

City Hall • Phone 952-927-8861

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



Date: April 23, 2014

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Zoning Ordinance Amendment Consideration – R-I/PUD Regulations

Current City Code regulations do not allow R-I properties to be considered for Planned Unit Development (PUD) rezoning. There was a lot of discussion as to whether or not R-I property should be eligible for PUD rezoning, when the PUD Ordinance was created. The general purpose behind excluding R-I properties was to protect single family homes (the majority land use in Edina) from potential redevelopment within single family home neighborhoods.

There is a single row of nine single-family homes on the west side of Xerxes Avenue, that are completely surrounded by commercial development all zoned PCD-3, Planned Commercial-3 District. The Lennar multiuse redevelopment project proposed on York Avenue includes five of these single family homes as part of their project. (See pages A1 and A1a.) The overall project is 4.5 acres in size; the residential properties are 1.2 acres in size or 26% of the total area.

As discussed by the Planning Commission in review of the Lennar project, the City Council cannot consider rezoning that property to PUD unless the City Code is amended or a different zoning classification is requested.

The PUD zoning classification is appropriate for the Lennar project as it would enable the City of Edina to require a better project and achieve goals of the Comprehensive Plan. Some of those goals include: affordable housing; sustainability; pedestrian oriented development and podium height. It also ensures the city, that whatever building project is approved (if it is approved) is what is ultimately built.

Therefore, in order for the City Council to consider rezoning that site to PUD, staff is recommending an Ordinance Amendment that would revise the City Code to allow consideration of PUD on R-I property as long as the R-I property constitutes less than fifty percent of the total property in the proposed PUD.

Attached is a draft Ordinance for Planning Commission consideration. A public hearing is scheduled for the Planning Commission to consider on May 14th and the City Council will hold a public hearing on May 20th.

ORDINANCE NO. 2014-__
AN ORDINANCE AMENDMENT REGARDING PLANNED UNIT DEVELOPMENT
APPLICABILITY IN AN R-1, R-2 AND PRD-1 DISTRICT

The City Council Of Edina Ordains:

Section 1. Subsection 36-254 of the Edina City Code. Applicability/criteria for considering PUD rezoning is amended as follows:

Sec. 36-254. Applicability/criteria.

(a) *Uses.* All permitted uses, permitted accessory uses, conditional uses and uses allowed by administrative permit, contained in the various zoning districts, as defined in this chapter, 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, **unless it constitutes less than fifty percent of the total property in the proposed PUD.**

Section 2. This ordinance is effective immediately upon its passage and publication.

First Reading:

Second Reading:

Published:

ATTEST:

Debra A. Mangan, City Clerk

James B. Hovland, Mayor

Please publish in the Edina Sun Current on:

Send two affidavits of publication.

Bill to Edina City Clerk

Existing text – XXXX

Stricken text – ~~XXXX~~

Added text – **XXXX**



6725 York Avenue, Edina

Find a PID or an address on the map

Welcome

Results

PID: 2902824310003

6725 York Ave S
Edina, MN 55435

Owner/Taxpayer

Owner:

Nha Birmingham Llc
Et Al

Taxpayer:

School Dist: 280

Sewer Dist:

Watershed Dist: 1

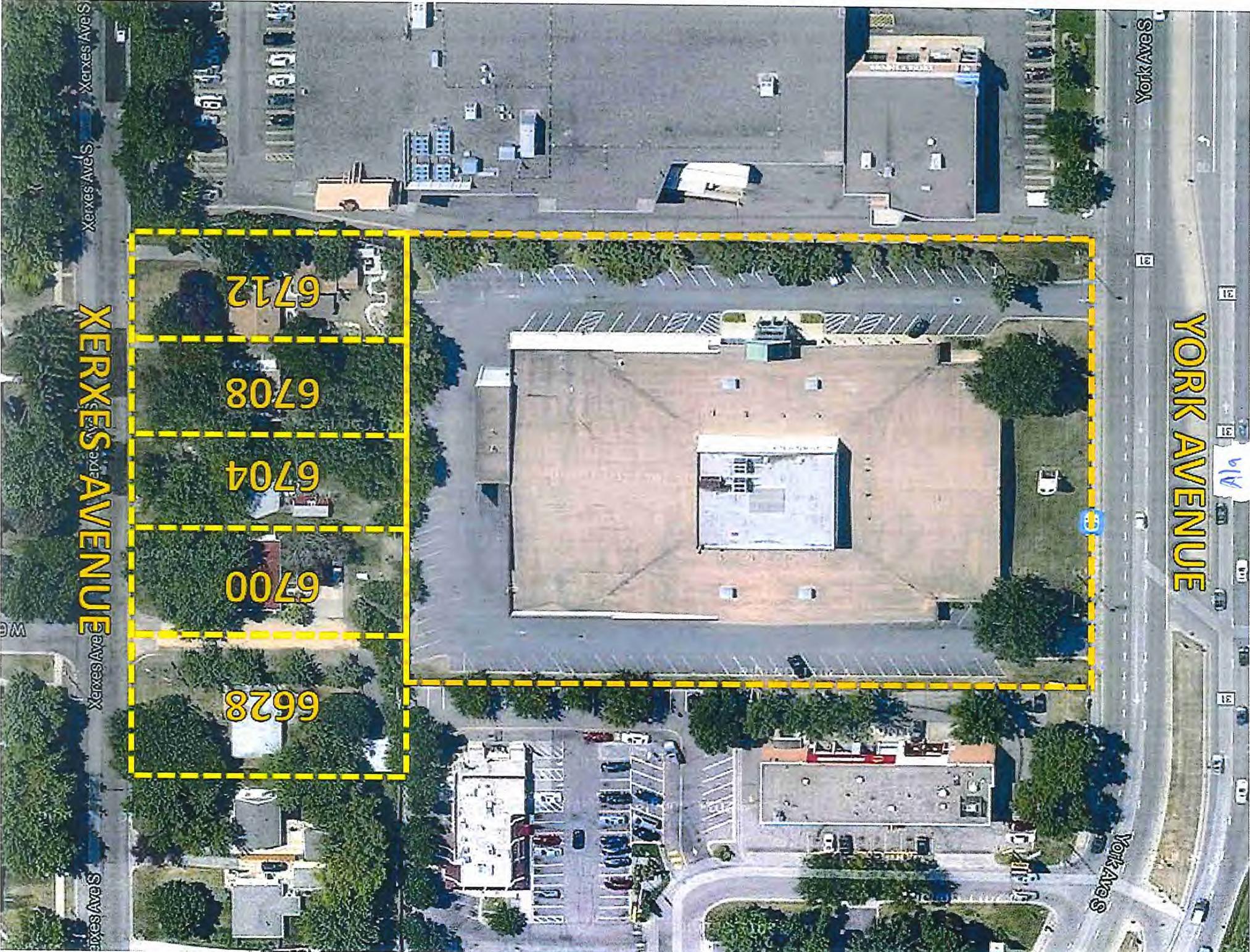
Parcel

Parcel Area: 3.33 acres
145,096 sq ft

Legend

Measure





XERXES AVENUE

YORK AVENUE

6712

6708

6704

6700

6628

York Ave S

York Ave S

31

16

16

16

31

31

Xerxes Ave S

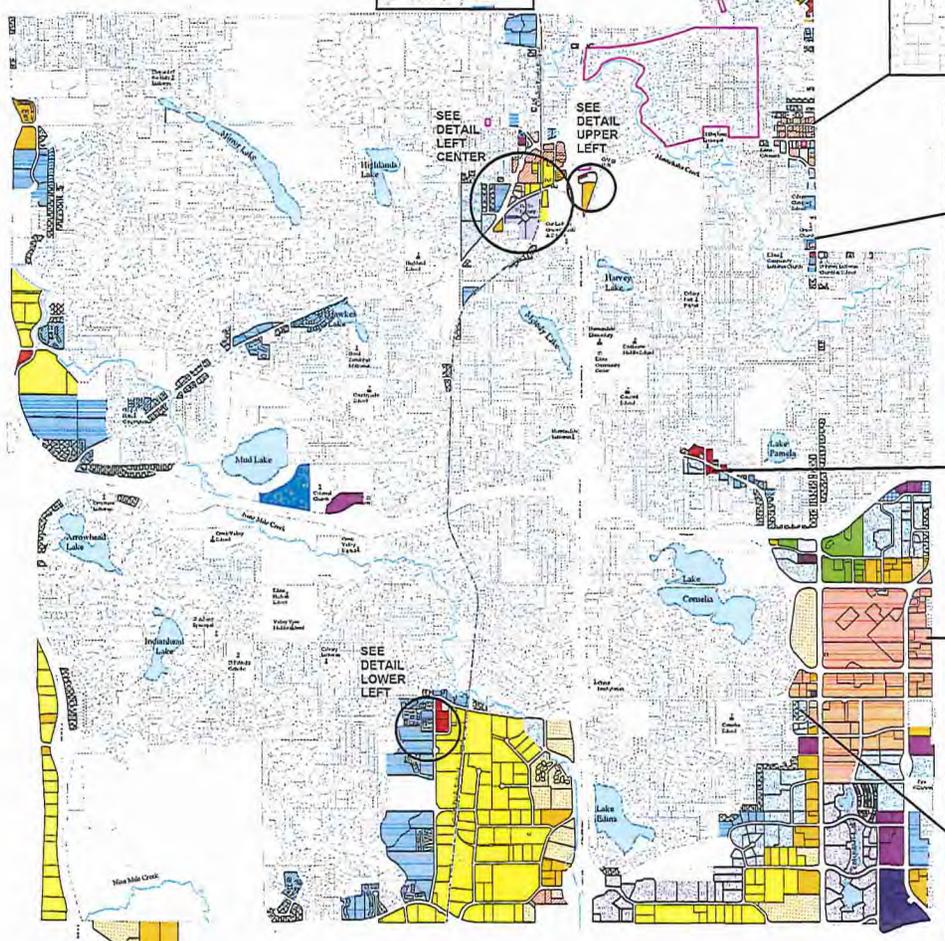
Xerxes Ave S

Xerxes Ave S

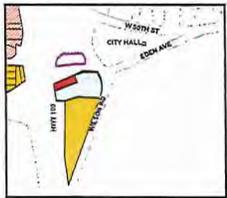
Xerxes Ave S

Ala

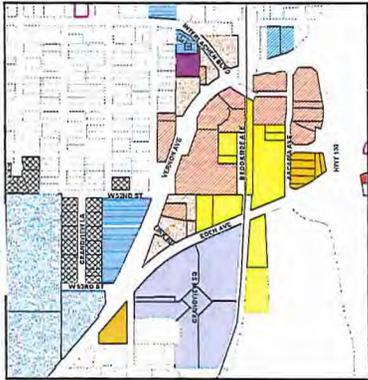
Zoning Map
City of Edina
Hennepin County, Minnesota



WILSON RD & EDEN AVE DETAIL

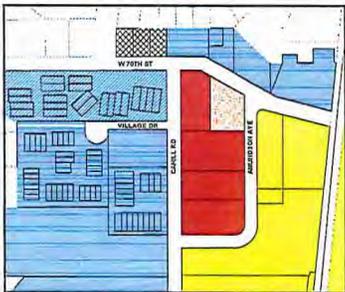


GRANDVIEW DETAIL

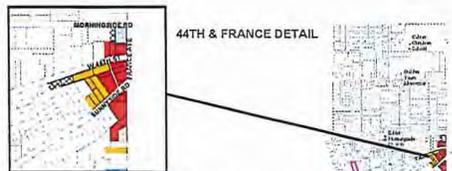


A3

CAHILL RD & 70TH DETAIL



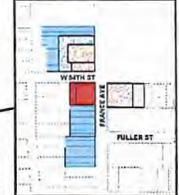
44TH & FRANCE DETAIL



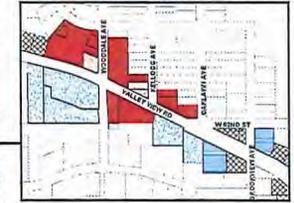
50TH & FRANCE DETAIL



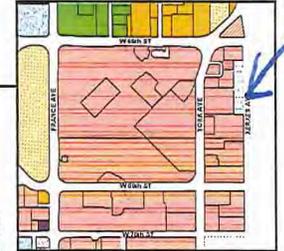
54TH & FRANCE DETAIL



VALLEY VIEW & WOODDALE DETAIL

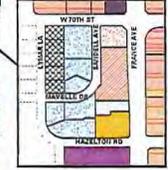


SOUTHDALE DETAIL



Site

70TH & FRANCE DETAIL



Legend

	R-1 Single Dwelling Unit Dist.		Church
	R-2 Double Dwelling Unit Dist.		City Buildings
	PRD-1 Planned Residence Dist.		Private School
	PRD-2		Public School
	PRD-3		
	PRD-4		
	PRD-5		
	PCD-1 Planned Commercial Dist.		
	PCD-2		
	PCD-3		
	PCD-4		
	POD-1 Planned Office Dist.		
	POD-2		
	RMD Regional Medical Dist.		
	PI Planned Industrial Dist.		
	PUD Planned Unit Dist.		
	APD Automobile Parking Dist.		
	EHL Edina Heritage Landmark Dist.		
	PSH-4 Planned Senior Citizen Dist.		
	MDD-4 Mixed Development Dist.		
	MDD-5		
	MDD-6		

← * (Blue arrow pointing left)

N
S
E
W

Planning Dept
November, 2012