



The CITY of  
**EDINA**

# Zoning Ordinance Amendment to Revise PUD- 16 – 7200 & 7250 France Avenue

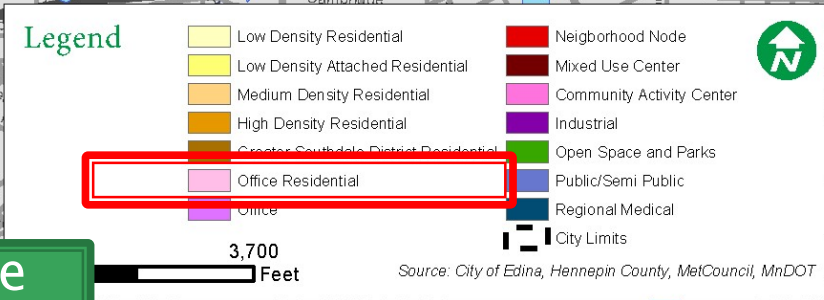
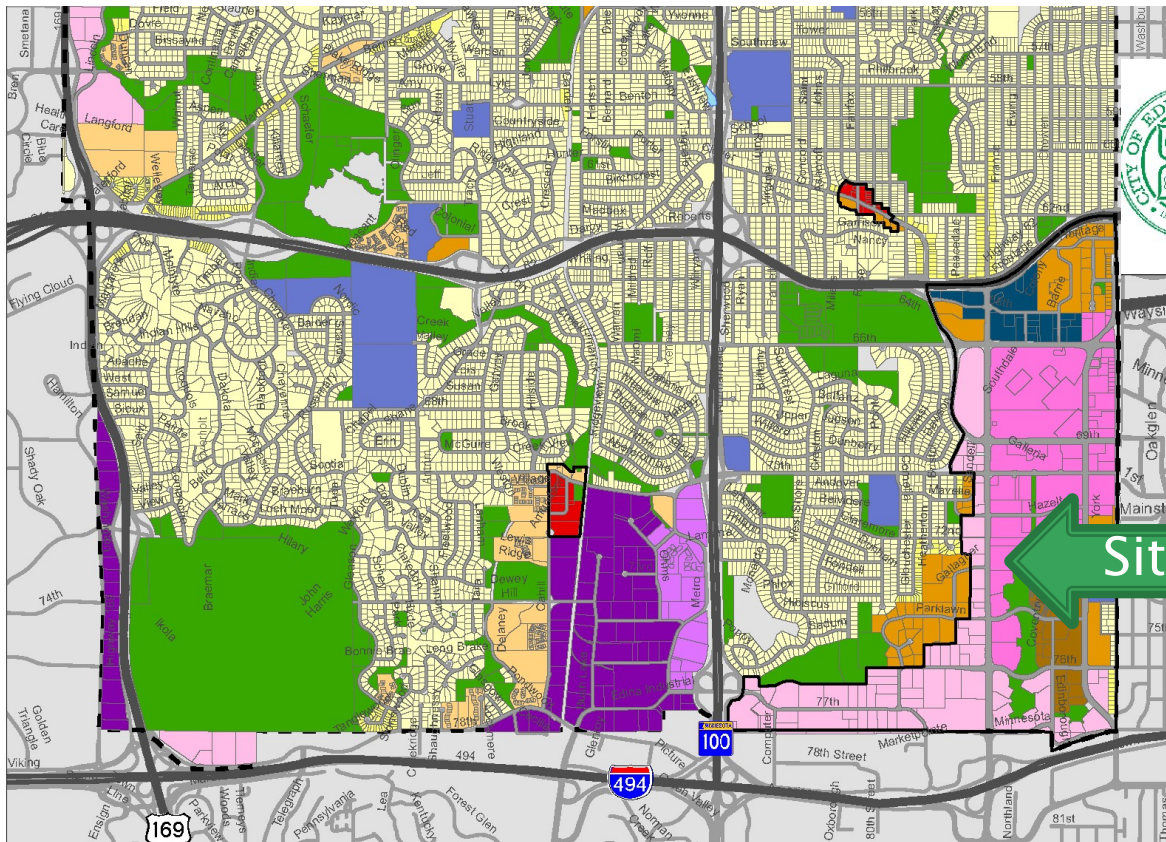


# The CITY of EDINA



## Edina 2040 Comprehensive Plan

Edina, Minnesota



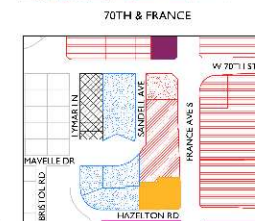
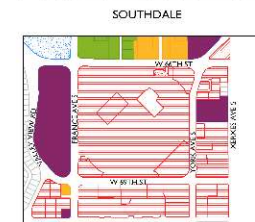
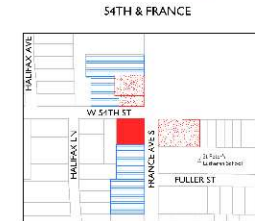
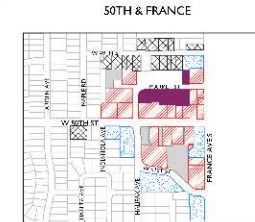
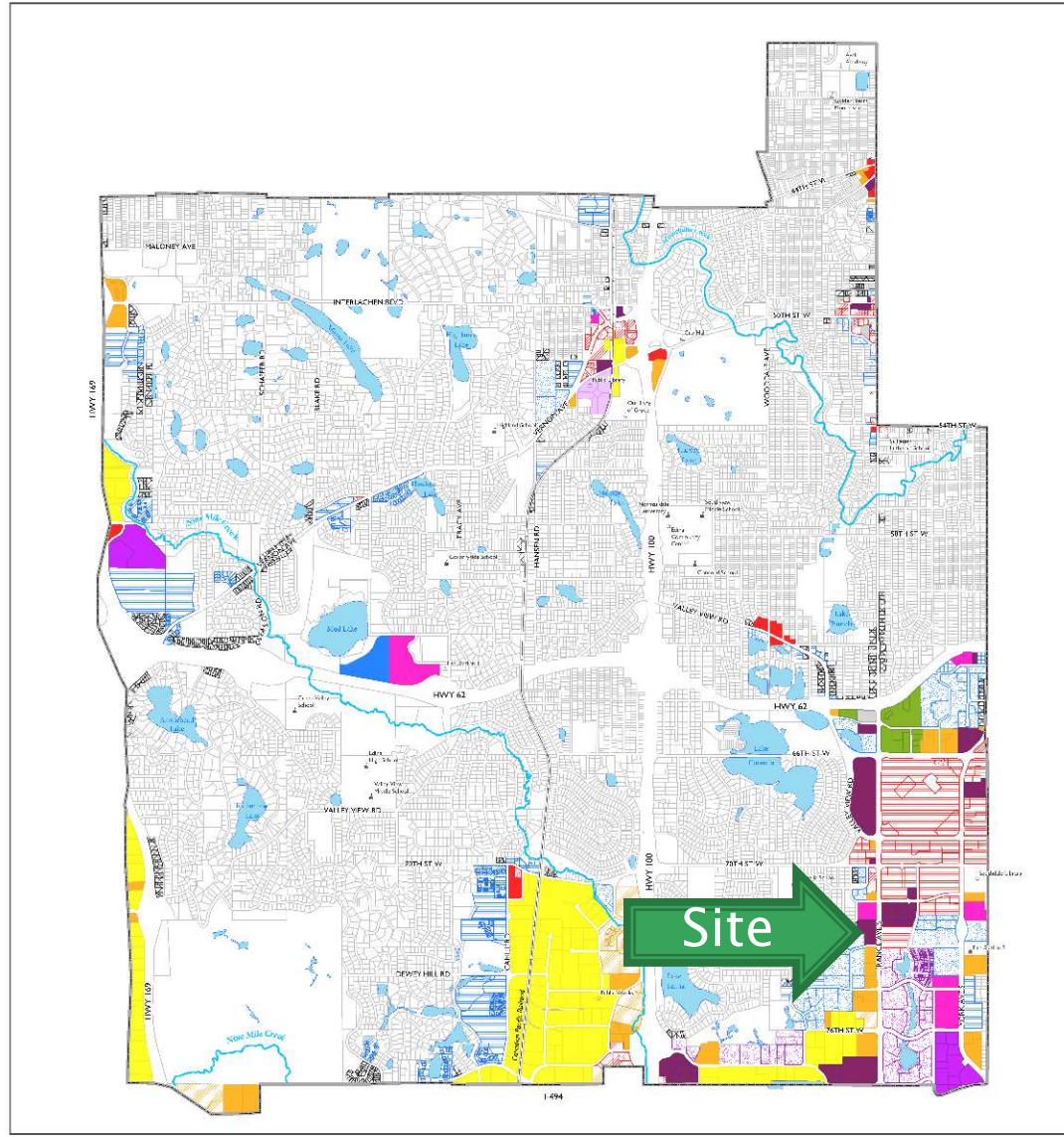
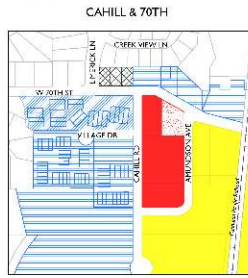
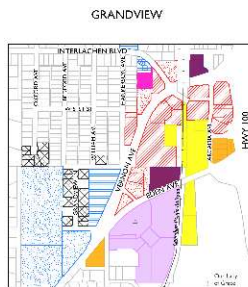
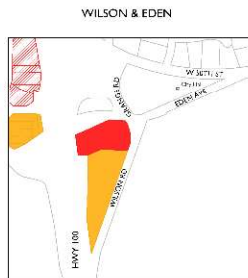
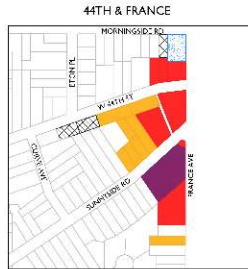




# Zoning Map

## 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





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CITY COUNCIL MEETING, DECEMBER 4<sup>TH</sup>

2019 Approved Overall  
Development Plan









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## Sketch Plan Proposal

# Revisions from Sketch Plan:

- Eliminated the retail/grocery store
- Enhanced the north-south drive/bike/pedestrian experience
- Enhanced architecture (applicant to detail)
- Eliminated the drive entrance off France.



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## Phase 1



## Phase 2







FRANCE AVE  
7200 & 7250 FRANCE AVE, EDINA,  
MN 55435

**esg**  
ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1000  
Minneapolis, MN 55415  
p 612.299.5580 | f 612.299.5582  
www.esgarch.com

This is a conceptual illustration of the proposed project. It is not intended to represent any specific design or construction. The project is subject to the review of the State of Minnesota.

Signature \_\_\_\_\_  
Printed or Electronic Name \_\_\_\_\_  
Date \_\_\_\_\_

**NOT FOR  
CONSTRUCTION**

**P.U.D.  
SUBMISSION  
8/12/2022**

ORIGINAL (S) \_\_\_\_\_  
REVISED (S) \_\_\_\_\_  
No. \_\_\_\_\_ Description \_\_\_\_\_ Date \_\_\_\_\_

222702  
PROJECT NUMBER  
Author \_\_\_\_\_ Checker \_\_\_\_\_  
DESIGN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_  
REV. PLAN \_\_\_\_\_





**esg**  
ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1000  
Minneapolis, MN 55415  
p 612.339.5555 f 612.339.5382  
www.esgarch.com

I hereby certify that this plan, specification, or  
report was prepared by me or under my direct  
supervision and that I am a duly licensed architect  
under the laws of the State of Minnesota.

Signature \_\_\_\_\_  
Type or Print Name \_\_\_\_\_  
License # \_\_\_\_\_ Date \_\_\_\_\_

**NOT FOR  
CONSTRUCTION**



**P.U.D.  
SUBMISSION  
8/12/2022**

ORIGINAL ISSUE:  
8/2/2022

REV. 5.0.0:  
Rev. Description Date

222702  
PLOT 1 - 100' X 100'  
ESG ESG  
DESIGNED BY CHECKED BY  
ECT PLM





**esc**  
ARCHITECTURE & DESIGN

550 Washington Avenue South, Suite 1800  
Minneapolis, MN 55415  
612.291.1888 | 612.291.1882  
www.escarch.com

The name of this building and its location  
was reviewed by me or a designated  
representative of my city, county, state, or  
under the laws of the State of Minnesota

Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
Location of \_\_\_\_\_ Date \_\_\_\_\_

**NOT FOR  
CONSTRUCTION**



**P.U.D.  
SUBMISSION  
8/12/2022**

ORIGINAL ISSUE:  
8/12/22  
REV. 1/2022  
No. Description Date

222702  
PROJECT NUMBER  
ESC ESC  
DESIGN BY ARCHITECTURE  
KEY PLAN

EXTERNAL REMINDER

# This Request Requires:



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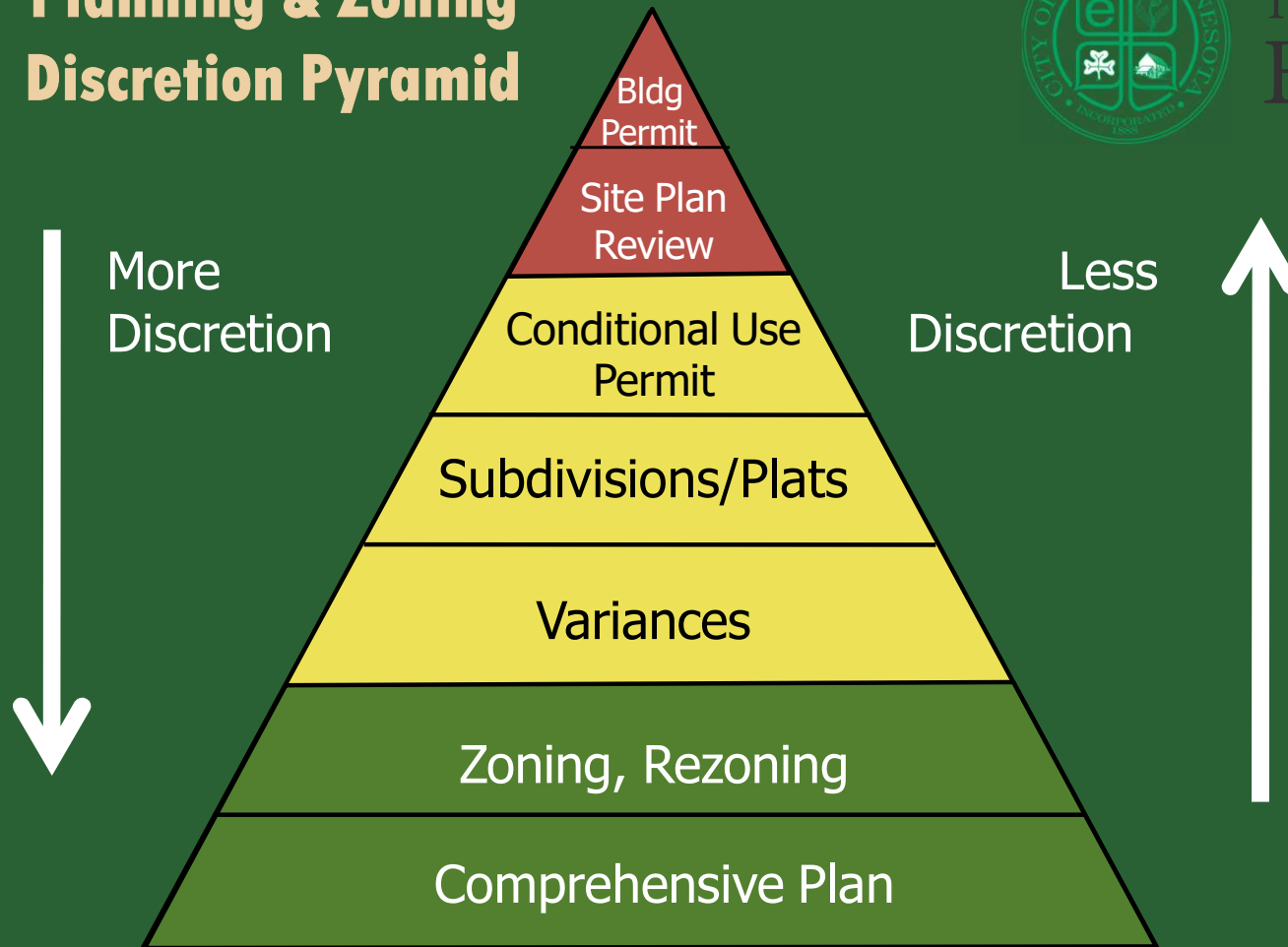
- A Rezoning/Ordinance Amendment to revise the PUD-16, Planned Unit Development District to establish a new Overall Development Plan and Site Plan review for Phase I.



## Planning & Zoning Discretion Pyramid



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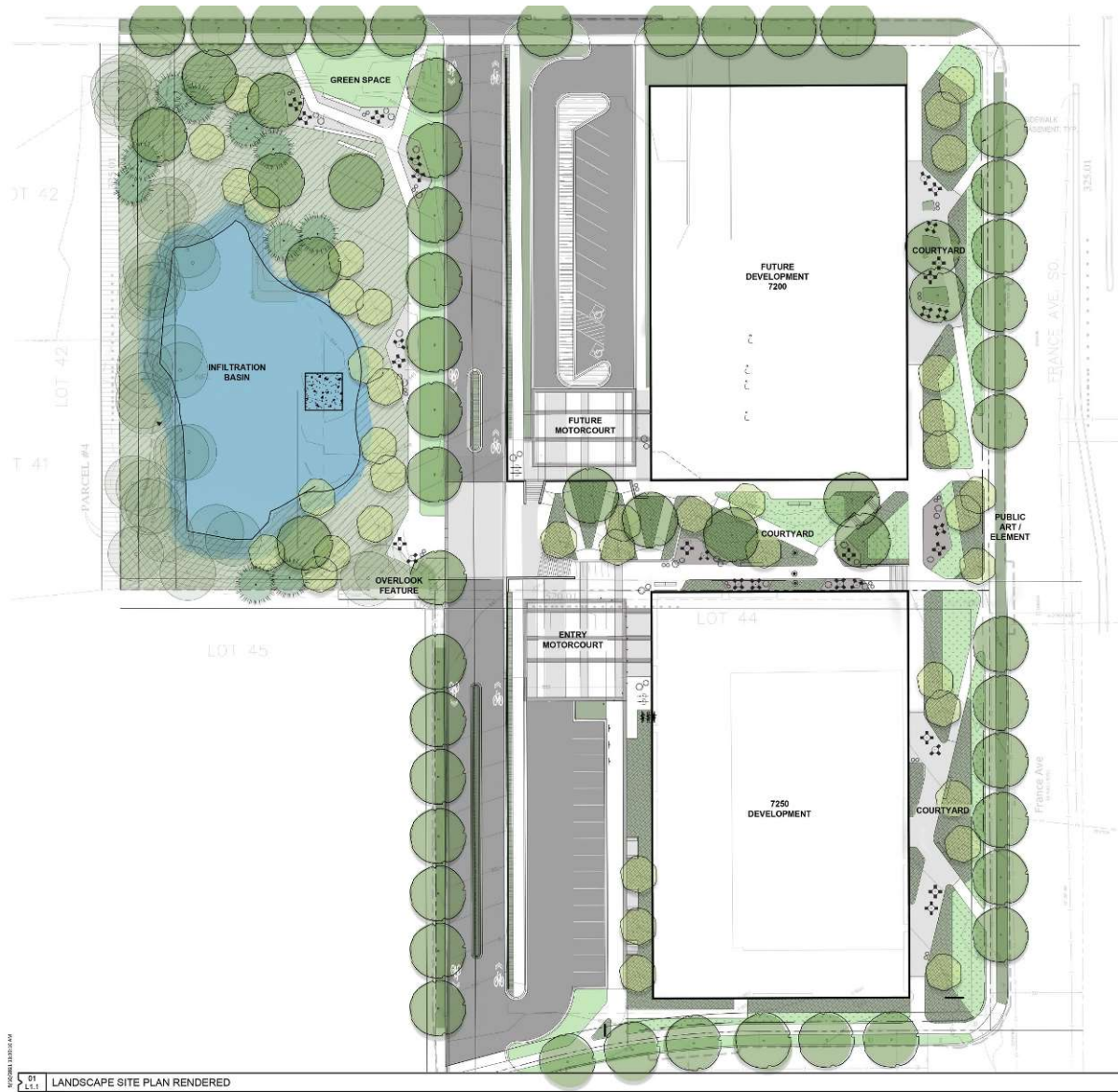


# Review of the Site Plan



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17





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	<b>City Standard (PUD-16) (Measured to the curb)</b>	<b>POD District (Measured to the curb)</b>	<b>Proposed (Measured to the curb)</b>
Front – 72 <sup>nd</sup> Street	35 feet	30 feet	30 feet
Front – France Ave.	39 feet	50 feet	50 feet
Front – Gallagher Drive	20 feet	30 feet	<b>25 feet*</b>
Side – West (north half)	90 feet	20 feet	150 feet
Side – West (south half)	45 feet	20 feet	90 feet
Building Height	6 stories and 67 feet	4 stories and 48 feet	<b>5-6 stories and 84 feet*</b>
Floor Area Ratio (FAR)	1.8	.50	<b>1.0*</b>
Building Coverage		.30	<b>.31*</b>
Parking		Office/retail – 456 spaces Housing – 150 spaces Total – <u>606 spaces</u>	<b>468 spaces*</b>

# Primary Issue



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- Are the proposed changes to the approved Overall Development Plan reasonable to justify amending the PUD rezoning for this site?

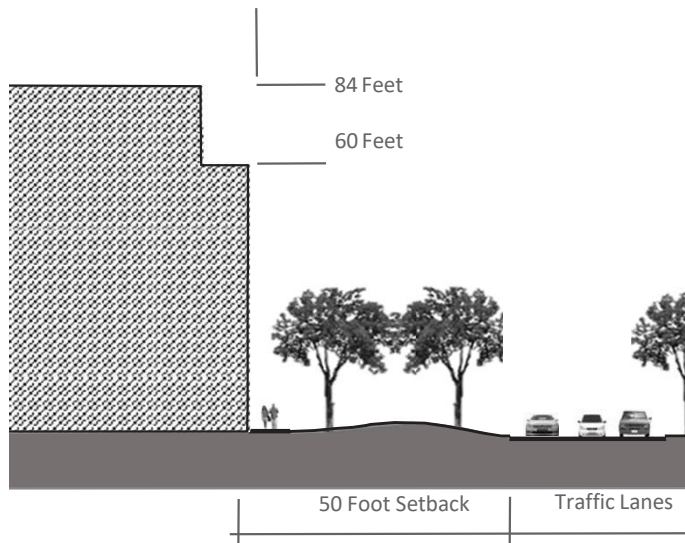
Yes. Staff does support the revised PUD, for the following reasons:

- I. While the plans are more flawed than the previously approved plans, they still do generally address the Greater Southdale District Design Experience Guidelines. Highlights continue to include: The division of the property into smaller blocks and the provision of pedestrian, bicycle and vehicle access and connections through the site both east-west and north-south; increasing the public realm on the site; eliminating most of the surface parking stalls, with none being visible from France Avenue in the Phase 2 build out. The street typology that requires buildings step in 10 feet above 60 feet in height shall be made a condition of approval. Affordable housing should be required within the future apartment project as well as public art located along France Avenue. They will be seeking a LEED certified building in Phase I.



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## Dimensional Characteristics of Street Room Typology 2 *Cornelia Overlay at France Avenue*







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# Primary Issue

- Are the proposed changes to the approved Overall Development Plan reasonable to justify amending the PUD rezoning for this site?
  - 2. The project would meet the following goals of the Comprehensive Plan:
    - Encourage structured parking and open space linkages where feasible; emphasize the enhancement of the pedestrian environment.
    - Locate and orient vehicle parking, vehicular access, service areas and utilities to minimize their visual impact on the property and on adjacent/surrounding properties, without compromising the safety and attractiveness of adjacent streets, parks, and open spaces.
    - Provide sidewalks along primary streets and connections to adjacent neighborhoods along secondary streets or walkways.
    - Limit driveway access from primary streets while encouraging access from secondary streets.
    - Provision of the north-south public vehicle, bike and pedestrian connection through the site.
    - Increase mixed-use development where supported by adequate infrastructure to minimize traffic congestion, support transit, and diversify the tax base.
    - Support the development of mixed-use districts that provide a variety of living opportunities within a walkable and livable area.
    - Recognize and support commercial, office, and industrial job centers that draw workers from the city and across the region.

# Primary Issue



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- Are the proposed changes to the approved Overall Development Plan reasonable to justify amending the PUD rezoning for this site?

3. The proposal meets the City's criteria for PUD zoning. In summary the PUD zoning would:

- Create a more pedestrian-friendly development with the construction of improved sidewalks and connections to the Promenade. The project would bring vibrancy to the area.
- The building would be of high-quality architectural brick, metal, stone, and glass.
- Ensure that the buildings proposed in Phase 1 would be the only buildings built on the site unless an amendment to the PUD is approved by City Council. Phase 2 would be required to be multi-family residential with some retail commercial as long as there is adequate parking on the site for all phases.
- Project would add to the City's affordable housing stock by providing 10% of the units in Phase 2 for affordable housing.
- Provide for a more creative site design, consistent with goals and policies in the Comprehensive Plan.
- Meet the City's sustainability policy, including seeking a LEED certified building in Phase I.
- Provide 19% of the site for public use.

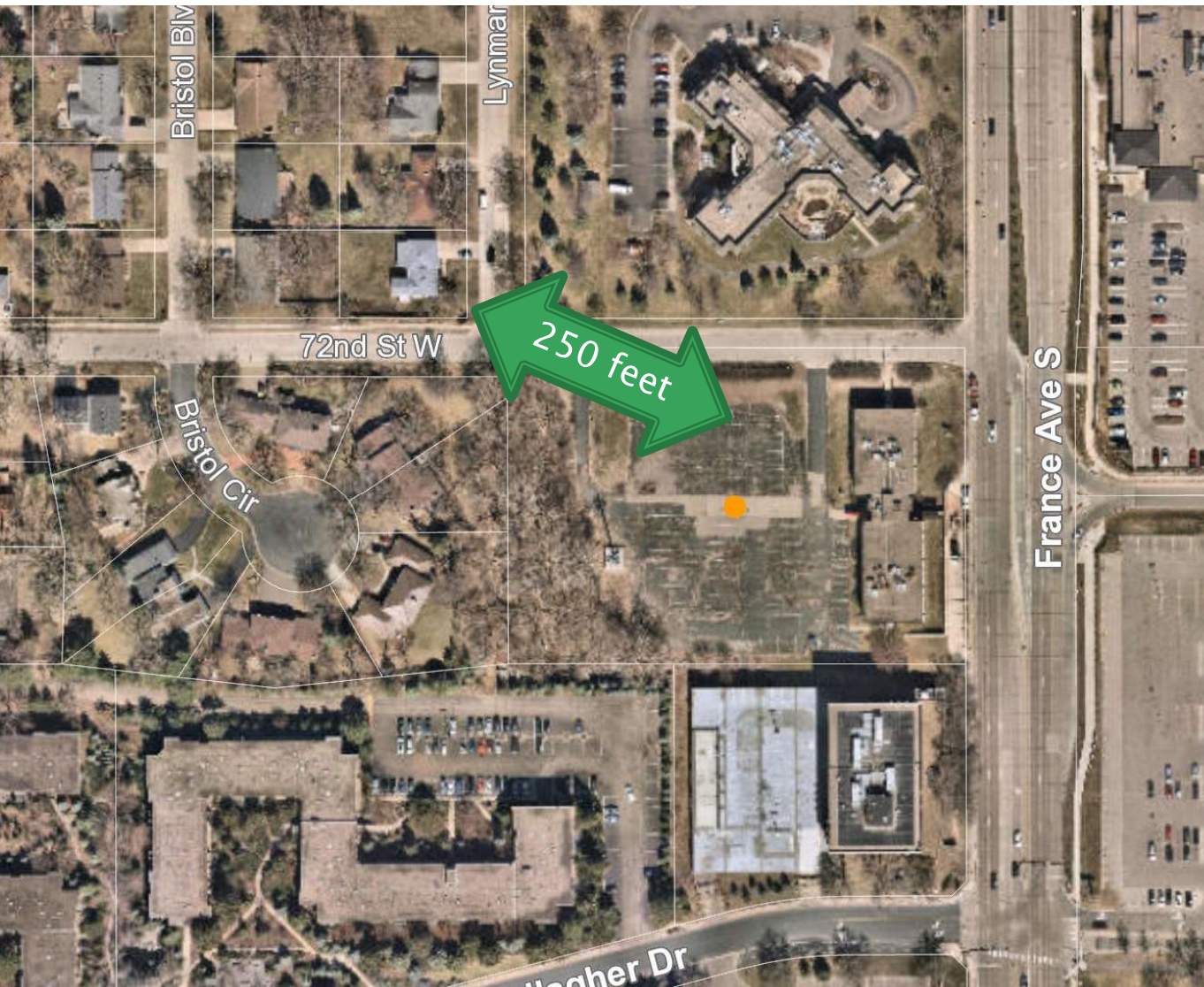
# Primary Issue



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- Are the proposed changes to the approved Overall Development Plan reasonable to justify amending the PUD rezoning for this site?
  - 4. The provision of public space still makes up 19% of the site for the interior public sidewalks, driveways, bike space and public realm. If the public space in front of the building on France, Gallagher and 72<sup>nd</sup> street was included it would make up 38% of the site. (See attached public realm graphic.)
  - 5. The proposed height is justified. While the proposed buildings would be taller than the previously approved project it would still meet the required setback of buildings 5-6 feet tall to R-I property. Edina City Code requires that buildings 5-6 stories tall be setback two times the height of the building from the property line of single-family homes. The building height is 84 feet; therefore a 168-foot setback is required. The distance as proposed would be 255 feet.
  - 6. The existing roadways and proposed parking would support the project. Stantec conducted a traffic and parking impact study and concluded that the proposed development could be supported by the existing roads and proposed parking.





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# Better Together Edina



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# Staff & Planning Commission Recommendation



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- [illegible]

## CITY OF EDINA SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.



	LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
	HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
	CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (P&Q). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE STRENGTH.







# Recommendation



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Close the public hearing at noon on September 26 and continue action to the October 6 City Council meeting.



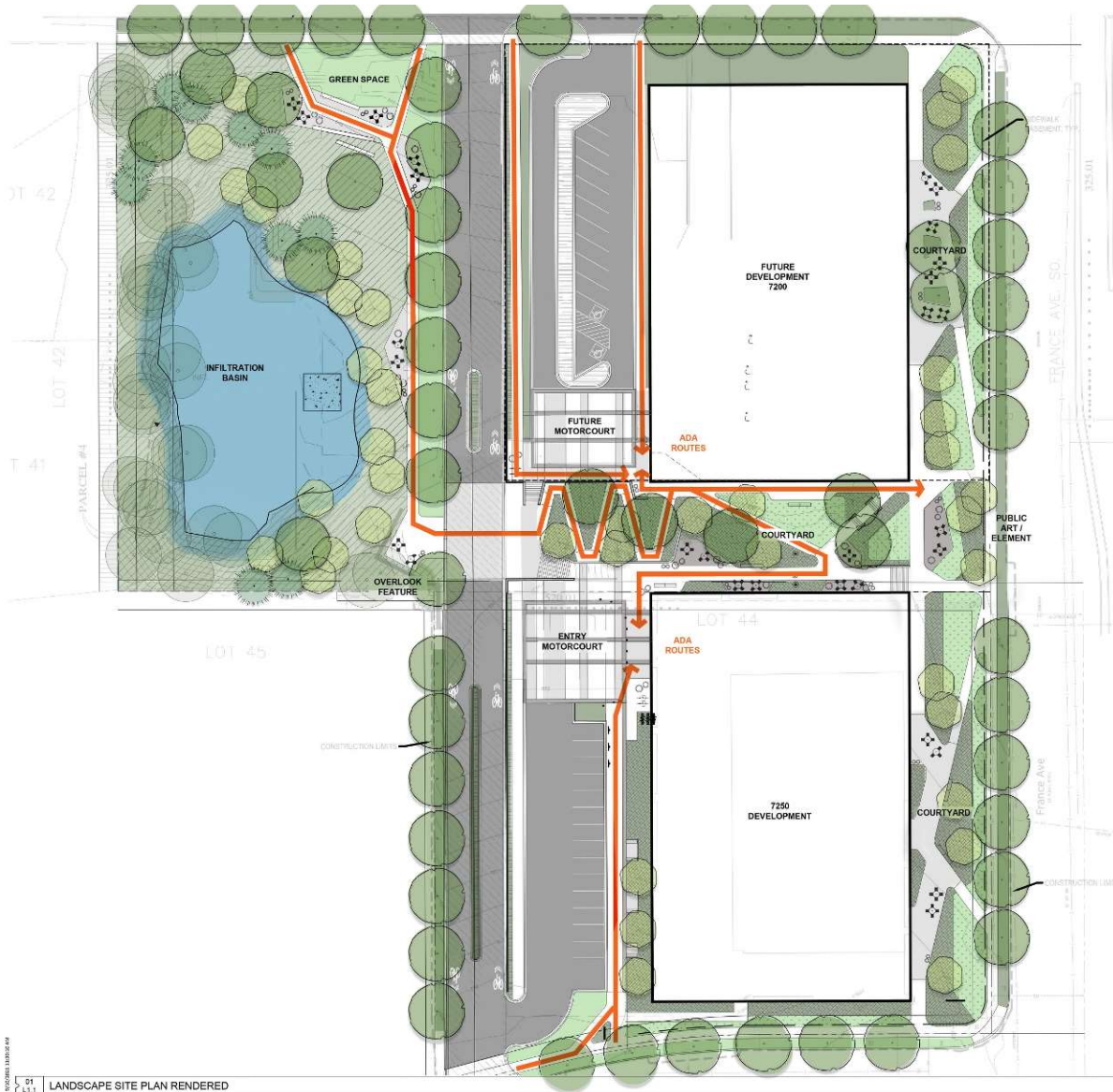
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