



EDINA MINNESOTA

Planning Commission Meeting Agenda

May 13, 2026, 7:00 PM

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



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Participate in the meeting:

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Provide feedback during Community Comment by calling 312-535-8110. Enter access code 2870 709 8856. 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:

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1. Call to Order

2. Roll Call

3. Approval of Meeting Agenda

4. Approval of Meeting Minutes

4.1. April 29, 2026, Planning Commission 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. Public Hearing

During "Public Hearings," the Commission chair will ask for public testimony after staff and/or applicants make their presentations. The following guidelines are in place to ensure an efficient, fair, and respectful hearing; limit your testimony to three minutes and to the matter under consideration; the Chair may modify times, as deemed necessary; avoid repeating remarks or points of view made by previous speakers. The use of signs, clapping, cheering or booing or any other form of verbal or nonverbal communication is not allowed.

6.1. Zoning Ordinance Amendment, Preliminary Rezoning & Site Plan – 4200 76th Street West –

(Salvation Army)

- 7. Reports/Recommendations**
- 8. Chair and Member Comments**
- 9. Staff Comments**
- 10. Adjournment**



Minutes
City Of Edina, Minnesota
Planning Commission
Edina City Hall Council Chambers
April 29, 2026

I. Call To Order

Chair Alkire called the meeting to order at 7:00 p.m.

II. Roll Call

Answering the roll call were: Commissioners Bennett, Brennan, Daye, Felt, Hahneman, Nelson (Remote), Padilla, Smith, Just, and Chair Alkire. Staff Present: Cary Teague, Community Development Director, Addison Lewis, Community Development Coordinator, and Miriam Laredo-Fuentes, Administrative Support Specialist.

Absent from the roll call: Commissioners Just and Jha.

Chair Alkire introduced the new Commissioner, Joe Brennan, and welcomed him to the Commission.

Commissioner Brennan reviewed his life and work history.

III. Approval Of Meeting Agenda

Commissioner Daye moved to approve the April 29, 2026, agenda. Commissioner Padilla seconded the motion.

A roll call vote was performed:

Commissioner Bennett	aye
Commissioner Brennan	aye
Commissioner Daye	aye
Commissioner Felt	aye
Commissioner Hahneman	aye
Commissioner Nelson	aye
Commissioner Padilla	aye
Commissioner Smith	aye
Chair Alkire	aye

Motion carried.

IV. Approval Of Meeting Minutes

A. Minutes: Planning Commission, April 15, 2026

Commissioner Daye noted a correction to the minutes. He indicated he was not in attendance at the April 15, 2026, meeting. Staff will make the correction.

**Commissioner Bennett moved to approve the April 15, 2026, meeting minutes.
Commissioner Hahneman seconded the motion.**

A roll call vote was performed:

Commissioner Bennett	aye
Commissioner Brennan	aye
Commissioner Daye	aye
Commissioner Felt	aye
Commissioner Hahneman	aye
Commissioner Nelson	aye
Commissioner Padilla	aye
Commissioner Smith	aye
Chair Alkire	aye

Motion carried.

V. Community Comment

None.

VI. Public Hearings

A. Ordinance Amendment to Parking Requirements at 50th & France

Community Development Coordinator Lewis presented the request for an Ordinance Amendment to Parking Requirements. Staff recommends approval of the proposed Ordinance, as requested, subject to the findings and conditions listed in the staff report.

Public Hearing

None.

Commissioner Felt moved to close the public hearing. Commissioner Hahneman seconded the motion.

Commissioner Padilla indicated she would need to recuse herself from voting on this item.

A roll call vote was performed:

Commissioner Bennett	aye
Commissioner Brennan	aye
Commissioner Daye	aye

Commissioner Felt	aye
Commissioner Hahneman	aye
Commissioner Nelson	aye
Commissioner Padilla	aye
Commissioner Smith	aye
Chair Alkire	aye

Motion carried.

The Commission discussed the Ordinance Amendment and felt the changes were appropriate.

Motion

Commissioner Felt moved that the Planning Commission recommend approval of the Ordinance Amendment to Parking Requirements at 50th & France to the City Council, as outlined in the staff memo, subject to the conditions and findings therein. Commissioner Smith seconded the motion.

A roll call vote was performed:

Commissioner Bennett	aye
Commissioner Brennan	aye
Commissioner Daye	aye
Commissioner Felt	aye
Commissioner Hahneman	aye
Commissioner Nelson	aye
Commissioner Padilla	abstain
Commissioner Smith	aye
Chair Alkire	aye

Motion carried.

B. Comprehensive Plan Amendment, Site Plan and Variances – 6016 Vernon (EV Charging Station)

Director Teague presented the request of 6016 Vernon for a Comprehensive Plan amendment, Site Plan, and Variances. Staff recommends approval of the requests, as requested, subject to the findings and conditions listed in the staff report.

Appearing for the Applicant

Mr. Declan Wilkerson, Lead Site Designer for Ionna, addressed the Commission.

Staff and the applicant answered Commission questions.

Public Hearing

Mr. Michael Gerring opposed the EV charging station proposal and the Comprehensive Plan amendment designating a Neighborhood Node, and urged denial.

Ms. Pam Allen supported the proposal, stating that it was a compatible use for the site and a better fit than other options.

Mr. Colbre, 6004 Kmart Drive, expressed his support of moving forward with a use for the site but raised several concerns about the proposal.

Ms. Corrine Reed, 6012 Eden Prairie Road, expressed support for the proposed development.

Commissioner Daye moved to close the public hearing. Commissioner Padilla seconded the motion.

A roll call vote was performed:

Commissioner Bennett	aye
Commissioner Brennan	aye
Commissioner Daye	aye
Commissioner Felt	aye
Commissioner Hahneman	aye
Commissioner Nelson	aye
Commissioner Padilla	aye
Commissioner Smith	aye
Chair Alkire	aye

Motion carried.

The Commission discussed the Comprehensive Plan Amendment, Site Plan, and Variances and concluded that the plan was good.

Motion

Commissioner Smith moved that the Planning Commission recommend approval of the Comprehensive Plan Amendment for 6016 Vernon Avenue to a neighborhood node to the City Council, as outlined in the staff memo, subject to the conditions and findings therein.

Commissioner Hahneman seconded the motion.

A roll call vote was performed:

Commissioner Bennett	aye
Commissioner Brennan	aye
Commissioner Daye	aye
Commissioner Felt	aye
Commissioner Hahneman	aye
Commissioner Nelson	aye
Commissioner Padilla	aye
Commissioner Smith	aye

Chair Alkire aye

Motion carried.

Motion

Commissioner Nelson moved that the Planning Commission recommend approval of the Site Plan and Variances to the City Council, as outlined in the staff memo, subject to the conditions and findings therein. Commissioner Padilla seconded the motion.

A roll call vote was performed:

Commissioner Bennett	nay
Commissioner Brennan	aye
Commissioner Daye	aye
Commissioner Felt	aye
Commissioner Hahneman	nay
Commissioner Nelson	aye
Commissioner Padilla	aye
Commissioner Smith	aye
Chair Alkire	aye

Motion carried.

VII. Reports/Recommendations

None.

IIX. Chair and Member Comments

Received.

IX. Staff Comments

Received.

X. Adjournment

Chair Alkire adjourned the meeting at 9:04 p.m.



Item Number: 6.1

Department: Community Development

Item Activity: Action

Prepared By: Cary Teague, Community Development Director

Item Title: Zoning Ordinance Amendment, Preliminary Rezoning & Site Plan – 4200 76th Street West - (Salvation Army)

Action Requested:

Recommend the City Council approve the Ordinance Amendment, Rezoning & Site Plan, subject to the findings and conditions outlined in the staff report.

Information/Background:

The Salvation Army is proposing to remodel and reuse the existing 28,000 square foot building at 4200 76th Street West into an 18,425 square foot Salvation Army retail store with a 9,434 square foot warehouse and indoor drop off. There are no plans to alter the site plan or exterior of the existing building. The request requires the following:

1. Zoning Ordinance Amendment to allow secondhand stores to exceed 2,500 square feet in size in the PCD-Planned Commercial District.
2. Rezoning the site from PID, Planned Industrial District to a PCD, Planned Commercial District.
3. Site Plan Review.

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 Report
2. Proposed Plans
3. Staff Presentation
4. Applicant Narrative (Board Portal - Not ADA Accessible)
5. Traffic and Parking Study (Board Portal - Not ADA Accessible)



Date: May 13, 2026

To: Planning Commission

From: Cary Teague, Community Development Director

Subject: Zoning Ordinance Amendment, Rezoning & Site Plan – 4200 76th Street West - (Salvation Army)

Staff Recommendation: Approval of the Zoning Ordinance Amendment, Rezoning and Site Plan for Salvation Army.

Information/Background:

The Salvation Army is proposing to remodel and reuse the existing 28,000 square foot building at 4200 76th Street West into an 18,425 square foot Salvation Army retail store with a 9,434 square foot warehouse and indoor drop off. There are no plans to alter the site plan or exterior of the existing building. The request requires the following:

1. Zoning Ordinance Amendment to allow secondhand stores to exceed 2,500 square feet in size in the PCD-Planned Commercial District.
2. Rezoning the site from PID, Planned Industrial District to a PCD, Planned Commercial District.
3. Site Plan Review.

SUPPORTING INFORMATION

Surrounding Land Uses

Northerly: Multi-family Condominiums; Zoned PRD-4, Planned Residential District and guided High Density Residential.

Easterly: Multi-family Apartments; Zoned PUD, Planned Industrial and guided Office-Residential.

Southerly: LA Fitness & the Edina Fire Station; Zoned PID, Planned Industrial and guided Office-Residential.

Westerly: Office/Bank; Zoned PID, Planned Industrial and guided Office-Residential.

Existing Site Features

The subject property is 2 acres in size, contains a single-story office building built in 1969 with a large surface parking lot.



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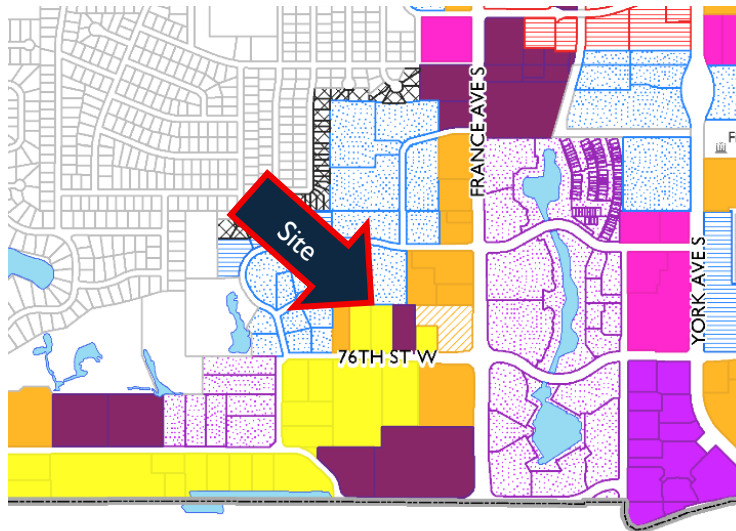
Planning

Guide Plan designation: OR, Office Residential
Zoning: PID, Planned Industrial

Issues/Considerations:

Rezoning

As demonstrated below there is a mixture of zoning districts on this portion of 76th Street. The property to the east is a multifamily residential PUD; to the south is property zoned PID but consist of an Edina Fire Station and LA fitness (similar to a commercial use, but allowing in PID); and to the west is a bank zoned PID (banks are also allowed in a commercial zoning district). The proposed use would be consistent with the existing uses on the block.



Per Section 36-216 of the City Code, the Commission may recommend approval by the council based upon, but not limited to, the factors below.

Is consistent with the comprehensive plan.

The proposed rezoning is consistent with the Comprehensive Plan. The Comprehensive Plan guides this site for OR, Office Residential land uses. The following page describes the land use, development character and density. Limited retail is considered a secondary use.



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Categories	Description, Land Uses	Development Character and Guidelines	Density and Intensity
OR Office Residential	<p>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.</p> <p>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.</p>	<p>Upgrade existing streetscape and building appearance, improve pedestrian and transit environment.</p> <p>Encourage structured parking and open space linkages where feasible; emphasize the enhancement of the pedestrian environment.</p>	20 – 75 residential dwelling units/acre

The Salvation Army is not a big-box retailer. It is a non-profit charitable organization that operates thrift stores rather than large-format retail superstores.

Will not be detrimental to properties surrounding the tract.

The site plan and building would not change. The existing building would be utilized as well as the existing parking lot. Landscaping will be added to enhance the site. There are several uses in the area that are somewhat similar to retail, including a bank to the west and a health club to the south.

Will not result in an overly intensive land use.

The building size would remain the same, a large portion would be used for storage and drop off. The parking requirements would be met. A traffic and parking study was done by Stantec and concludes that the existing roadways would support the project, and there would be enough parking. (See page 7-1 in the attached traffic study.) The proposed secondhand store and donation drop off would generate less traffic than the existing LA fitness located across the street.

Will not result in undue traffic congestion or traffic hazards.

Traffic study was done by Stantec and concludes that the existing roadways can support the project. (See attached traffic study.)

Conforms to the provisions of this section and other applicable provisions of this Code.

Assuming the change to the Zoning Ordinance to allow the proposed use, the project would conform to the PCD-2 ordinance standards. The side yard setback is an existing condition.



Provides a proper relationship between the proposed improvements, existing structures, open space and natural features.

There would be no building alteration or change in the parking lot. There will be added landscaping to enhance the appearance of the site.

Zoning Ordinance Amendment. 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 I-3, Planned Commercial Zoning districts.

The applicant is proposing a Zoning Ordinance Amendment that would allow secondhand stores to exceed 2,500 square feet in size in the PCD-Planned Commercial District. Below is the proposed amendment; it would apply to all PCD Zoning Districts.

Section I. Chapter 36, Article VIII, Division 8, Sec. 36-608 is hereby amended as follows:

Sec. 36-608. - Principal uses in the PCD-I subdistrict.

(47) Secondhand stores, ~~not exceeding 2,500 square feet of gross floor area,~~ but excluding pawn shops.

Staff supports the ordinance amendment; secondhand stores, like Salvation Army or Goodwill, function the same as any other retail use.

Staff conducted contacted Eden Prairie, St. Louis Park, Richfield and Bloomington. All allow secondhand stores in their commercial zoning districts. They do not differentiate new vs. secondhand retail. Eden Prairie allows retail in an industrial zone with a PUD with limited retail square feet. Edina is the only city among our neighboring border cities that limit square feet and call out secondhand stores as a distinct retail category.



Compliance Table

Table with 3 columns: Category, City Standard (PCD-2), and Proposed. Rows include Setbacks (Structure), Parking Stalls, FAR, and Building Coverage.

Site Plan Review

Parking

Based on the City Code requirement, Section 36-1311, the proposed parking spaces meet City Code. An 18,425 square foot retail store with a 9,434 square foot warehouse would require 79 parking stalls. The existing site provides 80 parking stalls. The parking study concludes that 54 parking stalls would be adequate.

Site Circulation/Access/Traffic

Primary access to the proposed development would be off 76th Street. No changes are proposed from the existing conditions. Stantec conducted a traffic study. The study concludes that the proposal can be supported by the existing roadways. (See attached traffic study.)

Landscaping

Based on the perimeter of the site, 32 overstory trees would be required. The proposed plans show 32 existing and proposed overstory trees on site. A full complement of understory shrubs and bushes are also proposed.



Living Streets/Multi-Modal Consideration

Sec. 36-1274. - Sidewalks, trails and bicycle facilities.

- (a) In order to promote and provide safe and effective sidewalks and trails in the City and encourage the use of bicycles for recreation and transportation, the following improvements are required, as a condition of approval, on developments requiring the approval of a final development plan or the issuance of a conditional use permit pursuant to article V of this chapter:
- (1) It is the policy of the City to require the construction of sidewalks and trails wherever feasible so as to encourage pedestrian and bicycle connectivity throughout the City. Therefore, developments shall provide sidewalks and trails which adjoin the applicant's property:
 - a. In locations shown on the City's sidewalk and trail plan; and
 - b. In other locations where the council finds that the provision of such sidewalks and trails enhance public access to mass transit facilities or connections to other existing or planned sidewalks, trails or public facilities.
 - (2) Developments shall provide sidewalks between building entrances and sidewalks or trails which exist or which will be constructed pursuant to this section.
 - (3) Developments shall provide direct sidewalk and trail connections with adjoining properties where appropriate.
 - (4) Developments must provide direct sidewalk and trail connections to transit stations or transit stops adjoining the property.
 - (5) Design standards for sidewalks and trails shall be prescribed by the engineer.
 - (6) Nonresidential developments having an off-street automobile parking requirement of 20 or more spaces must provide off-street bicycle parking spaces where bicycles may be parked and secured from theft by their owners. The minimum number of bicycle parking spaces required shall be five percent of the automobile parking space requirement. The design and placement of bicycle parking spaces and bicycle racks used to secure bicycles shall be subject to the approval of the city engineer. Whenever possible, bicycle parking spaces shall be located within 50 feet of a public entrance to a principal building.
- (b) The expense of the improvements set forth in subsection (a) of this section shall be borne by the applicant.

The City's Comprehensive Plan identifies a new sidewalk on the north side of 76th Street. Therefore, a boulevard-style sidewalk should be installed on the site. This shall be made a condition of approval.



PRIMARY ISSUES/STAFF RECOMMENDATION

Primary Issues

For this project, the City of Edina has complete discretion to approve or deny this request. A case can be made for both approval and denial of this project. Findings for both approval and denial of this project are provided for the Planning Commission and City Council to consider.

- **Is the Zoning Ordinance Amendment Reasonable?**

Yes. Staff would support the Ordinance Amendment for the following reasons:

1. Secondhand stores are currently allowed in the PCD zoning district at a limited scale.
2. Secondhand stores, like Salvation Army or Goodwill, function the same as any other retail use.
3. The adjacent Cities of Eden Prairie, St. Louis Park, Richfield and Bloomington, all allow secondhand stores in their commercial zoning districts. They do not differentiate between new vs. secondhand retail.
4. Pawnshops would continue to be prohibited.

- **Is the Proposed Rezoning to PCD-2 Reasonable?**

Yes. Staff supports the request for the following reasons:

1. The findings for rezoning per Section 36-216 of the City Code would be met.
2. The Rezoning would not be detrimental to properties surrounding this site.
3. The site plan and building would not change. The existing building would be utilized as well as the existing parking lot. Landscaping will be added to enhance the site.
4. There are several uses on 76th Street that are similar to retail, including a bank to the west and a health club to the south.
5. Would not result in an overly intensive land use.



Options for Consideration

As mentioned, for this project, the City of Edina has complete discretion to approve or deny this request. A case can be made for both approval and denial of this project. The following outlines alternatives for approval and denial for the Planning Commission and City Council to consider.

Denial

Zoning Ordinance Amendment

Recommend the City Council deny the Zoning Ordinance Amendment to allow secondhand stores in the PCD districts at any size.

Rezoning and Site Plan Review

Recommend the City Council deny the Rezoning and Site Plan based on the following findings:

1. The proposed land use is not appropriate for this site.
2. Retail sales and other uses allowed in the PCD-2 Zoning District are not appropriate for this area.

Approval

Zoning Ordinance Amendment

Recommend the City Council approve the Zoning Ordinance Amendment to allow secondhand stores in the PCD districts at any size. Approval is based on the following findings:

1. Secondhand stores are currently allowed in the PCD zoning district at a limited scale.
2. Secondhand stores, like Salvation Army or Goodwill, function the same as any other retail use.
3. Edina's regulations on secondhand store would be consistent with adjacent cities of Eden Prairie, St. Louis Park, Richfield and Bloomington.
4. Pawnshops would continue to be prohibited.

Rezoning and Site Plan Review

Recommend the City Council approve the Rezoning and Site Plan based on the following findings:

1. The findings for rezoning per Section 36-216 of the City Code would be met.



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2. Would not be detrimental to properties surrounding the tract.
3. The site plan and building would not change. The existing building would be utilized as well as the existing parking lot. Landscaping will be added to enhance the site.
4. There are several uses in the area that are similar to retail, including a bank to the west and a health club to the south.
5. Would not result in an overly intensive land use.

Approval is subject to the following Conditions:

1. The Final Site Plans must be consistent with the plans date stamped March 20, 2026.
2. The Final Landscape Plan must be consistent with the approved plan and meet all minimum landscaping requirements per Chapter 36 of the Zoning Ordinance. A performance bond, letter-of-credit, or cash deposit must be submitted for one and one-half times the cost amount for completing the required landscaping, screening, or erosion control measures at the time of any building permit. The property owner is responsible for replacing any required landscaping that dies after the project is built.
3. All donations must be dropped off and stored inside the building.
4. There shall be no outside storage or outside collection areas, including collection boxes, and temporary trailers used for collection.
5. A boulevard-style sidewalk must be constructed along 76th Street. Sidewalk must be 6 feet minimum width with a 5-foot minimum width boulevard, subject to approval of the city engineer.
6. No truck loading shall be allowed on 76th Street.

Staff Recommendation

Staff recommends approval of the Ordinance Amendment, Rezoning and Site Plan subject to the findings and conditions above.

Deadline for a City decision: July 21, 2026

Proposed Site Plan





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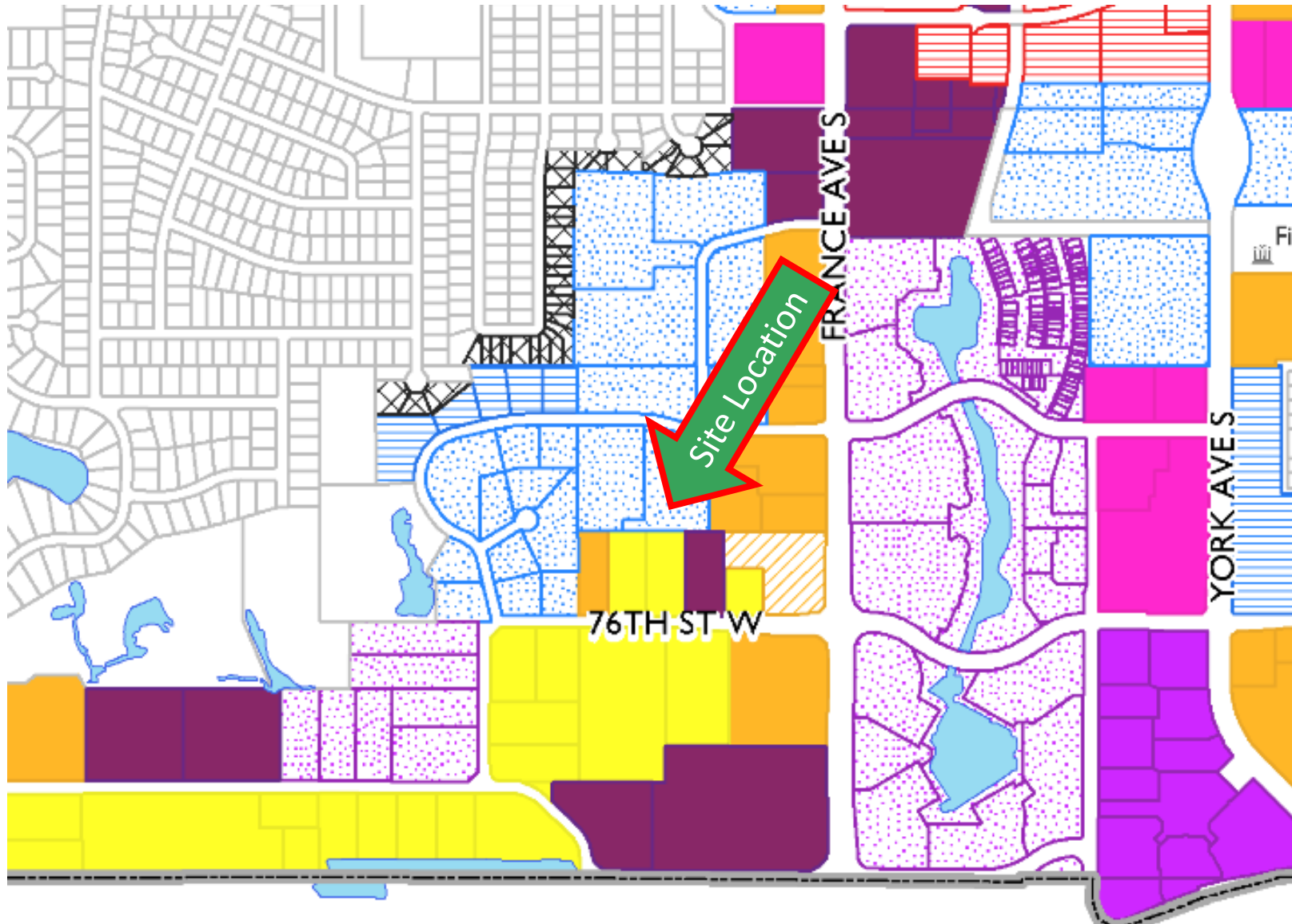
Ordinance Amendment, Rezoning, & Site Plan 4200 76th Street West (Salvation Army)

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Zoning Map & Site Location

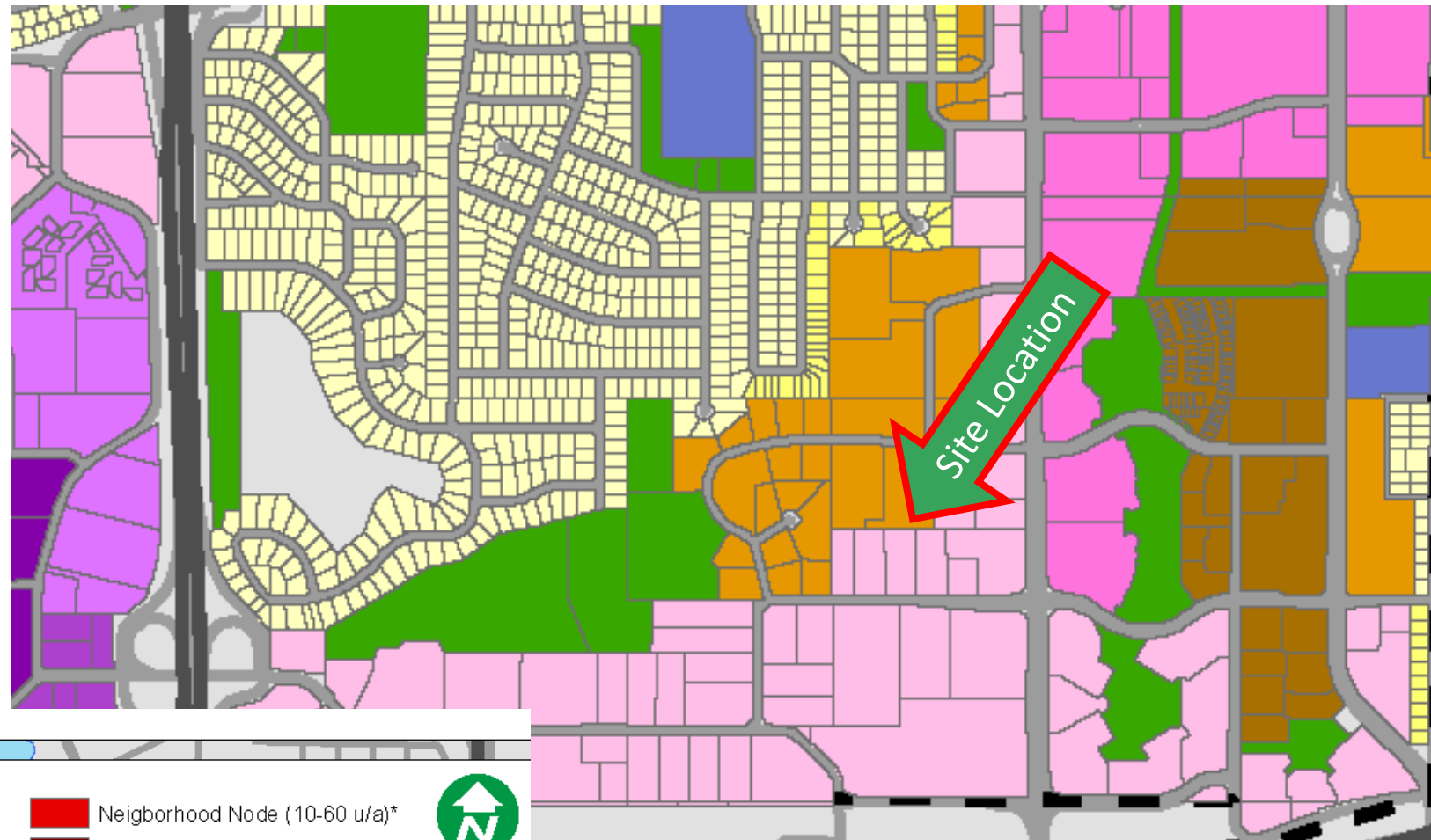
Zoning Map

















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) |



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

Existing Building

EXISTING PHOTO



Proposed Site Plan

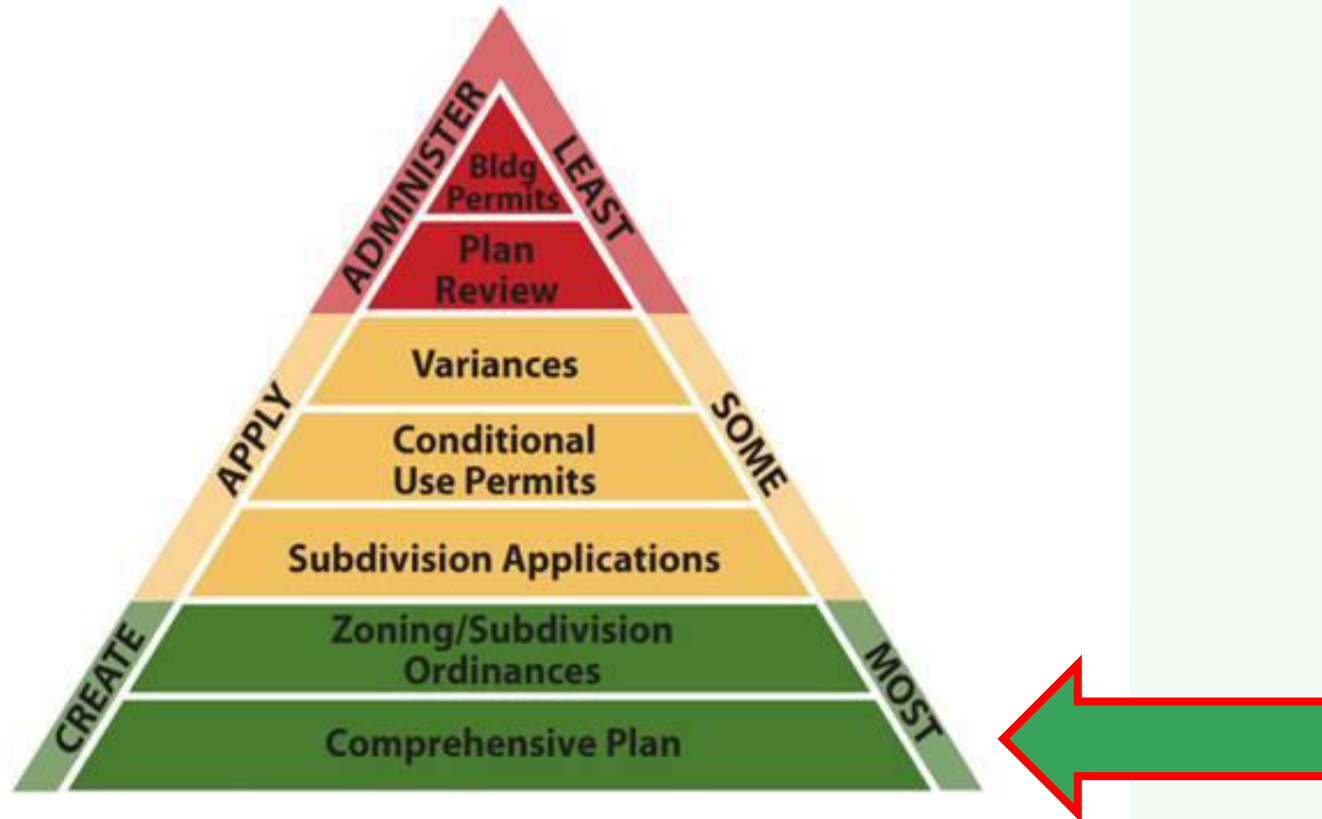


Request Requires

- Zoning Ordinance Amendment to allow secondhand stores to exceed 2,500 square feet in size in the PCD-Planned Commercial District.
- Rezoning the site from PID, Planned Industrial District to a PCD, Planned Commercial District.
- Site Plan Review.

Appendix A: The pyramid of discretion

The pyramid framework illustrates how much discretion the city has to make land use decisions based on the role it is playing.



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Zoning Ordinance Compliance Table

	City Standard (PCD-2)	Proposed
Setbacks (Structure)		
Front (76th)	50 feet	50 feet
Side (West)	20 feet	15 feet (existing condition)
Side (East)	25 feet	20 feet (existing condition)
Rear	25 feet	95 feet
Parking Stalls	Retail - 1/250 s.f. (74 required) Warehouse – 1/2000 s.f. (5 required) 79 stalls required	80 stalls existing
FAR	1.5%	.32%
Building Coverage	30%	32% (existing condition)

Primary Issues

- **Is the Zoning Ordinance Amendment Reasonable?**
- **Is the Proposed Rezoning to PCD-2 Reasonable?**

Land Use Description for Office Residential

Categories	Description, Land Uses	Development Character and Guidelines	Density and Intensity
<p>OR Office Residential</p>	<p>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.</p> <p>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.</p>	<p>Upgrade existing streetscape and building appearance, improve pedestrian and transit environment.</p> <p>Encourage structured parking and open space linkages where feasible; emphasize the enhancement of the pedestrian environment.</p>	<p>20 – 75 residential dwelling units/acre</p>

Staff Recommendation