



REQUEST FOR ACTION CITY COUNCIL

Agenda Date: 4/7/2026
Agenda Section: Consent Agenda

Department Origination: Community Development

Agenda Item: Adopt Resolution 2026-027 denying setback variances for property located at 7352 Glory Road

Approval Required: Simple Majority Vote

BACKGROUND

The applicant is requesting approval of the following items for the roughly 1.1-acre site:

- **Variances** to the principal and accessory structure front yard setback requirements

The applicant is proposing to construct an addition on the south side of the existing building to create a new tenant space for 5 Below. The applicant would remove the existing parking stalls on the south side of the building to make room for the addition. Access to the site is provided from Glory Road and Garrison Road. The proposed variances would allow a principal structure and an accessory structure to be located within the 35-foot front yard setback to Glory Road.

This matter was discussed and considered at the March 17, 2026 council meeting and a vote was taken to deny the two variance requests (3-2). This resolution is the formal action denying the variance requests and includes findings of fact as required by Minn. Stat. §15.99 Subd. 2(c). Per the statute, findings of fact must be adopted at the April 7th meeting to formally deny the variances.

If council wishes to rescind the denial of the variances from March 17th, it may do so at the April 7th meeting but rescinding the denial will require a 4/5 vote. If this action is taken, the original Resolution – 2026-022 may be passed as proposed on March 17th.

FINANCIAL IMPLICATIONS

None.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended approval of the variances, subject to the findings and conditions in the draft resolution.

COUNCIL ACTION REQUESTED

Adopt Resolution 2026-027 denying two setback variances for property located at 7352 Glory Road.