

AGENDA EDEN PRAIRIE PLANNING COMMISSION

Monday, January 11, 2016, 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 December 7, 2015 meeting

IV. INFORMATIONAL MEETINGS

V. PUBLIC MEETINGS

VI. PUBLIC HEARINGS

A. M.O.S.S. SITE

Location: 9811 Flying Cloud Drive

Request for:

- Site Plan Review on 13.45 acres

B. EDEN PRAIRIE SENIOR LIVING (CONTINUED ITEM)

Location: 10220, 10240 & 10280 Hennepin Town Road

Request for:

- Guide Plan Change from Low Density Residential and Office to High Density Residential on 3.37 acres
- Planned Unit Development Concept Review on 3.37 acres
- Planned Unit Development District Review with waivers on 3.37 acres
- Zoning District Change from Rural and Office to RM-2.5 on 3.37 acres
- Site Plan Review on 3.37 acres
- Preliminary Plat of five lots into one lot and one outlot on 3.37 acres

VII. PLANNERS' REPORT

VIII. MEMBERS' REPORTS

A. COMMUNITY ADVISORY COMMITTEE (CAC) REPORT

IX. CONTINUING BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT

UNAPPROVED MINUTES

EDEN PRAIRIE PLANNING COMMISSION

MONDAY, DECEMBER 7, 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. Weber was absent.

II. APPROVAL OF AGENDA

MOTION by Higgins, seconded by Kirk, to approve the agenda. **Motion carried 6-0.**

III. MINUTES

A. PLANNING COMMISSION MEETING HELD ON NOVEMBER 23, 2015

A. PLANNING COMMISSION MEETING HELD ON NOVEMBER 23, 2015

Higgins had a change on page 3, paragraph 4, first sentence. Hardy boards should be replaced with Hardie Fiber Cement Siding.

MOTION by Pieper, seconded by Farr, to approve the Amended Planning Commission Minutes. **Motion carried 6-0.**

IV. INFORMATIONAL MEETINGS

V. PUBLIC MEETINGS

VI. PUBLIC HEARINGS

A. SOUTHWEST STATION PUD AMENDMENT

Location: 13500 Technology Drive

Request for:

- Planned Unit Development District Review with waivers on 11.38 acres
- Zoning District Amendment within the Commercial Regional Services Zoning District on 11.38 acres
- Site Plan Review on 11.38 acres

Klima said this project is in conjunction with the proposed light rail transit project. It includes removal of two existing buildings, construction of a parking ramp addition, construction of a new indoor waiting area and other site changes. Klima stated that because the Metropolitan Council is a regional authority, it is not required to go through a public review process but is here tonight to discuss them. The City Council will review the proposed changes at its January 5, 2016 meeting. Staff has provided some talking points that the Commission may utilize to prompt discussion tonight and is seeking any feedback from the Commission.

Ryan Kronzer, project designer, presented a PowerPoint presentation. He stated the alignment for the LRT will start at Target Field and will end in Eden Prairie. The current structure of the Southwest building was looked at and the architectural team concluded the darker building fit better in Eden Prairie. In regards to the proposed site plan, he discussed how the LRT would travel on the bridge structure from Bachmann's to the Southwest Station. Mr. Kronzer pointed out that no buses would ever cross the LRT tracks. There will be a passenger drop off structure under the building and will have an indoor waiting area and two left turn lanes into the SW station. Mr. Kronzer showed the proposed station which will have five bus gates and awaiting area.. The exterior material will consist of metal panels and more vertical proportions.

Farr asked if metal panels were aluminum. Mr. Kronzer stated they are aluminum. Klima said in previous discussion with staff she would like the Commission to have a discussion in regards to the pattern of perforations, specifically seeking comment on whether the Commission prefers patterns or random design; the appropriate material to be used in stairwell design and the inclusion of vertical elements.

Chair Stoltz asked if there were any comments from the Commission. Farr said he would like the removal of the sign from the existing tower so people migrate towards the entrance points of the parking structure. Wuttke asked what availability there is for new signage on the building. Klima said that staff is researching the current approvals and will continue to work with the project office on this.

Chair Stoltz asked the Commission its thoughts on random patterns; should there be more or less. Wuttke asked about the perforations in some of the material and could they be larger. Mr. Kronzer stated the size of the perforations now is for the screening of headlights. Wuttke asked what visual impact this would have for the condos to the west of the structure. Mr. Kronzer said there is no lighting going into

the area of the condos. Kirk said he agreed with Wuttke saying denser materials should be used toward the bottom. Farr commented the whole pattern should block headlights and suggested not to use copper as a color choice as it tends to turn green. Mr. Kronzer said they have not picked a color yet, but are partial to bronze. Kirk asked if they could be different bronze colors. The project proponent said they will take that into consideration.

Farr asked if the perimeter columns would match up with the color of the vertical columns. Mr. Kronzer said they were looking at whiter columns and looking for a warmer white.

Wuttke said in regards to the structure, he likes the different geometric shapes being used.

Farr said in regards to proving additional vertical elements, the columns on the existing parking ramp stick up a bit and it is not carried through on the current design and asked if it could be extended to the new building.

Farr said in regards to the corner from Technology Drive, he would like to see a softening of the corner to help with the streetscape.

Kirk commented he liked the design of the tower.

Higgins asked, in regards to the glass stairwell, is that sun facing because it can get very hot in the enclosure.

Chair Stoltz opened the meeting up for public input. There was none.

Farr said he was pleased with the project and thanked the architect for his attention to detail. Kirk thanked them for coming in and discussing this with the Commission.

MOTION by Kirk, seconded by Higgins, to close the public hearing. **Motion carried 6-0.**

MOTION by Kirk, seconded by Pieper, to recommend approval of the Planned Unit Development District Review with waivers on 11.38 acres; Zoning District Amendment with the Commercial Regional Services Zoning District on 11.38 acres and Site Plan Review on 11.38 acres with consideration of comments provided by the Planning Commission and staff based on the information included in staff report and plans stamp dated December 4, 2015. **Motion carried 6-0.**

B. EDEN PRAIRIE SENIOR LIVING

Location: 10220, 10240 & 10280 Hennepin Town Road

Request for:

- Guide Plan Change from Low Density Residential and Office to High Density Residential on 3.37 acres
- Planned Unit Development Concept Review on 3.37 acres
- Planned Unit Development district Review with waivers on 3.37 acres
- Zoning District Change from Rural and Office to RM-2.5 on 3.37 acres
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- Preliminary Plat of five lots into one lot on 3.37 acres

Link Wilson, representing Kaas Wilson Architects, presented a PowerPoint presentation illustrating the proposal. He said there are 5 parcels and a City utility structure is located on the property and said the greatest challenge tonight will be the zoning. The proposal is to combine the parcels and construct a senior living project. Mr. Wilson stated there is a one story element where they are asking for a waiver to the front yard setback. He also stated earlier this summer they had a neighborhood meeting to discuss development of these properties. This senior living center will be a new concept, including memory care, assisted living, and independent living. Mr. Wilson pointed out there is such a high demand for senior living and feels this will be a good fit for this land. He stated the proposal is for 120 units and pointed out that the majority of residents will not be driving and the workers will be parking in the garage. There will be a beautiful lobby with this facility, along with a laundry room and fitness center. The project proposes a mix of studios, one bedroom and two bedroom units. The exterior material will consist of stone, brick and metal.

Albert Miller, Property Developer, stated -12% of the units would be affordable housing.

Chair Stoltz asked Klima to review the staff report. Klima said the proposal is for a 2-story structure with 120 units. They are seeking parking requirement waivers; code is for 240 spaces and they are proposing 97 spaces. In regards to the density, they are proposing 38 units per acre. There are also additional waivers requested at certain locations for the setback of the building. Staff recommends approval with stipulations on the exterior material and landscaping and would like the project proponent to work with staff to address these issues before proceeding to City Council review and subject to the conditions outlined in the staff report.

Farr asked Klima about the properties west and northwest and would there be shared driveways and what about the triangular right-of-way adjacent to the property. Klima said they have encouraged the developer to reach out to the homeowners. Rue said in regards to the triangular right-of-way, additional research on the ability to transfer. Mr. Wilson said they will maintain the triangular piece of property and could come back later to create a maintenance agreement or land swap deal.

Pieper asked in regards to parking, if the proposal is similar to other facilities. Klima said in regards to other high density projects in Eden Prairie, others have received density waivers.

Farr's' comments are as follows:

1. The concern with the loading areas as there are not many spots in front of the building for delivery; only 12. He also pointed out the kitchen is on the opposite side of the front door and can create a challenge for food delivery.
2. Parking reduction is not a concern.
3. In regards to the building design, when driving on Highway 169, Pioneer Trail is at a low point from both ways and what you get is a low flat roof line and asked if there could be some design features incorporated in the structure.

Chair Stoltz said he would like Mr. Wilson to talk about parking stalls. Mr. Wilson said that was a good point about deliveries and said a turning circle would work better for these. He pointed out deliveries will be made to the front of the building and the neighbors would not see it. Trash is located below the building. When there are holidays or Mother's Day, they can contract with businesses in the area and do valet parking. Mr. Wilson also said that was a great comment on the roof top and they will look into redesigning that. He also said they can work with staff or accept a continuance.

Farr said he would like to discuss the landscape plan as it does not appear they have one. Klima said in regards to the landscaping plan, they would like to continue to work with the applicant. She pointed out that a waiver is not being requested for landscaping, but staff is continuing to work with the developer on it. Farr said he would like to see more outside gathering areas; more outdoor space versus just the outdoor patio area. Higgins said she would like to see additional trees planted for bird watching.

Chair Stoltz opened the meeting up for public input.

Annette O'Connor, of 10444 Fawns Way, said she is concerned because this is a family neighborhood area and now a big building is going to be erected here. She said she will now have to wait to take a right hand turn to get onto Highway 169 and now her wait will be more as she will have to wait for delivery options. She stated the traffic will be bad and the noise of Highway 169 will be very loud if the trees are taken out. She stated she does not agree doubling the density and asked how fire trucks would get in. Rue said on the north side of this property the right lane will be developed and said he does not see a problem with traffic. Klima said the fire department has reviewed this area for access issues and does not see a problem.

Mr. Wilson said in regards to Mrs. O'Connor's comments there will be two shifts for the employees at the facility. They are 7 am to 3 pm and 3 pm to 11 pm. Traffic will be staggered and there should not be that many deliveries per day.

In regards to Farr's comments, Mr. Wilson said they can work with city staff on additional open space.

Annette O'Connor said during rush hour on Highway 169, when cars exit onto the frontage road she anticipates there will be more traffic. Wuttke suggested a left turn amber flash. Rue said they have been working with Hennepin County on this and other places in Eden Prairie.

Jennifer Scott, at 10252 Normandy Crest, said her house is right across from the street where traffic will come in and out and she is worried about headlights in her house. She also thinks this parcel should not be slated for more density but less.

Mrs. Kretchman, who lives on Normandy Crest in the twin homes, said she is in favor of this project. She said senior citizens are good neighbors and would rather see this development versus a bank or regular apartment building.

Tony Skenzich of 10332 Hennepin Town Road said he is in favor of the project but would like to know the total height of the building and where it ends. He asked if the sound wall on Highway 169 will be extended and how long will this project take.

Mr. Wilson said in regards to the first question it is 31.4 feet high and 41.4 feet high towards the fascia and is essentially a 3 story building. They have had good conversation with MnDOT and have agreed to erect a fence or add additional landscaping. He also stated they are advocating for a stop sign in this area. The project should take 12 months with the noisiest being in the first three months.

David Allen, of 10407 Fawns Way, said he is pleasantly surprised with the project. He said in regards to affordability, he would like to see it at 20 percent. He said in regards to Farr's comment about outdoor space, he appreciates that and would like to see some of that come to fruition. He also asked if the sidewalk would connect to Pioneer Trail. Mr. Wilson said the proposed sidewalk would just be on this property. Rue said it is in the City right-of-way to construct the sidewalk as it states in the staff report and will connect to Pioneer Trail.

Farr said he is not comfortable moving this project forward and would like the developer to incorporate some or the suggestions given tonight. Pieper agreed with Farr. Kirk said if the Commission does continue this item; the Commission needs to have a concise list to give to the developer. Higgins agreed with Kirk. Wuttke stated he does not agree with the 20 percent affordability as it may not make this project profitable and he would like to see the City and project proponent work together on this. Pieper said he also has concerns about the 20 percent affordability.

Mr. Wilson said they have taken many notes and would be willing to accept a continuance.

Wuttke asked about the easement for the lift station. Rue said there would be an access easement that would be required.

Chair Stoltz said the issues to be worked on by the project proponent are: architecture, exterior material, landscaping, open space, retaining wall and affordability.

MOTION by Farr, seconded by Wuttke, to recommend a continuance to the January 11, 2016 meeting. **Motion carried 6-0.**

C. KAL POINT

Location: 13105, 13075 and 13045 Pioneer Trail

Request for:

- Guide Plan Change from Neighborhood Commercial to Community Commercial on 2.98 acres
- Planned Unit Concept Review on 2.98 acres
- Planned Unit Development District Review with waivers on 2.98 acres
- Zoning District Change from Neighborhood Commercial to Community Commercial on 2.98 acres
- Site Plan review on 2.98 acres
- Preliminary Plat of three lots into two lots on 2.98 acres

Kalyan Vempaty presented the proposal. He stated this is a proposal to construct a 20,000 square foot grocery space with a drive thru. The hours of operation would be Monday through Sunday, 8 am to 11 pm. There are 3 parcels that will be combined into 2.

Chair Stoltz asked Klima to review the staff report. Klima said the request is for the construction of two buildings on 3 acres. The first building would be a 20,000 square foot grocery space with a drive thru. The second would be a 4200 square foot stand-alone multi-unit retail building. Waivers are for the setback on the common lot line and also for the floor and base area ratio. . Staff would like to work with the project proponent on landscaping and the façade for architectural features on the west side of the western building. Klima said staff is requesting an interim grading plan on the western most building. Staff recommendation is for approval.

Wuttke asked about storm water mitigation on the property. Chad Ayer, architect on the project, said the property will be surrounded by mitigation controls and there will be three infiltration bases on the north sides.

Farr asked why there are two lots instead of one. Mr. Vempaty said in the future if they want to separate the lot, they can. Farr asked if there would be an issue with the drive-thru. Klima said staff has been reviewing the plan with the project proponent

Farr asked about storm water and said there is very little sloping on the east side and asked if that was adequate. Mr. Ayer said they are comfortable with the sloping. Rue said the City concurs with Mr. Ayer.

Farr said that there are some changes to the west side of the smaller building that could be made to enhance the appearance.

Wuttke asked if they reached out to the neighborhood and what kind of feedback did they receive. The project proponent said they have not reached out to the neighborhood. Klima said that the City did send out public hearing notices within 500 feet of the subject property.

Chair Stoltz opened the meeting for public input.

Ken Hanson, of 13050 Pioneer Trail, said he has some concerns on the architectural structure of the building and commented when it gets windy he has concerns about the garbage flying around. Wuttke said he has seen garbage being a bit heavier in grocery store lots and is concerned with this area as it is busy. He would like to see a barrier for the trash. Farr said the trash is maintained in a trash enclosure so he does not see a problem with this.

Kirk asked about the façade on the west side of the building and asked if that was a stipulation prior to approval. Klima said they wanted to work with the project proponent before this project is reviewed by the City Council.

Jim Dungan, of 12909 Pioneer Trail, is in a commercial building next to this property and stated he does not want the building going up to look like a strip mall.

MOTION by Farr, seconded by Kirk, to close the public hearing. **Motion carried 6-0.**

MOTION by Farr, seconded by Wuttke, to recommend approval of the Guide Plan Change from Neighborhood Commercial to Community Commercial on 2.98 acres; Planned Unit Concept Review on 2.98 acres; Planned Unit Development District Review with waivers on 2.98 acres; Zoning District Change from neighborhood Commercial to Community Commercial on 2.98 acres; Site Plan Review on 2.98 acres and Preliminary Plat of three lots into two lots on 2.98 acres based on the information included in staff report dated December 4, 2015. **Motion carried 6-0.**

D. MARTIN BLU TRAIL

Location: 142 & 14301 Martin Drive

Request for:

- Planned Unit Development District Review with waivers on 0.97 acres
- Site Plan Review on 0.97 acres

Mark Anderson, civil engineer with Dos Manitas, presented the proposal utilizing a PowerPoint presentation. He stated the proposed amendment is for the trail on the east side of the property by the day care facility. He pointed out parking is reduced by the revised trail and they are seeking a PUD waiver to reduce the proof of parking.

Chair Stoltz asked Klima to review the staff report. Klima said this request stems from the relocation of the trail. The project proponent has worked with staff on this relocation. Staff recommends approval based on the conditions listed in the staff report.

Kirk stated he is concerned with the parking waiver but thinks it is a good idea to link the trail with the day care facility.

Mr. Anderson pointed out there is a steep slope to the east and would be very difficult to put the trail in there so this was the best location.

Wuttke asked if the trail is needed and if so, were other options addressed. Klima said the trail can be approved, approved with stipulations, denied or continued. Wuttke asked what the cost would be for finishing the trail. Bourne said he cannot forecast what the cost would be for finishing the trail.

Farr asked if this is a short cut trail or a nature trail. He stated there is a big difference between the two and would like some more clarity on this.

Kirk asked who wants the trail. He said it could have a negative impact to the day care site if no one wants it.

Scott Carlston, owner and developer of Martin Blu, said it was his idea to construct the trail. He thought residents could take their dogs for a walk on the current trail but it is dilapidated. He said he worked with staff to relocate it on the day care facility as directed by the City Council. Staff communicated that a bituminous trail would need to be 8 feet wide.

Chair Stoltz asked Mr. Carlston what he wants to do. Mr. Carlson said he will do whatever the City wants him to do. Chair Stoltz asked what the time line of the project is. Mr. Carlston said this is one of the last items in the developer's agreement.

Farr suggested constructing a trail on the east side of the building. Mr. Carlston said there is actually a 3 foot drop to get there so that would not work.

Wuttke asked if we were to deny this, would the Commission have to give a reason and a suggestion for something else. Klima said the Commission is not approving or denying this, but rather is providing a recommendation to City Council.

Kirk said the Commissioners should recommend denial with the recommendation to delete the trail from the agreement. Chair Stoltz said the reason for denying this would be future parking implications.

MOTION by Wuttke, seconded by Kirk, to close the public hearing. **Motion carried 6-0.**

MOTION by Wuttke, seconded by Kirk, to recommend denial of the Planned Unit Development District Review with waivers on 0.97 acres and Site Plan Review on 0.97 acres based on the information included in the staff report dated December 4, 2015 with discussion to give guidance to City Council to suggest removal of the obligation from the 2012 Developer's Agreement to construct a trail for Martin Blu. **Motion carried 6-0.**

E. CODE AMENDMENT RELATED TO LOADING FACILITIES, MECHANICAL EQUIPMENT, SITE LIGHTING AND TRASH AND RECYCLING ENCLOSERS

Klima said there has been inconsistent use of terminology provided in the City Code and this provides standards for lighting. Staff recommendation is for approval.

Farr said in 11-16, there are 2 paragraphs on ground and building and in the ground paragraph it references "rooftop" and asked for clarification regarding the placement of this text. Klima said that staff will review further.

Farr said in 11-25, under parking lot pole items, we should be aware that trees can grow and create dark spots. Klima said it this moves forward, City staff will work with the developers to address this issue. Higgins suggested getting a certain species of trees that do not grow that high.

Chair Stoltz opened the meeting up for public input. There was no input.

MOTION by Kirk, seconded by Pieper, to close the public hearing. **Motion carried 6-0.**

MOTION by Pieper, seconded by Wuttke, to recommend approval of the Code Amendment related to loading facilities, mechanical equipment, site lighting and trash and recycling enclosures based on the information included in the staff report dated December 4, 2015. **Motion carried 6 -0.**

VII. PLANNERS' REPORT

No Planner's Report.

VIII. MEMBERS' REPORT

A. COMMUNITY ADVISORY COMMITTEE -LIGHT RAIL

No Members' report.

IX. CONTINUING BUSINESS

No continuing business.

X. NEW BUSINESS

No new business.

XI. ADJOURNMENT

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

There being no further business, the meeting was adjourned at 11:31 p.m.

STAFF REPORT

TO: Planning Commission

FROM: Steve Durham, Planner II

DATE: January 6, 2016

SUBJECT: M.O.S.S. (Maintenance Outdoor Storage Site)

LOCATION: 9811 Flying Cloud Drive, Eden Prairie, MN

120 DAY REVIEW: March 15, 2016

REQUEST: Site Plan Review on 13.45 acres for construction of cold storage equipment building

BACKGROUND

The City of Eden Prairie acquired the former Drive-In Theater site from BFI in 2002 for the purpose of developing a maintenance outside storage site (M.O.S.S.) The site is currently zoned Industrial General, I-Gen. The I-Gen Zoning District permits outdoor storage. In 2005 the City granted site plan approval to allow the construction of an 11,700 square foot sand/salt storage building. The Master Plan approved in 2005 included a future building for storage of off season equipment.

COMPREHENSIVE PLAN AND ZONING

The property is currently zoned I-Gen and guided for Industrial Development. The surrounding property to the north and west is guided Airport. The property to the east and south is guided Industrial.

SITE PLAN

The request is to approve a single-story 12,884 gross square feet cold storage (unheated) equipment building for storage of off season equipment. The project, as proposed, meets or exceeds Performance Standards for the Industrial I-Gen Zoning District. Access to the site will be via the existing hard surfaced driveway from Flying Cloud Drive. The building will meet and exceed the required setbacks for the I-Gen Zoning District. The exterior building materials meet or exceed the I-Gen Zoning District Requirement. The roof will be metal and is an approved roof material. The required parking for this building is 7 parking stalls. The site has an existing hard-surfaced parking lot to accommodate the parking. Heavy duty bituminous will be installed at the overhead entry doors and next to the exterior covered cold bin storage areas. One LED street light will be added to the site and will match the existing fixtures on the site.

No employees or office uses will be located at this site.

January 6, 2016

TREE LOSS AND LANDSCAPING

No Tree loss is proposed with this project. The proposed landscape meets City Code requirements and will provide screening from the east and southwest. A berm along the west lot line screens the site from Flying Cloud Drive. The site has no outdoor storage or parking to screen. The proposed species are appropriate for the climate.

STAFF RECOMMENDATION

Recommend approval of the following request:

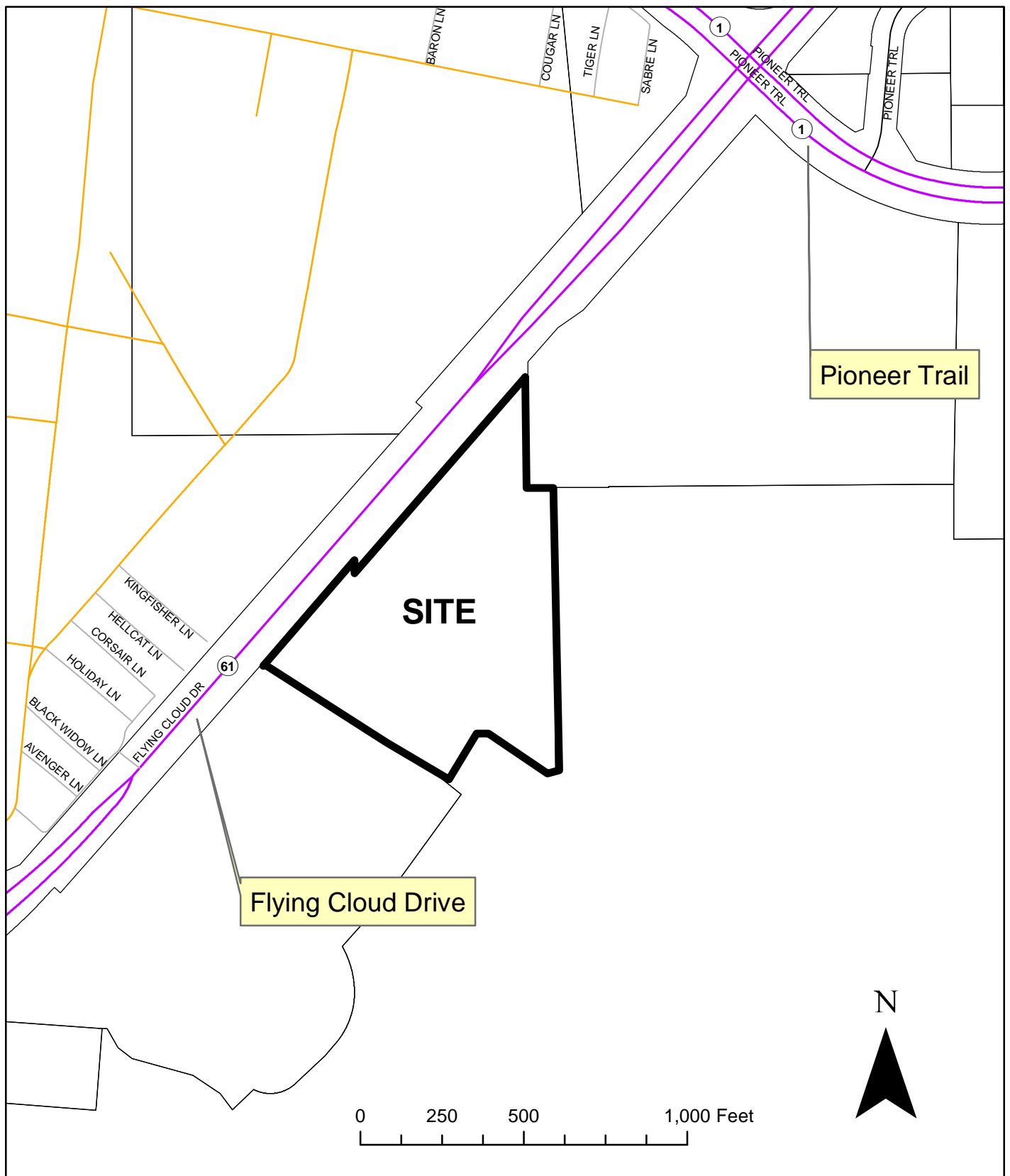
- Site Plan review on 13.45 Acres

The Recommendation is based on plans stamp dated December 31, 2015, the Staff Report dated January 6, 2016 and the following conditions:

Prior to building permit issuance for the property, the applicant shall:

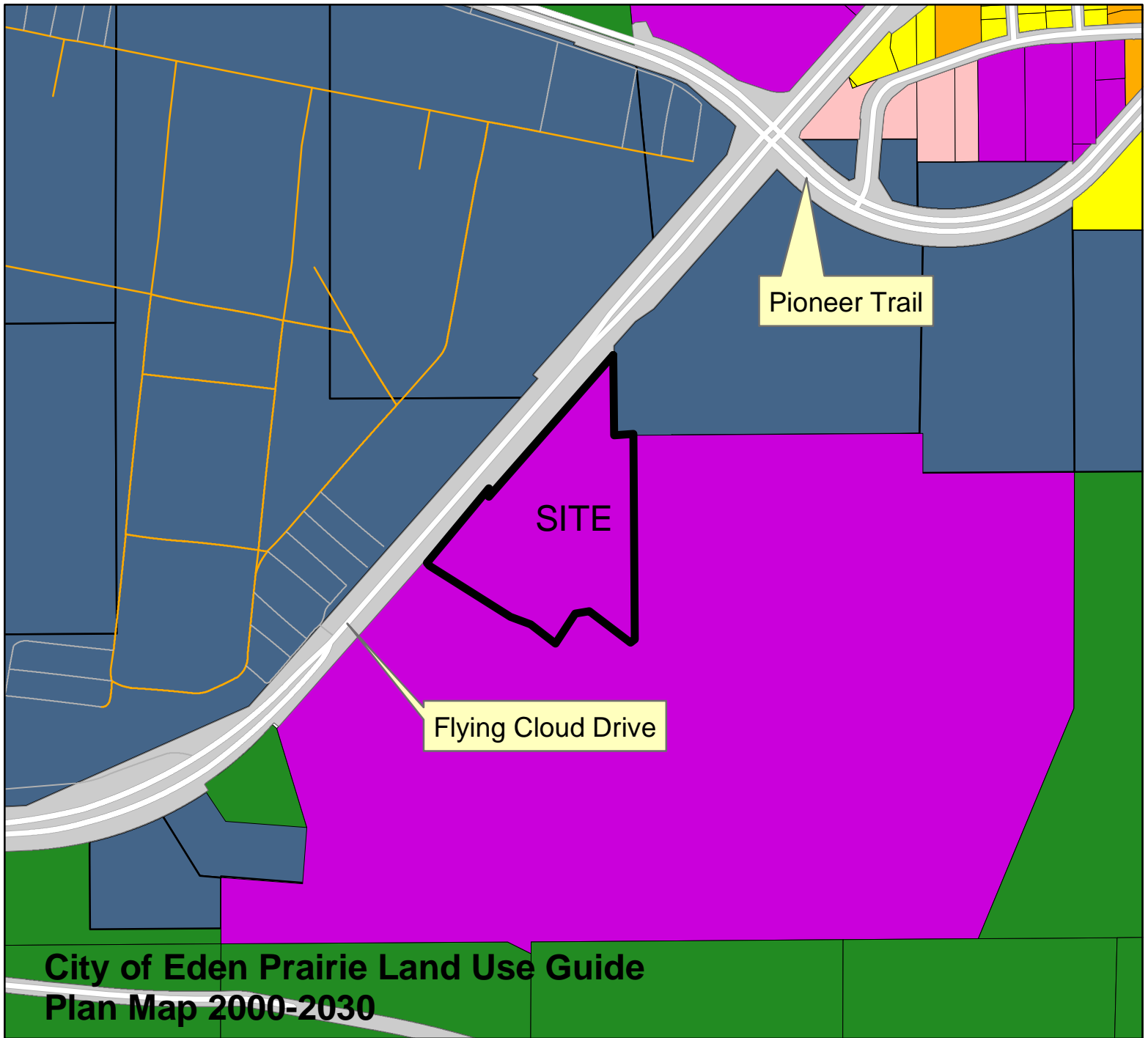
- A. Provide all existing utilities including electric, gas, telephone and cable indicated on the final plans as required by State Statue.

Area Location Map - M.O.S.S. Project # 2015-23 Address: 9811 Flying Cloud Drive



Guide Plan Map - M.O.S.S. Project #2015-23

9811 Flying Cloud Drive, Eden Prairie, MN 55347



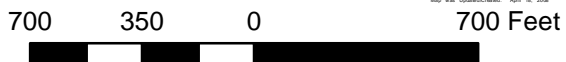
City of Eden Prairie Land Use Guide Plan Map 2000-2030

- | | | | |
|--|--|--|-------------------------|
| | 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

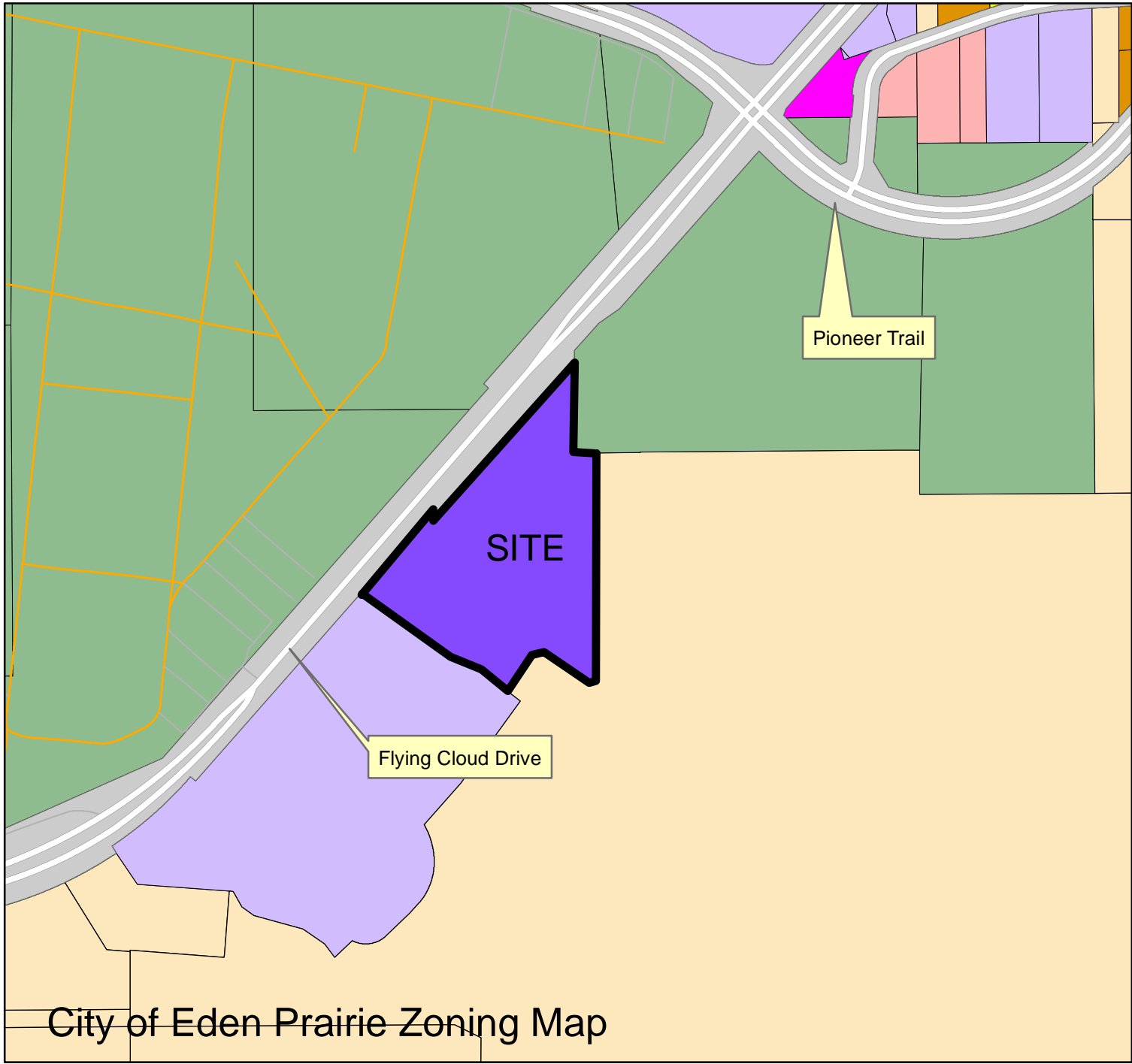
DATE Approved 03-19-03	DATE Revised 12-06-06
DATE Revised 01-07-05	DATE Revised 03-01-07
DATE Revised 11-07-05	DATE Revised 06-01-07
DATE Revised 02-23-06	DATE Revised 10-01-07
DATE Revised 03-23-06	DATE Revised 03-01-08
DATE Revised 06-23-06	DATE Revised 03-01-09

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Zoning Map - M.O.S.S. Project #2015-23

9811 Flying Cloud Drive, Eden Prairie, MN 55347



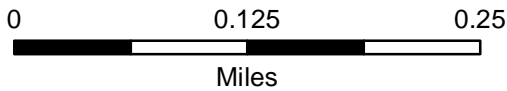
City of Eden Prairie Zoning Map

- | | |
|--------------------------------------|----------------------------------|
| 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

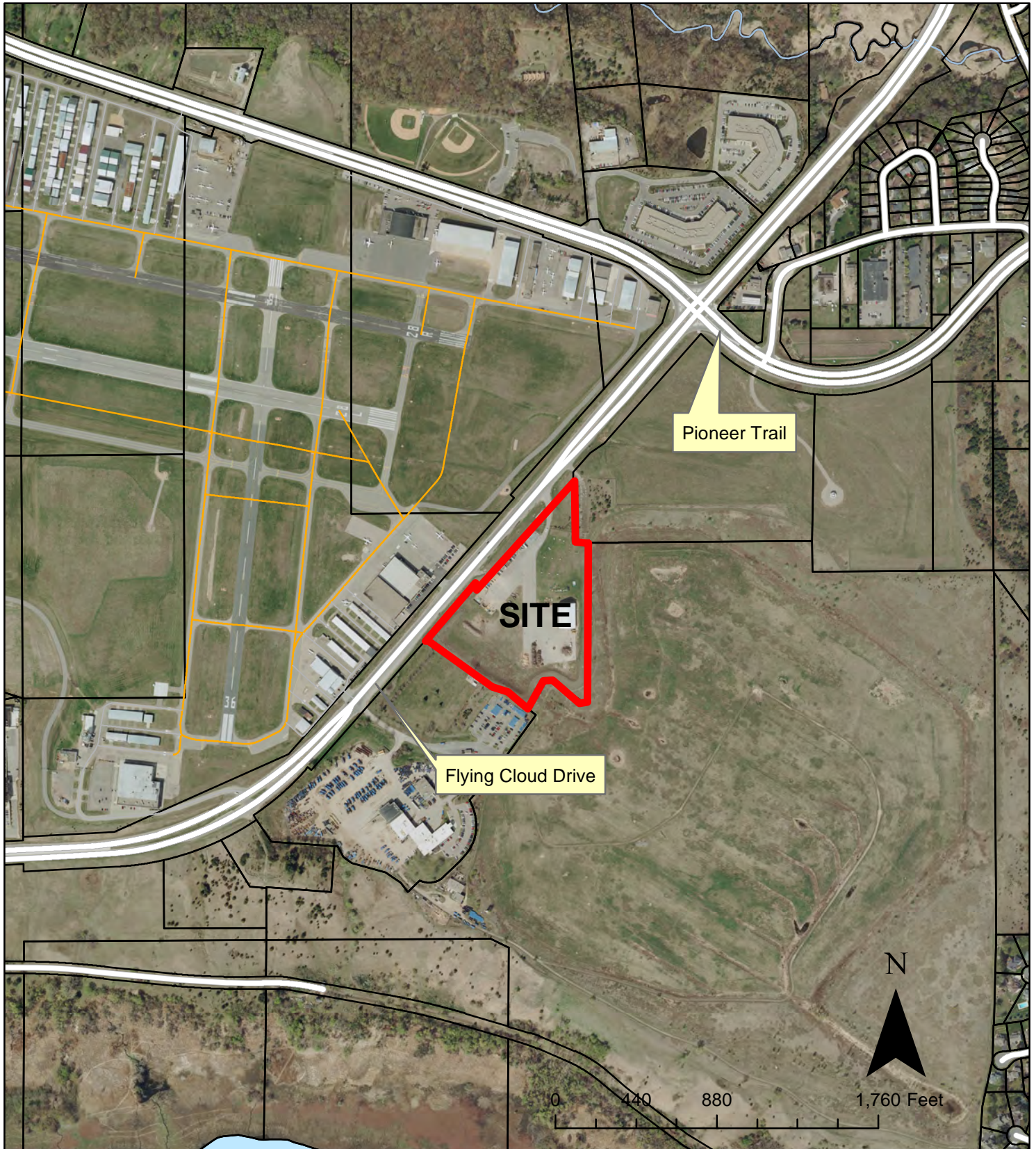
In case of discrepancy related to a zoning classification on this zoning map, the Ordinance and attached legal description on file at Eden Prairie City Center will prevail.



DISCLAIMER: The City of Eden Prairie does not warrant the accuracy of the information contained in this map. It is your responsibility to verify the accuracy of this information in the event you use the City of Eden Prairie for any planning, zoning, or other purposes. The City of Eden Prairie is not responsible for any errors, omissions, or other inaccuracies that may appear on this map or the information it contains. This information is provided for informational purposes only. For more information, please contact the City of Eden Prairie Planning Department at 9500 Eden Prairie Road, Eden Prairie, MN 55347. Phone: (952) 891-1234. Fax: (952) 891-1235. Email: planning@edenprairie.org. Website: www.edenprairie.org. © 2009 City of Eden Prairie.

Aerial Map -M.O.S.S. Project #2015-23

Address: 9811 Flying Cloud Drive, Eden Prairie, Minnesota 55347



STAFF REPORT

TO: Planning Commission

FROM: Julie Klima, City Planner

DATE: January 6, 2016

PROJECT: Eden Prairie Senior Living

LOCATION: 10220, 10240 & 10280 Hennepin Town Road

APPLICANT: Kaas Wilson Architects

OWNERS: Earl Street Partners, LLC

120 DAY REVIEW: March 12, 2016

REQUEST:

1. Guide Plan Change from Low Density Residential and Office to High Density Residential on 3.37 acres.
2. Planned Unit Development Concept Review on 3.37 acres
3. Planned Unit Development District Review with waivers on 3.37 acres
4. Zoning District Change from Rural and Office to RM-2.5 on 3.37 acres
5. Site Plan Review on 3.37 acres
6. Preliminary Plat of five lots into one lot and one outlot on 3.37 acres

BACKGROUND

At the December 7, 2015 meeting, the Planning Commission continued the public hearing for this item to the January 11, 2016 meeting to allow time to address outstanding items.

The project proponent is continuing to address the concerns identified by staff and the Planning Commission. The proponent is requesting that the public hearing be continued to the February 22, 2016, Planning Commission meeting to allow additional time to revise the plans.

STAFF RECOMMENDATION

Staff recommends approval of the public hearing continuance to the February 22, 2016 meeting.

PROJECT PROFILE – JANUARY 11, 2016

PLANNING COMMISSION – JANUARY 11, 2016

1. M.O.S.S. STORAGE BLDG (2015-23) by City of Eden Prairie (STEVE/JULIE)

Proposal to develop a 12,884 gross square foot cold storage equipment building

Location: 9811 Flying Cloud Drive

Contact: Robert Ellis – 952-949-8310

Request for:

- Site Plan Review on 13.45 acres

Application Info		Planning Commission		City Council	
Date Submitted	11/06/15	Notice to Paper Date		Notice to Paper Date	
Date Complete	11/06/15	Resident Notice Date		Resident Notice Date	
120 Day Deadline	03/15/16	Meeting Date		1 st Meeting Date	
Initial DRC review	00/00/15			2 nd Meeting Date	

2. EDEN PRAIRIE SENIOR LIVING (2015-17) by Kaas Wilson Architects (JULIE) – CONTINUED ITEM

Proposal to develop a 3 story, 120 unit senior housing and assisted living project

Location: 10220, 10240 & 10280 Hennepin Town Road

Contact: Link Wilson – 612-879-6000

Request for:

- Guide Plan Change from Low Density Residential and Office to High Density Residential on 3.37 acres.
- Planned Unit Development Concept Review on 3.37 acres
- Planned Unit Development District Review with waivers on 3.37 acres
- Zoning District Change from Rural and Office to RM-2.5 on 3.37 acres
- Site Plan Review on 3.37 acres
- Preliminary Plat of five lots into one lot and one outlot on 3.37 acres

Application Info		Planning Commission		City Council	
Date Submitted	09/11/15	Notice to Paper Date	11/19/15	Notice to Paper Date	
Date Complete	11/13/15	Resident Notice Date	11/20/15	Resident Notice Date	
120 Day Deadline	05/12/16	Meeting Date	12/07/15	1 st Meeting Date	
Initial DRC review	00/00/15			2 nd Meeting Date	

HERITAGE PRESERVATION COMMISSION – JAN 11, 2016

1. CERTIFICATE OF APPROPRIATENESS FOR CAMP EDEN WOOD RESPITE CENTER (2015-22) by True Friends

Proposal to demolish existing building and construct a 12- bed respite cabin on the site within the boundaries of the Glen Lake Children’s Camp National Register Historic District property

Location: 6350 Indian Chief Road
 Contact: Randy Boser – 952-852-0101

CONSERVATION COMMISSION – JANUARY 12, 2016

CITY COUNCIL PUBLIC HEARING – JANUARY 19, 2016

1. KAL POINT (2015-18) by KAL STAY, LLC (JULIE)

Proposal to develop a commercial development consisting of two retail buildings

Location: 13105, 13075 & 13045 Pioneer Trail
 Contact: KAL STAY LLC – 952-905-9309

Request for:

- Guide Plan Change from Neighborhood Commercial to Community Commercial on 2.98 acres.
- Planned Unit Development Concept Review on 2.98 acres
- Planned Unit Development District Review with waivers on 2.98 acres
- Zoning District Change from N-COM to C-COM on 2.98 acres
- Site Plan Review on 2.98 acres
- Preliminary Plat of three lots into two lots on 2.98 acres

Application Info		Planning Commission		City Council	
Date Submitted	09/25/15	Notice to Paper Date	11/19/15	Notice to Paper Date	12/17/15
Date Complete	11/13/15	Resident Notice Date	11/20/15	Resident Notice Date	12/18/15
120 Day Deadline	03/11/16	Meeting Date	12/07/15	1 st Meeting Date	01/05/16
Initial DRC review	00/00/15			2 nd Meeting Date	

CITY COUNCIL CONSENT – JANUARY 19, 2016

1. TELECOMMUNICATIONS File#2015-09TM by Verizon Wireless (c/o – Amy Dresch Jacobs Telecommunication) – Contact – Amy Dresch 612-802-0452 Mobile. Reviewed by **Steve Durham**

Request: First Amendment to Telecommunication License Agreement. Exchange amended construction plan. – Complete as of 00-00-15

Location: 8080 Mitchell Road, Eden Prairie, MN

Application Info (2015-05TM)

Planning Commission

City Council

Date Submitted	N/A	Notice to Paper Date	N/A	Notice to Paper Date	N/A
Date Complete	00-00-15	Resident Notice Date	N/A	Resident Notice Date	N/A
90 Day Deadline	N/A	Meeting Date	N.A	1 st Meeting Date	11-17-15
Initial DRC review	N/A			2 nd Meeting Date	N/A

2. DRAFT TOD ORDINANCE (JULIE)

Adoption of the draft TOD ordinance.

Contact: Julie Klima, 952-949-8489

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. CODE AMENDMENT RELATED TO LOADING FACILITIES, MECHANICAL EQUIPMENT, SITE LIGHTING AND TRASH AND RECYCLING ENCLOSURES (JULIE)

Public hearing to amend City Code Chapter 11, relating to loading facilities, mechanical equipment screening, site lighting, and architectural requirements for trash and recycling enclosures.

Contact: Julie Klima, 952-949-8489

Application Info

Planning Commission

City Council

Date Submitted	N/A	Notice to Paper Date	11/19/15	Notice to Paper Date	00/00/15
Date Complete	N/A	Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline	N/A	Meeting Date	12/07/15	1 st Meeting Date	00/00/15
Initial DRC review	N/A			2 nd Meeting Date	

PLANNING COMMISSION – JANUARY 25, 2016

1. SHADY OAK ROAD - EXPANSION (2015-25) by The Nordick Group, Inc
(STEVE/TANIA)

Proposal for a warehouse expansion of 30,400 sq. ft. onto the existing 58,200 sq. ft. office/warehouse building for a total of 88,600 sq. ft.

Location: 6775 Shady Oak Road

Contact: Doug Geeslin – 701-282-8136

Request for:

- Zoning District Review in the I-2 Zoning District on 6.78 acres
- Site Plan Review on 6.78 acres

Application Info		Planning Commission		City Council	
Date Submitted	11/20/15	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	12-03-15			2 nd Meeting Date	

CITY COUNCIL CONSENT – FEBRUARY 2, 2016

1. EDEN PRAIRIE CENTER LANDSCAPING IMPROVEMENTS (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	10/22/15	Notice to Paper Date	11/19/15
Date Complete	10/06/15	Resident Notice Date	10/23/15	Resident Notice Date	11/20/15
120 Day Deadline	04/03/16	Meeting Date	11/09/15	1 st Meeting Date	12/07/15
Initial DRC review	07/09/15			2 nd Meeting Date	

2. MARTIN BLU TRAIL (2015-21) by Eden Prairie Development, LLC (**TANIA**)
Proposal for Dos Manitas Daycare (Jardin) to construct a trail.

Location: 14200 Martin Drive and 14301 Martin Drive
 Contact: Rob Bader, 952-540-8643

Request for:

- Planned Unit Development District Review with waivers on 0.97 acres
- Site Plan Review on 0.97 acres

Application Info		Planning Commission		City Council	
Date Submitted	10/28/15	Notice to Paper Date	11/19/15	Notice to Paper Date	12/17/15
Date Complete	10/28/15	Resident Notice Date	11/20/15	Resident Notice Date	12/18/15
120 Day Deadline	02/25/15	Meeting Date	12/07/15	1 st Meeting Date	01/05/16
Initial DRC review	11/05/15			2 nd Meeting Date	

3. SHOPS AT SOUTHWEST STATION (2015-06) by Venture Pass Partners, LLC. (**JULIE**)
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	02/29/16	Meeting Date	6/22/15	1 st Meeting Date	7/14/15
Initial DRC review				2 nd Meeting Date	

IN BUT NOT SCHEDULED

1. 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	11/12/15	Resident Notice Date		Resident Notice Date	
120 Day Deadline	05/10/16	Meeting Date		1 st Meeting Date	
Initial DRC review	00/00/15			2 nd Meeting Date	

2. TIMBER LAKES 2ND ADDITION (2015-19) by PennyMac Loan Services (TANIA)

Proposal to revoke the Final Plat Timber Lakes 2nd Addition

Location: 8008-8011 Island Road

Contact: Michael Sauer– 651-209-3307

Request for:

- Revoke the Final Plat Timber Lakes 2nd Addition

Application Info		Planning Commission		City Council	
Date Submitted	10/15/15	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	

3. OPTUM PUD AMENDMENT(2015-20) by United Health Group (JULIE)

Proposal to construct surface parking

Location: 13625 Technology Drive

Contact: Dave Pelner – 952-936-1659

Request for:

- Planned Unit Development District Review with waivers and Zoning District Amendment within the I-5 zoning district on 89.63 acres
- Site Plan Review on 89.63 acres

Application Info		Planning Commission		City Council	
Date Submitted	10/29/15	Notice to Paper Date		Notice to Paper Date	
Date Complete	12/08/15	Resident Notice Date		Resident Notice Date	
120 Day Deadline	04/06/16	Meeting Date		1 st Meeting Date	
Initial DRC review	00/00/15			2 nd Meeting Date	

4. CAMP EDEN WOOD RESPITE CENTER (2015-22) by True Friends (TANIA/STEVE)

Proposal to construct a 12- bed respite cabin within the boundaries of the Glen Lake Children’s Camp National Register Historic District property

Location: 6350 Indian Chief Road

Contact: Randy Boser – 952-852-0101

Request for:

- Planned Unit Development District Review with waivers and Zoning District Amendment within the Public Zoning District on 51.81 acres

Application Info		Planning Commission		City Council	
Date Submitted	11/06/15	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	

5. STARBUCKS (2015-24) by Told Development Company (JULIE)

Proposal for new carwash at existing BP station and new freestanding Starbucks w/drive thru

Location: 11190 West 62nd St

Contact: T. Mayberry – 612-812-4533

Request for:

- Guide Plan Change from Low Density Residential to Regional Commercial Service on 0.44 acres
- Planned Unit Development Concept Review on 1.82 acres
- Planned Unit Development District Review with waivers on 1.82 acres
- Zoning District Change from R1-13.5 to Highway Commercial (C-HWY) on 0.44 acres
- Site Plan Review on 1.82 acres
- Preliminary Plat of three lots into two lots on 1.82 acres

Application Info		Planning Commission		City Council	
Date Submitted	11/20/15	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	

6. PARK NICOLLET HEALTH SERVICES (2015-26) by BWBR (JULIE)

Proposal for a 12,048 sq. ft. two story addition

Location: 8455 Flying Cloud Drive

Contact: Erin McKiel, BWBR – 651-290-1994

Request for:

- Planned Unit District Review with waivers on 4.61 acres
- Site Plan Review on 4.61 acres

Application Info		Planning Commission		City Council	
Date Submitted	12/04/15	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	12/10/15			2 nd Meeting Date	

7. RILEY BLUFFS (2015-27) by Norton Homes, LLC (**JULIE**)

Proposal for a 10 lot single family subdivision

Location: 18900 Pioneer Trail

Contact: Patrick Hiller, 763-559-2991

Request for:

- Planned Unit Concept Review on 5.9 acres
- Planned Unit District Review with waivers on 5.9 acres
- Zoning District Change from Rural to R1-9.5 on 5.9 acres
- Preliminary Plat of 1 lot into 10 lots and 5 outlots on 5.9 acres

Application Info		Planning Commission		City Council	
Date Submitted	12/17/15	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	12/10/15			2 nd Meeting Date	

8. SOUTHWEST STATION PUD AMENDMENT (2015-23) by SW Metro Transit Commission (**JULIE**)

Proposal for additional parking structure at southwest station

Contact: Julie Klima, 952-949-8489

Request for:

- Planned Unit Development District Review with waivers on 11.38 acres
- Zoning District Amendment within the Commercial Regional Service Zoning District on 11.38 acres
- Site Plan Review on 11.38 acres

Application Info		Planning Commission		City Council	
Date Submitted	00/00/15	Notice to Paper Date	11/19/15	Notice to Paper Date	12/17/15
Date Complete	00/00/15	Resident Notice Date	11/20/15	Resident Notice Date	12/18/15
120 Day Deadline	00/00/15	Meeting Date	12/07/15	1 st Meeting Date	01/05/16
Initial DRC review	00/00/15			2 nd Meeting Date	

APPROVED VARIANCES

TELECOMMUNICATION PROJECTS

- 1. TELECOMMUNICATIONS 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		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

- 2. TELECOMMUNICATIONS File#2015-18TM** by T-Mobile (c/o – Rob Viera – Buell Consulting) – Contact Rob Viera #612-801-2228. Reviewed by **Steve Durham**

(Approved 00-00-15) Review time ? days. Complete as of 00-00-15

Location: 6752 Shady Oak Road, Eden Prairie, Minnesota

Request: Construction of new Telecommunication Tower. Administrative review. Property zoned I-2, PID#01-116-22-43-0008

Application Info		Planning Commission		City Council	
Date Submitted	12-03-15	Notice to Paper Date	N/A	Notice to Paper Date	N/A
Date Complete	00-00-15	Resident Notice Date	N/A	Resident Notice Date	N/A
90 Day Deadline	03-02-16	Meeting Date	N.A	1 st Meeting Date	N/A
150 Day Deadline	05-01-16			2 nd Meeting Date	N/A
Initial DRC review	12-10-15				