

**MINUTES
OF THE WORK SESSION
OF THE EDINA CITY COUNCIL,
HELD MONDAY, FEBRUARY 13, 2006**

Mayor Hovland called the meeting to order at 5:35 P.M. in the Community Room of Edina City Hall. Answering rollcall were the following members of the City Council: Members Housh, Hulbert, Masica, Swenson and Mayor Hovland. Staff present included: Gordon Hughes, City Manager, Craig Larsen, City Planner, City Attorney Jerry Gilligan, Ceil Smith, Assistant to the City Manager, and Debra Mangen, City Clerk.

Mayor Hovland noted the purpose of the work session was to review the proposed amendments to the City's Zoning Regulations coming out of the Greater Southdale Area Land Use and Transportation Study. He noted the Council had received marked copies of the proposed changes and asked that they comment on what they see as the vision for the Greater Southdale Area. Each Council member briefly shared their ideas for the Greater Southdale Area which included the following:

- Unique - a place for people to do shopping, working, healing and living. Also a place that would maintain the original development qualities
- Livable - important to incorporate green space, water features, include a variety of housing options
- Public realm space landscaping equivalent to Centennial Lakes
- Transit/Traffic - imperative to incorporate transit opportunities for people, look at some kind of shuttle along the promenade, must manage the infrastructure change; tie into MnDOT and Hennepin County, pedestrian traffic only on promenade
- Mixed use density would be allowable; Zoning subset might be appropriate; higher density appropriate for the center of area
- Economically viable - not making change was making another type of decision
- Preservation of the suburban feel as the first suburban mall in one of the first well planned suburbs
- Suggestion to send out a national request for proposal to aid in the development of the vision
- Desire for parking to be interior or hidden on sites
- Desire for urban amenities with a suburban flair
- Take care with height of building on east and west edges of area - i.e. France Avenue maintain four to six stories
- Less concern with height of buildings north of West 70th Street closer to Galleria and Southdale

Manager Hughes reviewed the proposed ordinance amendment, pointing out the specific areas of the existing zoning ordinance that would be changed by the amendment. Mr. Hughes reviewed the current zoning of the Greater Southdale Area

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using a graphic of the area. Mr. Hughes said the proposed changes would only affect the Planned Commercial District Three (PCD-3) area. He added the Greater Southdale Area was already in reality, a large mixed use district. Mr. Hughes said previously residential units were only allowed in Planned Commercial Districts by conditional use permits. He suggested that additional uses might be allowed by granting conditional use permits since it was possible to look at each request and impose any necessary conditions. Potential conditional uses could include: Office use – look at local traffic impact; Residential use; and Developments with a Floor Area Ratio (FAR) over .5 (Floor area/lot area yields FAR) – Commercial maximum of .75; Residential maximum of 1.0 Mr. Hughes noted that increased density could be a bonus for including affordable housing within a development.

Council discussion included: traffic issues in area; limitations when granting a conditional use permit; requiring traffic management plan and “impact” fee from developers with higher densities; potential need for skyway to cross France Avenue; possibility of a transit system to serve the area; possibility of using Tax Increment Financing in the area; potential height limits and issues related to height of tall buildings; differing heights to be allowed in different areas (north or south of West 70th Street) building setbacks; parking (surface, ramp, underground); public realm space; promenade and its potential uses; sidewalks; pedestrian areas; bikeways; France Avenue corridor; and the changing face of retail.

Mr. Hughes said he would make changes to the proposed amendment with one height scenario north of West 70th and another scenario south of West 70th. He said he would investigate consultants for design development.

Mayor Hovland adjourned the meeting at 8:20 p.m.

Respectfully submitted,

Debra Mangen, City Clerk