



Minutes
City Of Edina, Minnesota
Planning Commission
Edina City Hall Council Chambers
January 10, 2017

I. Call To Order

Chair Olsen called the meeting to order at 7:00 P.M.

II. Roll Call

Answering the roll were: Commissioners Hobbs, Lee, Thorsen, Strauss, Nemerov, Hamilton, Chair Olsen. Student Members, Jones. Staff, City Planner, Teague, Communications Coord., Eidsness, Support Staff, Hoogenakker, Econ Development Manager, Bill Neuendorf

Absent from the roll: Berube, Bennett

III. Approval Of Meeting Agenda

A motion was made by Commissioner Thorsen to approve the January 10, 2017, meeting agenda. The motion was seconded by Commissioner Strauss. All voted aye. The motion carried.

IV. Approval Of Meeting Minutes

A motion was made by Commissioner Thorsen to approve the minutes of the December 15, 2017, meeting minutes. Commissioner Strauss seconded the motion. All voted aye. The motion carried.

V. Special Recognitions and Presentations

A. Future Development of the Old Public Works Site

Staff Presentation

Bill Neuendorf addressed the Commission and briefed them on the history of the Grandview Area. Neuendorf focused his presentation on 5146 Eden Avenue the “old” public works site and explained that at this time the City of Edina HRA has entered into a preliminary development agreement with Frauenshuh, Inc. to redevelop the site. The Edina HRA is the property owner. Continuing, Neuendorf explained that the 2017 agreement would build upon all input that was collected since 2010. Neuendorf said that Frauenshuh would need to design the site to meet the 7 Guiding Principles for the Grandview area to include the following:

- Parking structure that leverages the topography of the site;
- Affordable Housing;
- Market Rate Housing;
- New finished building for the Edina Art Center; and
- Encourages the incorporation of a unique community oriented commercial marketplace such as a food hall.

Concluding, Neuendorf said an “open house” would be held at City Hall to share the proposed concept with neighbors and collect feedback before a sketch plan review is conducted. If all goes well Neuendorf said the following dates are important to remember:

- January 22nd, Frauenshuh will schedule an Open House at City Hall to share the proposed concept with neighbors, etc.;
- January 24th the proposed site concept would be presented to the Planning Commission; and
- On February 7, the proposed site concept will be presented to the City Council.

Discussion/Comments/Questions

Commissioners shared the following:

- Commissioners noted that the school bus garage site (adjacent) would be redeveloped into senior housing, and questioned if a multi-family housing component is still appropriate on the public works site. Neuendorf reported that the demand for housing continues to be strong; however, based on the input received, the City and Frauenshuh will decide whether or not to proceed as planned. A market analysis is also being done on the area.
- Commissioners noted that in the 2017 Grandview Feasibility Study the summary indicated that there were no major fatal flaws in the development of a green lid over limited portions of Highway 100. Neuendorf was asked what would be considered a “major flaw”. Neuendorf indicated that if MnDot or the Federal Government expressed that they could not support this venture the City would not be able to proceed.
- Commissioners acknowledged that the Grandview Area has been “studied” for over a decade; and questioned if the City continues to provide public outreach to residents keeping the residents abreast of all City functions and meetings concerning this area. Neuendorf responded that there is community outreach. Neuendorf stated they engage the public through various means; and reiterated that on January 22, 2018 at 5:30 pm, at Edina City Hall an open house will be held on the redevelopment of the public works site. All are invited to attend. It was suggested that the City website should also be used to inform interested residents of the open house, etc. Neuendorf said that done.
- Neuendorf was asked if an additional RFP was issued for the redevelopment of the public works site. Neuendorf said the City already had an agreement with Frauenshuh for this site. Frauenshuh was one of the 10 original submittals.

- Neuendorf was asked if the Commission would be able to see the results of the market analysis. Neuendorf reiterated that analysis is being done, adding he was not sure when it would be made public.
- Planner Teague was asked if the Grandview Area would need a small area plan. Teague responded in the affirmative, adding he believes it would probably occur in the summer. Teague asked the Commission to note that much study and documentation has went into this area.
- Commissioners also noted that whatever small area plan is developed for the Grandview area it would have to match the framework. Neuendorf agreed.
- Neuendorf was asked if the “food hall” concept was vetted and what is driving the “food hall” concept, noting there may not be adequate time for the residents to process and give input for the “food hall” concept.

Chair Olsen thanked Neuendorf for his presentation.

VI. Community Comment

There was not community comment.

Commissioner Thorsen moved to close community comment. Commissioner Strauss seconded the motion. All voted aye. The motion carried.

VII. Reports/Recommendations

A. Sketch Plan Review – 3650 Hazelton Road, Edina, MN (Hazelton Road)

Planner Presentation

Planner Teague reported that the Planning Commission is asked to consider a sketch plan proposal to re-develop the 1.24 acres parcel located at 3650 Hazelton Road, where The Guitar Center is currently located. The site is roughly 200 x 280 feet. The Guitar Center structure would be torn down. As proposed, at full build out, the site would include:

- A 17-story 170 unit, all age residential tower. Units range from 1-3 bedrooms.
- A Podium structure is provided at ground level, with the units opening outward to access directly toward the Promenade.
- Enclosed and underground parking that is not visible from the Promenade or Hazelton Road.
- Public plaza and pedestrian connections to the Promenade and Hazelton Road.
- No specifics are proposed, however, the applicant has stated in their narrative that they will provide affordable housing per the City’s Affordable Housing Policy.

Teague informed the Commission the Southdale Area Working Principles were shared with the applicant, adding, the City's consultant for the Greater Southdale Area Plan, Mic Johnson has provided a review of the proposed project; the review is based on the Greater Southdale Area Work Group principles.

- No specifics are proposed, however, the applicant has stated in their narrative that they will provide affordable housing per the City's Affordable Housing Policy.
- A Rezoning from PCD-3, Planned Commercial District - 3 to PUD, Planned Unit Development.

Teague concluded as with all sketch plan reviews; the Planning Commission is asked to provide non-binding comments and direction on a potential future development request. Areas of focus should be on the proposed land use, height, and proposed density increase in this MXC District.

Appearing for the Applicant

Tom Lund, Lund real Estate Partners, LLC, Gretchen Camp, ESG, Trace Jacques, ESG

Discussion/Comments/Questions:

Commissioners raised the following:

- Teague was asked if he knows the number of affordable housing units included in the project. Teague responded the applicant would provide 10%. He said the percentage required is based on the finished floor area.
- Teague was asked why this project appears so dense. Teague responded the density is related to the lot size. Most of the projects that have been reviewed by the Commission have been on larger parcels.
- Teague was asked if this area would be considered a "transition zone". Teague said in his opinion the "transition zone" in the greater Southdale area is west of France Avenue. This would not be considered in the "transition zone".
- Teague was asked if the site could comply with setback requirements. Teague responded that setbacks in the PCD-3 zoning district are determined at a minimum base of 35-feet or the setback is based on the height of the structure. In this instance, the proposed building height is 210-feet. The required setback would be 210-feet from all property lines. Variances would be needed if the project moves forward without a rezoning to PUD.
- Commissioners thanked the development team for responding to the Southdale Guiding Principles and Mic Johnson/Consultant comments.

Applicant Presentation

Tom Lund addressed the Commission and gave a brief history of the projects he has been involved in over the years. Lund said he believes the development team is seasoned and the goal is to bring a unique “landmark Development” to Edina that will serve as a significant step towards meeting the goals of the Greater Southdale Area Planning Vision. Lund introduced the development team.

Trace Jacques told the Commission he believes this is the perfect site for height, adding he believes their proposal is forward thinking and could be a catalyst for future high-density development in this area. Continuing, Jacques reported that the building height as proposed is 210-feet (17 Stories) with podium height from 32 to 42-feet. With graphics, the following was highlighted:

- 170 residences ranging from 1-bedroom to large 3-bedroom penthouses.
- Resident and guest parking is a fully enclosed tempered garage structure.
- 255 parking spaces.
- Green building and site would be appropriately landscaped.
- All sides of the building is enhanced and enriched.
- Transparent lobby area that addresses the promenade.
- Along promenade, there will be a row of two-story walk-up townhomes.
- The building will provide many amenities to include pool, clubroom, entertainment area with chef's kitchen, fitness and yoga studio, etc.
- Exterior materials are proposed as brick, glass, pre-cast, metal and composite accents.

Concluding, Jacques acknowledged site circulation is challenging because of the roundabout; however, they believe the circulation will be worked out.

Terry Maynard briefed the Commission on the street function, the relationship of the building to the promenade, and landscaping materials to include the amenity deck and entertainment areas.

Gretchen Camp summarized the concerns expressed through the Guiding Principles of the Greater Southdale Area as follows:

- The residential use will complement the mix of commercial and retain uses nearby.
- Supports the City's goals of a pedestrian friendly, walkable community.
- Improves connectivity by adding sidewalks and connections through the site. The meandering sidewalk as suggested would be considered.
- That tallest portion of the building is stepped back from the base podium.
- Ground level activity with the promenade from the lobby area and the proposed townhouses.
- Will integrate outdoor and public spaces through seating, public art, etc.
- An improved on-site storm water management plan. Currently the site is 100% impervious.

- Fully enclosed parking. Proof of Parking is an active amenity deck.

Discussion/Comments/Questions:

Commissioners shared the following:

- The development team and Planner Teague were asked if they felt that the 1.5 parking stalls are adequate for this project. Planner Teague reported that the parking ratio on past approvals for high-density residential developments was less than 1.5. In response, Mr. Lund referred to his past residential development projects reporting that the majority of units he has built had less parking; anywhere from 1.0 to 1.3. Lund concluded that he was comfortable with 1.5.
- It was suggested that the development team seriously consider meandering the sidewalk as suggested by Mic Johnson. Mr. Lund responded that they would look into implementing that suggestion. It was acknowledged because of the roundabout some study would need to be done on how to achieve the best flow.
- It was suggested that the development team pay more attention to the east side of the building; especially the amenity of the promenade. Lund agreed that the promenade was an amenity, he pointed out the main lobby fronts on the promenade, concluding they will revisit this façade. It was also suggested that there is the ability to enhance access to the promenade for those residents who will live in those townhouses.
- Think seriously about LEED certification. Make this project a showcase for “Green”. Many clients would be very interested in living in a “Green” quality, luxury building.
- Quality project; however, more could be done to engage the promenade. It was suggested that the development team look at the project from the pedestrian level and when formal application is made include renderings of not only a flyover but from the pedestrian experience.
- Mr. Lund was asked if they held a neighborhood meeting; and if not consider hosting one. Lund said at this time they have not held a public meeting. It was noted by Commissioners that while the site for this high-rise may appear correct; the public and residents have not expressed their opinion. They may not agree. Pay special attention to the visual amenities of the project; landscaping, engagement, etc., which could reduce negative building height impact.
- Commissioners asked if any of the amenities would be public. Mr. Lund responded that at this time he does not feel introducing a public component to the building would be correct. He said the building would be home to many people.
- Commissioners suggested that the development team keep in mind the suggestions made by Mic Johnson as they relate to the backside of the building and the west side of the building. It was suggested that more windows could be added and the development team should look at the future possibility of a road being created which would create the ability for more townhouses.
- Work on the north corner too and incorporate the sidewalk the best way possible.
- Create a building for all sides, enhance the promenade. There is a concern with the roundabout, much activity in this area.

- A question was raised on what is the right building height, while this site is different from the Estelle site the current neighborhood needs to be honored and embraced.
- Incorporate quality design, look beyond the subject site. Do not be afraid to think bold or to design a building with flexibility so if, in the future a road is build adjacent to the subject site that road could create housing possibilities.
- Define this building and pay more attention to the exterior materials. If this proposal moves forward, create a statement with the building materials, amenities, outdoor deck, etc. Create a community. Lund told the Commission they would create a unique community with quality design, quality building materials and quality amenities that would include yoga and spin classes, two private club areas, great views to the west etc.
- It was acknowledged that the project indicates apartments; however, consider building the building with the possibility that this building goes condominiums. There is a lack of housing mix in this area; most are rental and there are those who would like to buy a high quality luxury condominium in a walkable community with access to multiple amenities and multiple modes of transportation.
- Create more space for public art.
- Think bold.
- Commit more to the storm water management.

Chair Olsen thanked the applicant for their presentation, adding the Commission looks forward to formal application.

B. Ordinance Amendment – Rooftop Dining

Planner Presentation

Planner Teague reported that the City Council authorized staff and the Planning Commission to consider a Zoning Ordinance Amendment to allow rooftop restaurants in Edina. Teague explained that in 2011 this issue was studied by the Planning Commission and the Commission recommended approval of an Ordinance Amendment that would allow rooftop dining/restaurants as a Conditional Use in the PCD-2 and PCD-3 Zoning Districts. The Commission should note that the City Council did not approve the recommendation; and adopted an Ordinance that prohibited rooftop restaurants. The primary concern was in regard to allowing this type of use in the 50th and France Avenue area so close to the condominiums.

Teague said the Commission is asked to consider the following options for regulating rooftop restaurants:

1. Continue to prohibit rooftop restaurants.
2. Allow rooftop restaurants as a permitted use.
3. Allow rooftop restaurants as a conditionally permitted use.

Concluding Teague said based on the direction from the Planning Commission; staff would draft a new Ordinance and any additional information and bring back to the Commission on January 24th.

Discussion/Comments/Questions

Commissioners raised the following:

- Commissioners asked Teague if he believes rooftop dining should be restricted to the PCD-3 Zoning District. Teague said at this time he is leaning toward that; however, allowing rooftop dining in PCD-2 Districts could still be considered.
- It was stressed if the Commission wants to open up rooftop dining to multiple residential districts the Ordinance would have to be crystal clear on those residential districts where rooftop dining is allowed and if there will be restrictions. Commissioners said it might be worth considering allowing rooftop dining in the PCD-2 Zoning District; and City Wide.
- Planner Teague was asked the reason the Commission is being asked to consider this at this time; noting the Commissions workload. Teague explained Lifetime Fitness wants rooftop dining.
- Commissioners also noted that if rooftop dining were permitted the Ordinance would need to be tightened; however, rooftop dining is not unrealistic in Edina. Let's not open it up if it cannot happen.

Chair Olson asked Teague the reason the Council did not agree with the Planning Commission on rooftop dining in 2011; was it noise. Teague responded that it was a number of things specifically focused in the 50th and France Avenue neighborhood. Noise, lighting, litter and hours of operations could negatively affect residents of the new condominiums. Continuing, Teague said if the Commission believes rooftop restaurants should be permitted as a Conditional Use in all zoning districts the Ordinance language would need to be carefully crafted. If all conditions were met, it would be difficult to say "no". Teague did note that Conditional Use Permits uses could be revoked.

The discussion ensued on constructing clear policy. The question was raised on what the difference is between rooftop dining and patio dining along 50th and France and other areas. Commissioners agreed that the differences between the patio vs. rooftop might be minimal; however, it is possible elevating the dining would create noise and "sight" pollution.

Commissioners also pointed out that limitations could be placed on rooftop dining; to include, bar or no bar, size, hours of operations, etc. it was also noted that in a "give to get" situation outdoor dining could be considered an improvement to the public realm, opening up the use for more; however, it could create parking issues; rooftop dining, more customers. Teague reported that at this time patio dining is permitted with no impact on parking. A rooftop dining experience could be treated the same as patio dining is treated.

The discussion ensued with Commissioners suggested that staff contact other cities to see how they handle rooftop dining. Teague responded he would look into that. Teague further added that in the City's smaller nodes rooftop dining could be difficult. Teague asked if when drafting an Ordinance he establishes a setback for rooftop dining from all residential zoning districts. Commissioners indicated that was a good start pointing out an "established" distance could be considered arbitrary.

Chair Olsen thanked Planner Teague and told Commissioners if they have more comments on rooftop dining to contact Teague via e-mail. Teague said he would draft an Ordinance for public hearing and the Commission and public could both give input on the draft Ordinance.

C. Greater Southdale Area Plan – Add a Planning commissioner to replace Commissioner Hobbs

No action taken. The Planning Commission was not fully staffed.

VIII. Correspondence And Petitions

Chair Olsen acknowledged back of packet materials.

IX. Chair And Member Comments

Commissioners Strauss and Lee updated the Commission on the progress of the 70th and Cahill Avenue Small Area Plan Working Group. Lee said they are taking advantage of Speak Up Edina and have invited residents and those interested to share their comments or ideas on 70th and Cahill on this public forum.

Commissioner Hobbs and Hamilton said the Southdale Working Group continues meeting. It was noted that a real jewel in the Southdale Area is the promenade, which is mostly hidden from the public view. It would be great for residents to rediscover this amenity.

Commissioner Lee also stated she believes these Small Area Plan groups should check in with the Commission at each Commission meeting. Teague agreed that was a good idea.

X. Staff Comments

Planner Teague reported that the Greater Southdale Area Plan would now include Pentagon Park.

Teague reminded the Commission that the upcoming Commission agendas for redevelopment could become full. He noted the Met Council would not allow any amendments to the Comprehensive Plan after June 30th.

XI. Adjournment

Commissioner Thorsen moved adjournment of the Planning Commission meeting at 10:00 P.M. Commissioner Strauss seconded the motion. All voted aye. Meeting was adjourned.

Jackie Hoogenakker

Respectfully submitted

Draft Minutes ☒

Approved Minutes ☐

Approved Date: [Click here to enter a date.](#)