

# REPORT / RECOMMENDATION



**To:** MAYOR AND COUNCIL

**Agenda Item #:** VIII.E.

**From:** Cary Teague, Community Development Director

**Action**

**Discussion**

**Date:** January 20, 2014

**Information**

**Subject:** Comprehensive Plan Amendments For Building Height, Density And Floor Area Ratio;  
Preliminary Rezoning and Preliminary Development Plan , 7200 France Avenue, 7200 LLC,  
Resolution No. 2015-12, & Resolution No. 2015-13

**Action Requested:**

Adopt Resolution No. 2015-12, approving the Comprehensive Plan Amendments.

Adopt Resolution No. 2015-13, approving the Preliminary Rezoning & Preliminary Development Plan.

**Information/Background:  
(Deadline - February 3, 2015)**

As requested by the City Council, staff has drafted resolutions for approval of the Comprehensive Plan Amendment and Preliminary Rezoning. The conditions that were recommended by the City Council have been incorporated into the approving resolutions.

In regard to requiring access off France and no access off 72<sup>nd</sup>; staff met with Hennepin County Transportation staff. Hennepin County staff indicated they would support access to the site off France Avenue, subject to the following conditions:

- a. It must be a right in – right out with a right turn lane (similar to the facility across the street, east side of France)
- b. Access between the properties (7200 & 7250) from Gallagher Drive must continue in its current state and/or continue with any redevelopment of either or both properties.
- c. Update traffic study with weaving analysis for existing vehicles trying to get to the left turn lane at Gallagher Drive.
- d. Update traffic study to analyze estimated number of U-turns at the turn lane for northbound France to westbound 72<sup>nd</sup> Street.

These conditions have been incorporated in the approving resolutions. Wenck and Associates are working on the traffic updates, and will present the information at the City Council meeting. The applicant has submitted revised plans to demonstrate how the site plan issues in regard to the access would be accomplished. The final details would be worked out at the time of the Final Rezoning and Final Development Plan.

**Project Background.**

The applicant, 7200 LLC is requesting to redevelop the property at 7200 France. The proposal is to tear down the existing office building on the site, and redevelop it with a four and five-story mixed use development project that would include the following:

- 160 unit luxury apartment, 32 units of which would be for affordable housing.
- 20,000 square feet of retail space including two restaurants and retail/office space.
- A two-level, 500 stall underground parking ramp.

The retail space would be located on the France Avenue side of the project. Access to the retail space would be off France Avenue. Access to the residential use would be off 72<sup>nd</sup> Street. The existing vegetation and trees on the west side of the site would remain to provide screening from the residential area to the west. (See applicant narrative and plans on pages A13 – A56 in the Planning Commission Staff Report and in the attached development plan book.)

To accommodate the request, three amendments to the Comprehensive Plan are required:

- Building Height – from 4 stories and 48 feet to 5 stories and 63 feet.
- Housing Density – from 30 units per acre to 50 units per acre.
- Floor Area Ratio – from .5 to 1.49.

In addition, the following land use applications are requested:

- Preliminary Rezoning from POD-1, Planned Office District to PUD, Planned Unit Development; and
- Preliminary Development Plan.

This “preliminary” review is the first step of a two-step process of City review. Should the Comprehensive Plan Amendment and the Preliminary Rezoning be approved by the City Council; the second step would be Final Rezoning to PUD and Final Site Plan review which would again require review by both the Planning Commission and City Council. A Zoning Ordinance Amendment to establish the PUD District would be included in the second step.

**ATTACHMENTS:**

- Resolution No. 2014-12
- Resolution No. 2014-13
- Revised Plans
- Original Plans



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**RESOLUTION NO. 2015-12**  
**RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT**  
**REGARDING THE OR, OFFICE RESIDENTIAL DISTRICT REGARDING**  
**HOUSING DENSITY, BUILDING HEIGHT**  
**AND FLOOR AREA RATIO**

**Section 1. BACKGROUND.**

1.01 7200 France LLC, is requesting to redevelop the property at 7200 France. The proposal is to tear down the existing office building on the site, and redevelop it with a four and five-story mixed use development project that would include the following:

- 160 unit luxury apartment, 32 units of which would be for affordable housing.
- 20,000 square feet of retail space including two restaurants and retail/office space.
- A two-level, 500 stall underground parking ramp.

The retail space would be located on the France Avenue side of the project. Access to the retail space would be off France Avenue. Access to the residential use would be off 72<sup>nd</sup> Street. The existing vegetation and trees on the west side of the site would remain to provide screening from the residential area to the west.

1.02 To accommodate the request, three amendments to the Comprehensive Plan are required within the OR, Office Residential District:

- Building Height - from 4 stories and 48 feet to 5 stories and 63 feet.
- Housing Density - from 30 units per acre to 50 units per acre.
- Floor Area Ratio - from .5 to 1.49.

1.03 On November 12, 2014, the Planning Commission recommended denial of the Comprehensive Plan Amendments. Vote: 8 Ayes, 0 Nays.

1.04 On December 2, 2014, the City Council held a public hearing and authorized staff to prepare findings and conditions to approve the Comprehensive Plan. Vote: 4 Ayes, and 1 Nay.

1.05 On December 16, the City Council asked staff to meet with Hennepin County staff in regard to securing the necessary access for the development off France Avenue.

1.06 Hennepin County staff has indicated that it would approve access to the development off of France Avenue under certain conditions. Those conditions have been including within this resolution.

**Section 2. FINDINGS**

2.01 Approval is subject to the following findings:

1. Affordable housing is identified as a need in the Comprehensive Plan; and the proposed amendment would assist the City in meeting its established affordable housing goal with the Met Council of providing 212 new affordable housing units by the year 2020. This project would include 32 new affordable housing units (20% of the projects units) toward that goal.
2. The existing roadways would support the project. Wenck & Associates conducted a traffic impact study, and concluded that the proposed development could be supported by the existing roads subject to conditions.
3. Wenck and Associates found that a residential development at the proposed density of 50 units an acre would generate fewer trips than would a City Code compliant medical office facility on a 3.5 acre property. Therefore, generally housing would have less impact on roads than would medical office.
4. The proposed uses are consistent with the Comprehensive Plan. The site is guided in the Comprehensive Plan as "Office Residential - OR," allows multiple family residential development with limited retail.
5. Podium height would be used on both France and from the residential area to west. Podium height is encouraged in the Comprehensive Plan.
6. The proposed uses would fit in to the neighborhood. As mentioned, this site is guided OR, Office Residential which encourages mixing land uses, including limited retail and multiple family residential, on one site.
7. Access to a project with this type of density should occur off of France Avenue, or a local street that serves high density residential, office, retail, or industrial uses.

**Section 3. APPROVAL**

NOW THEREFORE, be it resolved by City Council of the City of Edina, Minnesota as follows:

3.01 The following Comprehensive Plan Amendments are approved subject to Met Council approval:

**A. Future Land Use Categories.**

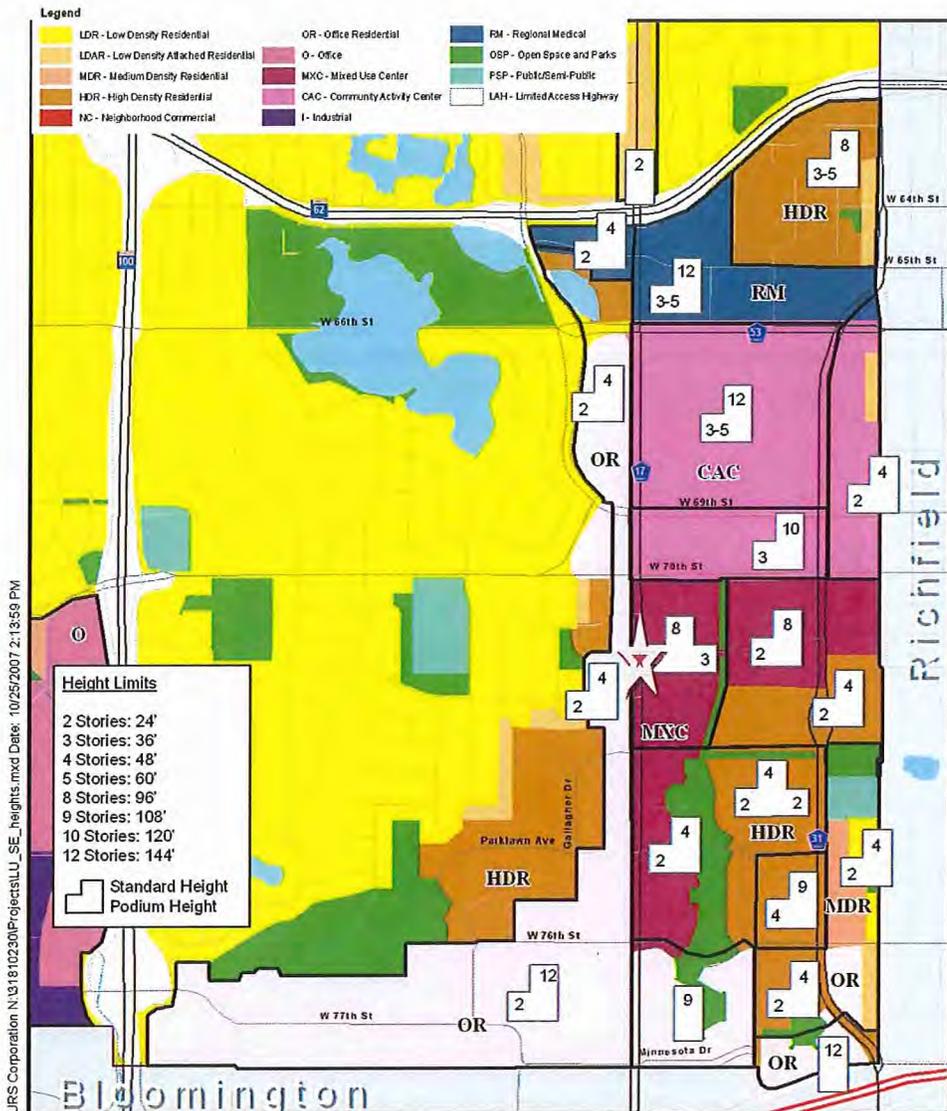
The "Development Guidelines" in the table below are intended to highlight important design

considerations for each land use category, but are not regulatory in nature.

Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
<p><b>OR</b>  <b>Office-Residential</b>                      No current examples in City. Potential examples include Pentagon Park area and other I-494 corridor locations</p>	<p>Transitional areas along major thoroughfares or between higher-intensity districts and residential districts. Many existing highway-oriented commercial areas are anticipated to transition to this more mixed-use character.</p> <p>Primary uses are offices, attached or multifamily housing.</p> <p>Secondary uses: Limited retail and service uses (not including "big box" retail), limited industrial (fully enclosed), institutional uses, parks and open space. Vertical mixed use should be encouraged, and may be required on larger sites.</p>	<p>Upgrade existing streetscape and building appearance, improve pedestrian and transit environment.</p> <p>Encourage structured parking and open space linkages where feasible; emphasize the enhancement of the pedestrian environment.</p>	<p>12-30 residential dwelling** units/acre</p> <p><b>Floor to Area Ratio-Per current Zoning Code: maximum of 0.5 to 1.0**</b></p> <p><b>** Residential density may be increased to 50 units per acre and 1.5 floor area ratio with the provision of a minimum of 20% of the dwelling units being for affordable housing as defined by the Metropolitan Council.</b></p>

\*\* Floor-to-area ratio, or FAR, refers to the ratio of a building's floor area to the size of its lot. Thus, an FAR of 1.0 could mean a two-story building covering 50% of the lot; a 3-story building on one-third of the lot, etc.

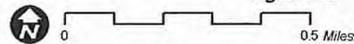
B. Figure 4.6B is amended as follows:



**City of Edina**  
2008 Comprehensive Plan Update

Data Source: URS

**Future Land Use Plan with Building Heights**  
Southeast Quadrant  
Figure 4.6B



*\* Height may be increased to five stories & 63 feet if podium height is utilized on France and adjacent to low density residential area subject to review and approval of the City Council.*

ATTEST: \_\_\_\_\_  
Debra A. Mangen, City Clerk

\_\_\_\_\_  
James B. Hovland, Mayor

STATE OF MINNESOTA            )  
COUNTY OF HENNEPIN        )SS  
CITY OF EDINA                    )

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of January 20, 2015, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
City Clerk



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**RESOLUTION NO. 2015-13**  
**RESOLUTION APPROVING A PRELIMINARY REZONING TO PUD, PLANNED UNIT DEVELOPMENT AND PRELIMINARY DEVELOPMENT PLAN FOR 7200 LLC, AT 7200 FRANCE AVENUE**

**Section 1. BACKGROUND.**

1.01 7200 France LLC, is requesting to redevelop the property at 7200 France. The proposal is to tear down the existing office building on the site, and redevelop it with a four and five-story mixed use development project that would include the following:

- 160 unit luxury apartment, 32 units of which would be for affordable housing.
- 20,000 square feet of retail space including two restaurants and retail/office space.
- A two-level, 500 stall underground parking ramp.

The retail space would be located on the France Avenue side of the project. Access to the retail space would be off France Avenue. Access to the residential use would be off 72<sup>nd</sup> Street. The existing vegetation and trees on the west side of the site would remain to provide screening from the residential area to the west.

1.02 To accommodate the request, following land use applications are requested:

- Preliminary Rezoning from POD-1, Planned Office District to PUD, Planned Unit Development; and
- Preliminary Development Plan.

1.03 On November 12, 2014, the Planning Commission recommended denial of the Comprehensive Plan Amendments. Vote: 8 Ayes, 0 Nays.

1.04 On December 2, 2014, the City Council held a public hearing and authorized staff to prepare findings and conditions to approve the preliminary rezoning. Vote: 4 Ayes, and 1 Nay.

1.05 On December 16, the City Council asked staff to meet with Hennepin County staff in regard to securing the necessary access for the development off France Avenue.

1.06 Hennepin County staff has indicated that it would approve access to the development off of France Avenue under certain conditions. Those conditions have been including within this resolution.

**Section 2. FINDINGS**

2.01 Approval is subject to the following findings:

1. The proposal would meet the purpose and intent of the PUD. Most importantly, the project would include 20% of its total units (32) for affordable housing, as defined by the Metropolitan Council.
2. The existing roadways would support the project. Wenck & Associates conducted a traffic impact study, and concluded that the proposed development could be supported by the existing roads subject to conditions.
3. Wenck and Associates found that a residential development at the proposed density of 50 units an acre would generate fewer trips than would a City Code compliant medical office facility on a 3.5 acre property. Therefore, generally housing would have less impact on roads than would medical office.
4. The proposed uses are consistent with the Comprehensive Plan. The site is guided in the Comprehensive Plan as "Office Residential - OR," allows multiple family residential development with limited retail.
5. Podium height would be used on both France and from the residential area to west. Podium height is encouraged in the Comprehensive Plan.
6. The proposed uses would fit in to the neighborhood. As mentioned, this site is guided OR, Office Residential which encourages mixing land uses, including limited retail and multiple family residential, on one site.
7. Access to a project with this type of density should occur off of France Avenue, or a local street that serves high density residential, office, retail, or industrial uses.
8. The project would create a pedestrian friendly development with extensive pedestrian paths planned for the site.
9. The project would include high efficiency mechanical equipment, appliances and electrical fixtures. Roof mounted photovoltaic panels for electrical energy generation are proposed. The applicant is pledging an energy savings 20% over current energy code requirements.
10. The PUD would ensure that the building proposed would be the only building built on the site, unless an amendment to the PUD is approved by City Council.
11. The city will work with the applicant to secure access off France Avenue for both the residential and retail portion of the project.
12. The proposed project would meet the following goals and policies of the Comprehensive Plan:
  - a. Building Placement and Design. Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment.
  - b. Movement Patterns.
    - Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.

- A Pedestrian-Friendly Environment.
- c. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.
- d. Support and enhance commercial areas that serve the neighborhoods, the city, and the larger region.
- e. Increase mixed use development where supported by adequate infrastructure to minimize traffic congestion, support transit, and diversify the tax base.
- f. Increase pedestrian and bicycling opportunities and connections between neighborhoods, and with other communities, to improve transportation infrastructure and reduce dependence on the car.
- g. Incorporate principles of sustainability and energy conservation into all aspects of design, construction, renovation and long-term operation of new and existing development.
- h. Buildings should be placed in appropriate proximity to streets to create pedestrian scale. Buildings "step down" at boundaries with lower-density districts and upper stories "step back" from street.
- i. Provide affordable housing.
- j. Utilize podium height.

**Section 3. APPROVAL**

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the Preliminary Rezoning to PUD, Planned Unit Development and Preliminary Development Plan subject to the following conditions:

1. Curb cut access to the site (both residential and commercial) shall be off France Avenue with a right-in - right-out with a right turn lane, subject to review and approval of Hennepin County. This access is to be similar to the facility across France Avenue at 71 France. There may be a loading and visitor access and parking off 72<sup>nd</sup> Street. The access off France Avenue must be a shared access with the property to the south at 7250 France Avenue.
2. The on-site circulation access between 7200 and 7250 France Avenue must be maintained between the two properties.
3. The building height limit shall be 63 feet.
4. The project must include indoor and outdoor bike amenities subject to review and approval at the time of final rezoning.

5. The retail uses for the site shall be determined at the time of approval of a PUD Ordinance.
6. Vegetation on the west side of the site shall remain as demonstrated on the preliminary plan. This area shall not be used for stormwater or flood plain storage.
7. The Final Development Plans must be generally consistent with the Preliminary Development Plans dated October 15 & 21, 2014 and 1-12-15.
8. The Final Landscape Plan must meet all minimum landscaping requirements per Chapter 36 of the Zoning Ordinance.
9. The Final Lighting Plan must meet all minimum landscaping requirements per Chapter 36 of the Zoning Ordinance.
10. Submittal of a complete sign plan for the site as part of the Final Development Plan application. Signage should include monument sign locations and size, way finding signage, and wall signage.
11. Compliance with all of the conditions outlined in the director of engineering's memo dated November 3, 2014.
12. The city will work with the applicant to secure access off France Avenue for both the residential and retail portion of the project.
13. twenty percent (20%) of the housing units (32) shall be designated for affordable housing as defined by the Metropolitan Council.
14. Sustainable design principles must be used. The project must include high efficiency mechanical equipment, appliances and electrical fixtures. Roof mounted photovoltaic panels for electrical energy generation are proposed. Attempts must be made meet an energy savings goal of 20% over state energy code guidelines. A plan of how standards are intended to be met must be submitted prior to issuance of a building permit.
15. Final Rezoning is subject to a Zoning Ordinance Amendment creating the PUD, Planned Unit Development for this site.
16. The traffic study must be updated with a weaving analysis for existing vehicles trying to get to the left turn lane at Gallagher Drive; and an analysis to examine U-turns at the turn lane for northbound France Avenue to westbound 72<sup>nd</sup> Street.

ATTEST: \_\_\_\_\_  
Debra A. Mangan, City Clerk

\_\_\_\_\_  
James B. Hovland, Mayor

STATE OF MINNESOTA            )  
COUNTY OF HENNEPIN        )SS  
CITY OF EDINA                    )

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WITNESS my hand and seal of said City this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
City Clerk

RECEIVED  
1-12-15



NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
ARCHITECTURE INC.

 **BOISCLAIR**  
CORPORATION

**RECEIVED**  
1-12-15

**Room Legend**

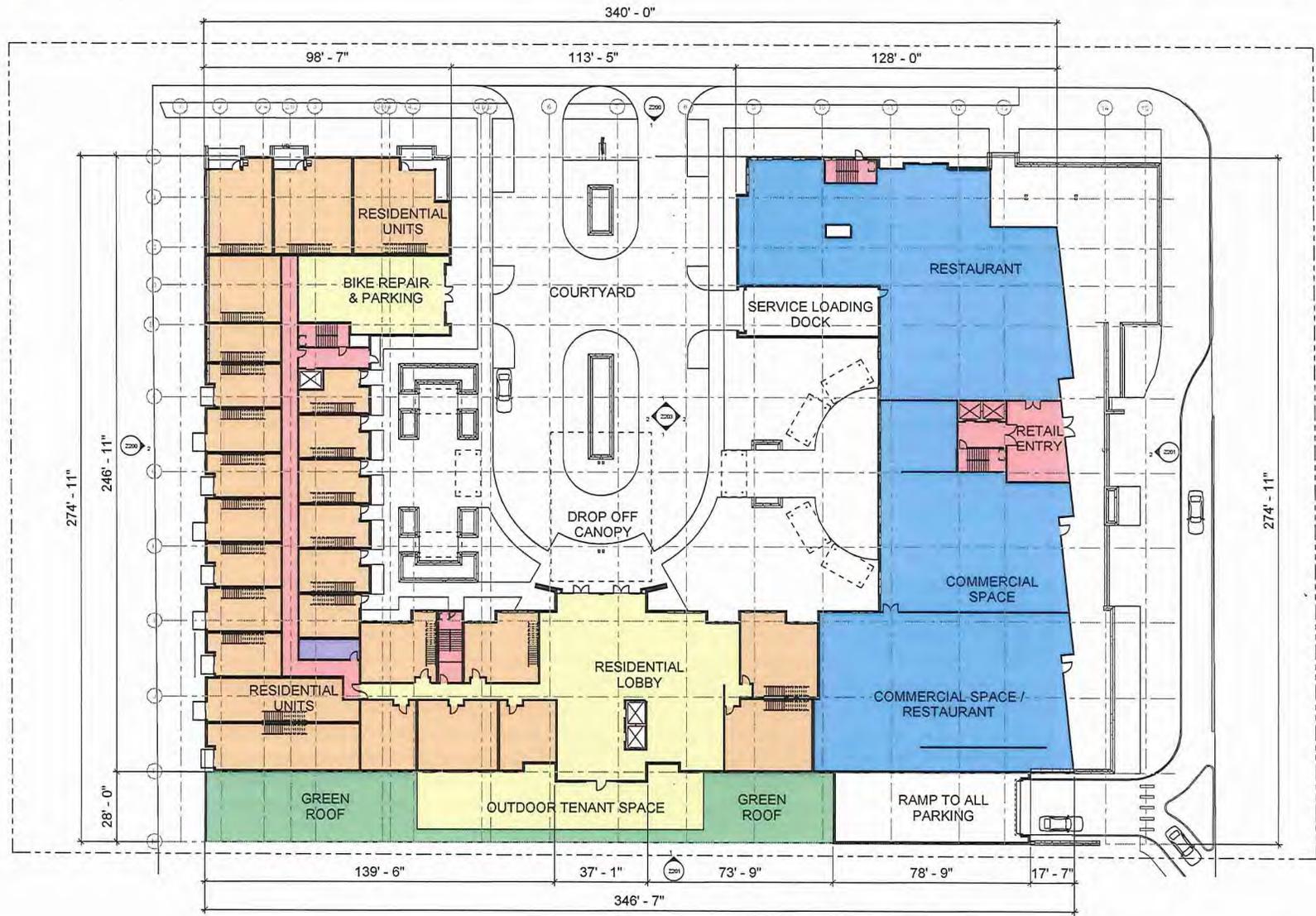
- AMENITY
- APARTMENT
- CIRCULATION
- COMMERCIAL
- TOWNHOME
- UTILITY

**BUILDING SUMMARY**  
 SITE AREA: 138,650 SF - (3.18 ACRES)  
 BUILDING AREA: 207,059 SF  
 FAR: 1.49  
 GROSS RENTABLE AREA: 162,670  
 NET RENTABLE ESTIMATE: 152,910  
 UNITS: 160 - 50 UNITS PER ACRE

Floor Area Ratio	
Level	FAR Area
LEVEL P1	4,926 SF
LEVEL 1	45,839 SF
LEVEL 1.5	18,585 SF
LEVEL 2	47,664 SF

Floor Area Ratio	
Level	FAR Area
LEVEL 3	30,042 SF
LEVEL 4	30,042 SF
LEVEL 5	28,856 SF
ROOF / LEVEL 5.5	1,106 SF
207,059 SF	

Parking On Site	
Level	Stalls Per Level
	1
LEVEL P2	266
LEVEL P1	227
LEVEL 1	12
	506



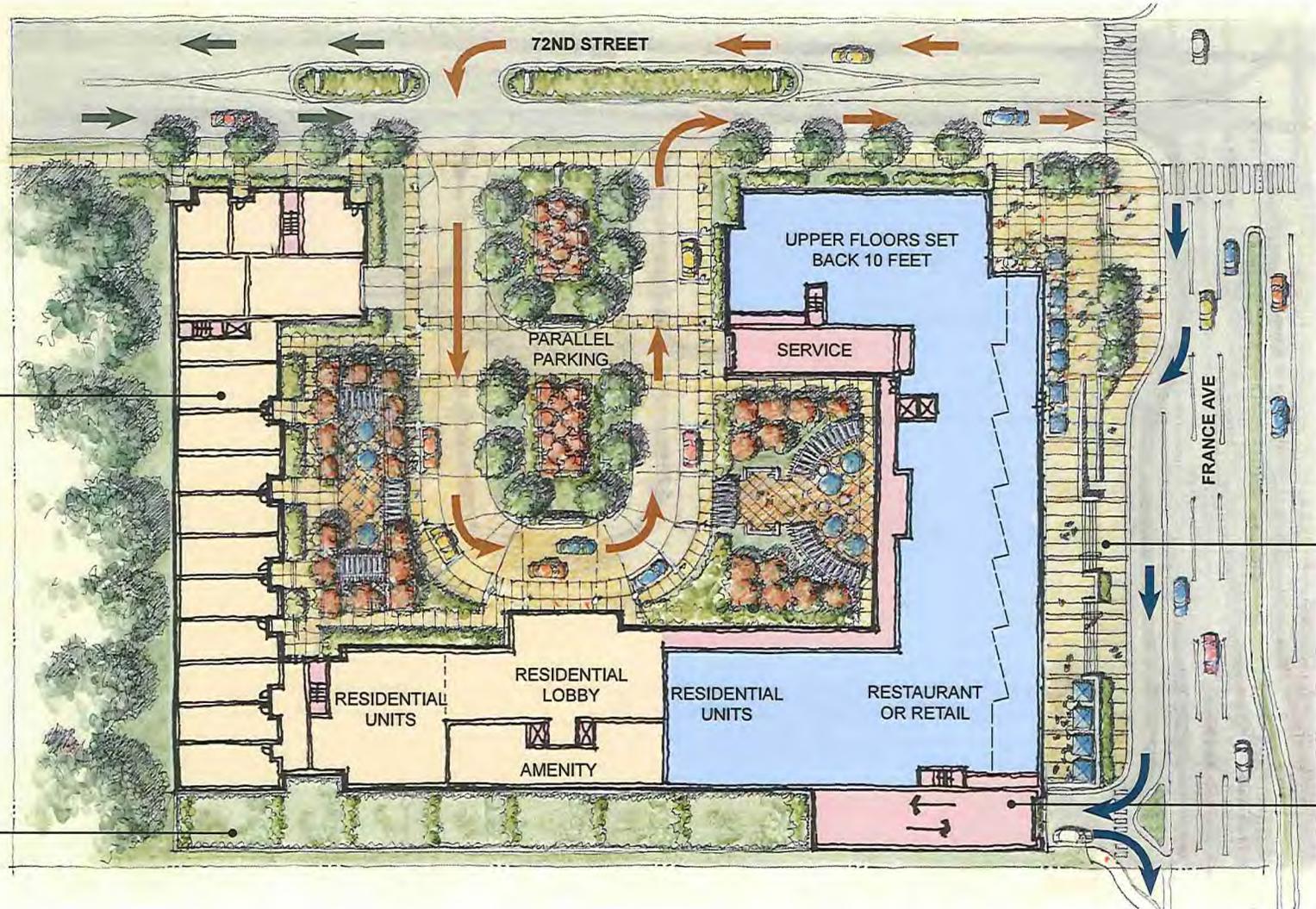
1 FLOOR PLAN - LEVEL 1  
1/16" = 1'-0"

**DJR**  
ARCHITECTURE, INC.

PRELIMINARY - NOT FOR CONSTRUCTION  
 DATE: 10/15/2014  
 DRAWN BY: ELM  
 CHECKED BY: GSK  
 PROJECT: 10/15/2014  
 SHEET: 10/15/2014  
 SCALE: 1/16" = 1'-0"  
 PROJECT: 10/15/2014  
 SHEET: 10/15/2014  
 SCALE: 1/16" = 1'-0"

**ELEMENT**  
LEVEL 1 FLOOR PLAN

RECEIVED  
1-12-15



NHH PROPERTIES

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ARCHITECTURE INC.

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RECEIVED  
1-12-15

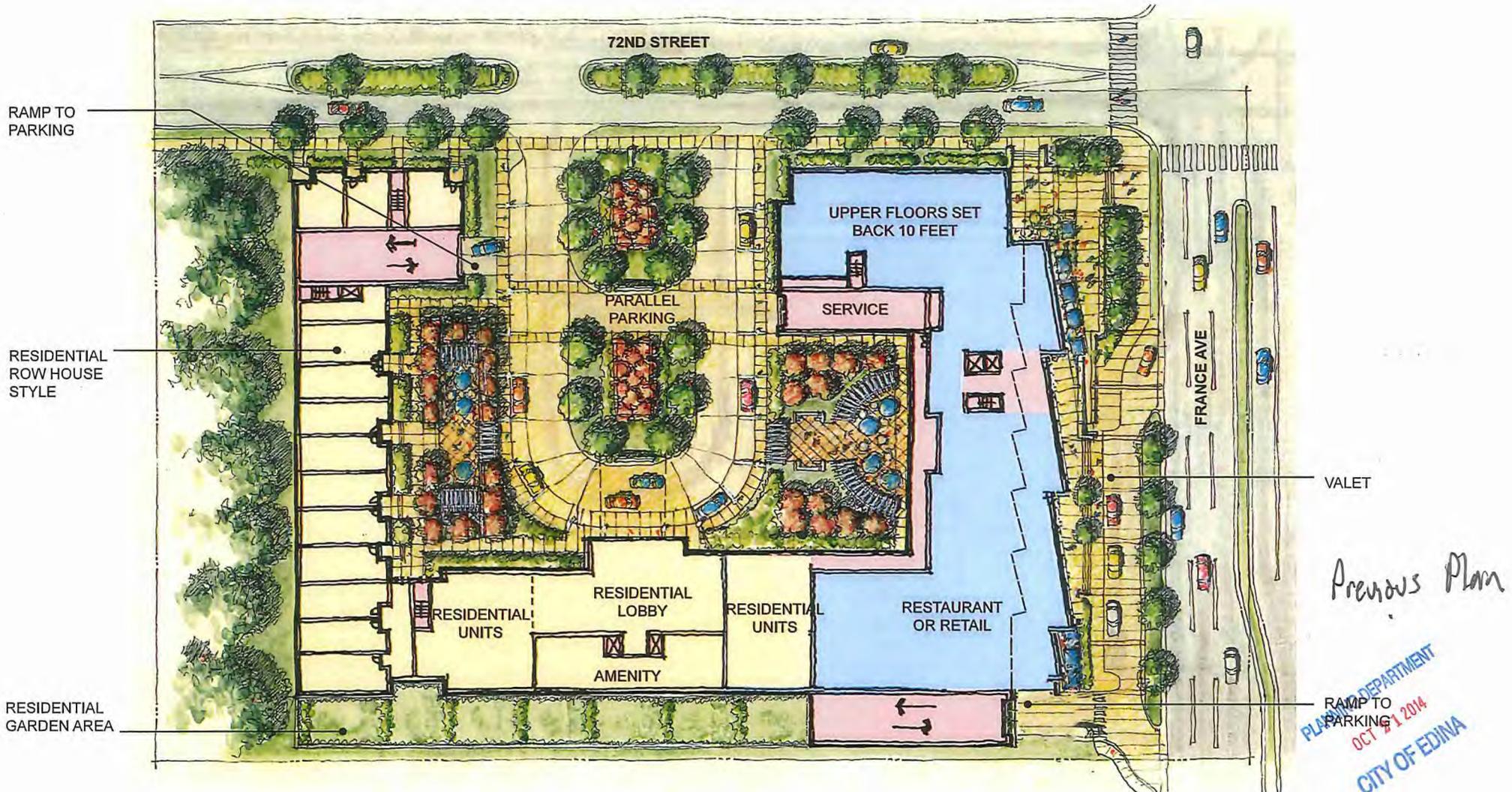


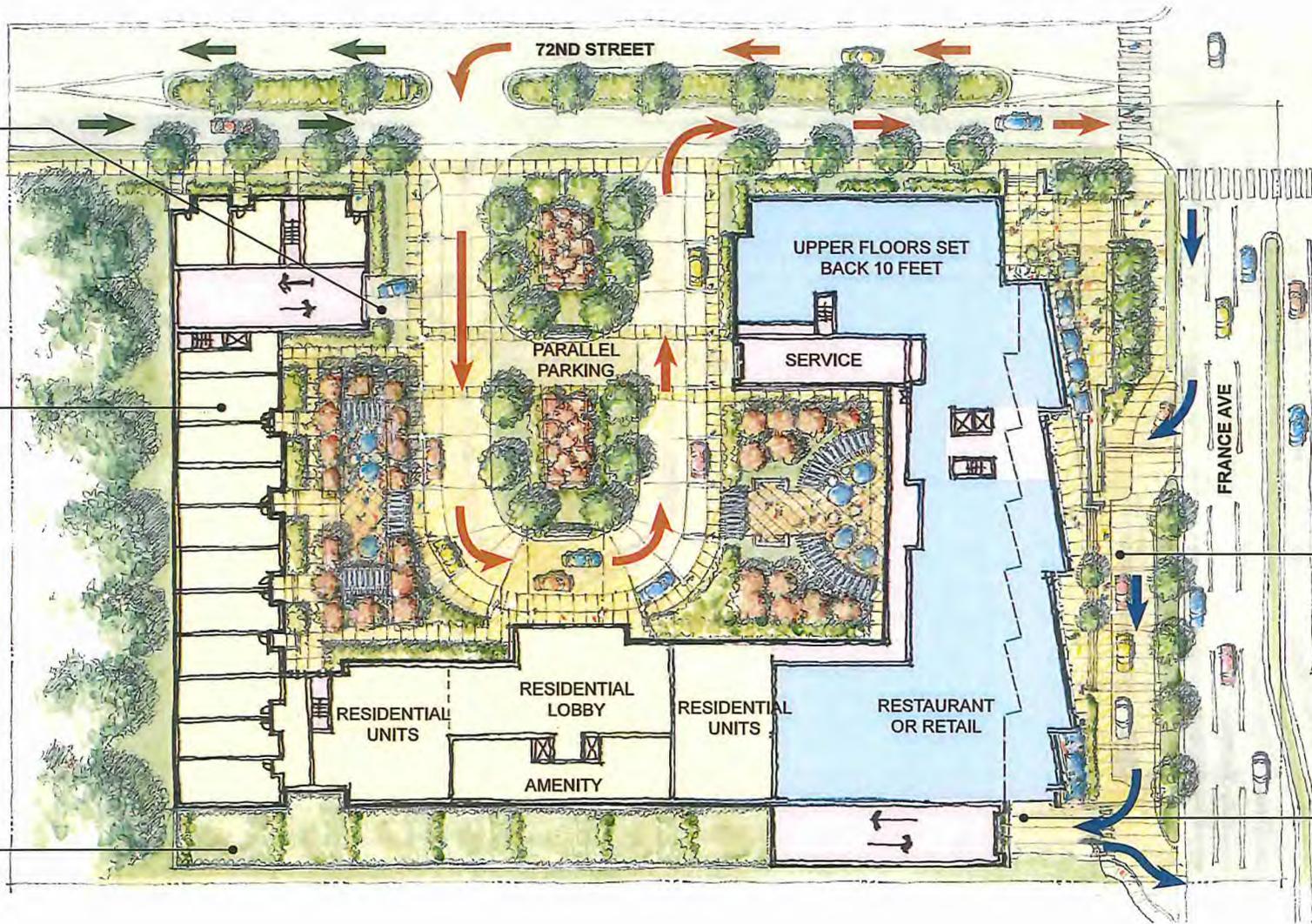
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- █ LOCAL
- █ RESIDENTIAL
- █ COMMERCIAL

RAMP TO PARKING

RESIDENTIAL ROW HOUSE STYLE

RESIDENTIAL GARDEN AREA

VALET

*Previous Plan*  
 PLANNING DEPARTMENT  
 OCT 21 2014  
 CITY OF EDINA

NHH PROPERTIES

DESIGN : BUILD : MANAGE

**DJR**  
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 CORPORATION

Previous Plan



PLANNING DEPARTMENT  
OCT 21 2014  
CITY OF EDINA

NHH PROPERTIES

DESIGN : BUILD : MANAGE

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NHH PROPERTIES

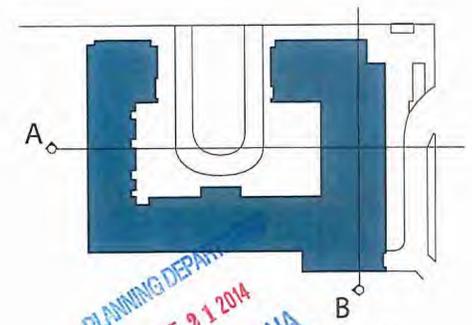
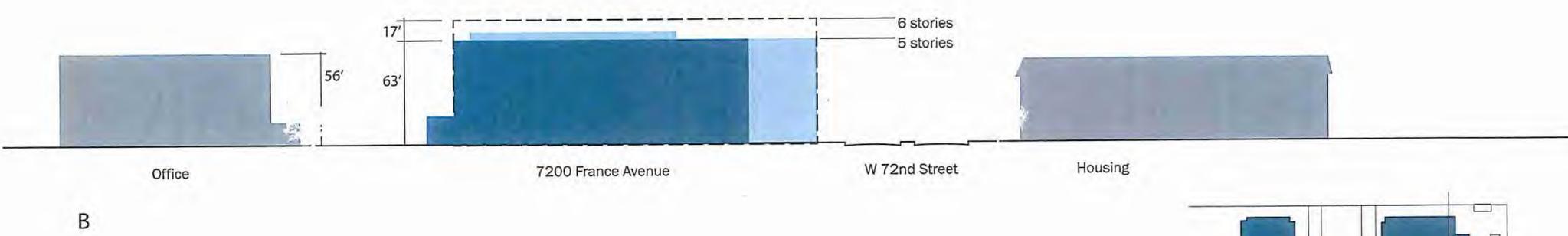
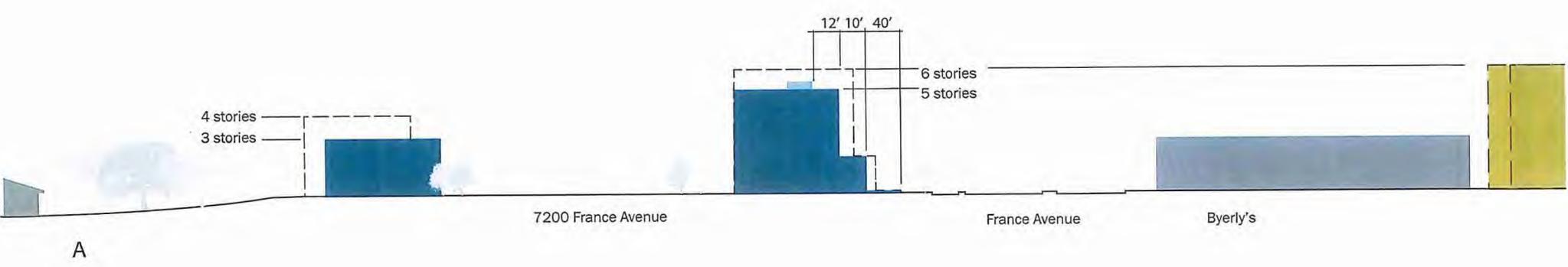
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Previous Plan



PLANNING DEPARTMENT  
OCT 21 2014  
CITY OF EDINA

NHH PROPERTIES

DESIGN : BUILD : MANAGE

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EXISTING VIEW

PROPOSED VIEW DOWN W. 72ND STREET

PLANNING DEPARTMENT  
9/1/2014  
CITY OF EDINA

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PLANNING DEPARTMENT  
OCT 21 2014  
CITY OF EDINA

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