Resident Notice Date	5/1/15
120 Day Deadline	10/16/15	Meeting Date	4/27/15	1 st Meeting Date	5/19/15
Initial DRC review	01/22/15			2 nd Meeting Date	

2. DRAFT TOD ORDINANCE (REGINA)

Public hearing to adopt the draft TOD ordinance.

Contact: Regina Dean, 952-949-8490

Application Info		Planning Commission		City Council	
Date Submitted	N/A	Notice to Paper Date	6-24-15	Notice to Paper Date	8-6-15
Date Complete	N/A	Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline	N/A	Meeting Date	7-13-15	1 st Meeting Date	8-18-15
Initial DRC review	N/A			2 nd Meeting Date	

- 3. TOWNPLACE SUITES (2015-09)** by Alliant Engineering. **(JULIE)**
Proposal for a 300 square foot addition to the existing Townplace Suites
 Location: 11588 Leona Road
 Contact: Mark Kronbeck, 612-767-9338

Request for:

- PUD Concept Review on 1.87 acres
- Planned Unit Development District Review with waivers on 1.87 acres
- Zoning District Amendment within the Commercial-Regional-Services District on 1.87 acres
- Site Plan Review on 1.87 acres

Application Info		Planning Commission		City Council	
Date Submitted	06/05/15	Notice to Paper Date		Notice to Paper Date	
Date Complete	07/02/15	Resident Notice Date		Resident Notice Date	
120 Day Deadline	10/30/15	Meeting Date	8/10/15	1 st Meeting Date	
Initial DRC review	06/11/15			2 nd Meeting Date	

- 4. ATTACHMENT/DETACHMENT PID: 36-117-22-33-0015 (2015-11)** by Told Development Company **(JULIE)**
Proposal to detach PID from City of Minnetonka and attach PID to City of Eden Prairie
 Location: North of 11190 62nd St West
 Contact: Trent Mayberry, 952-278-0112

Application Info		Planning Commission		City Council	
Date Submitted	06/26/15	Notice to Paper Date		Notice to Paper Date	
Date Complete		Resident Notice Date		Resident Notice Date	
120 Day Deadline	10/26/15	Meeting Date		1 st Meeting Date	
Initial DRC review	07/02/15			2 nd Meeting Date	

5. SHOPS AT SOUTHWEST STATION (2015-06) by Venture Pass Partners, LLC.
(REGINA)

Proposal for the redevelopment of the existing Santorini’s restaurant site into an 11,138 sf multi-tenant retail center

Location: 13000 Technology Drive
 Contact: Randy Rauwerdink 612-801-4313

Request for:

- Planned Unit Development Concept Review on 1.67 acres
- Planned Unit Development District Review with waivers and Zoning District Amendment within the Commercial Regional Service zoning district on 1.67 acres
- Site Plan Review on 1.67 acres

Application Info		Planning Commission		City Council	
Date Submitted	05/08/15	Notice to Paper Date	6/4/15	Notice to Paper Date	7/2/15
Date Complete	05/08/15	Resident Notice Date	6/5/15	Resident Notice Date	7/2/15
120 Day Deadline	10/31/15	Meeting Date	6/22/15	1 st Meeting Date	7/14/15
Initial DRC review				2 nd Meeting Date	

6. FILE #2014-20TM by Verizon

Location: 8080 Mitchell Road
 Contact: Justin Holt, 952-831-1043 x3120 office, 763-454-9428 mobile (**STEVE**)

(Approved 00-00-14) Review time? Days

Request: Small Cell Site (Project Installation of smaller antennas and associated equipment on City Center Roof to improve Public Safety Communications) – Incomplete as of 10-07-14

Application Info		Planning Commission		City Council	
Date Submitted	10/07/14	Notice to Paper Date	N/A	Notice to Paper Date	NA/
Date Complete	N/A	Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline	N/A	Meeting Date	NA/	1 st Meeting Date	10-06-15
Initial DRC review				2 nd Meeting Date	N/A

CONSERVATION COMMISSION – OCTOBER 13, 2015

IN BUT NOT SCHEDULED

1. CODE AMENDMENT RELATING TO SUBDIVISION REGULATIONS

Public hearing to amend City Code Chapter 12, relating to the regulation of subdivisions of property.

Contact: Julie Klima, 952-949-8489

Application Info		Planning Commission		City Council	
Date Submitted		Notice to Paper Date		Notice to Paper Date	
Date Complete		Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline		Meeting Date		1 st Meeting Date	
Initial DRC review				2 nd Meeting Date	

2. EDEN PRAIRIE CENTER (2015-12) by Eden Prairie Center (JULIE)

Proposal for landscaping improvements

Location: 8251 Flying Cloud Drive

Contact: Nancy Litwin, 952-525-2152

Request for:

- Planned Unit Development District Review on 35.32 acres

Application Info		Planning Commission		City Council	
Date Submitted	07/02/15	Notice to Paper Date		Notice to Paper Date	
Date Complete		Resident Notice Date		Resident Notice Date	
120 Day Deadline		Meeting Date		1 st Meeting Date	
Initial DRC review	07/09/15			2 nd Meeting Date	

3. CODE AMENDMENT RELATING TO INDOOR GUN RANGES (JULIE)

Public hearing to amend City Code Chapter 11, Section 11.30, Subdivision 2, to include indoor gun ranges.

Contact: Julie Klima, 952-949-8489

Application Info		Planning Commission		City Council	
Date Submitted		Notice to Paper Date		Notice to Paper Date	
Date Complete		Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline		Meeting Date		1 st Meeting Date	
Initial DRC review				2 nd Meeting Date	

4. HAMPTON INN (2015-15) by Cities Edge Architects (JULIE)

Proposal to develop a 5 story, 105 guest room Hampton Inn

Location: 11825 Technology Drive

Contact: Kevin Hanson – 320-235-7775

Request for:

- Planned Unit Development Concept Review on 1.7 acres
- Planned Unit Development District Review with waivers on 1.7 acres
- Zoning District Change from Commercial Regional Service (Com-Reg-Ser) to Town Center Commercial (TC-C)
- Site Plan Review on 1.7 acres

Application Info		Planning Commission		City Council	
Date Submitted	08/12/15	Notice to Paper Date		Notice to Paper Date	
Date Complete	00/00/15	Resident Notice Date		Resident Notice Date	
120 Day Deadline	00/00/15	Meeting Date		1 st Meeting Date	
Initial DRC review	00/00/15			2 nd Meeting Date	

APPROVED VARIANCES

TELECOMMUNICATION PROJECTS

- 1. File#2014-18TM** by Verizon (c/o – Justin Holt – Jacob,) – Contact – Justin Holt
952.831.1043 x3102 office, 773.454.9428 mobile

(Approved 00-00-14) Review time? Days

Request: Small Cell Site (Pilot Project Installation of smaller antennas and associated equipment on Utility poles, traffic lights etc. in right of way.) – Incomplete as of 00-00-14

Location: Right of Way – Pioneer Trail between Homeward Hills Road and Hwy #169

Application Info (2014-19TM)		Planning Commission		City Council	
Date Submitted	00/00/14	Notice to Paper Date	N/A	Notice to Paper Date	N/A
Date Complete	00/00/14	Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline		Meeting Date	N.A	1 st Meeting Date	N/A
Initial DRC review				2 nd Meeting Date	N/A