

REPORT / RECOMMENDATION



To: MAYOR AND COUNCIL

Agenda Item #: VI.A.

From: Cary Teague, Community Development Director

Action

Discussion

Information

Date: August 20, 2013

Subject: Final Rezoning to PUD, Final Development Plan and Final Plat. Vernon Avenue Housing. 5109-5125 West 49th Street, Resolution No. 2013-64, Ordinance No. 2013-8

Action Requested:

Adopt the attached resolution.

Information / Background:

Hunt Associates are requesting final review of the redevelopment of three lots located at 5109-5125 West 49th Street. The applicant is proposing to tear down the existing two apartments and single family home on the site (10 units total) and build a new 16-unit attached housing development. (See narrative and plans on pages A22–A45 in the Planning Commission staff report.) The subject properties total 1.43 acres in size; therefore, the proposed density of the project would be 11 units per acre.

The applicant received preliminary rezoning and plan approval of this project on April 16, 2013. (See approved plans, Planning Commission and City Council minutes on pages A7–A21.)

The existing property is zoned PRD-2, Planned Residential District-2, which allows residential building containing six or fewer dwelling units. The existing apartments contain four and five units each. The applicant is seeking final rezoning of the property to PUD, Planned Unit Development. On April 16th, the City Council approved a Comprehensive Plan Amendment to guide the site MDR, Medium Density Residential to allow a density of 5-12 units per acre.

In order to obtain to approvals for the project, the following is the final step required for approval:

1. Final Development Plan and Final Rezoning to PUD,
2. Zoning Ordinance Amendment establishing the PUD, and
3. Final Plat

The proposed plans are consistent with the plans that were recommended for approval by the Planning Commission and approved by the City Council; including reducing the density by eliminating one unit and reducing the height from four stories to three.

Planning Commission Recommendation: On July 24, 2013, the Planning Commission unanimously recommended approval of the proposed project. (See attached minutes.)

ATTACHMENTS:

- Resolution No. 2013-64
- Ordinance No. 2013-8
- Draft minutes from the July 24, 2013 Edina Planning Commission meeting
- Planning Commission Staff Report, July 24, 2013



RESOLUTION NO. 2013-64
APPROVING FINAL REZONING FROM PRD-2, PLANNED RESIDENTIAL DISTRICT
TO PUD-5, PLANNED UNIT DEVELOPMENT-5, FINAL DEVELOPMENT PLAN &
FINAL PLAT AT
5109-5125 WEST 49TH STREET FOR HUNT ASSOCIATES

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

Section 1. BACKGROUND.

- 1.01 Hunt Associates is requesting redevelopment of three lots, 5109-5125 West 49th Street. The applicant is proposing to tear down the existing two apartments and single family home on the site (10 units total) and build a new 16-unit attached housing development. The subject properties total 1.43 acres in size; therefore, the proposed density of the project would be 11 units per acre.
- 1.02 The property is legally described as follows:
- See attached Legal Descriptions
- 1.03 On July 24, 2013, the Planning Commission unanimously recommended approval of the request.

Section 2. FINDINGS

- 2.01 Approval is based on the following findings:
1. The proposal is consistent with the approved Preliminary Development Plan for the site.
 2. The proposal is consistent with the Comprehensive Plan, which contemplates medium density housing for the site.
 3. The proposed plat meets all Zoning and Subdivision Ordinance requirements.
 4. The proposal would create a more efficient and creative use of the property. Currently the site does not engage Vernon Avenue. Today it is clearly the back of the site, and contains mature trees. The proposed site plan turns and faces Vernon Avenue with a row of two-story townhomes.
 5. Parking areas and garages are internal to the site, and not visible from 49th street or Vernon Avenue.
 6. The project would enhance pedestrian connections. The plan provides for a public sidewalk through the site from 49th to Vernon, that would connect, not only this development, but the entire area to the north to the GrandView District.

CITY OF EDINA

7. Landscaping would be enhanced. Extensive Landscaping is proposed around the perimeter of the site and adjacent to the proposed townhomes. The number of over story trees is over double the number required by City Code. The mature trees along Vernon Avenue would be preserved.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the Final Rezoning to PUD-5, Planned Unit Development-5, Final Development Plan, and Final Plat subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:
 - Site plan date stamped June 24, 2013.
 - Grading plan date stamped June 24, 2013.
 - Utility plan date stamped June 24, 2013.
 - Landscaping plan date stamped June 24, 2013.
 - Building elevations date stamped June 24, 2013.
 - Building materials board as presented at the Planning Commission and City Council meeting.
2. Prior the issuance of a building permit, a final landscape plan must be submitted, subject to staff approval. Additionally, a performance bond, letter-of-credit, or cash deposit must be submitted for one and one-half times the cost amount for completing the required landscaping, screening, or erosion control measures.
3. The property owner is responsible for replacing any required landscaping that dies.
4. Submit a copy of the Minnehaha Creek Watershed District permit. The City may require revisions to the approved plans to meet the district's requirements.
5. The Final Plat must be filed at the County within one-year after City Council approval. If the plat is not filed it shall be deemed null and void.
6. A shared parking and access agreement must be established across the Plat.
7. A park dedication fee of \$5,000 per dwelling unit is required. The park dedication fees are due prior to release of the final plat.
8. Compliance with the conditions required by the city engineer in his memo dated July 19, 2013.
9. Compliance with the fire marshal recommendation in his email dated July 12, 2013.
10. A shared parking and access agreement must be established across the Plat.

- 11. The Park Dedication fee of \$35,000 shall be paid prior to release of the mylars approving the Final Plat.
- 12. There shall be no rooftop decks.

Adopted by the city council of the City of Edina, Minnesota, on August 20, 2013.

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 August 20, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2013.

City Clerk

Exhibit A

DESCRIPTION OF PROPERTY SURVEYED

(Per Commitment for Title Insurance issued by Stewart Title Guaranty Company, File No. 152183, dated October 31, 2011. and File No. 153093, dated October 5, 2012)

Lot 3, 4, 5 and 6, and all that part of Lots 9, 10, 11 and 12 lying North of State Highway No. 5, Block 4, "Tingdale Bros.' Brookside", Except that part of Lot 12 which lies Southeasterly of the following described line: Beginning at a point on the East line of said Lot 12 distant 35 feet South of the Northeast corner thereof; thence run Southwesterly to the Southwest corner of the above described Lot 12 and there terminating

Together with:

A 25.00 foot wide strip of land lying east of the Minneapolis, Northfield and Southern Railroad between West 49th Street and Vernon Avenue in Section 28, Township 117 North, Range 21 West, Hennepin County, Minnesota.

Being Torrens Property, Certificate Number: 577550

And:

Lots 7 and 8, Block 4, Tingdale Bros.' Brookside, Except that part of said Lot 8 described as follows:

Beginning at a point on the East boundary of said Lot 8 distant 28 feet North of the Southeast corner thereof; thence South along said East boundary 28 feet; thence West along the South boundary of said Lot, 50 feet; thence North along the West boundary of said Lot, 12 feet; thence Northeasterly to the point of beginning, including any part or portion of any street or alley adjacent to said premises vacated or to be vacated, Hennepin County, Minnesota

Abstract

ORDINANCE NO. 2013-8

AN ORDINANCE AMENDING THE ZONING ORDINANCE
TO ESTABLISH A PUD, PLANNED UNIT DEVELOPMENT
DISTRICT AT 5109-5125 WEST 49th STREET (Vernon Townhomes)

The City Of Edina Ordains:

Section 1. Subsection 850 is hereby amended to add the following Planned Unit Development (PUD) District:

850.23 Planned Unit Development Districts (PUD)

Subd. 4. Planned Unit Development District-5 (PUD-5) – 5109-5125 West 49th Street (Vernon Townhomes)

A. Legal Description:

See attached

B. Approved Plans. Incorporated herein by reference are the re-development plans received by the City on June 24, 2013, except as amended by City Council Resolution No. 2013-64, on file in the Office of the Planning Department under file number 2013-005.13a.

C. Principal Uses:

Residential buildings containing six or fewer units.

D. Accessory Uses:

All accessory uses allowed in the R-2, Double Dwelling Unit District

Signs allowed per the Planned Residential District.

E. Conditional Uses:

None

Existing text – XXXX
Stricken text – XXXX
Added text – XXXX

F. Development Standards. Development standards per the PRD-2 Zoning District, except the following:

Building Setbacks

Front – 49 th Street	35 feet – structure 18 feet – stair/deck/patio
Front – Vernon	7 feet
Side – East	15 & 42 feet
Rear – South	15 feet

Building Height	2-1/2 stories or 35.5 feet
Building Coverage	26%

Parking Stalls (Residential) 2 enclosed stalls per unit

Section 3. This ordinance is effective immediately upon its passage and publication.

First Reading:

Second Reading:

Published:

ATTEST:

Debra A. Mangen, City Clerk

James B. Hovland, Mayor

Please publish in the Edina Sun Current on:

Send two affidavits of publication.

Existing text – XXXX
Stricken text – ~~XXXX~~
Added text – **XXXX**

Bill to Edina City Clerk

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 Ordinance was duly adopted by the Edina City Council at its Regular Meeting of August 20, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 2013.

City Clerk

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Together with:

A 25.00 foot wide strip of land lying east of the Minneapolis, Northfield and Southern Railroad between West 49th Street and Vernon Avenue in Section 28, Township 117 North, Range 21 West, Hennepin County, Minnesota.

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Abstract

PC
7/24/13

Commissioner Carpenter stated he too feels the proposed subdivision is sensitive to the environment; however, he is somewhat concerned with the sight lines at the corner as expressed by Ms. Rocheford. Carpenter stated he wants assurances that house placement and topography are carefully assessed to ensure clear view in maintained.

Commissioner Platteter commented that he likes how the developer is working with the land, adding in his opinion the shared driveway is a great option. If done as depicted it should create a good plat.

Commissioner Carr stated she has no additional comments.

Commissioner Forrest commented that it may be possible this site is one lot because of the terrain. She also expressed concern that any redevelopment of this lot would impact the urban canopy. Forrest encouraged the builder to be in contact with the neighbors during the construction process.

Chair Staunton said he had an initial concern with the request because of the magnitude of the lot area variance; however, understands differing neighborhoods can play a role in "skewing" the numbers. Staunton stated he also has a strong preference for the driveway access to remain off Tracy Avenue as indicated on the plans. He further suggested the possibility of limiting parking to one side of the street to ensure greater visibility.

Motion

Commissioner Potts moved to recommend preliminary plat approval with variances based on staff findings and subject to staff conditions. Commissioner Carpenter seconded the motion. All voted aye; motion carried. 7-0.

B. Final Rezoning, Final Plat and Final Development. Edina Fifty Five, LLC. 5109-5125 49th Street West.

Planner Presentation

Planner Aaker informed the Commission Hunt Associates are requesting final review of the redevelopment of three lots located at 5109-5125 West 49th Street. The applicant is proposing to tear down the existing two apartments and single family home on the site) and build a new 16-unit attached housing development. The subject properties total 1.43 acres in size; therefore, the proposed density of the project would be 11 units per acre. Continuing, Aaker noted the applicant received preliminary rezoning and plan approval of this project on April 16, 2013.

Aaker reported in order to obtain to approvals for the project, the following is the final step required for approval; Final Development Plan and Final Rezoning to PUD and Zoning Ordinance Amendment establishing the PUD.

The proposed plans are consistent with the plans that were recommended for approval by the Planning Commission and approved by the City Council; including reducing the density by eliminating one unit and reducing the height from four stories to three.

Planner Aaker concluded that staff recommends that the City Council approve the Final Rezoning from PRD-2, Planned Residential District to PUD, Planned Unit Development District, Final Development and Final Plat to plat and build 16 new townhomes on the subject 1.43 acre parcel subject to the following findings:

1. The proposal is consistent with the approved Preliminary Development Plan for the site.
2. The proposal is consistent with the Comprehensive Plan, which contemplates medium density housing for the site.
3. The proposed plat meets all Zoning and Subdivision Ordinance requirements.
4. The proposal would create a more efficient and creative use of the property. Currently the site does not engage Vernon Avenue. Today it is clearly the back of the site, and contains mature trees. The proposed site plan turns and faces Vernon Avenue with a row of two-story townhomes.
5. Parking areas and garages are internal to the site, and not visible from 49th street or Vernon Avenue.
6. The project would enhance pedestrian connections. The plan provides for a public sidewalk through the site from 49th to Vernon, that would connect, not only this development, but the entire area to the north to the Grandview District.
7. Landscaping would be enhanced. Extensive Landscaping is proposed around the perimeter of the site and adjacent to the proposed townhomes. The number of over story trees is over double the number required by City Code. The mature trees along Vernon Avenue would be preserved.

Approval is also subject to the following Conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:
 - Site plan date stamped June 24, 2013.
 - Grading plan date stamped June 24, 2013.
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6. A shared parking and access agreement must be established across the Plat.
7. A park dedication fee of \$5,000 per dwelling unit is required. The park dedication fees are due prior to release of the final plat.
8. Compliance with the conditions required by the city engineer in his memo dated July 19, 2013.
9. Compliance with the fire marshal recommendation in his email dated July 12, 2013.

Appearing for the Applicant

Chris Palkowitsch, BKV Group and D. Hunt, Hunt Associates

Discussion

Commissioner Carr stated she was very happy to see that the unit count and building height was reduced. Carr asked which unit was removed. Mr. Palkowitsch responded that the NE unit was eliminated.

Applicant Presentation

Mr. Palkowitsch addressed the Commission and explained they listened to both the Planning Commission and City Council suggestions before submitting their final plans. As previously mentioned a unit was eliminated, building height was reduced, and the units along Vernon Avenue were pulled back. Also eliminated as per Commission and Council requests were the roof top deck options. The units along Vernon Avenue includes a buffer but continue to have presence on Vernon Avenue. Palkowitsch said one of the key elements of the improvements to the site is how the site is connected to greater Edina for both pedestrians and bikes. The proposed connection to Vernon increases access for the entire neighborhood. A sign is also proposed identifying the development.

Continuing, Palkowitsch said sustainability goals include retaining as much of the mature vegetation and trees as possible, including a good vegetative buffer from the surrounding traffic for those homes on Vernon Avenue. Palkowitsch said building materials have been changed from wood to stone and fiber cement with stucco to match the stone.

Concluding, Palkowitsch said they accept the recommendations from the City Engineer; however are opposed to the request for a 5-foot grass area between the roadway and sidewalk on Vernon Avenue.

Discussion

Commissioner Forrest commented that she appreciates the attention paid to the existing vegetation;

however, wishes there was a tree survey that better identifies what's there and what will be added.

Commissioner Potts stated that he isn't sure how he feels about the proposed monument sign in a residential neighborhood. Mr. Palkowitsch reported ordinance allows 24 square foot identification sign.

Commissioner Platteter said his concern is how the neighborhood would be impacted during the construction process. He added he wants the project to be policed per the new ordinance 411. Planner Aaker responded 411 pertain to single and double dwelling units. Platteter acknowledged that fact; however pointed out the residential homes across the street would be greatly impacted as a result of this redevelopment.

Commissioner Carr commented that she tends to agree with Engineer Houle's recommendation of a boulevard style sidewalk for the units facing Vernon Avenue. Commissioner Forrest agreed, adding the intent is to develop sidewalks away from the roads; it's safer. Commissioner Platteter stated he too agrees with Houle on providing some boulevard area; however, without a plan to view it's difficult to comment on. Platteter said he's not sure there is adequate spacing to accommodate that boulevard while retaining yard space for the units.

A discussion ensued on the recommendation from Engineer Houle regarding providing a boulevard along Vernon Avenue. Commissioners expressed the opinion that they agreed with Houle's comments initially; however, because of the future possibility of realigning the exit ramp and to continue to provide adequate spacing for the Vernon Avenue units it's difficult to make an educated guess on if this boulevard request would work as requested by Houle; or if it needs some form of tweaking to ensure the units on Vernon Avenue remain viable.

Mr. Hunt expressed the opinion that moving the units back from Vernon Avenue would be difficult because the site was designed with what exists, pointing out the real possibility that in the future the exit ramp could be reconfigured. Commissioner Platteter agreed they don't have adequate information on potential roadway changes and requirements.

Commissioner Carr asked Planner Aaker if the City requires the requested boulevard area. Planner Aaker said at this time it isn't a requirement; however the City is going in that direction as mentioned by Commissioner Forrest.

Chair Staunton noted the change per Fire Marshall on the drive aisle width from 18-feet to 20-feet and questioned if that would be a problem. Mr. Palkowitsch responded at this time they are working with the Fire Marshall on that requirement.

Chair Staunton opened the public hearing.

Public Hearing

Mary Hartupée, 5016 Edenbrook Lane, pointed out Vernon Avenue is a very busy street and trying to maintain green boulevard space would be difficult. She pointed out the requested 5-foot boulevard would also be difficult to maintain because of the high volume of traffic and materials used by the street crew during winter weather. Hartupée thanked the developers for fine tuning this project; adding it's a better project than before. Hartupée also suggested erecting a stop sign for those exiting

the development.

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

Continued Discussion

Commissioner Forrest said the goal of the PUD process is to find solutions for both sides; adding she believes this project is superior to what was originally presented. Forrest said she is also in favor of Engineer Houle's requirements including the boulevard along Vernon Avenue; but isn't sure in what form that boulevard should be. Forrest acknowledged the juggling act between privacy vs. engagement for the Vernon Avenue units.

Chair Staunton said he understands the request for the buffer along Vernon Avenue; acknowledging it does create a change in plans for the Vernon Avenue units; noting, the idea of the buffer is to provide more safety for pedestrians. Continuing, Staunton reiterated the requested change to boulevard along Vernon may be an issue that needs further review. He suggested a 6-foot sidewalk closer to the street be looked at; however, on this point he isn't sure. Staunton said he agrees with Houle on storm water retention and the Fire Marshall on drive aisle width. Staunton commented he was unsure about a stop sign exiting the site.

Mr. Hunt said if the Commission really objects to the monument sign it will not be built. Hunt said the proposed sign not only identifies the development but helped screen the mechanical box equipment. Commissioner Forrest said this development would be a very nice welcome to the neighborhood.

Commissioner Potts said in his opinion this project is positive for the neighborhood. The additions of a simple sidewalk and bike walkway is a great amenity to access Vernon Avenue.

Motion

Commissioner Platteter moved to recommend Final Development and Final Rezoning to PUD and a zoning ordinance amendment establishing the PUD subject to staff conditions (all staff) and the additional condition that this project be reviewed under Ordinance 411; the Residential Construction Maintenance Plan; citing the residential nature directly across the road. Commissioner Forrest seconded the motion.

A brief discussion ensued on the sidewalk/boulevard area on Vernon Avenue. It was recommended that the applicants address the request from the City Engineer and negotiate with Council if this request won't work. It was further suggested that if revised they buffer as much as possible using the existing grade to provide the Vernon Avenue units with enough yard/patio space. Commissioners observed without graphics it was difficult to envision the area with the recommended boulevard.

The discussion also acknowledged that in the future the public right of way will change along with the potential for realignment of the exit ramp. It was further noted that the traffic exiting Highway 100 onto Vernon will continue to require access to Interlachen Boulevard

Chair Staunton said his suggestion of a 6-foot wide sidewalk (near street) with 4 + feet of boulevard was

a compromise that may work; however as previously mentioned without seeing it it is difficult to design or envision. It was further suggested that staff conditions (all) be available for review at the Council level.

Concluding, Commissioners thanked the developers for their response to their earlier comments adding in their opinion this will be a good project and possibly the first in the redevelopment of the Grandview area.

Ayes; Carpenter, Potts, Platteter, Carr, Forrest, Staunton. Motion carried.

VI. REPORTS AND RECOMMENDATIONS

A. Sketch Plan Review – Frauenshuh Commercial Real Estate Group – 5801 Edina Industrial Boulevard, Edina, MN

Staff Presentation

Planner Aaker informed the Commission they are being asked to consider a sketch plan proposal to re-develop 5801 Edina Industrial Boulevard from office uses to retail uses including a drive-through. Currently the building on the site contains a real estate office, a hair loss treatment center, a telecommunication switching site and a small vacancy formerly occupied by a builder office/showroom. The applicant, Frauenshuh Commercial Real Estate Group, would like to repurpose and remodel the existing building with neighborhood retail services.

Aaker explained to accommodate the request, the following would be required:

1. A Rezoning from POD, Planned Office District-1, to PCD-2, Planned Commercial District-2.
2. A Comprehensive Guide Plan Amendment from Office to Neighborhood Commercial.

Continuing, Aaker reported that the property is located just west of Highway 100 and is located across the street from retail uses that are zoned PCD-2, Planned Commercial District. Uses include a gas station, Burger King, and a small retail strip center. North and east of the site are office/light industrial uses. The proposed use of the property would be consistent with the existing land uses to the south. Aaker noted 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. However, the authority to initiate a Small Area Plan rests with the City



PLANNING COMMISSION STAFF REPORT

Originator Cary Teague Community Development Director	Meeting Date July 24, 2013	Agenda # VI.B.
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INFORMATION/BACKGROUND

Project Description & Background

Hunt Associates are requesting final review of the redevelopment of three lots located at 5109-5125 West 49th Street. (See property location on pages A1–A6.) The applicant is proposing to tear down the existing two apartments and single family home on the site (10 units total) and build a new 16-unit attached housing development. (See narrative and plans on pages A22–A45.) The subject properties total 1.43 acres in size; therefore, the proposed density of the project would be 11 units per acre.

The applicant received preliminary rezoning and plan approval of this project on April 16, 2013. (See approved plans, Planning Commission and City Council minutes on pages A7–A21.)

The existing property is zoned PRD-2, Planned Residential District-2, which allows residential building containing six or fewer dwelling units. The existing apartments contain four and five units each. The applicant is seeking final rezoning of the property to PUD, Planned Unit Development. On April 16th, the City Council also approved a Comprehensive Plan Amendment to guide the site MDR, Medium Density Residential to allow a density of 5-12 units per acre.

In order to obtain to approvals for the project, the following is the final step required for approval:

1. Final Development Plan and Final Rezoning to PUD.
2. Zoning Ordinance Amendment establishing the PUD.

The proposed plans are consistent with the plans that were recommended for approval by the Planning Commission and approved by the City Council; including reducing the density by eliminating one unit and reducing the height from four stories to three.

SUPPORTING INFORMATION

Surrounding Land Uses

- Northerly: Single- family homes; zoned R-1, Single Dwelling Unit District and guided low density residential.
- Easterly: Single- family homes; zoned R-1, Single Dwelling Unit District and guided low density residential.
- Southerly: Vernon Avenue.
- Westerly: Railroad tracks and the Holiday gas station; Zoned and guided for Commercial use.

Existing Site Features

The subject property is 1.43 acres in size, is relatively flat and contains a single-family home and two townhome buildings containing nine dwelling units between the two. (See pages A3–A6.)

Planning

- Guide Plan designation: MDR, Medium Density Residential (4-12 units per acre)
- Zoning: PRD-2, Planned Residential District-2

Access/Site Circulation

Access to the site would be from 49th Street West on the north side of the site. This neighborhood is relatively isolated; there is only one roadway access point to the surrounding street system. That access is from Brookside Avenue, up to Interlachen Boulevard. (See pages A1–A2.) A public pedestrian connection would be made from the sidewalk on 49th Street through the site on the west lot line to Vernon Avenue, which would provide a pedestrian connection from this neighborhood to the GrandView area. (See pages A31–A33.)

The fire marshal has reviewed the proposed plans and is recommending that the interior drive aisles be widened to 20 feet. (See page A48.)

Traffic Study

As part of the Preliminary Approval and Comprehensive Plan Amendment, Wenck and Associates conducted a traffic study, which concludes that the surrounding roadways could support the additional seven units that are proposed to be added, and no improvements are needed at adjacent

intersections to accommodate the proposed project. (See the study conclusions on page A46.)

Landscaping

Based on the perimeter of the site, the applicant is required to have 25 over story trees and a full complement of under story shrubs. The applicant is proposing 87 over story trees. They would include a mixture of Maple, Juniper, Spruce, Oak and Linden. (See pages A32–A34.) A full complement of understory landscaping is proposed around the buildings. The Landscape Plan is consistent with the preliminary plans.

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 A47. A Developer's Agreement would be required for the construction of the proposed sidewalks, utilities and any other public improvements. Any approvals of this project would be subject to review and approval of the Minnehaha Creek Watershed District, as they are the City's review authority over the grading of the site.

Building/Building Material

The applicant is proposing the townhomes to be made of painted fiber cement, architectural cast stone and stained wood panels. (See pages A26–A29a.) The buildings would have flat roofs with patios on the top that would contain a rectangular deck.

Density

The proposal is to develop 16 units on this 1.43 acre parcel. The project was originally proposed for 17 units; however, based on the recommendation from the Planning Commission and City Council, the applicant eliminated one unit.

The proposed density of 11 units per acre would be on the high end of the medium density residential range. However, there are already 10 units on this site, which is located on a minor arterial roadway (Vernon Avenue). Higher densities are often located on arterial roadways. Medium Density residential is often used to buffer low density residential development from commercial areas or major roadways. The proposed land use arrangement would accomplish that.

Final Plat

The applicant is also requesting a Final Plat, called O'Brien Kimmel, to create separate lots for each of the proposed units. The Final Plat is consistent with the Preliminary Plat, with the exception of the elimination of one lot. (See the Preliminary & Final Plat on pages A30–A30a.)

Park Dedication

Per Minnesota State Statute 462.353, Subd. 4(a) and Section 810.13 of the City Code, the applicant is required to dedicate land for public use as parks, playgrounds, recreation facilities, trails, or public open space.

Per Section 810.13. Subd. 5 of the City Code, the fee in lieu of land dedication is \$5,000 per dwelling unit. The development would create 6 new dwelling units; therefore \$30,000 would be required for park dedication at the time of release of the final plat.

The fee would be paid prior to the City's release of the signed final plat mylars or subdivision approval for recording with Hennepin County.

Future Project Expansion

The proposed plans have been designed so that the proposed project could be extended to east. The internal driveway could be extended if needed. (See page A31.)

Signage

Required signage for the site would be regulated in the PUD Ordinance. As proposed, the signage required would be that of the underlying PRD, Planned Residential District.

Planned Unit Development (PUD)

Per Section 850.04. Subd. 4 D 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.**

As determined as part of the Preliminary Development Plan review, the proposal would meet the purpose and intent of the PUD, as most of the above criteria would be met.

The proposal would create a more efficient and creative use of the property. Currently the site does not engage Vernon Avenue. Today it is clearly the back of the site, and contains mature trees. The proposed site

plan turns and faces Vernon Avenue with a row of two-story townhomes. (See page A28.) The plan also provides for a public sidewalk through the site from 49th to Vernon, that would connect, not only this development, but the entire area to the north to the GrandView District. Extensive landscaping is proposed around the perimeter of the site and adjacent to the proposed townhomes. The number of over story trees is over double the number required by City Code. The mature trees along Vernon Avenue would be preserved.

The transition of land uses is appropriate. Medium density residential is often used to buffer low density residential development from commercial areas or major roadways. The proposed land use arrangement with the proposed development on Vernon Avenue, would buffer the low density residential area to the north from Vernon Avenue and the Commercial development to the south. Proposed parking areas and garages are internal to the site, and would not be not visible from 49th street or Vernon Avenue.

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 use, townhomes containing six or fewer uses, is a permitted use in the existing zoning PRD-2 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 for "Medium Density Residential - MDR," which allows 5-12 units per acre. The proposed plan is consistent with the Comprehensive Plan. Under the current zoning, a maximum of 11 units would be allowed on the site; 10 exist today.

- 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;**

This project would be for a single land use; however, as stated above is consistent with some of the objectives of the PUD Ordinance.

- 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 mentioned the proposed project is consistent with the Comprehensive Plan.

- 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 PRD-2 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 would be improved by engaging Vernon Avenue and providing a public pedestrian connection to Vernon Avenue and the GrandView District.

The design of the buildings would be of painted fiber cement, architectural cast stone and stained wood panels (See pages A26–A29a.)

Compliance Table

	City Standard (PRD-2)	Proposed
Front – 49 th Street	30 feet	35 feet structure* 18 feet (stairs/deck/patio)
Front – Vernon	30 feet	7 feet*
Side – East	30 feet	15 feet* & 42 feet
Side – West	30 feet	15 feet*
Building Height	2-1/2 stories or 30 feet, whichever is less	2.5 stories & 35.6 feet*
Building Coverage	25%	25.5%*
Density	8 units per acre (11 units)	11 units per acre (16 units)
Parking Stalls	2 enclosed spaces per unit	2 enclosed spaces per unit

**Variances would be required Under the PRD-2 Regulations*

PRIMARY ISSUES/STAFF RECOMMENDATION

Primary Issue

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

Yes. Staff believes that the PUD is appropriate for the site. As highlighted above on pages 4-7, the proposal meets the City's criteria for PUD zoning. In summary the PUD zoning would:

1. Create a more efficient and creative use of the property. Currently the site does not engage Vernon Avenue. Today Vernon is clearly the back of the site, and contains mature trees. The proposed site plan turns and faces Vernon Avenue with a row of two-story townhomes. (See page A28.)
2. The transition of land uses is appropriate. The townhome proposal would provide a nice transition of land uses between the single-family homes to the north, to Vernon Avenue and the GrandView commercial district to the south. The proposed townhome development would serve as a buffer; with a row of six townhomes facing 49th Street.
3. The proposal would be a vast improvement over the current two existing apartment buildings and single-family home on the site.

4. The proposed two/three story buildings are generally consistent with existing height in the area.
5. Provide internal parking. Parking areas and garages are internal to the site, and not visible from 49th street or Vernon Avenue.
6. Enhance pedestrian connections. The plan provides for a public sidewalk through the site from 49th to Vernon, that would connect, not only this development, but the entire area to the north to the GrandView District.
7. Enhance landscaping. Extensive landscaping is proposed around the perimeter of the site and adjacent to the proposed townhomes. The number of over story trees is over double the number required by City Code. The mature trees along Vernon Avenue would be preserved.
8. The proposed project would meet the following goals and policies of the Comprehensive Plan:
 - a. Increase pedestrian and bicycling opportunities and connections between neighborhoods, and with other communities, to improve transportation infrastructure and reduce dependence on the car.
 - b. Locate and orient buildings to fit with their existing and/or planned context by framing and complementing adjacent streets, parks and open spaces.
 - c. Locate and orient vehicle parking, vehicular access, service areas and utilities to minimize their visual impact on the property and on adjacent/surrounding properties, without compromising the safety and attractiveness of adjacent streets, parks, and open spaces.
 - d. Regulate scale, massing, and height to provide complementary transitions to adjacent sites and nearby neighborhoods and areas.
 - e. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.
9. The existing roadways would support the project. Wenck and Associates conducted a traffic impact study, and concluded that the proposed development could be supported by the existing roads. (See page A46.)
10. Ensure that the buildings proposed would be the only building built on the site, unless an amendment to the PUD is approved by City Council.

Staff Recommendation

Final Rezoning to PUD, Final Development Plan & Final Plat

Recommend that the City Council approve the Final Rezoning from PRD-2, Planned Residential District to PUD, Planned Unit Development District, Final Development and Final Plat to plat and build 16 new townhomes on the subject 1.43 acre parcel.

Approval is subject to the following findings:

1. The proposal is consistent with the approved Preliminary Development Plan for the site.
2. The proposal is consistent with the Comprehensive Plan, which contemplates medium density housing for the site.
3. The proposed plat meets all Zoning and Subdivision Ordinance requirements.
4. The proposal would create a more efficient and creative use of the property. Currently the site does not engage Vernon Avenue. Today it is clearly the back of the site, and contains mature trees. The proposed site plan turns and faces Vernon Avenue with a row of two-story townhomes.
5. Parking areas and garages are internal to the site, and not visible from 49th street or Vernon Avenue.
6. The project would enhance pedestrian connections. The plan provides for a public sidewalk through the site from 49th to Vernon, that would connect, not only this development, but the entire area to the north to the GrandView District.
7. Landscaping would be enhanced. Extensive Landscaping is proposed around the perimeter of the site and adjacent to the proposed townhomes. The number of over story trees is over double the number required by City Code. The mature trees along Vernon Avenue would be preserved.

Approval is subject to the following Conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:
 - Site plan date stamped June 24, 2013.
 - Grading plan date stamped June 24, 2013.

- Utility plan date stamped June 24, 2013.
 - Landscaping plan date stamped June 24, 2013.
 - Building elevations date stamped June 24, 2013.
 - Building materials board as presented at the Planning Commission and City Council meeting.
2. Prior the issuance of a building permit, a final landscape plan must be submitted, subject to staff approval. Additionally, a performance bond, letter-of-credit, or cash deposit must be submitted for one and one-half times the cost amount for completing the required landscaping, screening, or erosion control measures.
 3. The property owner is responsible for replacing any required landscaping that dies.
 4. Submit a copy of the Minnehaha Creek Watershed District permit. The City may require revisions to the approved plans to meet the district's requirements.
 5. The Final Plat must be filed at the County within one-year after City Council approval. If the plat is not filed it shall be deemed null and void.
 6. A shared parking and access agreement must be established across the Plat.
 7. A park dedication fee of \$5,000 per dwelling unit is required. The park dedication fees are due prior to release of the final plat.
 8. Compliance with the conditions required by the city engineer in his memo dated July 19, 2013.
 9. Compliance with the fire marshal recommendation in his email dated July 12, 2013.

Deadline for a city decision: October 1, 2013

ORDINANCE NO. 2013-__

AN ORDINANCE AMENDING THE ZONING ORDINANCE TO ESTABLISH A PUD, PLANNED UNIT DEVELOPMENT DISTRICT AT 5109-5125 WEST 49th STREET (Vernon Townhomes)

The City Of Edina Ordains:

Section 1. Subsection 850 is hereby amended to add the following Planned Unit Development (PUD) District:

850.23 Planned Unit Development Districts (PUD)

Subd. 4. Planned Unit Development District-5 (PUD-5) – 5109-5125 West 49th Street (Vernon Townhomes)

A. Legal Description:

B. Approved Plans. Incorporated herein by reference are the re-development plans received by the City on _____, 2013, except as amended by City Council Resolution No. 2013-__, on file in the Office of the Planning Department under file number 2013-005.13a.

C. Principal Uses:

Residential buildings containing six or fewer units.

D. Accessory Uses:

All accessory uses allowed in the R-2, Double Dwelling Unit District

Signs allowed per the Planned Residential District.

E. Conditional Uses:

None

Existing text – XXXX
Stricken text – XXXX
Added text – XXXX

F. Development Standards. Development standards per the PRD-2 Zoning District, except the following:

Building Setbacks

Front – 49 th Street	35 feet – structure 18 feet – stair/deck/patio
Front – Vernon	7 feet
Side – East	15 & 42 feet
Rear – South	15 feet

Building Height	2-1/2 stories or 35.5 feet
Building Coverage	26%

Parking Stalls (Residential) 2 enclosed stalls per unit

Section 3. This ordinance is effective immediately upon its passage and publication.

First Reading:

Second Reading:

Published:

ATTEST:

Debra A. Mangen, City Clerk

James B. Hovland, Mayor

Please publish in the Edina Sun Current on:

Send two affidavits of publication.

Existing text – XXXX

Stricken text – ~~XXXX~~

Added text – **XXXX**

Bill to Edina City Clerk

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 Ordinance was duly adopted by the Edina City Council at its Regular Meeting of _____, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 2013.

City Clerk

City of Edina



- Legend**
- House Number Labels
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Parcels



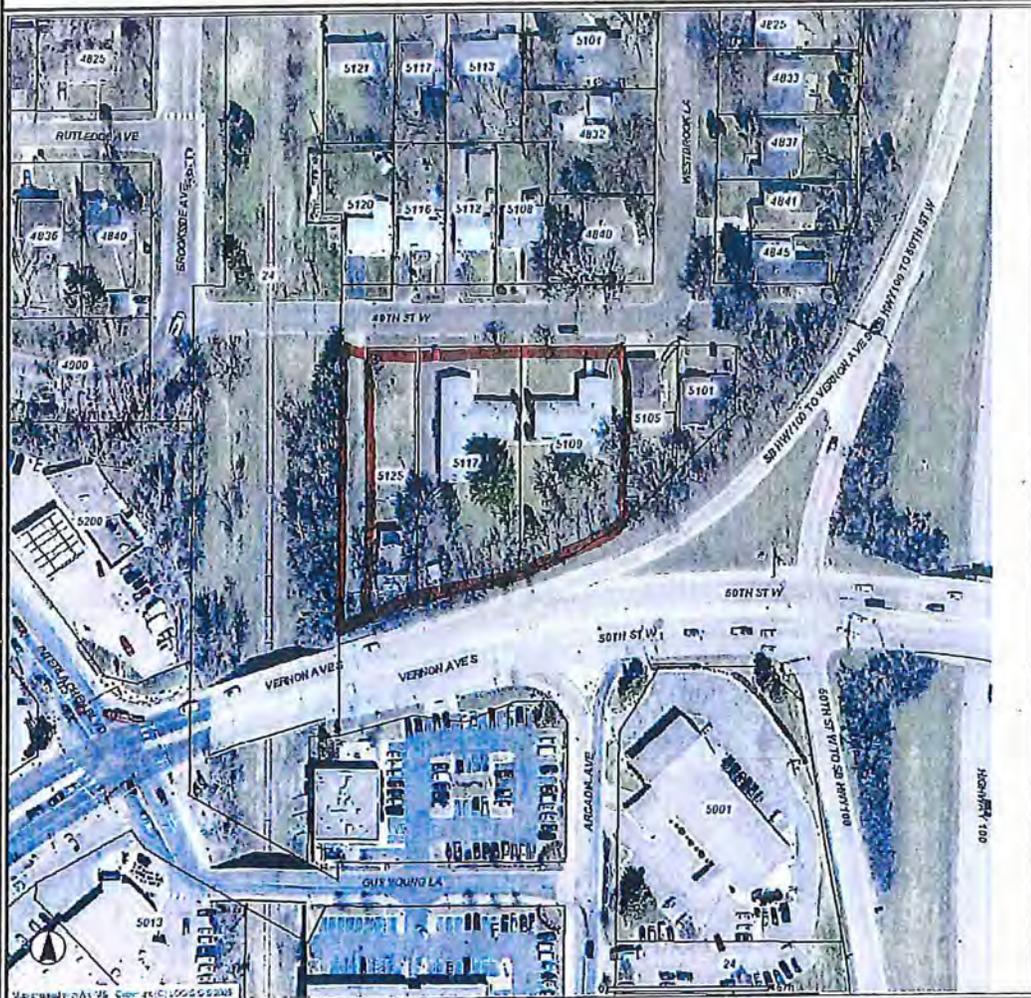
PID: 2811721310040

5115 49th St W
Edina, MN 55436



AI

City of Edina



- Legend**
- House Number Labels
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Parcels
 - 2009 Aerial Photo



PID: 2811721310040

**5115 49th St W
Edina, MN 55436**



A2

City of Edina



- Legend**
- House Number Labels
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Parcels
 - 2009 Aerial Photo



PID: 2811721310040

**5115 49th St W
Edina, MN 55436**





A4



A5



A6



AR

Vernon Avenue Townhouses

04-08-13

Scale

Perspective View - Northeast

BKV
GROUP

RECEIVED
4-9-13

A1



Vernon Avenue Townhouses
04-08-13 Scale

Perspective View - Northwest

BKV
GROUP

RECEIVED
4-9-13

VERNON AVENUE TOWNHOMES

A10



49TH AVENUE - LOOKING EAST

RECEIVED
4-9-13

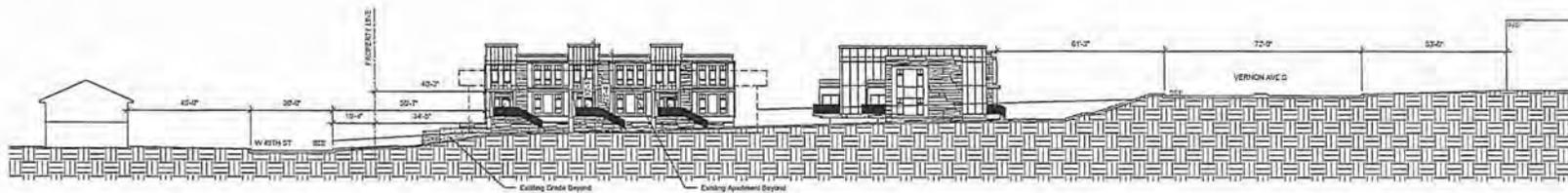
VERNON AVENUE TOWNHOMES

411

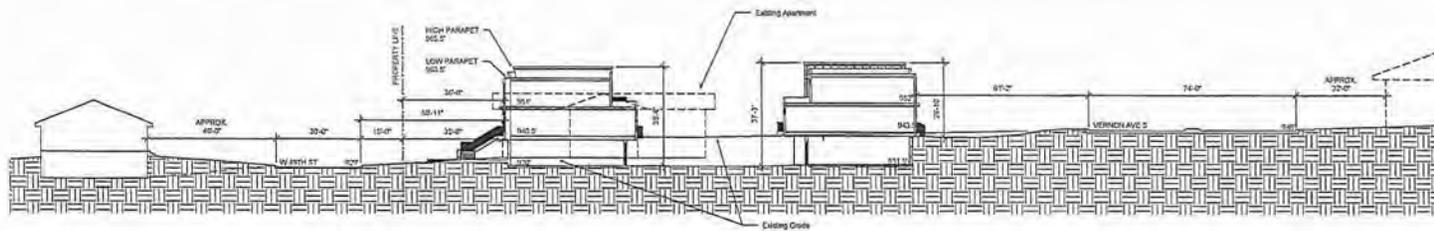


49TH AVENUE - LOOKING WEST

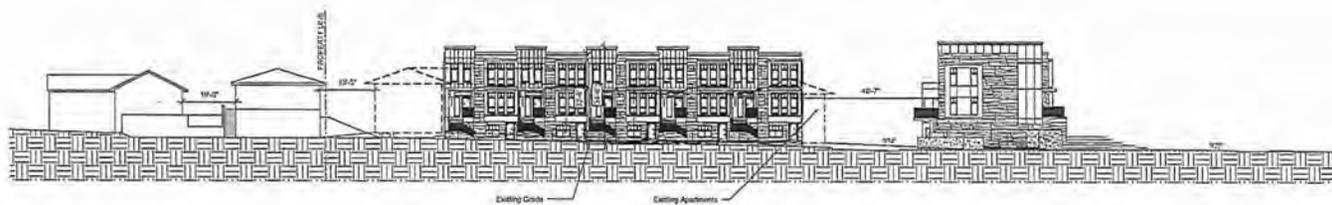
RECEIVED
4-9-13



1 SITE WEST ELEVATION
1" = 20'-0"



2 SITE SECTION NORTH-SOUTH
1" = 20'-0"



3 SITE SECTION EAST-WEST
1" = 20'-0"

Vernon Avenue Townhouses
04-08-13

Site Sections

BKV
GROUP

RECEIVED
4-9-13

Commissioner Carr asked to amend the motion to include the addition of architectural features along the north building wall. Commissioners Grabiell and Forrest accepted that amendment. Ayes; Scherer, Carr, Forrest, Grabiell. Nays; Schroeder, Potts, Carpenter and Staunton. Motion failed.

B. Preliminary Rezoning to PUD, Preliminary Development Plan and Preliminary Plat. Edina Fifty-Five LLC. 5125 49th Street West and 5118-5109 49th Street West

Planner Presentation

Planner Teague informed the Commission Hunt Associates is requesting redevelopment of three lots, 5109-5125 West 49th Street. The applicant is proposing to tear down the existing two apartments and single family home on the site (10 units' total) and build a new 17-unit attached housing development. The subject properties total 1.43 acres in size; therefore, the proposed density of the project would be 12 units per acre.

The existing property is zoned PRD-2, Planned Residential District-2, which allows residential building containing six or fewer dwelling units. The existing apartments contain four and five units each. The applicant is seeking a rezoning of the property to PUD, Planned Unit Development. The site is guided LDAR, Low Density Attached Residential (4-8 units per acre), therefore, a Comprehensive Plan Amendment to MDR, Medium Density Residential would be required to allow a density of 5-12 units per acre. The applicant narrative indicates why they believe that a PUD rezoning is justified for this proposed development.

Planner Teague stated that staff recommends that the City Council approve the request for a Comprehensive Plan Amendment from LDAR, Low Density Attached Residential to MDR, Medium Density Residential (5-12 units per acre) for the subject property based on the following findings:

1. The subject property is a transition area, and serves as a buffer from single-family homes to the north to Vernon Avenue and the GrandView Commercial area to the south.
2. The proposal would be an improvement over the current two existing apartment buildings and single-family home (10 units) on the site. Seven townhomes would face 49th Street and eight townhomes would face Vernon Avenue with the garages and drive aisle internal to the site.
3. The proposed two/three story buildings are generally consistent with existing height in the area.
4. The existing roadways would support the project. Wenck and Associates conducted a traffic impact study, and concluded that the proposed development could be supported by the existing roads.

PC
3/13

5. The proposed project would meet the following goals and policies of the Comprehensive Plan:
 - a. Increase pedestrian and bicycling opportunities and connections between neighborhoods, and with other communities, to improve transportation infrastructure and reduce dependence on the car.
 - b. Locate and orient buildings to fit with their existing and/or planned context by framing and complementing adjacent streets, parks and open spaces.
 - c. Locate and orient vehicle parking, vehicular access, service areas and utilities to minimize their visual impact on the property and on adjacent/surrounding properties, without compromising the safety and attractiveness of adjacent streets, parks, and open spaces.
 - d. Regulate scale, massing, and height to provide complementary transitions to adjacent sites and nearby neighborhoods and areas.
 - e. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.

Teague added that staff recommends that the City Council approve the Preliminary Rezoning from PRD-2, Planned Residential District to PUD, Planned Unit Development District and Preliminary Development Plan to build 17 new townhomes on the subject 1.43 acre parcel based on the following findings:

1. The proposal would create a more efficient and creative use of the property. Currently the site does not engage Vernon Avenue. Today it is clearly the back of the site, and contains mature trees. The proposed site plan turns and faces Vernon Avenue with a row of two-story townhomes.
2. Parking areas and garages are internal to the site, and not visible from 49th street or Vernon Avenue.
3. The project would enhance pedestrian connections. The plan provides for a public sidewalk through the site from 49th to Vernon, that would connect, not only this development, but the entire area to the north to the GrandView District.
4. Landscaping would be enhanced. Extensive Landscaping is proposed around the perimeter of the site and adjacent to the proposed townhomes. The number of over story trees is over double the number required by City Code. The mature trees along Vernon Avenue would be preserved.

A14

Approval is also subject to the following Conditions:

1. The Final Development Plans must be generally consistent with the Preliminary Development Plans dated February 13, 2013 and the final Landscape Plan must meet all minimum landscaping requirements per Section 850.04 of the Zoning Ordinance.
2. Compliance with all of the conditions outlined in the city engineer's memo dated March 7, 2013.
3. Final Rezoning is subject to a Zoning Ordinance Amendment creating the PUD, Planned Unit Development for this site.

Concluding, Teague recommended that the City Council approve the Preliminary Plat to create a new 17-lot townhome plat for the subject property based on the following findings:

1. The proposed plat meets all Zoning and Subdivision Ordinance requirements.

And subject to the following conditions:

1. Approval of the Final Rezoning of the subject property to Planned Unit Development, PUD.
2. The Final Plat must be considered within one-year after approval of the Preliminary Plat, or the Preliminary Plat shall be deemed null and void.
3. A shared parking and access agreement must be established across the Plat.
4. The Park Dedication fee of \$35,000 shall be paid prior to release of the mylars approving the Final Plat.

Appearing for the Applicant

David Motzenbecker, Chris Palkowitsch, BKV Group, Ed Terhaar, Wenck

Applicant Presentation

Mr. Motzenbecker delivered a power point presentation. He further informed the Commission BKV adjusted the development to better fit the site and meet the goals of the Comprehensive Plan. Motzenbecker further explained the topography of the property played a large role in building design. Motzenbecker explained that they are putting in a plinth to minimize stairs, adding the plinth moves along the property line and raises it about two feet. Continuing, along the front the development team wanted to open the units up to the street. Small patios will be added on the top of the plinth. With graphics Motzenbecker explained the internal circulation, parking and guest parking. He pointed out there will be bike and pedestrian access and the site would be open creating a more welcoming space; this also creates a space that is public; not private.

Motzenbecker introduced Chris Palkowitsch, project architect.

Chris Palkowitsch told Commissioners that each unit would have their own entry and the exterior building materials have been chosen and will be cast stone, fiber-cement panels, and stained wood to warm the exterior palate. Palkowitsch said the project would promote energy efficiency and the conservation of natural resources. Continuing, Palkowitsch said general sustainability principles for the buildings and the site will be applied as follows:

- It is possible the existing buildings will be relocated.
- If the buildings are demolished many of the materials will be recycled.
- Use of low VOC paints.
- Energy Star appliance.
- High –efficiency HVAC will be standard.
- Stone and cement board with recycled contents will be incorporated
- Skylights will add additional daylight to each unit reducing energy consumption; and
- Storm water infiltration and a variety of native plants.

Motzenbecker also asked the Commission to note that along Vernon Avenue the units are two-story with a gathering space in the front. Motzenbecker also pointed out that the front doors are “sunken”, providing each unit with privacy from Vernon Avenue and passersby.

Discussion

Commissioner Forrest questioned accessibility and asked if any units are without stairs. Forrest also stated parking concerns her; especially guest parking or lack thereof. Mr. P responded any unit could be retro-fitted for an elevator.

Commissioner Carr commented that she observed that some garages have windows and questioned this reasoning. Mr. Palkowitsch explained that the windows proposed for the garages are frosted; letting light in and providing a degree of privacy.

Commissioner Forrest asked how building height is measured. Planner Teague explained that building height is measured from the existing grade.

Chair Staunton stated the roofs of the proposed townhouses are flat and pointed out Edina’s Comprehensive Plan suggests pitched roofs; not flat as proposed. Mr. Motzenbecker explained that the reason they went with the flat roof was to ensure that the buildings “tie” into the neighborhood. He noted that the majority of the roofs (single family homes) in the neighborhood are hip; adding the proposed flat roof “ties” in better while minimizing the impact of building height.

Ed Terhaar addressed the Commission and gave a brief overview of traffic highlighting the following:

- Proposed development is expected to generate 1 net trip during the weekday peak period, 2 net trips during the weekday pm and 29 weekday daily trips.
- Intersections have adequate capacity; no improvements would be required.

- It should be noted that the entire neighborhood area has only one access point and if a train was stopped on the tracks for an extended period of time, additional steps would be needed to access this neighborhood; however, this exists with or without the proposed townhomes.

Terhaar told the Commission townhouses tend to generate fewer trips than single family homes. He also acknowledged that the intersection of Vernon and Interlachen Boulevard can pose problems. Commissioners agreed with that statement. A discussion ensued on the ramifications of this development on neighborhood traffic, acknowledging the unique one way in and out and railroad tracks.

Chair Staunton acknowledged that this proposal is located in a unique setting with a one way in and out, agreeing if you go up the hill and try to turn left onto Interlachen Boulevard one can "sit" there for some time before there is an opening to turn. Mr. Terhaar agreed, adding he believes that movement is at service level D which isn't good; however, is acceptable in an urban setting.

Commissioner Forrest questioned how often the figures used for the traffic analysis report are updated. Mr. Terhaar responded they are updated on a regular basis, adding it was recently updated and the most current information was used in this analysis.

Chair Staunton opened the public hearing.

The following spoke to the proposal:

Michelle Anderson, 5112 49th Street West
Steve Russ, 5040 Hankerson Avenue
Tony Wagner, 5120 West 49th Street
Leslie Losey, 5105 West 49th Street
Gail Helbereot, 5116 West 49th Street
Mrs. Wagner, 5120 West 49th Street

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

Chair Staunton questioned how storm water and snow removal would be handled. Mr. Motzenbecker said they have a civil engineer on board that between now and final will work out the storm water management issues, adding he believes at this time runoff storage will be underground. Continuing, Motzenbecker said with regard to snow removal the excess snow will be moved off site.

Chair Staunton said he observed on the schematics there are units with roof top decks and asked if that is an option. He pointed out neighbors privacy would be compromised. Mr. Motzenbecker said there is an interest in roof top decks, adding they would be an amenity on some of the units.

Commissioner Carr discussed density and setbacks and asked the developers if they ever considered removing the last townhouse unit on the east. She pointed out this unit directly abuts a residential home and if that unit were removed that area could be used for guest parking. Mr. Motzenbecker responded they hadn't considered that option.

Chair Staunton directed the discussion back to the Comprehensive Plan and the requested amendment to increase density and have a flat roof.

Commissioner Carpenter said he doesn't have a problem in increasing density in this location.

Commissioner Forrest said she struggles with an amendment to the Comprehensive Plan noting the Comprehensive Plan is the City's development guide.

Commissioner Schroeder commented that his struggle would be leaving the site low density, adding the step from low density to medium density may actually encourage redevelopment, and in this instance seems reasonable. Schroeder said this project could be considered one of the first steps in the GrandView Plan, noting the increase in density isn't at the upper end of what's permitted in medium density. Chair Staunton stated he agrees with Commissioner Schroeder. Continuing, Schroeder said in his opinion (from a site plan perspective) that he doesn't mind the intensity, and in fact, would slide the entire development over; closer to Vernon Avenue, narrow the driveway and squeeze the site together from all sides. Schroeder said if this is done the impact of the building height from 49th street would be minimized.

Commissioner Forrest said she wasn't adverse to the project; however has a concern. She said she doesn't want this site to appear claustrophobic and negatively impact the neighbors. The neighbors do have legitimate concerns.

Chair Staunton said he agrees the neighbors have legitimate issues; however change in this location makes sense. Continuing, Staunton said he really likes the look of the project from Vernon Avenue, adding he also believes the use of PUD in this instance is correct. Staunton said he also likes that the site provides a pathway to Vernon Avenue for not only residents of the townhouses but area residents as well. He also stated he thinks the bike curb is another plus. Continuing, Staunton said the trick of this project is to make the transition from residential to the commercial area off Vernon Avenue friendly. Concluding, Staunton said he does have a concern with the overall building height and the flat roof (especially from West 49th Street). Commissioner Forrest questioned who would maintain the Vernon Avenue access. Mr. Motzenbecker responded that the association for the townhomes would maintain the access.

1. The City must approve the final plat within one year of preliminary approval or receive a written application for a time extension or the preliminary approval will be void.
2. Prior to release of the final plat, the following items must be submitted:
 - a. Submit evidence of Minnehaha Creek Watershed District approval. The City may require revisions to the preliminary plat to meet the District's requirements.
 - b. Enter into a Developers Agreement with the City. The Developers Agreement shall include the requirement for construction of the sidewalk as proposed.
 - c. Pay the park dedication fee of \$10,000.
 - d. Individual homes must comply with the overall grading plan for the site. Each individual building permit will be reviewed for compliance with the overall grading plan subject to review and approval of the City Engineer.
 - e. Compliance with the conditions outlined in the Director of Engineering's memo dated March 22, 2013.
 - f. A construction management plan will be required for the overall development of the site, and for each individual home construction.
 - g. Utility hook-ups are subject to review of the City Engineer.
 - h. Establishment of a tree and slope conservation easement as demonstrated on the grading and tree preservation plan. Approval of a conservation easement with the final plat.
 - i. Outlot A shall be deeded to the adjacent parcel at 4408 Morningside Road.
 - j. The applicant must rebuild the driveway at 4408 Morningside Road to access off the new street, and eliminate the curb cut on Morningside Road. The configuration shall be subject to approval of the Director of Engineering.
 - k. A stop sign is required to be installed on the new street approaching Morningside Road. Clear sight lines shall be maintained from the intersection.
 - l. Use of Lot 7 for the overall grading of the development will require compensation to the City of Edina. A restoration plan shall be submitted by the applicant subject to review and approval by the City Council.
 - m. The new road shall be built to the City standards, including a 27-foot width.
 - n. Signage stating "No Parking Fire Lane" along one side of the roadway the entire length of the road.
 - o. Installation of fire hydrant(s) near end of cul-de-sac, and possibly at intersection of Morningside. Fire hydrant location is subject to review and approval of the Fire Marshal.
 - p. Submittal of a landscape plan showing trees in the right-of-way.

Member Sprague seconded the motion.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

VII. COMMUNITY COMMENT

No one appeared to comment.

VIII. REPORTS / RECOMMENDATIONS

VIII.A. COMPREHENSIVE PLAN AMENDMENT, PRELIMINARY REZONING TO PUD, PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY PLAT, HUNT ASSOCIATES 5109 – 5125 WEST 49TH STREET – RESOLUTION NO. 2013-33 AND RESOLUTION NO. 2013-37 ADOPTED

Community Development Director Presentation

Mr. Teague advised the proponent had submitted revised plans based on the Council's comments at the April 2, 2013, meeting. The revised plans removed one unit, increased the northeast setback from 15 feet to 42 feet, increased the setback on 49th Street to 36 feet, added sidewalk on 49th Street, provided additional greenspace, implemented a one-way drive with additional drive and curb cut (trash truck access) and added three guest parking spaces.

Proponent Presentation

Minutes/Edina City Council/April 16, 2013

Chris Palkowitsch, BKV Group, provided an overview of the revised plans. He presented the preliminary materials board and visual renderings of the proposed plan.

The Council discussed the revised plans, noting its similar density with the proposed five townhomes along 49th Street facing five existing single-family homes. It was suggested that a right turn lane onto Brookside Avenue be considered for improved traffic flow. City Engineer Houle advised there would need to be consideration of an additional emergency access into the neighborhood. He informed the Council that the infiltration system was sufficient to handle the drainage for the development.

Dan Hunt, Developer, answered questions raised by the Council. He indicated that the stairway down from Vernon Avenue would be lit and the trash pickup would not require backing up the vehicle to access the end two units. A smaller truck would service the development with the driver walking to pick up the cans for the two end units.

Member Bennett verified with staff that the Urban Land Institute had conducted its workshop for Council, Planning Commission members, and staff on "The New Normal" in development as a free service.

Member Swenson introduced and moved adoption of Resolution No. 2013-33, approving a Guide Plan Amendment from LDAR, Low Density Attached Residential (4-8 units per acre) to MDR, Medium Density Residential (5-12 Units per acre) at 5109-5125 West 49th Street for Hunt Associates based on the following findings:

1. The subject property is a transition area, and serves as a buffer from single-family homes to the north to Vernon Avenue and the Grand View Commercial area to the south.
2. The proposal would be an improvement over the current two existing apartment buildings and single-family home (10 units) on the site. Five townhomes would face 49th Street and three townhomes would face west, and eight townhomes would face Vernon Avenue; the garages and drive aisle are internal to the site.
3. The proposed two / three story buildings are generally consistent with existing height in the area.
4. The existing roadways would support the project. Wenck and Associates conducted a traffic impact study, and concluded that the proposed development could be supported by the existing roads.
5. The proposed project would meet the following goals and policies of the Comprehensive Plan:
 - a. Increase pedestrian and bicycling opportunities and connections between neighborhoods, and with other communities, to improve transportation infrastructure and reduce dependence on the car.
 - b. Locate and orient buildings to fit with their existing and / or planned context by framing and complementing adjacent streets, parks, and open spaces.
 - c. Locate and orient vehicle parking, vehicular access, service areas, and utilities to minimize their visual impact on the property and on adjacent / surrounding properties without compromising the safety and attractiveness of adjacent streets, parks, and open spaces.
 - d. Regular scale, massing and height to provide complementary transitions to adjacent sites and nearby neighborhoods and areas.
 - e. Encourage infill / redevelopment opportunities that optimize use of City infrastructure and that complement area, neighborhood, and / or corridor context and character.

And subject to the following condition:

1. Final Rezoning to PUD and Final Development Plan approval for the project.

Member Sprague seconded the motion.

Rollcall:

Ayes: Brindle, Sprague, Swenson, Hovland

Nays: Bennett

Motion carried.

Member Bennett recalled that Council members had asked ULI panelists how Edina could best facilitate redevelopment, and that the panelists had replied that the Council should develop clear rules and then follow them. She quoted one of the panelists, who had stated "the Comprehensive Plan is not the Dead Sea Scrolls, but neither should it be changed cavalierly for every development that comes along." Member Bennett continued that medium to high density development was not appropriate next to single family homes, and approving that development was not consistent with the city's stated goal of protecting residential neighborhoods. The Council discussed the benefits of the subject development, including the similar density with the proposed five townhomes along 49th Street facing five existing single-family homes and addition of the sidewalk on 49th Street. It was stressed that the proposed development would improve the neighborhood, not adversely impact it.

Member Swenson introduced and moved adoption of Resolution No. 2013-37, approving Preliminary Rezoning from PRD-2, Planned Residential District to PUD, Planned Unit Development Preliminary Development Plan & Preliminary Plat at 5109-5125 West 49th Street for Hunt Associates based on the following findings:

1. The proposal would create a more efficient and creative use of the property. Currently the site does not engage Vernon Avenue. Today it is clearly the back of the site, and contains mature trees. The proposed site plan turns and faces Vernon Avenue with a row of two-story townhomes.
2. Parking areas and garages are internal to the site, and not visible from 49th Street or Vernon Avenue.
3. The project would enhance pedestrian connections. The plan provides for a public sidewalk through the site from 49th to Vernon, that would connect, not only this development, but the entire area to the north to the GrandView District.
4. Landscaping would be enhanced. Extensive landscaping is proposed around the perimeter of the site and adjacent to the proposed townhomes. The number of over story trees is over double the number required by City Code. The mature trees along Vernon Avenue would be preserved.
5. The proposed plat meets all Zoning and Subdivision Ordinance requirements.

And subject to the following conditions:

1. The Final Development Plans must be generally consistent with the Preliminary Development Plans date stamped April 9, 2013.
2. The Final Landscape Plan must meet all minimum landscaping requirements per Section 850.04 of the Zoning Ordinance.
3. Compliance with all of the conditions outlined in the City Engineer's memo dated March 7, 2013.
4. Final Rezoning is subject to a Zoning Ordinance Amendment creating the PUD, Planned Unit Development for this site.
5. Approval of the Final Rezoning of the subject property to Planned Unit Development, PUD.
6. The Final Plat must be considered within one year after approval of the Preliminary Plat, or the Preliminary Plat shall be deemed null and void.
7. A shared parking and access agreement must be established across the Plat.
8. The Park Dedication fee of \$35,000 shall be paid prior to release of the mylars approving the Final Plat.
9. There shall be no rooftop decks.

Member Brindle seconded the motion.

Ayes: Brindle, Sprague, Swenson, Hovland

Nays: Bennett

Motion carried.

VIII.B. PLANNING COMMISSION 2013 WORK PLAN AMENDMENT – APPROVED

Mr. Teague presented the 2013 Work Plan Amendment for the Planning Commission to conduct a Small Area Plan for the Valley View and Wooddale areas, which had been identified in the Comprehensive Plan as a potential area of change. The anticipated cost would be \$25,000 to \$75,000 depending on the scope of work to be done by a consultant. Mr. Teague stated TIF monies were available from this development district that could be applied to pay for the cost of this study.



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MEMORANDUM

PROJECT: Vernon Avenue Housing

TO: Cary Teague

FROM: Chris Palkowitsch

CLIENT / FIRM NAME: Edina Fifty Five, LLC **COMM. NO.:** 1874.01

DATE: 06.24.13

RE: Narrative for Vernon Avenue Housing Development Final Application

Through meetings with the city council and planning commission during the course of the preliminary design application process, the Vernon Avenue Housing development has been reconfigured to be a 16-unit townhome development. The units will be 3 levels each with their own tuck-under 2 -car garage and 2 guest spaces behind their garage. They will range in gross floor area from 2780 to 3364 square feet. The development is located on three parcels of land adjacent to the Vernon Avenue exit ramp from Hwy. 100 southbound. The parcels are between Vernon Avenue on the south and 49th Street on the north.

The development is envisioned to meet the demands of empty-nesters and those who want to stay in Edina and downsize their homes. However, life-cycle housing is currently in short supply. We see this development ensuring a high quality of design that is compatible with the surrounding neighborhood, as well as fitting in nicely with the current GrandView Heights Small Area Plan and many of its suggestions.

Taking the Planning Commission's and Staff's previous comments into consideration, we've reduced the density and scale to something we feel better fits within the neighborhood context. Sixteen units currently equates to approximately 11.42 units/acre. The building has been reduced in height from the previous scheme from 4 stories to 3 stories, fitting within the zoning requirements for height.

Adding a townhome development at this location is appropriate and will bring public value to the city and neighborhood. The creation of life-cycle housing with a high-level of amenities is an excellent public value. With its location near Hwy. 100, the development allows easy vehicular access for those who have cars. We believe that by locating the development here that we are eliminating additional traffic that will filter into the heart of the neighborhood

One of the key elements of our site plan is how we are connecting the development to greater Edina. We are still planning to add a public walkway to our site that connects 49th Street and the neighborhood beyond directly to Vernon

PLANNING DEPARTMENT
JUN 24 2013
CITY OF EDINA
lee

Avenue. This access route works directly into the small area plan route suggestions of bicycle and pedestrian paths. We also anticipate improving the sidewalk and boulevard along Vernon, helping to create a better connection to the east. We envision this as a catalyst towards beginning the "complete streets" transformation of Vernon as outlined in the small area plan.

One of our sustainability goals is to retain as much of the mature vegetation and trees as possible, ensuring the development has a good vegetative buffer from the surrounding traffic. This also benefits the developments heating and cooling costs, as the trees will help keep the building cooler during the summer months, and when the leaves drop, allow the sun to warm the building during winter.

The parcels - 5109, 5117, and 5125 49th Street W – are 60,850 square feet (1.4 acres) in size and zoned PRD-2. The current zoning allows 2.5 stories/30' and 6 units. The very top elevation of this project is 36' at the high parapet condition. The main roof is 32'. We have worked extensively with the planning commission and city council to create appropriate setbacks and site sections drawings, these relationships were preliminary approved.

This submittal is now the final application for the project. In the preliminary submittal we worked through the following land use applications:

1. Rezoning from PRD-2 to PUD
2. Comprehensive Plan Amendment
3. Preliminary Development Plan Application

We ask for your support and recommendations of approval for this submittal.

A221

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JUN 24 2013
CITY OF EDINA

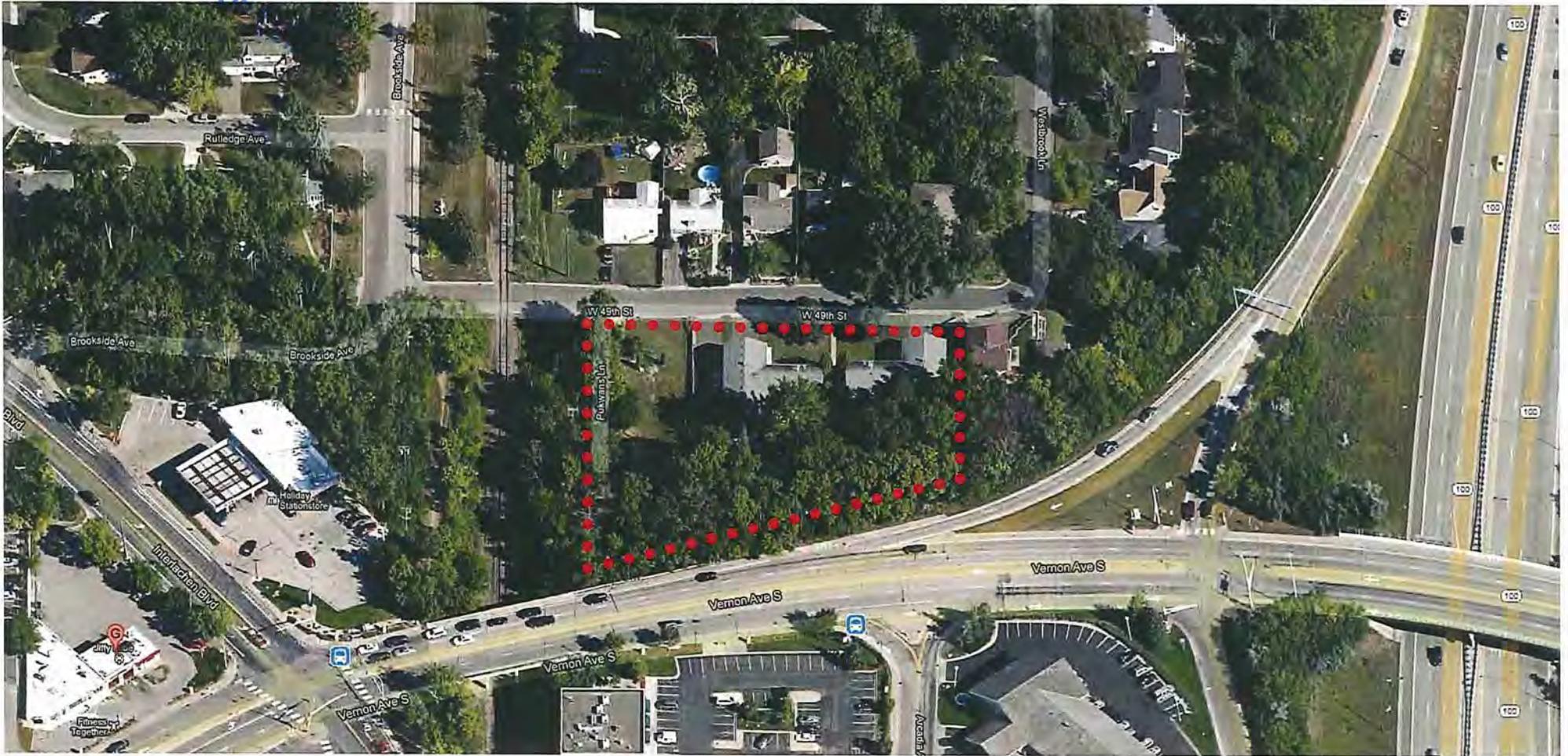


A23

VERNON AVENUE TOWNHOMES - EXISTING AERIAL A

02.13.2013

BKV
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124

VERNON AVENUE TOWNHOMES - EXISTING AERIAL B

02.13.2013



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JUN 24 2013

CITY OF EDINA

VERNON AVENUE TOWNHOMES - SITE PICTURES

02.13.2013

BKV
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49TH AVE - LOOKING EAST



A26

49TH AVE - LOOKING WEST

A27



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JUN 24 2013
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VERNON AVE - LOOKING WEST

A25

PLANNING DEPARTMENT

JUN 24 2013

CITY OF EDINA

VERNON AVE - LOOKING EAST

K29



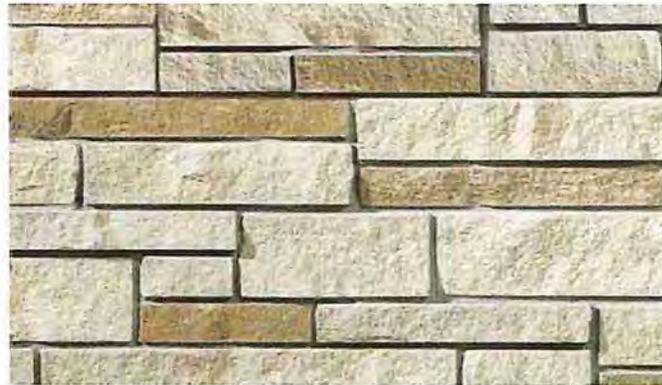
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JUN 24 2013

CITY OF EDINA



PAINTED FIBER CEMENT W/ BATTERNS



ARCHITECTURAL CAST STONE



STAINED WOOD PANELS

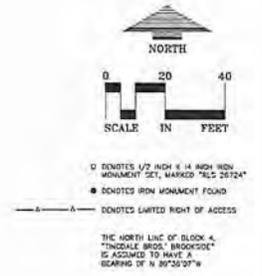
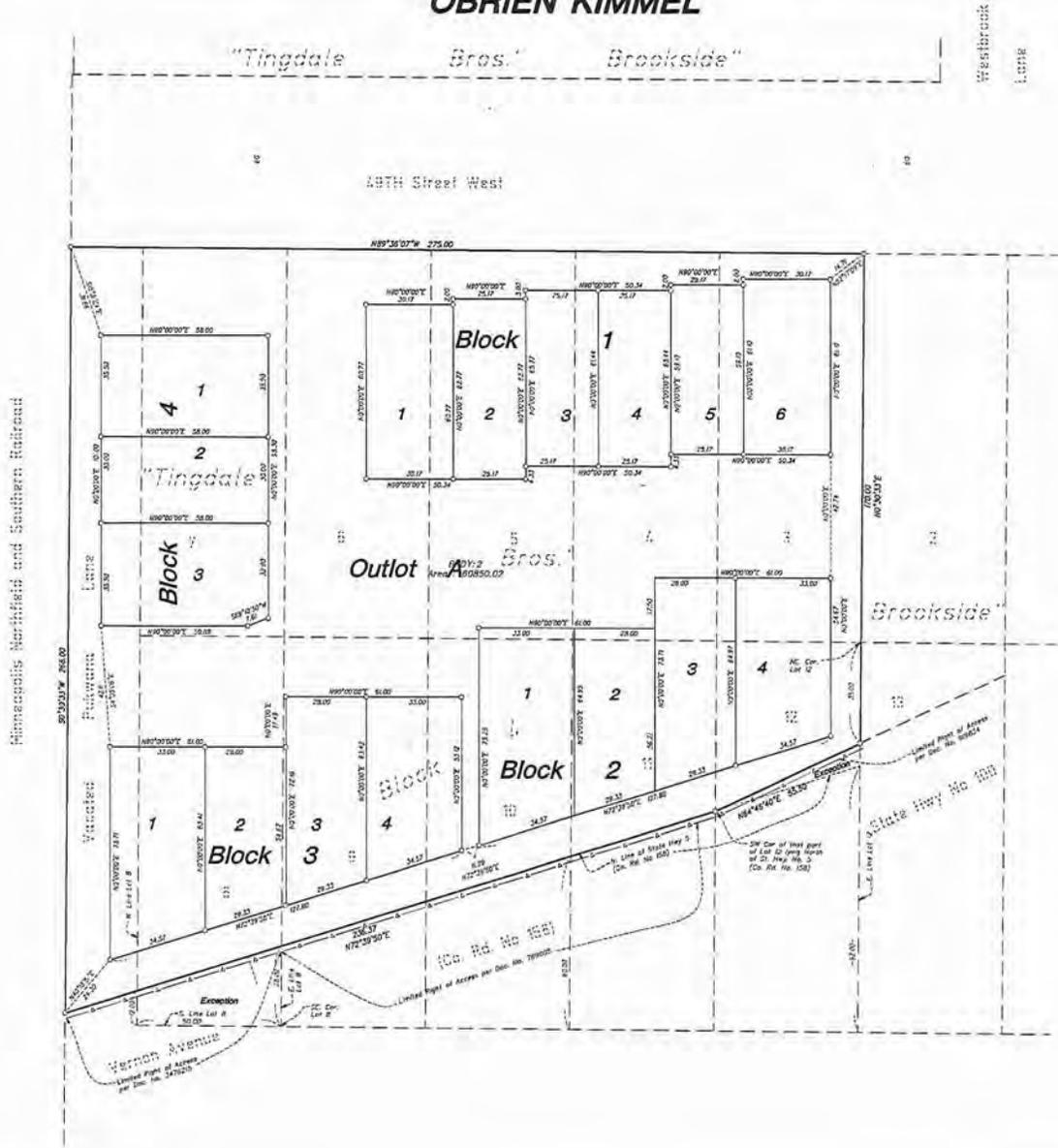


FIBER CEMENT TRIM

PRELIMINARY PLAT

OBRIEN KIMMEL

R.T. DOC. No. _____
 C.R. DOC. No. _____



A3D

LOUCKS
ASSOCIATES

NOT FOR
CONSTRUCTION

Final Development
Plan
Submittal

Vernon Avenue
Townhomes

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PRINTED LAG NAME: [] DATE

PROFESSOR LICENSE NUMBER: []

EXPIRES: []

REVISIONS: [] No. DATE

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DATE: [] [] [] 06-26-13

DRAWN BY: [] []

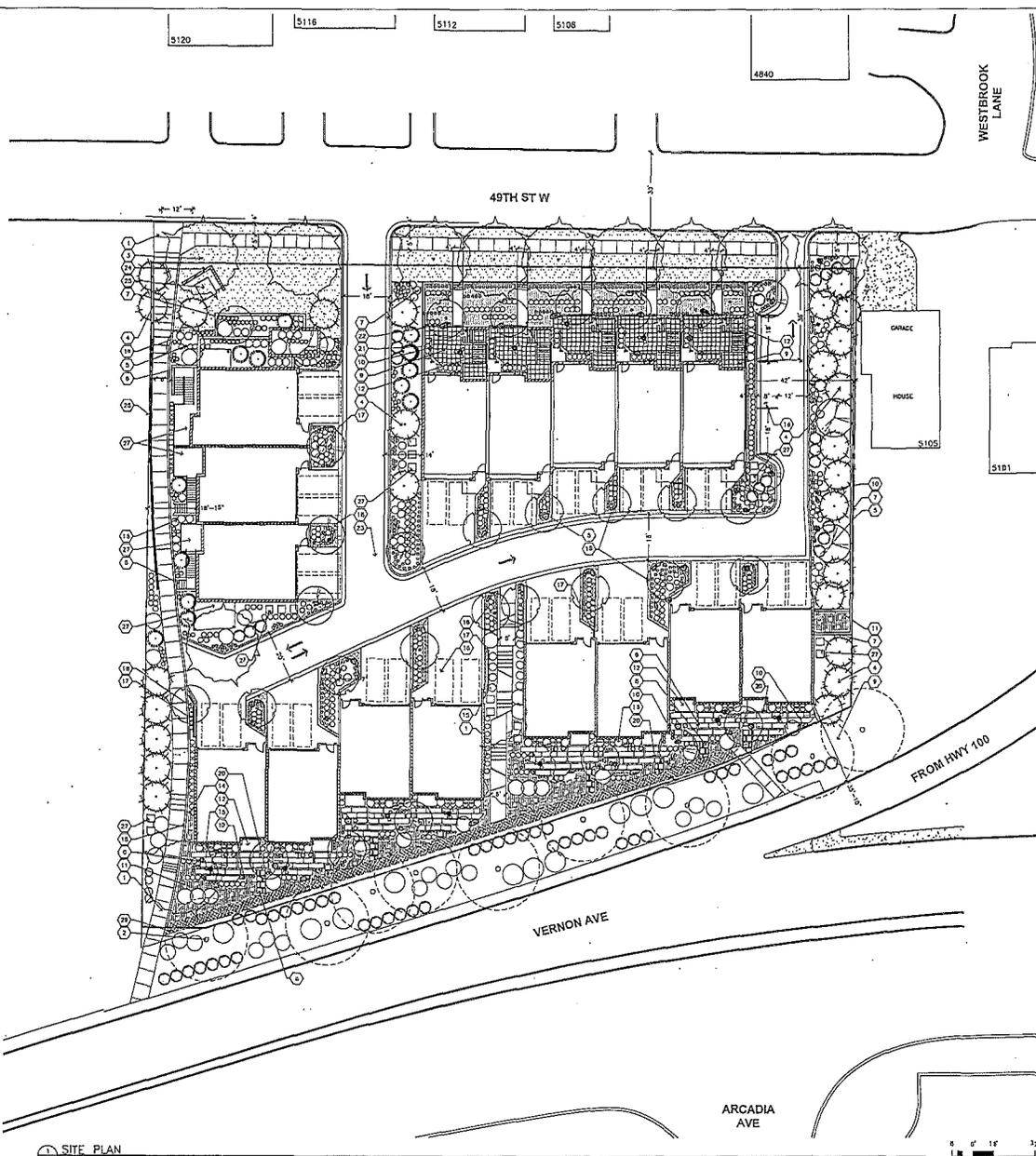
CHECKED BY: [] []

COMMISSION NO. [] []

PLANNING DEPT.
JUN 24 2013
SITE PLAN
DIVISION

L100

A31



PROJECT SUMMARY	FLOOR			TOTAL
	1st FLOOR	2nd FLOOR	3rd FLOOR	
BUILDING FOOTPRINT				10,751 SF
FLOOR AREA				104
BUILDING UNITS	38			10 UNITS
PARKING (UNITS)	30			27 BIKES 3 BICYCLES/STROLLER GARAGE
PARKING (CYCLES)	30			75 BIKES
PERVIOUS/IMPERVIOUS		43,115 SF		17.2% of ON PERVIOUS
LOT SIZE		60,800 SF		
UNIT DENSITY		17000 SF/UNIT		11.42 units per acre
FLOOR AREA RATIO		12.54 SF/FLOOR SF		0.12

UNIT MATRIX	UNIT TYPES			TOTAL
	A	B	C	
DWELLING UNITS	8	8	2	18 UNITS
FINISHED SF	2,800	2,800	3,500	43,800 SF
GARAGE SF	800	800	800	2,400 SF

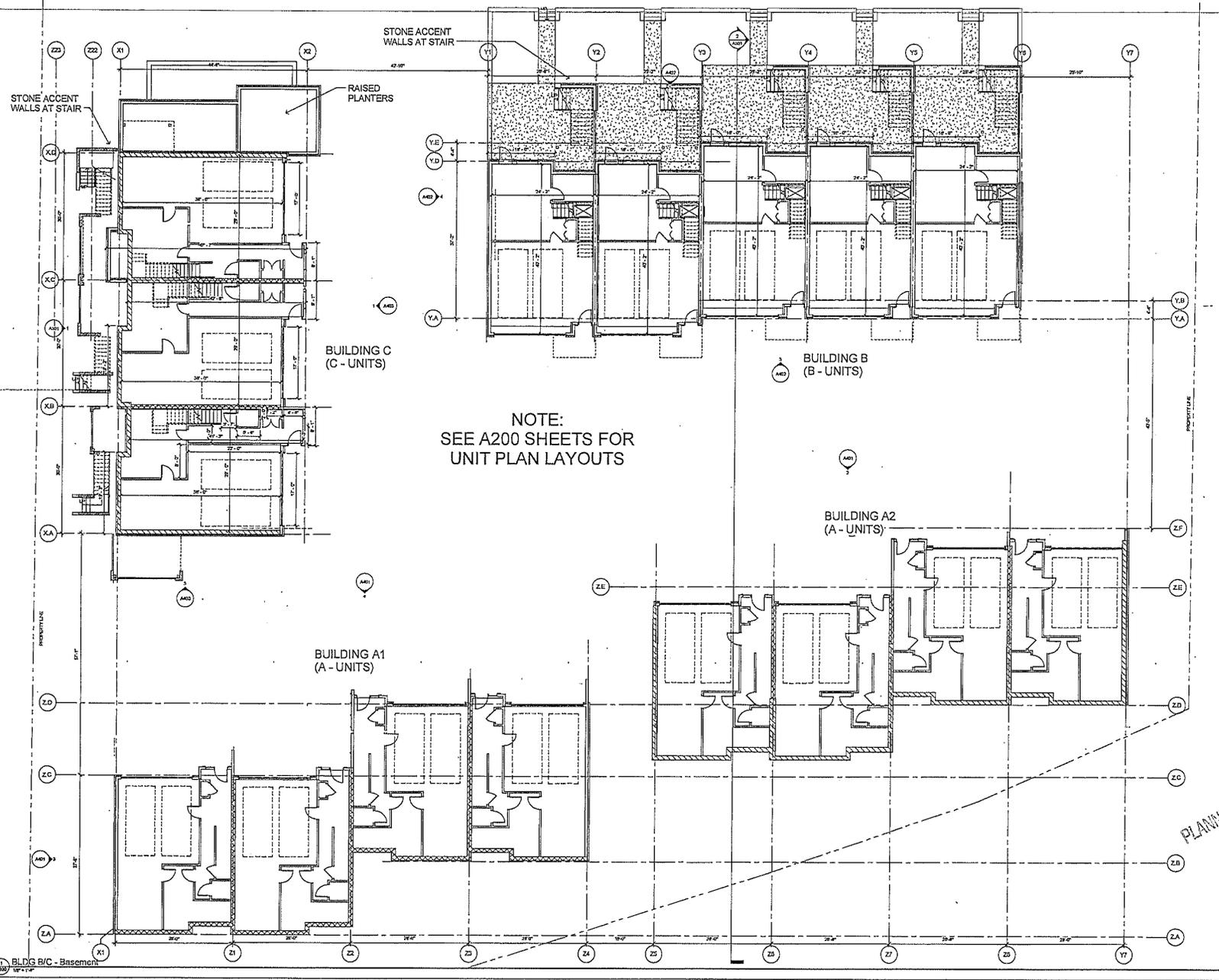
- KEY NOTES**
- PEDESTRIAN CONNECTION WITH STAIRS
 - EXISTING TREES (10 FEET DIA); FIELD VERIFY PRIOR TO CONSTRUCTION
 - DWARFARD TREES; (SEE SHEET L101)
 - EVERGREEN TREE SCREEN PLANTINGS; (SEE SHEET L101)
 - MINERAL TREES; (SEE SHEET L101)
 - SHRUB SCREEN PLANTINGS; (SEE SHEET L101)
 - RETAINING WALLS; KEYSTONE "CORNER" AS APPROVED EQUAL
 - UNIT WALLS; SILVER/BLACK LANTERNIC LANDSCAPE TILES
 - PAVED UNIT PATIO, TYP.
 - ROCK OUTCROPPINGS; GROUND OR APPROVED EQUAL
 - UNIT FERN PLANTINGS; TYP. (SEE SHEET L101)
 - UNIT ENTRY WITH STAIRS, TYP.
 - NOY LUSH
 - STEEL DOORS, TYP.
 - FOUNDATION PLANTINGS; TYP. (SEE SHEET L101)
 - GUEST PARKING
 - 8" x 8" RECOGNITIVE METAL SCREEN FENCE WITH PLANTINGS, TYP.
 - PLANTING SOME ASLE MEDIAN WITH OCCASIONAL EVERGREEN SCREENING
 - 6" W. SINE CURB, CONCRETE
 - GROUNDCOVER PLANTINGS; (SEE SHEET L101)
 - PATIO PLANTING, TYP.
 - PAVER TOWER, TYP.
 - PAVED DRIVE WITH DECORATIVE JOINTING PATTERNS, 7.5.D.
 - PROJECT MONUMENT SIGN
 - ELECTRICAL TRANSFORMER
 - HEATING HALL WITH DECORATIVE FENCE
 - CONDO/OWN UNITS
 - UNIT DECKS
 - TURNSTILE WALKWAY WITH PLANTINGS; RANDOM PATTERN THROUGHOUT EXISTING VEGETATION; FINAL LAYOUT OF TRAIL TO BE FIELD VERIFIED, TYP.

SITE PLAN
1/16" = 1'-0"

8' 0" 16' 0" 32'
SCALE

A35

SHEET BINDING AREA - DO NOT USE



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PROJECT TITLE
**Vernon Avenue
 Townhomes**

REV/PLAN NORTH ARROW

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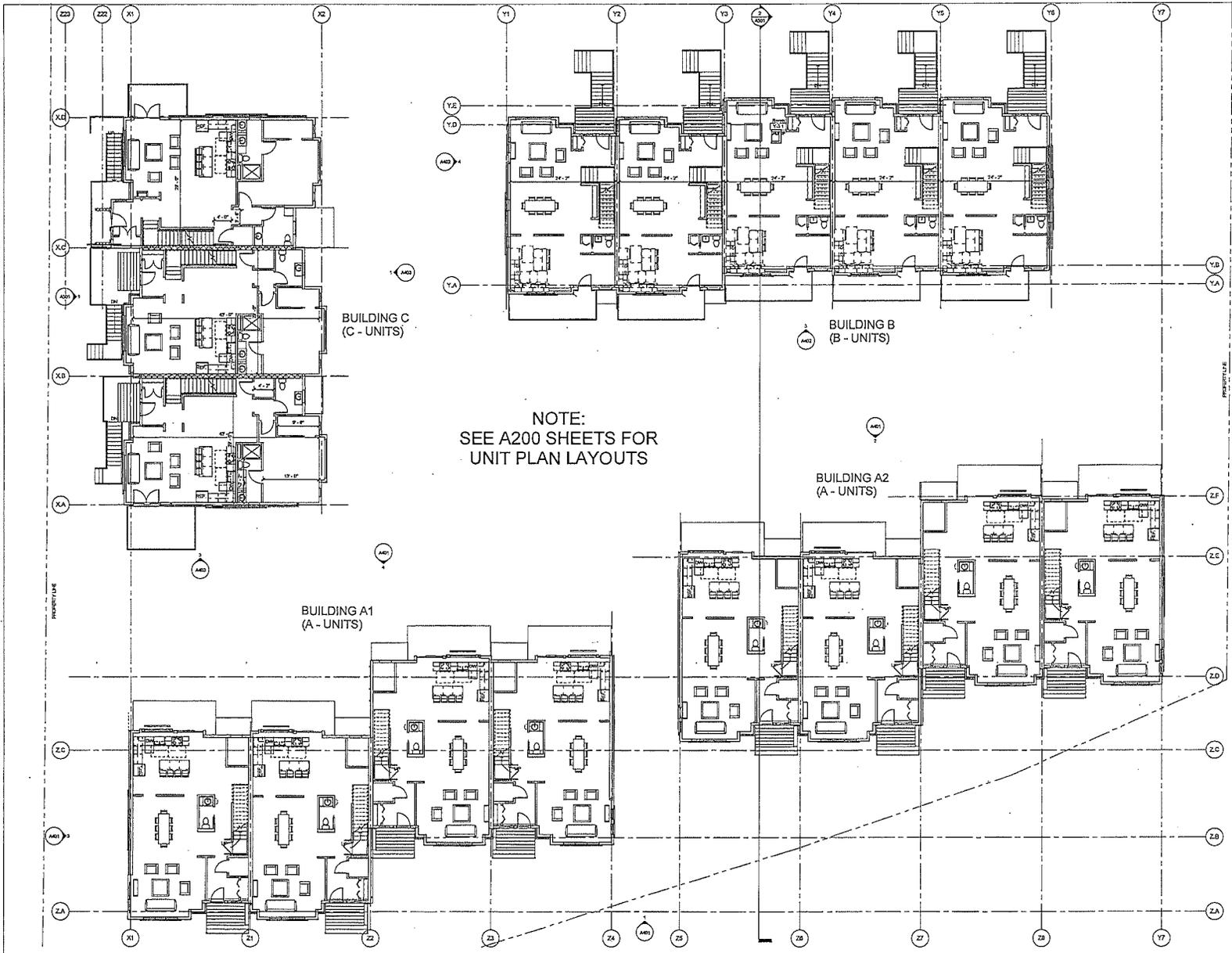
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DRAWN BY	AK	
CHECKED BY	AK	
COMMISSIONING	AK	07-14-13

PLANNING DEPARTMENT
 JUN 24 2013
 CITY OF MINNAPOLIS
 BASEMENT FLOOR PLAN

SHEET NUMBER
A100

A31

SHEET BINDING AREA - DO NOT USE



BLDG B/C - Level 1

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REYPLAN NORTHARROW

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DATE

DESIGN NUMBER

REVISION DATE

DATE	06-10-13
DRAWN BY	Ashley
CHECKED BY	Chandler
DATE REVISION	07-10-13
SHEET TITLE	

FIRST FLOOR
PLAN

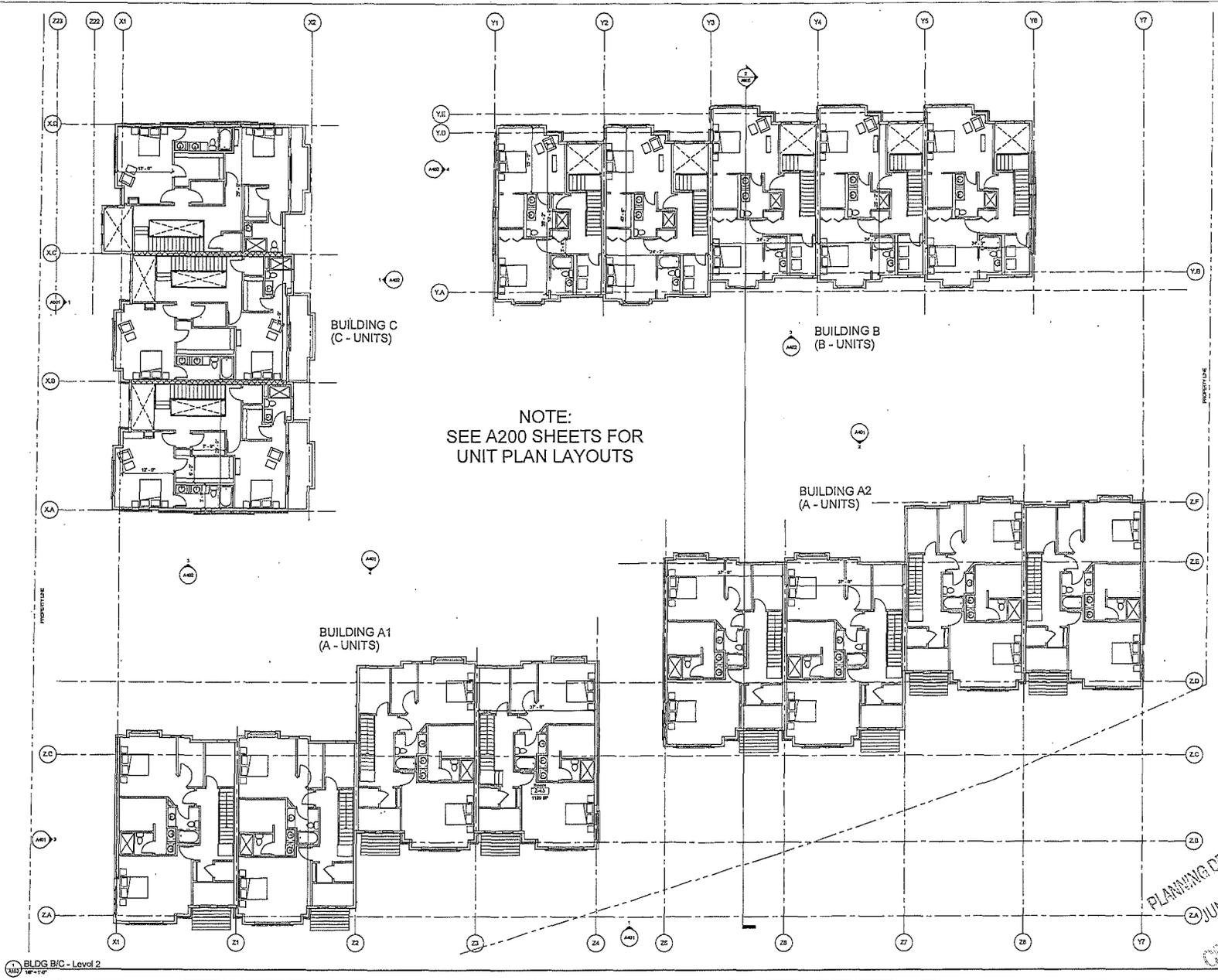
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A101

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A37

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DATE	
COURSE NUMBER	
REVISION	DATE

DATE	06-16-13
DRAWN BY	NAME
CHECKED BY	OWNER
COMMISSIONING	16741

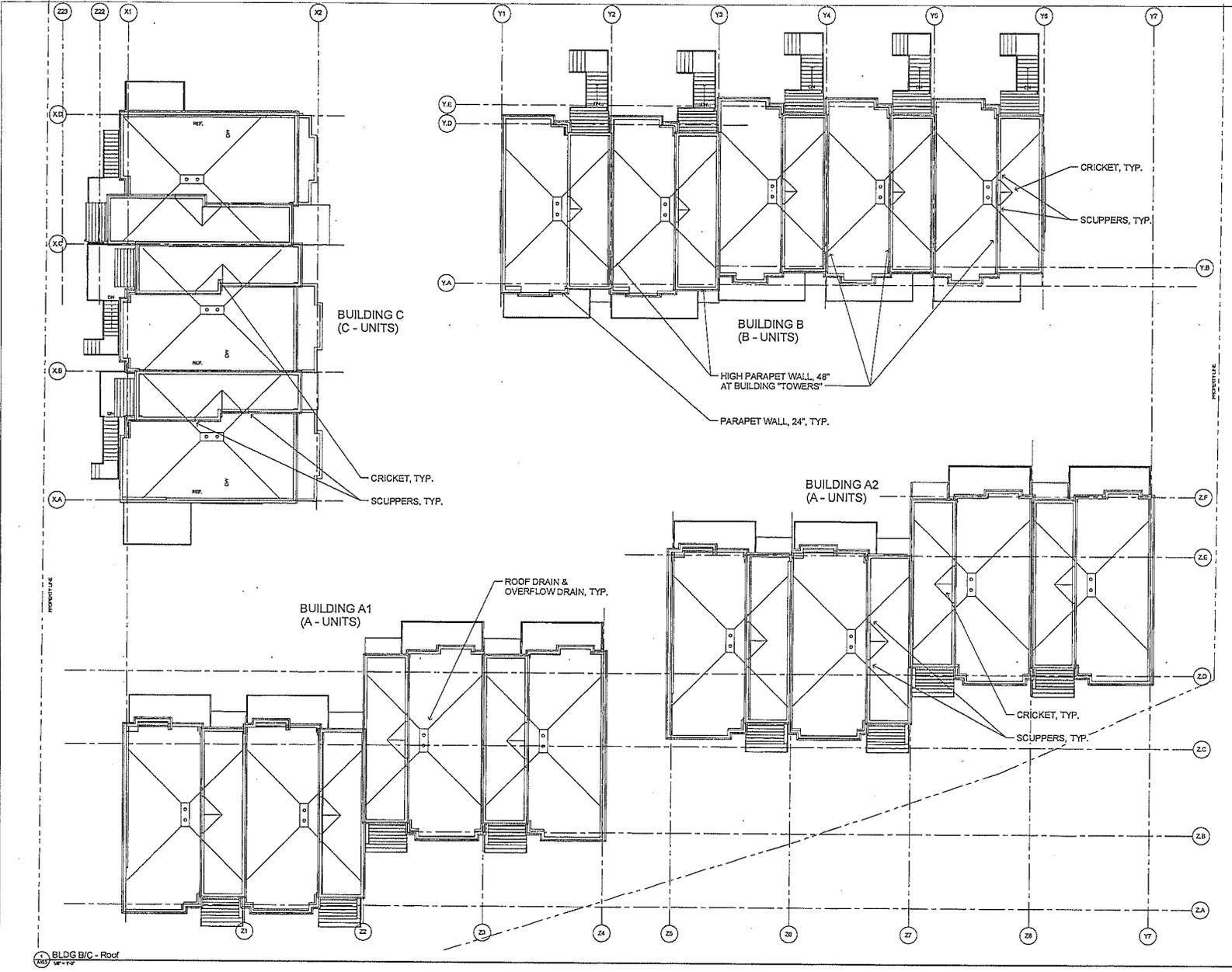
PLANNING DEPARTMENT
CITY OF MINNAPOLIS
JUN 24 2013
SECOND FLOOR
PLAN

SHEET NUMBER
A102

BLDG B/C - Level 2
1/8" = 1'-0"

A-36

SHEET BINDING AREA - DO NOT USE



BLDG B/C - Roof

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DATE
 DRAWING NUMBER
 REVISION DATE

DATE	08-10-13
DRAWN BY	Author
CHECKED BY	Checker
COMMISSIONING	104401

SHEET TITLE

ROOF PLAN

SHEET NUMBER
A103

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REY PLAN NORTH ARROW

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DATE

DATE/REVISION

REVISION	DATE

DATE	06-16-12
DRAWN BY	AJL
CHECKED BY	GV
COMMISSIONING	101461

SHEET TITLE

EXTERIOR
ELEVATIONS

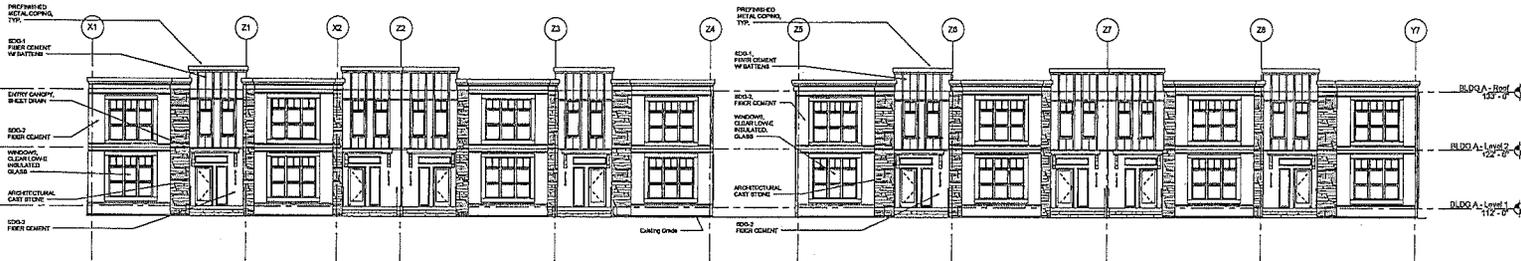
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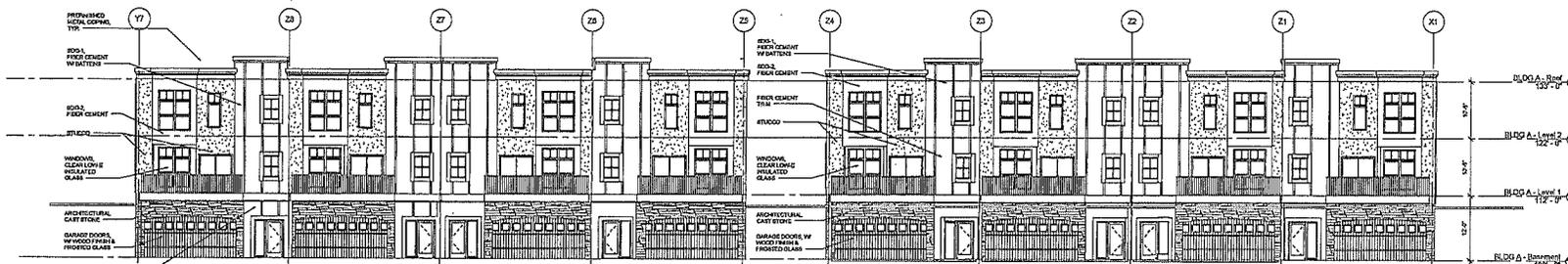
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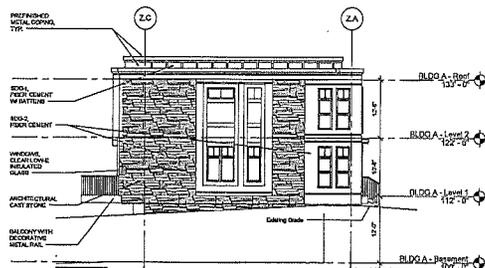
A3V



1 South Elevation - Building A
1/8" = 1'-0"



2 North Elevation - Courtyard Building A
1/8" = 1'-0"



3 West Elevation - Building A
1/8" = 1'-0"

SHEET BINDING AREA - DO NOT USE

A40

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Vernon Avenue
Townhomes

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DDJ

DATE/NO. / DATE

REVISION	DATE

DATE	BY
06-18-12	Author
	Checker
	10/1/11

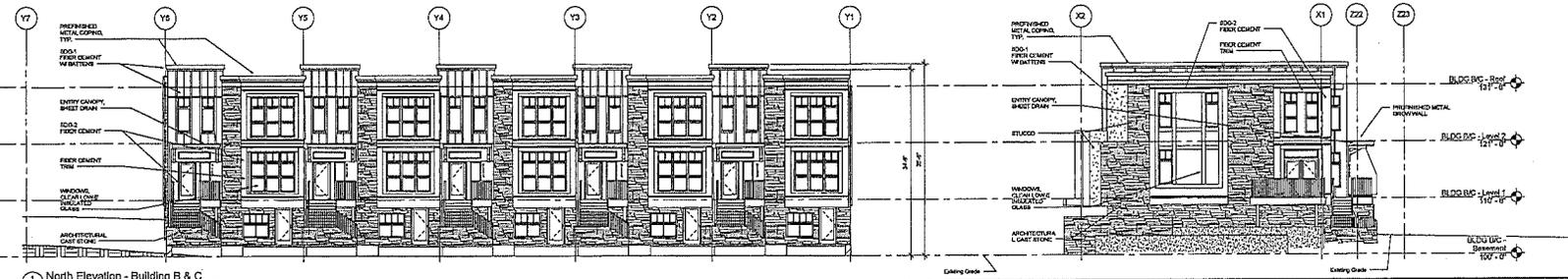
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EXTERIOR
ELEVATIONS

SHEET NUMBER

A402

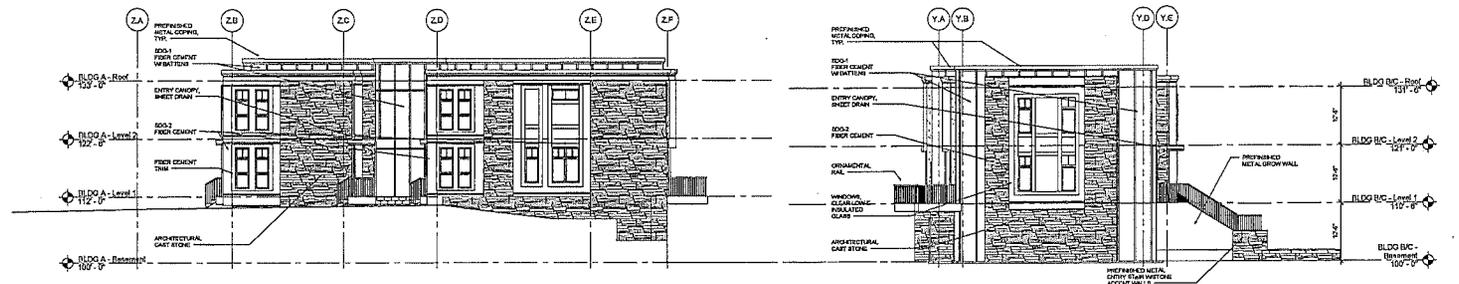
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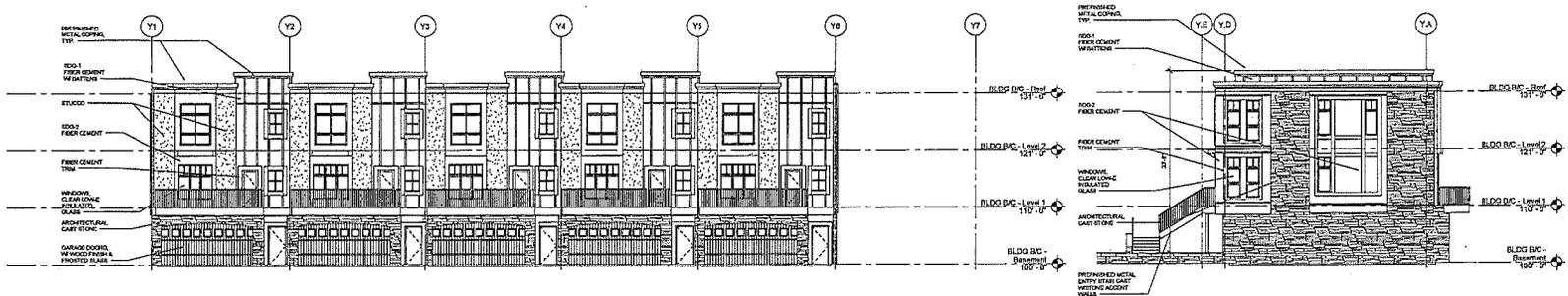
1 North Elevation - Building B & C
1/8" = 1'-0"

Existing Grade

Existing Grade



2 East Elevation - Building A & B
1/8" = 1'-0"



3 South Elevation - Courtyard Building B
1/8" = 1'-0"

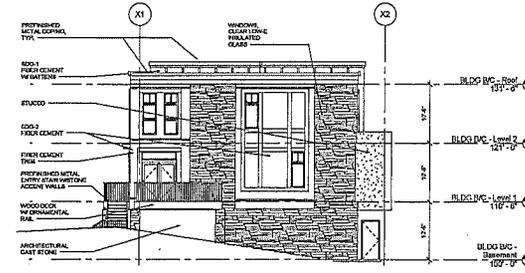
4 West Elevation - Building B
1/8" = 1'-0"

141

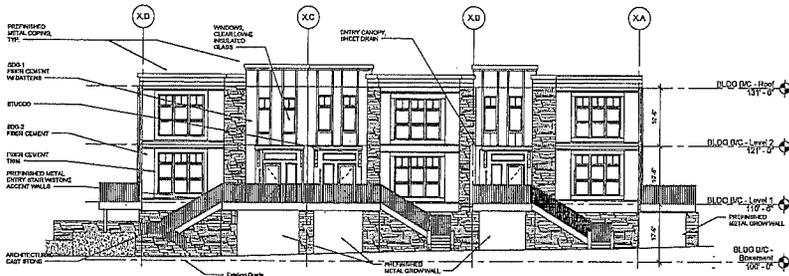
SHEET BINDING AREA - DO NOT USE



1 East Elevation - Courtyard Building C



2 South Elevation - Building C



3 West Elevation - Building C

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KEY PLAN NORTH ARROW

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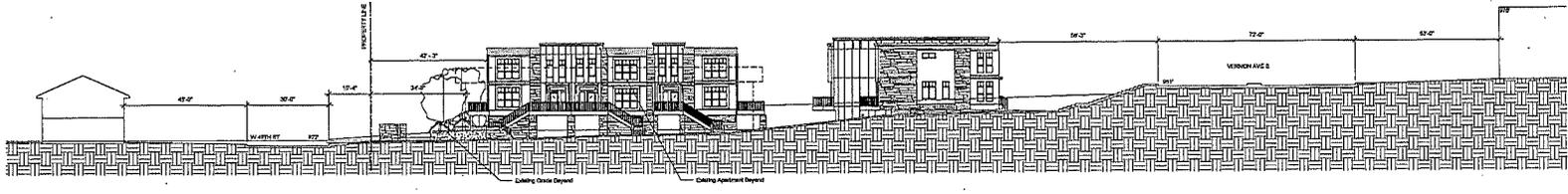
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DRAWN BY	
CHECKED BY	
COMMISSIONING	
REVISION	DATE

DATE	06-16-13
DRAWN BY	AKC
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COMMISSIONING	10/1/13

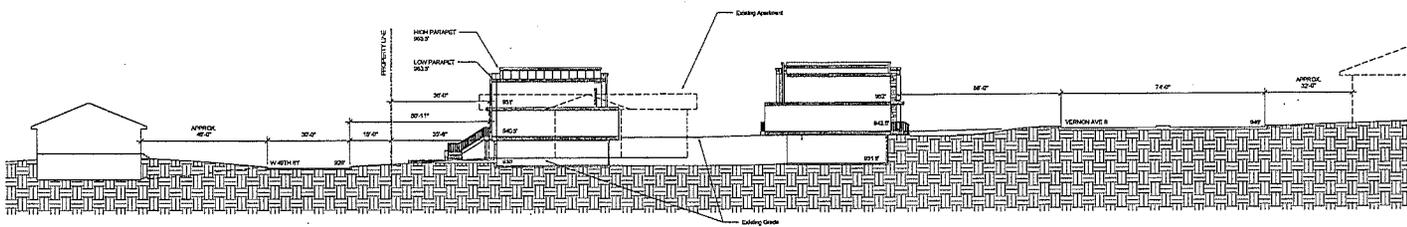
SHEET TITLE
EXTERIOR
ELEVATIONS
JUN 24 2013
CITY OF MINNAPOLIS
STEINBERG
A403

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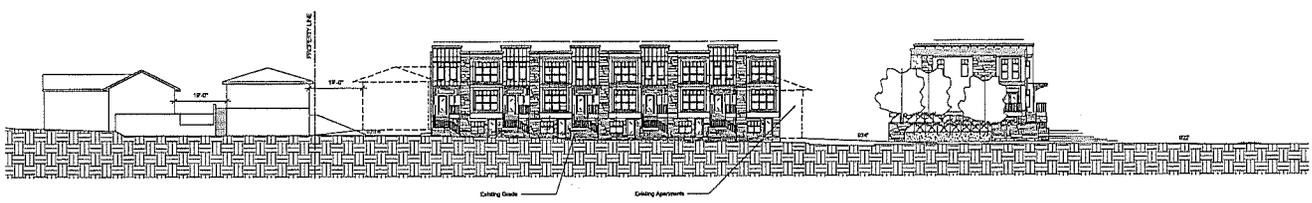
SHEET BINDING AREA - DO NOT USE



1 SITE WEST ELEVATION
VP-1.0



2 SITE SECTION NORTH-SOUTH
VP-1.0



3 SITE SECTION EAST-WEST
VP-1.0

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Architecture
Interior Design
Landscape Architecture
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PROJECT TITLE
**Vernon Avenue
Townhomes**

REPLAN NORTH ARROW

CERTIFICATION
I hereby certify that this plan, specification,
or contract was prepared by me or under my
direct supervision and that I am a duly
Licensed Professional
under the laws of the State of Minnesota.

DATE	06-18-13
DRAWN BY	Author
CHECKED BY	Checker
COMMISSIONING	10/4/11
SHEET TITLE	

DATE	06-18-13
DRAWN BY	Author
CHECKED BY	Checker
COMMISSIONING	10/4/11
SHEET TITLE	

**BUILDING/SITE
SECTIONS**

SHEET NUMBER
A501

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A42

B.V.D. 2014.7

NOT FOR
CONSTRUCTION

Final
Development Plan
Submittal

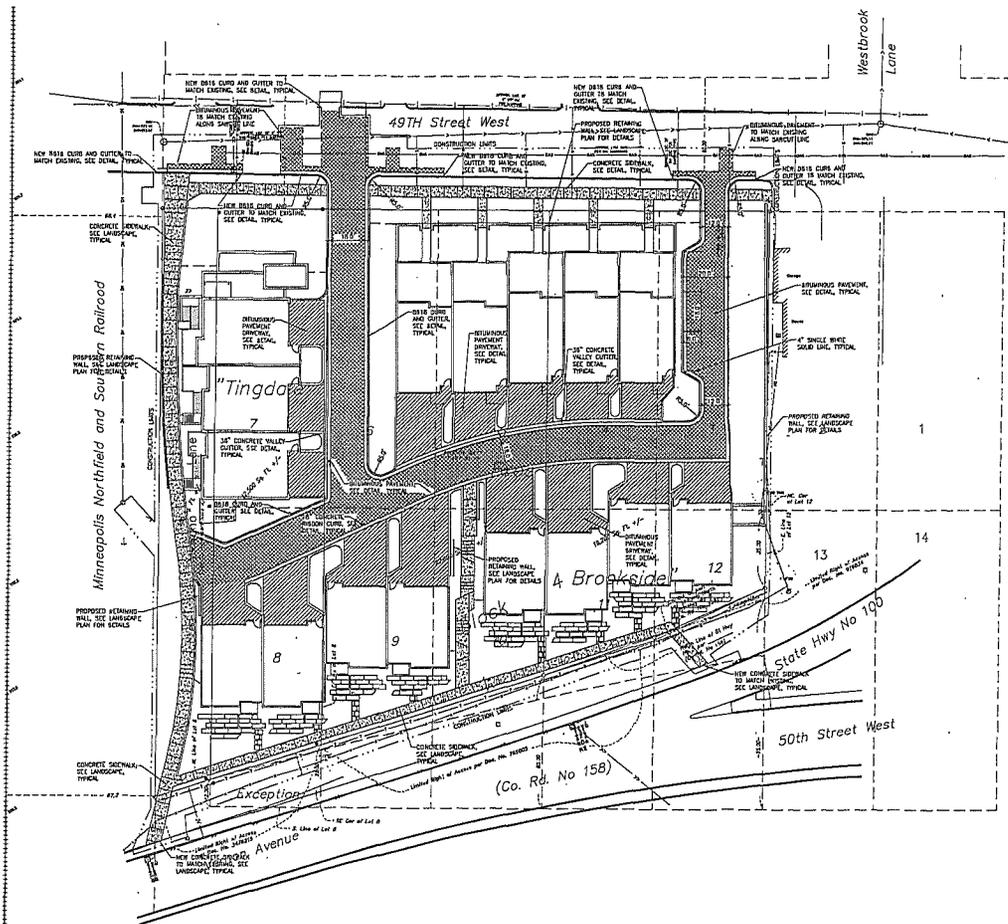
Vernon Avenue
Townhomes

CERTIFICATION
I hereby certify that this plan, specification
or report was prepared by me or under my
direct supervision and that I am a duly
Licensed Professional Engineer
under the laws of the State of Minnesota.

DAVID J. ENNABLE	06/21/13
01722	06/21/13
License Number	06/21/13
REVISIONS	NO. DATE
0001	06/21/13
DATE	06-21-13
DRAWN BY	DK
CHECKED BY	RP
COMMISSION NO.	13-064

SITE LAYOUT AND
PAVING PLAN

C300



SITE LAYOUT AND PAVING PLAN



PLANNING DEPARTMENT
JUN 24 2013
CITY OF EDINA

A-43

NOT FOR
CONSTRUCTION

Final
Development Plan
Submittal

Vernon Avenue
Townhomes

CERTIFICATION
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DAVID J. KRASBLE

REG. No. 062112
License Number Date

REVISIONS No. DATE

2006 06/21/13

DATE 06-21-13

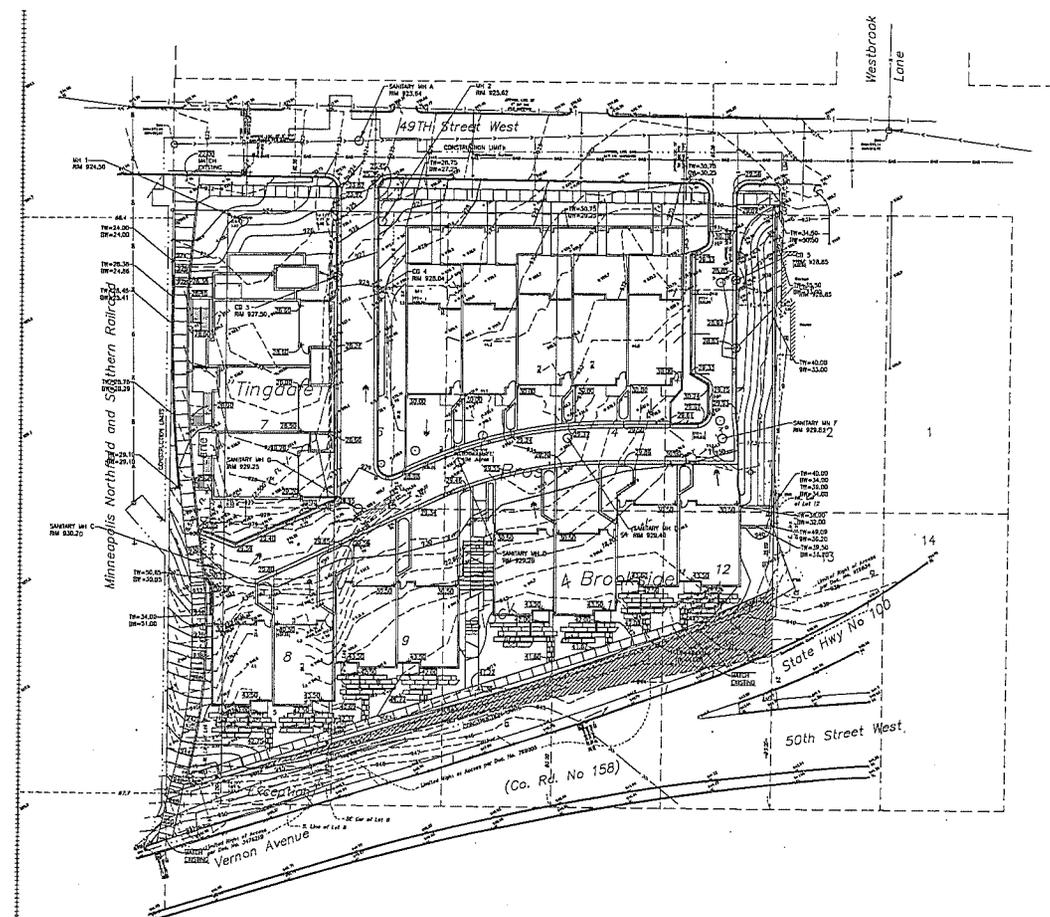
DRAWN BY DK

CHECKED BY RGP

COMPRESSION NO. 13-054

GRADING AND
DRAINAGE PLAN

C400



GRADING AND DRAINAGE PLAN

A44

PLOTTED: 6/20/13 8:51:20 AM

NOT FOR
CONSTRUCTION

Final
Development Plan
Submittal

Vernon Avenue
Townhomes

CERTIFICATION
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or report was prepared by me or under my
direct supervision and that I am a duly
Licensed Professional Engineer
under the laws of the State of Minnesota.

DAVID J. FENWICK

PEL License Number 0621113

REVISIONS

No.	DATE
000	06/21/13

DATE 06-21-13

DRAWN BY DK

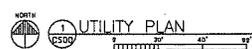
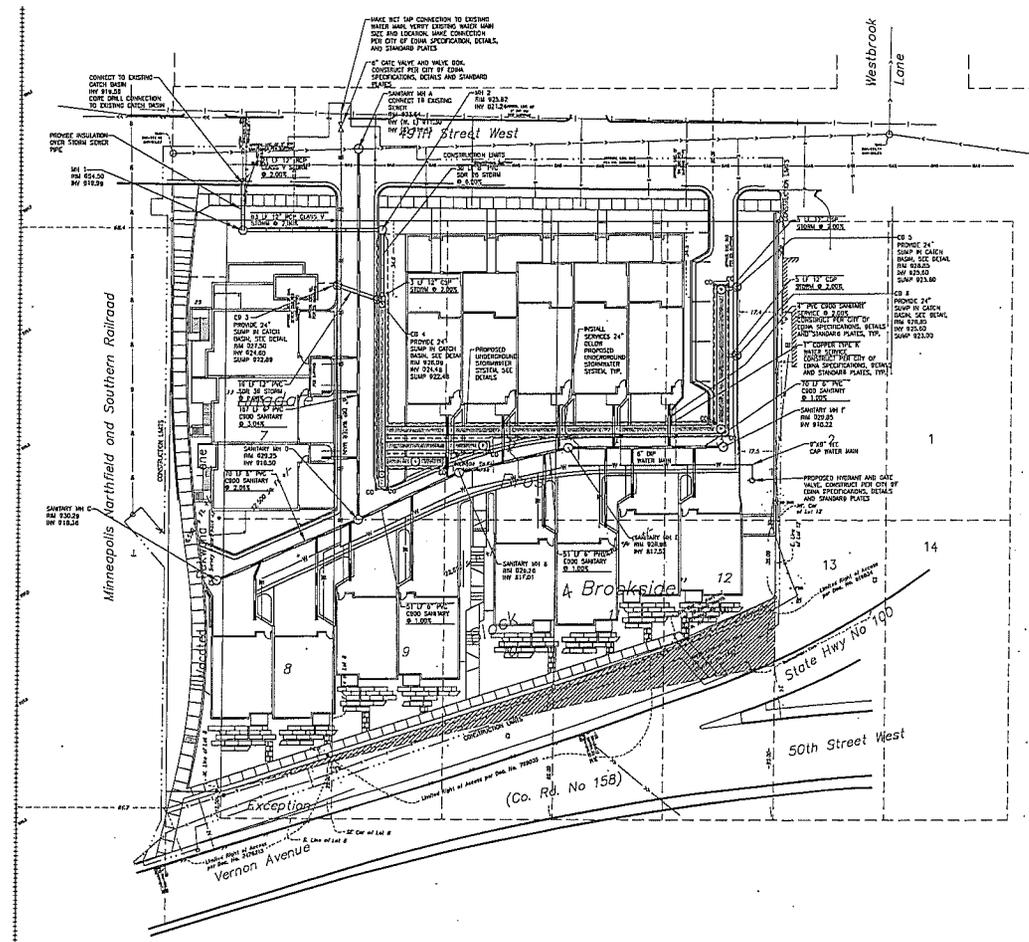
CHECKED BY JCF

CONVERSION NO. 12-004

UTILITY PLAN

C500

145



PLANNING DEPARTMENT
JUN 24 2013
CITY OF EDINA

6.0 Conclusions and Recommendations

The conclusions drawn from the information and analyses presented in this report are as follows:

- The proposed development is expected to generate 1 net trip during the weekday a.m. peak hour, 2 net trips during the weekday p.m. peak hour, and 29 net weekday daily trips.
- All of the analyzed intersections have adequate capacity with existing geometrics and control to accommodate the proposed development. No improvements are needed at these intersections to accommodate the proposed project.
- The maximum southbound vehicle queue lengths at the Vernon Avenue/Interlachen Boulevard intersection do not interfere with operations at the Interlachen Boulevard/Brookside Avenue intersection under 2015 Build conditions.
- The maximum westbound queue at the Interlachen Boulevard/Brookside Avenue intersection does not result in any operational issues.
- The proposed project is located in a neighborhood that has only one roadway access point to the surrounding street system. The neighborhood is bound by the creek on the north, T.H. 100 on the east, and Vernon Avenue on the south. In addition, railroad tracks are located immediately east of Brookside Avenue. A review of the entire neighborhood area did not reveal an obvious location for a secondary access. If a train was stopped on the tracks for an excessive amount of time, additional steps would be needed to access the neighborhood.

Engineering Department • Phone 952-826-0371
Fax 952-826-0392 • www.CityofEdina.com



Date: July 18, 2013
To: Cary Teague – Community Development Director
From: Wayne Houle – Director of Engineering
Re: Vernon Townhomes
Dated June 24, 2013

Engineering has reviewed the above stated proposed plan and offer the following comments:

- ⊙ A Minnehaha Creek Watershed permit will be required, along with other agency permits such as Hennepin County Public Works, MNDH, MPCA, MCES.
- ⊙ A developer's agreement will be required for the placement of the public water main and sanitary sewer and for any other public improvements.
- ⊙ Reconstruct sidewalk along Vernon Avenue to be a boulevard style sidewalk; i.e. 5-foot grass area between roadway and sidewalk.

Sheet 200:

- Remove all individual sewer and water services from the respective mains along 49th St W. Due to the extent of patching required the roadway will need to be repaved from curb to curb along the entire development.

Sheet 500:

- Provide all documentation that was required by Minnehaha Creek Watershed District permit, including the maintenance agreement for the Underground Chamber Storage System.
- Provide a looped watermain by extending the watermain along the easterly side of development to 49th St W.
- Add fire hydrant to westerly side of entry to development.
- Redesign sanitary sewer that exits the site to not have as steep of grade.
- Minimum size of sanitary sewer main should be 8-inches.
- The water and sanitary sewer systems should be indicated that they are public.

Sheet L100:

- Show potential future roadway as shown in the Grandview plan.
- Address noise along Vernon Avenue and if development should also include noise mitigation, such as a noise wall, specialized windows, heating and cooling systems, etc.
- Maybe include more bio-retention areas to infiltrate the surface water. This could also be done with reuse of roof water, cisterns such as rain-barrels, etc.
- Use permeable pavers for the driveways.
- Where will the snow that is removed from the drive isle and driveways be stored?

Staff will require a more detail review of the Civil Plans if this project is approved by the City Council. Please contact me if you have any questions regarding this review.

G:\PW\ADMIN\COMM\EXTERNAL\GENERAL CORR BY STREETS\40 - 49 Streets\5125-5109 49th St W (Vernon Townhomes)\Vernon Townhomes\Staff Review\20130718 WH-Edina Review 5125-5109 49th St W.doc

Cary Teague

From: Jeff Siems
Sent: Friday, July 12, 2013 3:40 PM
To: Cary Teague
Cc: Wayne Houle; Steve Kirchman; Brian Olson; Andy Medzis; Marty Scheerer
Subject: Vernon Avenue townhomes Fire Department PC comments
Attachments: Truck 12205 Turning Performance Analysis Report.pdf

Cary,

Following our PC meeting this morning, here are some initial comments regarding the proposed Vernon Avenue Townhome project from the fire department:

1. It appears that the private roadway is shown as being 18'. Minnesota State Fire Code (MSFC) 503.1.1 exception 1 requires fire sprinkler protection of the structure(s).
2. The roadway minimum width shall be 20' (and include sprinklers noted above) per MSFC 503.2.1.
3. The roadway angle of approach/departure, turning radius and weight capacity shall meet the fire departments largest vehicle per MSFC 503.2.3, 503.2.4, 503.2.7 (see attached)
4. Private fire hydrants shall be located per MSFC 508.5 (Confer with City of Edina Engineering for number and location).
5. Portions of the roadways may require signage of "fire lane, no parking" (MSFC 503.3).



Jeff Siems, Fire Marshal

952-826-0337 | Fax 952-826-0393

jsiems@EdinaMN.gov | www.EdinaMN.gov/Fire

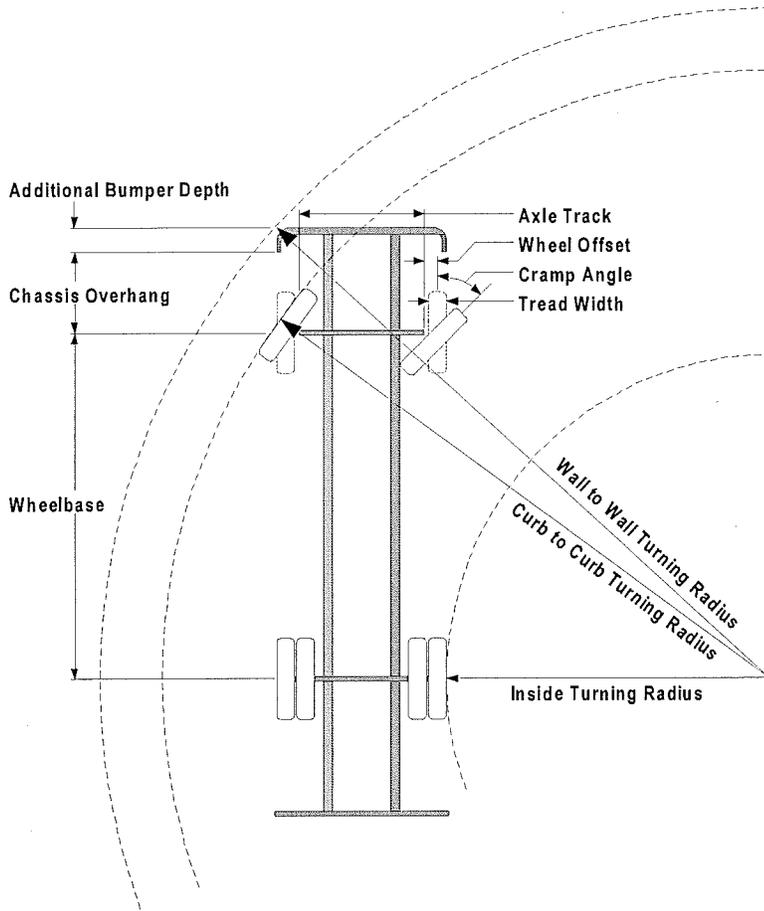
To read news about what matters most, read the EFD Pulse [blog](#).

A48



Turning Performance Analysis

5/1/2013



Parameters:

Inside Cramp Angle:	45.00 °
Axle Track:	81.92 in.
Wheel Offset:	5.25 in.
Tread Width:	16.60 in.
Chassis Overhang:	65.99 in.
Additional Bumper Depth:	19.00 in.
Front Overhang:	84.99 in.
Wheelbase:	258.00 in.

Calculated Turning Radii:

Inside Turn:	20 ft. 4 in.
Curb to Curb:	36 ft. 8 in.
Wall to Wall:	41 ft. 1 in.

Comments:

Truck 12205

Components	PRIDE #	Description
Front Tires	0078244	Tires, Michelin, 425/65R22.50 20 ply XZY 3 tread
Chassis	0070220	Dash-2000, Chassis, PAP/SkyArm/Midmount
Front Bumper	0123625	Bumper, 19" extended, Imp/Vel
Aerial Device	0006900	xxxAerial, 100' Pierce Platform

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.

Jackie Hoogenakker

From: theabels2@aol.com
Sent: Tuesday, July 16, 2013 8:51 PM
To: Jackie Hoogenakker
Cc: ianhabel@aol.com

Re: Development plan for 5109-5125 49th St. W. and the Planning Commission meeting July 24:

We have lived at 5104 Millpond Pl., one block north, for 21 years and are very much in favor of the proposed rezoning and planned unit development.

49th St. W. is the gateway to our entire neighborhood, as this is a no-outlet area. The existing apartment buildings and vacant single-family home and properties are extremely unsightly, and becoming more so.

Some realtors have stated that the properties in this area are less desirable because the neighborhood entrance looks so shabby.

This proposed development seems to us a significant improvement! We are confident that the proposed development will be pleasing and appealing to the neighborhood and potential buyers as well.

This is a great location, and probably will appeal to many who, like ourselves, are at the stage in life where less property maintenance and upkeep is desirable. We personally know others that would consider moving into the proposed development!

Some places in Edina are undeserving of being torn down, but these 3 properties surely need to be redeveloped.

Sincerely,

Ian and Julia Abel



Hennepin County Public Works

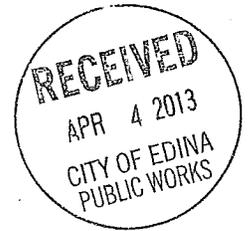
Transportation Department
Public Works Facility
1600 Prairie Drive
Medina, MN 55340-5421

Phone: 612-596-0300

Web:
www.co.hennepin.mn.us

April 2, 2013

Mr. Wayne Houle, P.E.
Director of Engineering
City of Edina
4801 W. 50th Street
Edina, MN 55424



Re: Preliminary Development Plan Review – Vernon Avenue Townhomes
Northwest Quadrant of Vernon Ave (CSAH 158) and TH 100
Hennepin County Plat Review No. 3271

Dear Mr. Houle:

Minnesota Statutes 505.02, 505.03, and 462.358, Plats and Surveys, allow up to 30 days for county review of preliminary plats abutting county roads. The preliminary development plan for the Vernon Avenue Townhomes was received by Hennepin County on March 5, 2013. Based on our review, the following comments are provided:

Access – Based on the preliminary development plan (dated 2/13/13), access for the Vernon Avenue Townhomes will be provided on 49th Street. No direct access will be provided to CSAH 158 (Vernon Avenue).

Right-of-Way – Based on our understanding, Mn/DOT currently controls all of the right-of-way in the northwest quadrant of Vernon Avenue and TH 100. It appears that all of the parcels in this quadrant have restricted access designated in their deeds to these roadways. No additional right-of-way is being requested by the county as part of this proposed development.

Permits – Please inform the developer that all proposed construction within county right-of-way requires an approved Hennepin County permit prior to beginning construction. This includes, but is not limited to driveway and street access, drainage and utility construction, trail development, and landscaping. Permit questions can be directed to Steve Groen at (612) 596-0337 or steve.groen@co.hennepin.mn.us.

Please contact Bob Byers (612) 596-0354 or robert.byers@co.hennepin.mn.us for any further discussion of these items.

Sincerely,

James N. Grube, P.E.
Director of Transportation and County Engineer

JNG/cjs

cc: Plat Review Committee
Mark Larson, Hennepin County Survey Office