



The CITY of
EDINA

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

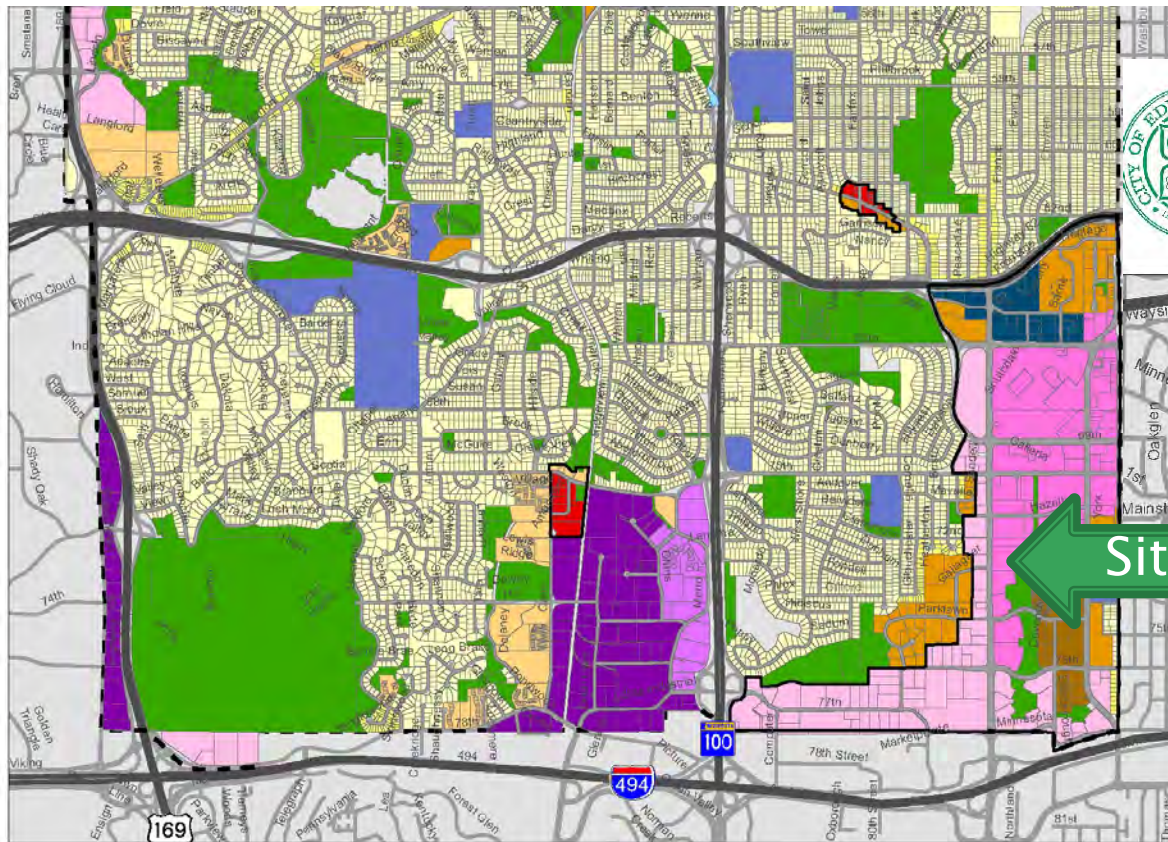


The CITY of EDINA



Edina 2040 Comprehensive Plan

Edina, Minnesota



Legend

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



Site

3,700
Feet

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



The CITY of
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CITY COUNCIL MEETING, DECEMBER 4TH

2019 Approved Overall Development Plan



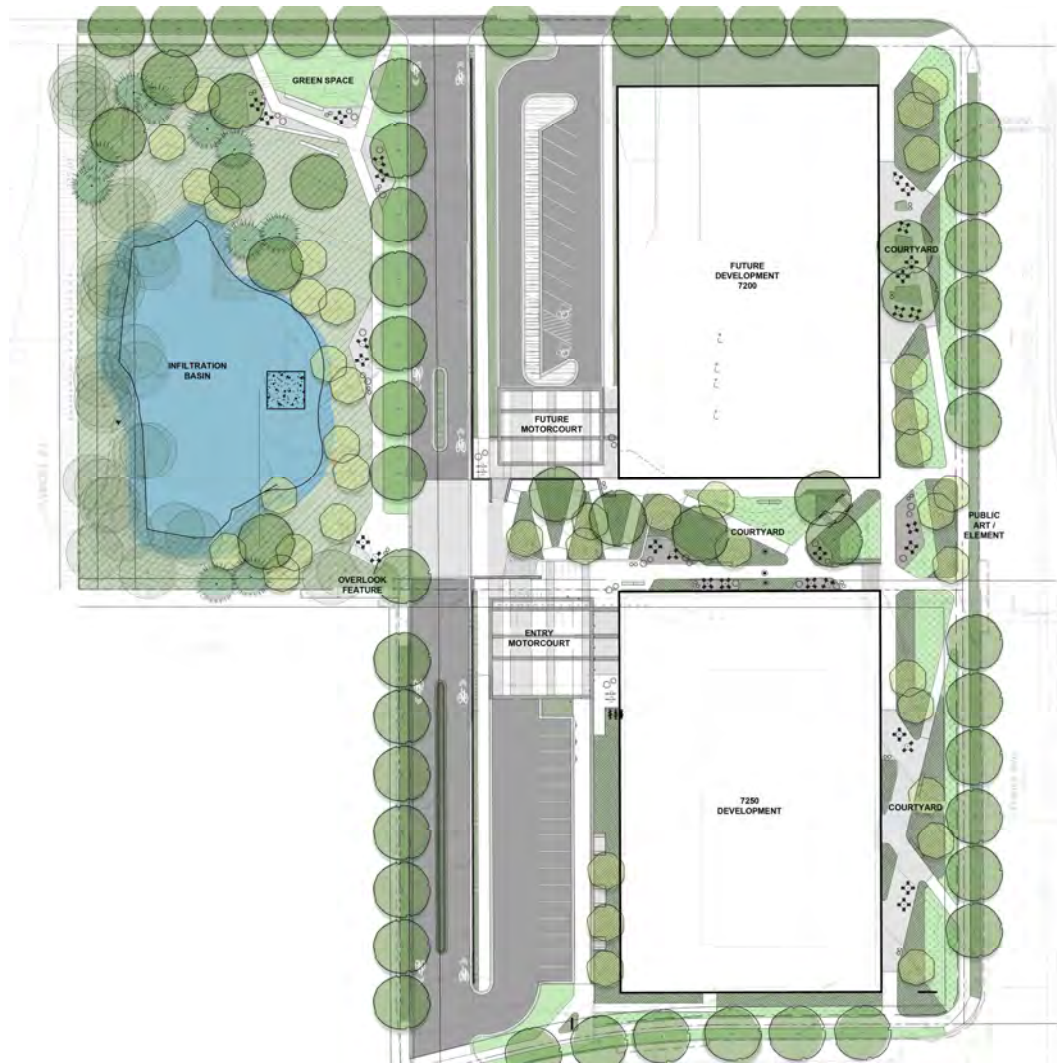
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Phase 1



Phase 2

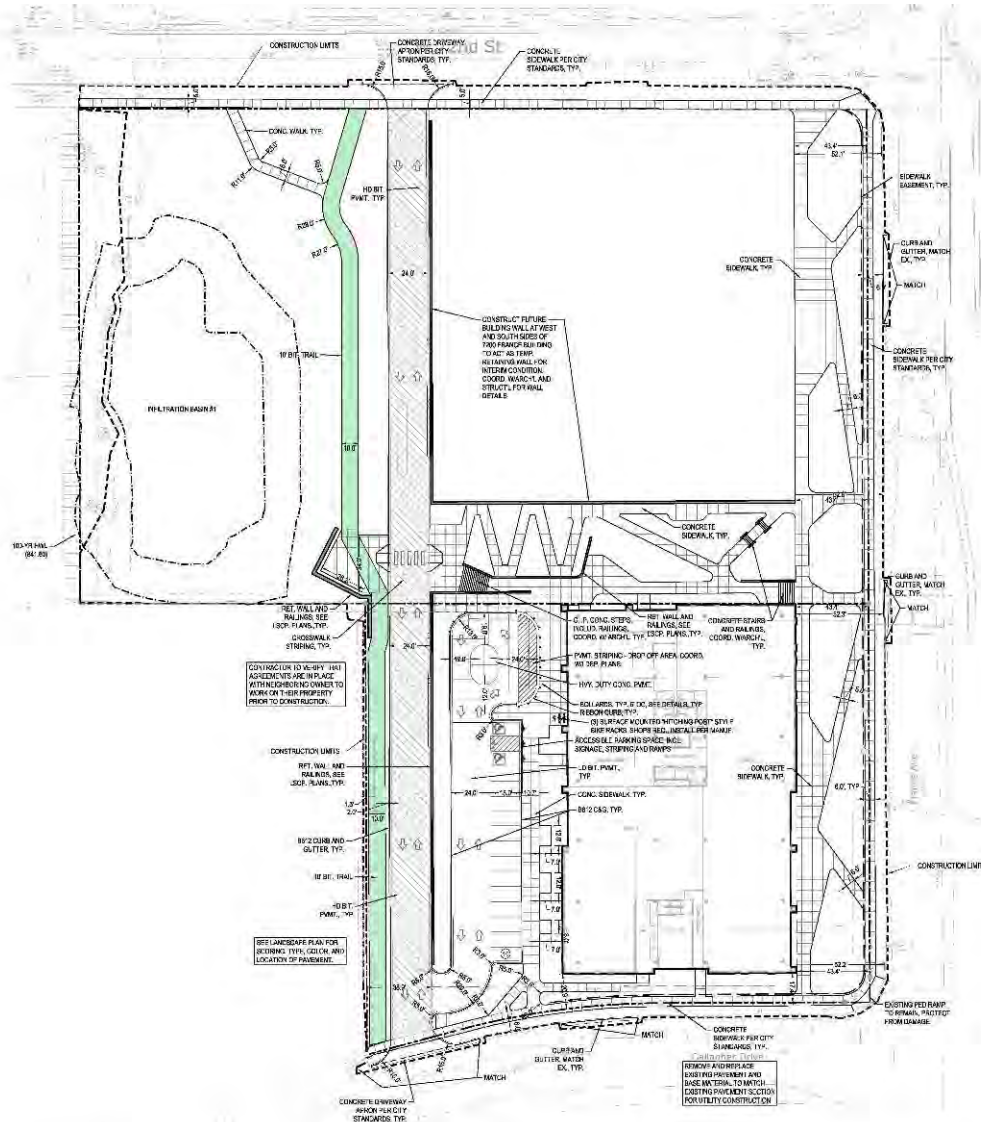




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OPERATIONAL NOTES:

1. ALL EXISTING UTILITIES, LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY BY FIELD SURVEY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

SITE AREA TABLE:

SITE AREA CALCULATIONS	EXISTING CONDITIONS	PROPOSED CONDITIONS	TOTAL	PERCENTAGE	PERCENTAGE
7200	3,000	7,200	10,200	29.4	70.6

SITE LAYOUT NOTES:

1. ALL EXISTING UTILITIES, LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY BY FIELD SURVEY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. NO EXISTING UTILITIES SHALL BE LOCATED OR DEPTHS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
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CITY OF EDINA SITE SPECIFIC NOTES:

1. HARBORVIEW CITY SPECIFIC NOTES:

SITE PLAN LEGEND:

[Symbol]	LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE) SEE SPECIFICATIONS REPORT FOR ADDITIONAL BASE A THICK COURSE (10" MIN. DEPTH)
[Symbol]	HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE) SEE SPECIFICATIONS REPORT FOR ADDITIONAL BASE A THICK COURSE (10" MIN. DEPTH)
[Symbol]	CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (10" OR 12" THICK) SEE SPECIFICATIONS REPORT FOR ADDITIONAL BASE A THICK COURSE (10" MIN. DEPTH)
[Symbol]	PROPOSED CURB AND GUTTER SEE CITY DETAIL WITHIN THESE SHEETS (SEE CITY DETAIL WITHIN THESE SHEETS)
[Symbol]	EXISTING CURB AND GUTTER SEE CITY DETAIL WITHIN THESE SHEETS (SEE CITY DETAIL WITHIN THESE SHEETS)
[Symbol]	CONSTRUCTION LIMITS
[Symbol]	CURB AND GUTTER SEE CITY DETAIL WITHIN THESE SHEETS (SEE CITY DETAIL WITHIN THESE SHEETS)

Recommendation



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Resolution No. 2022-81 – Noteworthy Conditions of Approval



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8. Phase 2 of the project must include affordable housing within the project, compliant with the City's affordable housing policy. Final determination to be made at final approval for Phase 2. Phase 2 retail or housing uses must have entrances on the two street frontages.

17. Public art should be provided along street frontages and the courtyard

18. Final Plans shall comply with the street typologies in the Southdale Design Experience Guidelines along France Avenue and the building step in at least ten feet at the 60-foot building height.

20. The building height for phase 2 shall be limited to 5 stories and 76 feet tall.

21. The existing trees along the west lot line shall be preserved to provide screening from the residential homes to the west. If they do not survive, additional trees shall be planted in the area to provide screening at a variety of species and sizes, subject to approval of the City Forester.





FRANCE AVE.
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MN 55435

esg
ARCHITECTURE & DESIGN

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Minneapolis, MN 55415
612.279.5588 | 612.279.5582
www.esgmn.com

This is a conceptual illustration. Specific location,
scale, and other details are subject to change without
notice. This is not a contract. It is a design concept.
© 2022 The City of Minneapolis

Signature _____
Printed or Electronic Name _____
Project # _____ Date _____

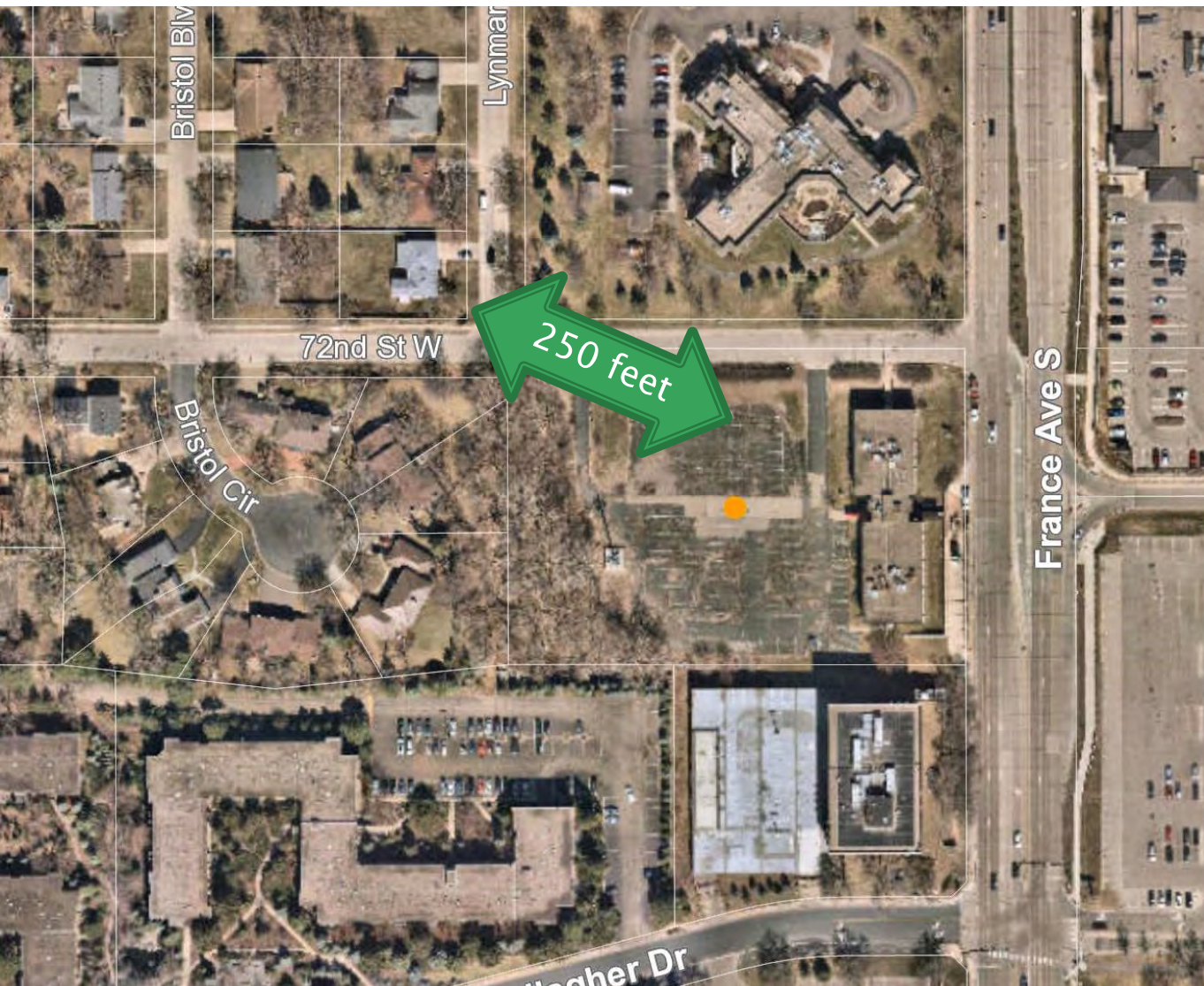
**NOT FOR
CONSTRUCTION**

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

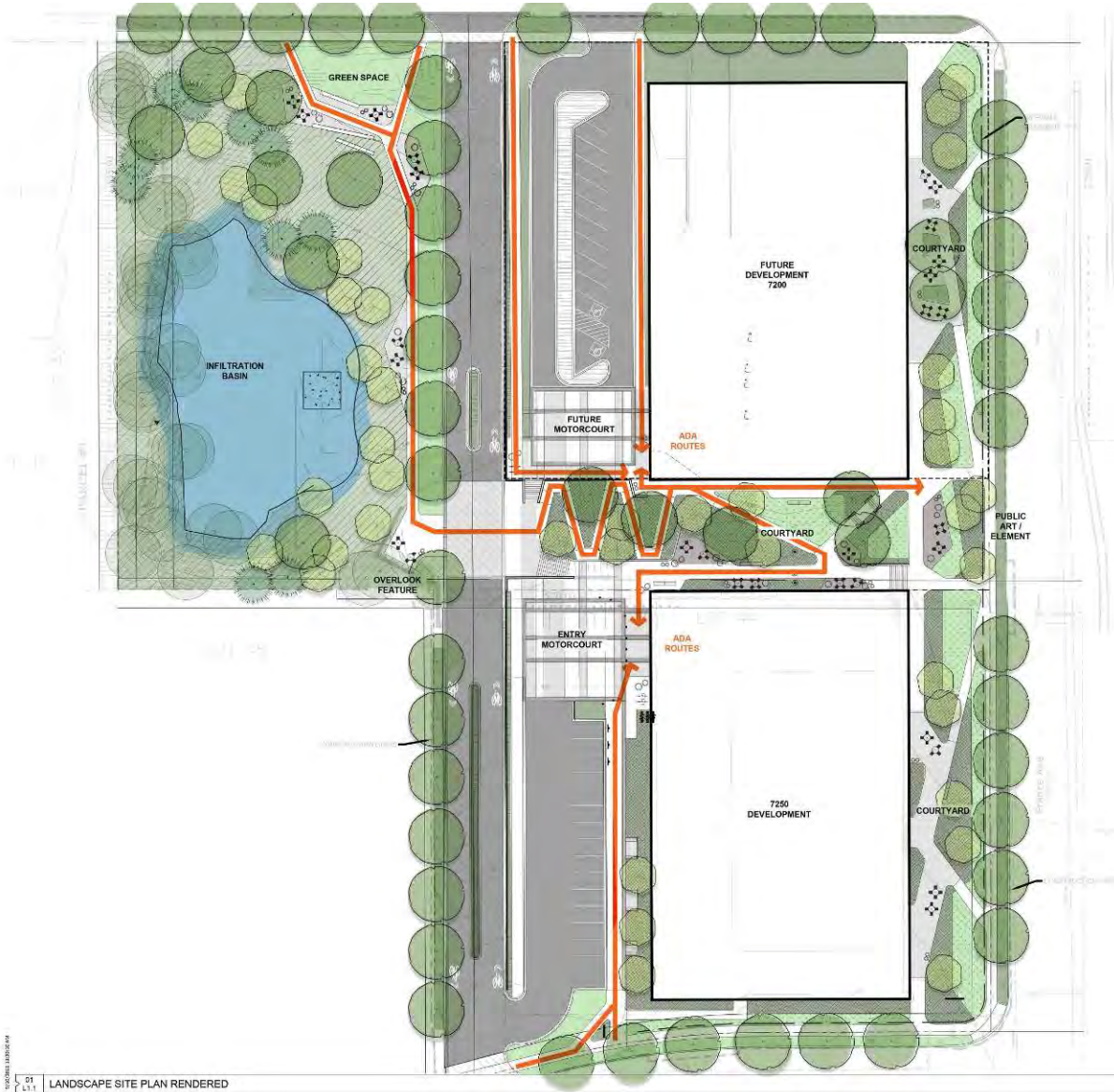
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REVISIONS: _____
No. Description Date

222702
PROJECT NUMBER
Author _____ Checker _____
DESIGNER _____





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