



To: MAYOR AND COUNCIL

Agenda Item #: VI.B

From: Cary Teague, Community Development Director

Action

Discussion

Date: May 6, 2014

Information

Subject: PUBLIC HEARING – Comprehensive Guide Plan Amendment, Preliminary PUD Rezoning, Preliminary Development Plan, Lennar Corporation, 6725 York Avenue, and 6712, 6708, 6704, 6700 and 6628 Xerxes Avenue., Res. No. 2014-51 and Res. No. 2014-52.

Action Requested:

Comprehensive Plan Amendment

Adopt Resolution No. 2014-51, approving the request for a Comprehensive Plan Amendment for the following:

- Building Height – from 4 stories and 48 feet to 6 stories and 70 feet.
- Floor Area Ratio – from 1.0 to 1.27.
- Re-guiding the Land Use Plan for the five single-family homes from Low Density Residential to Community Activity Center.

Preliminary Rezoning to PUD, Planned Unit Development District & Preliminary Development Plan

Adopt Resolution No. 2014-52, approving the Preliminary Rezoning to PUD, Planned Unit Development, and approving the Preliminary Development Plan.

Planning Commission Recommendation: On April 9, 2014 the Planning Commission recommended the following:

1. Approval of the Comprehensive Plan Amendment; Vote: 4 Ayes, 2 Nays, 1 abstention.
2. Denial of the Preliminary Rezoning and Preliminary Development Plan; Vote: 5 Ayes, 1 Nay and 1 abstention. Denial was based on the layout of the project. (See attached Planning Commission minutes.)

To address concerns raised by the Planning Commission, the applicant has revised the plans by reducing the size of the retail space, expanding the width of the boulevard along York, shifting the entire building 10 feet to the west, and created additional setbacks (8') on the top floor corners of the building on Xerxes. (See attached revised plans dated May 6, 2014. The applicant will present these changes to the Council at the May 6th meeting.)

Staff Recommendation: Staff recommends approval of the Comprehensive Plan Amendment, Preliminary Rezoning and Preliminary Development Plan per the findings and conditions outlined in the attached Resolutions.

Information/Background:
(Deadline for a City Council Decision – July 1, 2014)

Lennar Corporation is proposing to tear down the existing retail building at 6725 York Avenue, and single family homes at 6712, 6708, 6704, 6700 and 6628 Xerxes Avenue. (See property location on pages A1–A4a in the Planning Commission staff report.) The applicant would then build a six-story, 242 unit upscale apartment building with 12,500 square feet of retail on the first level. A parking lot is proposed in front of the retail store on York Avenue, with underground parking for residents provided under the apartments. Surface spaces would be available along the north and south lot lines for resident guests. (See narrative and plans on pages A5–A27, and larger scale plans in the attached development book.)

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

- Building Height – from 4 stories and 48 feet to 6 stories and 70 feet.
- Floor Area Ratio – from 1.0 to 1.27.
- Re-guiding the Land Use Plan for the five single-family homes from Low Density Residential to Community Activity Center.

In addition, the following land use applications are requested:

- Preliminary Rezoning from PCD-3, Planned Commercial District and R-1, Single Dwelling Unit 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 these “preliminary” requests 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.

The applicant has gone through the Sketch Plan process before the Planning Commission and City Council. (See the sketch plans on pages A45–A49; and the minutes from those meetings on pages A50–A54.) The applicant has developed the proposed plans by attempting to address the issues raised by the Planning Commission and City Council at Sketch Plan. Some of the most significant changes include:

- Reduction in the number of units from 273 to 242. (52 units per acre from 59.)
- Reducing floor area ratio from 1.55 to 1.27.
- Eliminating the loading dock and driveway entrance to Xerxes which would have brought traffic through Richfield.
- Creating podium height along Xerxes to lessen the impact of a tall building facing properties in Richfield.
- Moving the building 12 feet to the west to reduce the impact on Xerxes Avenue.
- Creating better pedestrian connections in, through and around the site. There are five pedestrian walkways planned from York Avenue into the site, including two that flow east-west through the site into Richfield.
- Providing sustainable and “green” features.

As mentioned above, the applicant has made further revisions to the plans as attached.

An Ordinance Amendment will be considered by the City Council on May 20th regarding allowing R-1 property to be considered for PUD, when the R-1 property constitutes a minority of the property being rezoned.

ATTACHMENTS:

- Resolution No. 2014-51 & 2014-52
- Response to Planning Commission concerns date stamped May 1, 2014
- Planning Commission minutes, April 9, 2014
- Planning Commission staff report dated April 9, 2014



RESOLUTION NO. 2014-51
RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT
REGARDING BUILDING HEIGHT, FLOOR AREA RATIO AND LAND USE

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

Section 1. BACKGROUND.

- 1.01 Lennar Corporation is proposing to tear down the existing retail building at 6725 York Avenue, and single family homes at 6712, 6708, 6704, 6700 and 6628 Xerxes Avenue, and build a six-story, 242 unit upscale apartment building with 11,000 square feet of retail on the first level.
- 1.02 To accommodate the request, three amendments to the Comprehensive Plan are requested:
1. Building Height - from 4 stories and 48 feet to 6 stories and 70 feet.
 2. Floor Area Ratio - from 1.0 to 1.27.
 3. Re-guiding the Land Use Plan for the five single-family homes on Xerxes from Low Density Residential to Community Activity Center
- 1.03 On April 9, 2014, the Planning Commission recommended approval of the Comprehensive Plan Amendment. Vote: 4 Ayes and 2 Nays.

Section 2. FINDINGS

- 2.01 Approval is subject to the following findings:
1. The proposed land uses are consistent with existing and proposed land uses in this area. The City of Richfield has guided the single family homes on the east side of Xerxes as medium density residential; therefore, the long term vision of both Edina and Richfield in this area is for higher densities.
 2. Podium height is proposed on both Xerxes and York as recommended in the Comprehensive Plan. The six story portion of the building is stepped back into the site to minimize impact on adjacent property.
 3. The Comprehensive Plan recognizes the Southdale area and the CAC as the most intense district in terms of uses, height and coverage. The City allows a floor area ratio of up to 1.5 in other parts of the City, such as 50th France; therefore, the floor area ratio of the proposed use at 1.27, which is predominantly residential, is appropriate for the area.
 4. The traffic and parking study done by WSB concludes that the existing roadways can support the proposed project, and there would be adequate parking provided.

CITY OF EDINA

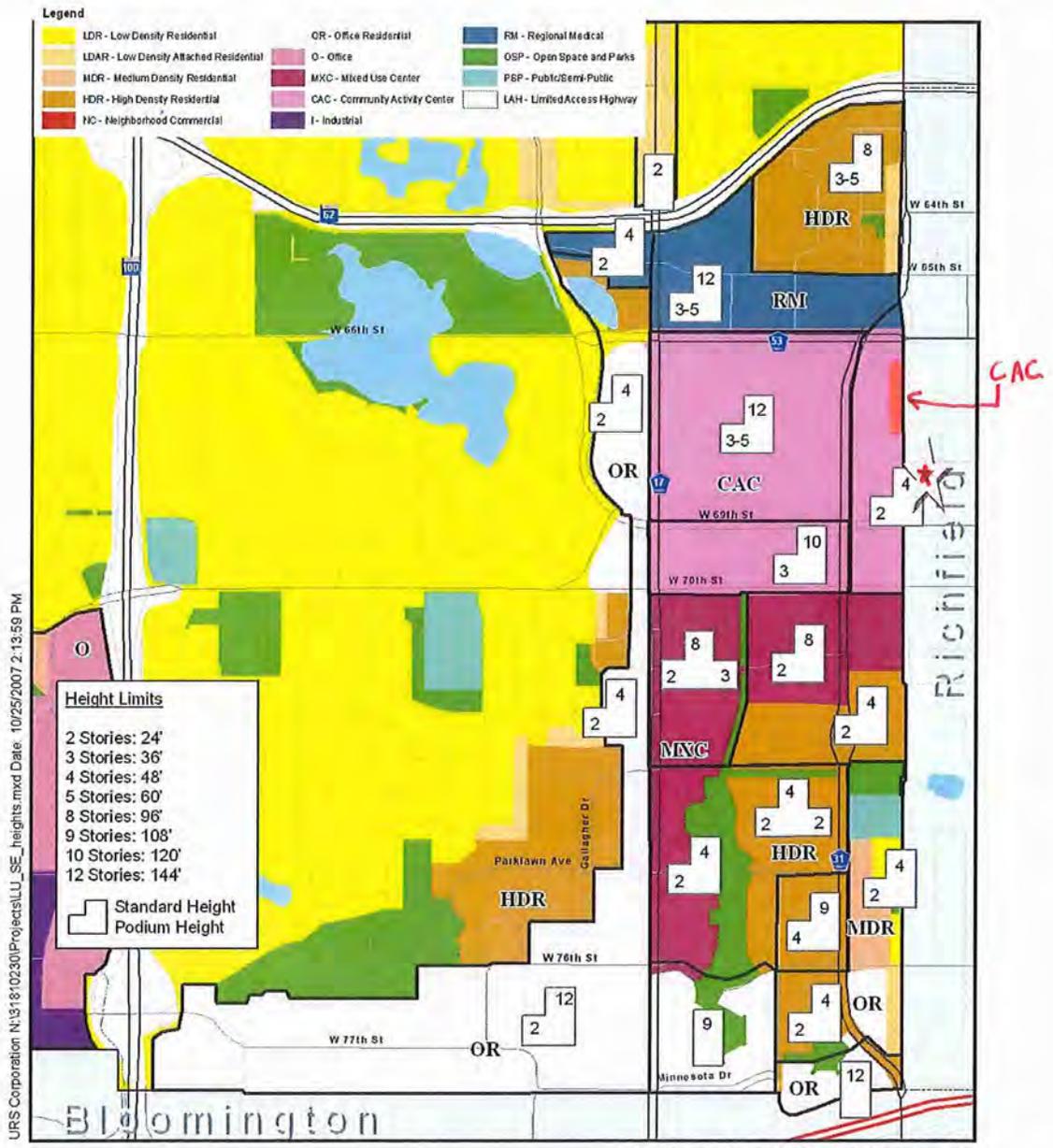
Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved that the City Council of the City of Edina, approves the Comprehensive Plan amendment as follows, subject to Met Council approval:

The following is adopted into Table 4.3 in the Comprehensive Plan:

Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
<p>CAC Community Activity Center Example: Greater Southdale area (not including large multi-family residential neighborhoods such as Centennial Lakes)</p>	<p>The most intense district in terms of uses, height and coverage. Primary uses: Retail, office, lodging, entertainment and residential uses, combined or in separate buildings. Secondary uses: Institutional, recreational uses. Mixed use should be encouraged, and may be required on larger sites.</p>	<p>Form-based design standards for building placement, massing and street-level treatment. 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. More stringent design standards for buildings > 5 stories. Emphasize pedestrian circulation; re-introduce finer-grained circulation patterns where feasible.</p>	<p>Floor to Area Ratio-Per current Zoning Code: maximum of 0.5 to 1.0* Floor to Area Ratio may exceed 1.0 on a case by case basis, subject to proximity to utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, provision of public art, pedestrian circulation, and podium height.</p>

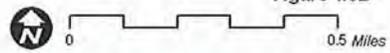
Figure 4.6B is amended as follows:



 **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 six stories & 70 feet if podium height is utilized on York and Xerxes 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 May 6, 2014, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2014.

City Clerk



RESOLUTION NO. 2014-52

APPROVING PRELIMINARY REZONING FROM PCD-3, PLANNED COMMERCIAL DISTRICT AND R-1, SINGLE DWELLING UNIT DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT AND PRELIMINARY DEVELOPMENT PLAN FOR 6725 YORK AVENUE AND 6712, 6708, 6704, 6700 AND 6628 XERXES AVENUE

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

Section 1. BACKGROUND.

- 1.01 Lennar Corporation is proposing to tear down the existing retail building at 6725 York Avenue, and single family homes at 6712, 6708, 6704, 6700 and 6628 Xerxes Avenue, and build a six-story, 242 unit apartment building with 11,000 square feet of retail on the first level.
- 1.02 The property is legally described as follows:

See attached Exhibit A
- 1.03 To accommodate the request, the following land use applications are requested:
 1. Preliminary Rezoning from PCD-3, Planned Commercial District and R-1, Single Dwelling Unit District to PUD, Planned Unit Development; and
 2. Preliminary Development Plan.
- 1.04 On April 9, 2014, the Planning Commission recommended denial of the Preliminary Rezoning and Preliminary Development Plan. Vote: 5 Ayes and 1 Nays. Denial was based on the layout of the project.
- 1.05 On April 30, 2014, Lennar submitted revised plans to address some of the project layout concerns raised by the Planning Commission.

Section 2. FINDINGS

- 2.01 Approval is based on the following findings:
 1. The proposal would meet the purpose and intent of the PUD. The site is guided in the Comprehensive Plan as "Community Activity Center - CAC," which encourages a mixing of uses, including retail and multifamily residential. The proposed uses are therefore consistent with the Comprehensive Plan.
 2. The project would create a pedestrian friendly development with extensive pedestrian paths planned for the site. Sidewalks would provide pedestrian connections for residents in the City of Richfield to Southdale.
 3. Podium Height would be used on both York and Xerxes.

CITY OF EDINA

4. Sustainable design principles would be utilized. The proposed buildings would be a high quality brick, stone, precast concrete, metal and glass building. "Edina" limestone is proposed at the street level.
5. 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.
6. The proposed uses would fit in to the neighborhood. As mentioned, this site is guided in the CAC, Community Activity Center which encourages mixing land uses, including retail and multiple family residential, on one site.
7. The existing roadways would support the project. WSB conducted a traffic impact study, and concluded that the proposed development could be supported by the existing roads subject to conditions.
8. 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.

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. The Final Development Plans must be generally consistent with the Preliminary Development Plans dated March 3 & 25, 2014 and the revised plans submitted to the City Council on May 6, 2014.
2. The Final Landscape Plan must meet all minimum landscaping requirements per Section 850.04 of the Zoning Ordinance.
3. The Final Lighting Plan must meet all minimum landscaping requirements per Section 850.04 of the Zoning Ordinance.
4. 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.
5. Compliance with all of the conditions outlined in the director of engineering's memo dated April 2, 2014.
6. At the time of building permit application, compliance with all of the conditions outlined in the chief building official's memo dated March 27, 2014.
7. Work with staff and Hennepin County to secure a left turn in lane from south bound York Avenue.
8. Ten percent (10%) of the housing units shall be designated for affordable housing. Specific detail would be determined at the time of Final approval.
9. Sustainable design principles must be used. Greater detail shall be provided with the Final Rezoning submittal.
10. Final Rezoning is subject to a Zoning Ordinance Amendment creating the PUD, Planned Unit Development for this site.
11. Approval of a Zoning Ordinance Amendment regarding consideration of R-1 property within a PUD, prior to final rezoning.
12. Final Rezoning is contingent on adoption of the Comprehensive Plan Amendment and Met Council approval of the Amendment.

Adopted by the city council of the City of Edina, Minnesota, on May 6, 2014.

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 May 6, 2014, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2014.

City Clerk

Exhibit A

DESCRIPTION OF PROPERTY SURVEYED

(Per Certificate of Title No. 1159936)

All that part of vacated West 67th Street dedicated in the plat of "York Terrace" lying West of a line drawn from the Southeast corner of Tract Q, Registered Land Survey No. 432 to the Northeast corner of Tract P of said Registered Land Survey and lying East of a line drawn from the Southwest corner of said Tract Q to the Northwest corner of Tract P; and

All that part of vacated York Avenue South, dedicated in the plat of "York Terrace", and all that part of Tract P, Registered Land Survey No. 432, and all that part of Tract F, Registered Land Survey No. 629, lying North of the following described line: Beginning at the Northwest corner of Lot 5, Block 2, "York Terrace", thence running Westerly parallel with the South line of vacated West 68th Street dedicated in the plat of "York Terrace", and its Westerly extensions to a point in the Westerly line of said Tract F, and there terminating, and all that part of said Tract F, all that part of Tract Q, Registered Land Survey No. 432, and all that part of vacated York Avenue South dedicated in the plat of "York Terrace", lying South of the following described line: Beginning at a point in the East line of said Tract Q, said point being 1.81 feet North of the Southeast corner of said Tract Q as measured along the East line thereof, thence running Westerly parallel with said South line of vacated West 68th Street and its Westerly extension to a point in the Westerly line of said Tract F, and there terminating.

AND

Lot 1, Block 2, "York Terrace"
(Certificate of Title No. 193410)

AND

Lot 2, Block 2, "York Terrace"
(Certificate of Title No. 1328257)

AND

Lot 3, Block 2, "York Terrace"
(Certificate of Title No. 1100460)

AND

Lot 4, Block 2, "York Terrace"
(Certificate of Title No. 1145680)

AND

Lot 5, Block 1, "York Terrace"
(Certificate of Title No. 1380227)

And part of vacated West 67h Street per City Resolution Doc. No. 4734665

Property is located in Hennepin County, Minnesota.

PLANNING DEPARTMENT
MAR 03 2014
CITY OF EDINA

6725 YORK AVENUE SOUTH - EDINA, MINNESOTA

**LENNAR MULTIFAMILY COMMUNITIES
PROPOSED DEVELOPMENT**

PRELIMINARY CITY COUNCIL
MAY 6, 2014



6725 YORK AVENUE SOUTH - EDINA, MINNESOTA

PART 1:

COMPILATION OF DESIGN AND DEVELOPMENT REQUESTS

FROM EDINA PLANNING COMMISSION, CITY COUNCIL, AND CITY STAFF

PART 2:

COMPILATION OF DEVELOPMENT REQUESTS AND CONCERNS

FROM THE CITY OF RICHFIELD

PART 3:

FURTHER ACTION

RESPONSES AND DESIGN STRATEGY FOLLOWING PLANNING COMMISSION

6725 YORK AVENUE SOUTH - EDINA, MINNESOTA

LENNAR MULTIFAMILY COMMUNITIES
PROPOSED DEVELOPMENT

PART 1:
**COMPILATION OF DESIGN
AND DEVELOPMENT REQUESTS**
**FROM EDINA PLANNING COMMISSION,
CITY COUNCIL, AND CITY STAFF**

MAY 6, 2014



LENNAR
MULTIFAMILY COMMUNITIES

1

REQUEST:

Create a walkable community with sidewalks connecting Xerxes to York

ACTION:

Meandering sidewalks and ample landscape now interconnect the site. Residents can make a full 1/3 mile path around the site



BEFORE



AFTER

2

REQUEST:

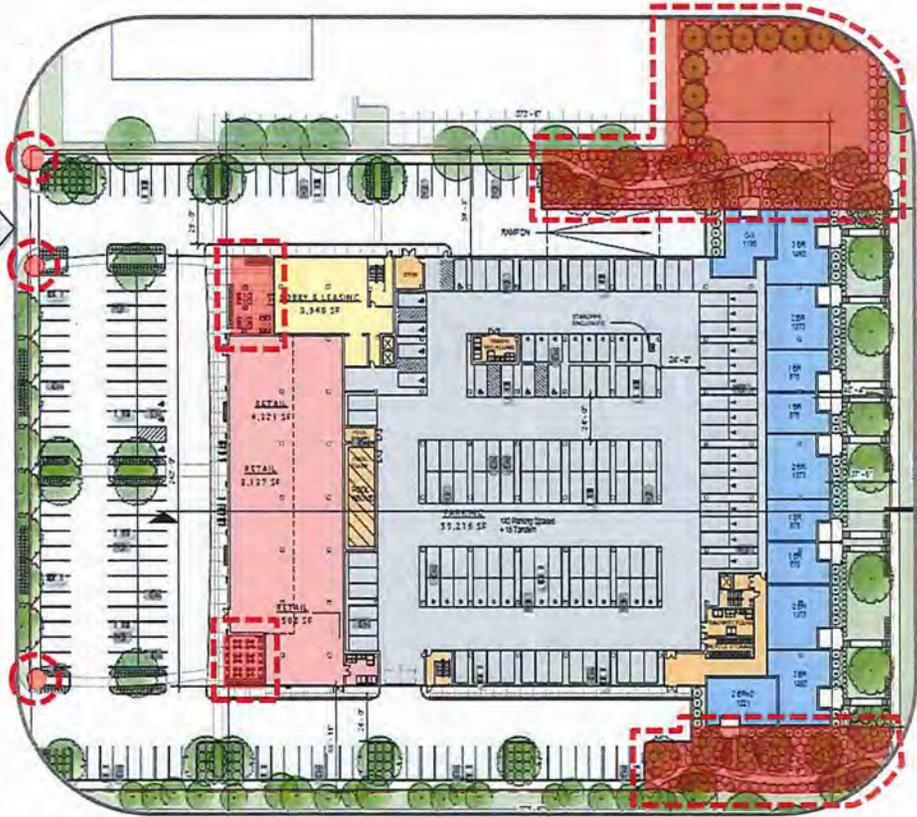
Create more congregation and gathering areas

ACTION:

Residential patios, landscape seating nodes, and open green spaces added



BEFORE



AFTER

3a

REQUEST:

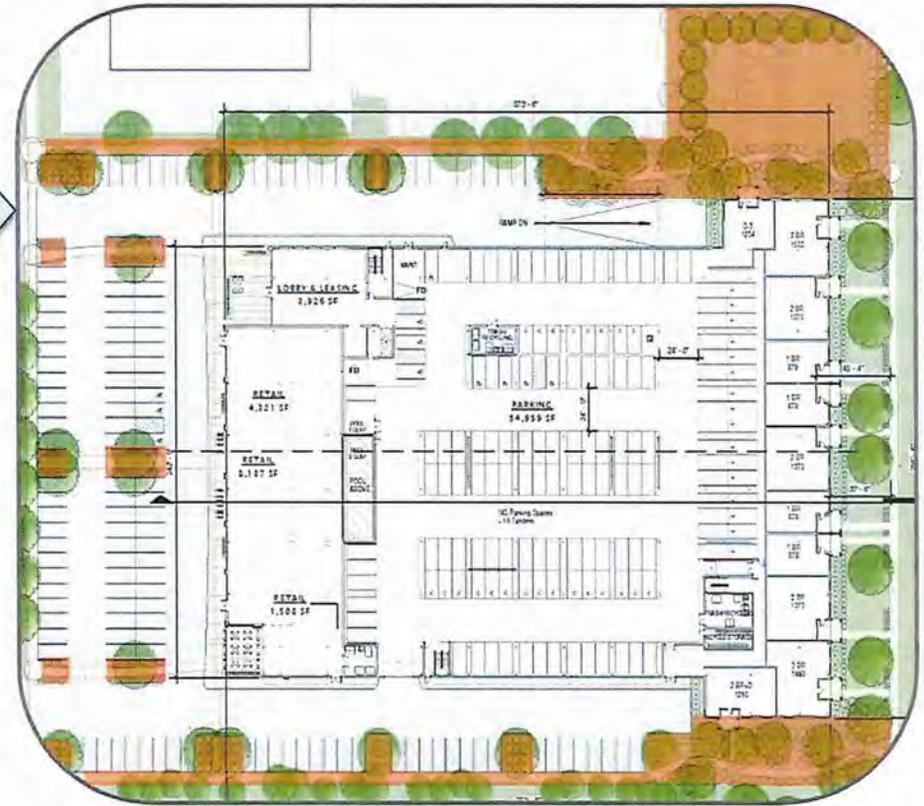
Create more green space

ACTION:

A significant amount of plantings throughout the site have been added. An entire residential site will be designated as "open green space"



BEFORE

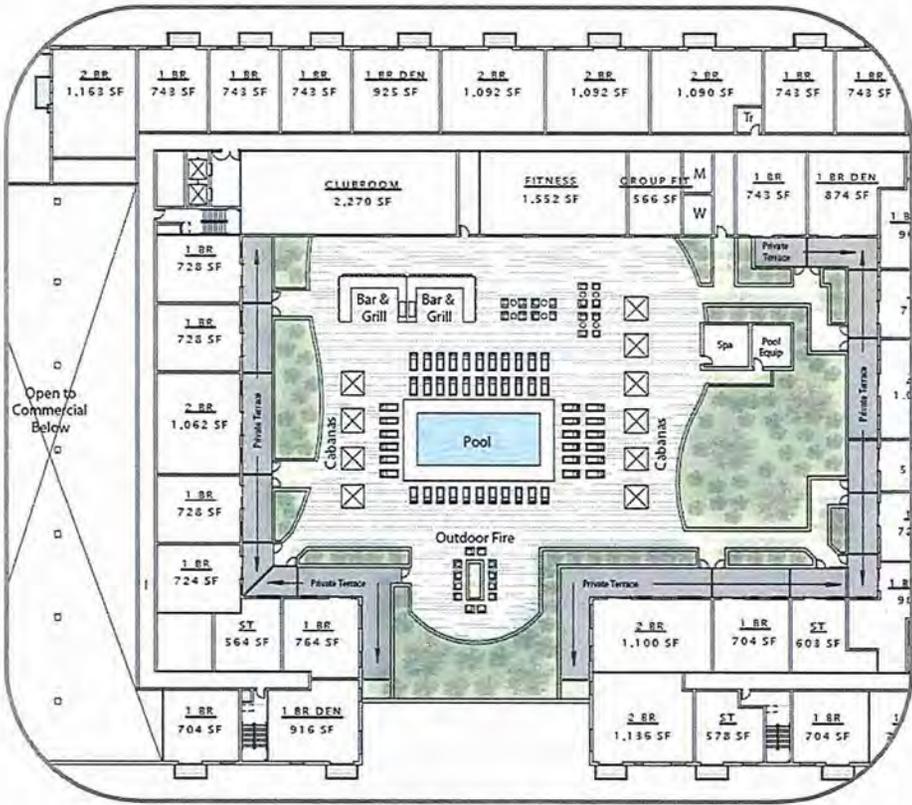


AFTER

3b

REQUEST:
Create more green space

ACTION:
An additional "zen garden" courtyard has been added



BEFORE



AFTER

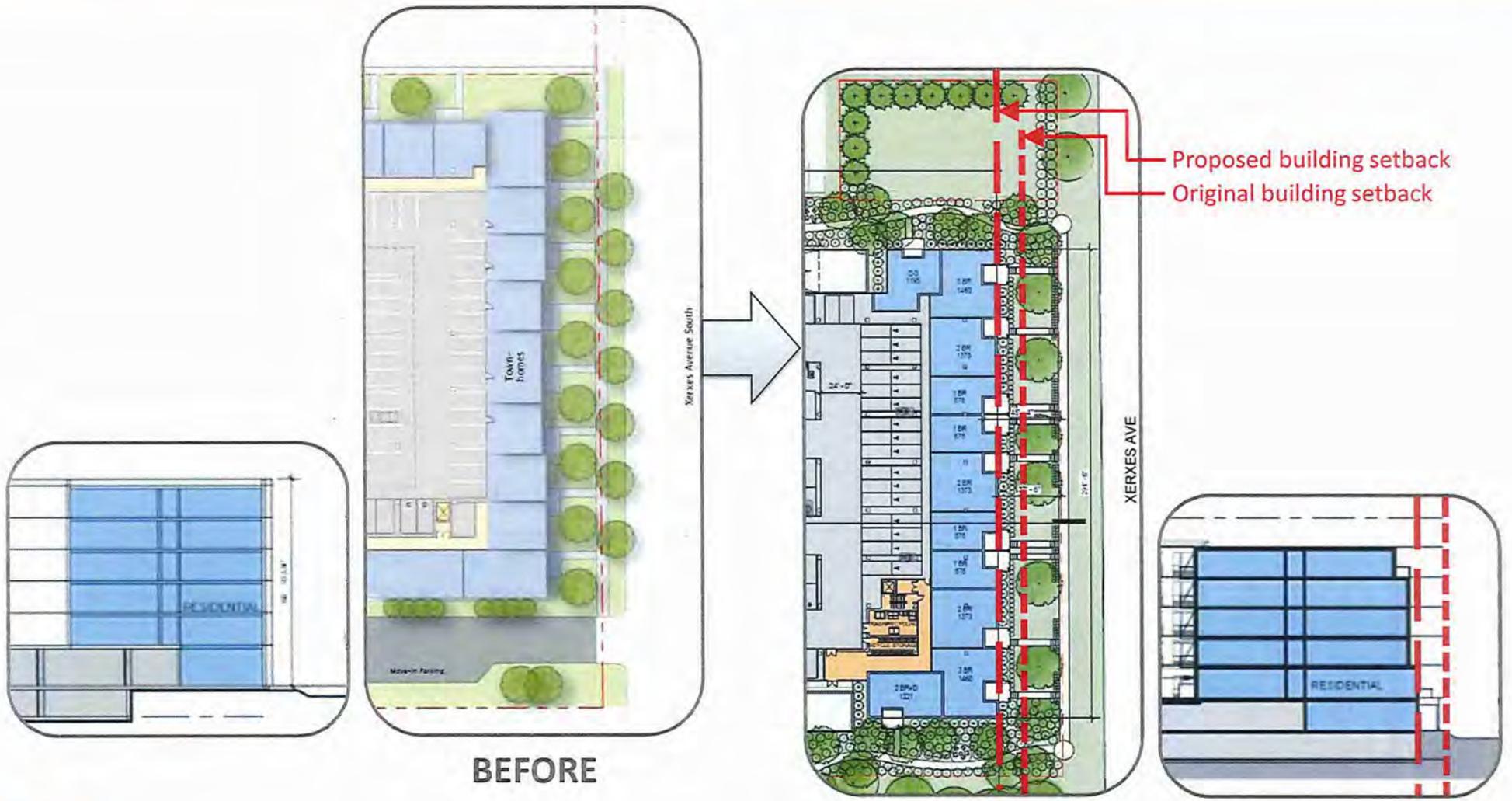
4

REQUEST:

Increase building setbacks along Xerxes

ACTION:

The building moved back 12'-7" from its original planned location with additional 8'-0" setback to levels above



BEFORE

AFTER



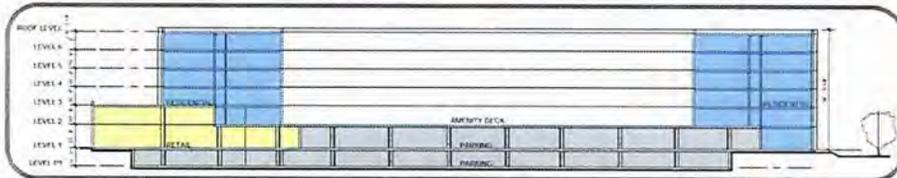
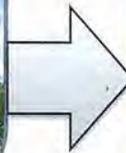
5

REQUEST:

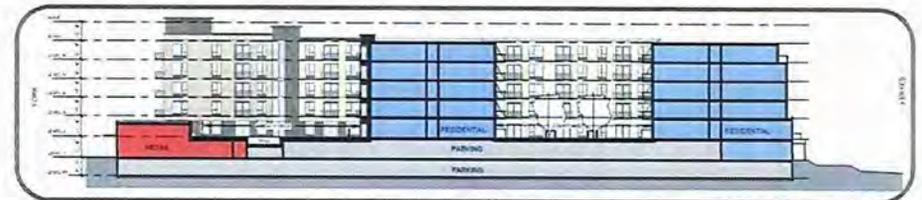
Eliminate flat façade and create a 1-2 story podium along Xerxes

ACTION:

A 2-story podium, along with bay window popouts, breaks in the building massing, and additional facade setbacks were added to the Xerxes facade to alleviate the appearance of a tall building



BEFORE



AFTER

6

REQUEST:

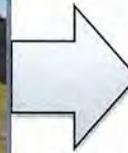
Create walk-out units along Xerxes, add wood component, soften it and make it appear home-like

ACTION:

We created a variety of walk out units - walk-up porches, hanging balconies, walk out roof terraces, to create life and activity at each level and mimic the residential neighborhoods across the street



BEFORE



AFTER

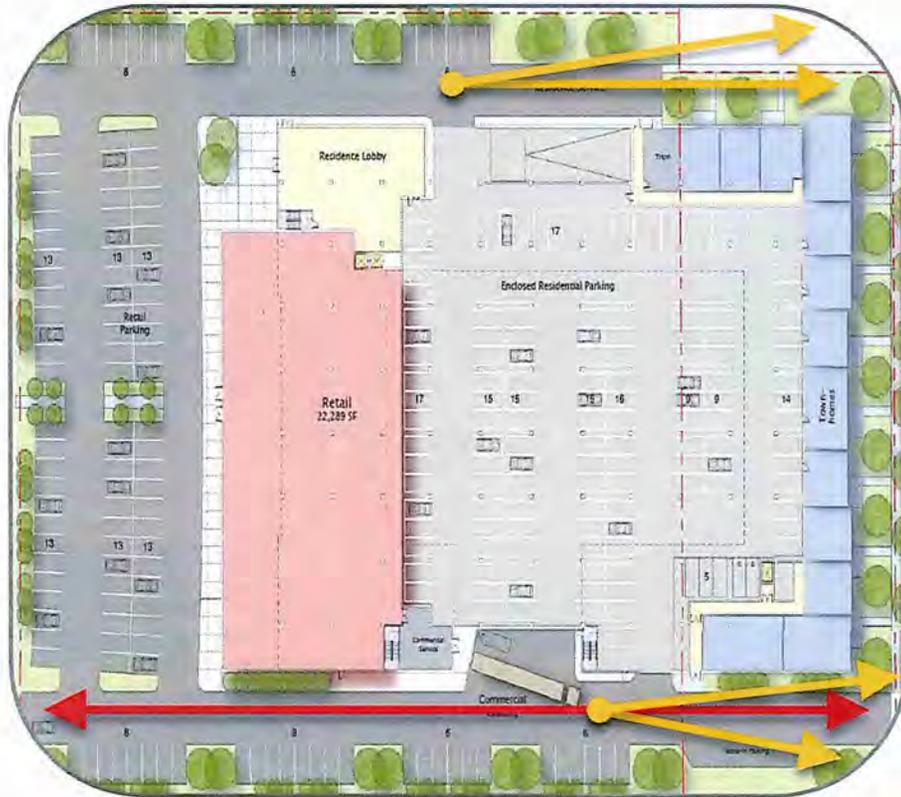
7

REQUEST:

Remove drive-thru from York to Xerxes

ACTION:

The drive-thru was eliminated. We went one step further and created "wings" to the building to eliminate any possible headlight pollution to Xerxes



BEFORE

← HEADLIGHT POLLUTION
← AUTO CIRCULATION



AFTER

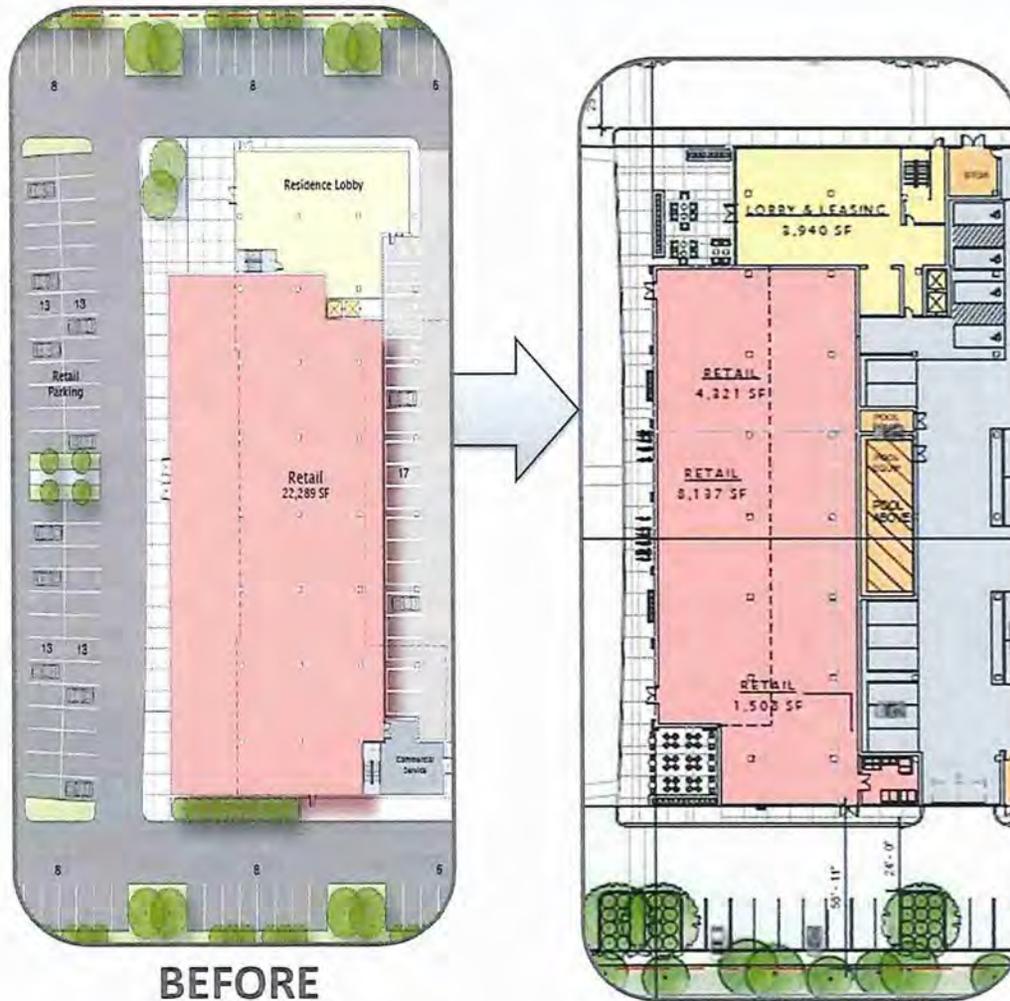
8

REQUEST:

Evaluate whether another grocer is needed in this area

ACTION:

Per suggestions of the city council, we abandoned seeking a grocer tenant for this space and will now have more local, high-end, boutique type retail tenants. This reduced the retail size from 22,000sf to 13,000sf



BEFORE

AFTER

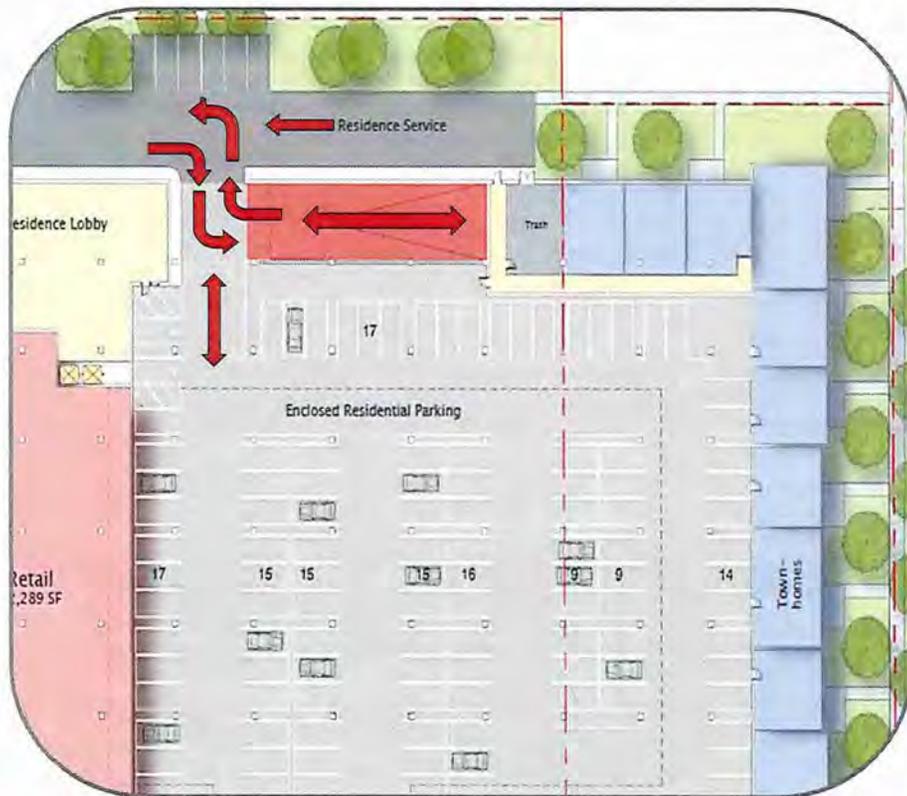
10

REQUEST:

Create a safer parking entrance ramp condition

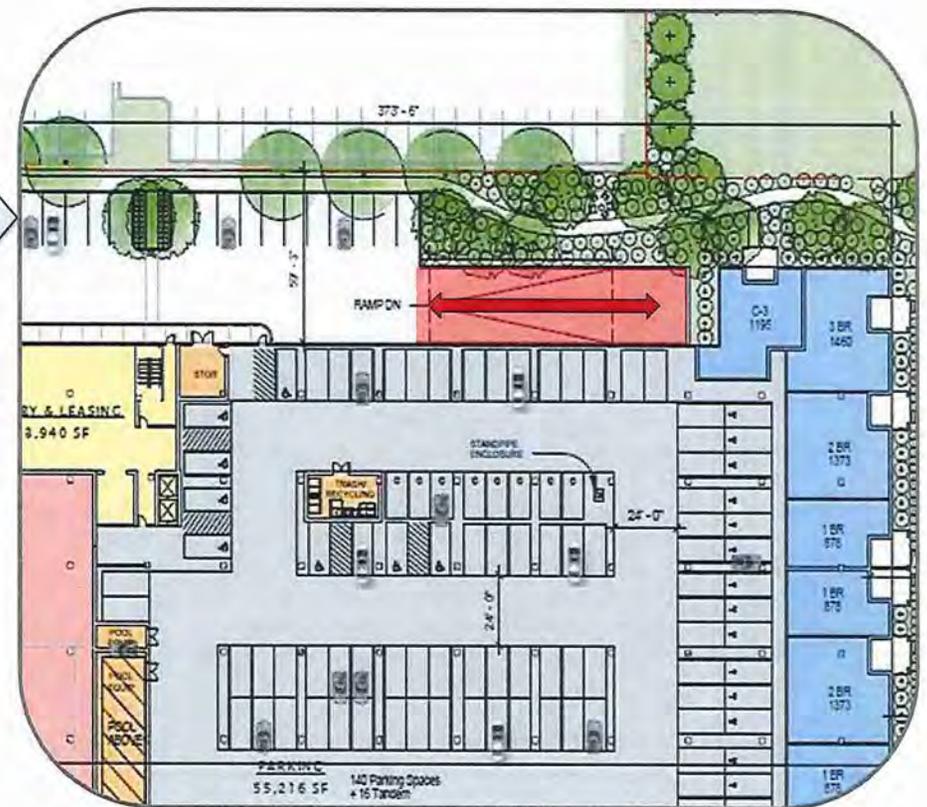
ACTION:

We went one step further and created an exterior ramp that allows for increased parking efficiency, safer travel, and separation of traffic to limit congestion



BEFORE

↔ AUTO CIRCULATION



AFTER

11

REQUEST:

Create larger unit sizes and mix (2 bedrooms with dens and 3 bedrooms)

ACTION:

	BEFORE	AFTER
AVERAGE UNIT SIZE	879	967
# OF 2 BEDS + DENS	0	7
# OF 3 BEDS	0	9



BEFORE



AFTER

12

REQUEST:

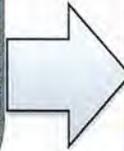
Reduce the Development Density

ACTION:

The development density decreased from 59 to 52 units per acre and from an FAR of 1.55 to 1.27.



BEFORE



AFTER

6725 YORK AVENUE SOUTH - EDINA, MINNESOTA

LENNAR MULTIFAMILY COMMUNITIES
PROPOSED DEVELOPMENT

PART 2:
COMPILATION OF DEVELOPMENT
REQUESTS AND CONCERNS

FROM THE CITY OF RICHFIELD

MAY 6, 2014



1

CONCERN:

Height in excess of four to five stories



RESPONSE/ACTION:

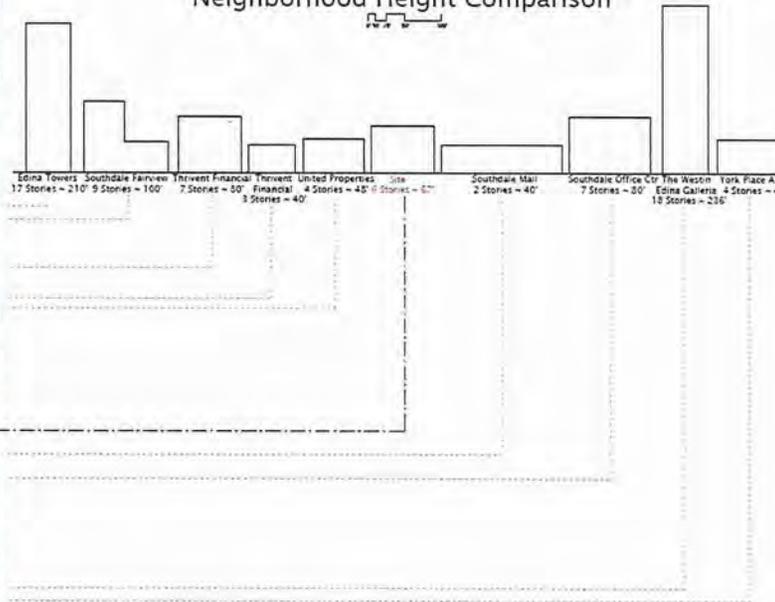
Given the cost of the land, this site will never be redeveloped at a density or height less than what is currently being proposed. This is why we have appropriately applied for a PUD and a Comp Plan Amendment to make redevelopment of this area possible. It is at or below neighboring developments.



Neighborhood Plan



Neighborhood Height Comparison



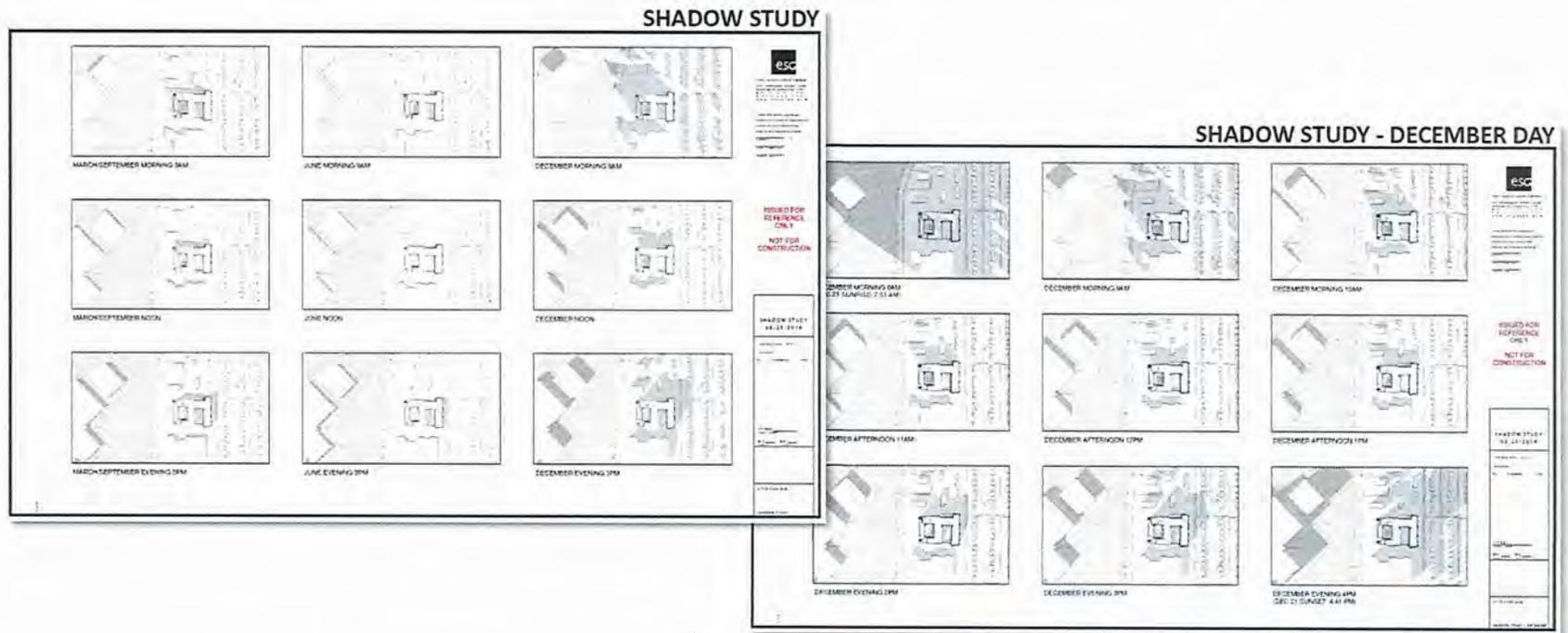
2

CONCERN: Excessive Shadow Impacts



RESPONSE/ACTION:

We did an extensive shadow study covering the entire calendar year including the most impactful, which is December 20th. The study proves that the shadows have an extremely minimal impact on the Richfield residents and changing the height and/or location of the building would have an insignificant and incalculable change.



4

CONCERN:
Home Devaluation



RESPONSE/ACTION:

Home values would likely increase. Two of the Five homes were foreclosed and one has tax liens which have a dramatic negative impact on the value neighboring homes; while new development typically has a positive impact on the valuation of neighboring homes.



FORECLOSED (VACANT)

FORECLOSED (VACANT)

TAX LIENS

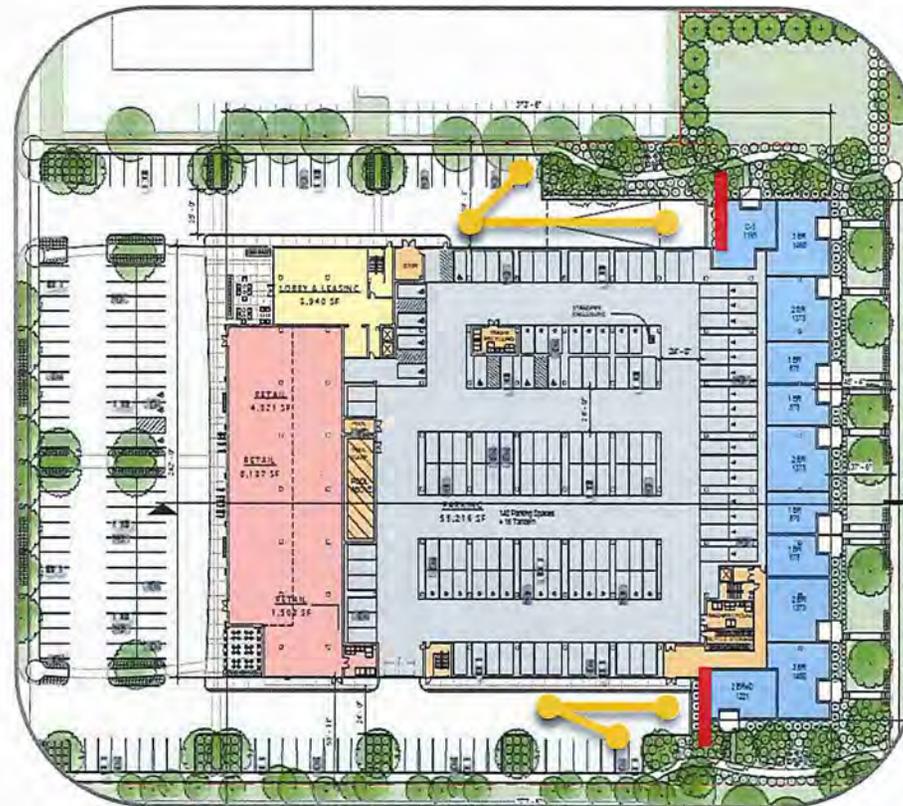
5

CONCERN:
Vehicle Headlight Pollution on Xerxes



RESPONSE/ACTION:

The drive-thru was eliminated and we went one step further and created “wings” to the building to eliminate any possible headlight pollution to Xerxes



6

CONCERN:

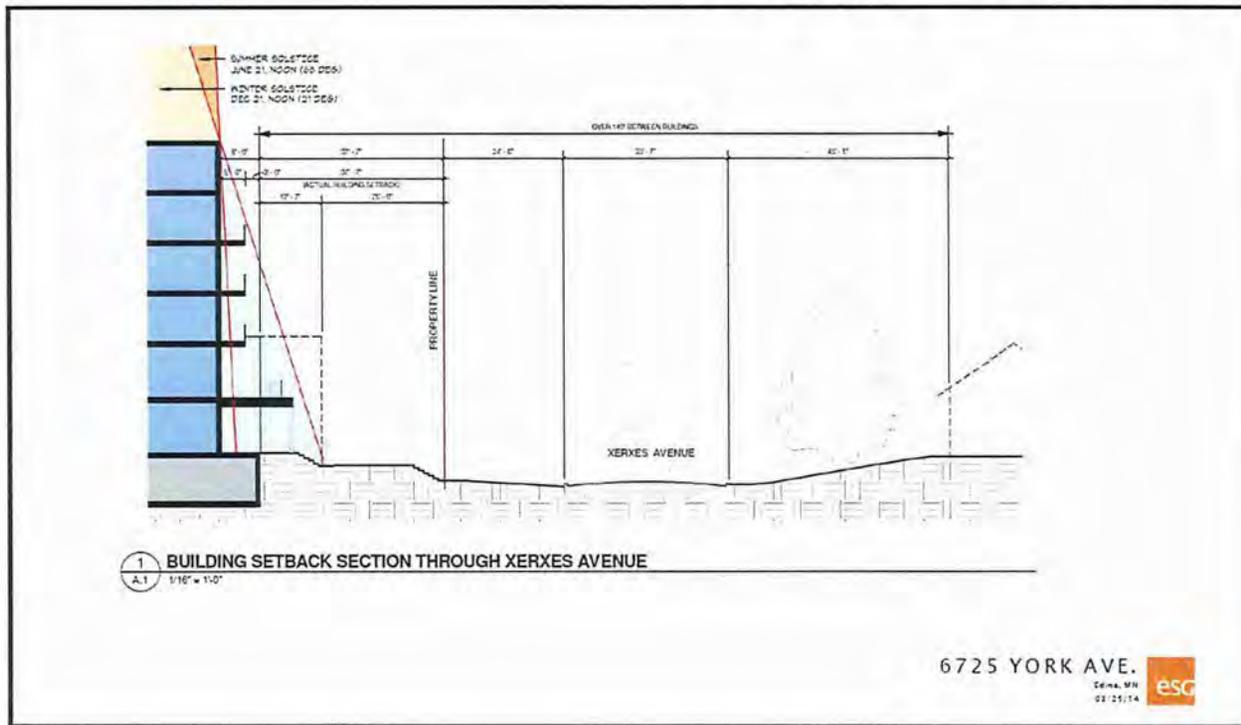
A Building Setback of less than 132 feet from existing single-family lot lines



RESPONSE/ACTION:

The building moved back 12'-7" from its original planned location with additional 8'-0" setback to levels above

STUDY SECTION THROUGH XERXES



6725 YORK AVENUE SOUTH - EDINA, MINNESOTA

LENNAR MULTIFAMILY COMMUNITIES
PROPOSED DEVELOPMENT

PART 3:
FURTHER ACTION

**RESPONSES AND DESIGN STRATEGY
FOLLOWING PLANNING COMMISSION**

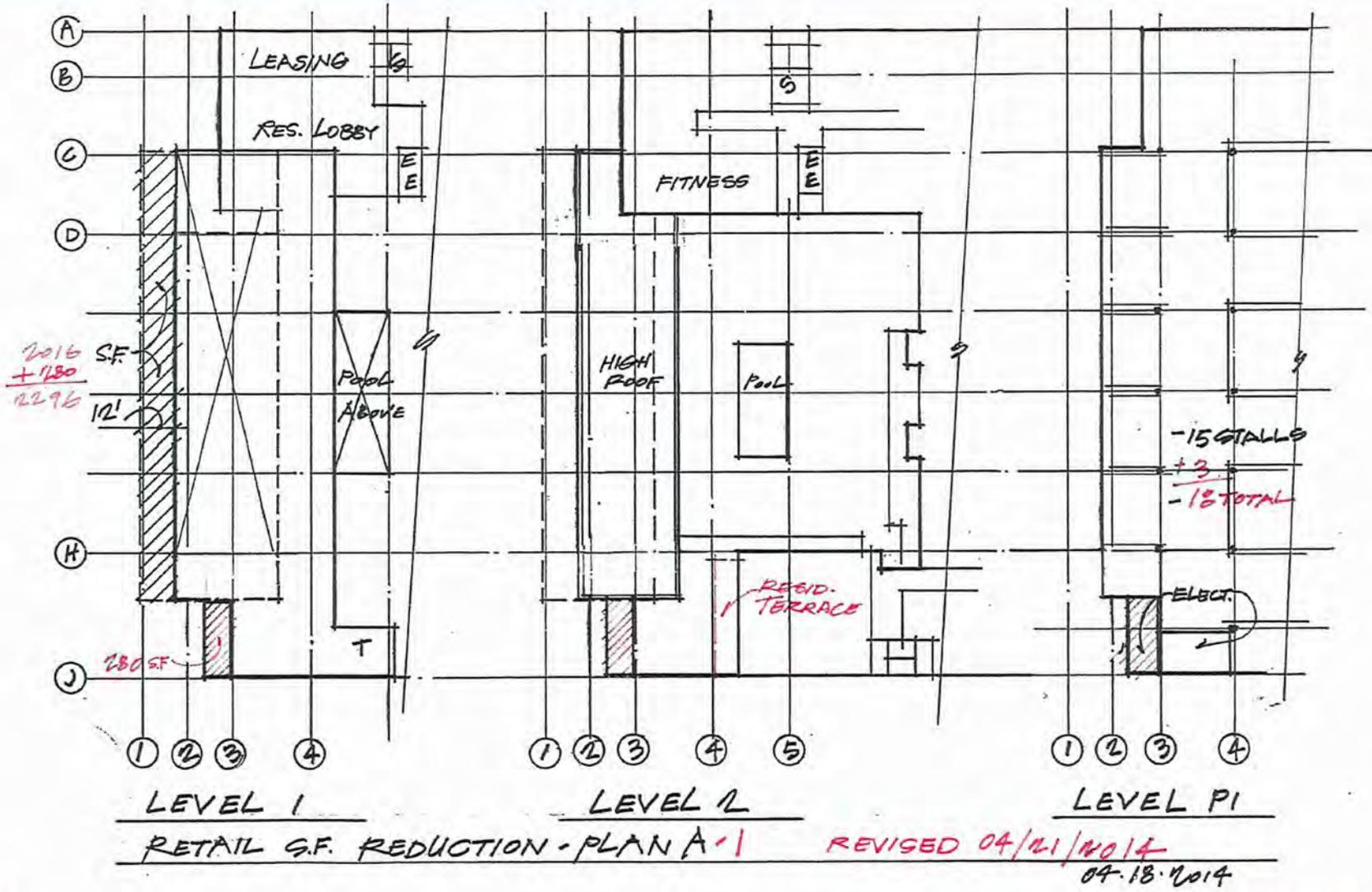
MAY 6, 2014



1

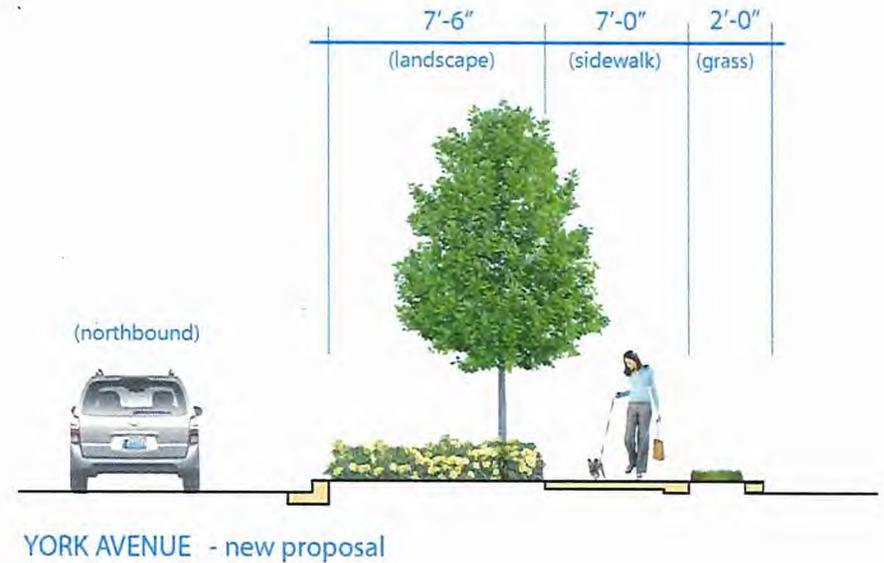
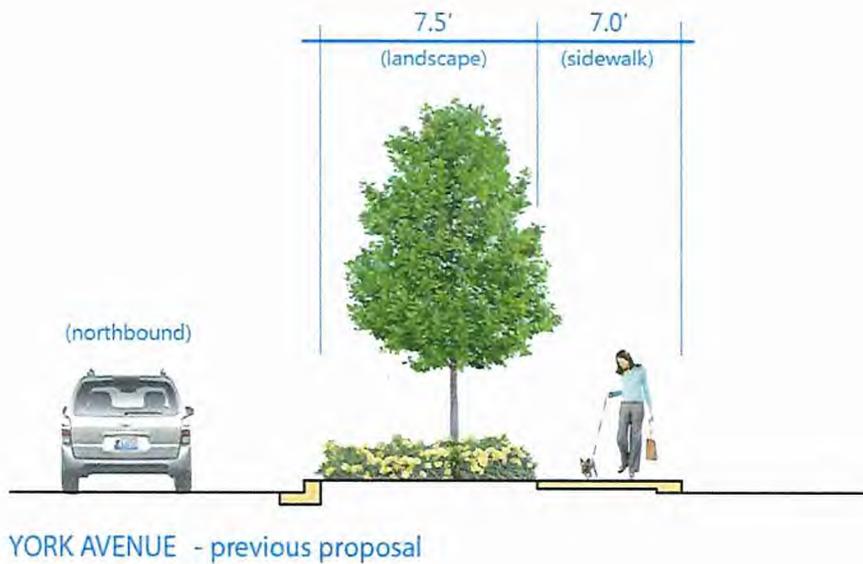
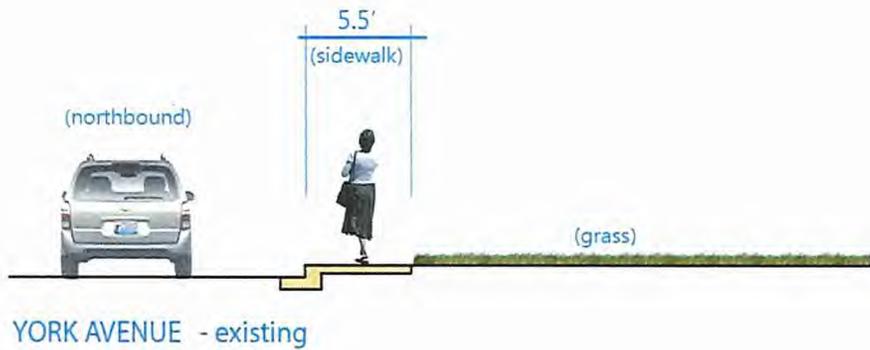
ACTION:

Decreased retail façade/SF (12')



2

ACTION: Increased York sidewalk/blvd. (2')

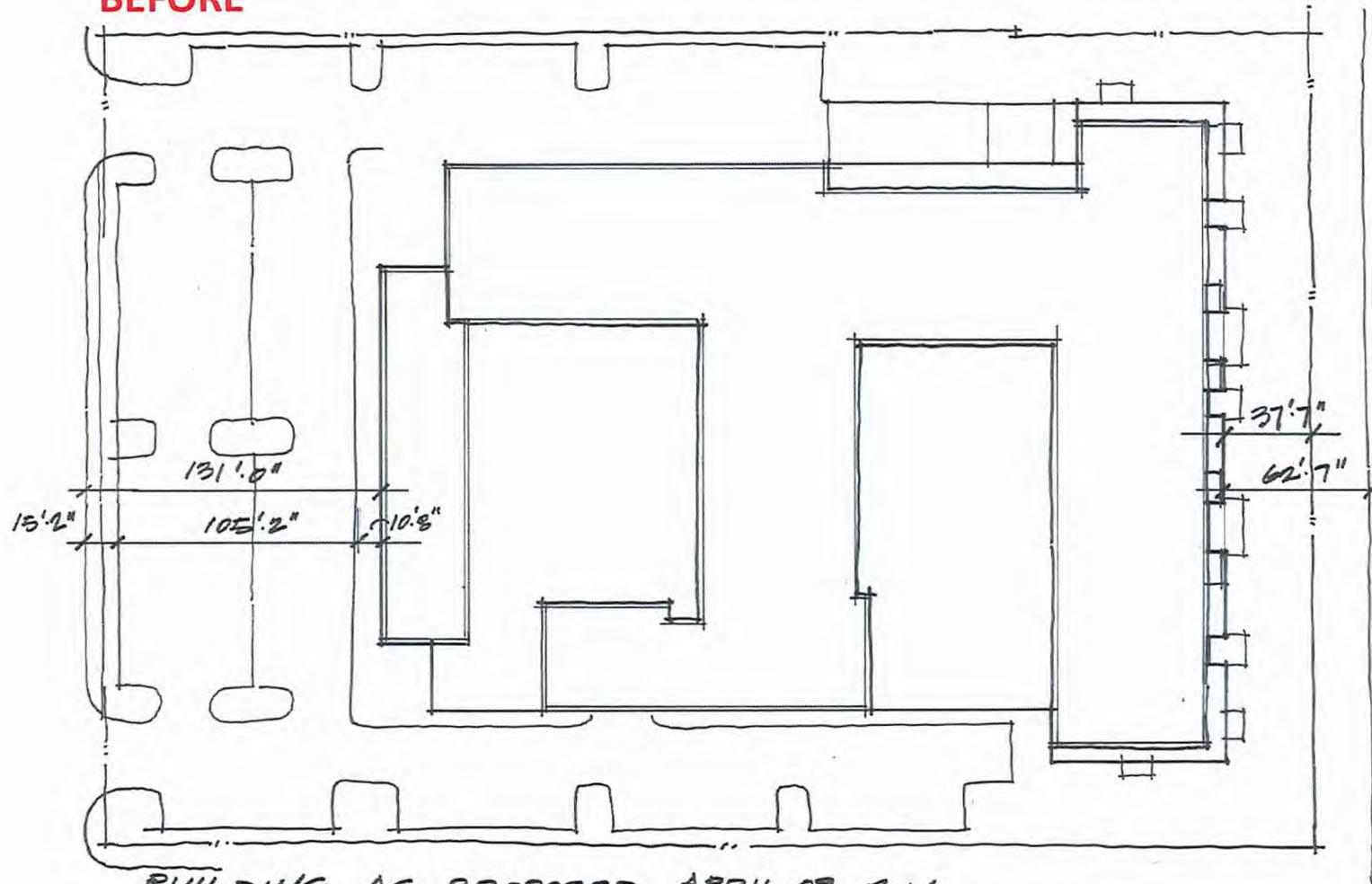


3

ACTION:

Movement of entire building toward York (10')

BEFORE



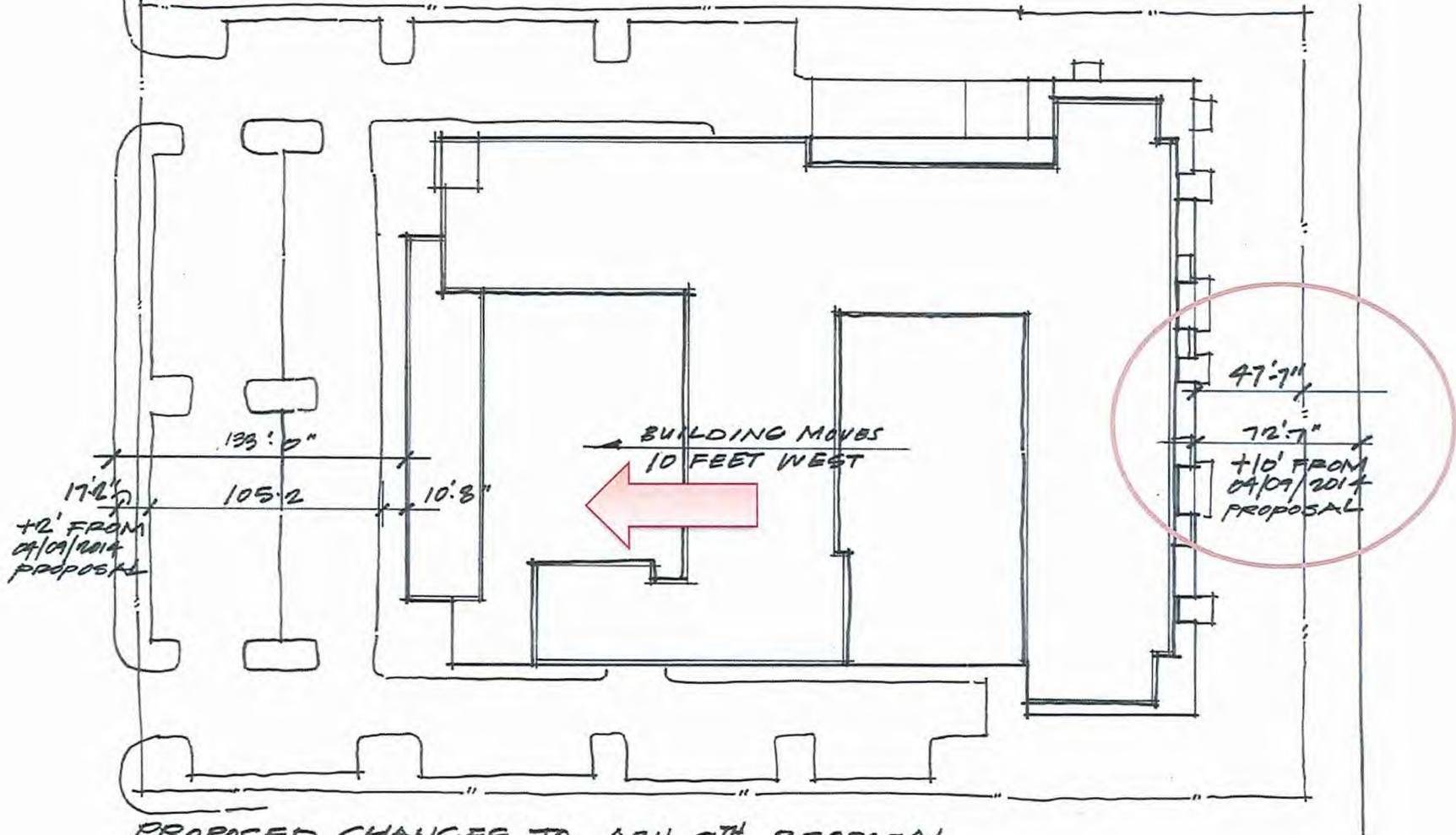
BUILDING AS PROPOSED APRIL 09, 2014
1" = 20'

3

ACTION:

Movement of entire building toward York (10')

AFTER

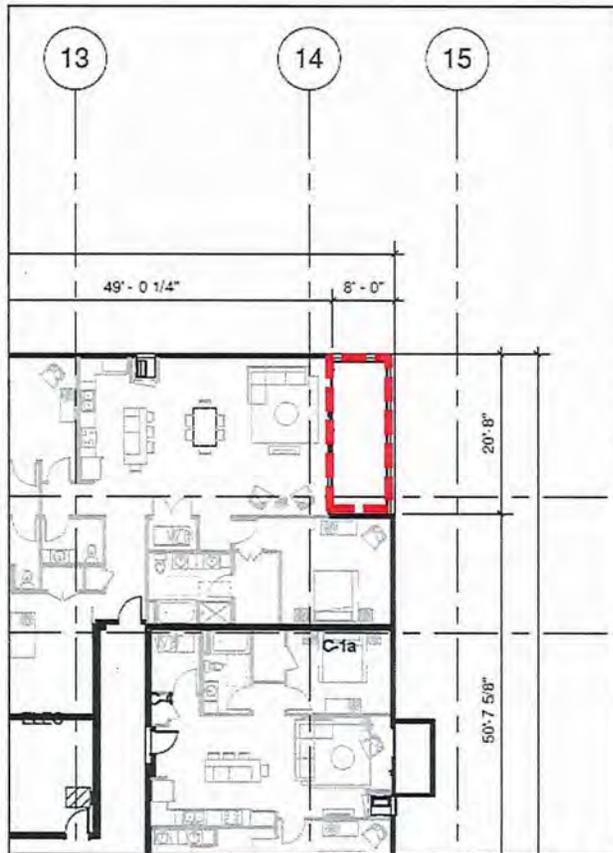


PROPOSED CHANGES TO APRIL 9TH PROPOSAL
1"=10'

4

ACTION:

Push of the 6th floor façade at the corners along Xerxes to soften the height of the building



5

ACTION:

Reduction of retail space better aligns with parking requirements.

PARKING SPACES

Retail	Fast Casual	Medium Service	Full Service
5 spaces per 1,000 SF	10 spaces per 1,000 SF	15 spaces per 1,000 SF	20 spaces per 1,000 SF
0.005	0.01	0.015	0.02

CURRENT DESIGN

5,000 SF	25	50	75	100
9,000 SF	45	90	135	180
14,000 SF	70	140	210	280
			255	LIKELY REQUEST

UPDATED DESIGN

3,500 SF	17.5	35	52.5	70
7,500 SF	37.5	75	112.5	150
11,000 SF	55	110	165	220
			185	LIKELY REQUEST

134	PROVIDED
24	Visitor
110	Total Retail



AFTER



BEFORE







**MINUTES OF THE
REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF EDINA, MINNESOTA
CITY COUNCIL CHAMBERS
APRIL 9, 2014
7:00 PM**

I. CALL TO ORDER

II. ROLL CALL

Answering the roll call were: Potts, Olsen, Kilberg, Halva, Lee, Carr, Platteter, Staunton

Members absent from roll: Scherer and Forrest

III. APPROVAL OF MEETING AGENDA

Commissioner Carr moved approval of the meeting agenda as amended to honor the request of the proponent to continue Item VI.C. Preliminary Rezoning & Variances, Mathias Mortenson, 3923 West 49th Street, Edina, MN. Commissioner Platteter seconded the motion. All voted aye; motion carried.

IV. APPROVAL OF CONSENT AGENDA

A. Minutes of the Regular Meeting of the Edina Planning Commission March 12, 2014

Commissioner Carr moved approval of the Consent Agenda and January 22, 2014, meeting minutes. Commissioner Lee seconded the motion. All voted aye; motion carried.

V. COMMUNITY COMMENT

Chair Staunton asked if anyone would like to speak; being none, Commissioner Platteter moved to close community comment. Commissioner Lee seconded the motion. All voted aye; public comment closed.

VI. PUBLIC HEARINGS

A. Comprehensive Plan Amendments, Preliminary Rezoning, and Preliminary Development Plan. Lennar Multifamily Communities, LLC. 6725 York Avenue, 6628, 6700, 6704, 6708, & 6712 Xerxes Avenue, Edina, MN

Commissioner Potts recused himself from consideration of this agenda item because his company works with this applicant on a different project in a different city. He left the Council Chambers at 7:05 p.m.

Planner Presentation

Planner Teague informed the Commission that Lennar Corporation is proposing to tear down the existing retail building at 6725 York Avenue, and five single-family homes at 6712, 6708, 6704, 6700, and 6628 Xerxes Avenue. The applicant would then build a six-story, 242-unit upscale apartment building with 12,500 square feet of retail on the first level. A parking lot is proposed in front of the retail store on York Avenue, with underground parking for residents provided under the apartments. Surface spaces would be available along the north and south lot lines for resident guests.

Planner Teague delivered a power point presentation highlight the project including the green space and swimming pool above the parking deck. He recalled the changes the applicant has made since the original sketch plat review, including the elimination of the loading dock, decreasing total number of units, creation of podium height along Xerxes, creating better pedestrian connections, and new green features. He noted that the road system can support the development and the parking is adequate.

Planner Teague concluded his presentation by indicating that staff recommends the City Council approve the Comprehensive Plan Amendments as follows:

- Building Height – from 4 stories and 48 feet to 6 stories and 70 feet.
- Floor Area Ratio – from 1.0 to 1.27.
- Re-guiding the Land Use Plan for the six single-family homes from Low Density Residential to Community Activity Center.

Approval is subject to the following findings:

1. The proposed land uses are consistent with existing and proposed land uses in this area. The City of Richfield has guided the single-family homes on the east side of Xerxes as medium density residential; therefore, the long-term vision of both Edina and Richfield in this area is for higher densities.
2. Podium height is proposed on both Xerxes and York as recommended in the Comprehensive Plan. The six-story portion of the building is stepped back into the site to minimize impact on adjacent property.
3. The Comprehensive Plan recognizes the Southdale area and the CAC as the most intense district in terms of uses, height and coverage. The City allows a floor area ratio of up to 1.5 in other parts of the City, such as 50th France; therefore, the floor area ratio of the proposed use at 1.27, which is predominantly residential, is appropriate for the area.
4. The traffic and parking study done by WSB concludes that the existing roadways can support the proposed project, and there would be adequate parking provided.

Planner Teague indicated that staff also recommends the City Council approve the Preliminary Rezoning from PCD-3, Planned Commercial District to PUD, Planned Unit Development District and Preliminary Development Plan to tear down the existing retail building at 6725 York Avenue, and single family homes at 6712, 6708, 6704, 6700 and 6628 Xerxes Avenue and build a six-story, 242 unit upscale apartment building with 12,500 square feet of retail on the first level. Approval is subject to the following findings:

1. The proposal would meet the purpose and intent of the PUD, as most of the above criteria would be met. The site is guided in the Comprehensive Plan as “Community Activity Center –

- CAC,” which encourages a mixing of uses, including retail and multifamily residential. The proposed uses are therefore consistent with the Comprehensive Plan.
2. The project would create a pedestrian friendly development with extensive pedestrian paths planned for the site. Sidewalks would provide pedestrian connections for residents in the City of Richfield to Southdale.
 3. Podium Height would be used on both York and Xerxes.
 4. Sustainable design principles would be utilized. The proposed buildings would be a high quality brick, stone, precast concrete, metal and glass building. “Edina” limestone is proposed at the street level.
 5. 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.
 6. The proposed uses would fit in to the neighborhood. As mentioned, this site is guided in the CAC, Community Activity Center which encourages mixing land uses, including retail and multiple family residential, on one site.
 7. The existing roadways would support the project. WSB conducted a traffic impact study, and concluded that the proposed development could be supported by the existing roads subject to conditions.
 8. 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.

Approval is subject to the following conditions:

1. The Final Development Plans must be generally consistent with the Preliminary Development Plans dated March 3 & 25, 2014.
2. The Final Landscape Plan must meet all minimum landscaping requirements per Section 850.04 of the Zoning Ordinance.
3. The Final Lighting Plan must meet all minimum landscaping requirements per Section 850.04 of the Zoning Ordinance.
4. 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.

5. Compliance with all of the conditions outlined in the director of engineering's memo dated April 2, 2014.
6. At the time of building permit application, compliance with all of the conditions outlined in the chief building official's memo dated March 27, 2014.
7. Work with staff and Hennepin County to secure a left turn in lane from south bound York Avenue.
8. Ten percent (10%) of the housing units shall be designated for affordable housing. Specific detail would be determined at the time of Final approval.
9. Sustainable design principles must be used. Greater detail shall be provided with the Final Rezoning submittal.
10. Final Rezoning is subject to a Zoning Ordinance Amendment creating the PUD, Planned Unit Development for this site.

Commissioner Platteter asked about the sidewalks in the sketch. Planner Teague pointed out the sketch shows sidewalks' extending beyond what the developer is proposing; adding they will likely be added when adjacent properties develop in the future.

Commissioner Platteter asked about the setback from the building to the nearby residential home (Richfield). Planner Teague estimated an approximate 30-foot setback from the Xerxes right-of-way to the house; plus the setback for the proposed apartment building.

Commissioner Carr asked about the seventh story that is displayed on the west side of the building. Planner Teague responded that will be a good question for the applicant.

Commissioner Olsen asked about how the loading dock will work with the retail. Planner Teague pointed out the traffic pattern for delivery trucks.

Commissioner Olsen asked Chuck Richart, WSB & Associates, how vehicles would get to the south. Mr. Richart stated they would either do a U-turn on 66th Street or turn onto France, adding this type of movement was assumed as part of the study.

Chair Staunton observed if the rezoning request was to PCD-3 three setback variances would be required, along with the building height, and the floor area ratio. Planner Teague concurred.

Commissioner Olsen noted Hennepin County Public Works recommended widening the boulevard on Xerxes. Planner Teague indicated that will be part of future discussions, along with the landscaping requirements.

Appearing for the Applicant

Peter Chmielewski, Development Manager, Lennar Multi-Family Communities
Aaron Russet, ESG Architects

Applicant Presentation

Mr. Chmielewski stated Lennar Multi-Family Communities specializes in doing condo high-rise style in first-tier cities. Lennar is very interested in making this the right project with the right materials and integrating it with the community. He thanked the Planning Commission and the Council for pushing for a redesign in certain areas. Lennar has worked to keep the integrity and language of the building the same, while bringing back some sensitivities. Lennar has hired a broker to handle options agreements

with the homes on Xerxes; a representative with Lennar has met with each of the homeowners to discuss their needs and wants.

Mr. Russet commented this is an incredible area to act as a bridge between very dense commercial areas between single-family homes in the Richfield neighborhood. He pointed out several of the changes that have been made since the last design presented. Accesses were eliminated through the site onto Xerxes. The only physical connections to Xerxes are the front porches and sidewalks all the way to the road. Eventually, hopefully, the sidewalks will connect north/south. The retail space has decreased from 22,000 square foot to 12,500. The original grocer did not work out, so now the idea is to have the retailers fit well into the residences of this site. He discussed the changes in underground parking, trash pick-up, as well as the area designated for resident moving.

Mr. Russet noted that the seventh story is just an architectural feature in order to acknowledge the front door. One of the options considered will be two-story windows. There are now two courtyards rather than one, which has helped increase the undulations of the building façade. He noted the increased square footages of the residential units, which will be more appropriate for those selling houses in Edina but wanting to stay in Edina. The composition materials will be two colors of brick, stucco, some metal panel and some fiber cement panel.

Discussion

Commissioner Carr complimented the architect on the new design.

Chair Staunton asked about the podium setbacks on Xerxes. Mr. Russet presented the front porch elevations and pointed out the 5-foot and 3-foot setbacks. From the previous design, the building moved back 12 feet, plus 5 feet and also 3 feet.

Mr. Chmielewski noted the architect wanted to create multiple setbacks, multiple uses, patios above the walk-outs, then bays, and then balconies, with a flat façade along the top. He pointed out there is a lot happening on the Xerxes façade that helps it appear it is further back than it actually is. Chmielewski added the goal was to push the building back as far as possible while still making it a viable, adding this is one of the highest-priced pieces of land that has ever been purchased in Edina. Concluding, Chmielewski reported other developers have tried to make something work and could not from a metric-standpoint, adding Lennar has worked on this the past year to try to make it feasible.

Chair Staunton noted the building is set back quite a ways from York Avenue. He asked if any thought had been given to pushing the retail space closer to York Avenue so the apartment building could be pushed back from Xerxes without losing any net space.

Mr. Chmielewski responded the goal was to have a boulevard protect the sidewalk, including a minimum parking depth, minimum drive lane, and then brought the building forward as much as possible. Chmielewski stated in his opinion retailers want adequate parking and height, the building has to be set back beyond it, otherwise the ability to have the residential is lost. He concluded Lennar pulled the building towards York as near as possible.

Chair Staunton asked about the parking spaces being flush with York. Mr. Chmielewski responded it is basically flush. He noted there was discussion about sinking the parking, but general contractors gave a lot of pushback regarding excavation.

Commissioner Olsen noted additional setback from Xerxes would have been nice. She asked if there was a way to reduce the building height in order to consider some of Richfield's comments about four stories.

Mr. Russet responded that he worked on Oxford Hills on Grand Ave, adding this is the same type of setback principle used. A challenge of setbacks is the contractors do not like transitions, and plumbing cores need to go all the way through. This makes much larger units along the first and second floors. Russet also pointed out as the building goes up, the kitchen and bathroom plumbing lines are stacked. Concluding, Russet said because of the retail, it is easier to push things back on the York side. The stacking element of the design really drove the discussions.

Mr. Chmielewski concurred the Xerxes has been pushed back as far as it can go.

Commissioner Lee asked about the newly created green space on the upper northeast. Mr. Russet responded he believes the green space may be approximately a third of an acre.

Commissioner Lee asked about proposed retail tenants. Mr. Chmielewski responded a local broker is working on the tenant mix at this time. He added they believe the larger space would be a high-end restaurant, and the other could be a daytime breakfast/coffee or a yoga studio, something that does not compete with the high-end restaurant. Mr. Russet summarized it is not specific to the demographic, but it certainly has to be complimentary.

Chair Staunton asked about a proposed green space in the north corner. Mr. Chmielewski responded the goal for that area is to maintain it as more of a grass/open field. This area could be used by all the residents of the area, rather than just the residents of the building.

Commissioner Olsen asked about consideration of sustainable guidelines. Mr. Russet responded ESG inherently has green base specifications, from sealants to carpets to paints. One of the major sustainable features of this site is the location. On weekends, this site has an amazing opportunity for residents to use features without a car. Additionally, it is a walkable area. In both courtyards, there is a substantial amount of green roof.

Mr. Chmielewski added that being a long-term holder and operator means efficient electricals and minimizing water use in this building and also helps Lennar's bottom line. Also under exploration is a possible shared garden space in the courtyard.

Commissioner Carr asked about bicycle racks. Mr. Russet responded there will be ample bike storage to meet the needs of residents. As the plan evolves, they will be located throughout the underground parking. Typically there is one bike stall per bedroom provided as well. Commissioner Carr asked that bike racks be added for non-residents visiting the restaurants as well.

Commissioner Carr asked about public art at the front of the building. Mr. Chmielewski responded that is not designated yet, but that can be considered.

Commissioner Platteter asked about breaking up the face on the east side and possibly changing the courtyard 90 degrees. Mr. Chmielewski responded that corners for buildings are the most inefficient uses of a building. He discussed why the courtyard was placed as it was in order to achieve the needed density. Mr. Russet added that the current configuration allows for as much sun exposure as possible in as many units as possible.

Commissioner Platteter asked if pets will be allowed and whether dog-walking areas will be allowed. Mr. Chmielewski responded pets will be allowed; a dog spa will be just off the elevator. You can circle the entire site without crossing any main traffic areas.

Commissioner Schroeder asked about parking ratios related to retail. Mr. Chmielewski responded the broker is providing the uses and the ratios, and those requirements have been met since the retail has been shrunk.

Commissioner Schroeder noted the sidewalk is right up against the parking lot on York. He said in his opinion ten spaces per thousand is excessive for retail. He suggested eliminating 24 spaces. Continuing, Schroeder stated something that is 60 feet across should be more than just a setback. Concluding Schroeder said a reduction in parking, could provide more space on Xerxes.

Mr. Chmielewski responded this is something Lennar will look into, especially creating more interest along Xerxes. Retail experts have indicated 100 parking spaces are required for a viable restaurant. With incoming tenants, visitors, and employees, it is down to about 100 spaces.

Chair Staunton opened the public hearing.

Public Testimony

Debbie Goettel, City of Richfield Mayor, thanked the Commission for consideration of their Richfield neighbors. Goettel stated Richfield has no intention of the Richfield side of Xerxes being medium-density; adding the mid-density reference in the Comprehensive Plan is a Met Council planning tool only. She said this is a residential area, and would like this area to be considered as if it were Edina. Considering, she noted the proposed apartment building will face one-and-a-half story Cape Cod houses and one-story ramblers, and those houses will face decreased sunlight as a result of the building shadows. Goettel concluded that an improvement would be increased setbacks from Xerxes and a reduction to a four-story building. She noted this is a soft border and both Cities need to think about each other as neighbors.

Todor Braianova, 6616 Xerxes Avenue S., expressed concerns about traffic increases that will result from the limitations for left turns on York. He asked about the remaining houses left on the Edina side.

Dennis Fink, 6713 Xerxes Avenue S., expressed concern about the height of the building, and reduced sunshine as a result of building shadows. He believes this building looks like South Minneapolis. He does not believe the building is aesthetically pleasing for an area such as this. He also expressed concern about increased traffic.

Linda Schnitzen, 6717 Xerxes Avenue S., commented this building does not fit with the character of a residential neighborhood. She expressed concern about the value of her home. She asked the Commission to consider how this would be handled if this were Edina property on the other side of the street.

Nancy Bahr, 6620 Xerxes Avenue S., commented there will only be four houses on the west side of Xerxes once the project is completed. She asked about the division with the house next to the building.

Todor Braianova, 6616 Xerxes Avenue S., asked how the sidewalks will fit with the street on the west side of Xerxes. He asked about the access to Southdale and the possible addition of a traffic light to help pedestrian traffic.

Nancy Bahr, 6620 Xerxes Avenue S., asked about the remaining four houses and any future plans for them.

Chair Staunton asked if anyone else would like to speak to the issue; being none Commissioner Platteter moved to close the public hearing. Commissioner Lee seconded the motion. All voted aye; motion to close public hearing carried.

Continued Discussion

Chair Staunton asked Mr. Richart to address traffic issues brought up by residents. Mr. Richart explained the various thought processes regarding the turning possibilities around the building. He noted most people will go north than south. To south, most vehicles will go to Penn or other major streets. He discussed the traffic volumes in the intersection are too low to warrant a traffic light. He noted a couple other options for pedestrian crossing, with the new apartments at Southdale and at Cub Foods.

Commissioner Olsen noted there will be a desire to cross the street there rather than walk down to the light; noting this is a larger discussion Edina has to have.

Chair Staunton asked Mr. Chmielewski and Mr. Russet to discuss what was learned on the shadow studies commissioned.

Mr. Chmielewski thanked the Commission and Council for pushing Lennar because Lennar desires to be part of both of these communities. The goal is to do the best job possible because this redevelopment opportunity has a lot benefit to both Richfield and Edina, while balancing the issues at hand. However, there is a limit to how far the developer can go before a project is no longer viable. He presented slides on the shadow study which illustrated the impacts on the building and the homes across the street in March, September, and December. There is very minimal difference between the shadows cast from the nearby Cub Foods, which is approximately 2 stories high, and the proposed building. He then discussed neighboring homes, two of whom are in foreclosure and one had a tax lien, which have a far greater negative impact than anything else on neighbors. New residential construction tends to increase neighboring home values.

Mr. Chmielewski also discussed the vegetative screening to be done as a barrier between the north pocket park and neighbors.

Commissioner Olsen stated she is still struggling with the height of the six-story building and setback from Xerxes Avenue.

Commissioner Lee discussed the value of being deliberate in planning towards future possible development specifically in relation to the park plan on the Xerxes corridor as well as the ability to cross York.

Planner Teague noted that there was focus on getting sidewalks on both sides of this development, so as the parcels develop, it can ultimately connect people across the street to Southdale.

Chair Staunton clarified the two motions before the Council.

The Commissioners discussed the proper procedure of rezoning a district as well as approving a PUD.

Commissioner Carr expressed support for the development.

Commissioner Olsen noted the project has vastly improved since the initial sketch, but she is still concerned about the height and look on the Xerxes side.

Commissioner Lee noted this area is a transition from residential to commercial. She believes a little tweaking will make the project doable. Overall, the density and height are probably where they need to be.

Commissioner Schroeder noted the transition in use between commercial and resident between York and Xerxes is really good. He did express concern about the height of the building along Xerxes.

Chair Staunton expressed support for the changes made on the Xerxes side, but he suggested the entire building could be pushed further back away from Xerxes to reduce the parking.

Planner Teague suggested the residential pieces be rezoned to PCD-3, if the Commission is inclined, so when the applicant comes back for final rezoning, the PUD could be considered at that time. The City Attorney could weigh in on the R-I not being eligible for a PUD rezoning.

Commissioner Platteter stated he thinks something further can be done on the Xerxes side. He really likes the rest of the project.

Motion

Commissioner Carr moved to recommend approval of Comprehensive Plan Amendments, for the subject property, subject to staff findings and subject to staff conditions. Commissioner Platteter seconded the motion.

Chair Staunton noted he would be in favor of the six-story building, though he thinks it can be pushed back farther from Xerxes.

Ayes; Lee, Carr, Platteter, Staunton. Nays; Schroeder, Olsen. Abstain; Potts. Motion carried. 4-2

Motion

Commissioner Carr moved to recommend approval of Preliminary Rezoning, and Preliminary Development Plans for the subject property, subject to staff findings and subject to staff conditions. Commissioner Platteter seconded the motion.

Commissioner Platteter offered a friendly amendment recommending the inclusion of affordable housing.

Commissioners Carr and Platteter accepted that amendment.

Commissioner Olsen offered a friendly amendment to include recommendations regarding turn lane as received in an email from Carl Stueve, Hennepin County

Commissioners Carr and Platteter accepted that amendment.

Chair Staunton called for the vote; amended motion. Ayes; Lee, Carr. Nays; Schroeder, Olsen, Platteter, Staunton. Abstain Potts. Motion failed 2-4.

Commissioner Platteter moved to recommend that the City Council deny the Preliminary Rezoning and Preliminary Development Plans for the subject property. Commissioner Olsen seconded the motion.

Chair Staunton asked Commissions Platteter and Olsen if they had further comments on their rationale for denial. Commissioner Platteter stated he supported the request for Comprehensive Plan Amendment; however, his vote to deny the Preliminary Rezoning and Preliminary Develop Plan was based on the layout of the project.

Chair Staunton called for the vote; Ayes; Schroeder, Olsen, Platteter, Lee, Staunton. Nay; Carr. Abstain; Potts. Motion to deny carried 5-1.

Commissioner Potts returned to the Council Chambers at 9:45 p.m.

B. Site Plan and Variances. Border Foods (Taco Bell). 3210 Southdale Circle, Edina, MN

Planner Presentation

Planner Teague informed the Commission that Border Foods Inc. is proposing to tear down the existing Taco Bell restaurant and rebuild a new slightly smaller Taco Bell at 3210 Southdale Circle. The building would be 1,850 square feet in size. To accommodate the proposal to redevelop the site, the applicant is requesting a Site Plan review and the following Variances:

- Parking Setback Variances from 10 to 4 feet from the north and south lot line. (Existing condition is a 3-foot setback.)
- Front Yard Building Setback Variance from 35 to 22 feet.
- Variance for side menu board facing a residential area. (Existing menu board directly faces residential area.)

In 1985, a parking stall setback variance was granted to add parking stalls for what was then a Zantigo Mexican Restaurant. The variance was to match the existing non-conforming setback of three feet. As noted above, a four-foot setback for parking is now proposed.

Planner Teague delivered a power point presentation to highlight the project.

Planner Teague concluded his presentation by indicating that staff recommends the City Council approve the Site Plan with Variances for the construction of a new Taco Bell restaurant at 3210 Southdale Circle. Approval is based on the following findings:

1. The proposal would meet the required standards and ordinances for a Site Plan with the exception of the setback variances.
2. The proposed variances are reasonable. The proposed building is smaller than the existing building on the site; the green space setback for the parking stalls would be increased by one-foot from existing conditions; and the menu board would be moved to the south side of the building and pointed away from the residential area to the east.



PLANNING COMMISSION STAFF REPORT

Originator Cary Teague Community Development Director	Meeting Date April 9, 2014	Agenda # VI.A.
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INFORMATION/BACKGROUND

Project Description

Lennar Corporation is proposing to tear down the existing retail building at 6725 York Avenue, and single family homes at 6712, 6708, 6704, 6700 and 6628 Xerxes Avenue. (See property location on pages A1–A4a.) The applicant would then build a six-story, 242 unit upscale apartment building with 12,500 square feet of retail on the first level. A parking lot is proposed in front of the retail store on York Avenue, with underground parking for residents provided under the apartments. Surface spaces would be available along the north and south lot lines for resident guests. (See narrative and plans on pages A5–A27, and larger scale plans in the attached development book.)

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

- Building Height – from 4 stories and 48 feet to 6 stories and 70 feet.
- Floor Area Ratio – from 1.0 to 1.27.
- Re-guiding the Land Use Plan for the five single-family homes from Low Density Residential to Community Activity Center.

In addition, the following land use applications are requested:

- Preliminary Rezoning from PCD-3, Planned Commercial District and R-1, Single Dwelling Unit 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 these “preliminary” requests 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.

The applicant has gone through the Sketch Plan process before the Planning Commission and City Council. (See the sketch plans on pages A45–A49; and the

minutes from those meetings on pages A50–A54.) The applicant has developed the proposed plans by attempting to address the issues raised by the Planning Commission and City Council at Sketch Plan. Some of the most significant changes include:

- Reduction in the number of units from 273 to 242. (52 units per acre from 59.)
- Reducing floor area ratio from 1.55 to 1.27.
- Eliminating the loading dock and driveway entrance to Xerxes which would have brought traffic through Richfield.
- Creating podium height along Xerxes to lessen the impact of a tall building facing properties in Richfield.
- Moving the building 12 feet to the west to reduce the impact on Xerxes Avenue.
- Creating better pedestrian connections in, through and around the site. There are five pedestrian walkways planned from York Avenue into the site, including two that flow east-west through the site into Richfield.
- Providing sustainable and “green” features.

SUPPORTING INFORMATION

Surrounding Land Uses

- Northerly: Automotive Repair & McDonalds; zoned PCD-3, Planned Commercial District and guided Community Activity Center.
- Easterly: ***Single-Family Homes in the City of Richfield; these homes are zoned Single-Family Residential, but the Richfield Comprehensive Plan guides them for medium density, 7-12 units per acre. (See pages A55–A56.)***
- Southerly: Shopping center including the Edina Liquor Store and Cub Foods; zoned PCD-3, Planned Commercial District and guided Community Activity Center.
- Westerly: Southdale; zoned PCD-3, Planned Commercial District and guided Community Activity Center.

Existing Site Features

The subject property is 4.61 acres in size, is relatively flat and contains a retail building with surrounding surface parking and five single family homes on the east side. (See pages A1–A3.)

Planning

Guide Plan designation: CAC – Community Activity Center and LDR, Low Density Residential. (See page A4.)

Zoning: PCD-3, Planned Commercial District & R-1,
Single-Dwelling Unit District (See page A4a.)

Site Circulation

Access to the site would be from York Avenue only. The curb cut to Xerxes has been eliminated. Both access points would be right-in and right-out only. (See page A15.) WSB and Associates conducted a traffic study and recommends a left turn in to the site off York Avenue. (See page A40 and A44a of the traffic study.) The city would have to work with Hennepin County for approval of this access.

Access into the two-level underground parking garage for the residential units would be from the north and south side of the building. The north entrance/exit would be to/from the lower level of the garage; and the entrance/exit on the south side would be to the main level. (See pages A15 and A18.)

Extensive pedestrian paths are planned for the site. A new north/south sidewalk, separated from the street, would be created along York Avenue; and a new north/south sidewalk, separated from the street would be built along Xerxes. (See page A15.) There would be five sidewalk connections into the site from the York Sidewalk; three into the retail space and proposed new building, and two that would extend all the way through the site to connect to the Xerxes sidewalk. This would provide Richfield residents a pedestrian connection to the Southdale area.

Traffic & Parking Study

WSB and Associates conducted a parking and traffic study. (See the attached study on pages A28–A44e.) The Study concludes that the proposed development could be supported by the existing adjacent roadways and there would be adequate parking provided. (See pages A39–A40 of the study.) As mentioned above, the traffic study recommends a left turn in to the site off York. (See page A40 and A44a of the traffic study.)

Landscaping

Based on the perimeter of the site, the applicant is required to have 48 over story trees and a full complement of under story shrubs. The applicant is proposing 66 over story trees, including existing and proposed. The trees would include a mixture of Maple, Lindens, Spruce, Elm, Birch Honey Locust and Spruce. (See pages A25–A25a, and the development plan book.) A full complement of understory landscaping is proposed around the buildings. Final Landscaping would be more closely reviewed with the Final Site Plan.

Concern has been raised by Hennepin County in regard to boulevard trees. (See pages A59–A67.) Staff and the applicant would have to work with Hennepin County to revise plantings within the right-of-way.)

Loading Dock/Trash Enclosures

Loading for the retail space would take place in the front of the building or at the south side. Trash would be collected within the building and the garbage truck would pick up on the south side. (See page A18.) The move in/trash and recycling area for the apartments would take place at the south side of the building as well. (See page A18.)

Grading/Drainage/Utilities

The city engineer has reviewed the proposed plans and found them to be generally acceptable subject to the comments and conditions outlined on the attached page A58. Highlighted items include: a requirement for a developer's agreement for the placement of the public water main and sanitary sewer and for any other public improvements; connecting the water main to the Edina water distribution system, rather than both Edina and Richfield distribution systems; providing details on the infiltration system; and SAC and WAC fees will be required. Any approvals should be conditioned on the conditions outline in the director of engineering's memo dated April 2, 2014.

Building/Building Material

The building would be constructed of high quality brick, architectural cast stone, stucco, fiber cement board and metal panels. "Edina" limestone is proposed at the street level. (See rendering on pages A8–A14.) A materials board would be presented at the Final Site Plan phase.

Signage

The underlying zoning of the property would be PCD-3, therefore, would be subject to signage requirements of that zoning district. Staff would recommend a full signage plan be submitted as part of the Final Development Plan. Plans should specifically include location and size of pylon signs and way finding signage. Specific signage regulations would be incorporated into the PUD Zoning District including way finding signage.

Setback from Single Family Homes

Within the underlying PCD-3 zoning district, the Edina City Code requires that buildings six stories tall be required to be setback twice the height of the building from the property line of single family homes. If the homes on the east side of Xerxes were in the City of Edina a 140-foot setback would be

required from the six-story portion of the building. The six-story portion of the building would be setback 122 feet. The Richfield Comprehensive Plan guides those homes for medium density development at 7-12 units per acre, so the long term plan for that area is to be more densely developed, and not single-family homes. (See Richfield Comprehensive Plan on pages A55–A56.)

Shadow Study

The applicant completed a shadow study to determine impacts the height of the building might have on the surrounding area. (See pages A26–A27.) As demonstrated, the biggest impact would only be for a few hours roughly from 3-5pm in the winter months when shadows would be cast over the residential homes in Richfield.

Comprehensive Guide Plan/Density

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

- Floor Area Ratio – from 1.0 to 1.27.
- Building Height – from 4 stories and 48 feet to 6 stories and 75 feet.
- Re-guiding the Land Use Plan for the five single-family homes from Low Density Residential to Community Activity Center.

Floor Area Ratio. The proposed density of 52 units per acre would be on the high end of the end of the density range for the City’s high density residential development as indicated in the table below. The site is however, located in the CAC, Community Activity Center, which does not have an established density range; rather the density maximum is based on floor area ratio.

Development	Address	Units	Units Per Acre
Yorktown Continental	7151 York	264	45
The Durham	7201 York	264	46
6500 France (Senior Housing)	6500 France	179	76
York Plaza Condos	7200-20 York	260	34
York Plaza Apartments	7240-60 York	260	29
Edina Place Apartments	7300-50 York	139	15
Walker Elder Suites	7400 York	72	40
7500 York Cooperative	7500 York	416	36

Edinborough Condos	76xx York	392	36
South Haven	3400 Parklawn	100	42
69 th & York Apartments	3121 69 th Street	114	30

The applicant has attempted to address the density concern that was raised at the Sketch Plan review by reducing the number of units from 273 to 242; and reducing the floor area ratio from 1.55 to 1.27.

As requested by the City Council, during the review of the 6500 France Avenue Senior housing, the following is a list of suburban examples of high density regulation and development in cities adjacent to Edina:

St. Louis Park. St. Louis Park allows densities within a PUD to be up to 75 units per acre in high density and mixed-use districts. Additionally, for PUD's in an office district, if there is a housing component as part of a mixed-use PUD, the City may remove the upper limit on residential density on a case-by-case basis. This happened recently within The West End Redevelopment project. "The Flats at the West End" has a density of 111 units per acre. It is 119 units on a 1.07 acre site.

Minnetonka. Minnetonka does not have a density cap within their Comprehensive Plan. They define high density residential as anything over 12 units per acre. Developments are then considered on a case by case basis. Factors that go in to the consideration include: environmental impacts/conditions such as wetlands, floodplain, steep slopes and trees; type of housing; provision of affordable housing; traffic impact; site plan; and surrounding area. Minnetonka does not have an example project similar to the one proposed here. Minnetonka is primarily made up of large lots, with mature trees wetlands and open space. However, their Comprehensive Plan does allow consideration of dense development.

Bloomington. The City of Bloomington allows up to 50 units per acre in general; however, in areas that are designated as "High Intensity Mixed Use with Residential" (HX-R District) an FAR minimum 1.5 with a max of 2.0) is required. The density may be increased if the following is provided: Below grade parking; provision of a plaza or park; affordable housing; sustainable design principles; provision of public art. With the exception of the park/plaza; the applicant is proposing all of the other items.

Bloomington has had three recent projects that have exceeded a 2.0 FAR: The Reflections condominiums along 34th Ave (95 units per acre); Summer House senior apartments at 98th and Lyndale (59 units per acre); and Genesee apartments at Penn and American Boulevard. (73 units per acre)

Given these examples of high density residential development in our surrounding cities, the proposed density would seem reasonable for this site, given its location in a commercial area, with convenient access to Metro Transit bus service.

Based on the above information, the following is the suggested Comprehensive Plan Amendment language, as recommended by staff. The text highlighted in red would be added to the existing text. Staff is further suggesting flexibility in regard to density for housing in the CAC District.

Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
<p>CAC Community Activity Center Example: Greater Southdale area (not including large multi-family residential neighborhoods such as Centennial Lakes)</p>	<p>The most intense district in terms of uses, height and coverage. Primary uses: Retail, office, lodging, entertainment and residential uses, combined or in separate buildings. Secondary uses: Institutional, recreational uses. Mixed use should be encouraged, and may be required on larger sites.</p>	<p>Form-based design standards for building placement, massing and street-level treatment. 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. More stringent design standards for buildings > 5 stories. Emphasize pedestrian circulation; re-introduce finer-grained circulation patterns where feasible.</p>	<p>Floor to Area Ratio-Per current Zoning Code: maximum of 0.5 to 1.0* Floor to Area Ratio may exceed 1.0 on a case by case basis, subject to proximity to utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, provision of public art, pedestrian circulation, and podium height.</p>

Using the above amended text as a basis for review of the subject project, a case could be made to support the proposed high density through the PUD Zoning process.

As noted above in the “Description, Land Uses,” the Comprehensive Plan recognizes the Southdale area and the CAC as the most intense district in terms of uses, height and coverage. The City allows a floor area ratio of up to 1.5 in other parts of the City, such as 50th France; therefore, the floor area ratio of 1.27 of the proposed use, which is predominantly residential, seems appropriate for the area.

Land Use. Within the City of Edina, the existing single family homes on this site are surrounded by commercial area that is guided as Community Activity Center. (See page A_.) The only reason these are now guided for low density residential is because of the existing use. They are not uses compatible within the surrounding area within the City of Edina. The uses along Xerxes in the City of Edina typically do not have roadway access onto Xerxes. The proposed

development is consistent with that, as the driveways to the existing single family homes would all be eliminated, and no new access would be created. The proposed land use is consistent with the uses allowed in the CAC.

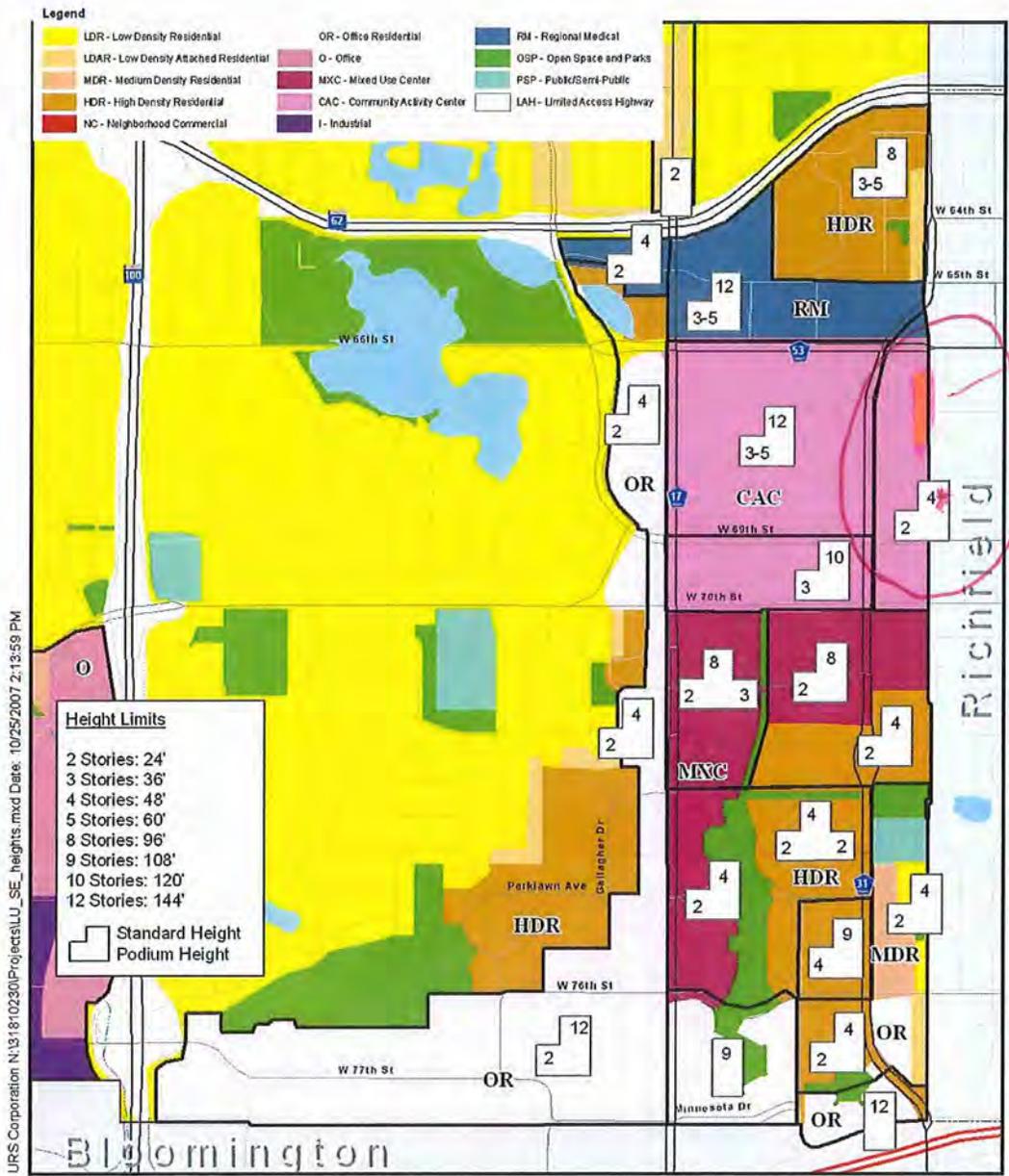
Within the City of Richfield, the existing single-family homes are guided in the Richfield Comprehensive Plan for medium density at 7-12 units per acre. Therefore, Richfield's long term vision for this area also includes higher densities. (See pages A55–A56.)

Staff therefore, would recommend that these homes be amended to be guided as CAC, Community Activity Center similar to the surrounding property.

The map on page 9 of this staff report shows how the Comprehensive Plan would be amended.

Height. At Sketch Plan review, the Planning Commission and City Council expressed some concern in regard to six stories on the site, especially on the Richfield and Xerxes Avenue side of the site. Podium height was recommended to minimize the height. The applicant has both included a two-story podium on Xerxes, and has moved the building 12 feet back from the road. The setback proposed at Sketch Plan was 25 feet; the proposed setback is now 37 feet. The 3-6 story set back is proposed at 52 feet.

Podium height is also being proposed on the York Avenue side, by bringing the retail portion of the building closer to the street and stepping back the height into the site. Given podium height is proposed on both sides of the building staff would support the Comprehensive Plan amendment in for height in this situation. The map on the following page shows how the Comprehensive Plan would be amended.



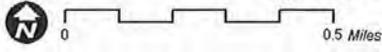
change to CAC



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 six stories if podium height is utilized on York and Xerxes subject to review and approval of the City Council.*

Planned Unit Development (PUD)

Section 36-253 of the Edina City Code provides the following regulations for a PUD:

- 1. Purpose and Intent. The purpose of the PUD District is to provide comprehensive procedures and standards intended to allow more creativity and flexibility in site plan design than would be possible under a conventional zoning district. The decision to zone property to PUD is a public policy decision for the City Council to make in its legislative capacity. The purpose and intent of a PUD is to include most or all of the following:**
 - a. provide for the establishment of PUD (planned unit development) zoning districts in appropriate settings and situations to create or maintain a development pattern that is consistent with the City's Comprehensive Plan;**
 - b. promote a more creative and efficient approach to land use within the City, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the City;**
 - c. provide for variations to the strict application of the land use regulations in order to improve site design and operation, while at the same time incorporate design elements that exceed the City's standards to offset the effect of any variations. Desired design elements may include: sustainable design, greater utilization of new technologies in building design, special construction materials, landscaping, lighting, stormwater management, pedestrian oriented design, and podium height at a street or transition to residential neighborhoods, parks or other sensitive uses;**
 - d. ensure high quality of design and design compatible with surrounding land uses, including both existing and planned;**
 - e. maintain or improve the efficiency of public streets and utilities;**
 - f. preserve and enhance site characteristics including natural features, wetland protection, trees, open space, scenic views, and screening;**
 - g. allow for mixing of land uses within a development;**

- h. encourage a variety of housing types including affordable housing; and***
- i. ensure the establishment of appropriate transitions between differing land uses.***

The proposal would meet the purpose and intent of the PUD, as most of the above criteria would be met. The site is guided in the Comprehensive Plan as “Community Activity Center – CAC,” which is described as the most intense district in terms of uses, height and coverage. Primary uses include retail and residential. Mixed uses are encouraged.

The proposal would be a mixture of use within the building with residential and retail. The site would be very pedestrian friendly with extensive pedestrian paths are planned for the site. A new north/south sidewalk, separated from the street, would be created along York Avenue; and a new north/south sidewalk, separated from the street would be built along Xerxes. (See page A15.) There would be five sidewalk connections into the site from the York Sidewalk; three into the retail space and proposed new building, and two that would extend all the way through the site to connect to the Xerxes sidewalk. These sidewalks would provide pedestrian connections into the Southdale area for residents of Richfield.

As recommended in the Comprehensive Plan, and by the Planning Commission and City Council as part of the Sketch Plan review, podium height would be utilized on Xerxes Avenue to lessen impact to the single-family homes in Richfield. There would be two-story apartments close to Xerxes, with four additional stories stepped back into the site. (See pages A11–A12.)

The applicant is also proposing some sustainability principles within their project narrative. (See page A7.) The proposed buildings would be a high quality brick, stone, precast concrete, metal and glass building. “Edina” limestone is proposed at the street level. (See pages A10–A12.)

2. Applicability/Criteria

- a. Uses. All permitted uses, permitted accessory uses, conditional uses, and uses allowed by administrative permit contained in the various zoning districts defined in Section 850 of this Title 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.***

The proposed uses, retail and multiple-family residential housing are uses allowed in the Community Activity Center, as described in the Comprehensive Plan, and within the underlying PCD-3 Zoning District.

- b. Eligibility Standards. To be eligible for a PUD district, all development should be in compliance with the following:***
 - i. where the site of a proposed PUD is designated for more than one (1) land use in the Comprehensive Plan, the City may require that the PUD include all the land uses so designated or such combination of the designated uses as the City Council shall deem appropriate to achieve the purposes of this ordinance and the Comprehensive Plan;***

The site is guided in the Comprehensive Plan as "Community Activity Center – CAC," which encourages the mixing of retail and multi-family residential uses. The proposed plans are therefore, consistent with the land uses in Comprehensive Plan.

- ii. any PUD which involves a single land use type or housing type may be permitted provided that it is otherwise consistent with the objectives of this ordinance and the Comprehensive Plan;***

Again, the proposal is for a mixture of land uses.

- iii. permitted densities may be specifically stated in the appropriate planned development designation and shall be in general conformance with the Comprehensive Plan; and***

As indicated in table earlier within this report, and the fact that the site is located in a commercial area on York Avenue, near Southdale, Metro Transit and an arterial roadway, the proposed density and FAR of 1.27 is appropriate for this site.

- iv. the setback regulation, building coverage and floor area ratio of the most closely related conventional zoning district shall be considered presumptively appropriate, but may be departed from to accomplish the purpose and intent described in #1 above.***

The following page shows a compliance table demonstrating how the proposed new building would comply with the underlying PCD-3 Zoning Ordinance Standards. Should the City decide to rezone this site to PUD, the proposed setbacks, height of the building and

number of parking stalls would become the standards for the lots. Please note that a few City Standards are not met under conventional zoning. However, by relaxing these standards, the purpose and intent, as described in #1 above would be met.

The site layout encourages pedestrian movement; would utilize podium height on both Xerxes and York, bringing two stories up to the street on Xerxes, and stepping back the mass of the building on York. The project would provide mixed use on one site.

The design of the building is of a high quality. Proposed materials include high quality brick, stone, precast concrete, metal and glass. "Edina" limestone is also proposed at the street level

The development would incorporate improved landscaping and green space within the development.

The applicant is not specifically proposing to provide affordable housing at this time. However, based on discussions at recent work sessions with the City Council and the Edina Housing Foundation, regarding the importance of affordable housing and meeting the City's goal to add more units of affordable housing (See pages A68–A69); staff would recommend 10% of the units be designated for affordable housing. The detail of how that might work would be greater defined at the time of any final rezoning of the property. Affordable housing is also a stated goal, as mentioned above in the PUD criteria.

Compliance Table

	City Standard (PCD-3)	Proposed
Building Setbacks		
Front – York Avenue	70 feet	122 feet
Front – Xerxes Avenue (Stories 1 & 2)	35 feet	36 feet
(Stories 3 – 6)	70 feet	52 feet*
Side – North	70 feet	36 feet*
Rear – South	70 feet	37 feet*
Building Height	Four stories and 48 feet	Six Stories & 70 feet*
Maximum Floor Area Ratio (FAR)	1.0%	1.27%*
Parking Stalls	77 – retail 242 enclosed (residential)	134 spaces exterior (retail & guest parking) 245 regular stalls 38 tandem stalls
Parking Stall Size	8.5' x 18'	8.5 x 18'
Drive Aisle Width	24 feet	24 feet

** Variance would be required under PCD-3 Zoning*

PRIMARY ISSUES/STAFF RECOMMENDATION

Primary Issues

- **Are the proposed Comprehensive Plan Amendments regarding Land Use, Height, and Density reasonable to allow the proposed development?**

Yes. Staff believes the proposed Comprehensive Plan Amendment is reasonable for the site for the following reasons:

1. The proposed land uses are consistent with existing and proposed land uses in this area. Within the City of Edina, the single family homes are surrounded by area that is guided as Community Activity Center. (See page A4.) The only reason these are now guided for low density residential is because of the existing use. They are not uses compatible within the surrounding area within the City of Edina. The uses along Xerxes in the City of Edina typically do not have roadway access onto Xerxes. The proposed development is consistent with that, as the driveways to the existing single

family homes would all be eliminated, and no new access would be created. The proposed land use is consistent with the uses allowed in the CAC. The City of Richfield has guided the single family homes on the east side of Xerxes as medium density residential; therefore, the long term vision of both Edina and Richfield in this area is for higher densities.

2. Given the podium height proposed on both Xerxes and York, the proposed height is reasonable. At Sketch Plan review, the Planning Commission and City Council expressed some concern in regard to six stories on the site, especially on the Richfield and Xerxes Avenue side of the site. Podium height was recommended to minimize the height. The applicant has both included a two-story podium on Xerxes, and has moved the building 12 feet back from the road. The setback proposed at Sketch Plan was 25 feet; the proposed setback is now 37 feet. The 3-6 story portion of the building has a proposed setback of 52 feet. Podium height is also being proposed on the York Avenue side, by bringing the retail portion of the building closer to the street and stepping back the height into the site.
3. The Comprehensive Plan recognizes the Southdale area and the CAC as the most intense district in terms of uses, height and coverage. The City allows a floor area ratio of up to 1.5 in other parts of the City, such as 50th France; therefore, the floor area ratio of the proposed use, which is predominantly residential, seems appropriate for the area. The applicant has attempted to address the density concern that was raised at the Sketch Plan review by reducing the number of units from 273 to 242; and reducing the floor area ratio from 1.55 to 1.27.
4. The traffic and parking study done by WSB concludes that the existing roadways can support the proposed project, and there would be adequate parking provided.

- **Is the PUD Zoning District appropriate for the site?**

Yes. Staff believes that the PUD is appropriate for the site for the following reasons:

1. As highlighted above on pages 10–13, the proposal meets the City's criteria for PUD zoning. In summary the PUD zoning would:
 - a. Provide a mixture of use within the building with residential and retail.
 - b. Create a pedestrian friendly development with extensive pedestrian paths planned for the site. A new north/south sidewalk, separated from the street, would be created along York Avenue; and a new north/south sidewalk, separated from the street would be built along Xerxes. (See page A15.) There would be five sidewalk connections into the site from

the York Sidewalk; three into the retail space and proposed new building, and two that would extend all the way through the site to connect to the Xerxes sidewalk. These sidewalks would provide pedestrian connections into the Southdale area for residents of Richfield.

- c. Podium Height would be used on both York and Xerxes.
 - d. The applicant is also proposing some sustainability principles within their project narrative. (See page A7.) The proposed buildings would be a high quality brick, stone, precast concrete, metal and glass building. "Edina" limestone is proposed at the street level. (See pages A10–A12.)
 - e. 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.
2. The proposed uses would fit in to the neighborhood. As mentioned, this site is guided in the CAC, Community Activity Center which encourages mixing land uses, including retail and multiple family residential, on one site.
 3. The existing roadways would support the project. WSB conducted a traffic impact study, and concluded that the proposed development could be supported by the existing roads subject to conditions. (See traffic study on pages A28–A44e.)
 4. 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.

Staff Recommendation

Comprehensive Plan Amendments

Recommend that the City Council approve the requests for Comprehensive Plan Amendments as follows:

- Building Height – from 4 stories and 48 feet to 6 stories and 70 feet.
- Floor Area Ratio – from 1.0 to 1.27.
- Re-guiding the Land Use Plan for the six single-family homes from Low Density Residential to Community Activity Center.

Approval is subject to the following findings:

1. The proposed land uses are consistent with existing and proposed land uses in this area. The City of Richfield has guided the single family homes on the east side of Xerxes as medium density residential; therefore, the long term vision of both Edina and Richfield in this area is for higher densities.
2. Podium height is proposed on both Xerxes and York as recommended in the Comprehensive Plan. The six story portion of the building is stepped back into the site to minimize impact on adjacent property.
3. The Comprehensive Plan recognizes the Southdale area and the CAC as the most intense district in terms of uses, height and coverage. The City allows a floor area ratio of up to 1.5 in other parts of the City, such as 50th France; therefore, the floor area ratio of the proposed use at 1.27, which is predominantly residential, is appropriate for the area.

4. The traffic and parking study done by WSB concludes that the existing roadways can support the proposed project, and there would be adequate parking provided.

Preliminary Rezoning to PUD & Preliminary Development Plan

Recommend that the City Council approve the Preliminary Rezoning from PCD-3, Planned Commercial District to PUD, Planned Unit Development District and Preliminary Development Plan to tear down the existing retail building at 6725 York Avenue, and single family homes at 6712, 6708, 6704, 6700 and 6628 Xerxes Avenue and build a six-story, 242 unit upscale apartment building with 12,500 square feet of retail on the first level.

Approval is subject to the following findings:

1. The proposal would meet the purpose and intent of the PUD, as most of the above criteria would be met. The site is guided in the Comprehensive Plan as "Community Activity Center – CAC," which encourages a mixing of uses, including retail and multifamily residential. The proposed uses are therefore consistent with the Comprehensive Plan.
2. The project would create a pedestrian friendly development with extensive pedestrian paths planned for the site. Sidewalks would provide pedestrian connections for residents in the City of Richfield to Southdale.
3. Podium Height would be used on both York and Xerxes.
4. Sustainable design principles would be utilized. The proposed buildings would be a high quality brick, stone, precast concrete, metal and glass building. "Edina" limestone is proposed at the street level.
5. 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.
6. The proposed uses would fit in to the neighborhood. As mentioned, this site is guided in the CAC, Community Activity Center which encourages mixing land uses, including retail and multiple family residential, on one site.
7. The existing roadways would support the project. WSB conducted a traffic impact study, and concluded that the proposed development could be supported by the existing roads subject to conditions.

8. 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.

Approval is subject to the following Conditions:

1. The Final Development Plans must be generally consistent with the Preliminary Development Plans dated March 3 & 25, 2014.
2. The Final Landscape Plan must meet all minimum landscaping requirements per Section 850.04 of the Zoning Ordinance.
3. The Final Lighting Plan must meet all minimum landscaping requirements per Section 850.04 of the Zoning Ordinance.

4. 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.
5. Compliance with all of the conditions outlined in the director of engineering's memo dated April 2, 2014.
6. At the time of building permit application, compliance with all of the conditions outlined in the chief building official's memo dated March 27, 2014.
7. Work with staff and Hennepin County to secure a left turn in lane from south bound York Avenue.
8. Ten percent (10%) of the housing units shall be designated for affordable housing. Specific detail would be determined at the time of Final approval.
9. Sustainable design principles must be used. Greater detail shall be provided with the Final Rezoning submittal.
10. Final Rezoning is subject to a Zoning Ordinance Amendment creating the PUD, Planned Unit Development for this site.

Deadline for a city decision: July 1, 2014



Interactive
Maps

Property Map



Parcel ID: 29-028-24-31-0003

Owner Name: Nha Birmingham Llc Et Al

Parcel Address: 6725 York Ave S
Edina, MN 55435

Property Type: Commercial-Preferred

Home- stead: Non-Homestead

Parcel Area: 3.33 acres
145,096 sq ft

Map Scale: 1" ≈ 200 ft.

Print Date: 8/21/2013



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.

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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

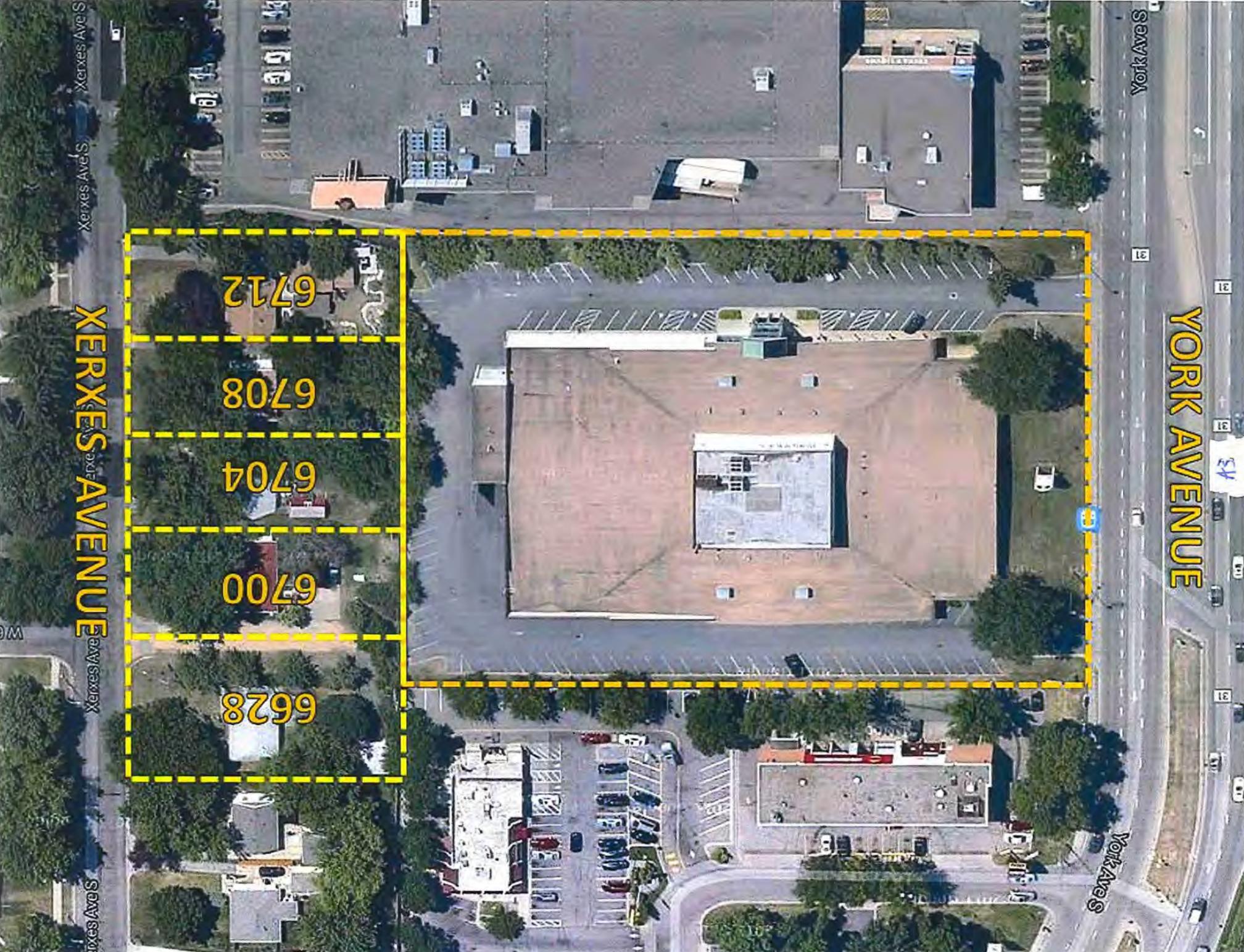
Parcel

Parcel Area: 3.33 acres
145,096 sq ft

Legend

Measure





Xerxes Ave S

XERXES AVENUE

Xerxes Ave S

Xerxes Ave S

6712

6708

6704

6700

6628

York Ave S

YORK AVENUE

York Ave S

31

31

31

34

31

31

31

31

31

31

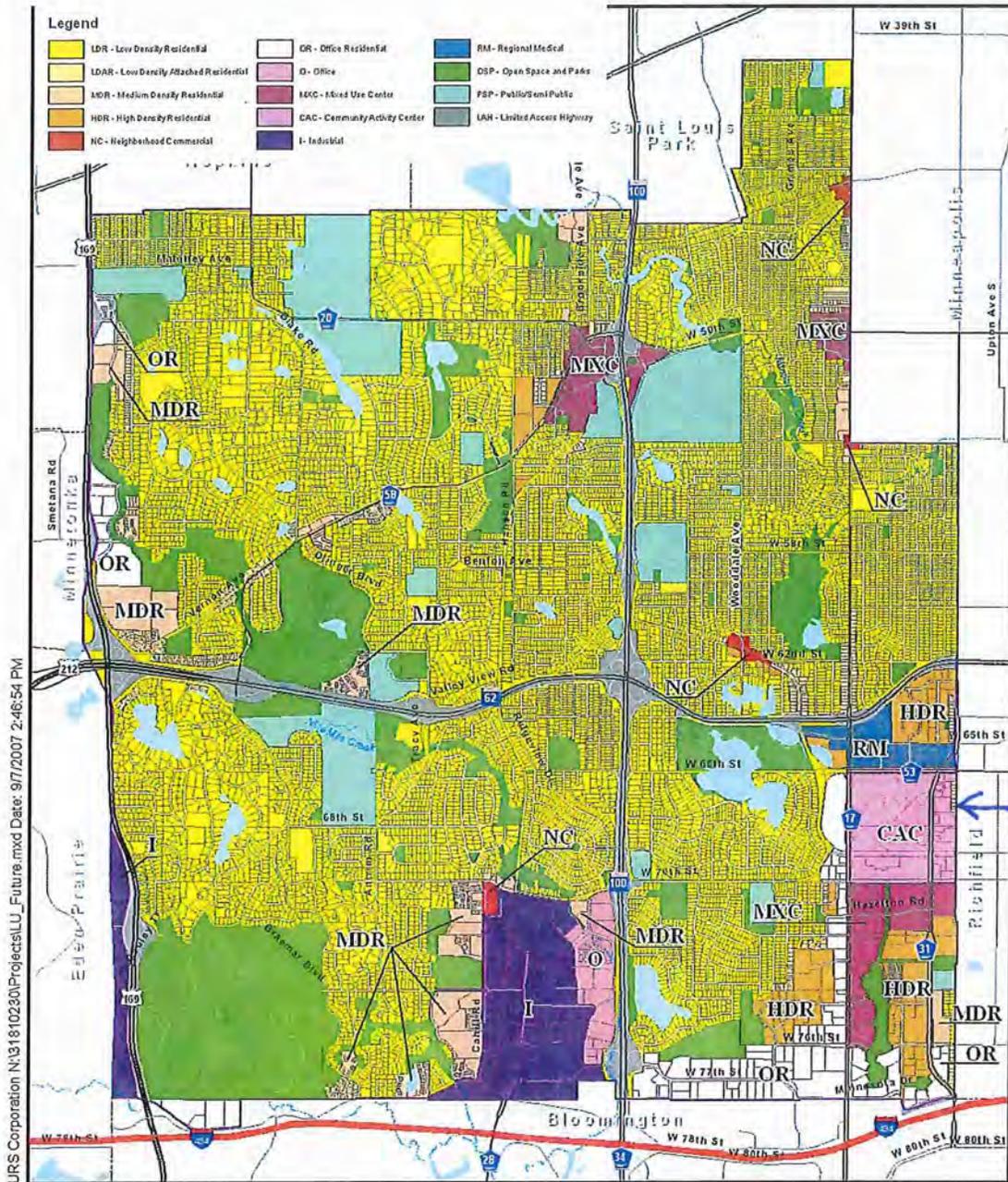
31

31

31

31

31



URS Corporation N:\318102\30\Projects\LU_Future.mxd Date: 9/7/2007 2:46:54 PM

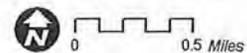
Figure 4.3



City of Edina
2008 Comprehensive Plan Update

Future Land Use Plan

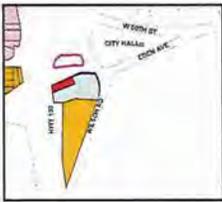
Data Source: URS



AA

Zoning Map
City of Edina
Hennepin County, Minnesota

WILSON RD & EDEN AVE DETAIL



50TH & FRANCE DETAIL



44TH & FRANCE DETAIL



54TH & FRANCE DETAIL



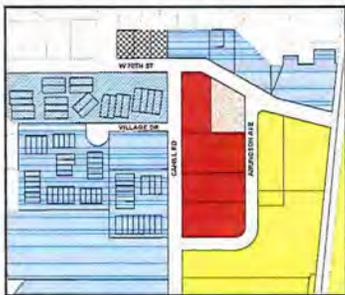
VALLEY VIEW & WOODDALE DETAIL



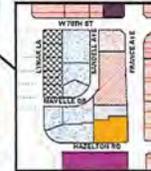
GRANDVIEW DETAIL



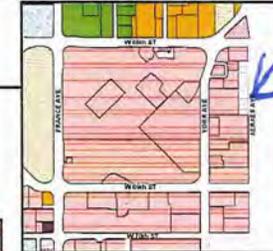
CAHILL RD & 70TH DETAIL



70TH & FRANCE DETAIL



SOUTHDALE DETAIL



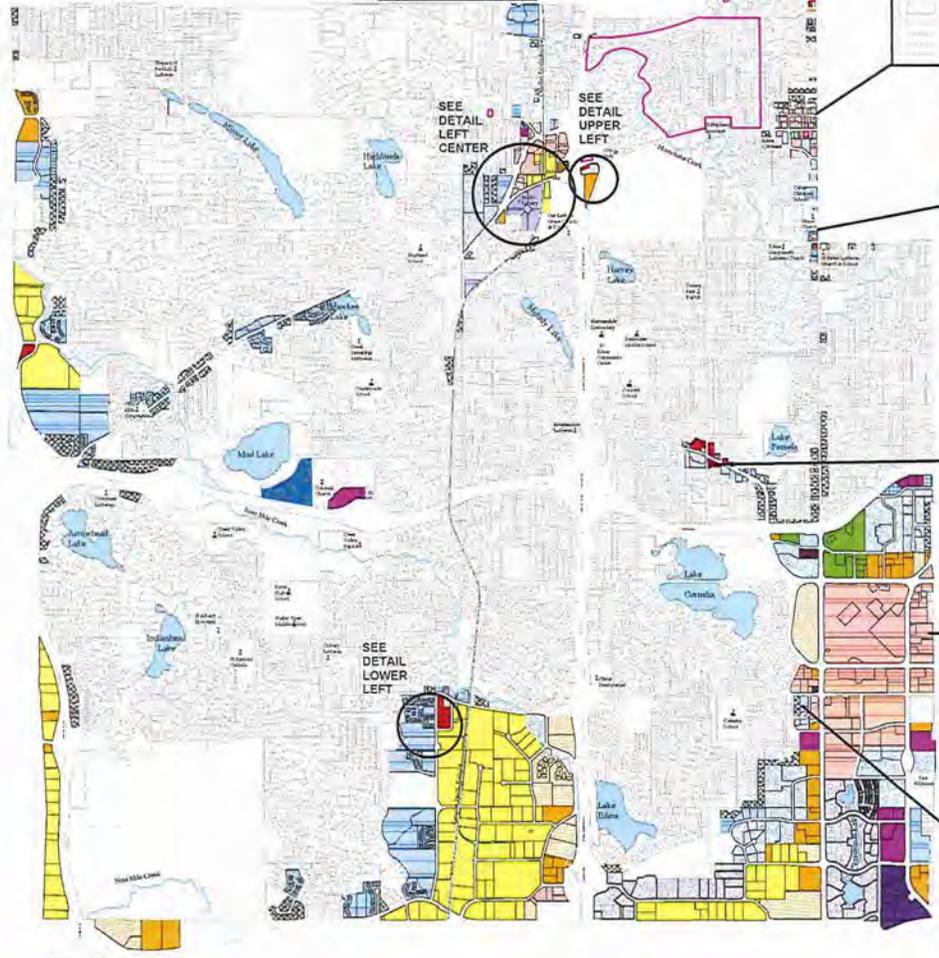
Legend

	PDD-1 Planned Residential Dist.		Church
	PDD-2 Planned Residential Dist.		City Buildings
	PDD-3 Planned Residential Dist.		Private School
	PDD-4 Planned Residential Dist.		Public School
	PDD-5 Planned Residential Dist.		
	PDD-6 Planned Commercial Dist.		
	PDD-7 Planned Commercial Dist.		
	PDD-8 Planned Commercial Dist.		
	PDD-9 Planned Commercial Dist.		
	PDD-10 Planned Office Dist.		
	PDD-11 Planned Office Dist.		
	PDD-12 Regional Medical Dist.		
	PDD-13 Planned Industrial Dist.		
	PDD-14 Planned Industrial Dist.		
	PDD-15 Planned Land Dist.		
	PDD-16 Planned Land Dist.		
	PDD-17 Automobile Parking Dist.		
	PDD-18 Extra Heritage Landmark Dist.		
	PDD-19 Planned Center Cities Dist.		
	PDD-20 Mixed Development Dist.		
	PDD-21 Mixed Development Dist.		
	PDD-22 Mixed Development Dist.		
	PDD-23 Mixed Development Dist.		

← * (Handwritten blue arrow and star)

N
E
S
W

Planning Dept
November, 2012



449

site