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Date: February 14, 2018

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Sketch Plan Review – 7250 France Avenue

The Planning Commission is asked to consider a sketch plan proposal to re-develop the 1.68 acre site at 7250 France Avenue. As proposed, at full build out, the site would include:

- A 7-story, 85-foot tall, 135 unit apartment with 302 underground parking spaces. Units would range from 1 to 3 bedroom units.
- Ten percent (10%) of the unit area would be for affordable housing per the City's Affordable Housing Policy.
- Retail & Office space totaling 19,000 square feet. Forty-four (44) surface parking spaces for the retail use.

Primary vehicle access points would be off France Avenue and Gallagher Drive. This access road would also serve the 7200 France site to the north to reduce traffic on 72nd, as has been recommended in previous development proposals for that site.

The Southdale Area Development Principles were shared with the applicant. The applicant has responded. (See attached.) The City's consultant for the Greater Southdale Area Plan, Mic Johnson will provide a review of the proposed project. That review will be sent to the Commission in advance of the meeting.

To accommodate the request the following is required:

- Comprehensive Plan Amendments to increase the height maximum from four stories and 48 feet to allow 7 stories and 85 feet; and increase the density in the OR, Office Residential District from 30 units per acre to 80 units per acre; and
- A Rezoning from POD-I, to PUD, Planned Unit Development.



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, the appropriateness of the proposed development on this site, with a focus on the proposed density and building height.

COMPLIANCE TABLE

While the applicant is proposing to rezone the site to PUD, the following table demonstrates compliance with the underlying zoning:

	City Standard (POD-I)	Proposed
<u>Building Setbacks</u> Front – France Front – Gallagher Side – North Rear – West	85 feet (based on height) 85 feet (based on height) 85 feet (based on height) 85 feet based on height Four times the height from R-I for 7 story building = 340 (based on 85 feet)	30-40 feet* (40 feet to curb) 30 & 55 feet* 35-40 feet* 20 feet* 400 feet
Building Height	Four stories and 48 feet	7 stories and 85 feet*
Maximum Floor Area Ratio (FAR)	1.00%	2.3%*
Parking Stalls	270 enclosed (residential) 76 surface spaces Council may require surface stalls if deemed necessary.	302 enclosed total 44 surface*
Parking Stall Size	8.5' x 18'	8.5 x 18'

***Not code compliant**

The proposed uses would be a significant upgrade to the current buildings on the sites. The existing parking ramp is in a very poor state of repair. The density proposed and height is generally consistent with densities and height contemplated as part of the greater Southdale area study; with higher density in between France and York, and lesser density on the edges. Densities



The trade-off in allowing more height and density includes:

- A more creative site plan with improved site circulation and public space;
- Collaborative design with parcel to the north (7200 France). The plans allow access for the 7200 parcel to take traffic to be away from 72nd and the low density residential area to the north and west;
- Underground and hidden parking;
- Improved pedestrian and vehicle access and connections;
- Affordable housing in the development;
- Pedestrian and bicycle oriented design would include bike and pedestrian paths through the site to connect to the north and along France and Gallagher.

Amendments to the Comprehensive Plan could be accomplished as follows:

Density

<p>OR Office-Residential 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>12-30 residential dwelling units/acre The City Council may approve a project for up to 80 units per acre through a PUD rezoning. Criteria to justify greater density includes: Addressing the City's Working Principles for Development Building quality, use of podium or liner buildings, sustainability, pedestrian oriented development, additional public space and public realm, provision of more green space, underground parking, affordable housing, proximity to low density uses, utilities capacity, level of transit service available, and impact on adjacent roads.</p> <p>Floor to Area Ratio-Per current Zoning Code: maximum of 0.5 to 1.0</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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The following are the recommended changes to the Comprehensive Plan regarding Height:

10. Building Heights. The question of building height is particularly significant in a largely developed community, where any new building has the potential to block views or cast shadows on established neighborhoods and land uses. The design guidelines above, as well as the recommended building heights in Figures 4.6A, 4.6B, and 4.6C, provide general guidance for buildings that exceed the typical residential height of 2.5 stories. The Zoning Ordinance has been amended to reflect heights recommended in Figures 4.6A, 4.6B, and 4.6C. The City Council may approve individual projects that exceed these height recommendations, through a rezoning to PUD or Variance. Consideration for exceeding these height limits shall include addressing and responding to the City's Working Principles for Development; and meeting goals and policies outlined within this plan, including but not limited to building quality, use of podium or liner buildings, sustainability, pedestrian oriented development, additional public space and public realm, provision of more green space, underground parking, affordable housing, proximity to low density uses, utilities capacity, level of transit service available, and impact on adjacent roads.

TRAFFIC

A traffic study would be required to determine the impacts on adjacent roadways. The study should include an analysis of the housing density increase, which would replace allowed retail space.

AFFORDABLE HOUSING

Ten percent 10% of the total housing area would be dedicated for affordable housing, per the City's Affordable Housing Policy.

SUSTAINABLE DESIGN

The applicant should provide greater detail in the sustainability of the project. LEED principles should be pursued.

SHADOW STUDY

A shadow study would be required to determine the impact of shadows cast by the tall building.

WATERSHED DISTRICT

The proposed plans would be subject to review and approval of the Minnehaha Creek Watershed District.

PUD

The purpose and intent of a PUD is to include most or all of the following:

- a. provide for the establishment of PUD (planned unit development) zoning districts in appropriate settings and situations to create or maintain a development pattern that is consistent with the City's Comprehensive Plan;
- b. promote a more creative and efficient approach to land use within the City, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the City;



- c. provide for variations to the strict application of the land use regulations in order to improve site design and operation, while at the same time incorporate design elements that exceed the City's standards to offset the effect of any variations. Desired design elements may include: sustainable design, greater utilization of new technologies in building design, special construction materials, landscaping, lighting, stormwater management, pedestrian oriented design, and podium height at a street or transition to residential neighborhoods, parks or other sensitive uses;
- d. ensure high quality of design and design compatible with surrounding land uses, including both existing and planned;
- e. maintain or improve the efficiency of public streets and utilities;
- f. preserve and enhance site characteristics including natural features, wetland protection, trees, open space, scenic views, and screening;
- g. allow for mixing of land uses within a development;
- h. encourage a variety of housing types including affordable housing; and
- i. ensure the establishment of appropriate transitions between differing land uses.

The proposed project would incorporate several of the items noted above. Elements that are included would be affordable housing, collaborative development with the property to the north, high quality building design, an increase in public/open space, and pedestrian oriented design.

Staff Concerns/Issues

- 40 foot setback off France. Greater Southdale Area Study suggests 50 feet.
- Building does not step back in height toward the low residential property to the northwest. Should consider 8-10 stories on France and 4 stories on the west side.