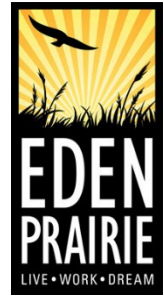


Planning Commission Memo

Date: January 13, 2025
Subject: Code Amendment - Office use in Public zoning
From: Jeremy Barnhart, City Planner



ITEM DESCRIPTION

A zoning ordinance amendment that would allow office and medical office uses in buildings zoned public and used for schools.

REQUESTED ACTIONS

- Amendment to Chapter 11, section 11.07 Permitted Uses Table – Special Districts

BACKGROUND

The proposed ordinance allows office and medical office uses as an accessory (or secondary use) in a building originally constructed for office use and repurposed for schools. Office uses are deemed acceptable in these situations for the following reasons: 1) the office use is accessory in nature and is not the primary use; 2) the property was developed in a manner that supports office uses, including building and site design supporting stable traffic and parking impacts; and 3) allows flexibility to support local community needs and investment.

The former UNFI three story office building at 11840 Valley View Rd was recently purchased by the Eden Prairie School District. The District requested that the property be re-guided and rezoned to Public to support its use for school purposes. The Public district primarily supports the use of property for public and quasi-public uses and does not currently allow for private office uses.

The District intends to use the majority of the building for school and educational instruction purposes. The property was attractive to the District because its size allows for the ability to expand into the space as the needs of the District expand. The District proposes to use a portion of the building as lease space for private office uses. This requires an amendment to the Zoning Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the ordinance as drafted.