



To: MAYOR AND COUNCIL

Agenda Item #: VIII.B.

From: Cary Teague, Community Development Director

Action
Discussion
Information

Date: November 20, 2012

Subject: Sketch Plan, 5109-5125 West 49th Street

Action Requested:

Provide non-binding comments regarding the proposed Sketch Plan.

Information / Background:

The City Council is asked to consider a sketch plan request to redevelop three lots at 5109-5125 West 49th Street. The applicant is proposing to tear down the existing two apartments and single family home on the site and build an 18-unit attached housing development. (See narrative and plans on pages A7–A13 of the Planning Commission review memo.)

Planning Commission Consideration: On October 24, 2012, the Planning Commission considered the sketch plan proposal. (See attached minutes.) The Planning Commission generally believed that a medium density residential designation was more appropriate for the site than high density residential. At the time of the Planning Commission review, the vacated right-of-way adjacent to the site was not used in the density calculations. Using that acreage, the site area is 1.43 acres and the density is 12.57 units per acre.

ATTACHMENTS:

- Minutes from the October 24, 2012 Edina Planning Commission meeting
- Planning Commission Memo, October 24, 2012

**MINUTES
CITY OF EDINA, MINNESOTA
PLANNING COMMISSION
CITY COUNCIL CHAMBERS
October 24, 2012
7:00 P.M.**

I. CALL TO ORDER

Chair Grabiell called the meeting to order at 7:00 PM

II. ROLL CALL

Answering the roll call were Scherer, Forrest, Schroeder, Kilberg, Potts, Platteter, Cherkassy, Carpenter, Staunton Fischer and Grabiell.

III. APPROVAL OF MEETING AGENDA

The agenda was filed as submitted.

IV. COMMUNITY COMMENT

Kathleen Wasescha, 5348 Hollywood Road requested that she be kept informed on all development plans for the properties at 5109-5125 West 49th Street.

V. REPORTS & RECOMMENDATIONS

Planner Presentation

Planner Teague told the Commission they are being asked to consider a sketch plan to redevelop three lots 5109-5125 West 49th Street to build an 18-unit attached housing development. The subject properties are 1.28 acres in size, therefore the proposed density of the project would be 14-units per acre.

Continuing, Teague reminded the Commission they heard two previous sketch plan reviews for the subject properties; one on March 28, 2012 for a six-story, sixty-foot tall, 98-unit senior housing building and the last one on June 27, 2012 for a four-story, forty-foot tall, 60-unit senior housing building. Teague noted at both meetings the consensus of the Planning Commission was that the proposed development was too much for the site.

Discussion

Commissioners asked how many units are permitted by Code and the Comprehensive Plan. Teague responded that Code would allow roughly 10 -11 units. The Comprehensive Plan between 8-10 units, adding the request exceeds those standards.

Applicant Presentation

David Motzenbecker delivered a power point presentation highlighting the following:

- Site reconfigured to accommodate an 18-unit housing development; roughly 14 units/acre.
- Units are proposed at three levels and 30'high.
- Each unit would have a two stall garage.
- Development is envisioned to meet the demands of empty-nesters and would be considered life-cycle housing.
- High level of amenities
- Connecting the development to greater Edina by adding to the public walkway that would help connect 49th Street directly to Vernon Avenue.
- Rezone site from PRD-2 to PRD-4
- Comprehensive Plan Amendment
- Setback Variances; and
- Site Plan review

Motzenbecker added there also is the possibility of rezoning the site to a PUD; not PRD-4 as mentioned; however they would follow staff and Commission lead on this matter. Concluding, Motzenbecker said they will retain as much of the mature vegetation and trees as possible. Landscaping provides a good buffer from the surrounding traffic.

Discussion

Commissioner Forrest inquired on the width of the driveway into the project and internally; noting that trash hauling would need to be accommodated in this area. Mr. Motzenbecker responded that at this time the proposed driveway aisle width is standard. Continuing, Motzenbecker said with regard to trash each individual unit would have its own trash and recycling bins.

Commissioner Platter asked if this project would be guided by bylaws establishing specific rules. Motzenbecker said their intent is for the building to have an association directing rules for trash enclosures and other standard multi-tenant issues.

Chair Grabiell asked for clarification on the internal workings of the site; especially at the east end. Motzenbecker responded at the east end of the site there will be a hammer head turn around.

Commissioner Staunton asked for clarification on unit construction noting the changing topography of the site. With graphics Mr. Worman explained the step down approach of some of the units as they take advantage of the topography, adding at 49th Street there would be a 2 ½ - story exposure.

Commissioner Schroeder asked how guest parking would be accommodated. Mr. Worman responded that guest parking would be accommodated in front of each garage (2 spaces). He said their goal is to achieve parking for 36 guests.

Commissioner Fischer asked if any thought was put into exterior materials. Mr. Worman said at this time their goal is to achieve high quality housing that has character. Worman said there has been some discussion on roof gables, dormers and brick but not much else.

Chair Grabiell said he salutes the fact that the number of units went down from 71 to 18, adding that's a large drop. Grabiell said he still has concerns about traffic moving into and out of the area. Mr. Motzenbecker responded that at this time a traffic study is being done on the project.

Commissioner Schroeder asked the applicant if any thought was given to storm water management. Mr. Motzenbecker said they have discussed some options including water gardens, cisterns and rain barrels to collect water off the roof.

Public Comment

Kathleen Wasescha, 5348 Hollywood Road, stated she would like the Commission to consider when considering developments what the benefit would be for the neighborhood.

Discussion

Commissioner Fischer told the applicant that he likes what he sees. He said the project utilizes the grade pretty well. Fischer said the Commission will ultimately answer the questions about variances; however, the concept is good.

Commissioners asked Planner Teague if the roadway addressing the single family home is included in the land; pointing out it is important to know if the street was vacated and is part of this development. Teague responded that at this time he is not sure if that roadway was vacated and recorded with Hennepin County.

Commissioner Scherer commented that she agrees with Fischer; she likes the concept. Scherer said at this time she doesn't want to comment on the proposed units at three stories, reiterating she likes the concept; it's a step in the right direction.

Commissioner Carpenter said he agrees with Commissioners comments; however, he still thinks the site may be a little tight. Carpenter suggested they reconsider the number of units to allow some "breathing" room.

Commissioner Forrest said she has a concern with the east setback; however, she would like a "clearer" picture before she makes any decision. Forrest also said it would be important to know if this project proceeds if the street (Pukuana) was vacated and is part of the site.

Commissioner Staunton said that this definitely is an area of transition. He's not sure R-1 is appropriate in this location, adding the townhouse project feels right. Continuing, Staunton acknowledged the applicants desire to embrace the Grandview area, but in his opinion how the project addresses 49th Street will be the most important. Concluding, Staunton said low density is desirable in this location.

Commissioner Potts commented that the proposed townhouse project appears to be a good fit, adding he could support a low density project in this location.

Commissioner Schroeder said with regard to the Grandview Small Area Plan and its surrounding roadway systems, reconfiguration of the Highway 100 ramps was discussed as future possibilities. Schroeder added if there was a reconfiguration of these ramps the excess land could serve a useful

purpose. Schroeder said it may be important to anticipate “what could happen” in the future. Commissioners agreed.

Chair Grabiell thanked the applicant for their presentation and said the following should be addressed if the project proceeds:

- Find out if the road that serves the single family home was vacated;
- Consider reducing the number of units;
- Conduct a traffic study; and
- Consider what this development would look like from the people that live directly across the street from it.

B. Zoning Ordinance Amendments

- **Grading**
- **Subdivisions**

Planner Presentation

Planner Teague said what he would like from the Commission at this time is how to move forward getting public input on ordinance amendments.

Teague added he sees a couple ways the Commission can proceed; 1) Hold a public hearing at a regular meeting of the Planning Commission; or 2) Hold a public hearing at another venue; such as the Senior Center; not at a regular Planning Commission meeting.

Teague also said he would like further thought by the Commission on how to “reach out” to residents on specific issues.

Discussion

Chair Grabiell commented that the Commission would need to decide if the public speaks more freely at an informal venue vs. a formal venue such as a televised Planning Commission meeting. Commissioner Platteter added in his opinion there are benefits from a less formal setting such as the Senior Center. Commissioner Potts agreed, adding he believes the language developed thus far on retaining walls and grading is good; however it would be good to have an informal discussion with residents on these topics. Continuing, Potts asked Planner Teague if the suggested language changes to the code with regard to retaining walls and grading add additional survey costs to residents. Teague responded in the affirmative. He noted that Engineering in some instances has request information on a survey for retaining walls less than 4-feet.

Commissioner Staunton said from his experience with the “Grandview” project that beginning with a less formal setting worked well. He noted that getting other people’s opinions and knowledge is a good thing. Staunton pointed out that the Council has proposed the use of “small working groups,” adding, these small groups can discuss the best way to gather public input and also tackle ordinance topics.

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Fax 952-826-0389 • www.CityofEdina.com



Date: October 24, 2012

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – 5109-5125 West 49th Street

The Planning Commission is asked to consider a sketch plan request to redevelop three lots at 5109-5125 West 49th Street. (See property location on pages A1–A6.) The applicant is proposing to tear down the existing two apartments and single family home on the site and build an 18-unit attached housing development. (See narrative and plans on pages A7–A13.) The subject properties are 1.28 acres in size; therefore, the proposed density of the project would be 14 units per acre.

The Planning Commission has considered the following sketch plan proposals for this site:

- On March 28, 2012, the applicant proposed sketch plan for a six-story, sixty-foot tall, 98-unit senior housing building. The density proposed was 71 units per acre. (See minutes from the Planning Commission discussion on pages A15–A19.)
- On June 27, 2012, the applicant proposed sketch plan for a four-story, forty-four-foot tall, 60-unit senior housing building. The density proposed was 43 units per acre. (See minutes from the Planning Commission discussion on pages A20–A23.)

The consensus of the Planning Commission for both of those proposals was that the development proposed was too much for the site.

The existing property is zoned PRD-2, Planned Residential District-2, which allows residential building containing six or fewer dwelling units. The existing apartments contain four and five units each. The applicant would be seeking a rezoning of the property to PRD-4, Planned Residential District, or PUD, Planned Unit Development. The site is guided LDAR, Low Density Attached Residential (4-8 units per acre), therefore, a Comprehensive Plan Amendment to HDR, High Density Residential would be required to allow a density over 12 units per acre.



The applicant is again requesting a Sketch Plan review to solicit comments from the Planning Commission and City Council. Opinions or comments provided to the applicant shall be considered advisory only, and shall not constitute a binding decision on the request.

The following compliance table demonstrates how the proposed new building would comply with the PRD-2, Planned Residence District-2 Ordinance Standards. Please note that several variances would be required under the existing zoning standards.

Compliance Table

	City Standard (PRD-2)	Proposed
Front – 49 th Street	30 feet	25 feet*
Front – Vernon	30 feet	20 feet*
Side – East	30 feet	15 feet*
Side – West	30 feet	20 feet*
Building Height	2-1/2 stories or 30 feet, whichever is less	2 stories & 30 feet
Building Coverage	25%	37%*
Density	8 units per acre (11 units)	14 units per acre* (18 units)
Parking Stalls	2 enclosed spaces per unit	2 enclosed spaces per unit

***Variances required**

The applicant has significantly reduced the density from the previous proposals. The number of variances has been reduced from the previous requests, and the variances would be relatively small. The proposed density seems reasonable for this site, given its proximity to Highway 100, Vernon Avenue, the railroad tracks and Holiday Gas Station.

This site appears to be a good fit for this concept. It would provide a transitional land use between the single-family homes and Vernon Avenue and the Commercial area to the west. While the proposed



density would be classified as high density in the Comprehensive Plan, it is on the very low end, of what the City of Edina has allowed for high density development in the past. See the following table:

Development	Address	Units	Units Per Acre
Yorktown Continental	7151 York	264	45
The Durham	7201 York	264	46
York Plaza Condos	7200-20 York	260	34
York Plaza Apartments	7240-60 York	260	29
Edina Place Apartments	7300-50 York	139	15
Walker Elder Suites	7400 York	72	40
Yorkdale Townhomes	7429 York	90	9
7500 York Cooperative	7500 York	416	36*
Edinburgh Condos	76xx York	392	36
South Haven	3400 Parklawn	100	42
Proposed New Apts. at the YMCA	7355 York	130	22
The Waters	Colonial Drive	139	22*

****Recent City Approvals***

PUD Zoning

Per Section 850.04. Subd. 4 D provides the following regulations for a PUD:

1. Purpose and Intent. The purpose of the PUD District is to provide comprehensive procedures and standards intended to allow more creativity and flexibility in site plan design than would be possible under a conventional zoning district. The decision to zone property to PUD is a public policy decision for the City Council to make in its legislative capacity. The purpose and intent of a PUD is to include most or all of the following:

- a. provide for the establishment of PUD (planned unit development) zoning



districts in appropriate settings and situations to create or maintain a development pattern that is consistent with the City's Comprehensive Plan;

- b. promote a more creative and efficient approach to land use within the City, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the City;
- c. provide for variations to the strict application of the land use regulations in order to improve site design and operation, while at the same time incorporate design elements that exceed the City's standards to offset the effect of any variations. Desired design elements may include: sustainable design, greater utilization of new technologies in building design, special construction materials, landscaping, lighting, stormwater management, pedestrian oriented design, and podium height at a street or transition to residential neighborhoods, parks or other sensitive uses;
- d. ensure high quality of design and design compatible with surrounding land uses, including both existing and planned;
- e. maintain or improve the efficiency of public streets and utilities;
- f. preserve and enhance site characteristics including natural features, wetland protection, trees, open space, scenic views, and screening;
- g. allow for mixing of land uses within a development;
- h. encourage a variety of housing types including affordable housing; and
- i. ensure the establishment of appropriate transitions between differing land uses.

2. Applicability/Criteria

- a. **Uses.** All permitted uses, permitted accessory uses, conditional uses, and uses allowed by administrative permit contained in the various zoning districts defined in Section 850 of this Title shall be treated as potentially allowable uses within a PUD district, provided they would be allowable on the site under the Comprehensive Plan. Property currently zoned R-1, R-2 and PRD-1 shall not be eligible for a PUD.



- b. Eligibility Standards. To be eligible for a PUD district, all development should be in compliance with the following:
- i. where the site of a proposed PUD is designated for more than one (1) land use in the Comprehensive Plan, the City may require that the PUD include all the land uses so designated or such combination of the designated uses as the City Council shall deem appropriate to achieve the purposes of this ordinance and the Comprehensive Plan;
 - ii. any PUD which involves a single land use type or housing type may be permitted provided that it is otherwise consistent with the objectives of this ordinance and the Comprehensive Plan;
 - iii. permitted densities may be specifically stated in the appropriate planned development designation and shall be in general conformance with the Comprehensive Plan; and
 - iv. the setback regulation, building coverage and floor area ratio of the most closely related conventional zoning district shall be considered presumptively appropriate, but may be departed from to accomplish the purpose and intent described in #1 above.

The proposed development would be a huge improvement over the existing buildings on the site. The applicant would however, still need to demonstrate that the development would meet the PUD criteria above. Potential ways to meet the criteria, some of which are described in the applicant narrative, would be through building design, creative site design, sustainability, pedestrian oriented development with pedestrian connections, and potentially affordable housing. Given the site's visibility, it could provide a gateway into the GrandView area.

Traffic

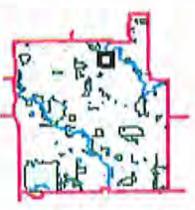
A traffic study would need to be completed to determine impacts on adjacent roadways. Concern has been expressed with the previous request from residents in regard to congestion that would be created at the intersection of Brookside and Interlachen Boulevard.

City of Edina



- Legend**
- House Number Labels
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Parks
 - Parcels

Map provided by ArcGIS - Copyright (C) 1995-2002



PID: 2811721310040

**5115 49th St W
Edina, MN 55436**

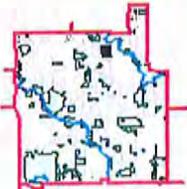


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City of Edina



- Legend**
- House Number Labels
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Parcels
 - 2008 Aerial Photo



PID: 2811721310040

**5115 49th St W
Edina, MN 55436**



A2

City of Edina



- Legend**
- House Number Labels
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Parcels
 - 2009 Aerial Photo



PID: 2811721310040

**5115 49th St W
Edina, MN 55436**





14



A5



A6

Applicant's
Narrative

MEMORANDUM

BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman
Kroos
Vogel
Group
Inc.

222 North Second Street
Minneapolis, MN 55401
Telephone: 612.339.3752
Facsimile: 612.339.6212
www.bkvgroup.com
EOE

PROJECT: Vernon Avenue Housing

TO: Cary Teague

FROM: David Motzenbecker

CLIENT / FIRM NAME: Hunt **COMM. NO.:** 1874.01

DATE: 10.24.12

RE: Narrative for Vernon Avenue Housing Development

After much thought and market study, the Vernon Avenue Housing development has been reconfigured to be an 18-unit townhome development. The units will be 3 levels and 30' high, each with their own tuck-under 2-car garage. They will range in gross floor area from 3120 to 3600 square feet. The development is located on three parcels of land adjacent to the Vernon Avenue exit ramp from Hwy. 100 southbound. The parcels are between Vernon Avenue on the south and 49th Street on the north.

The development is envisioned to meet the demands of empty-nesters and those who want to stay in Edina and downsize their homes. However, life-cycle housing is currently in short supply. We see this development fitting in well with the current GrandView Heights Small Area Plan and many of its suggestions.

Taking the Planning Commission's and Staff's previous comments into consideration, we've reduced the density and scale to something we feel better fits within the neighborhood context. The number of units currently equates to approximately 14 units/acre. The building has been reduced in height from the previous scheme from 4 stories to 3 stories, fitting within the zoning requirements for height.

Adding a townhome development at this location is appropriate and will bring public value to the city and neighborhood. The creation of life-cycle housing with a high-level of amenities is an excellent public value. With its location near Hwy. 100, the development allows easy vehicular access for those who have cars. We believe that by locating the development here that we are eliminating additional traffic that will filter into the heart of the neighborhood.

One of the key elements of our site plan is how we are connecting the development to greater Edina. We are still planning to add a public walkway to our site that connects 49th Street and the neighborhood beyond directly to Vernon

Avenue. This access route works directly into the small area plan route suggestions of bicycle and pedestrian paths. We also anticipate improving the sidewalk and boulevard along Vernon, helping to create a better connection to the east. We envision this as a catalyst towards beginning the "complete streets" transformation of Vernon as outlined in the small area plan.

One of our sustainability goals is to retain as much of the mature vegetation and trees as possible, ensuring the development has a good vegetative buffer from the surrounding traffic. This also benefits the developments heating and cooling costs, as the trees will help keep the building cooler during the summer months, and when the leaves drop, allow the sun to warm the building during winter.

The parcels - 5109, 5117, and 5125 49th Street W – are 54,393 square feet (1.25 acres) in size and zoned PRD-2. The current zoning allows 2.5 stories/30' and 6 units. The current zoning requires 7300 s.f./unit. Due to our proposed number of units, we are anticipating a need to up-zone these parcels to a PRD-4 zoning classification. A rezoning to PRD-4 allows 2900 sf/unit – this would allow 19 units, we are proposing 18.

We do not anticipate taking any MLA bonuses at this time, though we will need to address some minor setback adjustments via variances.

In conclusion, we anticipate the following land use applications:

1. Rezoning from PRD-2 to PRD-4
2. Comprehensive Plan Amendment
3. Setback Variances
4. Site Plan Review

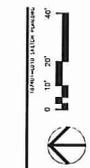
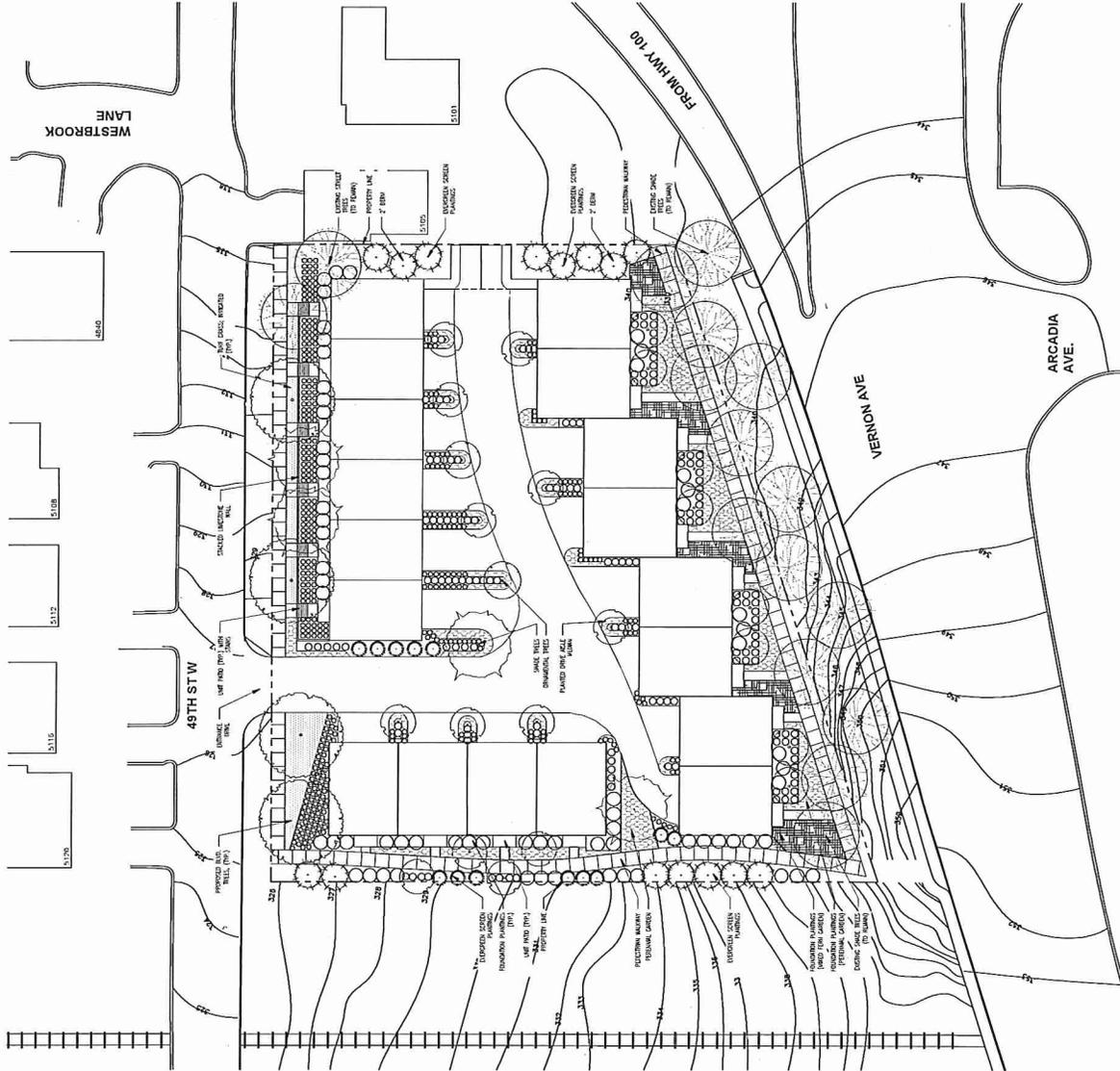
We may possibly consider rezoning to a PUD in lieu of the previous list, but would like to hear the Commission and Staff's recommendation.

CERTIFICATION
I, the undersigned, being a duly licensed professional engineer or architect, do hereby certify that this is a true and correct copy of the original design and specification and that I am a duly licensed professional engineer or architect under the laws of the State of Minnesota.

PRINTED LAST NAME:	Date
PROJECT LICENSE NUMBER:	
REVISIONS:	No. DATE
DATE:	02-12-12
DRAWN BY:	JES
CHECKED BY:	
COMPRESSION:	BP/AD

SKETCH PLAN

LO10



VERNON AVENUE SENIOR HOUSING SKETCH PLAN

PROJECT SUMMARY	FLOOR		TOTAL
	1ST FLOOR	2ND FLOOR	
BUILDING FOOTPRINT	20,840		20,840 SF
FLOOR AREA			
DWELLING UNITS	18		18 UNITS
PARKING (IN-UNIT)	36		18 STALLS (DOUBLE GARAGE)
PERVIOUS/ IMPERVIOUS		59,300 SF	56% PERVIOUS
LOT SIZE		59,940 SF	59,940 sf or 1.38 acres
UNIT DENSITY		18 units / 1.38 acres	13 units per acre
FLOOR AREA RATIO		99,751 sf / 59,940 sf	1.66

19



A10



11A

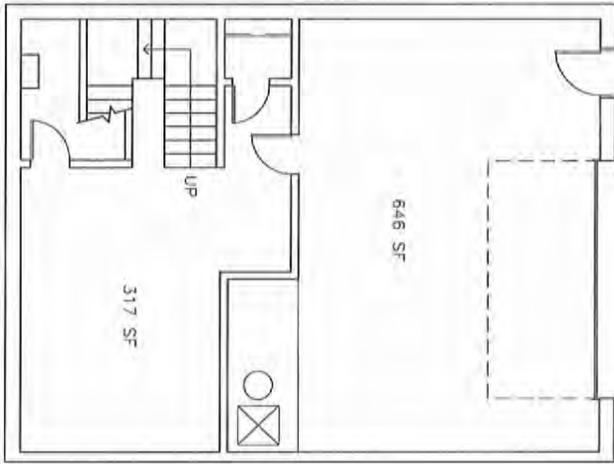


A12



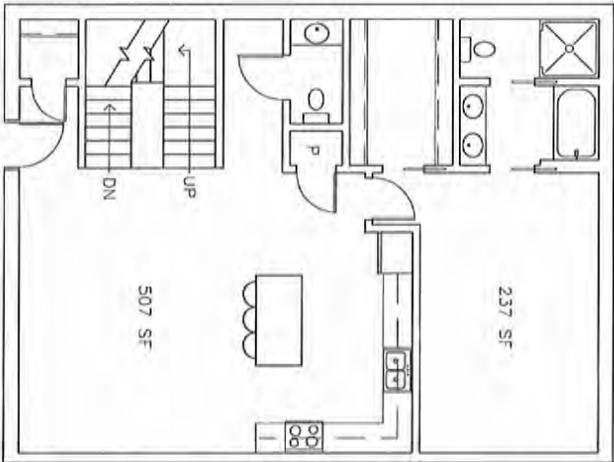
A13

Basement - 30'



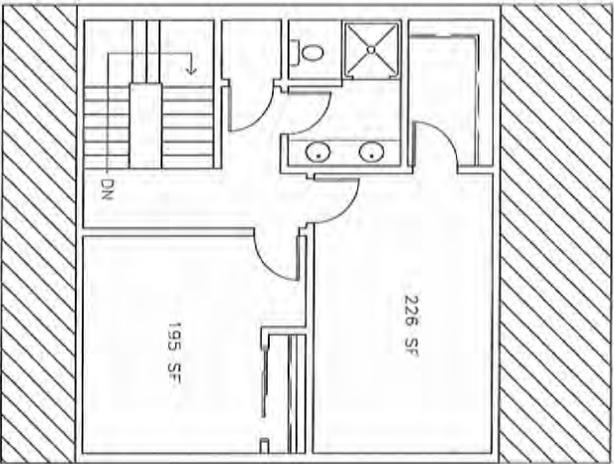
FINISHED SF 492 SF
 UNFINISHED SF 646 SF

1st Floor - 30'



FINISHED SF 1138 SF
 UNFINISHED SF 0 SF

2nd Floor - 30'

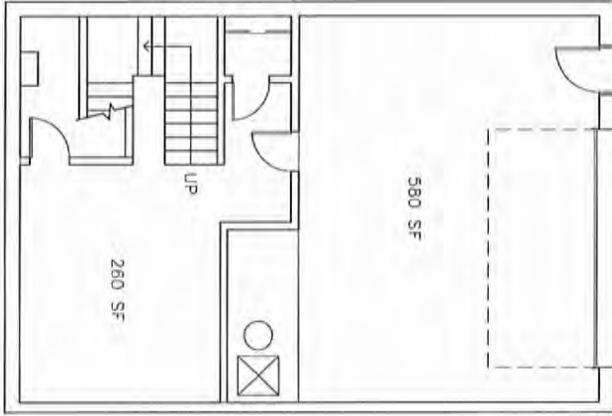


FINISHED SF 802 SF
 UNFINISHED SF 0 SF



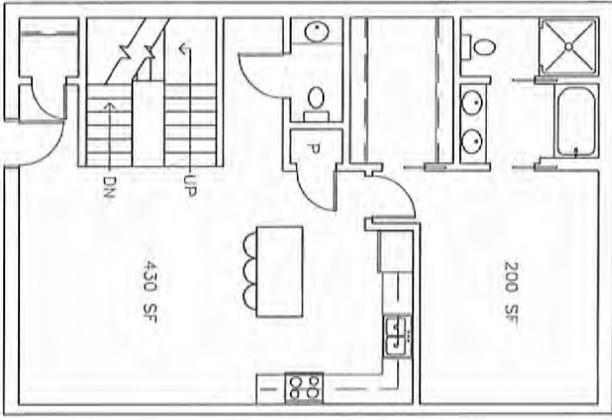
A13a

Basement - 26'



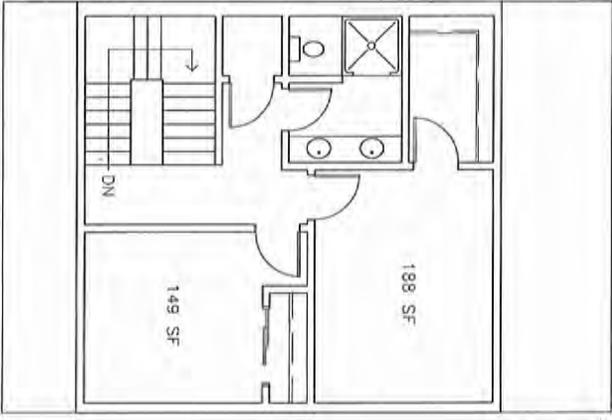
FINISHED SF 430 SF
 UNFINISHED SF 580 SF

1st Floor - 26'



FINISHED SF 1014 SF
 UNFINISHED SF 0 SF

2nd Floor - 26'



FINISHED SF 715 SF
 UNFINISHED SF 0 SF



A13b

Vernon Avenue Residences

BKV GROUP

114

Illustrative Master Plan

Supporting Policies - GrandView Height SAP

GUIDING PRINCIPLES

- Turn perceived barriers into opportunities. Consider layering development over supporting infrastructure and taking advantage of the natural topography of the area.
- Design for the present and the future by pursuing logical increments of change using key parcels as stepping stones to a more vibrant, walkable, functional, attractive, and life-filled place.
- Create an identity and unique sense of place that incorporates natural spaces into a high quality and sustainable development reflecting Edina's innovative development heritage.

LAND USE GOALS

- Recognize the need for a range of housing types and choices and address those markets that also reinforce the district vision.
- Address needs of underserved populations (teens, singles, seniors, etc)

PUBLIC REALM GOALS

- Plan for a safe, comfortable pedestrian environment that links public and private destinations north-south (neighborhoods, library, businesses) and east-west (neighborhoods, businesses, commons, city hall)

TRANSPORTATION GOALS

- Create a more bike and pedestrian environment by applying Complete Streets and Living Streets principles to Vernon, Edna and the local street network.



PLANNING DEPARTMENT
MAR 14 2012
CITY OF EDINA

- Create an improved circulation and access network between public streets/parcels and private development/desination
- Complete the pedestrian/bike system...make bikes and pedestrians a priority and allow for a safe crossing over Highway 100
- Reserve the CP Rail corridor for future, possible public transit and non-motorized movement/connection in the district

SUSTAINABILITY

- City Council Living Streets policy - Recommendation of the Edina Transportation Commission (ETC) to establish a comprehensive Living Streets Policy that integrated all modes of transportation and addressed issues such as: traffic calming, stormwater management, promoting active living, community feel, improving walking and biking, and enhancing urban forests.

IMPLEMENTATION

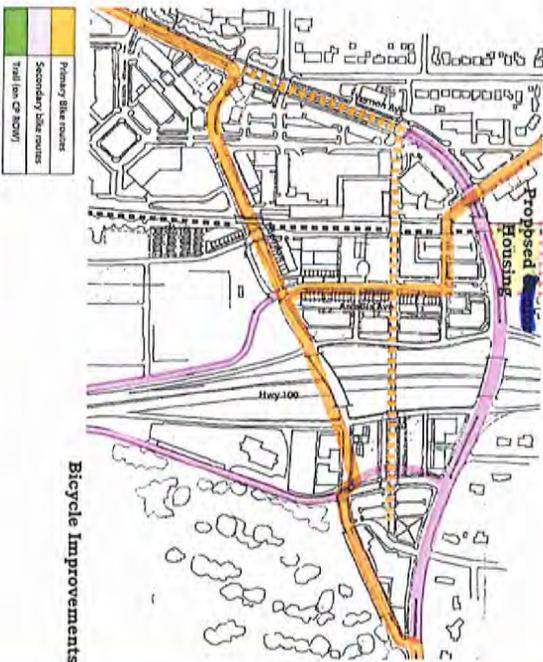
- CP Rail bike path from Edna to Brookside

YEARS 5-10

- Vernon Living Streets/streetscape 3 lane section
- Dedicate right turn from Vernon to Interlachen
- Vernon as primary bike route to GrandView Crossing

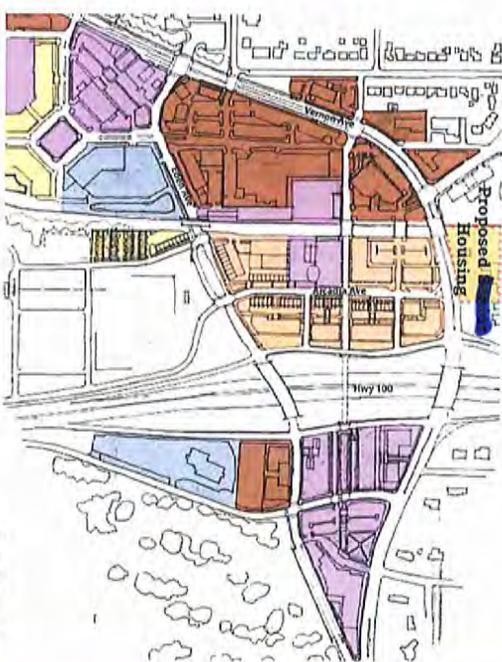
YEARS 10+

- Hwy 100 pedestrian/bike bridge



Bicycle Improvements

Primary bike route
Secondary bike route
Trail (w/ CP ROW)



Land Use Map

Public/semi public
neighborhood commercial
mixed-use center
office
medium /high density residential

VIII. REPORTS AND RECOMMENDATIONS

A. Sketch Plan Review for Senior Housing – 5109-5125 West 49th Street for Hunt Associates

Planner Presentation

Planner Teague reported that the Planning Commission is being asked to consider a sketch plan proposal to redevelop three lots at 5109-5125 49th Street West. The applicant is proposing to tear down the existing two apartment buildings and single-family home and build a new six story, sixty foot tall, 98-unit senior housing building.

Teague pointed out the existing properties are zoned PRD-2, Planned Residential District which allow residential buildings containing six or fewer units. Teague said should the City decide to rezone these sites to PUD, the proposed setbacks, height of the building and number of parking stalls would become the standards for the site.

Continuing, Teague said a traffic study would need to be completed to determine impacts on adjacent roadways. Concern was expressed from residents in regard to congestion that would be created at the intersection of Brookside Avenue and Interlachen Boulevard.

Concluding, Teague stated which the proposal would be an improvement over the existing buildings on the site, staff is not sure that the proposal would rise to the level of meeting the purpose and intent of a PUD. The proposal far exceeds allowed densities. Seven variances would also be required under traditional senior housing zoning.

Appearing for the Applicant

Daniel Hunt, Hunt and Associates, David Motzenbecker, BKV Group

Chair Grabiell explained that before the Commission this evening is a sketch plan review. Grabiell clarified that a sketch plan wasn't a public hearing. It's an opportunity for the developer to obtain feedback from the Planning Commission on their concept.

Discussion/Comments

Chair Grabiell told the Commission he seems to remember the Commission and Council approving a development concept in this area for townhomes, adding he doesn't remember the unit count. Planner Teague responded that Chair Grabiell was correct. The Council approved a 6-unit townhouse development; however, the townhouse development only included the R-1 lot and right-of-way.

Commissioner Forrest observed that ordinance stipulates a building height limit of 2-stories in the PRD-2 zoning district. Planner Teague agreed adding PRD-2 also contains a density cap of 6-units.

Applicant Presentation

Mr. Hunt addressed the Commission and said he believes the proposed use of the site as senior housing is good. Continuing, Hunt explained in Edina there is demand for senior housing. Edina residents want to be able to remain in their community when it comes time for them to sell their home. This proposal gives them that option. Hunt introduced David Motzenbecker to speak more on the proposal.

Mr. Motzenbecker told the Commission that in his opinion this is a key piece and an excellent location for a senior building. Continuing, Motzenbecker said that the project will entail tearing down the existing two apartments and single-family home to construct a new 98-unit, 6 story structure and rezoning the site to PUD incorporating the requirements of the City's PSR-4 zoning. The parcel is located adjacent to the Vernon Avenue exit ramp and West 49th Street. Motzenbecker said in his opinion the proposed building would bookend with Grandview. With graphics Motzenbecker pointed out design elements and the goal of incorporating this site into the greater Grandview area. Motzenbecker also noted the goal of the ETC was to establish a comprehensive living streets policy that integrated all modes of transportation. Motzenbecker said he believes this project is a step in the right direction in implementing that goal. Concluding, Motzenbecker said they looked to the Grandview small area development plan and incorporated its key principles into their site. One principle was key; turning perceivable barriers into opportunities. In this respect the natural topography actually became an asset.

Discussion/Comments

Chair Grabiell said in his opinion this may be a very difficult area to "get out of" including getting onto Interlachen Boulevard. Mr. Motzenbecker acknowledged that and informed the Commission a traffic study needs to be completed to ensure traffic is handled appropriately. Continuing, Motzenbecker said they also anticipate improving the sidewalks and boulevard along Vernon. Chair Grabiell noted their reference to senior housing and asked exactly what type of senior housing this would be. Motzenbecker said that the population served would be able bodied seniors 62+. Chair Grabiell asked if the units would be market rate or something else. Motzenbecker responded that the units would be market rate and be around \$2,000 per month depending on unit size.

Commissioner Staunton said he has a concern with the request as it relates to zoning/PUD/PSR-4. Staunton said to him it appears to be an excuse to get around

code. Mr. Motzenbecker said their intent was to create the best development possible and tie into the Grandview small area plan by bringing connection to the Grandview area. Vernon Avenue would also be enhanced through landscaping and walkways along with boulevard enhancement. Aligning the project with the PSR-4 zoning district provides the opportunity for the project to implement bonuses.

Commissioner Fischer said he has a difficult time justifying a building of this size and density in a small residential neighborhood. Mr. Motzenbecker said their intent was to set the building as far back from the street (49th Street) as possible and add amenities to the front of the building. Motzenbecker said the building would be 200' from the nearest residents across 49th. Concluding, Motzenbecker said they took advantage of the topography when designing the building pointing out that the topography absorbs the building height.

Commissioner Carpenter said in his opinion the building is too large. Carpenter asked the developers how parking was handled; not only parking for residents of the building but for guests. Mr. Motzenbecker said the building was designed with 132 enclosed parking spaces those spaces include spaces for visitor parking. Carpenter questioned if that would really work.

Commissioner Staunton stated in his opinion this plan is very aggressive and causes him concern. Staunton said he likes the attention paid to Vernon Avenue; however the unit count is way too high; more attention needs to be paid to the north side and traffic is a major concern. Staunton noted the one-way in and out scenario is difficult at best.

Commissioner Platteter agreed and questioned site circulation, traffic circulation on West 49th St, site drop-off, metro mobility, deliveries and visitor parking. Platteter said that he doesn't think the drop-off area as sketched would work. There's just too much going on with this building.

Commissioner Forrest added she was also concerned with the circulation on the site and on 49th St. This proposal will certainly add additional traffic into the area pointing out it's a one way in and out. Continuing, Forrest also said in her opinion the building is too tall, the site is too tight (especially on the east), and it's just too much. Concluding, Forrest said the Commission also has to keep in mind housing trends change over time, adding it may be a senior building today but maybe not in the future.

Commissioner Schroeder said the site intrigues him with the question of how you transition from Vernon into the residential neighborhood while maintaining the residential character. Schroeder said in his opinion this isn't a very friendly project. He added the building needs to relate better to the R-1 neighborhood. Concluding, Schroeder said the building at least at the residential level on 49th St. needs to be scaled back.

A17

Commissioner Staunton agreed with Schroeder's comments pointing out the proposal increases the density 10-fold. It's just too much. Concluding, Staunton said that he's also not sure if this is consistent with the GrandView Framework. The building is way out of scale.

Mr. Motzenbecker asked the Commission if they could provide some guidance on the number of units they would be comfortable with.

Commissioner Staunton said traffic is another large issue. He said the one way in and out nature of this neighborhood along with the RR tracks is key in redeveloping this site and achieving the correct unit count. Staunton concluded that he doesn't know the "right" unit number.

Commissioner Potts suggested that the applicant take another look and respond more to the topography and to the residential neighborhood. Potts asked if their intent was to build the building and sell it or would they continue to manage the property. Mr. Hunt responded they would build and manage the property.

Commissioner Fischer asked the applicants if they spoke with their neighbors. Mr. Motzenbecker responded they had, adding around 15-20 neighbors came to a neighborhood meeting. Motzenbecker said they received both positive and negative feedback.

Commissioner Forrest indicated the proposed use is fine with her, reiterating her concern is massing and traffic. Forrest said in her opinion this project isn't the right "transition" into the neighborhood. Concluding, Commissioner Forrest said that in her opinion 20 units at 2 ½ stories may be the right transition. As presented it's just too large.

Chair Grabiell said he agrees with all comments thus far adding his concern is that the building is just too large and the transition into the R-1 neighborhood just isn't there. Grabiell said he doesn't want to give false encouragement, adding he believes the use is right; however this is just way to large.

Mr. Motzenbecker said he understands the Commissions comments indicating they want to see a smaller building. He asked the Commission if they could provide him with a unit range.

Commissioner Schroeder commented that he understands the applicant is looking for a number; however, that can't be provided. Schroeder said he wants to see a creative solution that is sensitive to the neighborhood. Concluding Schroeder said there are other options out there.

Commissioner Carpenter suggested considering other areas, adding this may not be the right site.

Chair Grabiell thanked the applicants for their presentation adding the Commission would be receptive to them bringing forward another sketch plan for review.

Public Comment

David Valentine, 5021 Hankerson, told the Commission he doesn't think a building of this size belongs in a residential neighborhood. Valentine said he has no objection that it's a senior building; however, the building is just too large with too many units.

B. Modification to the Redevelopment Plan for Southeast Edina Redevelopment Project Area and the TIF Plan for the Establishment of the Southdale 2 TIF District.

Planner Presentation

Planner Teague informed the Commission the City Council is considering the establishment of a new TIF District that would include Southdale and surrounding parcels.

Teague explained the purpose of creating the new TIF was to facilitate improvements to Southdale including the following renovations to common areas; new entrances, flooring, lighting, signage, restrooms, parking deck lighting, exterior seating, columns and interior treatments. Teague said at this time there are no proposed changes in use of the property with the proposed improvement project.

Teague told the Commission that at this time they are being asked to determine by resolution that the proposed improvement to the common areas are consistent with the Comprehensive Plan.

Commissioners asked Planner Teague to clarify their action.

Planner Teague explained the Commission is being asked to determine by resolution that the proposed use of TIF funds to improve common areas was consistent with the Comprehensive Plan.

Motion

Commissioner Fischer moved to adopt the resolution as outlined by City staff on page A1. Commissioner Platteter seconded the motion. All voted aye; motion carried 9-0.

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PC Minutes

B. Sketch Plan Review – BKV Group – 5109 and 5117 West 49th Street. Vernon Avenue Senior Housing

Planner Presentation

Planner Teague informed the Commission they are being asked to consider a sketch plan request to redevelop three lots at 5109-5125 West 49th Street. The applicant is proposing to tear down the existing two apartments and single family home on the site and building a new four story 44-foot tall, 60 unit senior housing building. The density of the project would be 43 units per acre.

Teague reminded the Commission the applicant had previously proposed a six story, sixty foot tall, 98-unit senior housing building that was considered by the Planning Commission on March 28, 2012.

Teague explained that the existing property is zoned PRD-2, Planned Residential District-2, which allows residential building containing six or fewer dwelling units. The existing apartments contain four and five units each. The applicant would be seeking a rezoning of the property to PUD, Planned Unit Development. The site is guided LDAR, Low Density Attached Residential (1-4 units per acre), therefore, a Comprehensive Plan Amendment to HDR, High Density Residential would be required.

The applicant is again requesting a Sketch Plan review to solicit comments from the Planning Commission and City Council. Opinions or comments provided to the applicant shall be considered advisory only, and shall not constitute a binding decision on the request.

Concluding Teague indicated that staff remains concerned with the proposed density of the proposed density of the proposal at 44 units per acre. While the maximum density of the PSR-4 District is 44 units per acre as requested, it is still at the high end of what the City of Edina has allowed for high density development in the past. Additionally, this site is adjacent to single-family residential homes to the north and east. The City's other high density residential sites in town are not located so close to single-family residential areas. They are generally located in the Southdale area.

Appearing for the Applicant

David Motzenbecker, BKV Group and Jim Hunt, Hunt and Associates, applicant

Chair Grabiell welcomed everyone present and explained that the process for Sketch Plan Review allows a developer to bring a development/redevelopment plan before the Planning Commission to solicit comments and opinions. A Sketch Plan Review is not an official application and is not a public hearing. It is a public meeting.

ARO

Applicant Presentation

Jim Hunt, addressed the Commission and said he was excited to be present this evening to share the significant changes made to the plan since the Commission last viewed it. Hunt introduced David Motzenbecker.

Mr. Motzenbecker told the Commission the unit count and building height has been decreased from 98-units to 60-units and from 6 to 4-stories. Continuing, Motzenbecker said the setback of the building from West 49th Street was increased to 82-feet. Motzenbecker told the Commission he would stand for comments/questions.

Comments from the Commission

Commissioner Potts said the massing along Vernon Avenue in his opinion is acceptable; however he has two points of concern as follows:

- Concerns with the R-1 residential properties directly adjacent and to the east of the subject site. How will this impact them.
- Traffic. Traffic and stacking is a major concern. There is only one way in and one way out of this neighborhood. Has a complete traffic study been done on the intersection at 49th St and Brookside and Brookside at Interlachen. Also, what about the RR tracks-they potentially pose a real stacking problem. Stacking at the most at the tracks would be 8-car lengths. This is an issue.

Mr. Motzenbecker agreed that with only one egress it will be challenging; however, they have to deal with what exists. Motzenbecker said he was open to any suggestions.

Commissioner Platteter agreed with Potts and added that his concern remains the same as before, internal circulation and drop off. Platteter said the site cannot function without a clearly designated drop off area. He pointed out as a senior facility there will be Metro Mobility drop offs, and the usual residential deliveries; not to mention medical deliveries, US mail and visitors. A lot will be going on in this area.

Chair Grabiell said the Commission supports redevelopment; but in this instance the topographical issues, proximity to RR tracks and the R-1 properties to north create difficulty for him to support the request as submitted. Grabiell said he can't see the benefit to the immediate neighbors nor the community as the result of this proposal.

Mr. Motzenbecker said that the site will be re-landscaped and everything possible will be done to retain the trees along Vernon Avenue and nestle this building into the

hill away from the R-1 properties. Motzenbecker said that in his opinion the introduction of more life-style housing to Edina is a benefit to its residents and improving the site is also a big plus. Continuing, Motzenbecker pointed out market analysis supports the theory when people can no longer live in their single family homes they want to find housing in the same area; even neighborhood when available.

Commissioner Fischer commented that this request also includes an amendment to the Comprehensive Plan which would be a policy decision; however, for this neighborhood amending the Comprehensive Plan from low-density residential to high-density residential is a big leap. Fischer acknowledged that the proposal can be viewed as an improvement; however, this neighborhood is single family with two low-density buildings, adding he doesn't believe this type of density compensates for the improvements to the site and additional housing options.

Commissioner Potts stated he feels certain aspects of the project can be readdressed, adding he believes the proposal presented this evening is better than the previous proposal; however he still can't get by the traffic. Potts said to him that's the largest hurdle. The one way in and out and adding more density is a big concern for him.

Commissioner Scherer said she just can't get past the density. She stated in her opinion this is too much and too close to residential R-1 properties, pointing out R-1 properties are directly north and east. Scherer concluded reiterating the density of this project is too much

Commissioner Forrest said she has a number of concerns with this project. Her issues are with density, drop-off and pickup, street parking possibilities, staffing and traffic. Forrest stated in her opinion the proposed building is uncomfortable to enter and exit, pointing out the proposal has access steps to Vernon Avenue that are steep; especially for seniors. Concluding, Forrest pointed out a rezoning to PSR-4 may "fit" the project better, adding whatever process they pick; as presented this one is just too much.

Mr. Hunt responded that the proposed building will not have 24-hour staff and if "manned" would only have day staff. He asked the Commission to note that the proposed building; although for seniors, is proposed for the active senior that lives independently.

Commissioner Staunton said he agrees with many of the comments from Commissioners and added he continues to believe what's proposed is too dense. Staunton stated if the plan were to proceed the density must be reduced significantly. The proposal as submitted is just too dense for this site. Continuing, Staunton said he may feel differently if the entrance to the building was off Vernon Avenue, but it isn't, and the 49th Street entrance/exit is limited to one-way in and out, adding the railroad tracks and the steep hill to gain access to Interlachen/Vernon leave little stacking room for vehicles. Concluding, Staunton said he can't support the project as

proposed. He said he could envision townhomes; maybe 10-12, but can't visualize an apartment building of this density in this spot.

Mr. Motzenbecker informed the Commission they did consider a rezoning to PSR-4, adding with bonuses there may be a comfortable unit count range the developer could proceed with. Motzenbecker said he would take "another look" at the site and the proposed density.

Chair Grabiell reiterated his concern is with the size of the building. Grabiell said the building in a sense is on the wrong side of the hill; less disruption to the neighborhood would occur if the topography was more in their favor. Chair Grabiell thanked the applicants for their plan and told them to take all Commission comments in good faith.

Mr. Motzenbecker and Mr. Hunt thanked the Commission for their interest and comments.

VIII. CORRESPONDENCE AND PETITIONS

Chair Grabiell acknowledged "back of packet" materials.

Commissioner Staunton apprised the Commission that he attended a meeting with City Staff on the idea of developing work plans for each board or commission. Staunton said he believes sometime between now and the fall when the Commission and City Council hold their annual work session the Commission and planning staff need to "get together" to discuss developing a "work plan" for the Commission.

Commissioner Fischer said he attended a transportation meeting that discussed the France Avenue corridor. The meeting touched on three key intersections and the consultants are looking at the early start of transforming France Avenue. Fischer said this corridor needs guidance and a vision. The France Avenue of the future will not look like the France Avenue of today. Fischer said it's not unrealistic to envision bikes along this corridor.

Chair Grabiell asked the Commission to refer to a Memo from Kris Aaker on a property located at 5427 Woodcrest. Grabiell said it appears the City Council had some concerns about rear yard access, fill and retaining walls.

Commissioner Staunton asked if the retaining wall in question was a permitted use. Planner Teague responded in the affirmative. Expanding on his comment Teague explained the City Council expressed concern over retaining walls, fill and access. Teague said the question is should we regulate access. Continuing, Teague explained that with regard to grading, fill, etc. that the City's engineering reviews all plans to ensure property drainage. Teague said full review is also required if a retaining wall