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**RESOLUTION NO. 2017-111**  
**RESOLUTION APPROVING 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 69<sup>th</sup> 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 Approval is subject to the following findings:
  - 1. The proposed density range is reasonable for the west side of France Avenue. The density proposed is less than what is allowed on the east side of York, which is considered a similar area, as it also transitions to single-family homes to the east. East of York, south of 66<sup>th</sup> Street and North of 70<sup>th</sup> Street allows up to 105 units per acre, nearly double the density considered here.
  - 2. Higher Densities are generally located on arterial roadways. The OR district is generally located on France Avenue, an arterial roadway that connects to both Crosstown 62 and I-494.

3. The densities are consistent with those contemplated in the Great Southdale Area Study.
4. Density proposed is similar or less than density for mixed use areas for surrounding communities including Minnetonka, Minneapolis, Bloomington, Richfield, and St. Louis Park.
5. Allowing higher densities allows the City greater opportunity to provide affordable housing units.
6. Height is typically a function of a Zoning Regulation and not a specific requirement in a Comprehensive Plan.
7. Traffic studies done by Spack Consulting and WSB conclude that densities of 60 units an acre on the west side of France can be supported by the existing roadway system.
8. The amendment would give the Council specific criteria to review when considering a project with height limits over four stories.
9. Public benefits in allowing building height over four stories would include: significant contributions to the city's stock of affordable housing units; high quality architecture and overall development; increase in public space; added green space; significantly pedestrian friendly developments; increase tax base; catalytic development for future high quality development in the area; public art; elimination of surface parking; and underground parking.

### Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved that the City Council of the City of Edina, approves the Comprehensive Plan amendment as follows, subject to Metropolitan Council approval:

**Table 4.3. Future Land Use Categories is amended in the OR, Office Residential District as follows:**

<p><b>OR</b></p> <p><b>Office-Residential</b></p> <p>No current examples in City. Potential examples include Pentagon Park area and other I-494 corridor locations</p>	<p>Transitional areas along major thoroughfares or between higher-intensity districts and residential districts. Many existing highway-oriented commercial areas are anticipated to transition to this more mixed-use character.</p> <p>Primary uses are offices, attached or multifamily housing.</p> <p>Secondary uses: Limited retail and service uses (not including "big box" retail), limited industrial (fully enclosed), institutional uses, parks and open space. Vertical mixed use should be encouraged, and may be required on larger sites.</p>	<p>Upgrade existing streetscape and building appearance, improve pedestrian and transit environment.</p> <p>Encourage structured parking and open space linkages where feasible; emphasize the enhancement of the pedestrian environment.</p>	<p>12-<del>30</del> <b>60</b> residential dwelling units/acre</p> <p><b>Floor to Area Ratio-Per current Zoning Code: maximum of 0.5 to 1.0*</b></p> <p>Floor to Area Ratio may exceed 1.0 on a case by case basis, subject to proximity to utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density or density on the high end of the residential housing range above, would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, provision of public art, pedestrian circulation, and podium height.</p>
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New Text - XXX

**Figure 4.6.B is amended as follows:**

In the OR, Office Residential District, at 3905 69<sup>th</sup> Street West, a portion of 3939 69<sup>th</sup> Street West, and 6900 and 6950 France Avenue, the allowed density may be up to 60 dwelling units per acre, and the allowed height may exceed 4 stories and 48 feet. The increased density and height are subject to City Council approval of a rezoning to PUD for a project that must include:

1. Affordable housing. "Affordable housing" means a development in which at least 20 percent of the residential units are restricted to occupancy for at least ten years by residents whose household income at the time of initial occupancy does not exceed 60 percent of area median income, adjusted for household size, as determined by the United States Department of Housing and Urban Development, and with respect to rental units, the rents for affordable units do not exceed 30 percent of 60 percent of area median income, adjusted for household size, as determined annually by the United States Department of Housing and Urban Development.
2. Project must meet the City's affordable housing policy.
3. At least 75% of the floor area in every building, excluding accessory buildings, must be used for dwellings.
4. Project must provide underground parking.
5. Project must include public art.
6. Public enhancement of the sidewalks around the perimeter and through the site; including a 50 foot setback from the paved portion of France Avenue and 30 feet back from 69th to include sidewalks and green space.
7. Building must be of high quality architecture subject to review and approval of the City Council as part of a Rezoning.
8. Project must include sustainable design principles subject to approval of the City Council.
9. The development must adequately respond to the Greater Southdale Area Guiding Principles.
10. Project must include public space.
11. Project must include accommodation for bikes.
12. Buildings over four stories must be separated from the single-family homes on the west side of Valley View Road by buildings four stories or less to provide a transitional area between taller buildings on France Avenue and single-family homes to the west.

(See map on the following page.)





**City of Edina**  
**2008 Comprehensive Plan Update**

**Data Source: URS**



0 0.5 Miles

\* Height may be increased over four stories on a case by case basis for affordable housing, subject to review and approval of the City Council as part of a Rezoning request. (See review criteria above)

New Text in Red

**Future Land Use Plan with  
Building Heights**  
Southeast Quadrant  
Figure 4.6B

ATTEST: \_\_\_\_\_  
Deb Mangen, 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 17, 2017, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
City Clerk