

**CITY OF EDINA
4801 WEST 50TH STREET
EDINA, MN 55424**

**NOTICE OF
PUBLIC HEARING**

THE EDINA PLANNING COMMISSION will meet at the Edina City Hall, Council Chambers, 4801 West 50th Street, on Wednesday, October 30, 2024, at 7:00 PM, and will at said time and place consider the following:

The applicant, Jake Schaffer of Station Pizza, is proposing to remodel and expand the existing Kee's auto repair building at 6016 Vernon Avenue into a 1,685 square foot, 20-seat restaurant. The new restaurant would be a Station Pizza with indoor dining, take-out and delivery service. The existing site is zoned PCD-4, Planned Commercial District, which allows only automobile service centers, gas stations and car washes. Restaurants are allowed uses in the PCD-1, Planned Commercial Zoning District. The site is guided in the Comprehensive Plan for medium density residential use.

To accommodate the request the following is required:

- A Comprehensive Plan Amendment from MDR, Medium Density Residential to Neighborhood Commercial (a new land use designation).
- A Rezoning from PCD-4, Planned Commercial District 4 to PCD-1, Planned Commercial District 1, with a lot size variance to allow a restaurant in the PCD-1 District less than 1 acre in size.
- Site Plan Review with the following Variances:
 1. A Side Yard setback variance from 25 to 13 feet for the building expansion.
 2. A Front Street Setback Variance (toward Eden Prairie Road) from 35 feet to 20 feet for the building expansion and from 35 feet to 9 feet for the patio and bike rack area.
 3. A Parking Lot Setback Variance from 10 feet to 0 feet for separation between the building and parking lot.
 4. A Parking Stall Variance from 24 stalls to 21 stalls

Share your thoughts on this project! Public input can be provided in a variety of methods to the Planning Commission and City Council. All comments are reviewed and considered; therefore, you do not need to participate in more than one method.

Public Input Options:

- 1 – Provide public input online at BetterTogetherEdina.org/Development under the development project's page. (Available now)
- 2 – Leave a voicemail with your public input at 952-826-0377. Staff will submit the transcribed voicemail to Better Together Edina. (Available now)
- 3 – Two public hearings will take place on this project in the City Hall Council Chambers, 4801 W. 50th St.: Planning Commission, 7 p.m. Wednesday October 30, 2024, and City Council, 7 p.m. Tuesday, November 19, 2024.

Attend the meetings in person or watch the meetings live from home on Edina TV (Comcast Channels 813 or 16), Facebook.com/EdinaMN or EdinaMN.gov/LiveMeetings.

Call in to provide live testimony at 312-535-8110. Call-in access codes and passwords are provided in the meeting agenda which can be found at EdinaMN.gov/Agendas.

BY ORDER OF THE EDINA
PLANNING COMMISSION
Sharon Allison
City Clerk

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