

Agenda
Planning Commission
City Of Edina, Minnesota
City Hall, Council Chambers
4801 West 50th Street Edina, MN 55424
Wednesday, March 8, 2017
7:00 PM

- I. Call To Order
- II. Roll Call
- III. Approval Of Meeting Agenda
- IV. Approval Of Meeting Minutes
 - A. Minutes: Planning Commission, February 8, 2017
- V. Special Recognitions And Presentations
 - A. Bill Neuendorf - Presentation on the Southdale Library Site (7001 York Ave.)
- VI. Public Hearings
 - A. Public Hearing B-17- 04 Variance Request
- VII. Community Comment

During "Community Comment," the Board/Commission will invite residents to share relevant issues or concerns. Individuals must limit their comments to three minutes. The Chair may limit the number of speakers on the same issue in the interest of time and topic. Generally speaking, items that are elsewhere on tonight's agenda may not be addressed during Community Comment. Individuals should not expect the Chair or Board/Commission Members to respond to their comments tonight. Instead, the Board/Commission might refer the matter to staff for consideration at a future meeting.

- VIII. Reports/Recommendations
 - A. Preliminary & Final Plat - 3200 Southdale Circle (Gateway Pointe)
 - B. 2018 Comprehensive Plan Update
- IX. Correspondence And Petitions
- X. Chair And Member Comments
- XI. Staff Comments
- XII. Adjournment

The City of Edina wants all residents to be comfortable being part of the public process. If you need assistance in the way of hearing amplification, an interpreter, large-print documents or something else, please call 952-927-8861 72 hours in advance of the meeting.



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: March 8, 2017

Agenda Item #: IV.A.

To: Planning Commission

Item Type:

Minutes

From: Jackie Hoogenakker, Planning Division

Item Activity:

Subject: Minutes: Planning Commission, February 8, 2017

Action

ACTION REQUESTED:

Approve attached February 8, 2017, Planning Commission Meeting minutes.

INTRODUCTION:

See attached.

ATTACHMENTS:

Minutes: Planning Commission, February 8, 2017



Minutes
City Of Edina, Minnesota
Planning Commission
Edina City Hall Council Chambers
February 8, 2017, 7:00 P.M.

I. Call To Order

Chair Olsen called the meeting to order at 7:05 P.M.

II. Roll Call

Answering the roll were: Commissioners Hobbs, Lee, Thorsen, Strauss, Nemerov, Hamilton, Bennett, Berube, Bennett, Chair Olsen. Student Members, Kivimaki and Jones. Staff, City Planner, Teague, Assistant Planner, Aaker Senior Planner, Repya, Sr. Communications Coord., Eidsness, Support Staff, Hoogenakker

III. Approval Of Meeting Agenda

A motion was made by Commissioner Thorsen to approve the February 8, 2017, meeting agenda. The motion was seconded by Commissioner Strauss. All voted aye. The motion carried.

IV. Approval Of Meeting Minutes

A motion was made by Commissioner Thorsen to approve the minutes of the January 25, 2017, meeting, The motion was seconded by Commissioner Strauss. All voted aye. The motion carried.

V. Public Hearings

A. Variance. 27 Woodland Road, Edina, MN. A side yard setback variance.

Staff Presentation

Planner Aaker presented her staff report for a 4.9-foot setback to add a second story above a flat roofed garage for Donald LeWin.

Planner Aaker concluded that staff recommends approval of the variance subject to the following conditions:

- The site must be developed and maintained in conformance with the following plans and conditions.
- The home must be constructed per the proposed plans date stamped, January 6, 2016.

Appearing for the Applicant

Mike Mills, representing the Lewin's, property owners.

Applicant Presentation

Mr. Mills informed the Commission the property owners apologize for not being present; noting at this time they are not in the State. Continuing, Mills said the property owners intend to age in place and the proposed improvements make it possible for them to achieve that goal. Mills further explained that renovations would also include an improvement in drainage.

Comments/Questions

Commissioner Nemerov asked Planner Aaker if an engineering report was required. Planner Aaker responded that a report was not required because the "remodeling" did not create a change in building footprint. Commissioner Lee commented that she observed a "bump out" off the rear of the house noting that is also part of the project. Planner Aaker agreed; however, the "bump out" was over an existing concrete patio.

Public Hearing

Chair Olsen opened the public hearing.

No one spoke to the issue.

A motion was made by Commissioner Thorsen to close the public hearing. The motion was seconded by Commissioner Lee. All voted aye. The motion carried.

Commissioners expressed the opinion that the proposed alterations to the home were a good solution to allow the property owners to age in place. The applicant was also complimented on the thoroughness of the materials submitted to support the variance request.

Motion

A motion was made by Commissioner Nemerov to approve the variance based on staff findings and subject to staff conditions. The motion was seconded by Commissioner Berube. All voted aye. The motion carried.

B. Variance. 6754 Valley View Road, Edina, MN. Sign Variance.

Planner Presentation

Planner Repya informed the Commission that Edina High School, 6754 Valley View Road is requesting a variance to allow four (4) wall signs on the east and west face of the building to identify the High School entrances and new gymnasium. The signs proposed include:

1. EHS - Individual Letters on the W wall of the new gymnasium - 94 sf
2. EDINA HORNETS - Individual Letters (stacked) on the S wall of the new gym - 88 sf
3. EHS - Individual Letters (vertical) on W wall at new main entrance - 43.5 sf*
4. EHS - Individual Letters (vertical) on E wall at bus entrance - 43.5 sf

* = Illuminated

Repya explained that Edina's sign code # 36 - 1711 provides for one wall sign per building for schools that are located in the R-1 Single Dwelling Unit District. The code also allows for one wall sign per building not to exceed 24 square feet in area; and one freestanding sign per frontage not to exceed 36 square feet in area. Currently, there is one freestanding monument sign at the entrance to the school on Valley View Road which is compliant with the code. The proposed wall signs, all subject to the variance request are proposed as part of the building expansion at the high school.

Planner Aaker concluded that staff approves the requested variances based on the following findings:

1. The proposal meets the required standards for a variance, because:
 - a. The proposed variances are reasonable since the proposed wall signs will provide necessary way finding.

- b. The practical difficulty is based on the large size of the site (55 acres); the site containing both Edina High School and Valley View Middle School; the High School being located behind the Middle School; and that there are now 10 exterior building entrances.
- c. The signs have been designed to be in proportion to the facades where they are proposed

2. The circumstance of the 900-foot setback to the High School's main entrance from Valley View Road is unique to this site. Granting variances would not set a precedent for similar requests. Approval of the variances are subject to the following conditions:

1. The site must be developed and maintained in conformance with the following plans:
 - Site Plan C1.20 date stamped April 29, 2016.
 - Sign plans and elevations date stamped June 13, 2016.

Appearing for the Applicant

Sal Bagley, Eric Hamilton, Wold Architects and Engineers

Applicant Presentation

Ms. Bagley explained that the school district is proposing to add additional signage to the growing campus which includes an addition to the current High School campus to house the 9th grade and the existing Valley View Middle School. Ms. Bagley said that after renovations are completed the High School building would be roughly 550,000 square feet; much larger than any of the district's elementary campuses. Bagley further stated that their intent was to provide for way finding without an overabundance of signage.

With graphics Bagley pointed out the proposed signage package for the 4 signs.

Comments/Discussion

Bagley was asked why the large individual letters depicting EHS was picked. Bagley explained that the EHS letters identify the High School and distinguish the High School from Valley View Middle School. Continuing, Bagley also asked the Commission to note the importance of branding for the campus and school district.

Continuing, some Commissioner's expressed the opinion that the sign variances requested to enhance way finding fall flat. Ms. Bagley responded that the Edina High School campus is very challenging for a number of reasons, reiterating the goal of the design team was to provide way finding with minimal signage. Bagley noted the following:

- The High School campus is large at 55-acres.
- The High School shares its campus with Valley View Middle School.
- Valley View Middle School sits closer to Valley View Road and has a stronger presence.

- The High School is recessed back on the campus 900-feet from the street
- Currently the Edina Performing Arts Center is the “face” of the building to the street; however, the new addition to the High School was situated to provide a “face” to the High School from Valley View Road minimizing the confusion on entrance to the Performing Arts and High School.
- All doors are numbered to provide further identification for visitors.

With graphics Mr. Hamilton explained the signage for the gymnasium/activities center; noting signage was designed to direct visitors to this entrance, differentiating it from the High School and Performing Arts entrances. He explained many activities besides physical education take place in this facility to include robotics and other activities. Hamilton said the design team felt if this part of the building was labeled “Gym” it wouldn’t be telling the whole story of the use. Hamilton said their goal was to be intuitive with the district’s messaging and respect its branding while incorporating it into way finding.

Public Hearing

Chair Olsen opened the public hearing.

Jeff Hill, 5861 Creek Valley Road, addressed the Commission in support of the signage package adding in his opinion the plans are perfect and respect the neighbors.

A motion was made by Commissioner Thorsen to close the public hearing. The motion was seconded by Commissioner Lee. All voted aye. The motion carried.

Discussion/Comments

A lengthy discussion ensued with a number of Commissioners expressing their support for the signage package, acknowledging the uniqueness of the topography, the size of the campus, the placement of the High School from the street, the location of the Middle School, the close proximity to residential properties, and the goal of the signage team along with the school district to provide for way finding to the campus while maintaining the district’s branding goal.

The signage team was asked if they considered pedestrian and bike way finding. Ms. Bagley responded that plan is moving forward.

The discussion continued with some Commissioners expressing their opinion that the signage proposed was inadequate and the goals of the proposed signs to create way finding fell short, and confusion would still exist especially for the “gym/activity center”, noting the “Edina Hornets” sign on the gym/activities center may not achieve way finding. Those Commissioners further stated they found it difficult to consider a variance for the proposed signs as a practical difficulty. It was also expressed that the proposed bus entrance sign providing a “welcoming” presence may not be a practical difficulty

Planner Teague addressed the practical difficulties by explaining that the Commission could consider the practical difficulty the site itself and its physical characteristics. He noted the district has to work with the existing location of the High School and Valley View Middle School, this isn’t a “clean” site.

Teague also pointed out the site in large, and its topography reduces site lines. Teague stated what the Commission needs to consider was if the request was reasonable. If additional signage was deemed to be reasonable the Commission could support the request.

Motion

A motion was made by Commissioner Hamilton to approve the variances based on staff findings and subject to staff conditions. The motion was seconded by Commissioner Strauss. Ayes; Lee, Strauss, Hamilton, Nemerov, Berube, Olsen. Nays, Hobbs, Thorsen, Bennett.

VI. Community Comment

None.

A motion was made by Commissioner Thorsen to close Community Comment. The motion was seconded by Commissioner Lee. All voted aye. The motion carried.

VI. Reports/Recommendations

A. Project Update – The Link (Pentagon Park)

Staff Update

Planner Teague informed the Commission that Scott Takenoff with Hillcrest Development requested to appear before the Planning Commission to provide the Commission with a summary background of the planning efforts and City land use approvals that have taken place on the 43-acre Pentagon Park properties. Teague further explained that no new development has been proposed or built since preliminary approval, adding when the property owner is ready to develop, the entitlement process would include sketch plan review and final rezoning for each phase. Should there be a significant change to the approved overall development plan; a revision to that approval would be required. Development of the property north of 77th Street is anticipated in 2017.

Teague presented a time line since Hillcrest acquired the property. The time line is as follows:

2007 – Alternative Urban Areawide Review (AUAR)

A proposal was submitted to staff to redevelop the entire 43-acre Pentagon Park property. The proposed project was to include up to 1,300,000 square feet of office/retail space; 800+ units of senior housing; and a 150 room hotel. The senior housing would be located on the north parcel, adjacent to the then golf course; the office, retail and hotel was to be on the south parcel. The proposal triggered the need for an environmental review. The City Council authorized the AUAR, and expanded the study area to include all the property on the south side of 77th Street. An AUAR is a substitute review allowed by State Law that can be used when an Environmental Impact Statement (EIS) is required. AUARs are more flexible in the development approach.

An AUAR allows the flexibility to examine different development scenarios, including what would be allowed under the current zoning and comprehensive plan; and other development scenarios, including, what the developer is considering. An AUAR enables cities to evaluate how much development can be accommodated in an area without significant environmental impacts.

2008 Rezoning Approval

Following the AUAR, a Rezoning was approved for the entire 43 acres from PCD-2, Planned Commercial District and POD, Planned Office District to MDD-6, Mixed Development District 6. The specific proposal was to build 634 senior housing units, an 80,000 square foot hotel, two office towers that would total 737,000 square feet, and two above ground parking structures. (See approved overall development plan on page A9.) *The project was never built.*

2013 – AUAR Update

After five years of no development, the AUAR needed to be updated. WSB was again hired and the AUAR was evaluated, updated and approved.

2014 – Preliminary Rezoning Approval

Following the AUAR Update, a new development project was proposed by a new land owner of the site. Preliminary Rezoning was approved. The Rezoning was from MDD-6, Mixed Development District to PUD, Planned Unit Development. The approved overall development included the following: office, medical, retail, restaurants, a hotel and potentially housing. The list below is a breakdown of the anticipated land uses at that time:

- Office – 1,420,000 square feet.

- Retail – 40,000 square feet.
- Hotel – 250,000 square feet (375-425 rooms)
- Parking structures – 6,400 parking stalls.
- Housing (would likely replace some of the office if built.)

Teague concluded that Final Rezoning has not yet been granted. When development is to be proposed on any of these parcels, the land owner would bring back a sketch plan review for each phase prior to any Final Rezoning Approval. Teague added as he mentioned earlier, if a new development proposal is not consistent with the approved overall development plan, an amendment to the original overall development

Appearing for the Applicant

Scott Takenoff, Hillcrest Development and Tom Whitlock, Damon Farber

Comments/Discussion

Chair Olsen informed Commissioners this will be an informational update on a site in Edina; the Pentagon Office Park. Olsen said the update would be beneficial for new Commissioners.

Mr. Takenoff was asked when the site was purchased and how long before the TIF expires. Mr. Takenoff responded the site was purchased in 2010. Planner Teague interjected that he was unsure when the TIF agreement expires.

Applicant Update

Mr. Takenoff addressed the Commission and reported that over the past few years they have met regularly with staff about the redevelopment options for the Pentagon Office Park properties, adding they also held neighborhood meetings. Takenoff said their goal was to do the redevelopment of this large parcel correctly; which was one of the reasons their progress was measured. Takenoff said to date certain office buildings have been renovated; however, the redevelopment goal is large. Takenoff pointed out the site is served very well by transit and its proximity to a major highway system and arterial roads. He added the site is also very fortunate to be located along the "Fred" (Fred Richards Park). Takenoff said one of their goals in working so closely with City Staff was to ensure

compatibility with the "Fred" and preserve access. He stressed the "Fred" is an excellent amenity. Continuing, Takenoff said they created six principles to guide the redevelopment of the site.

Continuing, Takenoff reiterated the importance of the "Fred", acknowledging the uniqueness of the properties. Takenoff said the PUD zoning designation allows for flexibility in uses; however, he said the "right fit" in uses was important, adding they don't want to create a cookie cutter development.

With graphics Takenoff and Whitlock shared redevelopment options highlighting the following:

- The development would create a more efficient use of the property.
- The redesign would include public open space creating linkage uniting the site.
- The goal is to design the public streets to service not only vehicles but also pedestrians, bicycles, etc.
- Create walkable connectivity.
- Preserve and enhance the natural area and features of the open space.
- Encourage pedestrian circulation and provide access points to the park amenity.
- Where appropriate the goal is to use podium height. This concept will create a consistent street and a comfortable pedestrian environment.

Takenoff also noted the build-out of the site would be accomplished in phases that tie into the on-going renovations of the office buildings and approved development plan. Takenoff thanked the Commission for their time, adding he believes he will be before them in the near future with development plans.

Comments/Questions

A question was raised on the site's high water table and soils and if that creates problems. Mr. Whitlock said the high water table was a point of study and would be more fully addressed to ensure there are no pitfalls. Whitlock said they anticipate achieving one level of underground parking; however, with regard to soils haven't delved into that detail at this point.

The development team was asked the current status of the adjoining property to the west and if that property could become part of the redevelopment plan. Mr. Takenoff responded that site is stand alone and headquarters for a company; it is not part of the project.

The development team was asked about connectors/block size to ensure the site when redeveloped was cohesive and would be easily navigated by both pedestrians, vehicles and bikes.

A comment was made that the redevelopment of the site first appeared to lean more toward office use. Mr. Takenoff agreed, adding the first redevelopment thought was to take this "run-down" office/commercial complex and renovate it. Continuing, Takenoff said the addition of housing was at the request of the City, adding he believes that use would serve this site well at this time.

A question was also raised if the redevelopment of the site could be similar to Centennial Lakes; noting the water issue could be used as an amenity. Takenoff responded that would take a lot of thought and work to "celebrate" storm water, however, all ideas would be considered.

Questions were raised on West 77th Street and how the redevelopment would enhance it. Takenoff said they continue to work with engineering staff on the street and its functionality. He added their intent was to add a green center with turn lanes and enhance the boulevard. Takenoff said one issue that needs to be addressed is that West 77th Street would remain a truck route which adds a challenge in redesigning this roadway and its relationship with bike traffic.

Mr. Takenoff was asked what investments would he want from the City. Takenoff explained a TIF Agreement was entered into with the City, adding everyone is clear on committed resources to the project.

Chair Olsen thanked Mr. Takenoff and Whitlock for their update.

VII. Correspondence And Petitions

Chair Olsen acknowledged back of packet materials.

VIII. Chair And Member Comments

None.

IX. Staff Comments

Chair Olsen asked for an update on the Greater Southdale Area work group. Planner Teague reported the group met last week with the mission to close out Phase 2 of the project and bring it before the City Council for their comments. Plans for Phase 3 and 4 will be developed.

Chair Olsen asked Planner Teague if the Commission can look forward to viewing a 3-D model plan of the area. Teague responded he envisions the model will be available to view at a Comp Plan work session.

Commissioner Nemerov asked Planner Teague if the Comprehensive Plan consultant contract was approved. Teague responded that the contract was approved at last evenings City Council meeting.

X. Adjournment

A motion was made by Commissioner Thorsen to adjourn the meeting of the Edina Planning Commission at 9:30 p.m. The motion was seconded by Commissioner Bennett. All voted aye. The motion carried.

Jackie Hoogenakker

Respectfully submitted



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: March 8, 2017

Agenda Item #: V.A.

To: Planning Commission

Item Type:

Other

From: Bill, Neuendorf, Economic Development Manager

Item Activity:

Subject: Bill Neuendorf - Presentation on the Southdale
Library Site (7001 York Ave.)

Discussion, Information

ACTION REQUESTED:

No action requested. An RFP will soon be requested for re-development of the Southdale Library site at 7001 York Avenue.

INTRODUCTION:

Bill Neuendorf will present background information on potential future redevelopment of the Southdale Library Site.

Hennepin County has contracted with the Edina HRA to conduct some preliminary visioning for how the 8-acre site at 7001 York Ave. S. could be redeveloped. The County intends to construct a new Regional Library and work with a developer to bring additional complementary development to the site.

In the months ahead, the Edina HRA will issue a Request for Qualifications followed by a Request for Proposals to find a development partner for the site. While the final decisions regarding a property sale are solely in the hands of Hennepin County, they have asked us to do the preliminary work so that a future proposal is grounded in reality.

After having four public sessions and several smaller focus group conversations, HGA Architects has prepared two site concepts for discussion. Please note that neither of these concepts will actually be built, but we are seeking input from a variety of different stakeholders so that future developers can be aware of the community preferences for the site.

Your review and discussion of these concepts is most appreciated.

ATTACHMENTS:

Power Point Presentation

Redevelopment of Southdale Library Site
7001 York Avenue
Edina, Minnesota

Preliminary Visioning and Conceptual Site Planning

Edina Planning Commission
Presentation and Request for Input
March 8, 2017



SOUTHDALE LIBRARY SITE : REVISED SITE CONCEPT WORKSHOP

EDINA HRA
HENNEPIN COUNTY



January 12, 2017

PLANNING PROCESS and BACKGROUND

1. PUBLIC VISIONING PROCESS/ GATHER INPUT
2. SHAPE PROJECT VISION
 - a) POTENTIAL USES/ PROGRAMS
 - b) POTENTIAL SIZE/ SCOPE RANGE
 - c) URBAN DESIGN PRINCIPLES
3. PREPARE "RFP" - REQUEST FOR PROPOSALS – FOR SITE REDEVELOPMENT
4. INVITE DEVELOPERS AND EVALUATE PROPOSALS
5. COUNTY WILL SELECT PREFERRED DEVELOPER
6. COMMENCE DESIGN/CONSTRUCTION PROCESS

Edina HRA is working with Hennepin County to prepare preliminary vision and solicit proposals for redevelopment

Two conceptual site plans have been prepared based on initial input.

Your comments and suggestions on both are greatly appreciated.

Your input will be incorporated into the RFP so that future proposals can be responsive to the needs of Hennepin County and the preferences of the local community.

CITY OF EDINA DRAFT GUIDING PRINCIPLES

1. GIVE-TO-GET; PLAN & PROCESS:

Allow latitude to gain tangible and intangible outcomes aligned with the district principles

2. IDENTIFY EDINA CULTURAL PREFERENCES:

Advance quality through thoughtful and artful design of buildings, publicly accessible spaces, highlighted human activity, and enhanced economic vibrancy

3. DISTRICT FUNCTION:

Look beyond baseline utilitarian functions of a single site to create mutually supportive and forward-looking infrastructure sustaining the district

CITY OF EDINA DRAFT GUIDING PRINCIPLES

4. COMPREHENSIVE CONNECTIONS; MOVEMENT:

Foster a logical, safe, inviting and expansive public realm facilitating the movement of people within and to the district

5. SITE DESIGN; TRANSITIONS:

Encourage parcel-appropriate intensities promoting harmonious and interactive relationships without “leftover” spaces on sites

6. HEALTH:

Advance human and environmental health as the public and private realms evolve

CITY OF EDINA DRAFT GUIDING PRINCIPLES

7. INNOVATION:

Embrace purposeful innovation aimed at identified and anticipated problems

8. LAND-USE; LIVE-ABLE PRECINCTS:

Promote well-balanced aggregations of “come to” and “stay at” places focused on human activity and linked to an engaging public realm

9. ECONOMIC VITALITY:

Ensure every component contributes to the sustained economic vitality of the district and the community

A photograph of a park scene. In the foreground, a large, dark brown informational sign stands on a paved path. The sign has a circular logo with a 'P' at the top and the text 'PROMENADE' below it. It displays a map with a green route and some text. In the background, a person is crouching on the grass, and a child is standing next to them. The scene is set in a park with trees and a paved path.

build upon existing assets

SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE

walkable



**SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE**

Image source: <http://www.pearldistrictproperties.com/pearl-district-pearl-block-2-townhomes.html>

human-scaled

SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE

Image source: www.upstairsbethesda.com

An aerial photograph of a city street, likely in San Francisco, showing a mix of architectural styles. In the center is a large, multi-story brick building with a blue-tiled roof and a row of dormer windows. To its left is a modern building with a curved facade and large glass windows. To its right is a taller, more traditional building with a yellow facade. The street is lined with trees and has several cars parked along the side. The overall scene depicts a diverse urban environment.

architecturally varied

SOURCE: RE-VISIONING THE SOUTHDAL E DISTRICT
ARCHITECTURE FIELD OFFICE
Image source: www.explorethepearl.com

mixed-use



SOURCE: RE-VISIONING THE SOUTHDALÉ DISTRICT
ARCHITECTURE FIELD OFFICE

Image source: <http://seattle.curbed.com/2016/3/1/11137608/vulcan-sells-south-lake-unions-2200-westlake-complex-for-65m>

A night scene of an outdoor art installation. In the foreground, numerous thin, vertical poles of various colors (green, yellow, white, blue) are planted in the ground, each topped with a small, glowing sphere. The poles are arranged in a way that creates a sense of depth and movement. In the background, a large, multi-story building with many lit windows is visible, suggesting an urban setting. The overall atmosphere is vibrant and artistic.

family friendly

**SOURCE: RE-VISIONING THE SOUTHDAL E DISTRICT
ARCHITECTURE FIELD OFFICE**

Image source: <http://www.discoverygreen.com/fieldoflight>



green

**SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE**

Image source: <http://photos.rmlsweb.com/webphotos/16400000/70000/6000/16476091-1.jpg>

sustainable



summer city

**SOURCE: RE-VISIONING THE SOUTHDAL E DISTRICT
ARCHITECTURE FIELD OFFICE**

Image source: <https://www.portlandoregon.gov/parks/article/117198>

winter city

SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE

Image source: <http://www.colorado.com/articles/8-things-do-cherry-creek>

multi-cultural & multi-generational



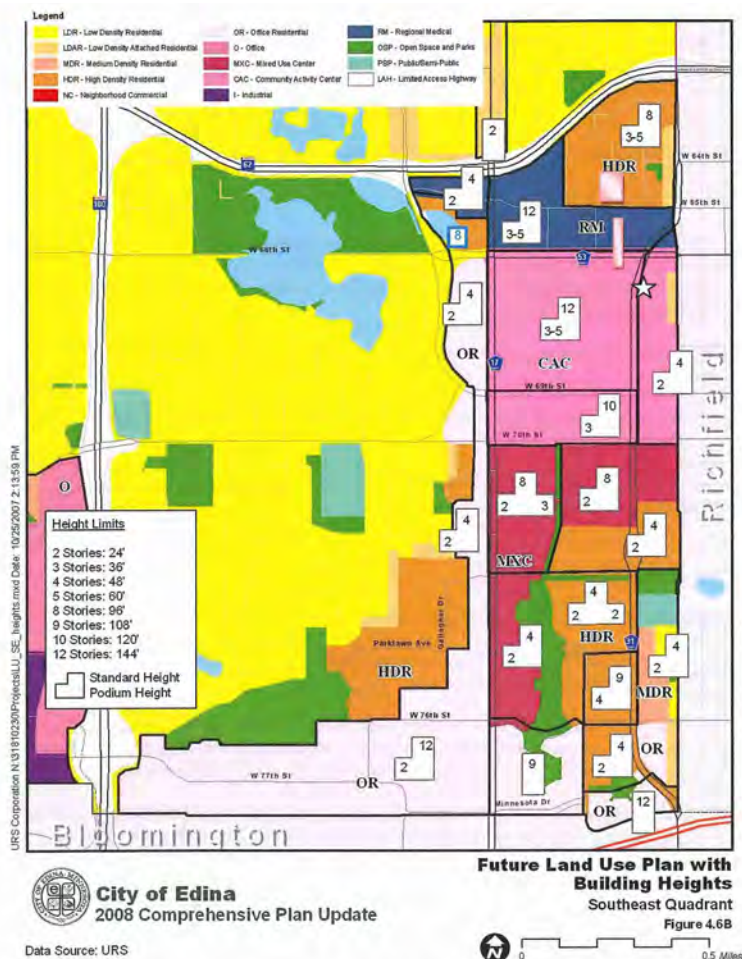
A vibrant night scene of a city street. The foreground features three large, closed green patio umbrellas on a sidewalk. Above them, numerous strings of warm white and blue lights are strung across the street. In the background, a modern building with a grid-like facade is visible, illuminated with blue and white lights. The street is lined with trees and buildings, creating a lively urban atmosphere.

a destination

**SOURCE: RE-VISIONING THE SOUTHDALE DISTRICT
ARCHITECTURE FIELD OFFICE**

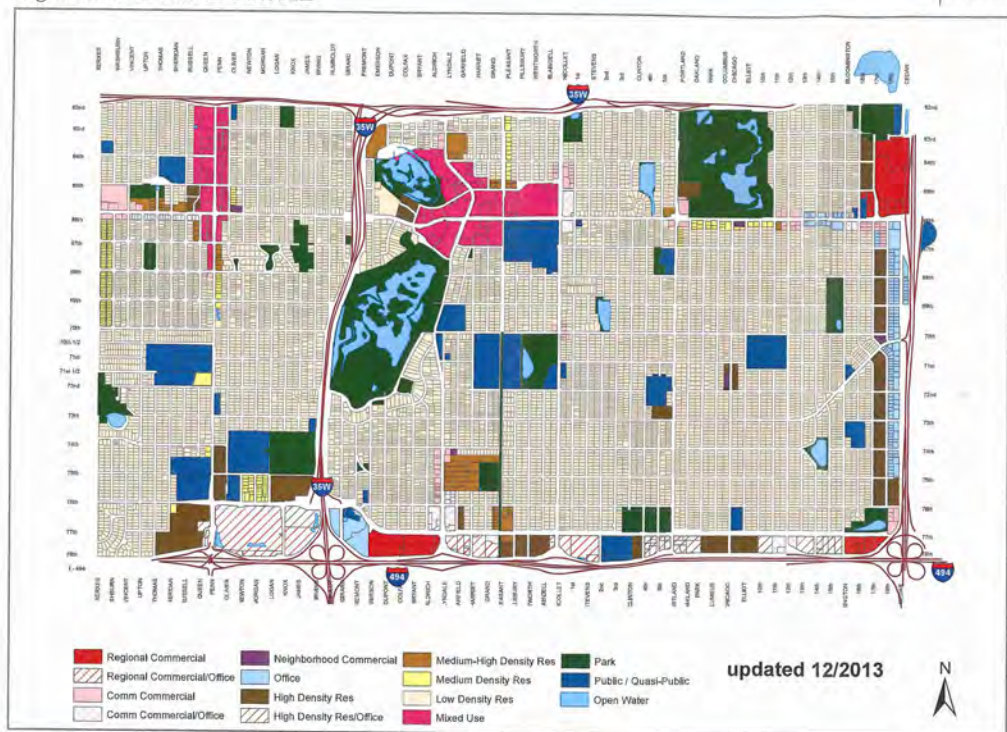
Image source: <http://www.5280.com/node/46417>

The Future Land Use for the Site and surrounding parcels envision two very different contexts.



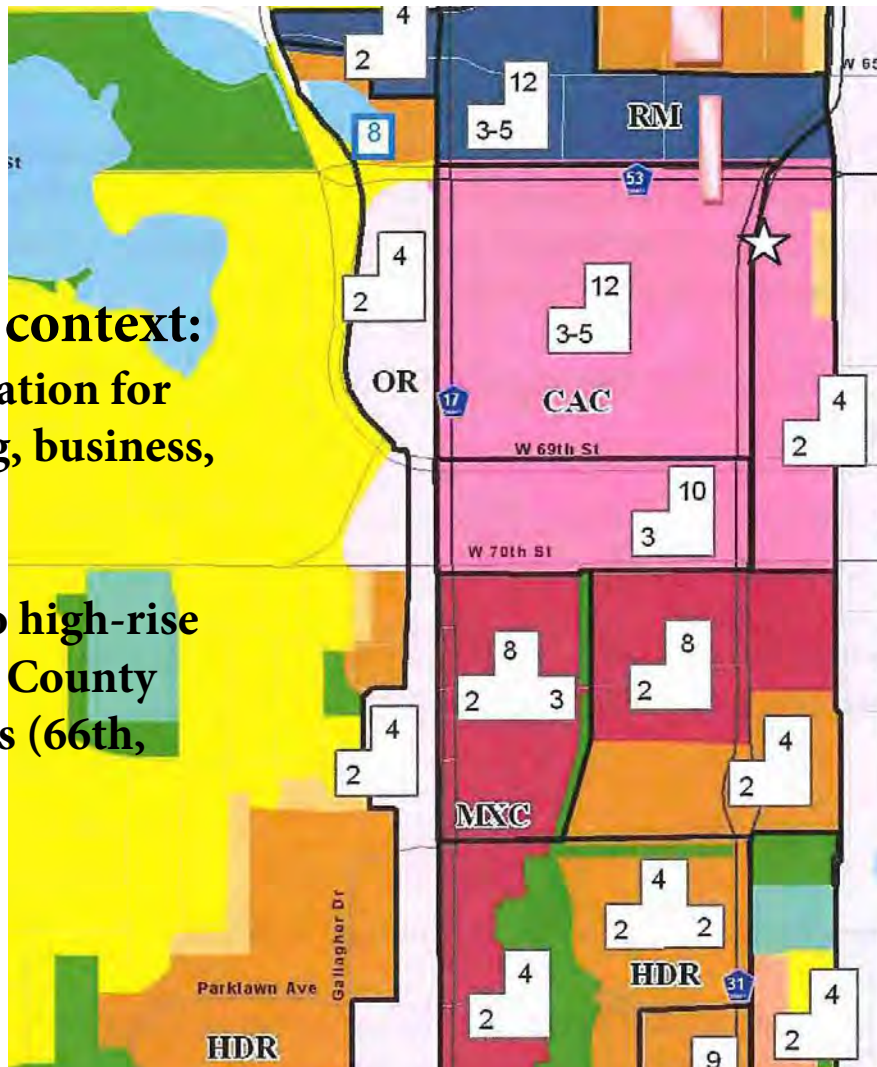
★ Height may be increased to six stories & 75 feet if podium height is utilized on York and Xerxes subject to review and approval of the City Council.

Figure 4.8 2030 Future Land Use Plan



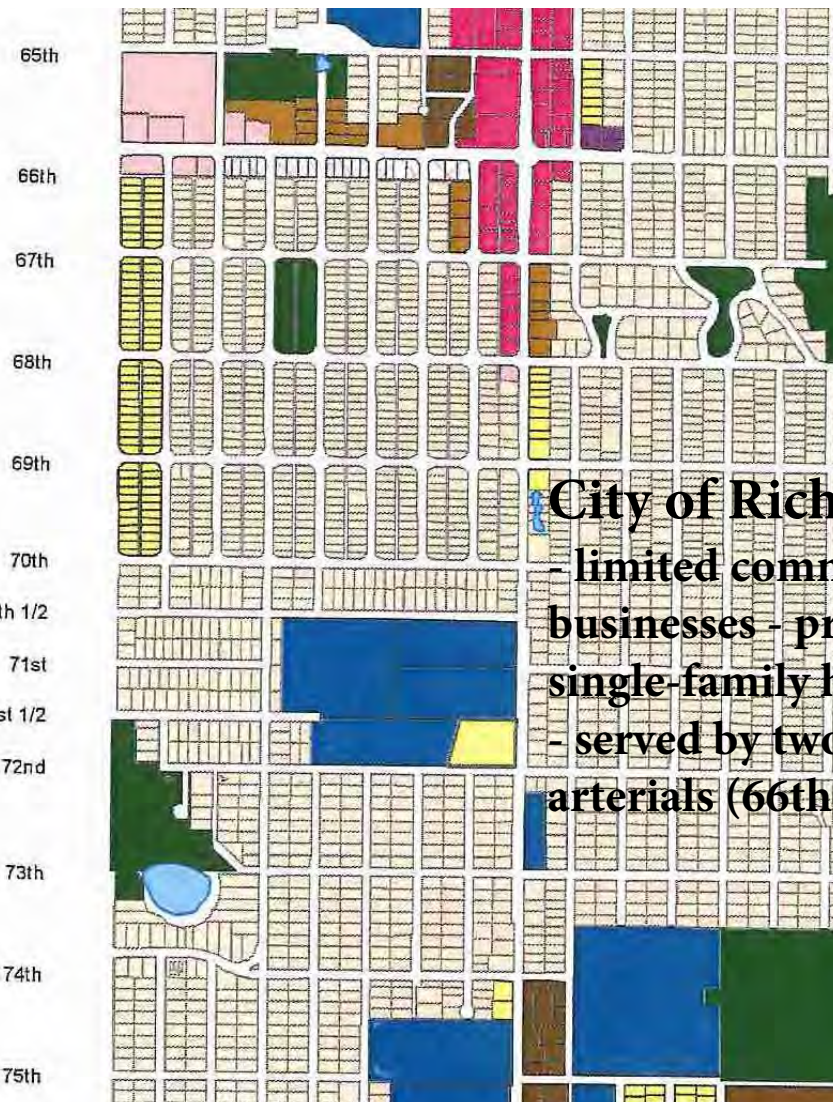
City of Edina context:

- regional destination for shopping, dining, business, entertainment
- mixed uses
- from low-rise to high-rise
- served by three County arterial roadways (66th, France & York)



Legend

LDR - Low Density Residential	OR - Office Residential	RM - Regional Medical
LDAR - Low Density Attached Residential	O - Office	OSP - Open Space and Parks
MDR - Medium Density Residential	MNC - Mixed Use Center	PSP - Public/Semi-Public
HDR - High Density Residential	CAC - Community Activity Center	LAH - Limited Access Highway
NC - Neighborhood Commercial	I - Industrial	



City of Richfield context:

- limited commercial businesses - predominantly single-family houses
- served by two County arterials (66th & Penn)

Regional Commercial	Neighborhood Commercial	Medium-High Density Res	Park
Regional Commercial/Office	Office	Medium Density Res	Public / Quasi-Public
Comm Commercial	High Density Res	Low Density Res	Open Water
Comm Commercial/Office	High Density Res/Office	Mixed Use	

4 KEY ELEMENTS FOR SUCCESS

#1



Regional Library

#2



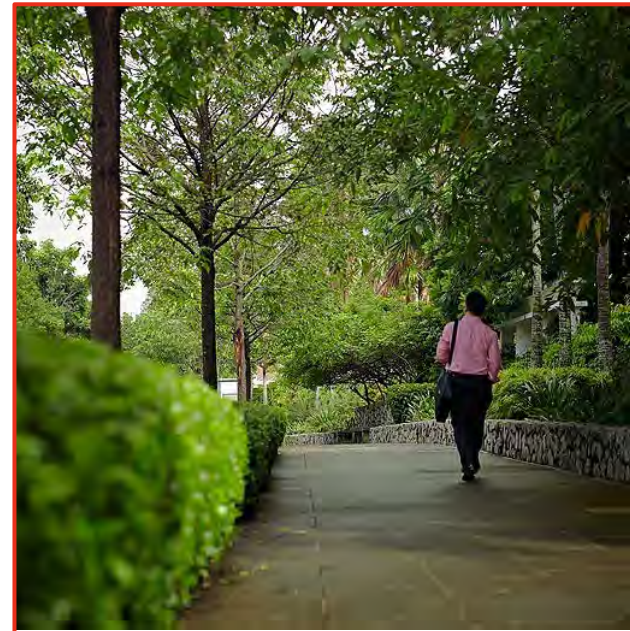
Shared outdoor commons for all

#3



Mixed-use elements

#4



Connections to surrounding neighborhoods

ELEMENT #1: THE LIBRARY

- HENNEPIN COUNTY LIBRARY - SOUTHDALE
- 70,000 SF ON TWO LEVELS



Examples for illustration only

SOUTHDALE LIBRARY SITE : REVISED SITE CONCEPT WORKSHOP

EDINA HRA
HENNEPIN COUNTY



February 9, 2017

ELEMENT #2: SHARED OUTDOOR COMMONS FOR ALL



Examples for illustration only

SOUTHDALE LIBRARY SITE : REVISED SITE CONCEPT WORKSHOP

EDINA HRA
HENNEPIN COUNTY



February 9, 2017

ELEMENT #3: MIXED-USE ELEMENTS



Examples for illustration only

SOUTHDAL E LIBRARY SITE : REVISED SITE CONCEPT WORKSHOP

EDINA HRA
HENNEPIN COUNTY



February 9, 2017

ELEMENT #4: NEIGHBORHOOD CONNECTIONS



Examples for illustration only

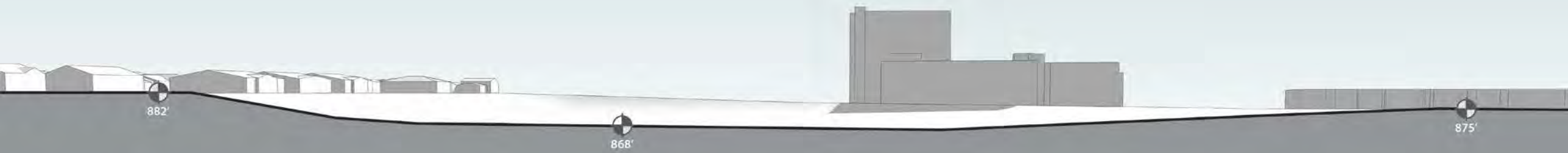
SOUTHDALE LIBRARY SITE : REVISED SITE CONCEPT WORKSHOP

EDINA HRA
HENNEPIN COUNTY



February 9, 2017

SITE SECTION: EXISTING



February 9, 2017

CONCEPT #1

Comments and Suggestions Greatly Appreciated

CONCEPT #1: OVERVIEW



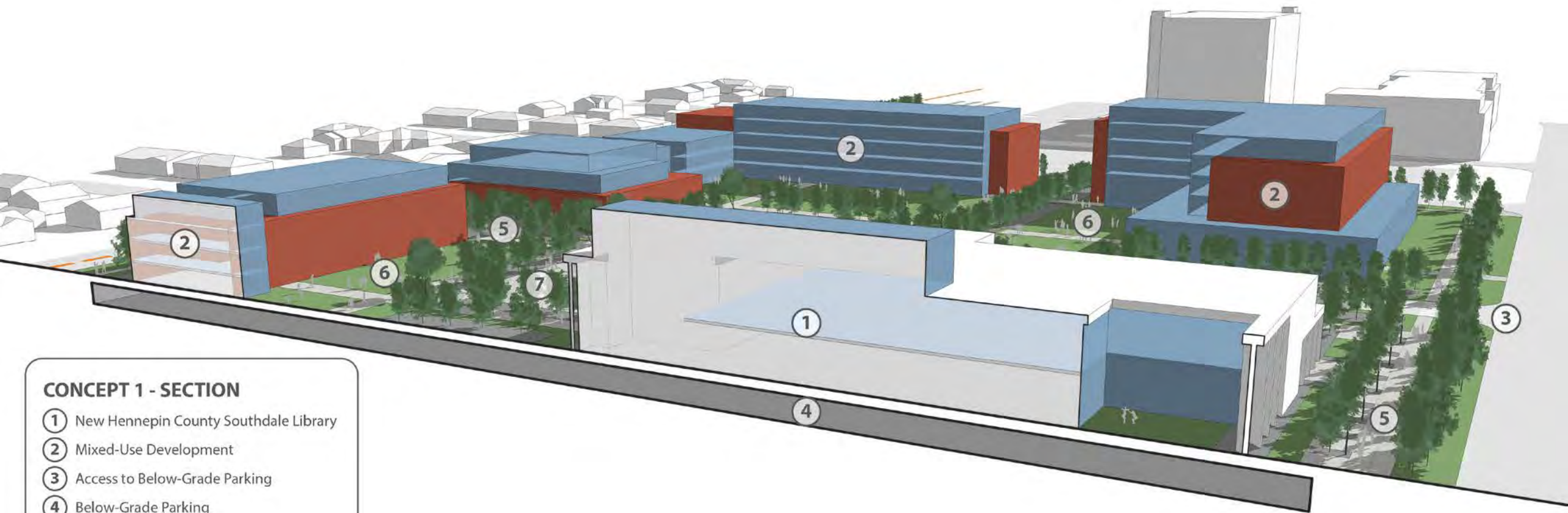
CONCEPT 1

- ① New Hennepin County Southdale Library
- ② Mixed-Use Development
- ③ Access to Below-Grade Parking
- ④ Library Drop-Off
- ⑤ Library Plaza Promenade
- ⑥ Green Space
- ⑦ Outdoor Plaza
- ⑧ Amphitheater
- ⑨ Sunken Garden
- ⑩ Parking Structure w/ Green Roof



February 9, 2017

CONCEPT #1: SITE SECTION



CONCEPT 1 - SECTION

- ① New Hennepin County Southdale Library
- ② Mixed-Use Development
- ③ Access to Below-Grade Parking
- ④ Below-Grade Parking
- ⑤ Library Plaza Promenade
- ⑥ Green Space
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- ⑧ Amphitheater
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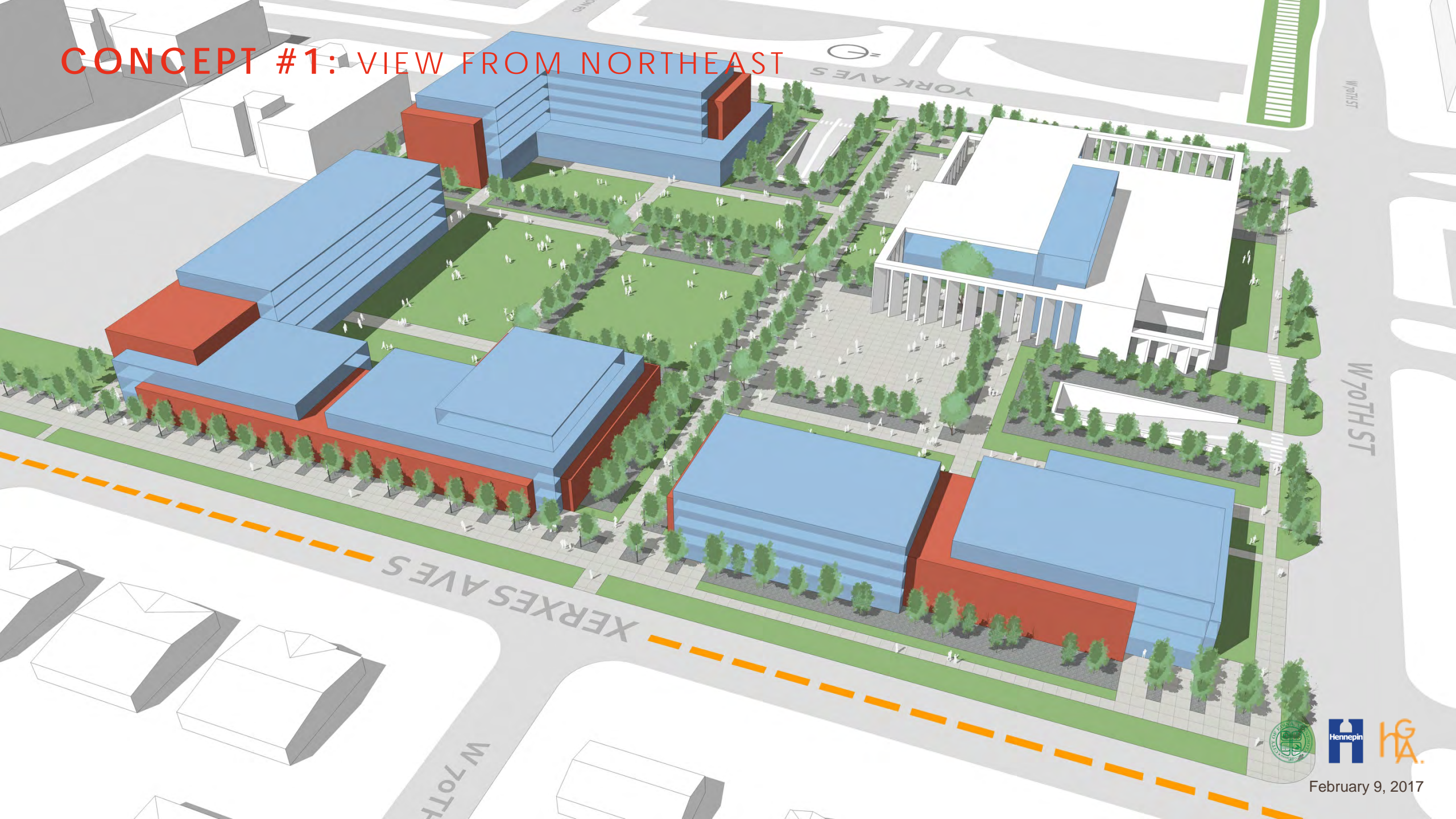
February 9, 2017

CONCEPT #1: VIEW FROM NORTH



February 9, 2017

CONCEPT #1: VIEW FROM NORTHEAST



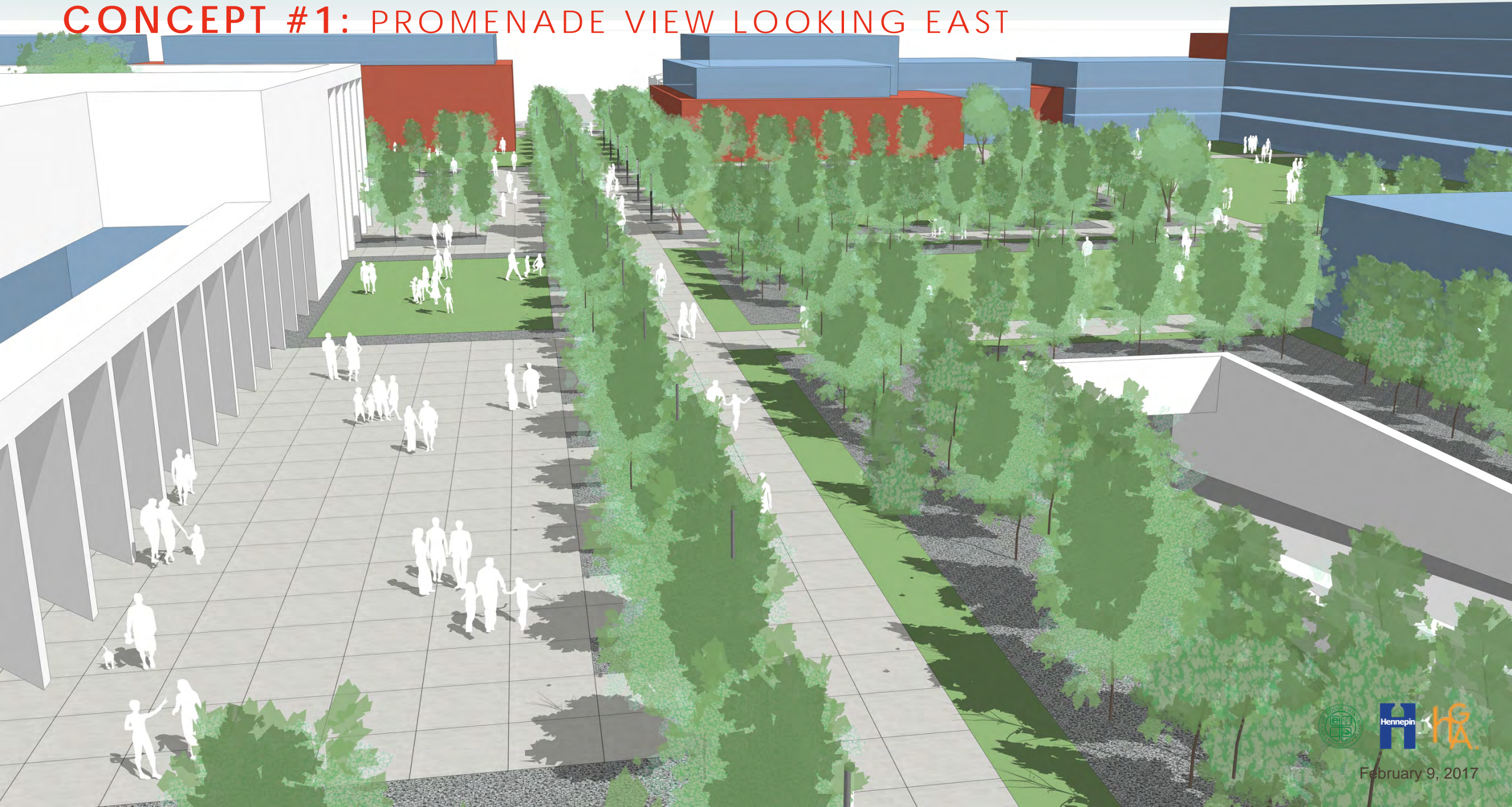
February 9, 2017

CONCEPT #1: COURTYARD VIEW LOOKING SOUTHWEST



February 9, 2017

CONCEPT #1: PROMENADE VIEW LOOKING EAST



February 9, 2017

CONCEPT #2

Comments and Suggestions Greatly Appreciated

CONCEPT #2: OVERVIEW



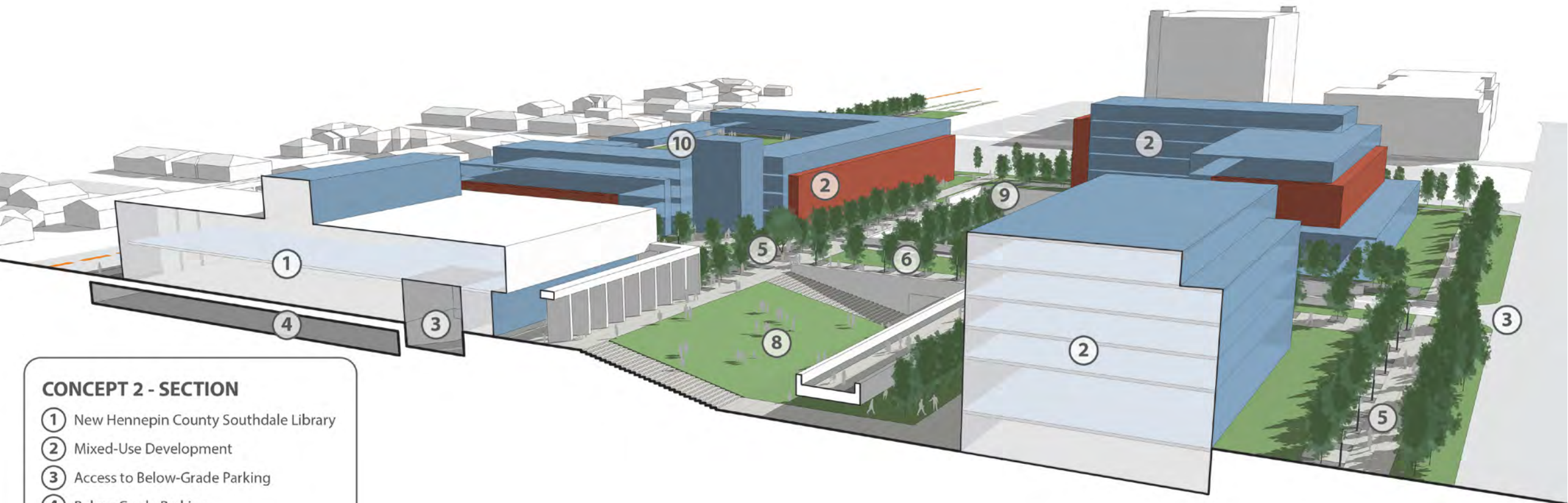
CONCEPT 2

- ① New Hennepin County Southdale Library
- ② Mixed-Use Development
- ③ Access to Below-Grade Parking
- ④ Library Drop-Off
- ⑤ Library Plaza Promenade
- ⑥ Green Space
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- ⑨ Sunken Garden
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February 9, 2017

CONCEPT #2: SITE SECTION



CONCEPT 2 - SECTION

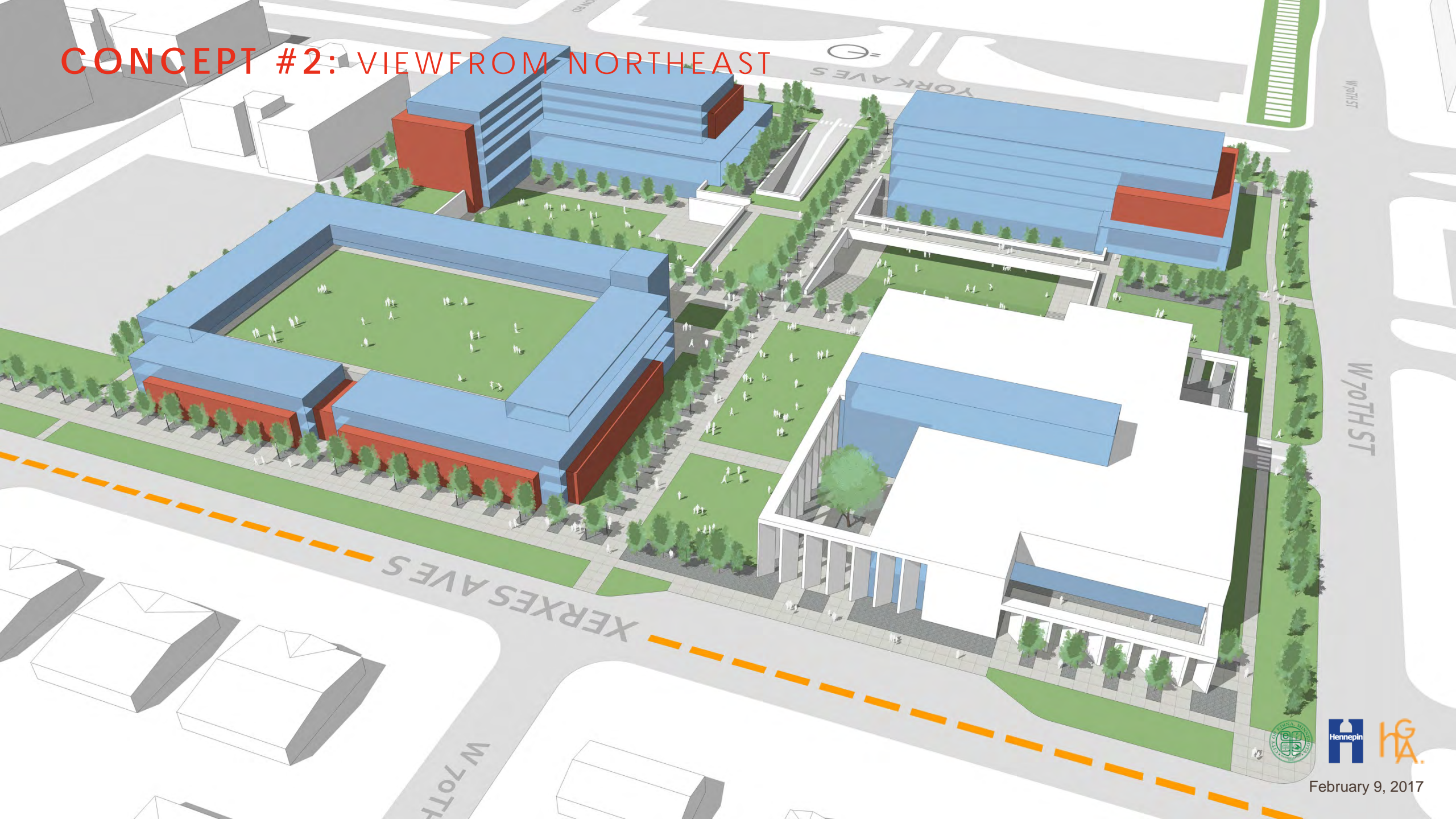
- 1 New Hennepin County Southdale Library
- 2 Mixed-Use Development
- 3 Access to Below-Grade Parking
- 4 Below-Grade Parking
- 5 Library Plaza Promenade
- 6 Green Space
- 7 Outdoor Plaza
- 8 Amphitheater
- 9 Sunken Garden
- 10 Parking Structure w/ Green Roof

CONCEPT #2: VIEW FROM NORTH



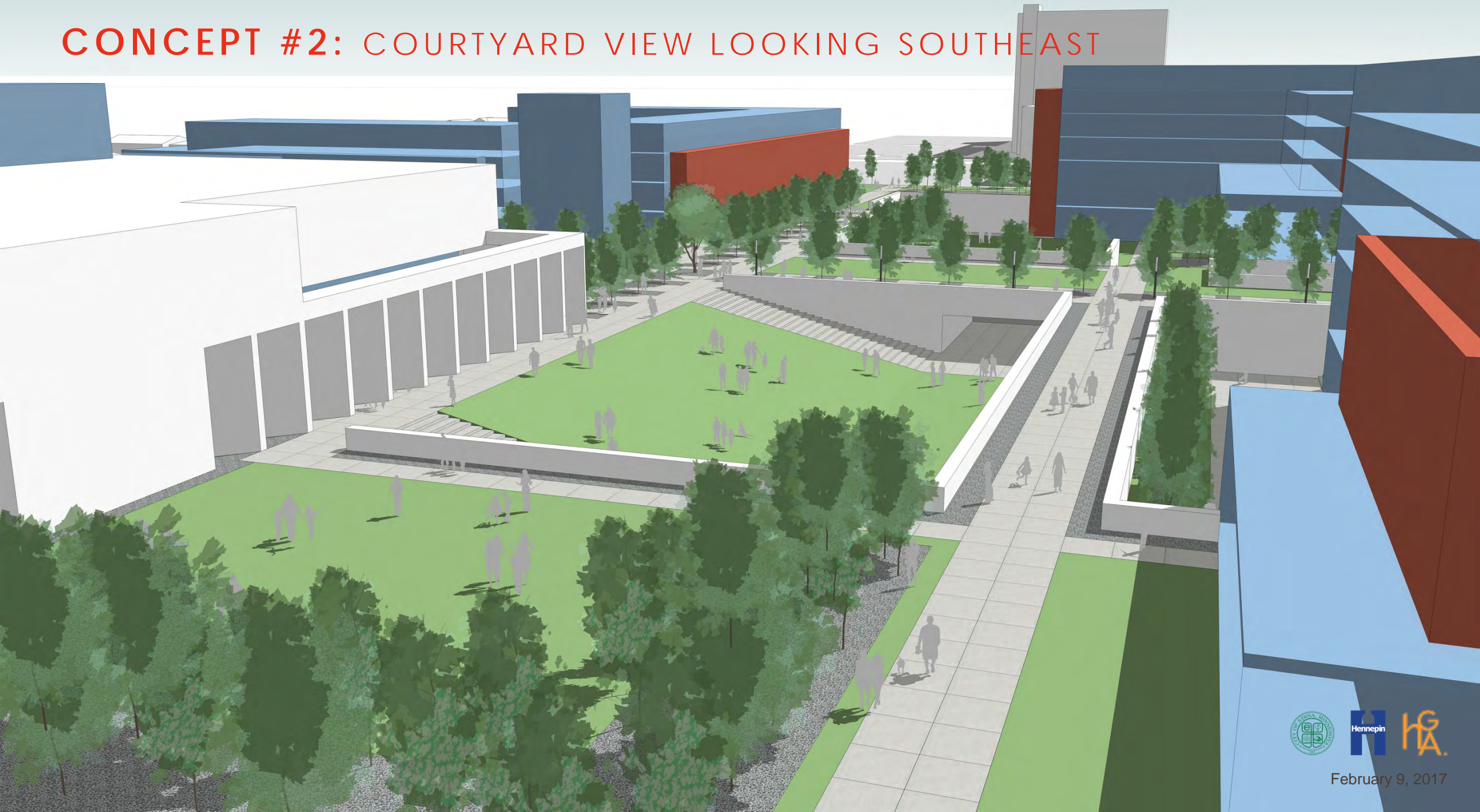
February 9, 2017

CONCEPT #2: VIEW FROM NORTHEAST



February 9, 2017

CONCEPT #2: COURTYARD VIEW LOOKING SOUTHEAST



February 9, 2017

CONCEPT #2: PROMENADE VIEW LOOKING SOUTHWEST



February 9, 2017

Thank You

for your efforts to guide the successful
redevelopment of this site!



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: March 8, 2017

Agenda Item #: VI.A.

To: Planning Commission

Item Type:
Report and Recommendation

From: Kris Aaker, Assistant City Planner

Item Activity:
Action

Subject: Public Hearing B-17- 04 Variance Request

ACTION REQUESTED:

Approve the variances as requested for property located at 4828 Rutledge.

INTRODUCTION:

A 4 foot east side yard setback variance from the 10 foot setback required for a second floor addition to a home above existing 1st floor.

A 1.5 foot front yard setback variance for a small portion of the north east corner of addition to a home on the new second floor.

ATTACHMENTS:

Staff Report B-17-04 Variance request.



PLANNING COMMISSION STAFF REPORT

Originator Kris Aaker Assistant Planner	Meeting Date March 8, 2017	Agenda # B-17-04
--	--------------------------------------	----------------------------

Recommended Action:

Approve the requested variances.

Project Description

Samantha Grose and Kande Ngalamulume (applicants) are requesting two variances to add a second floor above their existing rambler located at 4828 Rutledge Ave., see attached site plans, survey and building plans.

The variances are necessary to build within the existing house footprint because the eastern side of the existing home is nonconforming regarding front yard setback and side yard setback. The following variances are necessary for the proposed attached plan:

- A 4 foot east side yard setback variance from the 10 foot setback required for a second floor addition above existing 1st floor.
- A 1.5 foot front yard setback variance for a small portion of the north east corner of the addition on the new second floor.

INFORMATION/BACKGROUND

The subject property is located south of Rutledge Ave. consisting of a rambler with an attached tuck under garage. The homeowners are proposing to add a second floor above the first floor and a small one story conforming addition to the back of the home. The existing home is nonconforming regarding the east side yard setback with only a small portion of the north east corner of the home nonconforming regarding front yard setback.

The zoning ordinance requires a minimum 10 foot setback from the side yard for lot width in excess of 72 feet in width as measured 50 feet back from the front lot line. The lot width of the property is 73.7 feet. The required front yard setback is the average front yard setback of the homes on either side. The average front

Primary Issues

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

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

1. The proposed use is permitted in the R-1, Single Dwelling Unit Zoning District. The intent is to remove the roof and utilize the existing structure in its entirety. The basic footprint of the home will not significantly increase. A small, one story conforming addition is proposed behind the home.
2. The improvements will provide reasonable use of the site given the existing nonconforming setback of the tuck under garage and existing 1st floor. Spacing between the proponent's and the neighboring structure to the east will remain the same.
3. The existing home is a small two bedroom one bath house. The home improvements with height increase will provide enough space to accomplish a 2nd floor without having to completely reconfigure the property, (not a tear-down/re-build).
4. The front and side of the home conformed at the time it was constructed with no variances granted. The city ordinances changed requiring deeper setbacks. The existing conditions of the property were not as a result of any action taken by the applicant.

- **Is the proposed variance justified?**

Yes. Per the Zoning Ordinance, a variance should not be granted unless it is found that the enforcement of the ordinance would cause practical difficulties in complying with the zoning ordinance and that the use is reasonable. As demonstrated below, staff believes the proposal does meet the variance standards, when applying the three conditions:

Section 850.0.Subd., requires the following findings for approval of a variance:

Minnesota Statutes and Edina Ordinances require that the following conditions must be satisfied affirmatively. The Proposed Variance will:

- 1) Relieve practical difficulties that prevent a reasonable use from complying with ordinance requirements.***

Recommend that the Planning Commission approve the variances.

Approval is based on the following findings:

- 1) The proposal would meet the required standards for a variance, because:
 - a. The proposed use of the property is reasonable; as it maintains existing setback conditions without reducing setback from the surrounding neighbors.
 - b. The imposed setback and existing house location, closer to the east side, are existing nonconforming conditions and not imposed by action of the applicant.
 - c. The original placement of the home closer to east lot line and within the front yard setback inhibits expansion potential for a second floor without the benefit of a variance

Approval of the variance is subject to the following conditions:

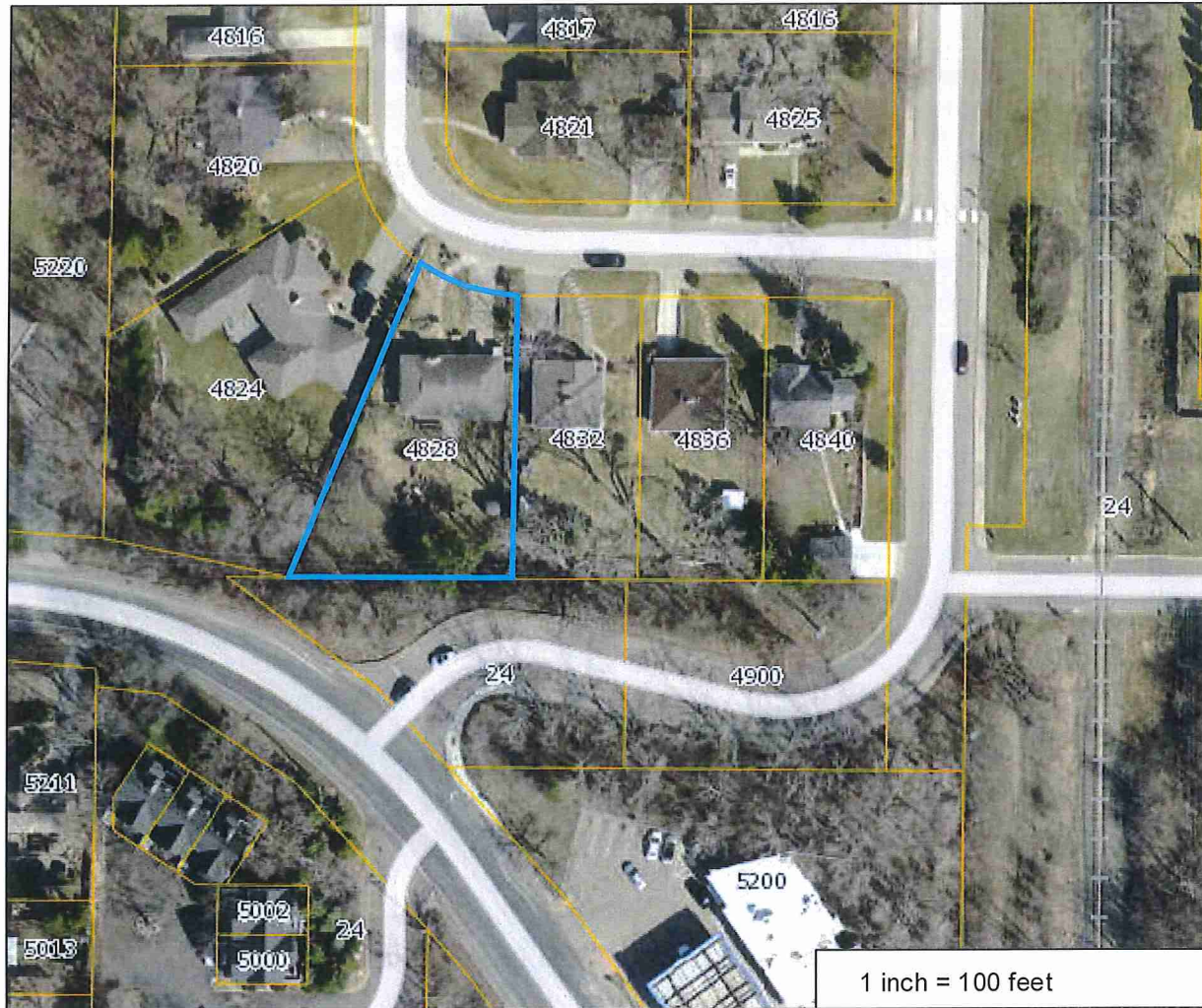
- 1) Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:
 - Survey dated: 11/21/2016
 - Building plans/ elevations date stamped: February 13, 2017.

Deadline for a city decision: April 13, 2017



Hennepin County Property Map

Date: 3/2/2017



PARCEL ID: 2811721240049

OWNER NAME:

PARCEL ADDRESS: 4828 Rutledge Ave, Edina MN 55436

PARCEL AREA: 0.31 acres, 13,700 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2015, PAYABLE 2016

PROPERTY TYPE: Residential

HOMESTEAD: Homestead

MARKET VALUE:

TAX TOTAL: \$

ASSESSED 2016, PAYABLE 2017

PROPERTY TYPE: Residential

HOMESTEAD: Homestead

MARKET VALUE:

Comments:

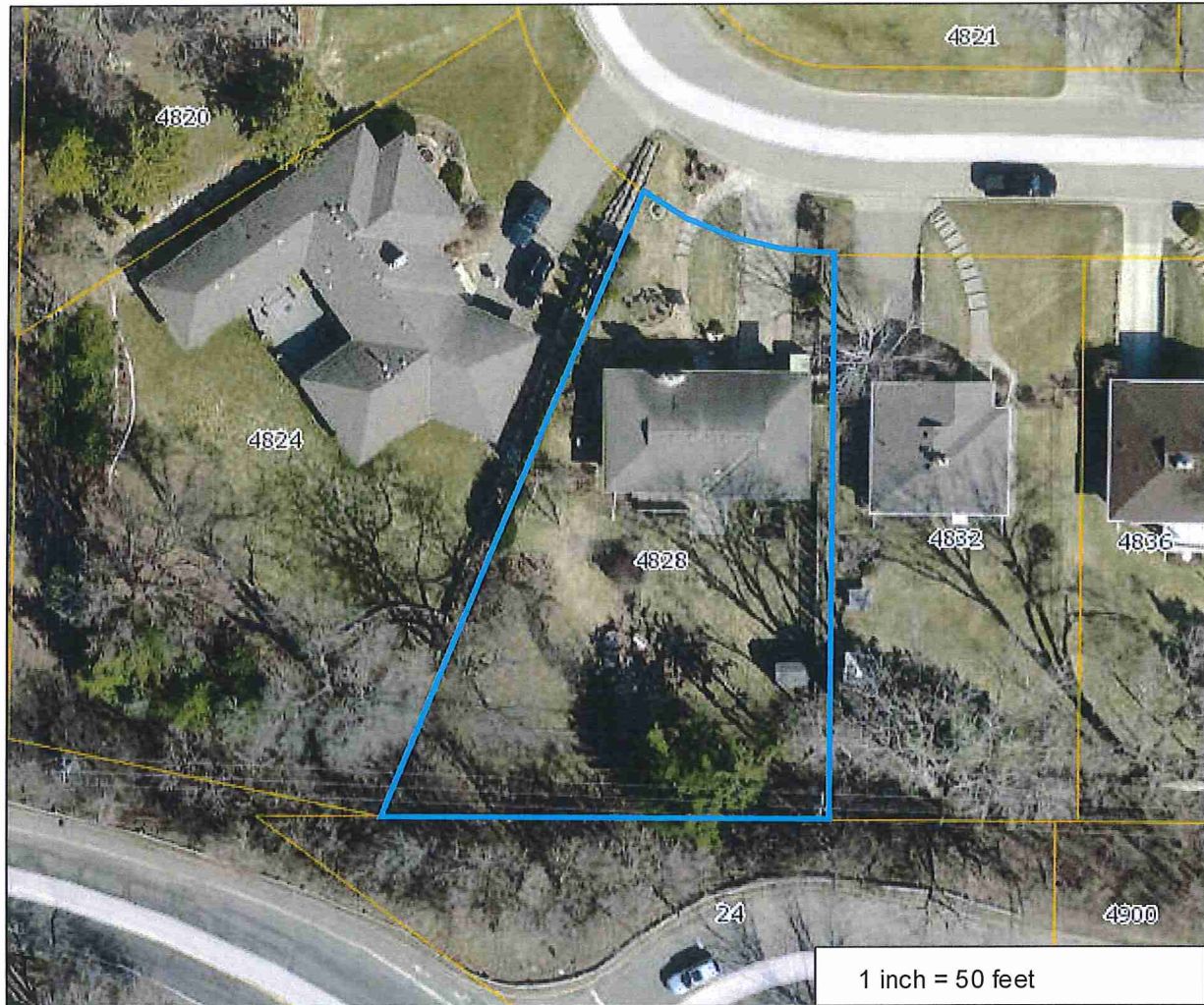
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Hennepin County Property Map

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EXPLANATION OF REQUEST:

My husband and I spent the better part of a year searching for a home before we settled on 4828 Rutledge Ave. We were thrilled to find a home in Edina that we could make our own. We considered many areas of the metro but Edina was at the top of our list because of the strong community, schools and neighborhoods. As a young family we wanted the best schools for our kids, a nearby park, and young neighborhood for our kids to grow up in.

The home currently has 2 bedrooms and one bath. We explored a large addition off the back of the house however there simply was not the space to accommodate the bedrooms and bathrooms our family needs so we looked to adding a second floor. We tried to be sensitive with the overall design by adding cottage elements similar to other homes on our block and adding low roof lines to tie into the ramblers on either side of our property. It is important to us to be in keeping with the scale of the homes nearby. Unfortunately the lot curves which give us plenty of room on the west side but creates a non-conforming setback to the east with the overall width of the lot. Our home is positioned in uniform with all the homes to the east and they would all be able to build full second floors because of their rectangular lots and existing conforming positioning. We are working with a non-conforming lot yet still want to create a seamless addition that is not an eyesore in the neighborhood.

We feel very fortunate to have found a home we can remodel make our own. Our new home has character we intend to keep and with our addition we are able to make the home work for our growing family. We appreciate the Planning Commission reviewing and granting our request. We are looking forward to moving in and being part of this great community.

Kind Regards,

Kande and Samantha Ngalamulume
4828 Rutledge Ave.
Edina, MN 55436

PLANNING DEPARTMENT
FEB 13 2016
CITY OF EDINA
StoB

The Proposed Variance will:

Relieve practical difficulties in complying with the zoning ordinance and that the use is reasonable: **Yes**
Maintaining the existing roof on the east side will not allow reasonable room for much needed structure and bearing to the foundation on the east side of the tuck under garage. We are asking for a minimal zoning setback intrusion on the front which will not be noticeable from the front. If we are forced to comply we will have a less structurally sound home due to not being able to utilize the existing foundation on the front. We want to remodel this home not tear it down and rebuild a conforming home, however it is critical we are able to utilize the existing foundation for bearing the second floor addition.

Correct extraordinary circumstances applicable to this property but not applicable to other property in the vicinity or zoning district: **Yes**

The property is on a bend in the street but is positioned parallel with the east side property line. Homes to the east are on rectangular conforming lots and would allow for full second floor additions. The home to the west is positioned at an angle on the property allowing it to be conforming. Our home lines up with the east side and does not curve with front so we are required to have larger setbacks than most yet we have a similar lot placement to those homes to the east.

Be in harmony with the general purposes and intent of the zoning ordinance: **Yes**

We have intentionally built under the total height requirement, kept the roof lines low, and brought the roof lines down to the first floor to tie this home in with the neighboring ramblers. We have selected a cottage style to maintain a consistent aesthetic to other homes within our block. We have 16' between our home and the neighbors to the east with her conforming 10' setback to the side property line.

Not alter the essential Character of a neighborhood: **Yes**

We want the home to be consistent with the two stories across the street and throughout the neighborhood. This neighborhood has a variety of styles of home from ramblers to cape cods, to full 2 Story teardowns and that is just on our block. Each home has a consistent look and character that is thoughtful. We want our home to seamless fit within the neighborhood and not become an eyesore because it blends two distinctly different styles within one home due to a zoning ordinance that came into play because of our unique circumstance.

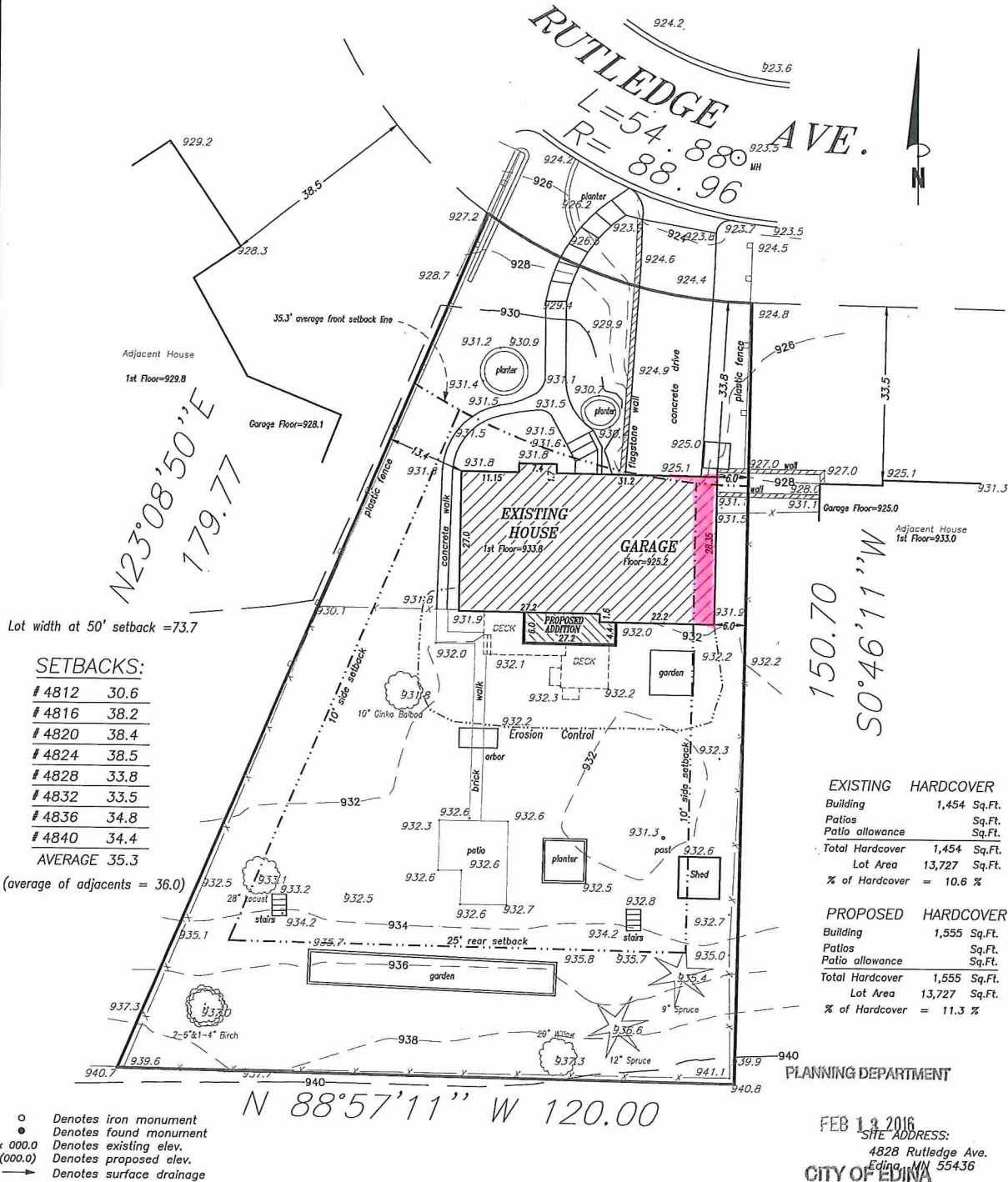
PLANNING DEPARTMENT
FEB 13 2016
CITY OF EDINA

CERTIFICATE OF SURVEY

FOR
J.P. & Company
LEGAL DESCRIPTION:

Lot 18, EDINA TERRACE

RUTLEDGE AVE.
L=54.880
R=88.96



DEMARS-GABRIEL
LAND SURVEYORS, INC.
6875 WASHINGTON AVE. SO.
SUITE 209
Edina, MN 55439
Phone: (952) 767-0487
Fax: (952) 767-0490

David E. Crook

Date: November 21, 2016

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the Laws of the State of Minnesota.

David E. Crook

Revised: 1/24/2017 - bldg addition
Revised: 1/26/2017 - setback lines

Minn. Reg. No. 22414

File No.
14464 B

Book-Page

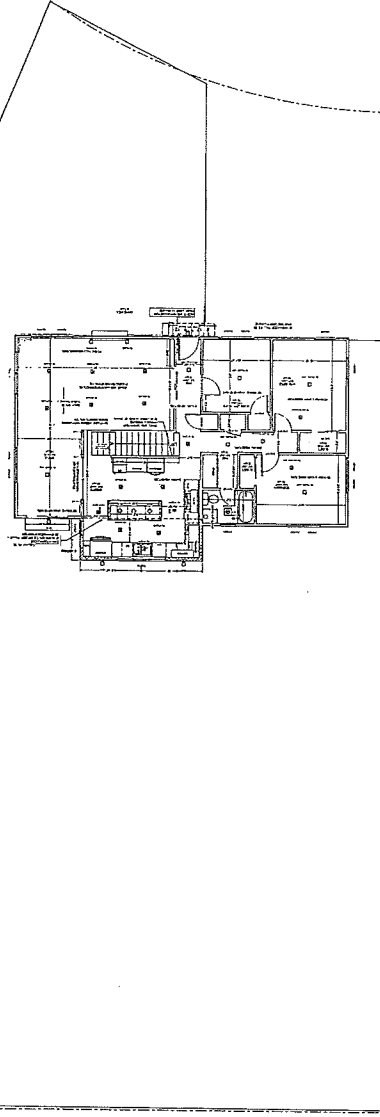
Scale
1"=20'

SCALE 1/8" = 1'-0"

2/8/2017

CITY OF EDINA
FEB 1 9 2016

PLANNING DEPARTMENT



SITE PLAN

www.optima-homes.com

10800 Normandale Blvd., Bloomington, MN 55437 PH: 612.567.8895 | samantha@jpandcompany.net

Important Notice:
Any reproduction,
distribution or modification of
the plan is strictly prohibited
without written permission of
JP&CO. Any violator shall
entitle JP&CO. its damages,
costs and attorney fees to
enforce this provision.

JP&CO
 JPeter Paulson, CEO
 Contractor Lic. #BC340362
 Samantha Grose, Designer
 Assoc. AIA, Allied ASID

NGALAMULUME RESIDENCE
 4828 RUTLEDGE AVE.
 EDINA, MN 55436
 4 OF 6

2/9/2017, 09:16
 SCALE: 1/4" = 1'-0"
 PLANS # 003-006-2015
 ARCH D 047-N-367

2/8/2017

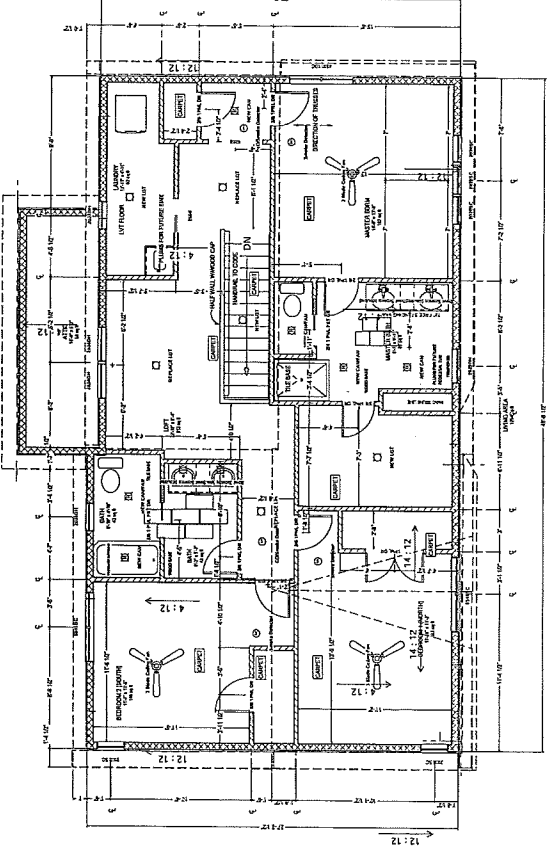
CITY OF EDINA
 FEB 19 2016
 PLANNING DEPARTMENT

SECOND FLOOR PLAN

www.optima-homes.com
 PH: 612.567.8895 | samantha@jpandcompany.net
 10800 Normandale Blvd., Bloomington, MN 55437

Important Notice:
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 distribution or modification of
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 JP&CO. Any violator shall
 entitle JP&CO, its damages,
 costs and attorney fees to
 enforce this provision.

HRR TO BE (2) 2X10 FOR ALL OPENINGS 4' OR LESS
 HRR TO BE (2) 9" 10 LVL OR EQUIVALENT FOR HRR OVER 4'



Important Notice:
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JP&CO. Any violator shall
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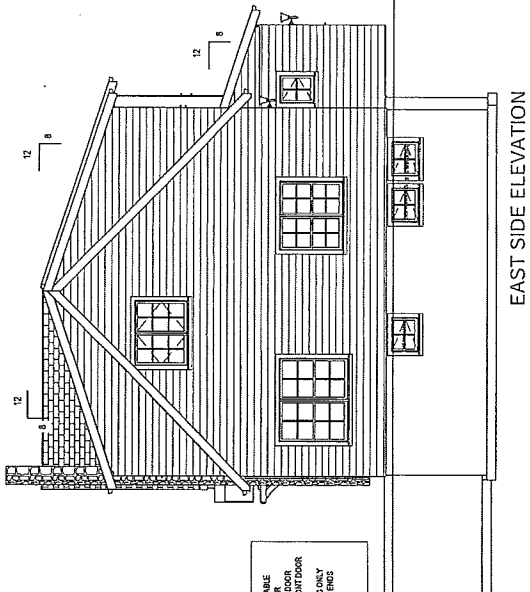
10800 Normandale Blvd., Bloomington, MN 55437 PH: 612.567.8895 | samantha@jpandcompany.net
www.optima-homes.com

EXTERIOR ELEVATIONS

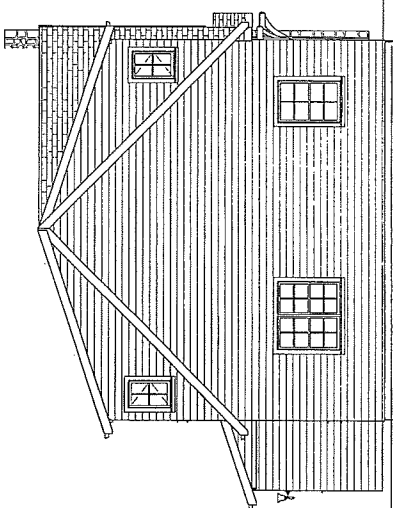
PLANNING DEPARTMENT
FEB 13 2018
CITY OF EDINA

2/8/2017 1 OF 6
PLAN # 185-006-2015
ARCH D 24" X 36"

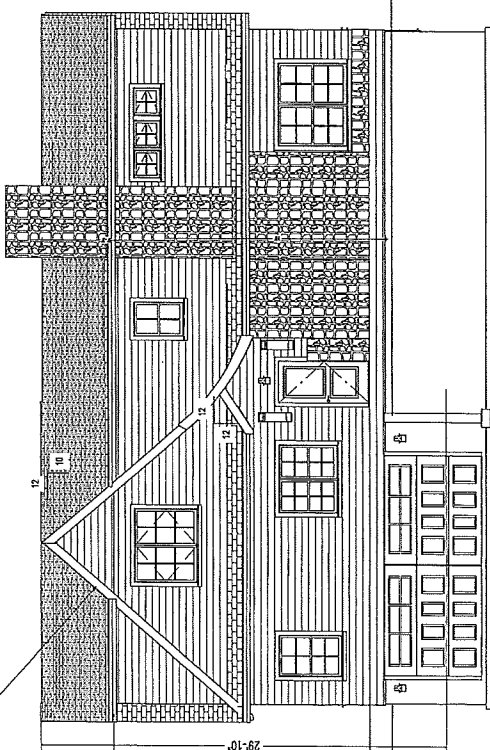
NGALAMULUME RESIDENCE
4828 RUTLEDGE AVE.
EDINA, MN 55436
1 OF 6



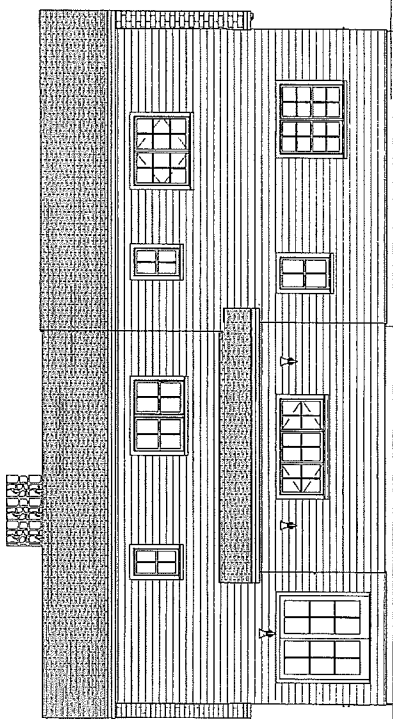
EAST SIDE ELEVATION



WEST SIDE ELEVATION



FRONT (NORTH) ELEVATION

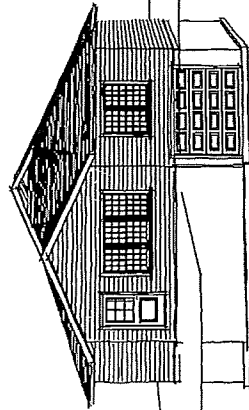


REAR (SOUTH) ELEVATION

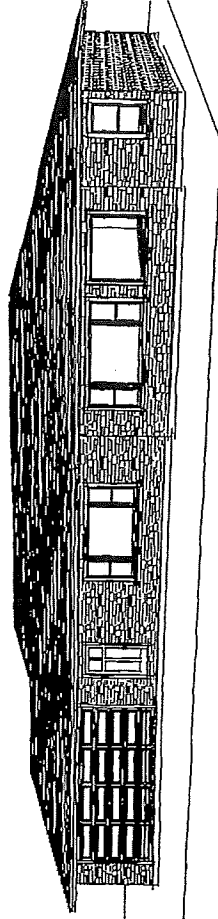
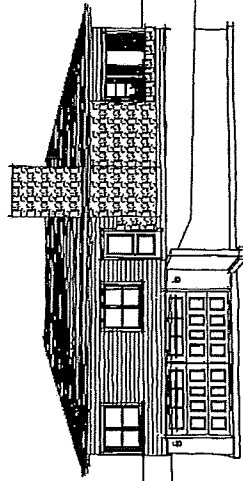
- REVISIONS:
- 1. ADD FRONT PORCH AND RATIO DOOR
 - 2. ADD FRONT PORCH AND RATIO DOOR
 - 3. FRAME NEW AVING OVER FRONT DOOR
 - 4. ADD NEW AVING OVER FRONT DOOR
 - 5. WINDOW TRIM ON FRONT WINDOW ONLY
 - 6. ADD NEW TRIM ON FRONT WINDOW ONLY
 - 7. GUTTERS ADDED TO SIDE ELY

ADD FREEZE BAND
ON CABLE EXC

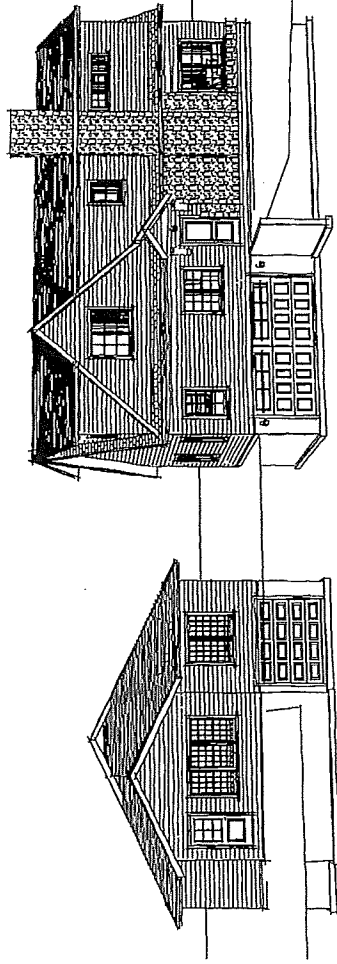
JP&CO
JPeter Paulson, CEO
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Assoc. ALA, Allied ASID



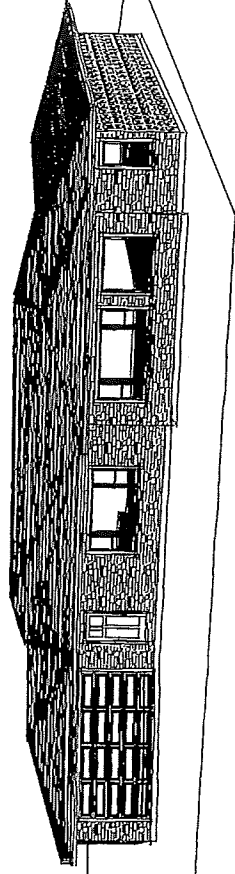
4832 RUTLEDGE AVE. 4828 RUTLEDGE AVE.
EAST PROPERTY OUR PROPERTY



4824 RUTLEDGE AVE.
WEST PROPERTY



4832 RUTLEDGE AVE. 4828 RUTLEDGE AVE.
EAST PROPERTY OUR PROPERTY



4824 RUTLEDGE AVE.
WEST PROPERTY

VARIENCE REQUEST
4828 RUTLEDGE AVE.
EDINA, MN 55436

PLEASE NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. THERE IS A CURVE IN THE STREET SO EACH HOME IS PLACED AT THERE SETBACK OFF THE STREET.

PLANNING DEPARTMENT
FEB 13 2018
CITY OF EDINA

Examples of homes on our block:

Neighbor to the East



Neighbor to the West



PLANNING DEPARTMENT
FEB 13 2016
CITY OF EDINA

2nd Story Addition



Addition or Tear Down



2nd Story Addition





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PLANNING DEPARTMENT

FEB 13 2016

CITY OF EDINA



Hennepin County Property Map

Date: 3/2/2017



PARCEL ID: 2811721240049

OWNER NAME:

PARCEL ADDRESS: 4828 Rutledge Ave, Edina MN 55436

PARCEL AREA: 0.31 acres, 13,700 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

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PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE:
TAX TOTAL:

ASSESSED 2016, PAYABLE 2017
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE

Comments:

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Dear Neighbors,

We are requesting a variance from the city on our home that will allow us to build a full second floor addition (as shown above). Currently the city is requiring that 4' feet of the existing roof on the east side of the house remain in place in order to grant the variance, which will look extremely awkward and out of place with the design of the house. We want to avoid the house being an eyesore for the neighborhood. Unfortunately, our lot is on a curve which is why we are facing this issue when most homes in the neighborhood would not. We would greatly appreciate your signature of support when we present our request to the planning commission on March 8th. We would also love to answer any questions you may have about the renovation and our plan.

Sincerely,

Kande and Samantha Ngalamulume
952-994-5877
4828 Rutledge Ave.

Name

Michele Steinke
Karl Seiser
Polly Baker
Juliana Panetta
Lance Steinke
Harmon Lowe
Peary Thompson
in Karen Nelson

Address

4825 Rutledge
5220 Hollywood Road
5220 Hollywood Rd
4820 Rutledge Ave
4825 Rutledge Ave
4832 Rutledge Ave
4813 Rutledge Ave
4840 Rutledge Ave
4809 Rutledge Ave

PLANNING DEPARTMENT
FEB 13 2016
CITY OF EDINA



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: March 8, 2017

Agenda Item #: VIII.A.

To: Planning Commission

Item Type:

Report and Recommendation

From: Cary Teague, Community Development Director

Item Activity:

Subject: Preliminary & Final Plat - 3200 Southdale Circle
(Gateway Pointe)

Action

ACTION REQUESTED:

Recommend approval of the proposed plat.

INTRODUCTION:

See attached staff report.

ATTACHMENTS:

Staff Report



PLANNING COMMISSION STAFF REPORT

Originator Cary Teague Community Development Director	Meeting Date March 8, 2017	Agenda # VII.A.
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INFORMATION & BACKGROUND

Project Description

Doran Properties are requesting to combine and Plat the three properties that make up the Gateway Pointe multifamily residential housing proposal that will be constructed at 3200 Southdale Circle. (See property location and approved plans on pages A1-A8.) The purpose of the request is to combine all the parcels within the development to have one clear legal description. There are no changes proposed to the approved development plan, and no new lot is being created. (See proposed Plat on page A9-A10 and the existing lots on page A3.) The specific request is for Preliminary and Final Plat.

Surrounding Land Uses

- Northerly: A retail shopping center; zoned PCD-3, Planned Commercial District and guided Regional Medical.
- Easterly: City of Richfield. Goodyear Auto service center and single-family homes that are zoned Single-Family Residential, but the Richfield Comprehensive Plan guides them for medium density, 7-12 units per acre.
- Southerly: Taco Bell and a small commercial center; zoned PCD-3, Planned Commercial District and guided Community Activity Center.
- Westerly: Southdale; zoned PCD-3, Planned Commercial District and guided Community Activity Center.

Existing Site Features

The subject property is 2.1 acres in size, is relatively flat and contains a retail building with surrounding surface parking. The single family home is on the southeast side. (See pages A2-A3.) The site is made up of three lots that were part of 3 different subdivisions: Southdale York Addition, RLS No. 629 and York Terrace. (See page A3a.)

Planning

Guide Plan designation: CAC – Community Activity Center and LDR, Low Density Residential.
Zoning: PUD, Planned Unit Development

Lot Dimensions

	Area Lot Width
REQUIRED	No minimum lot size
Lot 1	2.1 acres

Park Dedication

No park dedication is required. This property was originally platted as three separate lots. (See pages A3a-A3d.) Therefore, park dedication has already been paid.

Easements

The city engineer has reviewed the proposed subdivision and found it to be acceptable. There are existing easements that will need to be vacated. Vacation of easements is a process through the City Council. The Final Plat and Vacation of easements will be done at the same time at City Council.

Staff Recommendation

Recommend that the City Council approve the proposed Preliminary and Final Plat of 3200 Southdale Circle that simply combines all the lots on the property. Approval is based on the following findings:

1. The proposed subdivision meets the required standards and ordinance for a subdivision.
2. The resulting uses on Lot 1 meet all zoning ordinance requirements.

Approval is subject to the following conditions:

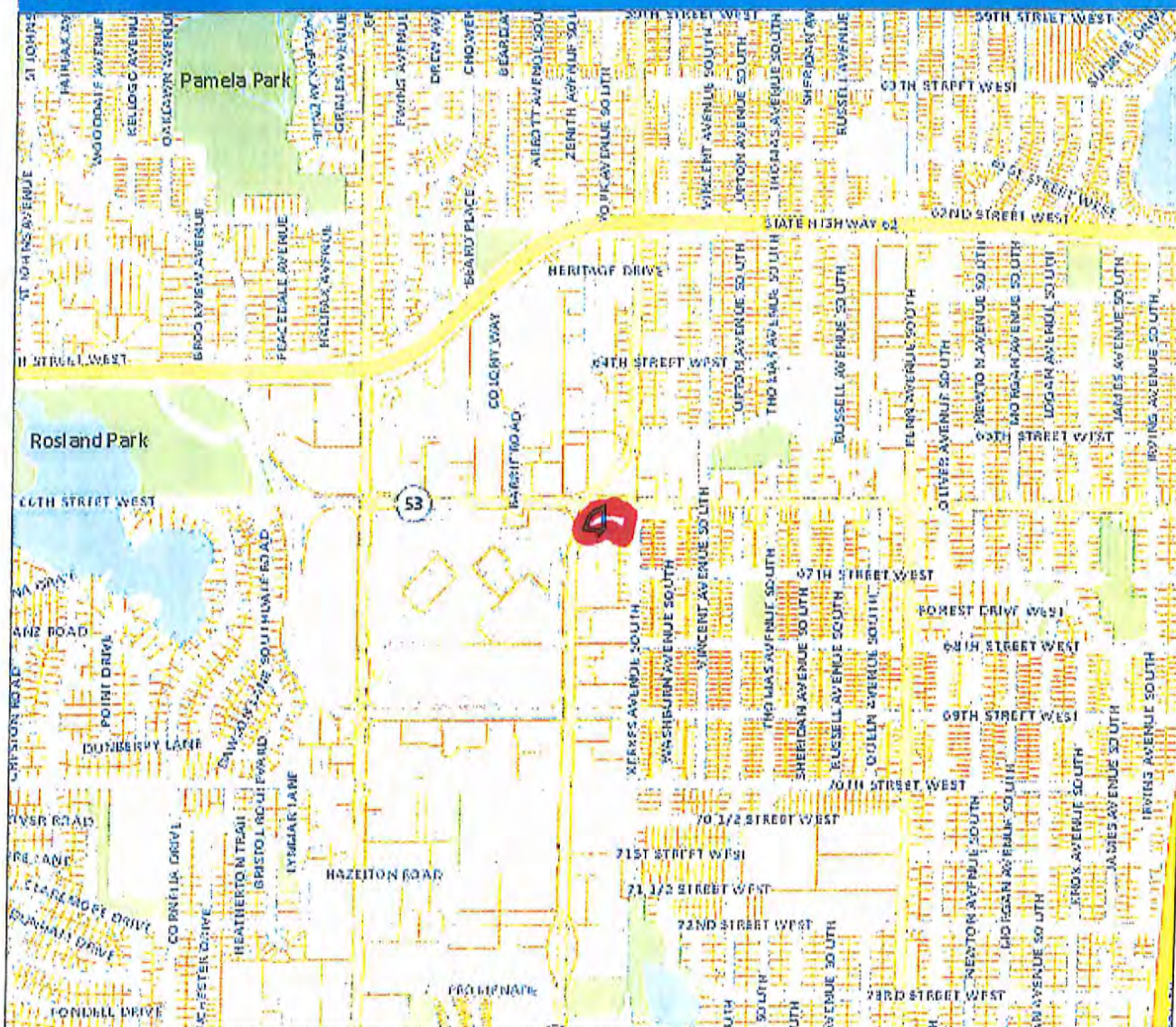
1. Easement Vacation shall take place at the same time as the Final Plat at City Council.

Deadline for a City Decision: June 6, 2017



Interactive Maps

Property Map



Parcel ID: 29-028-24-31-0009

Owner Name:

Parcel Address: 3200 Southdale Cir
Edina, MN 55435

Property Type:

Home-
stead: Non-Homestead

Parcel Area: 0.63 acres
27,414 sq ft

A-T-B: Torrens

Market
Total:

Tax
Total:

Sale
Price:

Sale
Date:

Sale
Code:

Map Scale: 1" = 1600 ft.

Print Date: 8/3/2015



This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

COPYRIGHT © HENNEPIN COUNTY 2015



AI

Parcel
ID:

Owner
Name:

Parcel 3200 Southdale Cir
Address: Edina, MN 55435

Property
Type:

Home-
stead:

Parcel 0.63 acres
Area: 27,414 sq ft

A-T-B: Torrens

Market
Total:

Tax
Total:

Sale
Price:

Sale
Date:

Sale
Code:

Map Scale: 1" \approx 200 ft.

Print Date: 8/6/2015



This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

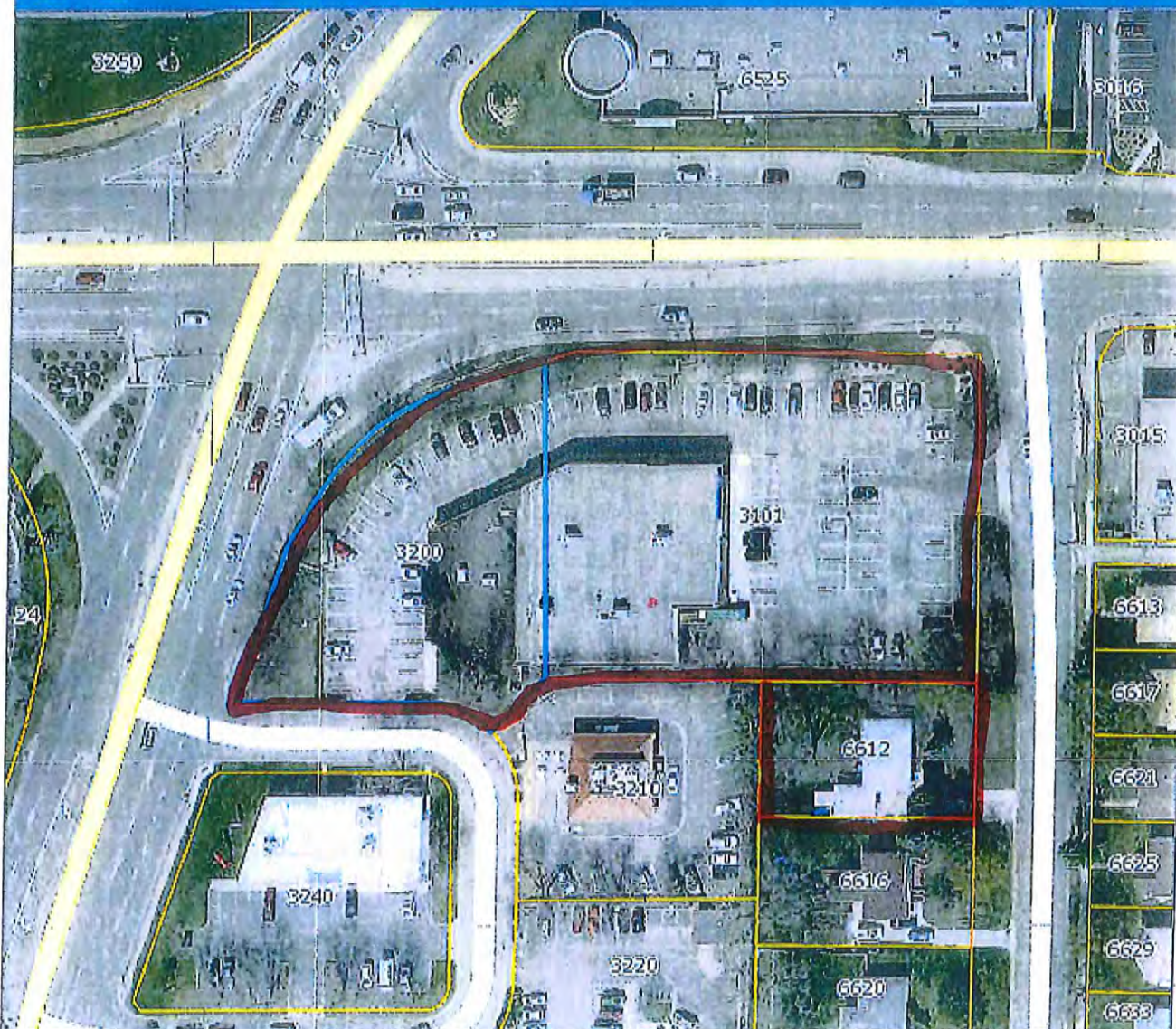
COPYRIGHT © HENNEPIN COUNTY 2015





Interactive
Maps

Property Map



Parcel
ID: 29-028-24-31-0009

Owner
Name:

Parcel
Address:

Property
Type:

Home-
stead:

Parcel
Area:

A-T-B: Torrens

Market
Total:

Tax
Total:

Sale
Price:

Sale
Date:

Sale
Code:

Map Scale: 1" \approx 100 ft.

Print Date: 8/6/2015



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31



R.L.S. No. 629

TRACT N

R.L.S. No. 432

WEST 69TH STREET

TRACT

N. 89° 52' 54" E.
540.88

N

YORK TRACT

AVENUE SOUTH

TRACT

195.26
N. 89° 52' 54" E.

B

NO.

TRACT

310

113.66

233.34

347

N. 89° 49' E.

TRACT

351.83

196

N. 89° 48' W.

197.7

N. 89° 49' E.

WEST 70TH STREET

XERXES AVENUE SOUTH

TINGDALE BROS. LINCOLN HILLS BRDADD.

EGAN, FIELD & NOWAK
SURVEYORS

APRIL, 1970

BEARINGS SHOWN ARE ASSUMED
O DENOTES IRON MONUMENT

SCALE: 1 INCH EQUALS 100 FEET

South 1/4 corner of Sec. 29, T. 28, R. 24
Hennepin County Monument

I hereby certify that in accordance with the provisions of Chapter 508, Minnesota Statutes of 1949, as amended, I have surveyed the following described tract of land in the County of Hennepin, State of Minnesota, to wit:

That part of Tract M, Registered Land Survey No. 629, Files of Registrar of Titles, County of Hennepin, lying North of the South 196 feet thereof and lying East of the West 310 feet thereof.
That part of the North 200 feet of Tract M, Registered Land Survey No. 629, Files of Registrar of Titles, County of Hennepin, lying West of the East 347 feet thereof; and that part of the West 310 feet of said Tract M lying North of the South 196 feet thereof, except that part thereof lying West of the West line of the East 347 feet of said Tract M.
That part of Tract M lying West of the East 347 feet thereof and South of the North 200 feet thereof, Registered Land Survey No. 629, Files of Registrar of Titles, County of Hennepin.

That the survey shown hereon is a correct delineation of said survey.

Dated this 30th day of APRIL A.D. 1970.

Vernon O. Nichols
Surveyor - Minnesota Registration No. 9053

This registered land survey was approved and accepted by the Village Council of Edina, Minnesota, at a regular meeting thereof held this 15th day of June A.D. 1970.

VILLAGE COUNCIL OF EDINA, MINNESOTA

by Arthur J. Peterson Mayor

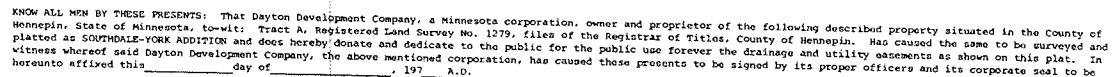
by Blomquist B. Hallberg Clerk

The boundaries of this registered land survey have been mathematically checked and approved. No determination has been made to ascertain that the legal description agrees with said registered land survey.
Dated this _____ day of _____ A.D. 1970.

Elmer J. Peterson
Hennepin County Surveyor

A3b

C. E. COULTER & ASSOCIATES, INC.
LAND SURVEYORS



In the presence of:

Signed: Dayton Development Company

As to James C. McClune

James C. McClune, President

As to Jonathan P. Abbott

Jonathan P. Abbott, Vice President

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) ^{DB}

On this _____ day of _____, 19____ A.D., before me a Notary Public, within and for said County and State, personally appeared James C. McClune and the corporation named in the foregoing instrument and that the said McClune, said day that they are respectively President and Vice President of Dayton Development Company, signed and sealed in behalf of said corporation by authority of its Board of Directors, and said James C. McClune and Jonathan P. Abbott acknowledge said instrument to be the free act and deed of said corporation.

Notary Public, Hennepin County, Minnesota
My Commission Expires

I hereby certify that I have surveyed and platted the land described on this plat as SOUTHWEST-YORK ADDITION, that this plat is a correct representation of said survey, that all distances are correctly shown on said plat in figures denoting feet and decimals of a foot, that all monuments have been correctly placed in the ground as shown on this plat, that the outside boundaries of the land are correctly designated on said plat and that there are no wet lands, Swampy or bushy, or other land to be designated on said plat.

Signed: John C. Peterson
Registered Land Surveyor, Minnesota Registration No. 6267

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The Surveyors certificate subscribed and sworn to before me a Notary Public, within and for said County and State, on this 1st day of December 1970 A. D.

Frank R. Lenz Jr. FRANK R. LENZ JR.
Notary Public, Hennepin County, Minnesota
My Commission Expires July 13, 1972

The boundaries of this plat and the boundaries of the blocks therein have been mathematically checked and approved. No determination has been made to ascertain that the legal description agrees with said plat. Dated this _____ day of _____, 197____ A. D.

By Elmer J. Poterson, Hennepin County Surveyor

This plat was approved and accepted by the Planning Commission of the Village of Edina, Minnesota at a regular meeting thereof held this 2nd day of December, 1970 A.D.

By William W. Lewis Its Chairman

This plat was approved and accepted by the Village Council of the Village of Edina, Minnesota at a regular meeting thereof held this December, 1976 A.D. 7th

Village Council of the Village of Edina, Minnesota.

By Arthur C. Gaskins Jr. Its Mayor

By Wanda G. Hyle Its Manager

YORK TERRACE

HENNEPIN COUNTY, MINN.

SCALE: 1"=100'

EGAN, FIELD & NOWAK
ENGINEERS & SURVEYORS

Know all men by these presents that I, Gordon Emil Moe, single, owner and proprietor; and Minnesota Federal Savings and Loan Association, a Minnesota Corporation, as mortgagee of the following described property situated in the State of Minnesota and County of Hennepin to-wit: The East one-quarter (E $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of Section Twenty-nine (29), Township Twenty-eight (28), Range Twenty-four (24) except that part thereof described as follows: The West Seventy (70) feet of the East One hundred (100) feet of the North One Hundred Seventy-three (173) feet, and the South Seventy-five (75) feet of the North Two Hundred Forty-eight (248) feet of the East one-eighth (1/8) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-nine (29), Township Twenty-eight (28), Range Twenty-four (24); Have caused the same to be surveyed and platted as: "YORK TERRACE" and do hereby donate and dedicate to the public for the public use forever the Streets and Avenues as shown on the annexed plat. In witness whereof I have hereunto set my hand and seal this 15th day of October A.D. 1948; and said Minnesota Federal Savings and Loan Association have caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 15th day of October A.D. 1948.

In Presence of:

MINNESOTA FEDERAL SAVINGS AND
LOAN ASSOCIATION

by James H. Hickey its Vice President
William J. Hickey its Secretary

State of Minnesota } S.S.
County of Hennepin } On this 15th day of October A.D. 1948, before me, a Notary Public, within and for said county and state, personally appeared Gordon Emil Moe to me known to be the person described in and who executed the foregoing instrument and he acknowledged that he executed the same as his own free act and deed.

W. J. Hickey
Notary Public, Hennepin County, Minnesota
My Commission Expires Nov. 1, 1951

State of Minnesota } S.S.
County of Hennepin } On this 15th day of October A.D. 1948, before me, a Notary Public, within and for said county and state, personally appeared James H. Hickey and William J. Hickey to me personally known, who being by me each duly sworn, did say that they are respectively, the Vice President and Secretary, of the Minnesota Federal Savings and Loan Association, the corporation named in the foregoing instrument; that the seal affixed to said instrument is the corporate seal of said corporation; that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said James H. Hickey and William J. Hickey acknowledged said instrument to be the free act and deed of said corporation.

W. J. Hickey
Notary Public, Hennepin County, Minnesota
My Commission Expires Nov. 1, 1951

State of Minnesota } S.S.
County of Hennepin } I do hereby certify that I have surveyed and platted the property described on this plat as: "YORK TERRACE"; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and decimals of a foot; that the monuments for guidance of future surveys have been correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on the plat; that the topography of the land is correctly shown on the plat and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

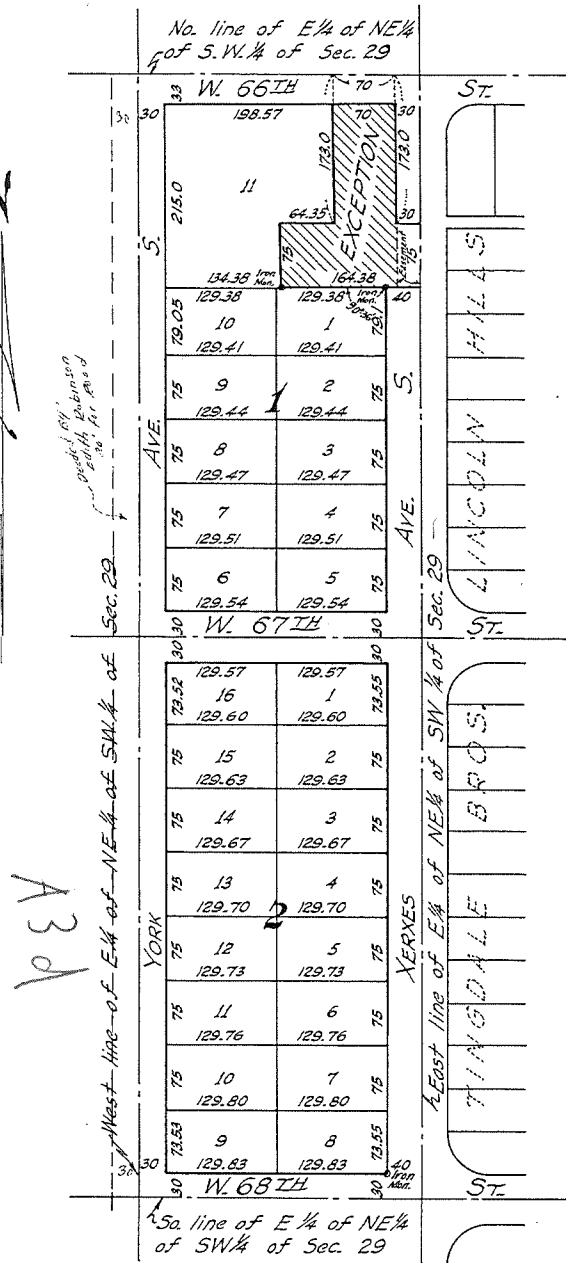
W. J. Hickey
Surveyor: Minn. Reg. No. 929

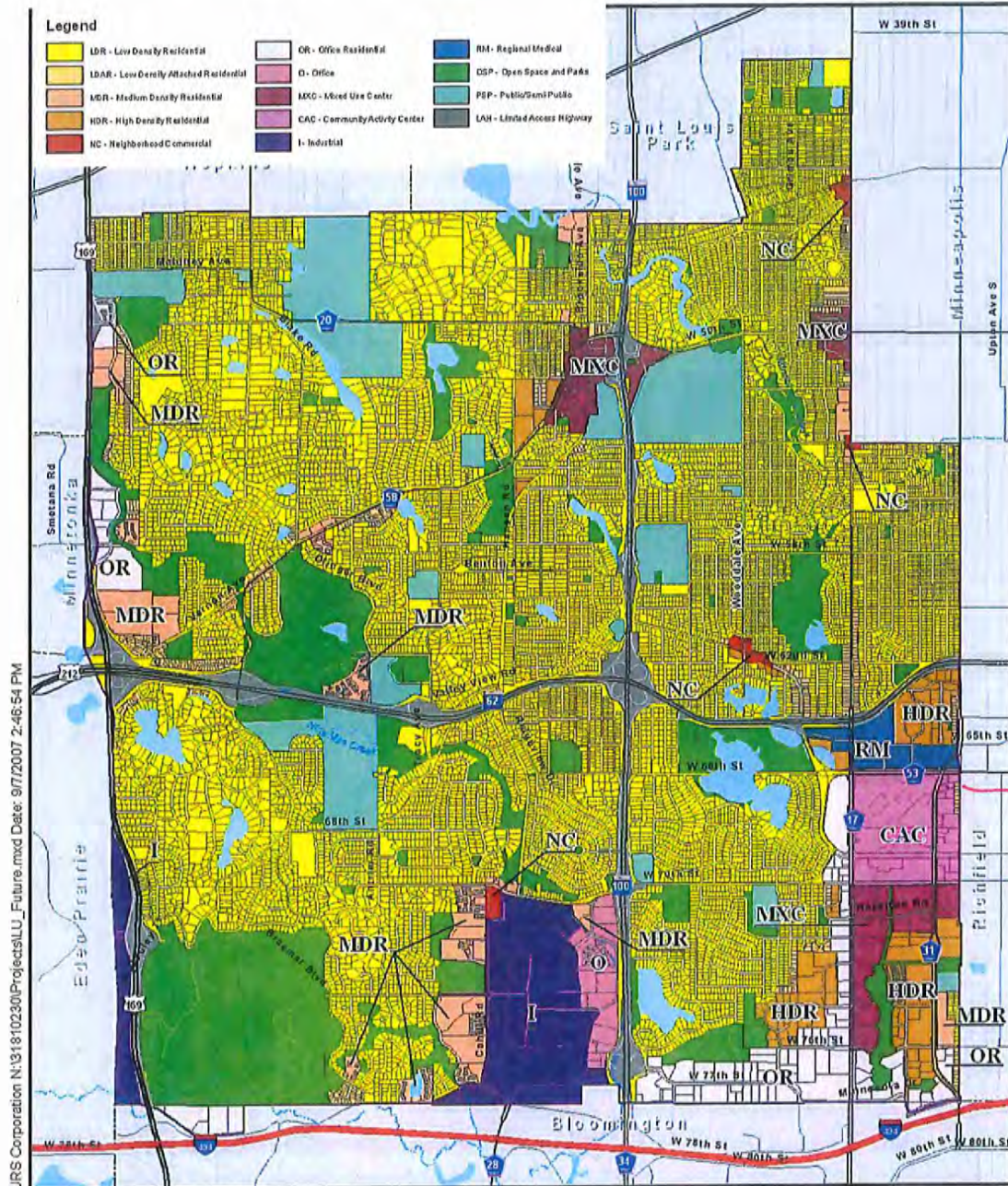
Above certificate subscribed and sworn to before me, a Notary Public, on this 15th day of October A.D. 1948.

W. J. Hickey
Notary Public, Hennepin County, Minnesota
My Commission Expires Nov. 1, 1951

The above plat of "YORK TERRACE" was approved and accepted by the Village Council of Edina, Minnesota, at a regular meeting thereof held this 8th day of November A.D. 1948.

VILLAGE COUNCIL OF EDINA, MINNESOTA
by James H. Hickey its President
William J. Hickey its Recorder





URS Corporation N:\31810230\Projects\LU_Future.mxd Date: 9/7/2007 2:46:54 PM

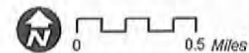
Figure 4.3



City of Edina
2008 Comprehensive Plan Update

Future Land Use Plan

Data Source: URS



66th & York Residences

EDINA, MN

DORAN

DORAN COMPANY
4 Plymouth Plaza, 10000 Plymouth Rd #200
Minneapolis, MN 55425



For: Landscape designs, Inc.
www.dorandesign.com
Landscape Design, Inc.
Landscape Design, Inc.
Tel: 612-552-0802

Project # 8294

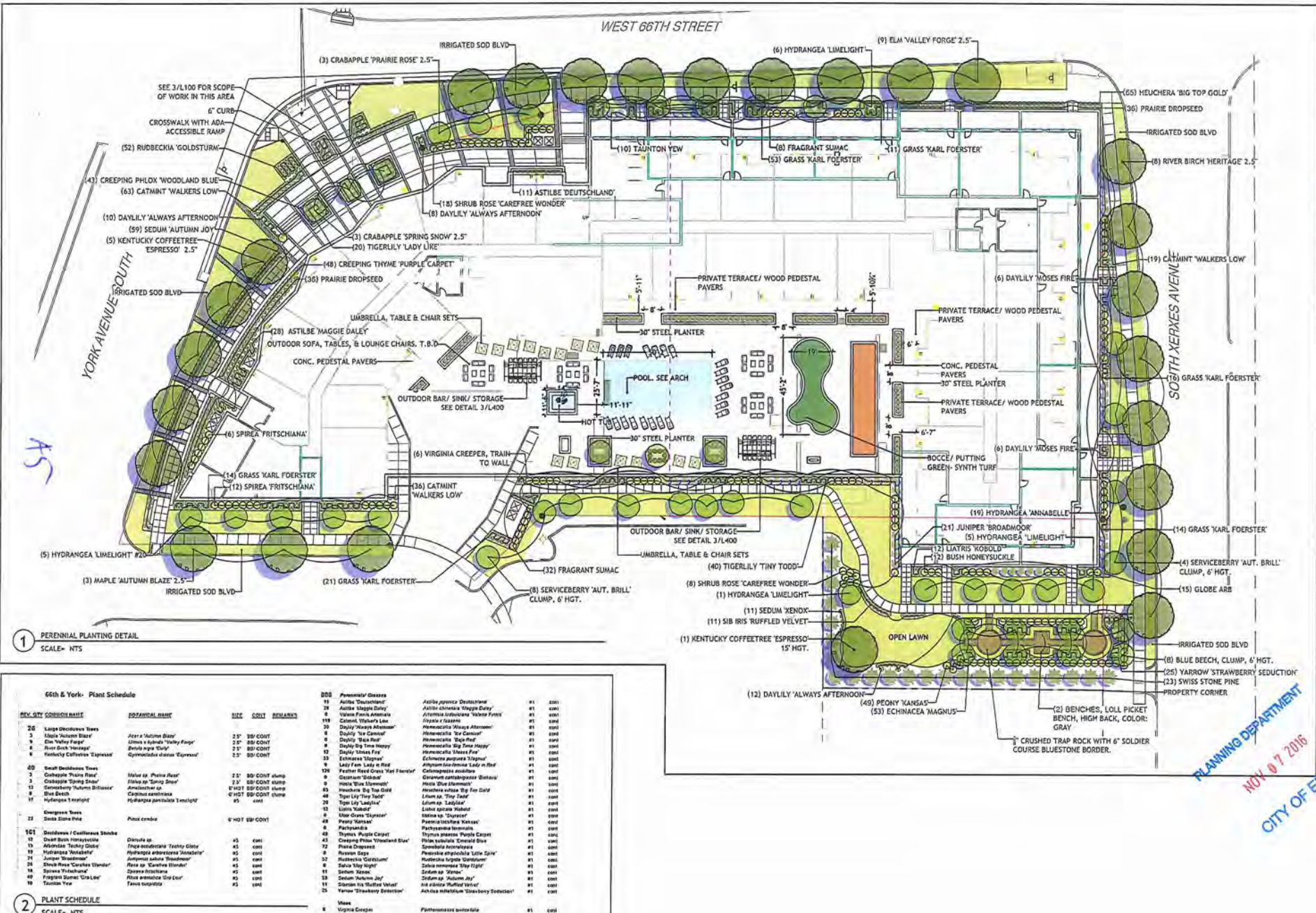
I hereby certify that this plan was prepared
by me or under my direct supervision and
that I am a duly registered Landscape
Architect in the State of Minnesota.

SIGNATURE
11/07/2016
DATE
DATE ISSUED
WITH BY DC

FINAL DEVELOPMENT
PLAN
11-4-16

LANDSCAPE PLAN

L100



A6



PLANNING DEPARTMENT
NOV 07 2016
CITY OF EDINA

11/3/2016 11:58:30 AM

DORAN
ARCHITECTURE

66TH & YORK
RESIDENCES
EDINA, MN

NW PERSPECTIVE

A 3.5

77



PLANNING DEPARTMENT
NOV 07 2016
CITY OF EDINA

11/3/2016 11:58:30 AM

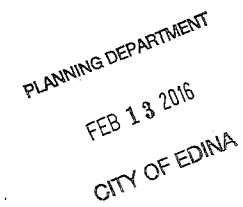


KS

PLANNING DEPARTMENT
NOV 07 2016
CITY OF EDINA

11/3/2016 11:58:31 AM

R.T. DOC. NO.



WEST 66TH STREET

NORTH LINE OF SW 1/4

S89°45'12"E

433.73

120

NE CORNER OF SW 1/4
OF SEC. 29

(CO. RD. NO. 53)

S74°07'31"W
82.23

#16091

1/2" OPEN

N89°45'12"W 244.50

NORTH LINE OF TRACT B

#15230

#15230

R=138.00 L=103.28 Δ=42°52'43"

DRAINAGE & UTILITY
EASEMENT PER
NO. 83418

S18°41'54"W 328.08

HIGHWAY EASEMENT
PER DOC. NOS.
276204 & 2762045

S31°14'49"W
82.37

S18°14'48"W
54.73

35.43

S89°45'12"E 125.81

#15230

R=55.00
L=43.60
Δ=45°24'55"

#9018

N89°45'12"W 129.35

S45°39'43"W
43.28

STREET EASEMENT PER
DOC. NO. 58435

S00°15'20"E 193.01

XERXES AVENUE SOUTH

EAST LINE OF SW 1/4

RLS ?

N89°45'12"W
10.00

N00°15'20"W
79.10

N89°45'12"W 129.33

N00°15'54"W 79.10

PLS NO. 1357

TERRACE

WOPAK

BLOCK 1

LOT 1

PLS NO. 629
TRACT "B"

VENUE SOUTH
(CO. RD. NO. 31)

A10

SOUTDALE CIRCLE

OUTLOT

ROADWAY EXHIBIT



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: March 8, 2017

Agenda Item #: VIII.B.

To: Planning Commission

Item Type:

Other

From: Kris Aaker, Assistant City Planner

Item Activity:

Subject: 2018 Comprehensive Plan Update

Discussion

ACTION REQUESTED:

No action required

INTRODUCTION:

General Discussion. Next Steps; Role of the Planning Commission; and what's required in a Comprehensive Plan.