

RESOLUTION NO. 2022-81

DENYING A ZONING ORDINANCE AMENDMENT AND REVISED OVERALL DEVELOPMENT PLAN AND SITE PLAN REVIEW FOR 7250 AND 7200 FRANCE AVENUE

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

Section I. BACKGROUND.

- I.01 Orion Investment is requesting a Zoning Ordinance Amendment for a completely new redevelopment project for the subject property. This site received a rezoning approval to Planned Unit Development-16 in 2019; however, the project was never constructed. The underlying, or previous zoning on the site is POD, Planned Office District. The existing PUD would allow two six-story buildings with 299 unit of housing and 30,000 square feet of retail/restaurants and 10 owner occupied townhomes. The previous POD, Planned Office District would allow 113,000 square feet of office/medical office use.
- I.02 The property is legally described as follows:

Lot 44, Block I, Oscar Roberts 1st Addition, Hennepin County. The North 325 Feet of the East 520 Feet of the Southeast 1/4 of the Northeast 1/4 Except Road. (7200 & 7250 France.
- I.03 The existing office buildings and parking ramp on the sites would be removed. The existing parking ramp is in a very poor state of repair. The project would be developed in two phases. The first phase would be the construction of a five-story 124,620 square foot office building and coffee shop with underground parking at the 7250 France Site. The 7200 site would include a ponding area, sidewalks, green space, landscaping and surface parking where the future building pad would be.
- I.04 Phase 2 would include a similar sized building in height and square footage, with the future use of housing with retail (150 units). Permanent parking for Phase 1 would be required to be included in the Phase 2 development.
- I.05 An Overall Development and Ordinance Amendment establishing the PUD-16 District were approved by the City Council on April 2nd, 2019.
- I.06 To accommodate the request, the following is requested:
 - 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.

- I.07 On September 14, 2022, the Planning Commission held a public hearing and recommended approval of the request with the added condition that the bike and pedestrian connections be separated from the north/south street/connector. Vote: 6 Ayes and 0 Nays.
- I.08 On September 20th, 2022, the City Council held a public hearing and considered the request.
- I.09 On October 18, 2022, the City Council denied the requests.

Section 2. FINDINGS

2.01 Denial is based on the following findings:

1. The project does not adequately address the Greater Southdale District Design Experience Guidelines like the originally approved plan did. The streetscape is less active due to more street level parking within the structures. The street typologies have not been adequately followed.
2. The proposed project would not meet the criteria for Rezoning to PUD.
3. The proposed building height is too tall compared to the previously approved project for the site, and there is not an adequate setback to Gallagher Drive.

Section 3. DENIAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, denies the Ordinance Amendment, Revised Overall Development Plan and Site Plan Amendment for PUD-16.

Adopted by the City Council of the City of Edina, Minnesota, on October 18, 2022.

ATTEST: _____
Sharon Allison, City Clerk

James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

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 Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 18, 2022, and as recorded in the Minutes of said Regular Meeting.

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

City Clerk