



# FINAL REZONING AND SITE PLAN APPLICATION

CASE NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

FEE PAID \_\_\_\_\_

City of Edina Planning Department \* [www.edinamn.gov](http://www.edinamn.gov)  
4801 West Fiftieth Street \* Edina, MN 55424 \* (952) 826-0369 \* fax (952) 826-0389

---

FEE: \$1,200.00

**APPLICANT:**

NAME: \_\_\_\_\_ (Signature required on back page)

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**PROPERTY OWNER:**

NAME: \_\_\_\_\_ (Signature required on back page)

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY (written and electronic form):

\_\_\_\_\_

PROPERTY ADDRESS:

\_\_\_\_\_

PRESENT ZONING: \_\_\_\_\_ P.I.D.# \_\_\_\_\_

EXPLANATION OF REQUEST:

\_\_\_\_\_

\_\_\_\_\_

(Use reverse side or additional pages if necessary)

ARCHITECT: NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

SURVEYOR: NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**Detailed Requirements:** Unless waived by the Planning Department, you must complete all of the following items with this application. An incomplete application will not be accepted.

- \_\_\_ Application fee (not refundable). Make check payable to "City of Edina."
- \_\_\_ **Three (3) large** scaleable copies, one (1) electronic copy, and **Seven (7)) 11X17** copies for Commission and Council members, of the following drawings or plans:
  - \_\_\_ Site plans with dimensions. The plan must include the location, dimensions and other pertinent information as to all proposed and existing buildings, structures and other improvements, streets, alleys, driveways, parking areas, loading areas and sidewalks.
  - \_\_\_ Floor plan showing location, arrangement and floor area of existing and proposed uses.
  - \_\_\_ Landscape plan and schedule in accordance with Chapter 36.
  - \_\_\_ Elevation drawings of all new buildings or additions and enlargements to existing buildings including a description of existing and proposed exterior building materials.
  - \_\_\_ Registered survey showing existing and proposed structures, lot lines, pertinent dimensions, lot acreages and wetland delineation per the Wetland Conservation Act and City standards.
  - \_\_\_ Grading, drainage, erosion control and stormwater management plan. Grading plan must include existing and proposed two-foot contours, and location and size of pipes and water storage areas. The grading and erosion control plan along with a stormwater management plan must be signed by a licensed professional engineer. The stormwater management plan must detail how stormwater will be controlled to prevent damage to adjacent property and adverse impacts to the public stormwater drainage system.
  - \_\_\_ Detailed street and utility locations and sizes.

***All drawings must be to scale with pertinent dimensions shown. Fold jumbo plans in sets no larger than 8 ½" by 14" and with the print side facing out all plans must be collated.***

- \_\_\_ An application for a Preliminary Development Plan is required for all rezonings.
- \_\_\_ Photograph(s) showing location of proposal and its relationship to the site and existing buildings.
- \_\_\_ Samples or photographs of building materials.
- \_\_\_ A written statement describing the intended use of the property and why the City should approve your request. Include a brief description of your company and any similar projects your company has done.

\_\_\_ Stake the location in the field of wetland boundaries, proposed buildings and lot lines.

\_\_\_ **Seven (7) 11X17** copies of computer-generated, photo-realistic, color illustration(s) of the building. (8 ½" x 11.").

The Rezoning Permit Application shall be in form and substance acceptable to the Planner. Approval by the Commission and Council upon finding that the proposed development:

- a. is consistent with the Comprehensive Plan;
- b. will not be detrimental to properties surrounding the tract;
- c. will not result in an overly-intensive land use;
- d. will not result in undue traffic congestion or traffic hazards;
- e. conforms to the provisions of this Section and other applicable provisions of this Code Chapter 36 Article IV.
- f. provides a proper relationship between the proposed improvements, existing structures, open space and natural features.

**REZONING PERMIT GUIDELINES AND PLAN APPLICATION INFORMATION:**

The City of Edina Planning Department encourages healthy development within the city of Edina. Although this document is meant to serve as a guide for the application process for development through the Planning Department it is by no means comprehensive. The Planning Staff recommend that you schedule a meeting to answer any questions or to discuss issues that may accompany your project. It is much easier to tackle problems early on in the process. The office number for the Planning Staff is (952) 826-0465.

**Application:** Applications are submitted to the Planning Department. Offices are open Monday through Friday, 8 AM to 4:30 PM.\*

**Conditions and Restrictions:** The Council may impose conditions and restrictions in connection with the Rezoning to protect the public interest.

**Legal Fee:** It is the policy of the City to charge applicants for the actual cost billed by our attorneys for all legal work associated with the application. An itemized bill will be provided which is due and payable within thirty (30) days.

\*Application deadline dates are 31 days prior to the Planning Commission meeting or at the discretion of the City Planner.

**APPLICANT'S STATEMENT**

This application should be processed in my name, and I am the party whom the City should contact about this application. By signing this application, I certify that all fees, charges, utility bills, taxes, special assessments and other debts or obligations due to the City by me or for this property have been paid. I further certify that I am in compliance with all ordinance requirements and conditions regarding other City approvals that have been granted to me for any matter.

I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct.

---

**Applicant's Signature**

**Date**

**OWNER'S STATEMENT**

I am the fee title owner of the above described property, and I agree to this application.

(If a corporation or partnership is the fee title holder, attach a resolution authorizing this application on behalf of the board of directors or partnership.)

---

**Owner's Signature**

**Date**

***Note. Both signatures are required (if the owner is different than the applicant) before we can process the application, otherwise it is considered incomplete.***