



EDINA MINNESOTA

Planning Commission Meeting Agenda

July 15, 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 2632 505 3407 . 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. Minutes from the June 24, 2026, Planning Commission meeting.

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. Variance at 5401 Londonderry Road

6.2. Variance 6520 Gleason Crt

6.3. Variance Saint Stephen's Church 4439 West 50th St.

7. Reports/Recommendations

7.1. Sketch Plan Review – 7600 France Avenue

7.2. Sketch Plan Review – Macy's Furniture Store Site , Northwest Lot (7235 France Avenue)

8. Chair and Member Comments

9. Staff Comments

10. Adjournment



Minutes
City Of Edina, Minnesota
Planning Commission
Edina City Hall Council Chambers
June 24, 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, Padilla, Smith, Just, and Chair Alkire. Staff Present: Kris Aaker, Assistant Planner; Senior Communications Coordinator Lauren Siebenaler; and Miriam Laredo-Fuentes, Administrative Support Specialist.

Absent from the roll call: Commissioner Nelson and Jha.

III. Approval Of Meeting Agenda

Commissioner Padilla moved to approve the June 24, 2026, agenda. Commissioner Brennan 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 Just	aye
Commissioner Padilla	aye
Commissioner Smith	aye
Chair Alkire	aye

Motion carried.

IV. Approval Of Meeting Minutes

A. Minutes: Planning Commission, May 28, 2026

Commissioner Daye moved to approve the May 28, 2026, meeting minutes. 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 Just	aye
Commissioner Padilla	aye
Commissioner Smith	aye
Chair Alkire	aye

Motion carried.

V. Community Comment

None.

VI. Public Hearings

A. Variance Request – 82 Woodland Circle

Assistant Planner Kris Aaker presented the request for a variance at 82 Woodland Circle. Staff recommends approval of the variance, as requested, subject to the findings and conditions listed in the staff report.

Appearing for the Applicant

The applicant was at the meeting but did not have a presentation for the Commission.

Staff answered Commission questions.

Public Hearing

No one wished to address the Commission.

Commissioner Felt 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 Just	aye
Commissioner Padilla	aye
Commissioner Smith	aye



Item Number: 6.1

Department: Community Development

Item Activity: Action

Prepared By: Addison Lewis, Community Development
Coordinator

Item Title: Variance at 5401 Londonderry Road

Action Requested:

Approve the variance request based on the findings and subject to the conditions listed in the staff report.

Information/Background:

Lon Oberpriller, on behalf of the property owner (5401 Londonderry Road, LLC) at 5401 Londonderry Road, is requesting a 10.6 foot variance from Section 36-439 of the Edina Zoning Ordinance to allow a 64.4 foot setback from the front lot line for an expansion of the second floor where a 75 foot setback is required. The main floor of the home is already at 64.4 feet from the front lot line. There is an existing second floor; however, it is setback further than the main floor by approximately 4 feet. The Zoning Ordinance allows for additions to homes within the non-conforming setback if the existing setback is maintained on each floor. In this case, the applicant is proposing an addition that is bringing the second floor closer to the front lot line, which requires a variance. The second floor will be directly above the existing first floor. The project also includes remodeling of existing living space and two additions on the rear of the home, which comply with all zoning requirements.

[Link to BTE Public Comments](#)

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 (Board Portal)
3. Proposed Survey (Board Portal)
4. Addendum to Variance Application (Board Portal)
5. Staff presentation
6. 5405 Londonderry Rd original house setback (Board Portal)



Staff Report

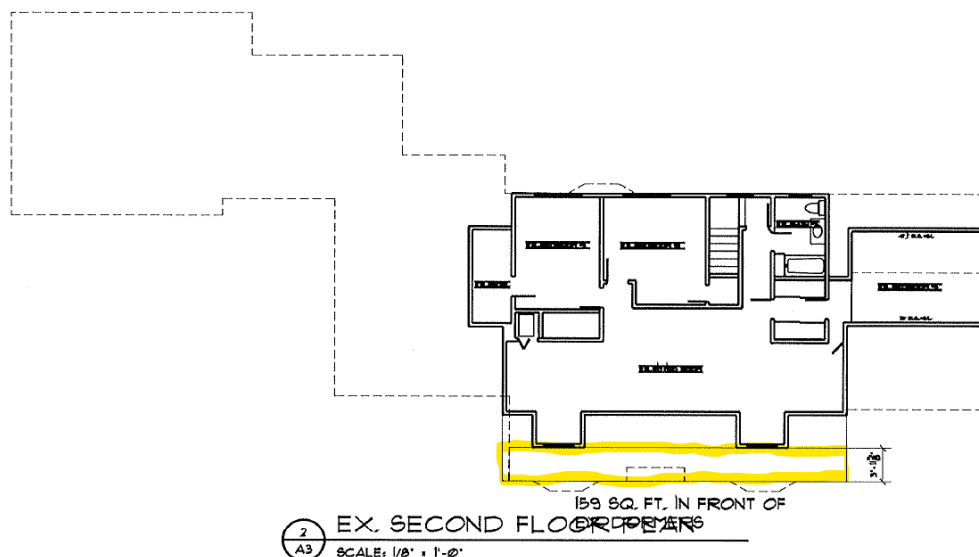
Date: July 15, 2026
To: Planning Commission
From: Addison Lewis, Community Development Coordinator
Subject: Variance at 5401 Londonderry Road

Staff Recommendation: Approve the variance request based on the findings and subject to the conditions listed in the staff report.

Information/Background:

Lon Oberpriller, on behalf of the property owner (5401 Londonderry Road, LLC) at 5401 Londonderry Road, is requesting a 10.6 foot variance from Section 36-439 of the Edina Zoning Ordinance to allow a 64.4 foot setback from the front lot line for an expansion of the second floor where a 75 foot setback is required. The main floor of the home is already at 64.4 feet from the front lot line. There is an existing second floor; however, it is setback further than the main floor by approximately 4 feet. The Zoning Ordinance allows for additions to homes within the non-conforming setback if the existing setback is maintained on each floor. In this case, the applicant is proposing an addition that is bringing the second floor closer to the front lot line, which requires a variance. The second floor will be directly above the existing first floor. The project also includes remodeling of existing living space and two additions on the rear of the home, which comply with all zoning requirements.

The image below shows the existing second floor. The area in yellow is the space where the second floor is expanding, which requires a variance because it is being brought closer to the front lot line.





The established front yard setback requirement is determined based on the average front yard setback of only two other homes – 5405 and 5409 Londonderry Road. 5405 is setback 90 feet and 5409 is setback 60 feet, which means a 75 foot front yard setback is required for 5401. The original house at 5405 was permitted in 1952 and was setback 60 feet from the front lot line. Therefore, the home at 5401 conformed to the front yard setback requirement until the home at 5405 was reconstructed in 1994 and was moved 30 feet back to a setback of 90 feet. The lots at 5405 and 5409 are significantly deeper than 5401, which makes an increased front yard setback requirement more challenging for 5401.



Surrounding Land Uses

Northerly: Single-Family; zoned R-I; guided Low Density Residential

Easterly: Single-Family; zoned R-I; guided Low Density Residential

Southerly: Single-Family; zoned R-I; guided Low Density Residential

Westerly: Single-Family; zoned R-I; guided Low Density Residential



Existing Site Features

The property contains a two-story home built in 1962. The property is 23,460 square feet in area. It is approximately 140 feet wide and 160 feet deep.

Planning

Guide Plan designation: Low Density Residential
Zoning: R-1, Single Dwelling Unit District

Grading & Drainage

The applicant has already submitted a building permit, which has been approved by Engineering for compliance with grading and drainage.

Compliance Table

	City Standard	Proposed
Setbacks		
West (front)-	75 feet*	64.4 feet**
North (side)	10 feet	7.7 feet***
East (rear)	25 feet	33 feet
South (side)	10 feet	15.7 feet
Building Coverage	25%	15.8%
Hard Cover	50%	36.4%
Building Height	40 feet	34.4 feet

*Established front yard setback per 36-439, (1)

**Requires variance

***Existing non-conformity

PRIMARY ISSUES & STAFF RECOMMENDATION

Primary Issues

Is the proposed variance justified?

Yes, staff does believe the requested variance is justified.



Minnesota Statutes and Section 36-98 of the Edina Zoning Ordinance require that a variance shall not be granted unless the following findings are made:

1. *The variance would be in harmony with the general purposes and intent of the ordinance.*

Staff believe the variance would be in harmony with the general purposes and intent of the ordinance. The purpose of the established front yard setback requirement is to maintain general consistency in the front yard setback of homes. When this home was originally constructed, it complied with the setback requirement. At that time, all three homes (5401, 5405, and 5409 Londonderry Road) were set back 60-65 feet. The subject property was made non-conforming when the home at 5405 Londonderry Road was reconstructed in 1994 and pushed back to a setback of 90 feet. Of the three homes, 5405 is the outlier as 5401 and 5409 would still be within 60-65 feet.

2. *The variance would be consistent with the Comprehensive Plan.*

Staff believe the variance would be consistent with the Comprehensive Plan. The Comprehensive Plan guides the property for Low Density Residential use and use of the property will remain a single-family home. The variance could also be viewed as supporting Goal 3 of the Housing Chapter, which states:

Goal 3: Continue to support high quality design of residences and residential neighborhoods in a way that furthers sustainability, character, and livability and maintains long term investment.

- *Policy 1 – Provide an attractive living environment and promote housing that is compatible in quality, design, and intensity within neighborhoods in order to ensure the vitality and health of single-family and multi-family/mixed-use neighborhoods.*

The variance would allow for a project that is a significant investment in the property and is compatible with other homes in the neighborhood.

3. *There are practical difficulties in complying with the ordinance. The term “practical difficulties” means the following:*

- The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.***

The property owner is proposing a remodel of the existing home, which would have the second floor match the front yard setback of the main floor. The applicant is not proposing to reduce the overall setback of the home, which was conforming to the ordinance at the time it was built. The home was made non-conforming when the neighboring home was reconstructed and pushed an additional 30 feet back into the lot. Staff believe the proposed use of the property is reasonable.



ii. ***The plight of the landowner is due to circumstances unique to the property not created by the landowner.***

The home complied with the front yard setback requirement at the time it was constructed. It was made non-conforming when the neighboring home at 5405 was reconstructed and pushed an additional 30 feet back into the lot, increasing the required setback for 5401. A variance would not be required if the neighboring home were not set further back from its original location. Most homes in the city have their established front yard setback requirement determined by more than two other houses, giving outliers less weight. The neighboring properties at 5405 and 5409 are also deeper than the subject property, making the increased setback uniquely burdensome to the subject property.

iii. ***The variance, if granted, will not alter the essential character of the locality.***

Staff do not believe the variance will alter the essential character of the locality. The overall setback of the home will be maintained. 60-65 feet was the established front setback on this block at the time the home was constructed. Many other homes in the neighborhood are two stories.

Staff Recommendation

Staff recommend approval of the requested variance. Approval is based on the following findings:

1. The variance is in harmony with the general purposes and intent of the ordinance. The purpose of the established front yard setback requirement is to maintain general consistency in the front yard setback of homes. When this home was originally constructed in 1962, it complied with the setback requirement. At that time, all three homes (5401, 5405, and 5409 Londonderry Road) were set back 60-65 feet. The subject property was made non-conforming when the home at 5405 Londonderry Road was reconstructed in 1994 and pushed back to a setback of 90 feet. Out of the three homes, 5405 is the outlier as 5401 and 5409 would still be within 60-65 feet if the variance is granted.
2. The variance is consistent with the Comprehensive Plan. The Comprehensive Plan guides the property for Low Density Residential use and use of the property will remain a single-family home. The variance supports Goal 3 of the Housing Chapter, which states: *Goal 3: Continue to support high quality design of residences and residential neighborhoods in a way that furthers sustainability, character, and livability and maintains long term investment. Policy 1 – Provide an attractive living environment and promote housing that is compatible in quality, design, and intensity within neighborhoods in order to ensure the vitality and health of single-family and multi-family/mixed-use neighborhoods.* The variance allows for a project that is a significant investment in the property and is compatible with other homes in the neighborhood.
3. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance. The property owner is proposing a remodel of the existing home, which would have the second floor match the front yard setback of the main floor. The applicant is not proposing to reduce the overall



setback of the home, which was conforming to the ordinance at the time it was built. The home was made non-conforming when the neighboring home was reconstructed and pushed an additional 30 feet back into the lot.

4. The plight of the landowner is due to circumstances unique to the property not created by the landowner. The home complied with the front yard setback requirement at the time it was constructed. It was made non-conforming when the neighboring home at 5405 was reconstructed and pushed an additional 30 feet back into the lot, increasing the required setback. A variance would not be required if the neighboring home were not set further back from its original location. Most homes in the city have their established front yard setback requirement determined by more than two other houses, giving outliers less weight. The neighboring properties at 5405 and 5409 are significantly deeper than the subject property, making the increased setback uniquely burdensome to the subject property.
5. The variance will not alter the essential character of the locality. The overall setback of the home will be maintained. 60-65 feet was the established setback on this block at the time the home was constructed. Many other homes in the neighborhood are two stories.

Approval is subject to the following conditions:

- I. Plans submitted at the time of building permit shall be consistent with the plans included in the July 15, 2026 Planning Commission packet.



5401 LONDONDERRY ROAD | VARIANCE REQUEST

SUPPORTING DOCUMENTATION
Request Rationale, Building Plans, Site Information

MASTERWERKS_{llc}

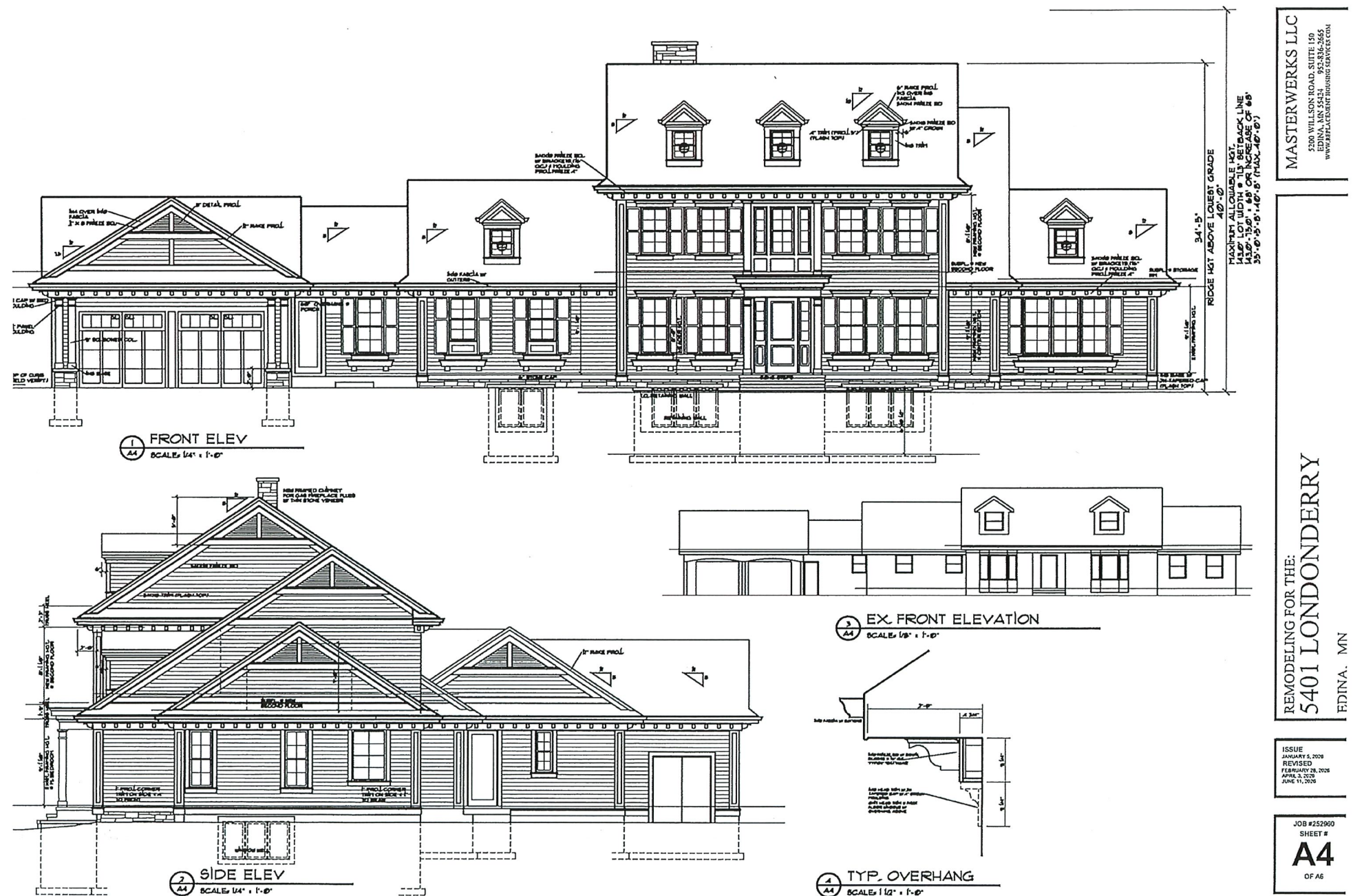
Request for Variance: Why We Are Here

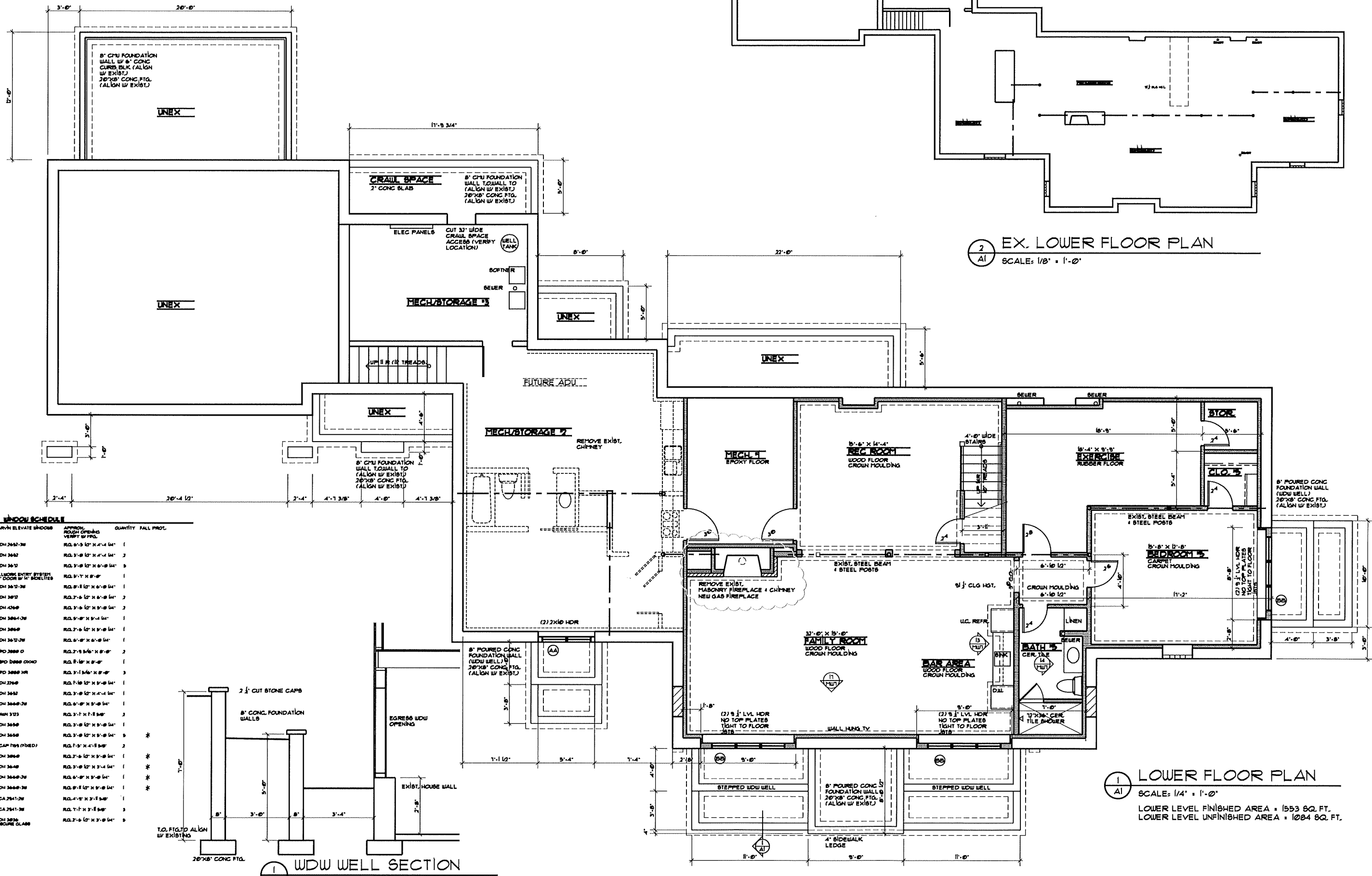
We are seeking an 8-FT variance because we wish to add a second floor to the central core section of this existing 1.5-story home, preserving the two flanking wings in the original configuration. Additionally, we will be expanding the rear of the garage and the mudroom, neither of which require variance consideration.

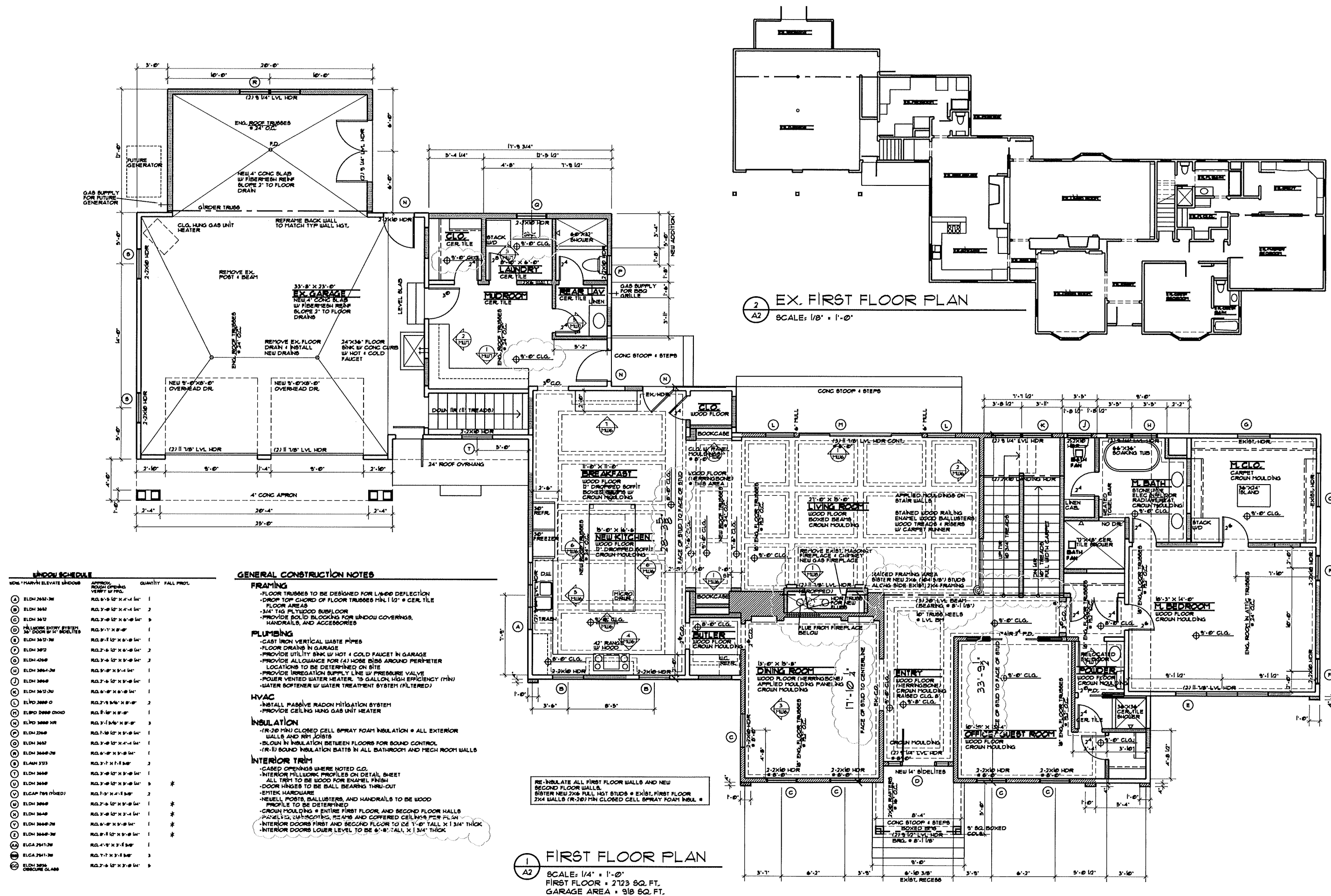
This home was originally built in 1962 and suffers from functional and economic obsolescence to varying degrees. Its basic colonial design and layout, however, are quite appealing, and its structural utilization potential precludes classification as a tear-down. The first-floor organization will remain basically intact, but the second floor

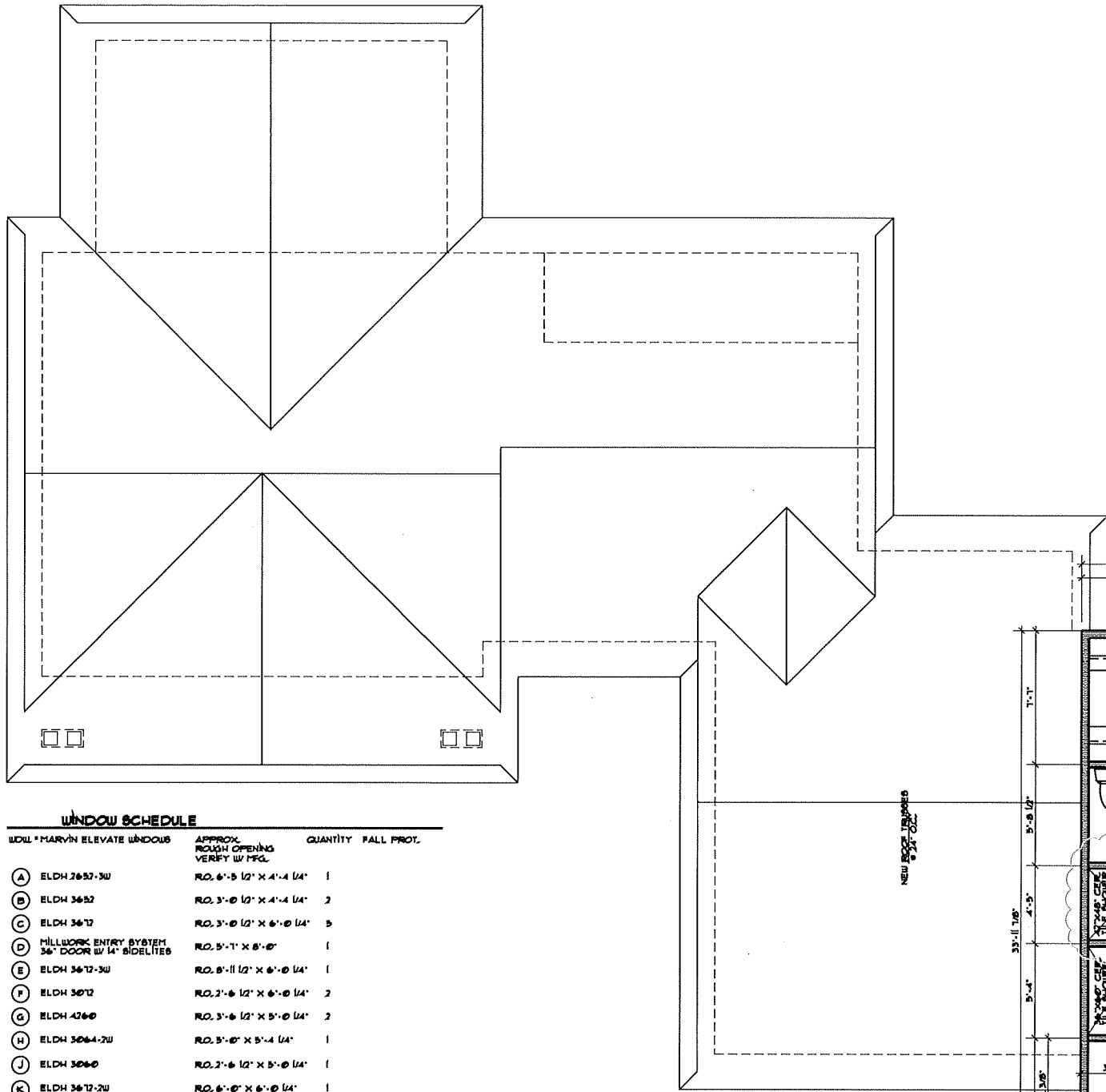
is quite marginal at best, having been poorly remodeled at some point in the past. Its current configuration does not provide enough space to meet today's bedroom and bath requirements for homes of this caliber, in these types of locations, making the second-floor variance necessary.

As a footnote, an 8-FT second-floor setback is not feasible, due to both site and design considerations. There is a concrete pool directly behind the home which precludes this possibility, in addition to the negative impact on the home's classic colonial design.

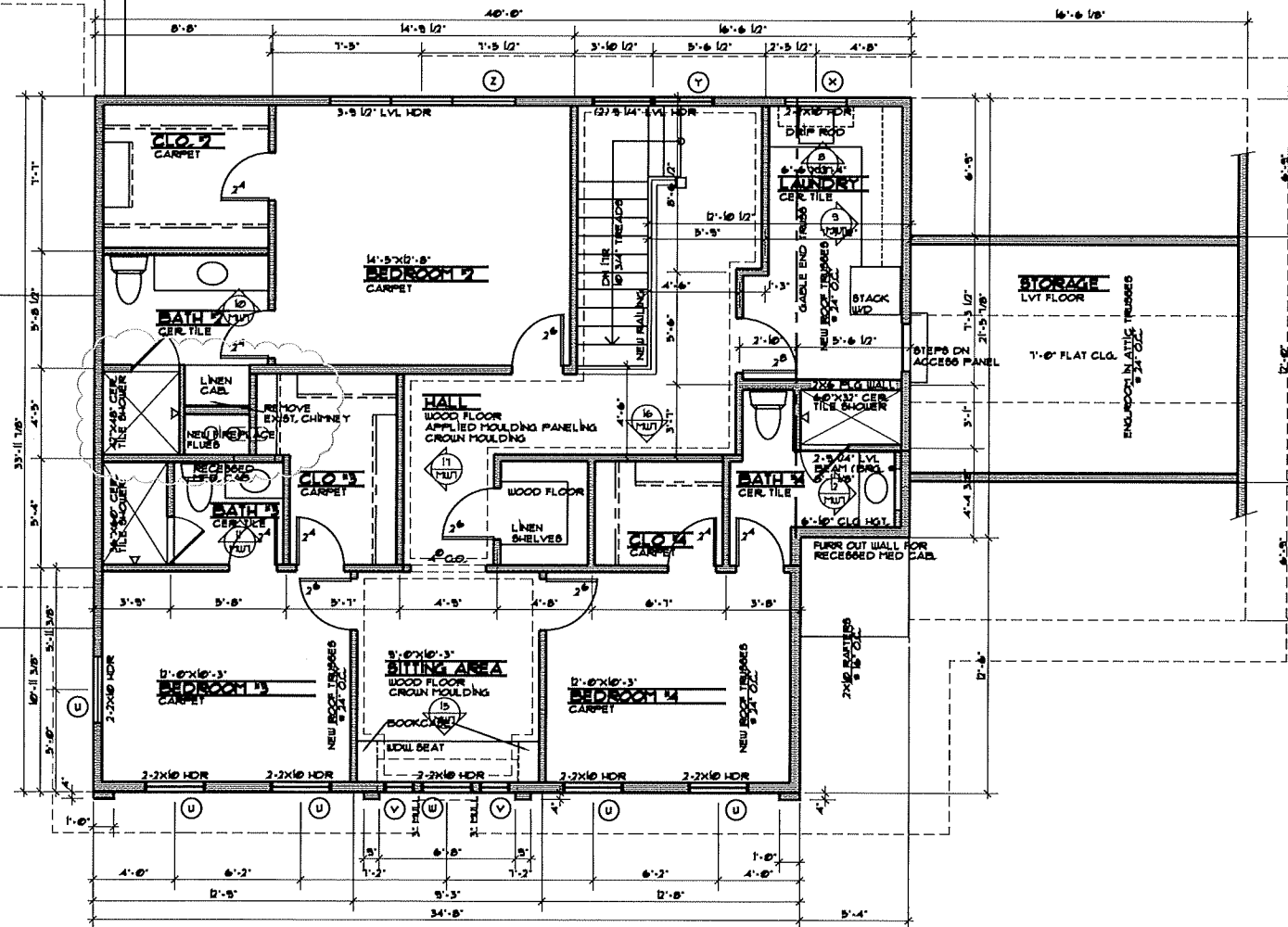






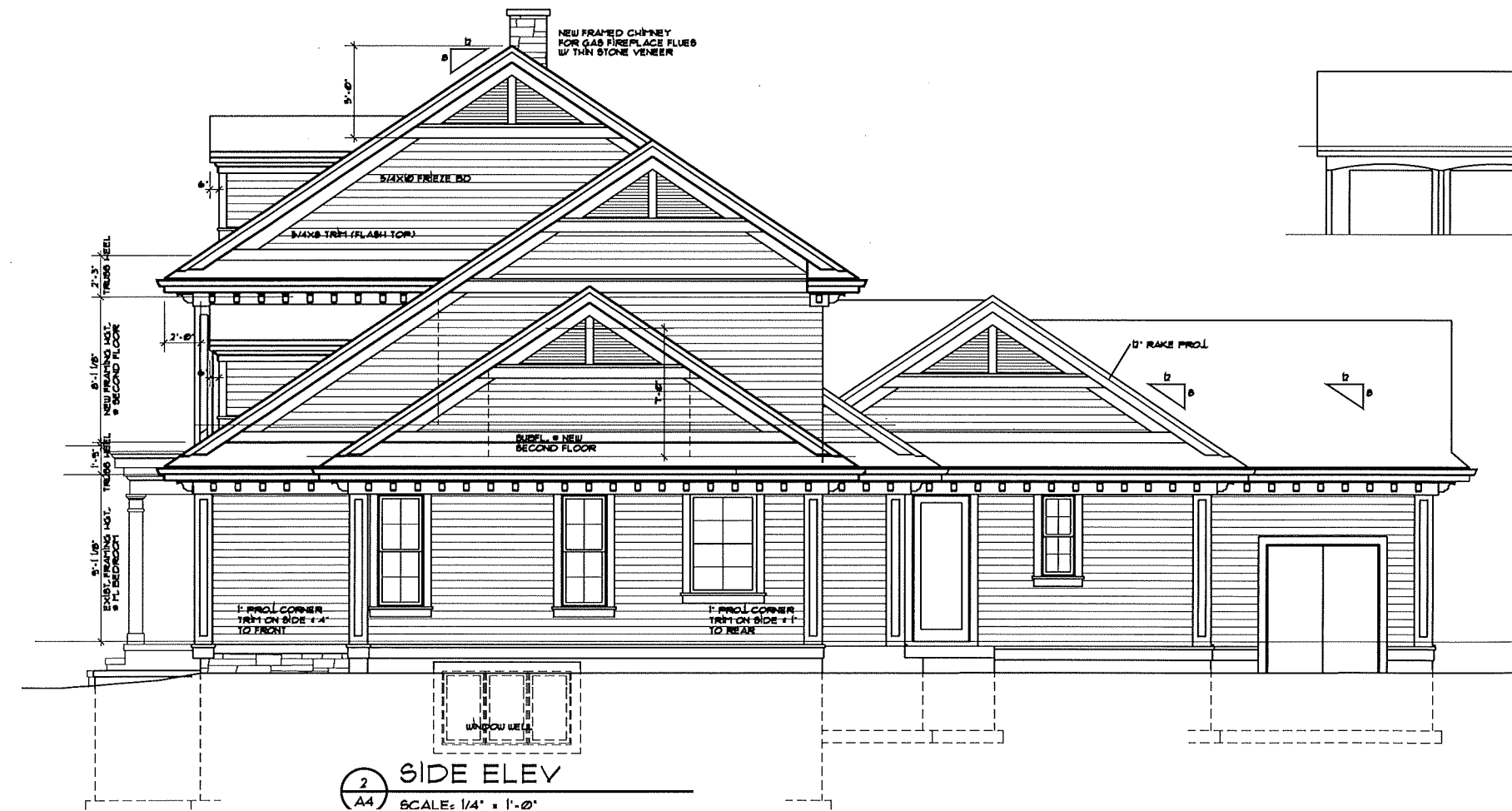
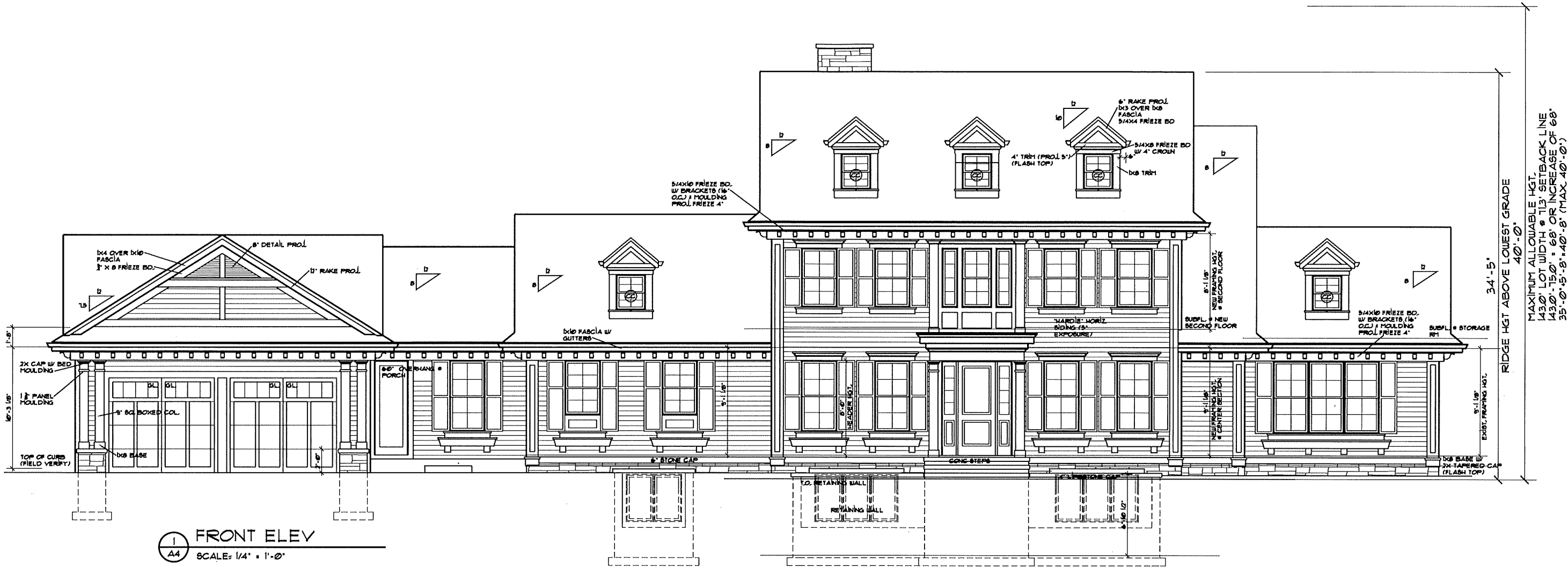


WINDOW SCHEDULE			
WDL #	MARVIN ELEVATE WINDOWS	APPROX. ROUGH OPENING VERIFY W/ MFG.	QUANTITY FALL PROT.
(A)	ELDH 2652-3W	R.O. 6'-5 1/2" X 4'-4 1/4"	1
(B)	ELDH 3652	R.O. 3'-0 1/2" X 4'-4 1/4"	2
(C)	ELDH 3612	R.O. 3'-0 1/2" X 6'-0 1/4"	5
(D)	HILLWORK ENTRY SYSTEM 36" DOOR W/ 14" BIDE LITE	R.O. 5'-7 1/2" X 8'-0"	1
(E)	ELDH 3612-3W	R.O. 3'-0 1/2" X 6'-0 1/4"	1
(F)	ELDH 3612	R.O. 3'-0 1/2" X 6'-0 1/4"	2
(G)	ELDH 4260	R.O. 3'-0 1/2" X 5'-0 1/4"	2
(H)	ELDH 3664-2W	R.O. 5'-0" X 5'-4 1/4"	1
(J)	ELDH 3660	R.O. 2'-6 1/2" X 5'-0 1/4"	1
(K)	ELDH 3612-2W	R.O. 6'-0" X 6'-0 1/4"	1
(L)	ELVD 2880 O	R.O. 3'-9 5/8" X 8'-0"	2
(M)	ELVD 12680 OXKO	R.O. 11'-10" X 8'-0"	1
(N)	ELVD 3680 XR	R.O. 3'-1 5/8" X 8'-0"	3
(P)	ELDH 2260	R.O. 1'-10 1/2" X 5'-0 1/4"	1
(Q)	ELDH 3652	R.O. 3'-0 1/2" X 4'-4 1/4"	1
(R)	ELDH 3660-2W	R.O. 6'-0" X 5'-0 1/4"	1
(S)	ELAWN 3123	R.O. 3'-1 1/2" X 1'-11 5/8"	2
(T)	ELDH 3650	R.O. 3'-0 1/2" X 5'-0 1/4"	1
(U)	ELDH 3650	R.O. 3'-0 1/2" X 5'-0 1/4"	5 *
(V)	ELCAP 1195 (FIXED)	R.O. 1'-5 1/2" X 4'-11 5/8"	2
(W)	ELDH 3660	R.O. 3'-6 1/2" X 5'-0 1/4"	1 *
(X)	ELDH 3640	R.O. 3'-0 1/2" X 3'-4 1/4"	1 *
(Y)	ELDH 3660-2W	R.O. 6'-0" X 5'-0 1/4"	1 *
(Z)	ELDH 3660-3W	R.O. 8'-11 1/2" X 5'-0 1/4"	1 *
(AA)	ELCA 2941-2W	R.O. 4'-5 1/2" X 3'-11 5/8"	1
(BB)	ELCA 2941-3W	R.O. 1'-1 1/2" X 3'-11 5/8"	3
(CC)	ELDH 3636 OBSCURE GLASS	R.O. 2'-6 1/2" X 3'-0 1/4"	5

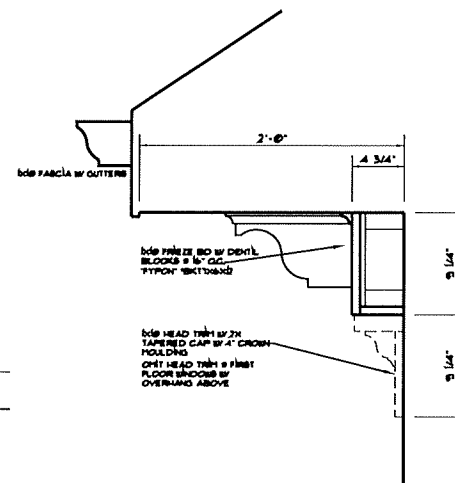


1 SECOND FLOOR PLAN
A3 SCALE: 1/4" = 1'-0"
SECOND FLOOR = 1568 SQ. FT.

2 EX. SECOND FLOOR PERMITS
A3 SCALE: 1/8" = 1'-0"
159 SQ. FT. IN FRONT OF



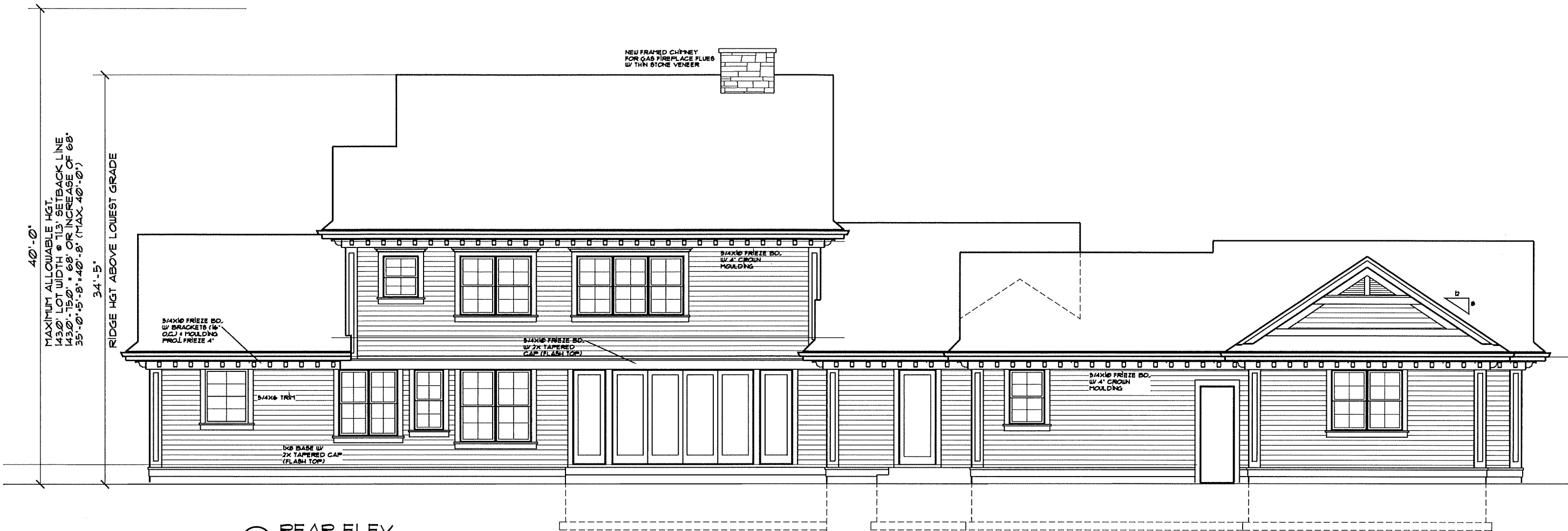
3 EX. FRONT ELEVATION
A4 SCALE: 1/8" = 1'-0"



4 TYP. OVERHANG
A4 SCALE: 1/2" = 1'-0"

EXTERIOR FINISH MATERIALS

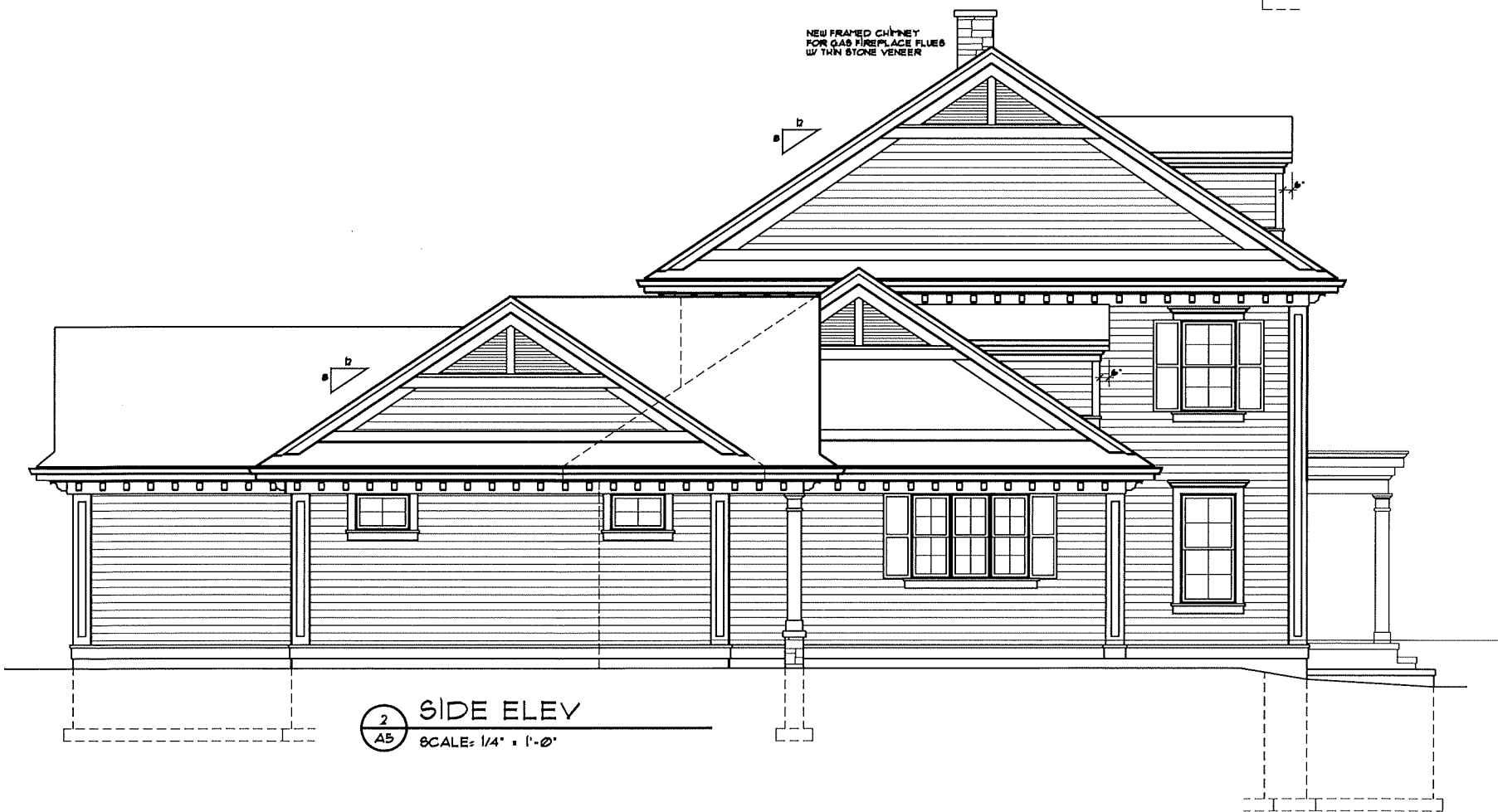
- 1) THIN CUT NATURAL STONE FOUNDATION WAINSCOT & WINDOW WELL INTERIORS
- 2) FRONT STOOP & STEPS TO BE CONCRETE W/ STONE PAVING MATERIAL AND STONE RISERS
- 3) "JAMES HARDIE" HORIZONTAL LAP SIDING (5" EXPOSURE)
- 4) "JAMES HARDIE" FASCIA AND SOFFITS
- 5) WINDOW AND DOOR TRIM TO BE 1" "JAMES HARDIE" SMOOTH BOARDS
- 6) GROUND & BED MOULDINGS TO BE WOOD MATERIAL PAINTED TO MATCH TRIM
- 7) PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS
- 8) EXTERIOR SOFFIT BRACKETS TO BE TYPICAL HSG. PROFILE AS SHOWN
- 9) ROOFING TO BE ARCHITECTURAL GRADE COMP. SHINGLES
- 10) WINDOW SHUTTERS TO BE CUSTOM CEDAR FLAT PANELS W/ VINTAGE HARDWARE. (HINGES AND SHUTTER DOGS)



1
A5 REAR ELEV
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH MATERIALS

- 1) THIN CUT NATURAL STONE FOUNDATION WAINSCOT + WINDOW WELL INTERIORS
- 2) FRONT STOOP + STEPS TO BE CONCRETE W/ STONE PAVING MATERIAL AND STONE RISERS
- 3) 'JAMES HARDIE' HORIZONTAL LAP SIDING (5" EXPOSURE)
- 4) 'JAMES HARDIE' FASCIA AND SOFFITS
- 5) WINDOW AND DOOR TRIM TO BE 1" 'JAMES HARDIE' SMOOTH BOARDS
- 6) CROWN + BED MOULDINGS TO BE WOOD MATERIAL PAINTED TO MATCH TRIM
- 7) PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS
- 8) EXTERIOR SOFFIT BRACKETS TO BE TYPON' MFG. PROFILE AS SHOWN
- 9) ROOFING TO BE ARCHITECTURAL GRADE COMP. SHINGLES
- 10) WINDOW SHUTTERS TO BE CUSTOM CEDAR FLAT PANELS W/ VINTAGE HARDWARE, (HINGES AND SHUTTER DOGS)



2
A5 SIDE ELEV
SCALE: 1/4" = 1'-0"

MASTERWERKS LLC

5200 WILLSON ROAD, SUITE 130
EDINA, MN 55424 952-836-2665
WWW.REPLACEMENTHOUSINGSERVICES.COM

REMODELING FOR THE:
5401 LONDONDERRY

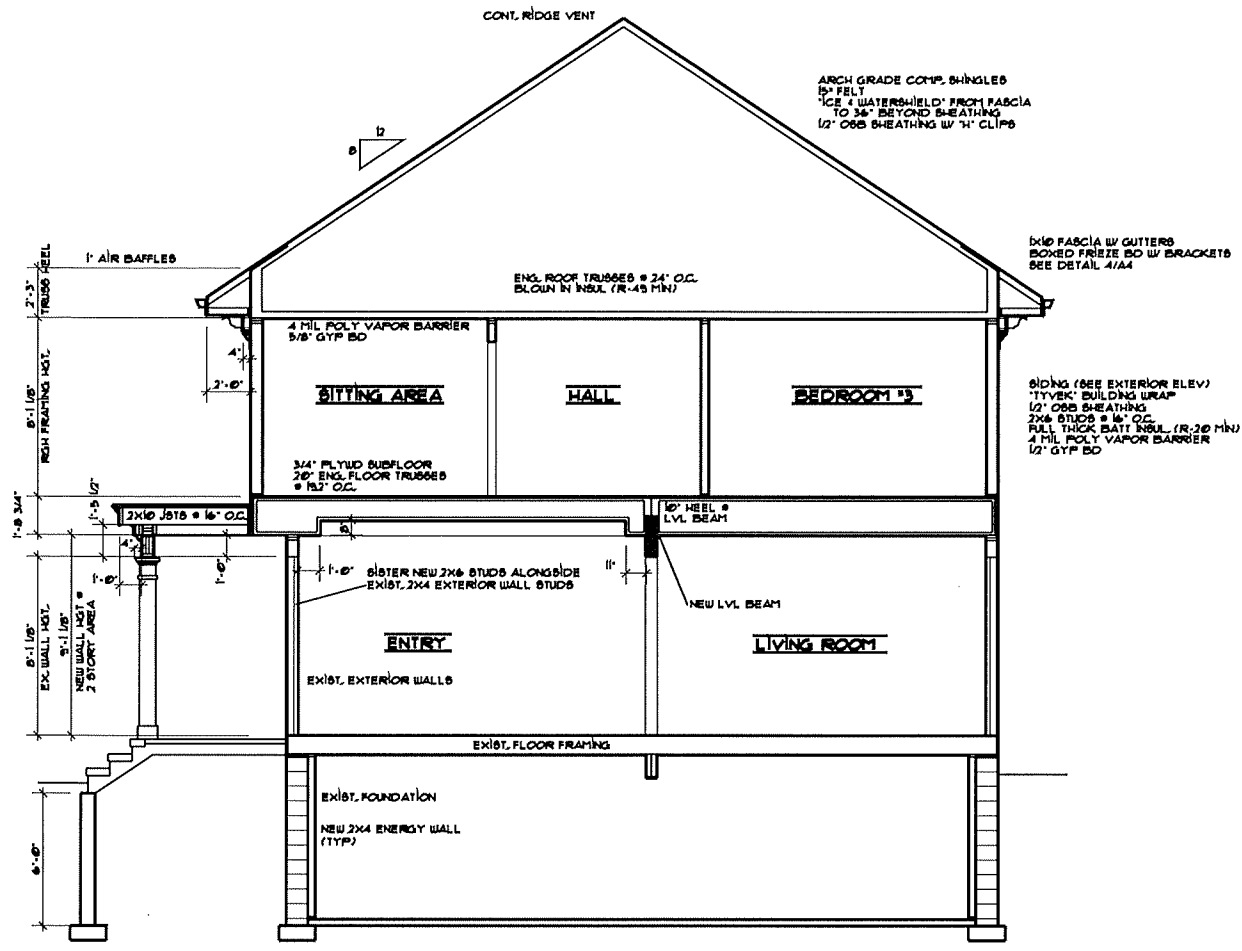
EDINA, MN

ISSUE
JANUARY 5, 2026
REVISED
FEBRUARY 28, 2026
APRIL 3, 2026
JUNE 11, 2026

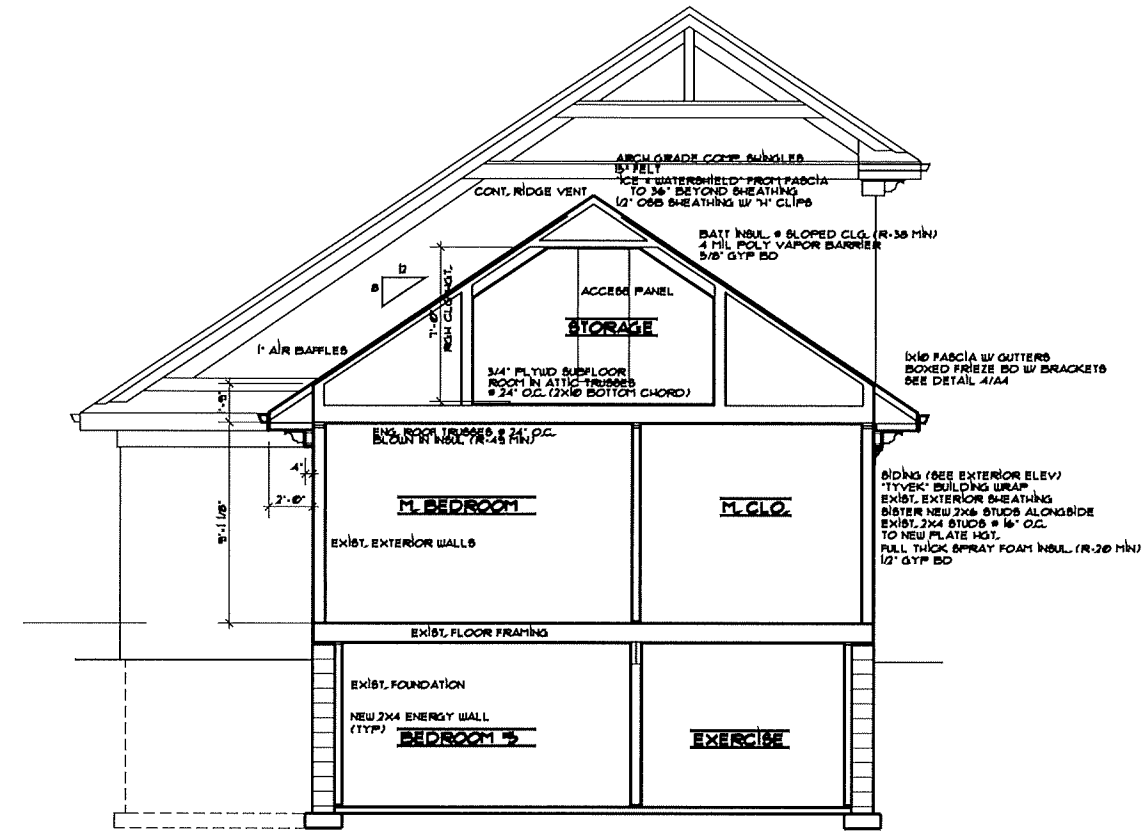
JOB #252960
SHEET #

A5

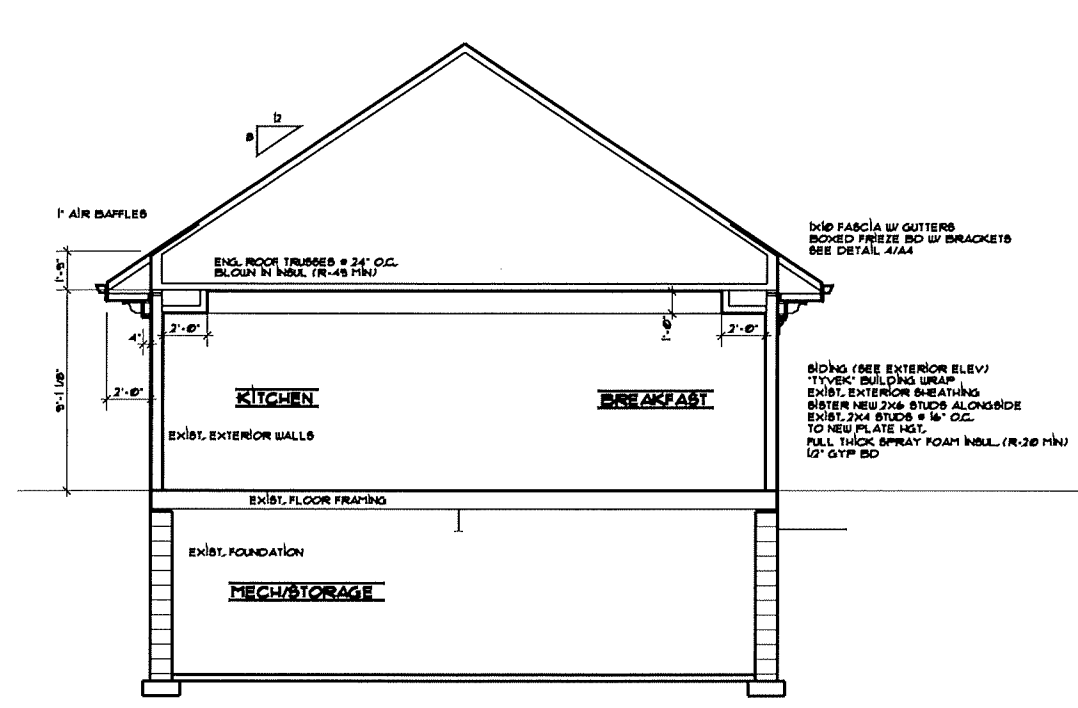
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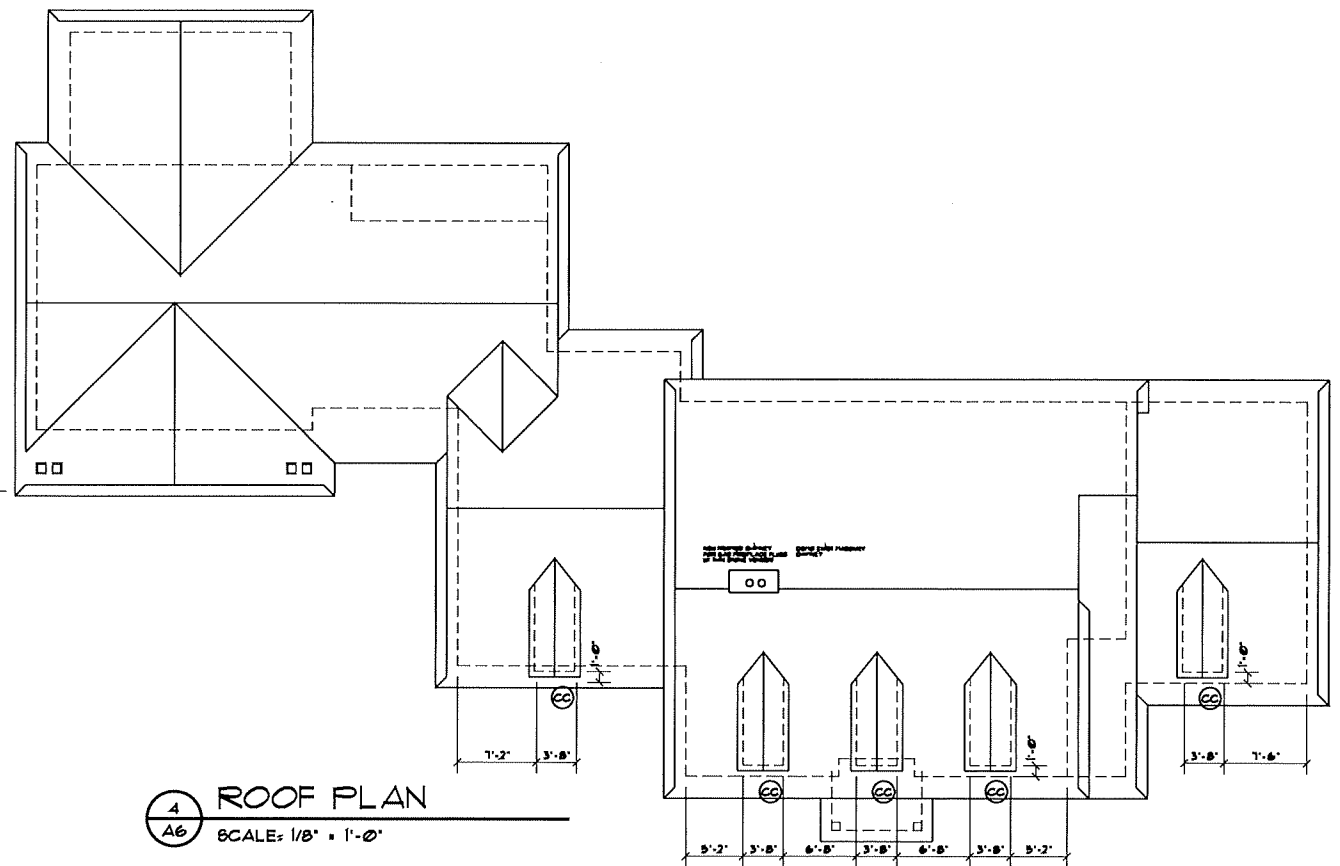
1 BUILDING SECTION
A6 SCALE: 1/4" = 1'-0"



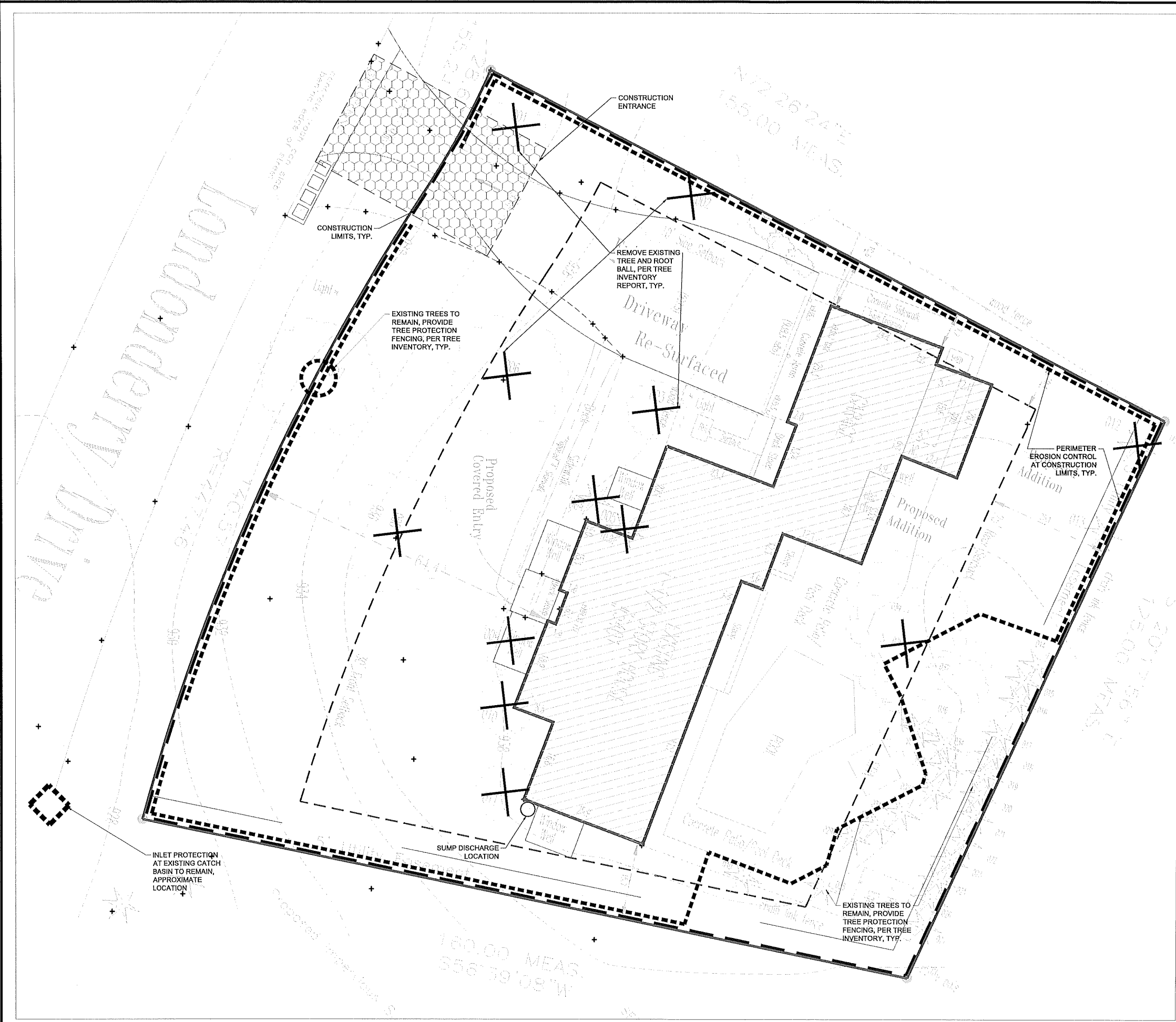
2 BUILDING SECTION
A6 SCALE: 1/4" = 1'-0"



3 BUILDING SECTION
A6 SCALE: 1/4" = 1'-0"



4 ROOF PLAN
A6 SCALE: 1/8" = 1'-0"



ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

STORMWATER, SEDIMENT & EROSION CONTROL CONTACT:
LON OBERPILLER
MASTERWERKS, LLC
5200 WILSON RD, STE 150
EDINA, MN 55424
LON@MASTERWERKSLLC.COM
612-325-7999

NARRATIVE:
THIS PROJECT INCLUDES AN ADDITION TO A SINGLE FAMILY HOME PROPERTY. THE PROJECT REQUIRES A GRADING PERMIT PER CITY OF EDINA. DUE TO THE DISTURBANCE OF MORE THAN 2,500 SF OF SOIL. THE PROJECT TRIGGERS NINE MILE CREEK WATERSHED DISTRICT RULE 5.0 EROSION AND SEDIMENT CONTROL DUE TO ALTERATION OR REMOVAL OF 5,000 SF OR MORE SURFACE AREA.

SEE EROSION CONTROL AND CONSTRUCTION SEQUENCE NOTES ON C2.0

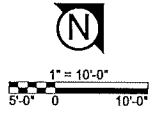
SEE TREE INVENTORY FOR ALL TREE REMOVALS PRIOR TO CONSTRUCTION.

EROSION CONTROL LEGEND:

- 1125 EX. 1" CONTOUR ELEVATION INTERVAL
- 1137 1.0" CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE



Know what's below.
Call before you dig.



PROJECT
5401 LONDONDERRY RD

EDINA, MN 55424

OWNER
MASTERWERKS, LLC
5200 WILSON RD STE 150, EDINA, MN 55424

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Nathan Q. Dingels
NATHAN Q. DINGELS
DATE 06/15/2026 LICENSE NO. 60433

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/15/2026	WATERSHED SUBMITTAL
06/21/2026	CITY SUBMITTAL
06/15/2026	CITY RESUBMITTAL

PROJECT MANAGER	DATE DRAWS
CONTACT NUMBER	612-419-9999
DRAWN BY	ND
REVIEWED BY	ND
PROJECT NUMBER	24032

REVISION SUMMARY	
DATE	DESCRIPTION

EROSION CONTROL & STORM WATER MANAGEMENT PLAN

C1.0

STORMWATER, SEDIMENT & EROSION CONTROL CONTACT:
LON OBERPILLER
MASTERWERKS, LLC
5200 WILSON RD, STE 150
EDINA, MN 55424
LON@MASTERWERKSLLC.COM
612-325-7999

SEDIMENT AND EROSION CONTROL NOTES:

CONSTRUCTION SEQUENCING

1. INSTALLATION OF SILT FENCE OR BIO-ROLL AROUND SITE
2. DEMOLITION OF EXISTING STRUCTURES IF ANY.
3. CLEAR AND GRUB.
4. CONSTRUCT NEW STRUCTURE
5. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

EROSION PREVENTION

THE CONTRACTOR IS RESPONSIBLE FOR PLANING FOR AND IMPLEMENTING APPROPRIATE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION.

ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 20 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 20 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.

STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETED WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.

TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

SEDIMENT CONTROL

SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.

SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.

ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPs DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.

VEHICLE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE MUST BE MINIMIZED BY A ROCK CONSTRUCTION ENTRANCE. STREET SWEEPING MUST BE USED IF THE ROCK ENTRANCE IS NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET.

TEMPORARY DE-WATERING - DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) RELATED TO THE CONSTRUCTION ACTIVITY THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER, DOWNSTREAM LANDOWNERS OR WETLANDS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEATHING OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS.

FILTER BACKWASH WATERS MUST BE HAULED AWAY FOR DISPOSAL, RETURNED TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. DISCHARGE OF THE BACKWASH WATER TO SANITARY SEWER IS ALLOWED WITH PERMISSION OF THE SANITARY SEWER AUTHORITY

SOIL COMPACTION PRECAUTIONS

THE PERMITEE MUST MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL. MINIMIZING SOIL COMPACTION IS NOT REQUIRED WHERE THE FUNCTION OF THE SPECIFIC AREA OF THE SITE DICTATES THAT IT BE COMPACTED. METHODS FOR MINIMIZING COMPACTION INCLUDE THE USE OF TRACKED EQUIPMENT, AND STAYING OFF OF AREAS TO BE LEFT UN-COMPACTED. METHODS TO PRESERVE TOPSOIL INCLUDE STRIPPING AND STOCKPILING TOPSOIL PRIOR TO GRADING OR EXCAVATION OPERATIONS

INSPECTIONS AND MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE AT ALL TIMES FOR THE MAINTENANCE AND PROPER OPERATION OF EROSION AND SEDIMENT CONTROL FACILITIES. THE CONTRACTOR SHALL AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES.

BASED ON INSPECTION RESULTS THE CONTRACTOR MAY AND SHALL MODIFY THE EROSION AND SEDIMENT CONTROL PLAN IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE VIA STORM WATER RUNOFF.

POLLUTION PREVENTION

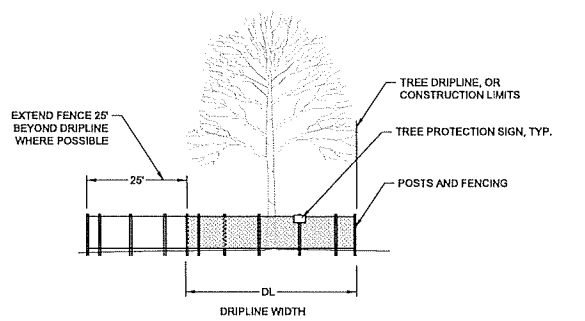
CONCRETE WASHOUT - SHALL OCCUR OFF-SITE

HAZARDOUS WASTE STORAGE AND HANDLING - OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

STORMWATER

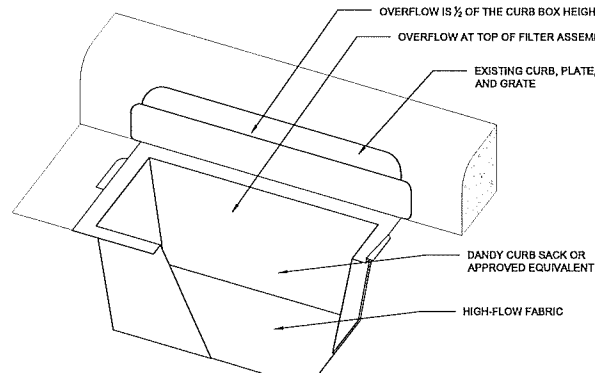
FINAL GRADING OF THE LOT SHALL PROMOTE SHEET DRAINING AND AVOID CONCENTRATION OF STORM WATER FLOWS.

FINAL GRADING SHALL MAINTAIN THE EXISTING STORM WATER DRAINAGE PATTERNS TO THE EXTENT POSSIBLE AND PRACTICAL AS TO NOT CAUSE ANY DAMAGE TO ADJACENT PROPERTIES.



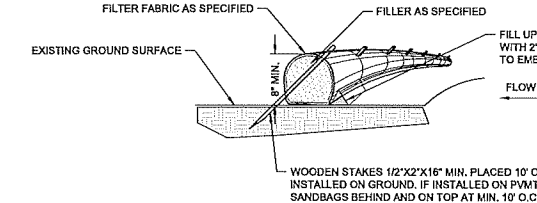
FURNISH AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

1 TREE PROTECTION
N T S



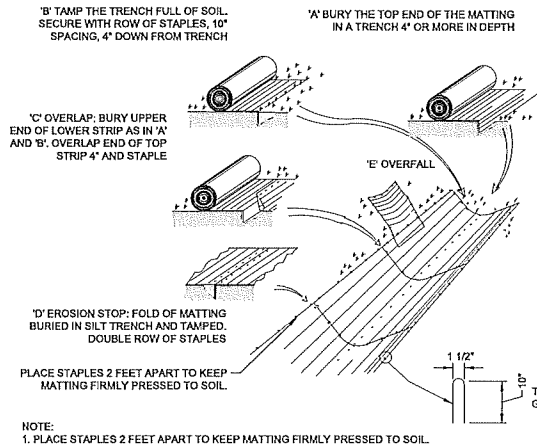
NOTES:
1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
3. CONTRACTOR SHALL USE DANDY SACK OR APPROVED EQUIVALENT FOR STRUCTURES WITHOUT CURBING.

2 CURB INLET SACK
N T S



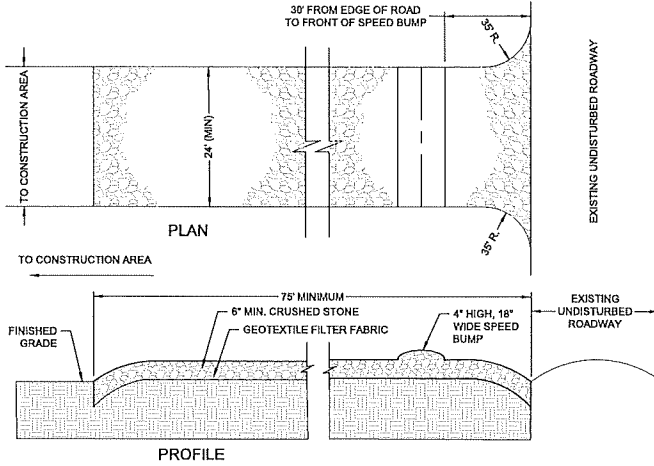
NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL, SOXX OR APPROVED EQUAL.
2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3850) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8\"/>

3 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
N T S



NOTE:
1. PLACE STAPLES 2 FEET APART TO KEEP MATTING FIRMLY PRESSED TO SOIL.

4 EROSION BLANKET
N T S



NOTES:
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
3. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
4. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
5. FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
6. CRUSHED STONE SHALL BE 1-1/2\"/>

5 STABILIZED CONSTRUCTION ACCESS
N T S

Proposed Impervious Surface Coverage:

House/Gar	3,692.0	Square Feet
Shed	17.0	Square Feet
Driveway	1,970.0	Square Feet
Entrys/Aprons	409.0	Square Feet
Sidewalk	220.0	Square Feet
Patio/Pool Deck	2,371.0	Square Feet
Deck	-150.0	Square Feet

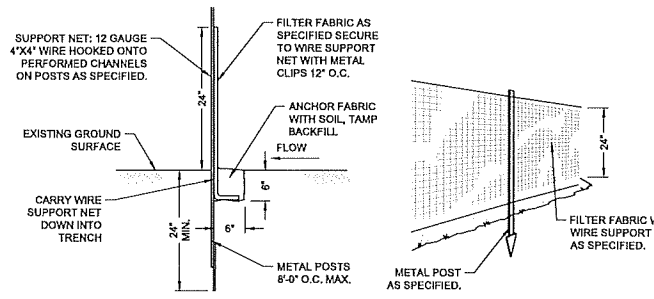
Total	8,529	Square Feet
Lot Area	23,459.65	Square Feet
	36.4%	

Existng Impervious Surface Coverage:

House/Gar	3,466.5	Square Feet
Driveway	1,972.7	Square Feet
Entrys/Aprons	628	Square Feet
Sidewalk	329	Square Feet
Patio/Pool Deck	2,556	Square Feet
Deck	-150	Square Feet

Total	8,802.2	Square Feet
Lot Area	23,459.65	Square Feet
	37.5%	

HARD COVER CALCULATIONS:



6 SEDIMENT FENCE
N T S

Building Coverage:

House/Gar	3,692.0	Square Feet
Shed	17.0	Square Feet
Total	3709.0	Square Feet
Lot Area	23,459.65	Square Feet
	15.8%	

Building Coverage:

House/Gar	3,466.5	Square Feet
Total	3,466.5	Square Feet
Lot Area	23,459.65	Square Feet
	14.8%	

PROJECT
5401 LONDONDERRY RD

EDINA, MN 55424

MASTERWERKS, LLC

5200 WILSON RD STE 150, EDINA, MN 55424

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Nathan Q. Dingels
NATHAN Q. DINGELS
DATE: 06/15/2026 LICENSE NO. 60433

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
05/21/2026	WATERSHED SUBMITTAL
05/21/2026	CITY SUBMITTAL
06/15/2026	CITY RESUBMITTAL

PROJECT MANAGER	NATE DINGELS
CONTACT NUMBER	612-615-0060
DRAWN BY	JD
REVIEWED BY	JD
PROJECT NUMBER	25242

REVISION SUMMARY	
DATE	DESCRIPTION

NOTES & DETAILS

C2.0

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City of Edina
4801 50th St West
Edina, MN 55424
952-826-0372
www.edinamn.gov



Permit Type: NRMP
Permit Number: ED229474

Date Issued: 06/10/2026
Permit Category: ePermit

Site Address: 5401 Londonderry Rd
Lot: 001 Block: 001 Addition: Parkwood Knolls 10th Addition
PID: 31-117-21-21-0033
Use:

Comments: 6/10/26- Preserving 29, removing 11 trees, no mitigation required. Tree protection fencing approved. LB
Please call the City Forester at 952-826-0308 when you are ready for an inspections:
1. Tree Preservation, when all is installed before removals

Fee Summary:	Description	Amount	Revenue Code
	Plan Review Fee - (Trees)	\$35.71	1000.2063
	Tree Protection Escrow	\$0.00	1000.2063
	Total:	\$35.71	



Permit No. 2026-086

Is hereby issued to Lon Oberpiller, MasterWerks, LLC, subject to the conditions specified in the attached form:
For the Addition Work and Updated driveway for an existing SFH with Tree removals and Grading at /near 5401 Londonderry Rd in Edina.


Erica Sniegowski (Jun 9, 2026 15:22:00 CDT)
Erica Sniegowski
District Administrator

Contractor:	- Applicant -	Owner:
Replacement Housing Service Consortium Llc	St. Lic: bc643121	5401 Londonderry Road Llc
5200 WILLSON RD #150		5320 Kelsey Terrace
EDINA MN 55424		Edina MN 55436
(925) 836-2665		(612) 325-7999

I have read the information contained herein and certified it to be correct. I agree to do the proposed work in accordance with the approved plans, the Edina City Code, and the Minnesota State Building Code and/or Minnesota State Fire Code.

This permit expires on: 7/01/2026

Applicant/Permitee: Signature

Issued By: Signature

Comparison with Neighborhood Homes

The immediate homes are all two-stories of various eras and design motifs. 5401 Londonderry was designed to enhance its period architecture while bringing it closer to a classic orientation.

With the addition of the second floor, its size and finished square footage bring it into the more normative range and compatible with these others.



5401 Londonderry Road
Two-Story, Built 2026
Finished Square Footage Above Ground: 4591
Lower Level: 1553
Total Finished Square Footage: 6144



6517 Willow Wood Road
Two-Story, Built 1988
Finished Square Footage Above Ground: 4551
Lower Level: 1855
Total Finished Square Footage: 6436



5409 Londonderry Road
Two-Story, Major Remodel 2005
Finished Square Footage Above Ground: 5550
Lower Level: 1400
Total Finished Square Footage: 6950

Hennepin County Property Map
Date: 6/25/2026

PARCEL ID: 3011721430015
OWNER NAME: Pamela J Aagaard Trust
PARCEL ADDRESS: 6413 Willow Wood Rd,Edina MN 55436
PARCEL AREA: 0.6 acres, 26,346 sq ft
A-T-B: Abstract
SALE PRICE: \$312,500
SALE DATE: 12/1998
SALE CODE: Warranty Deed
ASSESSED 2025, PAYABLE 2026
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$1,021,900
TAX TOTAL: \$13,842.54
ASSESSED 2026, PAYABLE 2027
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$1,021,900

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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5405 Londonderry Road
Two-Story, Built 1994
Finished Square Footage Above Ground: 4869
Lower Level: 1723
Total Finished Square Footage: 6582



6512 Parkwood Road
Two-Story, Built 1948
Finished Square Footage Above Ground: 4425
Lower Level: 1583
Total Finished Square Footage: 6008



CERTIFICATE OF SURVEY
for:
MASTERWERKS, LLC



LEGAL DESCRIPTION:

Lot 1, Block 1, PARKWOOD KNOLLS 10TH ADDITION

TREE INVENTORY:

001 U (REMOVE)	8" Crab	021 P	24' Pine
002 U (REMOVE)	27" Ash	022 P	17' Pine
003 U (REMOVE)	7" Orn.	023 P	28' Pine
004 U (REMOVE)	26' Pine	024 P	22' Pine
005 U (REMOVE)	12' Spruce	026 P	28' Pine
006 U (REMOVE)	39" Ash	027 P	24' Pine
007 P	16" Maple	028 U	5" Crab
008 U (REMOVE)	35" Ash	029 P	26' Spruce
009 U (REMOVE)	4" Crab	030 P	22' Spruce
010 U (REMOVE)	6" Magnolia	031 P	24' Spruce
011 U (REMOVE)	6" Crab	032 P	17' Spruce
012 U	18' Spruce	033 P	18' Spruce
013 P	17' Pine	034 P	18' Spruce
014 U	18' Pine	035 P	17' Spruce
015 U	18' Pine	036 P	18" Oak
016 P	26' Pine	037 P	21" Oak
017 P	20' Pine	038 P	25" Oak
018 P	20' Pine	039 U (REMOVE)	30" Oak
020 P	24' Pine	040 U	18' Pine

Classification*
U Denotes Unprotected
P Denotes Protected
H Denotes Heritage
*See Arborists Report for Health or Placement
Conditions That May impact This Classification

- o Denotes set iron monument
- Denotes found monument
- 000.0x Denotes existing elev.
- WW Denotes window well
- Denotes drainage direction
- Denotes proposed contour
- Denotes existing contour

File No.
15262TRE
Book-Page
Scale
1"=30'

5401 Londonderry Road
Edina, MN 55436



SETBACKS TO LONDONDERRY ROAD:

5405 LONDONDERRY ROAD: 90'
5409 LONDONDERRY ROAD: 60'

$\frac{150'}{2} = 75' \text{ AVG.}$

Proposed Impervious Surface Coverage:

House/Gar	3,692.0	Square Feet
Shed	17.0	Square Feet
Driveway	1,970.0	Square Feet
Entrys/Aprons	409.0	Square Feet
Sidewalk	220.0	Square Feet
Patio/Pool Deck	2,371.0	Square Feet
Deck	-150.0	Square Feet
Total	8,529	Square Feet
Lot Area	23,459.65	Square Feet
	36.4%	

Building Coverage:

House/Gar	3,692.0	Square Feet
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Existing Impervious Surface Coverage:

House/Gar	3,466.5	Square Feet
Driveway	1,972.7	Square Feet
Entrys/Aprons	628	Square Feet
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Patio/Pool Deck	2,556	Square Feet
Deck	-150	Square Feet
Total	8,802.2	Square Feet
Lot Area	23,459.65	Square Feet
	37.5%	

Building Coverage:

House/Gar	3,466.5	Square Feet
Total	3,466.5	Square Feet
Lot Area	23,459.65	Square Feet
	14.8%	

DEMARS-GABRIEL
LAND SURVEYORS, INC.

2317 W. 93rd St.
Bloomington, MN 55431
Phone:(763) 559-0908
cell: (612) 751-6785
dec@qwestoffice.net

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the Laws of the State of Minnesota.

As surveyed by me this 27th day of March, 2026.

Signature of David E. Crook

David E. Crook Minn. Reg. No. 22414

REVISED: 4/07/2026
REVISED: 5/18/2026
REVISED: 6/03/2026
REVISED: 6/05/2026
REVISED: 6/11/2026
REVISED: 6/24/2026
REVISED: 6/25/2026
REVISED: 6/30/2026

Setback Regulations Established in Edina's Formative Years Pose a Recurring Contradiction Today

Understandably, front yard setbacks play an essential role in maintaining the consistency and uniformity of streetscapes and overall neighborhood character. To that end, the city's pertinent regulations contain specific formulas for calculating or determining what the setback should be for any given block.

However, the history of block and neighborhood formation is inevitably somewhat ad hoc, shaped by the needs and realities of earlier phases of development. This can result in regulatory contradictions that are initially hidden and only become evident with the passage of time and the sequence of replacing or upgrading housing.

The three properties comprising the 54xx block of Londonderry Road provide a case in point. 5405 and 5409 Londonderry were part of the original Parkwood Knolls plat, while 5401 Londonderry—the property under consideration—was in the Parkwood Knolls 10th Addition. The difference in platting accounts for the significant differences in lot sizes and depth, with the previously platted 5405 and 5409 being more than twice the size and depth of 5401.

The two homes that were originally built on the 5405 and 5409 lots in the 1950s had 60-FT front yard setbacks. 5401 Londonderry, built in 1962, had a 62-FT setback, clearly illustrating the historical consistency of the setback calculations, with an average 60-FT setback at that point in time.

Then in 1993-1994, the house that originally stood at 5405 Londonderry was demolished and replaced by a new home with a 90-FT front yard setback. Obviously, the permitted siting reflected consideration of the larger lot size and depth but also constituted an anomaly rather than a revised standard. However, given the present setback calculation formulas, the 90-FT setback must now be included in any updated computation.

The required calculation is clearly defined as an average of the two existing houses on the block, minus the subject property. The resulting computation resets the setback from the original 60-FT to 75-FT, without weighing further considerations or mitigating circumstances regarding any anomalies. Thus, our only option is to submit a variance petition to add a second floor to a previously built home with a current 64-FT setback.

It is also worth noting that while the limits of the front yard setback are prescribed, there are apparently no regulations regarding how far one may build behind the main setback if other conditions allow. This situation, while certainly affecting 5401 Londonderry, also resets the setbacks for 5409 Londonderry, as well as the side yard setbacks for the two abutting corner homes. We question whether this is consistent with the regulators' overall intent.

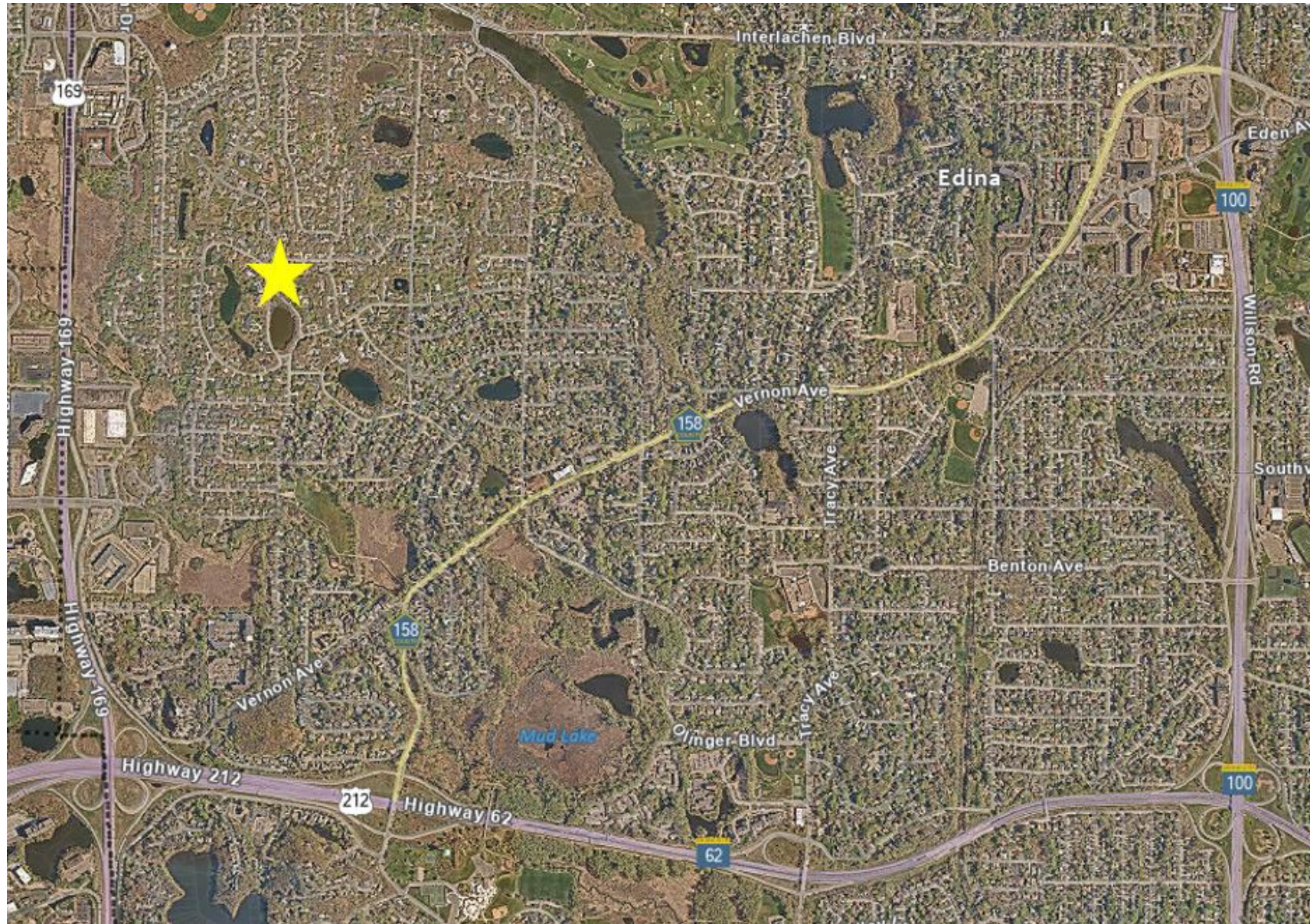


The CITY of
EDINA

Variance at 5401 Londonderry Road

July 15, 2026

Project Location – 5401 Londonderry Road



The CITY of
EDINA

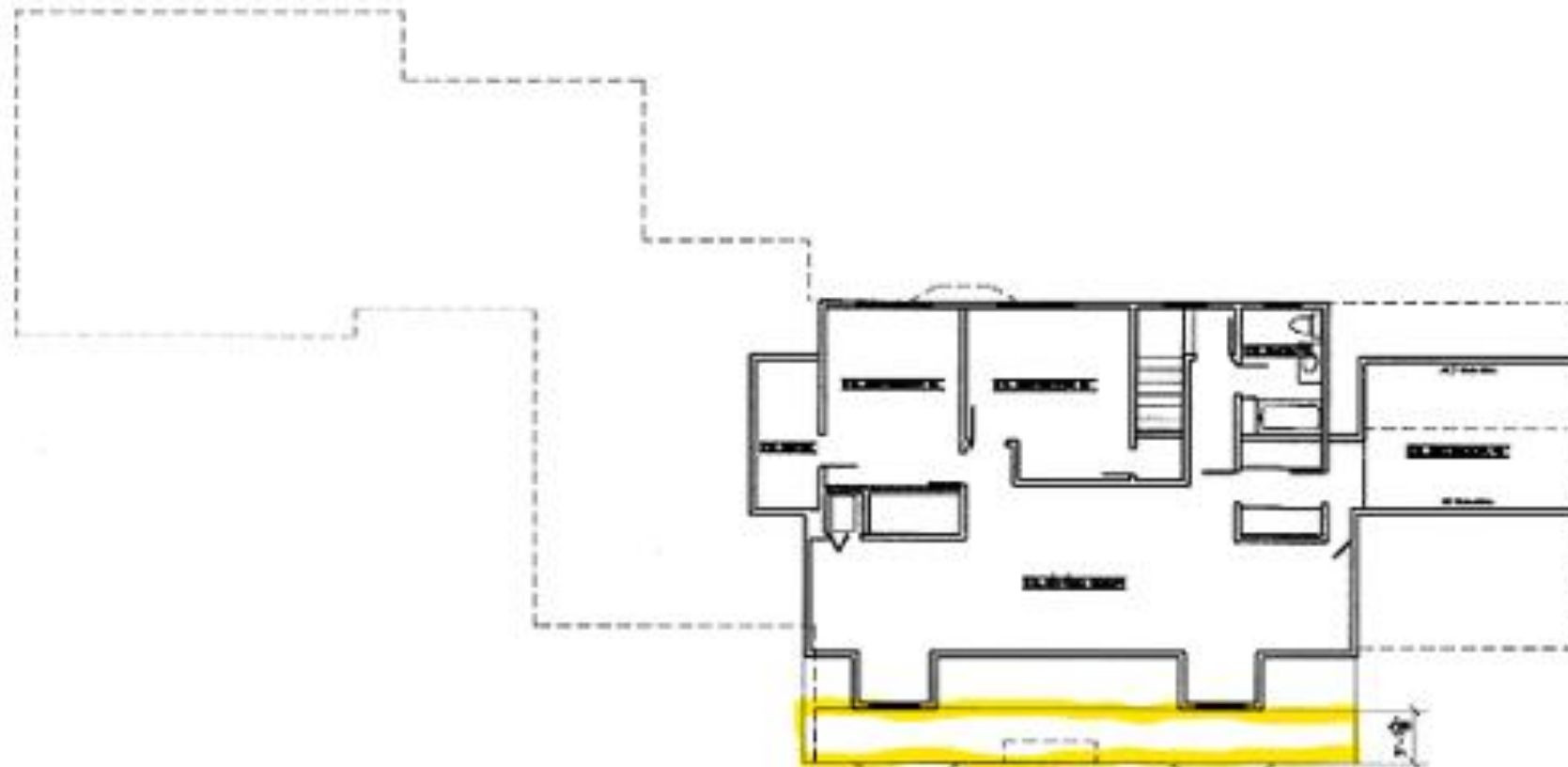
Existing House Photos



Plans

Page 33 of 164

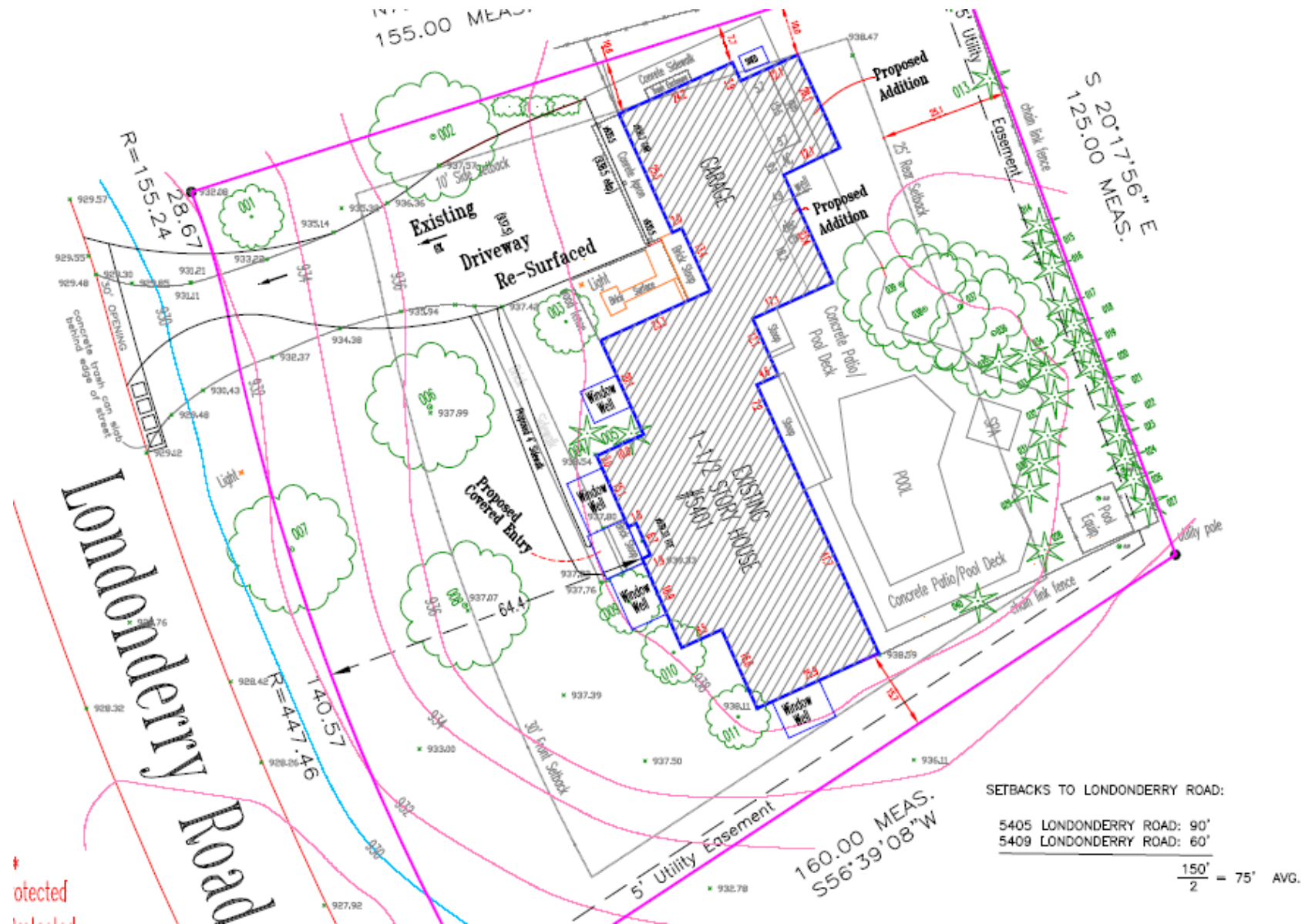
Proposed Plans₂



159 SQ. FT. IN FRONT OF
EX. SECOND FLOOR
SCALE: 1/8" = 1'-0"



Proposed Plans,



The CITY of
EDINA

Established Front Yard Setback – Sec. 36-439

- 1) *Special setback requirements for single dwelling unit lots.*
 - a. Established front street setback. When more than 25 percent of the lots on one side of a street between street intersections, on one side of a street that ends in a cul-de-sac, or on one side of a dead-end street, are occupied by dwelling units, the front street setback for any lot shall be determined as follows:
 1. If there is an existing dwelling unit on an abutting lot on only one side of the lot that has a front street setback on the same street, the front street setback requirement shall be the same as the front street setback of the dwelling unit on the abutting lot on the same street; **or the front street setback shall be the average front street setback of all other dwelling units on the same side of that street, between intersections.**



Variance Criteria

1. The variance would be in harmony with the general purposes and intent of the ordinance.
2. The variance would be consistent with the Comprehensive Plan.
3. There are practical difficulties in complying with the ordinance. The term “practical difficulties” means the following:
 - i. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.
 - ii. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - iii. The variance, if granted, will not alter the essential character of the locality.



Established Front Yard Setbacks



Staff Recommendation

Motion to approve the variance request based on the findings and subject to the conditions in the staff report.

Deadline for a City decision: August 21, 2026



Received Payment

\$

28⁰⁰

VILLAGE OF EDINA, HENNEPIN COUNTY, MINNESOTA

APPLICATION FOR BUILDING PERMIT

Nº 4361

Dated Feb. 6, 1952

To the Building Inspector of the Village of Edina, Hennepin County, Minnesota:

The undersigned hereby applies for a permit to

Carl Hansen Co.

(Build, install, add to, remodel, repair, move, wreck as the case may be)

LOCATION OF BUILDING

Lot 7 Block 3 Addition Parkwood
Shells

Size of lot 183 Wide x 5317.6 Long Acres

Street No.

5405 Londonderry Road.

DESCRIPTION OF BUILDING

FRONT	DEPTH	STORIES	CONSTRUCTION	ROOF	TO BE USED AS—
68	x 34'4	1	Frame & Stone	Comp Shingle	Dwelling
	x				

Contract Price 30000 Excluding (list)

Distance from front lot line 60 Ft. From N side lot line 15 Ft. From S side lot line 100 ft.

Front of building faces NORTH-SOUTH on Londonderry Road. (Street)

Lot surveyed by Staked by Egan, Fairbairn & Howch. (Registered surveyor)

Owner Carl Hansen Co. Address

and hereby agrees that, in consideration of such permit being granted, that all work which shall be done and all materials which shall be used shall comply with the plans and specifications therefor herewith submitted and with the Zoning Ordinance of the Village of Edina regulating the location, size, use and height of buildings, the arrangement of buildings on lots, the Building Code of the Village of Edina, and with all other ordinances of said Village of Edina applicable thereto, and does not cover the use of public property.

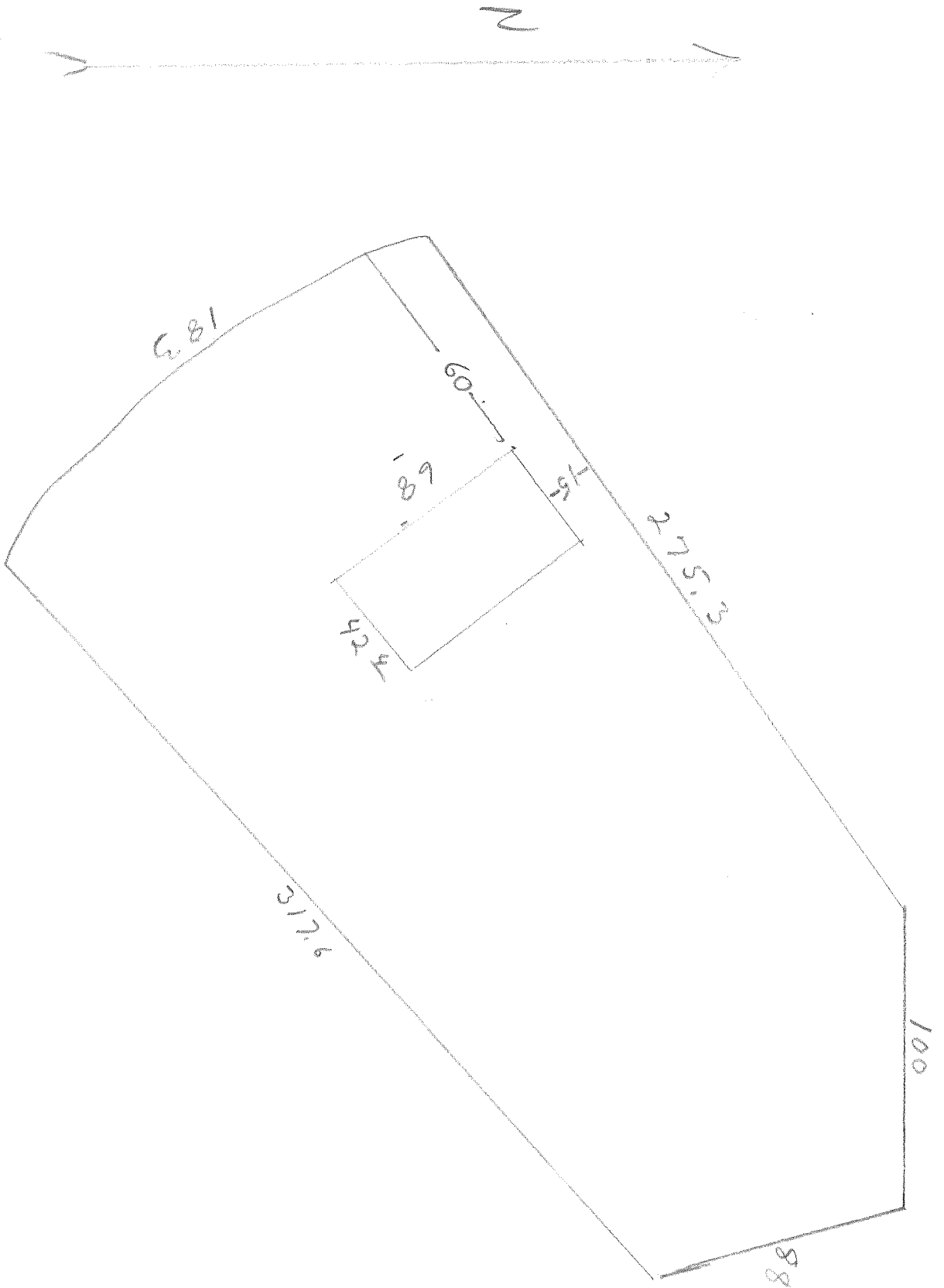
Carl M. Hansen

AGENT FOR THE OWNER

ADDRESS

TELEPHONE NO.

4361



5405 LONDONDERRY ROAD
Lot 7, Block 3, Parkwood Knolls
Carl M. Hansen Builder
Egan Field Nowak, Surveyor



Item Number: 6.2

Department: Community Development

Item Activity: Action

Prepared By: Kris Aaker, Assistant City Planner

Item Title: Variance 6520 Gleason Crt

Action Requested:

Approve the variance request based on the findings and subject to the conditions listed in the staff report.

Information/Background:

The property owners at 6520 Gleason Court, are requesting a 3.8 foot variance from Section 36-438 of the Edina Zoning Ordinance to allow a 21.2-foot setback from the rear lot line where the required rear yard setback is 25 feet. The variance is to allow the construction of a master bedroom addition to the back of the one-story rambler.

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. Gleason Staff Report
2. Staff Presentation
3. Applicant submission
4. Engineering Memo



Item Number: 6.2

Department: Community Development

Item Activity: Action

Prepared By: Kris Aaker, Assistant City Planner

Item Title: Variance 6520 Gleason Crt

Action Requested:

Approve the variance request based on the findings and subject to the conditions listed in the staff report.

Information/Background:

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Supporting Documentation:

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1. Gleason Staff Report
2. Staff Presentation
3. Applicant submission
4. Engineering Memo



Date: July 15, 2026

To: Planning Commission

From: Kris Aaker, Assistant Planner

Subject: The property owners at 6520 Gleason Road are requesting a 3.8-foot variance from Section 36-438 of the Edina Zoning Ordinance to allow a 21.2-foot setback from the rear lot line where the required rear yard setback is 25 feet. The variance is to allow the construction of a master bedroom addition to the back of the one-story rambler. Staff Recommendation: Motion to approve 3.8 -foot setback variance from the 25 ft requirement at 6520 Gleason Court subject to the findings and conditions in the staff report.

Information/Background:

The property contains a one-story rambler with an attached garage built in 1975. The property owners are proposing to add onto the back of the home and extend closer towards the rear lot line. The Zoning Ordinance Sec. 36-438. States the minimum rear yard setback is 25 feet. The variance is required to allow the addition to be built slightly farther into the rear yard than the footprint of the existing home. The existing home is located 35.2 feet from the rear lot line allowing a maximum 10 ft addition. The lot is 14,949 square feet, however, given the deep front yard setback of the home, (51.9 ft), much of the lot cannot be built on. The house was constructed deep in the lot and much closer to the rear lot line, reducing rear yard expansion opportunity.

Surrounding Land Uses

Northerly: Single-Family; zoned R-I; guided Low Density Residential

Easterly: Single-Family; zoned R-I; guided Low Density Residential

Southerly: Single-Family; zoned R-I; guided Low Density Residential

Westerly: Single-Family; zoned R-I; guided Low Density Residential

Existing Site Features

The property contains a one-story home built in 1975. The property is 14,949 square feet in area. The home was constructed deeper in the lot and at the top of the upward slope from the street. The front lot line curves along the street, resulting in a shallow back yard with little expansion opportunity, significantly limiting the buildable area on this property.



Planning

Guide Plan designation: Low Density Residential
Zoning: R-1, Single Dwelling Unit District

Grading & Drainage

The Engineering Department has reviewed the application. Full review of the grading and drainage plans will be reviewed at the time of building permit. See attached memo from Engineering.

Compliance Table

	City Standard	Proposed
East (Front) –	Average	No change
West Side -	25 feet	21.2 feet*
North Side–	10 feet	12.6 feet
South-	10 feet	17.9 feet
Building Coverage	25%	20.9%
Hard Cover	50%	39.1%
Building Height	37.83 feet	No change

***Requires variance**

PRIMARY ISSUES & STAFF RECOMMENDATION

Primary Issues

Is the proposed variance justified?

Yes, staff does believe the requested variance is justified.

Minnesota Statutes and Section 36-98 of the Edina Zoning Ordinance require that a variance shall not be granted unless the following findings are made:



1. *The variance would be in harmony with the general purposes and intent of the ordinance.*

The primary purpose and intent of the rear yard setback ordinance is to maintain an adequate distance of the principal structure to the rear lot line. The setback is meant to protect neighboring property by ensuring buildings are sufficiently setback to allow an adequate distance for a buffer. The owner intentionally kept the improvements to a minimum instead of extending farther back into required setback. The home conforms to all other zoning standards with exception of required rear yard setback. The proposed home is well within the height, building, and hard surface coverage requirements.

2. *The variance would be consistent with the Comprehensive Plan.*

The Comprehensive Plan guides the property for Low Density Residential use. Use of the property will remain a single-family home. The request could be viewed as consistent with the following goal and policy from the Housing Chapter of the Comprehensive Plan:

Housing Quality and Design Goal 3: Continue to support high quality design of residences and residential neighborhoods in a way that furthers sustainability, character, and livability, and maintains long term investment.

- I. Provide an attractive living environment and promote housing that is compatible in quality, design, and intensity within neighborhoods to ensure the vitality and health of single family and multifamily/mixed-use neighborhoods.

3. *There are practical difficulties in complying with the ordinance. The term “practical difficulties” means the following:*

- i. ***The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.***

The applicant is proposing to construct a master bedroom addition to the back of the home with current setback limiting design opportunity. The applicant states the property owners would use the property in the same way that they use the current house, keeping the bedrooms and all improvements on one level. Staff find the request to be reasonable.

- ii. ***The plight of the landowner is due to circumstances unique to the property not created by the landowner.***



The plight of the landowner is due to the deep placement of the house, plus the shallow rear yard, that significantly reduces the buildable area of this property. The deep front yard setback and curvature of the lot have reduced the rear yard area allowing for only limited improvements.

iii. *The variance, if granted, will not alter the essential character of the locality.*

The variance should not alter the essential character of the locality. The applicant is proposing an addition with the minimum encroachment to obtain reasonable room spaces. The addition is not visible from the street and will not alter the existing character of the neighborhood.

Staff Recommendation

Staff recommend approval of the requested variance. Approval is based on the following findings:

1. The variance is in harmony with the general purposes and intent of the ordinance. The primary purpose and intent of the ordinance is to maintain adequate distance from neighboring properties.
2. The variance is consistent with the Comprehensive Plan. The use of the property will remain a single-family home and the variance is consistent with the city's goals of providing an attractive living environment and promoting housing that is compatible in quality, design, and intensity within neighborhoods.
3. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance. The applicant is proposing to maintain living space on one level and minimally encroach setback in their shallow rear yard resulting from a deep front yard setback.
4. The plight of the landowner is due to circumstances unique to the property not created by the landowner. The buildable area on this property is significantly reduced by the required front yard setback requirement and subsequent deep placement of the home.
5. The variance will not alter the essential character of the locality. The applicant is offering an addition behind the home with proposed minimal space added to provide adequate bedroom area. The addition is not visible from the street and will not alter street view.

Approval is subject to the following conditions:

1. Plans submitted at the time of building permit shall be consistent with the plans and survey date stamped April 28, 2026.
2. Compliance with the Engineering Memo.
3. Compliance with the tree permit review.



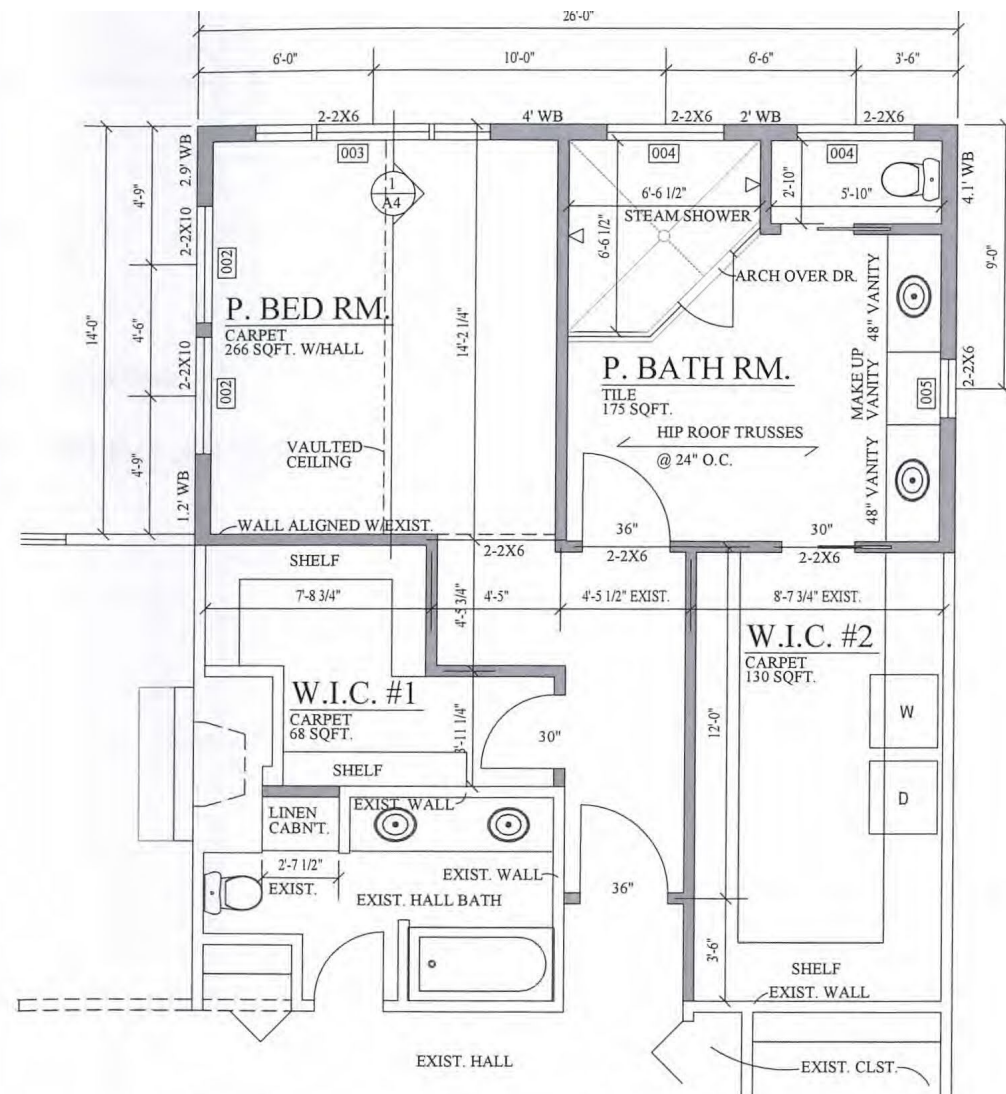
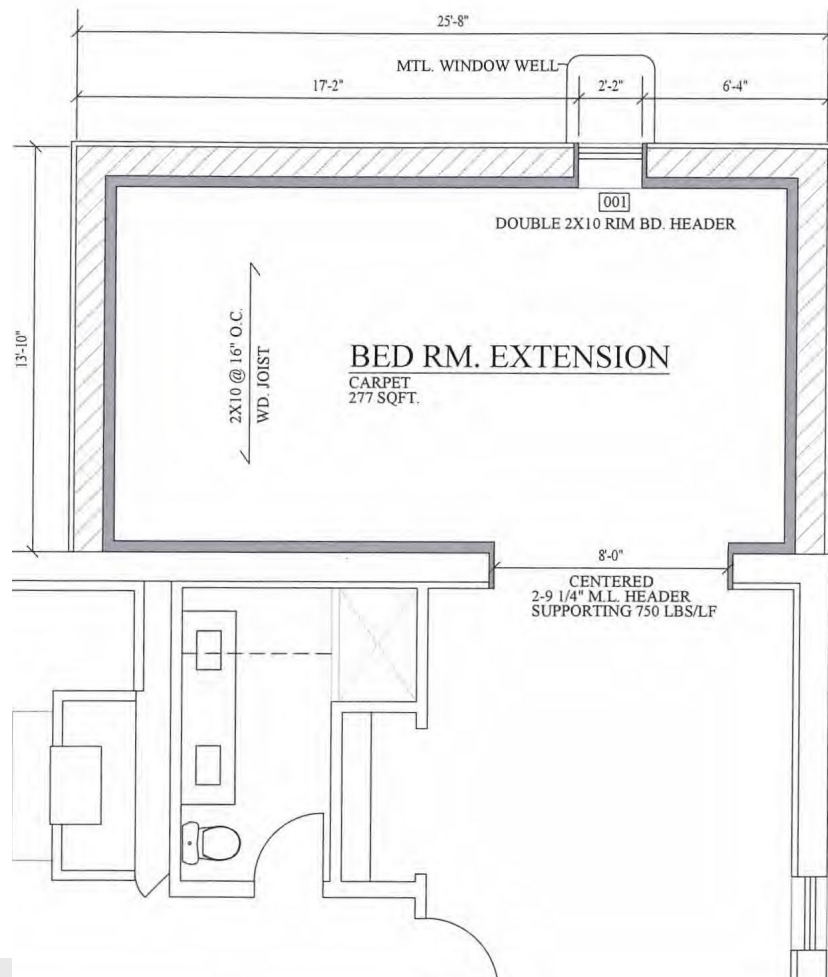
The CITY of
EDINA

Variance Request

6520 Gleason Court

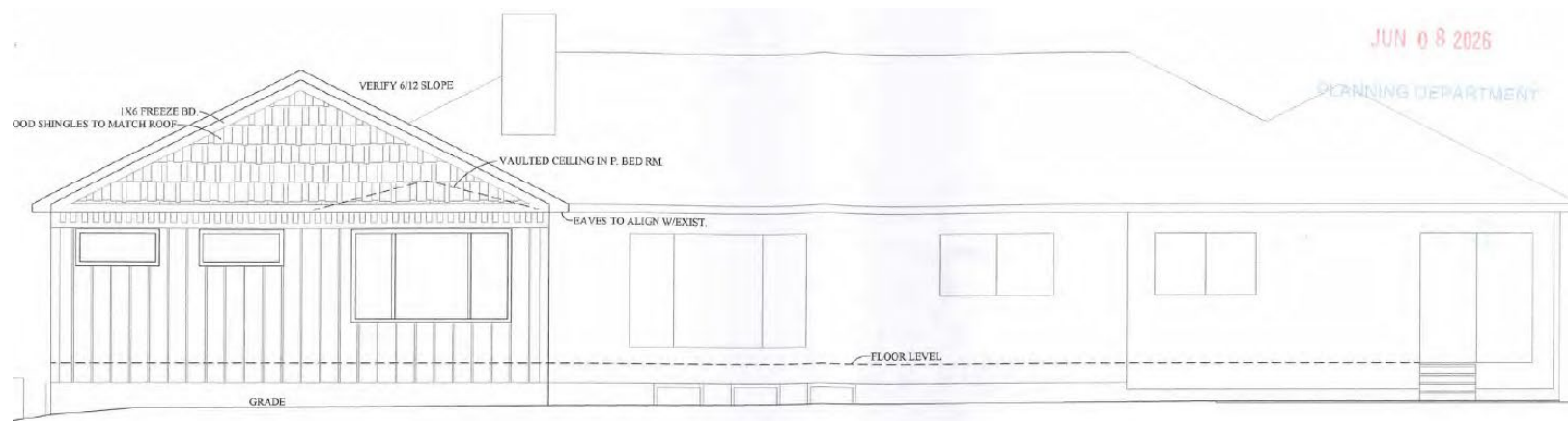
EdinaMN.gov

The CITY of
EDINA

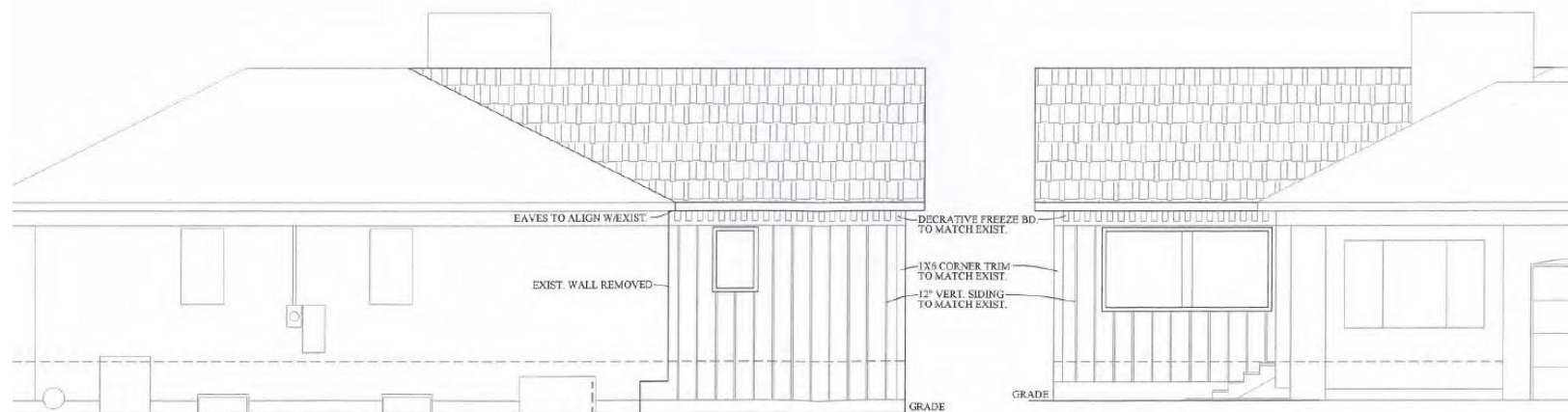


Basement and main floor plan





1
A3 NEW REAR ELEV.
SCALE : 1/4" = 1'-0"

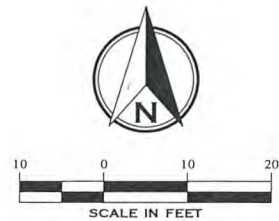


2
A2 NEW RIGHT (NORTH) ELEV.
SCALE : 1/4" = 1'-0"

3
A2 NEW LEFT (SOUTH) ELEV.
SCALE : 1/4" = 1'-0"

Rear, north and south elevations of the new addition

SITE PLAN | PROPOSED HOME ADDITION
ALLISON GARTNER



LEGEND	
	Fence
	Overhead Utilities
	Telephone Pedestal
	Existing Elevation
	Top of Curb Elevation
	Top of Wall Elevation
	Existing Contour
	Found Iron Monument
	Set Iron Monument
	Inscribed R.L.S. 15230
	Proposed Silt Fence/Erosion Control

TREE INVENTORY					TREE PLAN	
TREE NO.	SPECIES	D.B.H.	HEIGHT	C.R.Z.	CLASSIFICATION	
#100	SPRUCE	15"	30'	HERITAGE	OUTSIDE CONST. LIMITS	
#101	OAK	28"	42'	PROTECTED	OUTSIDE CONST. LIMITS	
#102	LINDEN	39"	59'	HERITAGE	OUTSIDE CONST. LIMITS	
#103	OAK	15"-17"-18"	27'	PROTECTED	PROTECT AS REQ'D.	
#104	OAK	10"	15'	PROTECTED	PROTECT AS REQ'D.	

D.B.H. = Approximate Diameter at Breast Height
C.R.Z. = Approximate Critical Root Zone
T.B.D. = Tree Type/Classification To Be Determined by a Forester

NOTE:
As Land Surveyors, tree identification is done to the best of our abilities and is for general informational purposes only, including location and approximate size. Final determination of species, size, and classification of any trees to be disturbed on site shall be identified by a professional forester or other qualified individuals before any action is taken.

AREA CALCULATION:

Lot Area = 14,949 SF

EXISTING BUILDING COVERAGE:

House = 2,609 SF
Shed @ SW Area of Property = 140 SF (140 SF on property / 63 SF is west of property)
Shed @ North Property Line = 16 SF (Owned by 6500 Gleason Rd. has 16 SF encroachment)
Total = 2,765 SF
Building Coverage = 18.5%

EXISTING IMPERVIOUS SURFACE:

House = 2,609 SF
Concrete Walk, Patio and Stoop = 698 SF
Shed @ SW Area of Property = 140 SF (140 SF on property / 63 SF is west of property)
Shed @ North Property Line = 16 SF (Owned by 6500 Gleason Rd. has 16 SF encroachment)
Asphalt Drive = 2,015 SF
Total = 5,478 SF
Impervious Surface = 36.6%

PROPOSED BUILDING COVERAGE:

House = 2,609 SF
Shed @ SW Area of Property = 140 SF (140 SF on property / 63 SF is west of property)
Shed @ North Property Line = 16 SF (Owned by 6500 Gleason Rd. has 16 SF encroachment)
Proposed Home Addition = 364 SF
Total = 3,129 SF
Building Coverage = 20.9%

PROPOSED IMPERVIOUS SURFACE:

House = 2,609 SF
Concrete Walk, Patio and Stoop = 698 SF
Shed @ SW Area of Property = 140 SF (140 SF on property / 63 SF is west of property)
Shed @ North Property Line = 16 SF (Owned by 6500 Gleason Rd. has 16 SF encroachment)
Asphalt Drive = 2,015 SF
Proposed Home Addition = 364 SF
Total = 5,842 SF
Impervious Surface = 39.1%

*Net Impervious Surface Increase = 364 SF

SURVEY NOTE:

No sump discharge was observed on site.

GENERAL NOTES:

Existing building dimensions are measured to siding and not building foundation

No title commitment was provided and no research was performed for any easements not shown on this survey

Location of utilities shown are from observed evidence in the field and/or plans furnished by others and are considered approximate. Gopher State One Call or a private utility locator should be contacted to locate utilities on site before excavation.

JOB NO.	SCALE	SITE ADDRESS
126-26	1" = 10'	6520 GLEASON ROAD
BOOK/PAGE	DRAWN	EDINA, MN
342-25	MB	
SHEET	REFERENCE	PROPERTY DESCRIPTION
1 of 1 24x36	342-25	THE NORTH 110 FEET OF LOT 2, SHARPE-BAKKE ADDITION, HENNEPIN COUNTY, MINNESOTA.

SITE BENCHMARKS:	
EDINA #35.	TOP NUT HYDRANT LOCATED AT GLEASON RD. & BALDER LANE. ELEVATION = 887.36
EDINA #34.	TOP NUT HYDRANT LOCATED AT 6613 GLEASON RD. ELEVATION = 910.05

REVISIONS	
DATE	REMARKS

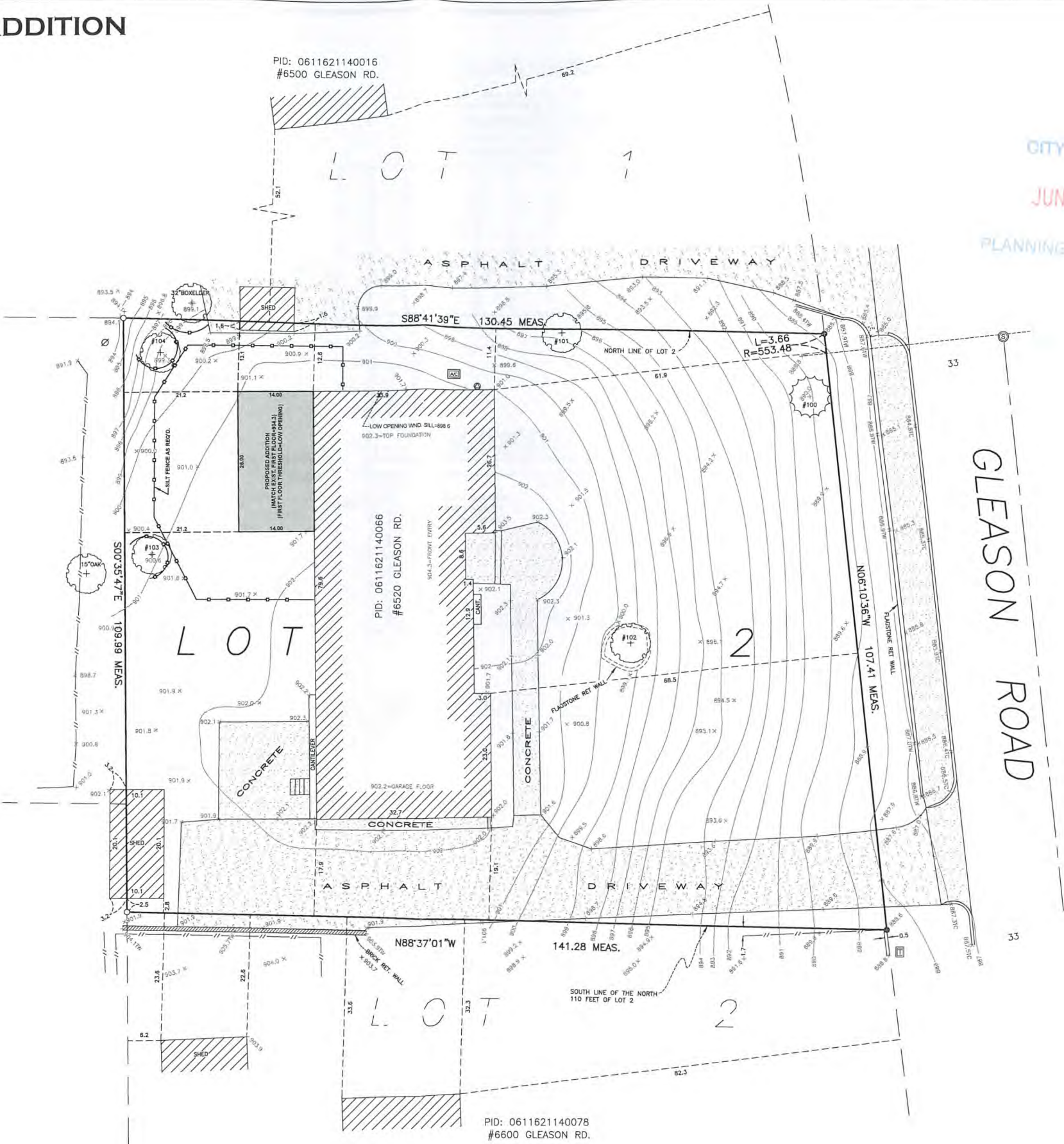
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.

W. BROWN LAND SURVEYING, INC.

WOODROW A. BROWN, R.L.S. MN REG 15230

DATED: 05-01-2026

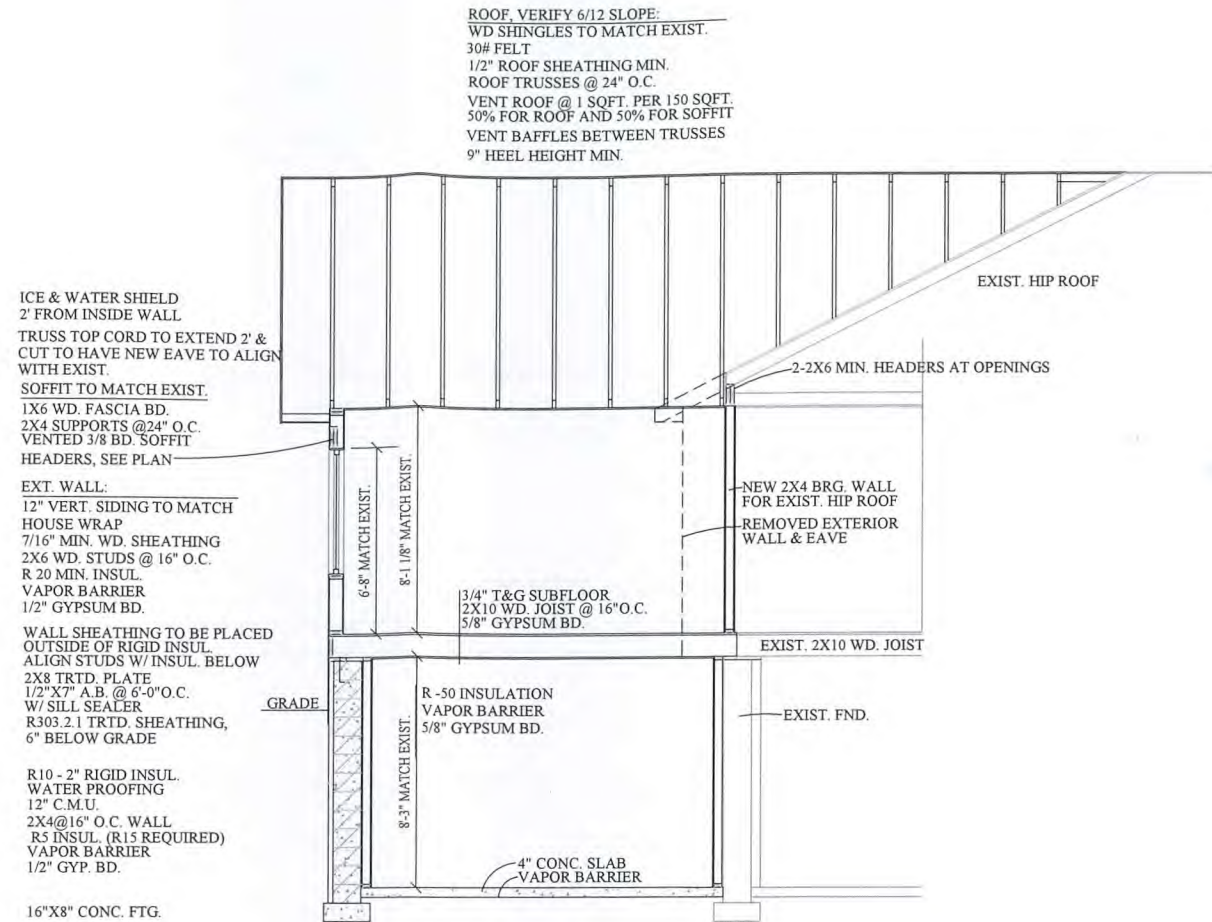
W. BROWN LAND SURVEYING, INC.
8030 OLD CEDAR AVENUE SO., SUITE 228
BLOOMINGTON, MN 55425
Ph: (952) 854-4055
WBROWNLANDSURVEYING.COM
EMAIL: INFO@WBROWNLANDSURVEYING.COM



CITY OF EDINA

JUN 08 2026

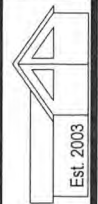
PLANNING DEPARTMENT



1 CROSS SECTION
A4 SCALE: 1/4" = 1'-0"

CITY OF EDINA

JUN 08 2026



SMG Drafting & Design, LLC
14851 Yancy St. N.E., Ham Lake MN 55304
Cell (612) 710-1983 smgdm@comcast.net

GARTNER RESIDENCE
6520 Gleason Rd. Edina, MN

PROJECT #
FOXW2676

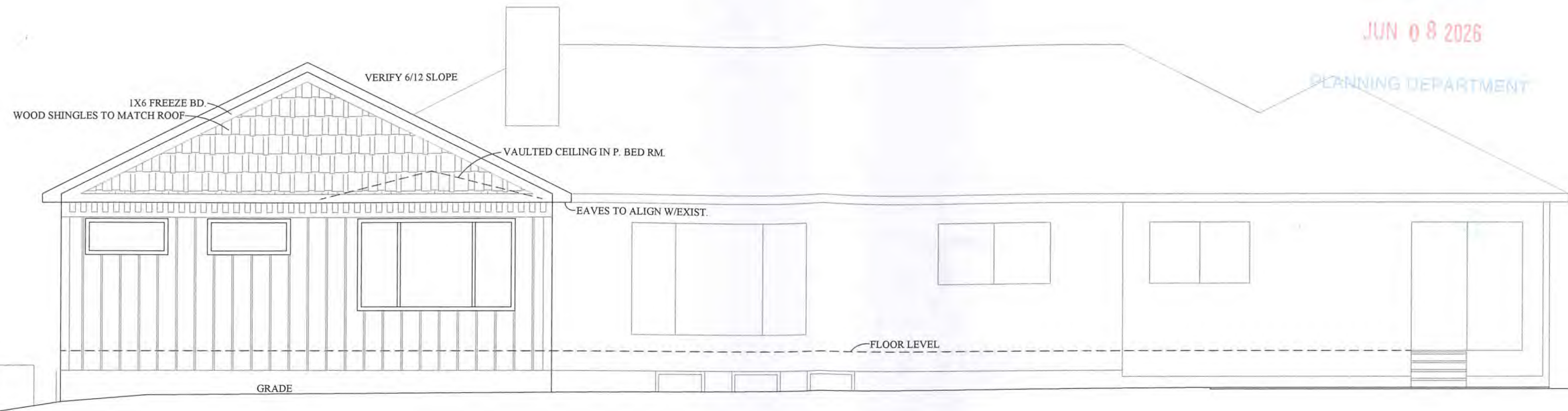
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Finish: 5/12/26
Drawn By: Shawn Glapa

SHEET
A4
of 4

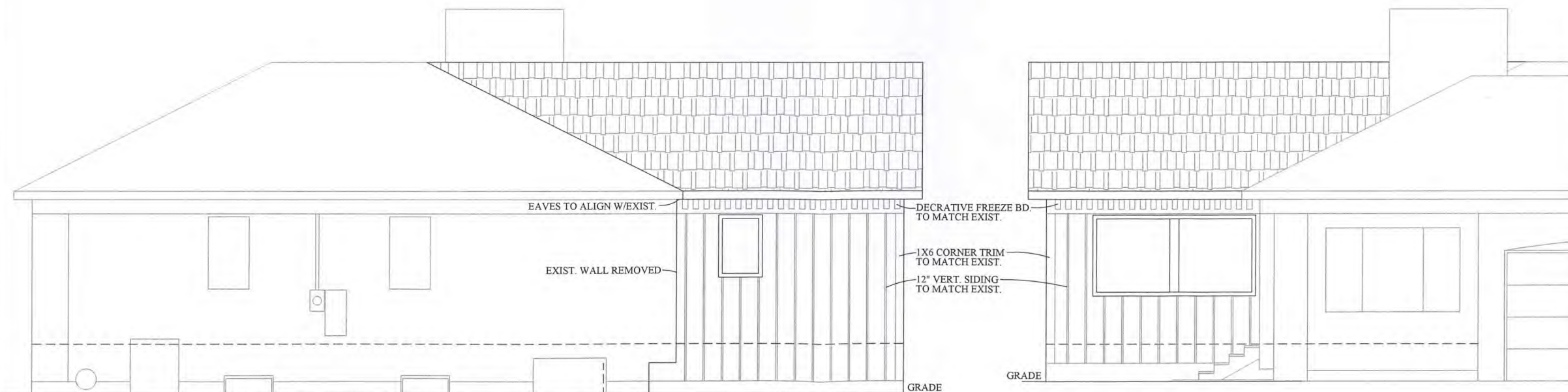
CITY OF EDINA

JUN 08 2026

PLANNING DEPARTMENT



1 NEW REAR ELEV.
A3 SCALE : 1/4" = 1'-0"



2 NEW RIGHT (NORTH) ELEV.
A3 SCALE : 1/4" = 1'-0"

3 NEW LEFT (SOUTH) ELEV.
A2 SCALE : 1/4" = 1'-0"



SMG Drafting & Design, LLC
14851 Yancy St. N.E., Ham Lake MN 55304
Cell (612) 710-1553 smgdnd@comcast.net

GARTNER RESIDENCE
6520 Gleason Rd. Edina, MN

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Start: 2/6/26
Finish: 5/12/26
Drawn By: Shawn Glapa

SHEET
A3
of 4

CITY OF EDINA
JUN 08 2026
PLANNING DEPARTMENT

NEW WINDOW & DOOR SCHEDULE

ANDERSON LISTED

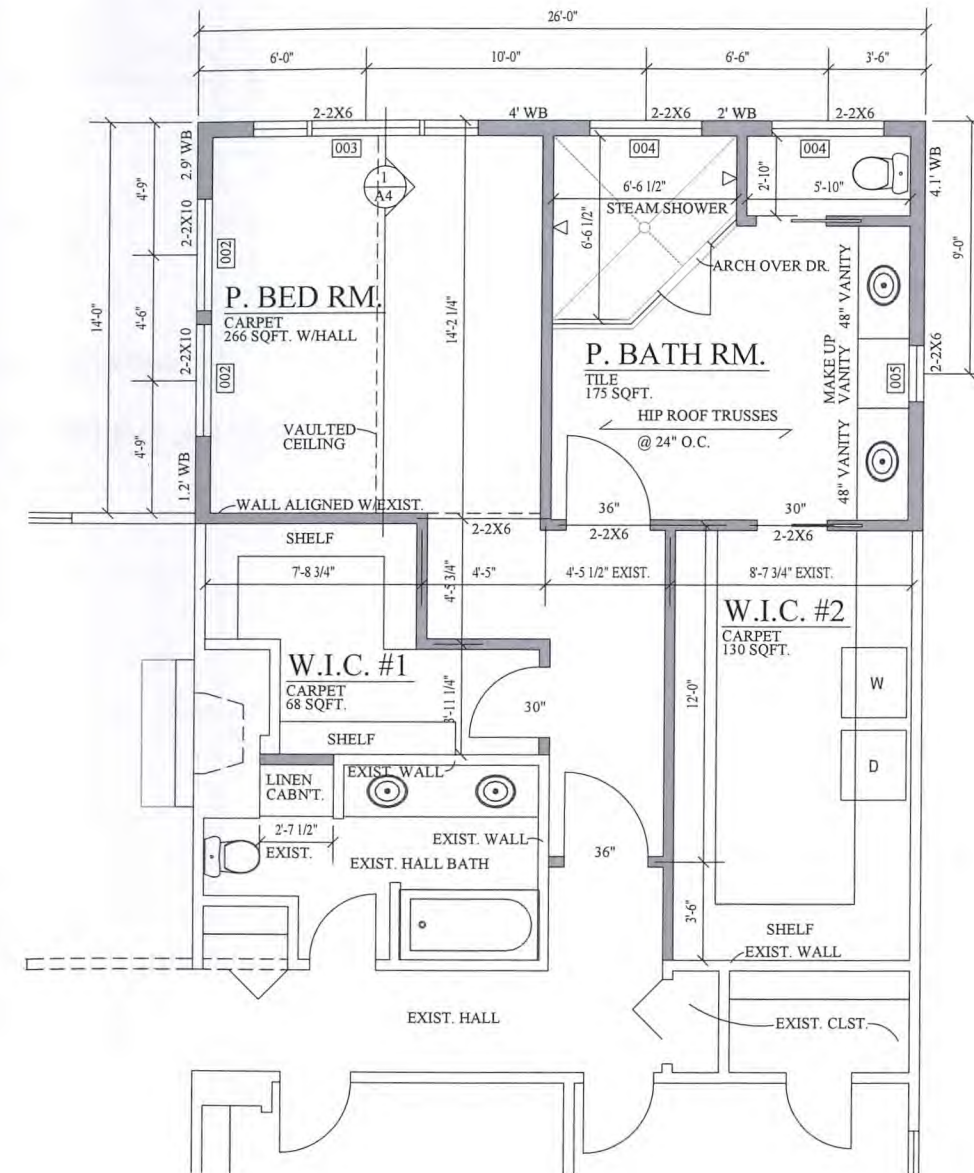
REF.	LOCATION	SIZE	Q.	SPECIAL
001	LOWER LEVEL CASEMENT	2'-4"X4'-0"	1	EGRESS
002	P. BED RM. FIXED	4'-0"X4'-0"	2	
003	P. BED RM. CASEMENT / FIXED	8'-0"X 4'-6"	1	EGRESS
004	P. BATH TRANSOM	4'-0"X 1'-6"	2	
005	P. BATH CASEMENT	2'-0"X3'-0"	1	

NOTE: NEW INTERIOR DRS. IDENTIFIED BY SIZE LISTED

NOTE: REQUIRED LENGTH OF WALL BRACING LISTED BELOW
NOT TO EXCEED 10 FEET FROM CORNER & 20 FEET SPACING
NAIL FASTENER SPACING NOT TO EXCEED 6" ON EDGE &
12" FIELD.
BRACING CALCULATED USING CS-WSP
26" SPACING REQUIRES 4.1 FEET, 4.1 PROVIDED
14" SPACING REQUIRES 2.6 FEET, 6" PROVIDED
WINDOWS ALL LESS THAN 64" - 2 FEET MIN. BRACING REQUIRED



1 NEW LOWER LEVEL PLAN
A2 SCALE : 1/4" = 1'-0"



2 NEW UPPER LEVEL PLAN
A2 SCALE : 1/4" = 1'-0"



SMG Drafting & Design, LLC
14851 Yancy St. N.E. Ham Lake, MN 55304
Cell (612) 710-1583 smgdnd@comcast.net

GARTNER RESIDENCE
6520 Gleason Rd. Edina, MN

PROJECT #
FOXW2676

Start: 2/6/26
Finish: 5/12/26
Drawn By: Shawn Glapa

SHEET
A2
of 4

GENERAL NOTES APPLIES TO ALL DRAWINGS:

-SMG DRAFTING & DESIGN, LLC. HAS PRODUCED THESE DRAWINGS AS COMPLETE AND ACCURATE AS POSSIBLE. THESE DRAWINGS ARE INTENDED TO BE USED AS A GUIDE BY LICENSED CONTRACTORS OR OWNERS WHO ARE KNOWLEDGEABLE IN RESIDENTIAL CONSTRUCTION. SMG DRAFTING & DESIGN, LLC. DOESN'T HAVE REGISTERED ARCHITECTS OR OR ENGINEERS AND ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS, OMISSIONS, JOB SITE CHANGES, OR IMPROPER CONSTRUCTION. CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK (ALL NOTES, DETAILS, ELEVATIONS, SECTIONS, AND PLANS), AND NOTIFY SMG DRAFTING & DESIGN, LLC. OF ANY ERRORS FOR POSSIBLE CORRECTION PRIOR TO START OF CONSTRUCTION.

-COMPLY TO ALL STATE AND LOCAL CODES AND ORDINANCES.

-ALL DIMENSIONS TAKE PREFERENCE OVER SCALE DUE TO ELECTRONIC REPRODUCTION

-PROVIDE SMOKE DETECTORS IN EVERY BEDROOM AND THE CORRIDOR GIVING ACCESS TO THE BEDROOM. ON EACH FLOOR INCLUDING BASEMENT.

-PROVIDE CO DETECTORS WITHIN 10' OF ALL BEDROOMS.

-HEATING, PLUMBING, AND ELECTRICAL DONE BY OTHERS.

-PROVIDE SOLID BLK. @ ALL MICROLAMS & HEADERS.

-ALL FINISH FLOORS, DOORS, TRIM, & ANY FINISH SELECTED BY OWNER.

-USE TRTD. LUMBER FOR SOLE PLATES

STAIRWAY NOTES:

STAIRWAY HEADROOM TO BE 6'-8" MIN.

HANDRAIL HEIGHT TO BE CONT. AT 34" TO 38"

ABOVE NOSING

GUARDRAIL AT 36" HEIGHT

OPENINGS TO BE NO MORE THAN 4"

7 3/4" MAX. RISER & 10" MIN. TREADS

LEGEND

ABBREVIATIONS

@ - ALL AT

AL - ALUMINUM

BLK - BLOCK

CL - CENTER LINE

C - COURSES

CONC. - CONCRETE

DIA - DIAMETER

DET. - DETAIL

EA - EACH

ELEV. - ELEVATION

EXT. - EXTERIOR

FND. - FOUNDATION

FTG. - FOOTING

INSUL. - INSULATION

INT. - INTERIOR

O.C. - ON CENTER

PL - PLATE

R - RADIUS

R/W - REINFORCED WITH

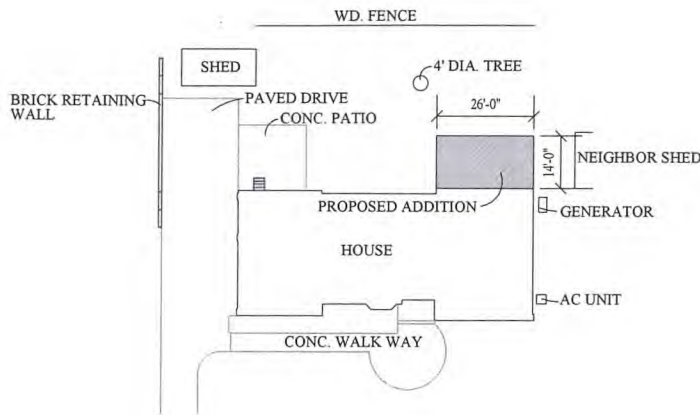
STD. - STANDARD

TYP. - TYPICAL

U.N.O. - UNLESS NOTED OTHERWISE

W - WITH

WD. - WOOD

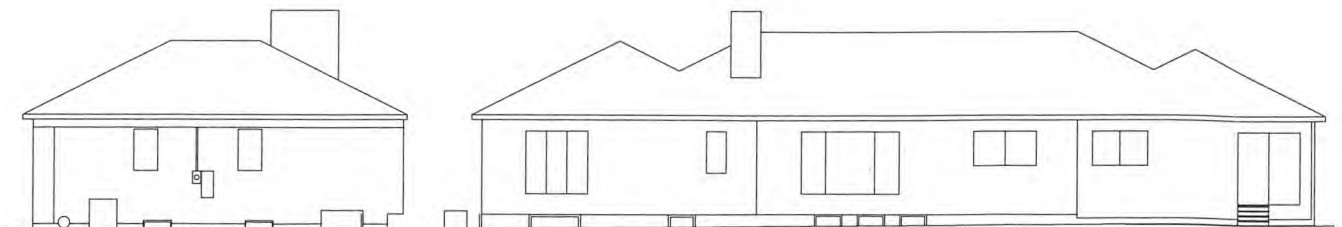


2 EXIST. SITE PLAN
SCALE: 1" = 30'-0"



LEFT SIDE (SOUTH)

FRONT SIDE (EAST)

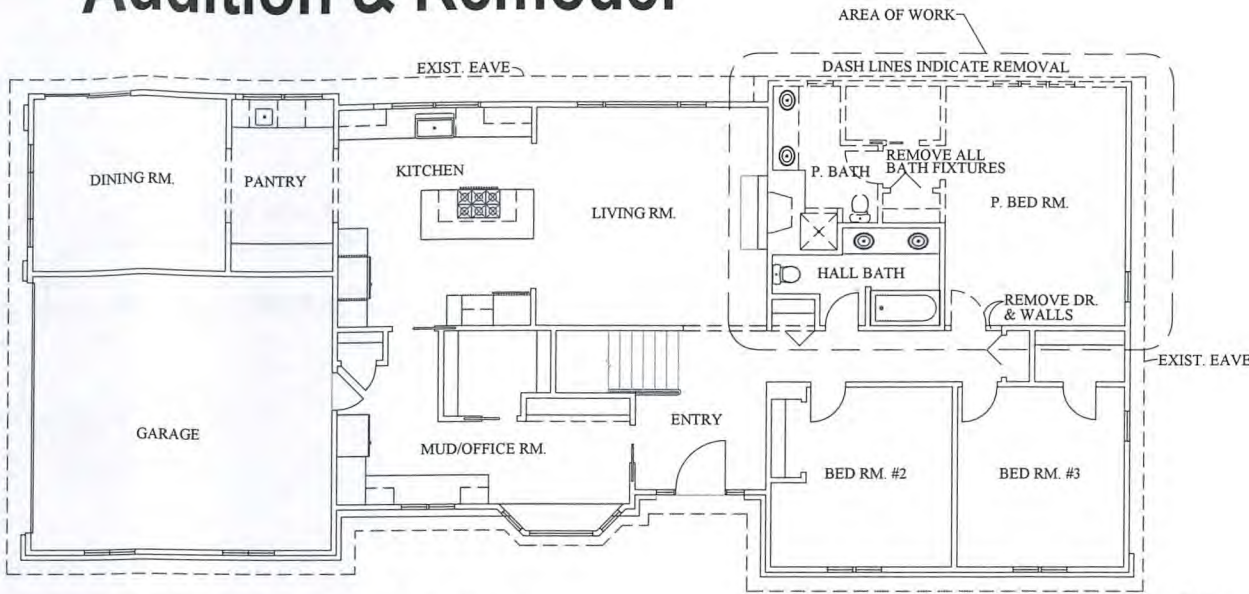


RIGHT SIDE (NORTH)

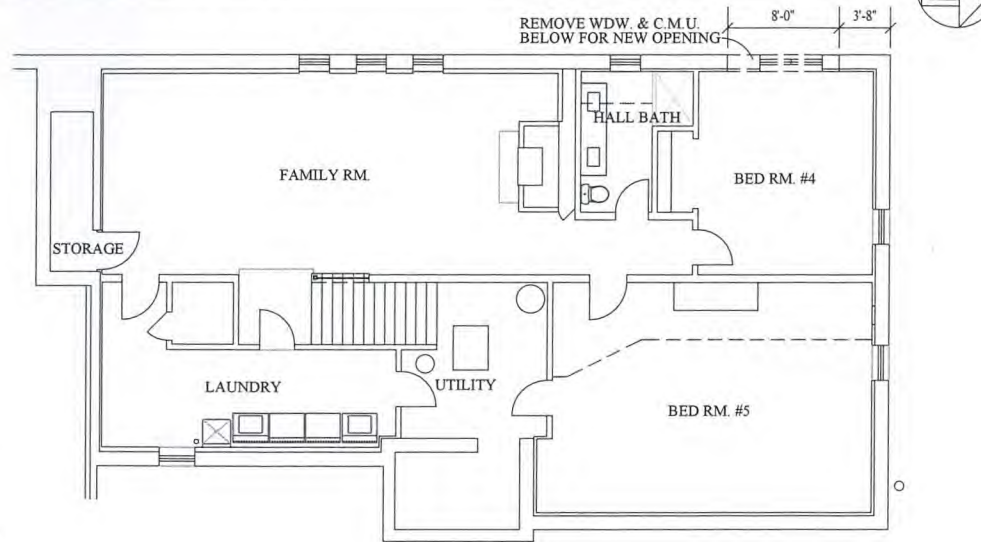
REAR SIDE (WEST)

4 EXIST. EXTERIOR ELEVATIONS
SCALE: 3/32" = 1'-0"

Gartner Residence Addition & Remodel

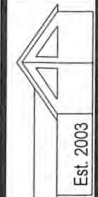


1 EXIST. UPPER PLAN DEMO PLAN
SCALE: 1/8" = 1'-0"



3 EXIST. LOWER PLAN DEMO PLAN
SCALE: 1/8" = 1'-0"

PROJECT DESIGNED AND CONSTRUCTED
BY FOXWELL STUDIO & SHOPPE



SMG Drafting & Design, LLC
14851 Yancy St. N.E., Ham Lake MN 55304
Cell (612) 710-1683 smgdn@comcast.net

GARTNER RESIDENCE
6520 Gleason Rd. Edina, MN

PROJECT #
FOXW2676

Start: 2/6/26
Finish: 5/12/26
Drawn By: Shawn Glapa

SHEET
A1
of 4



DATE: 6/30/2026
TO: Cary Teague – Planning Director
FROM: Andrew Reinisch – Engineering Technician
RE: **6520 Gleason Rd – Building Addition**

The Engineering Department has reviewed the subject property for street and utility concerns, grading, stormwater, erosion and sediment control and for general adherence to the relevant ordinance sections.

This review was performed at the request of the Planning Department; a more detailed review will be performed at the time of building permit application. Plans reviewed are dated 05-29-2026.

Summary of Work

The applicant proposes the expansion of a single-family dwelling in the rear yard.

Easements

No existing easements are recorded on this property. No new easements are required for existing infrastructure. No easements are proposed.

Grading and Drainage

The proposed grading and drainage plan is not proposed to change or modify and drainage paths from the existing condition.

Stormwater Mitigation

An underground stormwater chamber system with collection pipes is proposed. The proposed addition will be collected with a gutter system and downspout. This downspout will be directly connected to the system with an underground pipe. Ultimate system discharge will remain in the NW property corner into the landlocked basin. The stormwater management plan submitted meets most of the requirements but did not model for the critical storm event. No increase in peak flood elevations for the critical storm event will be required in the modeling prior to permit approval. Further, additional discussions with engineering staff on stormwater modeling is warranted. Collecting the rainwater in the rear yard and directing it to Gleason Rd with underground pipes in combination with minor grading changes may eliminate most of the stormwater requirements. Gleason Rd road is not within a landlocked basin or areas with structural flooding issues.

Floodplain Development

The rear yard of the site is within a landlocked basin with a critical storm even elevation of 888.80. The lowest floor elevation for an addition is required to have 2' of freeboard for a minimum of 890.8. The low floor is not listed on the survey but is assumed to be 895.05'. This will need to be verified for permit approval. No FEMA floodplain issues.

Erosion and Sediment Control

An erosion and sediment control plan was reviewed and is consistent with City of Edina Building Policy SP-002.

Street and Driveway Entrance

No impacts to the street or driveway entrance apron are proposed.

ENGINEERING DEPARTMENT

7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392



Public Utilities

No impacts to the existing utilities.

Miscellaneous

A Nine Mile Creek Watershed District permit or documentation that none is needed will be a requirement prior to city approval.

ENGINEERING DEPARTMENT

7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392



Item Number: 6.3

Department: Community Development

Item Activity: Action

Prepared By: Kris Aaker, Assistant City Planner

Item Title: Variance Saint Stephen's Church 4439 West 50th St.

Action Requested:

Approve the variance based on the findings and subject to conditions as listed in the staff report.

Information/Background:

The Warden for St. Stephen's Episcopal Church, for the property at 4439 West 50th Street, is requesting a 19.8-foot east setback variance from Section 36-438 of the Edina Zoning Ordinance to allow a 30.2-foot setback from the east lot line and a 19-foot setback variance from the OHWE, (ordinary high-water elevation), from Minnehaha creek where the required setback is 50 feet. The variance is to allow the consolidation of building and hard surface areas to facilitate the new construction of accessibility and safety improvements. The project will consolidate existing building and hard surface areas to maintain the existing nonconforming coverage without requesting increases beyond current nonconforming conditions. The project is subjected to FEMA flood protection requirements and is not allowed to increase coverage.

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. Engineering Review Memo
3. Staff Presentation
4. Applicant Narrative 6-15-26
5. Applicant submittal 6-12-26



Date: July 15, 2016

To: Planning Commission

From: Kris Aaker, Assistant City Planner

Subject: St. Stephen's Episcopal Church, located at 4439 West 50th Street, is requesting variances from Section 36-438 of the Edina Zoning Ordinance to allow a 19.8-foot west setback resulting in a 30.2-foot setback from the west lot line for a gathering patio space at the front entrance and a 19-foot setback variance from the OHWE, (ordinary high-water elevation), for a 31 foot setback from Minnehaha creek where the required setback is 50 feet for a building addition to address accessibility and safety betterments. The variance is to allow the consolidation of building and hard surface areas to facilitate allowable new construction for needed accessibility and safety improvements given FEMA floodplain expansion restrictions. The project will consolidate and relocate existing building areas to maintain the existing nonconforming coverage without requesting increases beyond current nonconforming conditions. The project is subjected to FEMA flood protection requirements and is not allowed to increase building coverage. Staff Recommendation: Motion to approve a 19.8-foot east setback variance and a 19-foot setback variance from the OHWE, (ordinary high-water elevation), from Minnehaha creek subject to the findings and conditions listed in the staff report.

Information/Background:

The subject property, 4439 W. 50th Street, is approximately 57,499 sq ft and is located at the southeast corner of the intersection of W 50th Street and Wooddale Avenue. Portions of the structure are located within the FEMA flood plain with a southeast corner of the building located within the floodway. No expansion of the building is allowed given FEMA floodplain rules, however, the church may remove and replace equal amounts of building area to accommodate accessibility and safety improvements including flood proofing. The projects bring the buildings into compliance with Minnesota DNR and National FEMA floodproofing requirements, by reducing the existing building footprint within the FEMA floodplain boundary including the removal of a south facing exterior door that experiences frequent flooding issues. The focus of the project is to improve accessibility throughout the building to address deficiencies and improve safety given the structure's location in the floodway. The original documents for the church date around 1938, predating the current zoning and floodplain ordinance. The church has been added to, and modified over the years, (1950's, and 1960), and is not compliant with the current lot size, setbacks, coverage and parking code, to name a few. Both the site and building are nonconforming to current zoning standards and since 1979 include FEMA flood zone requirements. The project will improve accessible circulation at both the exterior and interior of the building, (compliant ramps and slopes replace steps and steep sloping paths). It will provide access to the lower level of the parish house; currently not wheelchair accessible. The plan replaces



an end-of-life elevator and increases the number of restrooms including accessible restrooms. None of the improvements will increase the square feet of building footprint.

St. Stephens Episcopal Church is requesting 19.8-foot east setback variance from Section 36-438 of the Edina Zoning Ordinance to allow a 30.2-foot setback from the east lot line and a 31 foot setback with a 19-foot setback variance needed from the OHWE, (ordinary high-water elevation), from Minnehaha creek where the required setback is 50 feet. The church can accomplish their goals for flood resiliency and accessibility while re-arranging building footprint to satisfy FEMA's no expansion rule

Surrounding Land Uses:

Northerly: Single Unit residential homes; zoned and guided low-density residential.

Easterly Single Unit residential homes; zoned and guided low-density residential.

Southerly: Minnehaha Creek and Single Unit residential homes; zoned and guided low-density residential.

Westerly: City Park; zoned and guided low-density residential.

Existing Site Features:

The subject property is a 57,499 square foot lot located at the southeast corner of W. 50th Street and Wooddale Avenue. The property consists of an existing church building backing up to Minnehaha creek.

Planning: Guide Plan designation: Low-Density Residential

Zoning: R-I, Single-Dwelling Unit District



Compliance Table:

	City Standard	Proposed
West setback	50 feet	30.2 feet* (Gathering space/patio)
OHWE setback	50 feet	31 feet* (re-constructed existing building area)
Building coverage	25%	28%** (existing nonconforming)
Hard surface coverage	50%	39% (1.43% decreased from 40.43%)

***Requires a variance, **Existing nonconforming and not allowed to increase per FEMA**

PRIMARY ISSUES & STAFF RECOMMENDATION

Primary Issues

Is the proposed variance justified?

Yes, staff does believe the requested variance is justified.

Minnesota Statutes and Section 36-98 of the Edina Zoning Ordinance require that a variance shall not be granted unless the following findings are made:



1. *The variance would be in harmony with the general purposes and intent of the ordinance.*

The primary purpose and intent of the setback requirements is to provide adequate spacing between properties, streets and the creek. The proposed setback variances will not increase encroachment in the creek setback and will mirror setbacks of existing at-grade surface area along Wooddale. The property pre-dates current setback among other requirements, is legally nonconforming and is in the flood zone. The property is compounded with challenges given that building expansion is not an option, only limited modification may be considered and only with variances attached. The proposed variances are in harmony with the purpose of providing adequate spacing and the intent to minimize setback intrusion.

2. *The variance would be consistent with the Comprehensive Plan.*

The Comprehensive Plan guides the property for Low Density Residential use, where churches are allowed. Use of the property will remain a church, that will be after improvements, more accessible and resilient from flooding. The request could be viewed as consistent with the following goal and policy from the Land Use Chapter of the Comprehensive Plan:

Goal 1: Encourage infill and redevelopment that optimizes use of city infrastructure, complement community character and respond to needs at all stages of life.

3. *There are practical difficulties in complying with the ordinance. The term “practical difficulties” means the following:*

i. *The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.*

The applicant is proposing to correct accessibility deficiencies while complying with FEMA flood plain standards within a footprint that cannot increase building area. The site and building limitations have produced multiple practical difficulties with variances from setbacks allowing the property to be used in a reasonable manner. Staff find the request to be reasonable.

ii. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

The plight of the landowner is due to the age of construction predating current ordinances and flood plain rules and given location within the flood fringe and floodway. Additional circumstances include existing proximity to Minnehaha creek and the west lot line.

iii. *The variance, if granted, will not alter the essential character of the locality.*



The variance will not alter the essential character of the locality. The applicant is proposing an addition with the minimum setback encroachment and no building area expansion to obtain reasonable addition for the purposes of enhanced accessibility and safety, (flood proofing).

Staff Recommendation

Staff recommend approval of the requested variance request. Approval is based on the following findings:

1. The variance is in harmony with the general purposes and intent of the ordinance. The primary purpose and intent of the ordinance is to maintain reasonable distances from lot lines and water bodies.
2. The variance is consistent with the Comprehensive Plan. The use of the property will remain a church and the variance is consistent with the city's goals of providing improvements that optimize use of city infrastructure, complement community character and respond to needs at all stages of life.
3. The church proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance. The applicant is proposing to correct accessibility deficiencies while complying with FEMA flood plain standards limiting the footprint to no increase in building area.
4. The plight of the landowner is due to circumstances unique to the property not created by the landowner. The buildable area and opportunity for expansion on this property are significantly reduced given required setbacks and the FEMA limit on any additional building area expansion.
5. The variance will not alter the essential character of the locality.

Approval is subject to the following conditions:

1. Plans submitted at the time of building permit shall be consistent with the plans and survey date stamped June 15, 2026.
2. Compliance with the Engineering Memo.
3. Compliance with the tree permit review.



DATE: 7/8/2026
TO: Cary Teague – Planning Director
FROM: Andrew Reinisch – Engineering Technician and Jessica Wilson – Water Resources Manager, CFM
RE: 4439 50th Street West – St. Stephens Episcopal Church

The Engineering Department has reviewed the subject property for street and utility concerns, grading, stormwater, erosion and sediment control, floodplain and for general adherence to the relevant ordinance sections.

This review was performed at the request of the Planning Department; a more detailed review will be performed at the time of building permit application. Plans reviewed are dated 06-12-2026.

Summary of Work

The applicant proposes a building modification to the existing structure with enhancements to exterior accessible access routes into the building.

Easements

No easements are in place currently. No new easements are needed for the proposed work.

Grading and Drainage

The lot is divided into three drainage areas that all ultimately discharge into Minnehaha Creek. There are no major modifications to the existing drainage pattern on the site.

Stormwater Mitigation

The overall scope is reducing the impervious coverage of the lot. No additional stormwater mitigation measures will be required for this scope of work.

Floodplain Development

The structure is adjacent to Minnehaha Creek and within the FEMA mapped floodplain. The structure was built prior to the city adopting the FEMA Flood Insurance Rate Map and joining the National Flood Insurance Program in 1980. The existing structure is below the base flood elevation and intersects with the floodway portion of the floodplain.

The plans propose an alteration to the existing non-conforming structure and dry floodproofing the entire structure to the regulatory flood protection elevation. Dry floodproofing is allowed for non-residential structures. The applicant proposes to update its Flood Action Plan to incorporate dry floodproofing elements. Since the applicant is proposing to meet the regulatory flood protection elevation through dry floodproofing, the substantial improvement limit would not apply.

The following documentation will be required

- Elevation Certificate (As-Built Certification)
- Floodproofing Certificate (Design Certification and As-Built Certification)
- Flood Action Plan

ENGINEERING DEPARTMENT

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There is no proposed fill in the floodplain.

Erosion and Sediment Control

An erosion and sediment control plan was reviewed and is consistent with City of Edina Building Policy SP-002. Additional feedback will be provided during permit review if needed.

Street and Driveway Entrance

No impacts to the street or driveway entrance apron are proposed.

Public Utilities

Sanitary and water are served from 50th St W. No impacts to existing utility services are proposed.

Miscellaneous

A Minnehaha Creek Watershed District permit will need to be obtained prior to city approval.

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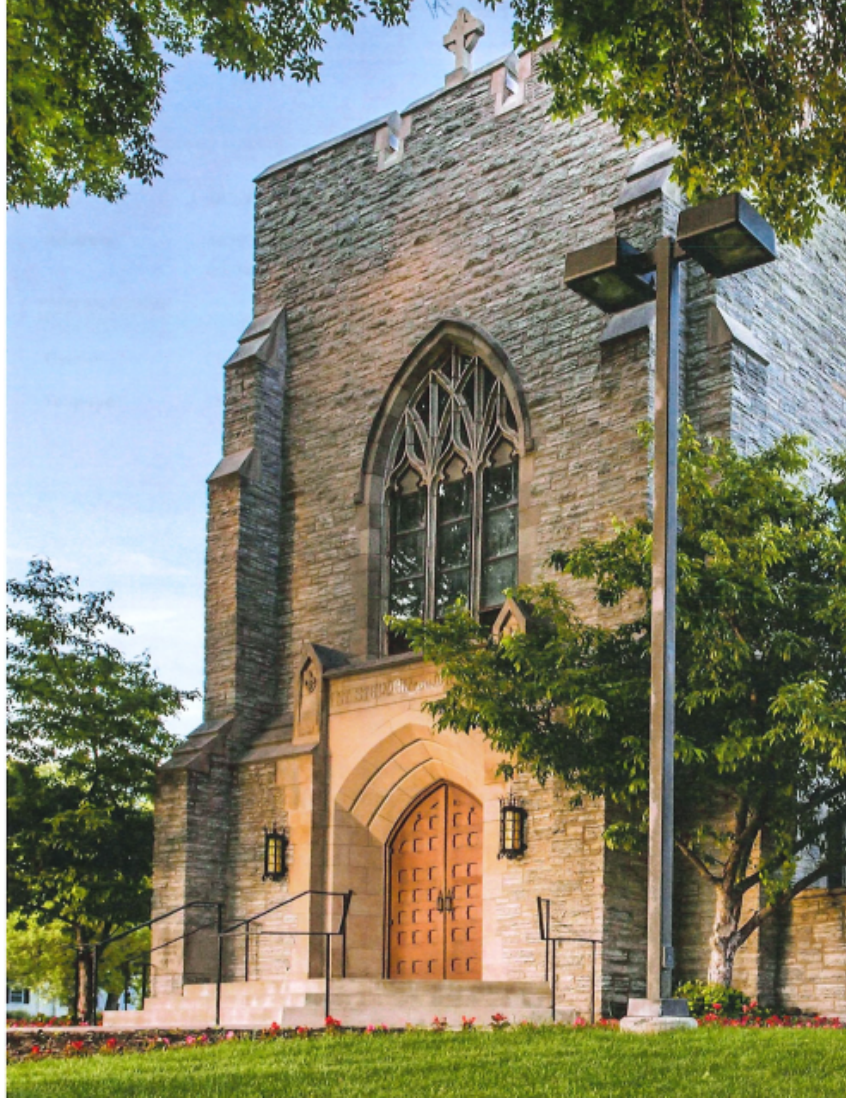


The CITY of
EDINA

Variance Request

St Stephens Church 4439 W. 50th Street

EdinaMN.gov

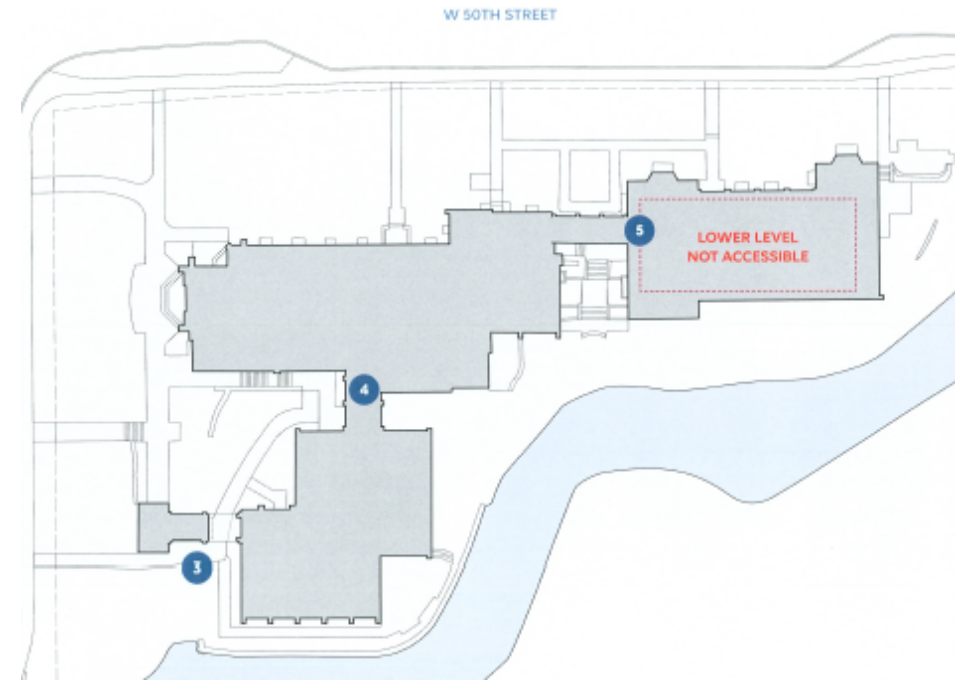
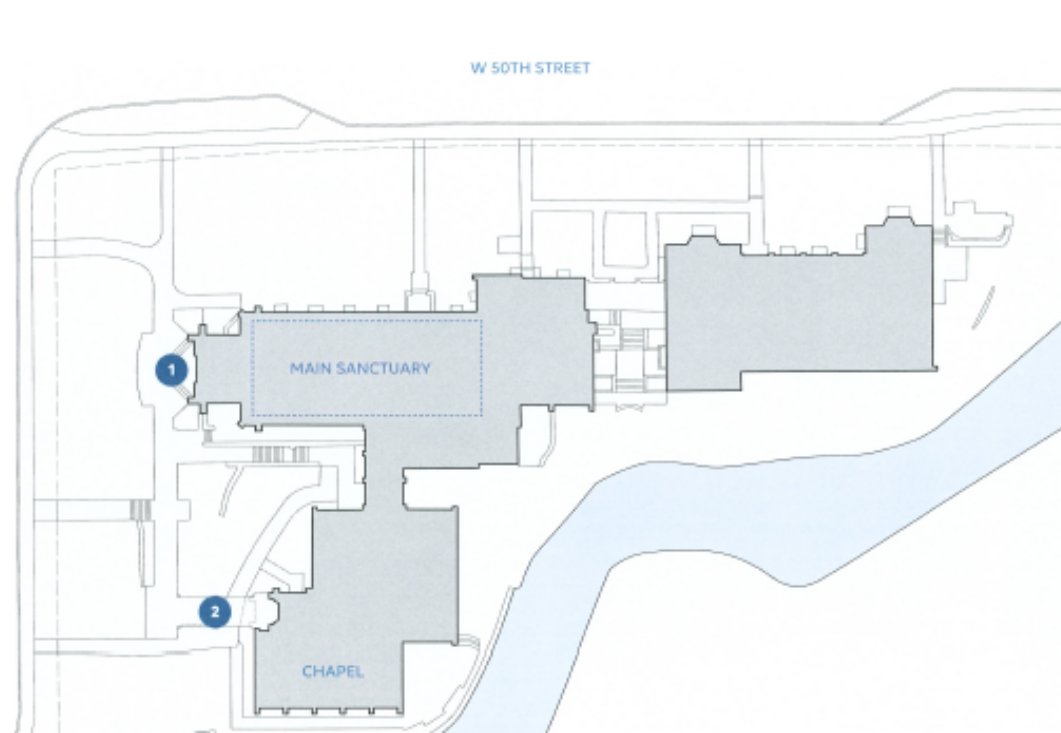


Variance request for accessibility and safety betterments to St Stephens church

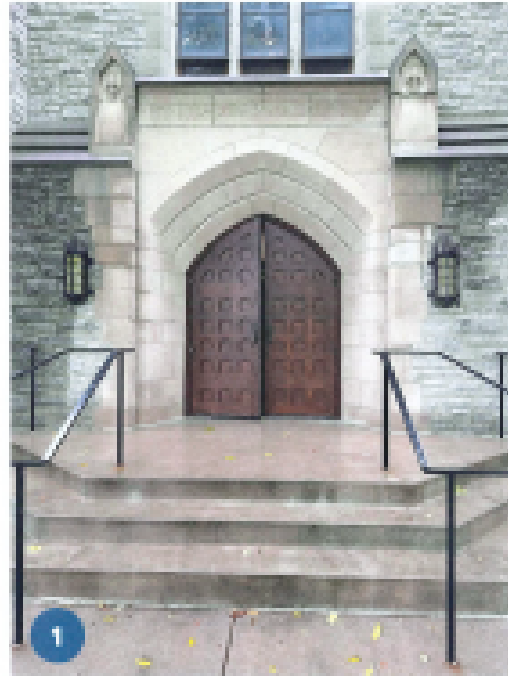


The CITY of
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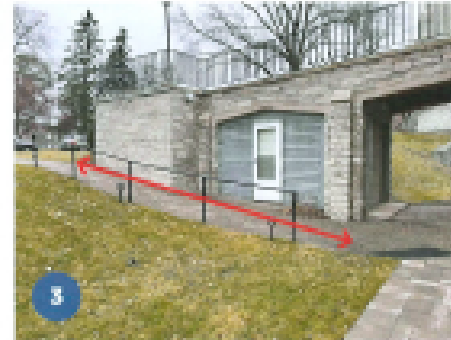
Proposed Areas of Accessibility Improvements



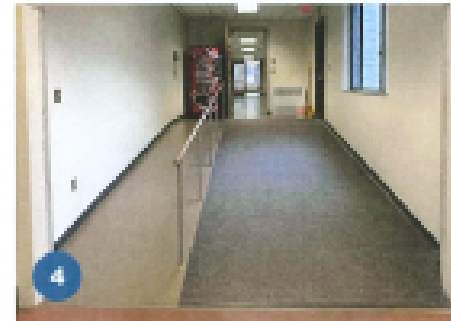
Areas of Accessibility Improvement



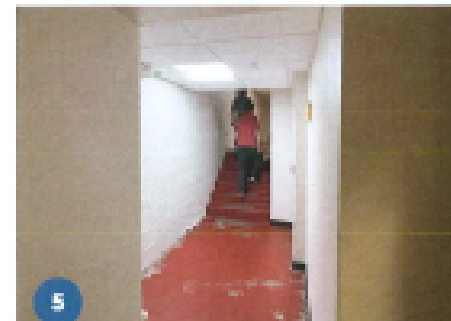
INACCESSIBLE NARTHEX ENTRY



INACCESSIBLE ENTRY PATH
(APPROX 1:6 SLOPE)



LINK RAMP SLOPE 1:8
NON ADA COMPLIANT



Areas of to be Relocated/Modified to Accomplish Proposed Improvements



EXISTING ENTRANCE STRUCTURE TO BE MODIFIED TO CANOPY ONLY



ENTRANCE WITH ACCESSIBILITY CHALLENGES & EXISTING ROOFTOP EQUIPMENT ENCLOSURE



EXISTING ROOM ADJACENT TO CREEK TO BE REMOVED

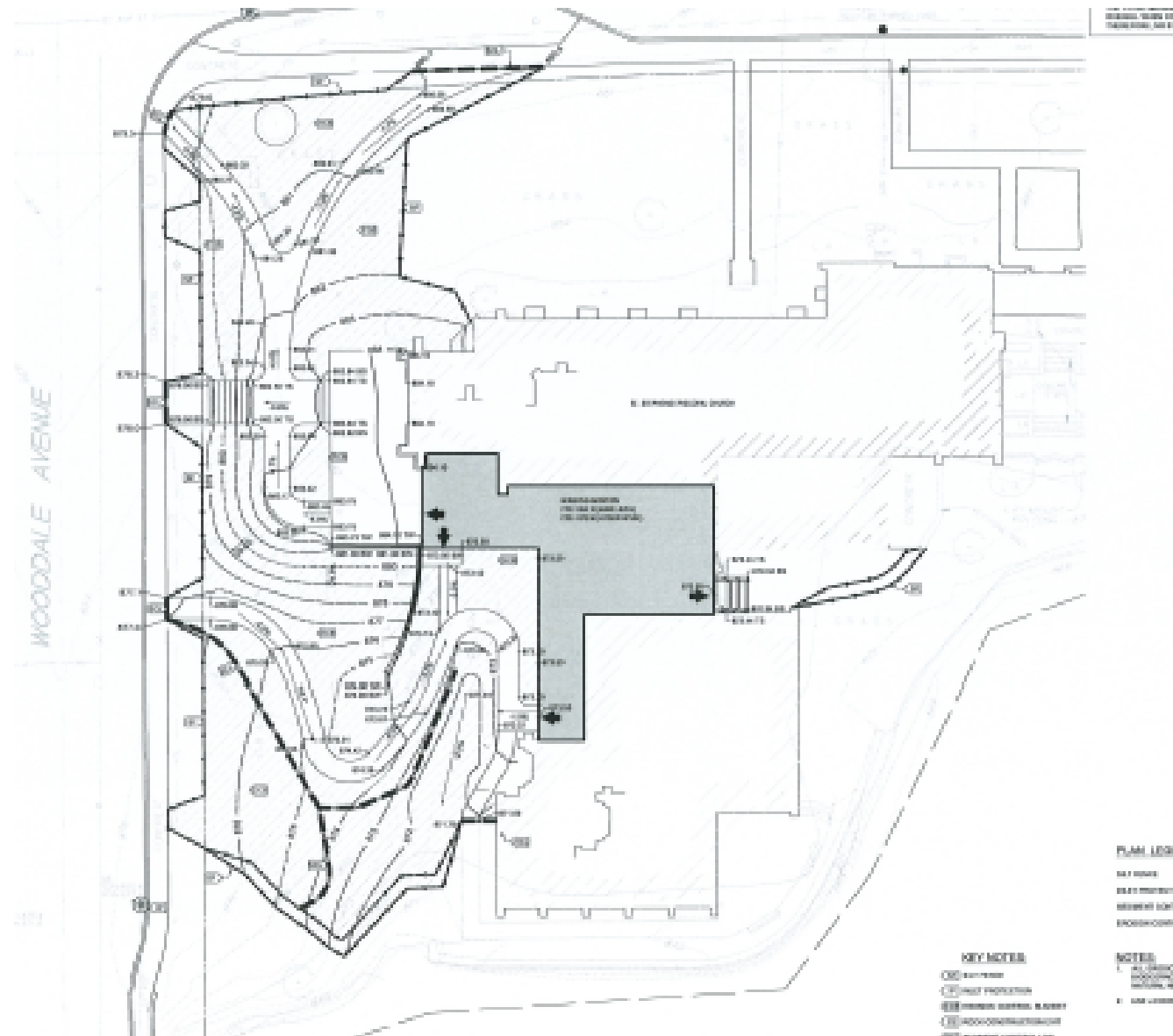


KITCHEN DOOR WITH FLOODING ISSUES TO BE REMOVED



[illegible]

Building Area Re-Location



Renderings of Building Improvements



ENTRY APPROACH FROM WOODDALE



NEW ACCESSIBLE ENTRY FACING WOODDALE



WEST FACADE FROM WOODDALE



EAST FACADE FACING THE CREEK

RENDERINGS



The CITY of
EDINA



June 12, 2026 (Revised June 15, 2026)

Kris Aaker
Assistant City Planner
City of Edina Planning Department
4801 West 50th Street
Edina, MN 55424

Re: St. Stephen's Episcopal Church – Accessibility and Safety Betterments
Request for Variance
HGA Commission Number 5206-002-00

Dear Ms. Aaker,

On behalf of our client, The Church of St. Stephen the Martyr (Episcopal), we are requesting the following variances to complete a modification for accessibility and safety betterments. Their property, 4439 W. 50th Street, is within a Floodway District, and because the existing structure is nonconforming, we understand the proposed modification must abide by **Sec. 36-991. - Continuance of nonconformities**. The proposed modification reduces building coverage and maintains or improves setback distances, but we cannot meet the established requirements for Building Coverage or Setbacks with the modification, so we are requesting a variance for each.

Building Coverage

Sec. 36-438. - Requirements for building coverage, impervious surface lot coverage, setbacks and height.

(1) Building Coverage.

a. Lots 9,000 square feet or greater in area. Building coverage shall be not more than 25 percent for all buildings and structures. On lots with an existing conditional use, if the combined total area occupied by all accessory buildings and structures, excluding attached garages, is 1,000 square feet or greater, a conditional use permit is required.

- The Church of St. Stephen the Martyr (Episcopal)'s property area is 57,499 SF.
- Per Edina Zoning ordinance, the maximum building coverage is 14,375 SF.
- The Church of St. Stephen the Martyr (Episcopal)'s existing total building coverage, following the building footprint at grade around the naturally sloping site, is approximately **16,092 SF or 28% of the lot area**.
- The proposed modification **does not increase** the total building footprint coverage.

While the modification does not increase the building footprint coverage, it still does not meet the 25% maximum, so we are requesting a variance for building footprint coverage of **no more than 28% of the lot area**.

Setbacks

Sec. 36-438. - Requirements for building coverage, impervious surface lot coverage, setbacks and height.

(3) Setbacks.

6a. All **conditional use buildings** or structures including accessory buildings less than 1,000 square feet; except parking lots, day care facilities, pre-schools and nursery schools.

Front Street: 50'

Side Street: 50'

Interior Side Yard: 50'

Rear Yard: 50'

Additionally, because the 'Rear' Yard is Minnehaha Creek:

Sec. 36-1268. - Setbacks from naturally occurring lakes, ponds and streams.

All principal and accessory structures shall maintain a minimum setback of 50 feet from the ordinary high-water elevation. Per Minnesota DNR, this application is referencing the 2-year event elevation per FEMA of 870.21 feet as the ordinary high-water elevation.

The Church of St. Stephen the Martyr (Episcopal) has a complex existing building footprint.

Existing smallest setback from Wooddale is 30.5' at maintenance/yard storage. This part of the existing footprint is proposed to be demolished as a part of the modification. The proposed modification includes a new accessible main entry off Wooddale – this will be 51.07' from the property line. However, the original main entry masonry buttresses remain 46.0' off Wooddale.

Existing smallest setback from W. 50th Street is 24.62' at the east end of the Parish House. The proposed modification does not include any footprint changes at the Parish House. The smallest setback from W. 50th Street at the original 1938 church footprint is 44.77'. The proposed modification does not include changes to this part of the 1938 church.

The existing setback from the high-water elevation of Minnehaha Creek varies, but much of the existing footprint is well within the 50' setback area. The proposed modification reduces the amount of footprint within the 50' setback, and the proposed modification keeps the revised footprint area outside of the FEMA & DNR Floodway line, however, at the modification area's smallest set back, it is approximately **30 feet** away from the high-water elevation of Minnehaha Creek.

We are requesting a reduction in the setback from Minnehaha Creek to the proposed modified footprint to approximately **30 feet**, and to maintain existing nonconforming setbacks along Wooddale and W. 50th Street (even though our proposed modification improves them).

Additionally, the existing property is nonconforming in regard to minimum lot area for religious institutions. The proposed modification does not increase or decrease the property's lot area, so we are not including it specifically as a variance request.

Sec. 36-437. - Requirements for lot areas and dimensions.

Religious institutions are supposed to have a minimum lot area of 3 acres (130,680 SF).

The Church of St. Stephen the Martyr (Episcopal)'s existing lot area is 1.320 acres (57,499 SF) but does not have a parking lot making the smaller lot size reasonable and appropriate.

We anticipate this variance Request will be reviewed at the Planning Commission Meeting on July 15th, 2026

DESCRIPTION OF PROPERTY SURVEYED

(Per Deed Doc. No. 1978668)

Land situated in the County of Hennepin and State of Minnesota:

Beginning at the center of Section 18, Township 28 North, Range 24 West of the 4th Principal Meridian; thence running South 89 degrees 40 minutes East along the East and West quarter line of said Section 393 feet; thence south and parallel with the North and South quarter line of said Section, 97 feet to the center of Minnehaha Creek; thence running along the center line of said Creek as follows: South 48 degrees 48 minutes West 103 feet; South 84 degrees 56 minutes West 88 feet; South 48 degrees 03 minutes West 44 feet; South 22 degrees 50 minutes West 66 feet; South 83 degrees 48 minutes West 137.3 feet; thence West 33 feet to said North and South quarter line of Section 18; thence North along said North and South quarter line to the point of a beginning; excepting therefrom the right of way of State Trunk Highway No. 90, Wooddale Avenue and West 50th Street, as some are not located and established over and across said tract, according to United States government survey thereof.

Property is located in Hennepin County, Minnesota.

Project Description

The original Church of St. Stephen the Martyr (Episcopal) has construction documents dated April 29th, 1938, and noted a future expansion to the east for church offices. The expansion of that office space has construction documents dated August 11, 1950. The final significant addition occurred when the Chapel Wing was added south of the original church; those construction documents are dated April 4th, 1966. It was in 1966 that an elevator was added to the building for the first time.

In late 2023, HGA was engaged to begin a Comprehensive Plan study for The Church of St. Stephen the Martyr (Episcopal), to review existing conditions and make recommendations to improve accessibility and safety, especially related to floodproofing.

In mid-2025, HGA began Schematic Design, and began engaging with the Planning Division in the summer of 2025. Minnehaha Watershed District and Minnesota DNR were brought into the conversation in November 2025.

Minnehaha Watershed District confirmed in November 2025: the base flood elevation is 871.6 feet (871'-7 ¼"). Our design flood elevation is therefore 873.6 feet (873'-7 ¼"), also known as the regulatory flood protection elevation (RFPE).

SAFETY

The proposed modification makes several improvements to existing conditions:

- Removes select existing building footprint within the FEMA Floodway boundary
- Removes a door with a sill below the design flood elevation that has experienced many issues with flooding
- Partially raises an interior floor in the original 1938 footprint that is lower than the design flood elevation, though it is impracticable to raise it all the way up to 873.6'
- The proposed modification will include certified Dry Floodproofing at any openings – existing and proposed – lower than the design flood elevation (flood shields)
- The building has many egress points (doors), so there are still multiple options for access for emergency service personnel when flood shields are installed
- The proposed modification will include dedicated space to store the flood shields
- The Owner has agreed to updating their Flood Action Plan to include flood shields, and annual inspection of both flood shields and exterior walls adjacent Minnehaha Creek, looking for deteriorating mortar, sealant joints, etc.
- The proposed modified area will have a foundation design that has adequate resistance to buoyancy.

DNR confirmed in early 2026 that they will consider the building as brought into compliance with DNR and FEMA requirements given the list of improvements noted above.

This project is a mixed-use occupancy of Assembly and Business. This is not a residential property and there is not a danger to human life if flood waters rise in the middle of the night.

If the proposed modification is not accepted by the Planning Commission, the building will remain vulnerable to flooding.

ACCESSIBILITY

At the exterior, the main entrance to the 1938 Church requires navigating stairs. Anyone with a mobility issue or wheelchair must use a long and circuitous route through the Chapel Wing (far south side) in order to access the Church for worship services. The Owner desires improved accessible entry to the Church. The proposed modification provides accessible entries to the Main Level and Lower Level of both the Church and the Chapel Wing from Wooddale.

Additionally, the Parish House is not accessible from the Church or from the Chapel Wing for those with mobility issues (navigating multiple sets of steps is required to get from the lower level of the Church to the lower level of the Parish House or from the upper level of the Church to the upper level of the Parish House). Also, within the Parish House, there is no elevator or ramp to provide access between the lower level and the upper level (navigating stairs is

required under current conditions). The Parish House also has some of the most recently renovated restrooms. The Owner desires to make the Parish House fully accessible.

None of the existing buildings have ambulatory stalls in restrooms or an adult size changing table. Through the proposed modifications, the Owner desires to increase the number and types of restrooms available to include both ambulatory stalls and a private restroom with an adult-size changing table.

The elevator in the Chapel Wing is at the end of its life and requires replacement. The Owner desires a larger cab and a more central location to give more equitable, safe and reliable access to occupants who require an elevator. The proposed modification includes a new, larger elevator in a more central location.

If the proposed modification is not accepted by the Planning Commission, the access to the 1938 Church will remain inequitable, the Lower Level of the Parish House will remain inaccessible, the elevator will remain in an obscure corner of the Chapel Wing, and plumbing fixtures will not meet current code requirements.

Our team would like to highlight that The Church of St. Stephen the Martyr (Episcopal) is NOT proposing any new program area – the proposed modification re-arranges existing program areas, provides improved access and circulation, including a larger and safer elevator in a more central location, and provides improved and code-compliant restrooms.

Thank you for considering our request for these variances:

- Variance for Building Footprint Coverage of **no more than 28% of the lot area.**
- Variance for Setback from Creek of approximately **30 feet** at the proposed modification.

We look forward to answering any questions you have about the proposed modification.

Sincerely,



Todd Kraft
Associate Vice President
Principal

Attachment(s)

Refer to list of submitted documents on the following page.

The Church of St. Stephen The Martyr (Episcopal)

Variance Application

Explanation of Answers from Page 2

1. The variance would be in harmony with the general purposes and intent of the ordinance.

a) Variance for Building Footprint Coverage of no more than 28% of the lot area:

The requested building footprint coverage variance is in harmony with the general purposes and intent of the ordinance because the proposed work does not increase the existing total building footprint coverage. The existing building footprint coverage is approximately 28% of the lot area, which exceeds the 25% limit outlined in Sec. 36-438; however, the variance request is limited to maintaining the existing 28% coverage and does not seek additional development intensity beyond the current condition.

Building footprint coverage standards manage building bulk, preserve open area, limit overdevelopment of lots, and protect the character and function of surrounding properties. The proposed modification is consistent with that intent because it is a corrective alteration to an existing nonconforming condition, not an expansion of the church's use or an increase in coverage. The work improves accessibility, safety, and flood resilience while maintaining the existing level of building footprint coverage. It also removes flood-prone and problematic building elements and improves the building's ability to function safely on its existing site.

Strict application of the 25% building footprint coverage standard would prevent reasonable accessibility and life-safety improvements to a long-established institutional building without advancing the purpose of the ordinance. Granting the variance capped at the existing 28% of the lot area preserves the intent of the ordinance while allowing the church to correct existing functional, accessibility, and flood-related deficiencies.

b) Variance for Setback from Creek of approximately **30 feet** at the proposed modification:

The requested creek setback variance is in harmony with the general purposes and intent of the ordinance because the proposed modification improves the existing condition and does not create a greater encroachment toward Minnehaha Creek. The required setback outlined in Sec. 36-1268 is 50 feet from the ordinary high-water elevation. Per Minnesota DNR, this application references the 2-year event elevation per FEMA of 870.21 feet as the ordinary high-water elevation. While much of the existing footprint crosses into the 50-foot setback area, the proposed modification reduces the footprint within that area and positions new construction outside of the FEMA & DNR Floodway line. The proposed modification's closest point is within the existing footprint at approximately **30 feet**, crossing the setback by approximately **20 feet**.

The creek setback protects natural water resources, reduces flood risk, preserves open space along the creek, and limits new encroachments into sensitive areas. The proposed work supports those purposes. The project reduces the amount of existing building footprint within the 50-foot setback area, removes flood-prone building elements (such as the existing kitchen door), and keeps the revised footprint outside of the FEMA and DNR floodway line. The proposed condition is therefore more consistent with the creek protection intent than the existing condition.

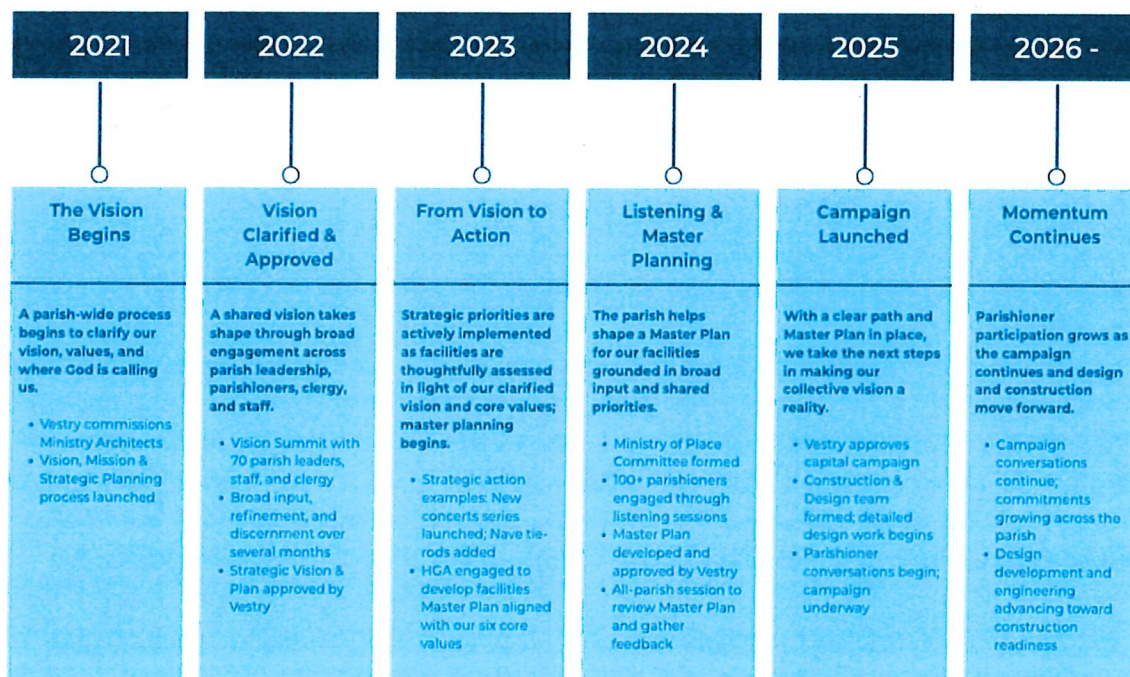
Denial of the variance would restrict needed accessibility and safety work while leaving portions of the existing nonconforming and flood-prone condition unresolved. Granting the variance allows the project to improve the property's relationship to the creek while maintaining the purpose of the setback

2. The variance would be consistent with the Comprehensive Plan

The proposed variances are consistent with the City's Comprehensive Plan. In fact, at the same time the City of Edina was developing its Comprehensive Plan to prepare itself for its future, St. Stephen's was also developing a Comprehensive Plan looking towards its second century at the corner of Wooddale and 50th Street in Edina.

Here is a brief timeline of St. Stephen's second century journey:

SHARED JOURNEY TO OUR SECOND CENTURY Years of prayer, listening, discernment, and planning have brought us to this moment.



The proposed project is one outcome of St. Stephen's discernment and, not surprisingly, embodies many of the same goals as the City's Comprehensive Plan. Specifically, St. Stephen's considered its own community profile and sought to expand its demographic diversity by, among other things, implementing a "radical welcome" program for anyone who walks through the door. Moreover, the better accessibility and site-lines made possible with the new modifications make the church more welcoming for those who are not familiar with the Church's faith community or with any faith community at all. The ability for people to see into the building makes opening the door less scary.

The Comprehensive Plan supports reinvestment in existing properties, maintenance and updating of aging buildings and infrastructure, protection of community character, and sustainable responses to environmental conditions. The proposed project directly advances those goals by improving the accessibility, life safety, and resilience of an existing character-defining and community-serving building on an institutional site.

The project design takes into account the church's architectural heritage while also considering the needs of the community moving forward. The project contemplates keeping the original stone church (1938), the original parish house (1950), and the original stone chapel (1966). The modifications seek to connect those three structures with handicap accessible entrances into the buildings as well as more accessible pathways (new and more centrally located elevator) and amenities (e.g. accessible restrooms and adult changing room) within and between the buildings. The modifications also allow for better site-lines both into and out of the building, which provides for greater safety for those using the facilities and presents a more welcoming and visually open presentation to the community.

While Edina values its open spaces and water resources, so too does St. Stephen's. The proposed project is intentional about marrying the inner workings of the church and the outside world - particularly the church's unique relationship with the Minnehaha Creek. The plan pulls structures out of the floodway to promote better interaction between people and nature and increases the drainage field between the structures and the creek. Keeping the creek healthy and flowing is vital to both the City and the church.

The variance aligns with the Comprehensive Plan's sustainability and resilience goals. The project is designed to address flood-prone conditions, reduce building footprint within the FEMA floodway boundary, and improve the building's compliance with floodproofing requirements. The requested variances allow a modest site-specific correction that supports the Comprehensive Plan's broader goals for community enhancement, environmental responsibility, and long-term livability. Additionally, as stewards of this Earth, the St. Stephen's design team spent a good deal of time considering ways to lower the church's carbon footprint. The church's entire HVAC system is beyond its useful life and must be replaced. The new HVAC system will be considerably more efficient than the existing HVAC system and, therefore, reduce the church's carbon footprint. Additionally, the mechanical room has been relocated further from the creek and 2 feet higher in elevation.

The project does not change the property's use. The Church of St. Stephen Episcopal remains an established Public/Semi-Public institutional use within the community. The proposed modifications allow the existing use to continue in a safer, more accessible, and more resilient manner. The project is also consistent with the Comprehensive Plan's emphasis on inclusive and connected community life by removing physical barriers that currently limit access to portions of the building, including the lower level of the Parish House.

coverage beyond the existing condition, or create a greater setback encroachment toward Minnehaha Creek.

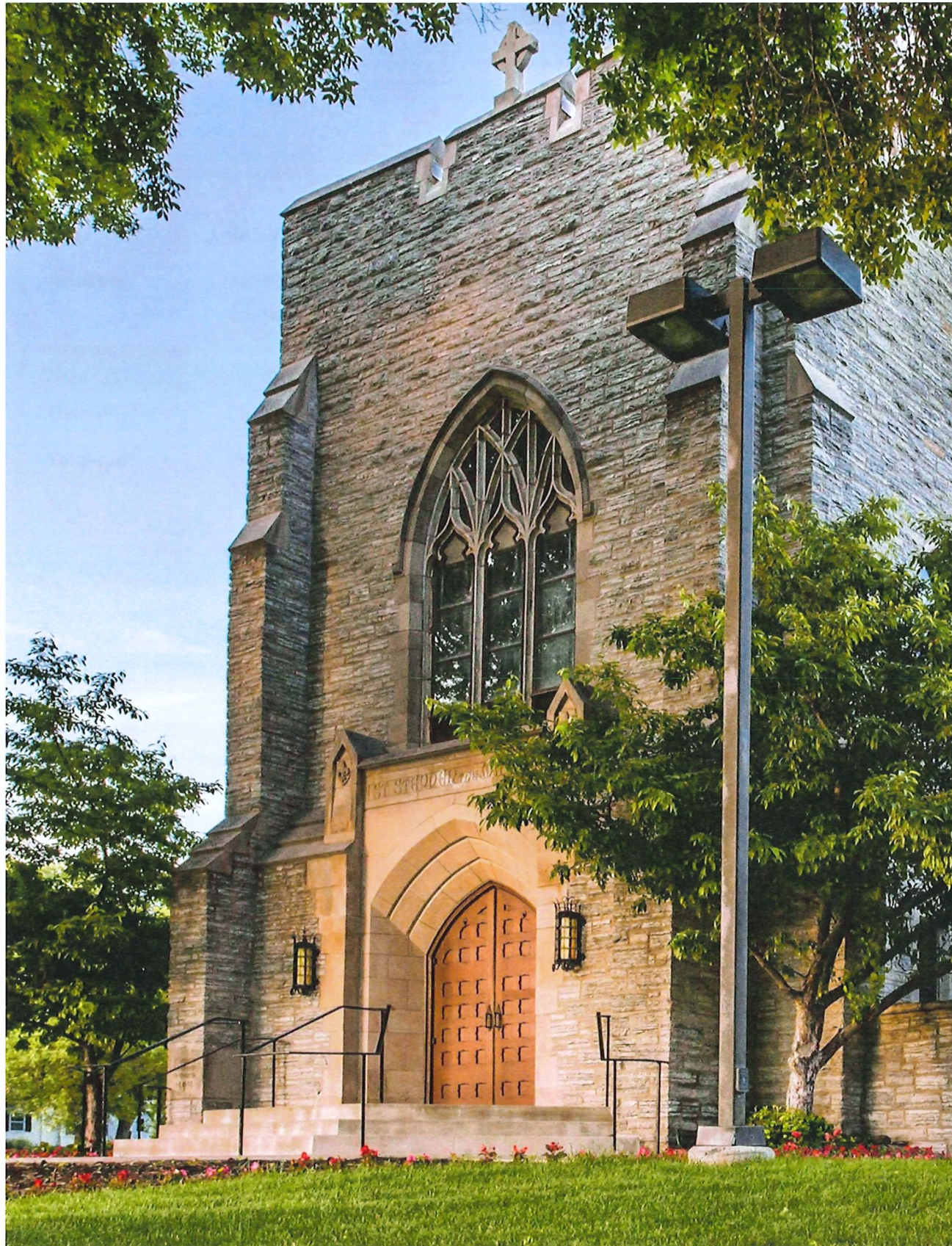
The proposed modifications are limited in scope and are focused on accessibility, safety, and floodproofing. The work improves the function of the existing building while maintaining the overall character of the site and neighborhood. The project also improves the site's relationship to Minnehaha Creek by reducing building footprint within the creek setback area and removing flood-prone elements. These changes are more protective of the surrounding natural and residential context than the existing condition. Because the variance requests are limited, corrective, and tied to an existing use and building, they will not alter the essential character of the surrounding locality.

St. Stephen's received the Heritage Award from the City of Edina in 2011 for the "community pride that is felt toward this building whether one attends its services or simply enjoys driving by to take in its splendor." The church has been woven into the fabric of Edina since 1938 and, in the spirit of heritage preservation outlined in chapter 13 of the Edina Comprehensive Plan, is making this investment to continue being a good neighbor for another 100 years. This project preserves Edina's old English stone church at the corner of Wooddale and 50th and ensures that it will continue to serve the needs of all neighbors.

Variance Request Attachments

The following is a list of attached documents for the variance request of the proposed modification at St. Stephen's Episcopal Church. All documents provided by HGA unless noted otherwise:

1. Variance Application. *provided by St. Stephen's Episcopal Church, dropped off at City Hall Directly*
2. Application Fee, *und provided by St. Stephen's Episcopal Church, dropped off at City Hall Directly*
3. Variance Application Package
 - 1) Background & Description
 - a. Property Boundary & Context Plan
 - b. Existing Condition Plans and photos
 - c. Proposed Modification Scope
 - d. Annotated Survey of Existing Conditions
 - e. Annotated Survey of Existing Conditions with Proposed Modifications
 - 2) Landscape & Civil Drawings
 - a. L120 – Plant Preservation and Protection Plan
 - b. L130 – Overall Landscape Plan
 - c. L520 – Tree Preservation and Protection Details
 - d. C400 – Site Grading, Erosion Control & Stormwater Management Plan
 - 3) Architectural Drawings
 - a. Renderings
 - b. Exterior Elevations
 - c. Existing and Modified Lower Level Floor Elevations
 - d. Floor Plans
 - e. Material and Color Palette
 - 4) Certified Site Surveys
 - a. Certificate of Survey of Existing Conditions for: St. Stephen's Episcopal Church
 - b. Certificate of Survey of Proposed Addition for: St. Stephen's Episcopal Church



ST. STEPHEN'S EPISCOPAL CHURCH ACCESSIBILITY AND SAFETY BETTERMENTS

THE PROPOSED ALTERATION:

- BRINGS THE BUILDING INTO COMPLIANCE WITH MINNESOTA DNR AND NATIONAL FEMA FLOODPROOFING REQUIREMENTS
- REDUCES EXISTING BUILDING FOOTPRINT WITHIN THE FEMA FLOODWAY BOUNDARY
- REMOVES AN EXTERIOR DOOR THAT EXPERIENCED FREQUENT FLOODING ISSUES (KITCHEN DOOR FACING SOUTH)
- IMPROVES ACCESSIBLE CIRCULATION AT BOTH THE EXTERIOR AND INTERIOR OF THE BUILDING (COMPLIANT RAMPS AND SLOPES REPLACE STEPS AND STEEP SLOPING PATHS)
- PROVIDES ACCESSIBLE ACCESS TO THE LOWER LEVEL OF THE PARISH HOUSE (CURRENTLY NOT WHEELCHAIR ACCESSIBLE)
- REPLACES AN END-OF-LIFE ELEVATOR
- INCREASES THE NUMBER OF RESTROOMS AND ACCESSIBLE RESTROOMS

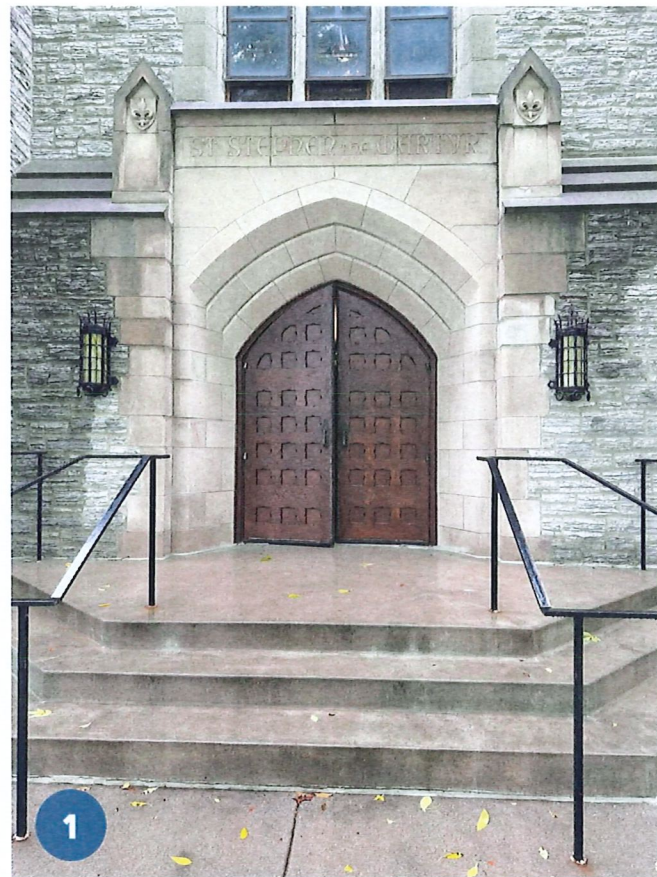
THE VARIANCE REQUEST IS FOR:

SETBACKS

- THE ALTERATION DOES NOT REDUCE SETBACKS MORE THAN EXISTING CONDITIONS

LOT COVERAGE

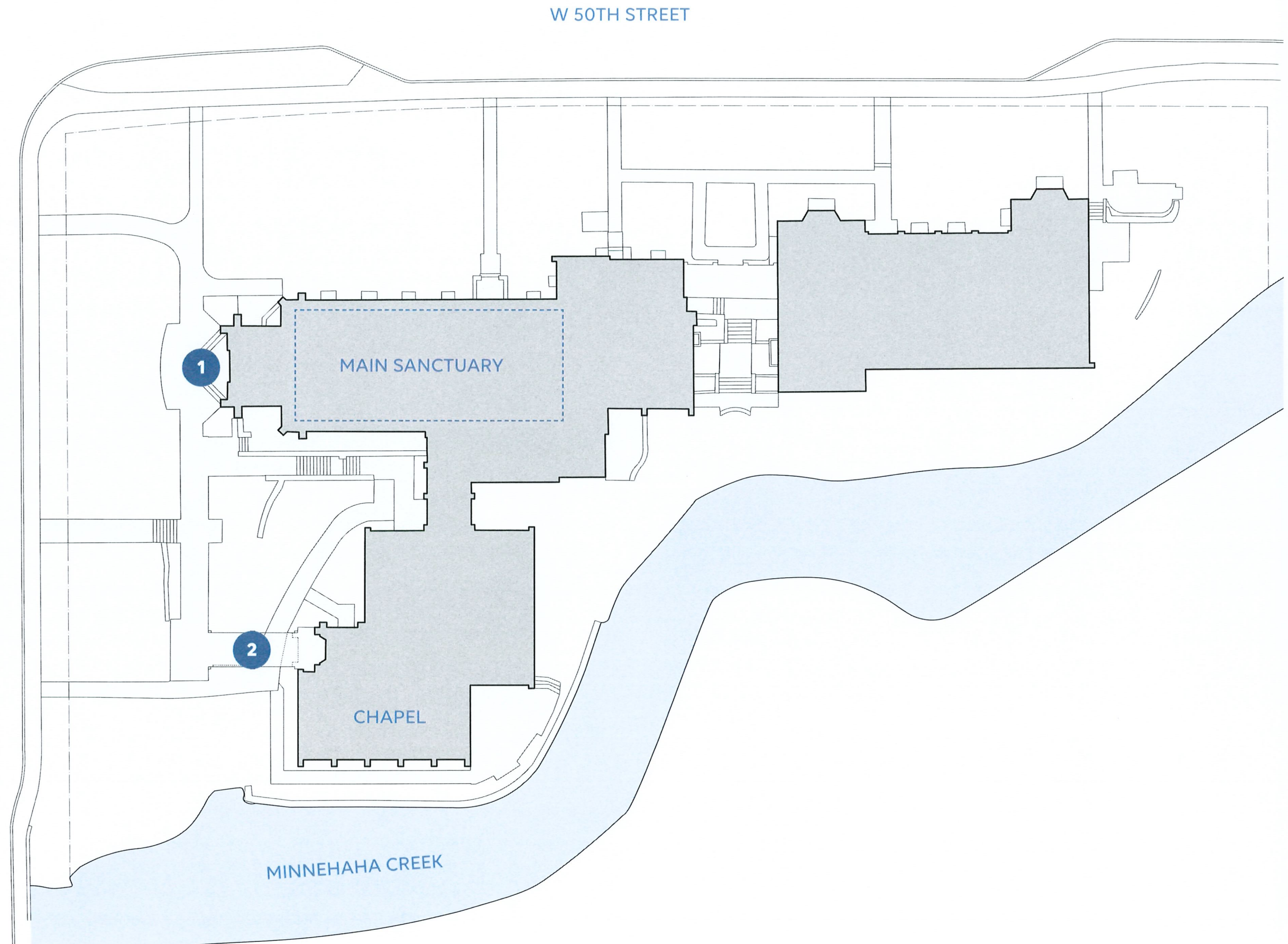
- THE ALTERATION DOES NOT INCREASE LOT COVERAGE MORE THAN EXISTING CONDITIONS



INACCESSIBLE NARTHEX ENTRY



CHAPEL ENTRY RAMP (APPROX. 1:19)
MAY BE NON-COMPLIANT, AND
DIFFICULT TO MANEUVER IN WINTER



EXISTING CONDITIONS

ST. STEPHEN'S EPISCOPAL CHURCH - ACCESSIBILITY AND SAFETY BETTERMENTS - VARIANCE REQUEST



INACCESSIBLE ENTRY PATH
(APPROX 1:6 SLOPE)



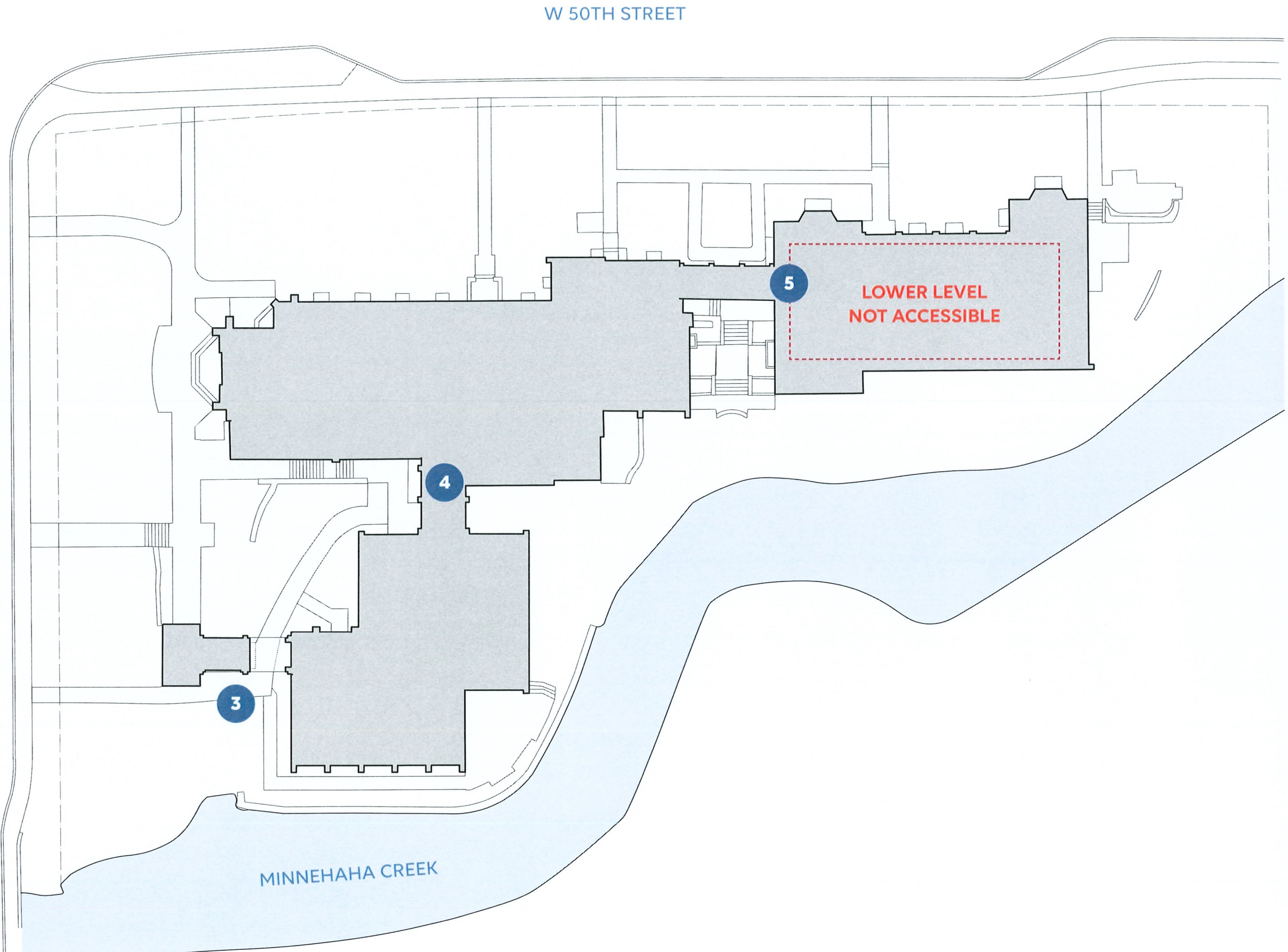
LINK RAMP SLOPE 1:8
NON ADA COMPLIANT



PARISH HOUSE LOWER LEVEL ACCESS
BY STAIRS ONLY

EXISTING CONDITIONS

ST. STEPHEN'S EPISCOPAL CHURCH - ACCESSIBILITY AND SAFETY BETTERMENTS - VARIANCE REQUEST





EXISTING ENTRANCE STRUCTURE TO BE MODIFIED TO CANOPY ONLY



ENTRANCE WITH ACCESSIBILITY CHALLENGES & EXISTING ROOFTOP EQUIPMENT ENCLOSURE

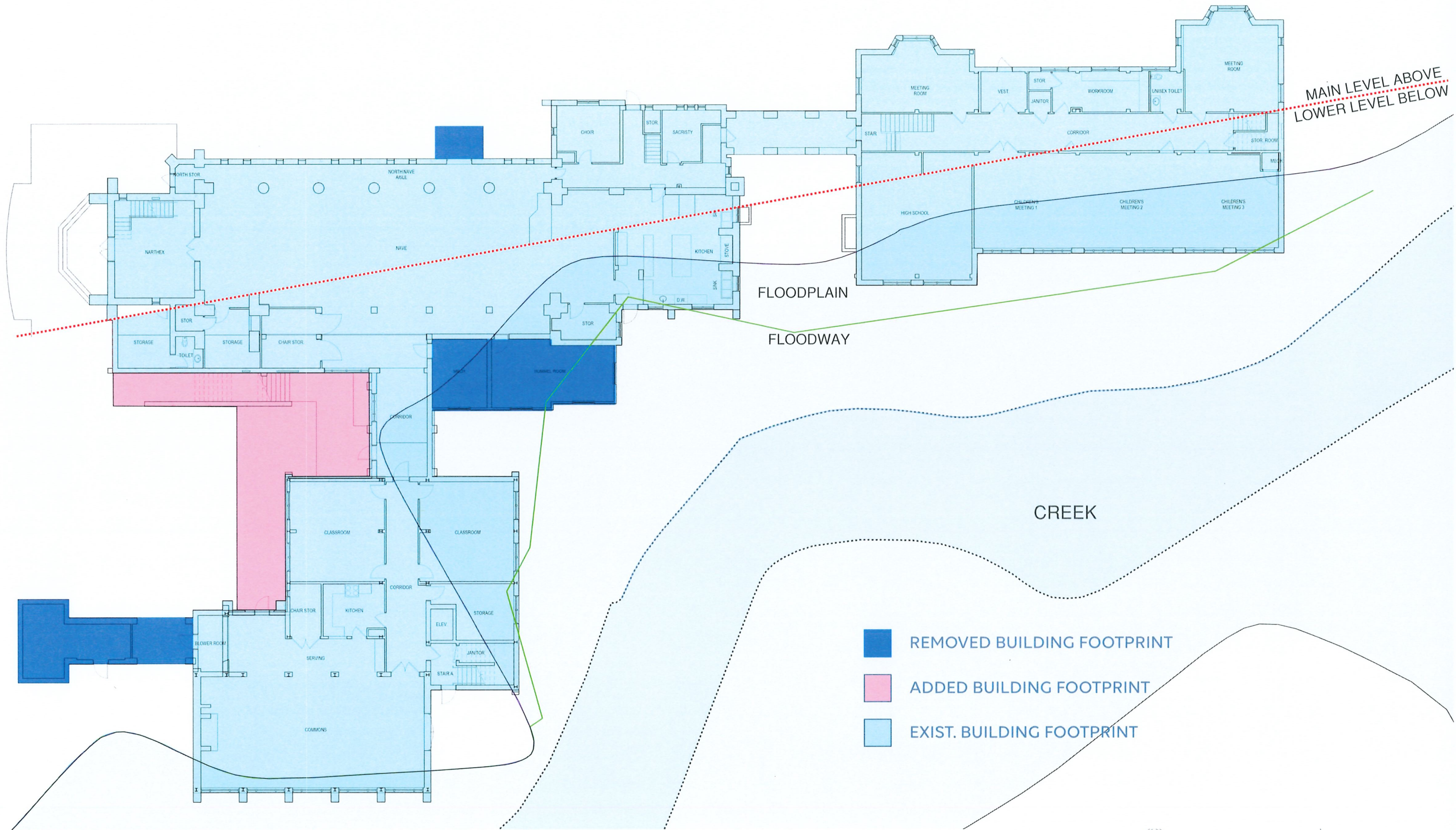


EXISTING ROOM ADJACENT TO CREEK TO BE REMOVED

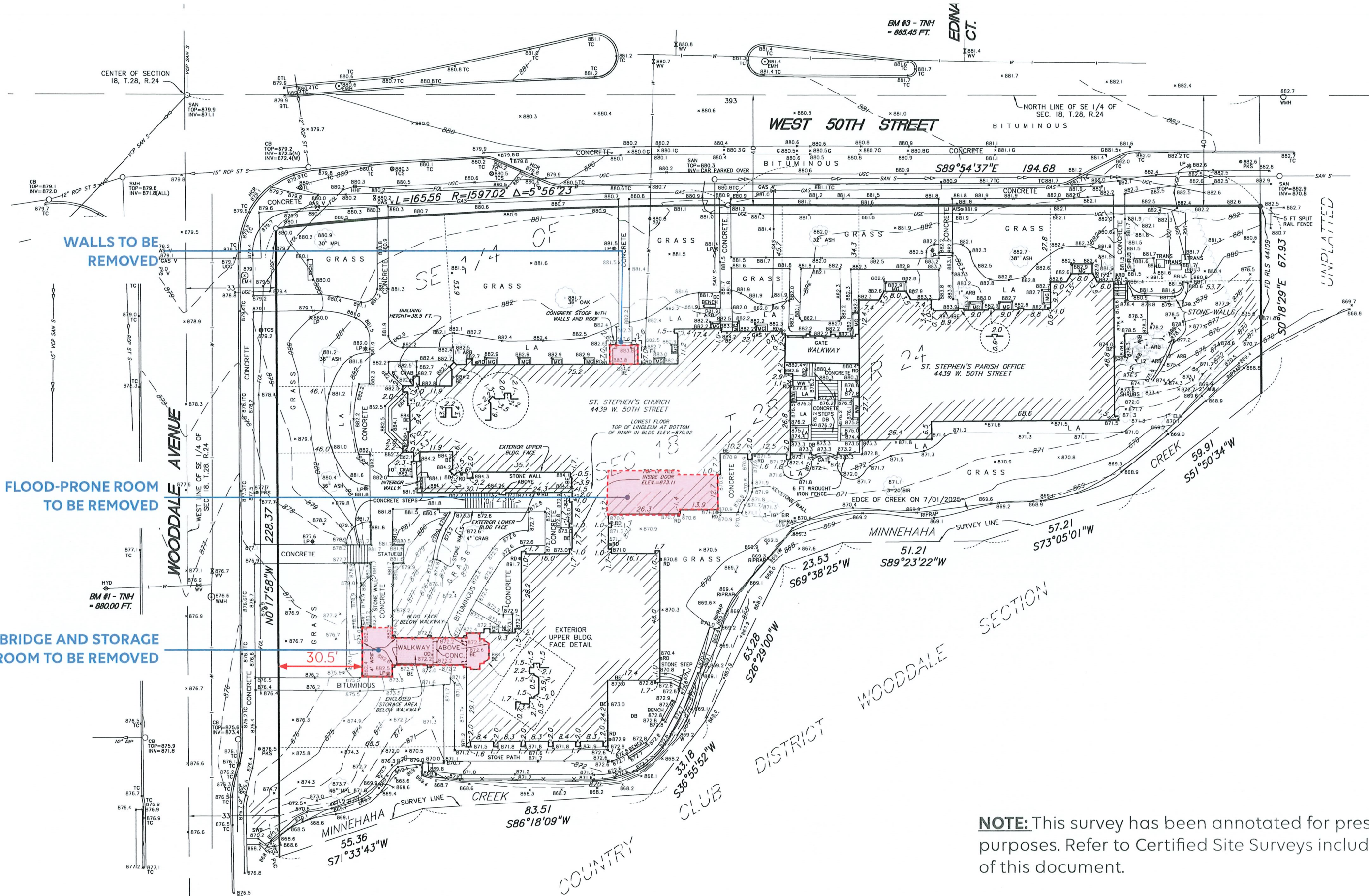


KITCHEN DOOR WITH FLOODING ISSUES TO BE REMOVED

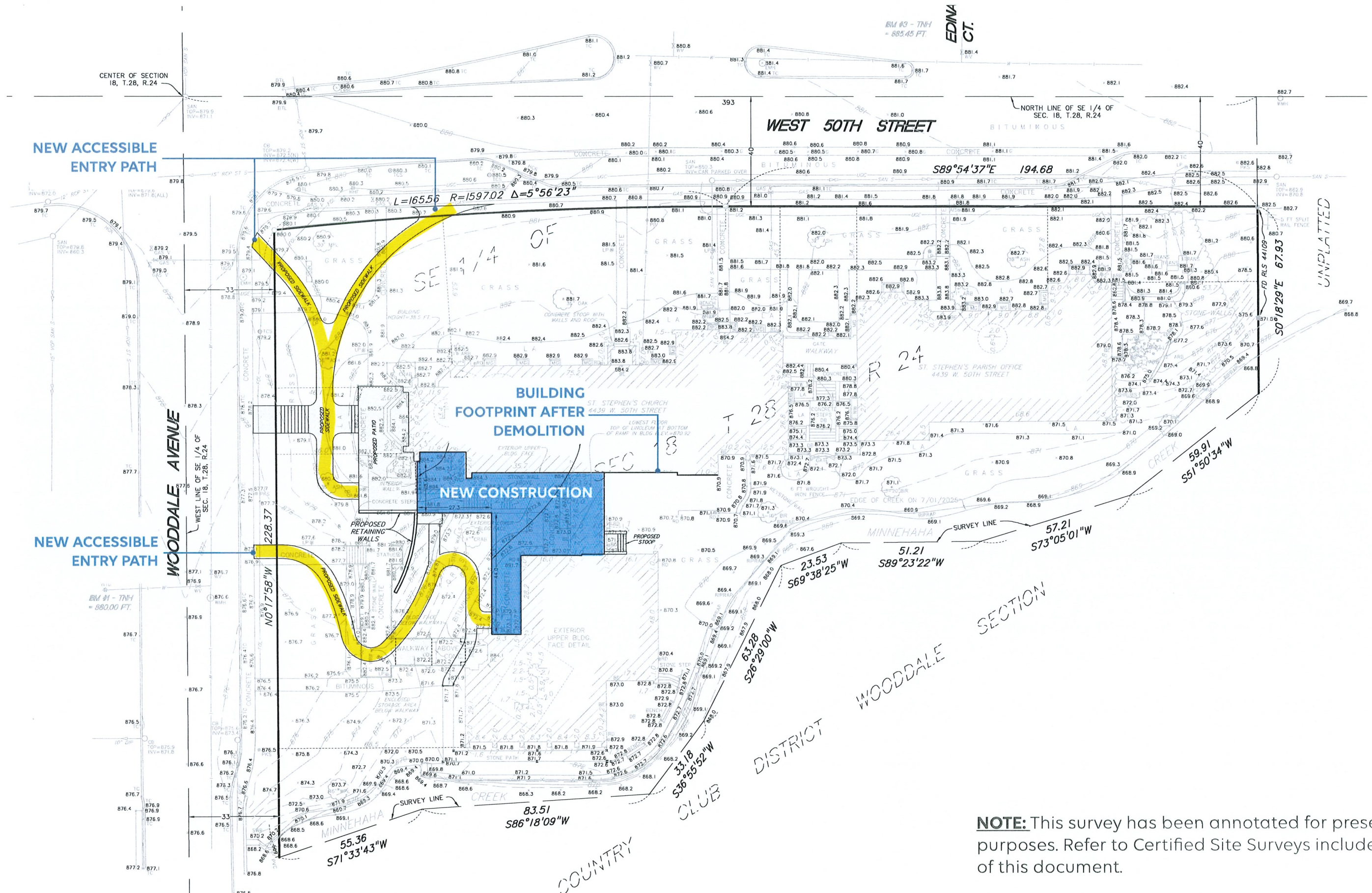
EXISTING ACCESSIBILITY ISSUES AND FLOOD PRONE CONDITIONS
ST. STEPHEN'S EPISCOPAL CHURCH - ACCESSIBILITY AND SAFETY BETTERMENTS - VARIANCE REQUEST



PROPOSED MODIFICATION SCOPE
 ST. STEPHEN'S EPISCOPAL CHURCH - ACCESSIBILITY AND SAFETY BETTERMENTS - VARIANCE REQUEST

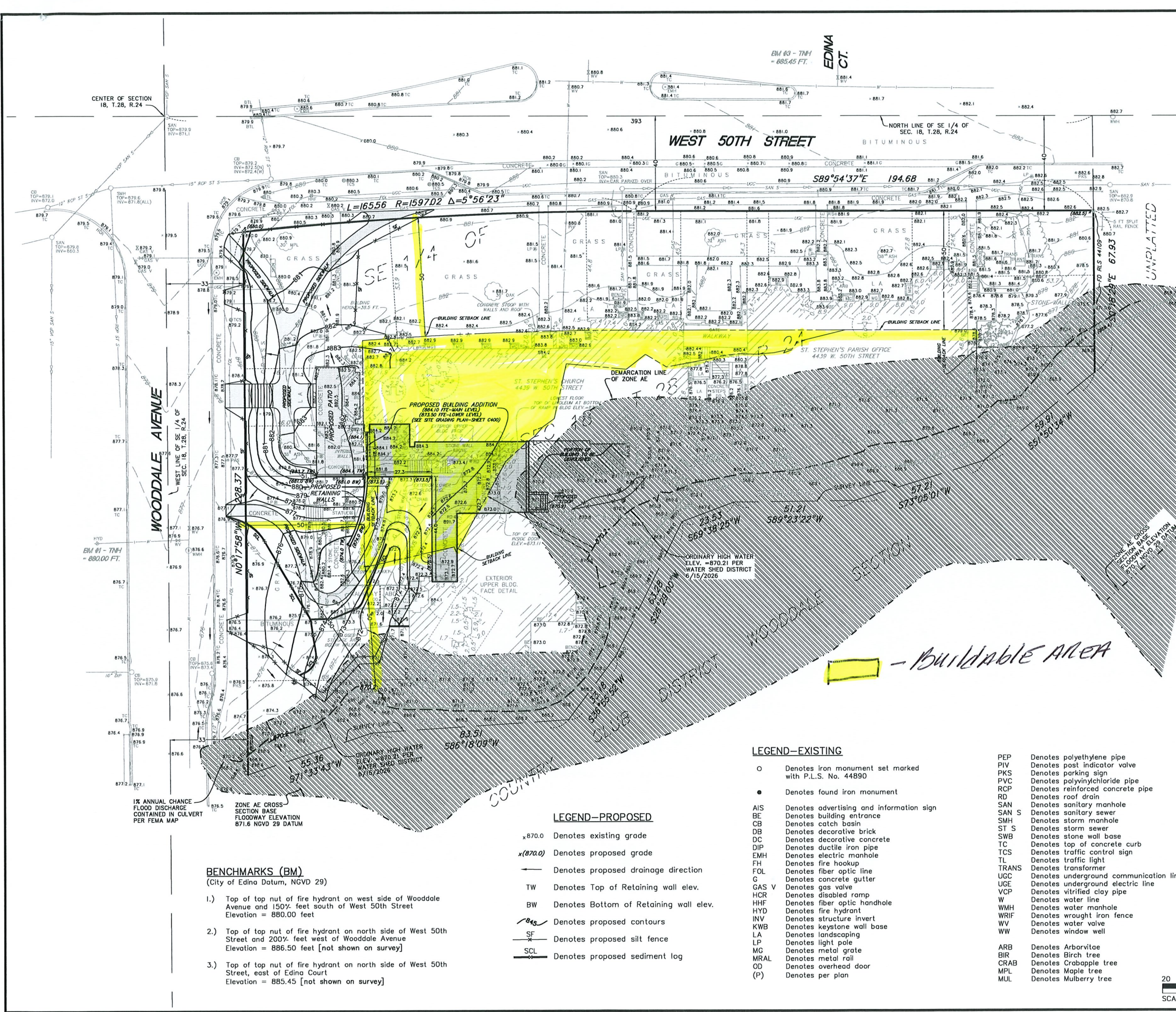


NOTE: This survey has been annotated for presentation purposes. Refer to Certified Site Surveys included at end of this document.



NOTE: This survey has been annotated for presentation purposes. Refer to Certified Site Surveys included at end of this document.

SURVEY OF EXISTING CONDITIONS WITH PROPOSED MODIFICATIONS
ST. STEPHEN'S EPISCOPAL CHURCH - ACCESSIBILITY AND SAFETY BETTERMENTS - VARIANCE REQUEST



DESCRIPTION OF PROPERTY SURVEYED
(Per Deed Doc. No. 1978668)

Beginning at the center of Section 18, Township 28 North, Range 24 West of the 4th Principal Meridian; thence running South 89 degrees 40 minutes East along the East and West quarter line of said Section 39.3 feet; thence south and parallel with the North and South quarter line of said Section, 97 feet to the center of Minnehaha Creek; thence running along the center line of said Creek as follows: South 48 degrees 48 minutes West 103 feet; South 84 degrees 56 minutes West 88 feet; South 48 degrees 03 minutes West 44 feet; South 22 degrees 50 minutes West 66 feet; South 83 degrees 48 minutes West 137.3 feet; thence West 33 feet to said North and South quarter line of Section 18; thence North along said North and South quarter line to the point of a beginning; excepting therefrom the right of way of State Trunk Highway No. 90, Wooddale Avenue and West 50th Street, as some are not located and established over and across said tract, according to United States government survey thereof.

Property is located in Hennepin County, Minnesota.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

GENERAL NOTE

- 1.) Survey coordinate basis: Hennepin County ground feet, based on the Minnesota Coordinate System, Southern Zone, NAD83, 1986 adjustment.
- 2.) The proposed addition and walkways shown per a CAD file were provided to us from HGA on 06/11/2026.
- 3.) Existing and proposed building areas, along with the pervious and impervious areas were provided to us from HGA on 06/14/2026.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 251640953 and 251640997.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

PROPERTY AREA

Net = 57,499 square feet or 1.320 acres [lying north of survey line]

BUILDING COVERAGE

Existing building= 16,092 square feet/57,499 square feet= 28% % coverage
Proposed building= 15,995 square feet/57,499 square feet= 27.8% % coverage

SURFACE AREAS

EXISTING CONDITIONS:

PERVIOUS AREA = 34,252 SQ. FT.
IMPERVIOUS AREA = 23,247 SQ. FT.
TOTAL AREA = 57,499 SQ. FT.

PROPOSED CONDITIONS:

PERVIOUS AREA = 35,055 SQ. FT.
IMPERVIOUS AREA = 22,444 SQ. FT.
TOTAL AREA = 57,499 SQ. FT.

LEGEND-EXISTING

- Denotes iron monument set marked with P.L.S. No. 44890
- Denotes found iron monument
- AS Denotes advertising and information sign
- BE Denotes building entrance
- CB Denotes catch basin
- DB Denotes decorative brick
- DC Denotes decorative concrete
- DIP Denotes ductile iron pipe
- EMH Denotes electric manhole
- FH Denotes fire hookup
- FOL Denotes fiber optic line
- G Denotes concrete gutter
- GAS V Denotes gas valve
- HCR Denotes disabled ramp
- HHF Denotes fiber optic handhole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- KWB Denotes keystone wall base
- LA Denotes landscaping
- LP Denotes light pole
- MC Denotes metal grate
- MRAL Denotes metal rail
- OD Denotes overhead door
- (P) Denotes per plan

- PEP Denotes polyethylene pipe
- PIV Denotes post indicator valve
- PKS Denotes parking sign
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- SWB Denotes stone wall base
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TL Denotes traffic light
- TRANS Denotes transformer
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- VCP Denotes vitrified clay pipe
- W Denotes water line
- WMH Denotes water manhole
- WRIF Denotes wrought iron fence
- WV Denotes water valve
- WW Denotes window well
- ARB Denotes Arborvitae
- BIR Denotes Birch tree
- CRAB Denotes Crabapple tree
- MPL Denotes Maple tree
- MUL Denotes Mulberry tree

LEGEND-PROPOSED

- x 870.0 Denotes existing grade
- x (870.0) Denotes proposed grade
- Denotes proposed drainage direction
- TW Denotes Top of Retaining wall elev.
- BW Denotes Bottom of Retaining wall elev.
- 84.5 Denotes proposed contours
- SF Denotes proposed silt fence
- SCL Denotes proposed sediment log

BENCHMARKS (BM)
(City of Edina Datum, NGVD 29)

- 1.) Top of top nut of fire hydrant on west side of Wooddale Avenue and 150'-feet south of West 50th Street
Elevation = 880.00 feet
- 2.) Top of top nut of fire hydrant on north side of West 50th Street and 200'-feet west of Wooddale Avenue
Elevation = 886.50 feet [not shown on survey]
- 3.) Top of top nut of fire hydrant on north side of West 50th Street, east of Edina Court
Elevation = 885.45 [not shown on survey]

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 15th day of June, 2026

SUNDE LAND SURVEYING, LLP.

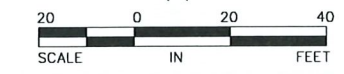
By: Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

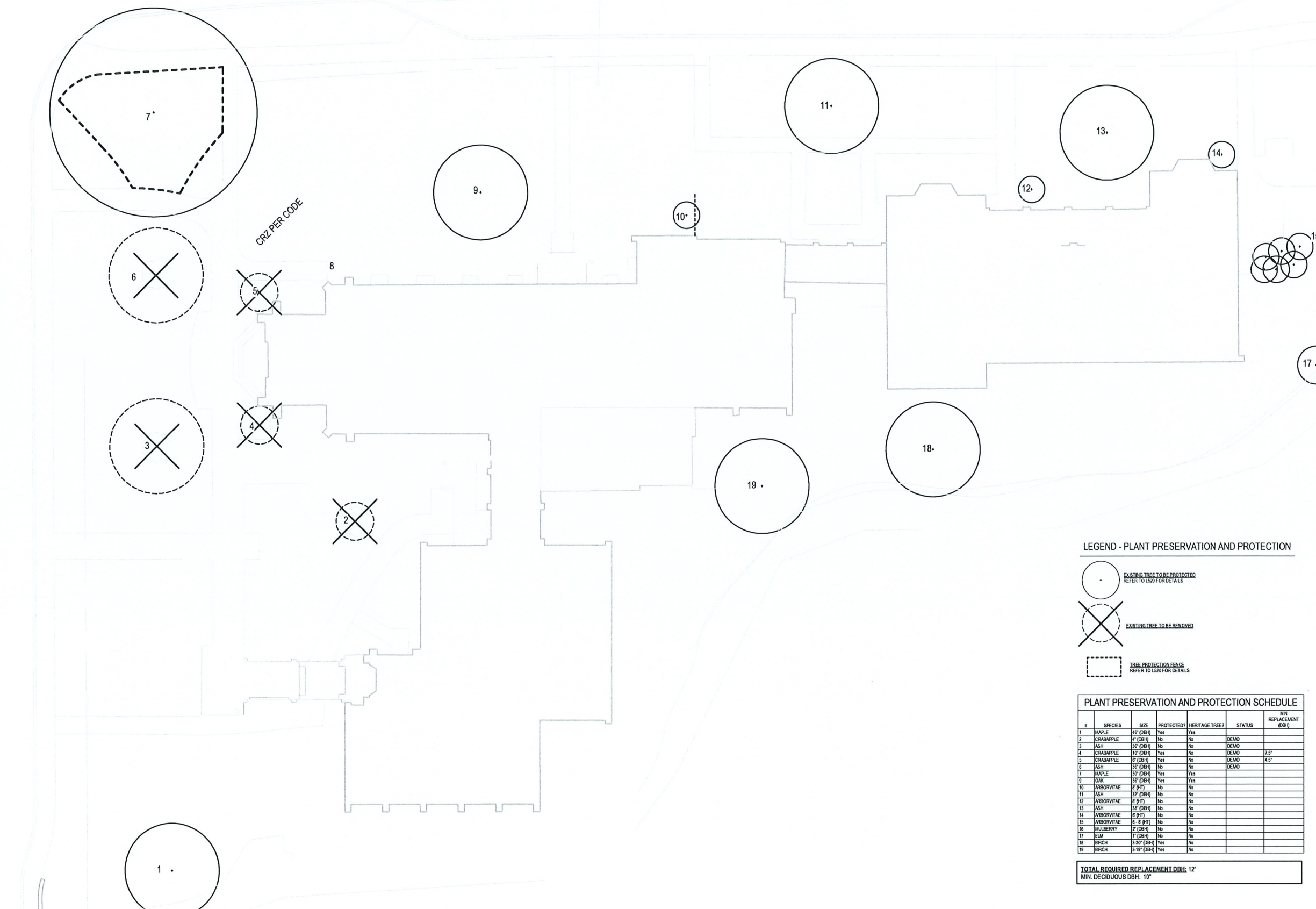
Revision	By	Date
	JMD	

Drawing Title:
**CERTIFICATE OF SURVEY
OF PROPOSED ADDITION FOR:
ST. STEPHEN'S EPISCOPAL CHURCH
4439 WEST 50TH STREET, EDINA, MN**

SUNDE LAND SURVEYING
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
www.sunde.com

Project: 2020-010-A Bk/Pg: 1092/27 Date: 06/15/2026
Township: 28 Range: 24 Section: 18 Sheet: 2 of 2
File: 2020010A001-R1.dwg





 **EXISTING TREE TO BE PROTECTED**
REFER TO L520 FOR DETAILS



 **TREE PROTECTION FENCE**
REFER TO L520 FOR DETAILS

PLANT PRESERVATION AND PROTECTION SCHEDULE						
	SPECIES	SIZE	PROTECTED?	HERITAGE TREE?	STATUS	M/N REPLACEMENT (DBH)
1	MARLB	46" (DBH)	Yes	Yes		
2	CRABAPPLE	4" (DBH)	No	No	DEMO	
3	ASH	36" (DBH)	No	No	DEMO	
4	CRABAPPLE	10" (DBH)	Yes	No	DEMO	7.5"
5	CRABAPPLE	6" (DBH)	No	No	DEMO	4.5"
6	ASH	34" (DBH)	No	No	DEMO	
7	MARLB	30" (DBH)	Yes	Yes		
8	QWK	36" (DBH)	Yes	Yes		
9	ARBORVITAE	8" (HT)	No	No		
10	ASH	32" (DBH)	No	No		
11	ARBORVITAE	8" (HT)	No	No		
12	ASH	34" (DBH)	No	No		
13	ARBORVITAE	8" (HT)	No	No		
14	ARBORVITAE	6 - 6" (HT)	No	No		
15	MULBERRY	2" (DBH)	No	No		
16	ELM	1" (DBH)	No	No		
17	BIRCH	3-20" (DBH)	Yes	No		
18	BIRCH	3-19" (DBH)	Yes	No		

TOTAL REQUIRED REPLACEMENT DBH: 12" MIN. DECIDUOUS DBH: 10"
--

[illegible]

BALANCE HISTORY - THIS SHEET	
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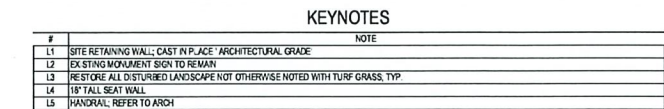
HGA NO: 5206-002-00

**PLANT
PRESERVATION
AND
PROTECTION
PLAN**

DATE: June 12, 2026

VARIANCE APPLICATION

L120

[illegible]

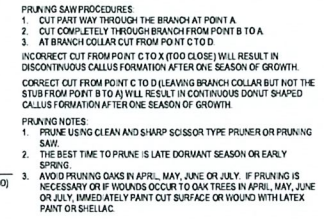
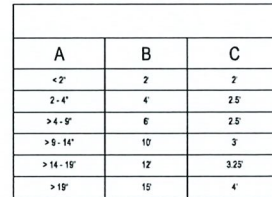
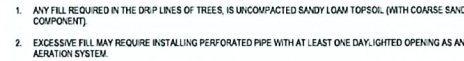
HGA NO: 5206-002-00

**OVERALL
LANDSCAPE
PLAN**

DATE: June 12, 2026

VARIANCE APPLICATION

L130



SIGNIFICANT TREES NEAR THE PROPOSED CONSTRUCTION LIMITS WILL BE IDENTIFIED ON THE PLAN OR BY THE LANDSCAPE ARCHITECT AND WILL BE PRESERVED BY THE CONTRACTOR

1. PLACE THE TEMPORARY FENCE
2. REDUCE SLOPE ROUNDING WHERE ROOT ZONES ARE DISTURBED BY NORMAL SLOPE ROUNDING
3. VARY BACKSLOPE STEEPNESS TO AVOID TREE LOSS OR UNNECESSARY ROOT DAMAGE.

INCORPORATION TILLAGE - PASS 2

5 SOIL COMPACTION REMEDIATION

1/8" = 1'-0"

1. FABRICATE 12" X 8" X 3/8" SIGN WITH .03" RADIUS CORNERS.

2. SIGN SHALL BE WHITE WITH BLACK LETTERING.

3. ATTACH SIGN TO POST USING 1" LENGTH WOOD SCREWS.

Diagram illustrating the Tree Protection Area (TPA) and construction limits:

- TPA (Tree Protection Area) is defined by a 12" x 8" x 3/8" sign.
- The sign is placed at the construction limit, which is 75 feet beyond the drip line.
- The sign text reads: "Tree Protection Area", "DO NOT ENTER THE FENCED AREA", and "We appreciate your cooperation to protect these trees during construction".
- Dimensions shown: 12" (sign height), 8" (sign width), 3/8" (sign thickness), 75' (distance from drip line to construction limit), 12" (distance from sign to construction limit), 8" (distance from sign to construction limit).

CROWN DIAPHRANE OR OTHER LIMIT OF TREE PROTECTION AREA
SEE TREE PRESERVATION PLAN FOR FENCE ALIGNMENT

NOTES:

1. REFER TO SPEC 320100 FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST. REFER TO SPEC 325503.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

PLASTIC/SNOW PROTECTION ZONE FENCING. REFER TO SPEC 320100 INSTALL POSTS AT 8' OC

FENCE POSTS, REFER TO SPEC 320100

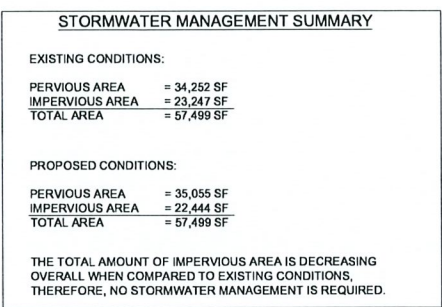
6" THICK LAYER OF WOOD CHIP MULCH

MAINTAIN EXISTING GRADE WITH THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS

SECTION VIEW

Diagram illustrating the process of root cutting for a tree. A backhoe loader is shown excavating around a tree trunk. Labels indicate 'CLEAN ROOT CUTTING' at the point of the hydraulic arm, 'ROOT SYSTEM BRIDGE' as a structure supporting the tree, 'MAXIMUM DEPTH NECESSARY FOR CONSTRUCTION' as the depth of the excavation, and 'EXCAVATION AREA' as the zone being dug.

1. WHEN DESIGNATED ON THE PLAN OR DIRECTED BY THE LANDSCAPE ARCHITECT, PRIOR TO EXCAVATION, ALL TREE ROOTS WILL BE CLEANLY CUT BY A LABORATORY PLOW OR OTHER APPROVED ROOT CUTTER
2. THE TREE ROOTS WILL BE CUT CLEANLY TO THE MAXIMUM DEPTH NECESSARY FOR CONSTRUCTION
3. IMMEDIATELY AND CLEANLY CUT DAMAGED AND EXPOSED ROOTS
4. ROOT ENDS EXPOSED BY EXCAVATION ACTIVITIES SHALL BE IMMEDIATELY COVERED WITH 6" LAYER OF ADJACENT SOIL.



RIPPE ASSOCIATES
FOODSERVICE DESIGN + CONSULTING
10650 RED CIRCLE DRIVE
SUITE 100
MINNEAPOLIS, MN 55343
(952) 933-0313

4439 West 50th Street
Edina, MN 55424

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5206-002-00

DATE: June 12, 2026

VARIANCE APPLICATION



ENTRY APPROACH FROM WOODDALE



NEW ACCESSIBLE ENTRY FACING WOODDALE



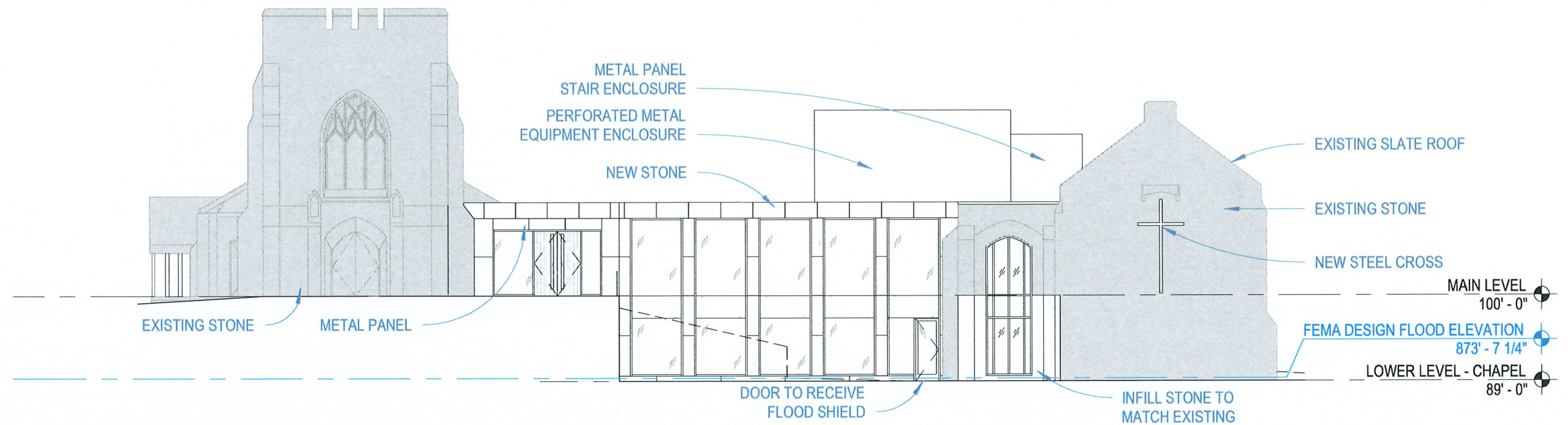
WEST FACADE FROM WOODDALE



EAST FACADE FACING THE CREEK

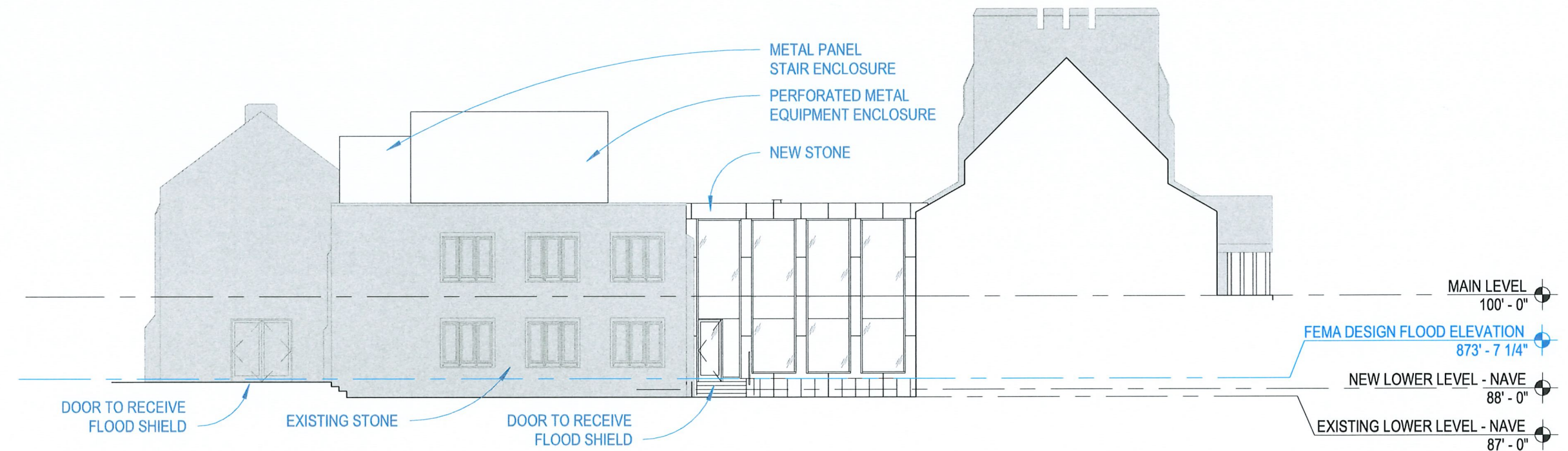
RENDERINGS

ST. STEPHEN'S EPISCOPAL CHURCH - ACCESSIBILITY AND SAFETY BETTERMENTS - VARIANCE REQUEST



WEST ELEVATION

SCALE: 1/16" = 1'0"



EAST ELEVATION

SCALE: 1/16" = 1'0"

- NEW OR MODIFIED WORK
- EXISTING BUILDING

EXTERIOR ELEVATIONS

ST. STEPHEN'S EPISCOPAL CHURCH - ACCESSIBILITY AND SAFETY BETTERMENTS - VARIANCE REQUEST

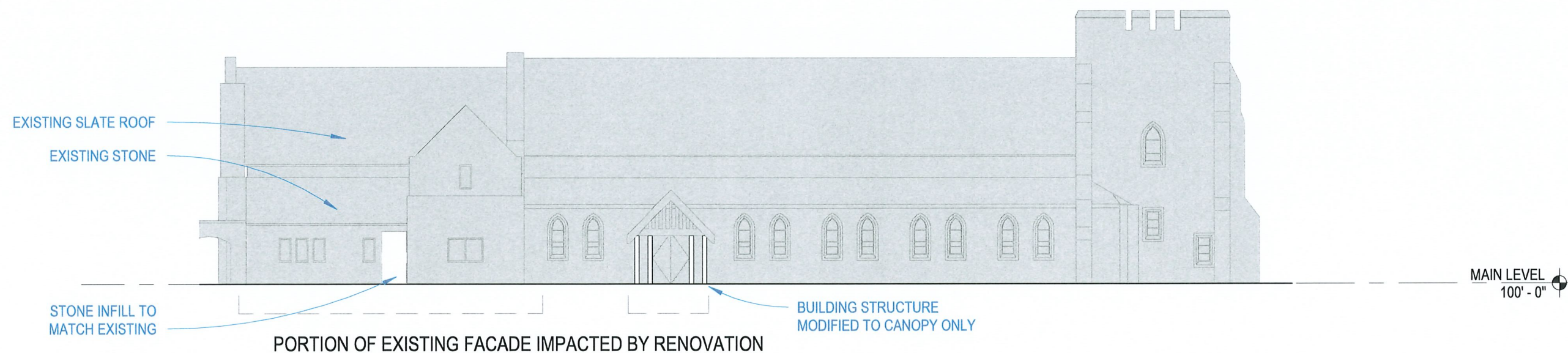


HGA



SOUTH ELEVATION

SCALE: 1/16" = 1'0"



NORTH ELEVATION

SCALE: 1/16" = 1'0"

- NEW OR MODIFIED WORK
- EXISTING BUILDING

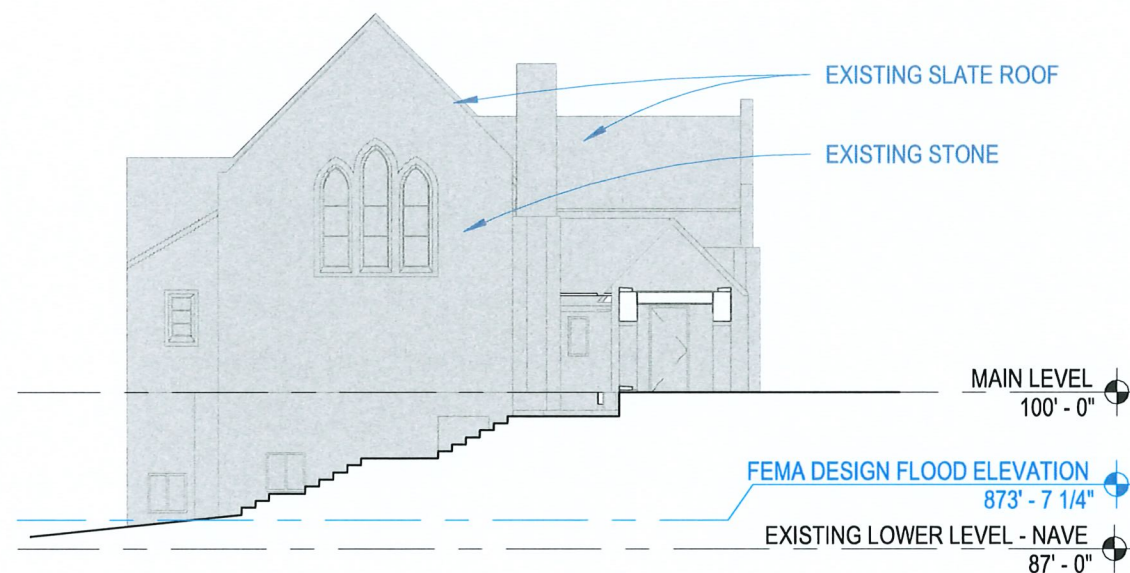
EXTERIOR ELEVATIONS

ST. STEPHEN'S EPISCOPAL CHURCH - ACCESSIBILITY AND SAFETY BETTERMENTS - VARIANCE REQUEST



ST. STEPHEN'S
EPISCOPAL CHURCH

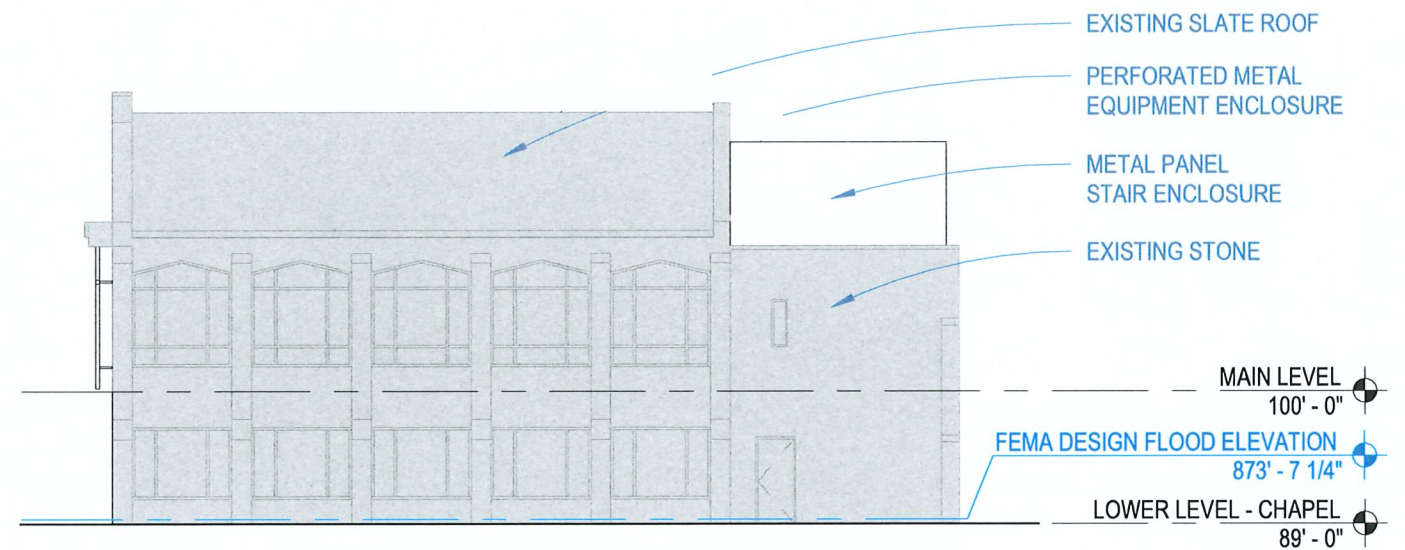
HGA



EAST ELEVATION - NAVE

SCALE: 1/16" = 1'0"

*EXISTING CONSTRUCTION TO REMAIN.
NO SCOPE OF WORK IN THIS AREA



SOUTH ELEVATION - CHAPEL

SCALE: 1/16" = 1'0"

- NEW OR MODIFIED WORK
- EXISTING BUILDING

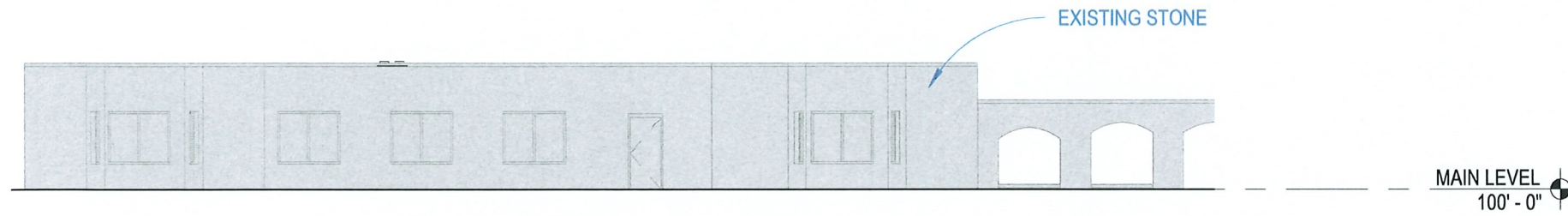
EXTERIOR ELEVATIONS

ST. STEPHEN'S EPISCOPAL CHURCH - ACCESSIBILITY AND SAFETY BETTERMENTS - VARIANCE REQUEST



ST. STEPHEN'S
EPISCOPAL CHURCH

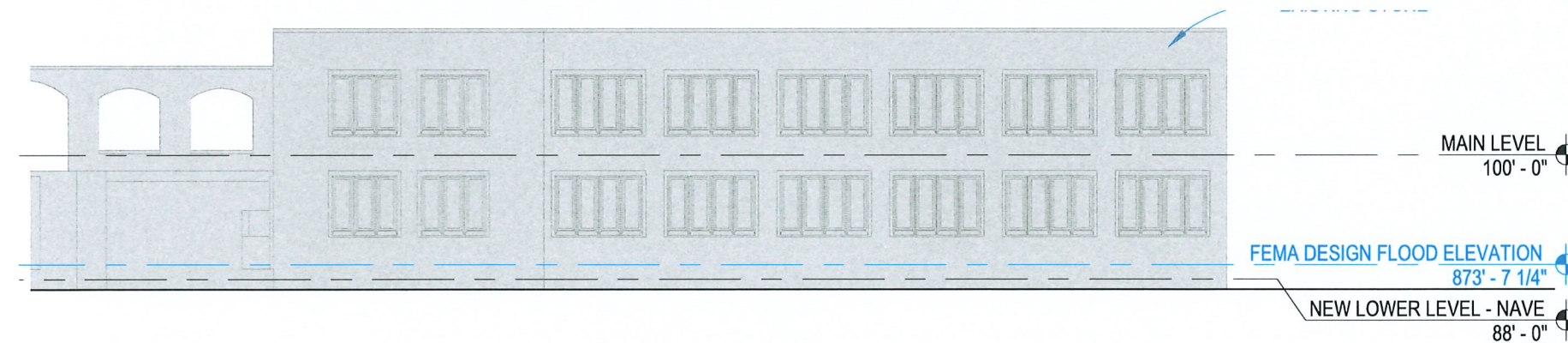
HGA



NORTH ELEVATION - PARISH HOUSE

SCALE: 1/16" = 1'0"

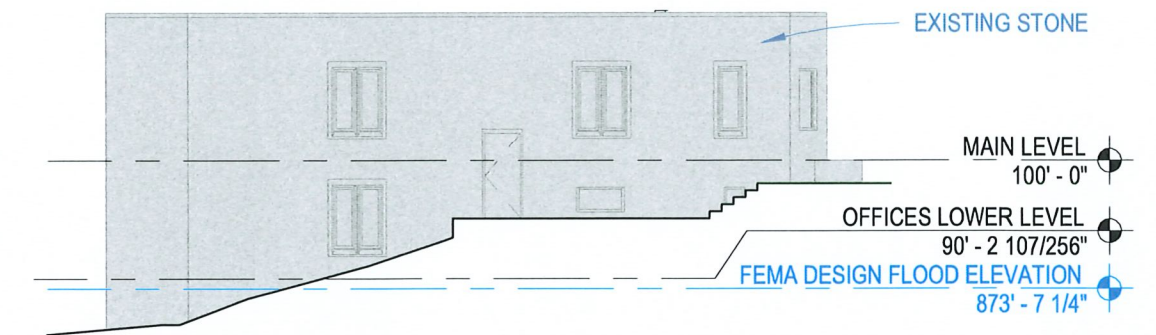
*EXISTING CONSTRUCTION TO REMAIN.
NO SCOPE OF WORK IN THIS AREA



SOUTH ELEVATION - PARISH HOUSE

SCALE: 1/16" = 1'0"

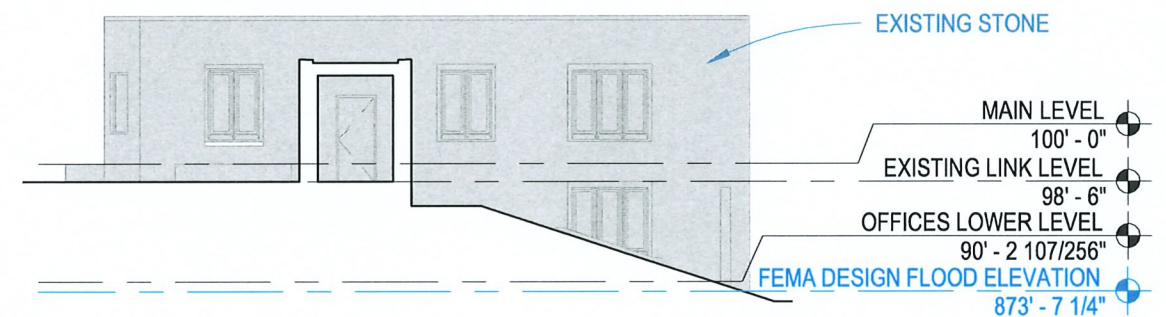
*EXISTING CONSTRUCTION TO REMAIN.
NO SCOPE OF WORK IN THIS AREA



EAST ELEVATION - PARISH HOUSE

SCALE: 1/16" = 1'0"

*EXISTING CONSTRUCTION TO REMAIN.
NO SCOPE OF WORK IN THIS AREA



WEST ELEVATION - PARISH HOUSE

SCALE: 1/16" = 1'0"

*EXISTING CONSTRUCTION TO REMAIN.
NO SCOPE OF WORK IN THIS AREA

- NEW OR MODIFIED WORK
- EXISTING BUILDING

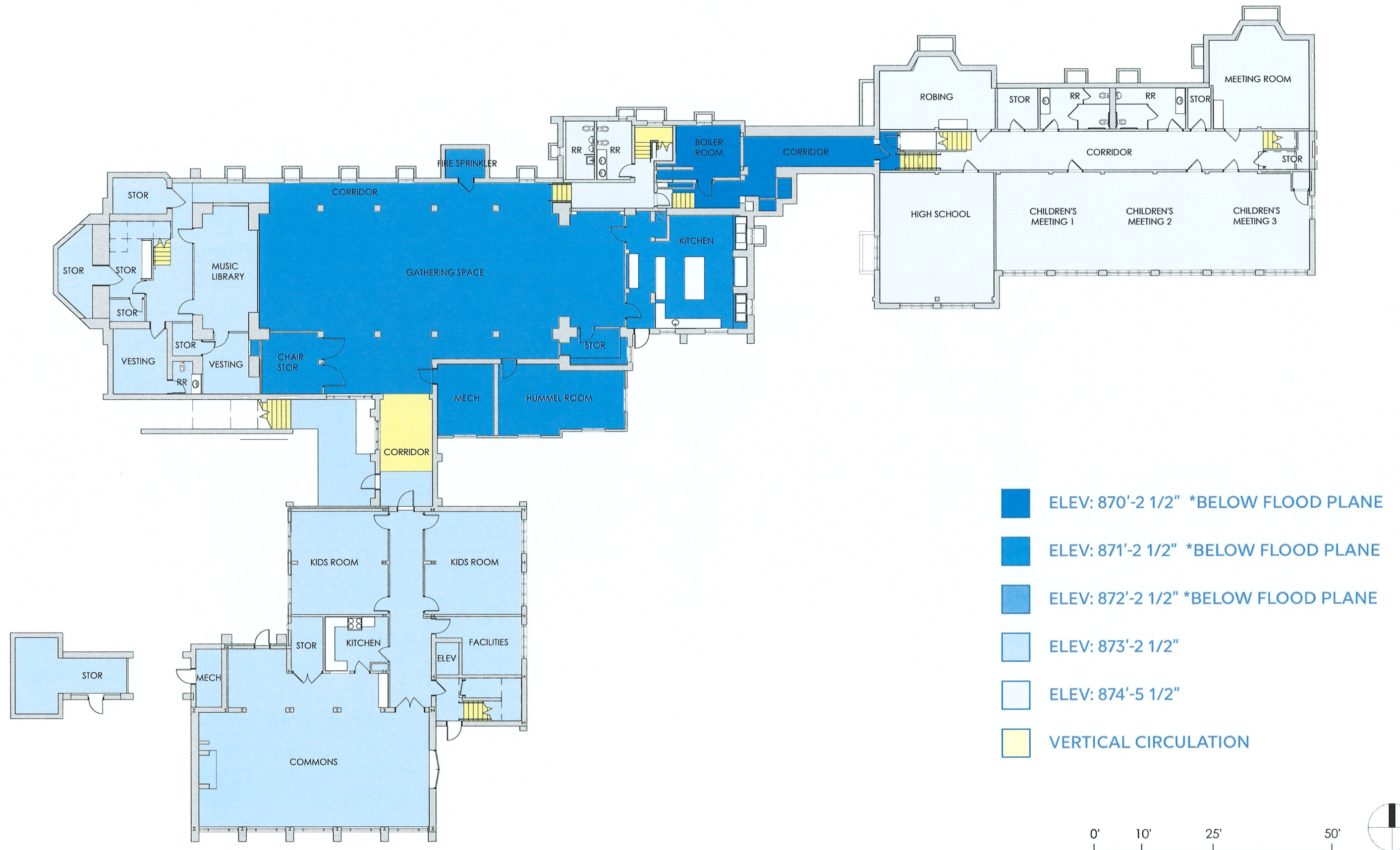
EXTERIOR ELEVATIONS

ST. STEPHEN'S EPISCOPAL CHURCH - ACCESSIBILITY AND SAFETY BETTERMENTS - VARIANCE REQUEST



ST. STEPHEN'S
EPISCOPAL CHURCH

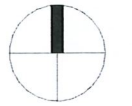
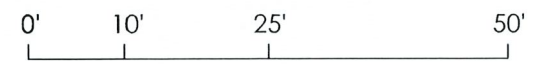
HGA



LOWER LEVEL FLOOR PLAN - EXISTING FLOOR ELEVATIONS
 ST. STEPHEN'S EPISCOPAL CHURCH - ACCESSIBILITY AND SAFETY BETTERMENTS - VARIANCE REQUEST

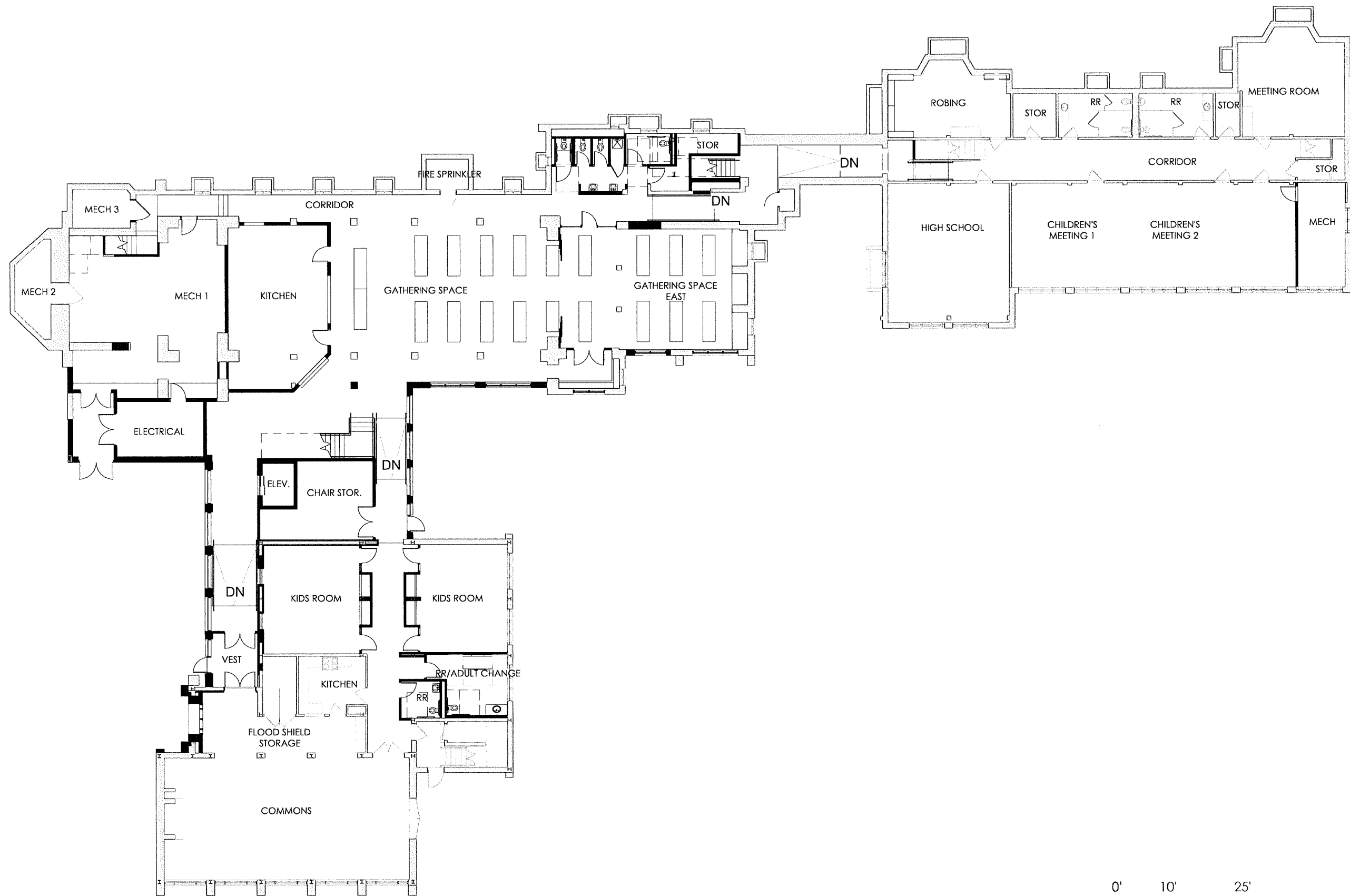


- ELEV: 870'-2 1/2" *BELOW FLOOD PLANE
- ELEV: 871'-2 1/2" *BELOW FLOOD PLANE
- ELEV: 872'-2 1/2" *BELOW FLOOD PLANE
- ELEV: 873'-2 1/2"
- ELEV: 874'-5 1/2"
- VERTICAL CIRCULATION



LOWER LEVEL FLOOR PLAN - MODIFIED FLOOR ELEVATIONS
 ST. STEPHEN'S EPISCOPAL CHURCH - ACCESSIBILITY AND SAFETY BETTERMENTS - VARIANCE REQUEST



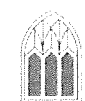


0' 10' 25' 50'



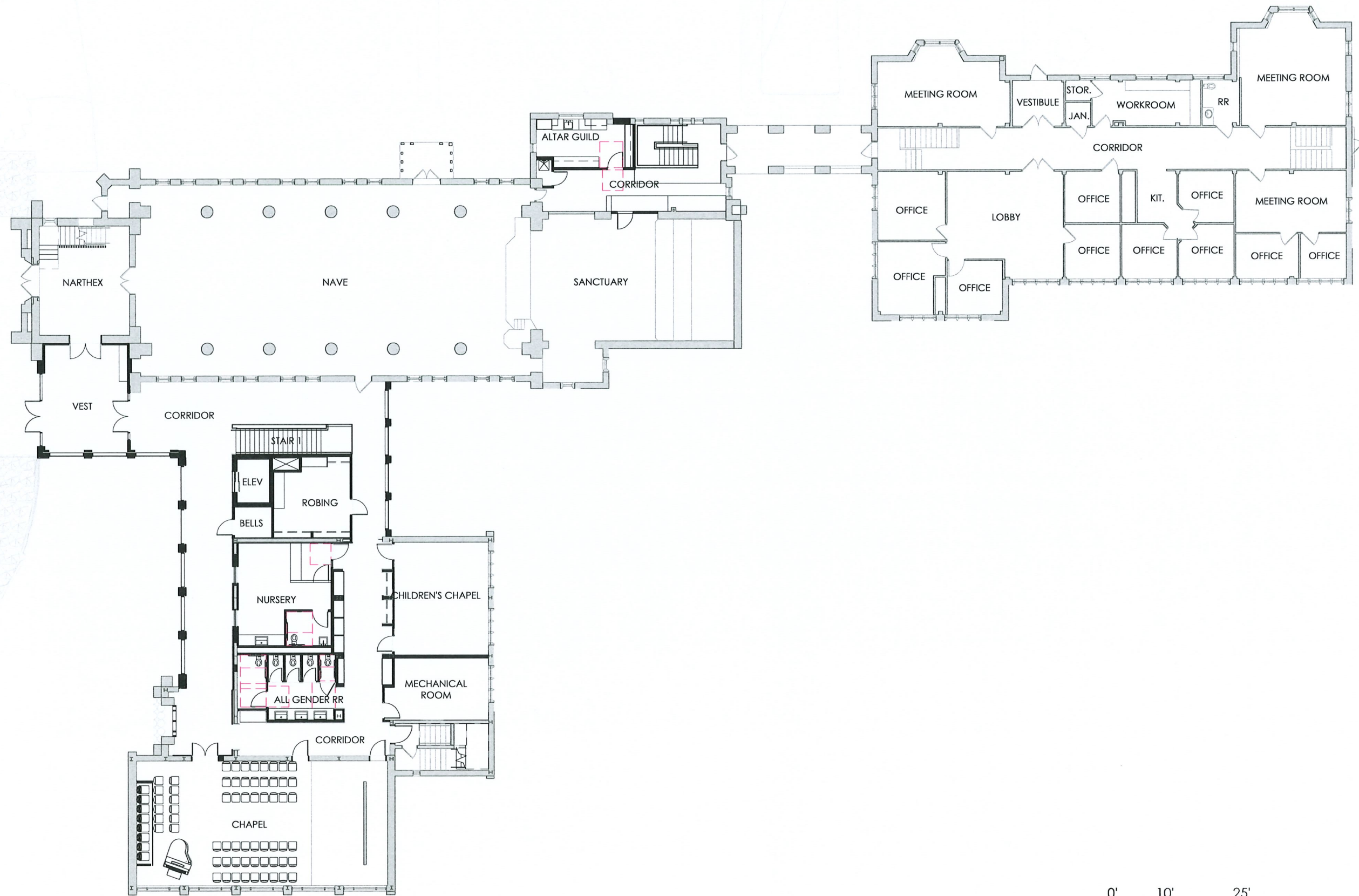
LOWER LEVEL FLOOR PLAN

ST. STEPHEN'S EPISCOPAL CHURCH - ACCESSIBILITY AND SAFETY BETTERMENTS - VARIANCE REQUEST



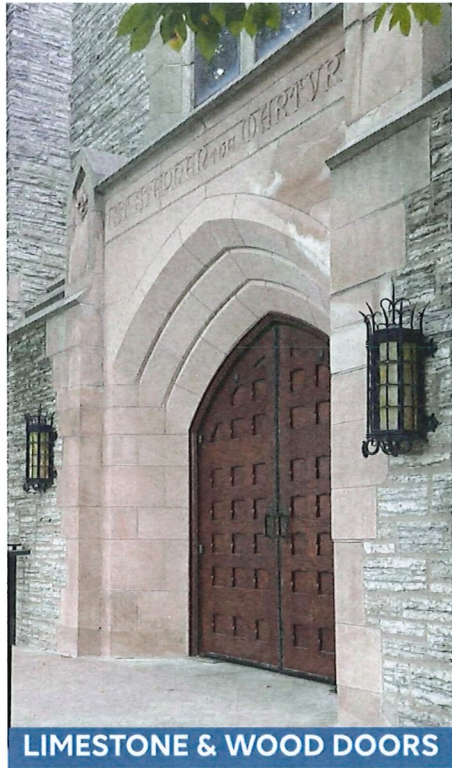
ST. STEPHEN'S

HGA



MAIN LEVEL FLOOR PLAN
 ST. STEPHEN'S EPISCOPAL CHURCH - ACCESSIBILITY AND SAFETY BETTERMENTS - VARIANCE REQUEST





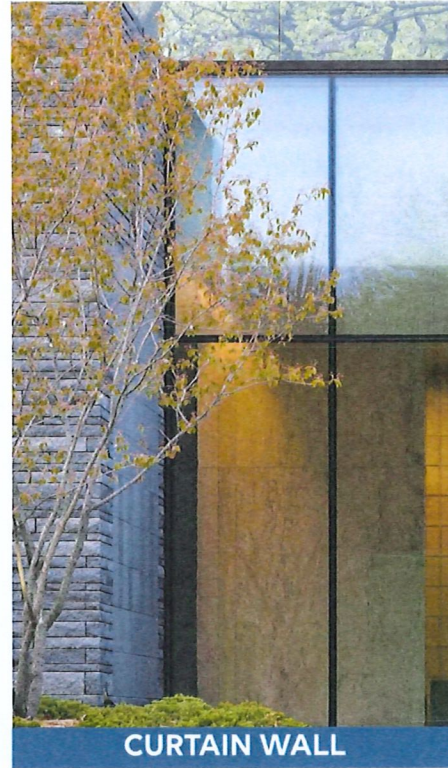
LIMESTONE & WOOD DOORS



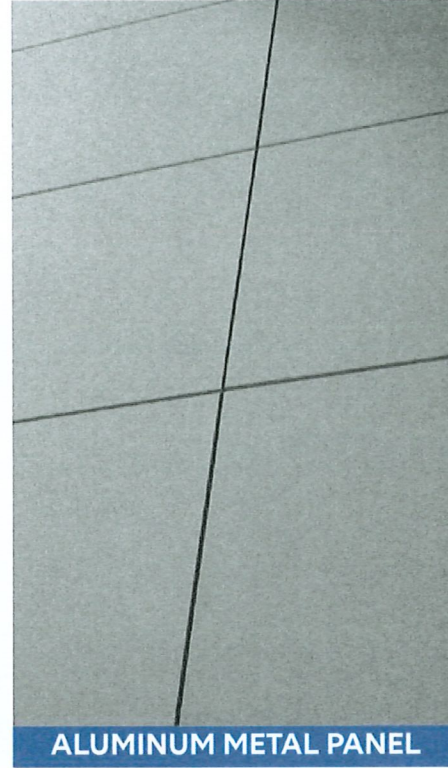
LIMESTONE



GRANITE



CURTAIN WALL



ALUMINUM METAL PANEL



WALNUT



PAVERS



SLATE ROOF



NEW STONE TEXTURE STUDIES

EXISTING MATERIAL PALETTE

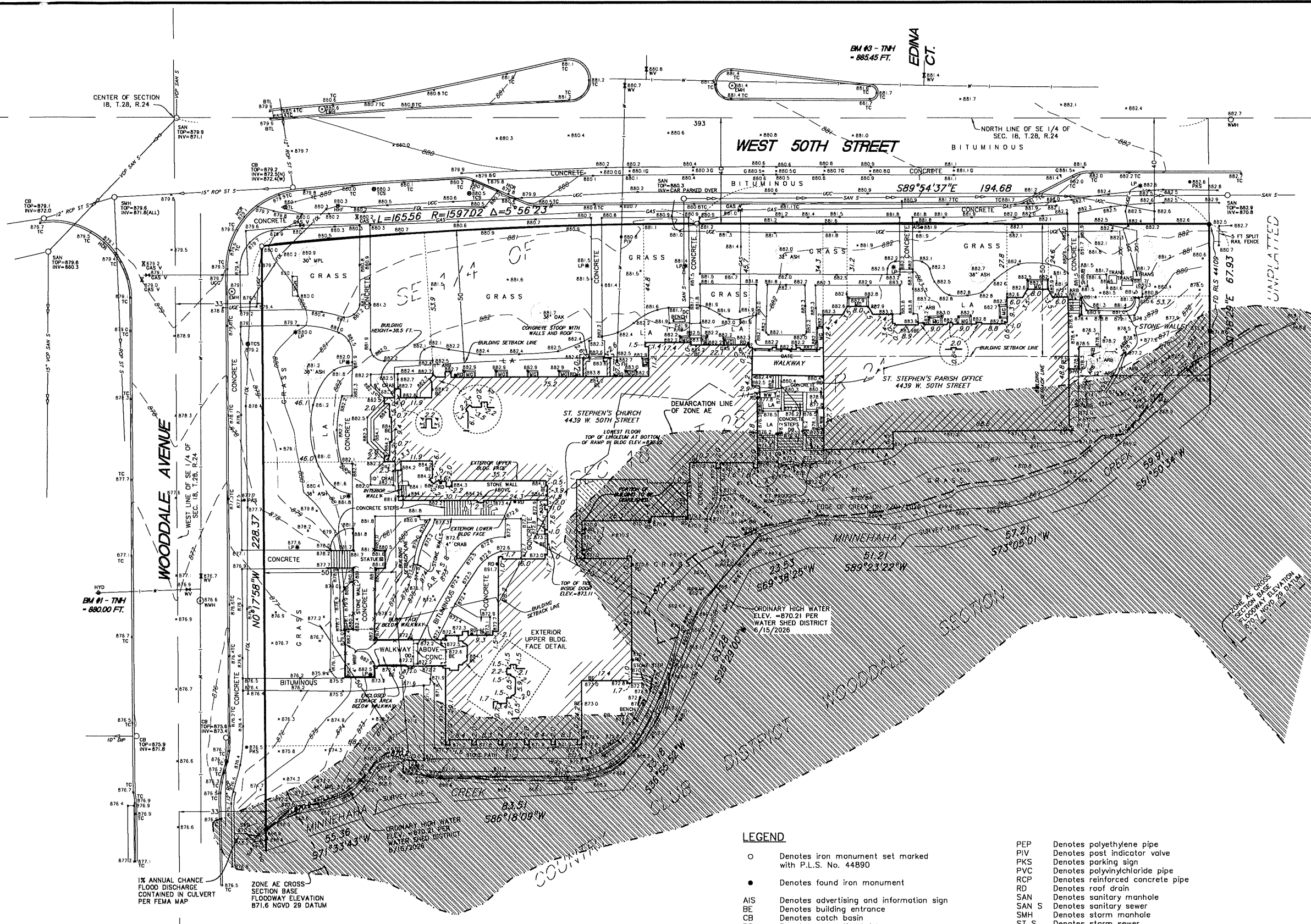
NEW MATERIAL PALETTE

MATERIAL AND COLOR PALETTE

ST. STEPHEN'S EPISCOPAL CHURCH - ACCESSIBILITY AND SAFETY BETTERMENTS - VARIANCE REQUEST



THANK YOU



DESCRIPTION OF PROPERTY SURVEYED
(Per Deed Doc. No. 1978668)

Beginning at the center of Section 18, Township 28 North, Range 24 West of the 4th Principal Meridian; thence running South 89 degrees 40 minutes East along the East and West quarter line of said Section 393 feet; thence south and parallel with the North and South quarter line of said Section, 97 feet to the center of Minnehaha Creek; thence running along the center line of said Creek as follows: South 48 degrees 48 minutes West 103 feet; South 84 degrees 56 minutes West 88 feet; South 48 degrees 03 minutes West 44 feet; South 22 degrees 50 minutes West 66 feet; South 83 degrees 48 minutes West 137.3 feet; thence West 33 feet to said North and South quarter line of Section 18; thence North along said North and South quarter line to the point of a beginning; excepting therefrom the right of way of State Trunk Highway No. 90, Wooddale Avenue and West 50th Street, as some are not located and established over and across said tract, according to United States government survey thereof.

Property is located in Hennepin County, Minnesota.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

- GENERAL NOTE**
- 1.) Survey coordinate basis: Hennepin County ground feet, based on the Minnesota Coordinate System, Southern Zone, NAD83, 1986 adjustment.
- UTILITY NOTES**
- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 251640953 and 251640997.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

AREA

Net = 57,499 square feet or 1.320 acres [lying north of survey line]

- FLOOD ZONE NOTES**
- 1.) The portions of the subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and portions of the subject property to lie within Zone AE, Base Flood Elevations determined, Floodway areas in Zone AE (The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights) per the National Flood Insurance Program, Flood Insurance Rate Map No. 27053C0362F, dated November 4, 2016, Community No. 270160. This information was obtained from the FEMA Map Service Center web site.
- 2.) The flood zone demarcation line shown hereon is approximate only per scaled map location and/or graphic plotting. FEMA maps are not precisely drawn and do not scale uniformly. Contact FEMA for final determination.

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44890
- Denotes found iron monument
- ALS Denotes advertising and information sign
- BE Denotes building entrance
- CB Denotes catch basin
- DB Denotes decorative brick
- DC Denotes decorative concrete
- DIP Denotes ductile iron pipe
- EMH Denotes electric manhole
- FH Denotes fire hookup
- FOL Denotes fiber optic line
- G Denotes concrete gutter
- GAS V Denotes gas valve
- HCR Denotes disabled ramp
- HHF Denotes fiber optic handhole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- KWB Denotes keystone wall base
- LA Denotes landscaping
- LP Denotes light pole
- MG Denotes metal grate
- MRAL Denotes metal rail
- OD Denotes overhead door
- (P) Denotes per plan

- PEP Denotes polyethylene pipe
- PIV Denotes post indicator valve
- PKS Denotes parking sign
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- SWB Denotes stone wall base
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TL Denotes traffic light
- TRANS Denotes transformer
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- VCP Denotes vitrified clay pipe
- W Denotes water line
- WMH Denotes water manhole
- WRIF Denotes wrought iron fence
- WV Denotes water valve
- WW Denotes window well
- ARB Denotes Arborvitae
- BIR Denotes Birch tree
- CRAB Denotes Crabapple tree
- MPL Denotes Maple tree
- MUL Denotes Mulberry tree

BENCHMARKS (BM)
(City of Edina Datum, NGVD 29)

- 1.) Top of top nut of fire hydrant on west side of Wooddale Avenue and 150% feet south of West 50th Street
Elevation = 880.00 feet
- 2.) Top of top nut of fire hydrant on north side of West 50th Street and 200% feet west of Wooddale Avenue
Elevation = 886.50 feet [not shown on survey]
- 3.) Top of top nut of fire hydrant on north side of West 50th Street, east of Edina Court
Elevation = 885.45 [not shown on survey]

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 11th day of June, 2026

SUNDE LAND SURVEYING, LLC
By: *Leonard F. Carlson*
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

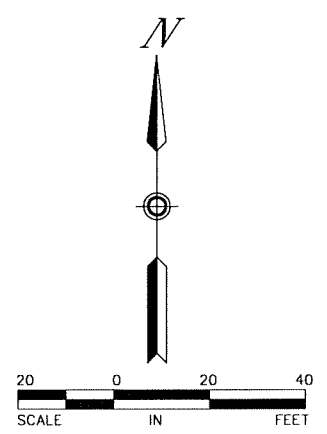
Revision	By	Date
	JMD	

Drawing Title:
**CERTIFICATE OF SURVEY
OF EXISTING CONDITIONS FOR:
ST. STEPHEN'S EPISCOPAL CHURCH
4439 WEST 50TH STREET, EDINA, MN**

SUNDE LAND SURVEYING
www.sunde.com

Main Office: 9001 East Bloomington Freeway (35W) Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)

Project: 2020-010-A Bk/Pg: 1092/27 Date: 06/15/2026
Township: 28 Range: 24 Section: 18
File: 2020010A001-RI.dwg Sheet: 1 of 2





Item Number: 7.1

Department: Community Development

Item Activity: Discussion

Prepared By: Cary Teague, Community Development Director

Item Title: Sketch Plan Review – 7600 France Avenue

Action Requested:

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

Information/Background:

The Planning Commission has been asked to consider a sketch plan proposal to subdivide the subject property into four (4) lots and build three new financial institutions with drive-throughs, each one 5,000 square feet in size. The property owner would create a cross-parking and access easement benefitting all four parcels on the Property. The existing office building would remain.

The subject property is seven (7) acres in size and contains a five-story office building, 131,500 square feet in size. The building is served by a surface parking lot. The property is zoned POD-1, Planned Office District; the proposed uses are allowed within the district.

To accommodate this request, the following would be required:

- ☒ Subdivision. To establish the three additional lots.
- ☒ Site Plan Review.
- ☒ Variances for parking, shared parking, and internal drive-aisle/parking area setbacks.

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 could be on the requirements for separate ownership parcels providing green space setbacks along the interior lot lines, and parking variances.

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. Staff Presentation (Including site location, zoning, comp. plan and proposed plans)
3. Applicant Narrative

4. Proposed Plans (Board Portal)



Date: July 15, 2026

To: Planning Commission

From: Cary Teague, Community Development Director

Subject: Sketch Plan Review – 7600 France Avenue (Financial Institutions)

Staff Recommendation: No recommendation. The Planning Commission is asked to provide non-binding comments and direction on a potential future development request.

Information/Background:

The Planning Commission has been asked to consider a sketch plan proposal to subdivide the subject property into four (4) lots and build three new financial institutions with drive-throughs, each one 5,000 square feet in size. The Owner would create a cross-parking and access easement benefitting all four parcels on the Property. The existing office building would remain.

The subject property is seven (7) acres in size and contains a five-story office building, 131,500 square feet in size. The building is served by a surface parking lot. The property is zoned POD-I, Planned Office District; the proposed uses are allowed within the district.

To accommodate this request, the following would be required:

- Subdivision. To establish the three additional lots.
- Site Plan Review.
- Variances for parking, shared parking, and internal drive-aisle/parking area setbacks.

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 could be on the requirements for separate ownership parcels providing green space setbacks along the interior lot lines, and parking variances.



Issues/Considerations:

Compliance Table

	City Standard (POD-I)	Proposed
Setbacks (Structure) Front (76th) Front (France) Side (South) Rear	30 feet 50 feet 20 feet 20 feet	30+ feet 50 feet 20 feet 20+ feet
Setbacks (Drive aisles & Parking) Front (76th) Front (France) Interior lot lines (if lots are to be sold)	20 feet 20 feet 10 feet	20+ feet 20+ feet 0 feet*
Drive-through standards Stacking spaces per bay Drive aisle setback front	3 20 feet	3 20 feet
Parking Stalls	Financial Institutions - 1/300 s.f. Office – 1/300 s.f. 146,500 s.f. total 443 stalls required Each Bank Lot would require 17 stalls on their own (variance required for shared parking)	488 stalls*
FAR	50%	43% (Variances could be required for individual lots depending on how the lot lines would be drawn)
Building Coverage	30%	12%

***Variance Required**



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.	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

Traffic and Parking Study. The project would require a parking stall variance. A traffic and parking study would be required as part of any formal application.

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

POD-I	One wall sign per building frontage + 1 free standing sign	86 square feet between the two signs (no one sign larger than 50 s.f.)	8 feet tall maximum
-------	--	--	---------------------

Sidewalks/50 Foot Setback. A boulevard style sidewalk would be required to be installed along France Avenue. Also, staff would recommend eliminating the drive lane within the 50-foot setback for Building B and the parking stalls with the 50-foot setback along France Avenue.



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Service



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Lots held common ownership. Based on the provisions below, the properties would all need to be held in common ownership. If they are not, variances would be required as indicated above.

Sec. 36-1316. - Setbacks not applicable to single dwelling unit buildings and double dwelling unit buildings.

- (a) No exposed parking spaces, required stacking spaces or drive aisles (except that portion of the driveway crossing the public right-of-way to give access to the street) shall be located within 20 feet of a public street right-of-way or within ten feet of an interior side lot line or a rear lot line. **Interior side yard and rear yard setbacks shall be measured from the boundary of the tract.** No parking space or drive aisle shall be located within ten feet of any principal use building.

The City of Edina defines Tract as follows:

Tract means one or more adjoining lots, not separated by streets, under common ownership, located within the same zoning subdistrict, and used for an integrated development.



The CITY of
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Sketch Plan Review - Sketch Plan Review – 7600 France Avenue (Financial Institutions)

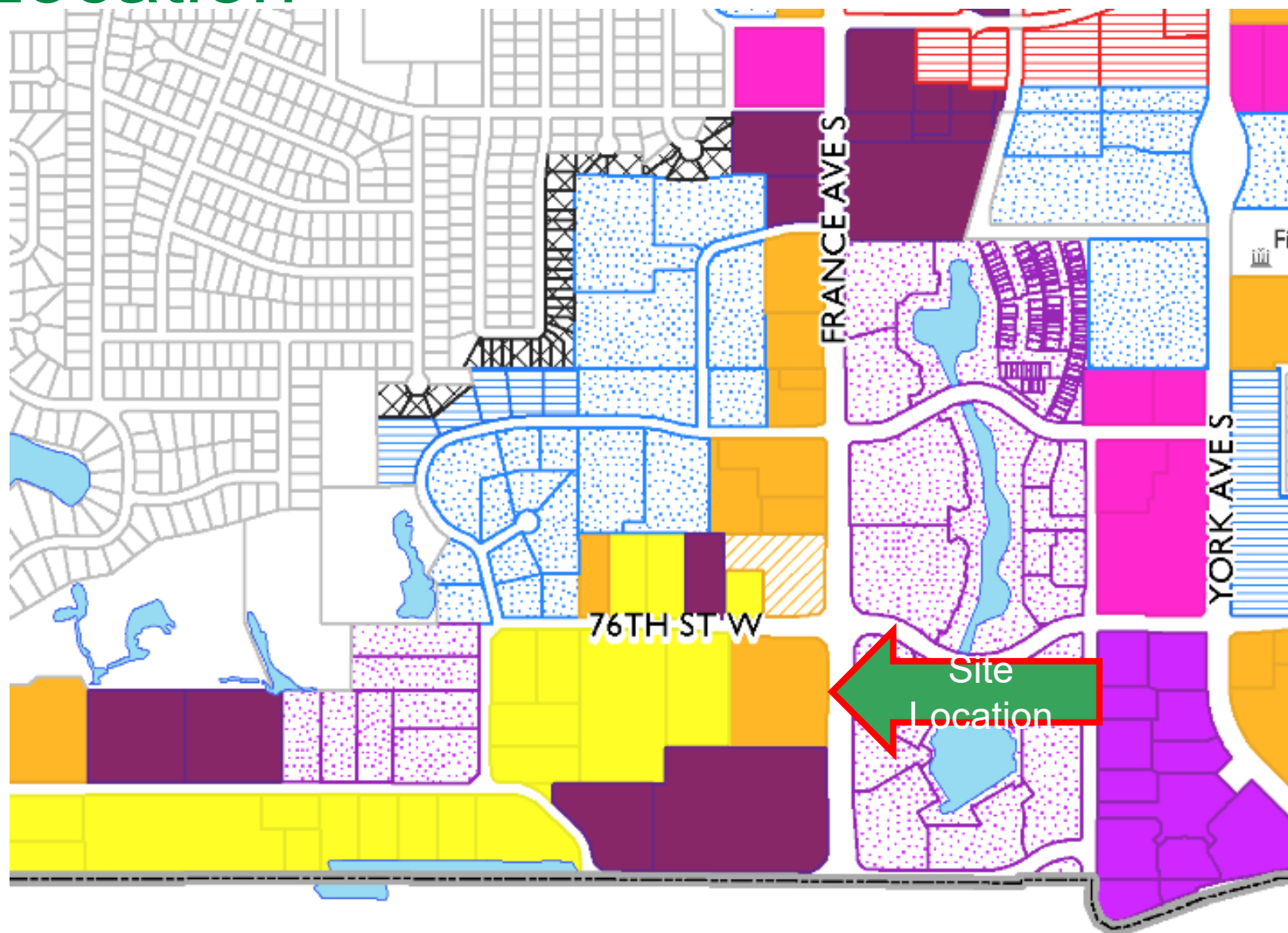


Zoning Map & Site Location

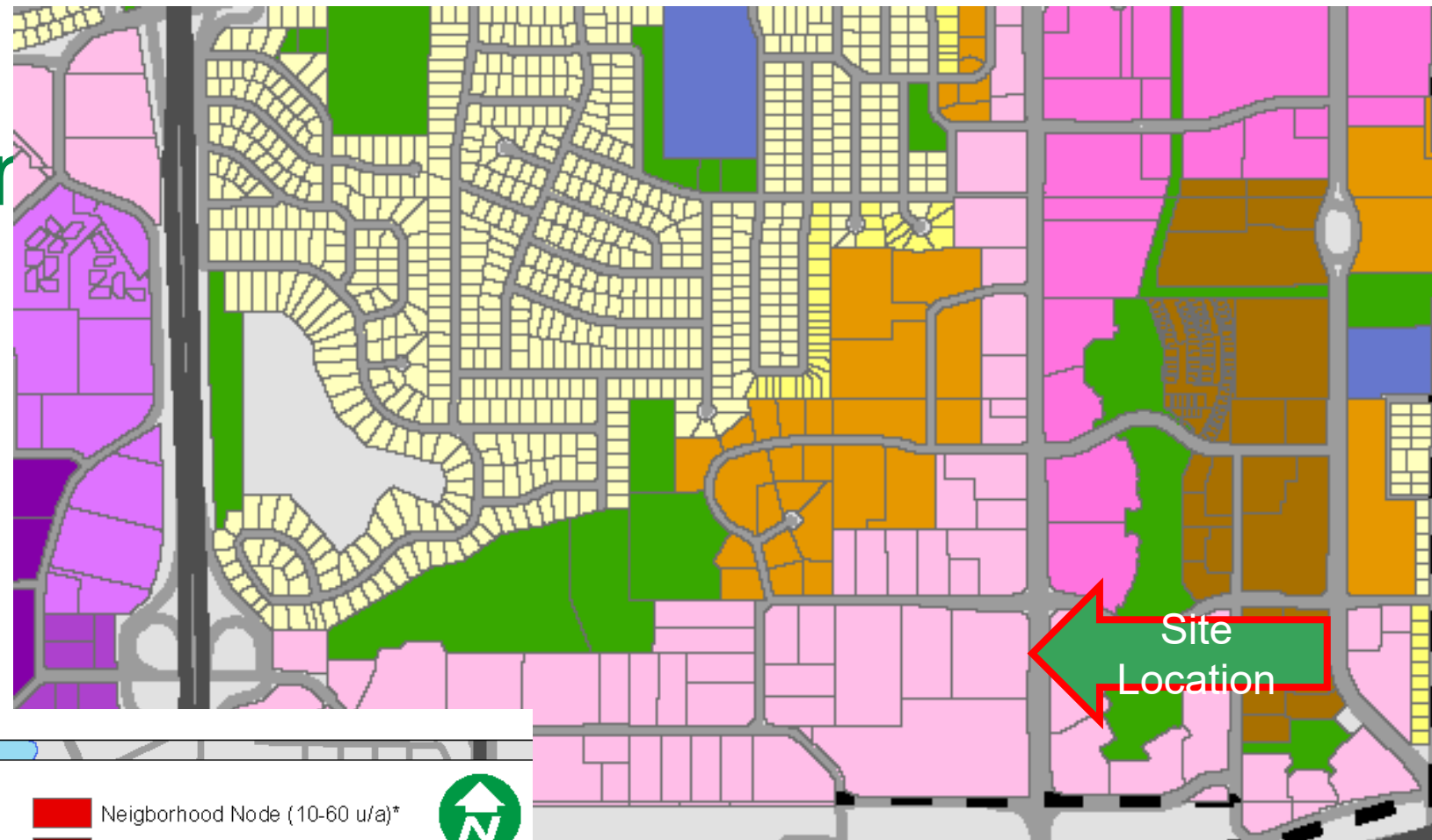
Zoning Map

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
- 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

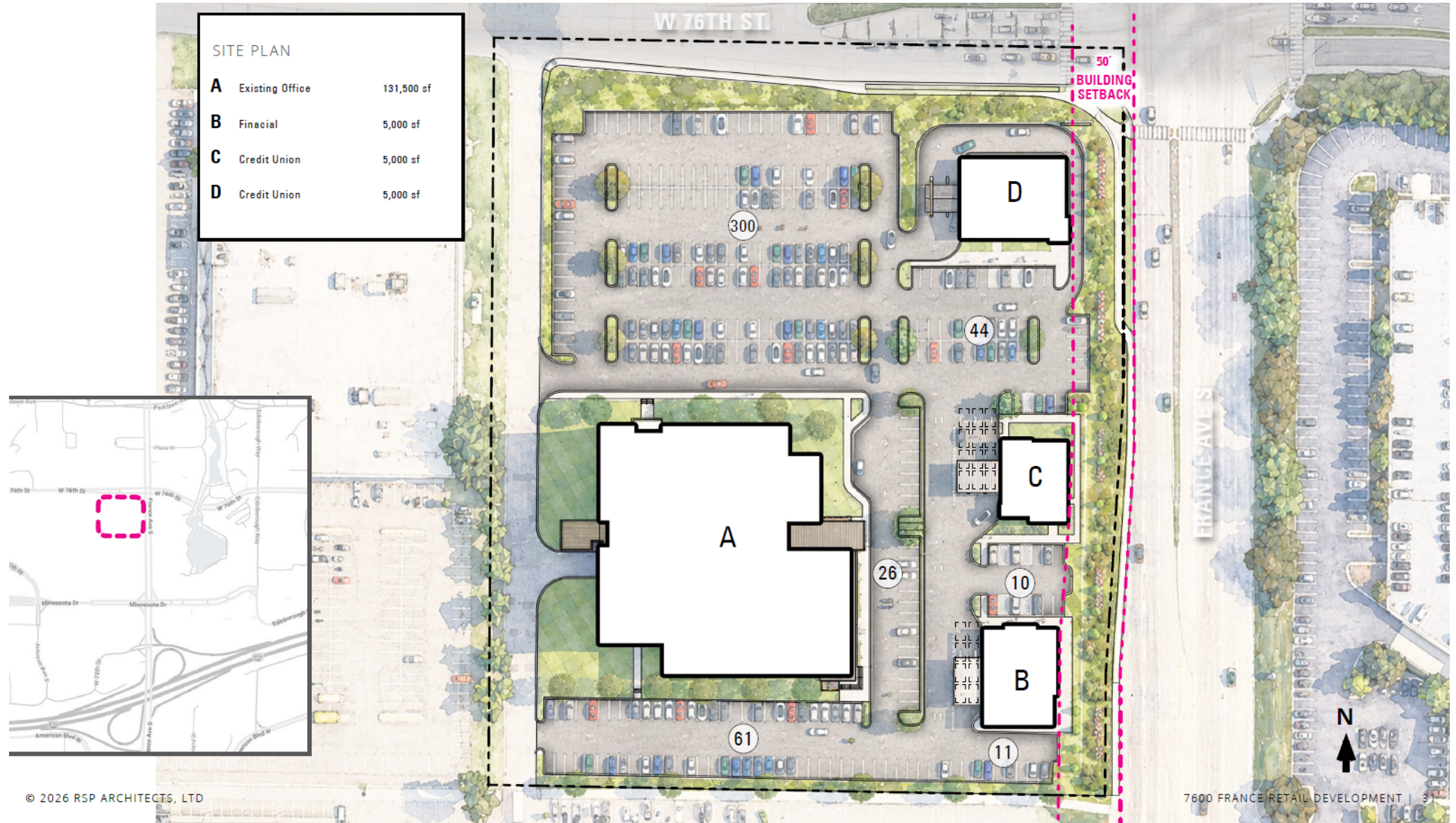
City Limits

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

Site Location



Proposed Site Plan



Proposed Development Renderings



Proposed Development Renderings



RSP ARCHITECTS, LTD

7600 FRANCE RETAIL DEVELOPMENT | 33

Proposed Development Renderings



Proposed Development Renderings



Zoning Ordinance Compliance Table

	City Standard (POD-I)	Proposed
Setbacks (Structure) Front (76th) Front (France) Side (South) Rear	30 feet 50 feet 20 feet 20 feet	30+ feet 50 feet 20 feet 20+ feet
Setbacks (Drive aisles & Parking) Front (76th) Front (France) Interior lot lines (if lots are to be sold)	20 feet 20 feet 10 feet	20+ feet 20+ feet 0 feet*
Drive-through standards Stacking spaces per bay Drive aisle setback front	3 20 feet	3 20 feet
Parking Stalls	Financial Institutions - 1/300 s.f. Office – 1/300 s.f. 146,500 s.f. total 443 stalls required Each Bank Lot would require 17 stalls on their own (variance required for shared parking)	488 stalls*
FAR	50%	43% (<i>Variances could be required for individual lots depending on how the lot lines would be drawn</i>)
Building Coverage	30%	12%

***Variance Required**

Request Requires

- Subdivision. To establish the three additional lots.
- Site Plan Review.
- Variances for parking, shared parking, and internal drive-aisle/parking area setbacks.

For Consideration by the Planning Commission

Areas of focus could be on the requirements for separate ownership parcels providing green space setbacks along the interior lot lines, and parking variances.

7600 France Avenue
Sketch Plan Review Application and Narrative
(Revision #1)

Property: 7600 France Avenue

Legal Description of the Property: Lot 1, Block 1, Edina Office Center, Hennepin County, Minnesota.

PID: 31-028-24-44-0010.

Applicant: Newton RES LLC
Attn: Michael Margulies
3720 Washburn Avenue South
Minneapolis, MN 55410
(612) 205-0521
Email: michaelmargulies7@gmail.com

Owner: Eden Prairie Holdings, LLC, a Minnesota limited liability company

Description of the Property: The Property is a 308,342 square foot parcel currently improved with one five-story building containing approximately 131,500 square feet with a foundation area of 35,878 square feet. The Property currently contains 554 parking spaces.

Zoning District: POD-1 (Planned Office District).

Proposed Development: The Owner intends to subdivide the Property into four lots as shown on the accompanying site plan. In addition to the lot containing the existing building, the Owner intends to create three approximately one (1) acre lots fronting France Avenue. Owner intends to construct on each a lot a one-story commercial building consisting of not more than 5,000 square feet. The proposed uses are anticipated to be financial institutions (banks and credit unions), each with a one lane service drive-through lane, which uses are permitted uses under the current zoning code. The Owner will create a cross -parking and access easement benefitting all four parcels on the Property.

FAR: The maximum FAR for the Property is .50. The total area of the Property is 308,342 square feet. The existing building contains 131,500 square feet and each proposed building contains no more than 5,000 square feet. Therefore, with a total of 146,500 square feet, the proposed FAR will be .47.

Building Coverage: The maximum allowed building coverage of the Property is .30. The total area of the Property is 308,342 square feet. The existing building coverage 35,878 square feet. The building coverage of each proposed building will not exceed 5,000 square feet. Therefore, the proposed building coverage will be .16.

Variances Required: None. Owner intends to conform to existing design standards with respect to the new buildings including, without limitation, those standards related to building setbacks, drive aisle setbacks, 75% first floor transparency, natural material requirements, building façade length and minimum floor to ceiling height.

Development Schedule: Owner intends to apply for site plan approval in July 2026, and immediately upon receiving site plan approval commence the site plan improvements with construction commencing on at least one building in 2027.

Submitted June 18, 2026

APPLICANT:

NEWTON RES LLC,
a Minnesota limited liability company

By: [Michael Margulies](#)

Its: Manager

CONSENT OF OWNER

EDEN PRAIRIE HOLDINGS, LLC, a Minnesota limited liability company, the fee owner of the Property located at 7600 France Avenue, Edina, Minnesota, consents to the Sketch Plan Review Application for the property.

Dated June 13, 2026

EDEN PRAIRIE HOLDINGS, LLC,
a Minnesota limited liability company

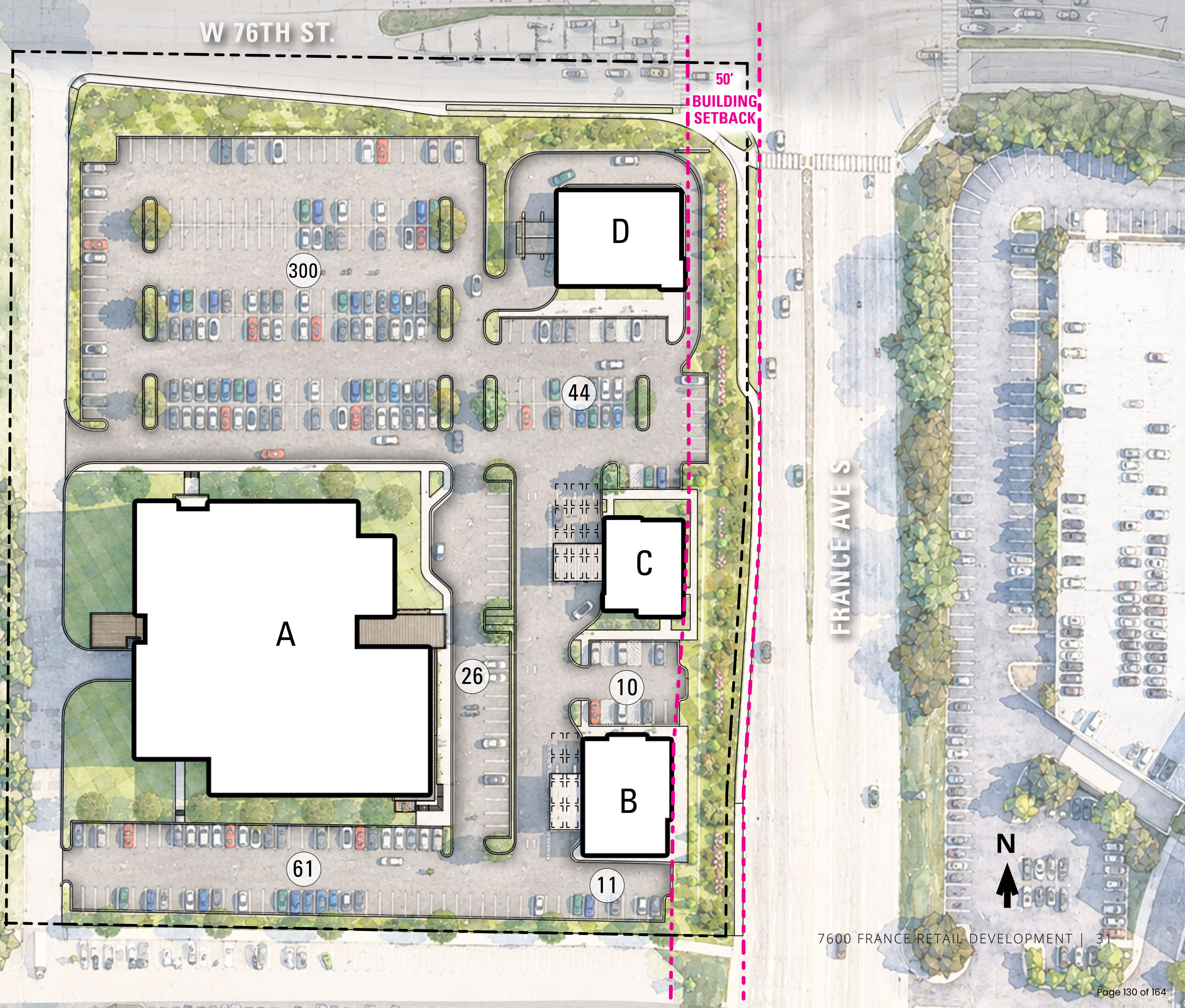
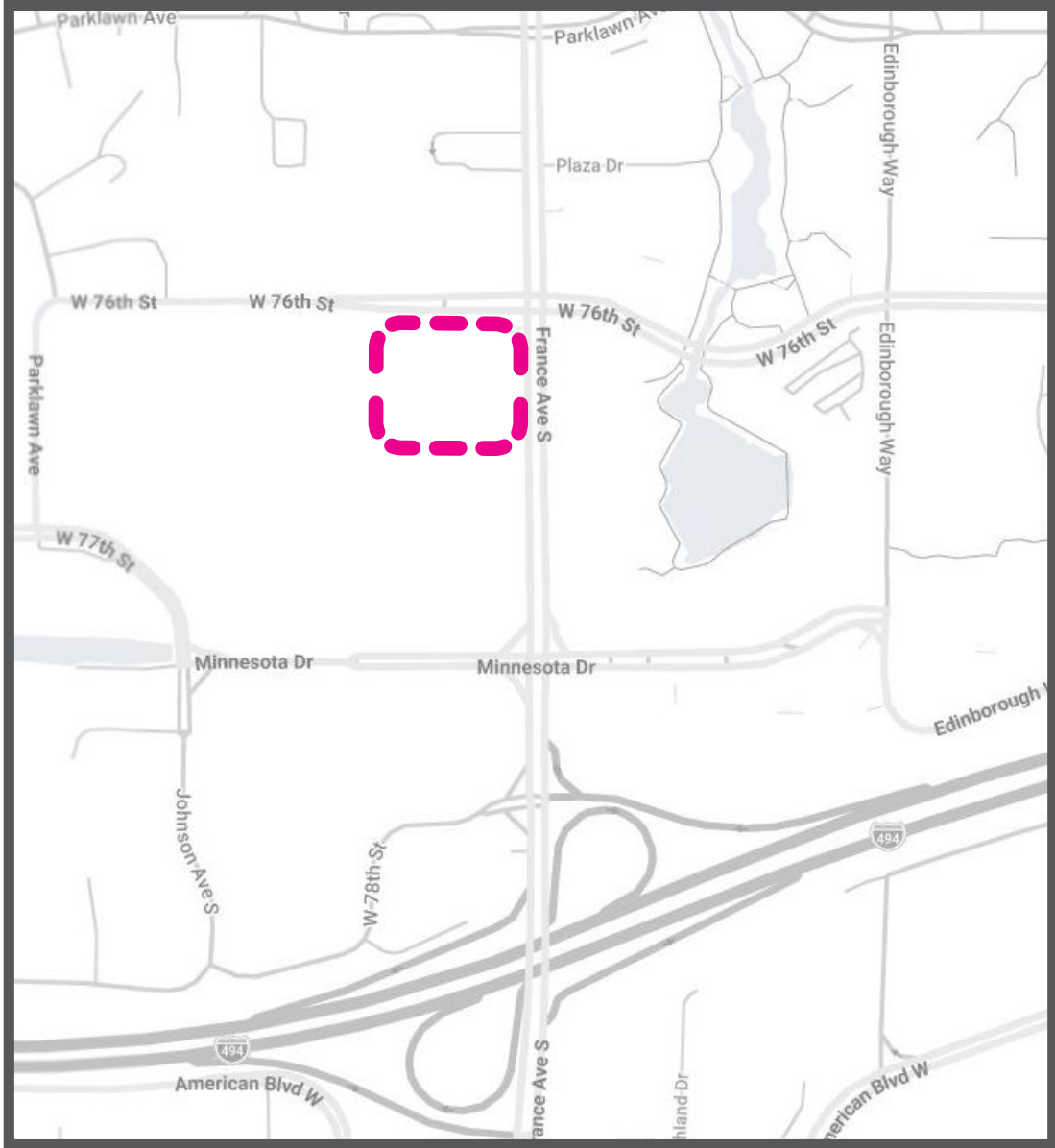
By: _____

Nedal Abdul-Hajj

Its: Chief Manager

SITE PLAN

A	Existing Office	131,500 sf
B	Finacial	5,000 sf
C	Credit Union	5,000 sf
D	Credit Union	5,000 sf



















Item Number: 7.2

Department: Community Development

Item Activity: Discussion

Prepared By: Cary Teague, Community Development Director

Item Title: Sketch Plan Review – Macy's Furniture Store Site , Northwest Lot (7235 France Avenue)

Action Requested:

No action requested. Provide the applicant non-binding feedback on a potential future development proposal.

Information/Background:

The Planning Commission is asked to consider a sketch plan proposal to revise the approved site plan for the northwest lot at 7235 France Avenue. (The Macy's Furniture Store Site.) The proposed new project is for an age-restricted (55+), 7-story apartment comprised of 138 residential units, with 7,400 square feet of retail on the main level and two levels of enclosed parking.

The previously approved plan included a 7-story 124-unit apartment with 13,586 square feet of offices and 5,915 square feet of retail.

The size of the site expands from 1.79 to 1.83 acres. The lot coverage expands from 37% to 57%; the FAR expands from 2.59 to 3.5 and the impervious surface expands from 82% to 88%. Ten percent (10%) of the units would remain affordable at 50% AMI.

To accommodate this request, the following would be required:

- Zoning Ordinance Amendment to accommodate the proposed changes.
- Site Plan Review & Revised Overall Development Plan for the PUD, Planned Unit Development.

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 Presentation (Including site location, zoning, comp. plan and proposed plans)
4. Proposed Plans (Board Portal)



Date: July 15, 2026

To: Planning Commission

From: Cary Teague, Community Development Director

Subject: Sketch Plan Review – Macy's Site (NW Lot – 7235 France Avenue)

Staff Recommendation: No recommendation. 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 revise the approved site plan for the northwest lot at 7235 France Avenue. (The Macy's Furniture Store Site.)

The proposed new project is for an age-restricted (55+), 7-story apartment comprised of 138 residential units, with 7,400 square feet of retail on the main level and two levels of enclosed parking.

The previously approved plan included a 7-story 124-unit apartment with 13,586 square feet of office and 5,915 square feet of retail.

The size of the site expands from 1.79 to 1.83 acres. The lot coverage expands from 37% to 57%; the FAR expands from 2.59 to 3.5 and the impervious surface expands from 82% to 88%. Ten percent (10%) of the units would remain affordable at 50% AMI.

To accommodate this request, the following would be required:

- Zoning Ordinance Amendment to accommodate the proposed changes.
- Site Plan Review & Revised Overall Development Plan for the PUD, Planned Unit Development.

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 increase in the size of the building and the realigned east west pedestrian pathway through the overall development. A side-by-side comparison of the proposal can be found in the applicant's narrative and the proposed plans.



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Issues/Considerations:

Comprehensive Plan. The site is guided CAC, Community Activity Center. The following is the land use description for CAC, Community Activity Center (which this site is guided) in the Comprehensive Plan:

Categories	Description, Land Uses	Development Character and Guidelines	Density and Intensity
CAC Community Activity Center	Contains larger scale uses, height and coverage. Primary uses: Retail, office, lodging, entertainment and residential uses, combined or in separate buildings. Secondary uses: Institutional and recreational. Mixed-use should be encouraged and may be required on larger sites	Design standards for building placement, massing and street-level treatment. Where applicable, refer to small area plan for more detailed design guidance. Buildings should be placed in appropriate proximity to streets to create pedestrian scale. Buildings may "step down" at boundaries with lower-density districts and upper stories "step back" from street. More stringent design standards for larger buildings. Emphasize pedestrian circulation; re-introduce finer-grained circulation patterns where feasible.	90-150 residential dwelling units/acre

Compliance Table

	City Standard (PUD-25)	Proposed
Building Setbacks		
Front – France Avenue	50 feet	50 feet
Rear – East (Promenade)	34 feet (NE building) 35 feet (SE building)	NA NA
Side – North	35 feet (NW building) 20 feet (NE building)	35 feet NA
Side – South	130 feet (SW building) 49 feet (SE building)	130 feet NA
Building Height	7 stories	7 stories
Density Per the Comp. Plan	90-150 units per acre	48-58 units per acre
Floor Area Ratio (FAR)	2.5	3.5*
Parking Stalls	.75 spaces per unit = 104 residential required 1/250 s.f. retail = 30 stalls retail required	258 stalls (40 for retail/public)
First Floor Height	15 feet (per the approved plan for each site)	15 feet
Transparency at Ground Level	60%	60%

***For the subject site (with a smaller building on the SW lot, the FAR may remain 2.5 overall**



The CITY of EDINA

CITY GOALS:



Strong
Foundation



Reliable
Service



Livable
City



Better
Together

Sustainability. Any formal application must meet the City's Sustainability Policy, as required with the overall approvals for this site.

Traffic Study. Would be required to be updated as part of any formal application.

Staff Concerns. While the height of the building remains consistent with the previous approval, the mass of the building is more. The east-west pedestrian connection gets shifted to the south. Because of the increase in the length of the building on France, the buildings to the east get blocked. The development potential of the lot to the south is reduced.

**The Doran Group**

6423 City West Parkway
Eden Prairie, MN 55344

Cary Teague, Community Development Director
Bill Neuendorf, Economic Development Manager
City of Edina
4801 W. 50th Street
Edina, MN 55424

July 2, 2026

Dear Cary and Bill,

Below is the narrative for our proposed Olinia – Edina project located on the Northwest Parcel of the 7235 France Avenue S redevelopment site (the former Macy’s Furniture Gallery).

Intended Use

The proposed project is a single-phase, age-restricted (55+) active adult rental community comprised of 138 residential units and approximately 7,400 square feet of ground-floor retail. The development occupies the Northwest Parcel within the previously entitled master plan approved for the 7235 France Avenue S site. Once completed, Olinia – Edina will offer first-class active adult living, lifestyle amenities, concierge-level service, and direct pedestrian access to the public Promenade connecting residents and the public to Centennial Lakes Park.

The property will be developed and operated by The Doran Group, a fully integrated, multigenerational Twin Cities real estate company. The Doran Group includes in-house teams of developers, architects, finance and legal professionals, and a vertically integrated construction affiliate, Doran Builders Group, which will serve as general contractor. Olinia – Edina will be the company’s third active adult community, following two communities currently under construction: Olinia – Maple Grove (132 units) and Linden House – Hudson (128 units).

Once fully operational, the community is projected to employ approximately 4-10 full-time personnel.

Public Realm & Community Benefit

A defining feature of the Northwest Parcel is its relationship to the public Promenade. The project preserves the previously approved open space, delivering direct pedestrian access to Centennial Lakes Park — a significant public benefit that extends the City’s connected park and trail network. This approach is consistent with the guiding principles of the Edina Comprehensive Plan and the Greater Southdale District Plan, which prioritize walkability, public realm connectivity, and a more pedestrian-oriented France Avenue corridor.

The 60-foot public Promenade is integral to the site plan. As part of the master-planned site's public-realm improvements, the master developer, Enclave, will construct the Promenade in connection with its development of the Southwest parcel.

The site's pedestrian connectivity extends beyond the Promenade to the surrounding Greater Southdale District. The adjacent Lunds & Byerly's grocery, neighboring services along France Avenue, and the broader Southdale retail core are all within an easy walk, and the building's own ground-floor retail activates the France Avenue frontage — together encouraging residents to walk for everyday needs rather than rely on a car. The project will also contribute to public art along the Promenade and the France Avenue frontage.

Site Plan Considerations

The development team is advancing a single preferred concept for the Northwest Parcel, and the building footprint is included in the package for review and feedback. The ground-floor retail is oriented to France Avenue, the parcel's primary public frontage, with active, transparent storefronts designed to engage the pedestrian realm; it will be designed to accommodate a future food and beverage user, though specific tenants are not yet identified. Building servicing — loading and trash collection — is located on the north side of the building, away from the France Avenue frontage, so that France remains a pedestrian-oriented retail edge.

Architectural Character & Exterior Materials

As one of the most visible sites in the Greater Southdale District, the Northwest Parcel warrants a building of lasting design quality, and Olinia is intended to read as a distinctive, well-crafted addition to the France Avenue corridor rather than a generic multifamily building. Several attributes set it apart in the Edina and broader Twin Cities market: it is purpose-built for active adult (55+) living, with a larger-home unit mix in which more than half of the homes are two-bedroom or greater; a deep amenity and wellness program paired with concierge-level service; and a direct, ground-level relationship to the public Promenade and Centennial Lakes Park that few infill sites can offer. The project is also delivered by a single, vertically integrated local company — The Doran Group, with Doran Builders Group as general contractor — allowing design intent to carry through to construction quality.

The exterior is anticipated to employ a durable, high-quality material palette appropriate to a showcase corridor location, combining masonry, architectural precast, and composite metal with generous, energy-efficient glazing and metal-and-glass balcony railings. Final materials will be refined as the design advances, and specific selections and colors will be presented at the formal application stage.

Key Project Features

- 138 active adult (55+) rental units, single phase
- Approximately 7,400 SF of ground-floor retail
- 7 stories above grade over 2 levels of underground parking

- Unit mix: 46% 1 BD, 49% 2 BD, 5% 3 BD
- 10% of units affordable at 50% AMI
- Pedestrian access to the public Promenade and Centennial Lakes Park
- Structured parking; 258 total stalls approximately (218 Residential and 40 Public/Retail)
- Elevated amenity courtyard
- Premium interior and exterior finishes and fixtures

Potential Outdoor amenities:

- Outdoor terrace with pool, sun loungers, grill stations and shaded patio seating
- Outdoor hearth / firepit areas
- Landscaped Gardens

Potential Interior amenities:

- Grand lobby and resident parlor
- Clubroom
- Library and reading rooms
- High-end fitness studio and wellness space
- Entertainment suite
- Arts and crafts studio
- Grab-and-go market
- Grandchildren's playroom
- Golf simulator

Potential In-residence finishes:

- Quartz countertops and soft-close cabinetry
- Kitchen islands or peninsulas
- Private balconies or terraces
- Large walk-in closets; select homes with fireplaces and double sink vanities
- Full-size in-unit washers and dryers

Site Zoning and Proposed Parameters

The previously approved program for the Northwest Parcel contemplated a 7-story mixed-use building of approximately 124 apartment units, 13,586 square feet of office space, and 5,915 square feet of retail, served by two levels of underground parking as well as supplementary parking on the first floor. The proposed Olinia – Edina project advances a refinement of that program for the Northwest Parcel: 138 age-restricted (55+) residential units and approximately 7,400 square feet of retail, with the previously approved office component removed.

The change in use reflects current market and community conditions. The approved program was anchored by a multi-tenant office component; in the period since that approval, we believe that demand for high-quality, age-restricted active adult rental housing has grown faster than the demand for office space inside of a mixed-use building that includes housing. Edina's 55+ population is large and expanding, and many longtime residents wish to remain in the community as their housing needs change. Furthermore, we believe that adding additional 55+ housing in Edina allows its existing seniors to stay in the community while simultaneously increasing the supply of single-family homes for sale which presents an opportunity for young families to purchase a home.

The change in scale follows directly from the change in product. Whereas the approved program was a conventional 124-unit apartment building, Olinia is purpose-built for an active adult (55+) resident and is composed of larger homes designed for residents downsizing from single-family houses who are unwilling to trade away space, storage, or a second bedroom. More than half of the units (54%) are two-bedrooms or greater — a far higher proportion of larger homes than a typical non-age restricted apartment program. This deliberately generous unit program, rather than an increase in unit count, accounts for the additional floor area reflected in the F.A.R.: the unit count rises only modestly over the approved plan (124 to 138 units) — a level that reflects the minimum scale needed for an economically and operationally viable community given the project's 10% affordable (50% AMI) commitment, as a smaller unit count would not support that affordability and the associated service and operating model. The predominance of two-bedroom and larger homes increases total residential floor area, even after the previously approved 13,586 square feet of office is removed. The larger floor plates required to accommodate these homes likewise account for the increase in lot coverage. The building height is unchanged from the approved plan at seven stories, so the additional floor area is absorbed within a comparable vertical envelope rather than through added height.

The Northwest Parcel also increases modestly in area, from approximately 78,180 square feet to 79,780 square feet — an increase of roughly 1,600 square feet — as a result of re-platting the master-planned site to reconfigure the shared boundary between the Northwest and Southwest parcels. Under the revised plat, the building occupies the Northwest Parcel to its southern property line, and the 60-foot public Promenade is preserved as public open space within the Southwest Parcel. The shared property line shifts approximately four and one-half feet to the south, which modestly enlarges the Northwest Parcel and correspondingly reduces the Southwest Parcel. The Promenade will be constructed by the master developer, Enclave, as part of its development of the Southwest Parcel, so its delivery is tied to Enclave's Southwest-parcel timeline.

The chart below outlines an early identification of parameters comparing the approved plan program to the proposed Olinia program. As the project progresses, we anticipate further discussion and refinement.

Element	Approved PUD (NW Parcel)	Proposed (Olinia)
Site Data		
Total Site Area (SF)	~78,180 SF	79,780 SF
Total Site Area (acres)	1.79	1.83
District	PUD – approved master plan	PUD – amendment
Land Use	Mixed-Use (residential + office + retail)	Active Adult (55+) Residential + retail
Residential Units	124 apartment units	138 active adult (55+) units
Office	13,586 SF	None proposed
Retail	5,915 SF	~7,400 SF
Building Form		
Height (stories)	7 stories	7 stories
Height (feet)	84'	84' approx.
F.A.R.	2.59	3.5
Lot Coverage	37%	57% approx.
Total Impervious Surface	82% approx./1.48 acres	88% approx./ 1.6 acres
Setbacks		
Fronting a Street / Front	66' (W) /35' (N)	66'(W) /35'(N)
Interior Side Yard	60' (promenade part of parcel)	0' (S)
Rear Yard	43' (E)	43' (E)
Public Promenade	Approved public open space	Preserved – see narrative
Parking		
Total Parking Stalls	223 Residential & Office; 22 Retail/Public	218 Residential; 40 Retail/Public
Parking Type	2 levels below grade + 1 partial level above grade	2 levels below grade + 1 partial level above grade
Bike Parking	Bicycle Parking Provided	Bicycle parking will be provided in accordance with City of Edina requirements.
Affordability		
Affordable Units	10% of units at 50% AMI	10% of units at 50% AMI

Closing

We look forward to further discussions regarding the proposed redevelopment. While we recognize this is an early stage of the process, we are excited to advance the conversation on a project we believe complements the guiding principles of the Edina Comprehensive Plan — particularly those directed toward the Greater Southdale District — by delivering high-quality active adult housing, a meaningful affordability commitment, and an activated public realm connecting directly to Centennial Lakes Park.

Sincerely,

Evan Doran

President & CEO

The Doran Group



The CITY of
EDINA

Sketch Plan Review - Macy's Site (NW Lot – 7235 France Avenue)

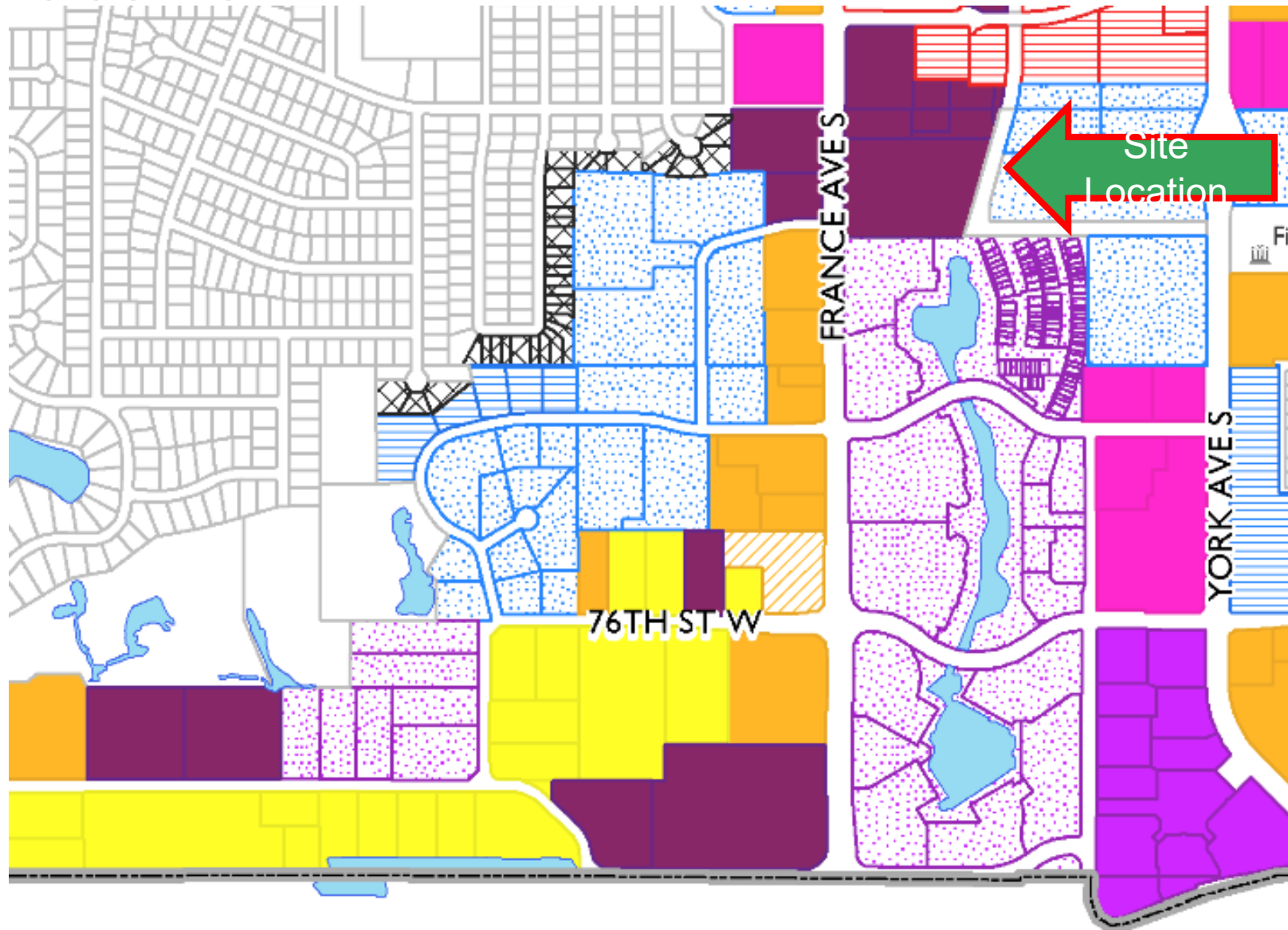


Zoning Map & Site Location

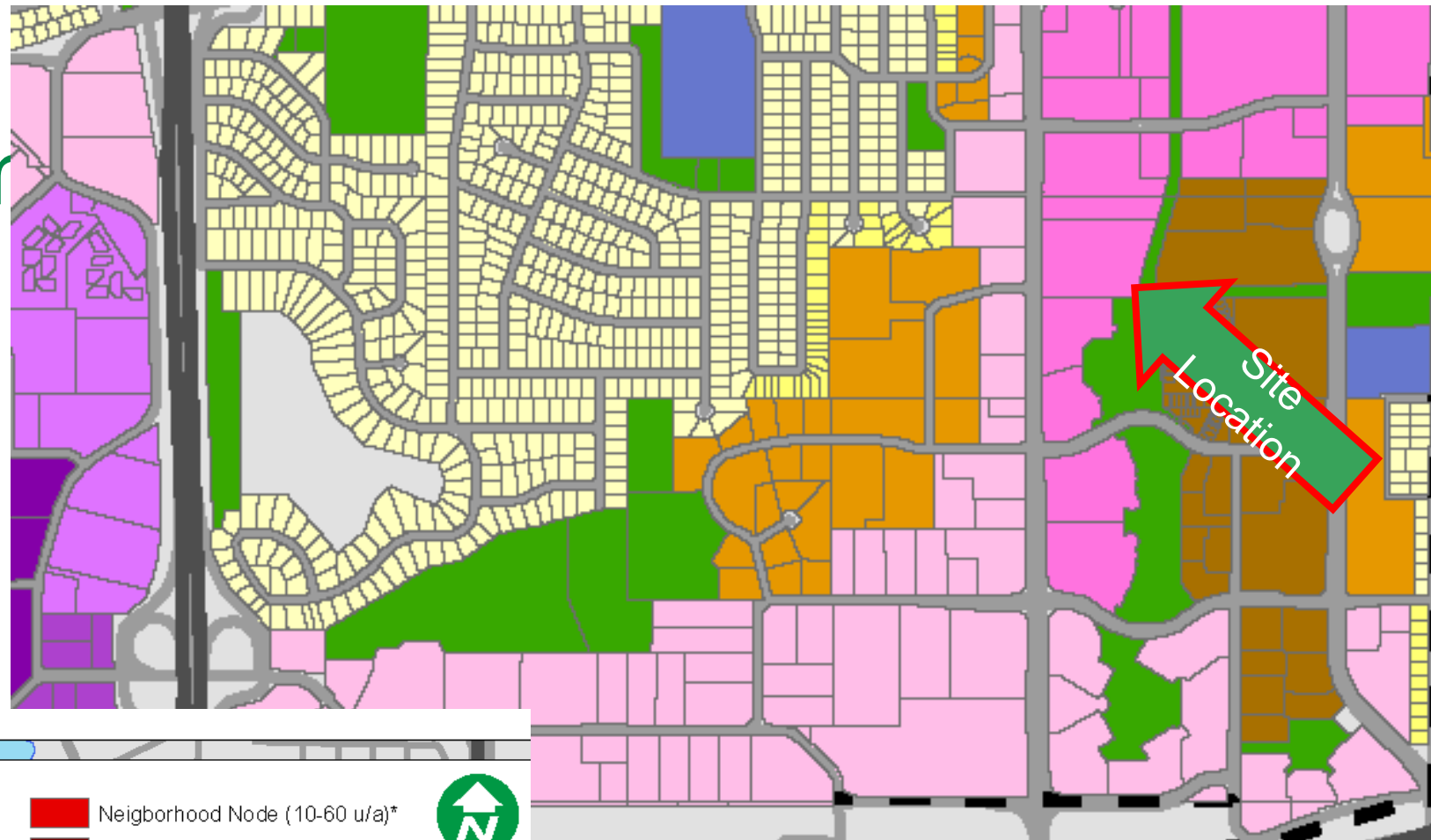
Zoning Map

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
- 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) |
| | City Limits |



0 3,600 Feet

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

Site

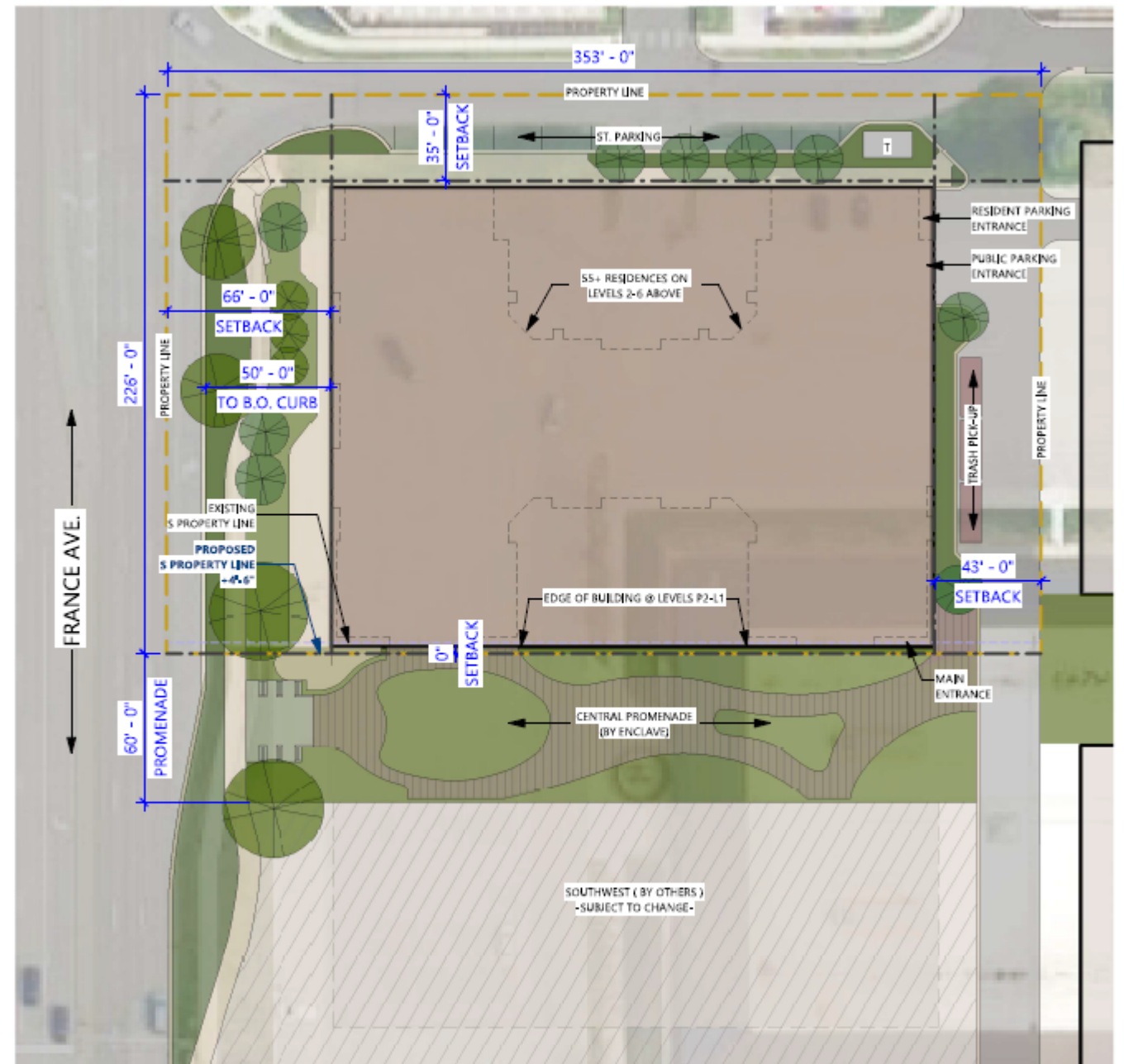


April 6, 2023

1:1

n 105 2'

Proposed Site Pla

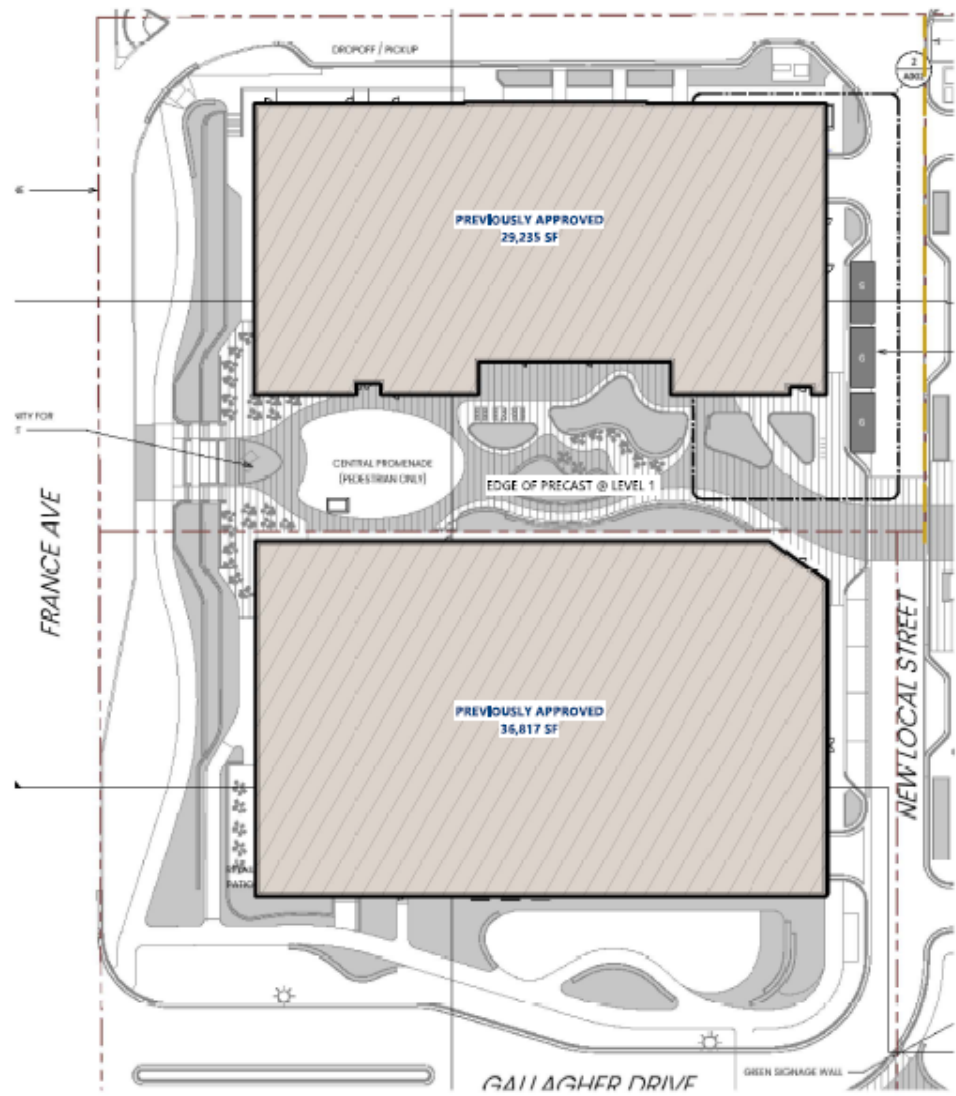


① NW SITE PLAN PROPOSED NEW
1" = 50'-0"

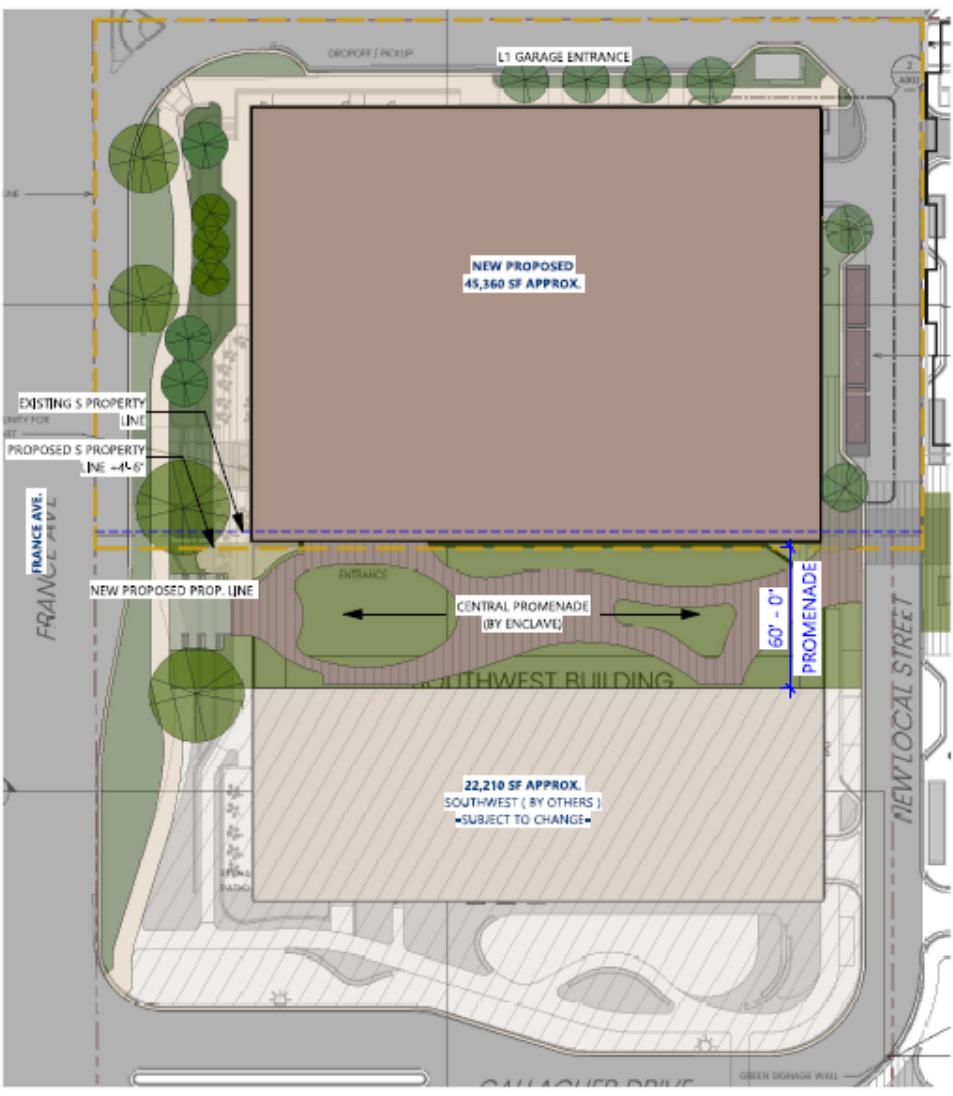
Proposed Site Plan in the Overall Development



Comparison to Approved Plan



NW SITE PLAN, PREVIOUSLY APPROVED



NW SITE PLAN (PROPOSED NEW)

Zoning Ordinance Compliance Table

	City Standard (PUD-25)	Proposed
<u>Building Setbacks</u>		
Front – France Avenue	50 feet	50 feet
Rear – East (Promenade)	34 feet (NE building) 35 feet (SE building)	NA NA
Side – North	35 feet (NW building) 20 feet (NE building)	35 feet NA
Side – South	130 feet (SW building) 49 feet (SE building)	130 feet NA
Building Height	7 stories	7 stories
Density Per the Comp. Plan	90-150 units per acre	48-58 units per acre
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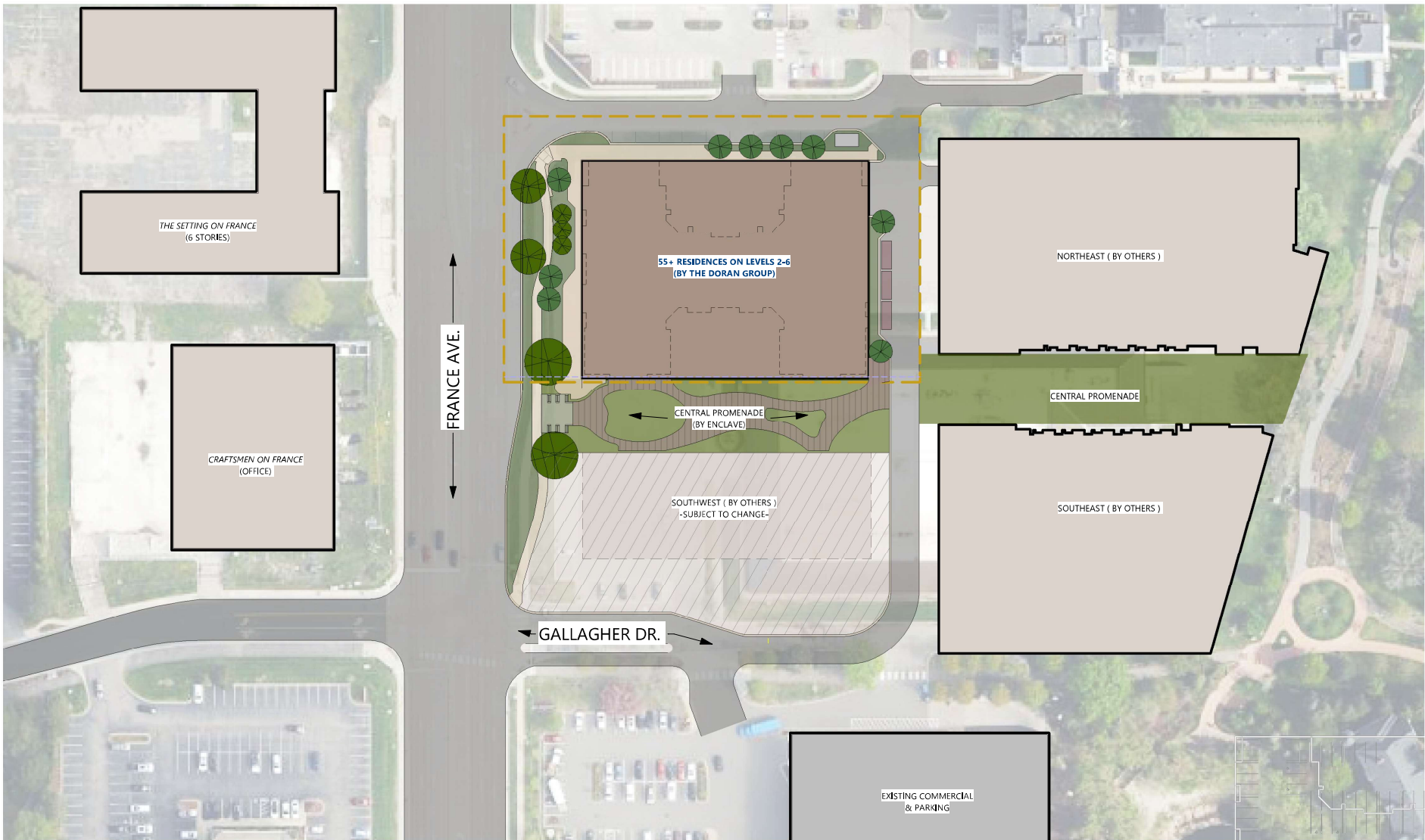
****For the subject site (with a smaller building on the SW lot, the FAR may remain 2.5 overall***

Request Requires

- Zoning Ordinance Amendment to accommodate the proposed changes.
- Site Plan Review & Revised Overall Development Plan for the PUD, Planned Unit Development.

For Consideration by the Planning Commission

- Scale of the proposed project given the increase in the size of the building.
- Realigned east west pedestrian pathway through the overall development.



① NW SITE PLAN_PROPOSED NEW
1" = 80'-0"



6423 CITY WEST PARKWAY
EDEN PRARIE, MN 55344
(952) 641-9400

EDINA, MACY'S SITE



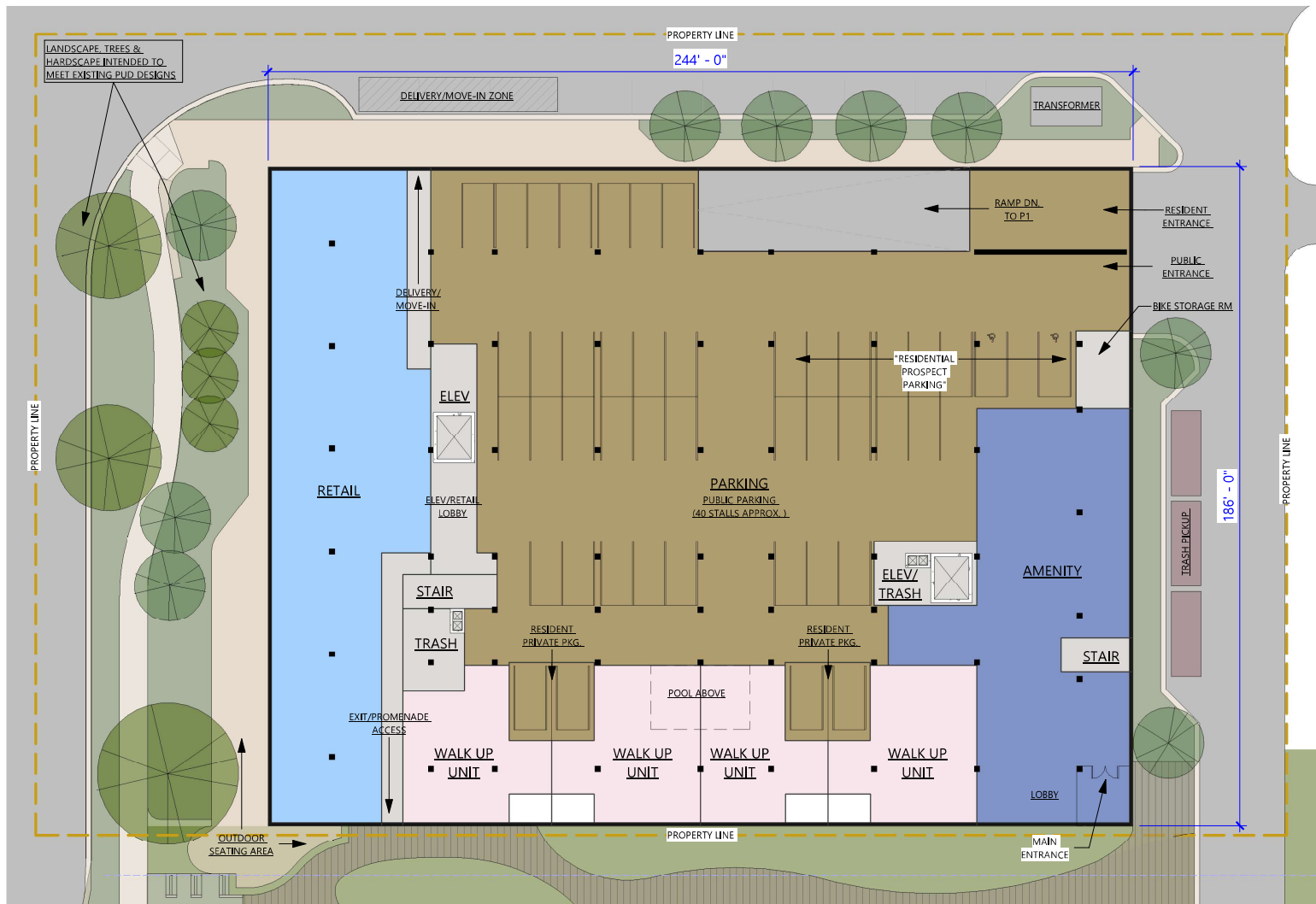
A.010

CONTEXT PLAN

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① NW SITE PLAN_PROPOSED NEW
1" = 50'-0"



① 01-L1-FLOOR PLAN (PRECAST)
1" = 30'-0"



6423 CITY WEST PARKWAY
EDEN PRARIE, MN 55344
(952) 641-9400

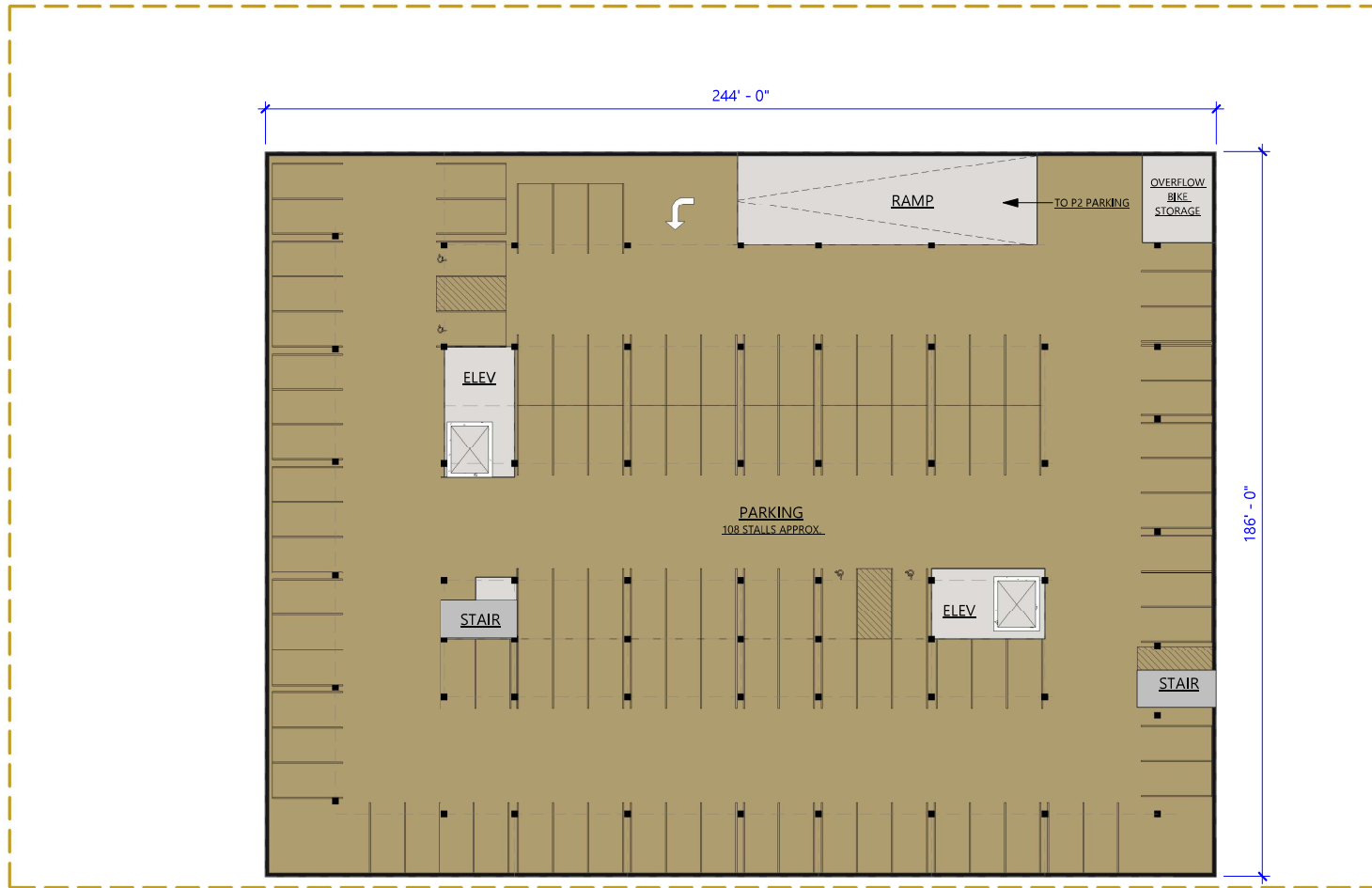
EDINA, MACY'S SITE



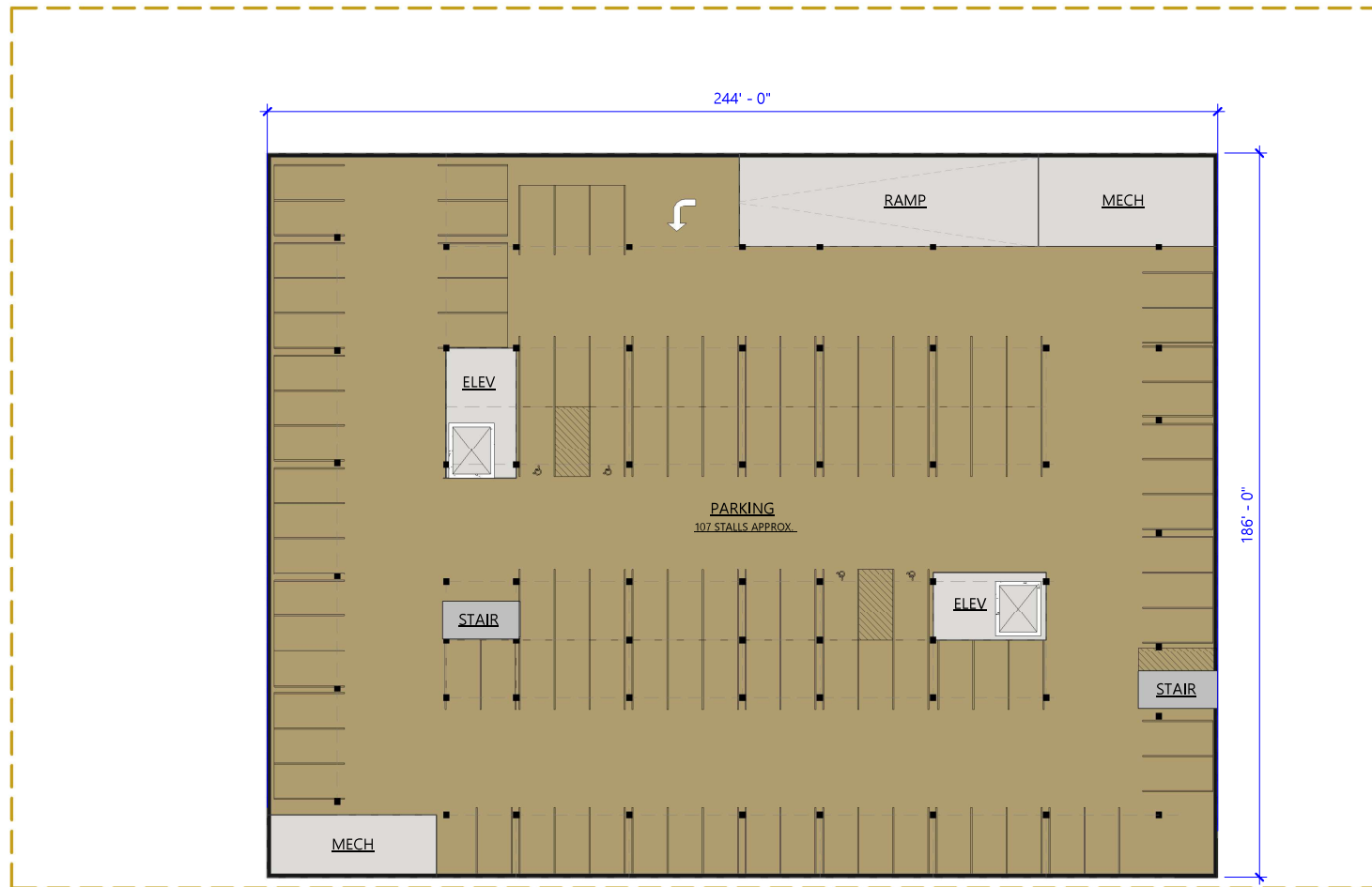
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LEVEL L1

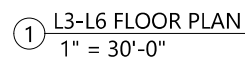
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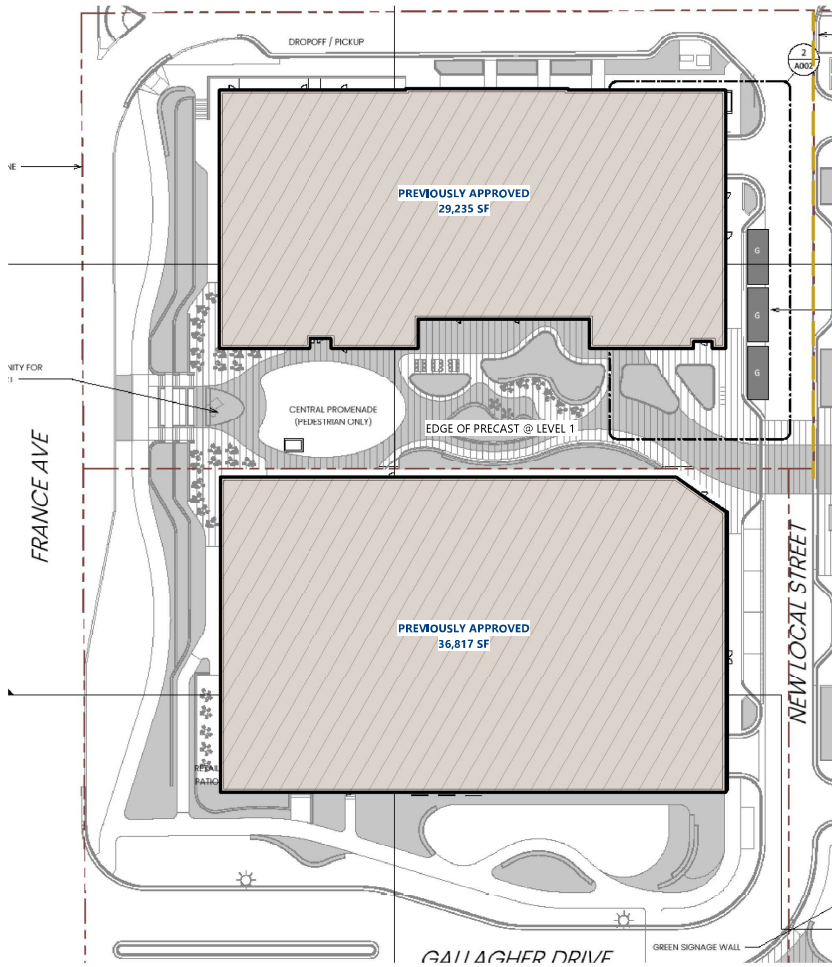


① OP1-P1-FLOOR PLAN (PRECAST)
1" = 30'-0"

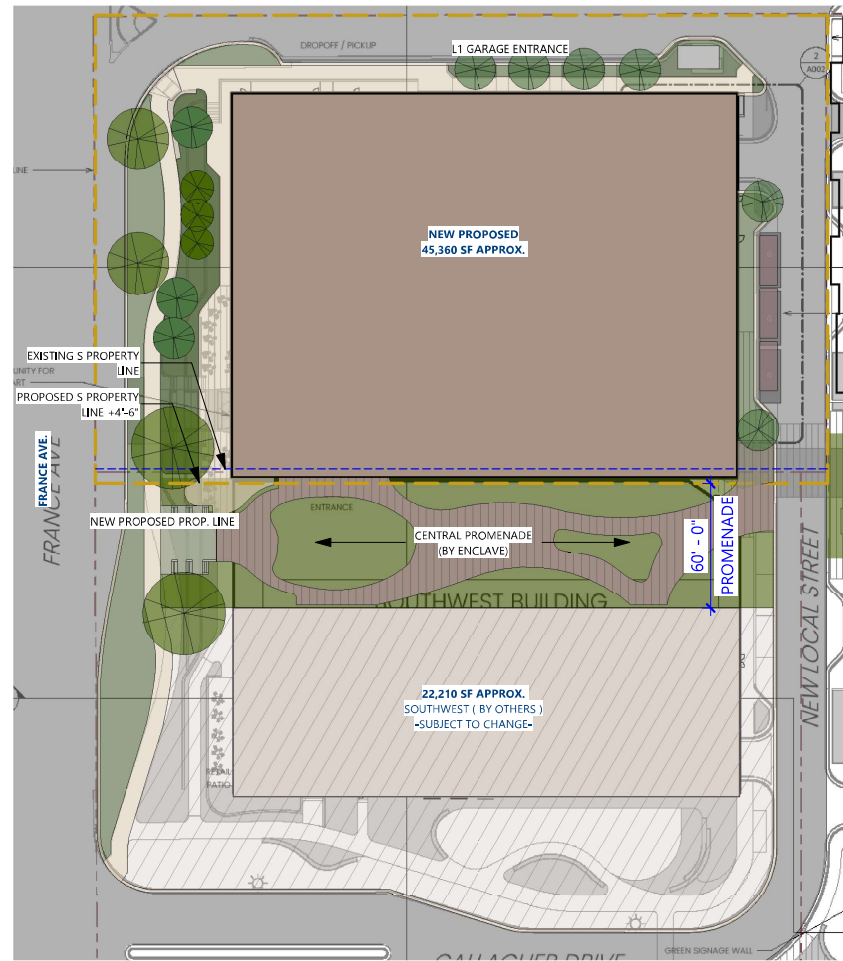


① OP2-P2-FLOOR PLAN (PRECAST)
1" = 30'-0"





NW SITE PLAN, PREVIOUSLY APPROVED



NW SITE PLAN (PROPOSED NEW)



The
**Doran
Group**

6423 CITY WEST PARKWAY
EDEN PRARIE, MN 55344
(952) 641-9400

EDINA, MACY'S SITE



A.016

BUILDABLE AREA

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