

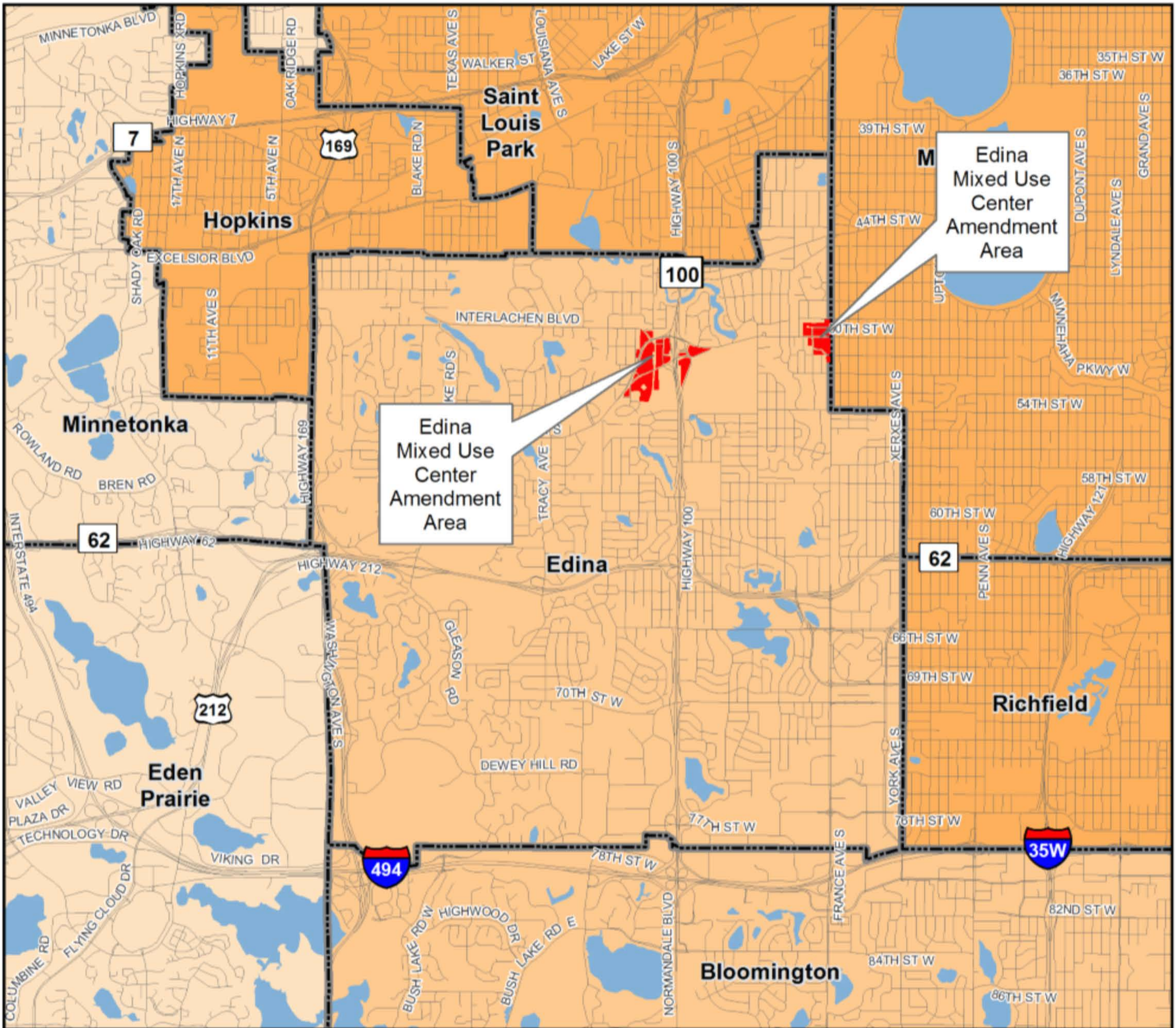
City of Edina – District 5

Mixed Use Center (MXC) Districts – Density and Height Comprehensive Plan Amendment

November 6, 2017

Community Development Committee





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169

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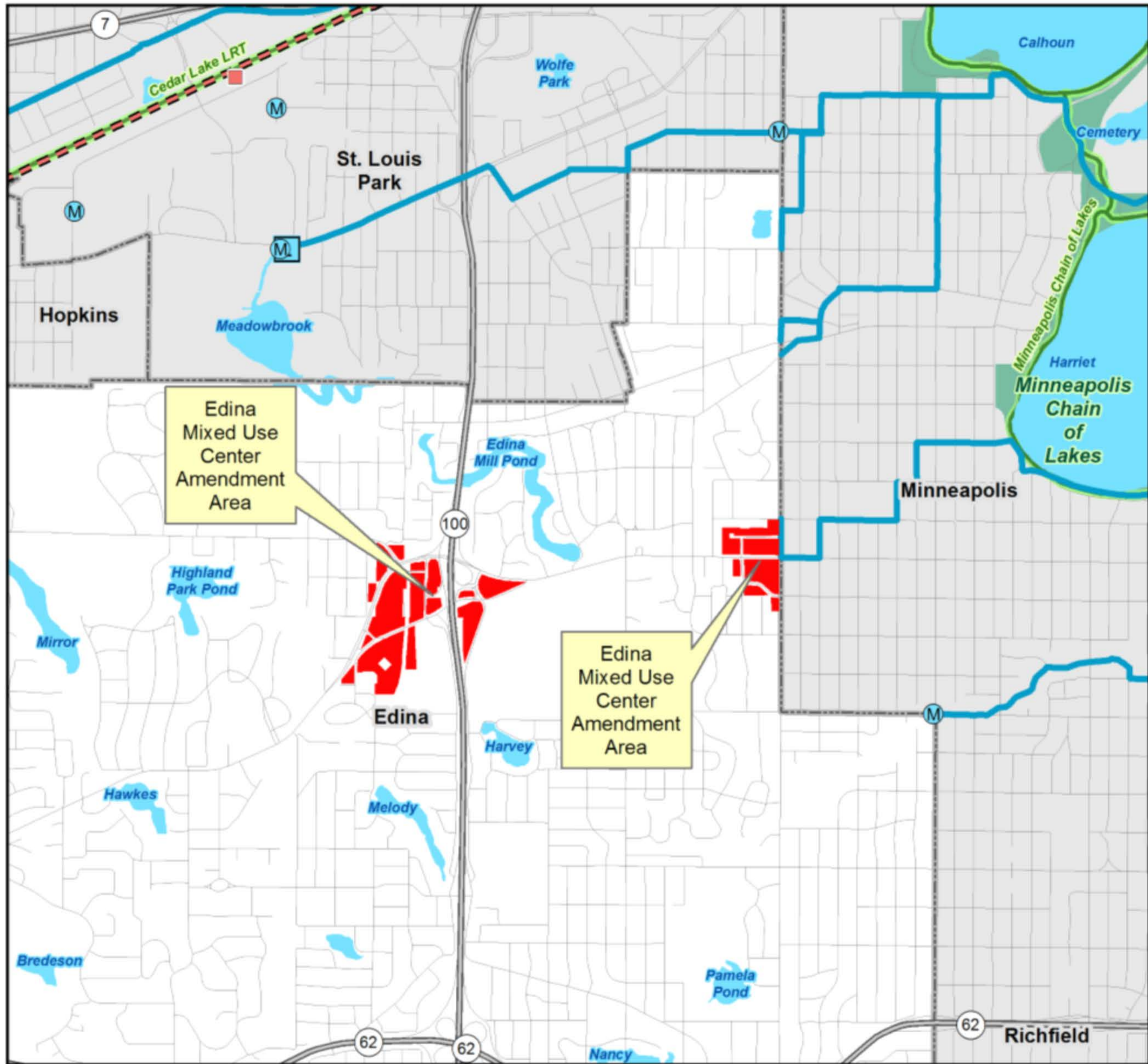
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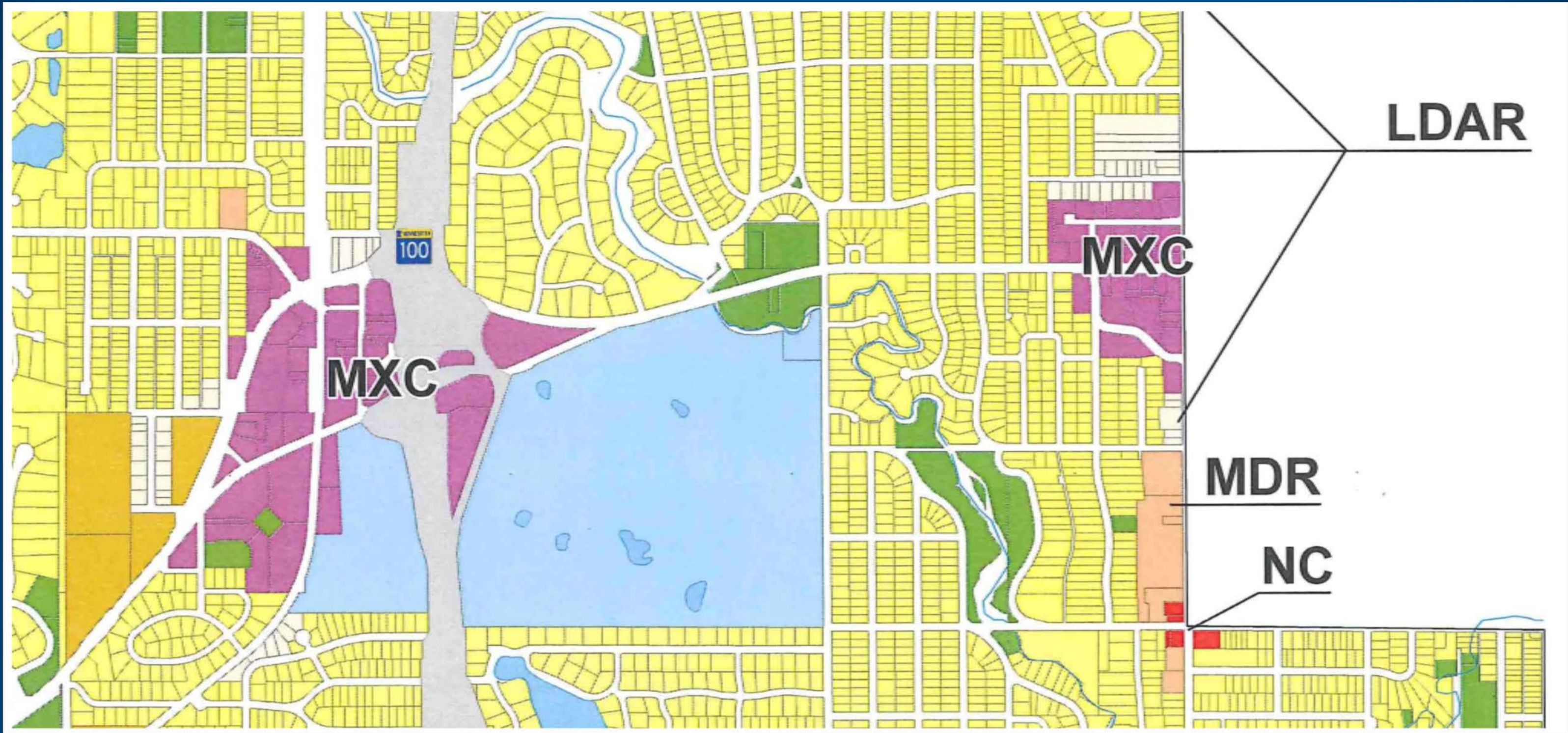
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Legend

- | | | |
|---|--|---|
|  LDR - Low Density Residential |  NC - Neighborhood Commercial |  CAC - Community Activity Center |
|  LDAR - Low Density Attached Residential |  OR - Office Residential |  I - Industrial |
|  MDR - Medium Density Residential |  O - Office |  RM - Regional Medical |
|  HDR - High Density Residential |  MXC - Mixed Use Center |  OSP - Open Space and Parks |
| | |  PSP - Public/Semi-Public |
| | |  LAH - Limited Access Highway |

Analysis

- An increase in development capacity warrants an additional and immediate forecast adjustment given Edina's recent pace of development.
- Additional density in these districts supports existing transit service.
- There is regional sewer capacity to serve increased densities.
- The proposed density at 50th & France is similar to the policy for the Minneapolis side of the district.

Findings

That the proposed amendment:

- Conforms to regional system plans
- Is consistent with Council policies
- Is compatible with the plans of adjacent/affected jurisdictions

Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Edina to place the Mixed Use Center (MXC) Districts – Density and Height Comprehensive Plan Amendment (CPA) into effect.
2. Revise the City's forecasts for population and households for 2020, 2030, and 2040, as shown in Table 1 of the Review Record.
3. Advise the City to implement the advisory comments in the Review Record for Land Use.