

# REPORT / RECOMMENDATION



**To:** MAYOR AND COUNCIL

**Agenda Item #:** IV.D.

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

**Action**

**Discussion**

**Date:** November 18, 2014

**Information**

**Subject:** Second Reading for Final Rezoning from POD-I, to PUD, Final Development Plan and Ordinance Amendment establishing the PUD District, Beacon Interfaith Housing Collaborative; 3330 66<sup>th</sup> Street. Resolution No. 2014-139 and Ordinance No. 2014 - 17

## **Action Requested:**

The Metropolitan Council has formally approved the City's Comprehensive Plan Amendment to allow affordable housing with supportive services in the RMD, Regional Medical District; therefore, the Council is asked to approve second reading of the attached Resolution 2014-139 approving the rezoning and final development plan; and approve second reading of Ordinance 2014-17 establishing the PUD-7 Zoning District.

## **Staff and Planning Commission Recommendation:**

### Final Rezoning to PUD, Planned Unit Development District & Final Development Plan

Adopt Resolution No. 2014-139, approving the Final Rezoning to PUD, Planned Unit Development, and approving the Final Development Plan.

### Ordinance Amendment

Adopt Ordinance No. 2014-17.

## **Information/Background:**

### **(Deadline for a City Council Decision – October 22, 2014)**

The Metropolitan Council has officially approved the City's Request for Comprehensive Plan Amendments to allow senior and affordable housing with supportive services in the RMD, Regional Medical District.

The City Council is asked to consider final review for a redevelopment request of the existing TCF Bank building, located at 3330 66<sup>th</sup> Street by Beacon Interfaith Housing Collaborative (Beacon). The applicant proposes to remodel and expand the building into 39 units of small studio apartments for young adults (age 18-22) who have experienced homelessness. The size of the units would range from 322-451 square feet. Each unit would contain a full kitchen and bathroom. The building would contain offices for on-site service providers and property management. There would also be a community area for residents; a fitness area; a computer lab and a laundry room. (See applicant narrative and plans within the attached Planning Commission staff report.)

The site is 39,204 square feet in size. The existing bank is 18,179 square feet. The proposed addition would be 10,458 square feet. The building would remain two stories. The remodel of the building would retain the existing brick, and the addition would be brick with metal panels.

There would be 19 surface parking stalls. Proof of parking would total 37 total surface stalls. No enclosed parking is proposed. The applicants have indicated in their narrative that 18% of their residents have cars. Beacon anticipates that no more than 12 stalls would be required for residents. The maximum need for staff parking is 6 stalls. Therefore, they believe they would have adequate parking. Residents are expected to utilize the Metro Transit bus service available across the street at Southdale.

All of the 39 units would be considered affordable housing, and would apply towards the City and Met Council's goal for affordable housing.

This development proposal is the second of the two-step review process. The first step in the process resulted in the following approvals by City Council:

1. A Comprehensive Guide Plan Amendment to allow affordable housing with supportive services, in addition to Senior Housing in the Regional Medical District.
2. Preliminary Rezoning from POD-1, Planned Office District-1, to PUD, Planned Unit Development and Preliminary Development Plan.

**ATTACHMENTS:**

- Resolution No. 2014-139
- Ordinance No. 2014-17

**ORDINANCE NO. 2014-17**

**AN ORDINANCE AMENDING CHAPTER 36 OF THE CITY CODE,  
THE ZONING ORDINANCE, TO ESTABLISH THE PUD-7,  
PLANNED UNIT DEVELOPMENT-7 DISTRICT  
AT 3330 66<sup>th</sup> STREET**

The City Council Of Edina Ordains:

**Section 1.** Chapter 36, Article VIII, Division 4 of the City Code is hereby amended to rezone the below described property to PUD, Planned Unit Development in accordance with the following:

**Sec. 36-494 Planned Unit Development District-7 (PUD-7) – 66<sup>TH</sup> West Apartments**

(a) Legal description:

The South 300 feet of Lot 2, as measured along the West line of said lot from the Southwest corner thereof in Block 3, Southdale Acres, Hennepin County, Minnesota. Torrens Property Certificate of Title No: 361393.

(b) Approved Plans. Incorporated herein by reference are the re-development plans received by the City on June 20, 2014 as amended by City Council Resolution No. 2014-115, on file in the Office of the Planning Department.

(c) Principal Uses:

Affordable housing with supportive services to assist residents with maintaining stability in housing and employment, as proposed and described by Beacon Interfaith Housing collaborative in their project description on file in the Office of the Planning Department. Any change in use of the site will require an amendment to this Section of the City Code.

All uses allowed in the POD-1 District, as listed in Section 36-575 of the City Code.

(d) Accessory Uses:

Off-street parking facilities.

(e) Conditional Uses:

None

(f) Development Standards. Development standards per the POD-1 Zoning District, except the following:

Building Setbacks

<b><u>Building Setbacks</u></b> Front – 66 <sup>th</sup> Street Front – Barrie Road	43 feet 25 feet
Side – North Rear – South	50 feet 25 feet
Building Height	2 stories
Maximum Floor Area Ratio (FAR)	.77%
Building Coverage	30%
Parking Stalls (affordable housing with services)  Parking stalls (Office uses per Section 36- 575)	19 surface Proof-of-parking for 37  Per the Parking requirements of Sec. 36-1311

- (g) Signs for POD-1 use shall be allowed per the POD-1 standards in Sec. 36-1714.  
Signs for affordable housing with supportive services shall be allowed per Section 36-1712.

**Section 2.** This ordinance is effective immediately upon passage.

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.  
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 \_\_\_\_\_, 2014, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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

**RESOLUTION NO. 2014-139**  
**FINAL REZONING FROM POD-1, PLANNED OFFICE DISTRICT-1, to PUD,**  
**PLANNED UNIT DEVELOPMENT AND FINAL DEVELOPMENT PLAN**  
**FOR 3330 66<sup>TH</sup> STREET**

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

**Section 1. BACKGROUND.**

1.01 Beacon Interfaith Housing Collaborative proposes to remodel and expand an existing building into 39 units of small studio apartments with supportive services for young adults (age 18-22) who have experienced homelessness (the "project").

1.02 The property is legally described as follows:

Lot 2, Block 3, Southdale Acres, Hennepin County Minnesota

1.03 To accommodate the request, the following land use applications are required:

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

1.04 On October 8, 2014 the Planning Commission unanimously recommended approval of the Rezoning and Final Development Plan.

**Section 2. FINDINGS**

2.01 Affordable housing is identified as a need in the Comprehensive Plan; and the rezoning will assist the City in meeting its established affordable housing goal with the Metropolitan Council of providing 212 new affordable housing units by the year 2020. This project would include 39 new affordable housing units toward that goal.

2.02 The proposed density of 43 units per acre is reasonable, and within the density range suggested in the Comprehensive Plan of between 12-80 units per acre.

- 2.03 The proposed affordable housing project will generate less traffic than the existing bank facility.
- 2.04 The uses allowed by the rezoning are compatible with the existing mixed-use character of the area, which includes clinic, financial, office, retail, and day care uses, along with multiple-family residential development just a block to the north.
- 2.05 The project will use sustainability principles. Most notable elements include: compliance with Minnesota Overlay and Guide to the 2011 Enterprise Green Communities Criteria; using the existing building rather than a tear down; committing to a 15% energy savings; locating the building to make use of Metro Transit; impervious surface will be reduced by 6.9%; enhanced landscaping; making use of special construction material; installing a rain garden for storm water management; and pedestrian oriented design.
- 2.06 The rezoning does not conflict with the City's Comprehensive Plan and does not permit activities in conflict with Metropolitan Systems Plans.
- 2.07 The Project will meet the following Comprehensive Plan goals and objectives:
1. Promotion of a vision of community that is inclusive of a wide range of ages, incomes, and abilities and offers a wide range of housing options for Edina residents.
  2. Promotion of lifecycle housing to support a range of housing options that meet people's preferences and circumstance at all stages of life.
  3. Encourage an integrated mix of building type, heights and footprints within blocks, rather than single buildings or building groups.
  4. Incorporate principles of sustainability and energy conservation into all aspects of design, construction, renovation and long-term operation of new and existing development.
- 2.08 Section 36-253 of the City Code states that the purpose and intent of a Planned Unit Development is to include most or all of nine specified characteristics. The Project meets the nine characteristics:

1. Provide for the establishment of planned unit development (PUD) zoning districts in appropriate settings and situations to create or maintain a development pattern that is consistent with the city's comprehensive plan;
  - The project will provide 39 units of affordable housing to assist the City to meet its affordable housing goals.
  - This location is a particularly appropriate setting to implement the affordable housing goals of the comprehensive plan because of its proximity to transit, jobs, services, amenities and other multiple-family residences.
  - The project will replace a banking facility not an existing regional medical facility.
  - The project is located at the edge of the Regional Medical area, so it will not impede redevelopment of other land in the area for regional medical development.
  - The development is also consistent with goals of the Greater Southdale Area Final Land Use and Transportation Study Report which, among others, include encouraging a range of housing types within the Greater Southdale Area and providing incentives to encourage affordable and life cycle housing.
  
2. 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;
  - Expanding the locations in which affordable housing can be located in the city promotes the public health, safety and general welfare.
  - Repurposing of the bank building is creative and efficient.
  - The project will be professionally managed and will provide a safe environment for residents and for neighbors.
  - Even prior to the most recent amendment to the comprehensive plan, the proposed use would have been consistent with High-Density Residential guiding, and thus could be located in areas with the High-Density Residential designation, including the area immediately north of the Regional Medical area, without creating a conflict with the comprehensive plan. Siting the project at its proposed location allows it to be located more closely to transit, jobs, services, and amenities than if it had been located within the closest areas guided as High-Density Residential.
  
3. 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;

- The project will utilize sustainable design elements, special construction materials, enhanced landscaping and stormwater management, and pedestrian-oriented design.
4. Ensure high quality of design and design compatible with surrounding land uses, including both existing and planned;
    - The redesign and addition to the building will be of high quality, attractive and compatible with surrounding uses.
  5. Maintain or improve the efficiency of public streets and utilities;
    - The PUD rezoning will improve the efficiency of the public streets by allowing a use that will generate less traffic than the existing bank use and that will eliminate the bank drive-through facility.
    - The location promotes efficient use of transit. The development will make improvements to the adjacent bus stop area.
  6. Preserve and enhance site characteristics, including natural features, wetland protection, trees, open space, scenic views and screening;
    - The development will include enhanced landscaping and will allow use of the open space by residents.
  7. Allow for mixing of land uses within a development;
    - The project will provide both affordable housing and supportive services and will be compatible with the existing mix of uses of the adjacent and nearby properties.
  8. Encourage a variety of housing types, including affordable housing; and
    - The project will add affordable housing in the City.

9. Ensure the establishment of appropriate transitions between differing land uses.
    - The setbacks and landscaping provide appropriate transitions to adjacent uses.
- 2.09 The Project meets the eligibility standards in Section 36-254 of the City Code for Planned Unit Development zoning:
1. The project, a single housing type, is consistent with Chapter 36 of the City Code and the Comprehensive Plan.
  2. The project density is consistent with the Comprehensive Plan.
  3. The development standards of the POD-1 zoning district are adopted with certain departures which are necessary to accomplish the purpose and intent of the Comprehensive Plan and the Planned Unit Development.

### **Section 3. APPROVAL**

- 3.01 The Rezoning to PUD, Planned Unit Development, and the Final Development Plan are approved.
- 3.02 The Final Development Plan is subject to the following conditions:  
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 September 12, 2014.
  - Grading plan date stamped September 12, 2014.
  - Utility plan date stamped September 12, 2014.
  - Landscaping plan date stamped September 12, 2014.
  - Building elevations date stamped September 12, 2014
  - Building materials board as presented at the Planning Commission and City Council meeting.
- 3.03 Prior to issuance of a building permit, a final landscape plan must be submitted, subject to staff approval. The Final Landscape Plan must meet all minimum landscaping requirements per Section 36-1436 through 36-1462 of the City Code. 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.

- 3.04 The property owner is responsible for replacing any required landscaping that dies.
- 3.05 The Final Lighting Plan must meet all minimum requirements per Section 36-1260 of the City Code.
- 3.05 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.
- 3.07 Sustainable design. The design and construction of the entire project must be done with the Sustainable Initiatives as outlined in the applicant's narrative within the Planning Commission staff report. Attempts must be made meet an energy savings goal of 15% over state energy code guidelines. A plan of how standards are intended to be met must be submitted prior to issuance of a building permit.
- 3.08 All buildings must be built with sprinkler systems, subject to review and approval of the fire marshal.
- 3.09 Compliance with all of the conditions outlined in the director of engineering's memo dated July 15, 2014.
- 3.10 For the first year of operation, the facility must have 24-hour adult staffing seven days per week.
- 3.11 The project must at all times meet the Metropolitan Council's guidelines for affordable housing as the same may be adjusted or amended from time to time.

Adopted by the City Council of the City of Edina, Minnesota, on November \_\_, 2014.

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

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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 November \_\_\_\_, 2014, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this \_\_\_\_ day of November, 2014.

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