



EDINA MINNESOTA

Planning Commission Meeting Agenda

September 23, 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 XXXX XXX XXXX. 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

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.

7. Reports/Recommendations

7.1. Sketch Plan Review – 5146 Eden Avenue (Former Public Works Site)

8. Chair and Member Comments

9. Staff Comments

10. Adjournment



Minutes
City Of Edina, Minnesota
Planning Commission
Edina City Hall Council Chambers
August 12, 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 Brennan, Daye, Felt, Hahneman, Nelson, Padilla, Smith, and Chair Alkire. Staff Present: Cary Teague, Community Development Director; Kris Aaker, Assistant Planner; and Miriam Laredo-Fuentes, Administrative Support Specialist.

Absent from the roll call: Commissioner Bennett, Jha, and Just.

III. Approval Of Meeting Agenda

Commissioner Felt moved to approve the August 12, 2026, agenda. Commissioner Daye seconded the motion.

A roll call vote was performed:

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

Motion carried.

IV. Approval Of Meeting Minutes

A. Minutes: Planning Commission, July 15, 2026

Commissioner Hahneman moved to approve the July 15, 2026, meeting minutes. Commissioner Felt seconded the motion.

A roll call vote was performed:

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

Motion carried.

V. Community Comment

None.

VI. Public Hearings

A. Variance Request – Cavalry Church 5300 France Ave South

Assistant Planner Aaker presented Cavalry Church's request for a variance. Staff recommends approval of the variance, as requested, subject to the findings and conditions listed in the staff report.

Appearing for the Applicant

Mr. Geigerhus explained that the church acquired the property and duplex in 2002 after the building had already been substantially modified for office use. Although the church later considered restoring it for residential use, renovation costs made that impractical, and the building had primarily served as storage for approximately 15 years. He noted that demolishing the duplex would require the church to find replacement storage space.

The applicant and City Staff answered Commission questions.

Public Hearing

Mr. Ron Scroggins, an adjacent property owner, opposed the variance, questioning whether reducing the setback from 50 feet to 12 feet was justified, given that the church's larger property appeared to offer alternative locations for the storage building. He also expressed significant concern about impacts to the driveway area historically shared and maintained between the properties, including reduced usable width, snow removal difficulties, and potential reconstruction costs.

Ms. Julie Scroggins also opposed the request, questioning whether replacing the residential-looking duplex with a storage structure would preserve the neighborhood's character. She raised concerns about past property maintenance, the availability of alternative building locations, and potential costs to their household resulting from changes to the shared driveway area.

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

A roll call vote was performed:

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

Motion carried.

The Commission discussed the variance request with concerns regarding the variance and surrounding area. After much discussion, the Planning Commission felt the need to deny the variance.

Motion

Commissioner Felt moved that the Planning Commission deny the variance request for Cavalry Church with the following conditions:

1. The practical difficulty criteria had not been met because a compliant storage building could be located elsewhere on the property.
2. The proposed project would affect the essential character of the immediate area.

Commissioner Brennan seconded the motion.

A roll call vote was performed:

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

Motion carried.

B. Variance Request – 5620 Woodcrest Drive

Assistant Planner Aaker presented the request for a variance at 5620 Woodcrest Drive. Staff recommends denial of the variance, subject to the findings and conditions listed in the staff report.

Appearing for the Applicant

Mr. and Ms. Beck explained that they purchased 5620 Woodcrest Drive in July 2025 and extensively renovated the previously uninhabitable property with the intention of remaining there long-term. They proposed replacing a deteriorated former deck with a four-season porch using the existing footings and adding a small deck primarily for backyard access. They noted that the property already exceeds current building coverage limits, partly because the City's calculation excludes the substantial portion of the legal parcel that extends into the pond. They maintained that the project would not obstruct neighboring views or create an oversized home. They emphasized that the one-level residence and proposed improvements would support their goal of aging in place while preserving the neighborhood's smaller housing stock.

City staff and the applicants answered Commission questions.

Public Hearing

No one wished to address the Commission.

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

A roll call vote was performed:

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

Motion carried.

The Planning Commission discussed the variance, with most of the Commission agreeing with the staff recommendation of denial.

Motion

Commissioner Daye moved that the Planning Commission deny the request for the variance based on the following findings:

- 3. The variance is not in harmony with the general purposes and intent of the ordinance. The primary purpose and intent of the ordinance is to maintain an adequate buffer and distance from water bodies and not overbuild on a lot. The proposal will reduce the existing nonconforming setback from the pond, increase building area, and intensify the existing nonconforming building coverage.**
- 4. Staff agree 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 the neighborhoods.

5. The property owner proposes to use the property in a manner not permitted by the Zoning Ordinance. The applicant is proposing to reduce the setback to the pond while intensifying existing building coverage over the maximum allowed.
6. The plight of the landowner is not due to circumstances unique to the property but is instead created by the landowner. The buildable area on this property is consistent with other properties in the vicinity.
7. The variance may alter the essential character of the locality. The applicant is proposing to exceed zoning ordinances on a nonconforming property in a neighborhood of similar properties with similar nonconformities, and with no specific property-based characteristics unique enough to grant exceptions.

Commissioner Brennan seconded the motion.

A roll call vote was performed:

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

Motion carried.

VII. Reports/Recommendations

None.

VIII. Correspondence and Petitions

None.

IX. Chair and Member Comments

None.

X. Staff Comments

Received.

XI. Adjournment

Chair Alkire adjourned the meeting at 8:35 p.m.



Item Number: 7.1

Department: Community Development

Item Activity: Discussion

Prepared By: Cary Teague, Community Development Director

Item Title: Sketch Plan Review – 5146 Eden Avenue (Former Public Works Site)

Action Requested:

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

Information/Background:

The Planning Commission is asked to consider a sketch plan proposal to re-develop the 3.3-acre vacant site at 5146 Eden Avenue. This is the old Public Works site. As proposed, at full build out, the site would include:

- A 6,000 square foot retail/restaurant space with a surface parking lot.
- Four three-story condominiums (18 units total).
- Two five-story condominiums (36 units total).

To accommodate the request, the following is required:

- A Rezoning from PID, Planned Industrial District to PUD, Planned Unit
- Preliminary Plat

Background – City Ownership and Developer Selection

This 3-acre property is currently owned by the City of Edina. Historically, the site was used for the City's public works garage and storage yard. The site has been vacant since the public works operations relocated to a larger industrial property in 2013.

In 2025, the City issued a Request for Proposal to identify a prospective buyer who is capable of redeveloping the site in a manner consistent with Edina's development goals. The preferred project would include three essential elements: a commercial restaurant, for-sale townhouses, and/or condominiums, and outdoor public realm space, including new sidewalks and new public plaza.

The City Council considered proposals from 11 different real estate developers and selected the team consisting of Hempel Real Estate, Monarch Development Partners, Jester Concepts and Rokos Advisors.

The Planning Commission reviewed the general concept for the anticipated mixture of land uses proposed by the prospective developers and approved Resolution B-25-12 on August 25, 2025 (attached). Subsequently, the City Council and developers executed a sales contract on March 17, 2026. This contract calls for the developer to use the City's standard development review process that

is applied to any property that is rezoned and redeveloped. The project is also subject to the City's typical codes, standards and policies for new construction.

After several months of study and research to identify the type of residential units that are most likely to be purchased by new buyers, the developers submitted the attached concept plans for sketch plan review. Input and feedback from the Planning Commission is appreciated.

As with all sketch plan reviews, the Planning Commission is asked to provide non-binding comments and direction on a potential future development request.

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. Planning Commission Staff Memo
2. Staff PowerPoint (Shows Zoning, Comp Plan, & Proposed Plans)
3. Applicant Narrative
4. Applicant Plan Submittal (Board Portal)
5. Key Pages Grandview Framework (Board Portal)
6. Resolution B-25-12 Finding that the Proposed sale at 5146 Eden Ave. is Consistent with the Comp Plan

City Hall • Phone 952-927-8861
Fax 952-826-0389 • www.CityofEdina.com



Date: September 23, 2026

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – 5146 Eden Avenue (Former Public Works Site)

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After several months of study and research to identify the type of residential units that are most likely to be purchased by new buyers, the developers submitted the attached concept plans for sketch plan review. Input and feedback from the Planning Commission is appreciated.

As with all sketch plan reviews; the Planning Commission is asked to provide non-binding comments and direction on a potential future development request.

Issues/considerations:

- Density. The residential density proposed is on the low end of the density range within the Comprehensive Plan and therefore reasonable for the site. The density is 16 units per acre. The Comprehensive Plan would allow up to 100 units at this site.
- Grandview Transportation Plan. Sidewalks are proposed along the south and east lot line per the Grandview Transportation Plan. The pedestrian connection from Arcadia to the Jerry's parking ramp has been constructed. (See link to the transportation study: [View Comprehensive Plan | Edina, MN](#))
- Grandview Development Framework. The proposal includes some of the desired element for the site including condominiums and the retail. The public space however, is not as prominent. (See link to the Grandview Framework document and the attached key documents from the framework: [View Comprehensive Plan | Edina, MN](#))
- Building Setbacks. Flexibility would be needed through a PUD from the required setbacks. The setbacks on Arcadia are tight, particularly the five-story residential building. Consideration should be given to moving those buildings to the west.
- Traffic and parking. A traffic and parking study would be required. Parking for the restaurant would rely on the 39 surface stalls and the Jerry's parking ramp. The parking study would determine if there would be an adequate number of parking spaces available for the restaurant and the uses at and around Jerry's.



- Affordable Housing. Regarding the City's Affordable Housing Policy, the applicant is proposing the "buy-in," in the amount of \$40,000 per residential unit, as defined in the development & purchase agreement. At 54 units, the total would be \$2.16 million.
- Proposed heights. The proposed height of the five story condominiums exceeds the required city code of 4-story maximum. The Grandview Development Framework Study contemplated no buildings exceeding the height of the Jerry's tower. The height would not exceed the height of the Jerry's office tower. The added height seems appropriate in this area.
- Sustainability. The applicant will be required to fill out the City's Sustainability Questionnaire to address sustainability issues.
- The proposed plans would be subject to review and approval of the Nine-Mile Creek Watershed District.
- Platting. The project would need to be platted for individual condo ownership and separation of the retail lot. If the development is to occur in phases, future phases would need to be platted as outlots until they are ready for development. Phasing to be determined at the time of a formal application. Park dedication is to be paid before release of the final plat.

While the applicant is proposing to rezone the site to PUD, the table on the following page demonstrates compliance with the underlying zoning. Note that flexibility would need to be requested from the underlying zoning standards through the PUD:



COMPLIANCE TABLE

	City Standard (PID)	Comp. Plan	Proposed (Measured from building to the lot line)
<u>Building Setbacks to the lot line - Residential</u> Front – Eden Avenue Front - Arcadia Avenue Side – West Rear – North	50 feet 50 feet based on height based on height		100+ feet 8 feet* 20 feet* 14 feet*
<u>Building Setbacks to the lot line - Restaurant</u> Front – Eden Avenue Front - Arcadia Avenue Side – West Rear – North	50 feet 50 feet 20 feet 20 feet		13 feet* 11 feet* 100+ feet 100+ feet
Density		Up to 100 units/acre	Compliant (23 units per acre)
Building Height	Four Stories and 48 feet		5 stories*
Building Coverage	45%		28%
Maximum Floor Area Ratio (FAR)	50% (Adjacent zoning PCD-2 Zoning allows 1.5 FAR) – Comp Plan Guides the site for PCD-2 Uses		62%*
Parking Stalls – Residential Parking Stalls – Restaurant	1 space per unit = 54 spaces One space per 3 seats + one space per employee on a max. shift (125-130 spaces)		Code compliant Variance likely required (39 spaces on site plus the Jerry's parking ramp)

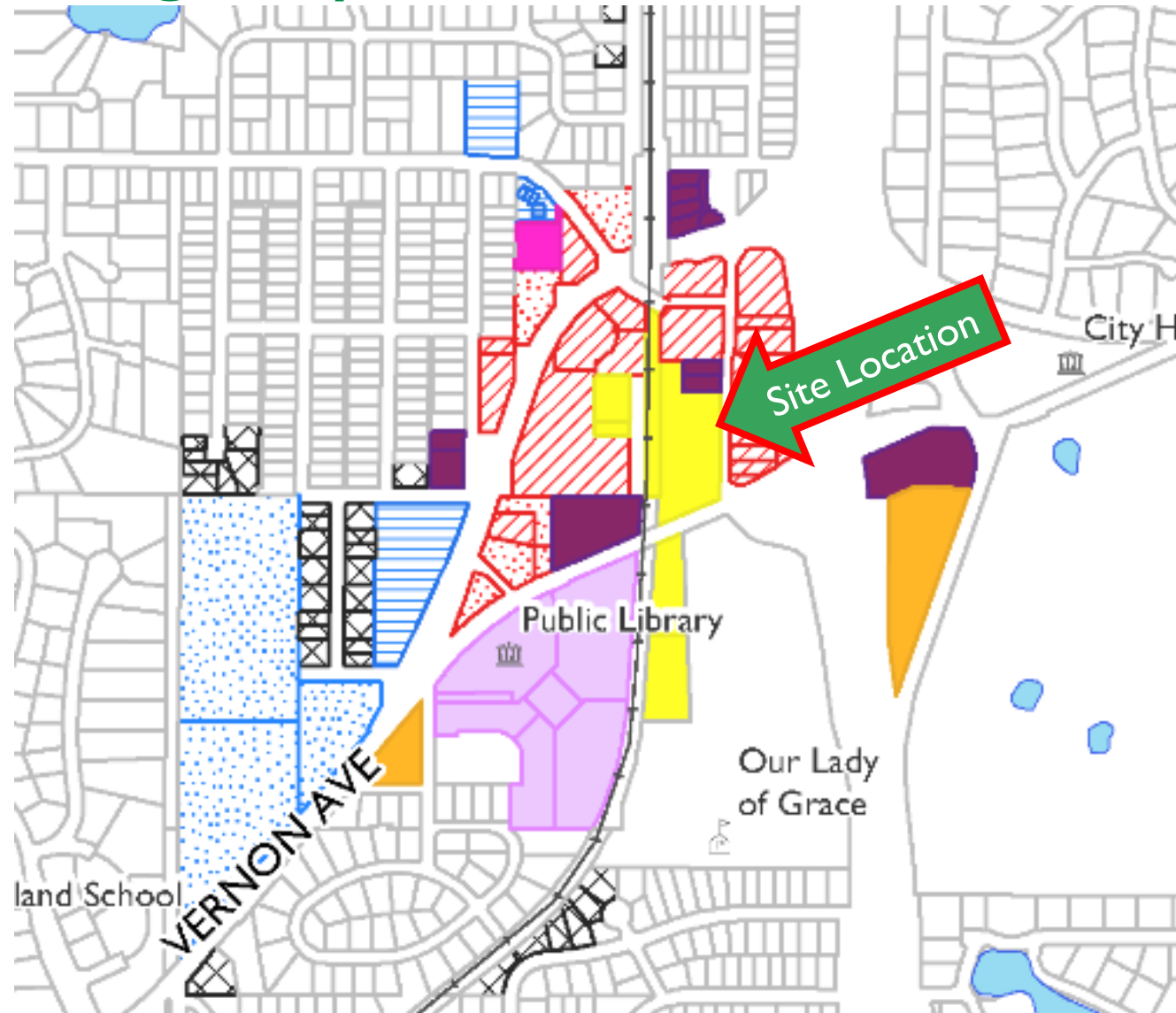


The CITY of
EDINA

Sketch Plan Review – 5146 Eden Avenue (Former Public Works Site)



Zoning Map & Site Location

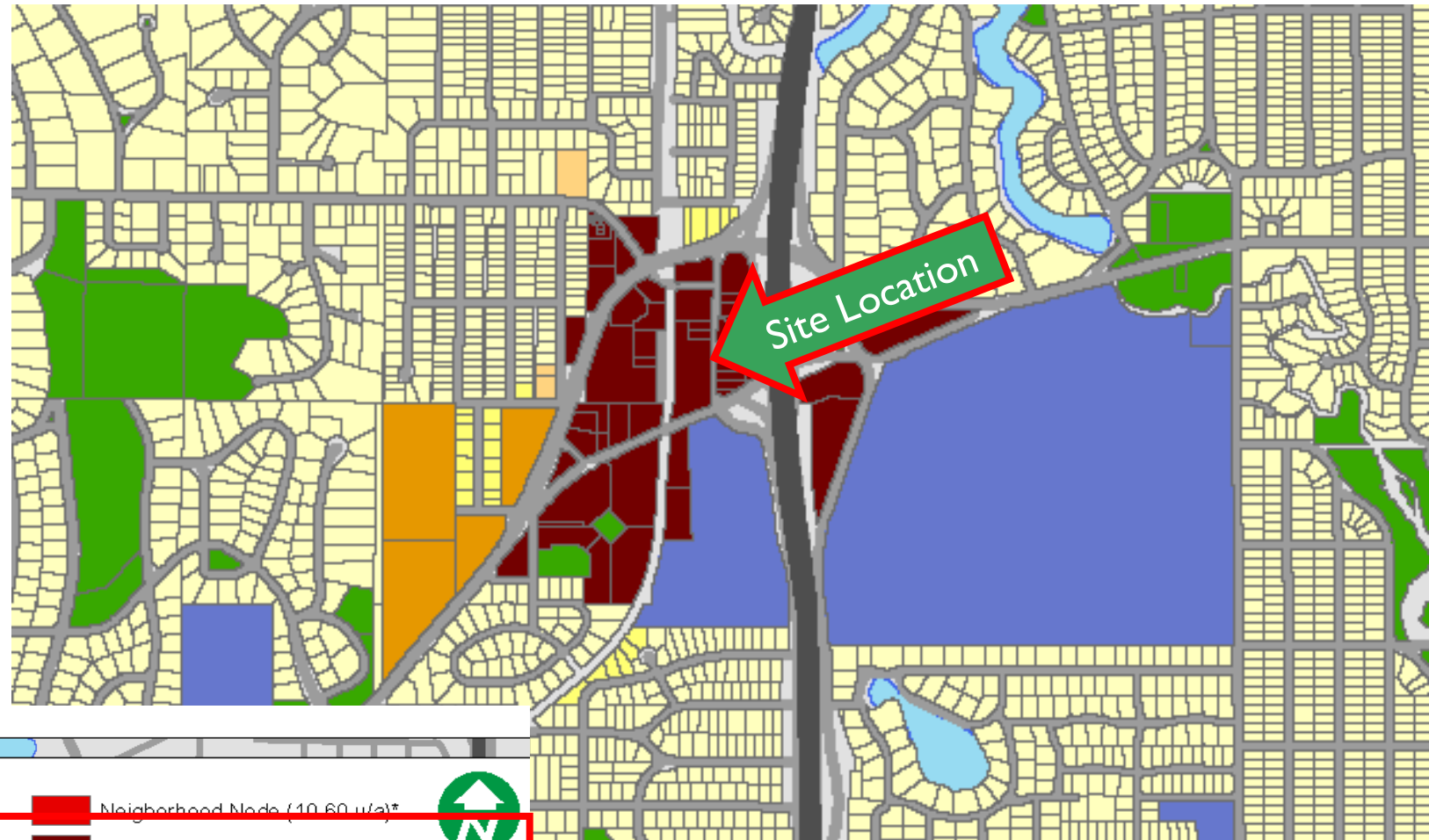


Zoning Map

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

Proposed Site Plan

SITE LEGEND:

- | | | | |
|--------------------------------------|---------------------------|--------------------------|---------------------------------|
| 1 PUBLIC PARKING / ACCESS | 4 OPEN LAWN SPACE | 7 PUBLIC TERRACE FEATURE | 10 RESIDENT PARKING ENTRANCES |
| 2 RESIDENTIAL USER / VISITOR PARKING | 5 WATER FEATURE / AMENITY | 8 RESTAURANT PATIOS | 11 GRANDVIEW PATH WALK UP UNITS |
| 3 ENTRY GATES / MONUMENT | 6 SHELTER / GATHERING | 9 PUBLIC ART | |

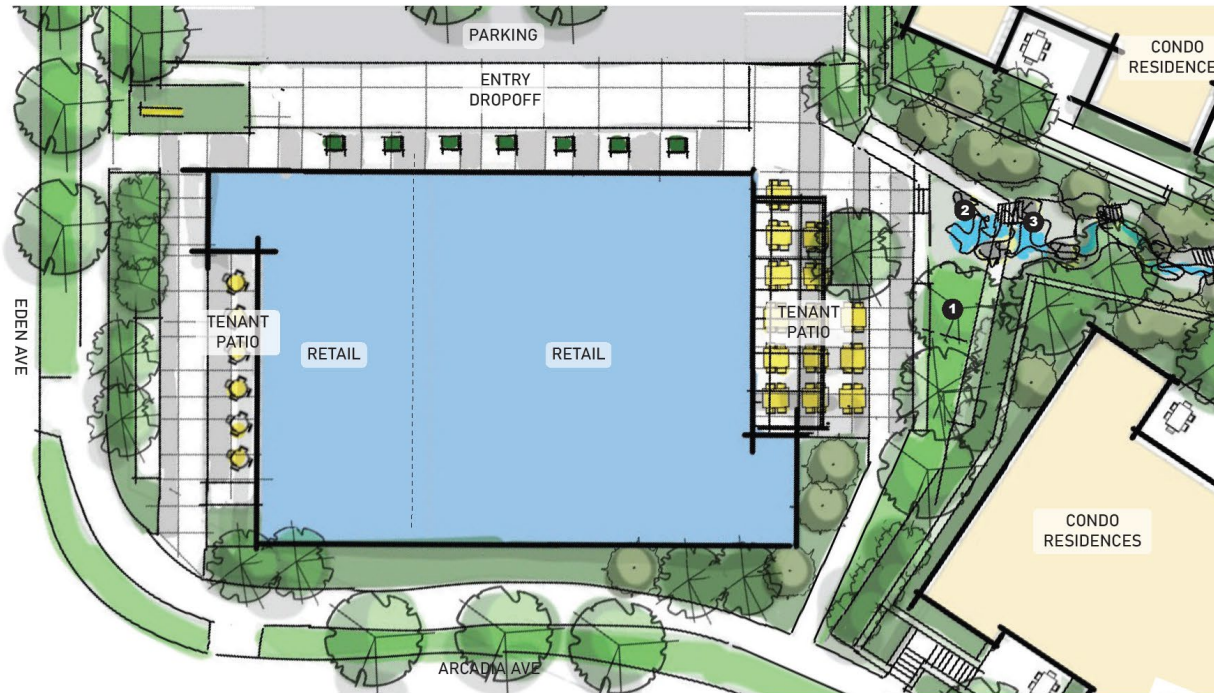


Proposed Site Plan

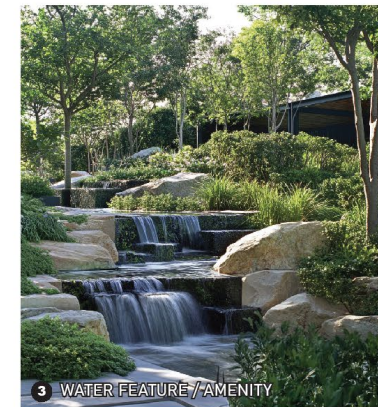


1 | Schematic Site Plan
SCALE: 1" = 50'-0"

Retail/Restaurant Concept



GRANDVIEW | RESTAURANT ENLARGEMENT



Proposed Development Renderings

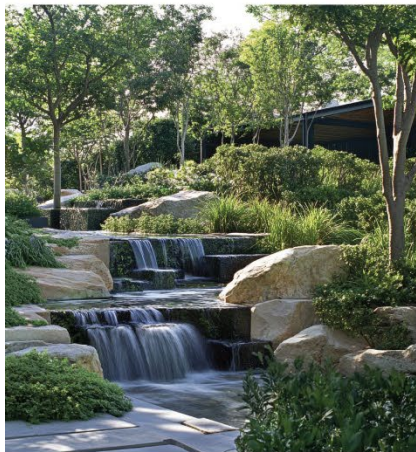
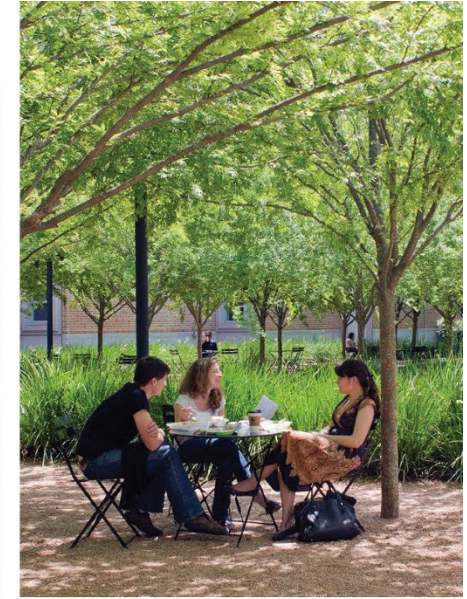
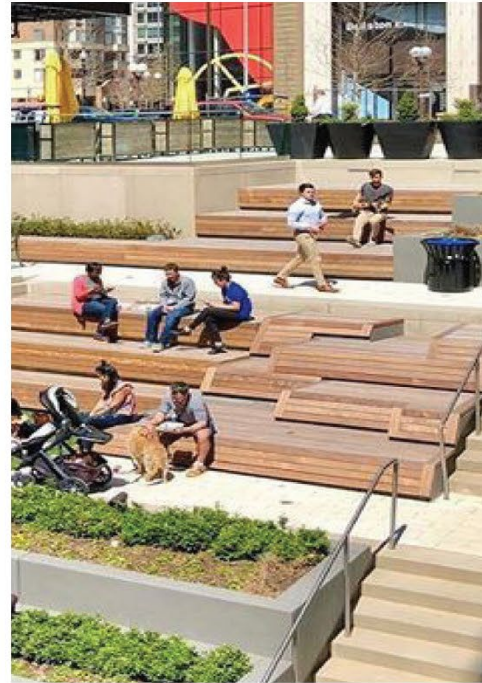


1 | Schematic Massing

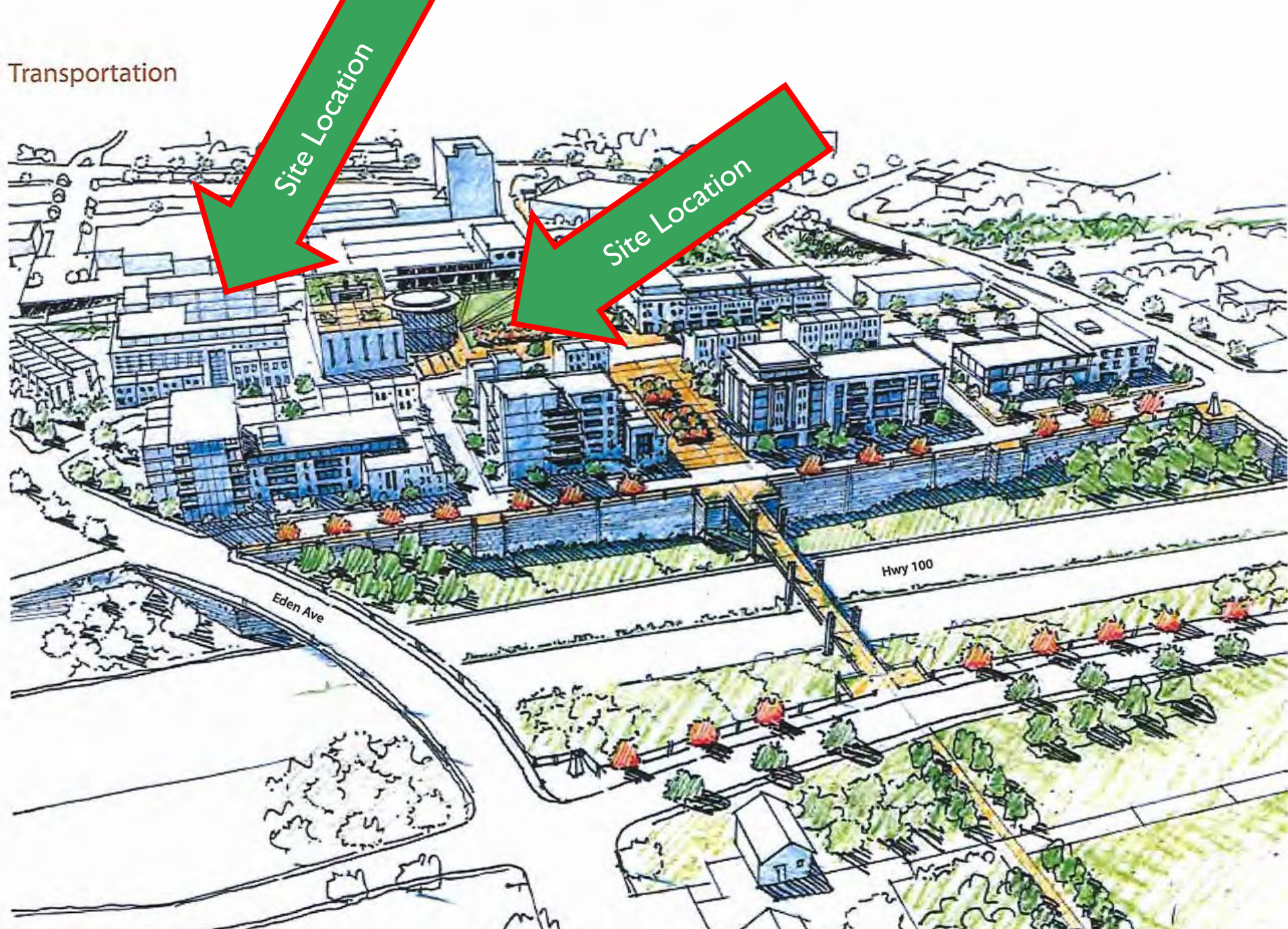
Building Examples



Public Space Examples



Transportation



Zoning Ordinance Compliance Table

COMPLIANCE TABLE

	City Standard (PID)	Comp. Plan	Proposed (Measured from building to the lot line)
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Density		Up to 100 units/acre	Compliant (23 units per acre)
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Request Requires

- A Rezoning from PID, Planned Industrial District to PUD, Planned Unit
- Subdivision.

September 4th, 2026

Cary Teague, ACIP
Community Development Director
City of Edina
4801 W 50th Street
Edina, MN 55424

RE: 5146 Edina Ave. Sketch Plan Submittal

Dear Cary,

Following an extensive effort by our team to thoroughly understand today's Edina condo market and testing a myriad of site plan, unit sizing/features, and massing refinements – we're pleased to present our Sketch Plan submittal to re-imagine this important site in the Grandview District.

Concept highlights including public benefits to the City of Edina:

1. **Walkable, Green, and Connected Village Site Plan** – thoughtfully creates a desirable village of residences laced with sidewalks, a central green space with lush landscaping & programmed areas, and connections to the surrounding district amenities.
 - Utilizing the significant grade change from south to north, the proposed concept plan “steps up” in height and density from a 1-2 story restaurant building, to 2-3 story townhome condos, to 4-5 story condo mid-rise buildings.
 - Public spaces are conveniently accessed within the site, with patio seating to the south of the restaurant building that enlivens the street; additional patio seating with programmable green space to the north of the restaurant, and a grand public stairway/green space that invites pedestrians to and from the Grandview Pathway and Public Ramp.
 - Condo residences will be oriented toward the central green and provide residents with convenient spaces to walk and gather, including a designated dog amenity.
 - Vehicle access is proposed at Eden Ave. and Arcadia Ave. for resident & visitor convenience, along with required fire access. The north/south resident street is strategically placed as a buffer between condo residences and the railroad track berm. Visitor parking is right-sized for the project and flexes to serve as overflow for the restaurant uses.
2. **Jester Concepts Restaurants** – at the corner of Eden & Arcadia Avenues, new destination restaurant concepts with expansive patios will activate the village and become the “front door” to this part of the Grandview District.
 - Jester has identified a market need in this neighborhood for a new family-friendly offering for both morning/lunch and evenings; the menus, names, and atmospheres will be created concurrently with development of the owner-occupied townhomes and condominiums.
 - Bifurcating the restaurant into a morning/lunch focus and evening focus will optimize the surface parking lot sizing and mitigate risks of insufficient parking for the long-term viability of the restaurants.

3. **Owner-Occupied Condominiums** – positioned with a range of in-demand high-quality unit types, sizes, and prices designed for all ages.
- Creates new housing stock that will appeal to downsizing empty nesters, working professionals, and families seeking Edina Public Schools. Existing single-family homeowners in Edina who relocate to this community will free up their homes for new families seeking an Edina address, contributing to the lifecycle of housing offered within the city.
 - Individually platted for-sale residential units offer homeowners the ability to secure individual mortgages and build home equity, creating long term stability.
 - Conventional development financing for owner-occupied residences provides more certainty of delivery following the city approvals process and land closing.
 - Following extensive Edina realtor input, including listening sessions with 30 agents hosted at Starling this summer, our targeted unit sizes range from 1,800 sq ft with 2,470 sq ft – large enough to accommodate generous living/kitchen/dining spaces, two bedrooms, a usable den/third bedroom, in-unit storage, and oversized private outdoor loggias & terraces. Additionally, we are evaluating incorporation of smaller 1,100 to 1,300 sq ft units that would have direct patio/sidewalk access to the Grandview Pathway. Regarding the City's Affordable Housing Policy, we plan to pursue the In-Lieu Fee in the amount of \$40,000 per residential unit as defined in the development & purchase agreement.
 - We've added the following Edina residential experts to strengthen our condo offerings for market success:
 - John Kraemer & Sons (residential construction)
 - Charlie & Co. (interior architecture)
 - Ellington & Co. (interior design)
 - Lakes|Sotheby's (sales)

We look forward to continue working together with the City on envisioning and enhancing this project concept in upcoming months.

Respectfully,

Arcadia Avenue Partners, LLC

(A joint-venture entity formed by Jester Concepts, Monarch Development Partners, Hempel Real Estate, and John Kraemer & Sons)



**PLANNING COMMISSION
CITY OF EDINA
HENNEPIN COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. B-25-12

**FINDING THAT THE PROPOSED SALE OF PROPERTY AT 5146 EDEN AVENUE
IS CONSISTENT WITH COMPREHENSIVE PLAN**

WHEREAS, the City of Edina (the "City") owns the vacant 3-acre property (the "Property") located at 5146 Eden Avenue and assigned PIO Numbers 28-117-2131-0016, 28-117-2131-0015 and 28-117-2131-0014; and

WHEREAS, the Property was formerly occupied by the Edina Public Works Department and has been used for tax-exempt industrial-type purposes since 1962; and

WHEREAS, the City most recently adopted the 2018 Comprehensive Plan on August 8, 2020 to serve as the comprehensive municipal plan and this plan contains guiding recommendations for future land uses in the City; and

WHEREAS, the Property is in an Area of Potential Change (Comprehensive Plan, Figure 3.1 I) and guided to be transitioned from its former industrial use to "Mixed Use Center" (Figure 3.12) with primary uses intended to include: "retail, office, service, multi-family residential and institutional uses" (Table 3.6); and

WHEREAS, the Comprehensive Plan (Table 3.6) includes the following guidance for the character of development in mixed use centers: "Maintain existing, or create new, pedestrian and streetscape amenities. Encourage or require structured parking. Buildings may "step down" in height from intersections"; and

WHEREAS, Chapter 3 of the Comprehensive Plan identifies six broad land use goals and Chapter 4 includes four general housing goals for redevelopment; and

WHEREAS, the Edina Housing and Redevelopment Authority solicited proposals from eleven (11) real estate developers and recommend that the property be sold to a development team who intend to redevelop the vacant site to follow the designation of "Mixed Use Center" as described in Table 3.6 of the Comprehensive Plan, notably including multi-family housing arranged as townhouses and condominiums at a density between 20 and 100 units per acre as well as a single story commercial restaurant and outdoor walking routes and spaces for use by the general public; and

CITY OF EDINA

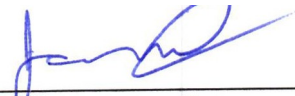
WHEREAS, the development of the Property will need to (i) comply with the City's Comprehensive Plan and (ii) abide by the City's standard development review process to confirm details of the site plan prior to acquiring title to the property and regulatory entitlements; and

WHEREAS, Minnesota Statutes 462.356 Subd. 2 requires that the Planning Commission review the proposed sale of the property to render an advisory opinion regarding compliance with the general land use provisions of the Comprehensive Plan; and

WHEREAS, the review of the sale does not replace or supersede the City's standard development review process which includes advance public notice of a rezoning and site approval request and public hearings with the Planning Commission and City Council in accordance with applicable Minnesota Statutes; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds that the sale of Property to a private developer with the intent that the site be redeveloped to include multi-family housing and a commercial restaurant is consistent with the City's Comprehensive Plan.

Dated: August 27, 2025



Planning Commission Chair

ATTEST: 

Planning Commission Secretary Vice-Chair