



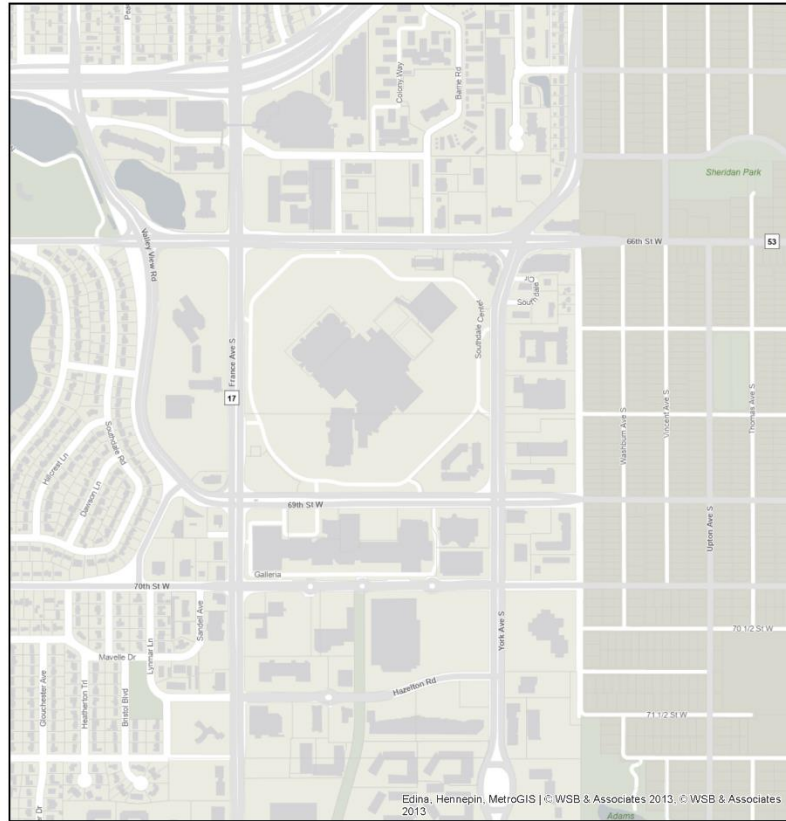
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Sketch Plan Review – Life Time Living at Southdale

Life Time Living at Southdale



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$$1 \text{ in} = 752 \text{ ft}$$


July 7, 2022



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Distance from
nearest R-1
property

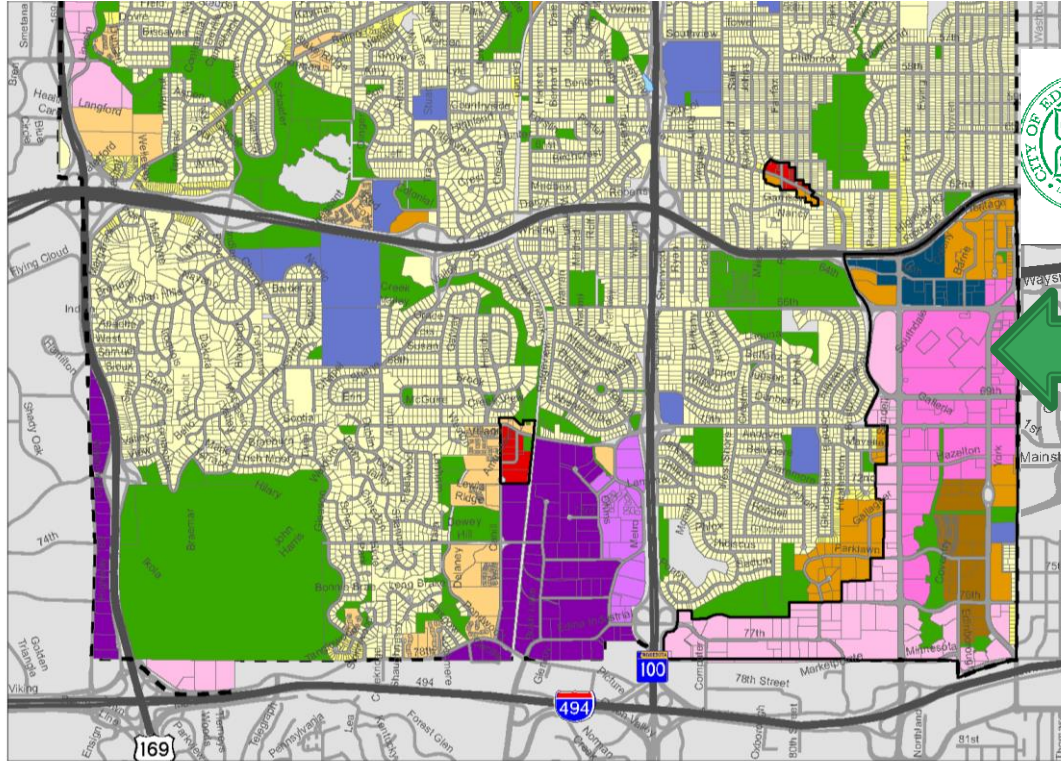


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Edina 2040 Comprehensive Plan

Edina, Minnesota



Legend

Site

- Low Density Residential
- Low Density Attached Residential
- Medium Density Residential
- High Density Residential
- Greater Southdale District Residential
- Office Residential
- Office
- Neighborhood Node
- Mixed Use Center
- Community Activity Center
- Industrial
- Open Space and Parks
- Public/Semi Public
- Regional Medical
- City Limits

0 3,700 Feet

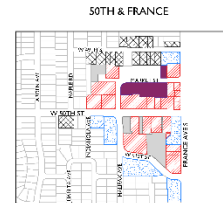
Source: City of Edina, Hennepin County, MetCouncil, MnDOT



Zoning Map

Legend

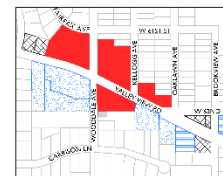
- R-1 - Single Dwelling Unit
- R-2 - Double Dwelling Unit
- PRD-1 - Planned Residence
- PRD-2 - Planned Residence
- PRD-3 - Planned Residence
- PRD-4 - Planned Residence
- PRD-5 - Planned Residence
- PCD-1 - Planned Commercial
- PCD-2 - Planned Commercial
- PCD-3 - Planned Commercial
- PCD-4 - Planned Commercial
- POD-1 - Planned Office
- POD-2 - Planned Office
- RMD - Regional Medical
- PID - Planned Industrial
- PUD - Planned Unit Development
- APD - Automotive Parking
- PSR-4 - Planned Residence
- MDD-4 - Mixed Development
- MDD-5 - Mixed Development
- MDD-6 - Mixed Development
- Lakes
- Creeks
- Edina Boundary
- Railroad
- Public Building
- Public School
- Private School



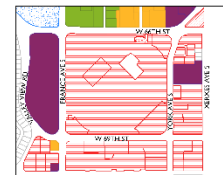
54TH & FRANCE



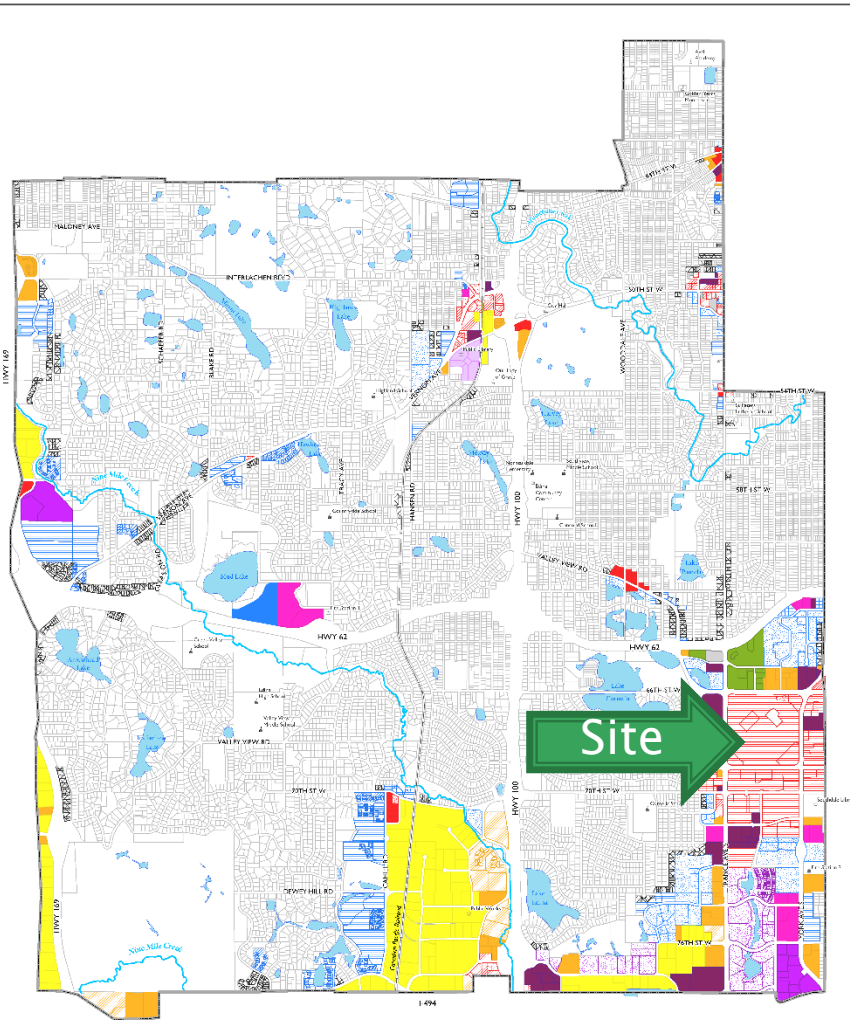
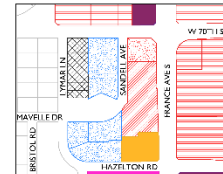
VALLEY VIEW & WOODDALE



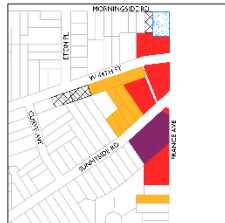
SOUTHDALE



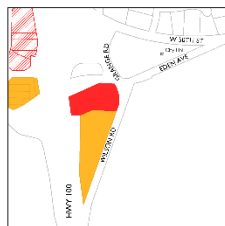
70TH & FRANCE



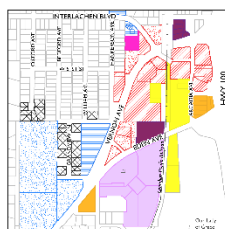
4TH & FRANCE



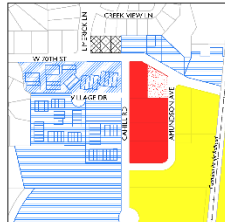
WILSON & EDEN

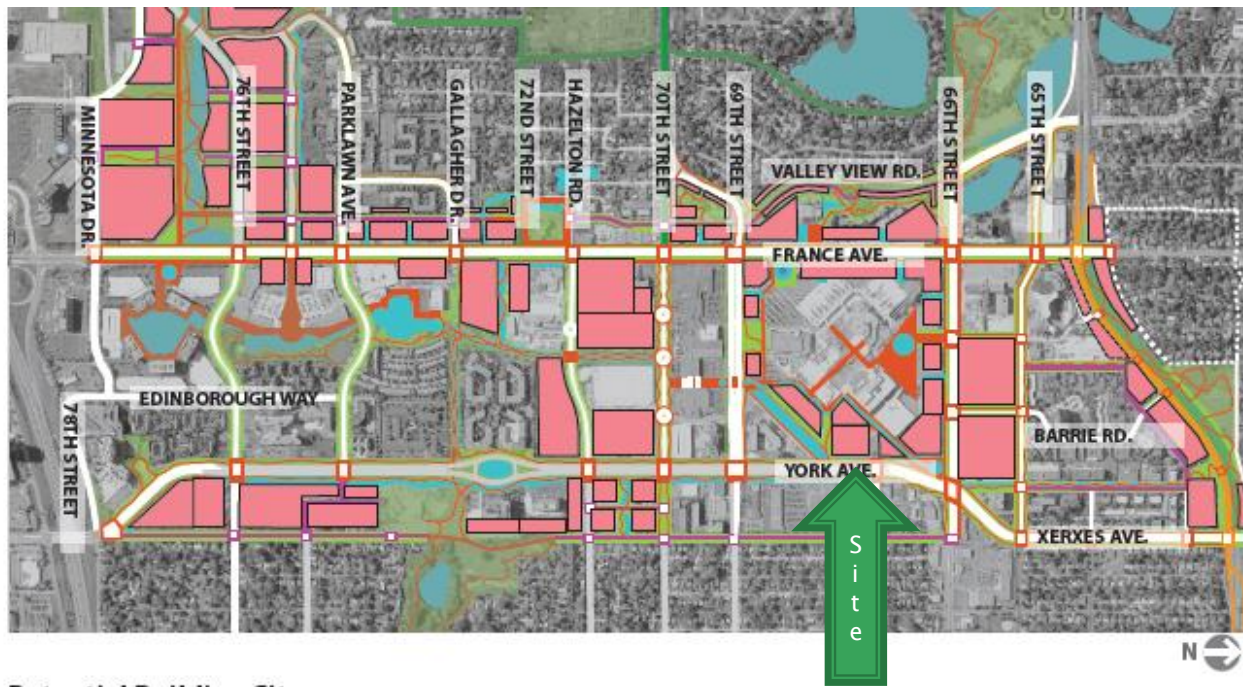


GRANDVIEW



CAHILL & 70TH





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Potential Building Sites

This diagram illustrates those parcels within the Greater Southdale Area and adjacent Pentagon Park that are potential redevelopment opportunities. Criteria to measure the opportunity inherent in these sites include:

- Sites that currently have large, dominating surface parking lots.
- Sites that are critical to the overall success of development in the district.
- Important connections that would extend existing public realm assets such as the Promenade.
- Underutilized land that can be repurposed to serve the public realm goals of the district.