

ORDINANCE NO. 2018-09
AN ORDINANCE AMENDING THE ZONING ORDINANCE
TO ESTABLISH THE PUD-15, PLANNED UNIT DEVELOPMENT-15 ZONING
DISTRICT

The City Of Edina Ordains:

Section I. Chapter 36, Article VIII, Division 4 is hereby amended to add the following:

Sec. 36-507 Planned Unit Development District-15 (PUD-15) Pentagon Park North

(a) *Legal description:*

See attached Exhibit A

(b) **Approved Plans.** Incorporated herein by reference are the re-development plans, including the master development plan for the site received by the City on July 10, 2018 except as amended by City Council Resolution No. 2018-63 on file in the Office of the Planning Department.

(c) **Principal Uses:**

All uses allowed in the MDD-6 Zoning District.

Multi-family Apartments/Condos.

Senior Housing

Assisted Living including care suites and rehabilitation

Memory Care

4820 77th Street West shall be re-developed with affordable housing only.

(d) **Accessory Uses:**

All accessory uses allowed in the MDD-3-6 Zoning District.

(e) **Conditional Uses:**

All conditional uses allowed in the MDD-3-6 Zoning District; with the exception of 4820 77th Street West, which must be re-developed with affordable housing only.

(f) **Development Standards.**

	Required
<u>Setbacks - Buildings</u> 77 th Street (Front Street) North (Rear-Park) West Parklawn Ave. (Front Street)	30 feet 100 feet 100 Feet 30 feet
Building Height	5 stories and 65 feet
Parking lot and drive aisle setback Street Side & Park	20 feet

	10 feet
Building Coverage	31%
Maximum Floor Area Ratio (FAR)	1.5 FAR
Parking Stalls Phase I-Market Rate Housing	423 enclosed (including 61 tandem stalls) 183 surface (97 to be shared with Fred Richards Park)
Phase I-Senior Housing	135 enclosed 99 surface
Other uses determined by the Use in Sec. 36-1311	

- (g) Signs shall be regulated per the Mixed Development District.

Section 2. This ordinance is effective upon approval of the Comprehensive Plan by the Metropolitan Council and filing of the final plat.

First Reading:

Second Reading:

Published:

Attest:

Debra A. Mangen, City Clerk

James B. Hovland, Mayor

Please publish in the Edina Sun Current on:

Send two affidavits of publication.

Bill to Edina City Clerk