



To: MAYOR AND COUNCIL

Agenda Item #: VIII.A.

From: Cary Teague, Community Development Director

Action

Date: August 4, 2014

Discussion

Information

Subject: Sketch Plan Review – 4121 West 50th Street.

Action Requested:

Provide non-binding comments regarding the proposed Sketch Plan.

Information / Background:

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

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

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

The following would therefore be required to accommodate the request:

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

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

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

Planning Commission Consideration: On June 25, 2014, the Planning Commission considered the sketch plan proposal. (See attached minutes.)

Concerns/issues raised by the Planning Commission included:

- Lack of parking.
- Introducing office use in the neighborhood could change the character of the area.
- Access is off a residential street.
- What is the public benefit in using a PUD to allow the use?
- Concern over the previous use of the space as an office.

In response to the concerns of the Planning Commission, the applicant has submitted a new narrative for the project. (See attached date stamped July 29, 2014.)

ATTACHMENTS:

- Minutes from the June 25, 2014 Edina Planning Commission meeting
- Revised Narrative date stamped July 29, 2014
- Planning Commission Memo, June 25, 2014

Commissioner Schroeder said at this time he doesn't have an issue with the mix of uses or density; however, does have a concern that future residents of the building will cut through the neighborhood to go north/west. Schroeder pointed out a residential neighborhood and school are located to the north and west of the subject site and special attention needs to be paid to the potential for cut through traffic. Continuing, Schroeder said he also has a concern with traffic maneuvering and traffic movements from both France and West 72nd Street. Schroeder acknowledged while the project has much to like about it he believes traffic will be the major drawback. Schroeder said he was supportive of connecting the open space to the north with the project as a playground/public space; however, believes that area may be "open space" to filter storm water for the neighborhood. Concluding, Schroder said the architecture is good, but the access points are difficult.

Chair Staunton stated he echo's comments from other Commissioners, adding he likes the mixed use aspect of the project but believes there are some challenges with circulation; acknowledging that the mixed use concept does spread out the traffic. Continuing, Staunton said he was not alarmed by the height; however, there was a reason the Comprehensive Plan deliberately guided this area for no more than four stories. Staunton acknowledged at the time the Comprehensive Plan was revised the City was operating on the premise that four stories west of France Avenue was best. Staunton said in this instance the Commission and Council need to figure out if this is still the case and what this area of Edina can handle. Concluding, Staunton said he's not opposed to the redevelopment plan; it has promise; however, the City needs to be sure this type of density can be handled in this area.

Chair Staunton thanked Mr. Dovolis and Ms. Boisclair for their presentation, adding he looks forward to the formal application.

B. Sketch Plan – 4121 West 50th Street

Planner Presentation

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

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

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

The following would therefore be required to accommodate the request:

- Rezoning from PRD-4, Planned Residential District-4 to PUD, Planned unit development

to write a specific zoning ordinance for the site to allow the proposed uses.

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

Appearing for the Applicant

Matt Duffy

Discussion

Commissioner Olsen asked Planner Teague if the “uses” are already present on the site. Planner Teague responded in the affirmative. He said the request would formalize the current use of the building.

Commissioner Carr questioned if soundproofing would occur to mitigate noise from the office use. Planner Teague responded he is not certain how that would be handled; pointing out the use already exists.

Applicant Presentation

Mr. Duffy explained that Dromoland, LLC currently owns the land and building, adding the current zoning of the site is PRD-4, Planned Residence District-4. Duffy further explained the history of the site and that the owner would like to continue to use the second floor as his office space. He added all units are insulated for noise and the use of the 2nd floor as office space would only occur during the daytime hours. Duffy said there would be no retail customer traffic, reiterating the office use would operate during regular office hours, excluding typical bank and exchange holidays.

Concluding, Duffy said in 2009 the building was remodeled to accommodate eight residential units with a lower level unit remodeled to accommodate handicap accessibility. Concluding, Duffy noted the property owner resides in the neighborhood and would enjoy having his family and friends stop by for a visit while he is at work in the building.

Discussion

Commissioner Scherer questioned the number of units. Mr. Duffy responded he believes there will be six units.

Chair Staunton said he has a concern that the requested change in use introduces an element in the area that’s not typical, adding parking could also present an issue. Staunton acknowledged that the requested change in use makes him a little nervous; pointing out it could be considered

“commercial creep”. Staunton suggested engaging the neighborhood to discuss the proposed use.

Commissioner Schroeder pointed out that this location isn't commercial and the proposed change in use in his opinion isn't compatible with the nature of Indianola.

Commissioner Forrest questioned the applicant on the timing of this request pointing out the renovations occurred a number of years ago. Mr. Duffy responded that the scale of the property owners business is changing and he would like to formally accommodate this change.

Commissioner Forrest acknowledged she resides in the neighborhood and did inquire about the use of the residential building as office. Continuing, Forrest pointed out the permitted use of this site is only residential- permitting apartment units; not office, and asked Mr. Duffy how many residents now reside in the building. Mr. Duffy responded he is unaware of the current tenant count; but did acknowledge the nature of the residential tenants is mostly transient. Concluding, Forrest said she is concerned that presently there is a violation of use occurring on this site, adding her main concerns are that at present the building appears deserted and rezoning the site to PUD would be an extension of commercial creep. Forrest stated she would keep an open mind if the rezoning moves forward; however, reiterated she doesn't like the introduction of commercial into this area.

Chair Staunton explained to the applicant in a request to rezone a site to PUD there needs to be a community benefit. Staunton said when a formal application is made the applicant needs to address what the benefit to the community would be if this property was rezoned from residential to PUD. Staunton thanked the team for their presentation.

C. Lighting Ordinance

Staff Comments

Planner Teague submitted a draft copy of an ordinance amendment regarding lighting and asked the Commission for their comments. Teague further asked the Commission to note the attached candle requirements from other cities.

Discussion/Comments

A discussion ensued with Commissioners acknowledging that the City of Edina appears to allow much brighter lighting in comparison with other cities. All agreed that it was time to craft an ordinance that aligns more closely with standards found in neighboring cities.

Concluding, the Commission stated more work needs to be done on the proposed ordinance that would include definitions, light pollution standards and a more comprehensive look at all lighting issues. The discussion continued with Commissioners acknowledging that while the proposed ordinance may not be as comprehensive as the City needs the current language is an excellent start providing the City with standards while a more comprehensive discussion ensues on lighting. It was further discussed that during this period that the presented Ordinance should

Applicant
Narrative - Revised



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

Planned Unit Development – Proposed Use Description

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

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

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

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

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

As for parking, the Property currently can accommodate approximately 19-20 parking spaces (9 interior and 10-11 exterior). If further parking is required, Dromoland is in the process of contacting several adjacent property owners for future parking options, including: 1) the US Bank and Lunds Holding Company (primary tenant in US Bank Building across the street from the Property) about leasing spaces; 2) Minister of the Edina Covenant Church across Indianola

Avenue about leasing parking spaces; and 3) Hooten Dry Cleaning about leasing parking spaces behind the vacant building.

The Building

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

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

Community Benefits

Allowing the proposed PUD and use has many community and neighborhood benefits, including:

- Maintaining the vacant residential lot behind the Property as green space. The lot is zoned for a single-family residence, although Mr. O'Brien has converted the lot into a T-ball field for use by the building's tenants and neighborhood children (by invitation) and as a visual neighborhood amenity. The field was recently resurfaced with new infield dirt and re-seeded for use this summer. For the foreseeable future, Mr. O'Brien plans to keep the T-ball field as is; however, Mr. O'Brien is willing to consider occasional use of the T-ball field by the City as a staging area for various nearby municipal construction projects.
- Using the second floor as a community gathering space, hosting neighborhood meet and greets for local and national politicians, civic groups, and local hobby clubs (e.g. scrapbooking and book groups). Mr. O'Brien foresees this type of use continuing.
- The Property provides short-term housing for Edina residents remodeling their homes. This use enables residents to stay in the neighborhood, manage the remodeling more effectively, and provides an opportunity for their children to ride school buses to their schools rather than their parents having to drive them by car. The proposed PUD continues to provide this valuable neighborhood service for Edina residents.

- Repurposing an existing space within the recently remodeled building. The second floor space is rarely used by tenants and the second floor residential units are not leased as often, primarily because prospective tenants prefer fewer stairs.
- Before Mr. O'Brien purchased the building, the previous owner had plans to demolish the building and put a new building with many more units and a much more intense use for the area. When Mr. O'Brien purchased the building, he made a concerted effort to remodel the existing building, maintaining its current dimensions to keep the neighborhood character intact. The proposed use would improve the economics of maintaining the existing building rather than tearing it down.
- Buffering the residential neighbors on Indianola Avenue from the more intensive commercial uses on West 50th Street, including the US Bank Building, while providing a sensible and non-intrusive transition use between the 50th and France commercial district and the South Harriet Park residential neighborhood.
- Allowing Mr. O'Brien's proposed use will enable Mr. O'Brien to walk or bike to work instead of driving to and from another location.

Neighborhood Discussions about Proposed Use

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

City Hall • Phone 952-927-8861
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Date: June 25, 2014

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – 4121 West 50th Street

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

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

Compliance Table

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

* Existing condition

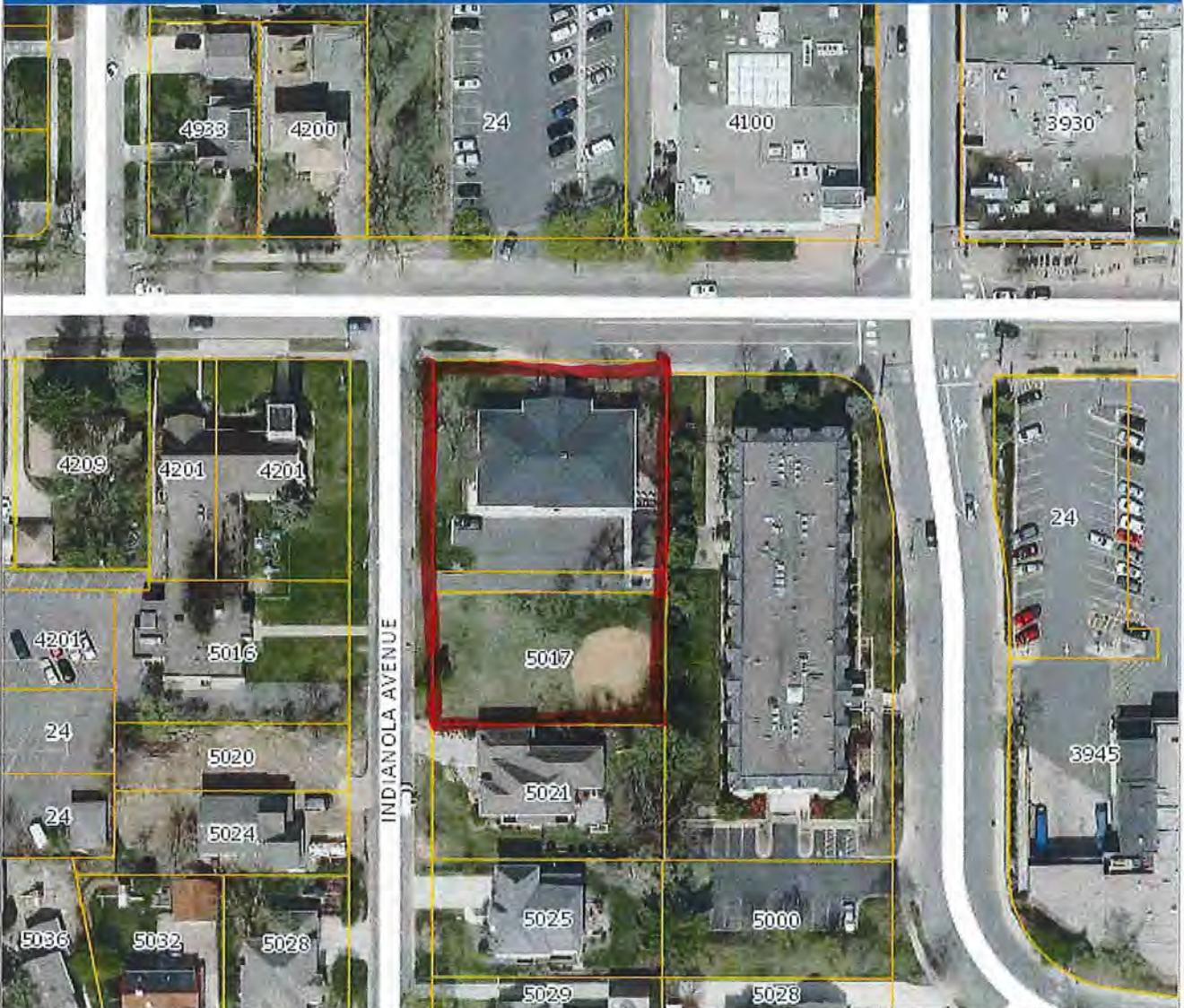
**Variance Required

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

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

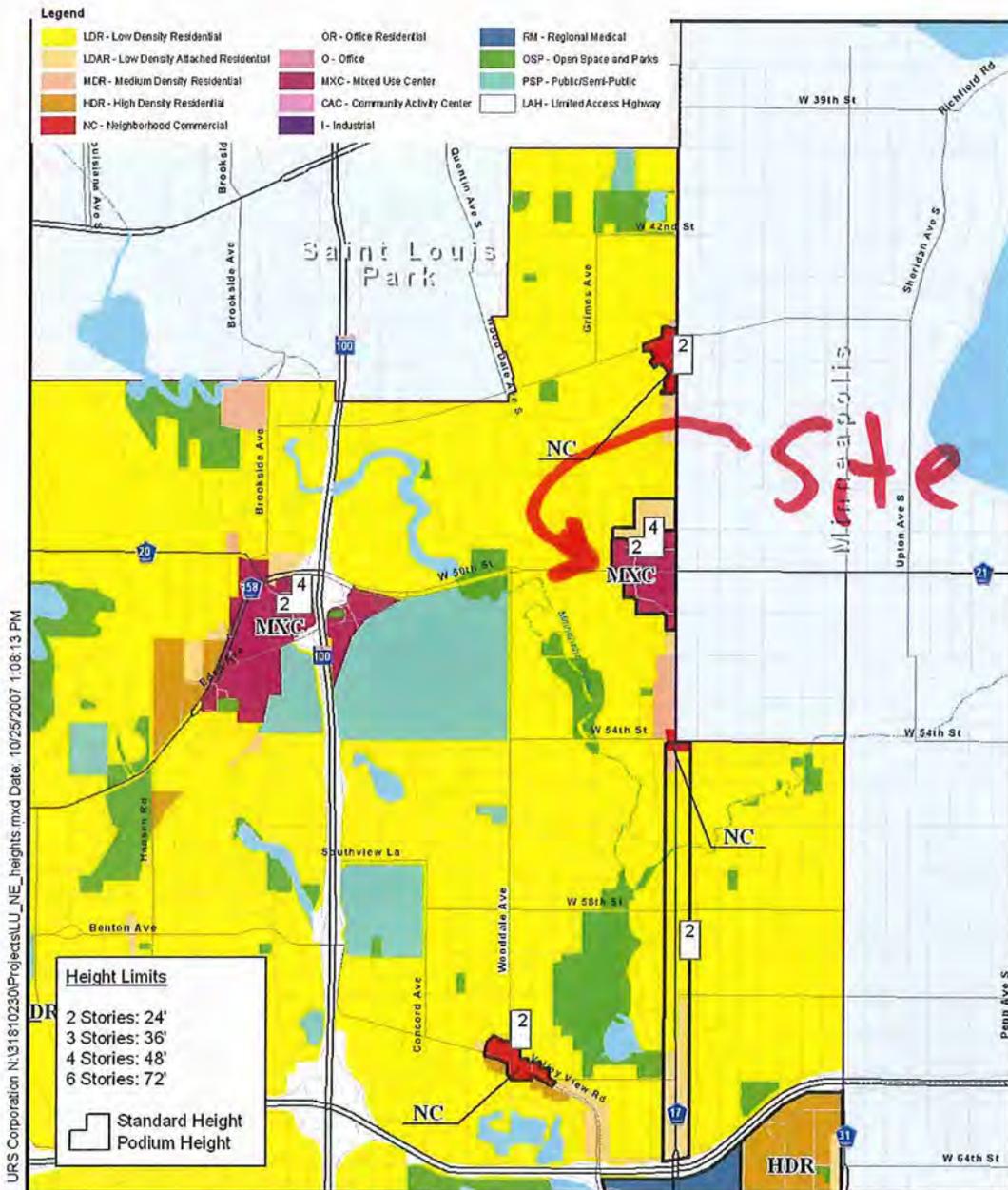


<p>Parcel ID:</p> <p>Owner Name:</p> <p>Parcel Address:</p> <p>Property Type:</p> <p>Home-stead:</p> <p>Parcel Area:</p>	<p>A-T-B:</p> <p>Market Total:</p> <p>Tax Total:</p> <p>Sale Price:</p> <p>Sale Date:</p> <p>Sale Code:</p>	<p>Map Scale: 1" ≈ 200 ft.</p> <p>Print Date: 6/20/2014</p> <p style="text-align: right;"></p> <p>This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.</p> <p>COPYRIGHT © HENNEPIN COUNTY 2014</p> <p style="text-align: right;"></p>
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<p>Parcel ID:</p> <p>Owner Name:</p> <p>Parcel Address:</p> <p>Property Type:</p> <p>Home-stead:</p> <p>Parcel Area:</p>	<p>A-T-B:</p> <p>Market Total:</p> <p>Tax Total:</p> <p>Sale Price:</p> <p>Sale Date:</p> <p>Sale Code:</p>	<p>Map Scale: 1" ≈ 100 ft.</p> <p>Print Date: 6/20/2014</p> <p style="text-align: right;"></p> <p>This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.</p> <p>COPYRIGHT © HENNEPIN COUNTY 2014</p> <p style="text-align: right;"></p>
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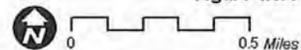
A2



City of Edina
2008 Comprehensive Plan Update

Data Source: URS

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



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

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

The Building

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

Civic Involvement

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

Mr. O'Brien's Background

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

Neighborhood Amenity

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

Neighborhood Discussions about Proposed Use

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

Personal Reasons for Proposed Use

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

MMB: 4811-3004-6235, v. 1

Beautiful downtown Edina, Minnesota



 **EDENDERRY**
OF EDINA



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



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



Edenderry of Edina • 4121 West 50th Street • Edina, MN 55424 • 651.226.4413 • www.EdenderryofEdina.com

NS



Executive Unit



Guest Suite

EDENDERRY
OF EDINA

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

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



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

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

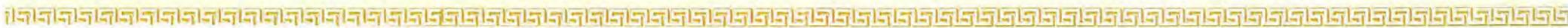
We're sorry, but the Edenderry of Edina is a no smoking building.

Ordnatio | *Symmetria* | *Eurythmia*
Order Symmetry Grace



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

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



INTERIOR PHOTOS OF EDENDERRY OF EDINA, UNIT 300



Hallway leading to Unit 300



Unit 300, Seating Area



Unit 300 Kitchenette



Unit 300 Seating Area & Admin Area



Unit 300 Personal Office



Unit 300 Dining/Meeting Room



Unit 300 Bath 1



Unit 300 Bath 2

CIC NUMBER 1935

A CONDOMINIUM

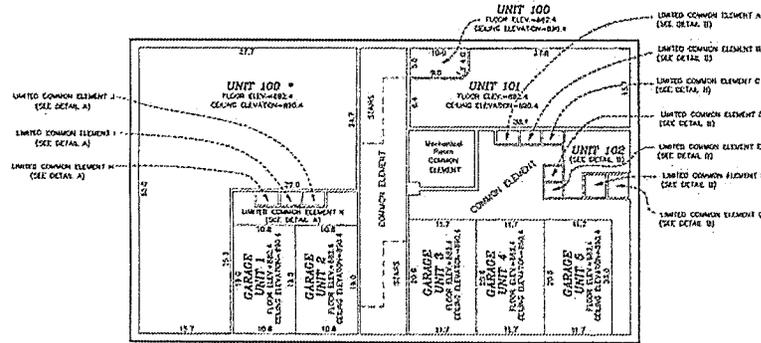
THE EDENDERRY OF EDINA

CIC PLAT

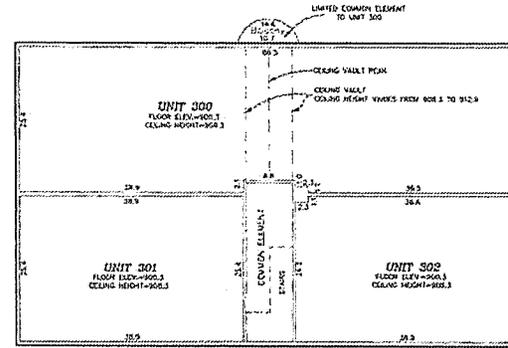
FLOOR PLAN

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

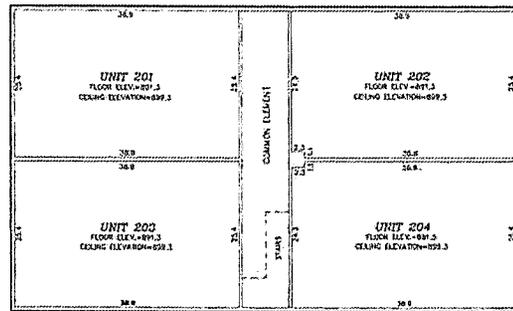
L.C.E. - DENOTES LIMITED COMMON ELEMENT
C.E. - DENOTES COMMON ELEMENT



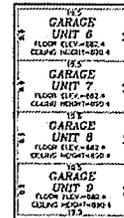
BASEMENT



SECOND FLOOR

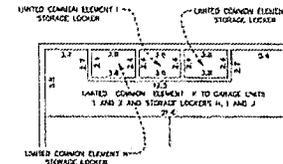


FIRST FLOOR

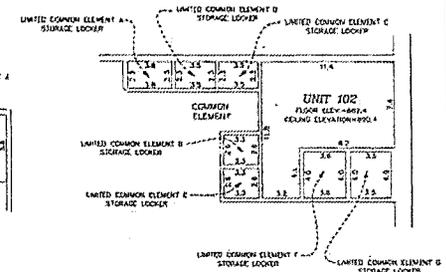


GARAGE

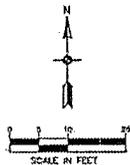
DETAIL A
(NO SCALE)



DETAIL B
(NO SCALE)



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



FILE # 749

A11

9-085

This CIC PLAT is part of the Declaration Recorded as Doc. No. ~~1452255~~ on this 18th day of ~~DECEMBER~~ 2007
Lyman Brown
 Hennepin County Recorder

SITE PLAN

- - DENOTES SET 1/2" BY 1 1/2" BY 1 1/4" IRON MONUMENT CAPPED WITH RLS 40301
- - DENOTES GRSIDED "X" IN CONCRETE
- - DENOTES FOUND IRON MONUMENT
- DENOTES EXISTING CONCRETE SURFACES
- DENOTES EXISTING 1.0 FT. BLOCK RETAINING WALL - COMMON ELEMENT
- L.C.E. - DENOTES LIMITED COMMON ELEMENT
- C.E. - DENOTES COMMON ELEMENT

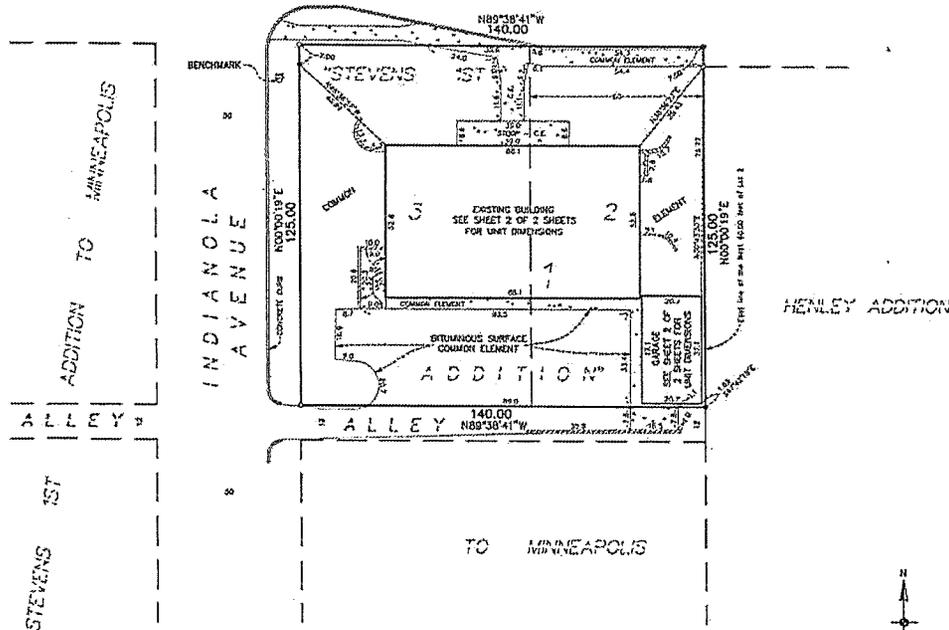
CIC NUMBER 1935

A CONDOMINIUM

THE EDENDERRY OF EDINA

CIC PLAT

WEST 50TH STREET



I, Thomas R. Duffell, do hereby certify that the work was undertaken by or reviewed and approved by me for the CIC Plat of CIC NUMBER 1935, A CONDOMINIUM, THE EDENDERRY OF EDINA, being located upon the westerly 80 feet of Lot 2 and all of Lot 3, Block 1, "STEVENS 1ST ADDITION TO MINNEAPOLIS" and that this CIC plat fully and accurately depicts all information required by Minnesota Statutes, Section 5152.2-1100(b), and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 24th day of November, 2007.

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

STATE OF MINNESOTA
 COUNTY OF Hennepin

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

Stephen A. Spornick
 Stephen A. Spornick
 Notary Public, Hennepin County, Minnesota
 My Commission Expires January 8, 2013

I, Brian J. Krystofek, pursuant to Minnesota Statutes, Section 5152.2-1101(c), do hereby certify that all structural components of the structures constituting the units and the mechanical systems serving more than one unit are substantially completed, and that I am a duly Professional Engineer under the laws of the State of Minnesota.

Dated this 24th day of November, 2007.

Brian J. Krystofek
 Brian J. Krystofek, Registered Engineer
 Minnesota License Number 25083

STATE OF MINNESOTA
 COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 24th day of November, 2007, by Brian J. Krystofek, a Professional Engineer, Minnesota License No. 25083.

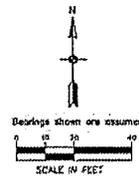
Stephen A. Spornick
 Stephen A. Spornick
 Notary Public, Hennepin County, Minnesota
 My Commission Expires January 8, 2013

SURVEY DIVISION, Hennepin County, Minnesota

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

William P. Brown, Hennepin County Surveyor

By *Phillip A. Nelson*



BENCHMARK: TOP BUTT OF HYDRANT AT SOUTHEAST QUADRANT OF WEST 50TH STREET AND INDIANOLA AVENUE. ELEVATION = 609.14 FEET (H.G.V.O. 1929)

BUILDING DIMENSIONS ARE TO OUTER EDGE OF FOUNDATION.

ESCROW FOR CABLE/TELECOMMUNICATIONS DATED AUGUST 24, 1998, FILED SEPTEMBER 15, 1998 AS DOCUMENT NO. 6907600 IS BLANKET IN NATURE AND IS NOT TRACEABLE.



File # 749

A12

9-085

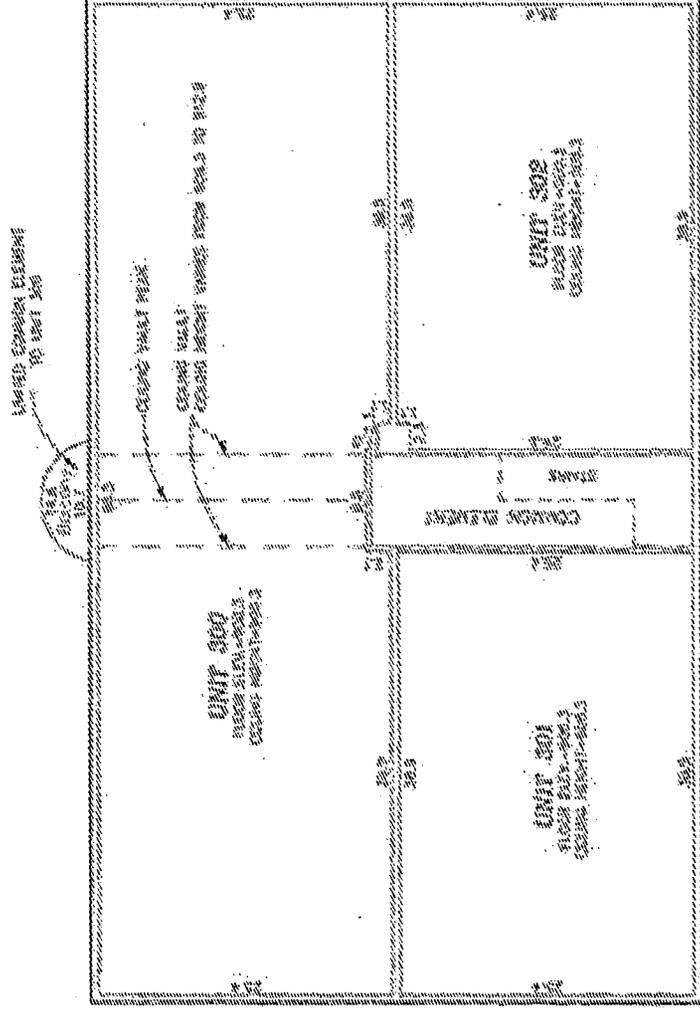
FILE # 749

ORIGINAL

CR.

MEMBER 1935 CONDOMINIUM JERRY OF EDINA IC PLAT

- COMMON ELEMENT A
PAGE 02
- COMMON ELEMENT B
PAGE 03
- COMMON ELEMENT C
PAGE 04
- COMMON ELEMENT D
PAGE 05
- COMMON ELEMENT E
PAGE 06
- COMMON ELEMENT F
PAGE 07
- COMMON ELEMENT G
PAGE 08

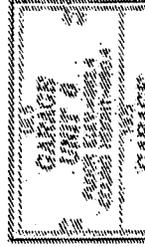


SECOND FLOOR

DETAIL A
(NO SCALE)

A14

DETAIL
(NO S)



UNIT 300
FLOOR PLAN
COMMON ELEMENT A
COMMON ELEMENT B
COMMON ELEMENT C
COMMON ELEMENT D
COMMON ELEMENT E
COMMON ELEMENT F
COMMON ELEMENT G

SITE PLAN

CIC NUMBER 1935 A CONDOMINIUM THE EDENDERRY OF EDINA CIC PLAT

○ - DENOTES SET 1/2" BY 14" IRON MONUMENT
CAPPED WITH RLS 40361

⊕ - DENOTES CHISELED "X" IN CONCRETE

⬤ - DENOTES FOUND IRON MONUMENT



- DENOTES EXISTING CONCRETE SURFACES

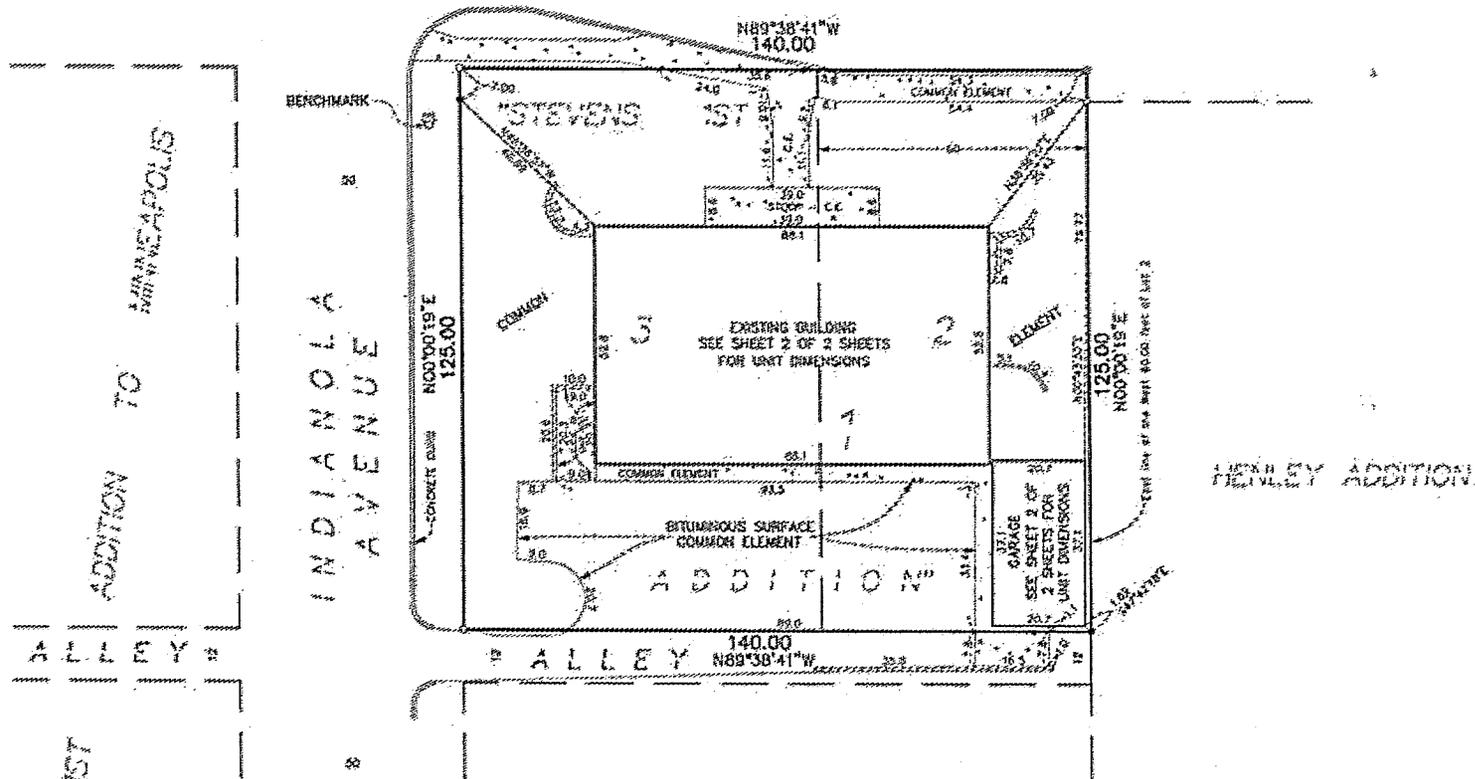
----- DENOTES EXISTING 1.0 FT. BLOCK RETAINING WALL - COMMON ELEMENT

L.C.E. - DENOTES LIMITED COMMON ELEMENT

C.E. - DENOTES COMMON ELEMENT

WEST 50TH STREET

FILE # 749
311
A15



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CITY OF EDINA



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



The following would therefore be required to accommodate the request:

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



Issues to consider:

- Would a small area plan be necessary?
- Would the uses be compatible in the area?



To: MAYOR AND COUNCIL

Agenda Item #: VIII.C.

From: Cary Teague, Community Development Director

Action

Date: July 15, 2014

Discussion

Information

Subject: Sketch Plan Review – 4121 West 50th Street.

Action Requested:

Provide non-binding comments regarding the proposed Sketch Plan.

Information / Background:

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

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

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

The following would therefore be required to accommodate the request:

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

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

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

Planning Commission Consideration: On June 25, 2014, the Planning Commission considered the sketch plan proposal. (See attached minutes.)

Concerns/issues raised by the Planning Commission included:

- Lack of parking.
- Introducing office use in the neighborhood could change the character. Access is off a residential street.
- What is the public benefit in using a PUD to allow the use?
- Concern over the previous use of the space as an office.

ATTACHMENTS:

- Minutes from the June 25, 2014 Edina Planning Commission meeting
- Planning Commission Memo, June 25, 2014

B. Sketch Plan – 4121 West 50th Street

Planner Presentation

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

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

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The following would therefore be required to accommodate the request:

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

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

Appearing for the Applicant

Matt Duffy

Discussion

Commissioner Olsen asked Planner Teague if the “uses” are already present on the site. Planner Teague responded in the affirmative. He said the request would formalize the current use of the building.

Commissioner Carr questioned if soundproofing would occur to mitigate noise from the office use. Planner Teague responded he is not certain how that would be handled; pointing out the use already exists.

Applicant Presentation

Mr. Duffy explained that Dromoland, LLC currently owns the land and building, adding the current zoning of the site is PRD-4, Planned Residence District-4. Duffy further explained the history of the site and that the owner would like to continue to use the second floor as his office space. He added all units are insulated for noise and the use of the 2nd floor as office space would only occur during the daytime hours. Duffy said there would be no retail customer traffic, reiterating the office use would operate during regular office hours, excluding typical bank and exchange holidays.

Concluding, Duffy said in 2009 the building was remodeled to accommodate eight residential units with a lower level unit remodeled to accommodate handicap accessibility. Concluding, Duffy noted the property owner resides in the neighborhood and would enjoy having his family and friends stop by for a visit while he is at work in the building.

Discussion

Commissioner Scherer questioned the number of units. Mr. Duffy responded he believes there will be six units.

Chair Staunton said he has a concern that the requested change in use introduces an element in the area that's not typical, adding parking could also present an issue. Staunton acknowledged that the requested change in use makes him a little nervous; pointing out it could be considered "commercial creep". Staunton suggested engaging the neighborhood to discuss the proposed use.

Commissioner Schroeder pointed out that this location isn't commercial and the proposed change in use in his opinion isn't compatible with the nature of Indianola.

Commissioner Forrest questioned the applicant on the timing of this request pointing out the renovations occurred a number of years ago. Mr. Duffy responded that the scale of the property owners business is changing and he would like to formally accommodate this change. Commissioner Forrest acknowledged she resides in the neighborhood and did inquire about the use of the residential building as office. Continuing, Forrest pointed out the permitted use of this site is only residential- permitting apartment units; not office, and asked Mr. Duffy how many residents now reside in the building. Mr. Duffy responded he is unaware of the current tenant count; but did acknowledge the nature of the residential tenants is mostly transient. Concluding, Forrest said she is concerned that presently there is a violation of use occurring on this site, adding her main concerns are that at present the building appears deserted and rezoning the site to PUD would be an extension of commercial creep. Forrest stated she would keep an open mind if the rezoning moves forward; however, reiterated she doesn't like the introduction of commercial into this area.

Chair Staunton explained to the applicant in a request to rezone a site to PUD there needs to be a community benefit. Staunton said when a formal application is made the applicant needs to

address what the benefit to the community would be if this property was rezoned from residential to PUD. Staunton thanked the applicant for his presentation.

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



Date: June 25, 2014

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – 4121 West 50th Street

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

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The following would therefore be required to accommodate the request:

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

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

Compliance Table

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

* Existing condition

**Variance Required

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

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



Parcel ID: _____
 Owner Name: _____
 Parcel Address: _____
 Property Type: _____
 Home-stead: _____
 Parcel Area: _____

A-T-B: _____
 Market Total: _____
 Tax Total: _____
 Sale Price: _____
 Sale Date: _____
 Sale Code: _____

Map Scale: 1" ~ 200 ft.
 Print Date: 6/20/2014



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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Parcel ID:

Owner Name:

Parcel Address:

Property Type:

Home-stead:

Parcel Area:

A-T-B:

Market Total:

Tax Total:

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 100 ft.
Print Date: 6/20/2014

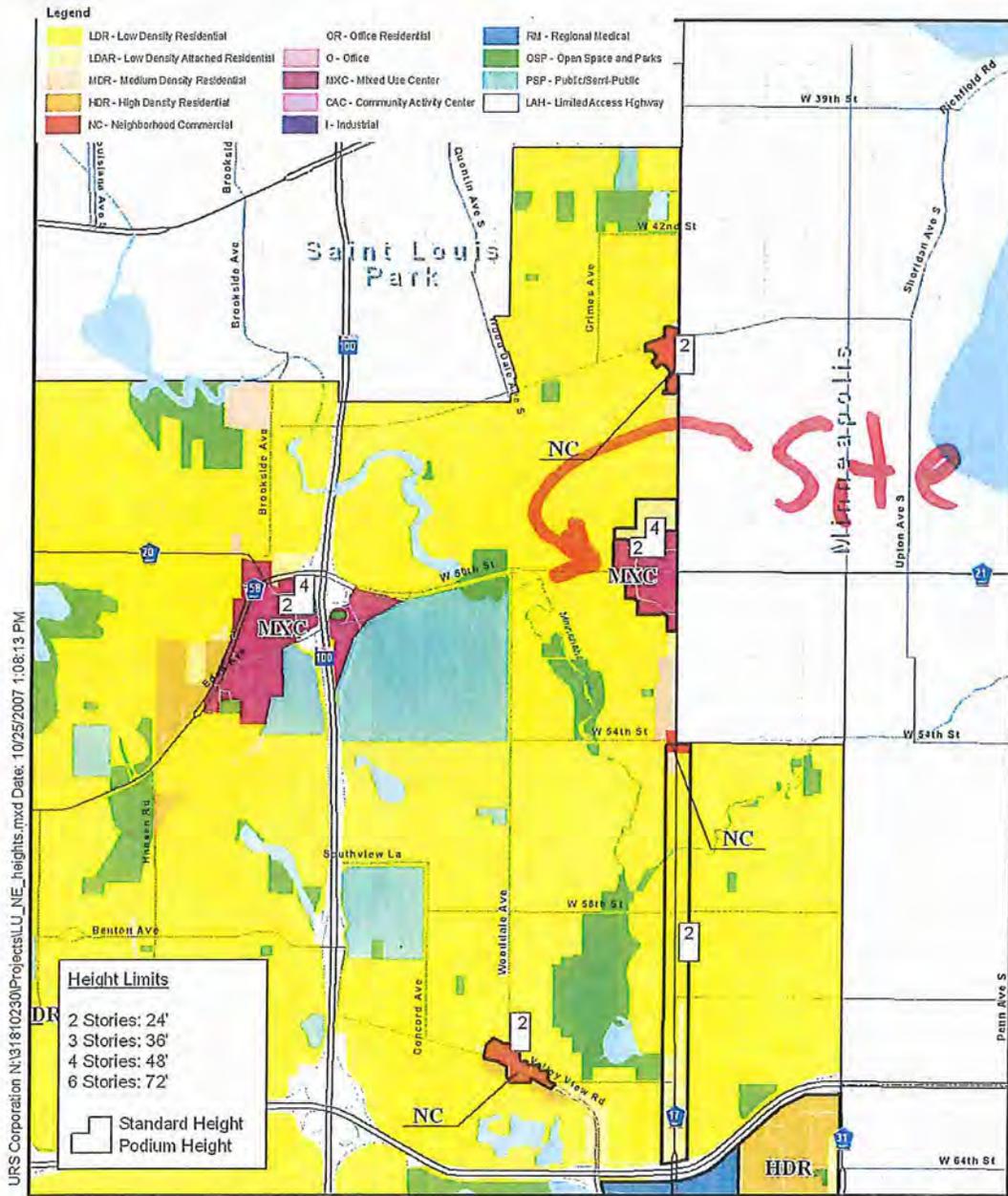


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A2



URS Corporation N:\31810230\Projects\LU_NE_heights.mxd Date: 10/25/2007 1:08:13 PM



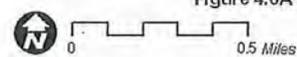
City of Edina
2008 Comprehensive Plan Update

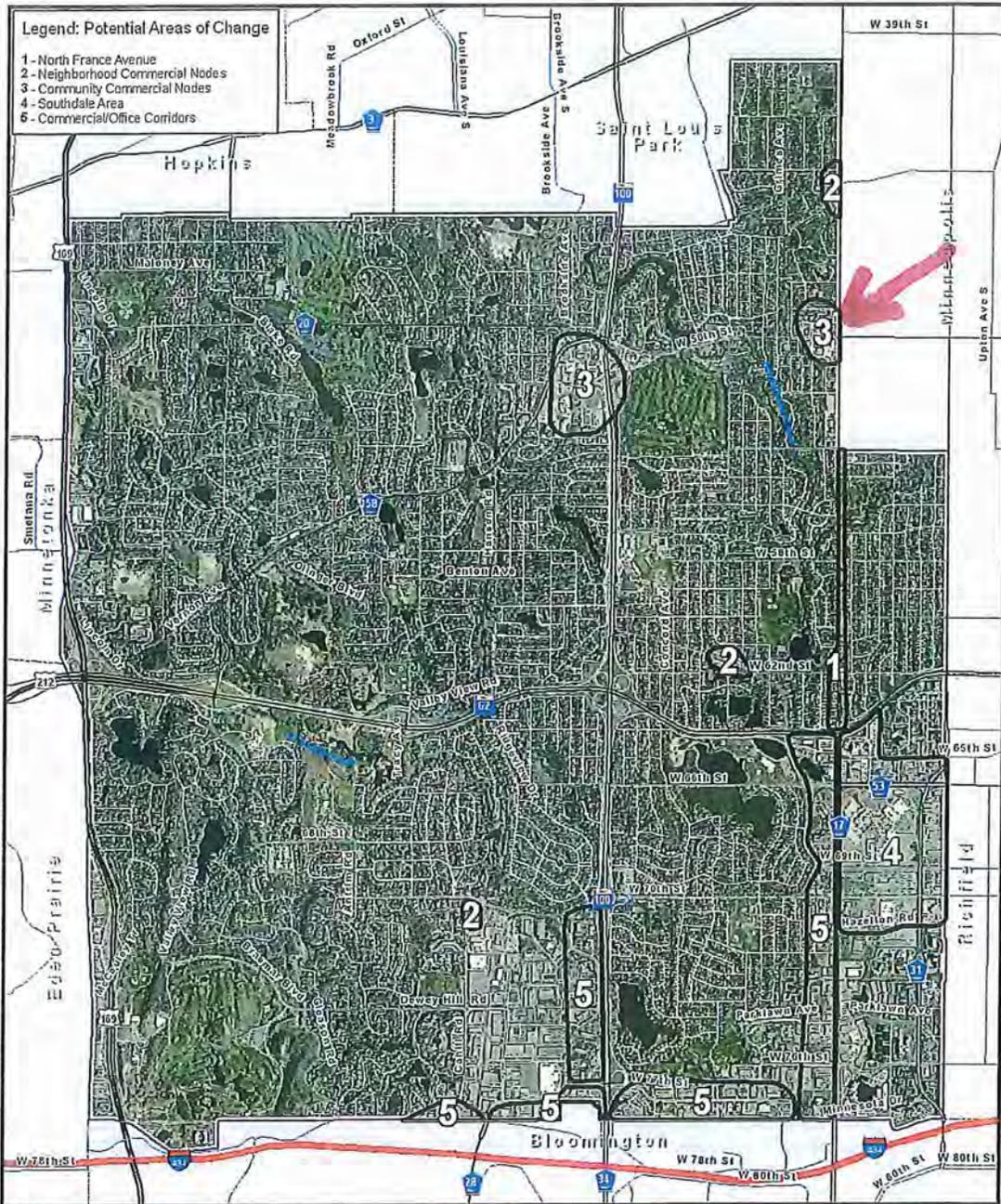
Data Source: URS

Future Land Use Plan with Building Heights

Northeast Quadrant

Figure 4.6A





URS Corporation N:\31810230\Project\edPotential_AOC.mxd Date: 01/12/2007 1:09:11 PM

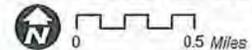
Figure 4.4



City of Edina
2008 Comprehensive Plan Update

Date of Aerial Photography: August 2006

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



AC4

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

Planned Unit Development – Proposed Use Description

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

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

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

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

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

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

The Building

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

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

Civic Involvement

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

Mr. O'Brien's Background

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

Neighborhood Amenity

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

Neighborhood Discussions about Proposed Use

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

Personal Reasons for Proposed Use

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

MMB: 4811-3004-6235, v. 1

Beautiful downtown Edina, Minnesota

EDENDERRY
OF EDINA



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



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



Edenderry of Edina • 4121 West 50th Street • Edina, MN 55494 • 651-226-4418 • www.EdenderryofEdina.com

NS



Executive Unit



Guest Suite

EDENDERRY
OF EDINA

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

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



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

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

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

Ordinatio | *Symmetria* | *Eurythmia*
Order Symmetry Grace



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

- 2 Bedroom, 1 ½ Bath
- In-unit Laundry
- ±1,000 square feet
- Granite Countertops
- Hardwood Floors
- LG Appliances
- Award Winning Design
- Abundance of Natural Light
- Spacious Grounds
- Walking Distance to Shops
- Edina School District
- Heated Parking Option



INTERIOR PHOTOS OF EDENDERRY OF EDINA, UNIT 300



Hallway leading to Unit 300



Unit 300 Seating Area



Unit 300 Kitchenette



Unit 300 Seating Area & Admin Area



Unit 300 Personal Office



Unit 300 Dining/Meeting Room



Unit 300 Bath 1



Unit 300 Bath 2

AO

CIC NUMBER 1935

A CONDOMINIUM

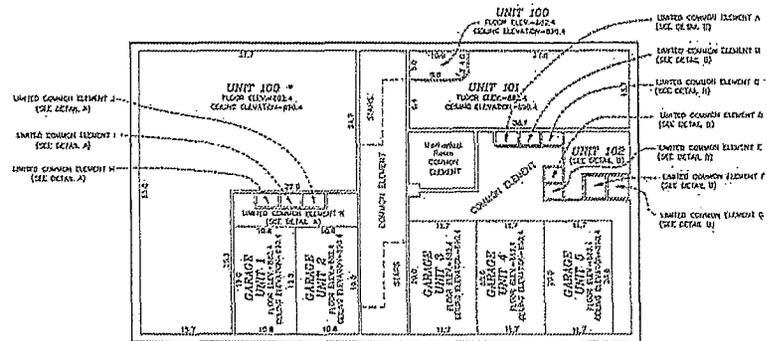
THE EDENDERRY OF EDINA

CIC PLAT

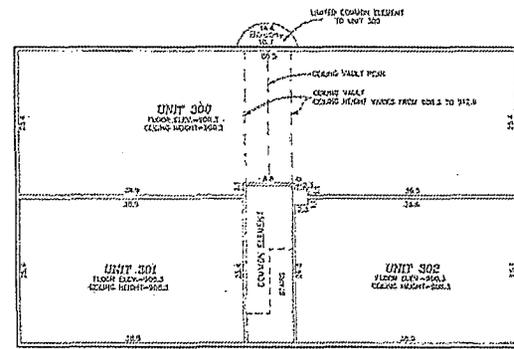
FLOOR PLAN

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

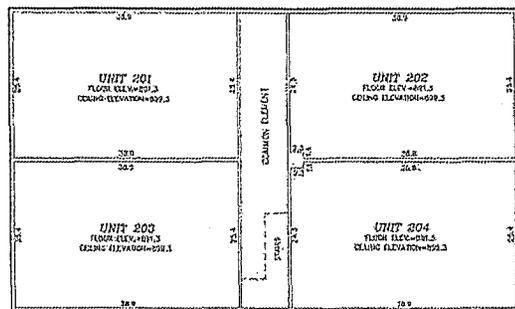
L.C.E. - DENOTES LIMITED COMMON ELEMENT
C.E. - DENOTES COMMON ELEMENT



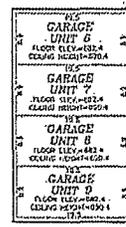
BASEMENT



SECOND FLOOR

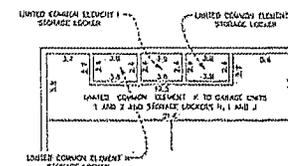


FIRST FLOOR

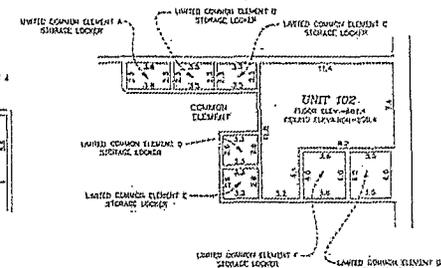


GARAGE

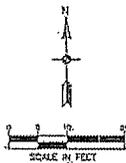
DETAIL A
(NO SCALE)



DETAIL B
(NO SCALE)



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



FILE # 749

111

9-CBS

SITE PLAN

- - DENOTES SET 1/2" BY 14" IRON MONUMENT CAPPED WITH PLS 40301
- ⊗ - DENOTES GIMBELED "X" IN CONCRETE
- - DENOTES FOUND IRON MONUMENT

▭ - DENOTES EXISTING CONCRETE SURFACES

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

L.C.E. - DENOTES LIMITED COMMON ELEMENT

C.E. - DENOTES COMMON ELEMENT

CIC NUMBER 1935
 A CONDOMINIUM
 THE EDENDERRY OF EDINA
 CIC PLAT

This CIC PLAT is part of the Declaration Recorded as Doc. No. 1456255 on this 18th day of December, 2003

William P. Egan
 Hennepin County Recorder

I, Thomas H. DeWalt, do hereby certify that the work was undertaken by or reviewed and approved by me for the CIC Plat of CIC NUMBER 1935, A CONDOMINIUM, THE EDENDERRY OF EDINA, being located upon the westerly 60 feet of Lot 2 and all of Lot 1, Block 1, "STEVENS 1ST ADDITION TO MINNEAPOLIS" and that this CIC plat truly and accurately depicts the information required by Minnesota Statutes, Section 5102.01-1105.01, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 24th day of November, 2003.

Thomas H. DeWalt
 Thomas H. DeWalt, Land Surveyor
 Minnesota License Number AD301

STATE OF MINNESOTA
 COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 24th day of November, 2003, by Thomas H. DeWalt, Land Surveyor, Minnesota License No. AD301.

Stephen A. Symoniac
 Stephen A. Symoniac
 Notary Public, Hennepin County, Minnesota
 My Commission Expires January 2, 2015

I, Brian J. Kristofick, pursuant to Minnesota Statutes, Section 5102.01-1105.01, do hereby certify that all structural components of the structure containing the units and the mechanical systems serving more than one unit are substantially completed, and that I am a duly Professional Engineer under the laws of the State of Minnesota.

Dated this 24th day of November, 2003.

Brian J. Kristofick
 Brian J. Kristofick, Registered Engineer
 Minnesota License Number 22003

STATE OF MINNESOTA
 COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 24th day of November, 2003, by Brian J. Kristofick, a Professional Engineer, Minnesota License No. 22003.

Stephen A. Symoniac
 Stephen A. Symoniac
 Notary Public, Hennepin County, Minnesota
 My Commission Expires January 2, 2015

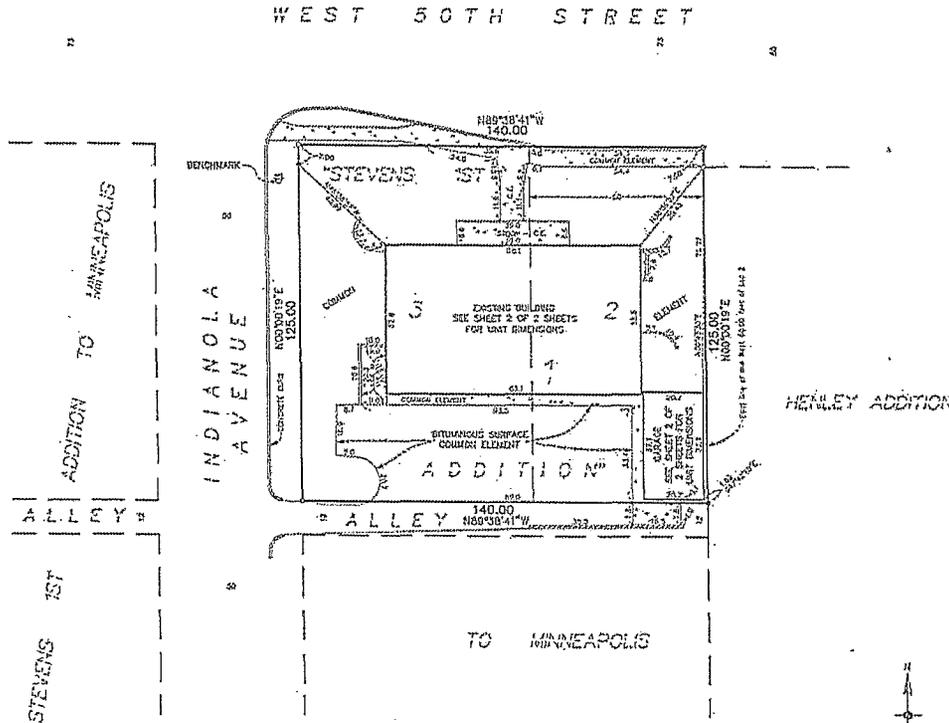
SURVEY DIVISION, Hennepin County, Minnesota

This CIC Plat has been reviewed and approved this 18th day of December, 2003.

William P. Egan, Hennepin County Surveyor

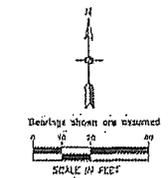
by *Philip A. Nelson*

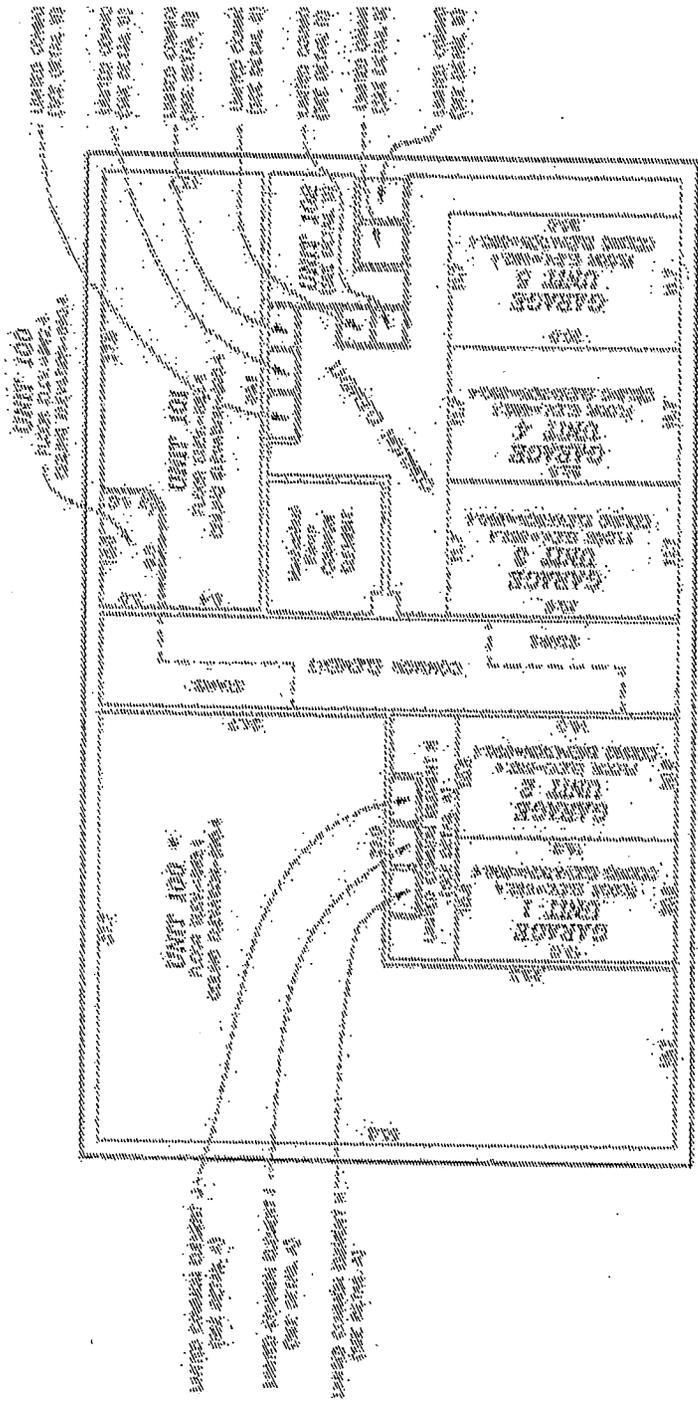
FILE # 749
 A12



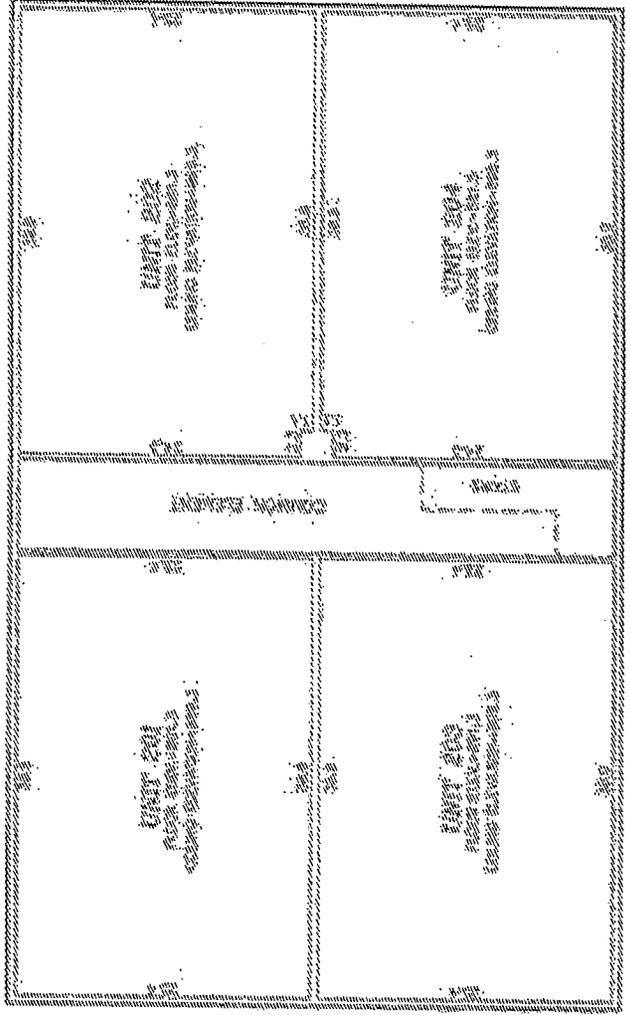
BENCHMARK: TOP SURV OF IRONBARK AT SOUTHEAST CORNER OF WEST 50TH STREET AND INDIANOLA AVENUE. ELEVATION = 602.14 FEET (M.S.V.O. 1925)

BUILDING DIMENSIONS ARE TO OUTER EDGE OF FOUNDATION.
 EASEMENT FOR CABLE/TELECOMMUNICATIONS DATED AUGUST 24, 1992, FILED SEPTEMBER 15, 1992 AS DOCUMENT NO. 0247600 IS BLANKET IN NATURE AND IS NOT TRACEABLE.

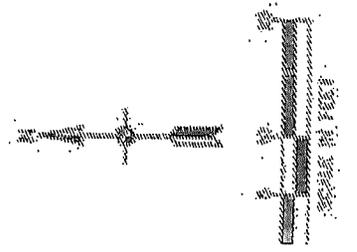




BASEMENT



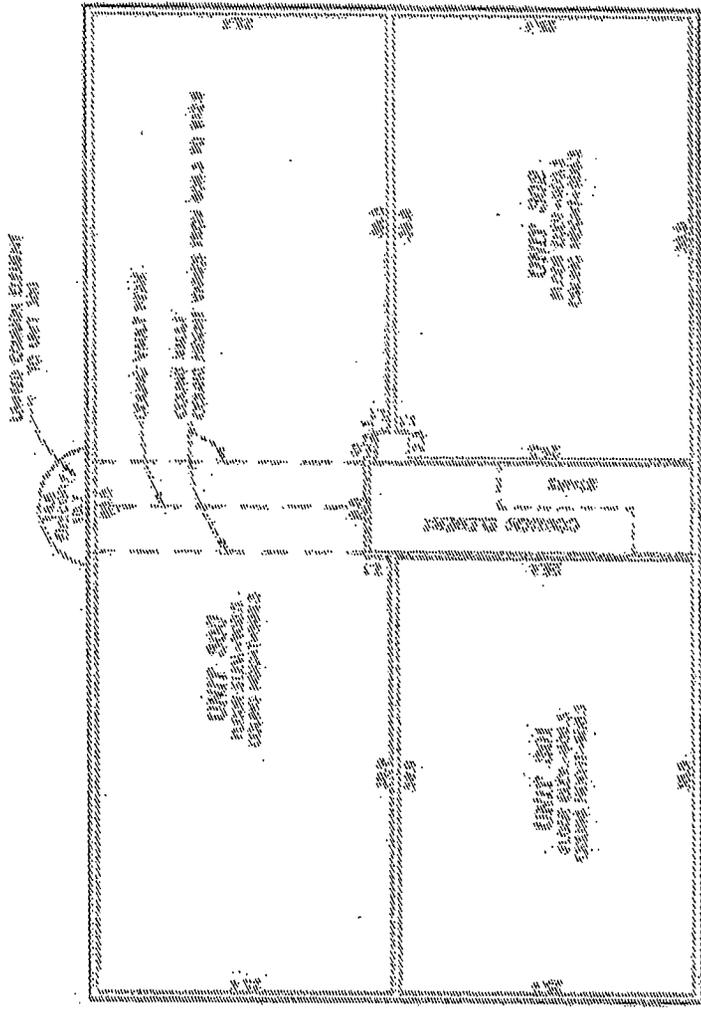
FIRST FLOOR



OFFICE FILE A-719

MEMBER 1935 CONDOMINIUM MERRY OF EDINA IC PLAT

- 1. CONDOMINIUM UNIT A
- 2. CONDOMINIUM UNIT B
- 3. CONDOMINIUM UNIT C
- 4. CONDOMINIUM UNIT D
- 5. CONDOMINIUM UNIT E
- 6. CONDOMINIUM UNIT F
- 7. CONDOMINIUM UNIT G
- 8. CONDOMINIUM UNIT H



SECOND FLOOR

DETAIL A
(NO SCALE)

AM

DETAIL
(NO 2)

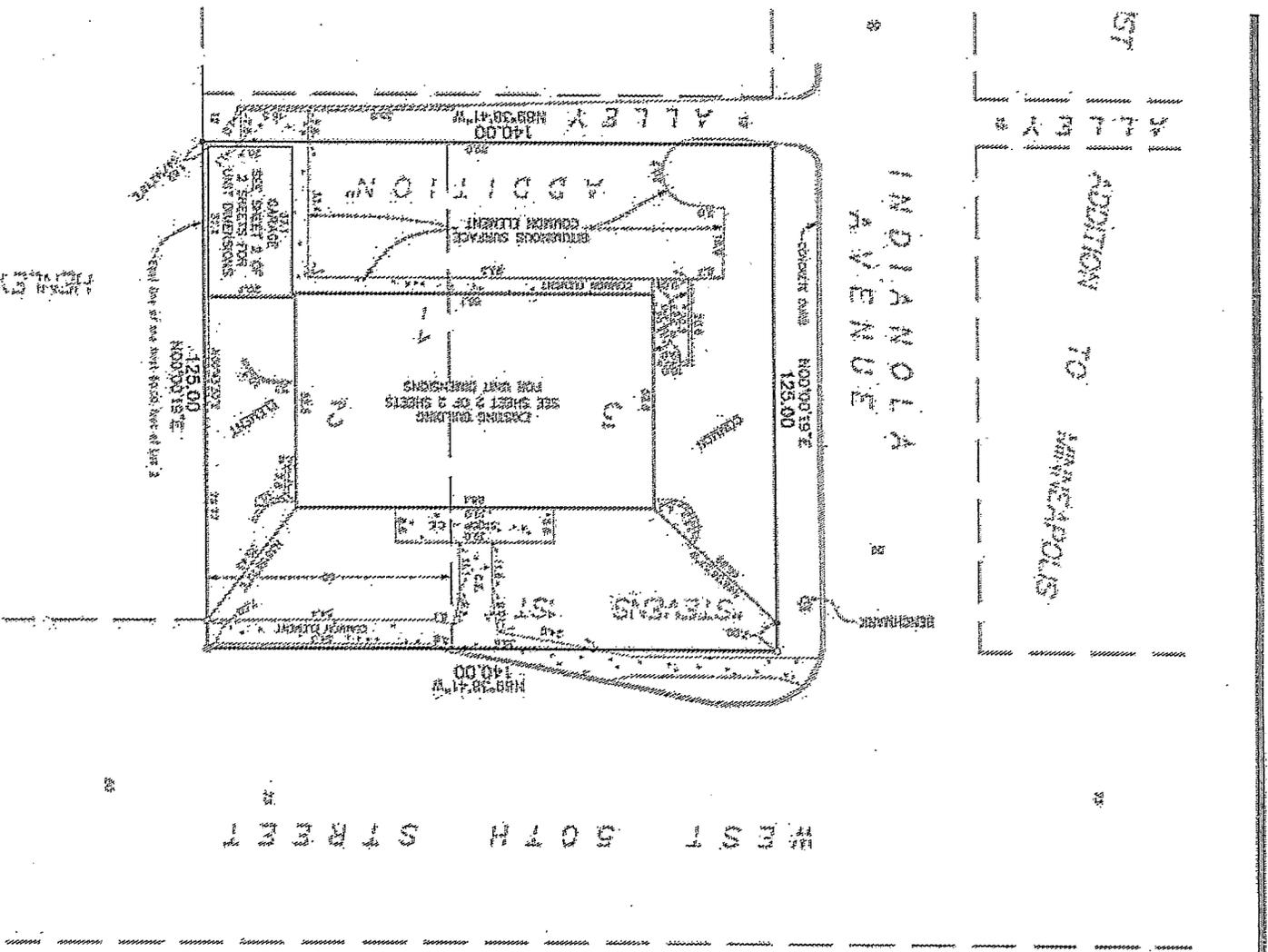


CIC NUMBER 1935
 A CONDOMINIUM
 THE EDENDERRY OF EDIN/

CIC PLAT

- o - DENOTES SET 1/2" BY 1 1/2" IRON MONUMENT. CAPPED WITH RLS #3261
- x - DENOTES CROSSED "X" IN CONCRETE
- * - DENOTES FOUND IRON MONUMENT
- - DENOTES EXISTING CONCRETE SURFACES
- DENOTES EXISTING 1.0 FT. BLOCK RETAINING WALL - COMMON ELEMENT
- L.C.E. - DENOTES LIMITED COMMON ELEMENT
- C.E. - DENOTES COMMON ELEMENT

SITE PLAN



HENLEY ADDITION

ADDITION TO MINNEAPOLIS

INDIANA AVENUE

WEST SOUTH STREET

ALLEY

IP
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File # 749

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