

Agenda
Planning Commission Work Session
City of Edina, Minnesota
Community Room, Edina City Hall

Wednesday, November 15, 2023
5:30 PM

- I. Call To Order
- II. Roll Call
- III. Accessory Dwelling Units
- IV. Adjournment

The City of Edina wants all residents to be comfortable being part of the public process. If you need assistance in the way of hearing amplification, an interpreter, large-print documents or something else, please call 952-927-8861 72 hours in advance of the meeting.



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: November 15, 2023

Agenda Item #: III.

To: Planning Commission Work Session

Item Type:

Other

From: Addison Lewis, Community Development
Coordinator

Item Activity:

Subject: Accessory Dwelling Units

Discussion

ACTION REQUESTED:

Continue discussion regarding the draft ordinance for accessory dwelling units and provide feedback to staff.

Topics for this work session will focus on:

- Owner occupancy requirement
- Minimum and maximum size
- Height and setback requirements
- Design standards

INTRODUCTION:

Accessory Dwelling Units (ADUs) have been identified in several of Edina's guiding documents, including the Comprehensive Plan, Climate Action Plan and the Affordable Housing Strategy Task Force Report as a potential tool to further housing and sustainability goals. As such, the Edina Planning Commission's 2022 and 2023 work plans included the directive to "review and recommend changes to city ordinances regulating Accessory Dwelling Units". City staff and a sub-committee of the Planning Commission met numerous times over 2022 to research ADUs and how other cities regulate them. The information was presented to the full Planning Commission at their November 16, 2022 work session. At their January 11, 2023 meeting, the Planning Commission approved an Advisory Communication recommending that the City Council direct staff and the Planning Commission to draft an ordinance allowing ADUs. The Planning Commission's recommendation was presented to the City Council at their February 7, 2023 meeting. At the May 16, 2023 City Council work session, council provided feedback to staff and the Planning Commission to continue with developing recommended zoning changes for accessory dwelling units and to collect community input on the topic. The City gathered feedback from the community using an online survey, which received 136 responses. Two resident focus group sessions were also held in an effort to have deeper conversations regarding ADUs in Edina. Based on the research completed and feedback received, a draft ordinance has been prepared. The draft ordinance in this packet is not necessarily meant to be a recommendation but rather a starting point for discussion. The draft ordinance includes many elements common among other cities' ADU ordinances that should be considered by the Planning Commission.

The Commission is asked to discuss the ordinance and provide feedback to staff.

ATTACHMENTS:

Draft ADU Ordinance

ADU Survey Results

ORDINANCE NO. 2023-____
AN ORDINANCE AMENDMENT REGARDING
ACCESSORY DWELLING UNITS

The City Council Of Edina Ordains:

Section 1. Chapter 36, Article I – IN GENERAL is amended as follows:

Sec. 36-10 Definitions

Accessory Dwelling Unit means a secondary dwelling unit located on the same parcel as a single dwelling unit building, which includes provisions for living independent of the principal dwelling, such as areas for sleeping, cooking, and sanitation.

Section 2. Chapter 36, Article III – Site Plan Review is amended as follows:

Sec. 36-124. Exceptions. Except in those cases specifically cited within this chapter, the following shall be exempt from the foregoing requirements of this chapter:

- (1) Construction or alteration of a single-family or two-family residential building, accessory dwelling unit or accessory building;

Section 3. Chapter 36, Article VIII, Division 2 of the Edina City Code is amended as follows:

DIVISION II. SINGLE DWELLING UNIT DISTRICT

Sec. 36-433. Principal uses. The principal uses permitted in the Single Dwelling Unit District (R-1) are as follows:

- (1) Buildings containing not more than one dwelling unit, including attached garages, except that the building may also contain an accessory dwelling unit pursuant to this chapter.

Sec. 36-435. Accessory uses. Accessory uses permitted in the Single Dwelling Unit District (R-1) are as follows:

- (1) The following accessory uses are permitted on the same lot as a single dwelling unit building:

i. Accessory dwelling units subject to the requirements of this Chapter.

Commented [AML1]: This is intended to exempt an ADU from the formal Site Plan Review process in Article III of the Zoning Ordinance, similar to single-family and two-family residential buildings.

Commented [AML2]: This is to avoid a contradiction with allowing ADUs to be internal or attached to the primary dwelling.

Commented [AML3]: This would make ADUs a permitted (by-right) accessory use, subject to the provisions outlined.

Sec. 36-438. Requirements for building coverage, impervious surface lot coverage, setbacks and height.

(1) *Building coverage.*

e. The following improvements shall be excluded when computing building coverage:

1. Unenclosed steps and stoops less than 50 square feet.
2. Overhanging eaves and roof projections not supported by posts or pillars.

3. The first 250 square feet of an accessory dwelling unit.

Commented [AML4]: Building coverage is likely to be a barrier to building ADUs. This provision is intended to provide some relief to building coverage, while maintaining the requirement for impervious surface.

(4) *Height.*

1. Single dwelling unit buildings and attached structures accessory thereto.	2½ stories. For maximum height see 4. below.
2. Buildings and structures accessory to single dwelling unit buildings, but not attached thereto.	1½ stories or 18 feet whichever is less.
<u>3. Accessory dwelling units located above a detached garage when all principal structure setbacks are met but including properties abutting an alley where a 5-foot setback from the alley right-of-way is maintained.</u>	<u>2 stories or 25 feet whichever is less.</u>
3 4. All other buildings and structures.	3 stories or 40 feet whichever is less.
4 5 . The maximum height to the highest point on a roof of a single or double dwelling unit shall be 30 feet. For lots that exceed 75 feet in width, the maximum height to the ridge line shall be 35 feet, and the maximum height may be increased by one inch for each foot that the lot exceeds 75 feet in width. In no event shall the maximum height exceed 40 feet.	

Commented [AML5]: The ADU survey indicated strong support for ADUs above detached garages; however, the existing height limit of 18 feet for detached structures would make this impossible. The intent with this provision is to treat a detached garage with an ADU similarly to one that is attached to the primary dwelling, but also differentiate between properties where the detached garage is accessed from an alley and, therefore, has additional separation from the property to the rear.

Sec. 36-439. Special requirements.

- (2) ~~One dwelling unit per single dwelling unit lot. No more than one dwelling unit shall be erected, placed or used on any lot unless the lot is subdivided into two or more lots pursuant to chapter 32.~~ Accessory dwelling units shall comply with the following:

- a. Accessory dwelling units shall only be permitted on lots where the principal use is a single dwelling unit.
- b. There shall be no more than one (1) accessory dwelling unit permitted per lot.
- c. Accessory dwelling units may be attached to, detached from, or internal to a single dwelling unit. Accessory dwelling units must be fully separated from the single dwelling unit by means of a wall or floor and have a separate entrance than the single dwelling unit. The separating wall may have a door connecting the accessory dwelling unit to the single dwelling unit.
- d. The accessory dwelling unit shall not be sold independently of the principal single dwelling unit and may not be a separate tax parcel.
- e. Rental of either the accessory dwelling unit or associated single dwelling unit requires its own rental license pursuant to Chapter 10 of the City

Existing text – XXXX
Stricken text – ~~XXXX~~
Added text – XXXX

Code. Only one rental license is permitted per single dwelling unit property.

- f. Accessory dwelling units shall not exceed 1,000 square feet of floor area except that an accessory dwelling unit located in the basement of a single dwelling unit may occupy the entire basement.
- g. Accessory dwelling units shall be at least 250 square feet of floor area.
- h. Accessory dwelling units shall be constructed on a frost protected foundation.
- i. Connections for water and sanitary sewer shall be provided from service lines shared with the principal dwelling unless otherwise approved by the Public Works Director.
- j. Accessory dwelling units that are attached or internal to the principal structure shall be subject to the following:
 - i. Shall abide by the height and setback requirements for the principal structure.
 - ii. Only one exterior entrance shall be allowed on any side facing a public street.
 - iii. Exterior stairs are not allowed on the front of the building. Exterior stairs shall be built of durable materials that match the finish of the principal structure. Raw or unfinished lumber shall not be permitted.
- k. Accessory dwelling units that are detached from the principal structure shall be subject to the following:
 - i. Shall be located behind the rear building line of the principal structure.
 - ii. Rooftop decks are not permitted.

Commented [AML6]: This would mean either the single family home or ADU could be rented but not both. The other unit could be occupied by the owner or a qualifying relative.

Commented [AML7]: 1,000 square feet is the existing maximum for accessory structures in the R-1 District.

Commented [AML8]: This exemption for basements is from the City of Crystal. It may not be practical to break up a basement and still provide separate access to the ADU.

Sec. 4. Chapter 36, Article XII, Division 3 – PARKING AND CIRCULATION of the Edina City Code is amended as follows:

Sec. 36-1311. Minimum number required.

- ff. Accessory dwelling unit. One space in addition to the number of spaces required for the principal building on the property. Parking for an accessory dwelling unit is not required to be enclosed and shall be provided on a paved surface.

Section 2. This ordinance is effective _____.

First Reading:
Second Reading:
Published:

ATTEST:

Sharon Allison, City Clerk

James B. Hovland, Mayor

Please publish in the Edina Sun Current on:
Send two affidavits of publication.
Bill to Edina City Clerk

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 Ordinance was duly adopted by the Edina City Council at its Regular Meeting of _____, 2023, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 2023.

City Clerk

Existing text – XXXX
Stricken text – ~~XXX~~
Added text – XXXX

ADU Survey

SURVEY RESPONSE REPORT

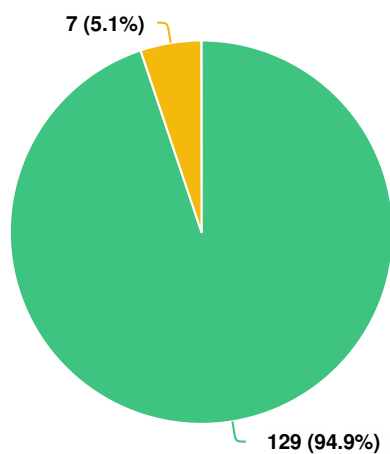
30 January 2019 - 10 October 2023

PROJECT NAME:

Accessory Dwelling Units

SURVEY QUESTIONS

Q1 Do you currently own a single-family home in Edina?

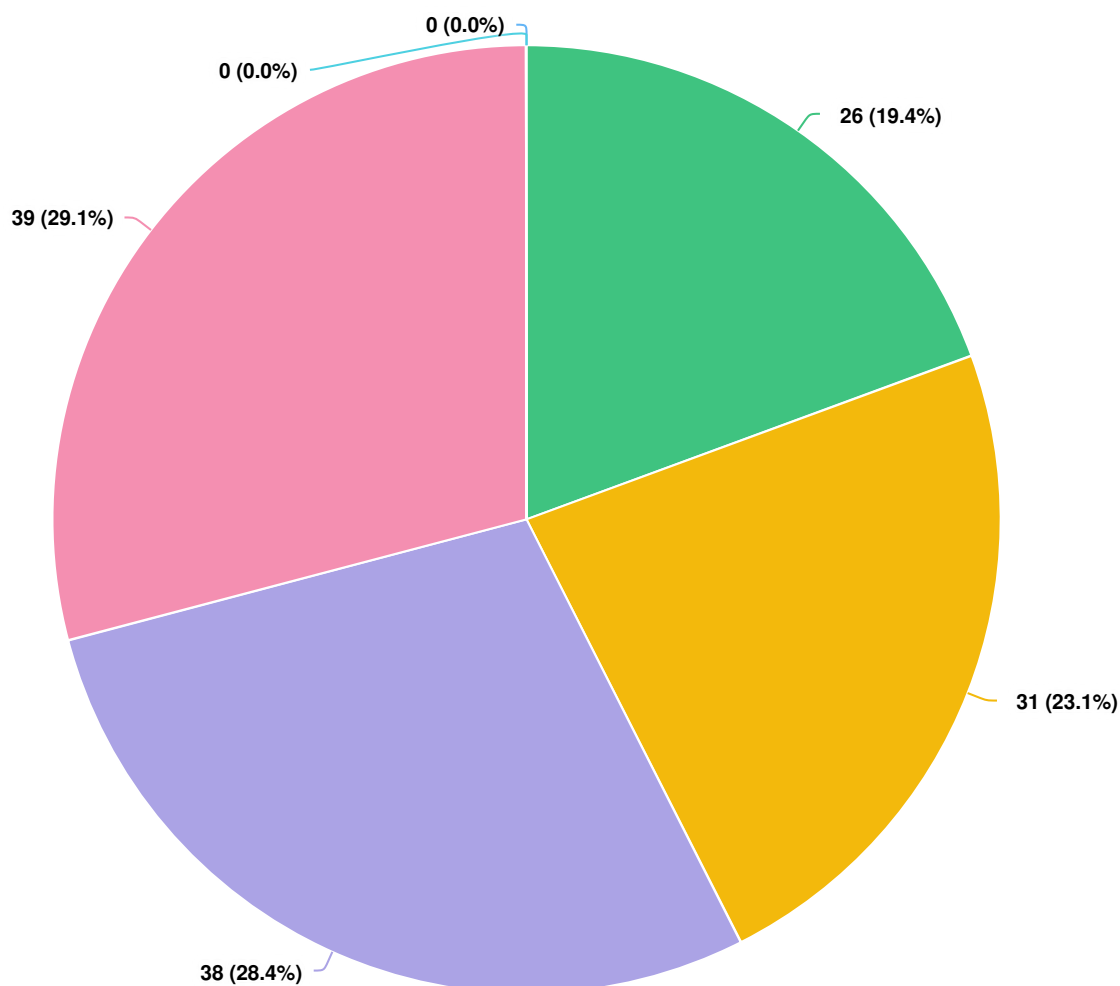


Question options

☒ Yes ☐ No

Mandatory Question (136 response(s))
Question type: Dropdown Question

Q2 What is your age range?

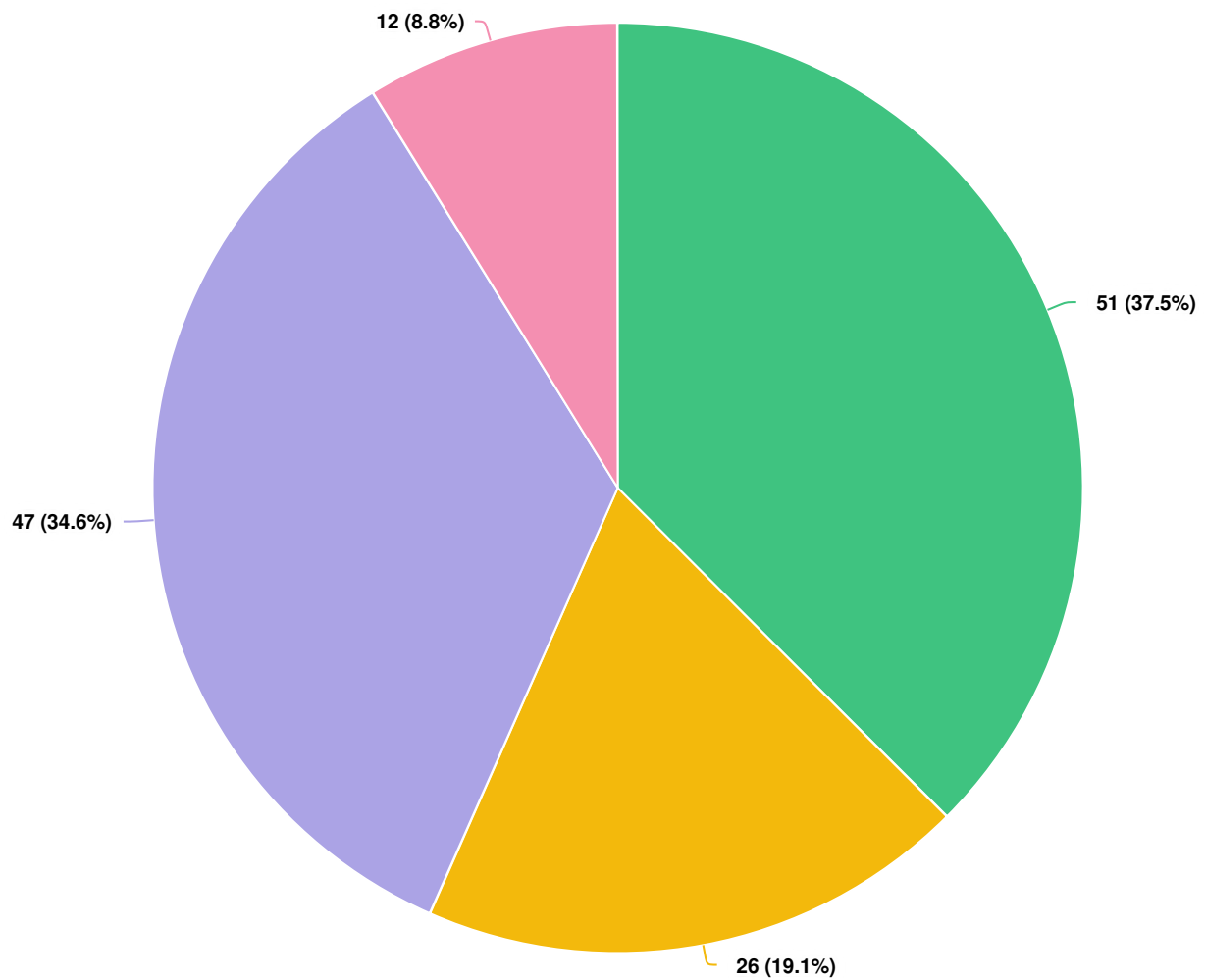


Question options

● 35-44
 ● 45-54
 ● 55-64
 ● 65+
 ● Under 25
 ● 25-34

Optional question (134 response(s), 2 skipped)
Question type: Dropdown Question

Q3 If ADUs were allowed in Edina, I would consider adding one to my property.

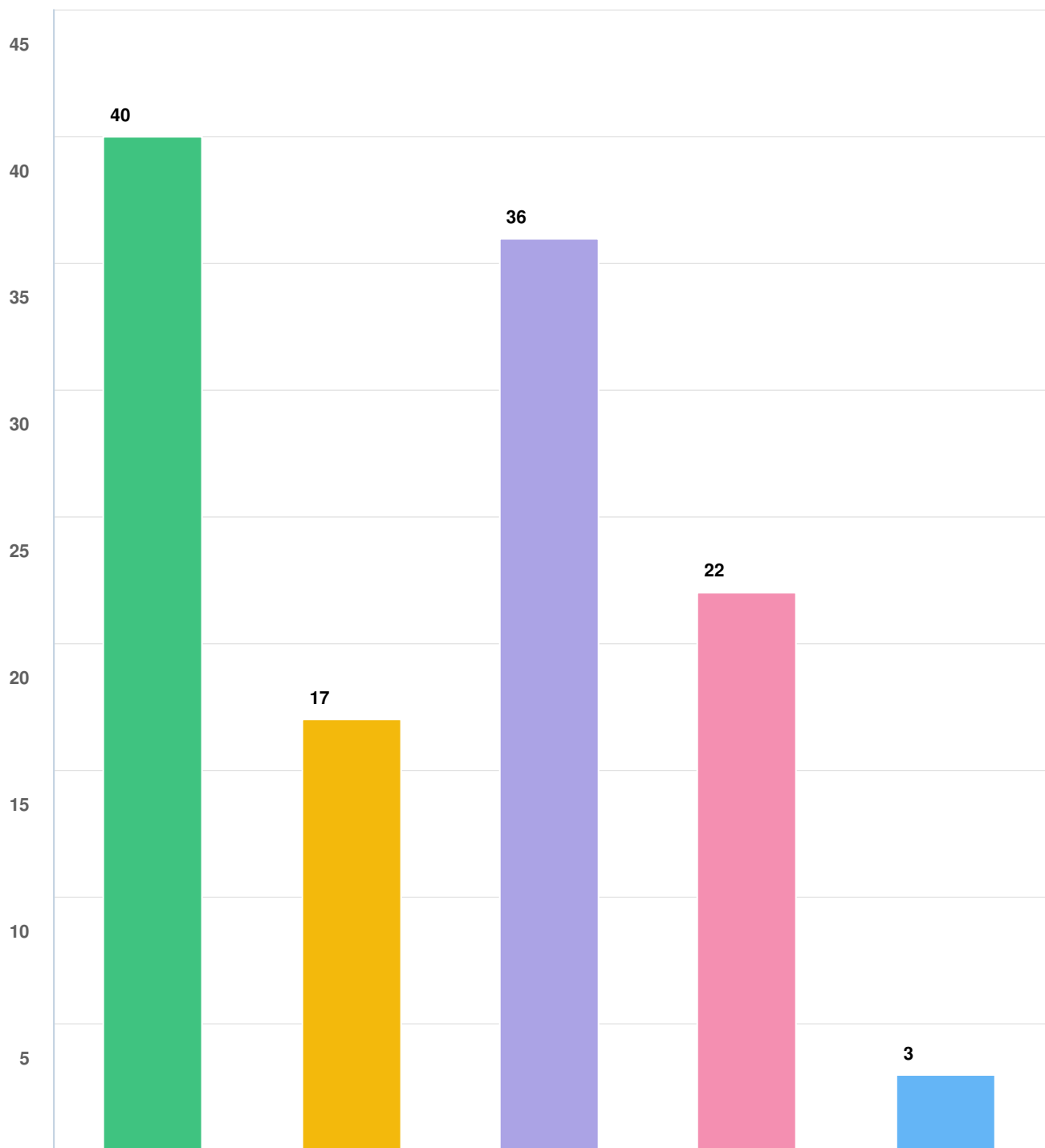


Question options

● Agree ● Neutral ● Disagree ● Don't know

Mandatory Question (136 response(s))
Question type: Dropdown Question

Q4 What reasons would motivate you to build an ADU? Please check all that apply.

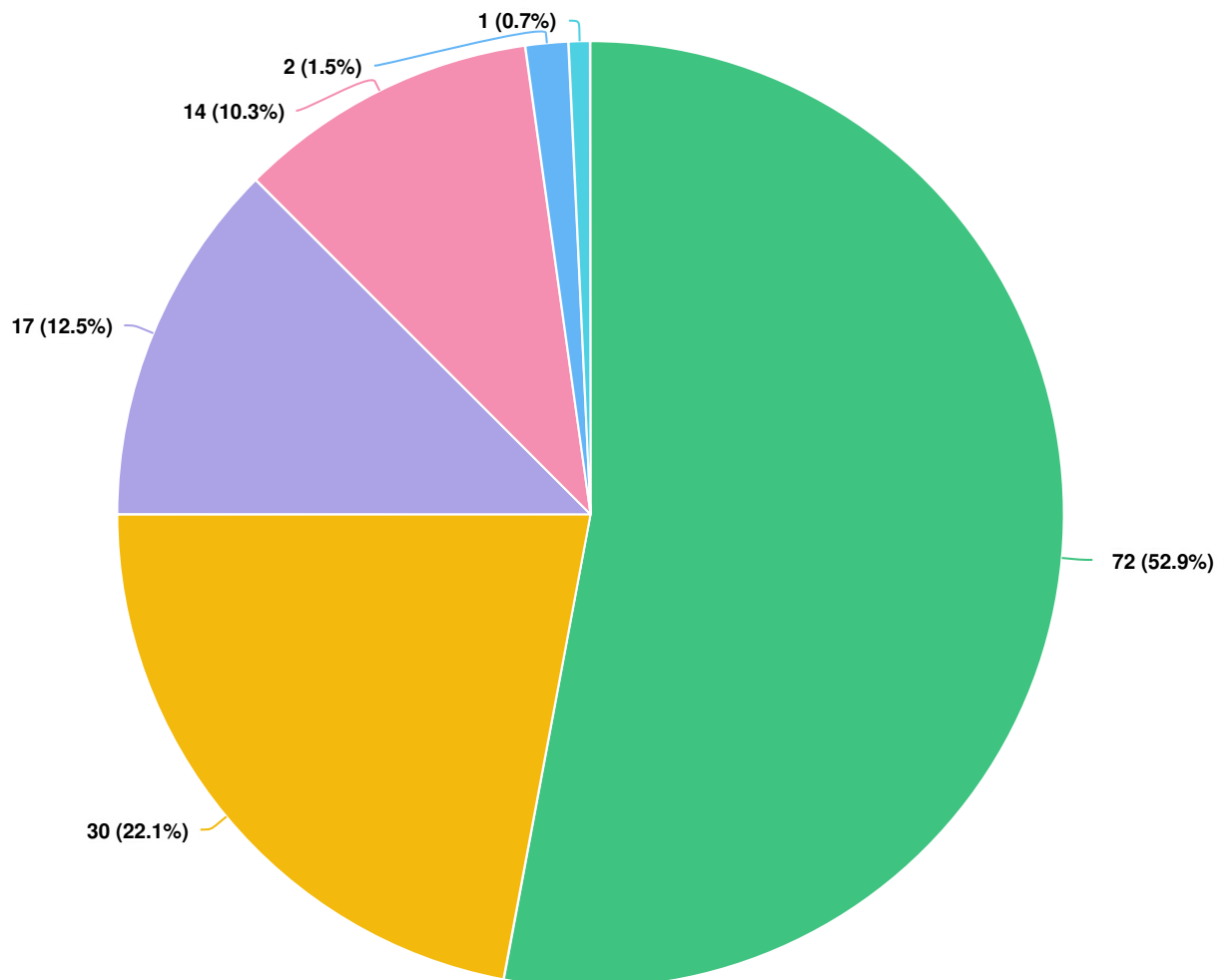


Question options

- Permanent housing for another family member or friend
- Permanent housing for me
- Provide a place for family/friends to stay when visiting
- Supplemental rental income
- Other (please specify)

Optional question (50 response(s), 86 skipped)
Question type: Checkbox Question

Q5 Either the ADU or primary home should be required to be owner-occupied.

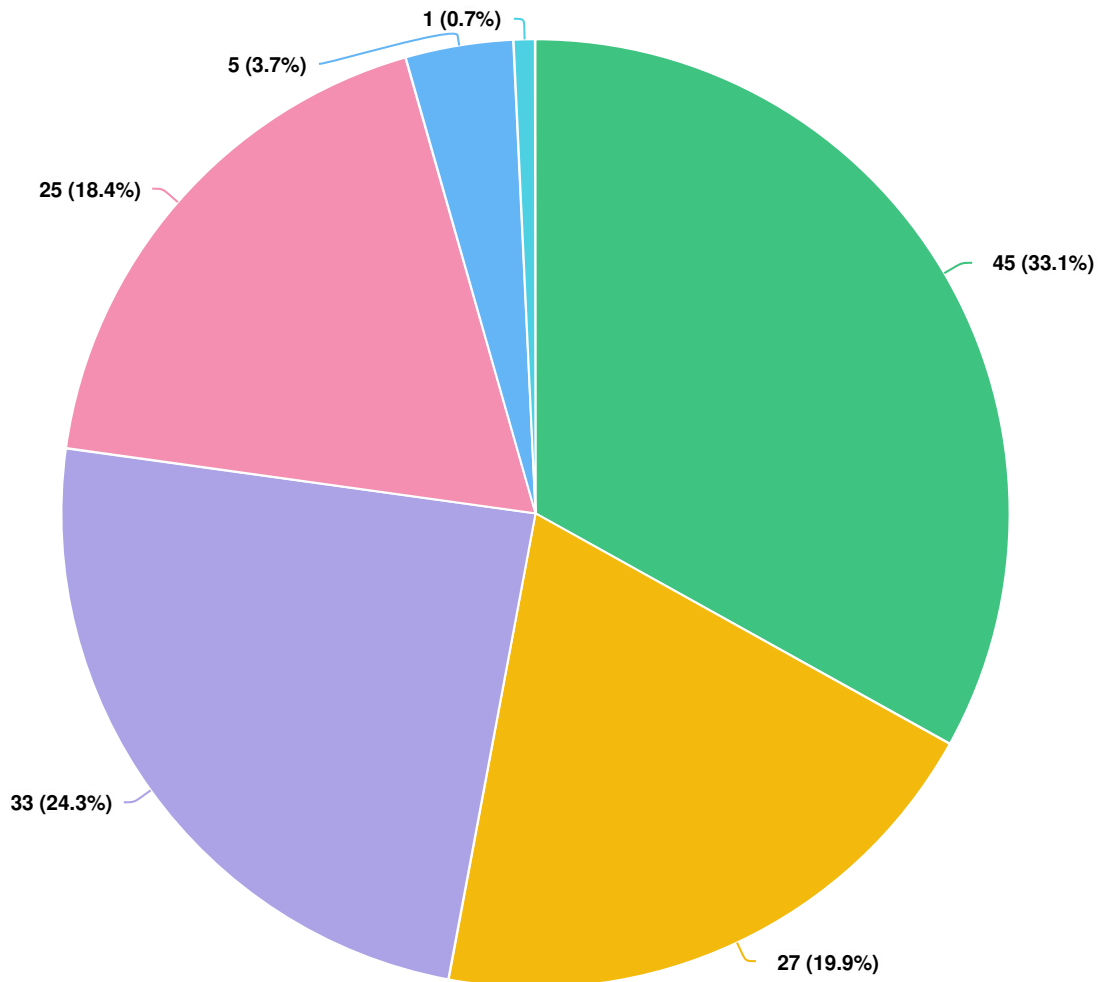


Question options

● Strongly agree
 ● Agree
 ● Neutral
 ● Disagree
 ● Strongly disagree
 ● Don't know

Mandatory Question (136 response(s))
 Question type: Dropdown Question

Q6 A minimum of one off-street parking space, in addition to what is required for a single-family home, should be required for an ADU.



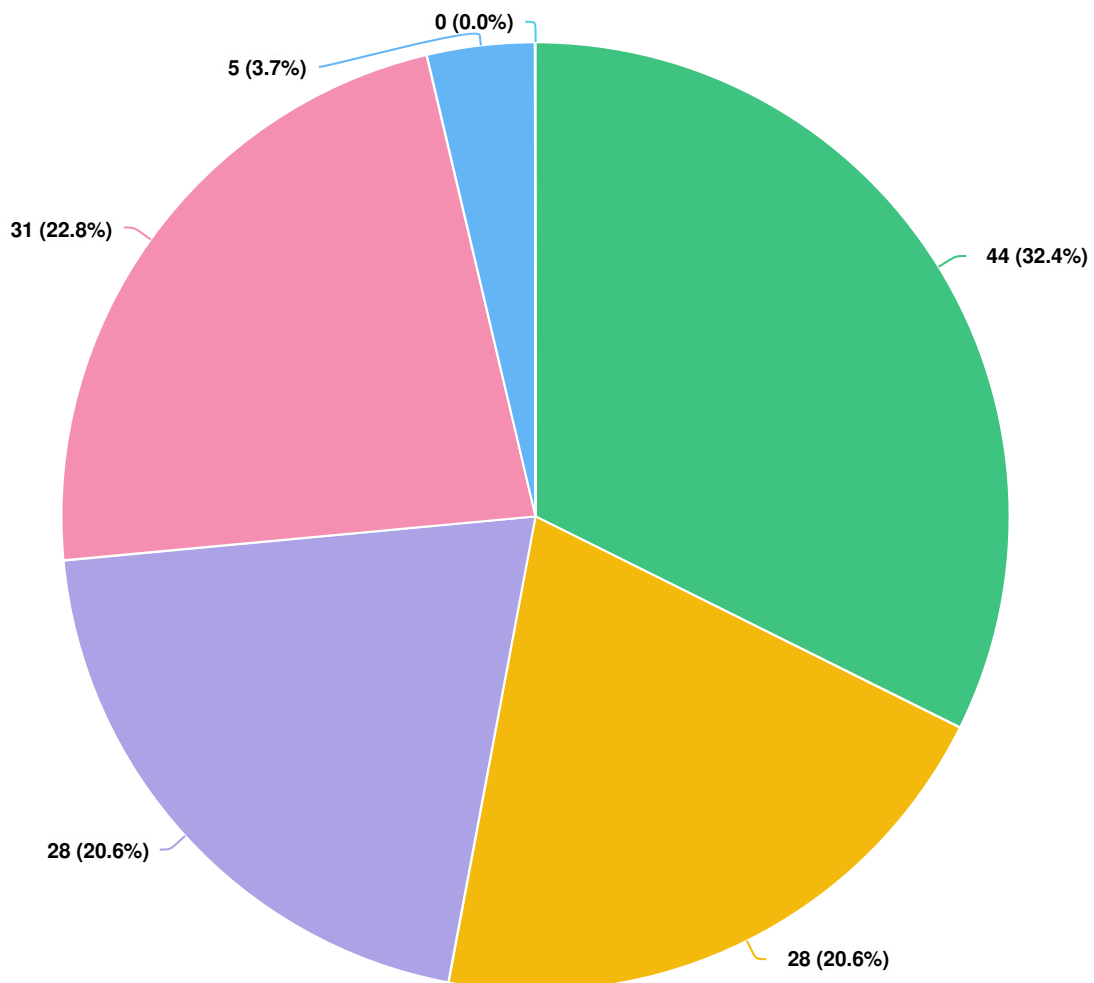
Question options

● Strongly agree
 ● Agree
 ● Neutral
 ● Disagree
 ● Strongly disagree
 ● Don't know

Mandatory Question (136 response(s))

Question type: Dropdown Question

Q7 ADUs should be required to match the primary home in terms of appearance rather than allowing flexibility in materials, colors, or roof style/pitch.

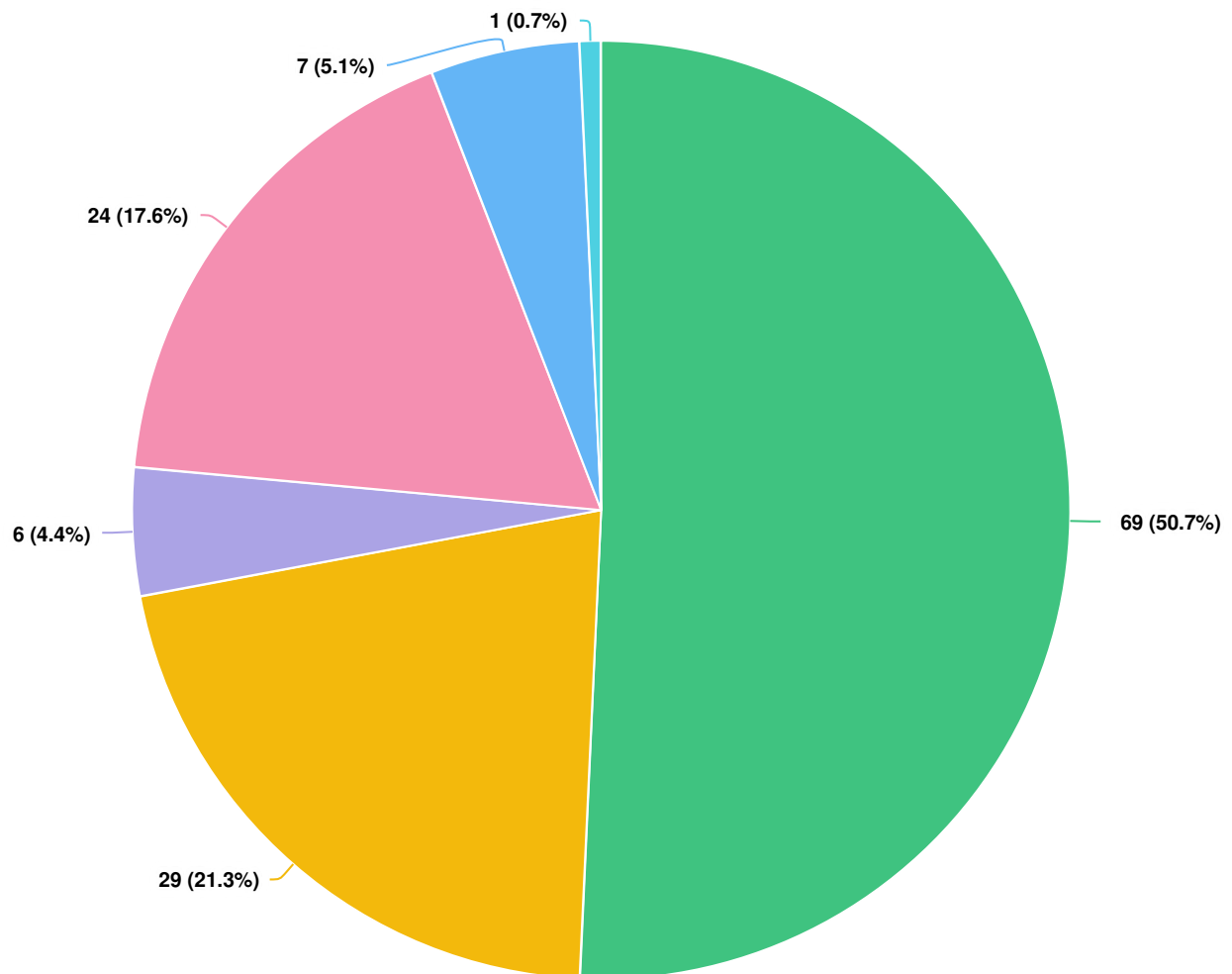


Question options

● Strongly agree
 ● Agree
 ● Neutral
 ● Disagree
 ● Strongly disagree
 ● Don't know

Mandatory Question (136 response(s))
 Question type: Dropdown Question

Q8 I would support allowing ADUs in Edina.

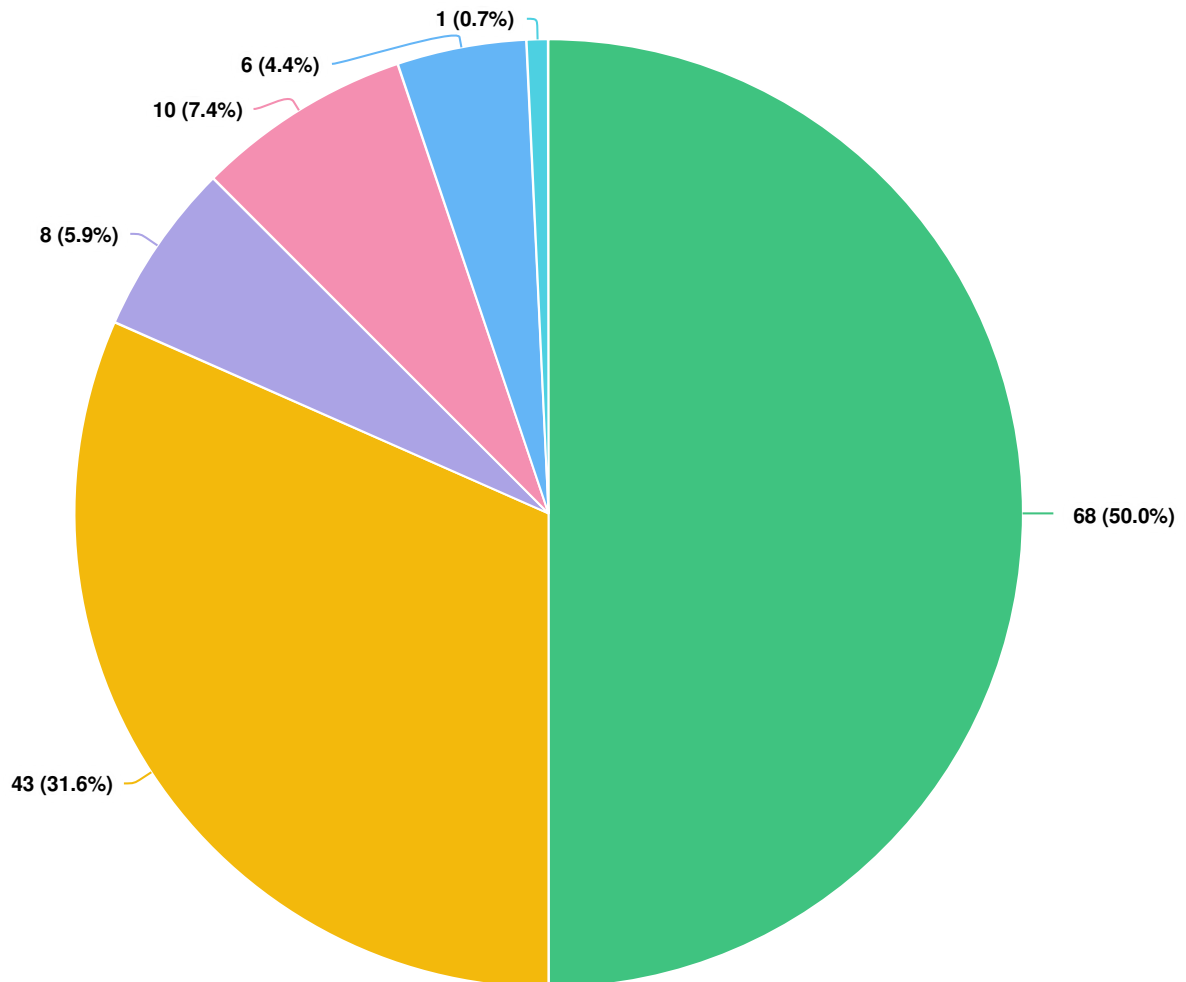


Question options

● Strongly agree
 ● Agree
 ● Neutral
 ● Disagree
 ● Strongly disagree
 ● Don't know

Mandatory Question (136 response(s))
 Question type: Dropdown Question

Q9 | I would support allowing interior ADUs. (A separate unit within the primary home, typically within a basement or attic)



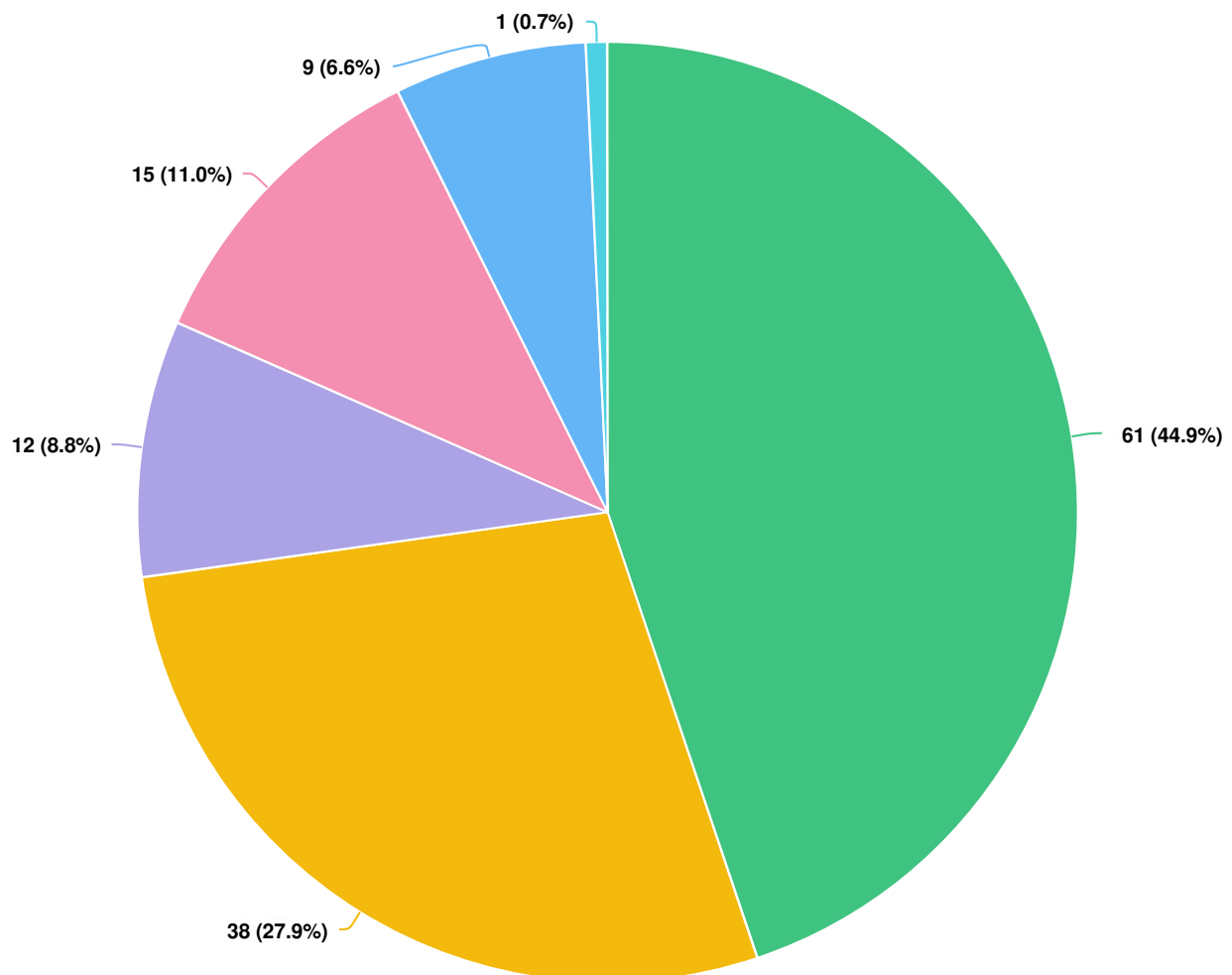
Question options

● Strongly agree
 ● Agree
 ● Neutral
 ● Disagree
 ● Strongly disagree
 ● Don't know

Mandatory Question (136 response(s))

Question type: Dropdown Question

Q10 | I would support allowing attached ADUs. (A separate unit built as an addition to the primary home)



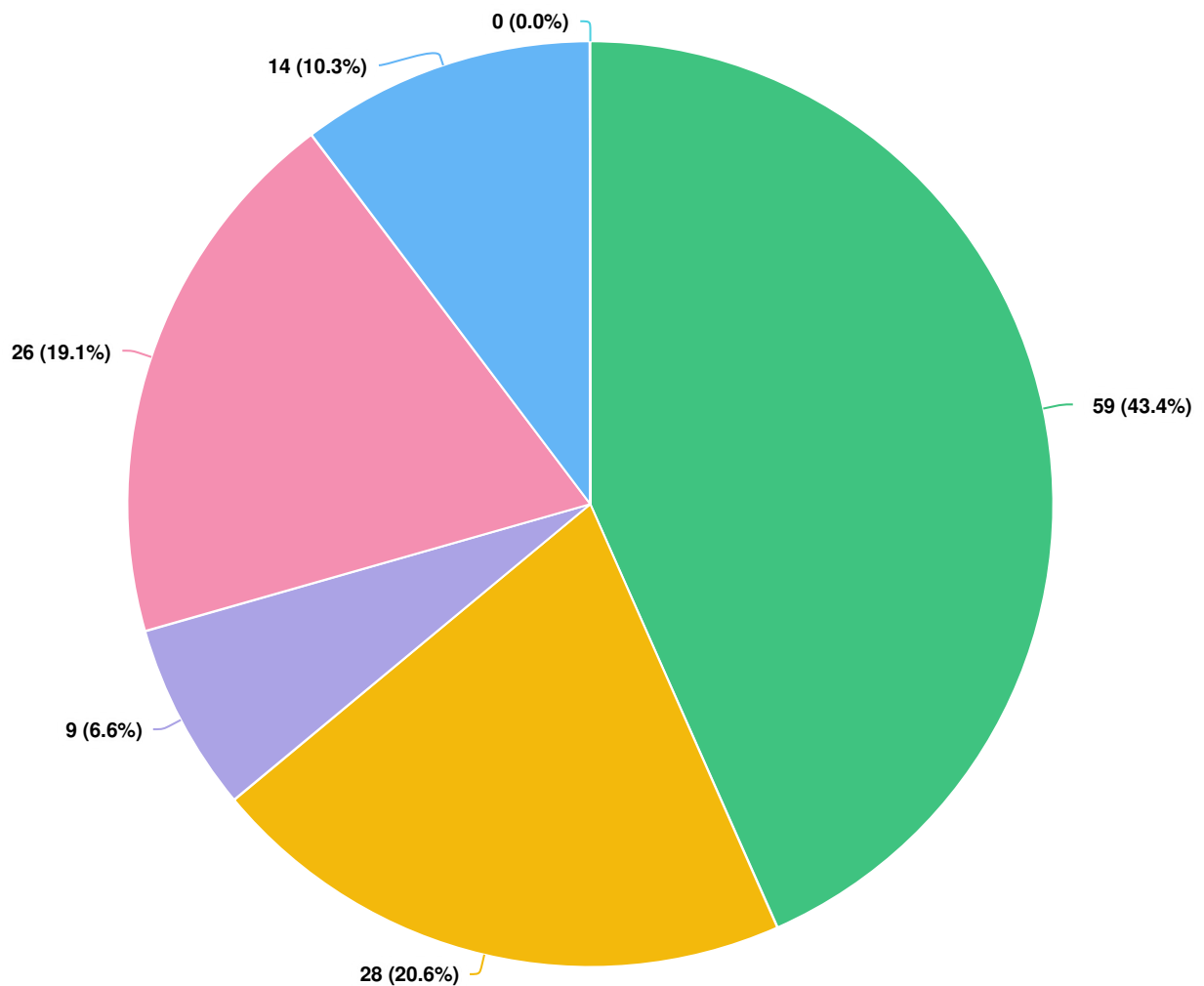
Question options

● Strongly agree
 ● Agree
 ● Neutral
 ● Disagree
 ● Strongly disagree
 ● Don't know

Mandatory Question (136 response(s))

Question type: Dropdown Question

Q11 | I would support allowing detached ADUs. (A separate unit that is built as a standalone structure)

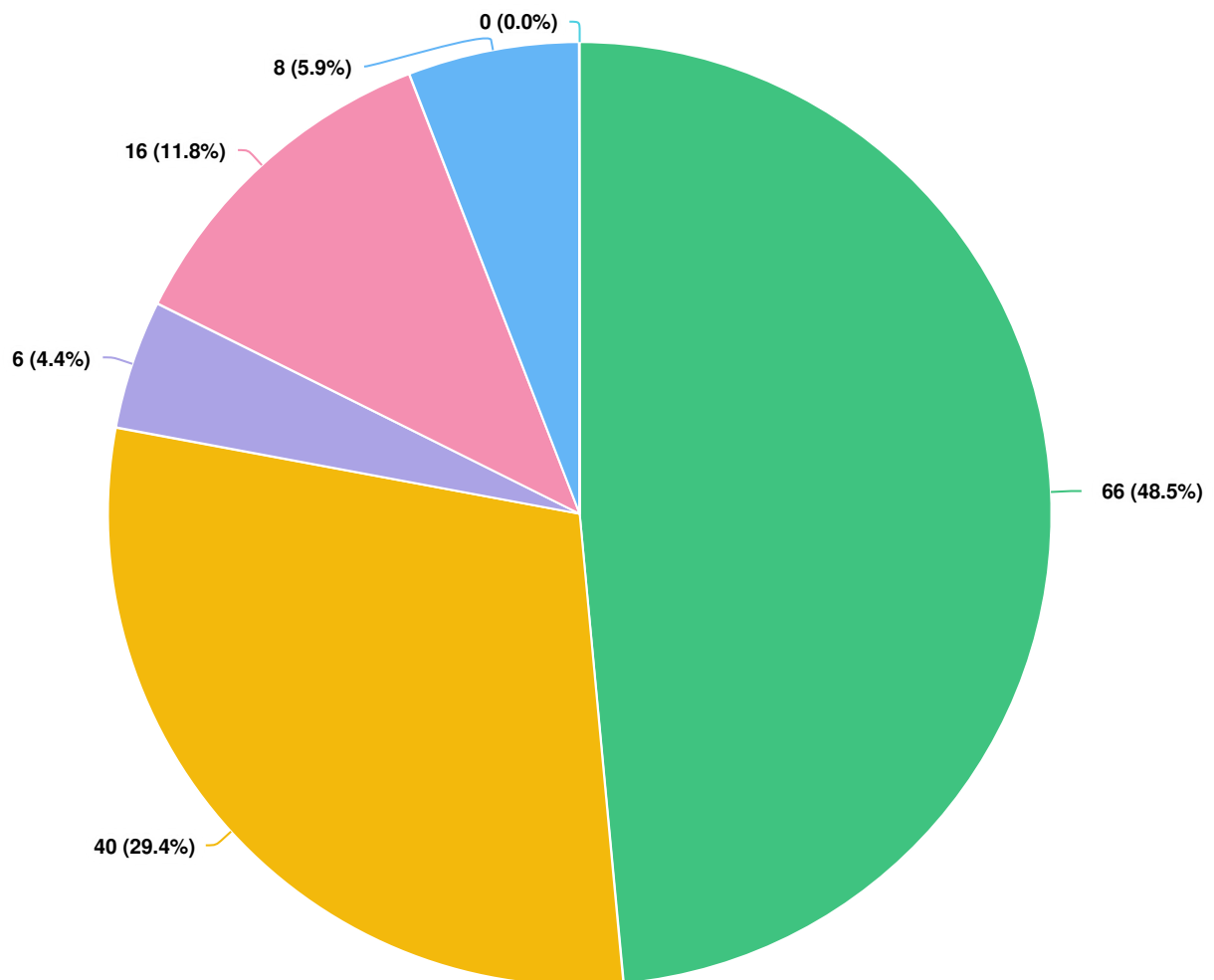


Question options

● Strongly agree
 ● Agree
 ● Neutral
 ● Disagree
 ● Strongly disagree
 ● Don't know

Mandatory Question (136 response(s))
 Question type: Dropdown Question

Q12 I would support allowing ADUs above a detached garage. (A separate unit that is built above a detached garage)



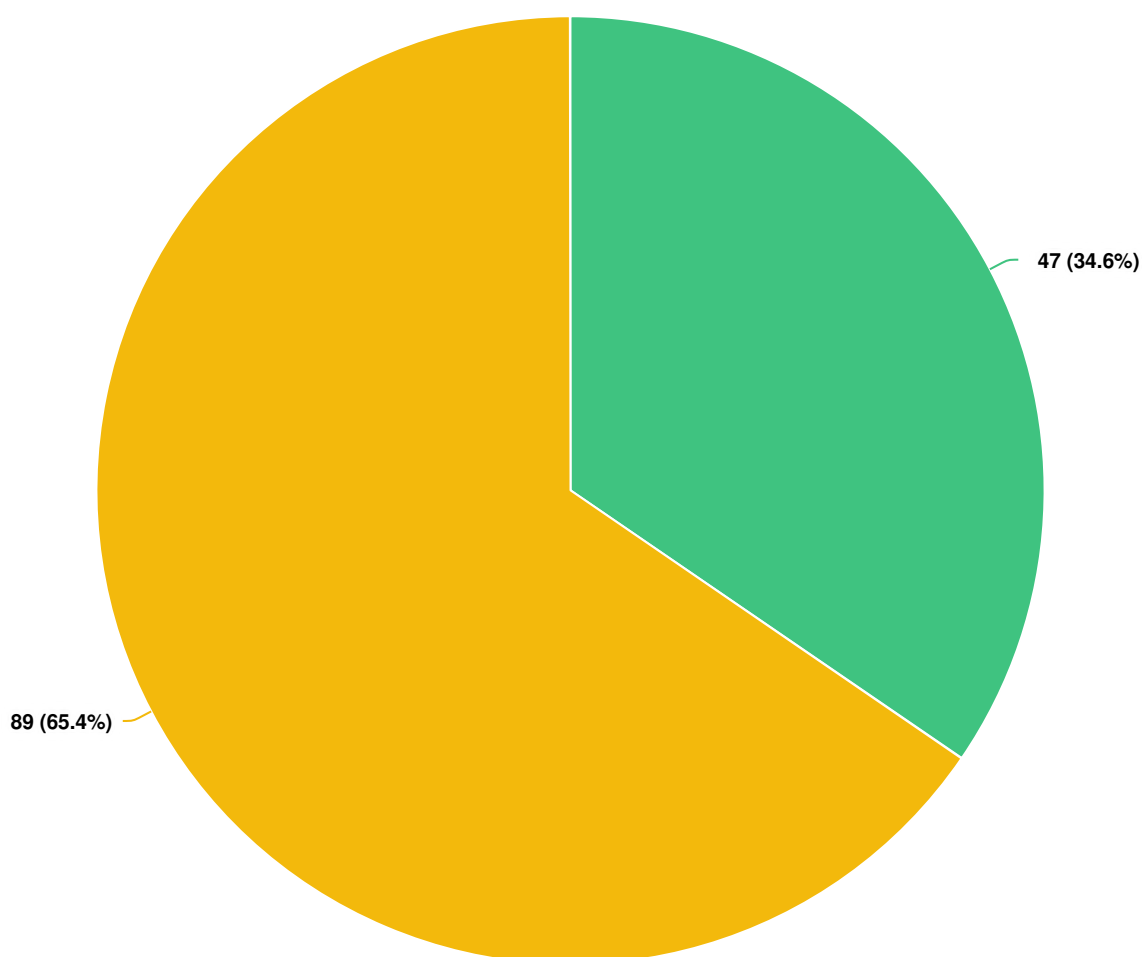
Question options

● Strongly agree
 ● Agree
 ● Neutral
 ● Disagree
 ● Strongly disagree
 ● Don't know

Mandatory Question (136 response(s))

Question type: Dropdown Question

Q13 Would you like to participate in an ADU focus group or interview?



Question options

☒ Yes ☐ No

Mandatory Question (136 response(s))
Question type: Dropdown Question

Q14 | Is there anything else you would like to share with us related to ADUs?

Screen Name Redacted

7/21/2023 08:15 AM

The city might want to come up with some preapproved ADU plans such as is done in Seattle. The plans could have exterior facades frequently found in Edina. If owner occupied is required, this should be only for the initial approval so as not to limit the sale and use of the property in the future. The city should allow spec builders who intend to sell to an owner occupant to include an ADU in their design and development of a property. The ADU should be licensed and treated as any other rental in Edina except if it is owner or co-owner occupied.

Screen Name Redacted

7/21/2023 12:38 PM

While I agree ADUs should be allowed, creating the policy around how they are achieved will be critical. For instance, not every site allows for parking, other than off-site (on the street), which i would not support. parking will be one of the bigger questions to address.

Screen Name Redacted

7/26/2023 10:38 AM

Have several concerns about ADUs especially related to small lots and parking. Parking: our residential streets are looking more and more like parking lots which has conflicting consequences, especially during Minnesota's long winter months and needed snow removal. The language allowing ADUs must be very clear with little flexibility and strictly followed.

Screen Name Redacted

7/26/2023 12:54 PM

ADUs will be a vital option for families with aging parents, to allow them to have independence, yet be close to family. As Minnesota's aging population grows, it will be increasingly important to have a wider range of housing options for them.

Screen Name Redacted

7/26/2023 12:55 PM

No ADUs! Stop destroying the Edina qulaity of life.

Screen Name Redacted

7/26/2023 01:23 PM

I hope the City of Edina will consider adopting the Accessory Dwelling Units to solve our housing shortage and cultural changes in our area? I look forward to the City of Edina meeting the housing and sustainability goals (and follow past guided documents) by passing ADU's in Edina.

Screen Name Redacted

7/26/2023 02:01 PM

No more making Edina a giant piece of concrete with all these high rises and affordable housing units. The cut through traffic in our neighborhoods is ruining our once wonderful quiet Edina.

Screen Name Redacted

7/26/2023 02:52 PM

Thank you for considering this option. With the pandemic, we've all witnessed how life requirements can change for ourselves, our families, our neighbors. Having the flexibility to create multi-family housing for multi-generational homes or ways to earn income is clearly a need as our communities age.

Screen Name Redacted

7/26/2023 08:36 PM

ADU's make sense to allow families to have other family members/friends to have independence and have access to support. Many lots in Edina have space for an ADU as a separate unit or part of existing unit. It's basically an addition. Many homes are over 5000- 8000 square feet of primary housing. Other homes have only 2000-3000 square feet and an ADU is an excellent option for more living space on the property.

Screen Name Redacted

7/27/2023 08:15 AM

Edina has an increasing number of single family home properties that are becoming rentals. A number of these rentals (two on our block already) are home to a number of families. Even though the "rules" are that you have to be from the same family, that is clearly not the case. Over time, this is going to reduce property values. An owner has a vested interest in maintaining their property. When renting, an owner's interest is in receiving income on his/her investment. One could argue that they also want to keep up the property but that does not appear to be the current norm considering the rental properties we have seen. Adding an ADU only exacerbates this problem. If we want to add population, the City has clearing given the green light to numerous apartment/condo projects and those that want an affordable option for a number of occupants can go in that direction. That is certainly a better alternative than 2+cars on the street coupled with 4-6 in the driveway and two on the grass. In addition, multiple occupants create more garbage and recycling which often overflows and on windy days, blows down the street. Please drop this idea of ADU's. Our town is experiencing enough slide in neighborhood quality of life.

Screen Name Redacted

7/27/2023 02:23 PM

In home senior living is a huge issue. My current home where my 83 yr old father resides has a 1962 build with many stairs. Providing him with a ADU set up for his aging needs would be overwhelming helpful. I do not believe this will allow us to participate but for my aging it may. Please pass!!

Screen Name Redacted

7/29/2023 10:29 AM

A lot to be learned. How is this working in other communities.
Pros/cons

Screen Name Redacted

8/02/2023 07:41 PM

I am supportive of ADUs in Edina. For detached ADUs, I would like to know that there are setback requirements such that an ADU couldn't be build right up to or against the property lot line. Additionally, I think there should be some clear parameters on size so that the detached units wouldn't look out of proportion to the primary home.

Screen Name Redacted

8/03/2023 04:58 AM

Design is everything in this case. If the effort is to squeeze out additional income then the quality, design and durability may well suffer and the impact on the neighborhood can be detrimental. The potential projects must always require conditional use permits with design oversight.

Screen Name Redacted

8/03/2023 12:28 PM

I think ADUs should be allowed because it will build density within areas of single family zoning (93% of residential land use). Higher density will support sustainability with public transit. It will also provide more affordable options for single or downsizing households.

Screen Name Redacted

8/04/2023 02:38 PM

Is a great option for a family that has an aging parent who they want closer and those who like multi generational living. It is also a space for visiting family, a nanny or a caregiver who lives on site. Also, after a divorce, if conditions are right, it makes co parenting more available. In a neighborhood where all the adults are working, having a retired adult present during the day provides security and potentially allows letting in service people to do deliveries and home repairs. It makes neighborhoods more multigenerational and keeps elders out of expensive facilities that bankrupt them. There are many, many benefits most people would not understand. Zoning detail is need, but the NIMBYs need to realize they do not have a veto over how others develop their property within code.

Screen Name Redacted

8/04/2023 03:44 PM

While we should do much, much more to relax zoning and eliminate exclusive single family zoning, the extremely small step of allowing ADUs of any sort and without parking requirements should be easy to say yes to.

Screen Name Redacted

8/04/2023 03:53 PM

Concerned how impervious surface, utilities, setbacks, and building heights would be altered if ADU's were free standing on city size lots. Free standing ADU's should not change the character of SF zoned residential. If allowed as rental units should follow city building code, be inspected and registered/taxed as additional homestead. Limit the number of ADU's allowed on a block/neighborhood? Prohibit use as VRBO. To ensure compliance city should modify 30 day occupancy to

6 month occupancy. ? Does the city currently enforce existing 30 day rules? How many non registered ADU's currently exist in Edina? Two homes in my neighborhood in the 1990's rented their basement (walk out) to a non relatives. (No longer a practice).

Screen Name Redacted

8/04/2023 08:55 PM

I used to live in Seattle and they allow all of this

Screen Name Redacted

8/05/2023 07:04 AM

ADUs rented should have requirements as other rentals

Screen Name Redacted

8/07/2023 03:12 PM

Regarding parking, I am assuming that the requirement to have an off-street parking place could be met by parking the additional car in a driveway. I would prefer that there be no specific requirement for parking other than any existing space lost due to construction of the ADU must be replaced (or satisfied by permitted driveway parking) I support having ADUs be governed by the same requirements that apply to the existing SFH on the property for: Height, setbacks, occupancy, rentals, appearance, entrance orientation, permitting process, neighborhood character. The lot coverage limit should be whatever exists for the lot with no new special requirement. I support having no density restrictions. I support permitting in all residential zones including R1, R2. I support having no special fees for ADUs and discounting permit fees as a way to encourage construction. I support having no size requirements (with the minimum set by livability requirements (separate entrance, kitchen/kitchenette, bathroom, living/sleeping area). I support allowing the ADU to use existing water and sewer capacity (unless there is a specific issue created by the ADU). I believe the addition of an ADU should not trigger a full reassessment of the house for taxes, just a determination of the value added by the ADU. I support offering funding programs for ADUs. designed to be affordable per the City's affordable housing definitions.

Screen Name Redacted

8/08/2023 06:25 AM

I support tiny houses specifically and any rezoning or changes of ordinances to make them more prevalent.

Screen Name Redacted

8/08/2023 12:15 PM

I think these make sense to allow. Because those occupying the ADU may be college students or elderly, I don't think off-street parking should be a blanket requirement. I don't think ADUs will do much to address the shortage of housing, but everything helps, and allowing more density can only help the environment.

<p>Screen Name Redacted</p> <p>8/08/2023 04:44 PM</p>	<p>I error on the side of allowing property owners more rights with their land. All these restrictions and rules have a tendency to backfire.</p>
<p>Screen Name Redacted</p> <p>8/09/2023 10:51 AM</p>	<p>A lot of this depends on the use made of the ADU. If used by the primary homeowner, parking, for example, would not be an issue. But it would be a huge issue for a rental. Would need to know the proposed changes to the zoning ordinance - these would greatly affect neighbors.</p>
<p>Screen Name Redacted</p> <p>8/09/2023 12:06 PM</p>	<p>Generally I am in favor of this. But how would churches in Edina that are zoned as R1 be affected by this potential new ordinance? Would they have the right to add in multiple brand new units? It looks like that would be the case if that's what the new ordinance would allow. I think the Edina public will generally be OK with ADUs, especially in an existing house/garage or as a reasonably sized add-on, but that it should be separated in the ordinance if a true residence/house adds an ADU vs a Church or other entity zoned as R1. If this ordinance was passed, many ADUs could be added on empty Church land which would change the 'unique charm' of each neighborhood.</p>
<p>Screen Name Redacted</p> <p>8/09/2023 12:16 PM</p>	<p>I would seriously oppose using this type of ordinance, if approved, to jam any (1) New building onto grandfathered properties that do not have current R1 status or (2) Allow any construction of multiple ADUs on the same property.</p>
<p>Screen Name Redacted</p> <p>8/10/2023 12:44 PM</p>	<p>I live across the street from my parents and although it's not the same as an adu the value in multigenerational housing is a special gift. That being said I think a key factor in allowing adus is that one unit must be owner occupied and perhaps receive the blessing from at least one adjacent property owner. I think a size limit to the adu would also be important and a sustainability requirement as you don't want the adu taking up so much space that there's no longer space for ground water.</p>
<p>Screen Name Redacted</p> <p>8/11/2023 01:45 AM</p>	<p>Lot sizes and residential density vary greatly in Edina. ADU regulations should include lot coverage and setbacks.</p>
<p>Screen Name Redacted</p> <p>8/11/2023 07:53 AM</p>	<p>I agree with the overall concept as long as the alteration/addition is compliant with aesthetics of the home and neighborhood. Thanks</p>

Screen Name Redacted 8/11/2023 10:57 AM	None
Screen Name Redacted 8/11/2023 01:47 PM	If ADU's are allowed in nearby communities then residents have the option to move to a nearby community and build an ADU. This is why it is not needed in Edina.
Screen Name Redacted 8/12/2023 08:13 AM	Edina needs affordable options especially as the population ages
Screen Name Redacted 8/13/2023 08:44 PM	Please shorten/simplify the permitting process. Let's help this work well!
Screen Name Redacted 8/14/2023 04:30 PM	Stop ruining our city
Screen Name Redacted 8/15/2023 07:43 AM	ADUs allow for multi-generational families and/or caretakers to live in proximity but with some degree of privacy. They also increase density with a smaller footprint than apartments which are not zoned for 93% of Edina. ADUs could allow seniors to stay in their neighborhoods/own homes. Make permitting process straightforward and simple if Edina wants to support ADUs, permitting in all residential zones.
Screen Name Redacted 8/15/2023 07:09 PM	ADUs are a good option that will allow the city to comply with its affordable housing goal as well as with their climate action plan, since it needs to increase density in order to reduce VMT and reduce GHG.
Screen Name Redacted 8/16/2023 05:57 AM	This would be excellent for aging parents or children with chronic illnesses (like Long Covid) that can not work or earn enough for independent apartment rent.
Screen Name Redacted 8/16/2023 06:36 AM	I would like to see further research that indicates the impact of ADUs on the environment, housing supply, traffic, and lastly how Edina will manage and tax these units.
Screen Name Redacted 8/16/2023 07:02 AM	ADUs are important but unlikely to have huge impact in Edina given its sprawling nature. Instead, the city should allow multi family dwellings on any lot by right and streamline building reviews/processes with a focus on reducing time and cost.

Screen Name Redacted 8/16/2023 09:36 AM	I would like to consider building one for my family.
Screen Name Redacted 8/16/2023 10:12 AM	Great idea, sorely needed.
Screen Name Redacted 8/16/2023 05:20 PM	I think a specific headcount of dwellers allowed per ADU should be enforced.
Screen Name Redacted 8/16/2023 05:54 PM	ADU's are already allowed in virtually all our surrounding cities, and farther out suburbs like Wayzata. We should look at their ordinances, problems and successes, in writing our ordinance. There are many positive reasons and the few potential issues can be minimized or solved.
Screen Name Redacted 8/16/2023 08:25 PM	Please no
Screen Name Redacted 8/17/2023 04:26 PM	Concerns: (1) Where are the extra cars going to be parked? More cars on streets will make it more difficult for snowplows to do their job. I don't want Edina streets to be like Minneapolis streets in the winter. (2) Where will ADU occupants going to go during a tornado warning? Only the internal ADUs in basements avoid unsafe conditions in this regard. (3) Changing the ordinance will just make the rich richer because it will increase property values. The land owner will benefit, but nonlandowners will have to pay more to be a property owner.
Screen Name Redacted 8/17/2023 07:49 PM	An ADU is not a structure that many people would want on their property. Re-take your survey that showed 60+ percent approved of the concept. I was not aware of that survey. Please don't push through this concept because the majority of the Council members think it's a trendy good idea. Homeowners also want the privacy of their own "castle". Edina does not have to emulate Mpls. in so many ways. I did not choose to live in a mini-Mpls. I'm seriously considering moving out of Edina at some point in time.
Screen Name Redacted 8/19/2023 10:00 AM	Our city is already what I consider overpopulated. We are opposed to this change
Screen Name Redacted 8/20/2023 06:19 AM	1. Can the City offer any guidance as to how an ADU would affect property taxes? Property taxes are already quite high in Edina, so

much so that it makes it difficult for retired and fixed-income families to remain part of the city. 2. Would all existing building codes and zoning (with the exception of allowing ADUs) apply to ADUs?

Screen Name Redacted

8/20/2023 02:16 PM

Making ADUs available in a way that is both responsible and reasonable (i.e., carefully designed, appropriate guidelines that assure every ADU blends well both with the existing home and, more generally, the immediate neighborhood) offers an excellent option to aging members of our community who have families or friends who are able and willing to support them in this impactful, important way.

Screen Name Redacted

8/20/2023 04:33 PM

The whole tenor of the introduction is slanted toward the concept. It gives an impression that input is really not going to be considered.

Screen Name Redacted

8/21/2023 06:35 PM

My answer to number 13 is maybe, would depend on timing and location etc. Thanks!

Screen Name Redacted

8/22/2023 11:11 PM

The availability of this type of housing would have been wonderful for my family years ago for my grandparents. I can think of no reason why they should not be acceptable if there is sufficient land/space to build one. Edina has been far behind the times in providing affordable housing - this would be a fantastic option for those who want to stay in Edina but need flexibility, convenience and the ability to stay close to the unique area that is our suburb.

Screen Name Redacted

8/23/2023 10:33 AM

Since moving to Edina, we've seen our backyard neighbor add four detached structures to their property (13X14 A Frame , two 8X10 sheds, and 1 car port 10X20). Non of these structures were present when we moved to our home. Visitors are astonished to see this type of activity in a residential neighborhood. While an ADU is great in principle, allowing this will change the aesthetic of our residential neighborhoods, and we feel isn't necessary or what brought us to Edina to begin with.

Screen Name Redacted

8/23/2023 12:25 PM

I think it would be important for people to consider resale and financeability on properties with ADU's. Also, what impact would having more rental/income generating properties have on an average Edina neighborhood. #4 - Primary home only.

Screen Name Redacted

8/24/2023 08:55 AM

This is necessary with the cost of assisted living and skilled nursing.

Screen Name Redacted

8/27/2023 03:13 PM

I have always been a fan of ADUs. When I built my separate garage I had to choose between electricity or water, not both. As far as parking Edina has stringent street parking rules, that do not allow parking on street for more than 6 hours. I appreciate no parking rules during the snow season. Question 6 is not viable year round. I may like to participate in a focus group but do not know what the time commitment is?

Screen Name Redacted

8/28/2023 05:59 PM

I would also support short term rentals (ex. AirBnB) for ADUs and for spaces in homes.

Screen Name Redacted

8/28/2023 07:20 PM

I believe this would have a negative impact on property values, tax income stability and increased cost of services in our community. I do not support showing ADU's

Screen Name Redacted

9/06/2023 03:44 AM

I think ADUs would be a great idea and bring Edina to the future. It would be a great opportunity for extended family (aging parents, young adults)

Optional question (60 response(s), 76 skipped)

Question type: Essay Question