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**Date:** April 11, 2018

**To:** Planning Commission

**From:** Cary Teague, Community Development Director

**Re:** Sketch Plan Review – 4500 France Avenue

The Planning Commission is asked to consider a sketch plan request to redevelop the site at 4500 France Avenue. The applicant would tear down the former movie theater and dry cleaners building and build a new 52 unit rental apartment with 6,400 square feet of restaurant and retail space. There would be 77 underground parking stalls for the apartments and 40 covered parking stalls for the retail uses at grade. Amenities for the apartments include: a fitness center, rooftop patio, club room and an outdoor courtyard with grilling stations, seating and landscaping.

The property is 1.05 acres (45,738 s.f.) in size. The density proposed in the project would be 50 units per acre. This site is guided in the Comprehensive Plan as NN, Neighborhood Node, which allows over 12 units per acre up to a maximum height of 4-stories. The plans are generally consistent with the 44<sup>th</sup> & France Small Area Plan. (See portions of the Plan attached, including the guiding principles.) The applicant has responding the guiding principles within their narrative.

The request would require the following:

- A Rezoning from R-I and PCD-I to PUD, Planned Commercial District.

The table on the following page is a compliance table demonstrating how the proposed new building would comply with the existing PCD-I Standards on the lot. Please note that several variances would be required under the existing zoning standards. Flexibility is requested through the PUD in regard to setback and height. The PUD Zoning enables the City to require affordable housing.



Compliance Table

	City Standard (PCD-2)	Proposed Lot line      Street
Front – France Avenue Front – Sunnyside Road	50 feet 50 feet	<b>6 feet*</b> 15 feet <b>5 feet*</b> 16 feet
Side – West Side – South	30 feet 50 feet	<b>20 feet*</b> (45 feet at the street) <b>20 feet*</b>
Building Height	2-stories & 24 feet	<b>2 stories &amp; 30 feet to 4 stories and 50 feet*</b>
Floor Area Ratio (FAR)	1.0	<b>1.3*</b>
Density	12+ units per acre with a limit of 4 stories in height	50 units per acre & 4 stories
Parking	6,413 s.f. spaces (40 spaces)  1.5 stalls/unit-1,500 s.f.+ (5)=8 enclosed 1 stall/unit under-1,500 s.f.(47)=47 enclosed	40 enclosed spaces  70 enclosed spaces

**\*Variances required**

#### Highlights/Issues:

- The proposed mixed use re-development is generally consistent with the small area plan.
- Density and scale fit the Small Area Plan.
- Height matches adjacent single-family home height maximum.
- 10% of the area is proposed for affordable housing within the proposed project to meet the City's affordable housing policy.
- Per the Small Area Plan, Open/Public space is suggested at the Sunnyside/France Avenue corner, and adjacent to the single-family homes on Sunnyside to provide a buffer. The applicant is open to ideas on how the Sunnyside Open space area could be used. Suggestions include: open green space with landscaping, future parking, art or memorial, park or plaza space.



Staff raises some concern that the building does not interact with the public realm open space on the west side of the project. There are no direct connections from the building to the green space.

- Pedestrian Connections/boulevard sidewalks. Curb cuts would be reduced and the sidewalk experience along Sunnyside and France would be enhanced.
- Store and building fronts. Should follow the guidelines in the Small Area Plan. Staff is concerned that the proposal along Sunnyside does not activate the street. There are no store fronts on that side, only parking for the retail.
- Project does minimize the impact of automobiles by providing all the parking within and under the development.
- The applicant would bury utility lines.
- Traffic and parking impact study required, but would likely generate less traffic than fully occupied retail uses.
- Hennepin County will need to review the elimination of the turn lane off Sunnyside. Plans were sent to the County for their review and input.
- Turning radius in the enclosed and underground parking area appears to be tight.
- Sustainability. The applicant has responded to the city's Sustainability Questionnaire. (See attached.