REPORT/RECOMMENDATION

To:	**MAYOR AND COUNCIL**	**Agenda Item**	**Item No. VII.B**
From:	**Cary Teague, Community Development Director**	☒	**Action**
		☐	**Discussion**
Date:	**March 20, 2012**	☐	**Information**
Subject:	**Rezoning from PCD-4 to PUD, 6996 France Avenue, FE 70, LLC, Ordinance No. 2012-9 and Resolution No. 2012-39**		
Deadline for a City Decision:	**May 1, 2012**		

ACTION REQUESTED:
Waive second reading, and adopt Ordinance No. 2012-9 and Resolution No. 2012-39 approving Final Rezoning from PCD-4, Planned Commercial District to PUD, Planned Unit Development District, and Final Development Plan to construct an 8,260 square foot retail/office building at 6996 France Avenue for FE 70, LLC.

INFORMATION/BACKGROUND:

On March 6th, the City Council continued action on this development request to the City Council meeting of March 20, 2012, to allow the applicant to submit revised building renderings/elevations per Council instructions. The revised plans, date stamped March 14, 2012 are attached. The applicant will provide the requested hand drawn renderings at the Council meeting.

To accommodate this proposed redevelopment, the following is requested:

- Final Rezoning from PCD-4, Planned Commercial District to PUD, Planned Unit Development;
- A Zoning Ordinance Amendment that establishes the PUD, Zoning District; and
- Final Development Plan.

ATTACHMENTS:

- Revised building renderings/elevations
- Revised site plans (included in the March 6th Council packet)
- Renderings/elevations of the building date stamped July 22, 2011, February 8, 2012 and March 1, 2012.
- Ordinance 2012-9
- Resolution 2012-39
- Planning Commission staff report

6996 FRANCE AVENUE SOUTH

Edina, Minnesota

March 20, 2012

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SE Rendering

111-0027.0

DJR
ARCHITECTURE INC.

6996 FRANCE AVENUE SOUTH

Edina, Minnesota

March 20, 2012

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NE Rendering

111-0027.0

DJR
ARCHITECTURE INC

RECEIVED
3-14-12

6996 FRANCE AVENUE SOUTH

Edina, Minnesota

March 20, 2012

NW Rendering

111-0027.0

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ARCHITECTURE INC.

6996 FRANCE AVENUE SOUTH

Edina, Minnesota

March 20, 2012

PLANNING DEPARTMENT
MAR 14 2012
CITY OF EDINA

SE Pedestrian Rendering

111-0027.0

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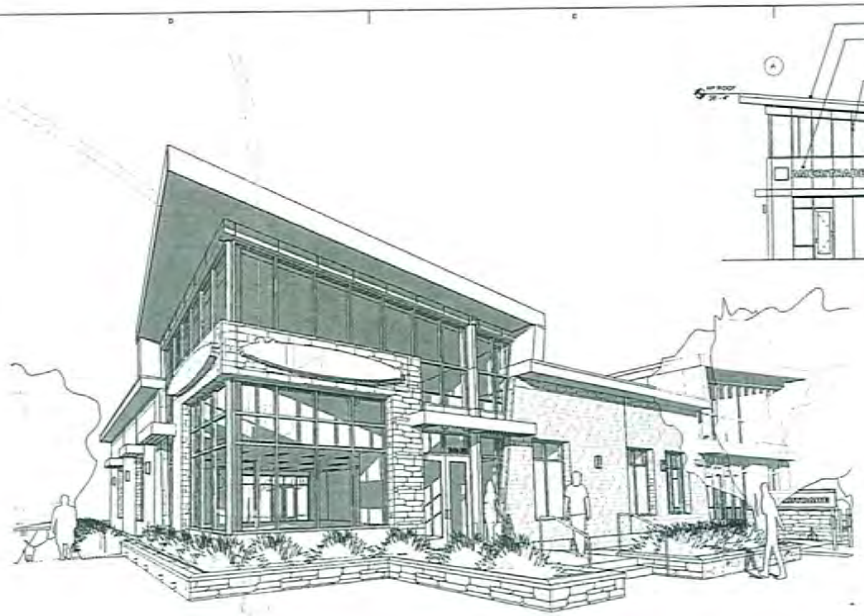
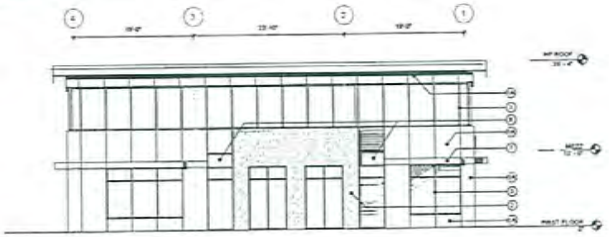


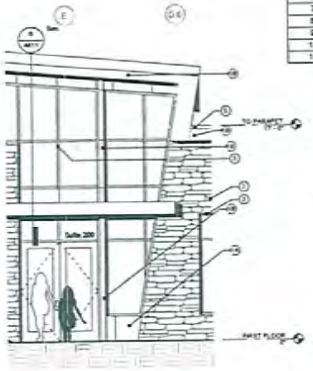
KEYNOTE LEGEND	
Key Value	Keynote Text
1A	Metal Panel-Color 1
1B	Metal Panel-Color 2
2	Manufactured Stone Veneer
3	Aluminum Storefront
5	Prefinished Metal Coping
7	Manufactured Aluminum Sunscreen
8	Spandrel Glass
9	Rooftop Louvered Screen
10	Exterior Wall Sconce
11	Control Joint

A4 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

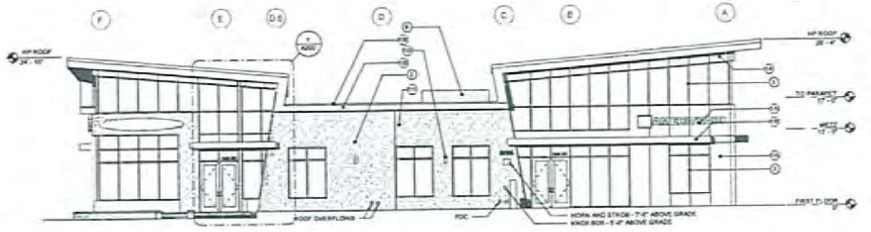
A3 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



A2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



1 ELEVATION DETAIL
1/4" = 1'-0"



A1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

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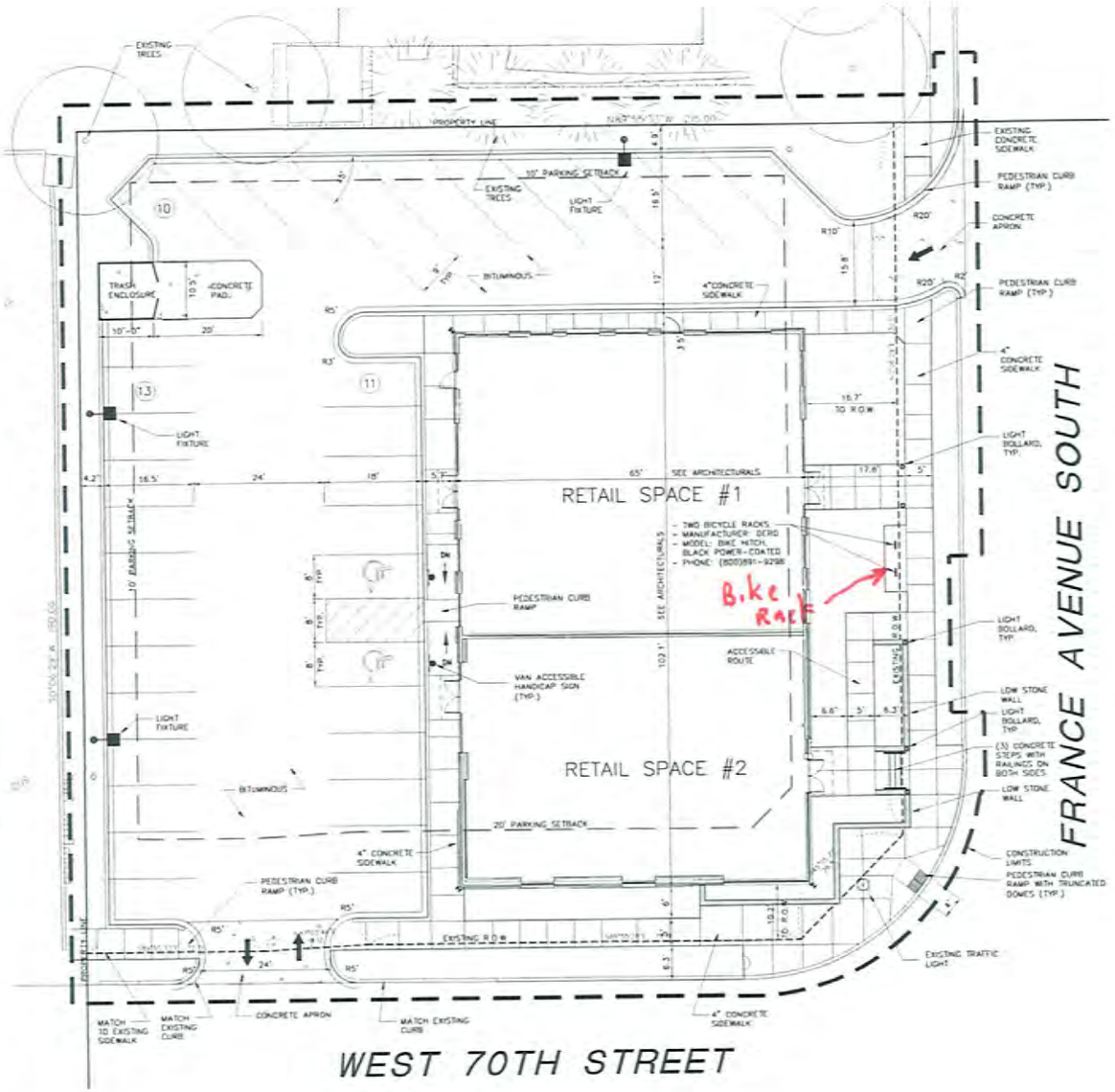
PHOENIX PLAZA

EXTERIOR ELEVATIONS

A200



SITE PLAN NOTES:

1. DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
2. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
3. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
4. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
5. ALL EXISTING CURB CUTS TO BE REPLACED WITH CONCRETE CURB AND GUTTER EQUIVALENT TO THAT WHICH CURRENTLY EXISTS.
6. ALL CURB AND GUTTER AND SIDEWALK WITHIN R.O.W. TO BE PER CITY STANDARDS.
7. STRIPING SHALL BE 4 INCH WHITE.
8. ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
9. ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE, PER CITY STANDARDS.
10. CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ON TO PUBLIC STREETS PER COUNTY & CITY STANDARDS.
11. BUILDING DIMENSIONS REFER TO OUTSIDE OF BUILDING FACE (TYP.) UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
13. ALL CONCRETE PADS TO BE 3000 PSI AIR ENTRAINED 6" CONCRETE WITH #4 BARS @ 12" O.C. AND BROOM FINISHED

SITE DATA:

CURRENT ZONING: PCD-4
PROPOSED ZONING: PUD

BUILDING SETBACK = FRONT 14', SIDE 9'
PARKING SETBACK = R.O.W. 20', SIDE/REAR 10'

PARCEL AREA = 22,210 SF, 0.5 ACRES
PROPOSED BUILDING AREA = 8,260 SF

F.A.R. = GFA/LOT AREA = 8,260/22,210 = 0.37

PARKING DATA:

BUILDING AREA = 8,260 SQ. FT

CITY OF EDINA - PARKING REQUIREMENTS:
8 PARKING SPACES FOR FIRST 1,000 SQ. FT
+ 6 PARKING SPACES FOR EACH ADDITIONAL 1,000 SQ. FT UP TO 15,000 SQ. FT

TOTAL RETAIL PARKING SPACES REQUIRED = 52

TOTAL PARKING SPACES PROVIDED = 34
(INCLUDES 2 VAN ACCESSIBLE PARKING SPACES)

SITE LEGEND:

- B612 CURB AND GUTTER
- EXISTING CURB AND GUTTER
- CONSTRUCTION LIMITS
- LUMINAIRE - 520 WATT METAL HALIDE, 25' POLE ON 3' CONCRETE BASE
- CONCRETE PAVEMENT

PRELIMINARY

N

0 5 10 20
SCALE IN FEET

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3-2-12

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70TH & FRANCE RETAIL
6996 FRANCE AVENUE SOUTH
EDINA, MINNESOTA

SITE PLAN

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

CLARK WICKLUND, PE

Date: License No.

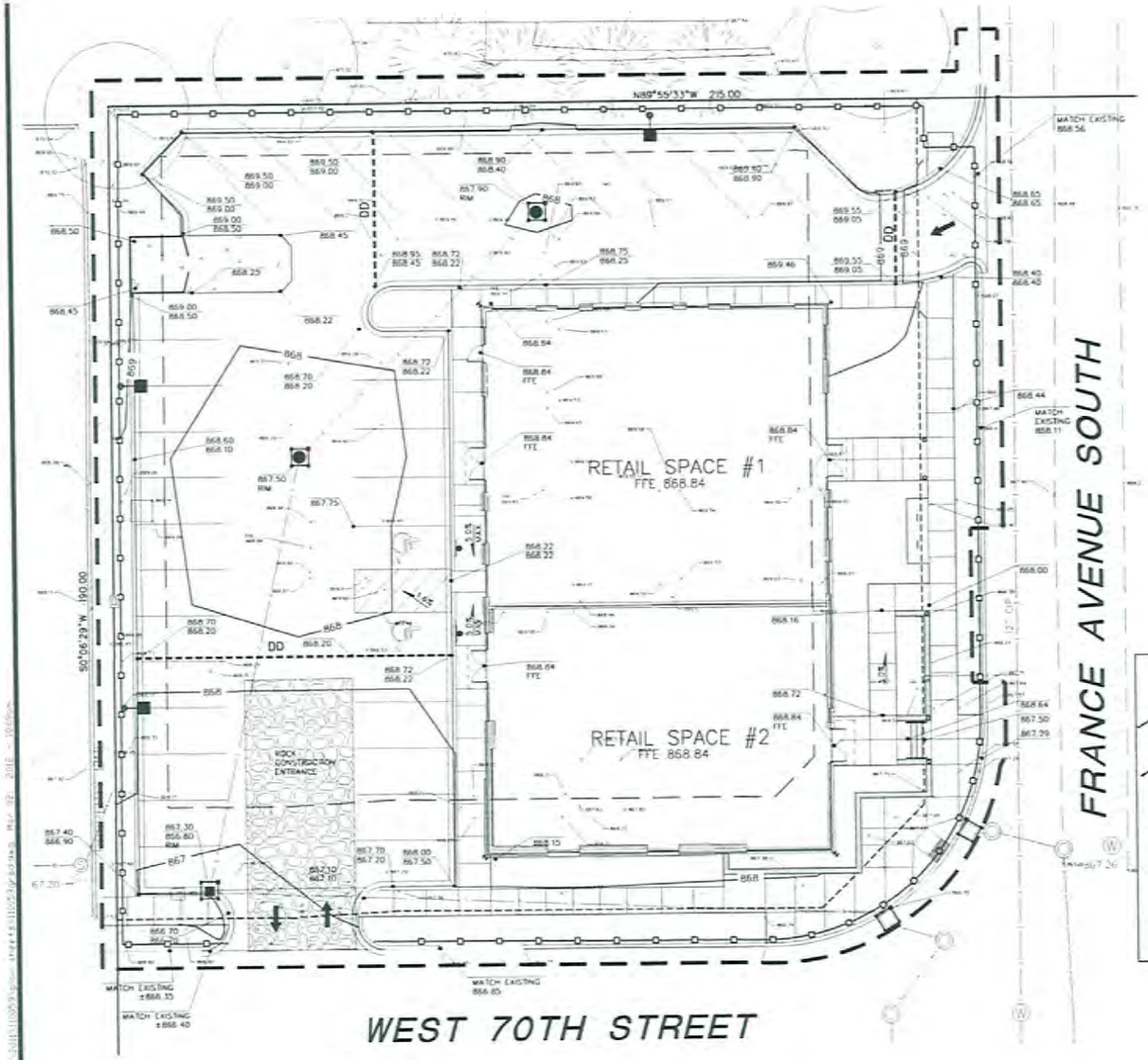
QUALITY ASSURANCE/CONTROL

BY: DATE:

DATE	ISSUE
9-12-11	FOR SUBMITTAL
12-30-11	CITY COMMENTS
1-24-12	CITY COMMENTS
3-2-12	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: MT
DRAWN: EK
PROJECT NO: 110059

C-2

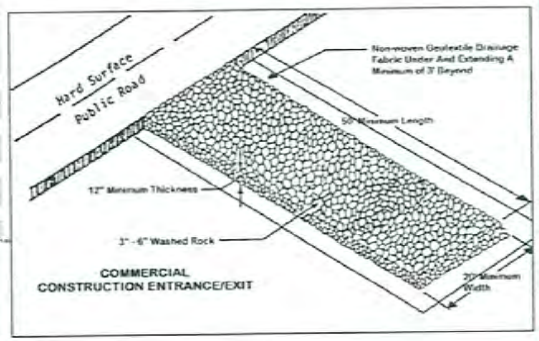


GRADING NOTES:

1. ALL PAVEMENTS SHALL SLOPE AWAY FROM PROPOSED BUILDING.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLE NOT TO EXCEED 2.0% IN ANY DIRECTION.
3. ALL CURB AND GUTTER AT ACCESSIBLE PARKING SPACES TO BE DEPRESSED WITH CURB TAPER, PER DETAIL.
4. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY/COUNTY.
5. NOTIFY GOPHER STATE ONE CALL AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
6. ALL IMPROVEMENTS TO CONFORM WITH CITY AND COUNTY CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
7. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
8. CONTRACTOR TO KEEP A COPY OF THE FINAL DRAINAGE REPORT ON SITE AT ALL TIMES.
9. CONTRACTOR TO SEED ALL ROUGH GRADED AREAS & FUTURE PAD SITES W/ APPROVED MNDOT TEMPORARY SEED MIX.
10. SURVEYOR TO VERIFY BENCHMARK ELEVATION PRIOR TO START OF CONSTRUCTION.
11. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
12. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE.
13. REFER TO SITE DESIGN CRITERIA SECTION OF PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
14. CONTRACTOR TO LOOSEN SUBSOIL WITHIN ALL PROPOSED INFILTRATION AREAS TO A DEPTH OF 24 INCHES OR GREATER, TO A MAXIMUM COMPACTION OF 80% STANDARD PROCTOR DENSITY.
15. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

GRADING LEGEND:

789	EXISTING CONTOUR
789	PROPOSED CONTOUR
873.0 / 872.5	TOP OF CURB / FLOW LINE
	PROPOSED CATCH BASINS
DD	PROPOSED STORM SEWER / DRAINAGE DIVIDE
2.00%	DIRECTION OF DRAINAGE
FFE	FIRST FLOOR ELEVATION
	SILT FENCE
	INLET PROTECTION



COMMERCIAL CONSTRUCTION ENTRANCE/EXIT

N

0 5 10 20
SCALE IN FEET

PRELIMINARY NOT FOR CONSTRUCTION

RECEIVED 3-2-12

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70TH & FRANCE RETAIL
6996 FRANCE AVENUE SOUTH
EDINA, MINNESOTA

GRADING & EROSION CONTROL PLAN

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

CLARK WICKLUND, PE

Date License No.

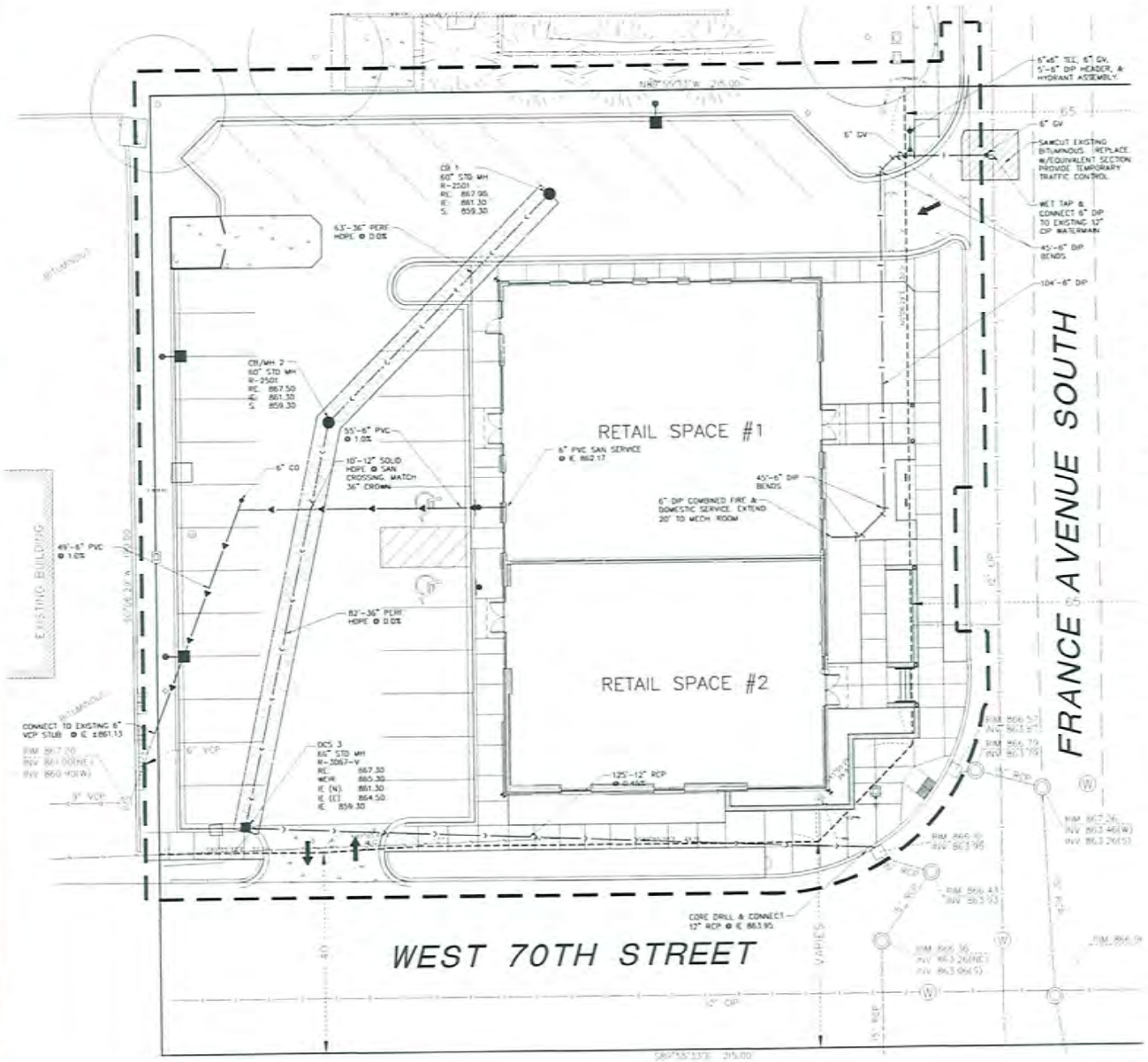
QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
8-12-11	FOR SUBMITTAL
12-30-11	CITY COMMENTS
2-24-12	CITY COMMENTS
3-2-12	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: WC
DRAWN: EK
PROJECT NO: 110059

C-3



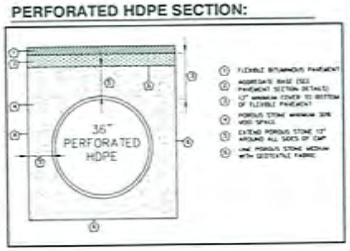
UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD AND WITH CITY OF EDINA PRIOR TO CONSTRUCTION.
2. MAINTAIN 10" VERTICAL AND 6' VERTICAL SEPARATION AT ALL PIPE CROSSINGS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. UTILITY CONTRACTOR TO PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 9'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH CITY OF EDINA ENGINEERING DESIGN STANDARDS.
6. NOTIFY GOPHER STATE ONE CALL, 1(800)252-1166, 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
8. NOTIFY UTILITY LOCATE COMPANY 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS—FIELD MANUAL" DATED JANUARY 2004, FOR ANY UTILITY CONSTRUCTION WITHIN PUBLIC R.O.W.
8. CONNECT RML TO STORM SEWER LINE WITH "WYE" CONNECTION.
9. ARRANGE TEL, GAS, AND ELECTRIC SERVICE CONNECTION WITH THE RESPECTIVE SERVICE COMPANY.
10. REFER TO PHOTOMETRIC PLAN FOR LOCATIONS, FOOTCANDLE PRINT OUT AND SPECIFICATIONS.
11. PROPOSED WATER SERVICE SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER OVER PIPE.
12. SEWER SERVICE SHALL BE 6" PVC, SDR 26, ASTM 3034 USE BENDS & FITTINGS AS REQUIRED.
13. THRUST BLOCKS SHALL BE PLACED AT FITTINGS, TEES, BENDS, CROSSES, PLUGS, ETC.
14. CONTRACTOR TO MARK ENDS OF UTILITY STUBS WITH A WOOD 4X4 POST (UPON COMPLETION OF EACH PHASE). BLUE FOR WATER AND RED FOR SANITARY.

UTILITY LEGEND:

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY/STORM MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE/CATCH BASIN
- EXISTING HYDRANT

PERFORATED HDPE SECTION:



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UTILITY PLAN

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CLARK WICKLUND, PE

Date Licensed No.

QUALITY ASSURANCE/CONTROL

BY	DATE

DATE	ISSUE
9-12-11	PDR SUBMITTAL
12-30-11	CITY COMMENTS
2-24-12	CITY COMMENTS
3-2-12	CITY COMMENTS

PROJECT TEAM DATA

DESIGNED: DW
DRAWN: DW
PROJECT NO: 110209

C-4

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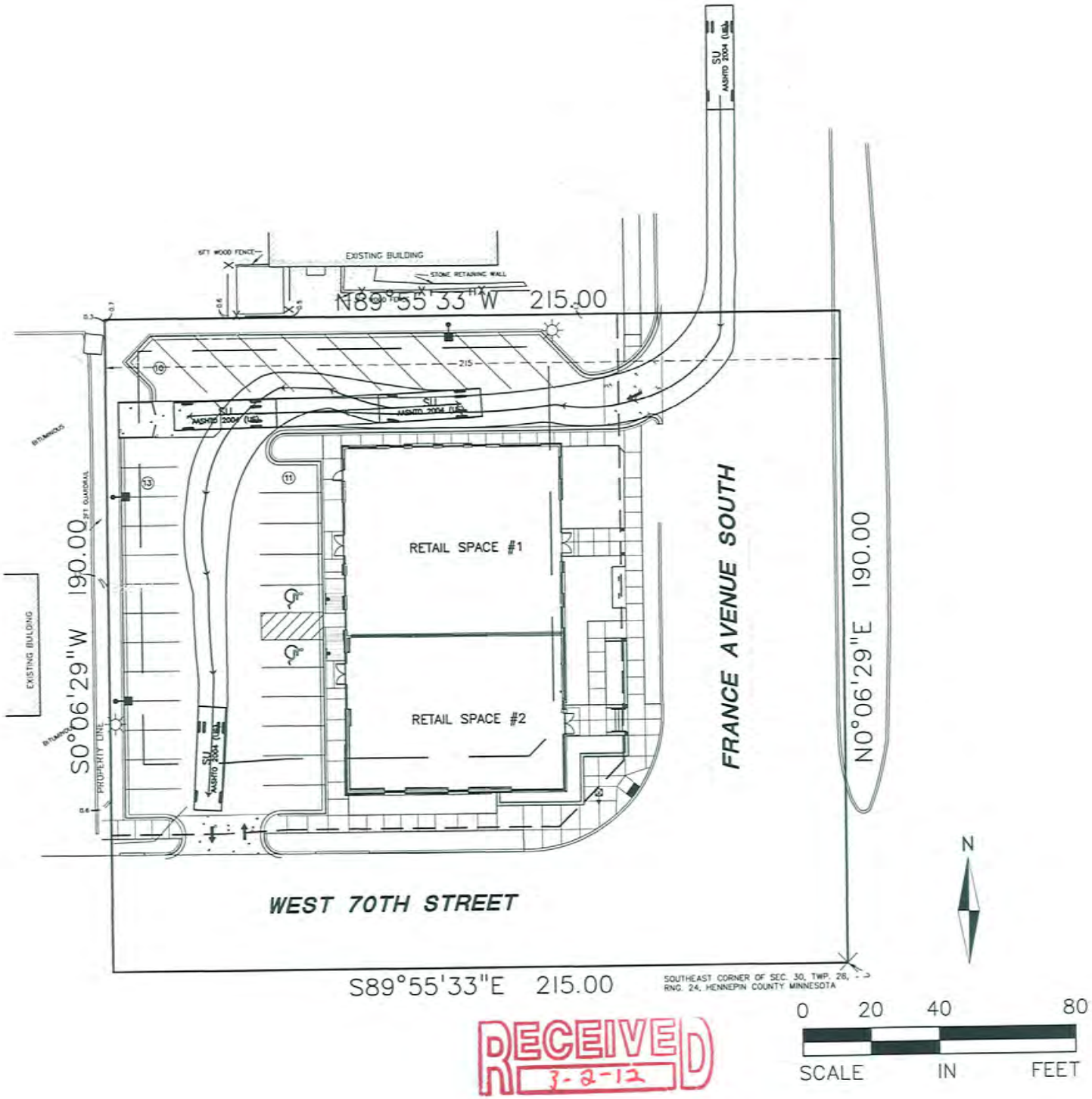

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EDINA, MINNESOTA

30' TRUCK MOVEMENT EXHIBIT

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CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

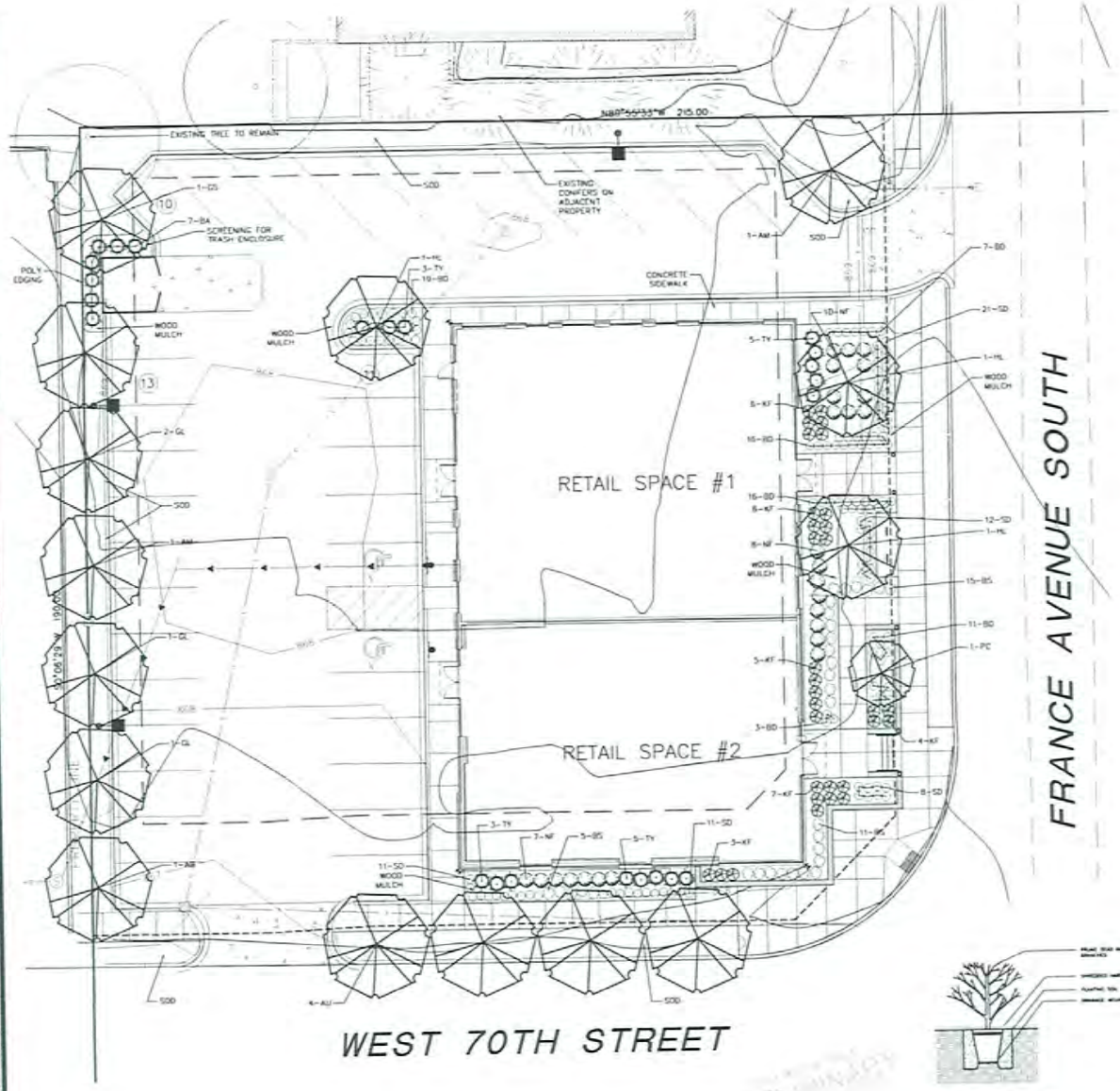
DATE	ISSUE

PROJECT TEAM DATA

DESIGNED:	MK
DRAWN:	DE
PROJECT NO:	110059

E-1

SHEET 1 of 1



LANDSCAPE REQUIREMENTS

OVERSTORY TREES REQUIRED (OVERSTORY TREES SHALL NOT BE LESS THAN THE PERIMETER OF THE LOT AS MEASURED IN FEET DIVIDED BY 40) = 15

MIN. AMOUNT OF REQUIRED TREES:

5% ORNAMENTAL (<2" DBI)	=	1
60% COMPLIMENTARY (2.5"DBI+)	=	9
ACCENT (3.5"DBI+)	=	4
10% PRIMARY (4.5"DBI+)	=	2
5% FULL (5.5"DBI+)	=	1
TOTAL TREES PROVIDED ON SITE	=	16

PLANTING NOTES:

INSTALL 4" MIN. TOP SOIL TO ALL SOD, SEED AND SHRUB AREAS. FINE GRADE ALL SOD AND SEED AREAS. INSTALL 12" TOP SOIL TO PERENNIAL AREAS.

ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE MULCHED WITH 4" DEPTH OF SHREDDED HARDWOOD MULCH, UNLESS SPECIFIED AS OTHER. VISA-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.

INSTALL 4"-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.

PLANT SOIL SHALL CONSIST OF 50% SELECT LOAM TOPSOIL, 25% PEAT MOSS, 25% PIT RUN SAND.

COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).

ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.

ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.

CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.

MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.

COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.

STAKING AND GUYING OF TREES OPTIONAL. MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.

SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.

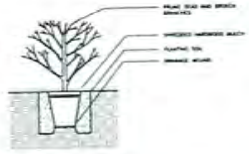
SUPPLY DESIGN AND INSTALLATION TO MODIFY THE EXISTING SYSTEM WITH COVERAGE OF NEW SODDED AND PLANTING AREAS. USE RAINBIRD OR APPROVED EQUAL. COORDINATE WITH G.C.

APPLY SOD IN ALL DISTURBED AREAS NOT SPECIFIED WITH OTHER PLANT MATERIAL.

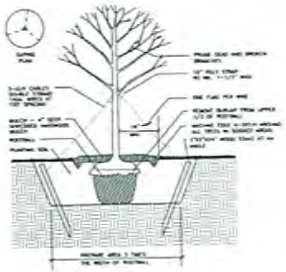
LANDSCAPE SCHEDULE

QTY	KEY	COMMON NAME / BOTANICAL NAME	SIZE	REMARKS
		OVERSTORY TREES		
1	AB	AUTUMN BLAZE MAPLE Acer x freemanii 'Jeffersred'	5.5" B&B	Crown Size as indicated
12	AM	AUTUMN BLAZE MAPLE Acer x freemanii 'Jeffersred'	4.5" B&B	Crown Size as indicated
4	AU	AUTUMN BLAZE MAPLE Acer x freemanii 'Jeffersred'	2.5" B&B	Crown Size as indicated
4	GI	GREENSPIRE LINDEN Tilia cordata 'Greenspire'	3.5" B&B	Crown Size as indicated
1	GS	GREENSPIRE LINDEN Tilia cordata 'Greenspire'	2.5" B&B	Crown Size as indicated
3	HL	SKYLINE HONEYLOCUST G. triacanthos var. inermis 'Skycole'	2.5" B&B	Crown Size as indicated
1	PC	PRAIRIFIRE CRABAPPLE Malus 'Prairiefire'	3" B&B	Crown Size as indicated
		SHRUBS		
16	TY	DENSIFORM YEW Taxus x media 'Densiformis'	24" Dia. Cont	3' o.c. Spacing
7	BA	BLUE ARROW JUNIPER Juniperus scopulorum 'Blue Arrow'	24" Dia. Cont	3' o.c. Spacing
25	AF	ARCTIC FLAME SPIREA Spiraea japonica 'Arctic Flame'	18" Ht. Cont	3' o.c. Spacing
		PERENNIALS		
72	BD	BLUE DAYLILY Hemerocallis 'Stella'	1 Gal., Cont	
21	BS	BLACK EYED SUSAN Rudbeckia 'Pot of Gold'	1 Gal., Cont	
31	KF	FEATHER REED GRASS C. x acutiflora 'Karl Foerster'	3 Gal., Cont	
83	SD	STELLA DE ORO DAYLILY Hemerocallis 'Stella De Oro'	1 Gal., Cont	

NOTES: QUANTITIES ON PLAN "SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

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3-2-12

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70TH & FRANCE RETAIL
6990 FRANCE AVENUE SOUTH
EDINA, MINNESOTA

LANDSCAPE PLAN

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MARC KROMREY, PLA

Date Licensure No.

QUALITY ASSURANCE/CONTROL

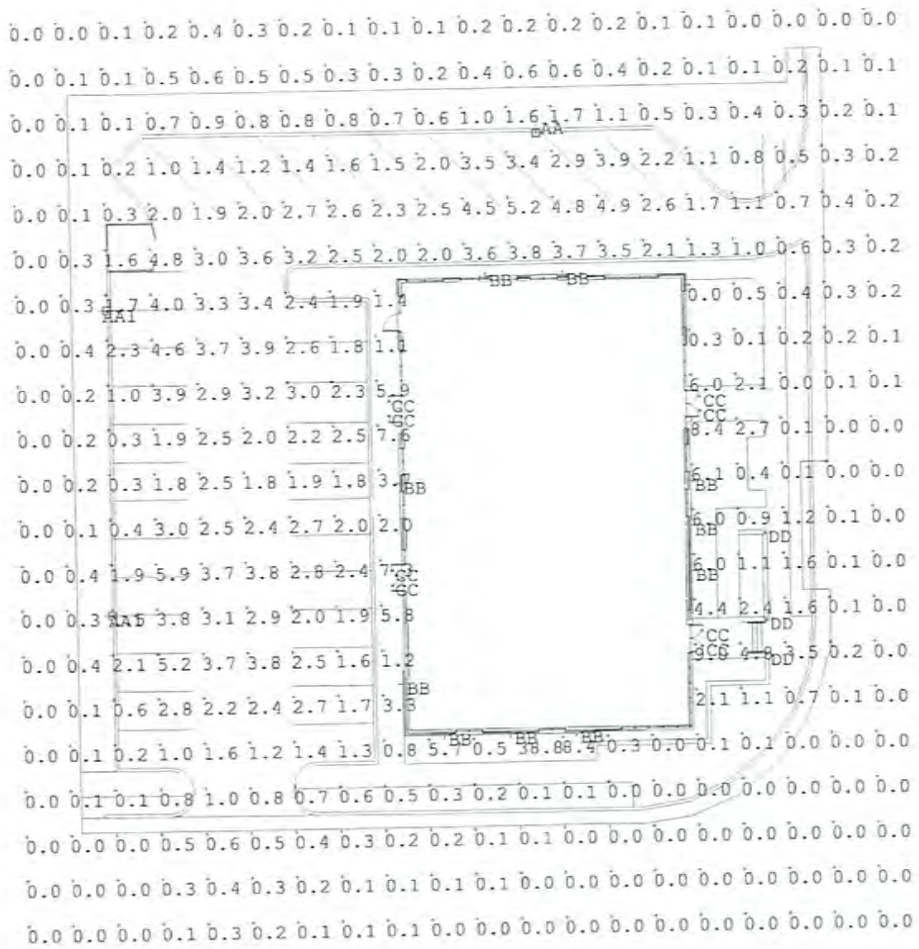
BY	DATE

DATE	ISSUE
9-13-11	PDR SUBMITTAL
12-30-11	CITY COMMENTS
3-2-12	CITY COMMENTS

PROJECT TEAM DATA

DESIGNED MR
DRAWN CH
PROJECT NO. 110058

L-1



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	1	AA	SINGLE	44000	0.750	LSI GFM-3-400-PSMVR-F-MT-BRZ-HSS/4SQB5-S11G-22-S-BRZ
	2	AA1	SINGLE	44000	0.750	LSI GFM-FP-400-PSMVR-F-MT-BRZ-HSS/4SQB5-S11G-22-S-BRZ
	10	BB	SINGLE	3300	0.750	Intense IVT511MH-ST-39-SP15
	8	CC	SINGLE	1800	0.740	LSI 206H-CFL-2-26Q-UNIV/206HPALW
	3	DD	SINGLE	3200	0.750	LSI VBR-IL-50-MH-CA-MT-BRZ

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Area	Illuminance	Fc	1.33	38.8	0.0	N.A.	N.A.	Horiz FC at 30"

Phoenix Plaza
Edina, MN

Luma Sales Associates
Lighting and Controls
5500 12th Avenue East
Shakopee, MN 55379
TEL: (952) 445-8500
FAX: (952) 445-8565

RECEIVED
2-24-12

ORDINANCE NO. 2012-9
(850-A-38)

AN ORDINANCE AMENDING THE ZONING ORDINANCE TO ESTABLISH A PUD, PLANNED UNIT DEVELOPMENT DISTRICT AT 6996 FRANCE AVENUE

The City Of Edina Ordains:

Section 1. Subsection 850.05 is amended to add the following:

850.05 Districts. For the purposes of this Section, the City shall be divided into the following zoning districts:

Single Dwelling Unit District (R-1)
Double Dwelling Unit District (R-2)
Planned Residence District (PRD and PSR)
Mixed Development District (MDD)
Planned Office District (POD)
Planned Commercial District (PCD)
Planned Industrial District (PID)
Regional Medical District (RMD)
Automobile Parking District (APD)
Heritage Preservation Overlay District (HPD)
Floodplain Overlay District (FD)
Building Height Overlay District (HOD)
Planned Unit Development District (PUD)

Section 2. Subsection 850 is hereby amended to add the following Planned Unit Development (PUD) District:

850.23 Planned Unit Development Districts (PUD)

Subd. 1. Planned Unit Development District-1 (PUD-1) – Phoenix Plaza at 6996 France Avenue

A. Legal Description:

The East 215 feet of the South 190 feet of the Southeast Quarter of Section 30, Township 28, Range 24, Hennepin County Minnesota.

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

B. Approved Plans. Incorporated herein by reference are the FE 70 LLC plans received by the City on February 24, 2012, March 2, 2012 and March 14, 2012, including the building plans, except as amended by City Council Resolution No. 2012-39, on file in the Office of the Planning Department under file number 2011-011.11a.

C. Principal Uses:

All principal uses allowed in the PCD-1 Zoning District, except drive-through uses, bakeries, coffee shops, and banks.

Catering

Clothing store over 2,500 s.f.

Department store

Dry goods

Electrical and appliance store

Furniture store

Medical offices up to a maximum of 7,950 square feet total for the site

Office supplies

Paint and wallpaper

Sporting goods

***If the entire building is occupied by retail uses, then the mezzanine shall be turned into storage space, and shall not be used for retail.**

D. Accessory Uses:

Off-street parking facilities

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

Produce stands pursuant to permit issued by the City Manager.

Signs allowed per the PCD-1 District standards, except as follows:

1. Wall signage on the two sides of the southeast corner of the building shall not exceed 2 feet by 13 feet in size.

2. There shall be no window signage above the entry doors on the first level.

3. The monument sign setback shall be three (3) feet from the right-of-way.

E. Conditional Uses:

None

F. Development Standards. Development standards per the PCD-1 Zoning District, except the following:

Building Setbacks

Front – France Avenue	16 feet
Side Street – South	10 feet
Side – North	39 feet
Rear – West	68 feet

Parking Lot Setbacks

Front – France Avenue	10 feet
Front – 70th Street	4 feet
Side – North & West	4 feet

Building Height	one story
Maximum Floor Area Ratio	37%

G. Drive-through uses, coffee shops, bakeries and banks, medical office over 7,950 square feet, and retail space over 6,600 square feet shall be prohibited.

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

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

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 March 20, 2012, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 2012.

_____

City Clerk

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

6996 FRANCE AVENUE SOUTH

Edina, Minnesota

July 22, 2011

Rendering

111-0027.0

DJR ARCHITECTURE INC.

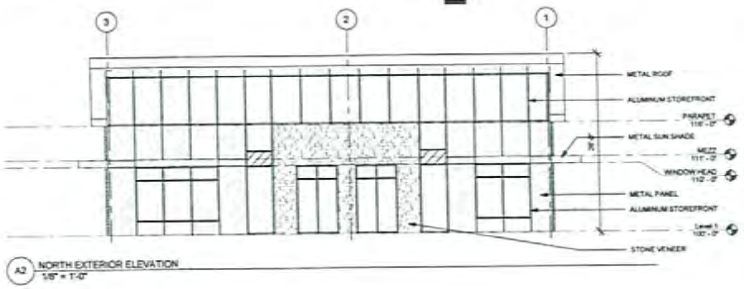
JULY 22, 2011

D3 EXTERIOR PERSPECTIVE 2

D2 EXTERIOR PERSPECTIVE 1

A4 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

A3 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



A2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

A1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

DJR ARCHITECTURE, INC

6996 France Avenue South

PRELIMINARY - NOT FOR CONSTRUCTION

Exterior Elevations

PLANNING DEPARTMENT
CITY OF BLOOMINGTON

A200

FEB. 8 PLAN
2012

6996 FRANCE AVENUE SOUTH

Edina, Minnesota

March 1, 2012

SE Rendering

111-0027.0

DJR ARCHITECTURE INC.

MARCH 1

RECEIVED 3-1-12

PLANNING COMMISSION STAFF REPORT

Originator **Cary Teague** **Director of Planning**	Meeting Date **February 8, 2012**	Agenda # **2011-011.11a**

INFORMATION/BACKGROUND

Project Description

FE 70, LLC is proposing to tear down the existing gas station at 6996 France Avenue and re-build an 8,260 square foot office/retail building. (See property location and surrounding land uses on pages A1–A6c.) The building would include a 3,000 square foot retail store (Vitamin Shop) and a 5,260 square foot financial office. (See the applicant's narrative, building rendering and plans on pages A11–A22; and the traffic and parking study on pages A30-A40a.)

To accommodate this proposed redevelopment, the following is requested:

- Final Rezoning from PCD-4, Planned Commercial District to PUD, Planned Unit Development;
- A Zoning Ordinance Amendment that establishes the PUD, Zoning District; and
- Final Development Plan.

The City Council approved Preliminary Rezoning from PCD-4, Planned Commercial District to PUD, Planned Unit Development, and Preliminary Development plan for this project on December 6, 2011. (See approved preliminary plans on pages A23–A25, and the minutes from the meeting on pages A52–A55.) The footprint of the building and the parking arrangement has not changed from the preliminary approval.

The Zoning Ordinance Amendment that would accommodate the requested rezoning to PUD, Planned Unit Development can be found on the attached pages A7–A10.)

SUPPORTING INFORMATION

Surrounding Land Uses

Northerly:	Southdale Galleria Offices; zoned PCD-3, Planned Commercial District and guided Office/Residential.
Easterly:	France Avenue and the Galleria; zoned PCD-3, Planned Commercial District and guided CAC, Community Activity Center.
Southerly:	70th Street and a BP Gas Station; zoned PCD-4, Planned Commercial District and guided Office/Residential.
Westerly:	Southdale Pet Hospital; zoned PCD-3, Planned Commercial District and guided Office/Residential.

Existing Site Features

The subject property is 27,702 square feet in size, is relatively flat and contains a full service gas station. (See pages A3–A6.)

Planning

Guide Plan designation:	Office/Residential (See pages A27–A29.) The property is located within and area designated as a potential area of change. (See page A27.) During the Sketch Plan review of this project, the City Council determined that a Small Area Plan would not be necessary prior to redevelopment of this site. (See page A60.)
Zoning:	PCD-4, Planned Commercial District (See page A26.)

Parking

Based on the proposal for 3,000 square feet of retail space and 5,260 square feet of office space, 47 parking stalls would be required by the City Zoning Ordinance. The site plan demonstrates 34 parking stalls available. However, the parking study demonstrates that these uses would generate the need for 29 parking stalls. (See page A38 of the parking study.) Therefore, 34 parking stalls would support 3,000 square feet of retail space and 5,260 square feet of office space. However if the retail uses become a bank, coffee shop, or bakery/bagel shop, the parking would not be adequate. (See page A37.) Therefore, those uses should not be allowed on this site. Additionally, if the office space were turned into retail, the mezzanine would have to be converted into storage. In doing so, that would turn the building back to a 6,600 square foot building. If the building were entirely occupied with general office uses, the site would contain adequate parking; however if the building were entirely occupied by medical offices, the site would not contain adequate

parking. (See attached memo from WSB on page A40a.) Based on that WSB memorandum dated February 3, 2012, only a 7,950 square foot medical office could be supported by the site's 34 parking stalls. Therefore a portion of the mezzanine could be utilized by medical office space. A restriction on the size of medical offices should therefore be added into the PUD Ordinance requirements.

Site Circulation

Access to the site would be from France Avenue and 70th Street. Exit from the site would be onto 70th Street only. (See page A18.) There would be surface parking behind the building. Loading to the building would take place in the parking lot during off peak hours.

A walking path would be located around the building and along France and 70th Street. (See page A19.) The city engineer and fire marshal have reviewed the proposed site circulation plans and found them to be acceptable.

Landscaping

The existing site contains virtually no landscaping or green space. There is one tree existing in the northwest corner of the site. This tree would remain. The applicant is proposing 15 new overstory trees. In addition, a full complement of understory landscaping would be provided around the building and green space added along all four sides. This would all be an improvement over the existing conditions on the site. (See page A19.) The property owner to the north has expressed a willingness to remove the pine trees on their property near the north lot line. (See attached emails on pages A64–A65.) The applicant believes that these trees would not be impacted during construction of the new building

Grading/Drainage/Utilities

The city engineer has reviewed the proposed plans and found them to be acceptable subject to the comments and conditions outlined on the attached page A63. A developer's agreement would be required for the construction of the proposed sidewalks within the right-of-way.

The fire marshal reviewed the proposed plans and is requiring that a fire hydrant be installed on the northeast corner of the property. It should be located on the north side of the proposed driveway entrance on the west side of the sidewalk. (See page A62.) This shall be made a condition of approval.

Any approvals of this project would be subject to review and approval of the Nine Mile Creek Watershed District, as they are the City's review authority over the grading of the site.

Building/Building Material

The proposal is for a stone building with large windows. (See rendering on pages A15–A16.) The applicant will have a materials board for the Planning Commission to review at the Planning Commission meeting. The City's chief building official has reviewed the plans and provided provide comments on page A61. These comments and conditions shall be made a condition of approval. A construction management plan must also be submitted subject to staff approval.

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.***

The proposal would meet the purpose and intent of the PUD, as most of the above criteria would be met. The site is guided in the Comprehensive Plan for "Office Residential – OR," which allows for limited retail. The applicant is proposing to use the site for office with limited retail. Through the PUD rezoning, the City has the ability to specifically limit the uses on the site to be consistent with limited retail uses per the Comprehensive Plan, and to ensure that the uses can be supported by the parking provided. The proposed vitamin store and financial office uses are more consistent with the Comprehensive Plan, than the existing gasoline service station.

The proposal would create a more efficient and creative use of the property. The building would be pulled up close to the street, with sidewalks in front, and separated from the street by green space to promote a more walkable environment. Landscaping and patios are also proposed in front, with store fronts opening toward France Avenue. Traffic generated from the site would be less than the existing gas station site.

The proposed building would be a high quality stone and glass building. The site circulation would be improved with a right-in only access on France Avenue, the elimination of the curb cut nearest the intersection and narrowing the curb cut further to the west. The applicant will also remediate contaminated soils that exist on the site today from the service station. As demonstrated on page 9 of this report, the proposal meets several goals and policies outlined in the Comprehensive Plan.

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.***

Because of the Comprehensive Plan designation of "limited retail" and the potential for a parking shortage depending on future use; the proposal should be limited to uses that will not create parking problems. (See page A37 of the parking study.) The Zoning Ordinance amendment on pages A7–A10 lists the uses that would be allowed on this site. The uses allowed are based on the traffic and parking analysis done by WSB and Associates on pages A30–A40a.

   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 "Office Residential – OR," which allows for limited retail. Because of that land use designation, uses allowed within the PCD-1 District would be appropriate, as the PCD-1 is the City's least intensive commercial zoning district. (See pages A41–A42 for a list of uses allowed within the PCD-1 District.)

Per the preliminary approval, the applicant is agreeable to those uses. Uses were added as part of the preliminary approval including: catering, clothing store over 2,500 s.f., department store, dry goods, electrical and appliance store, furniture store, office supplies, paint and wallpaper, and sporting goods.

Uses that should not be allowed, based on the parking study, would be a bank, coffee shop or a bakery/bagel shop. (See page 37 of the parking study.)

As mentioned above, there is concern over the number of parking spaces provided on the site. According to the parking study, the parking that is proposed would support the initially proposed uses. However, should these uses change in the future; the site could be short parked, depending on the new use. Therefore, as a condition of a change in use, such as the office space turning to retail, the mezzanine would have to be converted to storage area, so the use would meet the parking requirements.

If the site were entirely occupied with general office uses, the site would contain adequate parking; however if it were entirely occupied by medical office, the site would not contain adequate parking. (See attached memo from WSB on page A40a.) Based on the WSB memorandum dated February 3, 2012, only a 7,950 square foot medical office could be supported by the site's 34 parking stalls. (See page A40a.)Therefore a portion of the mezzanine could be utilized by medical office space.

Again, these provisions would be written into the Ordinance that rezones the site PUD, and would be adopted into the City's Zoning Ordinance. (See draft of the Ordinance on pages A7–A10.)

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;

As mentioned above, the proposed uses would be office and limited retail, consistent with Comprehensive Plan. A single land use on the site would meet the limited retail use or office designation of the Comprehensive Plan.

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

Parking requirements would limit the uses that would be allowed on the site. If approved by the City, the building would be limited in size; and the use of the building would be limited by the number of parking spaces on the site. The building would not be allowed to be entirely occupied with 8,260 square feet of retail. Should the office space turn into retail, the mezzanine would have to be turned into storage.

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 PCD-1 Zoning Ordinance Standards. Should the City decide to rezone these sites to PUD, the proposed setbacks, height of the building and number of parking stalls would become the standards for the lots. Please note that several of the 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 bringing the building up to the street, providing front door entries toward the street, and including sidewalks to encourage a more pedestrian friendly environment along the street. The design of the building is of a high quality stone with large windows. The building is consistent with the small scale buildings on this block. The development would incorporate improved landscaping and green space, a decrease in impervious coverage, and an infiltration area. The applicant will also be cleaning up contaminated soils on the site through the Minnesota Pollution Control Agency (MPCA). Traffic would be improved in the area with a right-in only access on France Avenue, the elimination of the curb cut nearest the intersection and narrowing the curb cut further to the west.

Compliance Table

	City Standard (PCD-1)	Proposed PUD
Building Setbacks Front – France Avenue Side Street – South Side – North Rear – West **Parking Lot Setbacks** Front – France Avenue Front – 70th Street Side – North & West	 35 feet 35 feet 25 feet 25 feet 20 feet 20 feet 10 feet	 14 feet 9 feet 40 feet 70 feet 10 feet 5 feet 5 feet
Building Height	Four Stories	One Story + Mezzanine
Maximum Floor Area Ratio (FAR)	100% Lot size = 22,210 s.f.	37% Gross s.f. = 8,260 s.f.
Parking Stalls	47 (Based on 3,000 s.f. retail & 5,200 s.f. office)	34 stalls
Parking Stall Size	8.5' x 18'	8.5 x 18'
Drive Aisle Width	24 feet	24 feet

PRIMARY ISSUES/STAFF RECOMMENDATION

Primary Issues

- **Is the proposed development reasonable for this site?**

Yes. Staff believes the proposal is reasonable for the following reasons:

1. The proposed uses would fit in to the neighborhood. As mentioned, this site is guided in the Comprehensive Plan for "Office Residential – OR," which allows for limited retail. The applicant is proposing to use the site for office with limited retail. Through the PUD rezoning, the City has the ability to specifically limit the uses on the site to be consistent with limited retail uses per the Comprehensive Plan, and to ensure that the uses can be supported by the parking provided.

2. The building is relatively small and in scale with building within this area on the west side of France.

3. The existing roadways would support the project. WSB conducted a traffic impact study based on the proposed development, and concluded that the

traffic generated from the project would be less than the current use on the site. (See traffic study on pages A30–A40a.)

4. The proposed project would meet the following goals and policies of the Comprehensive Plan:

   a. Building Placement and Design. Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment. On existing auto-oriented development sites, encourage placement of liner buildings close to the street to encourage pedestrian movement.

      - Locate prominent buildings to visually define corners and screen parking lots.
      - Locate building entries and storefronts to face the primary street, in addition to any entries oriented towards parking areas.
      - Encourage storefront design of mixed-use buildings at ground floor level, with windows and doors along at least 50% of the front façade.
      - Encourage or require placement of surface parking to the rear or side of buildings, rather than between buildings and the street.

   b. Movement Patterns.

      - Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.
      - Limit driveway access from primary streets while encouraging access from secondary streets.
      - Provide pedestrian amenities, such as wide sidewalks, street trees, pedestrian-scale lighting, and street furnishings (benches, trash receptacles, etc.)
      - A Pedestrian-Friendly Environment. Improving the auto-oriented design pattern discussed above under "Issues" will call for guidelines that change the relationship between parking, pedestrian movement and building placement.

   c. Appropriate Parking Standards. Mixed use developments often produce an internal capture rate. This refers to residents and workers who obtain goods and services from within the development without making additional vehicle trips.*Parking ratios for mixed use development should reflect the internal capture rate and the shared parking opportunities this type of development offers.

   d. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.

5. The proposed plans are the same as the plans that were approved in the Preliminary Rezoning and Preliminary Site Plan.

- **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 4–8, the proposal meets the City's criteria for PUD zoning. In summary the PUD zoning would:

  1. Ensure that the building proposed would be the only building built on the site, unless an amendment to the PUD is approved by City Council.

  2. Limit the uses allowed on the site to ensure that there would be adequate parking. The uses allowed would be specifically listed in a PUD Ordinance that would be reviewed and approved as part of the Final Development Plan stage of the project.

  3. Provide for a more creative site design, consistent with goals and policies in the Comprehensive Plan.

Staff Recommendation

Final Rezoning to PUD & Final Development Plan

Recommend that the City Council approve the Final Rezoning from PCD-4, Planned Commercial District to PUD, Planned Unit Development District; adoption of the Ordinance Amending the Zoning Ordinance to establish the PUD Zoning District; and Final Development Plan to construct an 8,260 square foot retail/office building at 6996 France Avenue for FE70, LLC.

Approval is subject to the following findings:

1. The proposed land uses are consistent with the Comprehensive Plan.

2. The proposal is consistent with the approved Preliminary Rezoning and Preliminary Development Plan.

3. The site layout would be an improvement over a site layout required by standard zoning; the building is brought up to the street, provides front door entries toward the street, includes sidewalks to encourage a more pedestrian friendly environment along the street.

4. The design of the building is of a high quality stone with large windows. The building is consistent with the small scale buildings on this block.

5. The development would incorporate improved landscaping and green space, a decrease in impervious coverage, and an infiltration area.

6. The contaminated soils on the site would be cleaned up.

7. Traffic would be improved in the area with a right-in only access on France Avenue, the elimination of the curb cut nearest the intersection and narrowing the curb cut further to the west.

8. The proposed project would meet the following goals and policies of the Comprehensive Plan:

   a. Building Placement and Design. Where appropriate, building facades should form a consistent street wall that helps to define the street and enhance the pedestrian environment. On existing auto-oriented development sites, encourage placement of liner buildings close to the street to encourage pedestrian movement.

      - Locate prominent buildings to visually define corners and screen parking lots.
      - Locate building entries and storefronts to face the primary street, in addition to any entries oriented towards parking areas.
      - Encourage storefront design of mixed-use buildings at ground floor level, with windows and doors along at least 50% of the front façade.
      - Encourage or require placement of surface parking to the rear or side of buildings, rather than between buildings and the street.

   b. Movement Patterns.

      - Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.
      - Limit driveway access from primary streets while encouraging access from secondary streets.
      - Provide pedestrian amenities, such as wide sidewalks, street trees, pedestrian-scale lighting, and street furnishings (benches, trash receptacles, etc.)
      - A Pedestrian-Friendly Environment. Improving the auto-oriented design pattern discussed above under "Issues" will call for guidelines that change the relationship between parking, pedestrian movement and building placement.

c. Appropriate Parking Standards. Mixed use developments often produce an internal capture rate. This refers to residents and workers who obtain goods and services from within the development without making additional vehicle trips. Parking ratios for mixed use development should reflect the internal capture rate and the shared parking opportunities this type of development offers.

d. Encourage infill/redevelopment opportunities that optimize use of city infrastructure and that complement area, neighborhood, and/or corridor context and character.

Final 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 January 6, 2012.
- Grading plan date stamped January 6, 2012.
- Landscaping plan date stamped January 6, 2012.
- Building elevations date stamped January 6, 2012.

2) Prior the issuance of a building permit, the following must be submitted:

a. A final landscape plan, 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.

b. A construction management plan.

3) The property owner is responsible for replacing any required landscaping that dies.

4) Submit a copy of the Nine Mile Creek Watershed District permit. The City may require revisions to the approved plans to meet the district's requirements.

5) Compliance with the conditions required by the chief building official in his memo dated January 10, 2012.

6) Compliance with the conditions required by the city engineer in his memo dated January February 3, 2012.

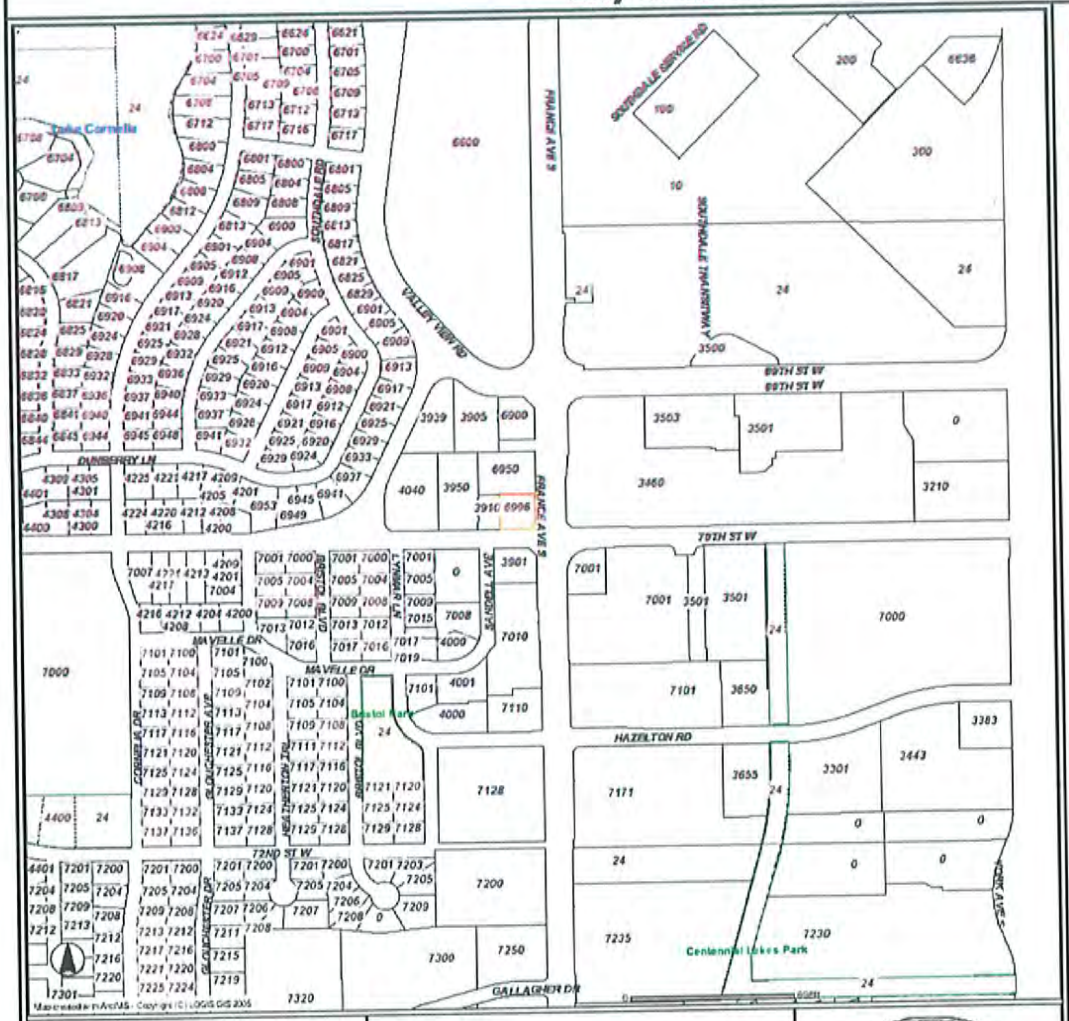
7) Compliance with the conditions required by the fire marshal in his memo dated January 28, 2012.

8) The contaminated soils must be cleaned up per the requirements of the Minnesota Pollution Control Agency.

9) Adoption and compliance with the PUD Ordinance for the site.

Deadline for a city decision: May 1, 2012

City of Edina



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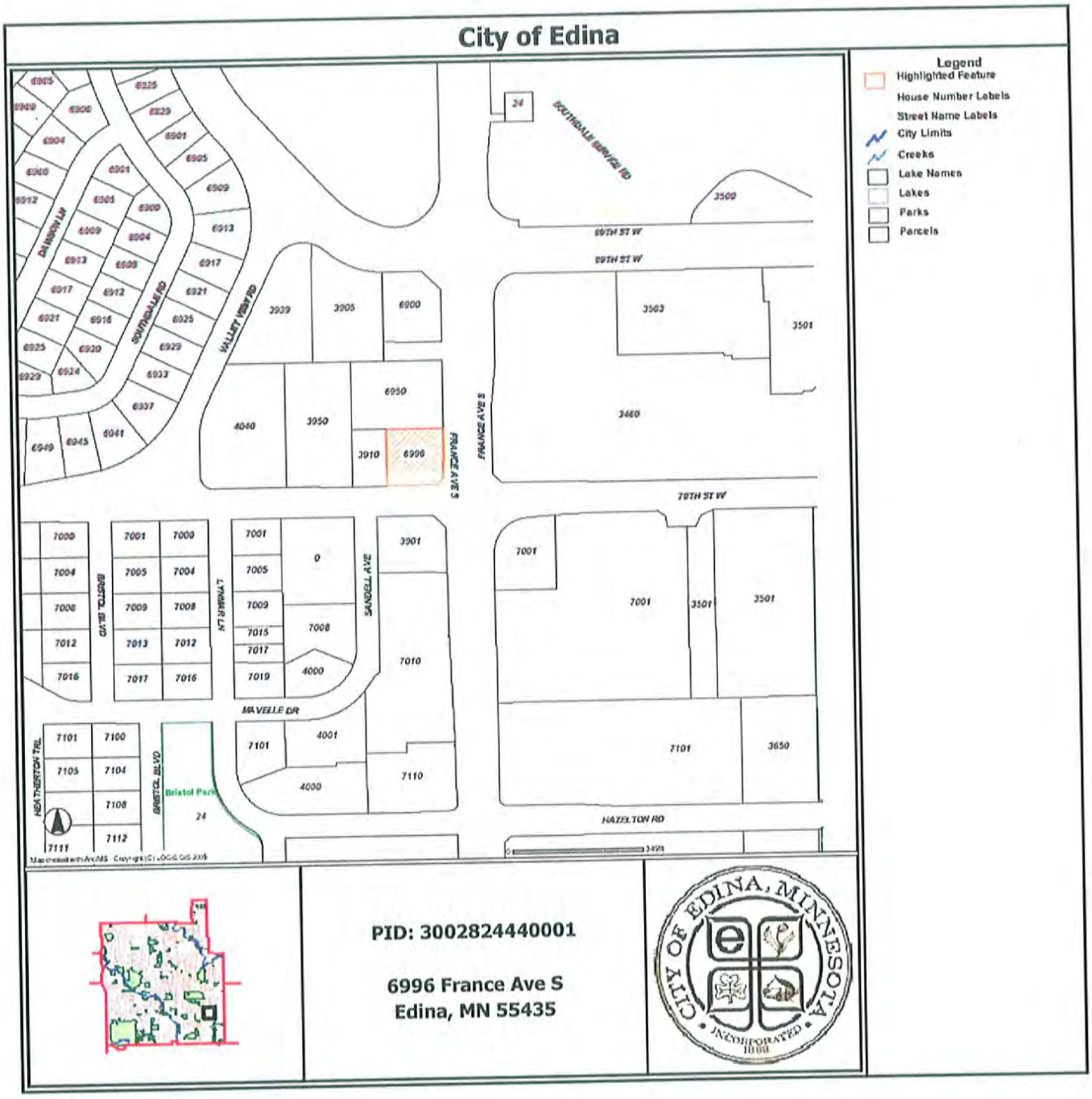
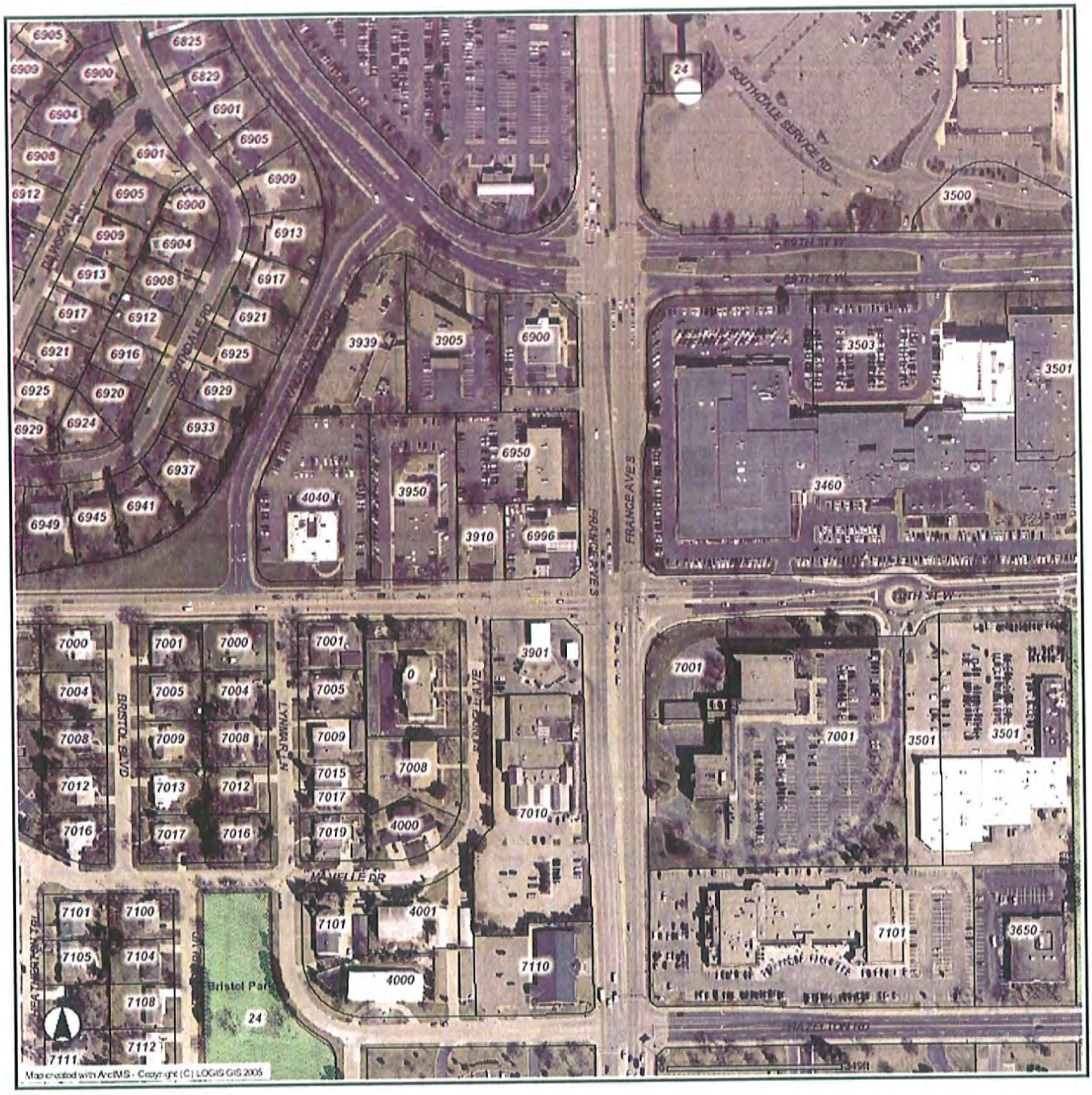
6996 France Ave S
Edina, MN 55435

CITY OF EDINA, MINNESOTA
INCORPORATED 1888

City of Edina

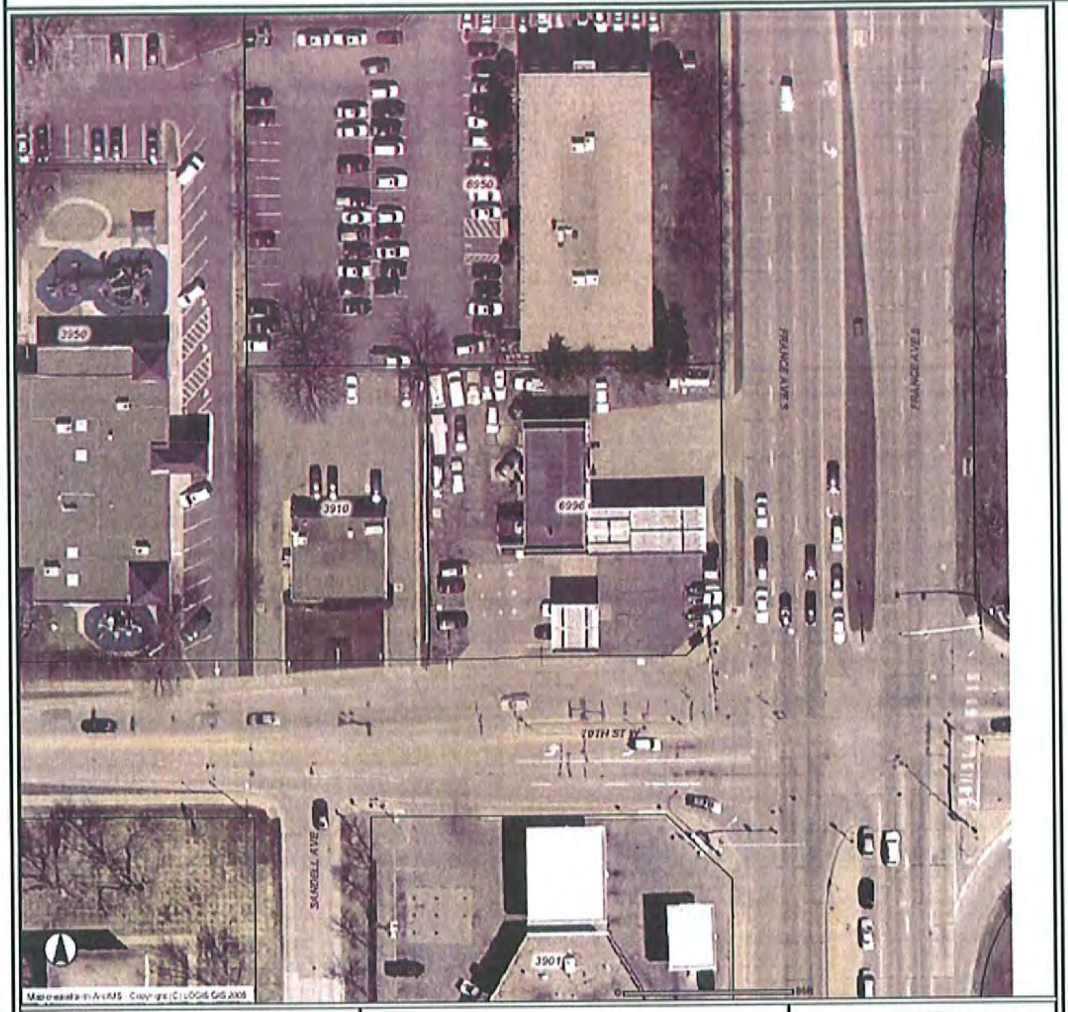




SOUTHDALE SERVICE RD
FRANCE AVE S
BRISTOL BLVD
LYNMAR LN
MAYELLE DR
HAZELTON RD
Bristol Park
Map created with ArcIMS - Copyright (C) LOGIS GIS 2005

A3

City of Edina



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

PID: 3002824440001

6996 France Ave S
Edina, MN 55435

CITY OF EDINA, MINNESOTA · INCORPORATED 1888 ·

45

A6

PROPERTY TO THE NORTH

PROPERTY TO THE WEST

PROPERTY TO THE SOUTH

A6c

DRAFT - DRAFT - DRAFT

ORDINANCE NO. 2012-__

AN ORDINANCE AMENDING THE ZONING ORDINANCE TO ESTABLISH A PUD, PLANNED UNIT DEVELOPMENT DISTRICT AT 6996 FRANCE AVENUE

The City Of Edina Ordains:

Section 1. Subsection 850.05 is amended to add the following:

850.05 Districts. For the purposes of this Section, the City shall be divided into the following zoning districts:

Single Dwelling Unit District (R-1)
Double Dwelling Unit District (R-2)
Planned Residence District (PRD and PSR)
Mixed Development District (MDD)
Planned Office District (POD)
Planned Commercial District (PCD)
Planned Industrial District (PID)
Regional Medical District (RMD)
Automobile Parking District (APD)
Heritage Preservation Overlay District (HPD)
Floodplain Overlay District (FD)
Building Height Overlay District (HOD)
Planned Unit Development District (PUD)

Section 2. Subsection 850 is hereby amended to add the following Planned Unit Development (PUD) District:

850.23 Planned Unit Development Districts (PUD)

Subd. 1. Planned Unit Development District-1 (PUD-1) – FE 70 LLC at 6996 France Avenue

A. Legal Description:

The East 215 feet of the South 190 feet of the Southeast Quarter of Section 30, Township 28, Range 24, Hennepin County Minnesota.

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

A7

B. Approved Plans. Incorporated herein by reference are the FE 70 LLC plans received by the City on January 6, 2012, including the building plans, except as amended by City Council Resolution No. 2012-_____, on file in the Office of the Planning Department under file number 2011-011.11a.

C. Principal Uses:

All principal uses allowed in the PCD-1 Zoning District, except drive-through uses, bakeries, coffee shops, and banks.

Catering

Clothing store over 2,500 s.f.

Department store

Dry goods

Electrical and appliance store

Furniture store

Medical offices up to a maximum of 7,950 square feet total for the site

Office supplies

Paint and wallpaper

Sporting goods

***If the entire building is occupied by retail uses, then the mezzanine shall be turned into storage space, and shall not be used for retail.**

D. Accessory Uses:

Off-street parking facilities

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

Produce stands pursuant to permit issued by the City Manager.

Signs allowed per the PCD-1 District

E. Conditional Uses:

None

F. Development Standards. Development standards per the PCD-1 Zoning District, except the following:

Building Setbacks	
Front – France Avenue	14 feet
Side Street – South	9 feet
Side – North	40 feet
Rear – West	70 feet

Parking Lot Setbacks	
Front – France Avenue	10 feet
Front – 70th Street	5 feet
Side – North & West	5 feet

Building Height	one story
Maximum Floor Area Ratio	37%

G. Drive-through uses, coffee shops, bakeries and banks, medical office over 7,950 square feet, and retail space over 6,600 square feet shall be prohibited.

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.

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 _____, 2012, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 2012.

_____

City Clerk

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

A 10

DJR
ARCHITECTURE, INC.

333 Washington Avenue North, Suite 210, Union Plaza, Minneapolis, MN 55401
T: 612.676.2700 F: 612.676.2796 www.djr-inc.com

APPLICANT NARRATIVE

Cary Teague, Planning Director
Planning Department
Edina City Hall
4801 W. 50th St.
Edina, MN 55424

Project: Retail & Office Development

Location: 6996 France Avenue South

Subject: Response to Suggested PUD Language for the site & City Council Minutes

Upon review of the minutes from the city council review of the proposed project and the rezoning of the site to the PUD, the Developer is requesting the following amendments / clarifications to the proposed language.

1. Remediation of Site will be to the state Environmental Protection Agency standards.
2. The proposed office tenant is a financial services office tenant. References to financial services should be removed from the prohibited or conditional uses for the site. We suggest banks should be used instead as a prohibited use. The proposed tenant is TD Ameritrade.
3. Our understanding, based on the city council minutes is the permitted uses on the site are:
    a. The retail or office uses as outlined in the planner's summary of PCD-1 and select PCD-2 uses, not including the high traffic uses discussed in the parking study.
    b. Retail uses up to 6,600 square feet would be permitted uses, presuming the mezzanine space is storage only.
    c. Office uses of up to 8,260 square feet would be a permitted.

Please forward these requests in the informational packets to the planning commission and city council for consideration for the Final Review of the PUD application.

Cordially,

Sheldon Berg, AIA, LEED AP
Associate

PLANNING DEPARTMENT
JAN 06 2012
CITY OF EDINA

P:\djr-arch\2011\111-0027 - General Realty - Edina, MN\Word\Design\Zoning & Planning\Rezoning Application\Letter of Response - PUD language.doc

A11

APPLICANT NARRATIVE

DJR
ARCHITECTURE, INC.

333 Washington Avenue North, Suite 210, Union Plaza, Minneapolis, MN 55401
T: 612.676.2700 F: 612.676.2796 www.djr-inc.com

Cary Teague, Planning Director
Planning Department
Edina City Hall
4801 W. 50th St.
Edina, MN 55424

PLANNING DEPARTMENT
SEP 13 2011
CITY OF EDINA

Project: Retail & Office Development

Location: 6996 France Avenue South

Subject: Preliminary Development Plan & PUD Narrative

This presentation for Preliminary Development Plan & PUD review illustrates the redevelopment of the Sinclair Gas Station at 6996 France Avenue South - the NW corner of France and 70th Street to a 6,600 square foot retail development with associated site improvements.

Current Use & Reasons for Redevelopment:
The current use for the site is a gasoline filling station with vehicle repair, constructed in approximately 1960. The building is showing signs of its age. As with most filling stations, there are contaminants in the soil as established in a Phase 1 Environmental Assessment. In addition, the three curb cuts at this location – two on 70th street and one on France Avenue congest traffic flow in the area.

Proposed Development:
The project proposes a single-story retail and office building with associated parking and landscaping improvements.
The building will be 8,260 square feet in size and be sited toward France Avenue and 70th Street with parking in the rear and side of the building. The developer has two tenants to fill the building.

City & Neighborhood Betterment:
The proposed retail development will benefit the City of Edina and the project's neighbors in the following ways:

- Create a pedestrian-friendly development with the building oriented to the street and sidewalk with parking to the side and rear of the building, supporting these initiatives from the Comprehensive Plan.
- Improve traffic in the area with a right-in only access on France Avenue, the elimination of the curb cut nearest the intersection and narrowing the curb cut further to the west. A traffic study has been ordered to evaluate any impacts on the neighborhood, but our impression is that this will be negligible.
- Remediate contaminated soils on site.
- Create a greener and more environmentally friendly development improving storm water rates and quality through storm water retention and rain gardens or vegetated swales.
- Replaces unsightly auto repair and filling station in a prominent location of the business district and main thoroughfares of the Southdale Area.
- Provides small scale neighborhood serving retail and office uses.
- Add new businesses to the Edina tax base.

Rezoning and the Comprehensive Plan:
The project proposes to change the zoning of the site from PCD-4 to a PUD based on the PCD-2.
The change from PCD-4 to PCD-2 is a less dense district than the zoning of the adjoining properties to the north and west which are zoned PCD-3. The current comprehensive plan indicates OR use in this area with limited retail and the Greater Southdale Area Final Land Use and Transportation Study Report identifies the area as a Mixed Use area. Though limited, the west side of France Avenue does have some notable

retail uses in the near area including: Room & Board to the south and the Edina Diamond Center to the North. The proposed use is consistent with neighboring uses and reinforces the goals and policies of the Comprehensive Plan by siting the building to address the street, engage pedestrians, cyclists and transit users.

Impact on Surrounding Properties:
The new building will improve neighboring property values and improve the streetscape of the neighborhood. No negative impacts are anticipated.

Land Use Impacts:
The proposed project will yield an FAR of .37 well within the FAR set forth in the PCD-1, which is 1.0. At the same time the use is dense enough

Traffic Congestion or Traffic Hazards:
The removal of the curb cuts and relocation of them away from the corner should improve traffic movement at the site for the neighborhood.

Conformance with Zoning Code:
The PUD is proposing the following variances from the PCD-1 standard to be incorporated:

Building Setbacks:
- Front Setback – Change from 35 feet to 14 feet
- Side Street South – Change from 25 feet to 9 feet

Parking Lot Setbacks:
- Front – France Avenue – Change from 20 feet to 10 feet
- Front – 70th Street – Change from 20 feet to 5 feet
- Side - North & West – Change from 10 feet to 5 feet

Provides a Proper Relationship between the Proposed Improvements, Existing Structures, Open Space and Natural Features:
The building siting reflects the relationships of building and parking to the street, which enhances the pedestrian environment and improves the city's streetscape. The building size and scale are in proportion to adjacent properties for the size and scale of the site.
The existing site was entirely paved. The proposed development incorporates landscaping and setbacks which are much friendlier to the natural environment by incorporating the infiltration of rain water, landscaping of the setbacks and decreasing the amount of impervious coverage of the site.

Uses:
In addition to the foregoing required considerations, the development is requesting the following uses be allowable in the PUD standards for the site.
PCD-1 Uses will be allowed in addition to the additional uses from PCD-2 listed below:

1. Catering
2. Clothes stores exceeding 2,500 s.f.
3. Department Stores
4. Drygoods stores
5. Electrical and Household Appliance Stores
6. Furniture Stores
7. Office Supplies Stores
8. Paint and Wallpaper Stores
9. Personal Apparel Stores
10. Sporting and Camping Goods Stores

PLANNING DEPARTMENT
SEP 13 2011
CITY OF EDINA

Cordially,

Sheldon Berg, AIA, LEED AP
Associate

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PLANNING DEPARTMENT
SEP 13 2011
CITY OF EDINA

6996 FRANCE AVENUE SOUTH

Edina, Minnesota

July 22, 2011

Rendering

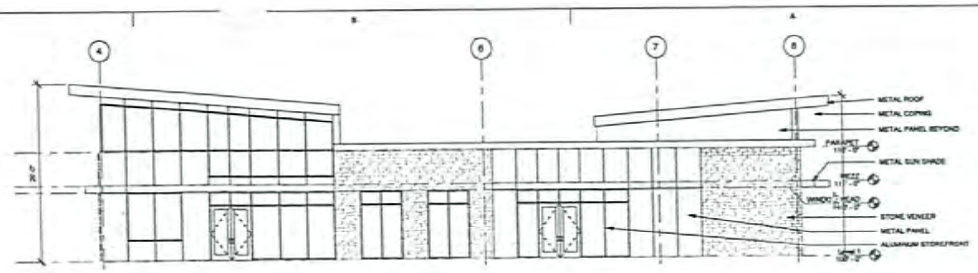
111-0027.0

DJR

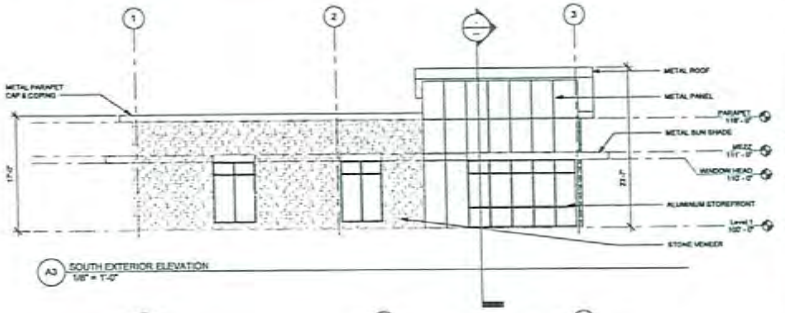
July 22nd

D3 EXTERIOR PERSPECTIVE 2

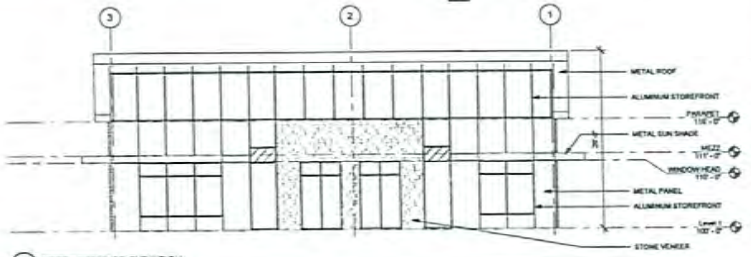
D2 EXTERIOR PERSPECTIVE 1



A4 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



A3 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



A2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

A1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

A16

DJR ARCHITECTURE, INC

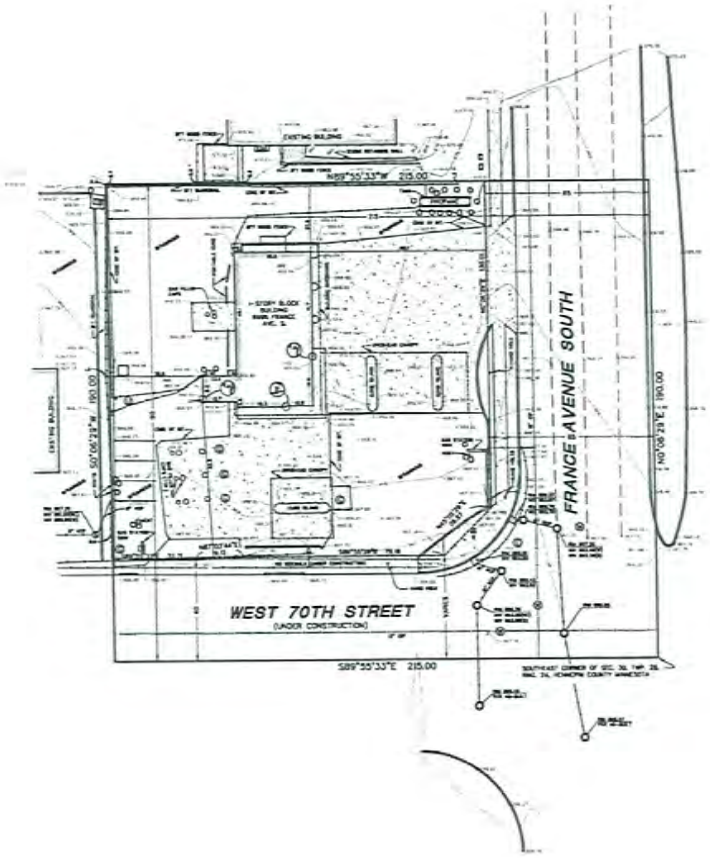
6996 France Avenue South

PRELIMINARY: NOT FOR CONSTRUCTION

Exterior Elevations

A200

PLANNING DEPARTMENT
CITY OF CHANDINA



Legal Description
The East 215 feet of the South 190 feet of the Southwest Quarter of Section 30, Township 28, Range 24, Hennepin County, Minnesota.

(Tamera Property)

Notes:

1. The locations of underground utilities are depicted based on Gopher State One Call, available city maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.
2. The basis of bearings is assumed.
3. All distances are in feet.
4. This survey was prepared from legal descriptions supplied and our in house records and may not depict all easements, appurtenances or encumbrances affecting the property.
5. Right of Way as depicted is based on an ALTA/ACSM Land Title Survey prepared by Advance Surveying and Engineering Co. dated July 5, 2004. We did verify since we are provided with current title documents.
6. Field work completed on June 22, 2011.
7. Bench Mark:
   (a) Top nut of hydrant on the west side of the pumphouse at 69th Street and France Avenue South in Edina has an elevation of 878.08 N.G.V.D. 29.
   (b) Top nut of hydrant on the northeastern corner of 70th Street and France Avenue South in Edina has an elevation of 870.79 N.G.V.D. 29.

LEGEND

- SANITARY MANHOLE
- CATCH BASIN
- STORM MANHOLE
- ELECTRIC METER
- GAS METER
- WATER MANHOLE
- ELECTRIC MANHOLE
- GAS MANHOLE
- CABLE BOX
- TRAFFIC LIGHT
- TRANSFORMER
- BOLLARD
- GAS VALVE
- HAND HOLE
- UNKNOWN MANHOLE
- SPOT ELEVATION

- GAS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FENCE
- GUARD RAIL
- CONCRETE

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

N

0 5 10 20
SCALE IN FEET

DJR ARCHITECTURE INC.
333 Washington Ave. N
Suite #210
Minneapolis, MN 55401
Ph. (612) 676-2700
Fax (612) 676-2796

ALLIANT ENGINEERING, INC
233 PARK AVE. SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
PHONE (612) 758-3080
FAX (612) 758-3099

70TH & FRANCE RETAIL
6916 FRANCE AVENUE SOUTH
EDINA, MINNESOTA

EXISTING CONDITIONS

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 LAND SURVEYOR under the laws of the State of Minnesota.

SIGNATURE
DENNIS GUNTHER
DATE
License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
9-12-11	PDR SUBMITTAL
12-29-11	CITY COMMENTS

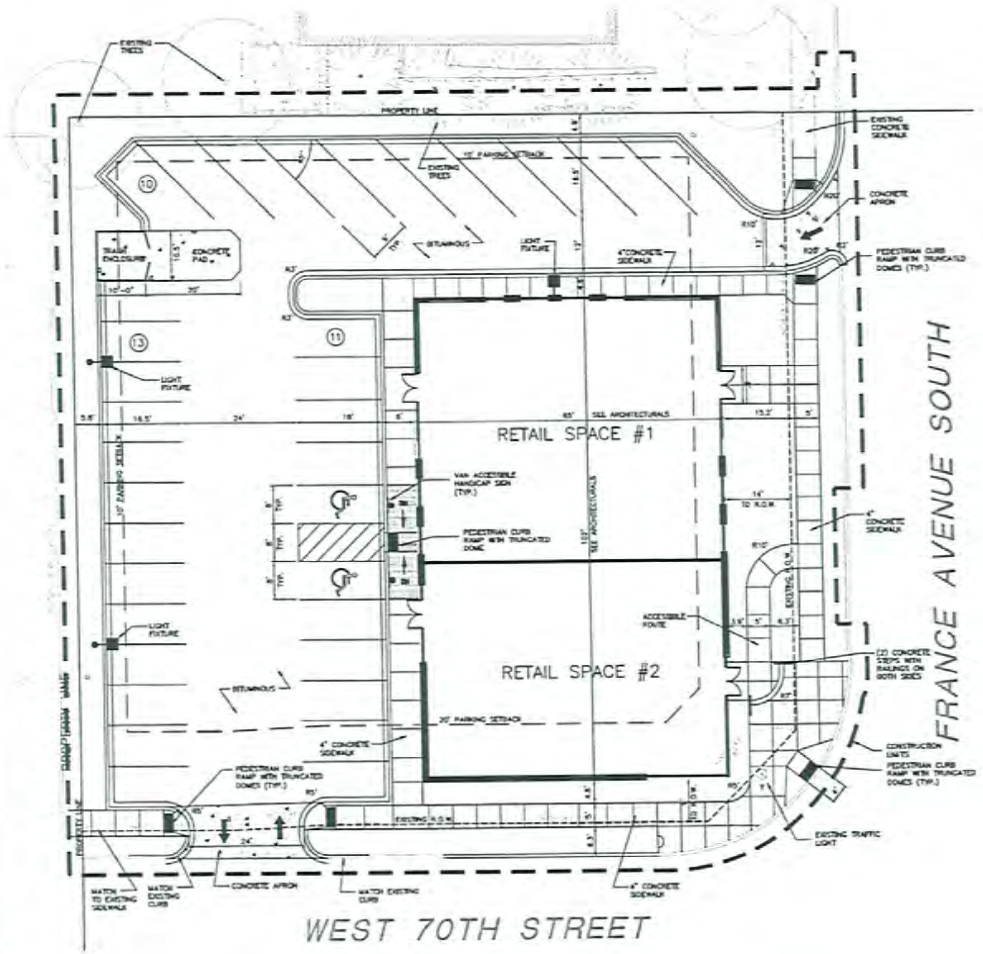
PROJECT TEAM DATA
DESIGNED
DRAWN
PROJECT NO.

C-1

PLANNING DEPARTMENT
JAN 06 2012
CITY OF EDINA

A17

Drawing name: X:\Projects\2011\11005\Drawings\Arch\11005Precon.dwg, Dec 30, 2011 - 9:50am



SITE PLAN NOTES:

1. DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
2. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
3. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
4. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
5. ALL EXISTING CURB CUTS TO BE REPLACED WITH CONCRETE CURB AND GUTTER EQUIVALENT TO THAT WHICH CURRENTLY EXISTS.
6. ALL CURB AND GUTTER AND SIDEWALK WITHIN R.O.W. TO BE PER CITY STANDARDS.
7. STRIPING SHALL BE 4 INCH WHITE.
8. ALL WORK WITHIN THE R.O.W. STALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
9. ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE, PER CITY STANDARDS.
10. CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ON TO PUBLIC STREETS PER COUNTY & CITY STANDARDS.
11. BUILDING DIMENSIONS REFER TO OUTSIDE OF BUILDING FACE (TYP.) UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
13. ALL CONCRETE PADS TO BE 3000 PSI AIR ENTRAINED 6" CONCRETE WITH #4 BARS @ 12" E.C. AND BROOM FINISHED

SITE DATA:

CURRENT ZONING: PCD-4
PROPOSED ZONING: PUD

BUILDING SETBACK = FRONT 14', SIDE 8'
PARKING SETBACK = R.O.W. 20', SIDE/REAR 10'

PARCEL AREA = 22,210 SF; 0.5 ACRES
PROPOSED BUILDING AREA = 8,260 SF

F.A.R. = GFA/LOT AREA = 8,260/22,210 = 0.37

PARKING DATA:

BUILDING AREA = 8,260 SQ. FT.

CITY OF EDINA - PARKING REQUIREMENTS:
8 PARKING SPACES FOR FIRST 1,000 SQ. FT.
+ 8 PARKING SPACES FOR EACH ADDITIONAL 1,000 SQ. FT. UP TO 15,000 SQ. FT.

TOTAL RETAIL PARKING SPACES REQUIRED = 53

TOTAL PARKING SPACES PROVIDED = 34
(INCLUDES 2 VAN ACCESSIBLE PARKING SPACES)

SITE LEGEND:

- B612 CURB AND GUTTER
- EXISTING CURB AND GUTTER
- CONSTRUCTION LIMITS
- LUMINAIRE-320 WATT METAL HALIDE, 25' POLE ON 3' CONCRETE BASE
- CONCRETE PAVEMENT

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

N

0 5 10 20
SCALE IN FEET

DJR ARCHITECTURE INC.
333 Washington Ave. N
Suite #210
Minneapolis, MN 55401
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Fax (612) 676-2796

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MINNEAPOLIS, MN 55415
PHONE (612) 756-3080
FAX (612) 756-3099

70TH & FRANCE RETAIL
6996 FRANCE AVENUE SOUTH
EDINA, MINNESOTA

SITE PLAN

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

CLARK WICKLAND, PE

Date Licence No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
9-13-11	FOR SUBMITTAL
12-30-11	CITY COMMENTS

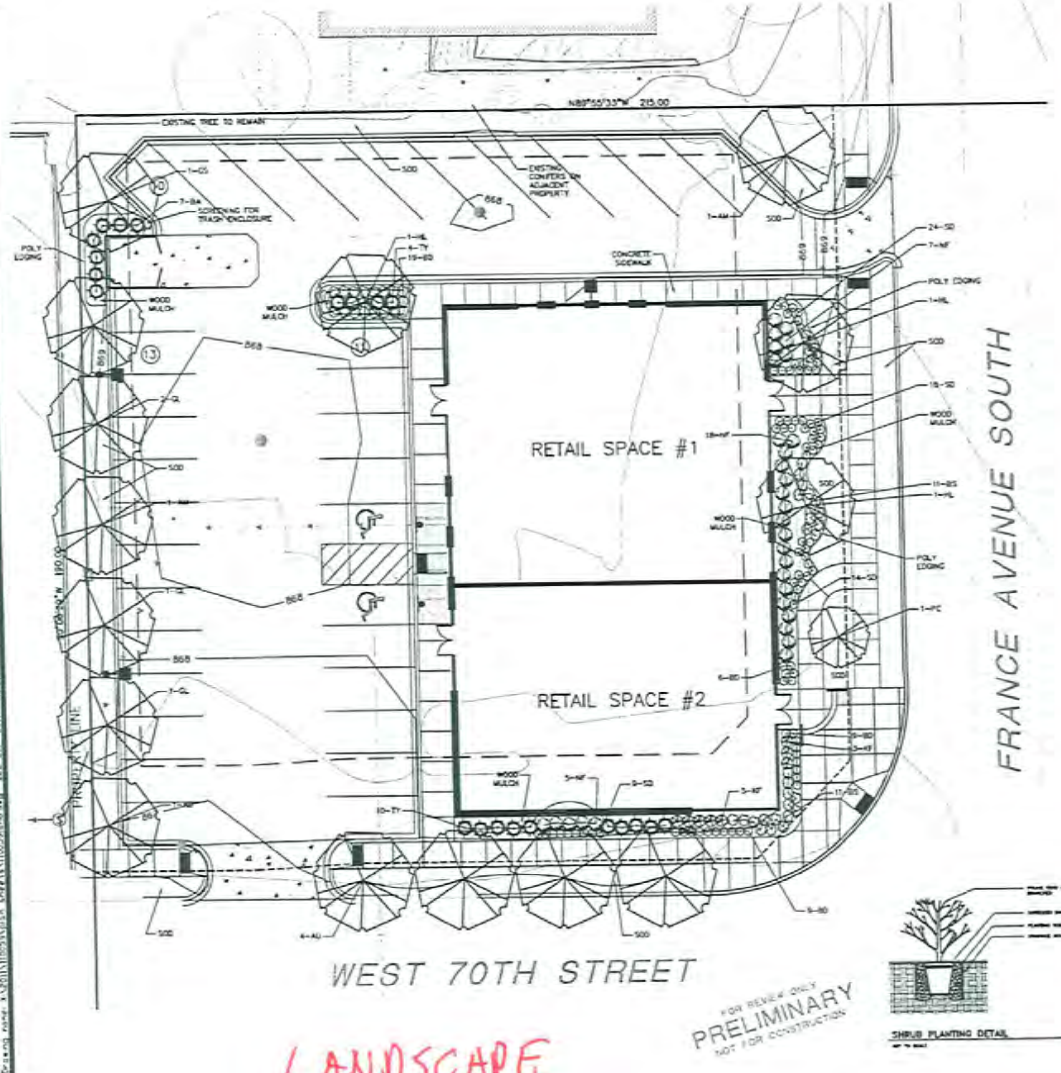
PROJECT TEAM DATA
DESIGNED MF
DRAWN CD
PROJECT NO. 110029

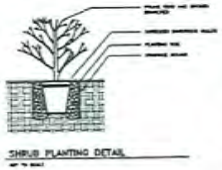
C-2

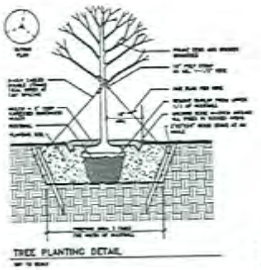
PLANNING DEPARTMENT
JAN 06 2012
CITY OF EDINA

SITE PLAN

A18







LANDSCAPE REQUIREMENTS

OVERSTORY TREES REQUIRED (OVERSTORY TREES SHALL NOT BE LESS THAN THE PERIMETER OF THE LOT AS MEASURED IN FEET DIVIDED BY 40) = 15

MIN. AMOUNT OF REQUIRED TREES:

15% ORNAMENTAL (<2" DBH)	=	3
50% COMPLEMENTARY (2.5"DBH+)	=	8
ACCENT (2.5"DBH+)	=	4
10% PRIMARY (4.5"DBH+)	=	2
5% FULL (5.5"DBH+)	=	1
TOTAL TREES PROVIDED ON SITE	=	18

PLANTING NOTES:

INSTALL 6" MIN. TOP SOIL TO ALL SOD, SEED AND SHRUB AREAS. RAKE GRADE ALL SOD AND SEED AREAS. INSTALL 12" TOP SOIL TO PERENNIAL AREAS.

ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE SEED MULCHED WITH 4" DEPTH OF SHREDDED HARDWOOD MULCH. UNLESS SPECIFIED AS OTHER POLY-EDGED TO BE HEAVY NEW BLACK GRADING OF APPROVED EQUAL.

INSTALL 3-4" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.

PLANT SOIL SHALL CONSIST OF MIN. SELECT LOAM TOPSOIL, 25% PEAT MOSS, 25% PIT RUN SAND.

COMPLETELY GUARANTEED. ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE TIME OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).

ALL MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.

ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN AUTUMN AND REMOVE IN APRIL.

CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.

MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.

COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.

EXAMINE AND CLEAN OF TREES OPTIONAL MARTIN PLANTINGS OF TREES FOR DURATION OF WARRANTY PERIOD.

SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.

SUPPLY DITCH AND INSTALLATION TO MODIFY THE EXISTING SYSTEM WITH COVERAGE OF NEW SODS AND PLANTING AREAS. USE GRADING OR APPROVED EQUAL. COORDINATE WITH G.C.

APPLY SOD IN ALL DISTURBED AREAS NOT SPECIFIED WITH OTHER PLANT MATERIAL.

LANDSCAPE SCHEDULE

KEY	QTY	COMMON NAME / BOTANICAL NAME	SIZE	REMARKS
		OVERSTORY TREES		
1	2	AUTUMN BLAZE MAPLE	3.5" B&B	
2	2	AUTUMN BLAZE MAPLE	4.5" B&B	
3	2	AUTUMN BLAZE MAPLE	3.5" B&B	
4	2	AUTUMN BLAZE MAPLE	3.5" B&B	
5	2	GREENSPIRE LINDEN	3.5" B&B	
6	2	GREENSPIRE LINDEN	3.5" B&B	
7	3	SKYLINE HONEYLOCUST	3.5" B&B	
8	1	PRAIRIFIRE CRABAPPLE	3" B&B	
9	11	JUNIPER		
10	7	TAUNTON YEW	24" ON CENT	
11	9	BLUE ARROW JUNIPER	24" ON CENT	
12	4	HIGH FLYER SPIREA	18" BC CONT	
		PERENNIALS		
13	80	RAIA SHASTA	1 GAL. CONT	
14	55	BLACK EYED SUSAN	1 GAL. CONT	
15	10	FEATHER REED GRASS	3 GAL. CONT	
16	50	STELLA DE ORO DAYLILY	1 GAL. CONT	

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.

DJR ARCHITECTURE INC.
333 Washington Ave. N
Suite #210
Minneapolis, MN 55401
Ph. (612) 676-2700
Fax (612) 676-2796

ALLIANT ENGINEERING, INC.
733 PARK AVE. SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
PHONE (612) 758-3080
FAX (612) 758-3099

70TH & FRANCE RETAIL
6995 FRANCE AVENUE SOUTH
EDINA, MINNESOTA

LANDSCAPE PLAN

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 LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MARK KNUDSEN, RLA

Date: License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
9-13-11	FOR SUBMITTAL
10-26-11	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: CI
PROJECT NO.: 110008

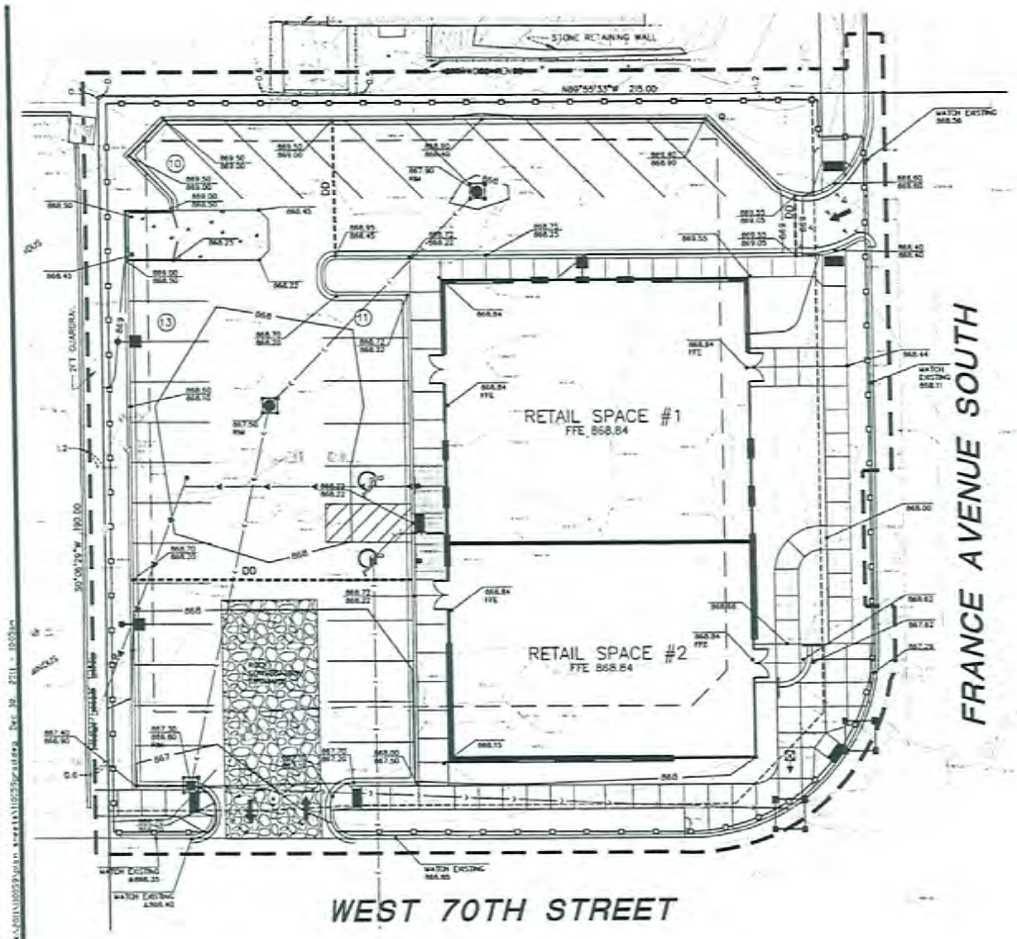
L-1

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE PLAN

PLANNING DEPARTMENT
JAN 06 2012
CITY OF EDINA

A14



GRADING NOTES:

1. ALL PAVEMENTS SHALL SLOPE AWAY FROM PROPOSED BUILDING.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLE NOT TO EXCEED 2.0% IN ANY DIRECTION.
3. ALL CURB AND GUTTER AT ACCESSIBLE PARKING SPACES TO BE DEPRESSED WITH CURB SHOES, PER DETAIL.
4. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY/COUNTY.
5. NOTIFY GOPHER STATE ONE CALL AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
6. ALL IMPROVEMENTS TO CONFORM WITH CITY AND COUNTY CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
7. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
8. CONTRACTOR TO KEEP A COPY OF THE FINAL DRAINAGE REPORT ON SITE AT ALL TIMES.
9. CONTRACTOR TO SEED ALL ROUGH GRADED AREAS & FUTURE PAD SITES W/ APPROVED WINTER TEMPORARY SEED MIX.
10. SURVEYOR TO VERIFY BENCHMARK ELEVATION PRIOR TO START OF CONSTRUCTION.
11. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
12. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION, REUSE STOCKPILE ON SITE.
13. REFER TO SITE DESIGN CRITERIA SECTION OF PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
14. CONTRACTOR TO LOOSEN SUBSOIL WITHIN ALL PROPOSED INFILTRATION AREAS TO A DEPTH OF 24 INCHES OR GREATER, TO A MAXIMUM COMPACTION OF 95% STANDARD PROCTOR DENSITY.
15. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

GRADING LEGEND:

EXISTING CONTOUR
PROPOSED CONTOUR
TOP OF CURB
FLOW LINE
PROPOSED CATCH BASINS
PROPOSED SIDEWALK RAMP
DRAINAGE DIVIDE
DIRECTION OF DRAINAGE
FFE FINISH FLOOR ELEVATION
SILT FENCE
INLET PROTECTION
EMERGENCY OVERFLOW ROUTING

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

N

SCALE IN FEET

DJR ARCHITECTURE INC.
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Fax (612) 676-2796

ALLIANT ENGINEERING INC
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MINNEAPOLIS, MN 55415
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FAX (612) 758-3099

70TH & FRANCE RETAIL
6995 FRANCE AVENUE SOUTH
EDINA, MINNESOTA

GRADING & EROSION CONTROL PLAN

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.

CLAIR MCGUIRE, PE
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
6-12-11	PUD SUBMITTAL
10-24-11	CITY COMMENTS

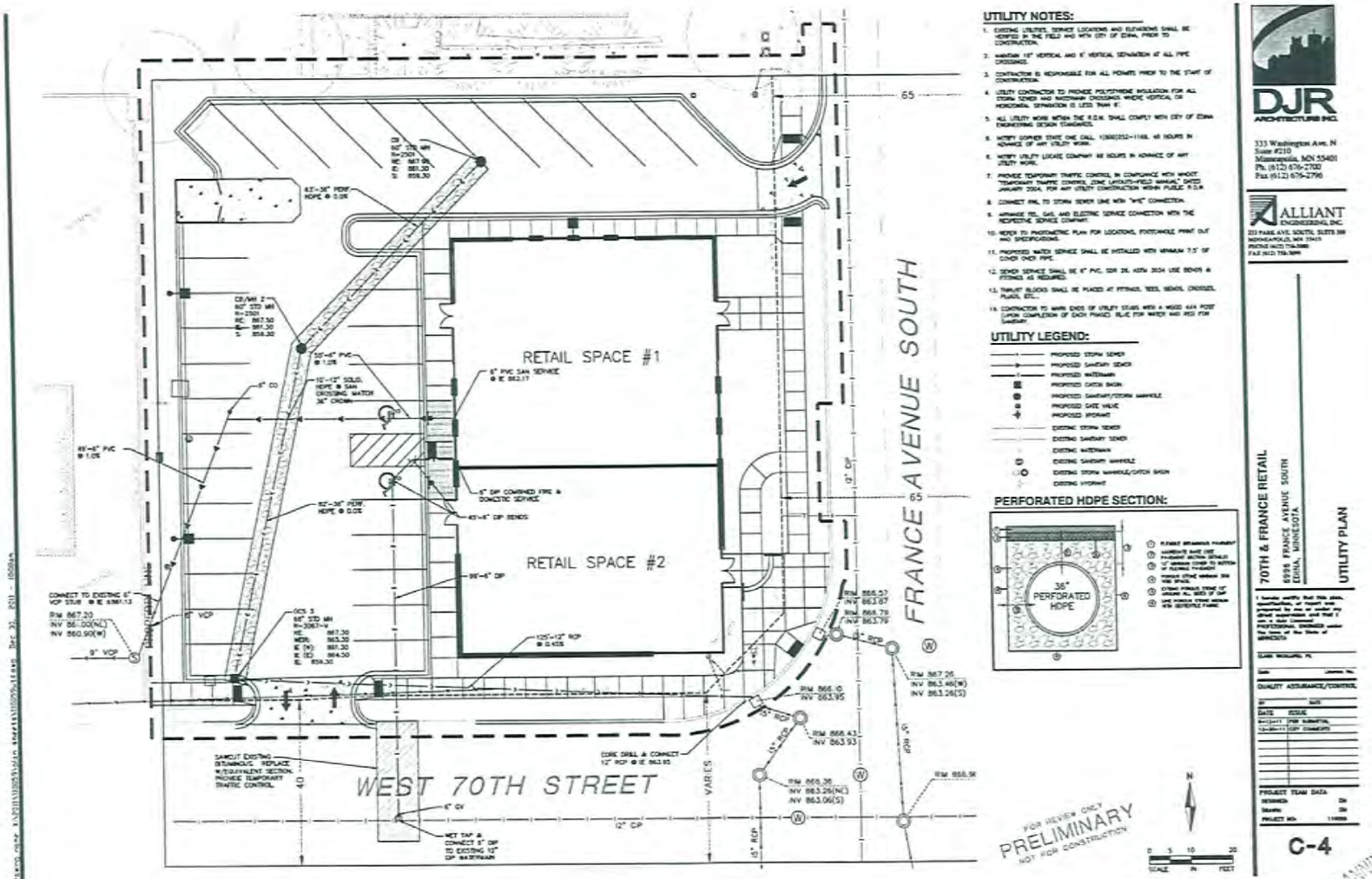
PROJECT TEAM DATA
DESIGNED: AB
DRAWN: CM
PROJECT NO: 1109.08

C-3

PLANNING DEPARTMENT
JAN 06 2012
CITY OF EDINA

A20

GRADING PLAN



UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD AND WITH CITY OF EDINA, PRIOR TO CONSTRUCTION.
2. MAINTAIN 18" VERTICAL AND 6' VERTICAL SEPARATION AT ALL PIPE CROSSINGS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. UTILITY CONTRACTOR TO PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 9'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH CITY OF EDINA ENGINEERING DESIGN STANDARDS.
6. NOTIFY GOPHER STATE ONE CALL (1(800)252-1166, 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. NOTIFY UTILITY LOCATE COMPANY 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
8. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL, DATED JANUARY 2004, FOR ANY UTILITY CONSTRUCTION WITHIN PUBLIC R.O.W.
9. CONNECT RML TO STORM SEWER LINE WITH "WYE" CONNECTION.
10. ARRANGE TEL, GAS, AND ELECTRIC SERVICE CONNECTION WITH THE RESPECTIVE SERVICE COMPANY.
11. REFER TO PHOTOMETRIC PLAN FOR LOCATIONS, FIXTURE/POLE PRINT OUT AND SPECIFICATIONS.
12. PROPOSED WATER SERVICE SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER OVER PIPE.
13. SEWER SERVICE SHALL BE 6" PVC, SDR 26, ASTM 3034 USE SEWER & FITTINGS AS REQUIRED.
14. THRUST BLOCKS SHALL BE PLACED AT FITTINGS, TEES, SEWERS, CROSSES, PLUGS, ETC...
15. CONTRACTOR TO MARK ENDS OF UTILITY STUBS WITH A WOOD 4X4 POST UPON COMPLETION OF EACH PHASE. BLUE TOP WATER AND RED FOR SANITARY.

UTILITY LEGEND:

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY/STORM MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE/CATCH BASIN
- EXISTING HYDRANT

PERFORATED HDPE SECTION:

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PRELIMINARY
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EDINA, MINNESOTA

UTILITY PLAN

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

ELMER WOLLERT, PE
Date: License No.

QUALITY ASSURANCE/CONTROL

#	DATE	ISSUE
1	12-21-11	CITY SUBMITTAL
2	1-30-12	CITY COMMENTS

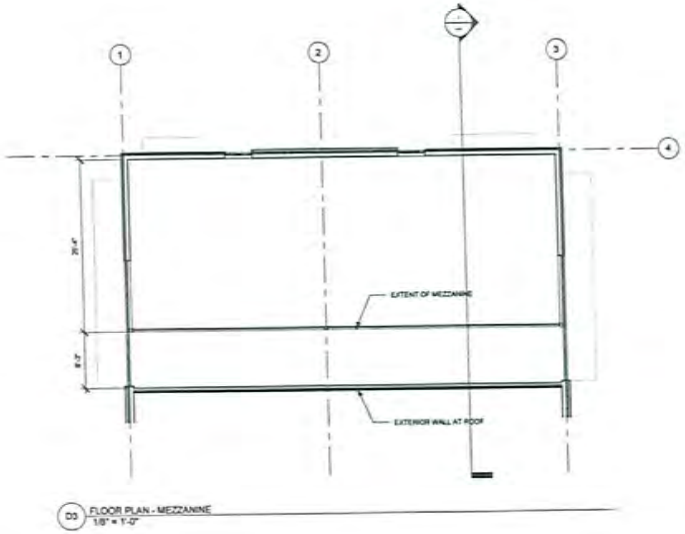
PROJECT TEAM DATA
DESIGNED: EW
DRAWN: EW
PROJECT NO.: 11-0000

C-4

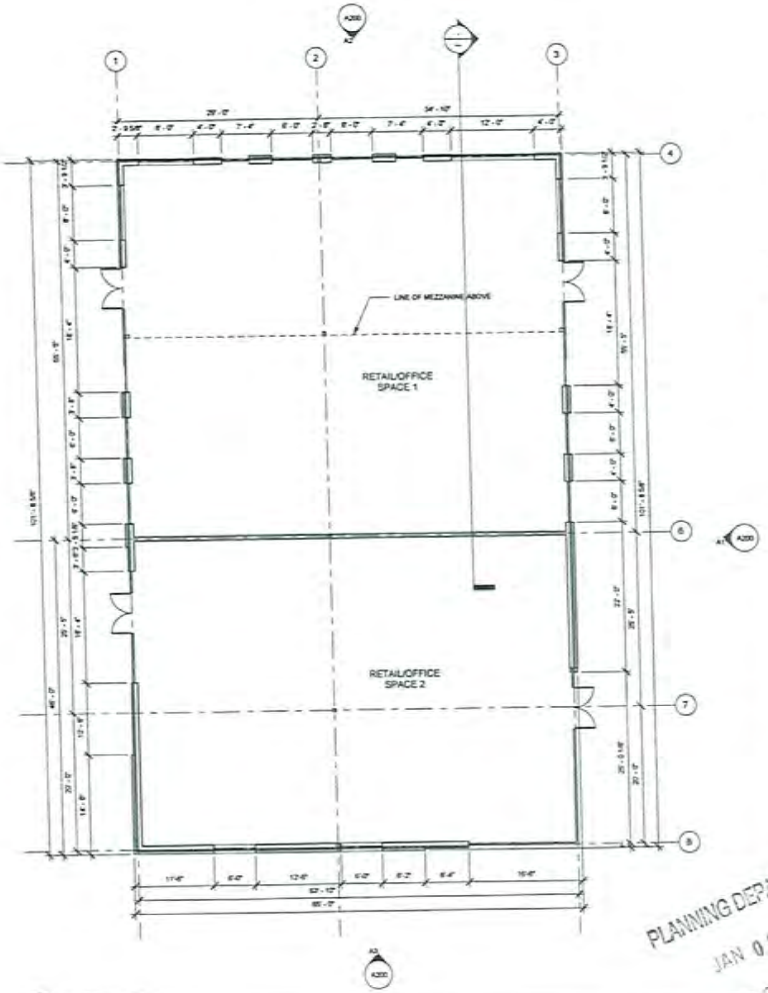
PLANNING DEPARTMENT
JAN 06 2012
CITY OF EDINA

A21

UTILITY PLAN



D3 FLOOR PLAN - MEZZANINE
1/8" = 1'-0"



A1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

A2.4

FLOOR PLAN

PLANNING DEPARTMENT
JAN 06 2012

DJR ARCHITECTURE, INC

6996 France Avenue South
PRELIMINARY- NOT FOR CONSTRUCTION

Floor Plans

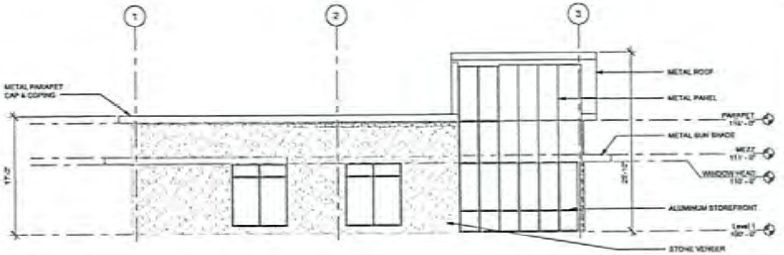
A100

PRELIMINARY PLAN

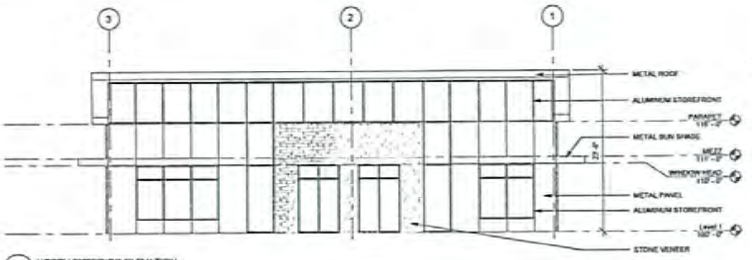
D3 EXTERIOR PERSPECTIVE 2

D2 EXTERIOR PERSPECTIVE 1

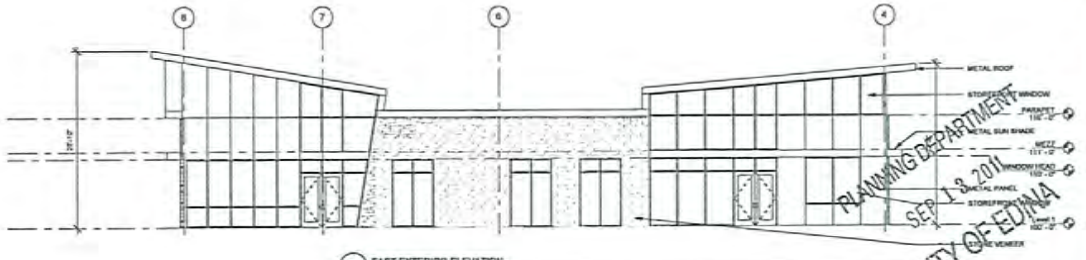
A4 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



A3 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



A2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



A1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

PLANNING DEPARTMENT
SEP 13 2011
CITY OF EDINA

DJR
ARCHITECTURE, INC

6996 France Avenue South
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Exterior Elevations

A200

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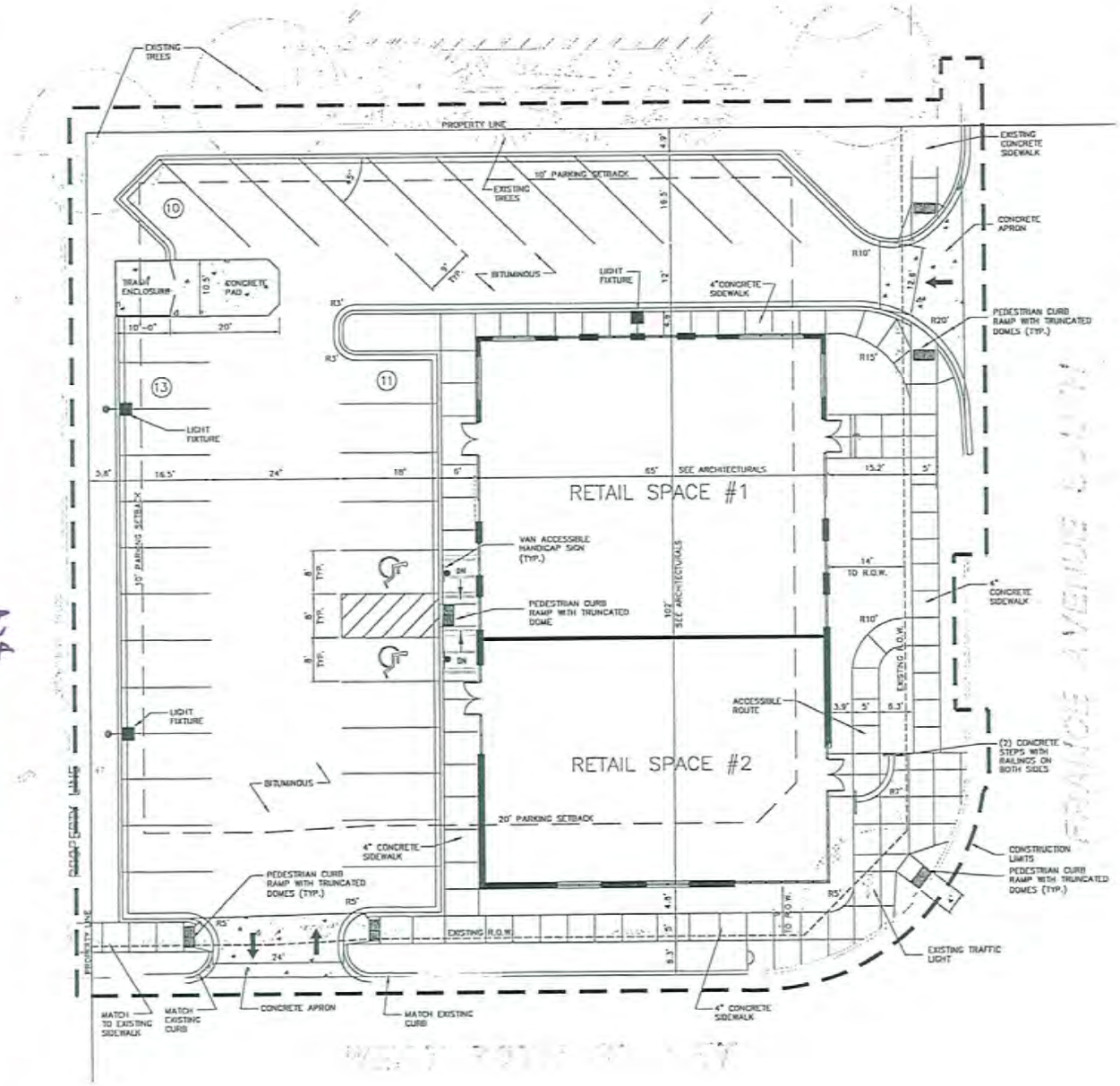
PRELIMINARY PLAN



SITE PLAN NOTES:

1. DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
2. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
3. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
4. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
5. ALL EXISTING CURB CUTS TO BE REPLACED WITH CONCRETE CURB AND GUTTER EQUIVALENT TO THAT WHICH CURRENTLY EXISTS.
6. ALL CURB AND GUTTER AND SIDEWALK WITHIN R.O.W. TO BE PER CITY STANDARDS.
7. STRIPING SHALL BE 4 INCH WHITE.
8. ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
9. ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE, PER CITY STANDARDS.
10. CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ON TO PUBLIC STREETS PER COUNTY & CITY STANDARDS.
11. BUILDING DIMENSIONS REFER TO OUTSIDE OF BUILDING FACE (TYP.) UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
13. ALL CONCRETE PADS TO BE 3000 PSI AIR ENTRAINED 6" CONCRETE WITH #4 BARS @ 12" O.C. AND BROOM FINISHED

SITE DATA:

CURRENT ZONING: PCD-4
PROPOSED ZONING: PCD

BUILDING SETBACK = FRONT 14', SIDE 9'
PARKING SETBACK = R.O.W. 20', SIDE/REAR 10'

PARCEL AREA = 22,210 SF; 0.5 ACRES
PROPOSED BUILDING AREA = 8,260 SF

F.A.R. = GFA/LOT AREA = 8,260/22,210 = 0.37

PARKING DATA:

BUILDING AREA = 8,260 SQ. FT

CITY OF EDINA - PARKING REQUIREMENTS:
8 PARKING SPACES FOR FIRST 1,000 SQ. FT
+ 6 PARKING SPACES FOR EACH ADDITIONAL 1,000 SQ. FT UP TO 15,000 SQ. FT.

TOTAL RETAIL PARKING SPACES REQUIRED = 52

TOTAL PARKING SPACES PROVIDED = 34
(INCLUDES 2 VAN ACCESSIBLE PARKING SPACES)

SITE LEGEND:

- B612 CURB AND GUTTER
- EXISTING CURB AND GUTTER
- CONSTRUCTION LIMITS
- LUMINAIRE-320 WATT METAL HALIDE, 25' POLE ON 3' CONCRETE BASE
- CONCRETE PAVEMENT

PLANNING DEPARTMENT
SEP 13 2011
CITY OF EDINA

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70TH & FRANCE RETAIL
6996 FRANCE AVENUE SOUTH
EDINA, MINNESOTA

SITE PLAN

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CLARK MCKILLIP, PE
Date: License No.

QUALITY ASSURANCE/CONTROL

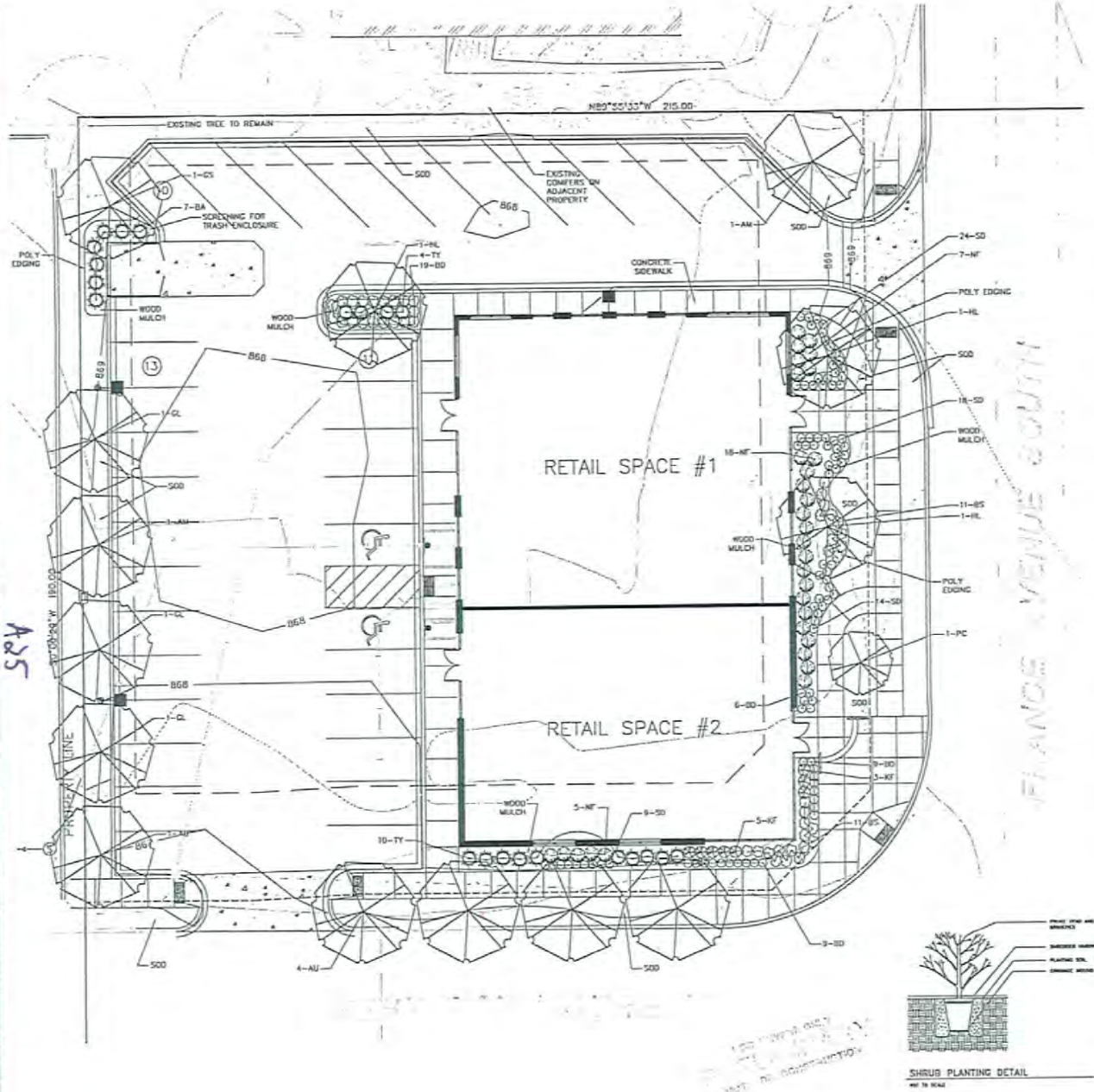
BY	DATE	ISSUE
	9-13-11	FOR SUBMITTAL

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: EK
PROJECT NO: 110059

C-2

Drawing name: X:\PROJ\110059\plan sheets\110059site.dwg Sep 12, 2011 - 2:44pm

PRELIMINARY PLAN



LANDSCAPE REQUIREMENTS

OVERSTORY TREES REQUIRED (OVERSTORY TREES SHALL NOT BE LESS THAN THE PERIMETER OF THE LOT AS MEASURED IN FEET DIVIDED BY 40)	= 15
MIN. AMOUNT OF REQUIRED TREES:	
5% ORNAMENTAL (<2" BB)	= 1
60% COMPLIMENTARY (2.5"BB+)	= 9
ACCENT (3.5"BB+)	= 3
10% PRIMARY (4.5"BB+)	= 2
5% FULL (5.5"BB+)	= 1
TOTAL TREES PROVIDED ON SITE	= 15

PLANTING NOTES:

INSTALL 4" MIN. TOP SOIL TO ALL SOD, SEED AND SHRUB AREAS. FINE GRADE ALL SOD AND SEED AREAS. INSTALL 12" TOP SOIL TO PERENNIAL AREAS.

ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 4" DEPTH OF SHREDDED HARDWOOD MULCH, UNLESS SPECIFIED AS OTHER. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.

INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.

PLANT SOIL SHALL CONSIST OF SOIL SELECT LOAMY TOPSOIL, 25% PEAT MOSS, 25% MN RUN SAND.

COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).

ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.

ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.

CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.

MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.

COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.

STAKING AND GUYING OF TREES OPTIONAL; MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.

SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.

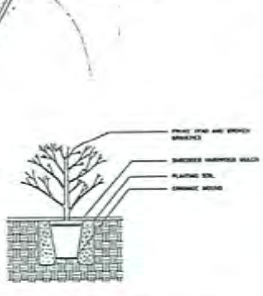
SUPPLY DESIGN AND INSTALLATION TO MODIFY THE EXISTING SYSTEM WITH COVERAGE OF NEW SODD AND PLANTING AREAS. USE MANNERS OR APPROVED EQUAL. COORDINATE WITH G.C.

APPLY SOD IN ALL DISTURBED AREAS NOT SPECIFIED WITH OTHER PLANT MATERIAL.

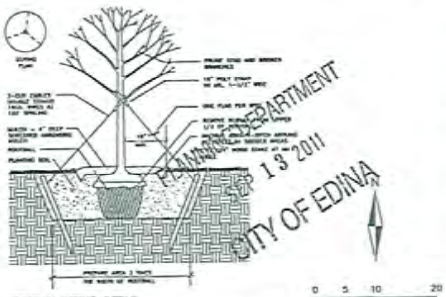
LANDSCAPE SCHEDULE

QTY.	KEY	COMMON NAME / BOTANICAL NAME	SIZE	REMARKS
		OVERSTORY TREES		
1	AB	AUTUMN BLAZE MAPLE *Acer x freemanii 'Jeffersred'*	3.5" B&B	
2	AM	AUTUMN BLAZE MAPLE *Acer x freemanii 'Jeffersred'*	4.5" B&B	
4	AU	AUTUMN BLAZE MAPLE *Acer x freemanii 'Jeffersred'*	2.5" B&B	
2	GL	GREENSPIRE LINDEN *Tilia cordata 'Greenspire'*	3.5" B&B	
1	GS	GREENSPIRE LINDEN *Tilia cordata 'Greenspire'*	2.5" B&B	
3	HL	SKYLINE HONEYLOCUST *G. triacanthos var. inermis 'Skyline'*	2.5" B&B	
1	PC	PRAIRIFIRE CRABAPPLE *Malus 'Prairifire'*	2" B&B	
		SHRUBS		
14	TY	DAUNTON YEW *Taxus x media 'Daunton'*	24" DIA. CONT.	
7	BA	BLUE ARROW JUNIPER *Juniperus scopulorum 'Blue Arrow'*	24" DIA. CONT.	
20	NF	NEON FLASH SPIREA *Spiraea japonica 'Neon Flash'*	18" HT. CONT.	
		PERENNIALS		
43	BD	BAJA DAYLILY *Hemerocallis 'Baja'*	1 GAL. CONT.	
22	BS	BLACK EYED SUSAN *Rudbeckia 'Pot of Gold'*	1 GAL. CONT.	
8	KF	FEATHER REED GRASS *C. x acutiflora 'Karl Foerster'*	3 GAL. CONT.	
85	SD	STELLA DE ORO DAYLILY *Hemerocallis 'Stella De Oro'*	1 GAL. CONT.	

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

RECEIVED
SEP 13 2011
PLANNING DEPARTMENT
CITY OF EDINA

SCALE 0 5 10 20 FEET

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PHONE (612) 758-3099
FAX (612) 758-3099

70TH & FRANCE RETAIL
6996 FRANCE AVENUE SOUTH
EDINA, MINNESOTA

LANDSCAPE PLAN

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 LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

MARK KROMBECK, RLA

Date Licensure No.

QUALITY ASSURANCE/CONTROL

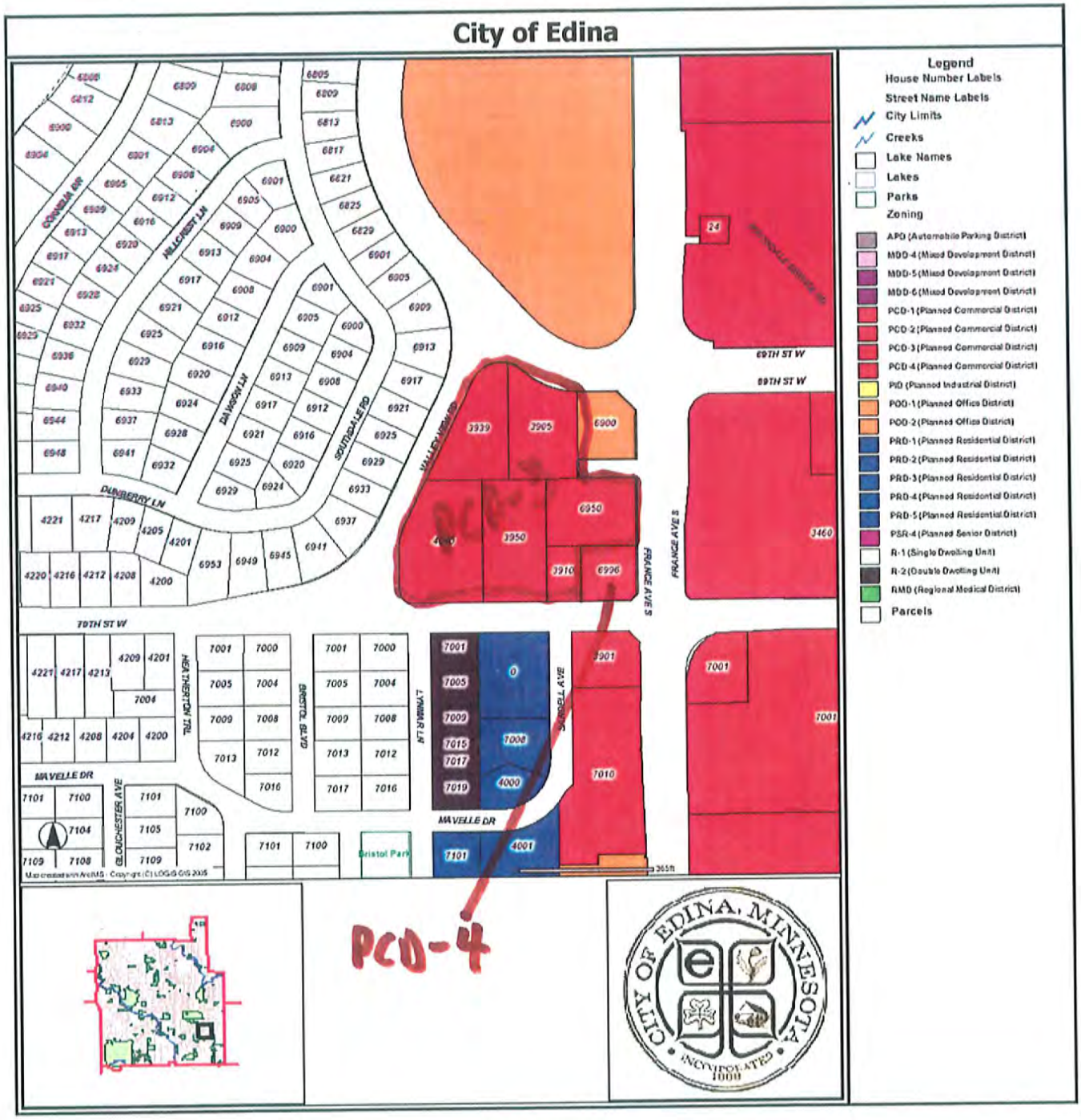
BY DATE

DATE	ISSUE
9-12-11	FOR SUBMITTAL

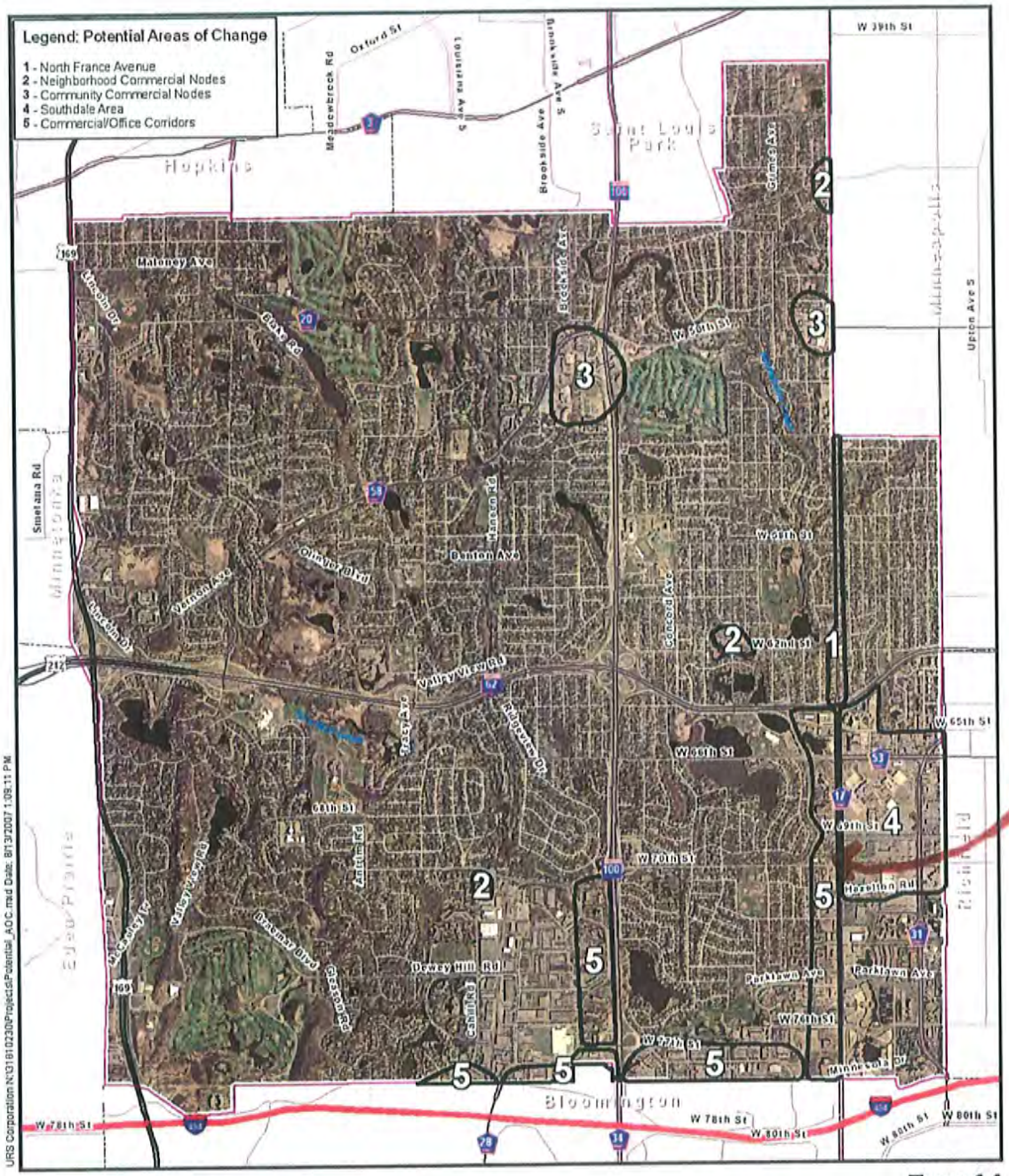
PROJECT TEAM DATA
DESIGNED: MK
DRAWN: EE
PROJECT NO: 110059

L-1

Drawing name: X:\2011\110059\Vision sheets\110059landdep Sep 12, 2011 - 2:47pm


City of Edina
Legend
House Number Labels
Street Name Labels
City Limits
Creeks
Lake Names
Lakes
Parks
Zoning
APD (Automobile Parking District)
MDD-4 (Mixed Development District)
MDD-5 (Mixed Development District)
MDD-6 (Mixed Development District)
PCD-1 (Planned Commercial District)
PCD-2 (Planned Commercial District)
PCD-3 (Planned Commercial District)
PCD-4 (Planned Commercial District)
PID (Planned Industrial District)
POO-1 (Planned Office District)
POO-2 (Planned Office District)
PRD-1 (Planned Residential District)
PRD-2 (Planned Residential District)
PRD-3 (Planned Residential District)
PRD-4 (Planned Residential District)
PRD-5 (Planned Residential District)
PSR-4 (Planned Senior District)
R-1 (Single Dwelling Unit)
R-2 (Double Dwelling Unit)
RMD (Regional Medical District)
Parcels
69TH ST W
DUNBERRY LN
MAVELLE DR
FRANCE AVE S
XERXES AVE S
GLOUCHESTER AVE
HENNEPIN TRL
BRISTOL BLVD
Bristol Park
PCD-4
CITY OF EDINA, MINNESOTA
INCORPORATED
1888

A26



Site

Figure 4.4

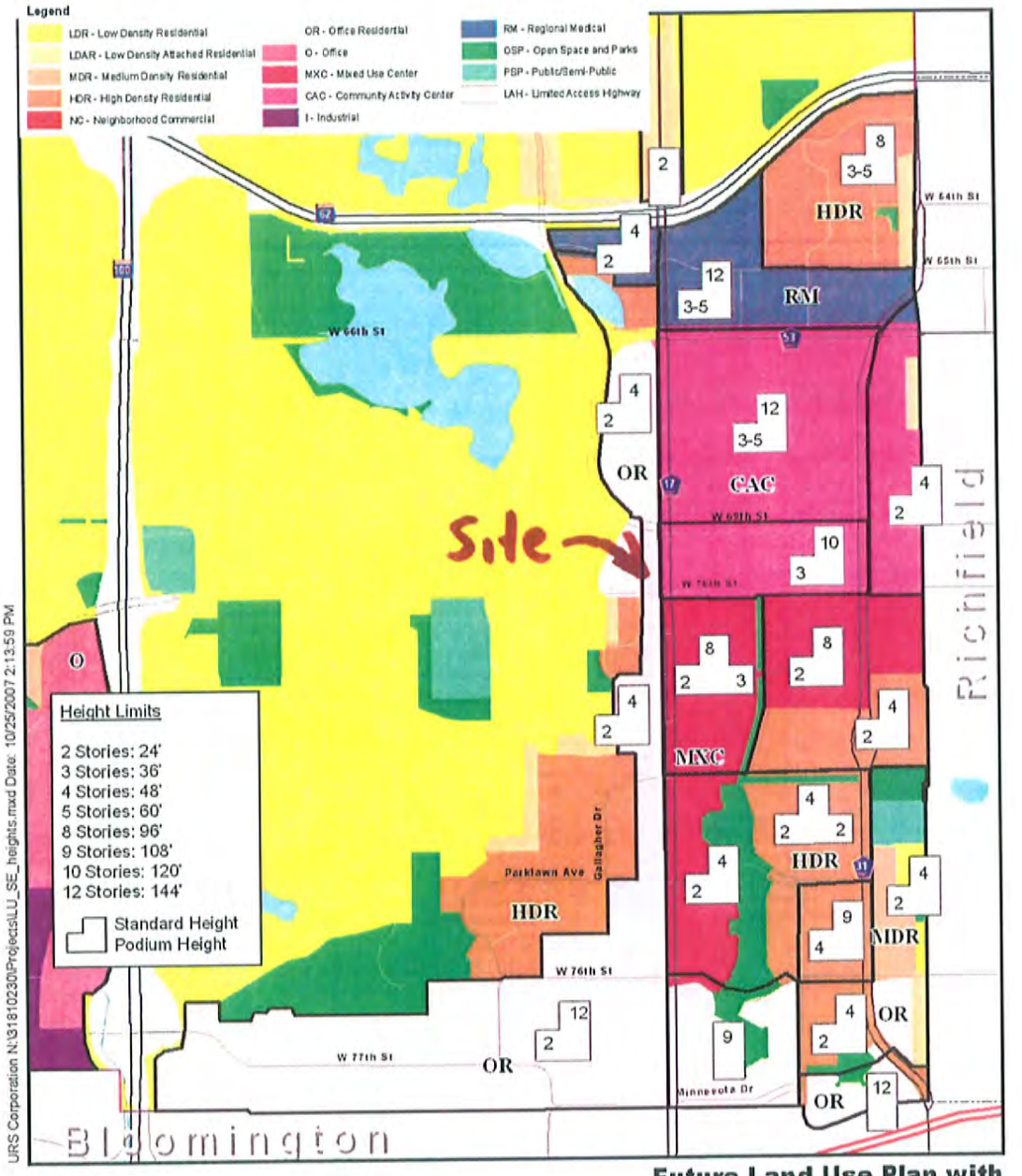
City of Edina
2008 Comprehensive Plan Update

Conceptual Land Use Framework: Potential Areas of Change

Date of Aerial Photography: August 2006

0 0.5 *Miles*

Nonresidential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
NC **Neighborhood Commercial** Current examples: • Morningside commercial core • Valley View and Wooddale • 70th & Cahill	Small- to moderate-scale commercial, serving primarily the adjacent neighborhood(s). Generally a 'node' rather than a 'corridor.' Primary uses are retail and services, offices, studios, institutional uses. Residential uses permitted. Existing and potential neighborhood commercial districts are identified for further study.	Building footprints generally less than 20,000 sq. ft. (or less for individual storefronts). Parking is less prominent than pedestrian features. Encourage structured parking and open space linkages where feasible; emphasize enhancement of the pedestrian environment.	**Floor to Area Ratio-Per current Zoning Code: maximum of 1.0*** 2 - 3 units/acre
OR **Office-Residential** No current examples in City. Potential examples include Pentagon Park area and other I-494 corridor locations	Transitional areas along major thoroughfares or between higher-intensity districts and residential districts. Many existing highway-oriented commercial areas are anticipated to transition to this more mixed-use character. Primary uses are offices, attached or multifamily housing. Secondary uses: Limited retail and service uses (not including "big box" retail), limited industrial (fully enclosed), institutional uses, parks and open space. Vertical mixed use should be encouraged, and may be required on larger sites.	Upgrade existing streetscape and building appearance, improve pedestrian and transit environment. Encourage structured parking and open space linkages where feasible; emphasize the enhancement of the pedestrian environment.	**Floor to Area Ratio-Per current Zoning Code: maximum of 0.5 to 1.0*** 2 - 3 units/acre
O **Office** Current examples include the office buildings on the west side of TH 100 between 70th and 77th Streets.	This designation allows for professional and business offices, generally where retail services do not occur within the development unless they are accessory uses that serve the needs of office building tenants. Vehicle access requirements for office uses are high; however, traffic generation from office buildings is limited to morning and evening peak hours during weekdays. Office uses should be located generally along arterial and collector streets.	Provide buffer/transition to adjacent residential uses. Use high quality permanent building materials and on-site landscaping. Encourage structured parking.	**Floor to Area Ratio - Per Zoning Code:** **Maximum of 0.5**



URS Corporation N:\318102301Projects\LU_SE_heights.mxd Date: 10/25/2007 2:13:59 PM

City of Edina
2008 Comprehensive Plan Update

Future Land Use Plan with Building Heights
Southeast Quadrant
Figure 4.6B

Data Source: URS

0 0.5 Miles

WSB & Associates, Inc.
Infrastructure ■ Engineering ■ Planning ■ Construction
701 Xenia Avenue South
Suite #300
Minneapolis, MN 55416
Tel: 763 541-4800
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Memorandum

DATE: *October 25, 2011*

TO: *Mr. Cary Teague, Planning Director*
Mr. Wayne Houle, Public Works Director
City of Edina

FROM: *Charles Rickart, P.E., PTOE*

RE: *6996 France Avenue Traffic and Parking Study*
City of Edina, MN
WSB Project No. 1686-23

Background

The purpose of this study is to determine the potential traffic impacts the proposed redevelopment of the 6996 France Avenue site has on the adjacent roadway system, and determine the anticipated parking demand for the proposed redevelopment. The site is located in Edina in the northwest quadrant of France Avenue and 70th Street. The existing site contains a full service Sinclair gas station. Access to the existing site is currently provided at three (3) driveway locations; a right-in/right-out on France Avenue, a right-in/right-out and full movement on 70th Street. The project location is shown on **Figure 1**.

The proposed site redevelopment includes reconstruction of the site with a new retail/office building. Access to the site will be provided at two driveways; a right-in only on France Avenue and a full movement access on 70th Street. The current plan provides 34 parking spaces for the site.

Two redevelopment alternatives were considered for the traffic and parking analysis. Alternative 1 provides for a mix of 3,000 sf of retail and 5,260 sf of office, where Alternative 2 provides for 6,600 sf of only retail use. The proposed preferred alternative (Alternative 1) site plan is shown on **Figure 2**.

The traffic impacts of the existing and anticipated development were evaluated at each site driveway as well as the primary impacted intersection at France Avenue and 70th Street. The parking demand was determined based on the proposed uses and City Code. The following sections of this report document the analysis and anticipated impacts of the proposed redevelopment.

Existing Traffic Characteristics

The existing lane configuration and traffic control include:

France Avenue at 70th Street – Traffic Control Signal
SB France Ave approaching 70th St – one through / right, two through, one left
NB France Ave approaching 70th St – one right, three through, one left
EB 70th St approaching France Ave – one through / right, one through, one left
WB 70th St approaching France Ave – one through / right, one through, one left

Site driveways – Stop Sign Control
France Avenue RI / RO access – one lane in, one lane out
70th Street RI / RO access – one lane in, one lane out
70th Street full movement access – one lane in, one lane out

AM and PM peak hour turning movement counts were conducted at each site driveway on September 15, 2011. Although 70th Street was under construction west of Valley View Road at the time of the count, the total traffic entering and exiting the existing site should not have been greatly affected. Pervious counts conducted at France Avenue and 70th Street were used in the analysis to determine the background traffic levels on the roadways.

Site Trip Generation

The estimated trip generation from the proposed redevelopment is shown below in **Table 1.** The trip generation rates used to estimate the site traffic are based on extensive surveys of the trip-generation rates for other similar land uses as documented in the Institute of Transportation Engineers *Trip Generation Manual, 8th* Edition. The table shows the total daily, AM peak hour and PM. peak hour trip generation for the existing Gas Station use on the site and two proposed redevelopment alternatives.

As indicated previously, traffic counts were conducted at each site driveway during the AM and PM peak hours. This was compared to a typical gas / service station trip generation from the ITE Trip Generation Manual. As shown below in **Table 1** the potential trips that could be generated from the site is significantly higher than the actual counts. In order to look at the worst case condition, the ITE site generated traffic was used for the existing no-build analysis.

Two redevelopment alternatives were considered. Alternative 1 provides for a mix of retail and office on the site, where alternative 2 provides for only retail uses. Alternative 1 has a higher AM peak hour generation while Alternative 2 has a higher PM peak hour generation. However, in both cases the total traffic volume anticipated for the redevelopment will be less than what is currently generated by the site and significantly less than what a typical gas/service station could generate.

Table 1 - Estimated Site Trip Generation

Land Use	Size	Unit	ADT			AM Peak			PM Peak		
			Total	In	Out	Total	In	Out	Total	In	Out
Existing Site (Counted 9/15/2011)											
Gas Station	7	Fueling Stations	NA	NA	NA	24	13	11	46	25	21
Existing Site (ITE Gas Station)											
Gas Station	7	Fueling Stations	1180	590	590	85	44	42	98	49	49
Redevelopment Alternative 1											
Retail	3	1000 sf	129	64	64	4	3	1	11	5	6
Office	5.26	1000 sf	58	29	29	9	7	2	8	1	7
Total Alternative 1			**187**	**93**	**93**	**13**	**10**	**3**	**19**	**6**	**13**
Redevelopment Alternative 2											
Retail	6.6	1000 sf	283	142	142	7	5	2	25	12	13

Source: Institute of Transportation Engineers Trip Generation Manual, 8th Edition

Trip Distribution

Site-generated trips were distributed to the adjacent roadway system based on the population distribution relative to the site and the travel sheds for the major routes that serve it. The Trip Distribution was assumed as follows:

30% north on France Avenue
40% south on France Avenue
20% west on 70th Street
10% east on 70th Street

Traffic Operations

Existing and forecasted traffic operations were evaluated for the intersection of France Avenue at 70th Street and each site driveway. This section describes the methodology used to assess the operations and provides a summary of traffic operations.

Analysis Methodology

The traffic operations analysis is derived from established methodologies documented in the *Highway Capacity Manual 2000* (HCM). The HCM provides a series of analysis techniques that are used to evaluate traffic operations.

Intersections are given a Level of Service (LOS) grade from "A" to "F" to describe the average amount of control delay per vehicle as defined in the HCM. The LOS is primarily a function of peak traffic hour turning movement volumes, intersection lane configuration, and the traffic controls at the intersection. LOS A is the best traffic operating condition, and drivers experience minimal delay at an intersection operating at that level. LOS E represents the condition where the intersection is at capacity, and some drivers may have to wait through more than one green phase to make it through an intersection controlled by traffic signals. LOS F represents a condition where there is more traffic than can be handled by the intersection, and many vehicle operators may have to wait through more than one green phase to make it through the intersection. At a stop sign-controlled intersection, LOS F would be characterized by exceptionally long vehicle queues on each approach at an all-way stop, or long queues and/or great difficulty in finding an acceptable gap for drivers on the minor legs at a through-street intersection.

The LOS ranges for both signalized and un-signalized intersections are shown in **Table 2**. The threshold LOS values for un-signalized intersections are slightly less than for signalized intersections. This variance was instituted because drivers' expectations at intersections differ with the type of traffic control. A given LOS can be altered by increasing (or decreasing) the number of lanes, changing traffic control arrangements, adjusting the timing at signalized intersections, or other lesser geometric improvements. LOS also changes as traffic volumes increase or decrease.

Table 2 - Intersection Level of Service Ranges

	Control Delay (Seconds)	
	Signalized	**Un-Signalized**
A	≤ 10	≤ 10
B	10 – 20	10 – 15
C	20 – 35	15 – 25
D	35 – 55	25 – 35
E	55 – 80	35 – 50
F	> 80	> 50

Source: HCM

LOS, as described above, can also be determined for the individual legs (sometimes referred to as "approaches") or lanes (turn lanes in particular) of an intersection. It should be noted that a LOS E or F might be acceptable or justified in those cases where a leg(s) or lane(s) has a very low traffic volume as compared to the volume on the other legs. For example, improving LOS on such low-volume legs by converting a two-way stop condition to an all-way stop, or adjusting timing at a signalized intersection, could result in a significant penalty for the many drivers on the major road while benefiting the few on the minor road. Also, geometric improvements on minor legs, such as additional lanes or longer turn lanes, could have limited positive effects and might be prohibitive in terms of benefit to cost.

Although LOS A represents the best possible level of traffic flow, the cost to construct roadways and intersection to such a high standard often exceeds the benefit to the user. Funding availability might also lead to acceptance of intersection or roadway designs with a lower LOS. LOS D is generally accepted as the lowest acceptable level in urban areas. LOS C is often considered to be the desirable minimum level for rural areas. LOS D or E may be acceptable for limited durations or distances, or for very low-volume legs of some intersections.

The LOS analysis was performed using Synchro/SimTraffic:

- Synchro, a software package that implements Highway Capacity Manual (HCM) methodologies, was used to build each signalized intersection and provide an input database for turning-movement volumes, lane geometrics, and signal design and timing characteristics. In addition, Synchro was used to optimize signal timing parameters for future conditions. Output from Synchro is transferred to SimTraffic, the traffic simulation model.

- SimTraffic is a micro-simulation computer modeling software that simulates each individual vehicle's characteristics and driver behavior in response to traffic volumes, intersection configuration, and signal operations. The model simulates drivers' behaviors and responses to surrounding traffic flow as well as different vehicle types and speeds. It outputs estimated vehicle delay and queue lengths at each intersection being analyzed.

Existing Level of Service Summary

Table 3, below, summarizes the existing LOS at each driveway and the intersection of France Avenue and 70th Street based on the current lane geometry and traffic volumes. The table shows that all intersection are operation at LOS C or better during both the AM and PM peak hours. At the France Avenue and 70th Street intersection the northbound left turn in the AM peak and the southbound left turn in the PM peak are currently operating at a LOS E. At the full movement driveway access to 70th Street the southbound left turn is operating at a LOS E. All other movements are operating at LOS D or better.

Table 3 - Existing Level of Service

Intersection	AM Peak Hour		PM Peak Hour	
	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
France Ave at 70th Street	C (E)	23	C (E)	28
France Ave RI/RO Driveway	A (A)	1	A (A)	2
70th Street RI/RO Driveway	A (A)	1	A (A)	2
70th Street Full Movement Driveway	A (A)	2	A (E)	3

C = Overall LOS (E) = Worst movement LOS Source: WSB & Associates, Inc.

Forecast Traffic Operations

A capacity and LOS analysis was completed for the France Avenue at 70th Street intersection and each site driveway for both redevelopment alternatives. The results of the analysis are shown below in **Table 4 and Table 5.** All of the intersections are expected to operate at the same level of service after the redevelopment as before the redevelopment.

Table 4 – Alternative 1 Redevelopment Level of Service

Intersection	AM Peak Hour		PM Peak Hour	
	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
France Ave at 70th Street	C (E)	23	C (E)	27
France Ave Right In Driveway	A (A)	1	A (A)	2
70th Street Full Movement Driveway	A (A)	1	A (E)	3

C = Overall LOS (E) = Worst movement LOS Source: WSB & Associates, Inc.

Table 5 – Alternative 2 Redevelopment Level of Service

Intersection	AM Peak Hour		PM Peak Hour	
	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
France Ave at 70th Street	C (E)	23	C (E)	27
France Ave Right In Driveway	A (A)	1	A (A)	2
70th Street Full Movement Driveway	A (A)	1	A (E)	2

C = Overall LOS (E) = Worst movement LOS Source: WSB & Associates, Inc.

Parking Demand

The parking demand for the site was analyzed based on each redevelopment alternative and potential uses on the site. For the office use either a general office or medical office was evaluated. For the retail use a variety of uses were evaluated from general shops to bagel or coffee shops.

The parking generation rates used to estimate the parking demand is based on surveys of the parking generation for other similar land uses as documented in the Institute of Transportation Engineers *Parking Generation Manual, 4th* Edition. **Table 6** shows a summary of each of the potential uses and what the anticipated parking demand would be for each for a weekday and weekend.

Table 6 – Site Alternative Use Parking Demand

Use	Size	ITE Parking Generation Manual			
		Weekday		Weekend	
		Rate	Spaces	Rate	Spaces
Office	**5,260 sf**				
General		3.45/ksf	19	1.80/ksf	10
Medical		4.27/ksf	23	4.27/ksf	23
Retail	**3,000 sf**				
General Shopping		3.16/ksf	10	3.40/ksf	11
Auto Parts		2.47/ksf	8	2.74/ksf	9
Liquor Store		2.98/ksf	9	2.55/ksf	8
Drug Store		2.92/ksf	9	2.94/ksf	9
Video Store		2.76/ksf	9	3.04/ksf	10
Bank		5.67/ksf	18	4.66/ksf	14
Copy/Print Store		3.00/ksf	9	3.00/ksf	9
Coffee Shop		17.33/ksf	52	17.33/ksf	52
Bagel Shop		8.00/ksf	24	9.78/ksf	30
Retail	**6,600 sf**				
General Shopping		3.16/ksf	21	3.40/ksf	23
Auto Parts		2.47/ksf	17	2.74/ksf	19
Liquor Store		2.98/ksf	20	2.55/ksf	17
Drug Store		2.92/ksf	20	2.94/ksf	20
Video Store		2.76/ksf	19	3.04/ksf	21
Bank		5.67/ksf	38	4.66/ksf	31
Copy/Print Store		3.00/ksf	20	3.00/ksf	20
Coffee Shop		17.33/ksf	115	17.33/ksf	115
Bagel Shop		8.00/ksf	53	9.78/ksf	65

The current City Code would require a total of 47 parking spaces for Alternative 1 and 42 parking spaces for Alternative 2. Currently the proposed site is estimating 34 parking spaces available. The developer has indicated that based on the proposed site plan (Alternative 1) and the anticipated uses a parking demand of 33 spaces would be required. Reviewing the ITE Parking Generation summary in **Table 6**, parking demand for Alternative 1 would range from 27 to 75 spaces needed depending on the use. For Alternative 1 the parking demand would range from 17 to 115 parking spaces needed depending on the use. Table 7 provides a summary of the parking demand for the proposed redevelopment plan. The shaded area under each alternative indicates the uses or combination of uses that would not meet the available parking based on ITE estimates. In general any type of high turnover drive up use such as a bank, bagel shop or coffee shop will require more parking than available.

Table 7 – Parking Demand Summary

Parking Available	34	(Alternative 1)	
City Code	47 / 42	(Alternative 1 / Alternative 2)	
Developers Estimate	33	(Alternative 1)	
Alternative 1			
* General Office / General Shopping	29/21	Medical Office / General Shopping	33/34
General Office / Auto Parts	27/19	Medical Office / Auto Parts	31/32
General Office / Liquor Store	28/18	Medical Office / Liquor Store	32/31
General Office / Drug Store	28/19	Medical Office / Drug Store	32/32
General Office / Video Store	28/20	Medical Office / Video Store	32/33
General Office / Bank	37/24	Medical Office / Bank	41/37
General Office / Copy Print Store	28/19	Medical Office / Copy Print Store	32/32
General Office / Coffee Shop	71/62	Medical Office / Coffee Shop	75/75
General Office / Bagel Shop	43/40	Medical Office / Bagel Shop	47/53
Alternative 2			
General Shopping	21/23	xx/xx = Weekday/Weekend	
Auto Parts	17/19		
Liquor Store	20/17		
Drug Store	20/20		
Video Store	19/21		
Bank	38/31		
Copy Print Store	20/20		
Coffee Shop	115/115		
Bagel Shop	53/65		

Conclusions / Recommendation

Based on the analysis documented in this memorandum, WSB has concluded the following:

- The proposed site redevelopment is anticipated to generate less traffic than the current gas / service station use and significantly less than what a typical gas / service station could generate.
- Traffic operations at the intersections of France Avenue and 70th Street will remain the same with or without the proposed redevelopment.
- Traffic operations at each of the proposed site driveway will operate at overall LOS A. The existing movement from the 70th Street full movement access will experience minor delays during the PM peak hour. This will not affect the operation of traffic on 70th Street.
- Although the available parking does not meet the City's Code, based on ITE parking generation estimates the 34 parking spaces would be adequate for Alternative 1 or Alternative 2 with non drive-up high turnover uses.

Based on these conclusions no additional improvements other than those shown on the site plan would be required to accommodate the proposed site redevelopment.

Date: Printed: 9/29/2011
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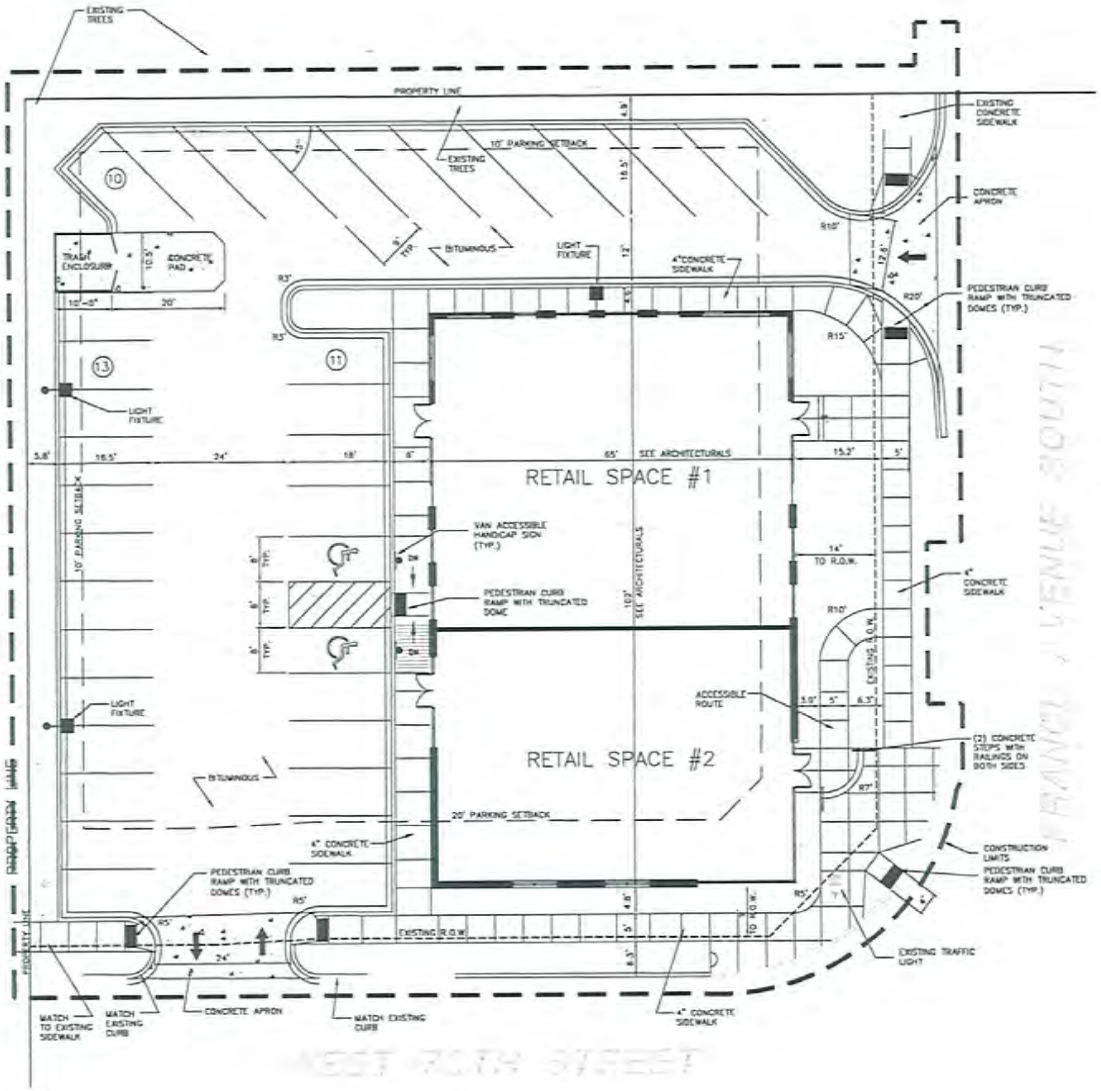
6996 France Avenue Traffic Study

City of Edina, Minnesota

Project Location Map



SITE PLAN NOTES:

1. DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
2. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
3. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
4. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
5. ALL EXISTING CURB CUTS TO BE REPLACED WITH CONCRETE CURB AND GUTTER EQUIVALENT TO THAT WHICH CURRENTLY EXISTS.
6. ALL CURB AND GUTTER AND SIDEWALK WITHIN R.O.W. TO BE PER CITY STANDARDS.
7. STRIPING SHALL BE 4 INCH WHITE.
8. ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
9. ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE, PER CITY STANDARDS.
10. CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ON TO PUBLIC STREETS PER COUNTY & CITY STANDARDS.
11. BUILDING DIMENSIONS REFER TO OUTSIDE OF BUILDING FACE (TYP.) UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
13. ALL CONCRETE PADS TO BE 3000 PSI AIR ENTRAINED 6" CONCRETE WITH #4 BARS @ 12" O.C. AND BROOM FINISHED

SITE DATA:

CURRENT ZONING: PCD-4
PROPOSED ZONING: PUD

BUILDING SETBACK = FRONT 14', SIDE 5'
PARKING SETBACK = R.O.W. 20', SIDE/REAR 10'

PARCEL AREA = 22,210 SF; 0.5 ACRES
PROPOSED BUILDING AREA = 8,260 SF

F.A.R. = GFA/LOT AREA = 8,260/22,210 = 0.37

PARKING DATA:

BUILDING AREA = 8,260 SQ. FT

CITY OF EDINA - PARKING REQUIREMENTS:
5 PARKING SPACES FOR FIRST 1,000 SQ. FT
+ 3 PARKING SPACES FOR EACH ADDITIONAL 1,000 SQ. FT UP TO 15,000 SQ. FT.

TOTAL RETAIL PARKING SPACES REQUIRED = 53

TOTAL PARKING SPACES PROVIDED = 34
(INCLUDES 2 VAN ACCESSIBLE PARKING SPACES)

SITE LEGEND:

- B612 CURB AND GUTTER
- EXISTING CURB AND GUTTER
- CONSTRUCTION LIMITS
- LUMINAIRE-320 WATT METAL HALIDE, 25' POLE ON 3' CONCRETE BASE
- CONCRETE PAVEMENT

N

0 5 10 20
SCALE IN FEET

DJR ARCHITECTURE INC.
333 Washington Ave. N
Suite #210
Minneapolis, MN 55401
Ph: (612) 676-2700
Fax (612) 676-2796

ALLIANT ENGINEERING, INC.
233 PARK AVE. SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
PHONE (612) 758-3080
FAX (612) 758-3099

70TH & FRANCE RETAIL
6996 FRANCE AVENUE SOUTH
EDINA, MINNESOTA

SITE PLAN

A40

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

CLARK WICKLUND, PE

Date: License No.

QUALITY ASSURANCE/CONTROL

BY: DATE:

DATE	ISSUE
9-12-11	PDR SUBMITTAL

PROJECT TEAM DATA
DESIGNED: WK
DRAWN: EK
PROJECT NO: 110008

C-2

Drawing name: K:\PROJECTS\2009\Union sheets\110009site.dgn Sep 12, 2011 - 3:10pm

WSB & Associates, Inc.
Infrastructure ■ Engineering ■ Planning ■ Construction
701 Xenia Avenue South
Suite #300
Minneapolis, MN 55416
Tel: 763 541-4800
Fax: 763 541-1700

Memorandum

DATE: ***February 2, 2012***

TO: ***Mr. Cary Teague, Planning Director***
Mr. Wayne Houle, Public Works Director
City of Edina

FROM: ***Charles Rickart, P.E., PTOE***

RE: ***Supplemental Parking Analysis***
6996 France Avenue
City of Edina, MN
WSB Project No. 1686-23

A Traffic and Parking Study was completed in October 2011 that reviewed two primary alternatives for the land use on the site. The alternatives included: 1) a mix of office (5,260sf) and retail (3,000sf), or; 2) all retail (6,600sf). The results of the study concluded that the parking being proposed (34 spaces) was adequate for both alternatives with no drive up high turnover uses (i.e. bakery, bank, bagel shop or coffee shop). However, the analysis did not include an alternative that assumed all office (8,260sf).

In order to provide the developer with flexibility in filling the new building the 100% office alternative was also analyzed.

The parking generation rates used to estimate the parking demand is based on surveys of the parking generation for other similar land uses as documented in the Institute of Transportation Engineers *Parking Generation Manual, 4th* Edition. **Table 1** shows a summary of the potential office uses and what the anticipated parking demand would be for each for a weekday and weekend.

Table 1 – Office Use Parking Demand

	Size	Weekday		Weekend	
		Rate	Spaces	Rate	Spaces
Office	**8,260 sf**				
General		3.45/ksf	29	1.80/ksf	15
Medical		4.27/ksf	36	4.27/ksf	36

The results of this supplemental analysis conclude that the available parking would be adequate for a general office use. However, should a medical office use occupy the entire building there would be a shortage of parking. Assuming 34 available parking stalls the maximum size of medical office space that could be accommodated is 7,950sf.

A40a

CITY CODE

Section 850.16 - Planned Commercial District (PCD).

Subd. 1 **Subdistricts.** The Planned Commercial District shall be divided into the following subdistricts:

Planned Commercial District - 1	(PCD-1)
Planned Commercial District -2	(PCD-2)
Planned Commercial District -3	(PCD-3)
Planned Commercial District - 4	(PCD-4)

Subd. 2 **Principal Uses in PCD-1.**

Antique shops.

Art galleries.

Art studios.

Bakeries, provided the room or rooms containing the preparation and baking process shall not have a gross floor area in excess of 2,500 square feet.

Barber shops.

Beauty parlors.

Bicycle stores, including rental, repair and sales.

Book and stationery stores.

Camera and photographic supply stores.

Candy and ice cream stores.

Clothes pressing and tailoring shops.

Clothing stores not exceeding 2,500 square feet of gross floor area.

Clubs, lodge halls and meeting rooms, offices and other facilities for non-profit organizations not exceeding 2,500 square feet of gross floor area.

Coin and philatelic stores.

Day care.

Drug stores.

Dry cleaning establishments and laundries.

Employment agencies.

Financial institutions, but excluding drive-through facilities and pawn shops.

Florist shops.

Food, grocery, meat, fish, bakery and delicatessen stores.

Garden supply, tool and seed stores.

Gift shops.

Handball courts, racquetball courts and exercise and reducing salons.

A41

Hardware stores.

Hobby shops for the sale of goods to be assembled and used off the premises.

Household furnishings, fixtures and accessory stores not exceeding 2,500 square feet of gross floor area.

Interior decorating establishments.

Jewelry stores.

Launderettes.

Leather goods stores.

Liquor stores, municipally owned, off-sale.

Locksmith shops.

Medical and dental clinics.

Music and video sales and rental stores.

Musical instruments stores and repair shops.

Newsstands.

Offices, including both business and professional.

Optical stores.

Paint and wallpaper stores not exceeding 2,500 square feet of gross floor area.

Personal apparel stores not exceeding 2,500 square feet of gross floor area.

Picture framing and picture stores.

Repair stores and "fix-it" shops which provide services for the repair of home, garden, yard and personal use appliances.

Restaurants, but excluding "drive ins" and drive through facilities, other than as allowed in Section 850.07, Subd. 14.F.

Schools.

Second-hand stores not exceeding 2,500 square feet of gross floor area, but excluding pawn shops.

Shoe sales or repair stores.

Sporting and camping goods stores not exceeding 2,500 square feet of gross floor area.

Tailor shops.

Tobacco shops.

Toy shops.

Travel bureaus and transportation ticket offices.

Variety, gift, notion and soft goods stores.

Vending machines which are coin or card operated, but excluding amusement devices.

Subd. 3 **Principal Uses in PCD-2.**

Any principal use permitted in PCD-1.

A42

Amusement and recreation establishments such as amusement arcades, commercial bowling alleys and pool halls.

Animal hospitals and kennels, but excluding establishments with outside runs.

Automotive accessory stores, but excluding repair and service garages.

Blueprinting, printing and Photostatting establishments.

Business machine sales and service shops.

Catering establishments.

Clothing stores.

Clubs, lodge halls and meeting rooms, offices and other facilities for non-profit organizations.

Commercial kennels as defined by Subsection 300.01 of the City Code.

Currency exchanges as defined in M.S. 53A.

Department stores not exceeding 40,000 square feet of gross floor area.

Dry goods stores.

Electrical and household appliance stores, including radio and television sales and service.

Exterminating offices.

Fabric stores.

Frozen food stores including the rental of lockers in conjunction therewith.

Furniture stores including upholstering when conducted as an incidental part of the principal use.

Fraternal, philanthropic and charitable institution offices and assembly halls.

Furrier shops including the storage and conditioning of furs when conducted as an incidental part of the principal use.

Home repair, maintenance and remodeling stores and shops.

Hotels, motels and motor inns.

Household furnishings, fixtures and accessories stores.

Laboratories, medical and dental.

Office supplies stores.

Orthopedic and medical appliance stores, but excluding the manufacturing or assembly of appliances or goods.

Paint and wallpaper stores.

Personal apparel stores.

Pet shops.

Photography studios.

Post offices.

Public utility service stores.

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Rental agencies for the rental only of clothing, appliances, automobiles, cartage trailers, and household fixtures, furnishings and accessories, excluding pawn shops.

Schools for teaching music, dance or business vocations.

Sporting and camping goods stores.

Taxidermist shops.

Telegraph offices.

Theaters, but excluding outdoor or "drive-in" facilities.

Ticket agencies.

Trading stamps redemption stores.

Undertaking and funeral home establishments.

Subd 4. **Principal Uses in PCD-3.**

Any principal use permitted in PCD-2, except offices requiring the issuance of a conditional use permit.

Department stores or shopping centers exceeding 40,000 square feet of gross floor area.

Transit stations.

Publicly owned uses.

Sexually oriented businesses.

Subd 5. **Principal Uses in PCD-4.**

Automobile service centers.

Car washes.

Gas stations.

Subd. 6. **Conditional Uses.**

A. PCD-1 and PCD-2. Multi-residential uses.

B. PCD-3.

Automobile agencies selling new, unused vehicles.

Boat or marine stores or agencies selling or displaying new, unused boats.

Multi-residential uses.

Offices except offices allowed as a permitted accessory use.

All non-residential uses that increase the FAR to more than 0.5.

Subd. 7. **Accessory Uses in PCD-1.**

Off-street parking facilities.

Buildings for the storage of merchandise to be retailed by the related principal use.

Not more than two amusement devices.

Drive through facilities, except those accessory to financial institutions. A restaurant may have a drive-through facility subject to the requirements in Section 850.07, Subd. 14.F.

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Produce stands pursuant to a permit issued by the Manager

Subd. 8. **Accessory Uses in PCD-2.**

All accessory uses allowed in PCD-1.

Drive-through facilities.

Amusement devices.

Offices accessory to a principal use.

Subd. 9. **Accessory Uses in PCD-3.**

All accessory uses permitted in PCD-1 and PCD-2.

Automobile or boat and marine stores or agencies selling used automobiles or boats, if (i) such a use is accessory to and on the same lot as a related principal use selling new automobiles or boats, and (ii) the total floor area and lot area devoted to the accessory use does not exceed that of the principal use.

Repair garages for servicing motor vehicles, if such a use is on the same lot as an automobile agency.

Offices accessory to an allowed principal use.

Subd. 10. **Accessory Uses in PCD-4.**

Accessory car washes.

Retail sales of convenience goods.

Gasoline sales accessory to a car wash.

Subd. 11. **Requirements for Building Coverage, Setbacks and Height.**

A. Maximum Floor Area Ratio (subject to the requirements of Subd. 12 of this Subsection)

PCD-1 1.0 of the tract
PCD-2 1.5 of the tract
PCD-3
i) North of West 70th Street: 1.0 of the tract provided that non-residential uses may not exceed 0.75.
ii) South of West 70th Street: 0.5 of the tract.
PCD-4 0.3 of the tract

B. Setbacks (Subject to the requirements of paragraphs A. and B. of Subd. 11 of this Subsection).

	Front Street	Side Street	Interior Side Yard	Rear Yard
PCD-1	35'*	25'*	25'*	25'*
PCD-2	35'*	25'*	25'*	25'*
PCD-3				
North of 70th Street	35'**	35'**	35'**	35'**
South of 70th Street	50'**	50'**	50'**	50'**
PCD-4	35'	25'	25'	25'
All other uses	45'	25'	45'	25'

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*or the building height, if greater.
**Subject to the requirements of Subd. 11 of this section.

C. Maximum Building Height.

PCD-1 -- See Section 850.22, Building Height Overlay District and Appendix A of the City's Official Zoning Map.

PCD-2 -- See Section 850.22, Building Height Overlay District and Appendix A of the City's Official Zoning Map.

PCD-3 -- See Section 850.22, Building Height Overlay District and Appendix A of the City's Official Zoning Map.

PCD-4 -- See Section 850.22, Building Height Overlay District and Appendix A of the City's Official Zoning Map.

Subd. 12. **Special Requirements.** In addition to the general requirements described in Subsection 850.07, the following special requirements shall apply:

A. Established Average Front Street Setback for PCD-1 and PCD-2. When more than 25 percent of the frontage on one side of the street between intersections is occupied by buildings having front street setbacks of greater or lesser distances than hereafter required, then the average setback of the existing buildings shall be maintained by all new or relocated buildings on the same side of that street and between the intersections. If a building is to be built or relocated where there is an established average setback, and there are existing buildings on only one side of the building or relocated building, the front street setback of the new or relocated building need be no greater than that of the nearest adjoining principal building. If a building is to be built or relocated where there is an established average setback and there are existing buildings on both sides of the new or relocated building, the front street setback need be no greater than that which would be established by connecting a line between the most forward portion of the adjacent principal building on each side.

B. Interior Side Yard and Rear Yard Setbacks. Interior side yard and rear yard setbacks including parking setbacks and loading facility setbacks apply only when the side or rear lot line is a Planned Commercial District boundary.

C. Setbacks for PCD-3. The minimum building setback required by Paragraph B of Subd. 11 of this subsection shall be increased as follows:

1. In the area bounded by France Avenue on the west, York Avenue on the east and W. 70th Street on the south, the minimum building setback shall be increased by 1/3 foot for each foot that the building exceeds 50 feet in building height. For purposes hereof, only those portions of buildings which exceeds 50 feet in building height need provide the additional setbacks required by this paragraph.

2. In all other areas, the minimum building setback shall be equal to the building height for buildings taller than 50 feet.

Notwithstanding the requirement of this subsection, the City encourages i) ground level retail and service uses that create an active pedestrian and streetscape environment and ii) pedestrian connections by way of skyways and tunnels. The City Council will consider exceptions to setback requirements for these purposes.

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D. Travel Demand Management. Final development plans for any office use in the PCD-3 subdistrict which requires the issuance of a conditional use permit shall include a travel demand management (TDM) plan prepared by an independent TDM professional. The plan must document TDM measures and performance measures to be implemented. Approval of the TDM plan by the City shall be a condition of the issuance of the conditional use permit.

E. On Site Sanitary Sewage Retention System. This paragraph applies to properties served by Metropolitan Sewer Interceptor No. 1-RF-491. Final development plans for any new buildings or uses in the PCD-3 subdistrict that require the issuance of a conditional use permit shall include plans for storage tanks and other facilities designed to retain on-site sanitary sewer discharges during peak flow conditions that would otherwise enter the City's sanitary sewer system. Such plans must be prepared by a licensed professional engineer acceptable to the City. The plans must provide for facilities designed to prevent discharges to the sanitary sewer system during peak flow conditions, in amounts and volumes that exceed discharges that existed prior to construction of the buildings and uses proposed by the final development plans. Approval of the sanitary sewer retention system shall be a condition of the conditional use permit. In lieu of constructing a storage tank, a cash fee equal to the cost of constructing the storage tank may be paid to the city. The fee shall be placed in a dedicated fund to pay for the cost of reducing inflow and infiltration into the sanitary sewer system. A credit against the fee shall be given for any expenditures made to reduced inflow and infiltration on-site. Section 850.16, subd. 12, paragraph F of the Edina City Code is repealed effective the day that the capacity of Metropolitan Sewer Interceptor No. 1-RF-491 is improved to increase its capacity by at least +/- 69%.

F. Proximity to R-1 District. The following minimum distance shall exist between buildings in the Planned Commercial District and the nearest lot line of an R-1 District lot used for residential purposes:

Building Height	Distance to R-1 District
5 - 6 stories	Twice the building height of the building in the Planned Commercial District.
7 - 8 stories	Four times the building height of the building in the Planned Commercial District.
9 or more stories	Six times the building height of the building in the Planned Commercial District.

G. Storage. All materials, supplies, merchandise and other similar materials not on display for direct sale, rental or lease to the ultimate consumer shall be stored within a completely enclosed building or within the confines of a completely opaque wall or fence capable of completely screening all the materials from adjoining properties. The wall or fence under no circumstances shall be less than five feet in height.

H. Displays. Merchandise which is offered for sale may be displayed outside of buildings in the PCD-1, PCD-2 and PCD-3 subdistricts, provided the area occupied by the display shall not exceed ten percent of the gross floor area of the building or portion thereof housing the principal use. No displays shall be permitted within that half of the required front street or side street

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setback nearest the street, nor within any required side yard or rear yard setback. Agencies selling automobiles or boats, as permitted by this Section, may display automobiles or boats outside of a building if the area used for the displays shall comply with all the standards for a parking lot including construction, setbacks, landscaping and screening as contained in this Section.

I. Minimum Building Size. The minimum size for any building housing one or more principal uses in the PCD -1, PCD-2 or PCD-3 subdistricts shall be 1,000 square feet of gross floor area within the first story.

J. Outdoor Sales, Tent Sales and Trailer Sales Prohibited. Except for the dispensing of motor fuels and the use of drive-through facilities permitted by this Section, all sales of products and merchandise, and dispensing of services, shall be conducted from within the confines of a permanent building totally enclosed by four walls and a roof. The sale of products and merchandise, and the dispensing of services, from a motor vehicle, trailer, tent or other temporary structure or shelter, or outside of a permanent building as above described, is prohibited.

K. Building Design and Construction. In addition to the other restrictions of this Section and of Section 410 of this Code, the use, construction, alteration or enlargement of any building or structure within the Planned Commercial District shall meet the following standards:

1. All exterior wall finishes on any building shall be one or a combination of the following:

a. face brick;

b. natural stone;

c. specially designed precast concrete units if the surfaces have been integrally treated with an applied decorative material or texture;

d. factory fabricated and finished metal framed panel construction if the panel materials are any of those noted above; or

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e. glass or prefinished metal (other than unpainted galvanized iron).

2. All subsequent additions, exterior alterations and accessory buildings constructed after the erection of an original building or buildings shall be constructed of the same materials as the original building and shall be designed in a manner conforming to the original architectural design and general appearance.

L. Performance Standards. All business operations shall conform to the performance standards established by this Section for the Planned Industrial District provided that the performance standards shall be applied, and must be complied with, at the boundaries of the lot on which the business operations take place.

M. Maximum Business Establishment Size in PCD-1 Subdistricts. No use in the PCD-1 subdistrict shall exceed 12,000 square feet of gross floor area or the lesser gross floor area as is imposed on the use by Subd. 2 of this Subsection 850.16.

N. Drive-In Uses. Except for the dispensing of motor fuels, drive-in uses shall not be permitted. Nothing herein contained, however, prohibits accessory drive-through facilities where permitted by this Subsection 850.16.

O. Automobile Service Centers and Gas Station Standards.

1. Minimum lot area:

a. for an automobile service center, 20,000 square feet, plus 5,000 square feet for each service bay in excess of three.

b. for a gas station, 15,000 square feet.

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2. Maximum lot area: 60,000 square feet.

3. Hydraulic hoists, pits, lubrication, washing, repairing and diagnostic equipment shall be used and stored within a building.

4. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and streets.

5. No automobile service station on a lot adjoining a lot in a residential district shall be operated between the hours of 11:00 P.M. and 6:00 A.M.

6. All driving surfaces shall be constructed and maintained in the same manner as prescribed for parking lots by this Section.

7. No merchandise shall be displayed for sale outside a building except in that area within four feet of the building or within pump islands used for dispensing motor fuels.

8. No motor vehicles except those owned by the operators and employees of the principal use, and vehicles awaiting service, shall be parked on the lot occupied by the principal use. Vehicles being serviced may be parked for a maximum of 48 hours.

9. Body work and painting is prohibited.

10. No buildings, driveway surfaces, parking areas or other improvements shall be located within 110 feet of any portion of a lot in a residential district which is used for residential purposes if separated from the lot by a street, or within 50 feet if not so separated by a street.

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11. Pump islands shall maintain a front and side street setback of at least 20 feet and an interior side yard and rear yard setback of at least 25 feet.

12. Notwithstanding the requirements of Subsection 850.08, driveways and drive aisles need only provide a setback of not more than five feet from all lot lines, subject to the requirements of subparagraph 10. of paragraph L. of this Subd. 11.

P. Car Wash Standards.

1. A car wash shall be subject to the same standards as specified herein for automobile service centers.

2. All waste water disposal facilities, including sludge, grit removal and disposal equipment, must be approved by the Engineer prior to installation.

3. Not more than one point of ingress and one point of egress shall be allowed from any one public street to the car wash.

Q. Standards for Sexually-Oriented Businesses.

1. No sexually-oriented business shall be located closer than 500 feet from any other sexually-oriented business or licenses day-care facility. Measurements shall be made in a straight line, without regard to intervening structures or objections, from the nearest point of the actual premises of the sexually-oriented business or licenses day-care facility.

2. No sexually-oriented business shall be located closer than 500 feet from any property in the R-1, R-2, PRD, PSR or MDD District, or any residentially zoned property in the city adjoining the City. Measurements shall be made in a straight line, without regard to intervening structures objects, from the nearest point of the actual business premises of the sexually-oriented business to the nearest boundary of the R-1, R-2, PRD, PSR, or MDD District.

R. Standards for residential dwelling units.

1. No part of any dwelling unit shall be located in a basement or on the first story of a building in the PCD-1 or the PCD-2 subdistricts.

2. In the PCD-1 and the PCD-2 subdistricts, the floor area of that portion of a building used for multi-residential purposes shall not be included for the purpose of calculating the maximum floor area ratio allowed by Paragraph A of Subd. 11 of this Subsection.

3. In the PCD-3 subdistrict, the floor area of buildings or portions thereof used for multi-residential purposes shall be included for the purpose of calculating the maximum floor area ratio allowed by Paragraph A of Subd. 11 of this Subsection.

4. In the PCD-3 subdistrict, the maximum floor area ratio allowed by Paragraph A of Sund. 11 of this Subsection may be increased by .25 by including the floor areas of dwelling units classified as affordable housing units pursuant to an agreement with the Housing and Redevelopment Authority of Edina.

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Mayor Hovland opened the public hearing at 7:28 p.m.

Public Testimony

No one appeared to comment.

Member Swenson made a motion, seconded by Member Sprague, to close the public hearing.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

Mayor Hovland stated the 2012 budget would be considered at the December 20, 2011, Council meeting.

VI.B. 2012 LIQUOR LICENSE FEES APPROVED

City Clerk Mangen explained State law required that a public hearing be held after a 30-day notice to license holders of the City's intention to raise liquor license fees. To date, no comment had been received from licensees. Ms. Mangen indicated staff was recommending a slight increase in On-Sale Intoxicating License and Beer License fees to cover the City's administrative and enforcement costs.

Mayor Hovland opened the public hearing at 7:30 p.m.

Public Testimony

No one appeared to comment.

Member Brindle made a motion, seconded by Member Sprague, to close the public hearing.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

Member Swenson made a motion, seconded by Member Brindle, to adopt 2012 liquor license fees.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

VI.C. RESOLUTION NO. 2011-127 ADOPTED – PRELIMINARY REZONING TO PUD & PRELIMINARY DEVELOPMENT PLAN, 6996 FRANCE AVENUE FOR FE 70, LLC

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Planner Presentation

Planning Director Teague presented the request of FE 70, LLC, for preliminary approval of a rezoning from PCD-4, Planned Commercial District, to PUD, Planned Unit Development District and Preliminary Development Plan. The proponent was proposing to tear down the existing gas station at 6996 France Avenue and rebuild an 8,260 square-foot office/retail building that included a 3,000 square-foot vitamin store and a 5,260 square-foot financial office. He noted the added mezzanine for the financial office had increased the square footage but not changed the footprint of the building. Mr. Teague presented the recommendation of the Planning Commission, from its November 9, 2011, meeting and unanimous recommendation for approval. He explained that should the entire building be utilized as retail, the mezzanine would have to be turned into storage space and not utilized as retail space. It was also concluded that parking was adequate for the intended use but would not support certain other uses. The PUD rezoning would assure this was the building constructed on the site and if approved, the ordinance amendment would be finalized with the second phase of the project. The approved plans and parking standards would be incorporated into the zoning ordinance with principal uses listed. Mr. Teague indicated the staff and the Planning Commission recommendation was subject to the findings and conditions as listed in the staff report.

Proponent Presentation

Dean Dovolis, DJR Architecture representing the developer, stated this building would create a good transition between the commercial and residential uses and anchor the corner with retail and office. He hoped it was the first step to transition the area. Mr. Dovolis stated he thought the PUD process worked well.

The Council asked about the traffic movement on 70th Street, as referenced in the traffic report conclusions and recommendations. Chuck Rickart, WSB & Associates, described the left turning movement from France Avenue to 70th Street that had the most delay during the PM peak hour. He agreed that certain uses needed to be prohibited due to peak parking need. It was noted the available parking was felt to be adequate for nondrive-thru uses. The Council asked whether a drive-thru use should be prohibited in the PUD. Mr. Teague answered in the affirmative.

Mayor Hovland opened the public hearing at 7:48 p.m.

Public Testimony

No one appeared to comment.

Member Brindle made a motion, seconded by Member Swenson, to close the public hearing.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

Member Brindle introduced and moved adoption of Resolution No. 2011-127, approving a Preliminary Rezoning and Preliminary Development Plan for FE 70 LLC at 6996 France Avenue, as revised to list drive-

thru uses as prohibited and restrict the mezzanine level from retail use, and based on the following findings:

1. The proposed land uses are consistent with the Comprehensive Plan.

2. The site layout would be an improvement over a site layout required by standard zoning; the building is brought up to the street, provides front door entries toward the street and includes sidewalks to encourage a more pedestrian friendly environment along the street.

3. The design of the building is of a high quality stone with large windows. The building is consistent with the small scale buildings on this block.

4. The development would incorporate improved landscaping and green space, a decrease in impervious coverage and an infiltration area.

5. The contaminated soils on the site would be cleaned up.

6. Traffic would be improved in the area with a right-in only access on France Avenue, the elimination of the curb cut nearest the intersection and narrowing the curb cut farther to the west.

And subject to the following conditions:

1. The final development plans must be consistent with the preliminary development plans dated September 13, 2011, and the materials board as presented to the Planning Commission and City Council.

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 November 3, 2011.

4. Final rezoning is subject to a Zoning Ordinance amendment creating the PUD, Planned Unit Development, for this site.

Member Swenson seconded the motion.

It was noted this project would result in the loss of the only full service station in Edina; however, it was a viable business and not a forced sale. The Council discussed the application and whether a change in use should require reconsideration by the Planning Commission and City Council even if the new use was permitted. Attorney Knutson recommended listing the two uses requested (vitamin store of 3,000 square feet and financial office of 5,260 square feet) as permitted uses and all other uses as conditional uses.

The Council discussed whether to permit all office uses without a square footage restriction since available parking would be adequate. It was indicated that retail use, up to a certain square footage, could be a permitted use conditioned on the mezzanine being restricted to storage use. Should a new use result in a change from either retail or office, or a combination, then it would be a conditional use and require reconsideration. **Member Bennett made a motion, seconded by Member Sprague, amending the motion to revise Resolution No. 2011-127 to include three conditions: 5. Drive-through uses shall be prohibited. 6. Permitted uses are the two uses requested (vitamin store of 3,000 square feet and financial services office of 5,260 square feet); other retail uses up to 3,000 square feet; other retail uses over 3, 000 square feet conditioned on the mezzanine used for storage only; and offices uses of up to 8,260 square feet. 7. Al other uses are conditional uses.**

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Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion to amend carried.
Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion as amended carried.

VII. COMMUNITY COMMENT

Paul Smith, 4808 Bywood West, stated his concern with the number of aggressive coyotes in Edina and reported a coyote had attacked his small dog. Police Chief Long indicated Edina was leading the way with coyote management and would be hosting a training session for policy makers and animal control officers throughout the metro area. Chief Long stated the Police Department would work with residents and the ultimate goal was to educate the community on the benefit of hazing coyotes.

Wayne Carlson, 523 Coventry Lane, asked when his variance request for pets would be considered. Mr. Neal indicated the Council had directed staff to reassess the situation and determine if new information had been provided to change staff's recommendation on Mr. Carlson's request. A letter had been mailed today that provided staff's recommendation to not support reconsideration.

Sheila Rzepecki, 6617 Normandale Road, expressed her concern about the speed of traffic on 66th Street and indicated residents would like reduced speeds of 25 mph on the frontage road. She also commented that activity resulting from renting Hughes Pavilion to over 2,000 people in May was driving people away from the park.

Emily Sever, 6713 Normandale Road, supported the statements of Ms. Rzepecki and indicated that to provide safety there was a need for crosswalks, sidewalks and flashing lights on 66th Street.

VIII. REPORTS / RECOMMENDATIONS

VIII.A. RESOLUTION NO. 2011-119 ADOPTED – ACCEPTING VARIOUS DONATIONS

Mayor Hovland explained that in order to comply with State Statutes; all donations to the City must be adopted by Resolution and approved by four favorable votes of the Council accepting the donations.
Member Bennett introduced and moved adoption of Resolution No. 2011-119 accepting various donations.
Member Brindle seconded the motion.

Rollcall:

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

VIII.B. EDINA ART CENTER REQUEST FOR PROPOSAL DISCUSSED

Chair Grabiel opened the public hearing.

No one spoke to the issue.

Commissioner Carpenter moved to close the public hearing. Commissioner Platteter seconded the motion. All voted aye to close the public hearing.

Commissioner Carpenter said in his opinion the request is reasonable and if parking was addressed as a condition of approval he could support the subdivision.

Motion

Commissioner Carpenter moved to recommend preliminary plat approval based on staff findings and subject to staff conditions including the additional condition that shared parking cross easements be filed and recorded with Hennepin County at the time of plat approval. Commissioner Potts seconded the motion. All voted aye; motion carried.

VII. REPORTS/RECOMMENDATIONS

Sketch Plan Review
6996 France Avenue South, Edina, MN

Planner Presentation

Planner Teague reported that the Planning Commission is being asked to consider a sketch plan proposal to redevelop the property located at 6996 France Avenue. The site is currently zoned Planned Commercial District-4 (PCD) and is an existing Sinclair Gas Station. The applicant would like to rezone the site from PCD-4 to Planned Unit Development (PUD). Teague noted that the present zoning only allows automobile service centers, car washes and gas stations.

Teague explained that the subject property is located within an area of the City that is designated as a "Potential Area of Change" within the 2008 Comprehensive Plan. The site is guided in the Comprehensive Plan for "Office Residential – OR" which allows for limited retail use. Continuing, Teague said because of that land designation uses allowed within the PCD-1 zoning district would seem more appropriate here.

Planner Teague explained that the proposal requires a rezoning whether it is to PUD, PCD-1 or to PCD-3. Therefore, the decision to require a Small Area Plan shall be made by the City Council. With graphics Teague presented a compliance table of City standards for the PCD-1 zoning district.

Planner Teague concluded that the proposal would be an improvement over the existing building and use on the site. Staff would have a concern however in conventional rezoning (PCD-1 or 3) of the site without a specific use proposed. You may recall the building that was approved as part of the Conditional Use Permit at 69th and York; In that case, initially two small retail buildings were proposed up close to the street, similar to the proposed building. However, after a year of the site siting vacant, a CVS went into the site, in a single building that looked nothing like the originally proposed buildings. However, through the use of the PUD zoning, the City could provide some protections in ensuring that the building proposed is actually constructed. The PUD Ordinance was not available when the 69th & York Site was approved for development.

Appearing for the Applicant

Dean Dovolis

Discussion

Commissioner Platteter asked Planner Teague his reason (if rezoned) for recommending a PCD-1 zoning classification vs. a PCD-3 zoning classification. Teague responded his preference would be PUD; however, if only rezoned a PCD-1 zoning classification would be best. Limited retail would tie in with the newly configured West 70th Street and would also maintain limited retail west of France Avenue.

Chair Grabiel clarified that this issue is for site plan review; no action from the Commission is required; just comments and ideas. Planner Teague agreed adding that the applicant can go before the City Council with the sketch plan review on September 6th.

Applicant Presentation

Mr. Dovolis addressed the Commission and illustrated the vision of a possible redevelopment of the existing Sinclair Gas Station. Dovolis said this vision compliments the pedestrian friendly reconstruction of West 70th Street. Continuing, Dovolis said the project would be a single-story 6,600 square foot retail building with parking to the rear. Dovolis said the building would be oriented toward France Avenue and West 70th Street with the parking tucked behind. Dovolis said the goal was to create an evolution; noting this is a strong corner that needs to be redeveloped correctly. Concluding, Dovolis said that leasing for this project would not be an issue; interest has already been expressed if the project moves forward.

Commissioner Carpenter asked what the buildings were to the south of the subject site. It was reported that the buildings to the south were an office building and bank respectively.

Chair Grabiel asked Mr. Dovolis if he has any thoughts on a PUD designation for the project. Mr. Dovolis responded that in his opinion the PUD classification was logical,

adding working with the City to the guide the project would be beneficial. Dovolis reiterated that this is a strong corner and any redevelopment needs to be done right.

Commissioner Potts asked Mr. Dovolis if he thinks the proposed parking on one side only of the building could be a detrimental to retail. Mr. Dovolis responded that the market is starting to become more open to the 2-door building. Mr. Dovolis said the proposed building would have both rear and front entrances/exit.

A discussion ensued on parking and circulation with the following comments.

- Controlled intersection-acknowledge there would be periods when stacking would occur
- Right in only access on France Avenue and elimination of the curb cut nearest the intersection.
- Acknowledge that potential for vehicles to navigate the proposed round-about and circle the block.

Commissioner Forrest said that she has a concern with amending the Comprehensive Plan; however, was comfortable with handling this redevelopment through the PUD process if the project moves forward. Forrest pointed out that currently what's proposed is a "no-no; it doesn't meet the Comprehensive Guide Plan for west of France Avenue.

The discussion continued focusing on the proposed change in retail use from a full scale service station to limited retail and the impact that change in use would have on traffic. It was acknowledged that even without seeing any traffic counts a limited retail use would generate less traffic than a full scale gas station. Chair Grabiel said he was familiar with the service station; adding that although the Sinclair site wasn't a Holiday or SA it still generates business.

Commissioner Forrest commented on the building design and asked Mr. Dovolis if he believes the proposed building could be easily adapted to an office building if the need to do so arose. Mr. Dovolis responded in the affirmative. He said the building foot print would service both.

Commissioner Staunton said he would like to echo Commissioner Forrest's concern on the Comprehensive Plan and retail west of France Avenue. Staunton also acknowledged the reference in the staff report indicating that this redevelopment could trigger a small area plan, adding he is a little uncomfortable with that. Continuing, Staunton said the Commission should proceed cautiously with any redevelopment west of France.

Chair Grabiel noted that retail is the primary use along France Avenue, adding if one looks at the plain language of the Comprehensive Plan this redevelopment works.

Planner Teague informed the Commission that this project would not be an amendment to the Comprehensive Plan – limited retail use is a permitted use on this site.

Mr. Dovolis added that he believes limited retail is the appropriate use for this site.

Commissioner Forrest commented that in her opinion reviewing this project as a PUD would be useful.

Commissioner Carpenter asked Mr. Dovolis if the rendering of the building presented to the Commission would be what was built. Mr. Dovolis responded in the affirmative, adding what was indicated on the drawings would be what's constructed. Continuing, Dovolis reiterated the importance of this corner, adding the design presented is specific to this corner.

Concluding, Chair Grabiel and the Commission thanked Mr. Dovolis and the development team for bringing this concept before them. The general consensus was support for the project and that the upgrading of this corner was a good thing. Approaching this redevelopment through the PUD process was also reasonable.

VIII. CORRESPONDENCE AND PETITIONS

Chair Grabiel acknowledged receipt of the Council Connection.

IX. CHAIR AND COMMISSION COMMENTS

Commissioner Platteter asked Planner Teague for an update on the chiller at York Gardens. Planner Teague reported that the City Council approved the new chiller location and also directed York Gardens to immediately install noise reduction materials.

Commissioner Staunton asked Planner Teague if the sports dome gets the "nod" would the Planning Commission review the plans. Teague responded that both the Commission and Council would hear this as a Conditional Use Permit. Staunton commented that keeping abreast of future City plans is of benefit during the Grandview Small Area Plan process.

Commissioner Staunton updated the Commission on the ongoing Grandview Small Area Plan process, adding that work continues on developing a work plan and retaining consultants. Staunton said a different approach was taken in retaining consultants. Consultants were directed to provide the Executive Committee with a 6-page or less narrative. Staunton said from the responses the Committee hopes to cobble together a good team. Staunton reported that the Committee meets again tomorrow evening (8/18) to hammer out the details.

2. **Park dedication fee of $7,100 is due prior to the City's release of the signed Final Plat mylars for recording with Hennepin County.**
3. **A shared parking agreement must be recorded between the two lots.**

Member Bennett seconded the motion.
Ayes: Bennett, Brindle, Sprague, Swenson, Hovland
Motion carried.

VII. COMMUNITY COMMENT

Wayne Carlson, 523 Coventry Lane, asked the Council to reconsider his request to have four dogs at his residence. The Council accepted the submittal and referred the request to staff for investigation.

VIII. REPORTS / RECOMMENDATIONS

VIII.A. SKETCH PLAN REVIEWED – 6996 FRANCE AVENUE

City Planner Presentation

Mr. Teague presented the applicant's proposal to tear down the existing automobile service station at 6996 France Avenue and build a new 6,600-square-foot retail building. He also presented the request of the applicant for a rezoning to PUD or PCD-1. Mr. Teague referenced the Planning Commission's comments, noting it was currently undertaking a Small Area Plan with the Grandview District and did not believe this proposal would rise to the level of requiring a Small Area Plan. It was noted that while the Planning Commission was concerned with the Comprehensive Plan and limited retail west of France Avenue, it was comfortable with a PUD rezoning on this site. Mr. Teague indicated this proposal would require a rezoning; therefore, the Council was being asked to determine whether to require a Small Area Plan and to provide general comments on the site plan.

Proponent Presentation

Dean Dovolis, DJR Architects, presented the sketch plan for a small building containing office and retail tenants at the corner of the site with parking to the rear. Construction materials would include a combination of stone, glass, and copper with signage on raised corners and create a transition to the 70th Street green corridor between the roundabouts. Mr. Dovolis explained how the project would address the street and pedestrian nature of the Southdale area, create a gateway to the 70th Street reconstruction project, and positively impact future development in this area.

The Council discussed the sketch plan and asked questions of Mr. Dovolis relating to parking and pedestrian pathways. Mr. Dovolis advised that the sketch plan, as proposed, identified 34 parking spaces, four spaces short of the ordinance requirement and explained why underground parking would not be feasible on this small-sized lot. It was noted that use of the right-of-way corridor could ease access off 70th Street by the day care location. Mr. Dovolis indicated he would determine whether easement rights existed; however, using that option might impact several parking spaces.

The Council discussed its support for the presented sketch plan and building renditions that incorporated a front glass curtain wall. It was noted this type of building appeared appealing and would revitalize that corner with a use that was compatible with the Galleria. Mr. Dovolis indicated the project would incorporate storm sewer practices such as pervious pavers in addition to green building techniques. The consensus of the Council was to favor the use of a PUD, that the request does not reach the threshold to require a Small Area Plan and that the sketch plan was reasonable.

VIII.B. RESOLUTION NO. 2011-87 ADOPTED – ADOPTING PRELIMINARY 2012 TAX LEVY AND OPERATING BUDGET

Mr. Wallin presented the draft resolution setting the maximum proposed 2012 tax levies and indicated that if approved, the 1.8% increase would be the maximum property tax increase the City could levy. He stated the

A60

City of Edina

MEMORANDUM

TO: Cary Teague, Planning Director

FROM: Steve A. Kirchman, Chief Building Official S.A.K.

DATE: 1/10/12

SUBJECT: Planning Case 2011.0011.11A, 6996 France Ave S

I was asked to comment on plans for a proposed building received from DJR Architecture, Inc. and stamped PLANNING DEPARTMENT JAN 06 2012 CITY OF EDINA.

I have the following comments:

- The proposed mezzanine may be up to ½ of the floor area of the room below provided the building is of type I or II construction, is fully fire sprinkled and is equipped with an emergency voice/alarm communication system.
- Manual flush bolts are not permitted on double doors.

The following should be included as a condition of approval:

- In order to provide for timely, accurate plan review, the architectural design team shall schedule 30%, 60% and 90% incremental code compliance meetings with the Inspections Department as plans are developed.

H:\Documents\Memos&Rpts\Planning\6996FranceAveS.doc

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City Hall
4801 WEST 50TH STREET
EDINA, MINNESOTA, 55424-1394

www.CityofEdina.com

952-927-8861
FAX 952-826-0390
TTY 952-826-0379

Cary Teague

From: Tom Jenson
Sent: Saturday, January 28, 2012 12:42 PM
To: Cary Teague
Subject: 6996 France Ave S

Hi Cary,

Here are my comments for the proposed project by DJR for 6996 France Ave S.

1. A fire hydrant shall be installed on the northeast corner of the property. It should be located on the north side of the proposed driveway entrance on the west side of the sidewalk.

Let me know if there are questions on this.

Thanks,

Thomas Jenson, Fire Marshal
952-826-0337 | Fax 952-826-0393
TJenson@ci.edina.mn.us | www.CityofEdina.com/Fire

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#62

MEMORANDUM – Plan Review

ENGINEERING DEPARTMENT
CITY OF EDINA

DATE: February 3, 2012
TO: Cary Teague – City Planner
FROM: Wayne Houle – Director of Public Works / City Engineer
SUBJECT: 70th & France Retail
6996 France Avenue

Engineering has reviewed the preliminary plans for the above stated project and offer the following comments:

- A Ninemile Creek Watershed permit will be required.
- All storm water from this site shall be treated on-site; no off-site pond expansions are available within the sub-drainage area.
- A developer's agreement will need to include any work completed within the right-of-ways for sidewalks and at grade pedestrian improvements along West 70th Street and along France Avenue.
- Sidewalk easements will also be required at the intersection of France Avenue and West 70th Street for future at grade pedestrian upgrades. The extent of these pedestrian upgrades will be determined within the next few months.

Sheet – C2:

1. Provide a "Do Not Enter" sign on the landscape peninsula located on the northwest corner of the building. This will indicate to vehicles to not exit at France Avenue, since this area is a one-way "In only" access point.
2. Show the updated improvements along West 70th Street, such as the center median.
3. Show directional pedestrian ramps, versus a mid-radius pedestrian ramp.
4. Revise sidewalk at the northwest corner of West 70th Street and France Avenue to accommodate ADA requirements; meaning expand sidewalk to accommodate these requirements.

Sheet – C4:

1. Indicate on the plans the word "private" next to any onsite storm sewer, water services, and sanitary sewer services.
2. Due to this area being within a moderate to high vulnerability zone for the City's Well Head Protection Plan the storm sewer infiltration system will need to be revised. The revision should include pretreatment of all surface water prior to being infiltrated; the proposed system does not meet this requirement.
3. Revise connection to City water to connect to the 12" CIP that is located on France Avenue. No excavation will be allowed on West 70th Street.
4. Provide Fire Hydrant at the northeast corner of the site along France Avenue.

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.

Thanks

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Jackie Hoogenakker

From: Mike DeMoss <lawreview@mac.com>
Sent: Monday, January 30, 2012 12:45 PM
To: Jackie Hoogenakker; Cary Teague
Cc: Mike DeMoss
Subject: Fwd: 6996 France case # 2011.0011.11a

To: The City of Edina and the owner/contractor/developer of the property at 6996 France Ave S., Edina, MN

We are the owners of the property adjacent, and to the north of the proposed development. We have no objection to the development, but we do want to make sure the owner/contractor/developer is aware of the retaining wall (at the south end of our building at 6950 France) that is at the north end of the 6996 France Ave property. It is important to make sure that the construction does not damage this retaining wall because it is necessary to have this undisturbed because it is an emergency exit at the south end of our building.

We have sent a previous email (attached) discussing the Air Conditioners and the pine trees, etc.
Please feel free to contact me if you have any questions.
Thanks,
Michael C. DeMoss
Attorney for Southdale Galleria Offices, Inc.
6950 France Ave S
Suite 100
Edina, MN 55435
952-920-0300

Begin forwarded message:

From: Cary Teague <cteague@ci.edina.mn.us>
Date: November 2, 2011 12:06:16 PM CDT
To: Mike DeMoss <lawreview@mac.com>
Cc: Jackie Hoogenakker <JHoogenakker@ci.edina.mn.us>
Subject: RE: 6996 France case # 2011.0011.11a

Mike,

I will forward your concerns to the applicant, and let you know how they would handle them should their project be approved.

Thanks!

Cary

Cary Teague, Planning Director
952-826-0460 | Fax 952-826-0389 | Cell 952-826-0236
cteague@ci.edina.mn.us | www.CityofEdina.com/Planning
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A64

Jackie Hoogenakker

From: Mike DeMoss <lawreview@mac.com>
Sent: Wednesday, November 02, 2011 11:47 AM
To: Jackie Hoogenakker
Cc: Mike DeMoss
Subject: Re: 6996 France case # 2011.0011.11a

Please be advised that we are the owners of the property at 6950 France Ave S (two story Office building adjacent and to the north of the above described project).

Please notify the developer of the existence of the large (pine?) trees that are at the south end of our property.

These trees, or their roots, may be partially on the developer's (gas station's) property.

There is also a lower level exit door at the south end of our building (and air conditioners) that we need to make sure that the developer does not damage or impair.

It may be best to have those trees removed by the developer rather than risk damaging them (root wise?) or having them fall onto our building during construction.

Let me know what is the best approach to take. We are agreeable to their removal if that is the best and safest alternative.

Please keep me informed of the development (which we approve of).

Thank you,
Michael C. DeMoss, Attorney
for Southdale Galleria Offices, Inc. (owner)
6950 France Ave. S. #100
Edina, MN 55435
952-920-0300 office
952-920-3883 fax
952-913-7048 mobile

AG5