



Date: May 14, 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. When the PUD Ordinance was created, there was a lot of discussion as to whether or not R-I property should be eligible for PUD rezoning. 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.

As a result of the Lennar project on York and Xerxes, the Planning Commission is asked to consider a Zoning Ordinance amendment that would allow consideration of R-I property within a PUD if the R-I property constitutes less than fifty percent of the total property in the proposed PUD.

This amendment would apply to any property that is located adjacent to commercial, industrial, or high density residential property. The attached pages A1–A9 show the properties that would be eligible for PUD rezoning under the proposed Ordinance. In general, it would apply to property that is located adjacent to commercial, industrial or high density residential property. As indicated on page A1, the vast majority of property zoned R-I would still not be eligible for PUD rezoning.

In regard to the Lennar project, 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 project includes five of these single family homes. (See pages A10–A13.) The overall project is 4.5 acres in size; the residential properties are 1.2 acres in size or 26% of the total area.

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: sustainability; mixed use pedestrian oriented development and podium height. It also ensures the city, that the building project that is approved is what is ultimately built.



Attached is a draft Ordinance for Planning Commission consideration. The Planning Commission is asked to a public hearing on May 14th and make a recommendation for City Council to consider when they hold a public hearing on the proposed amendment on May 20th.

Recommendation

Recommend that the City Council approve the Zoning Ordinance Amendment.

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. Mangen, 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

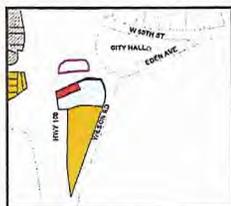
Stricken text – ~~XXXX~~

Added text – XXXX

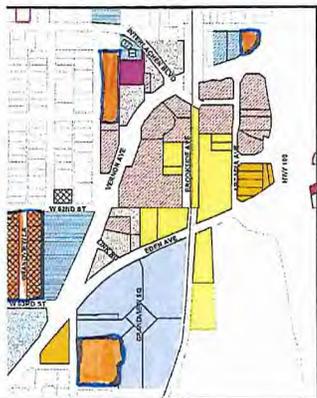
Zoning Map
City of Edina
Hennepin County, Minnesota



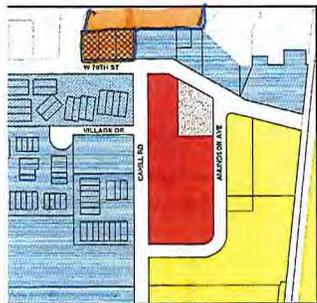
WILSON RD & EDEN AVE DETAIL



GRANDVIEW DETAIL



CAHILL RD & 70TH DETAIL

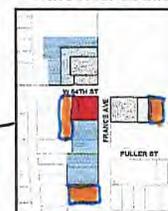


44TH & FRANCE DETAIL

50TH & FRANCE DETAIL



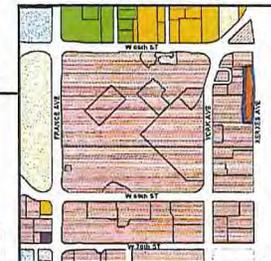
54TH & FRANCE DETAIL



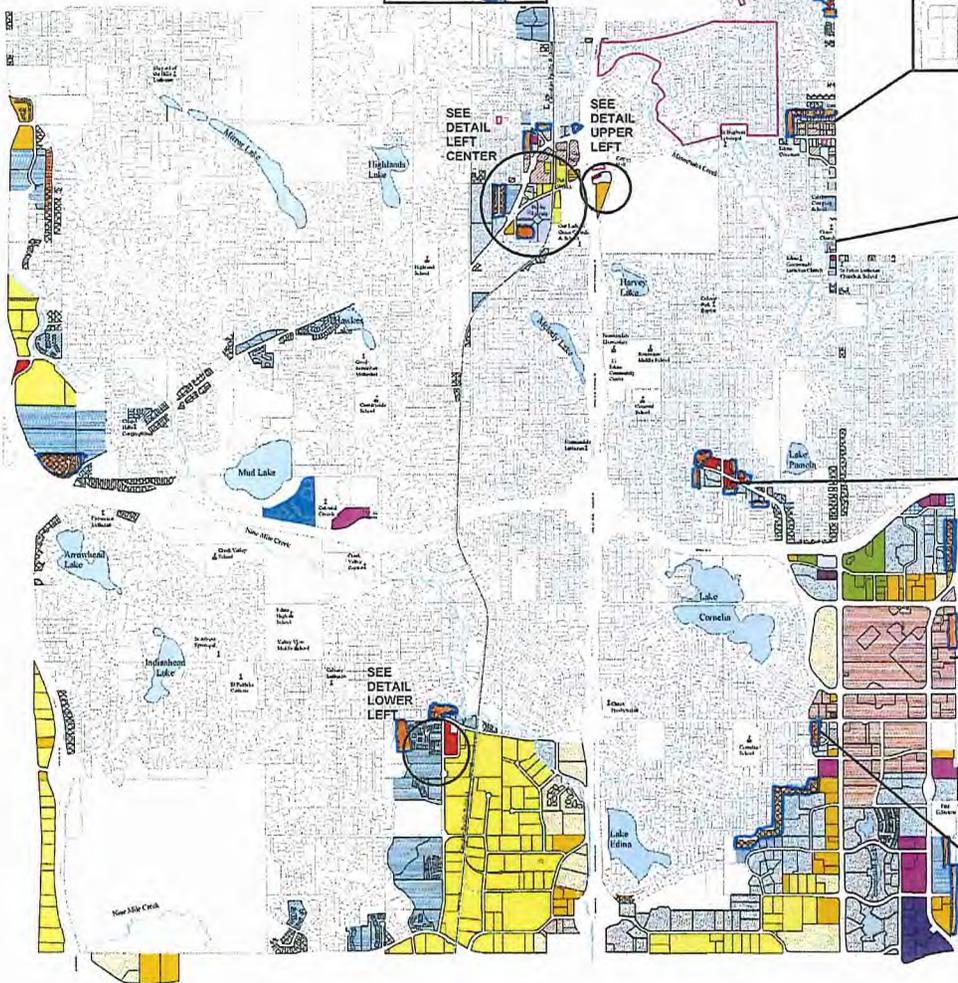
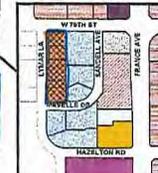
VALLEY VIEW & WOODDALE DETAIL



SOUTHDALE DETAIL



70TH & FRANCE DETAIL



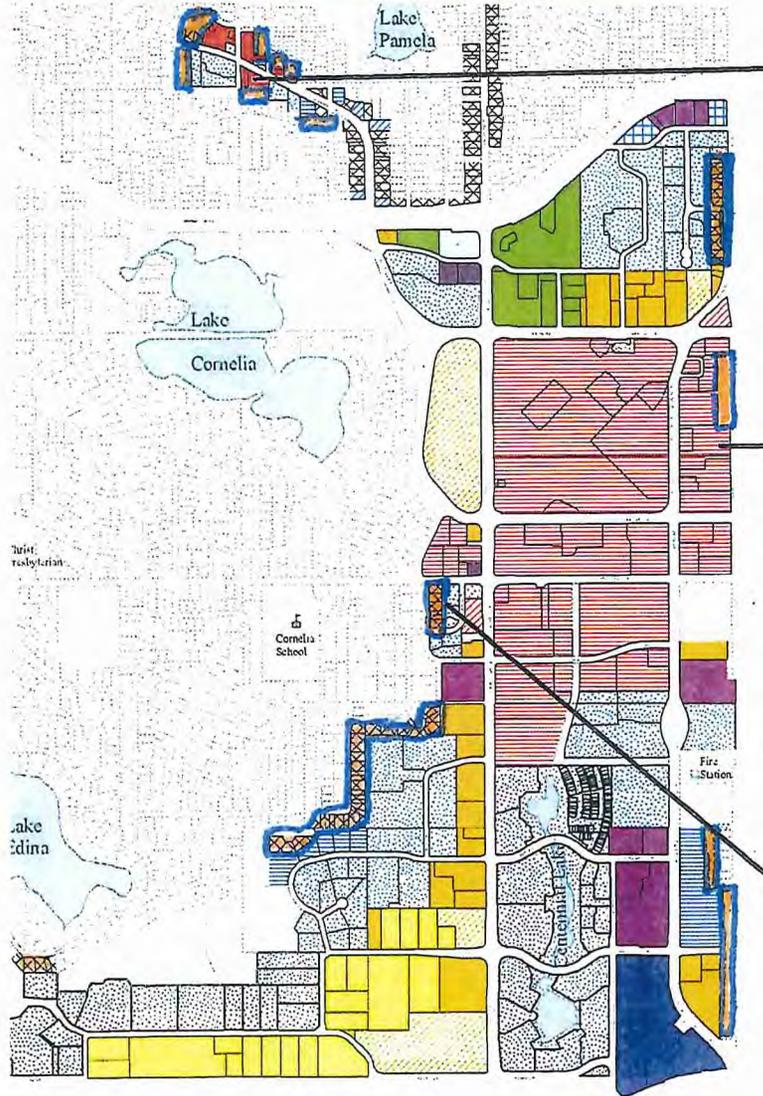
Legend

	R-1 Single Dwelling Unit Dist.		Ch
	R-2 Double Dwelling Unit Dist.		CB
	PRD-1 Planned Residential Dist.		PS
	PRD-2		PS
	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.		
	PID Planned Industrial Dist.		
	PUD Planned Unit Dist.		
	APD Automobile Parking Dist.		
	EHLD Edina Heritage Lands Dist.		
	PSR-1 Planned Senior Citizens Dist.		
	MDD-4 Mixed Development Dist.		
	MDD-5		
	MDD-6		

Planning Dept
November, 2012

IMPACTED SITES

CITY OF EDINA



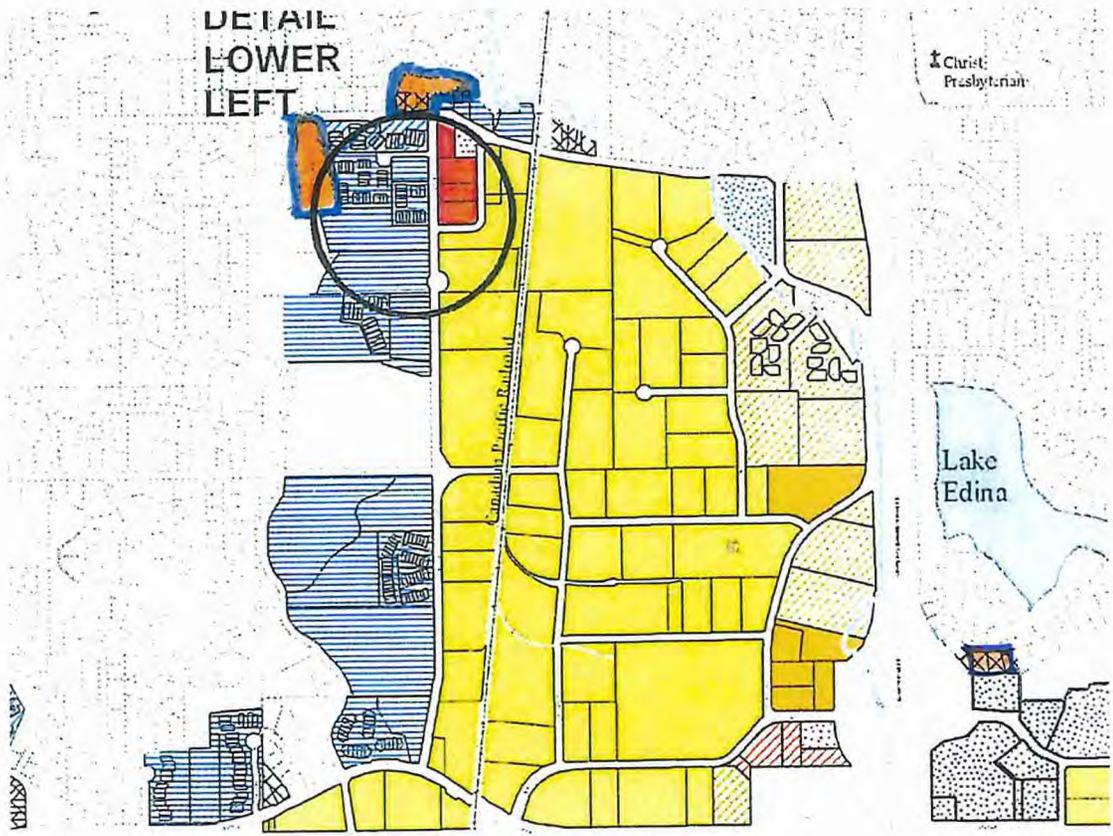
IMPACTED SITES

A2

CITY OF EDINA



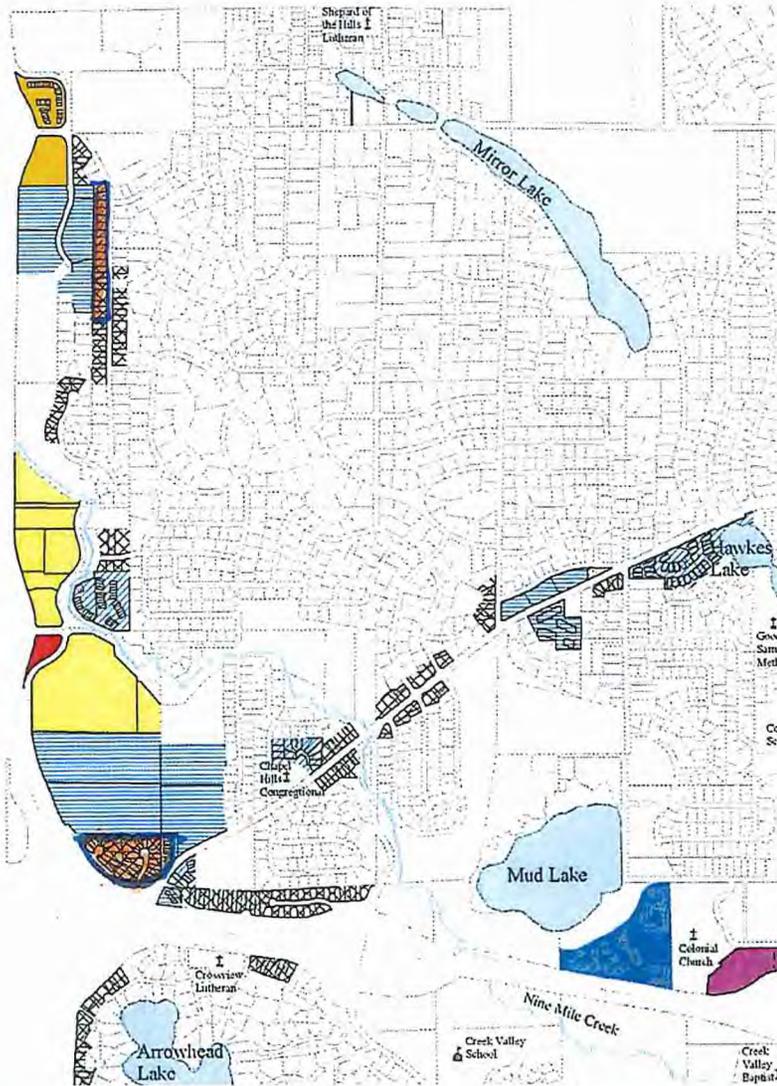
DETAIL
LOWER
LEFT



A3

IMPACTED
SITES

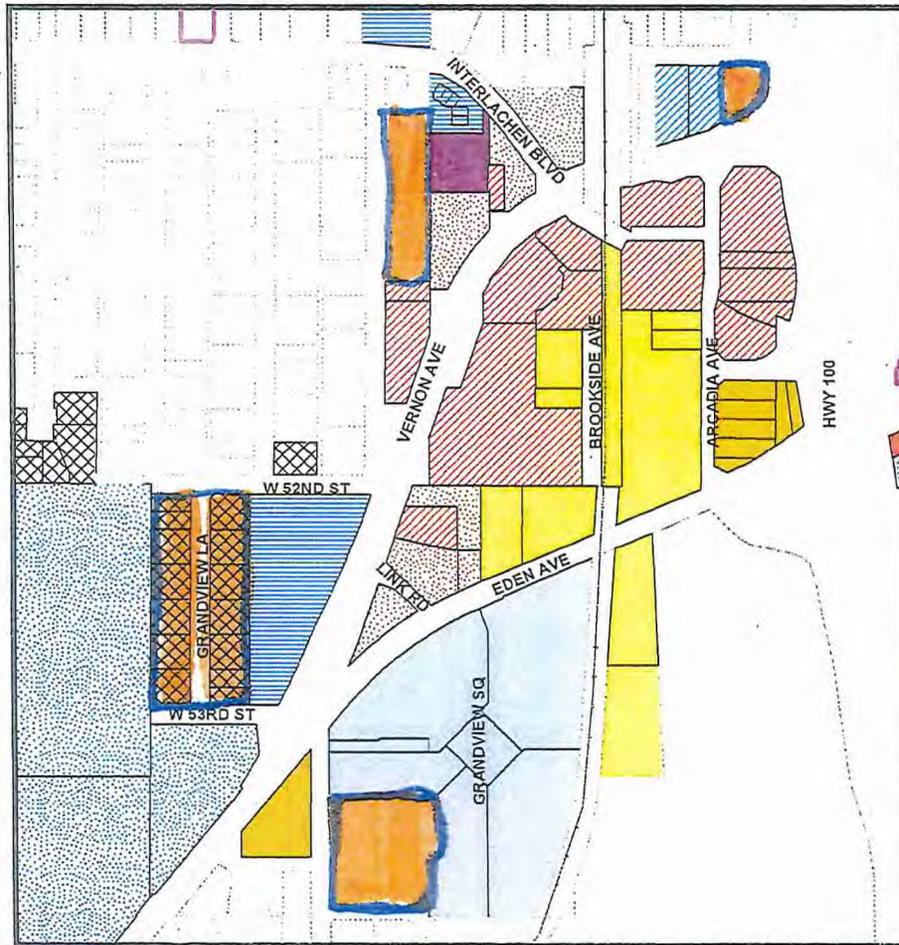
CITY OF EDINA



IMPACTED SITES



GRANDVIEW DETAIL



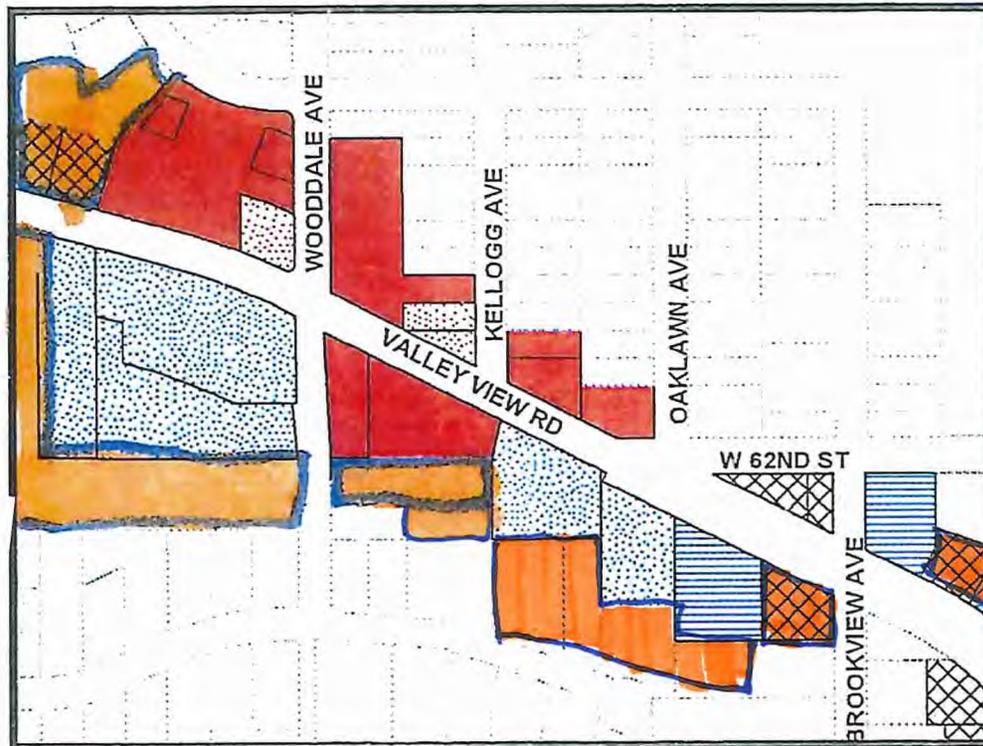
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AS



VALLEY VIEW & WOODDALE DETAIL

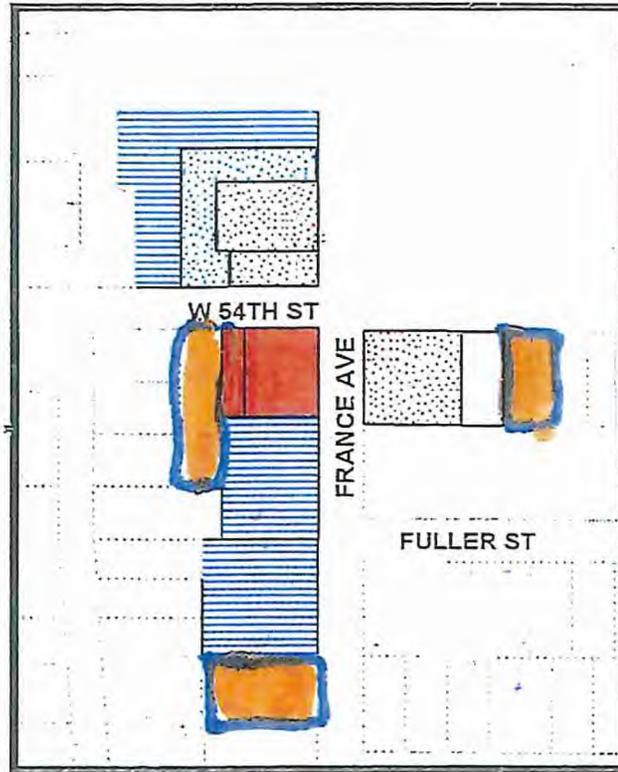
A6



IMPACTED SITES



54TH & FRANCE DETAIL



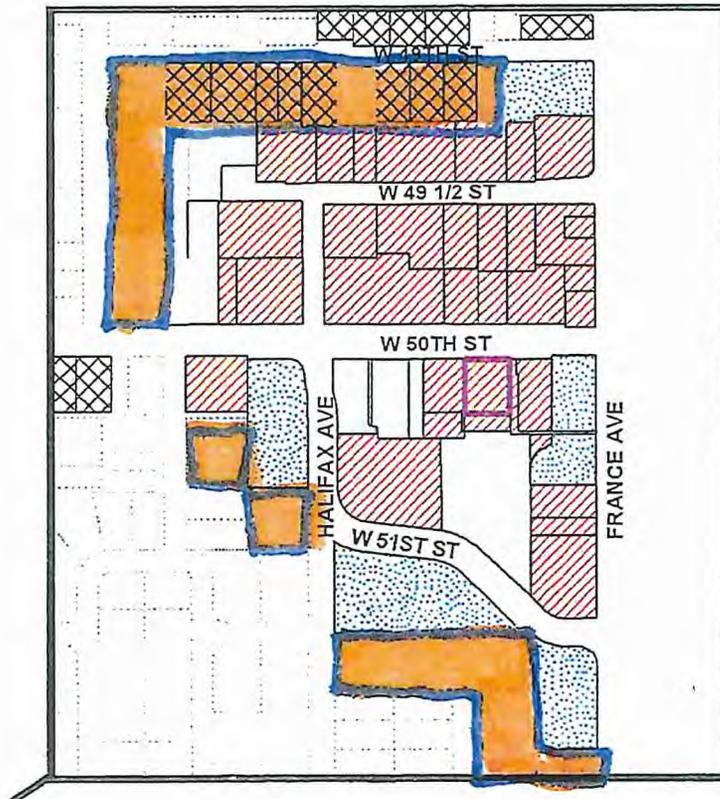
IMPACTED SITES

A-7



50TH & FRANCE DETAIL

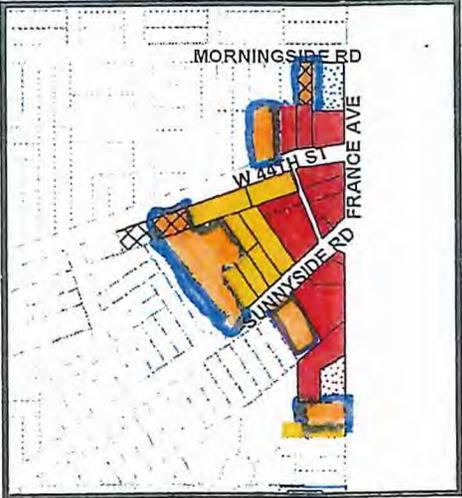
AS



IMPACTED SITES

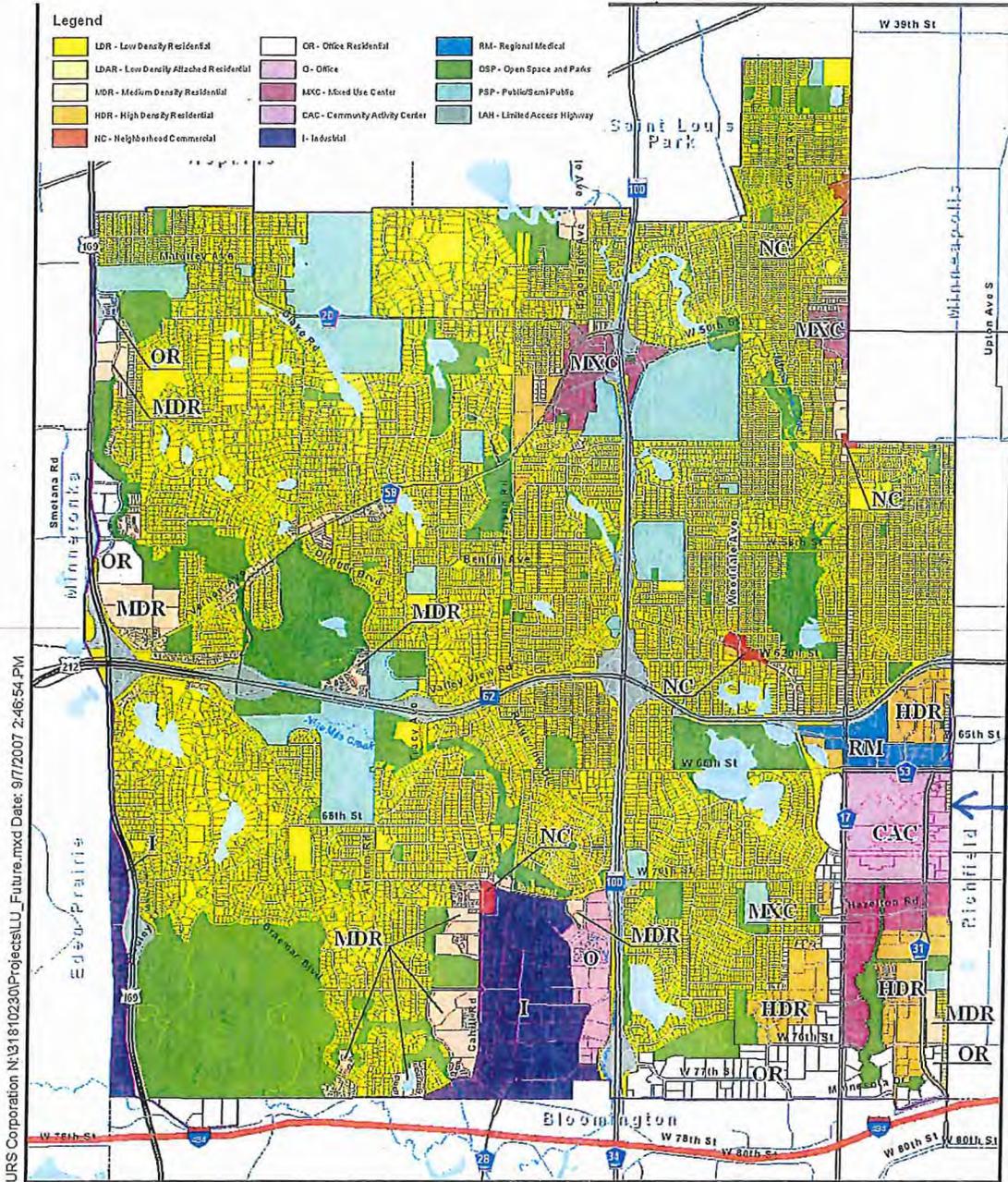


A9



44TH & FRANCE DETAIL

IMPACTED SITES



URS Corporation N:\131810230\Projects\LU_Future.mxd Date: 9/7/2007 2:46:54 PM

Site

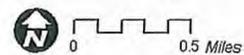
Figure 4.3



City of Edina
2008 Comprehensive Plan Update

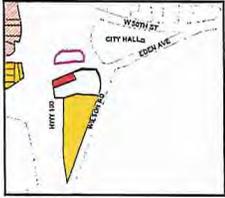
Future Land Use Plan

Data Source: URS



A10

WILSON RD & EDEN AVE DETAIL



 **Zoning Map**
City of Edina
Hennepin County, Minnesota



44TH & FRANCE DETAIL

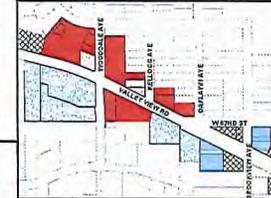
50TH & FRANCE DETAIL



54TH & FRANCE DETAIL



VALLEY VIEW & WOODDALE DETAIL



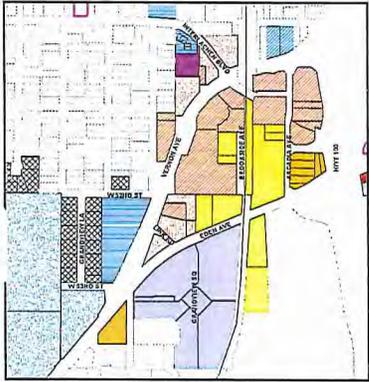
Legend

	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.		
	PID Planned Industrial Dist.		
	PUD Planned Unit Development		
	APD Automobile Parking Dist.		
	EHD Edina Heritage Landmark Dist.		
	PSR-1 Planned Senior Citizen Dist.		
	MCD-1 Mixed Development Dist.		
	MCD-2		
	MCD-3		
	MCD-4		
	MCD-5		
	MCD-6		

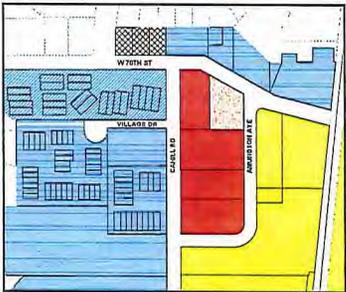


Planning Dept.
November, 2012

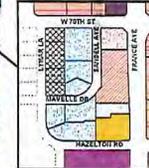
GRANDVIEW DETAIL



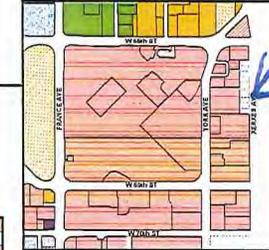
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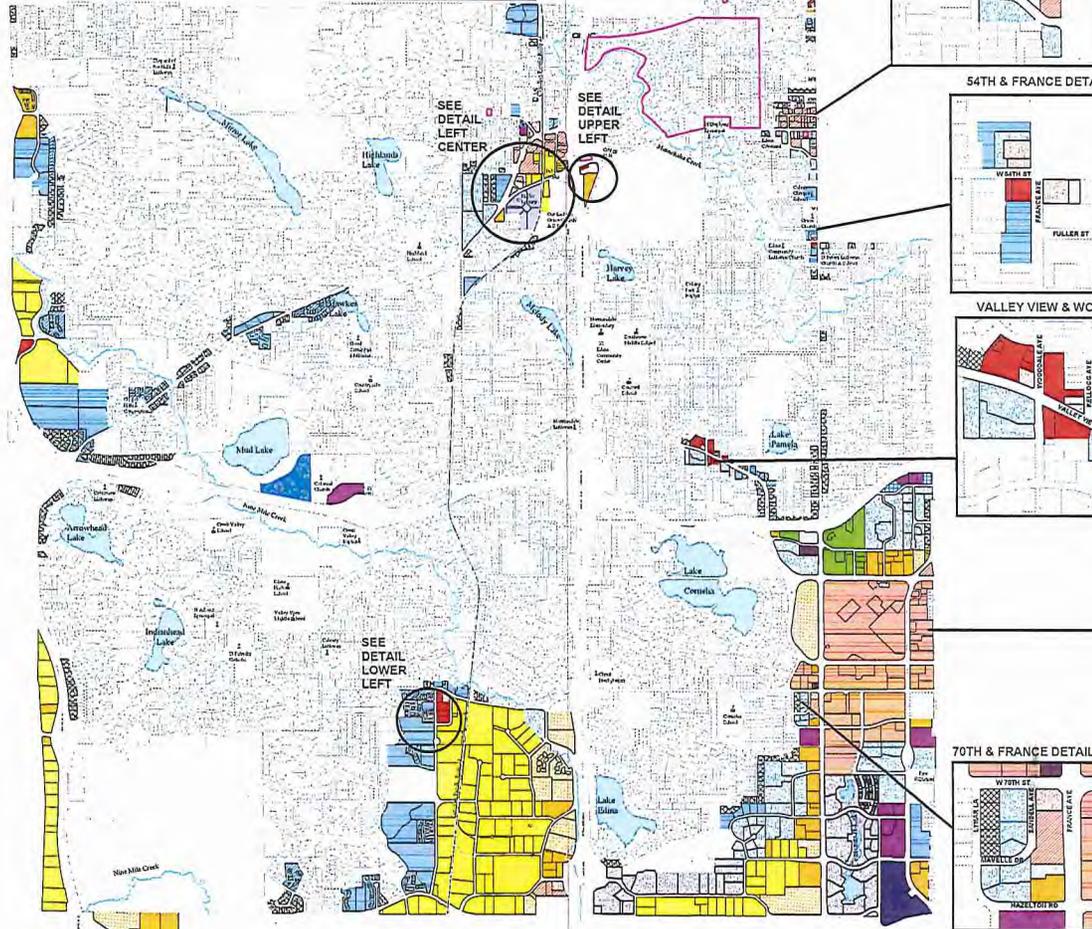


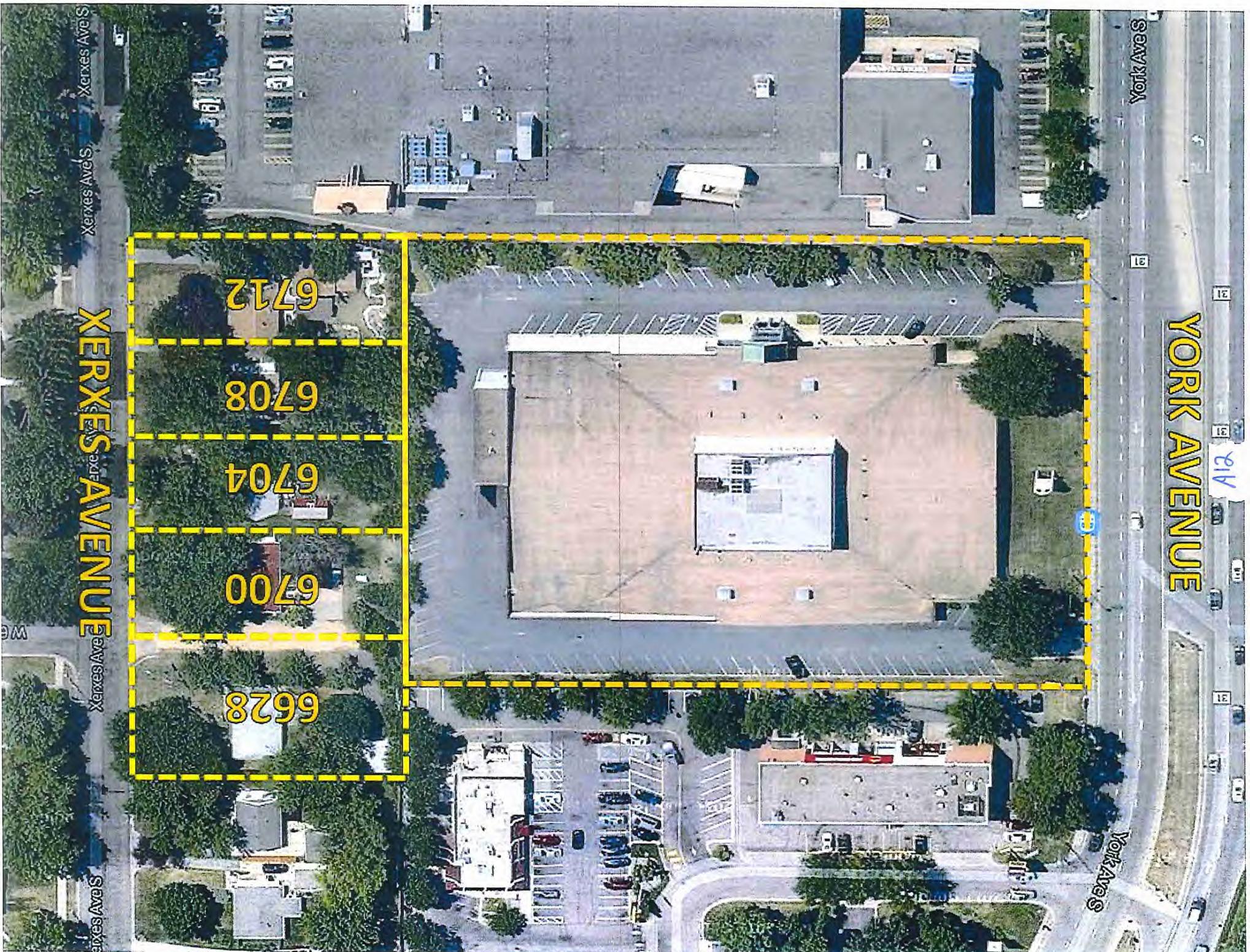
SOUTHDALE DETAIL



Site

A11





YORK AVENUE

XERXES AVENUE

6712

6708

6704

6700

6628

York Ave S

21

York Ave S

Xerxes Ave S

Xerxes Ave S