

**ORDINANCE NO. 2022-13
AN ORDINANCE AMENDING THE ZONING ORDINANCE
TO REVISE THE PUD-16, PLANNED UNIT DEVELOPMENT-16 ZONING DISTRICT**

The City Of Edina Ordains:

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

Sec. 36-507 Planned Unit Development District-16 (PUD-16)

(a) *Legal description:*

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 Avenue)

(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 10, 2023 except as amended by City Council Resolution No. 2023-11 on file in the Office of the Planning Department.

(c) **Principal Uses:**

All uses allowed in the PCD-2 Zoning District
Multi-family Apartments/Townhomes/Condos.
Hotel

(d) **Accessory Uses:**

All accessory uses allowed in the PCD-2 Zoning District.

(e) **Conditional Uses:**

All conditional uses allowed in the PCD-2 Zoning District.

(f) **Development Standards.** In addition to the development standards per the PCD-2 Zoning District, the following shall apply:

	Required
<u>Building Setbacks</u>	
Front – France	39 feet
Front – Gallagher	20 feet 25 feet
Front – 72nd Street (apartments)	35 feet
Front – 72nd Street (townhomes)	20 feet
Side – West (townhomes)	90 feet

Existing text – XXXX

Stricken text – ~~XXXX~~

Added text – **XXXX**

Side – West (apartments)	45 feet
Building Height	<p>Phase 1 – 76 feet with a ceiling height of 20 feet on the main level</p> <p>Phase 2 – 67 feet 72 feet with a ceiling height of 16 feet on the main level</p> <p>(Building to be constructed per the approved plans)</p>
Maximum Floor Area Ratio (FAR)	1.8%
Parking Stalls	<p>590 stalls required (Per the approved plans)</p> <p>Phase 1 – 317 total stalls</p> <p>Phase 2 – 468 total stalls</p>
Parking Stall Size	8.5 x 18'
Drive Aisle Width	24 feet

- (g) Signs shall be regulated per the PCD Zoning District based on the use.
- (h) ~~Twenty percent (20%) of the dwelling units in the building shall be dedicated for affordable housing at 60% or less of area median gross income, for a minimum of 25 years from the date of certificate of occupancy.~~
- (h) For any housing development; affordable housing units must be included in the project per the City's affordable housing policy at the time of final approval.

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

Section 2. This ordinance is effective upon second reading of the Ordinance.

First Reading:

Second Reading:

Published:

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

DRAFT

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