

PROJECT PROFILE – FEBRUARY 14, 2022

PLANNING COMMISSION – FEBRUARY 14, 2022

1. SCHULMAN ADDITION (2021-19) by Tammy Schulman (SARAH)

Proposal to subdivide 2 lots into 2 lots and rezone from Rural to R1-13.5

Location: 12076 Riverview Road

Contact: Tammy Schulman, 612-310-7224 or my_write_brain@yahoo.com

Request for:

- Zoning District Change from Rural to R1-13.5 on 2.47 acres
- Preliminary Plat of 2 lots on 2.47 acres

Application Info		Planning Commission		City Council	
Date Submitted	12/29/21	Notice to Paper Date	01/26/22	Notice to Paper Date	00/00/22
Date Complete	01/04/22	Resident Notice Date	01/27/22	Resident Notice Date	00/00/22
120 Day Deadline	05/04/22	Meeting Date	02/14/22	1 st Meeting Date	00/00/22
Initial DRC review	01/06/22			2 nd Meeting Date	00/00/22

2. CHICK-FIL-A (2021-18) by Chick-Fil-A, Inc. (SARAH)

Proposal to modify parking and drive thru lanes and add an accessory structure to the approved site plan

Location: 8400 Flying Cloud Drive

Contact: Justin Lurk, 573-268-0957 or justin.lurk@cfacorp.com

Request for:

- Planned Unit Development Concept Review on 1.27 acres
- Planned Unit Development District Review with waivers on 1.27 acres
- Site Plan Review on 1.27 acres

Application Info		Planning Commission		City Council	
Date Submitted	12/03/21	Notice to Paper Date	01/26/22	Notice to Paper Date	00/00/22
Date Complete	01/07/22	Resident Notice Date	01/27/22	Resident Notice Date	00/00/22
120 Day Deadline	05/07/22	Meeting Date	02/14/22	1 st Meeting Date	00/00/22
Initial DRC review	12/09/21			2 nd Meeting Date	00/00/22

PLANNING COMMISSION – FEBRUARY 28, 2022

Canceled

HERITAGE PRESERVATION COMMISSION – FEBRUARY 28, 2022

CITY COUNCIL PUBLIC HEARING – MARCH 1, 2022

1. BLUE STEM NORTH (2021-14) by Greco Properties, LLC (BETH)

Proposal to construct a 2-phased project of 425 multi-family units in 2 buildings.

Location: 6901 Flying Cloud Dr

Contact: Josh Brandsted, 612-630-2451

Request for:

- Guide Plan Change from TOD to Parks and Open Space on 11.17 acres
- Planned Unit Development Concept Review on 15.28 acres
- Planned Unit Development District Review with waivers on 15.28 acres
- Zoning Change from OFC to TOD-R on 5.79 acres and from OFC to P/OS on 11.17 acres
- Site Plan Review on 15.28 acres
- Preliminary Plat of 2 lots and 2 outlots on 16.96 acres

Application Info		Planning Commission		City Council	
Date Submitted	08/23/21	Notice to Paper Date	12/20/21	Notice to Paper Date	01/18/22
Date Complete	11/17/21	Resident Notice Date	12/21/21	Resident Notice Date	01/19/22
120 Day Deadline	05/15/22	Meeting Date	01/10/22	1 st Meeting Date	03/01/22
Initial DRC review	08/26/21			2 nd Meeting Date	00/00/22

CITY COUNCIL CONSENT – MARCH 1, 2022

1. NOR-SON EDEN PRAIRIE OFFICE (2021-17) by Nor-Son, Inc. (SARAH)

Proposal to construct a two-story office building

Location: 7544 Market Place Dr

Contact: Jesse Hopkins, 218-851-6766

Request for:

- Guide Plan Change from Regional Commercial to Office on 1.66 acres
- Planned Unit Development Concept Review on 1.66 acres
- Planned Unit Development District Review with waivers on 1.66 acres
- Site Plan Review on 1.66 acres

Application Info		Planning Commission		City Council	
Date Submitted	10/15/21	Notice to Paper Date	11/23/21	Notice to Paper Date	12/28/21
Date Complete	11/17/21	Resident Notice Date	11/24/21	Resident Notice Date	12/29/21
120 Day Deadline	03/17/22	Meeting Date	12/13/21	1 st Meeting Date	01/18/22
Initial DRC review	10/21/21			2 nd Meeting Date	03/01/22

1. THE ELLIE (2021-13) by United Properties (BETH)

Proposal to build a 239 unit apartment building

Location: Lincoln Lane

Contact: Scott Peterson, 952-213-3156

Request for:

- Guide Plan Change from Low Density Residential and Industrial Flex-Tech to Medium High Density Residential on 6.4 acres
- Planned Unit Development Concept Review on 6.4 acres
- Planned Unit Development District Review with waivers on 6.4 acres
- Zoning Change from R1-22, and I-2 to RM-2.5 on 6.4 acres
- Site Plan Review on 6.4 acres
- Preliminary Plat of 7 parcels into 1 lot and 1 outlot on 6.4 acres

Application Info		Planning Commission		City Council	
Date Submitted	07/21/21	Notice to Paper Date	10/19/21	Notice to Paper Date	11/17/21
Date Complete	10/11/21	Resident Notice Date	10/20/21	Resident Notice Date	11/18/21
120 Day Deadline	03/09/22	Meeting Date	11/08/21	1 st Meeting Date	12/07/21
Initial DRC review	07/29/21			2 nd Meeting Date	03/01/22

3. BURGER KING (2021-07) by Cave Enterprises Operations, LLC (SARAH)

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

Location: 16345 Terrey Pine Drive

Contact: John Kayser, 312-829-4000

Request for:

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

Application Info		Planning Commission		City Council	
Date Submitted	04/20/21	Notice to Paper Date	06/09/21	Notice to Paper Date	07/28/21
Date Complete	05/27/21	Resident Notice Date	06/10/21	Resident Notice Date	07/29/21
120 Day Deadline	03/23/22	Meeting Date	06/28/21	1 st Meeting Date	08/17/21
Initial DRC review	04/22/21			2 nd Meeting Date	03/01/22

4. JOHNSON RIDGE (2021-05) by Laketown Builders (SARAH)

Proposal to construct six single family homes

Location: 9995 Bennett Place

Contact: Harold Worrell, 612-501-8813

Request for:

- Planned Unit Development Concept Review on 2.1 acres
- Planned Unit Development District Review with waivers on 2.1 acres
- Zoning Change from R1-22 to R1-9.5 on 2.1 acres
- Preliminary Plat on 2.1 acres

Application Info		Planning Commission		City Council	
Date Submitted	4/19/21	Notice to Paper Date	07/21/21	Notice to Paper Date	08/17/21
Date Complete	06/21/21	Resident Notice Date	07/22/21	Resident Notice Date	08/18/21
120 Day Deadline	03/18/22	Meeting Date	08/09/21	1 st Meeting Date	09/07/21
Initial DRC review	04/22/21			2 nd Meeting Date	03/01/22

IN BUT NOT SCHEDULED

1. CROSSTOWN CORE INDUSTRIAL CENTER PUD AMENDMENT (2022-01) by Sambatek, Inc. (BETH)

Proposal for the addition of an outdoor sport court and associated parking, landscaping and stormwater changes.

Location: 10250 Crosstown Circle, 6534 Flying Cloud Dr

Contact: Megan Larson, 763-259-6691; mlarson@sambatek.com

Request for:

- Planned Unit Development Concept Review on 4.98 acres
- Planned Unit Development Amendment with waivers on 4.98 acres
- Site Plan Review on 4.98 acres

Application Info		Planning Commission		City Council	
Date Submitted	01/24/22	Notice to Paper Date	00/00/22	Notice to Paper Date	00/00/22
Date Complete	00/00/22	Resident Notice Date	00/00/22	Resident Notice Date	00/00/22
120 Day Deadline	00/00/22	Meeting Date	00/00/22	1 st Meeting Date	00/00/22
Initial DRC review	02/03/22			2 nd Meeting Date	00/00/22

2. MENARDS PUD AMENDMENT (2021-09) by Menard, Inc. (SARAH)

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

Location: 12600 Plaza Drive

Contact: Tyler Edwards, 715-876-2143

Request for:

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

Application Info		Planning Commission		City Council	
Date Submitted	06/01/21	Notice to Paper Date	00/00/22	Notice to Paper Date	00/00/22
Date Complete	00/00/22	Resident Notice Date	00/00/22	Resident Notice Date	00/00/22
120 Day Deadline	00/00/22	Meeting Date	00/00/22	1 st Meeting Date	00/00/22
Initial DRC review	06/03/21			2 nd Meeting Date	00/00/22

3. PIONEER PRESERVE (2020-09) by Metro Development LLC (SARAH)

Proposal to build 8 townhome units

Location: Southwest corner of Pioneer Trail and Hennepin Town Road

Contact: Melanie Emery, 651-248-8457

Request for:

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

Application Info		Planning Commission		City Council	
Date Submitted	09/18/20	Notice to Paper Date	00/00/22	Notice to Paper Date	00/00/22
Date Complete	00/00/22	Resident Notice Date	00/00/22	Resident Notice Date	00/00/22
120 Day Deadline	00/00/22	Meeting Date	00/00/22	1 st Meeting Date	00/00/22
Initial DRC review	09/24/20			2 nd Meeting Date	00/00/22

4. CODE AMENDMENT FOR LIGHTING by City of Eden Prairie (SARAH)

Amend City Code Chapter 11 relating to site lighting

Contact: Sarah Strain, 952-949-8413

Request for:

- Amend City Code Chapter 11 relating to site lighting

Application Info

Date Submitted	09/08/20
Date Complete	N/A
120 Day Deadline	N/A
Initial DRC review	N/A

Planning Commission

Notice to Paper Date	09/09/20
Resident Notice Date	N/A
Meeting Date	09/28/20

City Council

Notice to Paper Date	09/30/20
Resident Notice Date	N/A
1 st Meeting Date	00/00/22
2 nd Meeting Date	00/00/22

5. SOUTHWEST STATION PUD AMENDMENT (2015-23) by SW Metro Transit Commission (JULIE)

Proposal for additional parking structure at southwest station

Contact: Julie Klima, 952-949-8489

Request for:

- Planned Unit Development District Review with waivers on 11.38 acres
- Zoning District Amendment within the Commercial Regional Service Zoning District on 11.38 acres
- Site Plan Review on 11.38 acres

Application Info

Date Submitted	00/00/15
Date Complete	00/00/15
120 Day Deadline	00/00/15
Initial DRC review	00/00/15

Planning Commission

Notice to Paper Date	11/19/15
Resident Notice Date	11/20/15
Meeting Date	12/07/15

City Council

Notice to Paper Date	12/17/15
Resident Notice Date	12/18/15
1 st Meeting Date	01/05/16
2 nd Meeting Date	00/00/20

VARIANCES

ADMINISTRATIVE REVIEW

1. ADMINISTRATIVE SITE PLAN REVIEW - SUNOPTA (2022-01A) by Greiner Construction (BEN)

Proposal to add an exterior patio space to office building

Location: 7078 Shady Oak Rd

Contact: Erin Manning, 612-225-6963; emanning@greinercontruction.com

Request for:

- Admin Site Plan Review on 6.3 acres

Application Info

Date Submitted	01/13/22
Date Complete	00/00/22
120 Day Deadline	00/00/22
Initial DRC review	01/27/22

Planning Commission

Notice to Paper Date	N/A
Resident Notice Date	N/A
Meeting Date	N/A

City Council

Notice to Paper Date	N/A
Resident Notice Date	N/A
1 st Meeting Date	N/A
2 nd Meeting Date	N/A

2. ADMINISTRATIVE LOT SPLIT - 17700 & 17688 LORENCE WAY (2021-06A) by Sara Johnson and Mark and Kris Anderson (SARAH)

Lot line split of Outlot E, jointly owned by applicants

Location: 17700 & 17688 Lorence Way
 Contact: Mark and Kris Anderson, 952-649-1197; Sara Johnson 320-282-7256

Request for:

- Lot Line Split of Outlot E

Application Info		Planning Commission		City Council	
Date Submitted	12/13/21	Notice to Paper Date	N/A	Notice to Paper Date	N/A
Date Complete	01/06/22	Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline	05/06/22	Meeting Date	N/A	1 st Meeting Date	N/A
Initial DRC review	12/16/21			2 nd Meeting Date	N/A

3. ADMINISTRATIVE LOT COMBINATION – 17700 LORENCE WAY (2021-07A) by Sarah Johnson (SARAH)

Lot line combination of 17700 Lorence Way and portion of Outlot E

Location: 17700 Lorence Way
 Contact: Sara Johnson, 320-282-7256

Request for:

- Lot Line combination of 17700 Lorence Way and Outlot E

Application Info		Planning Commission		City Council	
Date Submitted	12/13/21	Notice to Paper Date	N/A	Notice to Paper Date	N/A
Date Complete	01/06/22	Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline	05/06/22	Meeting Date	N/A	1 st Meeting Date	N/A
Initial DRC review	12/16/21			2 nd Meeting Date	N/A

4. ADMINISTRATIVE LOT COMBINATION - 17688 LORENCE WAY (2021-08A) by Mark and Kris Anderson (SARAH)

Lot line combination of 17688 Lorence Way and portion of Outlot E

Location: 17688 Lorence Way
 Contact: Mark and Kris Anderson, 952-649-1197

Request for:

- Lot Line Split of 17688 Lorence Way and Outlot E

Application Info		Planning Commission		City Council	
Date Submitted	12/13/21	Notice to Paper Date	N/A	Notice to Paper Date	N/A
Date Complete	01/06/22	Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline	05/06/22	Meeting Date	N/A	1 st Meeting Date	N/A
Initial DRC review	12/16/21			2 nd Meeting Date	N/A

TELECOMMUNICATION

1. TELECOMMUNICATIONS (2022-01TM) by Black and Veatch on behalf of Cingular Wireless (SARAH)

Contact: Anne-Marie McKenzie, 913-457-06771, mckenzieam@bv.com
 Location: 9850 Eden Prairie Road

Request for:

- Adding antennas to an existing telecommunications tower

Application Info

Planning Commission

City Council

Date Submitted	02/07/22	Notice to Paper Date	N/A	Notice to Paper Date	N/A
Date Complete	00/00/22	Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline	00/00/22	Meeting Date	N/A	1 st Meeting Date	N/A
Initial DRC review	02/10/22			2 nd Meeting Date	N/A

2. TELECOMMUNICATIONS (2022-02TM) by Black and Veatch on behalf of Cingular Wireless (**SARAH**)

Contact: Wendy Ford, 636-209-1881; fordw1@bv.com

Location: 13708 Holly Road

Request for:

- Adding antennas to an existing telecommunications tower

Application Info

Planning Commission

City Council

Date Submitted	02/07/22	Notice to Paper Date	N/A	Notice to Paper Date	N/A
Date Complete	00/00/22	Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline	00/00/22	Meeting Date	N/A	1 st Meeting Date	N/A
Initial DRC review	02/10/22			2 nd Meeting Date	N/A