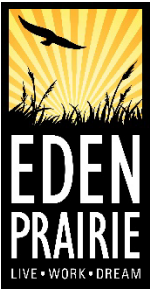


PROJECT PROFILE

Week of February 6, 2023



The Project Profile is a list of all active land development application requests filed with the City of Eden Prairie. Projects that are scheduled are listed under the corresponding public meeting date. Projects that have not yet been scheduled for a public meeting are listed under the “In but not Scheduled” Section. Administrative reviews, variances, and telecommunication requests are listed in separate sections at the end of this document. For more information on scheduled projects, visit the City’s [Development Project Map](#).

CITY COUNCIL PUBLIC HEARING – FEBRUARY 7, 2023

1. **DAIRY QUEEN (2022-13) by Fourteen Foods (Beth)**

Proposal for second addition to parking lot

Location: 16340 Terry Pine Drive

Contact: Steve Giorgi, 612-578-2864

Request for:

- Approval for modifications to the parking lot and hardcover waiver.

Application Info		Planning Commission		City Council	
Initial Date Submitted	09/19/22	Notice to Paper Date	N/A	Notice to Paper Date	12/28/22
Date Complete	10/28/22	Resident Notice Date	N/A	Resident Notice Date	1/18/23
120 Day Deadline	02/24/23	Meeting Date	N/A	1st Meeting Date	02/07/23
Initial DRC Review	11/3/22	Sign Posting Date	N/A	2nd Meeting Date	

PLANNING COMMISSION MEETING – FEBRUARY 13, 2023

1. **BLUFFS AT NINE MILE CREEK SIGN VARIANCE (2023-01BOA) by Imaginality Designs (Ben)**

Location: 7475 Flying Cloud Dr.

Contact: Myrna Orensten, 763-545-4123

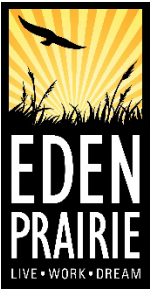
Request for:

- Variance request to allow a second monument sign at the entrance to Bluffs at Nine Mile Creek.

Application Info		Planning Commission		City Council	
Initial Date Submitted	1/3/23	Notice to Paper Date	1/25/23	Notice to Paper Date	N/A
Date Complete	1/26/23	Resident Notice Date	1/27/23	Resident Notice Date	N/A
120 Day Deadline	5/26/23	Meeting Date	2/13/23	1st Meeting Date	N/A
Initial DRC Review	1/12/23	Sign Posting Date	N/A	2nd Meeting Date	N/A

PROJECT PROFILE

Week of February 6, 2023



2. GUIDARINI RETAINING WALL VARIANCE (2023-02BOA) by GeoWall Designs, LLC (Ben)

Location: 7953 South Bay Curve.

Contact: Kyle Huerd, 952-303-4190

Request for:

- Variance approval to allow reinforcement of existing retaining wall.

Application Info		Planning Commission		City Council	
Initial Date Submitted	1/6/23	Notice to Paper Date	1/25/23	Notice to Paper Date	N/A
Date Complete	1/20/23	Resident Notice Date	1/27/23	Resident Notice Date	N/A
120 Day Deadline	5/20/23	Meeting Date	2/13/23	1st Meeting Date	N/A
Initial DRC Review	1/12/23	Sign Posting Date	N/A	2nd Meeting Date	N/A

IN BUT NOT SCHEDULED

1. MENARDS PUD AMENDMENT (2021-09) by Menard, Inc. (Sarah)

Proposal for a yard gate expansion and addition of an entrance lane

Location: 12600 Plaza Drive

Contact: Tyler Edwards, 715-876-2143

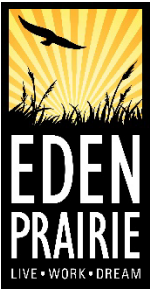
Request for:

- Planned Unit Development Concept Review on 15.72 acres
- Planned Unit Development District Review with waivers on 15.72 acres
- Site Plan Review on 15.72 acres

Application Info		Planning Commission		City Council	
Initial Date Submitted	06/01/21	Notice to Paper Date		Notice to Paper Date	
Date Complete	N/A	Resident Notice Date		Resident Notice Date	
120 Day Deadline	N/A	Meeting Date		1st Meeting Date	
Initial DRC Review	06/03/21	Sign Posting Date		2nd Meeting Date	

PROJECT PROFILE

Week of February 6, 2023



2. PIONEER PRESERVE (2020-09) by Metro Development, LLC (Sarah)

Proposal to build 8 townhome units

Location: Southwest corner of Pioneer Trail and Hennepin Town Road

Contact: Melanie Emery, 651-248-8457

Request for:

- Planned Unit Development Concept Review on 3.66 acres
- Planned Unit Development District Review with waivers on 3.66 acres
- Zoning District Change from Rural to RM on 3.66 acres
- Site Plan Review on 3.66 acres
- Preliminary Plat of 9 lots on 3.66 acres

Application Info		Planning Commission		City Council	
Initial Date Submitted	09/18/20	Notice to Paper Date		Notice to Paper Date	
Date Complete		Resident Notice Date		Resident Notice Date	
120 Day Deadline		Meeting Date		1st Meeting Date	
Initial DRC Review	09/24/20	Sign Posting Date		2nd Meeting Date	

3. KIWATCHI LAND DEVELOPMENT (2022-11) by Craig Schmidt (Beth)

Proposal for a preliminary plat for a 4-lot single family subdivision

Location: 6285 Duck Lake Road, Eden Prairie MN

Contact: Craig Schmidt 612-720-8272

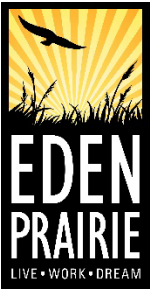
Request for:

- Preliminary Plat – To subdivide one parcel into four lots and three out lots on 2.11 acres.
- Zoning change from Rural to R1-13.5 on 2.11 acres

Application Info		Planning Commission		City Council	
Initial Date Submitted	08/19/22	Notice to Paper Date		Notice to Paper Date	
Date Complete		Resident Notice Date		Resident Notice Date	
120 Day Deadline		Meeting Date		1st Meeting Date	
Initial DRC Review	08/25/22	Sign Posting Date		2nd Meeting Date	

PROJECT PROFILE

Week of February 6, 2023



4. EDEN PRAIRIE MULTI-FAMILY (2022-05) by Ryan Companies (Beth)

Proposal for a 211-unit multi-family building

Location: 11-116-22-32-0004

Contact: MaKinnah Gunderman, 612-492-4184, makinnah.gunderman@ryancompanies.com

Request for:

- Guide Plan Change from Office to Medium High Density Residential on 7.01 acres
- Planned Unit Development Concept Review on 7.01 acres
- Planned Unit Development District Review with waivers on 7.01 acres
- Zoning Change from Rural to RM-2.5 on 7.01 acres
- Site Plan Review on 7.01 acres
- Preliminary Plat on 7.01 acres

Application Info		Planning Commission		City Council	
Initial Date Submitted	03/31/22	Notice to Paper Date	06/07/22	Notice to Paper Date	07/28/22
Date Complete	05/25/22	Resident Notice Date	06/08/22	Resident Notice Date	07/29/22
120 Day Deadline	04/01/23	Meeting Date	06/27/22	1st Meeting Date	08/16/22
Initial DRC Review	03/31/22	Sign Posting Date		2nd Meeting Date	

5. BURGER KING (2021-07) by Cave Enterprises Operations, LLC (Sarah)

Proposal to construct a new Burger King quick serve restaurant with double drive thru order lanes

Location: 16345 Terrey Pine Drive

Contact: John Kayser, 312-829-4000

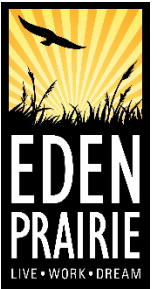
Request for:

- Planned Unit Development Concept Review on 1.34 acres
- Planned Unit Development District Review with waivers on 1.34 acres
- Site Plan Review on 1.34 acres

Application Info		Planning Commission		City Council	
Initial Date Submitted	04/20/21	Notice to Paper Date	06/09/21	Notice to Paper Date	07/28/21
Date Complete	05/27/21	Resident Notice Date	06/10/21	Resident Notice Date	07/29/21
120 Day Deadline	2/28/23	Meeting Date	06/28/21	1st Meeting Date	08/17/21
Initial DRC Review	04/22/21	Sign Posting Date	N/A	2nd Meeting Date	

PROJECT PROFILE

Week of February 6, 2023



6. HOLIDAY INN EXPRESS POOL ADDITION (2022-12) by Monn Architects (Ben)

Proposal for pool addition

Location: 7740 Flying Cloud Drive

Contact: Michael Monn, 612-247-5406

Request for:

- Site Plan Review on 2.99 Acres

Application Info		Planning Commission		City Council	
Initial Date Submitted	09/07/22	Notice to Paper Date		Notice to Paper Date	
Date Complete		Resident Notice Date		Resident Notice Date	
120 Day Deadline		Meeting Date		1st Meeting Date	
Initial DRC Review		Sign Posting Date	N/A	2nd Meeting Date	

7. CODE AMENDMENT FOR MIXED USE ZONING DISTRICT (CA2022-17) by City of Eden Prairie (Jeremy)

Amend Zoning Ordinance to create a new Mixed -Use (MU) Zoning District

Contact: Jeremy Barnhart, 952-949-8529

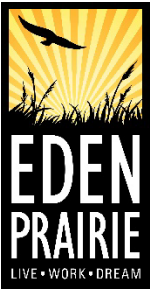
Request for:

- Approval to amend Chapter 11 of the City Code to add a new zoning district, Mixed Use

Application Info		Planning Commission		City Council	
Initial Date Submitted	09/19/22	Notice to Paper Date		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		1st Meeting Date	
Initial DRC Review		Sign Posting Date	N/A	2nd Meeting Date	

PROJECT PROFILE

Week of February 6, 2023



8. GRACE CHURCH (2022-19) by Visioneering Studios Architecture (Beth)

Proposal for a new 2-story youth facility, an addition to the pre-school classroom section, exterior building entrance remodeling and parking lot improvements.

Location: 9301 Eden Prairie Rd.

Contact: Brian Parker, 714-330-9649, BParker@VisioneeringStudios.com

Request for:

- PUD Concept review on 53.7 acres
- PUD Review with waivers on 33.7 acres
- Site Plan Review on 53.7 acres.

Application Info		Planning Commission		City Council	
Initial Date Submitted	12/13/22	Notice to Paper Date		Notice to Paper Date	
Date Complete		Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline	N/A	Meeting Date		1st Meeting Date	
Initial DRC Review		Sign Posting Date	N/A	2nd Meeting Date	

9. DUCK LAKE RD. BUILDING MOVE (2022-20) by Josh Hohn (Sarah)

Request to relocate existing garage 75' to new location

Location: 17117 62nd St. W.

Contact: Josh Hohn, 612-599-2896

Request for:

- Approval to relocate exiting detached garage 75' to new location.

Application Info		Planning Commission		City Council	
Initial Date Submitted	1/4/23	Notice to Paper Date		Notice to Paper Date	
Date Complete		Resident Notice Date		Resident Notice Date	
120 Day Deadline		Meeting Date		1st Meeting Date	
Initial DRC Review	1/5/23	Sign Posting Date		2nd Meeting Date	

10. SUPERIOR TECH CENTER LOADING DOCK (2023-01) by Gerhardt Gliedge (Ben)

Proposal for approval of site plan review to build a loading dock on north side of building

Location: 6509 Flying Cloud Dr.

Contact: Garhardt Gliedge, 952-893-8212

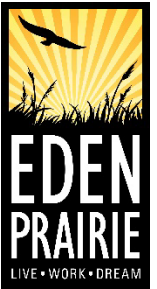
Request for:

- Approval for Site Plan Review.

Application Info		Planning Commission		City Council	
Initial Date Submitted	2/1/23	Notice to Paper Date		Notice to Paper Date	
Date Complete		Resident Notice Date		Resident Notice Date	
120 Day Deadline		Meeting Date		1st Meeting Date	
Initial DRC Review	2/2/23	Sign Posting Date		2nd Meeting Date	

PROJECT PROFILE

Week of February 6, 2023



VARIANCES

ADMINISTRATIVE REVIEW

1. STARKEY PARKING LOT IMPROVEMENT (2022-06A) by Anderson CC (Ben)

Location Washington Ave. South
Contact: Brian Elliott, 612-500-3506

Request for:

- Administrative approval of main entrance and parking lot improvements.

Application Info		Planning Commission		City Council	
Initial Date Submitted	08/12/22	Notice to Paper Date	N/A	Notice to Paper Date	N/A
Date Complete		Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline		Meeting Date	N/A	1st Meeting Date	N/A
Initial DRC Review	08/18/22	Sign Posting Date	N/A	2nd Meeting Date	N/A

2. DUCK LAKE RD. LOT LINE ADJUSTMENT (2022-08A) by Josh Hohn (Sarah)

Location 17117 62nd St. W.
Contact: Josh Hohn, 612-599-2896

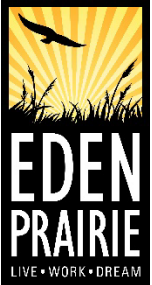
Request for:

- Approval for lot-line adjustment.

Application Info		Planning Commission		City Council	
Initial Date Submitted	1/4/23	Notice to Paper Date		Notice to Paper Date	
Date Complete		Resident Notice Date		Resident Notice Date	
120 Day Deadline		Meeting Date		1st Meeting Date	
Initial DRC Review	1/5/23	Sign Posting Date		2nd Meeting Date	

PROJECT PROFILE

Week of February 6, 2023
TELECOMMUNICATION



1. TELECOMMUNICATIONS (2022-12TM) by Black & Veatch Corporation on behalf of AT & T (Sarah)

Location: 9100 Riley Lake Rd.
Contact: Kara Hansen, 913-458-2168, hansenk@bv.com

- Request for:
- Adding antennas to an existing telecommunications tower

Application Info		Planning Commission		City Council	
Initial Date Submitted	05/10/22	Notice to Paper Date	N/A	Notice to Paper Date	N/A
Date Complete		Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline		Meeting Date	N/A	1st Meeting Date	N/A
Initial DRC Review	05/19/22	Sign Posting Date	N/A	2nd Meeting Date	N/A