

ORDINANCE NO. 2020-17

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
TO ADD PUD-20, PLANNED UNIT DEVELOPMENT-20, AT 7001 AND 7025 FRANCE AVENUE**

The City Of Edina Ordains:

Section 1. Chapter 36, Article VIII, Division 4 is hereby amended to add the following:

Sec. 36-504 Planned Unit Development District-20 (PUD-20) – 70th and France

(a) Legal description:

Lot 1, Block 1, except that part thereof which lies Northwesterly of a line drawn from a point on the North line of Section 32, Township 28, Range 24 distant 110 feet Easterly of the Northwest corner of said section to a point on the West line thereof distant 110 feet Southerly of said Northwest corner; Lot 2, Block 1, except the Eastly 70 feet thereof; Yorktown, Hennepin County, Minnesota.
(Torrens Property: Certificate of Title No. 1077413)

(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 January 25 and June 4, 2021 except as amended by City Council Resolution No. 2021-21 on file in the Office of the Planning Department.

(c) Principal Uses:

All uses allowed in the PCD-3 Zoning District
All uses allowed in the PCD-3 Zoning District
Multifamily Residential
Office

(d) Accessory Uses:

All accessory uses allowed in the PCD-3 Zoning District.
All accessory uses allowed in the PCD-3 Zoning District

(e) Conditional Uses:

All conditional uses allowed in the PCD-3 Zoning District.
All conditional uses allowed in the PCD-3 Zoning District

Existing text – XXXX

Stricken text – ~~XXXX~~

Added text – **XXXXX**

- (f) Development Standards. In addition to the development standards per the PCD-3 Zoning District, the following shall apply:

Building Setbacks	
Front – France Avenue	50 feet – Lot 1 40 feet – Lot 4* (see (i) below)
Front – 70 th Street	22-30 feet
Side – East	35 feet
Side – South	10 feet
Building Height	1, 9, 10 & 24 stories
Density	67 units per acre
Floor Area Ratio (FAR)	2.1%
Parking	1,170 spaces total

- (g) Signs shall be regulated per the POD-2 Zoning District for the office uses and PCD-3 for retail uses, and PRD, for the residential uses. In addition, the wall signs shown on the final development plans for the building on Lot 1 shall be allowed.
- (h) The residential housing on the site shall comply with the City's New Multi-Family Affordable Housing Policy in place as of December 2020.
- (i) Any future construction on Lot 4, after the construction of US Bank with a 40-foot setback to France Avenue, must comply with the 50-foot setback requirement from France Avenue.

Section 3. This ordinance is effective immediately upon its passage.

First Reading: December 15, 2020

Second Reading: June 15, 2021

Published:

Existing text – XXXX
Stricken text – ~~XXXX~~
Added text – **XXXX**

ATTEST:

Sharon Allison, City Clerk

James B. Hovland, Mayor

Please publish in the Edina Sun Current on:

Send two affidavits of publication.

Bill to Edina City Clerk

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 Ordinance was duly adopted by the Edina City Council at its Regular Meeting of June 15, 2021, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 2021.

City Clerk