



EDINA MINNESOTA

Planning Commission Meeting Agenda

January 14, 2026, 7:00 PM

Edina City Hall, Council Chambers, 4801 W. 50th St.



Participate in the meeting:

Watch the meeting on cable TV or [YouTube.com/EdinaTV](https://www.youtube.com/EdinaTV).

Provide feedback during Community Comment by calling 312-535-8110. Enter access code 2868 290 9983. Password is 5454. Press *3 on your telephone keypad when you would like to get in the queue to speak. A staff member will unmute you when it is your turn to speak.

Accessibility Support:

The City of Edina wants all residents to be comfortable being part of the public process. If you need assistance in the way of hearing amplification, an interpreter, large-print documents or something else, please call 952-927-8861 at least 72 hours in advance of the meeting.

1. Call to Order

2. Roll Call

3. Approval of Meeting Agenda

4. Approval of Meeting Minutes

4.1. December 10, 2025 Regular Meeting Minutes

5. Community Comment

During "Community Comment," the Board/Commission will invite residents to share issues or concerns that are not scheduled for a future public hearing. Items that are on tonight's agenda may not be addressed during Community Comment. Individuals must limit their comments to three minutes. The Chair may limit the number of speakers on the same issue in the interest of time and topic. Individuals should not expect the Chair or Board/Commission Members to respond to their comments tonight. Instead, the Board/Commission might refer the matter to staff for consideration at a future meeting.

6. Reports/Recommendations

6.1. Sketch Plan Review - 6016 Vernon Avenue (EV Charging Station)

6.2. Sketch Plan Review - 4200 76th Street West (Retail Store, Warehouse & Dropoff for Salvation Army)

7. Chair and Member Comments

8. Staff Comments

9. Adjournment



Item Number: 6.1

Department: Community Development

Item Activity: Discussion

Prepared By: Cary Teague, Community Development Director

Item Title: Sketch Plan Review – 6016 Vernon Avenue (EV Charging Station)

Action Requested:

No action requested. The Planning Commission is asked to provide non-binding comment and direction on a potential future development request.

Information/Background:

The Planning Commission is asked to consider a sketch plan proposal to remodel the existing Kee's auto repair shop at 6016 Vernon Avenue into an electric vehicle charging station. The site would feature seven level 3 DC fast chargers. The existing building would be remodeled to be a lounge waiting area with a mini convenience store or vending machines. A third option is also shown as a possibility of a small 3rd party tenant space. The desired hours of operation is 24 hours per day. To accommodate this request, the following would be required:

- A Comprehensive Guide Plan Amendment to re-guide the site from MDR, Medium Density Residential to Neighborhood Node. The site is zoned PCD-4, in which a gas station is a permitted use. A gas station is defined as *"a principal building and its accessory structures used for the sale of motor fuels and oils, where automotive accessories and convenience goods may be sold, but where repair and servicing of motor vehicles does not occur; provided, however, that an accessory carwash is permitted."*
- Site Plan Review.
- Multiple Variances: Lot Size Variance, Drive Aisle/Parking Space Setbacks, Setback to Residential Property, Canopy setbacks, Pump Island Setbacks, and Parking Lot Setback from the Building. (See Compliance Table on page 3 of this staff report.)

Supporting Documentation:

Documents marked with "Board Portal" do not meet [ADA Web Content Accessibility Guidelines \(URL\)](#) and are not included in the public packet. To request a board portal document, please [submit a data request \(URL\)](#).

1. Staff Memo
2. Applicant Narrative
3. Site Plan, Canopy & Inside Examples, and Floor Plans
4. Applicant Submittal (Board Portal)
5. Staff PowerPoint (Shows site location, zoning and comp plan)



Date: January 14, 2026

To: Planning Commission

From: Cary Teague, Community Development Director

Subject: Sketch Plan Review – 6016 Vernon (EV Charging Station)

Staff Recommendation: No recommendation. The Planning Commission is asked to provide non-binding comment and direction on a potential future development request. The proposed electric vehicle charging station is a permitted use in the PCD-4 zoning district, in which this site is located. The site, however, is guided for medium density residential use in the Comprehensive Plan.

Information/Background:

The Planning Commission is asked to consider a sketch plan proposal to remodel the existing Kee's auto repair shop at 6016 Vernon Avenue into an electric vehicle charging station. The site would feature seven level 3 DC fast chargers. The existing building would be remodeled to be a lounge waiting area with a mini convenience store or vending machines. A third option is also shown as a possibility of a small 3rd party tenant space. (See attached applicant narrative and plans.) The desired hours of operation is 24 hours per day. To accommodate this request, the following would be required:

- A Comprehensive Guide Plan Amendment to re-guide the site from MDR, Medium Density Residential to Neighborhood Node. The site is zoned PCD-4, in which a gas station is a permitted use. A gas station is defined as “a principal building and its accessory structures used for the sale of **motor fuels** and oils, where automotive accessories and convenience goods may be sold, but where repair and servicing of motor vehicles does not occur; provided, however, that an accessory carwash is permitted.”
- Site Plan Review.
- Multiple Variances: Lot Size Variance, Drive Aisle/Parking Space Setbacks, Setback to Residential Property, Canopy setbacks, Pump Island Setbacks, and Parking Lot Setback from the Building. (See Compliance Table on page 3 of this staff report.)

As with all sketch plan reviews, the Planning Commission is asked to provide non-binding comments and direction on a potential future development request. Areas of focus should be on the scale of the proposed use given the number of variances necessary as part of the proposed site plan.



Issues/Considerations:

Comprehensive Plan. The site is guided MDR, Medium Density Residential in the Comprehensive Plan. Below is the land use category and description:

Categories	Description, Land Uses	Development Character and Guidelines	Density and Intensity
MDR Medium-Density Residential	Applies to attached housing (townhouses, quads, etc.) and multi-family complexes of moderate density. May also include small institutional uses.	In new development or redevelopment, improve integration of multi-family housing into an interconnected street network and work to create an attractive, pedestrian-friendly street edge.	5 – 12 residential dwelling units/acre

Based on the current designation of medium density residential, a total of 4 units maximum could be developed on the site, due to its small lot size. Over the past couple years, residential developers have looked at the site for potential residential development. None had any interest in pursuing development; that includes the developer that submitted a sketch plan for the 20-unit memory care housing project.

The site could be considered for a land use designation of NN, Neighborhood Node. This category is where several of the City's current gas stations are located. (See attached PowerPoint)

Categories	Description, Land Uses	Development Character and Guidelines	Density and Intensity
NN Neighborhood Node*** Current examples: • 44th & France • 70th & Cahill • Valley	In general, small-to moderate-scale commercial, residential or mixed-use buildings serving primarily the adjacent neighborhood(s). Primary uses encouraged are neighborhood-serving retail and services, offices,	Building footprints generally less than 20,000 sq. ft. (or less for individual storefronts). Parking is less prominent than pedestrian features. Encourage underground parking (for comparatively larger developments), district parking for smaller	Varies by small area: • Wooddale/Valley View – 12-30 du/acre • 70th & Cahill – 10-50 du/acre • 44th & France – 12-60 du/acre • Lincoln/Londonderry – 10-60 du/acre



View & Wooddale • Lincoln & Londonderry	studios, institutional and residential. Within Lincoln & Londonderry, limited industrial is also a primary use.	developments, and open space linkages where feasible; emphasize enhancement of the pedestrian environment.	30%/70% residential/commercial mixed-use
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Compliance Table

	City Standard (PCD-4)	Proposed
Setbacks (Structure) Front (Vernon) Front (EP Road) Side (West)	35 feet 25 feet 25 feet	25 feet (existing) 20 feet (existing) 25 feet (existing)
Setbacks (Canopy) Front (Vernon) Front (EP Road) Side (West)	35 feet 25 feet 25 feet	0 feet* 10 feet* 40+ feet
Setbacks (Pump Islands) Front (Vernon) Front (EP Road) Side (West)	20 feet 20 feet 25 feet	0 feet* 10 feet* 50+ feet
Setbacks (Parking lot) Drive aisle (Vernon) Drive aisle (EP Road) Side (West)	20 feet 20 feet 10 feet	0 feet* 10 feet* 12 feet
Setback from Residential Use From adjacent property From property separated by a street	50 feet 110 feet	12 feet* 60 feet*
Parking Setback from Building	10 feet	6 & 8 feet*
Maximum Lot Size	60,000 s.f.	16,373 s.f.
Minimum Lot Size	15,000 s.f.	16,373 s.f.
Parking Stalls	1 space per employee plus 1 space per 300 square feet 5 stalls required	16 stalls
FAR	30%	8%

***Variance Required**



Gas Station Regulations. Per Section 36-618 (15) of the Edina City Code, the following is required for Gas Stations:

(15) Automobile service centers and gas station standards.

- a. Minimum lot area:
 1. For an automobile service center, 20,000 square feet, plus 5,000 square feet for each service bay in excess of three.
 2. For a gas station, 15,000 square feet.
- b. Maximum lot area: 60,000 square feet.
- c. Hydraulic hoists, pits, lubrication, washing, repairing and diagnostic equipment shall be used and stored within a building.
- d. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and streets.
- e. No automobile service station on a lot adjoining a lot in a residential district shall be operated between the hours of 11:00 p.m. and 6:00 a.m.
- f. All driving surfaces shall be constructed and maintained in the same manner as prescribed for parking lots by this chapter.
- g. No merchandise shall be displayed for sale outside a building, except in that area within four feet of the building or within pump islands used for dispensing motor fuels.
- h. No motor vehicles, except those owned by the operators and employees of the principal use, and vehicles awaiting service, shall be parked on the lot occupied by the principal use. Vehicles being serviced may be parked for a maximum of 48 hours.
- i. Body work and painting is prohibited.
- j. No buildings, driveway surfaces, parking areas or other improvements shall be located within 110 feet of any portion of a lot in a residential district which is used for residential purposes if separated from the lot by a street, or within 50 feet, if not so separated by a street.
- k. Pump islands shall maintain a front and side street setback of at least 20 feet and an interior side yard and rear yard setback of at least 25 feet.
- l. Notwithstanding the requirements of article XII, division 3 of this chapter, driveways and drive aisles need only provide a setback of not more than five feet from all lot lines, subject to the requirements of subsection (15)j of this section.



Signage. Signage is not specifically proposed yet. Below are the Code requirements for signage in the PCD-4 Zoning District:

PCD-4	20% of wall area	20-foot setback to a street	Number of Signs – One per building per frontage	80 square feet for first sign, 50 square feet for each additional sign	20 feet tall
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Sidewalks. A sidewalk would be required to be installed along Vernon Avenue per the Bike and Pedestrian Master Plan.

Trash Enclosure. Detailed information would have to be provided for any trash enclosure. Trash storage facilities, including recycling storage facilities, shall be screened from all lot lines and public road rights-of-way. Per Section. 36-1460 all required screening shall be located on the lot occupied by the use, building, facility or structure to be screened. No screening shall be located upon any public road right-of-way, or within 20 feet of the traveled portion of a street.

Screening of parking. Per Section 36-1457 (4) of the Zoning Ordinance: “Off-street parking facilities containing six or more spaces and all loading facilities shall be screened from streets located within 50 feet, and from lots which are used for any residential purpose which are located within 50 feet. Said distance shall be the shortest distance between the parking facility or loading facility and the nearest part of the street or the nearest lot line of the residential lot.” This site is located within 50 feet of residential uses to the west and north.

There is little or no room to provide landscaping given the proposed setback. A 6-foot wooden fence would be recommended around the parking area to provide screening.

Traffic and Parking Study. Will be done as part of a formal application.

Project Narrative – IONNA DCFC EV Charging Project

Site Address: 6016 Vernon Ave S, Edina, MN 55436

Prepared by: Kimley-Horn and Associates, Inc.

Date: December 17, 2025

Site Area: 16,552.8 SF (0.38 AC)

Proposed Use: Public Electric Vehicle (EV) Charging Station

Project Overview

This project proposes the installation of a public EV charging station at 6016 Vernon Ave S, Edina, MN. The site will feature seven Level 3 DC fast chargers (Alpitronic HYC400, 400kW each) with supporting civil and electrical infrastructure, including a new utility transformer, main switchboard, and site lighting. The project is designed to meet all applicable Minnesota codes and City of Edina requirements.

Site Improvements

- EV Charging Infrastructure: Seven dual-port Level 3 DC fast chargers (Alpitronic HYC400, 400kW each), installed on reinforced concrete pads with protective bollards, and automatic load management system per NEC 625.42.
- Electrical Upgrades: New pad-mounted utility transformer (2000 kVA, Delta-Wye configuration), main switchboard (MSB-1, 3000A, 480Y/277V, NEMA 3R) with ground fault protection, humidistat, space heater, and sun shield.
- Site Lighting: Per the submitted design, eight pole-mounted LED fixtures for visibility and security, designed to meet City of Edina code requirements.
 - Alternative option would be to install elevated lit canopies over the charging stations to provide shelter from weather, shade during the warmer months, and lighting for safety at night.
- Civil Improvements: Demolition of existing surfaces, grading and paving for ADA compliance, installation of new concrete and asphalt pavement, curbing, striping, stormwater management, erosion control, and landscaping improvements (approx. 715 SF).
- Parking: 14 new parking stalls (6 NACS, 8 CCS), including 1 van-accessible ADA stall, revised layout and pavement markings to comply with ADA and City standards.
- Charging available 24/7. Lounge, vending and washrooms available to customers only via QR code obtained at the charging station. Public access to 3rd party tenant space would be available during hours of operation. On-site cameras for added security.

Zoning and Code Compliance

Zoning: Commercial PCD-4 (current and proposed use).

Codes: Minnesota Building Code 2020, Minnesota Electrical Code 2023, Minnesota Mechanical

Code 2020, Minnesota Plumbing Code 2020, Minnesota Fire Code 2020, Minnesota Commercial Energy Code 2024. All work will comply with the most restrictive applicable code.

Utility Coordination

Power Company: Xcel Energy

Utility contact: Kieran Schwartz (612-494-4271, kieran.e.schwartz@xcelenergy.com). Transformer and switchboard location coordinated with utility provider.

Construction Phasing

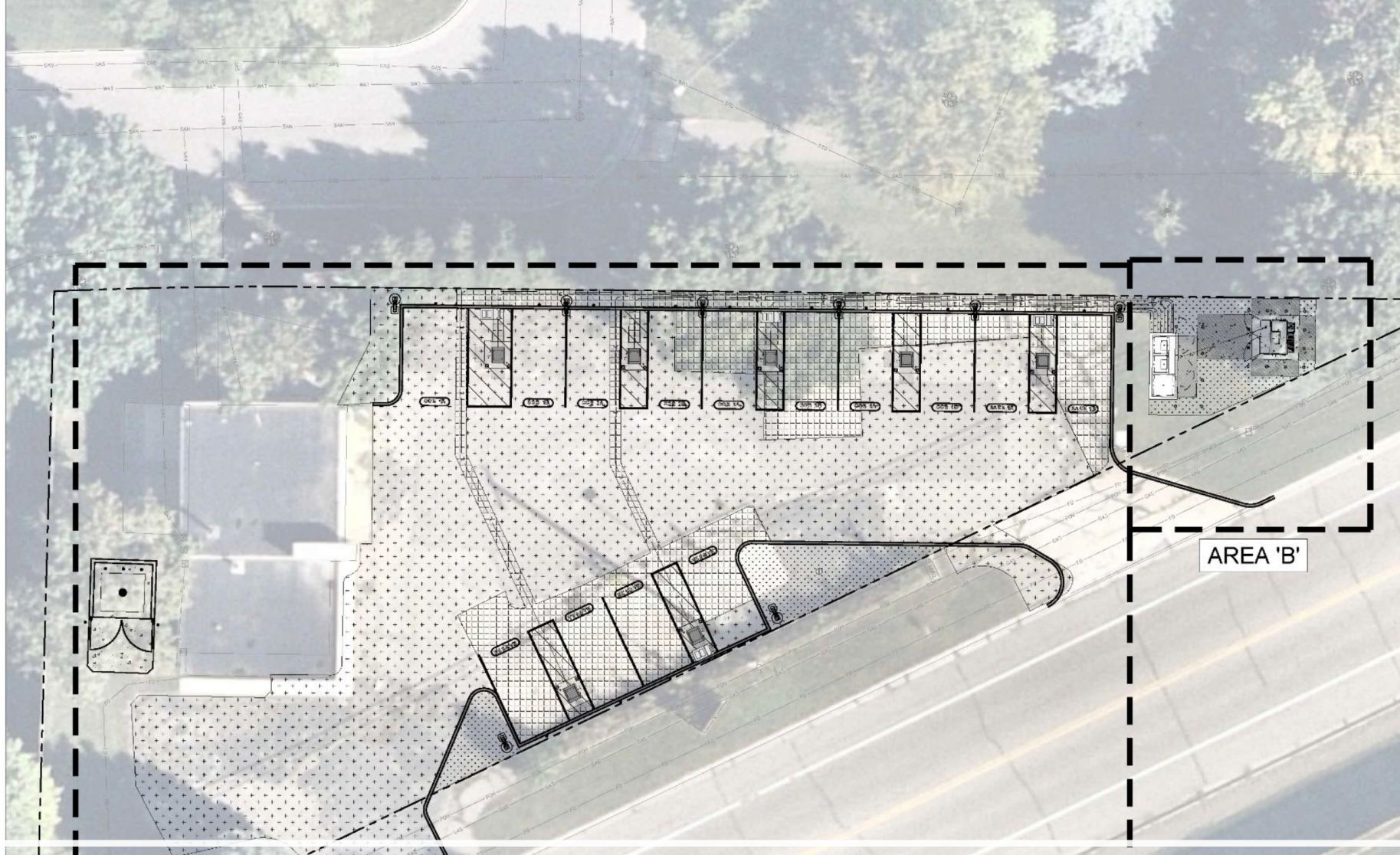
1. Site Preparation: Demolition, grading, trenching, and underground conduit installation.
2. Concrete Work: Pouring pads for chargers, transformer, and switchboard.
3. Electrical Installation: Setting switchboard, transformer, conduits, and wiring.
4. Equipment Installation: Placing chargers, lighting, and safety features.
5. Final Testing & Commissioning: System checks, including load management testing, before going live.

Sustainability Features

- Support for Electric Vehicles: Installation of seven high-capacity Level 3 DC fast chargers reduces greenhouse gas emissions and air pollutants.
- Energy Efficiency: High-efficiency LED lighting and automatic load management system minimize energy consumption and peak demand.
- Stormwater Management: Compliance with local regulations to protect waterways and reduce runoff impacts.
- Sustainable Landscaping: Approximately 715 SF of drought-tolerant landscaping, irrigation system with zoned controls, and use of organic fertilizers.
- Recycling and Waste Reduction: Construction activities prioritize recycling and reuse of materials; site amenities include pet waste station and trash receptacles.
- Accessibility and Community Benefit: ADA-compliant parking and access routes ensure equitable access to sustainable transportation options.
- Alteration of existing car service station and reconfiguration of interior spaces to provide a lounge and vending area for customers utilizing their EV chargers. The exterior of the building will also be repainted.

Summary

This project will provide a state-of-the-art public EV charging facility in Edina, MN, supporting the city's sustainability goals and providing essential infrastructure for electric vehicle users. The design prioritizes safety, accessibility, and code compliance, with robust civil, electrical, and landscaping improvements to enhance the site and surrounding area.



Proposed Site Plan

RELOCATE AND RESTORE PERVIOUS / LANDSCAPE AREA
RELOCATED TREE
GRIP POST
SCREENING FENCE
1" MIL. ANTI OVERLAY EXISTING ASPHALT AT 1" 5" THICK

CONSTRUCTION NOTES
1. SEE PLANS AND ADDITIONAL CONSTRUCTION NOTES ON SHEET 01 OF 40.
2. CONTRACTOR TO SHIP AND FOR-HAND DELIVER ALL MATERIALS AND EQUIPMENT TO THE PROJECT SITE OR AT A LATER TIME. ANY USE OF THIS PLAN AS A GUIDE FOR CONSTRUCTION OR FOR ANY OTHER PROJECT REQUIRES THE INVOLVEMENT OF AN APPROPRIATELY LICENSED ENGINEER. REPRODUCTION OR RE-USE OF THIS PLAN FOR ANY OTHER PROJECT IS UNAUTHORIZED AND MAY VIOLATE APPLICABLE LAWS.

PAVEMENT MARKING NOTES
1. CONTRACTOR SHALL TAKE FIELD MEASUREMENTS OR OTHERWISE ESTABLISH A SURVEY OF THE EXISTING PAVEMENT IN ORDER TO ESTABLISH ALL EXISTING PAVEMENT MARKINGS WITH FULL COORDINATION OF NEW MARKINGS PROPOSED ON THIS PLAN.
2. UNLESS OTHERWISE NOTED ON THIS PLAN, THE CONTRACTOR SHALL ESTABLISH PAVEMENT MARKINGS FOR ALL NEW LANE, EXISTING LANE, STOP, BAY, CURB, SIDEWALK, LIGHT POLE BASES, SIGN BASES AND PARKING STALLS TO MATCH THE EXISTING SITE WITHIN THE REPAIR LIMITS.
3. CONTRACTOR TO USE APPROPRIATE PAINT COLORS TO MATCH THE EXISTING FEATURES. ACHARDER REPAIRS TO COMPLY WITH ALL LOCAL AND FEDERAL ADA STANDARDS. PAVEMENT MARKINGS SHALL BE A HIGH QUALITY PAINT RECOMMENDED BY THE PAINT MANUFACTURER. PAINT COLORS SHALL CLOSELY MATCH THE FEDERAL STANDARD 555.02.01 NUMBER AS FOLLOWS: BLUE-COLOR 1581, WHITE-COLOR 1582, AND YELLOW-COLOR 1583.
4. IN AREAS NOT BEING RESURFACED, IF REQUIRED REPAIRING, CONTRACTOR SHALL REMOVE EXISTING STRIPING BY EITHER SAND BLASTING, WATER BLASTING, OR BY ANOTHER APPROPRIATE METHOD OF STRIPING REMOVAL. WHEN THE STRIPING REMOVAL CHANGES THE SURFACE TEXTURE OF THE EXISTING ASPHALT, CONTRACTOR SHALL SEAL-COAT THE AREA PRIOR TO RESTRIPING. CONTRACTOR TO SUBMIT STRIPING REMOVAL METHOD TO PROPERTY MANAGER AND ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

SITE SUMMARY
PROPERTY AREA: 16,007 S.F. (0.36 AC)
PARKING
EXISTING PARKING IMPACTED: 14
PROPOSED PARKING: 14 STALLS
NET PARKING STALL CHANGE: 14 STALLS
13' BAYS:
2' WIDE AID: 6 STALLS
VAR: 6 STALLS
13' BAYS:
2' WIDE AID: 3 STALLS
VAR: 1 STALL
STD: 7 STALLS

DATE

BY

ISSUE LOG

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PRELIMINARY

NOT FOR CONSTRUCTION

KHA PROJECT #002

DATE 12/17/2025

SCALE AS SHOWN

DESIGNED BY #010

DRAWN BY #011

CHECKED BY #012

IONNA

#012 #013 #014 #015

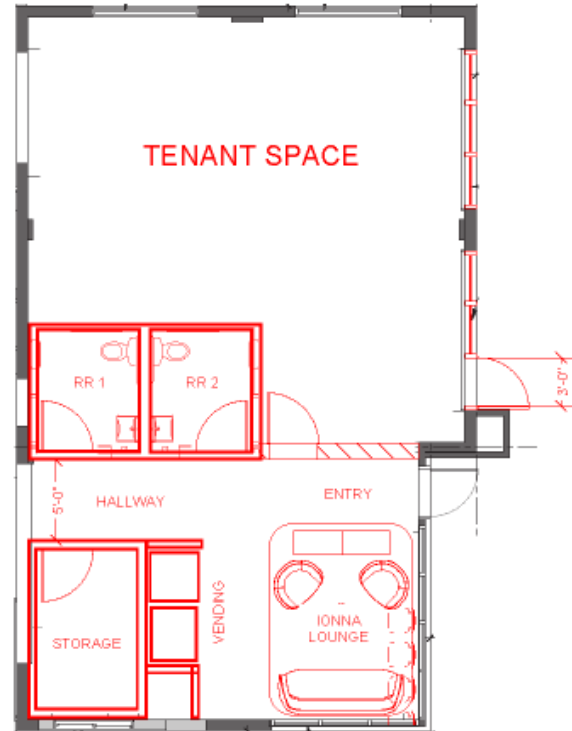
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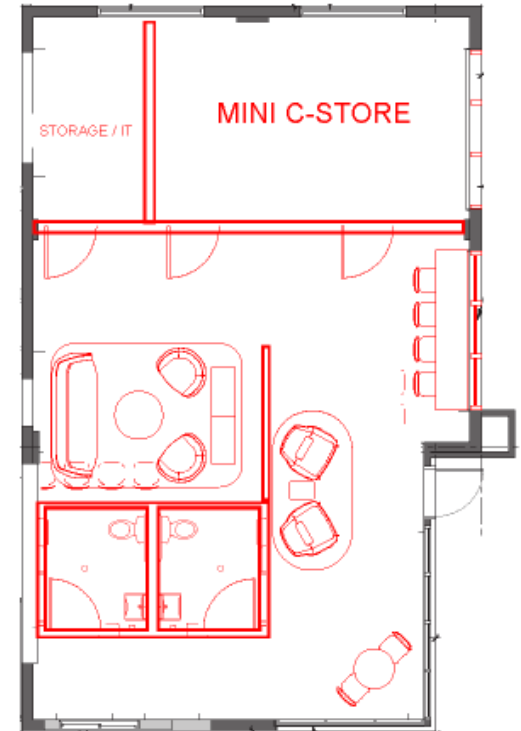
Example Building Renderings



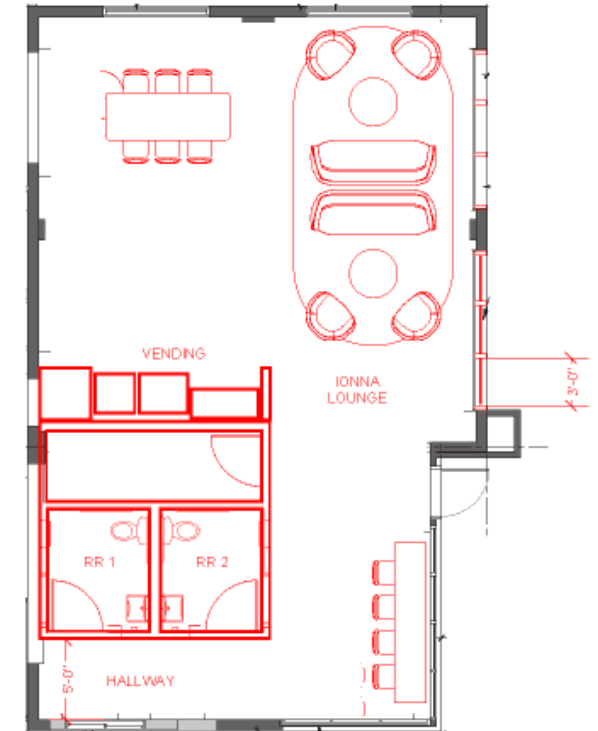
Floor Plan



OPTION 1:
SMALL IONNA LOUNGE W
3RD PARTY TENANT
SPACE



OPTION 2:
SMALL IONNA LOUNGE W
MINI C-STORE



OPTION 3:
LARGE IONNA LOUNGE W
VENDING



The CITY of
EDINA

6016 Vernon Avenue – EV Charging Station Sketch Plan

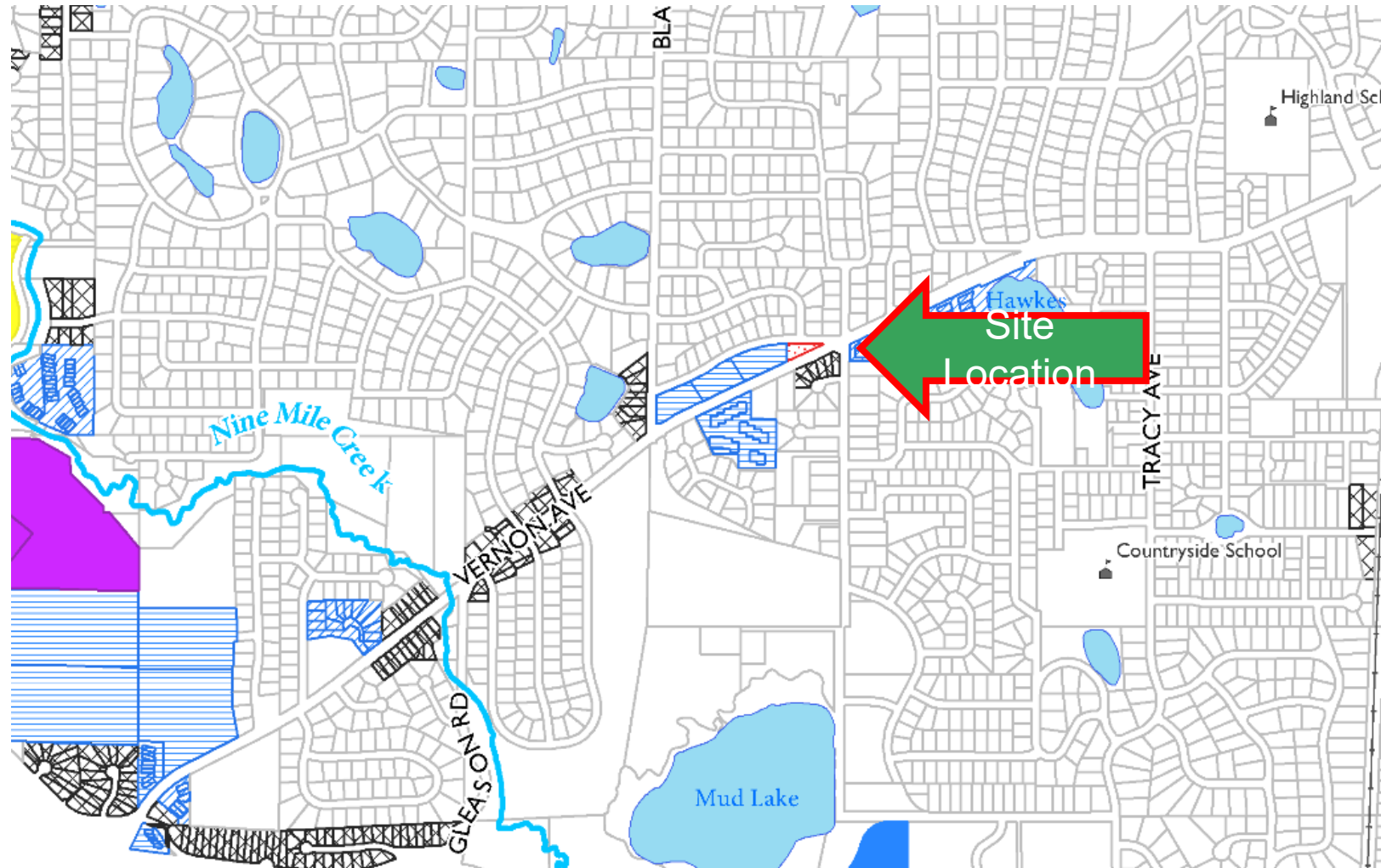
Zoning Map & Site Location



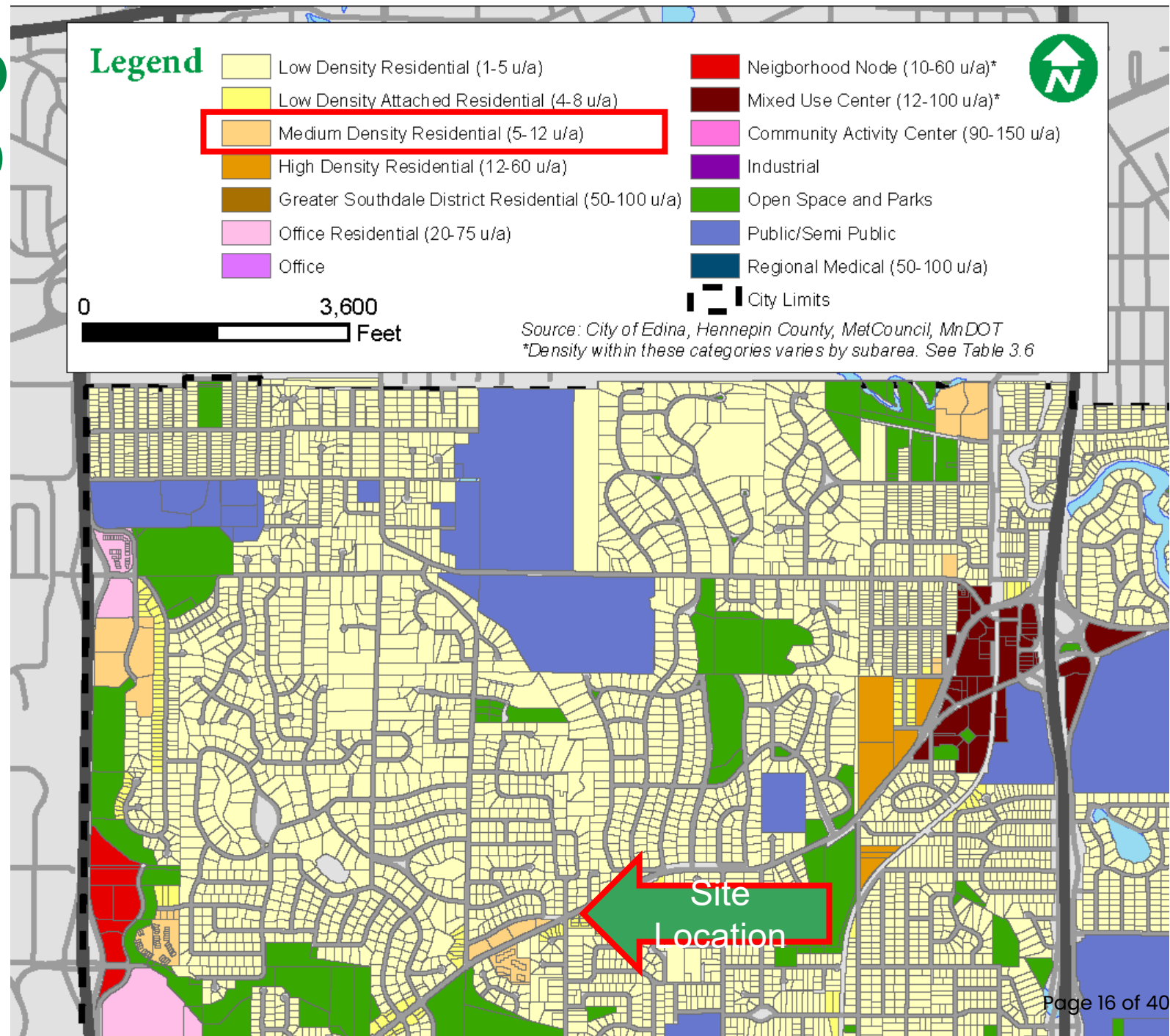
Zoning Map

Legend

- R-1 - Single Dwelling Unit
- R-2 - Double Dwelling Unit
- PRD-1 - Planned Residence
- PRD-2 - Planned Residence
- PRD-3 - Planned Residence
- PRD-4 - Planned Residence
- PRD-5 - Planned Residence
- PCD-1 - Planned Commercial
- PCD-2 - Planned Commercial
- PCD-3 - Planned Commercial
- PCD-4 - Planned Commercial
- POD-1 - Planned Office
- POD-2 - Planned Office
- RMD - Regional Medical
- PID - Planned Industrial
- PUD - Planned Unit Development
- APD - Automotive Parking
- PSR-4 - Planned Residence
- MDD-4 - Mixed Development
- MDD-5 - Mixed Development
- MDD-6 - Mixed Development
- Lakes
- Creeks
- Edina Boundary
- Railroad
- Public Building
- Public School



Land Use Map & Site Location

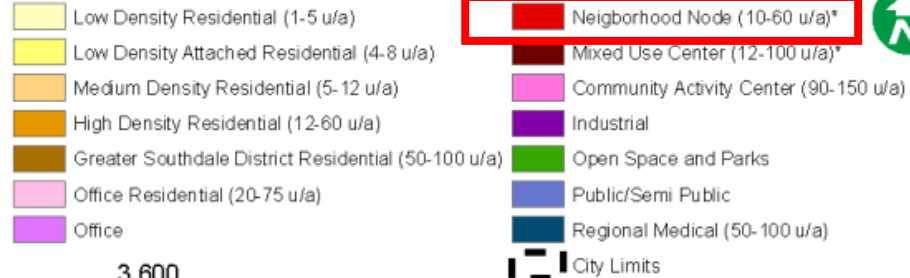


Land Use Description for Neighborhood Node

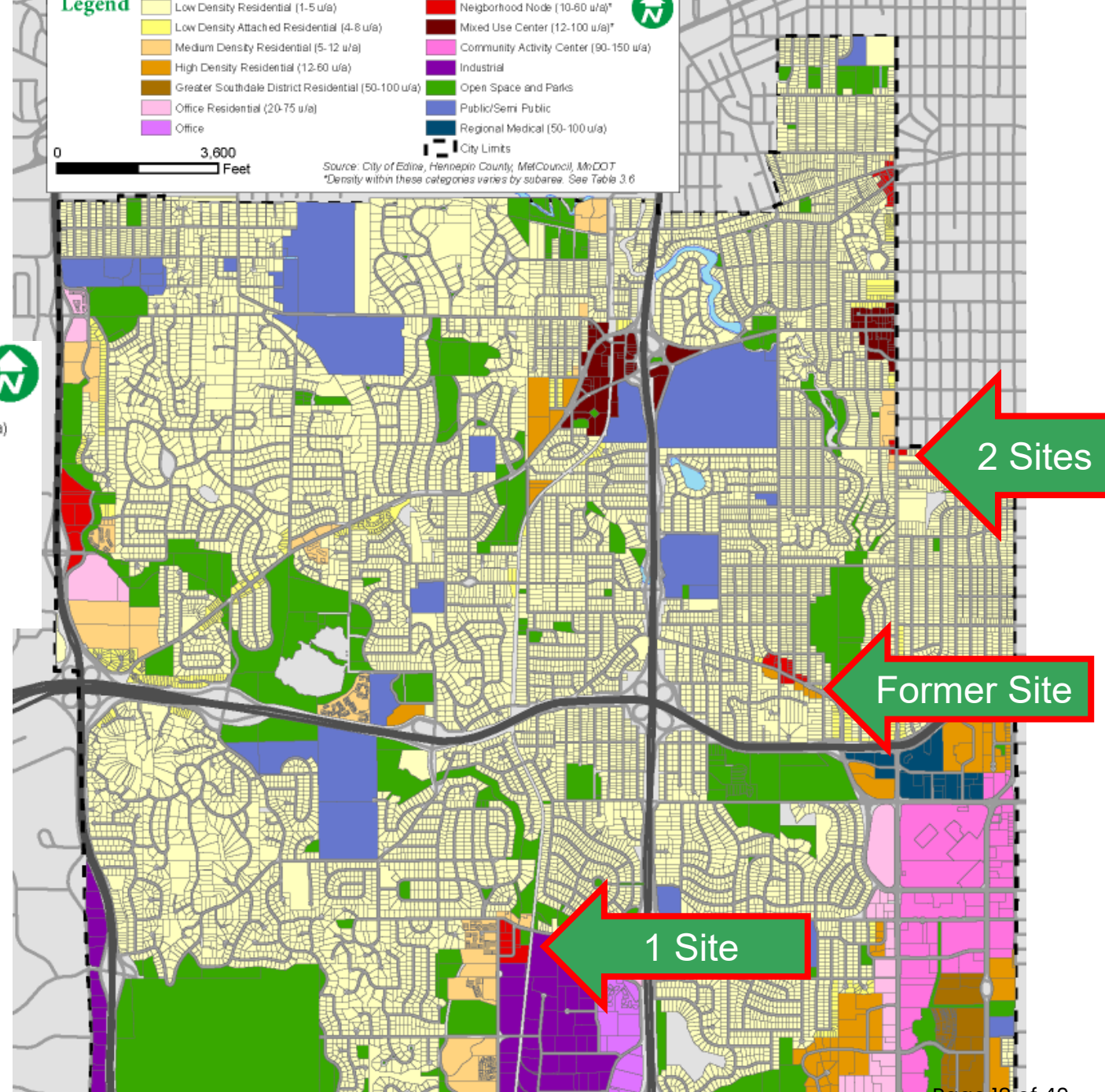
Categories	Description, Land Uses	Development Character and Guidelines	Density and Intensity
NN Neighborhood Node*** Current examples: • 44th & France • 70th & Cahill • Valley View & Wooddale • Lincoln & Londonderry	In general, small-to moderate-scale commercial, residential or mixed-use buildings serving primarily the adjacent neighborhood(s). Primary uses encouraged are neighborhood-serving retail and services, offices, studios, institutional and residential. Within Lincoln & Londonderry, limited industrial is also a primary use.	Building footprints generally less than 20,000 sq. ft. (or less for individual storefronts). Parking is less prominent than pedestrian features. Encourage underground parking (for comparatively larger developments), district parking for smaller developments, and open space linkages where feasible; emphasize enhancement of the pedestrian environment.	Varies by small area: • Wooddale/Valley View – 12-30 du/acre • 70th & Cahill – 10-50 du/acre • 44th & France – 12-60 du/acre • Lincoln/Londonderry – 10-60 du/acre 30%/70% residential/commercial mixed-use

Sites Guided NN with Gas Station or Auto Repair

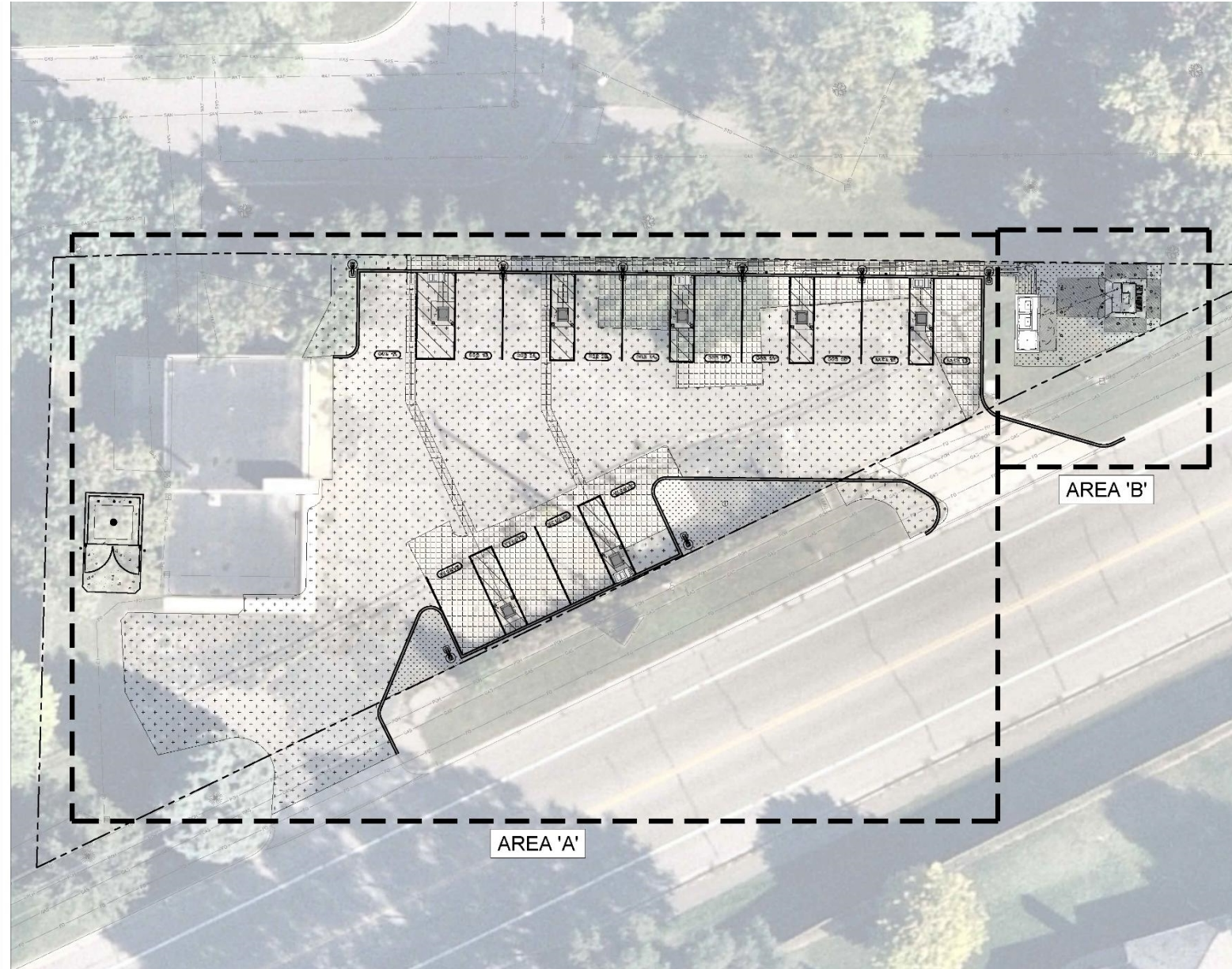
Legend



Source: City of Edina, Hennepin County, MetCouncil, MnDOT
*Density within these categories varies by subarea. See Table 3.6



Proposed Site Plan



	REGRADE AND RESTORE PREVIOUS LANDSCAPE AREA
	RELOCATED TREE
	SIGN POST
	SCREENING FENCE
	MILL AND OVERLAY EXISTING ASPHALT AT 1' DEPTH

CONSTRUCTION NOTES

1. SEE PAVING AND ADDITIONAL CONSTRUCTION NOTES ON SHEET 61 B AND C.
2. CONTRACTOR TO FORM AND FILL HATCHING CONDUIT APPROX 100 PER INCH.
3. ALL EQUIPMENT SHALL BE INSTALLED PER CURRENT DESIGN STANDARDS.
4. CONTRACTOR TO RETURN ALL AREAS OF DISTURBANCE BACK TO EXISTING GRADE AND UP TO ONE BETTER THAN EXISTED CONDITIONS.
5. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.

PAVEMENT MARKING NOTES

- [illegible]

SITE SUMMARY

PROPERTY AREA	36,562 S.F. (1.31 AC)
PARKING	
EXIST'G 2D PARKING CAPACITY:	0A
PROPOSED PARKING:	14 STALLS
NET PARKING STALL CHANGE:	14 STALLS
<u>LO LOCS</u>	6 STALLS
27' x 42' REQ	
VAR:	10 STALLS
8' SIDE	6 STALLS
<u>LO COV</u>	13 STALLS
27' x 42' x 24' REQ	
VAR:	1 STALL, 1R
8' SIDE	7 TOTALS

USE ON A SPECIFIC PROJECT (P012, P013, P014, AND IS VALID ONLY AS OF ITS ISSUE DATE (12/17/2025)). IT IS NOT SUITABLE FOR USE ON ANY OTHER PROJECT SITE OR AT A LATER TIME. ANY USE OF THIS PLAN AS A REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE INVOLVEMENT OF APPROPRIATELY LICENSED ENGINEERS. REPRODUCTION OR REUSE OF THIS PLAN FOR ANOTHER PROJECT IS UNAUTHORIZED AND MAY VIOLATE APPLICABLE LAWS.

ISSUE BLOCK	DATE	BY
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		6
		7
		8
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PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT #002	DATE 12/17/2025	SCALE AS SHOWN	DWG NUMBER BY #910	DRAWN BY #911	CHECKED BY #912
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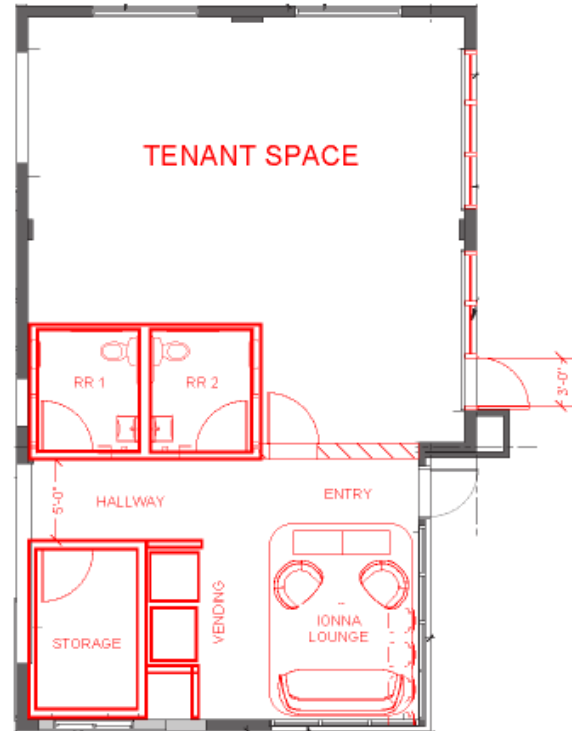
IONNA™
#012
#013, #014 #015
SITE NO.: #XXXX,XXXX

SITE PLAN

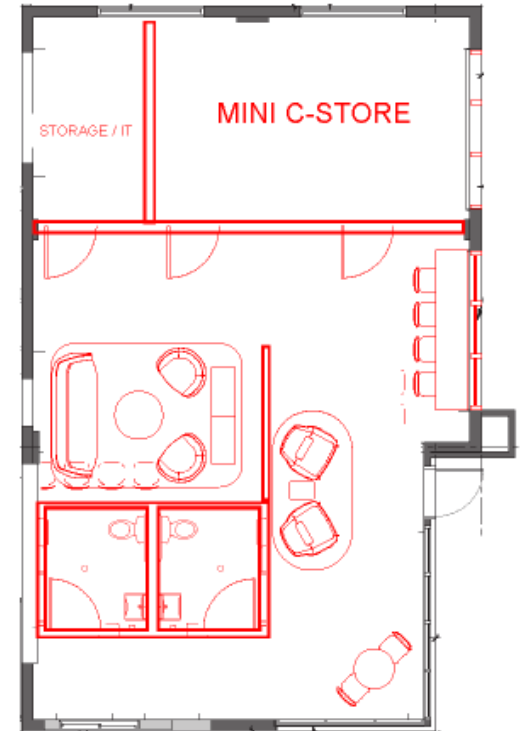
Example Building Renderings



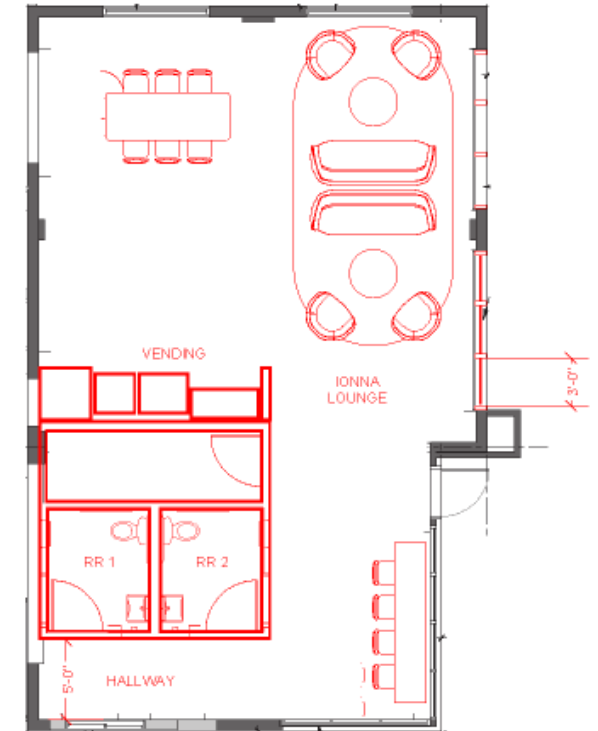
Floor Plan



OPTION 1:
SMALL IONNA LOUNGE W
3RD PARTY TENANT
SPACE



OPTION 2:
SMALL IONNA LOUNGE W
MINI C-STORE



OPTION 3:
LARGE IONNA LOUNGE W
VENDING

Zoning Ordinance Compliance Table

	City Standard (PCD-4)	Proposed
Setbacks (Structure)		
Front (Vernon)	35 feet	25 feet (existing)
Front (EP Road)	25 feet	20 feet (existing)
Side (West)	25 feet	25 feet (existing)
Setbacks (Canopy)		
Front (Vernon)	35 feet	0 feet*
Front (EP Road)	25 feet	10 feet*
Side (West)	25 feet	40+ feet
Setbacks (Pump Islands)		
Front (Vernon)	20 feet	0 feet*
Front (EP Road)	20 feet	10 feet*
Side (West)	25 feet	50+ feet
Setbacks (Parking lot)		
Drive aisle (Vernon)	20 feet	0 feet*
Drive aisle (EP Road)	20 feet	10 feet*
Side (West)	10 feet	12 feet
Setback from Residential Use		
From adjacent property	50 feet	12 feet*
From property separated by a street	110 feet	60 feet*
Parking Setback from Building	10 feet	6 & 8 feet*
Maximum Lot Size	60,000 s.f.	16,373 s.f.
Minimum Lot Size	15,000 s.f.	16,373 s.f.
Parking Stalls	1 space per employee plus 1 space per 300 square feet 5 stalls required	16 stalls
FAR	30%	8%



Item Number: 6.2

Department: Community Development

Item Activity: Discussion

Prepared By: Cary Teague, Community Development Director

Item Title: Sketch Plan Review – 4200 76th Street West (Retail Store, Warehouse & Dropoff for Salvation Army)

Action Requested:

No action requested. Provide the applicant non-binding feedback on a potential future land use application.

Information/Background:

The Planning Commission has been asked to consider a sketch plan proposal to remodel and reuse the existing 28,000 square foot building at 4200 76th Street West. The proposed use is an 18,425 square foot Salvation Army retail store with a 9,434 square foot warehouse and indoor drop off. Potential requests by the applicant for a formal application include the following options:

1. Rezoning the site from PID, Planned Industrial District to a PCD, Planned Commercial District, with a Zoning Ordinance Amendment to allow secondhand stores to exceed 2,500 square feet in size. A Comprehensive Plan Amendment from OR, Office Residential to a Mixed Use or Commercial Land Use; or
2. A Zoning Ordinance Amendment and Comprehensive Plan Amendment. The Ordinance amendment would be to allow Secondhand stores as a primary use and at any size in the PID, Planned Industrial Zoning District. The Comprehensive Plan Amendment would be to allow retail sales as a primary use in the OR, Office Residential land use category.

The proposed use (A Secondhand Retail Store over 2,500 square feet in size) is not allowed in any zoning district. Retail sales as a primary use is not allowed in the PID, Planned Industrial District in which this site is located.

Supporting Documentation:

Documents marked with "Board Portal" do not meet [ADA Web Content Accessibility Guidelines \(URL\)](#) and are not included in the public packet. To request a board portal document, please [submit a data request \(URL\)](#).

1. Staff Memo
2. Applicant Narrative
3. Staff PowerPoint (Shows Zoning, Comp Plan, Site Plan, & Floor Plan)
4. Applicant Submittal (Board Portal)
5. Spot Zoning – League of Minnesota Cities



Date: January 14, 2026

To: Planning Commission

From: Cary Teague, Community Development Director

Subject: Sketch Plan Review – 4200 76th Street West (Retail Store, Warehouse & Dropoff for Salvation Army)

Staff Recommendation: No recommendation. The Planning Commission is asked to provide non-binding comments and direction on a potential future development request. The proposed use (A Secondhand Retail Store over 2,500 square feet in size) **is not allowed in any zoning district**. Retail sales as a primary use **is not allowed** in the PID, Planned Industrial District in which this site is located.

Information/Background:

The Planning Commission has been asked to consider a sketch plan proposal to remodel and reuse the existing 28,000 square foot building at 4200 76th Street West. The proposed use is an 18,425 square foot Salvation Army retail store with a 9,434 square foot warehouse and indoor drop off. Potential requests by the applicant for a formal application include the following options:

1. Rezoning the site from PID, Planned Industrial District to a PCD, Planned Commercial District, with a Zoning Ordinance Amendment to allow secondhand stores to exceed 2,500 square feet in size. A Comprehensive Plan Amendment from OR, Office Residential to a Mixed Use or Commercial Land Use; or
2. A Zoning Ordinance Amendment and Comprehensive Plan Amendment. The Ordinance amendment would be to allow Secondhand stores as a primary use and at any size in the PID, Planned Industrial Zoning District. The Comprehensive Plan Amendment would be to allow retail sales as a primary use in the OR, Office Residential land use category.

As mentioned above, the proposed use (A Secondhand Retail Store over 2,500 square feet in size) **is not allowed in any zoning district**. Retail sales as a primary use **is not allowed** in the PID, Planned Industrial District. Areas of focus for the Planning Commission should be the following:

- **Should retail sales (secondhand stores) be allowed in the Industrial Zoning District as a primary use?**
- **Is the site appropriate for Commercial/Retail Zoning?**
- **Should the Comprehensive Plan be amended to allow retail as a primary land use in the OR, Office Residential land use category.**
- **Should the Comprehensive Plan be amended to re-guide the site for Commercial land use.**



The CITY of EDINA

CITY GOALS:



Strong
Foundation



Reliable
Service



Livable
City



Better
Together

Issues/Considerations:

Comprehensive Plan. The Comprehensive Plan guides this site for OR, Office Residential land uses. Below describes the land use, development character and density:

Categories	Description, Land Uses	Development Character and Guidelines	Density and Intensity
OR Office Residential	Transitional areas along major thoroughfares or between higher intensity districts and residential districts. Many existing highway-oriented commercial areas are anticipated to transition to this more mixed-use character. Primary uses are offices, attached or multifamily housing. Secondary uses: Limited retail and service uses (not including "big box" retail), limited industrial (fully enclosed), institutional uses, parks and open space. Vertical mixed use should be encouraged and may be required on larger sites.	Upgrade existing streetscape and building appearance, improve pedestrian and transit environment. Encourage structured parking and open space linkages where feasible; emphasize the enhancement of the pedestrian environment.	20 – 75 residential dwelling units/acre

Primary uses are office and attached or multifamily housing. The proposed retail space is 18,425 square feet and the warehouse and drop-off area is 9,434 square feet. Retail use would clearly be the primary use of the site and not a secondary use. An amendment to the Comprehensive plan to allow retail as a primary use would completely change the intent of this land use category in the City. To allow retail use as a primary use could reduce office and light industrial land uses over time. Staff would recommend that the City should maintain a strong balance of commercial, office and industrial land uses.

As demonstrated on the attached Land Use Map in the attached PowerPoint Presentation, this site is surrounded by Office and Residential Land Uses. To re-guide this site to a Commercial Land Use district would not be compatible with the surrounding land uses.

Staff would **not support these changes to the Comprehensive Plan.**



Rezoning. As demonstrated on the attached Zoning Map, this site is surrounded by properties that are zoned PID, Planning Industrial District. To re-zone this site to a Commercial zoning designation would not be compatible with the surrounding land uses and could be considered spot zoning.

Staff would **not support a rezoning of the site for commercial uses.**

Zoning Ordinance. Per Sec. 36-608 (47) of the Edina Zoning Ordinance “Secondhand stores, not exceeding 2,500 square feet of gross floor area, but excluding pawn shops” are a permitted use in the PCD 1-3, Planned Commercial Zoning districts. Therefore, the proposed secondhand store with 18,425 square feet of retail space and 9,434 square feet of warehouse would not be an allowable use in any zoning district in the City of Edina. Staff would support an ordinance amendment that would allow larger secondhand stores in the Commercial zoning district but not allow them in an industrial zoning district. These types of secondhand store (Goodwill or Salvation Army) function the same as any other retail use. The only difference is the addition of the customer drop-off area and warehouse.

Compliance Table

	City Standard (PID)	Proposed
Setbacks (Structure)		
Front (76th)	50 feet	50 feet
Side (West)	20 feet	15 feet (existing condition)
Side (East)	20 feet	20 feet
Rear	20 feet	95 feet
Parking Stalls	Retail - 1/250 s.f. (74 required) Warehouse – 1/2000 s.f. (5 required) 79 stalls required	87 stalls existing
FAR	50%	32%
Building Coverage	30%	32% (existing condition)

Traffic and Parking Study. Would be required as part of any formal application. The required parking spaces for the site would be met.

VIA EMAIL

December 17th, 2025

Edina Planning Commission
Edina City Council
City Planner – Cary Teague

RE: Sketch Plan Review – 4200 W 76th St, Edina, MN

We have been authorized by **The Salvation Army** as its advisor to submit the enclosed sketch plan review to Tenant's interest to lease space at **4200 W 76th St, Edina, MN**. (the "Building").

PREMISES:

Space consisting of approximately 27,495 square feet at 4200 W 76th St, Edina, MN ("Premises").

PROJECT SUMMARY, ZONING CONTEXT & COMMUNITY BENEFITS

The Salvation Army proposes a Family Store resale center with a donation drop-off and processing area at 4200 W 76th Street, repurposing an existing industrial/flex building into a visible, accessible reuse and donation hub along the France Avenue corridor.

- **Zoning & Entitlement Context:** The property is currently zoned PID (Planned Industrial District). Based on the City's interpretation of "secondhand goods," the proposed donation center and retail-thrift use would require one of the following:
 - Rezoning to a commercial district, along with a Comprehensive Plan Amendment, and a corresponding zoning ordinance amendment to expand the permitted principal use category from "*Secondhand stores, not exceeding 2,500 square feet of gross floor area, but excluding pawn shops*" to "*Secondhand stores, sales floor not exceeding ¾ of gross floor area*"; or
 - A zoning ordinance amendment within the PID district to allow the same above expanded secondhand store definition as a Principal Permitted Use, together with a Comprehensive Plan Amendment.
- **Adaptive Reuse & Sustainability:** The project follows a model of adaptive reuse, converting an underutilized industrial/flex building rather than demolishing it. This approach aligns with sustainable development practices, preserves existing building stock, and supports a sustainable donation-based model that diverts approximately 95% of donated textiles from landfills.
- **Community Need & Equity Considerations:** Compared to Edina overall, the surrounding neighborhood has higher concentrations of residents who identify as:
 - Black, Indigenous, or People of Color (BIPOC)
 - Living in poverty
 - Foreign-born
 - Unemployed
 - Living with a physical or mental disability
 - Lacking access to a personal vehicle

Providing this facility significantly improves access to affordable goods and donation services in an area that has historically had limited access to cost-effective and sustainable retail options. The

site's proximity to nearby affordable housing, including The Sound on 76th, further strengthens its role as a neighborhood-serving use.

- Economic & Corridor Benefits - The Family Store will:
 - Expand affordability in a corridor otherwise dominated by higher-cost retail
 - Create approximately 12 full-time and 24 part-time jobs, supporting local households
 - Reinforce ongoing reinvestment along France Avenue by activating an existing building
 - Operate with no public subsidy, while directing all store proceeds to a nonprofit mission that supports the broader community

In summary, the proposed Family Store transforms an underutilized flex property into a sustainable, community-serving asset that aligns with Edina's adopted plans, market realities, and evolving land use vision—while delivering measurable social, environmental, and economic benefits.

PLANNING RATIONALE & COMPREHENSIVE PLAN ALIGNMENT:

1. The request supports the mixed evolution of the corridor, not an isolated change. The site sits within a transition area where commercial, office, and residential uses already coexist. Retail is one block away, office is adjacent, and housing is nearby. The proposed use does not introduce a new intensity; it recognizes the corridor's actual land-use condition and supports neighborhood-scale reinvestment consistent with corridor redevelopment.
2. It directly implements the 2040 Comp Plan's goals for reinvestment, sustainability, and adaptive reuse. The project advances key policy areas by:
 - a. Reusing, not demolishing, existing buildings, avoids landfilled building waste and preserves embodied carbon.
 - b. Supporting circular economy reuse, aligning with sustainability goals through donation, recycling, and resale.
 - c. Activating underutilized flex space with a community-serving use rather than requiring new construction.
 - d. Strengthening neighborhood services within walkable mixed-use corridors, as directed by the Plan.

This is one of the few proposals where sustainability outcomes are certain on Day 1, not theoretical.

3. This is not a "flex district" request — it is a policy-based, corridor-wide adjustment that avoids spot zoning. The intent is not to tailor zoning to a single parcel, but to align the land-use designation with how the corridor is functioning today and how the Comp Plan directs it to evolve. The requested action:
 - a. Creates a consistent district interpretation that could apply to similar parcels along this edge of the PID district, similar to LA Fitness across the street;
 - b. Implements established policy rather than creating a new one-off category; and
 - c. Reflects actual conditions, market realities, and community needs, rather than a site-specific experiment.
4. Low-impact commercial use compatible with existing PID standards. The use generates less traffic, noise, and industrial activity than many allowed tenants today. It functions as "commercial-light," fitting the corridor without increasing environmental or operational intensity.

5. The proposal advances community affordability without subsidy. By adapting existing buildings, the project supports retail that would otherwise be cost-prohibitive in new construction. This delivers:
 - a. affordable goods to residents in a high-cost retail area;
 - b. an accessible resource for adjacent income-restricted housing;
 - c. a rare community benefit that requires no TIF, no tax abatement, and no subsidy.Adaptive reuse is the only viable planning tool that enables affordable, community-serving retail in high-value areas like Edina.
6. The zoning code is outdated relative to market and policy conditions. The current code was written for a different era of Edina's growth when single-use office and industrial districts were more active and market-viable. Today, the market favors mixed, right-sized neighborhood commercial and adaptive reuse. Modernizing the designation does not create a new direction—it simply aligns zoning with the City's current economic, environmental, and policy context.

SALVATION ARMY MISSION:

All Twin Cities Salvation Army thrift store proceeds go to support The Salvation Army Adult Rehabilitation Center in Minneapolis.

The [Salvation Army Adult Rehabilitation Center \(ARC\)](#)'s mission is to offer spiritual, emotional, and social assistance to individuals struggling with social and spiritual problems, including substance abuse, to help them regain their lives and relationships. The ARC aims to meet human needs in the name of Jesus Christ without discrimination or harassment based on age, race, color, religion, sex, national origin, marital status, disability, citizenship, sexual orientation, gender identity, gender expression, or any other characteristic, in accordance with our capacity to help. The ARC's provide a holistic, faith-based program that includes work therapy, counseling, and emotional direction.

Here's a more detailed breakdown of the ARC mission:

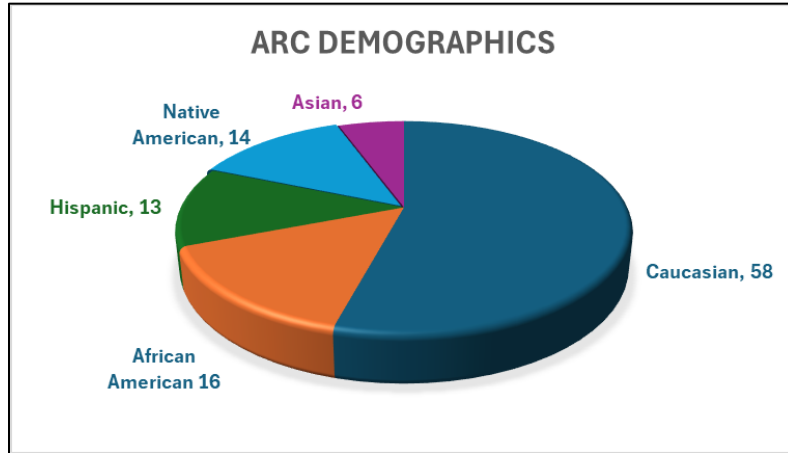
- Restoring Lives: The ARC focuses on restoring individuals' lives and relationships by providing a safe and supportive environment where they can address their challenges.
- Holistic Approach: The program addresses the physical, emotional, social, and spiritual needs of participants, helping them develop a healthier lifestyle and regain their dignity and independence.
- Faith-Based meaning all are welcome: The ARC's approach is rooted in Christian faith, offering spiritual direction and counseling to help individuals develop an environment of dignity, respect, and inclusivity
- Work Therapy: Participants engage in work therapy as part of the program, developing valuable skills for future employment opportunities and a sense of purpose.
- Community: The ARC fosters a sense of community and belonging, supporting participants as they rebuild their lives and relationships.

Providing compassion to help those struggling with addiction or repeat incarceration. Our rehabilitation programs offer compassion to help people break free from chains – whether those of addiction or repeat incarceration – to find a new life path and reclaim lost hope.

Salvation Army MPLS ARC 2025 Program Highlights:

- Intakes - 602
- Graduates with long term sobriety - 121
- Men in program from Edina – 5

Demographics as of 12/17/2025:



Local MPLS ARC Family Store Sustainability Figures (lb.'s):

Clothing - 3,543,956

Metals- 209,002

Shoes - 80,373

Accessories - 176,891

Books/ Paper - 756, 032

Linens - 664,104

Total: 5,430,359

Contacts:

- Ted Carlson, CCIM, SIOR
 - Email: tcarlson@carlsonpartnersllc.com
- Joe Becker, CCIM
 - Email: jbecker@carlsonpartnersllc.com
- Tom Canfield
 - Email: Tom.Canfield@usc.salvationarmy.org



The CITY of
EDINA

Sketch Plan Review - 4200 76th Street West (Salvation Army)

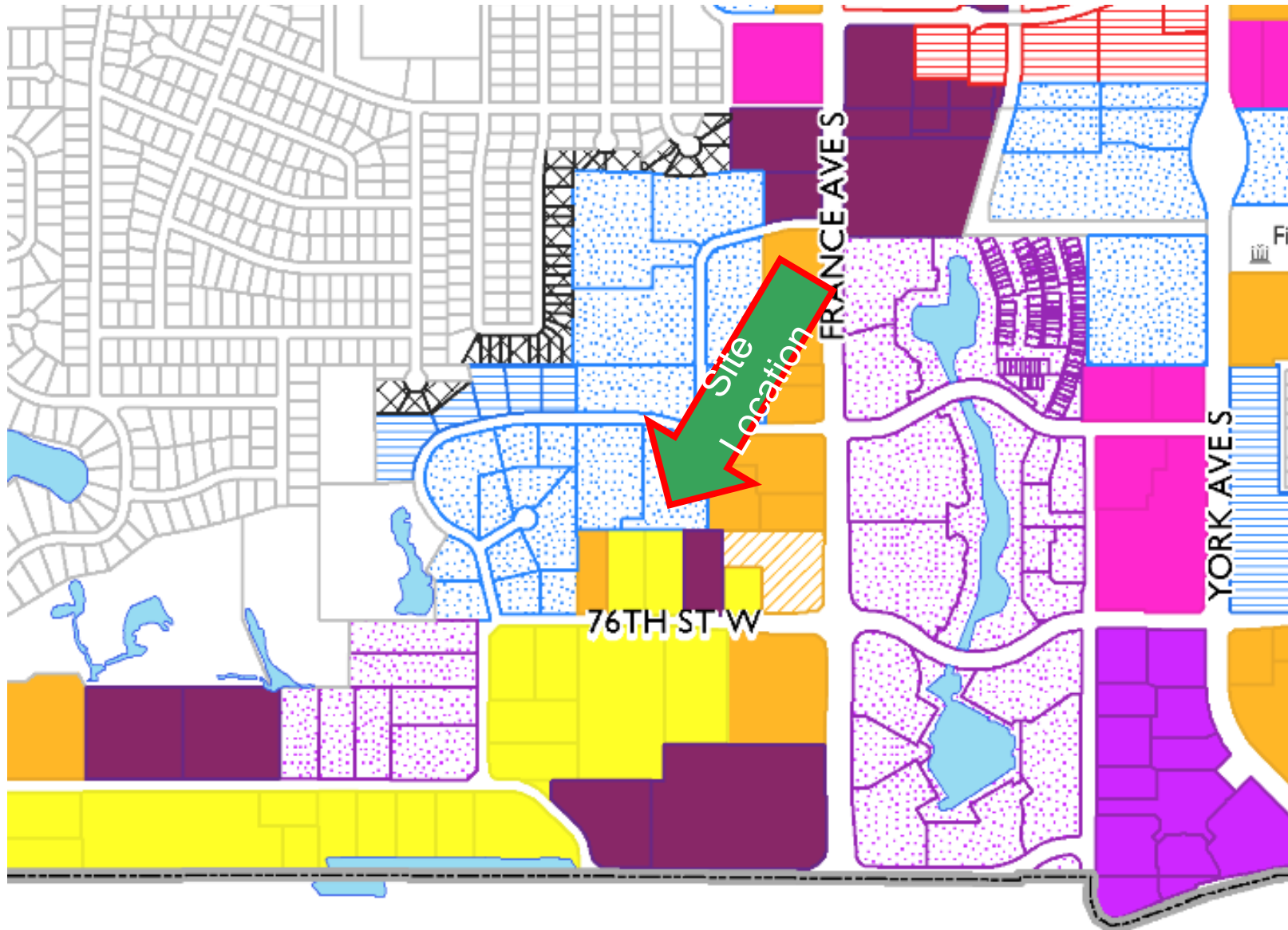
Zoning Map & Site Location



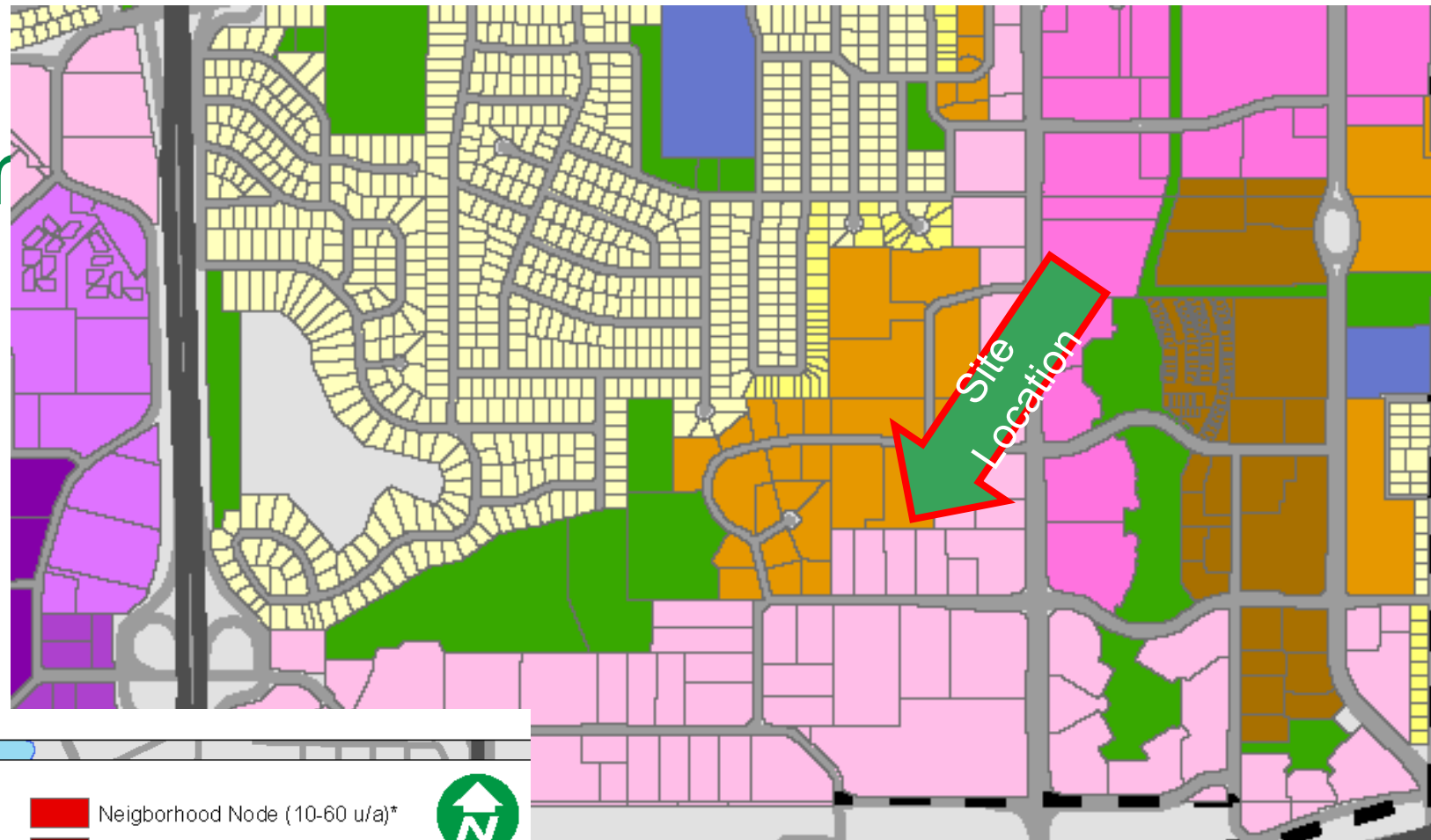
Zoning Map

Legend

- R-1 - Single Dwelling Unit
- R-2 - Double Dwelling Unit
- PRD-1 - Planned Residence
- PRD-2 - Planned Residence
- PRD-3 - Planned Residence
- PRD-4 - Planned Residence
- PRD-5 - Planned Residence
- PCD-1 - Planned Commercial
- PCD-2 - Planned Commercial
- PCD-3 - Planned Commercial
- PCD-4 - Planned Commercial
- POD-1 - Planned Office
- POD-2 - Planned Office
- RMD - Regional Medical
- PID - Planned Industrial
- POD - Planned Unit Development
- APD - Automotive Parking
- PSR-4 - Planned Residence
- MDD-4 - Mixed Development
- MDD-5 - Mixed Development
- MDD-6 - Mixed Development
- Lakes
- Creeks
- Edina Boundary
- Railroad
- Public Building
- Public School
- Private School



Land Use Map & Site Location



Legend

- | | |
|---|--|
| Low Density Residential (1-5 u/a) | Neighborhood Node (10-60 u/a)* |
| Low Density Attached Residential (4-8 u/a) | Mixed Use Center (12-100 u/a)* |
| Medium Density Residential (5-12 u/a) | Community Activity Center (90-150 u/a) |
| High Density Residential (12-60 u/a) | Industrial |
| Greater Southdale District Residential (50-100 u/a) | Open Space and Parks |
| Office Residential (20-75 u/a) | Public/Semi Public |
| Office | Regional Medical (50-100 u/a) |



0 3,600 Feet

City Limits

Source: City of Edina, Hennepin County, MetCouncil, MnDOT
*Density within these categories varies by subarea. See Table 3.6

Land Use Description for Office Residential

Categories	Description, Land Uses	Development Character and Guidelines	Density and Intensity
OR Office Residential	Transitional areas along major thoroughfares or between higher intensity districts and residential districts. Many existing highway-oriented commercial areas are anticipated to transition to this more mixed-use character. Primary uses are offices, attached or multifamily housing. Secondary uses: Limited retail and service uses (not including "big box" retail), limited industrial (fully enclosed), institutional uses, parks and open space. Vertical mixed use should be encouraged and may be required on larger sites.	Upgrade existing streetscape and building appearance, improve pedestrian and transit environment. Encourage structured parking and open space linkages where feasible; emphasize the enhancement of the pedestrian environment.	20 – 75 residential dwelling units/acre

Proposed Site Plan

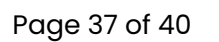


Existing Building

EXISTING PHOTO



INTERIOR DEMO SCOPE:



Zoning Ordinance Compliance Table

	City Standard (PID)	Proposed
Setbacks (Structure)		
Front (76th)	50 feet	50 feet
Side (West)	20 feet	15 feet (existing condition)
Side (East)	20 feet	20 feet
Rear	20 feet	95 feet
Parking Stalls	Retail - 1/250 s.f. (74 required) Warehouse – 1/2000 s.f. (5 required) 79 stalls required	87 stalls existing
FAR	50%	32%
Building Coverage	30%	32% (existing condition)

RELEVANT LINKS:

Su11 Oil Co. v. Viii. of New Hope, 300 Minn. 326, 220 N.W.2d 256 (1974).
Kelber v. City of St. Louis Park, 289 Minn. 456, 185 NW 2d 526 (1971).

Minn. Stat. § 462.357, subd. 2.

A.G. Op. 59-A-32 (Jan. 25, 2002).

Amco11 Co.p. v. City of Eagan, 348 N.W.2d 66 (Minn. 1984).

Olse11 v. City of Hopki11s, 178 N.W.2d 719,288 Minn. 25 (Minn. 1970).
Three Pull, LLC v. City of Mil111eto11ka, No. A08-1436 (Minn. Ct. App 2009) (unpublished decision).

Stale, by Rochester Ass'u of Neighborhoods v. City of Rochester. 268 N.W.2d 885 (Minn. 1978).

The 60-Day Rule discussed previously applies to rezoning requests and an automatic grant of the rezoning will result if the city does not comply with the rule.

Rezoning represents a legislative act and needs only to have a rational basis relating to public health, safety, morals, or general welfare. A city must document, in findings of fact, the rational basis for the rezoning decision. If a city has followed a comprehensive planning process, the findings of fact should further the city's comprehensive plan. For example, the fact that property zoned for residential purposes has greater value if used for commercial purposes has never been grounds for rezoning when the surrounding property is predominantly residential.

(1) Rezoning residential property

When property gets rezoned from residential to commercial or industrial, a two-thirds majority of all members of the city council is required. (This means there must be four affirmative votes on a five-member council, in most cases.) For other rezoning decisions, a simple majority vote of all members is all that is required, meaning three out of five votes for a five-member council.

The Minnesota attorney general has issued an opinion that charter cities may not alter this voting requirement in their charter. The purpose of state law is to provide a uniform set of procedures for city planning and such procedures apply to all cities, charter or statutory.

(2) Spot zoning

Property owners do not have vested rights in the specific zoning of their parcel.

Cities may exercise their legislative discretion to rezone property in furtherance of the public, health, safety and welfare. However, cities should avoid a type of rezoning known as "spot zoning."

Spot zoning usually involves the rezoning of a small parcel of land in a manner that:

- Has no supporting rational basis that relates to promoting public welfare.
- Establishes a use classification inconsistent with surrounding uses and creates an island of nonconforming use within a larger zoned district (for example one lot where industrial uses are permitted in an otherwise residential zone).

RELEVANT LINKS:

Alexander v. City of Minneapolis, 125 N.W.2d 583,267 Minn. 155 (Minn. 1963).

See Handbook,
Environmental Regulations
for more information on
environmental review.
Minn. Stat. § 1160.
Minn. R. ch. 4410.
Minn. Stat. § 160.02.

Minn. Stat. § 15.99, subd.
3(d), (e).
Minn. Stat. § 116D.
Minn. R. ch. 4410.
See Section V-A *The 60-Day Rule*.

Minn. Stat. § 462.353, subd.
4(a).
Minn. Stat. § 462.353, subd.
4(b).

Minn. Stat. § 471.462.

- Dramatically reduces the value for uses specified in the zoning ordinance of either the rezoned plot or abutting property.

Spot zoning that results in a total destruction or substantial diminution in the value of property may be considered a form of regulatory taking of private property without compensation.

In these rare instances, courts may award a property owner compensation for damages related to a legislative rezoning.

D. Environmental review

Minnesota has adopted a comprehensive and detailed environmental review program to determine the significant environmental effects of private and governmental actions. The idea behind the program is that if governmental bodies require documents that identify the environmental consequences of a proposed development and those documents are available to the public, decision-makers can incorporate environmental protection into the proposed development. The law prohibits the issuance of permits or development prior to completion of necessary documents.

The state-mandated environmental review process usually occurs in conjunction with a city's administration of its zoning ordinance. The environmental review process may require a city to delay consideration of an application. The 60-Day Rule allows an extension for these purposes.

E. Fees and escrow

Proper zoning administration can require significant financial commitment from a city. However, a city may establish land use fees under the Municipal Planning Act sufficient to defray the costs incurred by a city in reviewing, investigating, and administering an application related to the zoning ordinance.

Fees must be fair, reasonable, proportionate, and linked to the actual cost of the service for which the fee is imposed. All cities must adopt management and accounting procedures to ensure fees are maintained and used only for the purpose for which they are collected. Upon request, a city must explain the basis of its fees.

Upon request by an applicant for a permit, license, or other approval relating to real estate development or construction, cities must provide a written non-binding estimate of consulting fees to be charged to the applicant based on the information available at that time.