

City Hall • Phone 952-927-8861
Fax 952-826-0389 • www.CityofEdina.com



Date: June 25, 2014

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – 4121 West 50th Street

The Planning Commission is asked to consider a sketch plan request to allow a change in use of the existing two-story apartment building at 4121 West 50th Street. (See location on pages A1-A3.) The proposal is to continue the multi-family use on the first floor and lower level, and remodel the second floor into office space. A PUD rezoning is therefore proposed to allow for the mixed use within the building.

The existing building contains nine residential units. Most units have 2 bedrooms, with 1.5 bathrooms and are roughly 1,000 square feet in size. The building recently was significantly remodeled. (See the applicant narrative and building plans on pages A5-A15.) There are no plans to expand or modify the exterior of the building. The proposal would simply be for a remodel of the 2nd floor interior and change of use. The proposed plan would maintain the two residential units in the basement or lower level; maintain the four units on the first floor; and remodel the three units on the third floor into office space (4,250 s.f.).

The property is currently zoned Planned Residential District 4, PRD-4 and is guided, MXC, Mixed Use Center. The MXC allows multifamily residential and office space. Therefore, the proposed use would be consistent with the Comprehensive Plan. (See page A3.)

The following would therefore be required to accommodate the request:

- Rezoning from PRD-4, Planned Residential District-4 to PUD, Planned unit development to write a specific zoning ordinance for the site to allow the proposed uses.

This property is located within an area of the City that is designated as a “Potential Area of Change” within the 2008 Comprehensive Plan. (See page A4.) The Comprehensive Plan states that within the Potential Areas of Change, “A development proposal that involves a Comprehensive Plan Amendment or a rezoning will require a Small Area Plan study prior to planning application.



However, the authority to initiate a Small Area Plan rests with the City Council.” The City Council is therefore requested to determine if a Small Area Plan is necessary.

The following is a compliance table that demonstrates how the proposed building would comply with the PRD-4 standards and show residential densities in Edina. The proposed office use is currently not allowed in the existing PRD-4 Zoning District.

Compliance Table

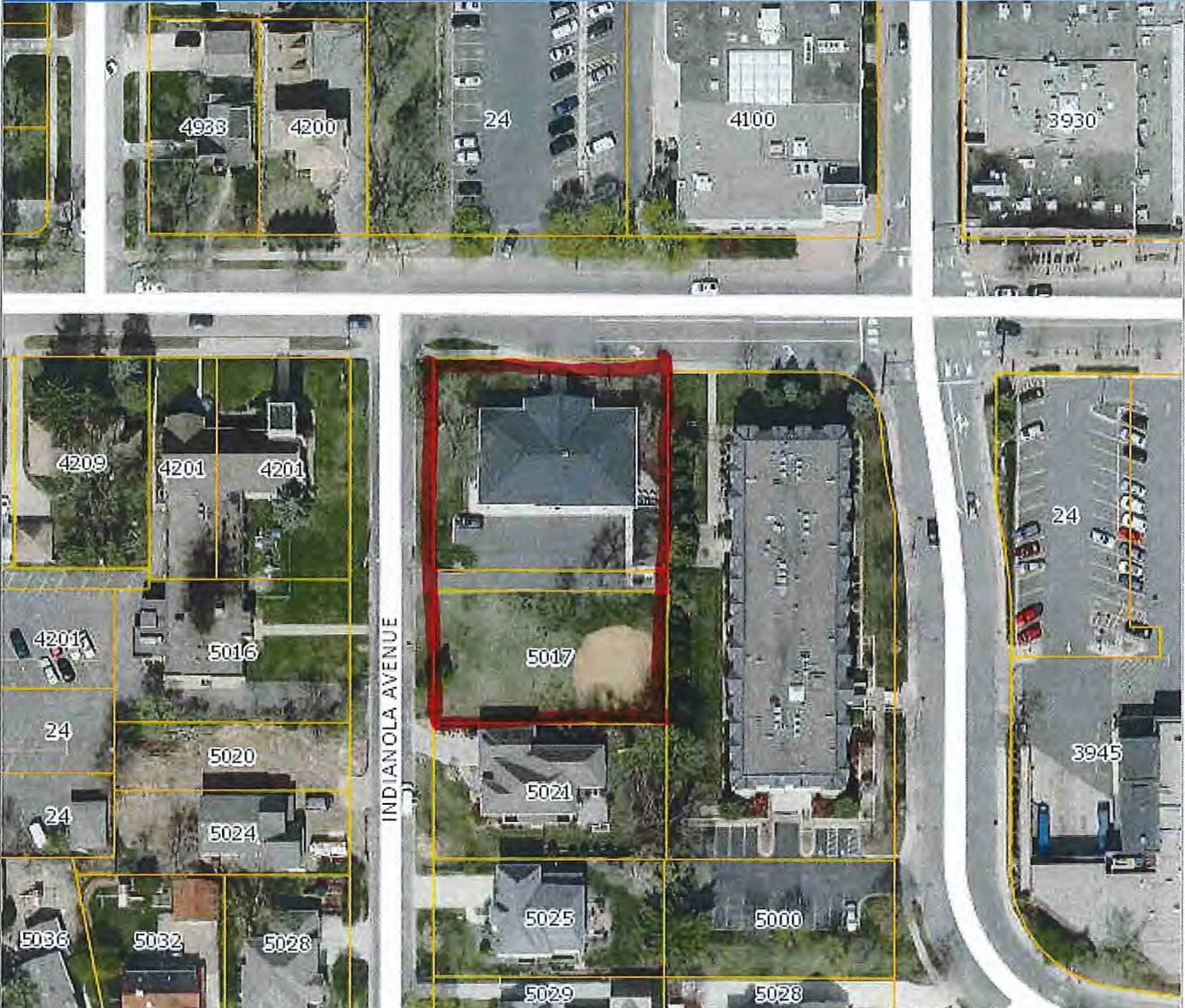
	City Standard (PRD-4)	Proposed
Front – 50 th Street	35 feet	30 feet*
Front – Indianola	35 feet	25 feet*
Side – south	35 feet	40+ feet
Side – east	35 feet	20 feet*
Building Height	4 stories or 48 feet, whichever is less	2 stories
Building Coverage	30%	21%
Density – Comp. Plan	12-30 units max	12 units/acre
Parking Stalls (Commercial District)	1.25 enclosed space + .75 surface spaces per unit 1/200 s.f. for office 25 surface +8 enclosed required	9 enclosed = 11 surface**

* Existing condition

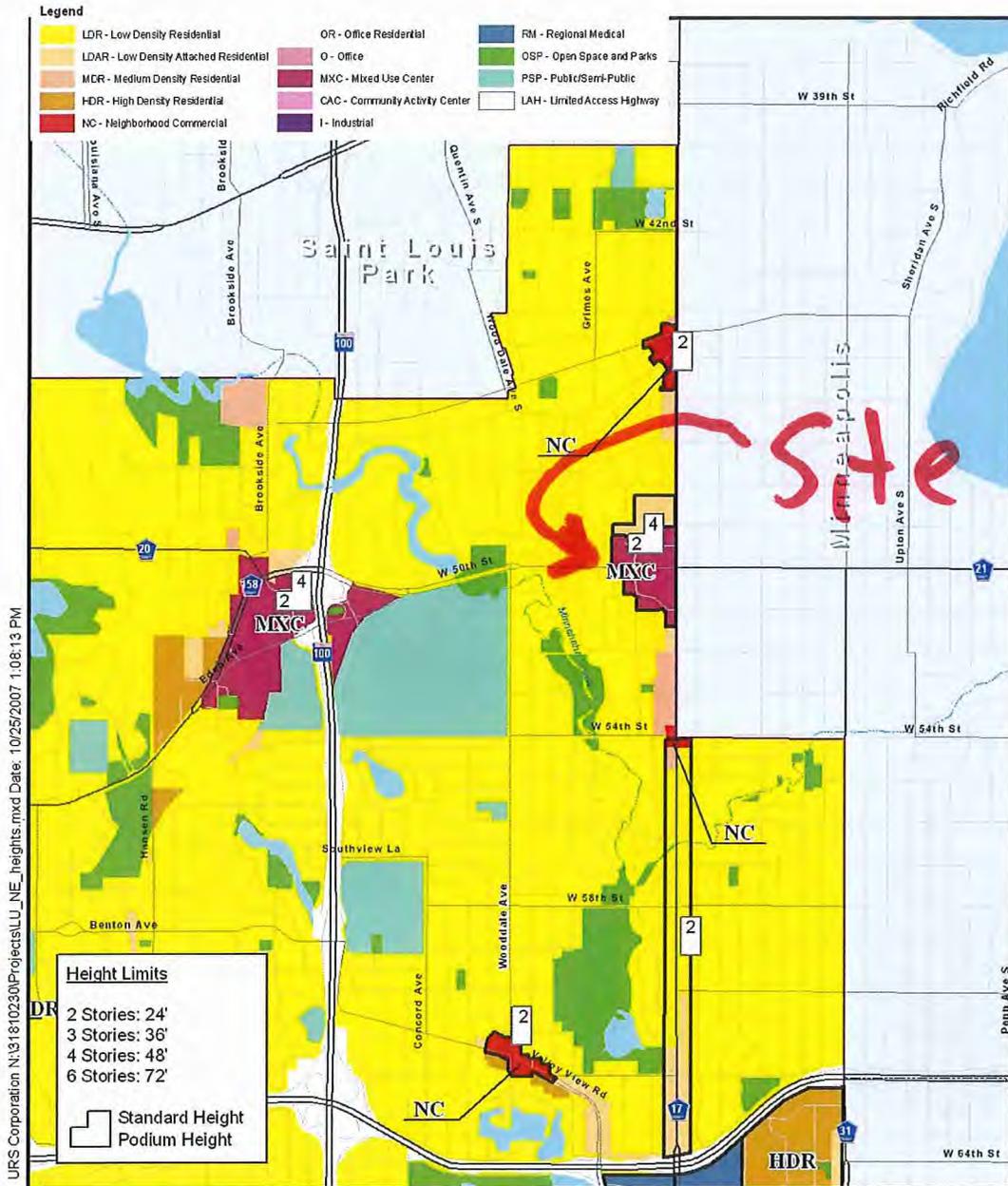
**Variance Required

Staff has some concern in regard to potential future lack of parking. However, the vacant lot to the south, owned by the applicant could however, serve as proof-of-parking if needed. (See page A2.) For now the applicant would continue to maintain this open lot as open space for the neighborhood. (See narrative.) This vacant site however, is zoned and guided for low density residential use.

As part of any rezoning application a site plan would have to be provided to show parking stall and drive-aisle circulation. A traffic study would be required to determine impact on the adjacent roadways.



<p>Parcel ID:</p> <p>Owner Name:</p> <p>Parcel Address:</p> <p>Property Type:</p> <p>Home-stead:</p> <p>Parcel Area:</p>	<p>A-T-B:</p> <p>Market Total:</p> <p>Tax Total:</p> <p>Sale Price:</p> <p>Sale Date:</p> <p>Sale Code:</p>	<p>Map Scale: 1" ≈ 100 ft.</p> <p>Print Date: 6/20/2014</p>  <p>This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.</p> <p>COPYRIGHT © HENNEPIN COUNTY 2014</p> 
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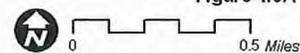


Future Land Use Plan with Building Heights
Northeast Quadrant
Figure 4.6A



City of Edina
2008 Comprehensive Plan Update

Data Source: URS



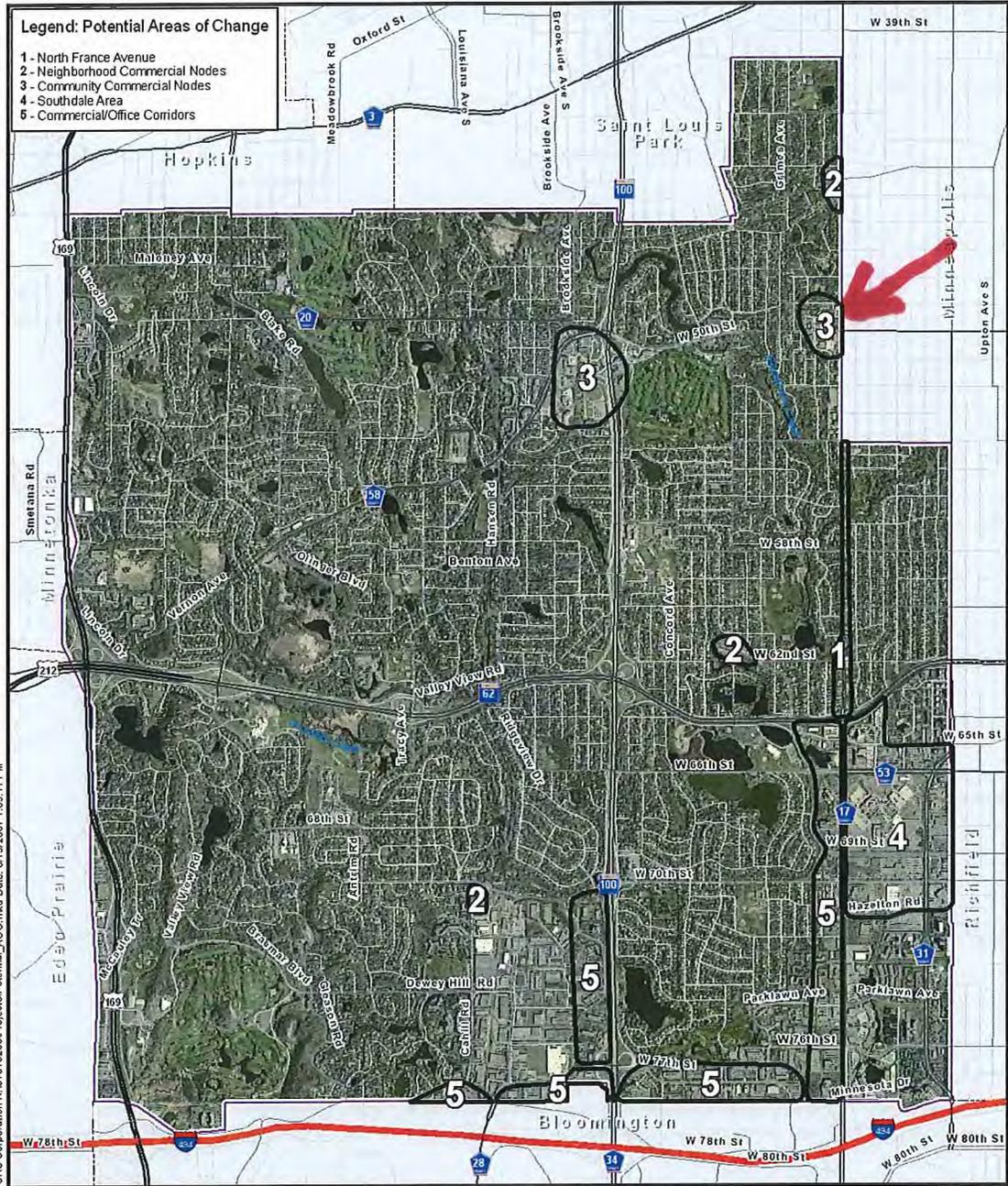


Figure 4.4

City of Edina
 2008 Comprehensive Plan Update
 Date of Aerial Photography: August 2006

**Conceptual Land Use Framework:
 Potential Areas of Change**

0 0.5 Miles

4121 West 50th Street
Dromoland, LLC's Proposed Planned United Development

Planned Unit Development – Proposed Use Description

Dromoland, LLC currently owns the land and the building located at 4121 West 50th Street, Edina, Minnesota 55424 (the "Property"). Dromoland, LLC is a wholly-owned subsidiary of EGO Holdings, LLC, a single member LLC owned solely by Edgar Gerald (Jerry) O'Brien.

The Property is currently zoned PRD-4. Historically, the building's primary use since Dromoland has owned it has been as a multi-unit residential building with limited professional space on the second floor used as the building's management and leasing office. However, Mr. O'Brien would now like to use the existing second floor space and obtain approval for the second floor use, as may be necessary, for institutional (non-retail) investment management business purposes, resulting in the Planned Unit Development ("PUD") proposal that follows.

Dromoland's proposed PUD would seek rezoning the Property to a mixed use classification. Such a change would accommodate both the building's current primary use as a multi-unit residential building as well as allow for the use of the existing second floor office space to house a proposed institutional investment business. The proposed PUD would also allow for the repurposing, as necessary, of a portion of the building's second floor that currently includes the building's management/leasing office, a large gathering area, and two fully equipped and rentable residential units. The repurposing would take advantage of the existing configuration and, with minor renovations, allow for the entire second floor space to be used for institutional investing purposes to the extent the entire second floor is needed for such purposes. If not, the two residential units would remain for lease to individual residential tenants.

To the extent expansion is someday required, the modest renovations would include converting the two existing residential units into office space by removing non-load bearing walls, and creating walkways between what are now separate units. Such changes would not include any modifications to the exterior of the building. The total square footage of the proposed complete second floor office space would be approximately 4,250 square feet.

Unlike many financial service and investment brokerage offices, Dromoland's proposed use will have no retail customer traffic although it will maintain normal business hours of approximately 7:00 a.m. to 7:00 p.m., Monday-Friday, excluding typical bank and exchange holidays. The work hours will co-exist well with the residential uses of the building, because the tenants typically would be gone during the workday when employees would be working in the office. Dromoland anticipates a maximum of 20 employees in the event a full expansion of the second floor is completed for business uses.

As for parking, the Property currently can accommodate approximately 19-20 parking spaces (9 interior and 10-11 exterior). If further parking is required, Dromoland is willing to explore several options, including, but not limited to, approaching the neighboring church to lease parking spaces in the church's lot as well as looking into similar arrangements with other commercial neighbors.

The Building

In 2009, Dromoland remodeled both the exterior and interior of the 1950s Georgian multifamily building. The exterior façade was enhanced with the addition of a front porch including white columns and a functional balcony on the second floor. Inside, the building was completely renovated into eight residential units. Most of the units have two bedrooms and 1 ½ bathrooms. The lower level unit recently was renovated into a handicap accessible unit, including a walk-out patio. Since the renovation, the building has been used as temporary housing for Edina residents who typically are remodeling their permanent homes, executive transfers searching for homes, or, in one recent situation, by a family renovating their home to accommodate accessibility needs of their son who suffered a debilitating sports injury.

During the extensive 2009 renovation of the Property, great care was taken to promote energy efficiency, accessibility and reuse and repurposing of the existing building. The remodel included energy efficient appliances and windows, LED lighting, and abundant natural light that was maximized by the building's enhanced design. In fact, the design work was so meticulous that it won the 2010 ROMA design award from the Builders Association of the Twin Cities (details at: <http://www.stoneheartheremodeling.com/awards.html>).

Civic Involvement

As long-time residents of Edina, Mr. O'Brien and his wife, Lisa, are actively involved in the community. From sponsoring Edina events and projects to hosting numerous neighborhood events for residents, the O'Briens are inextricably intertwined in the community. In addition to the O'Briens' city involvement, the O'Briens host many community gatherings where neighbors have a chance to meet and interact with local, state and national policymakers. Similarly, the O'Briens are long-time financial supporters, board members and volunteers with Greater Minneapolis United Way; Greater Minneapolis Crisis Nursery; Edina Public School District; Minnesota Community Foundation & St. Paul Foundation; University of Minnesota Weisman Museum of Art; and are dependable contributors to the Edina Community Foundation and Edina Ed Fund.

Mr. O'Brien's Background

Mr. O'Brien has lived in the Twin Cities for more than 20 years and in Edina since 1995. Mr. O'Brien was recruited to the area by Cargill where he worked in its financial businesses for 17 years. Mr. O'Brien left Cargill with the goal of creating a new company, in partnership with Warren Staley (retired CEO and Chair of Cargill and an Edina homeowner for decades). Since leaving Cargill, Mr. O'Brien has managed investments for himself and Mr. Staley, but was limited by a non-compete from managing third party capital. Mr. O'Brien has fully satisfied the terms of his non-compete and now has the opportunity to expand his investment activity to include managing investments for select institutional investors (e.g. college endowment, state retirement plans, family offices).

Neighborhood Amenity

Dromoland also owns the vacant lot adjacent and behind the Property. The vacant lot is currently used as neighborhood green space. The lot is zoned for a single-family residence, although Dromoland has converted the lot into a T-ball field for use by the building's tenants and neighborhood children (by invitation) and as a neighborhood amenity. The field was recently resurfaced with new infield dirt and re-seeded for use this summer. For the foreseeable future, Dromoland plans to keep the T-ball field as is.

Neighborhood Discussions about Proposed Use

In preparation for the anticipated PUD rezoning request, Mr. O'Brien has spoken to several neighbors about his proposed use. To date, Mr. O'Brien's proposed use has been well-received and Mr. O'Brien is not aware of any negative comments.

Personal Reasons for Proposed Use

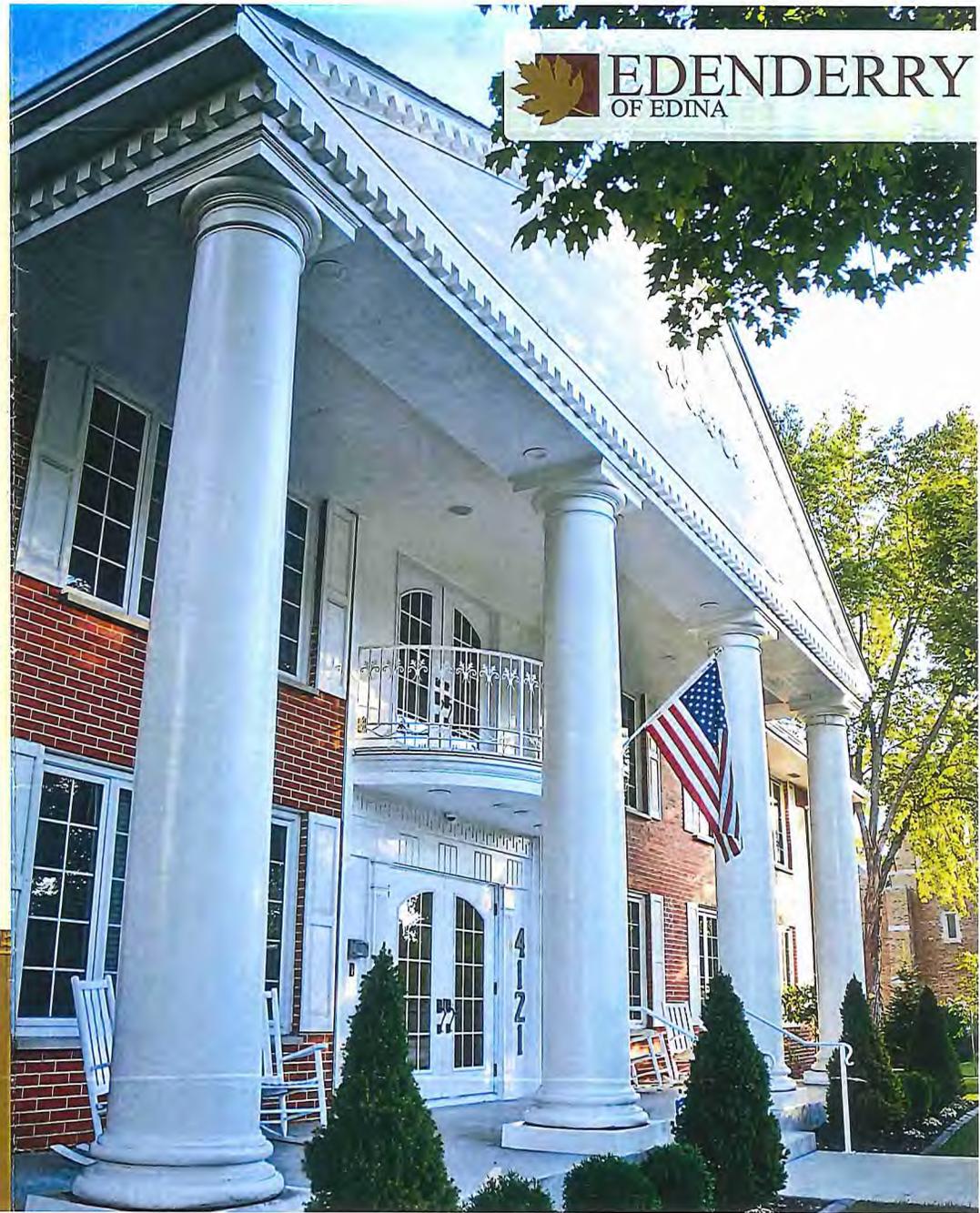
On a personal level, Mr. O'Brien wants to use this existing space because he lives in the neighborhood, his mother-in-law resides in the condominiums next door to the Property (the Henley), and he enjoys having his family and friends pop-in to visit while walking around 50th & France.

MMB: 4811-3004-6235, v. 1

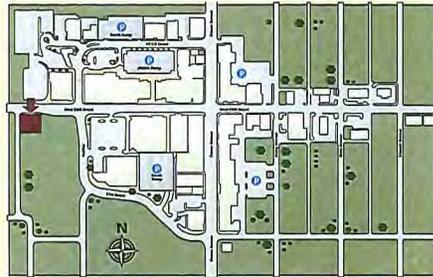
Beautiful downtown Edina, Minnesota



 **EDENDERRY**
OF EDINA



Featuring ROMA award-winning design modeled in classical style, Edenderry of Edina features high executive apartment units that accentuate a "walkable" lifestyle while allowing short driving distances within the entire Minneapolis/St. Paul region.



Located near Edina's 50th and France entertainment district, this exclusive living opportunity will make you feel right at home and part of the community.



Edenderry of Edina • 4121 West 50th Street • Edina, MN 55424 • 651-226-4413 • www.EdenderryofEdina.com

MS



Executive Unit



Guest Suite

EDENDERRY
OF EDINA

The Edenderry of Edina uniquely offers premium, well-appointed apartments that are within walking distance to shops, restaurants, grocery and entertainment establishments.

Located in the heart of historic Edina, Minnesota, living in comfort and luxury has never been more accessible.



Edenderry of Edina wants to work with you to customize the right lease to fit your unique needs. Flexible options include:

- Fully-furnished or Vacant
- Short Term, Long Term, or Seasonal
- Kids or Dog Friendly
- Outdoor Patio
- Supplemental Storage Lockers

We're sorry, but the Edenderry of Edina is a no smoking building



The timeless ideals of order, symmetry and grace are reflected throughout the property. Every Edenderry of Edina unit enjoys:

- 2 Bedroom, 1½ Bath
- In-unit Laundry
- ±1,000 square feet
- Granite Countertops
- Hardwood Floors
- LG Appliances
- Award Winning Design
- Abundance of Natural Light
- Spacious Grounds
- Walking Distance to Shops
- Edina School District
- Heated Parking Option



Ordnatio | Symmetria | Eurythmia
Order Symmetry Grace

INTERIOR PHOTOS OF EDENDERRY OF EDINA, UNIT 300



Hallway leading to Unit 300



Unit 300, Seating Area



Unit 300 Kitchenette



Unit 300 Seating Area & Admin Area



Unit 300 Personal Office



Unit 300 Dining/Meeting Room



Unit 300 Bath 1



Unit 300 Bath 2

CIC NUMBER 1935

A CONDOMINIUM

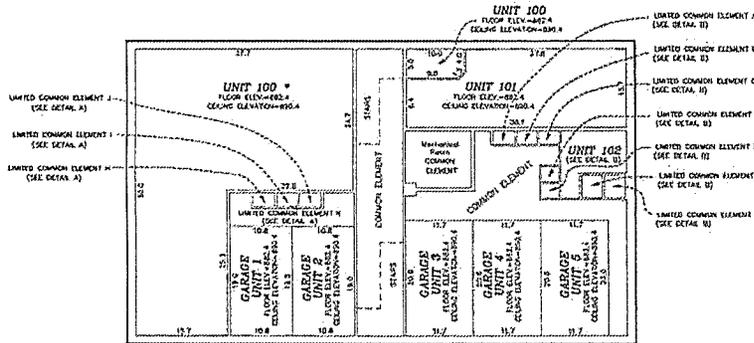
THE EDENDERRY OF EDINA

CIC PLAT

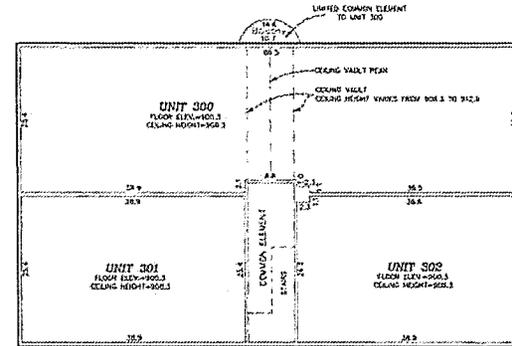
FLOOR PLAN

ELEVATIONS SHOWN ARE REFERENCED TO A BENCHMARK AS NOTED ON SHEET 1 OF 2

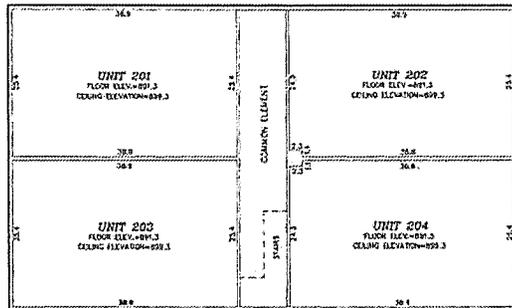
L.C.E. -- DENOTES LIMITED COMMON ELEMENT
C.E. -- DENOTES COMMON ELEMENT



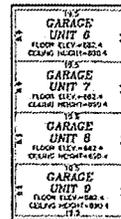
BASEMENT



SECOND FLOOR

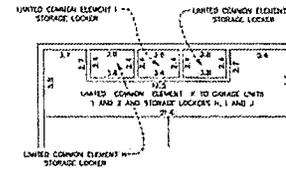


FIRST FLOOR

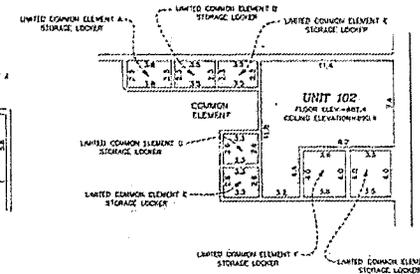


GARAGE

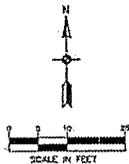
**DETAIL A
(NO SCALE)**



**DETAIL B
(NO SCALE)**



* Declarant may subdivide, combine or convert units into additional units, common elements or limited common elements.



FILE #749

111

9-085

This CIC PLAT is part of the Declaration Recorded as Doc. No. 1456255 on this 18th day of DECEMBER, 2007
Sylvia Rasmussen
 Hennepin County Recorder

SITE PLAN

- - DENOTES SET 1/2" BY 14" IRON MONUMENT CAPPED WITH ALS 40391
- - DENOTES CHECKED "C" IN CONCRETE
- - DENOTES FOUND IRON MONUMENT
- - DENOTES EXISTING CONCRETE SURFACES
- DENOTES EXISTING 1.0 FT. BLOCK RETAINING WALL - COMMON ELEMENT
- L.C.E. - DENOTES LIMITED COMMON ELEMENT
- C.E. - DENOTES COMMON ELEMENT

CIC NUMBER 1935

A CONDOMINIUM

THE EDENDERRY OF EDINA

CIC PLAT

I, Thomas R. Belluff, do hereby certify that the work was undertaken by or reviewed and approved by me for the CIC Plat of CIC NUMBER 1935, A CONDOMINIUM, THE EDENDERRY OF EDINA, being located upon:
 The westerly 80 feet of Lot 2 and all of Lot 3, Block 1, "STEVENS 1ST ADDITION TO MINNEAPOLIS"
 and that this CIC plat truly and accurately depicts all information required by Minnesota Statutes, Section 5120.2-11(6); and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 24th day of November, 2007.

Thomas R. Belluff
 Thomas R. Belluff, Land Surveyor
 Minnesota License Number 40301

STATE OF MINNESOTA
 COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 24th day of November, 2007, by Thomas R. Belluff, Land Surveyor, Minnesota License No. 40301.

Stephen A. Spornick
 Stephen A. Spornick
 Notary Public, Hennepin County, Minnesota
 My Commission Expires January 3, 2013

I, Brian J. Krystofek, pursuant to Minnesota Statutes, Section 5152.2-10(6), do hereby certify that all structural components of the structures containing the units and the mechanical systems serving more than one unit are substantially completed, and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Dated this 24th day of November, 2007.

Brian J. Krystofek
 Brian J. Krystofek, Registered Engineer
 Minnesota License Number 25003

STATE OF MINNESOTA
 COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 24th day of November, 2007, by Brian J. Krystofek, Professional Engineer, Minnesota License No. 25003.

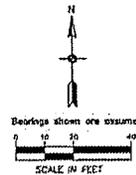
Stephen A. Spornick
 Stephen A. Spornick
 Notary Public, Hennepin County, Minnesota
 My Commission Expires January 3, 2013

SURVEY DIVISION, Hennepin County, Minnesota

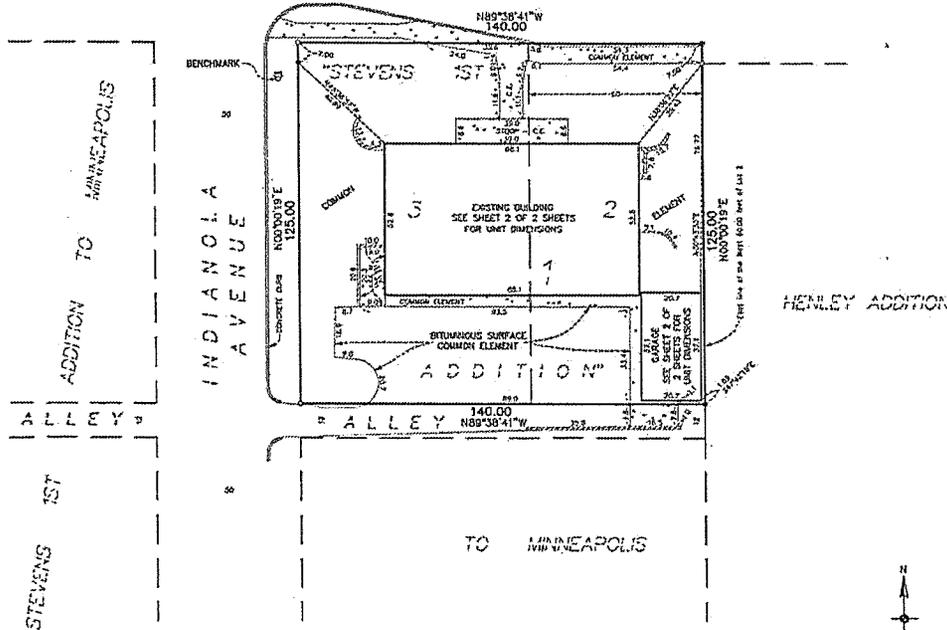
This CIC Plat has been reviewed and approved this 18th day of DECEMBER, 2007.

William P. Brown, Hennepin County Surveyor

By *Phillip A. Nelson*



WEST 50TH STREET



BENCHMARK: TOP JOINT OF HYDRANT AT SOUTHEAST QUADRANT OF WEST 50TH STREET AND INDIANOLA AVENUE. ELEVATION = 869.14 FEET (H.Q.V.D. 1929)

BUILDING DIMENSIONS ARE TO OUTER EDGE OF FOUNDATION.

EASEMENT FOR CABLE/TELECOMMUNICATIONS DATED AUGUST 24, 1998, FILED SEPTEMBER 13, 1998 AS DOCUMENT NO. 0907600 IS BLANKET IN NATURE AND IS NOT TRACEABLE.

file # 749

A12

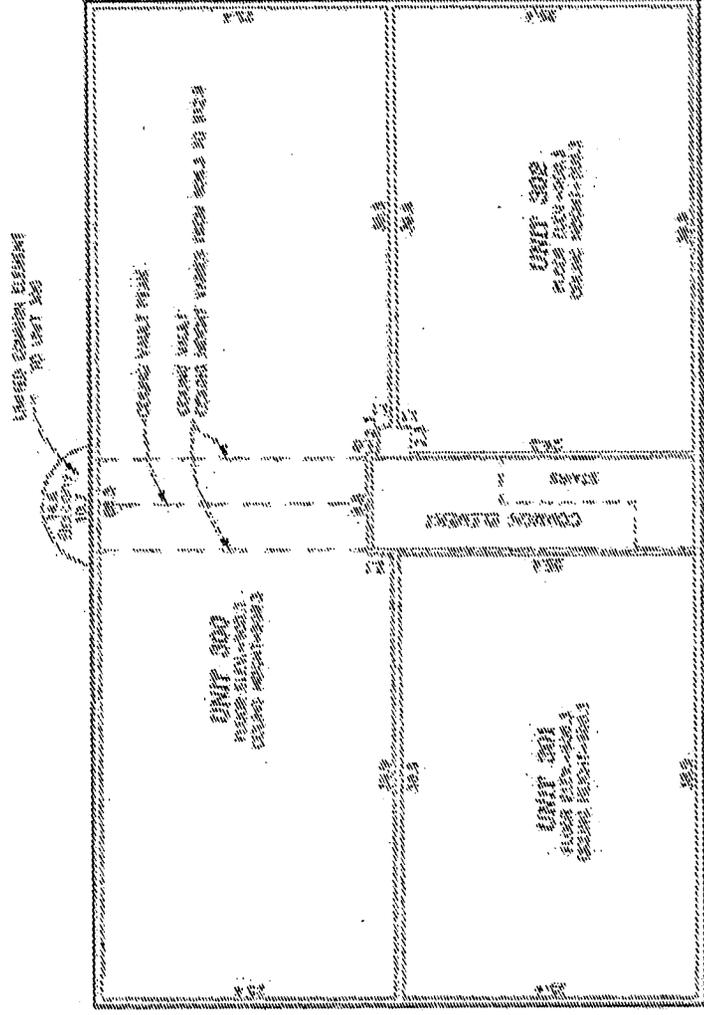
9-085

OFFICIAL FILE # 749

C.R.

MEMBER 1935 CONDOMINIUM MERRY OF EDINA IC PLAT

- COMMON ELEMENT 1
FLOOR, R1
- COMMON ELEMENT 2
FLOOR, R2
- COMMON ELEMENT 3
FLOOR, R3
- COMMON ELEMENT 4
FLOOR, R4
- COMMON ELEMENT 5
FLOOR, R5
- COMMON ELEMENT 6
FLOOR, R6
- COMMON ELEMENT 7
FLOOR, R7
- COMMON ELEMENT 8
FLOOR, R8



SECOND FLOOR

DETAIL A
(NO SCALE)

A14

DETAIL
(NO S)



UNIT 300
FLOOR R10-1001
COMMON ELEMENT 1001

UNIT 301
FLOOR R10-1001
COMMON ELEMENT 1001

UNIT 302
FLOOR R10-1001
COMMON ELEMENT 1001

SITE PLAN

CIC NUMBER 1935 A CONDOMINIUM THE EDENDERRY OF EDIN/ CIC PLAT

- ⊕ - DENOTES SET 1/2" BY 1 1/2" IRON MONUMENT CAPPED WITH RLS 40361
- ⊗ - DENOTES CHISELED "X" IN CONCRETE
- ⬤ - DENOTES FOUND IRON MONUMENT



- DENOTES EXISTING CONCRETE SURFACES

----- DENOTES EXISTING 1.0 FT. BLOCK RETAINING WALL - COMMON ELEMENT

L.C.E. - DENOTES LIMITED COMMON ELEMENT

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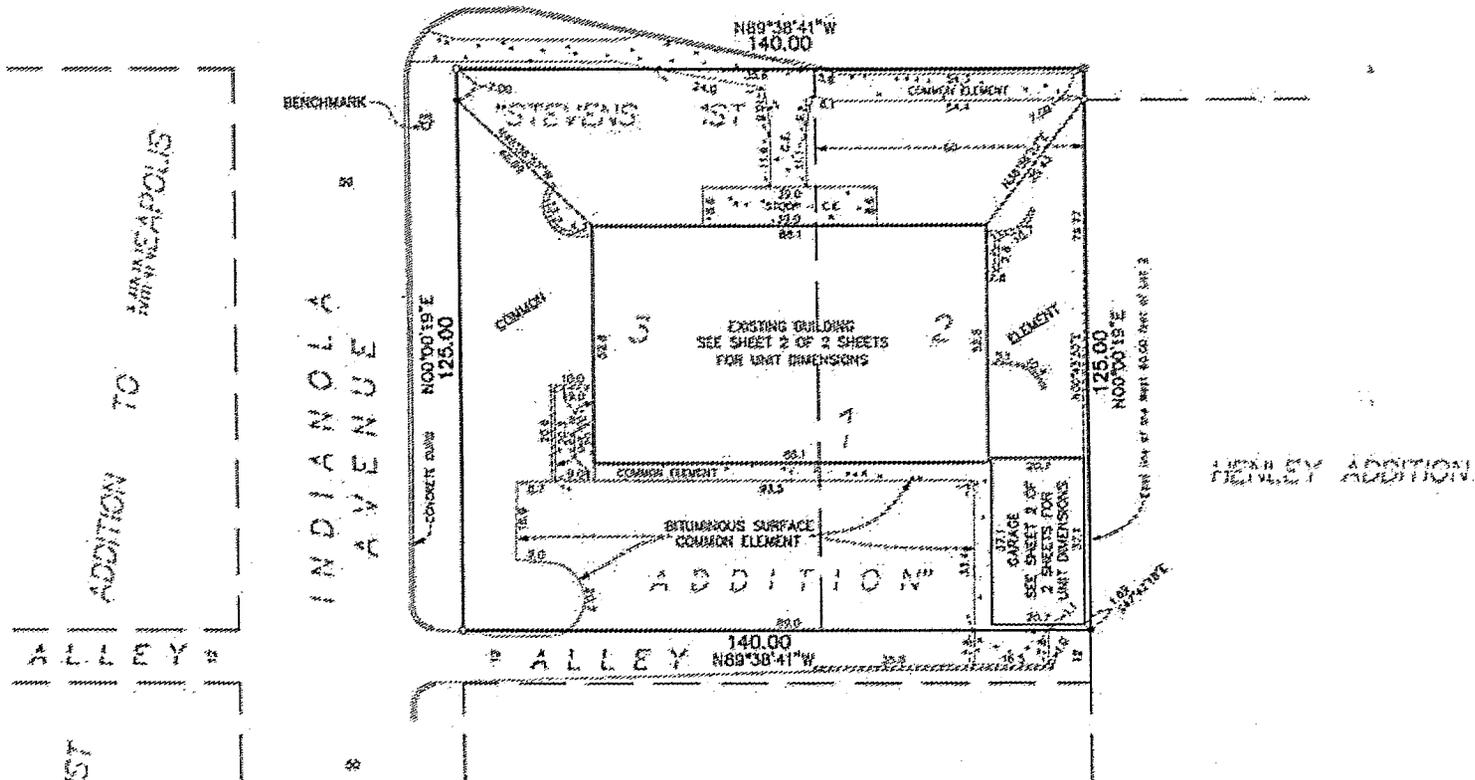
WEST 50TH STREET

75

75

80

FILE # 749
A15



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