

**CITY OF EDINA**

**ORDINANCE NO. 2019-03**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
TO REVISE 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 as follows:

**Sec. 36-507 Planned Unit Development District-17 (PUD-17) Pentagon Park South**

(a) Legal description:

Exhibit A

All of the following described land:

Those parts of Tracts A and B lying Southerly of the following described line: Beginning at a point on the West line of said Tract B distant 220 feet North of the Southwest corner thereof; thence run Northeast-erly to a point on the North line of said Tract B distant 170 feet West of the Northeast corner thereof; thence run Northeasterly to a point on the East line of said Tract A distant 40 feet North of the Southeast corner thereof and there terminating.

Tract C,

Tracts E and F, except those parts thereof lying Northerly of the following described line: Beginning at a point on the East line of Tract A, distant 40 feet North of the Southeast corner thereof; thence run Northeasterly to a point distant 120 feet West and 32 feet South of the Northeast corner of said Tract E; thence run Easterly parallel with the North line of said Tract E for 30 feet; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds for 12 feet; thence run Easterly and Southeasterly parallel with the Northerly and Northeasterly lines of said Tracts E and F to its intersection with the following described line: Beginning at a point on the Southwesterly line of Tract S distant 105 feet Southeasterly of the West line of said Tract S (when measured along said Southwesterly line); thence run Southwesterly at right angles to said Southwesterly line for 100 feet and there terminating,

Tract G, except the East 58 feet of the Southerly 300 feet thereof,

That part of Tract H, lying North of the South 300 feet thereof;

All in Registered Land Survey No. 1050, Hennepin County, Minnesota.

Torrens Property-Certificate of Title No. 1362156.

**ADDED PROPERTY:**

TOGETHER WITH: (PARCELS NOT INCLUDED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER NCS-904068-MPLS, BUT INCLUDED AS PART OF THIS SURVEY) THE EAST 58 FEET OF THE SOUTHERLY 300 FEET OF TRACT G AND THAT PART OF TRACT H, LYING SOUTH OF THE SOUTH 300 FEET THEREOF, BOTH IN REGISTERED LAND SURVEY NO. 1050, FILES OF THE REGISTRAR OF TITLES IN AND FOR HENNEPIN COUNTY, MINNESOTA.

(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 January 17, 2019 except as amended by City Council Resolution No. 2019-17 on file in the Office of the Planning Department.

(c) Principal Uses:

All uses allowed in the MDD-6 Zoning District

Multi-family Apartments/Condos.

(d) Accessory Uses:

All accessory uses allowed in the MDD-3-6 Zoning District.

(e) Conditional Uses:

All conditional uses allowed in the MDD-3-6 Zoning District.

(f) Development Standards.

		Required
<b>Setbacks - Buildings</b>		
77th Street		15 feet
Computer Avenue		15 feet
Normandale Boulevard		50 feet
Viking Drive		10 Feet
Building Height		12 stories & 144 feet per the height overlay district
Parking lot and drive aisle setback		20 feet
Building Coverage		30%
Maximum Floor Area Ratio (FAR)		1.5%
Parking Stalls – Mixed Development District Phase 1 (Based on the uses)		602 stalls

(g) Signs shall be regulated per the Mixed Development District.

(h) Ninety percent (90%) of the parking stalls within the development shall be available to all uses within the development.

**Section 2.** This ordinance is effective upon approval by the Metropolitan Council of the Comprehensive Plan Amendment.

First Reading: Feb. 20, 2019

Second Reading: Waive

Attest:

Sharon Allison, City Clerk

James B. Hovland, Mayor

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