



RESOLUTION NO. 2017-111
RESOLUTION DENYING A COMPREHENSIVE PLAN AMENDMENT
REGARDING DENSITY & HEIGHT IN THE
OR, OFFICE RESIDENTIAL DISTRICT

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

Section 1. BACKGROUND.

- 1.01 Ryan Companies on behalf of Luigi Bernard is requesting a Comprehensive Guide Plan Amendment for height and density to accommodate a development proposal on the southwest corner of 69th and France.
- 1.02 Phase 1 of the project would include 11,000 square feet of retail that would include a restaurant, office and bank; 6 owner occupied townhouse; 92 owner-occupied condos. Phase 2 of the project would be a 22 story building with retail on the main level and 75 owner occupied condos. Of the housing units, 20% would be included for affordable housing in each phase.
- 1.03 To accommodate the request, the following amendment to the Comprehensive Plan is requested:
 - A Comprehensive Plan Amendment to increase the density from 30 units per acre to 60 units per acre in the OR, Office Residential District and increasing the height limits from 4 stories and 48 feet to up to 26 stories and 360 feet.
- 1.04 On September 27, 2017, the Planning Commission recommended approval of the Comprehensive Plan Amendment. Vote: 7 Ayes and 2 Nays.
- 1.05 On October 17, 2017, the City Council held a public hearing and considered the request.

Section 2. FINDINGS

- 2.01 Denial is subject to the following findings:
 - 1. The proposed building height is too high given the proximity to the single-family homes to the west.
 - 2. The current zoning standards would require a building that is 360 feet tall to be setback 2,160 feet from the nearest single-family home. The proposed buildings would have a setback of 410 and 440 feet.

3. This area west of France is considered a transition area between the high density commercial development on the east side of France and the single family homes to the west. The proposed height is too tall for this transition area.
4. The density proposed is too high for this site.

Section 3. DENIAL

NOW THEREFORE, it is hereby resolved that the City Council of the City of Edina, denies the Comprehensive Plan amendment as requested by the applicant for height and density.

ATTEST: _____
Jane Timm, Deputy 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 17, 2017, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2017.

Deputy Clerk