

**DRAFT MINUTES OF THE REGULAR MEETING
OF THE EDINA PLANNING COMMISSION
WEDNESDAY, NOVEMBER 1, 2000, 7:30 P.M.
EDINA CITY HALL COUNCIL CHAMBERS
4801 WEST 50TH STREET**

MEMBERS PRESENT:

**Acting Chair, David Runyan, Charles Ingwolson, Geof Workinger,
Helen McClelland, Ann Swenson, John Lonsbury, Lorelei Bergman
and David Byron**

MEMBERS ABSENT:

Gordon Johnson

STAFF PRESENT:

Craig Larsen and Jackie Hoogenakker

I. APPROVAL OF THE MINUTES:

The minutes of the August 30, 2000, meeting were filed as submitted.

II. NEW BUSINESS:

**Z-00-4 JMS - INTERLACHEN OF EDINA
 JEFF AND NANCY SCHOENWETTER
 LOTS 1, 2, 3, BLOCK 5 BROOKSIDE HEIGHTS
 5012 OXFORD AVENUE
 5343 INTERLACHEN BOULEVARD**

Mr. Larsen informed the Board the subject property comprises 3 single dwelling lots all of which are zoned R-1, Single Dwelling Unit district. There are 2 houses located on the properties. Total area of the 3 lots is 0.61 acres, or 26,572 square feet. The Comprehensive Plan designates the properties as Single Family.

The City has received a request to redevelop the property with a five unit, zero lot line development. The proposal requires a rezoning of the property to a multi-family district, in this case the district would be PRD-3. PRD-3 is considered medium density and would allow townhouses and apartment/condominium buildings, as well as zero lot line homes. The zoning ordinance requires a lot area of 4,400 square feet per unit in the PRD-3 district. The proposed plan would comply with the density requirement in the PRD-3 district.

Mr. Larsen explained the proposed plan is not consistent with the Comprehensive Plan, and is not consistent with existing development in the neighborhood. In concept the proposal is similar to the zero lot line development along the northern portion of Malibu Drive. The difference is that the Malibu land was designated and zoned for multi-family use.

Mr. Larsen concluded staff recommends denial of the proposed rezoning based on inconsistency with the Comprehensive Plan. I would, however, support a single family redevelopment of these properties. There is enough width to the site to have a 53 foot wide lot at the corner of Oxford and Interlachen and three 50 foot lots to the north. Such a layout would be consistent with the neighborhood and would comply with neighborhood median lot width of 50 feet.

Mr. Jeff Schoenwetter, JMS Homes was present to respond to questions.

Mr. Schoenwetter introduced himself and informed the Commission he is a lifelong resident of Edina. He said he has studied a number of design plans for zero lot line developments and that study resulted in the proposal before the Commission this evening. Mr. Schoenwetter presented renderings of the proposal including individual home designs. Continuing, Mr. Schoenwetter said market analysis has indicated this concept is very desirable, and a product the market and the City of Edina is looking for.

Commissioner Ingwalson asked Mr. Schoenwetter if he has set a price range for the proposed new homes. Mr. Schoenwetter said prices will be in the 300 thousand dollar + range.

Commissioner Swenson asked Mr. Schoenwetter if he owns the three lots. Mr. Schoenwetter said the lots are owned by two different parties, and JMS has entered into a purchase agreement with them.

Mary Kay Cadalbert, 5333 Interlachen Boulevard, told the Commission privacy is very important to her, and with five houses constructed in such a small area her privacy will be compromised. Mr. Schoenwetter interjected the homes will have east/west exposures with minimal windows on the north/south exposure.

Commissioner Byron asked Mr. Larsen to explain the zero lot line concept. Mr. Larsen explained "traditional" single dwelling unit lots must maintain setbacks from the sideyards. The zero lot line concept maintains a setback from only one sideyard. Commissioner Byron asked if setbacks must be maintained from the front and rear. Mr. Larsen said that is correct.

Mr. R. Miller, 5340 Hollywood Road, urged the Commission to deny the proposal before them. He stated Edina is foremost a residential community, and in his opinion this is over development.

Mr. Walencamp, 5332 Hollywood Road, stated he does not support the proposal as presented, it establishes a precedent that many corner lots could also try to achieve.

Mr. Peterson, 5005 Bedford Avenue, told the Commission he would like the subject site to be developed with single family homes, not the proposed zero lot line concept presented this evening.

Ms. Bisson, 5340 Hollywood Road, stated she also cannot support the proposal, and in her opinion this site is being developed for financial gain. She commented what would stop others from "maxing out" their properties if this is approved.

Commissioner Swenson interjected she tends to agree with comments from the neighbors. She explained she visited the site and in her opinion the proposed subdivision is too dense.

Commissioner Swenson moved to deny the presented subdivision. Commissioner Lonsbury seconded the motion.

Commissioner Byron asked for clarification from Mr. Schoenwetter on structure size, amenities, etc. Mr. Schoenwetter explained each unit will have a two car garage, and the homes are planned to have three bedrooms or two plus den. All homes will face Oxford Avenue and each prospective property owner will be able to choose from three housing styles as indicated earlier. Continuing, Mr. Schoenwetter explained each new owner will also be able to decide on interior design options.

Commissioner Byron commented he has been considering what is going on in the market as it relates to the health of Edina's housing stock. Commissioner Byron pointed out much of the City's housing stock is on 50 foot lots. Commissioner Byron said he realizes setbacks are sacred, but as a member of the Zoning Board he routinely hears request from residents desiring a variance from our setback requirements. Commissioner Byron added a majority of those requests come from residents on substandard lots (lots less than 75 feet). Commissioner Byron said in looking at this objectively the proposal continues to provide single family homes. He acknowledged they may not be considered the single family lots of "old," but that does not necessarily mean the product presented tonight is not desirable. Commissioner Byron said this may not be the right location for this concept, but the idea is intriguing. Concluding, Commissioner Byron said the width of the lots could result in four homes, adding it may be possible that a zero lot line concept may result in the construction of homes that better match the character of the neighborhood and similar house size.

Commissioner McClelland interjected she grew up in a community of 35 foot lots and commended JMS for bringing this design concept to the City. Commissioner McClelland said while she supports the concept she does not believe this is the right location for five homes.

Chair Runyan said he also believes the proposal presented in very nice, adding he has a hard time visualizing five homes in this area.

Commissioner Workinger stated in his opinion the design is very well done, but he is not in favor of five homes.

Commissioner Bergman asked Mr. Schoenwetter if four homes would work for him. Mr. Schoenwetter said he believes four homes are workable, but no less than four.

Commissioner Lonsbury said occasionally the Commission has before them a proposal that has merit, but may need some revisions. He asked Mr. Schoenwetter if he would be willing to table this proposal allowing time for redesign. Continuing, Commissioner Lonsbury said from the discussion thusfar it appears the Commission finds the concept well done, but five units appears to be too dense in this area.

Mr. Schoenwetter stated he withdraws his request.

Commissioner Swenson withdrew her motion to deny and moved to accept the withdrawal request from Mr. Schoenwetter. Commissioner Losnbury seconded the motion. All voted aye; motion carried.

P-00-5 **Christopher J. Cummins**
Concordia Properties, LLC
10 Southdale Center
Movie Theatre/Restaurant Expansion

Mr. Larsen presented his staff report and recommended Final Development Plan approval conditioned on:

1. City Engineer approval of the circulation and ring route design.
2. An easement to allow City transit vehicles right to cross center property.
3. Watershed District Permits.
4. Provision of walkway connecting to existing walkway south of 69th Street on Galleria property.

The development team for Southdale Shopping Center consisting of Christopher Cummins, Concordia Properties, LLC (Mall Manager); Michael Dzaman, Jones, Lang & LaSalle; Linda Fisher, Larkin Hoffman; Vince Ivarone, V.M.I. Maris; Dick Taylor, The O'Connor Group; Scott Pollack, project architect, Kenny Harris, Hammel, Green and Abrahamson, Inc., and Gary Colliard, Colliard Group, were present to respond to questions.

Mr. Dzaman addressed the Commission and informed them he, along with others have been working on this concept for the past four or five years. The proposal is to expand the existing Center by adding more restaurant/retail space and a multiplex movie theatre. At this time the Center proposes to develop a 16 screen multiplex theatre, two restaurants, and additional retail space. The goal of the management team is to ensure that Southdale Shopping Center continues to be a dominant force in the market. Mr. Dzaman stated tenants who have indicated interest in this development are proven theatre and restaurant corporations.

Mr. Dzaman explained to Commission Members the intent of this proposal is to provide a movie experience that is the best the market has to offer. Mr. Dzaman said the proposed theatres will feature stadium seating, and other high quality amenities. Mr. Dzaman said the Center is very excited about this project, and it is the hope of the team to move this process along. Mr. Dzaman concluded it is the aim of the Center to have the project completed by the 2001 holiday season.

Mr. Scott Pollack told the Commission he is very excited to be working on this project. He explained his design firm has worked on renovating three other aging malls, and with Southdale being the first enclosed mall in the country it is a real thrill for him to be involved in this project.

With graphics Mr. Pollack pointed out the expansion will occur on the southwest corner of the existing center, directly west of Mervyns. Mr. Pollack explained the exterior materials are brick/stucco with the addition of a cylindrical mall entry. Lighting and signage are also added features to the facade.

Commissioner Ingwalson interjected and asked Mr. Pollack if there is a lobby area where one can wait to purchase movie tickets out of the elements. Mr. Pollack said there is a large lobby area that can accommodate theatre goers purchasing tickets or waiting for a movie to begin.

Commissioner McClelland noted on the graphics the new facade indicates two "tower like" structures, and asked Mr. Pollack their height. Mr. Pollack said he believes the height of the tower features is 56 to 60 feet. Commissioner McClelland asked if the proposed tower features will be the tallest structures on the Center campus. Mr. Pollack said he believes the proposed "towers" will not be as tall as the Daytons element.

Commissioner McClelland said she has some concern with the proposed tower lighting and signage. Mr. Larsen interjected the proposed signage will be reviewed by the Planning Department.

Commissioner Swenson commented there may be traffic and parking issues during the high holiday season, and questioned if the development team believes Southdale Center can accommodate the proposed growth as it relates to parking and circulation. Mr. Ivarone responded with proper routing and the implementation of parking plans in his opinion that is a good problem to have, and is addressed.

Commissioner Ingwolson said in reviewing the staff report and the numbers supplied by the traffic engineer he has trouble with the number representing the parking variance. Mr. Larsen recalculated the number and told the Commission the variance request is for 759 parking spaces.

Commissioner Lonsbury asked Mr. Ivarone how far he believes people will travel to see a movie. Mr. Ivarone said studies indicate most people will travel two to five miles to view a movie. Commissioner Lonsbury said he is curious on how Edina will be able to support the proposed 16 screen theatre. Mr. Ivarone explained the site will not only draw viewers from Edina it will draw viewers that live within a five mile radius, which includes Richfield, Bloomington, SW Minneapolis, Eden Prairie, etc.

Commissioner Lonsbury said he does not understand what this proposal brings to Edina residents. He stated he believes the introduction of 16 theatres will change the dynamics of Edina.

Mr. Colliard responded when one looks at Edina they also look at Southdale Shopping Center as one of its cornerstones. Mr. Colliard said Southdale is a very vibrant component of Edina that offers a good clean up-scale environment. Continuing, Mr. Colliard said the development team believes this site is a superior site that will work, and they would not undertake a development that would not succeed or not be a plus for the community.

Commissioner Lonsbury asked Mr. Colliard if the theatre product is seasonal. Mr. Colliard said Hollywood does play a role in the product, adding it is very true the days between Thanksgiving and New Years, and May through July are peak movie viewing times and peak shopping times.

Commissioner Bergman told the Commission she read an article that indicated "mall type" theatres were not doing well, adding she was surprised when this proposal was submitted.

Mr. Colliard interjected the Center started interviewing theatre companies three years ago, and have closely monitored the market. Mr. Colliard acknowledged there are theatre complexes in trouble, but most are older, outdated theatres. Continuing, Mr. Colliard reiterated the "Southdale" market has been monitored, and it was found that the Southdale area falls within the top 100 theatre markets. Concluding Mr. Colliard said in his opinion there are three reasons this will succeed: Center management; quality project, and financial wherewithal.

Commissioner Bergman asked members of the development team if they believe people from outside the area will come to the proposed new facility, and if that occurs will parking demands be met. Mr. Colliard reiterated the corporation interested in the theatre aspect of this proposal has studied the market area surrounding Southdale Shopping Center for at least three years, and believes Southdale is the top mall in the state. Continuing, Mr. Taylor said from time to time people will travel from outside the "area" but for the most part will come from an area within five miles. Mr. Colliard concluded in the opinion of the development team parking demands will be met.

Commissioner Swenson interjected it appears the development team believes "if they build it, they will come" and stated she also has a concern parking demands may not be met. Commissioner McClelland interjected she understands the development team believes this will be a successful project, but pointed out Centennial Lakes Theatre (8 screens) is only a few blocks down France Avenue, and questioned their impact on the proposal. She commented in her opinion there will be too many theatre screens in a five block area. Mr. Colliard said he understands the concern expressed by some Commission Members regarding parking, and assured them this proposal has been carefully studied and the principals involved in the proposal are confident this will be a success. Concern about success for the project, and concern over adequate parking are different matters. If the proposal is not successful, parking will not be an issue. Mr. Colliard stressed the development team firmly believes this project will be a success. A benefit to Edina and the community at large.

Commissioner Byron stated he believes further discussion on this issue, "will it succeed", "will there be adequate parking", can be debated at length. Commissioner Byron said he is very excited about the project. He added the continuing health of Southdale is important to him and to Edina. Commissioner Byron commented he has no reason to believe he knows more about the issues than the principals. Concluding, Commissioner Byron stated he is very pleased the management team of Southdale Center views this mall as the gem it is. Commissioner Byron noted in his opinion Southdale Center is the best site on the drawing board.

Commissioner Ingwolson expressed his pleasure with the proposal and said it is in the best interest of Edina that Southdale moves forward,

acknowledging Southdale does need improvements. Commissioner Ingwalson said he does have a concern with parking, but it is important that Southdale Center remain competitive.

Mr. Ivarone said everyone involved with this project believes this will be successful. Continuing, Mr. Ivarone said the 418 space reduction in parking spaces as a result of the proposal has been figured into the calculation. Concluding, Mr. Ivarone said it is anticipated during peak periods parking demands will peak at 6,200 spaces, 6,686 parking spaces are provided, leaving 486 additional parking spaces.

Commissioner Lonsbury clarified he is excited about the proposal, but struggles with the availability of parking spaces as they relate to the new theatre location. Commissioner Lonsbury said he questions how far people are willing to walk especially during the cold winter months and peak holiday season.

Mr. Dzaman responded he understands the expressed concern and acknowledged people tend to want to park as close as possible. Mr. Dzaman told the Commission all entrances will remain open so patrons of the theatre can park throughout the Center. Continuing, Mr. Dzaman explained the Center also plans to have kiosks set up to purchase tickets.

Mr. Larsen interjected City Staff is very comfortable with the proposal and parking.

Commissioner Swenson asked if a Proof of Parking Agreement can be entered into. She said it may be possible if parking becomes a problem that that area can be ramped.

Mr. Dzaman said he is unsure if the principals would want to enter into a Proof of Parking Agreement pointing out the leasing and management office will want parking demands to be met, and if they are not met the problem will be resolved. Mr. Dzaman commented there are many options available to the Center's management office. The parking lot areas could be re-stripped, and during peak holiday season employees may be shuttled to and from the Center.

Commissioner Ingwalson inquired how Daytons, and J.C. Penney's, etc. feel about the proposal. Mr. Dzaman stated other facilities in the center are very excited about the project, and have expressed their support for the proposal.

Commissioner McClelland asked if a drop-off lane will be available for theatre goers. Mr. Dzaman said there will be a drop-off area. Continuing, Commissioner McClelland commented as mentioned in the staff report the Center campus does support a bus shelter, and giving the Center credit for the shelter is not unreasonable. Mr. Larsen stated he agrees, noting Southdale

Center is a hub area for mass transit, that not only does itself a service, but also the community by creating space for the hub site.

Acting Chairman Runyan said the discussion this evening has been informative., adding unless there are other issues to be covered he would entertain a motion.

Commissioner Ingwalson moved Final Development Plan Approval subject to: City Engineer approval of the circulation and ring route design; An easement to allow City transit vehicles right to cross center property; Watershed District Permits, and provision of walkway connecting to existing walkway south of 69th Street on Galleria property. Commissioner Byron seconded the motion. All voted aye; motion carried.

III. ADJOURNMENT:

The meeting adjourned at 10:00 p.m.

Jackie Hoogenakker