

PROJECT PROFILE

Week of December 12, 2022



The Project Profile is a list of all active land development application requests filed with the City of Eden Prairie. Projects that are scheduled are listed under the corresponding public meeting date. Projects that have not yet been scheduled for a public meeting are listed under the “In but not Scheduled” Section. Administrative reviews, variances, and telecommunication requests are listed in separate sections at the end of this document. For more information on scheduled projects, visit the City’s [Development Project Map](#).

PLANNING COMMISSION MEETING – December 12, 2022

1. CODE AMENDMENT FOR ZONING AMENDMENT VOTING REQUIREMENTS (CA2022-15) by City of Eden Prairie (Jeremy)

Amend City Code Chapter 11, Section 11.78 – Zoning

Contact: Jeremy Barnhart 952-949-8529, jbarnhart@edenprairie.org

Request for:

- Amend City Code Chapter Section 11.78 – Zoning related to voting requirements.

Application Info		Planning Commission		City Council	
Initial Date Submitted	9/7/2022	Notice to Paper Date	11/21/2022	Notice to Paper Date	
Date Complete	N/A	Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline	N/A	Meeting Date	12/12/2022	1st Meeting Date	
Initial DRC Review	9/8/2022	Sign Posting Date	N/A	2nd Meeting Date	

CITY COUNCIL PUBLIC HEARING– January 3, 2023

1. DAIRY QUEEN (2022-13) by Fourteen Foods (Beth)

Proposal for second addition to parking lot

Location: 16340 Terry Pine Drive

Contact: Steve Giorgi, 612-578-2864

Request for:

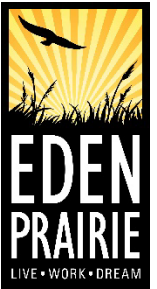
- Approval for modifications to the parking lot and hardcover waiver.

Application Info		Planning Commission		City Council	
Initial Date Submitted	09/19/22	Notice to Paper Date	N/A	Notice to Paper Date	12/14/22
Date Complete	10/28/22	Resident Notice Date	N/A	Resident Notice Date	12/14/22
120 Day Deadline	02/24/23	Meeting Date	N/A	1st Meeting Date	01/03/23
Initial DRC Review		Sign Posting Date	N/A	2nd Meeting Date	

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IN BUT NOT SCHEDULED



1. 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	
Initial Date Submitted	06/01/21	Notice to Paper Date		Notice to Paper Date	
Date Complete	N/A	Resident Notice Date		Resident Notice Date	
120 Day Deadline	N/A	Meeting Date		1st Meeting Date	
Initial DRC Review	06/03/21	Sign Posting Date		2nd Meeting Date	

2. 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	
Initial Date Submitted	09/18/22	Notice to Paper Date		Notice to Paper Date	
Date Complete		Resident Notice Date		Resident Notice Date	
120 Day Deadline		Meeting Date		1st Meeting Date	
Initial DRC Review	09/24/20	Sign Posting Date		2nd Meeting Date	

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3. KIWATCHI LAND DEVELOPMENT (2022-11) by Craig Schmidt (Beth)

Proposal for a preliminary plat for a 4-lot single family subdivision

Location: 6285 Duck Lake Road, Eden Prairie MN

Contact: Craig Schmidt 612-720-8272

Request for:

- Preliminary Plat – To subdivide one parcel into four lots and three out lots on 2.11 acres.
- Zoning change from Rural to R1-13.5 on 2.11 acres

Application Info		Planning Commission		City Council	
Initial Date Submitted	08/19/22	Notice to Paper Date		Notice to Paper Date	
Date Complete		Resident Notice Date		Resident Notice Date	
120 Day Deadline		Meeting Date		1st Meeting Date	
Initial DRC Review	08/25/22	Sign Posting Date		2nd Meeting Date	

4. EDEN PRAIRIE MULTI-FAMILY (2022-05) by Ryan Companies (Beth)

Proposal for a 211-unit multi-family building

Location: 11-116-22-32-0004

Contact: MaKinnah Collins, 612-492-4184, makinnah.collins@ryancompanies.com

Request for:

- Guide Plan Change from Office to Medium High Density Residential on 7.01 acres
- Planned Unit Development Concept Review on 7.01 acres
- Planned Unit Development District Review with waivers on 7.01 acres
- Zoning Change from Rural to RM-2.5 on 7.01 acres
- Site Plan Review on 7.01 acres
- Preliminary Plat on 7.01 acres

Application Info		Planning Commission		City Council	
Initial Date Submitted	03/31/22	Notice to Paper Date	06/07/22	Notice to Paper Date	07/28/22
Date Complete	05/25/22	Resident Notice Date	06/08/22	Resident Notice Date	07/29/22
120 Day Deadline	04/01/23	Meeting Date	06/27/22	1st Meeting Date	08/16/22
Initial DRC Review	03/31/22	Sign Posting Date		2nd Meeting Date	

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5. 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	
Initial 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	01/31/23	Meeting Date	06/28/21	1st Meeting Date	08/17/21
Initial DRC Review	04/22/21	Sign Posting Date	N/A	2nd Meeting Date	

6. HOLIDAY INN EXPRESS POOL ADDITION (2022-12) by Monn Architects (Ben)

Proposal for pool addition

Location: 7740 Flying Cloud Drive

Contact: Michael Monn, 612-247-5406

Request for:

- Site Plan Review on 2.99 Acres

Application Info		Planning Commission		City Council	
Initial Date Submitted	09/07/22	Notice to Paper Date		Notice to Paper Date	
Date Complete		Resident Notice Date		Resident Notice Date	
120 Day Deadline		Meeting Date		1st Meeting Date	
Initial DRC Review		Sign Posting Date	N/A	2nd Meeting Date	

7. CODE AMENDMENT FOR MIXED USE ZONING DISTRICT (CA2022-17) by City of Eden Prairie (Jeremy)

Amend Zoning Ordinance to create a new Mixed -Use (MU) Zoning District

Contact: Jeremy Barnhart, 952-949-8529

Request for:

- Approval to amend Chapter 11 of the City Code to add a new zoning district, Mixed Use

Application Info		Planning Commission		City Council	
Initial Date Submitted	09/19/22	Notice to Paper Date		Notice to Paper Date	
Date Complete	N/A	Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline	N/A	Meeting Date		1st Meeting Date	
Initial DRC Review		Sign Posting Date	N/A	2nd Meeting Date	

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VARIANCES

ADMINISTRATIVE REVIEW

1. STARKEY PARKING LOT IMPROVEMENT (2022-06A) by Anderson CC (Ben)

Contact: Brian Elliott, 612-500-3506

Location: 6700 Washington Ave. South

Request for:

- Administrative approval of main entrance and parking lot improvements.

Application Info		Planning Commission		City Council	
Initial Date Submitted	08/12/22	Notice to Paper Date	N/A	Notice to Paper Date	N/A
Date Complete		Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline		Meeting Date	N/A	1st Meeting Date	N/A
Initial DRC Review	08/18/22	Sign Posting Date	N/A	2nd Meeting Date	N/A

2. DORAN PROPERTY GROUP (2022-07A) Doran Property Group (Ben)

Contact: Evan Doran, 612-600-9200, evan.doran@doranpg.com

Location: 6423 City W. Pkwy.

Request for:

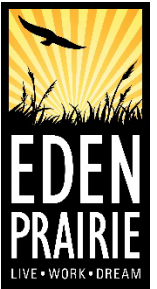
- Administrative approval for parking lot reconfiguration and landscaping.

Application Info		Planning Commission		City Council	
Initial Date Submitted	11/02/22	Notice to Paper Date	N/A	Notice to Paper Date	N/A
Date Complete		Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline		Meeting Date	N/A	1st Meeting Date	N/A
Initial DRC Review	11/03/22	Sign Posting Date	N/A	2nd Meeting Date	N/A

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TELECOMMUNICATION



1. TELECOMMUNICATIONS (2022-12TM) by Black & Veatch Corporation on behalf of AT & T (Sarah)

Contact: Kara Hansen, 913-458-2168, hansenk@bv.com

Location: 9100 Riley Lake Rd.

Request for:

- Adding antennas to an existing telecommunications tower

Application Info		Planning Commission		City Council	
Initial Date Submitted	05/10/22	Notice to Paper Date	N/A	Notice to Paper Date	N/A
Date Complete		Resident Notice Date	N/A	Resident Notice Date	N/A
120 Day Deadline		Meeting Date	N/A	1st Meeting Date	N/A
Initial DRC Review	05/19/22	Sign Posting Date	N/A	2nd Meeting Date	N/A