



RESOLUTION NO. 2016-32
RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT
REGARDING LAND USE AT THE NE & NW CORNER OF
66TH STREET AND XERXES AVENUE

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

Section 1. BACKGROUND.

- 1.01 DLC Residential, LLC is proposing to redevelop the 5.6 acre office building sites at 6550 Xerxes and 3250 66th Street West. The applicant is proposing to tear down the existing buildings and redevelop the site with the following two phase development:
- 1.02 To accommodate the request, the following Comprehensive Plan Amendment is requested for the following properties: 6444, 6500, 6525 and 6550 Xerxes and 3250 66th Street West.
 - Re-guiding these properties from RM, Regional Medical to CAC, Community Activity Center.
- 1.03 On February 24, 2016, the Planning Commission recommended approval of the Comprehensive Plan Amendment. Vote: 7 Ayes and 2 Nays.

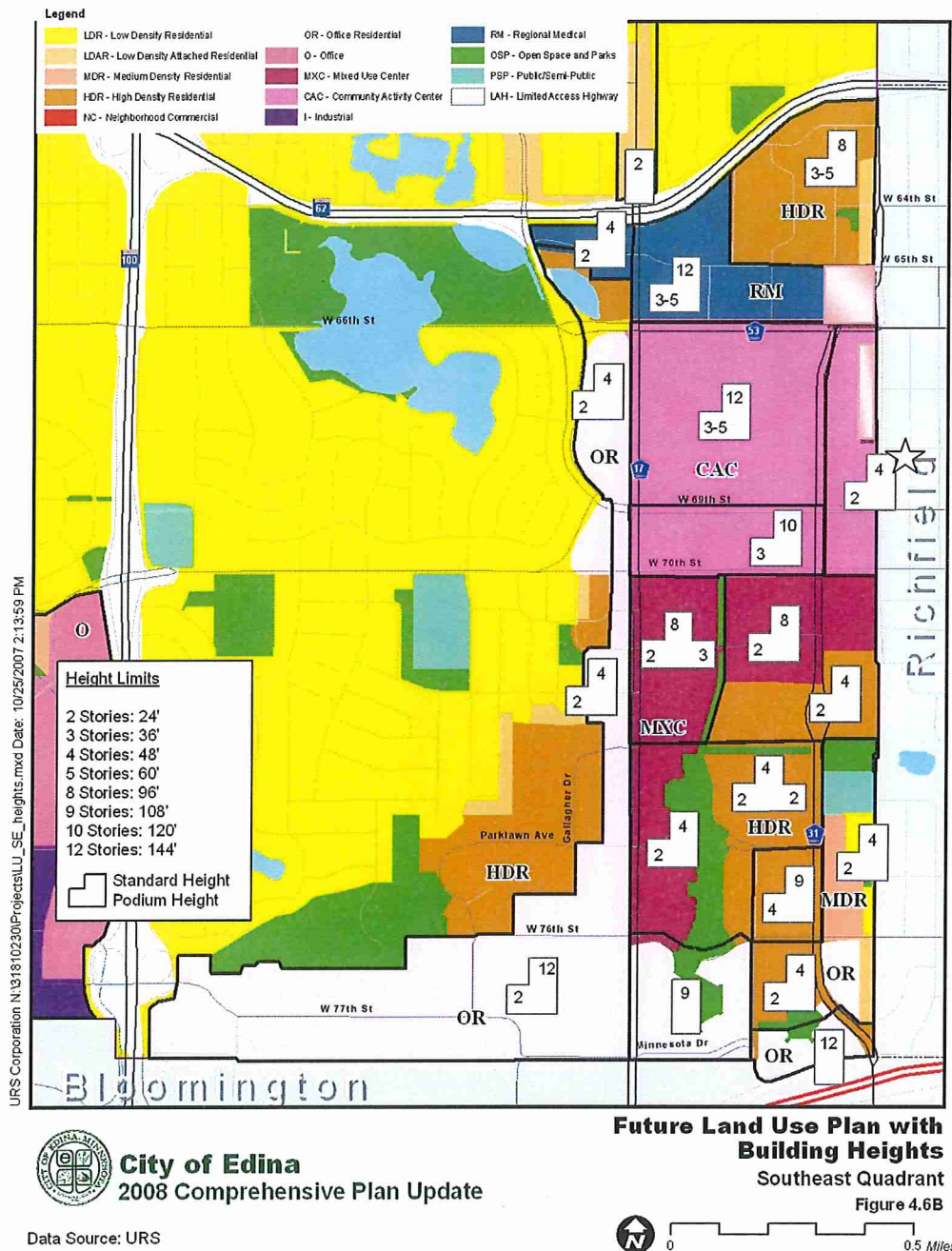
Section 2. FINDINGS

- 2.01 Approval is subject to the following findings:
 - 1. The proposed land uses, multi-family residential and commercial are consistent with existing and proposed land uses in this area. Multi-family housing is an allowed use in the Regional Medical District.
 - 2. This site is seen as the gateway into Edina and the Southdale Area. The proposed land use change would allow all four corners of 66th and York/Xerxes to be consistent.
 - 3. The proposed development is within the height and density guidelines of the Comprehensive Plan.
 - 4. The Comprehensive Plan recognizes the Southdale area and the CAC as the most intense district in terms of uses, height and coverage. The City allows a floor area ratio of up to 1.5 in other parts of the City, such as 50th France; therefore, the floor area ratio of the proposed use, which is predominantly residential, seems appropriate for the area.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved that the City Council of the City of Edina, approves the Comprehensive Plan amendment as follows, subject to Metropolitan Council approval:

Figure 4.6B is amended as follows:



☆ Height may be increased to six stories & 75 feet if podium height is utilized on York and Xerxes subject to review and approval of the City Council.

ATTEST: _____
Debra A. Mangen, City Clerk

James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of March 16, 2016, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2016.

City Clerk