

REPORT / RECOMMENDATION



To: MAYOR AND COUNCIL

Agenda Item #: VIII.B

From: Cary Teague, Community Development Director

Action

Discussion

Date: April 16, 2013

Information

Subject: Planning Commission 2013 Work Plan Amendment

Action Requested:

Accept the proposed change to the 2013 Planning Commission Work Plan as recommended by the Planning Commission to conduct a Small Area Plan for the Valley View and Wooddale area.

Information / Background:

The Planning Commission would like to undertake a Small Area Plan for the Valley View and Wooddale area, which has been identified in the Comprehensive Plan as a potential area of change. With the exception of the north east corner (Ed Noonan property), the area has not seen any improvements in many years. The area has great potential for redevelopment, especially the strip mall site on the northwest corner.

The Planning Department has not budgeted for a Small Area Plan in 2013. Assuming the need for a Planning Consultant to assist with the Plan the anticipated cost would be \$25,000-\$75,000 depending on the scope of work to be done by a consultant.

If the City Council accepts the proposed change, staff and the Planning Commission would then prepare a scope of work for the project; and then come back to the City Council for approval which would include a specific estimate for the cost of the project.

**Planning Commission
2013 Annual Work Plan**

2013 New Initiative	Target Completion Date	Budget Required	Staff Support Required	Council Approval
Zoning Ordinance Amendments (See attached Zoning Ordinance Work Plan Tracker.)The Planning Commission would like to complete the following from the list in 2013:	On-going	No additional budget requested at this time	Yes, staff support is required	Yes
1. Sign Plan Sign Ordinance	2013		40 Hours	
2. Parking regulations/Proof-of-parking	2013		40 Hours	
3. Landscaping Requirements	2013		20 hours	
4. Max./min.size for Apts. & Senior Housing	2013		40 hours	
5. Lighting/Noise Regulations	2013		20 hours	
Progress Report:				

2013 New Initiative	Target Completion Date	Budget Required	Staff Support Required	Council Approval
Review resident concerns with respect to residential redevelopment on 50ft lots and make recommendations to the City Council				Yes
Progress Report:				

Ongoing Responsibilities

The Planning Commission is responsible to review all Land Use applications submitted to the City of Edina. Land Use applications include: Variances; Site Plan Review; Sketch Plan Review; Conditional Use Permits; Subdivision; Lot Line Adjustments; Rezoning; and Comprehensive Plan Amendments.

To accomplish this responsibility the Planning Commission meets twice per month, on the second and fourth Wednesday of the month. The Planning Commission typically reviews 3-4 of the above requests each agenda.

Other Work Plan Ideas Considered for Current Year or Future Years

Consideration of Ordinance Amendment regarding the GrandView District (PUD vs. Form Based Code?)

Small Area Plans – Areas from the Comprehensive Plan that suggest are “Potential Areas of Change” – **Conduct a Small Area Plan for the Wooddale and Valley View Commercial area as defined in the Comprehensive Plan.**

Other Items mentioned in the Comprehensive Plan
Impervious surface ordinance; design standards; building and garage placement consideration (limit the size of a front-loaded garage); integration of multi-unit housing in transitional areas; provisions for urban forest protection; mixed use development standards; and subdivision ordinance.

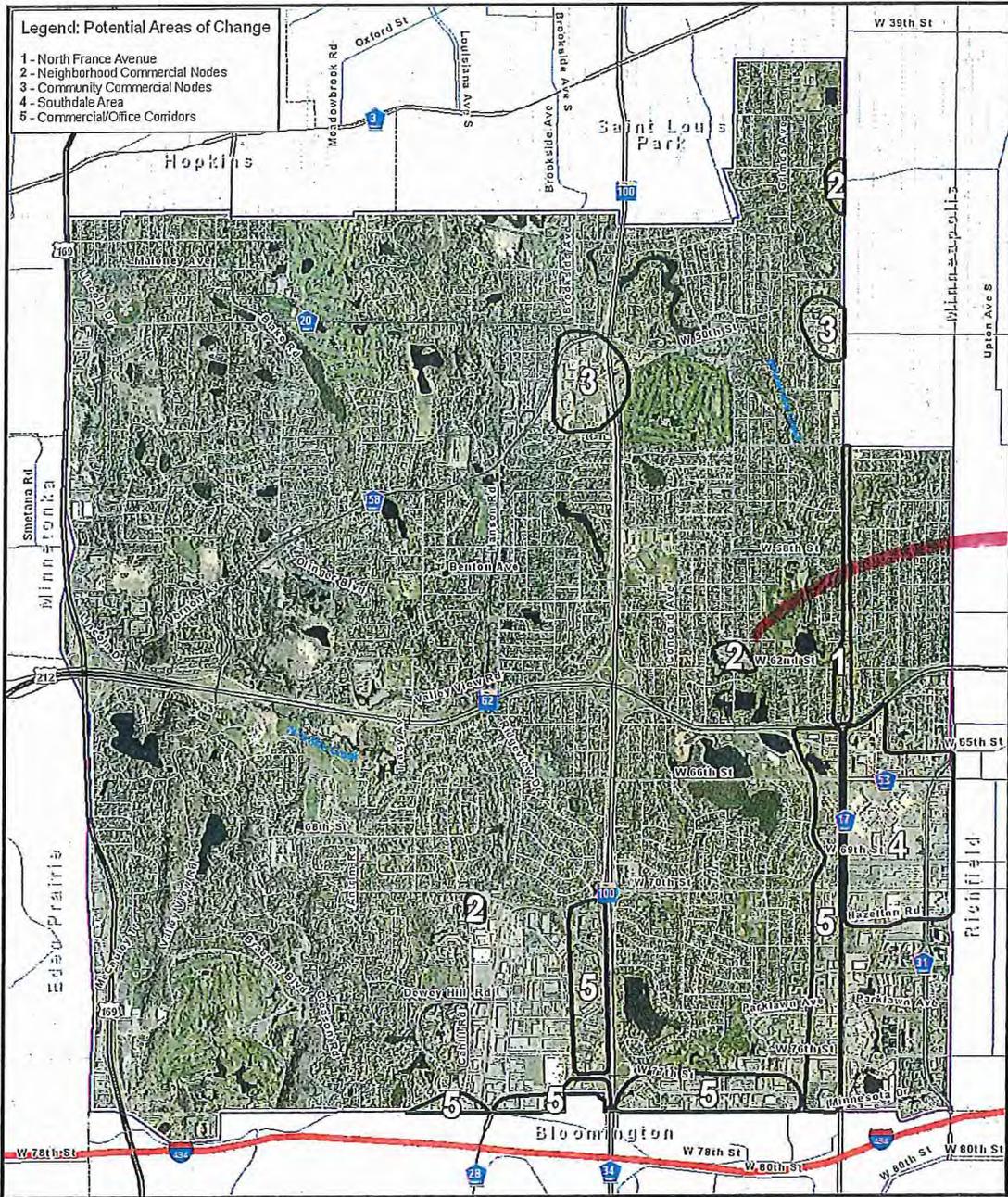
Proposed Month for Joint Work Session:

May

Staff Comments:

We anticipate 2013 as a busy year for development. We will try to accomplish as much as we can outside of our usual “ongoing responsibilities.”

Council Comments:



Subject Site

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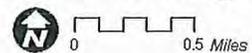
Figure 4.4



City of Edina
2008 Comprehensive Plan Update

Conceptual Land Use Framework:
Potential Areas of Change

Date of Aerial Photography: August 2006





suitable areas to accommodate additional households and jobs that are anticipated, based on Metropolitan Council projections, to locate in the City by 2030. Because the City is fully developed, additional housing would have to occur through redevelopment. The areas listed here and shown in Figure 4.4, "Potential Areas of Change," represent less than 10 percent of the total acreage of the City.

1. **North France Avenue (West 54th Street South to TH 62):** This corridor includes many duplexes interspersed with small-lot single-family dwellings and small commercial nodes. It has the potential to accommodate some additional attached housing types, with careful attention to transitions, and some additional commercial opportunities near 54th Street.
2. **Neighborhood Commercial Nodes:** These include the Morningside commercial area, Valley View and Wooddale, and 70th and Cahill. The last two have greater potential for addition of new compatible uses.



3. **Community Commercial Nodes:** These include the 50th and France district and the Grandview Heights district, both of which have experienced redevelopment and are evolving toward mixed use, while continuing to function as commercial centers.
4. **Southdale Area:** This area is the northern portion of the study area of the "Greater Southdale Area Land Use and Transportation Study" received by City Council in February 2006 (the southern portion included in that study is the Centennial Lakes area). The Southdale area is the site of considerable development pressure. Design standards and equivalent zoning updates should be developed as discussed under the Community Design guidelines.
5. **Commercial/Office Corridors:** These areas include the commercial/office development along I-494 and locations on the edges of the Southdale and Cahill Industrial areas. Long-term transition is envisioned away from single-site commercial use toward a mix of predominantly office and residential uses. Additional site-specific studies may be necessary.

Discussion

Chair Staunton explained that at the next Planning Commission meeting on April 10th a work session is scheduled directly after the Commission meeting. Staunton referred to the 12-point memorandum from Planner Teague and asked Commissioners if there was anything they would like added to the list, taken off the list or discussed.

Commissioner Carr commented that the memo lists 12 items and questioned if any of these topics should be prioritized.

Commissioner Scherer commented that in her opinion numbers 1, 2, 9 & 10 could be consolidated; this would address Commissioner Carr's comment. Scherer said with regard to #11; the single/two car garage requirement with the consideration of eliminating the two stall garage requirement didn't appear to her to be fully supported by the Council; adding she's not in favor of it.

Chair Staunton said in his opinion at this time the list should stay inclusive. He agreed that a number of items could be "clumped together"; however that could be discussed at the work session on the 10th.

Planner Teague said he would like to add an additional item for discussion and that item is front yard setbacks. Teague explained that on the west side of Edina where the lots are larger it has become problematic when averaging the front yard setback of the houses on either side to establish the front yard setback for the lot in question.

Commissioner Scherer said another concern she has might fall under #3 –adding she's not sure the 1-foot elevation limit accomplished what the Commission wanted. Staunton agreed and said additional discussion should occur on building height, where it is taken, its starting point and ending point. Scherer agreed on the importance of understanding these calculations.

Commissioner Forrest said public input played a large role in developing these topic items, adding soliciting input from the public is still welcome, it's ongoing.

Chair Staunton said that he agrees further study is needed on front yard setbacks and asked Planner Teague to add that as number 13. Staunton also asked Teague to list as a topic of discussion permission for narrower lots than 75-feet in width (subdivision). Concluding Staunton said the list should be placed on the website and notice should be posted of the public meeting.

B. 2013 Work Plan

Chair Staunton said it was time to "check in" on the 2013 Work Plan, adding he has another initiative to add for 2013; discussion on a Small Area Plan for the Valley View and Wooddale area. Staunton asked if anyone would care to add additional initiatives.

Commissioners indicated they would like to revisit the PUD process and determine if the PUD is working as planned. Another topic that should be considered is the Comprehensive Plan, adding the Comprehensive Plan should always be a priority.

Commissioners also reported that the Linden Hills neighborhood of Minneapolis is in the process of undertaking a Small Area Plan and the Commission and staff may be interested in how their process is working.

Commissioner Carr stated she was still interested in further discussions on lighting and how it relates to the present Zoning Ordinance.

VIII. CORRESPONDENCE AND PETITIONS

Chair Staunton acknowledged back of packet materials.

IV. STAFF COMMENTS

Planner Teague reported that the City Council has approved the demolition of the old Public Works Site. Teague also reported that the AUAR for the Pentagon Park Office complex area is in the process of being updated and the Council will hold a work session on the AUAR on April 16th.

IV. ADJOURNMENT

Commissioner Carr moved meeting adjournment at 10:00 PM. Commissioner Potts seconded the motion. All voted aye; motion carried.

Jackie Hoogenakker

Respectfully submitted

