

**CITY OF EDINA**  
**ORDINANCE NO. 2018-09**  
**AN ORDINANCE AMENDING THE ZONING ORDINANCE**  
**TO ESTABLISH THE PUD-17, PLANNED UNIT**  
**DEVELOPMENT-17 ZONING DISTRICT**

The City Of Edina Ordains:

Section 1. Chapter 36, Article VIII, Division 4 is hereby amended to add the following:

Sec. 36-507 Planned Unit Development District-17 (PUD-17) 4500 France Avenue Apartments

(a) Legal description:

Exhibit A

DESCRIPTION OF PROPERTY SURVEYED

(Per Stewart Title Guaranty Company Commitment for Title Insurance File No. 556328, effective date May 5, 2017, issued by Land Title, Inc.)

Parcel 1:

Lots 1 and 2 and that part of Lot 6 described as follows: Commencing at the most Northerly corner of said Lot 6; thence South along the East line of said lot; 40.62 feet; thence Northwesterly 30.2 feet to a point on the Northerly line of said Lot 6, distant 27.19 feet Westerly from the point of beginning; thence Northeasterly to the point of beginning, all in Block 2, "Fairbairn's Rearrangement" in Waveland and Waveland Park, including all of the vacated alley which lies North of the South line of said Lot 2 extended West, Hennepin County, Minnesota.

(Abstract Property)

Parcel 2:

Lots 3, 4 and 5;

That part of Lot 6, described as follows: Commencing on the Easterly line of said Lot at a point distant 40.62 feet Southerly from the most Northerly corner of said Lot, thence Northwesterly 30.2 feet to a point on the Northwesterly line of said Lot distant 27.19 feet Southwesterly from the most Northerly corner of said Lot; thence Southwesterly along the Northwesterly line of said Lot to the most Westerly corner of said Lot, thence Southeasterly along the Southwesterly line of said Lot to the most Southerly corner of said Lot, thence Northerly along the Easterly line of said Lot to the point of beginning;

That part of the alley now vacated, described as follows: Commencing at the point of intersection of the center line of alley, now vacated with the North line of Lot 3 extended Westward, thence East on said extended line to the Northwest corner of said Lot 3, thence along the Easterly line of said alley to the most Southerly corner of Lot 5, thence Southwesterly along an extension of the Southeasterly line of said Lot to the center line of said alley, thence Northwesterly along the center line of said alley to a point of its intersection with a line erected to bisect the angle existing in the Westerly line of said alley, thence Southwest along said line to the West line of said alley, thence North along said West line to a point in said line 40.62 feet South of the most Northerly corner of Lot 6, the same being the point of intersection to said West line of alley with the extension Westward of the North line of Lot 3, thence East along said extended line to the point of beginning;

All in Block 2, "Fairbairn's Rearrangement" In Waveland And Waveland Park (Torrens Property)

And

(Per Stewart Title Guaranty Company Commitment for Title Insurance File No. 558881 3rd Supplemental, effective date August 4, 2017, issued by Land Title, Inc.)

Parcel A:

Lot 7, Block 2, Fairbairn's Rearrangement In Waveland And Waveland Park, Hennepin County, Minnesota. Together with that part of the adjacent vacated alley that accrued thereto by reason of the vacation thereof.

And

Parcel B:

Lot 8, Block 2, "Fairbairn's Rearrangement" In Waveland And Waveland Park,

Hennepin County, Minnesota

(Abstract Property)

(b) Approved Plans. Incorporated herein by reference are the re-development plans, including the master development plan for the site received by the City on July 10, 2018 except as amended by City Council Resolution No. 2018-\_\_ on file in the Office of the Planning Department.

(c) Principal Uses:

All uses allowed in the PCD-1 Zoning District.

Multi-family Apartments/Condos.

Senior Housing

(d) Accessory Uses:

All accessory uses allowed in the PCD-1 Zoning District.

(e) Conditional Uses:

None

(f) Development Standards.

	Required
<b>Setbacks - Buildings</b>	
Front – France Avenue	8 feet
Front – Sunnyside Road	3 feet
Side – West	25 Feet
Side – South	15 feet
<b>Building Height</b>	4 stories and 50 feet
Parking lot and drive aisle setback	
Street	20 feet
Side & Park	10 feet
<b>Maximum Floor Area Ratio (FAR)</b>	1.5 FAR
<b>Parking Stalls</b>	Shall be regulated per the Planned Commercial District Parking Regulations Section 36-1312

(g) Signs shall be regulated per the Planned Commercial District Regulations.

Section 2. This ordinance is effective upon approval publication of the Ordinance.

First Reading: October 2, 2018

Second Reading: November 7, 2018

Published: December 6, 2018

Attest:

Debra A. Mangen, City Clerk

James B. Hovland, Mayor

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December 6, 2018  
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