

ORDINANCE NO. 2013-8
AN ORDINANCE AMENDING THE ZONING ORDINANCE
TO ESTABLISH A PUD, PLANNED UNIT DEVELOPMENT
DISTRICT AT 5109-5125 WEST 49th STREET (Vernon Townhomes)

The City Of Edina Ordains:

Section I. Subsection 850 is hereby amended to add the following Planned Unit Development (PUD) District:

850.23 Planned Unit Development Districts (PUD)

Subd. 4. Planned Unit Development District-5 (PUD-5) – 5109-5125 West 49th Street (Vernon Townhomes)

A. Legal Description:

DESCRIPTION OF PROPERTY SURVEYED

(Per Commitment for Title Insurance issued by Stewart Title Guaranty Company, File No. 152183, dated October 31, 2011. and File No. 153093, dated October 5, 2012)

Lot 3, 4, 5 and 6, and all that part of Lots 9, 10, 11 and 12 lying North of State Highway No. 5, Block 4, Tingdale Bros.' Brookside", Except that part of Lot 12 which lies Southeasterly of the following described line: Beginning at a point on the East line of said Lot 12 distant 35 feet South of the Northeast corner thereof; thence run Southwesterly to the Southwest corner of the above described Lot 12 and there terminating

Together with:

A 25.00 foot wide strip of land lying east of the Minneapolis, Northfield and Southern Railroad between West 49th Street and Vernon Avenue in Section 28, Township 117 North, Range 21 West, Hennepin County, Minnesota.

Being Torrens Property, Certificate Number: 577550

And:

Lots 7 and 8, Block 4, Tingdale Bros.' Brookside, Except that part of said Lot 8 described as follows: Beginning at a point on the East boundary of said Lot 8 distant 28 feet North of the Southeast corner thereof; thence South along said East boundary 28 feet; thence West along the South boundary of said Lot, 50 feet; thence North along the West boundary of said Lot, 12 feet; thence Northeasterly to the point of beginning, including any part or portion of any street or alley adjacent to said premises vacated or to be vacated, Hennepin County, Minnesota

Abstract

B. Approved Plans. Incorporated herein by reference are the re-development plans received by the City on June 24, 2013, except as amended by City Council Resolution No. 2013-64, on file in the Office of the Planning Department under file number 2013-005.13a.

C. Principal Uses:

Residential buildings containing six or fewer units.

D. Accessory Uses:

All accessory uses allowed in the R-2, Double Dwelling Unit District

Signs allowed per the Planned Residential District.

E. Conditional Uses:

None

F. Development Standards. Development standards per the PRD-2 Zoning District, except the following:

Building Setbacks

Front – 49 th Street	35 feet – structure 18 feet – stair/deck/patio
Front – Vernon	7 feet
Side – East	15 & 42 feet
Rear – South	15 feet

Building Height	2-1/2 stories or 35.5 feet
Building Coverage	26%

Parking Stalls (Residential) 2 enclosed stalls per unit

Section 3. This ordinance is effective immediately upon its passage and publication.

First Reading: April 16, 2013

Second Reading: August 20, 2013

Published: September 12, 2013

Attest Debra A. Mangen, City Clerk

James B. Hovland, Mayor