



EDINA
MINNESOTA

Planning Commission Work Session Meeting Agenda

September 23, 2026, 5:30 PM

Edina City Hall, Community Room, 4801 W. 50th St.



Accessibility Support:

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 at least 72 hours in advance of the meeting.

1. Call to Order

2. Roll Call

3. Meeting Topics

3.1. Zoning and Subdivision Ordinance Update

4. Adjournment



Item Number: 3.1

Department: Community Development

Item Activity: Discussion

Prepared By: Addison Lewis, Community Development
Coordinator

Item Title: Zoning and Subdivision Ordinance Update

Action Requested:

None. Discussion only.

Information/Background:

This work session will continue discussion on the Zoning and Subdivision Ordinance Update. The meeting will focus on aligning height and setbacks with guidance in the small area plans and Comprehensive Plan. Staff and the consultant team from ZoneCo will present potential changes to the Building Height Overlay Map and a new approach for regulating setbacks along street frontages to better align the code with these plans.

[Link to Project Story Map](#)

[Link to Building Height Overlay Map](#)

Supporting Documentation:

Documents marked with "Board Portal" do not meet [ADA Web Content Accessibility Guidelines \(URL\)](#) and are not included in the public packet. To request a board portal document, please [submit a data request \(URL\)](#).

1. Presentation



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Street Frontage Setback Map and Height Overlay Map

September 23, 2026

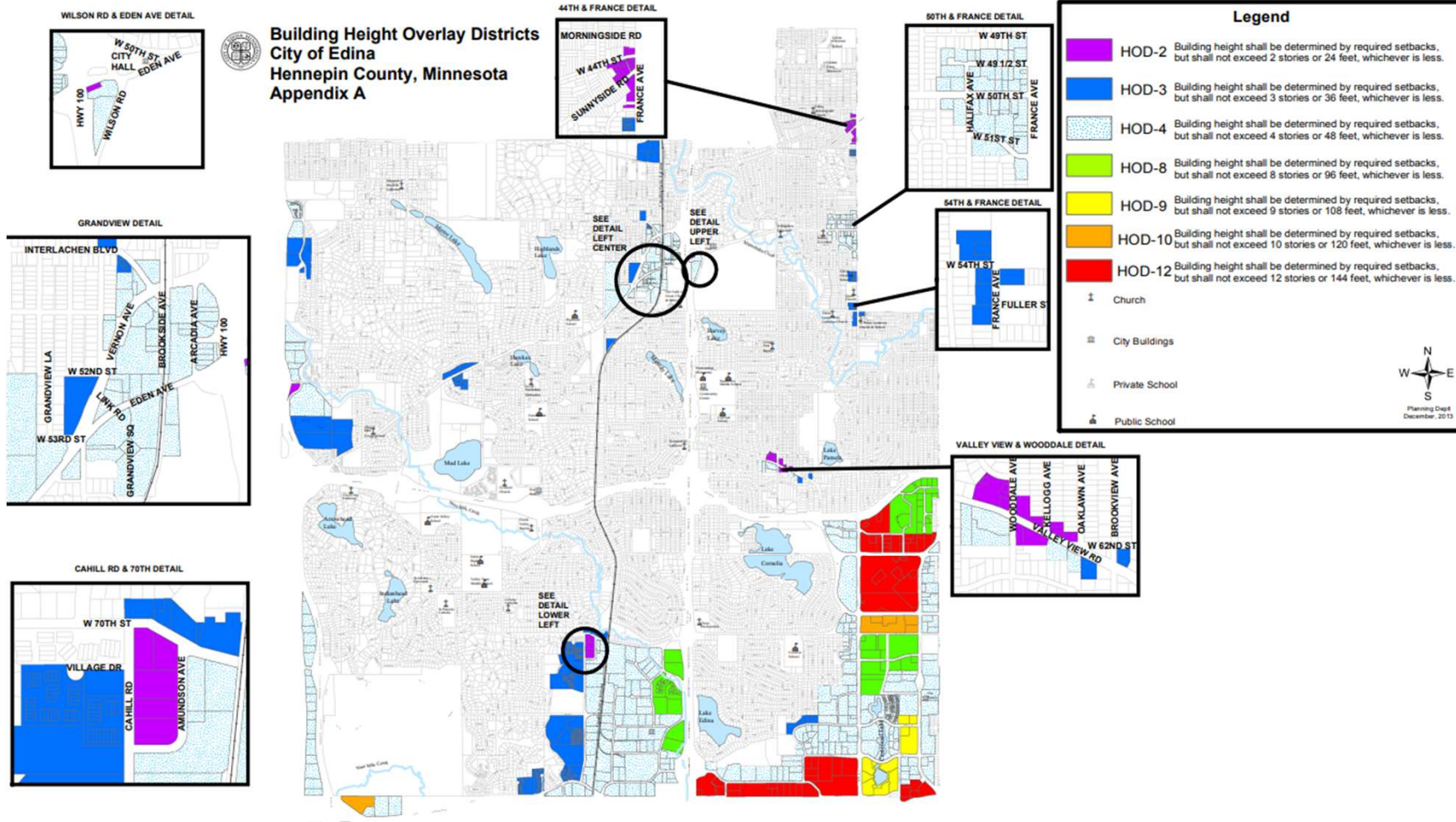
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Purpose

- To align setbacks and height in the Zoning Code with guidance from the small area plans and Comprehensive Plan.

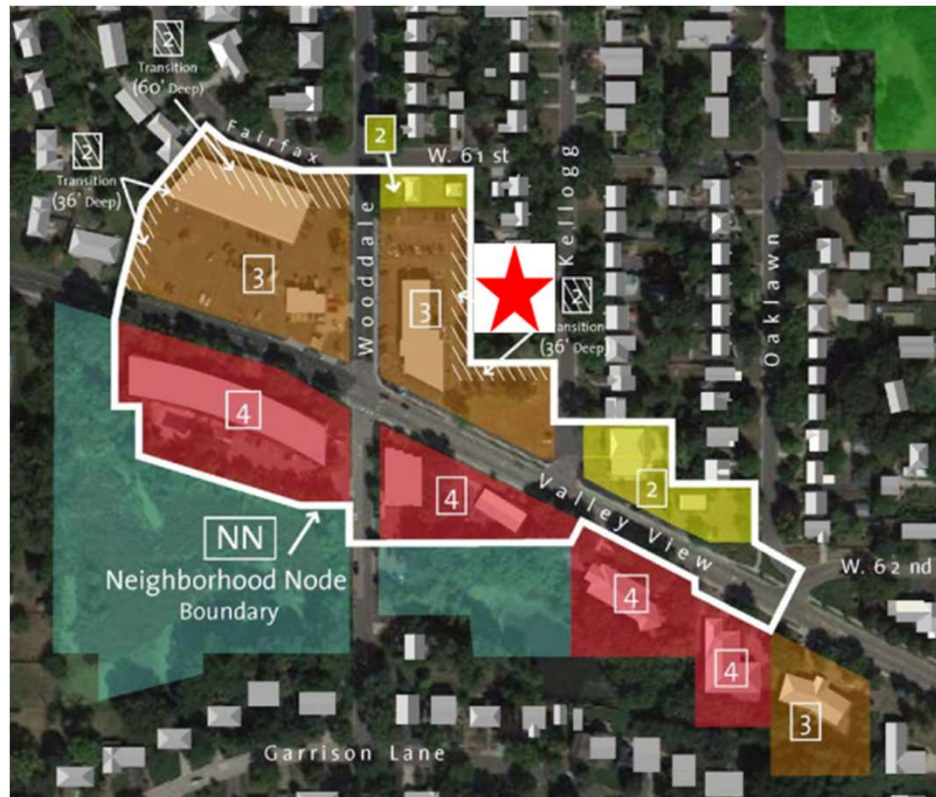


Building Height Overlay Map



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Valley View & Wooddale



- 4 Four Story Limit.**
Up to four stories, not to exceed 48 feet
- 3 Three Story Limit.**
Up to three stories, not to exceed 36 feet
- 2 Two Story Limit.**
Up to two stories, not to exceed 24 feet

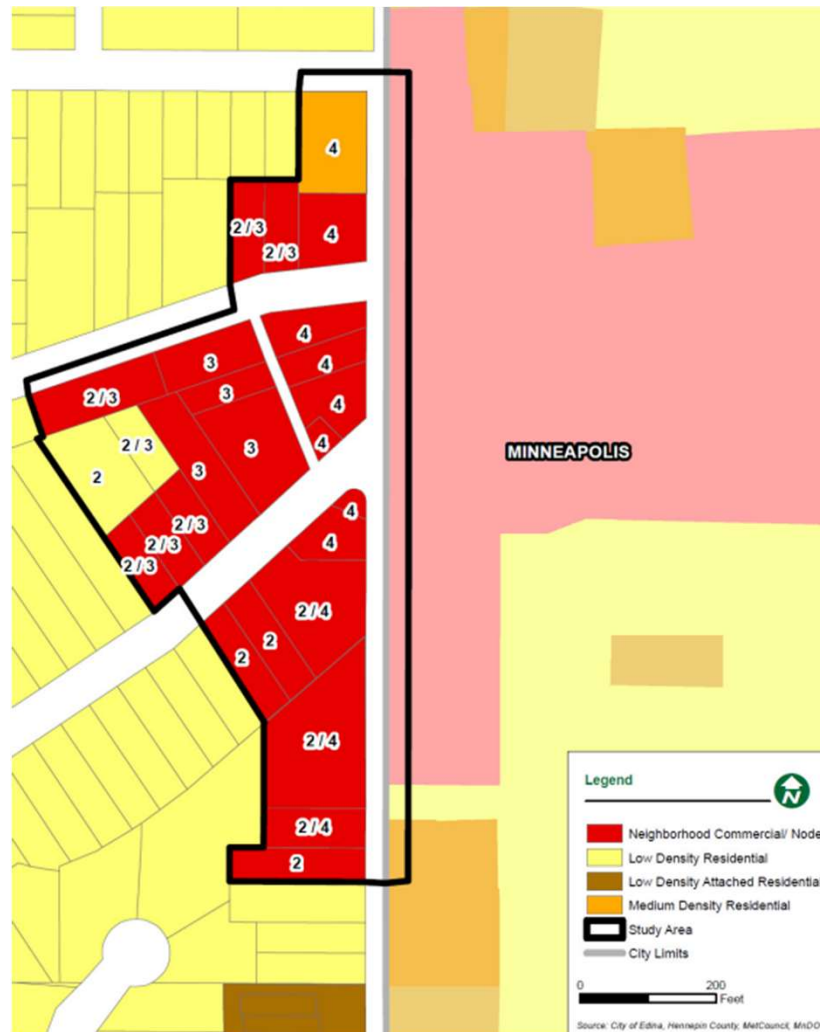
- 2 Two Story Transition (36' Deep)***
Height Limit: Up to two stories, not to exceed 24 feet (vertically) within the specified 36 feet in horizontal distance from property line.
- 2 Two Story Transition (60' Deep)***
Height limit: Up to two stories, not to exceed 24 feet (vertically) within the specified 60 feet in horizontal distance from property line.

**(These 'Transition' designations were created to establish a graceful transition from Neighborhood Node properties with three story limits to immediately adjacent residential areas outside the node.)*



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44th & France

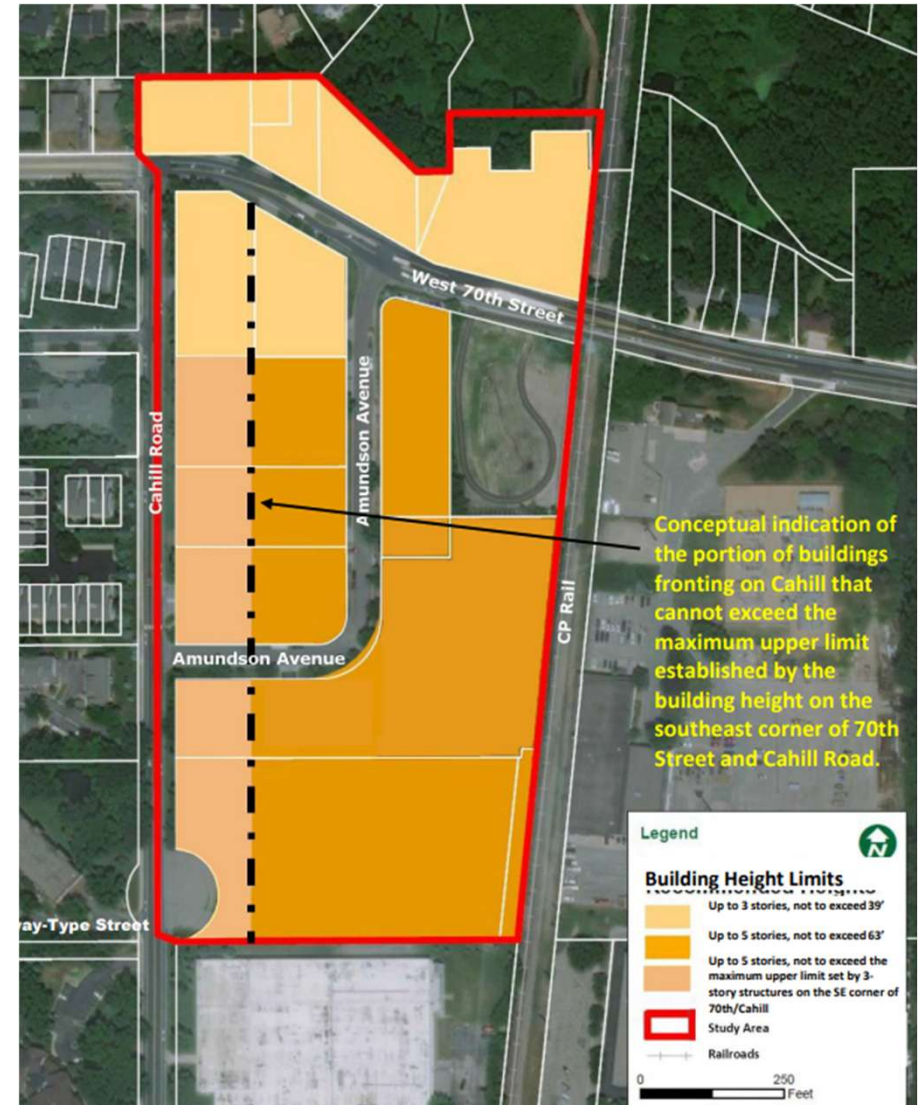


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70th & Cahill

Building heights

- Along West 70th Street and at the intersection of Cahill and 70th: Up to three stories (39 feet). This shall also establish the maximum upper height (MUH) limit for all buildings fronting on Cahill Rd.
- Along Cahill Road: Up to five stories (63 feet) but not to exceed the established MUH
- Within the interior of the study area: Up to five stories (63 feet)



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Existing

HOD-2	24
HOD-3	36
HOD-4	48
HOD-5	60
HOD-6	72
HOD-7	84
HOD-8	96
HOD-9	108
HOD-10	120
HOD-11	132
HOD-12	144

Align 2-story Limit With Single-Family

HOD-2	35
HOD-3	47
HOD-4	59
HOD-5	71
HOD-6	83
HOD-7	95
HOD-8	107
HOD-9	119
HOD-10	131
HOD-11	143
HOD-12	155



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Transitions and Stepbacks

- No building shall exceed 35 feet in height within 60 feet of any property zoned R-I or MM and used for residential purposes.
- No building shall exceed 59 feet in height within 200 feet of any property zoned R-I or MM and used for residential purposes.
- Building stepbacks
 - Building height above 59 feet shall require an additional 10-foot setback from the minimum required from all lot lines.
 - Building height above 95 feet shall require an additional 20-foot setback from the minimum required from all lot lines.



Examples

- 5115 Arcadia Ave (Opus Headquarters)
 - 5 stories
 - 81 feet
 - 20-foot first floor



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Examples

- 5100 Eden (Eden 100 Multi-Family)
 - 7 stories
 - 82 feet
 - 14-foot first floor



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Examples

- 7250 France Ave (The Craftsman on France)
 - 5 stories
 - 76 feet
 - 20-foot first floor



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Setback Issues

- Edina uses the same zoning districts in different parts of the city with different design guidance in the small area plans (44th and France vs. Lincoln & Londonderry).
- Some districts use setback averaging of adjacent structures.
- Existing zoning requires larger front setbacks than interior side and rear setbacks for buildings. Parking also has a lesser front setback than buildings. This encourages buildings to be setback far from the street with parking in front, which most of our plans say we do not want.



44th & France

Guiding Principle 8: Streets and Sidewalks

To create a gracious pedestrian environment, sidewalks should be widened as much as possible.

Buildings should front onto the sidewalks, with few gaps and/or driveways breaking the street wall.

Street trees and planters should be located between the curb and sidewalk. Furnishings should provide places to sit and dispose of trash and recycling. Vehicle traffic should be managed to maximize efficiency while maintaining safety for non-motorized users.



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44th & France

Buildings shown on the perspectives do not reflect any particular architectural style. Nor are the exteriors of buildings shown on the perspectives intended to suggest materials that would actually be used in construction. The primary purpose of the perspectives is to show the massing of buildings and the desired relationships between buildings and the elements of the public realm, including sidewalks, vegetation, and streets.



Figure 11
44th and France Small Area Plan
Conceptual Perspective, Looking Southwest



Figure 13
44th and France Small Area Plan
Conceptual Perspective, France Avenue Looking North



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44th & France

The small area plan would be used as a tool during this review process. Certain conditions (guiding principles, goals, and policies) recommended in the small area plan could be required of the applicant. For example, since the small area plan includes guidelines on architectural/ building materials and streetscape design, those could be imposed as conditions of a variance. Conversely, as the small area plan encourages buildings to be located close to the front property line, an applicant's insistence that the building should be located behind the parking lot, could be a basis for denying a variance application.



70th & Cahill

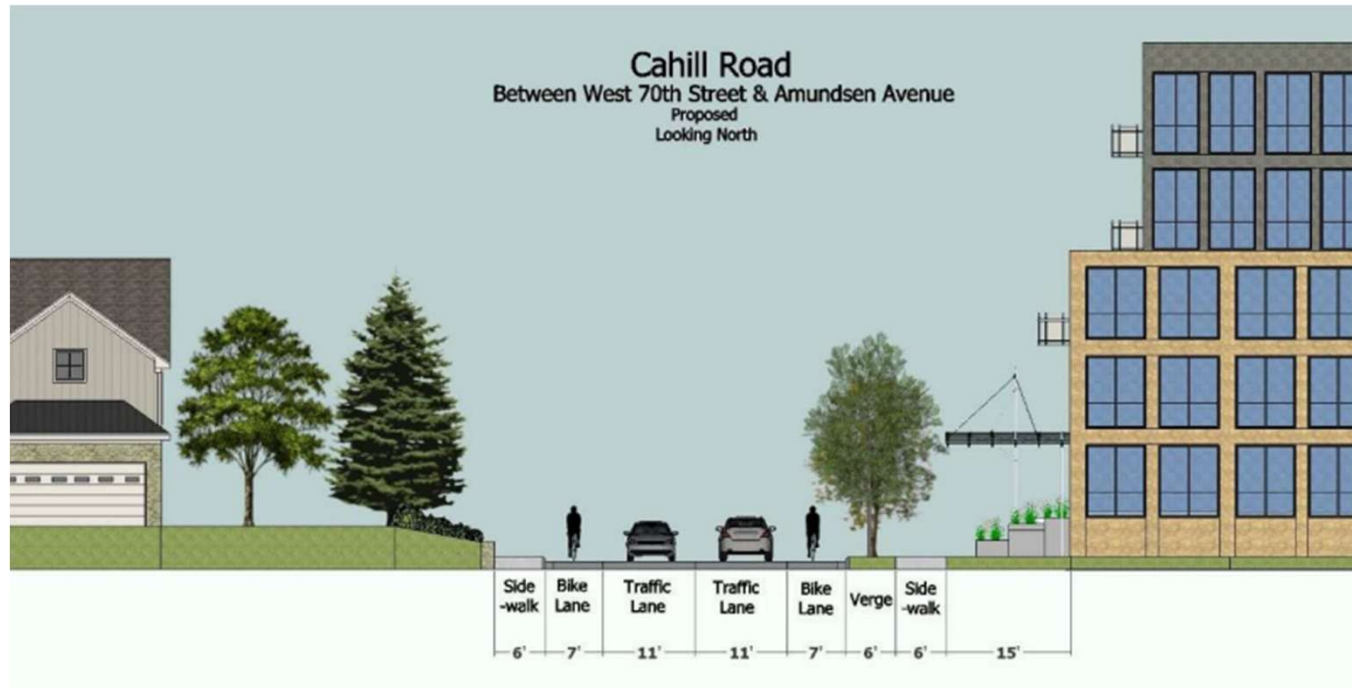


Figure 4.11 Cahill Road Configuration showing auto lane, bike lane, boulevard planting, sidewalk and building with 15 foot setback from the sidewalk along Cahill Road.

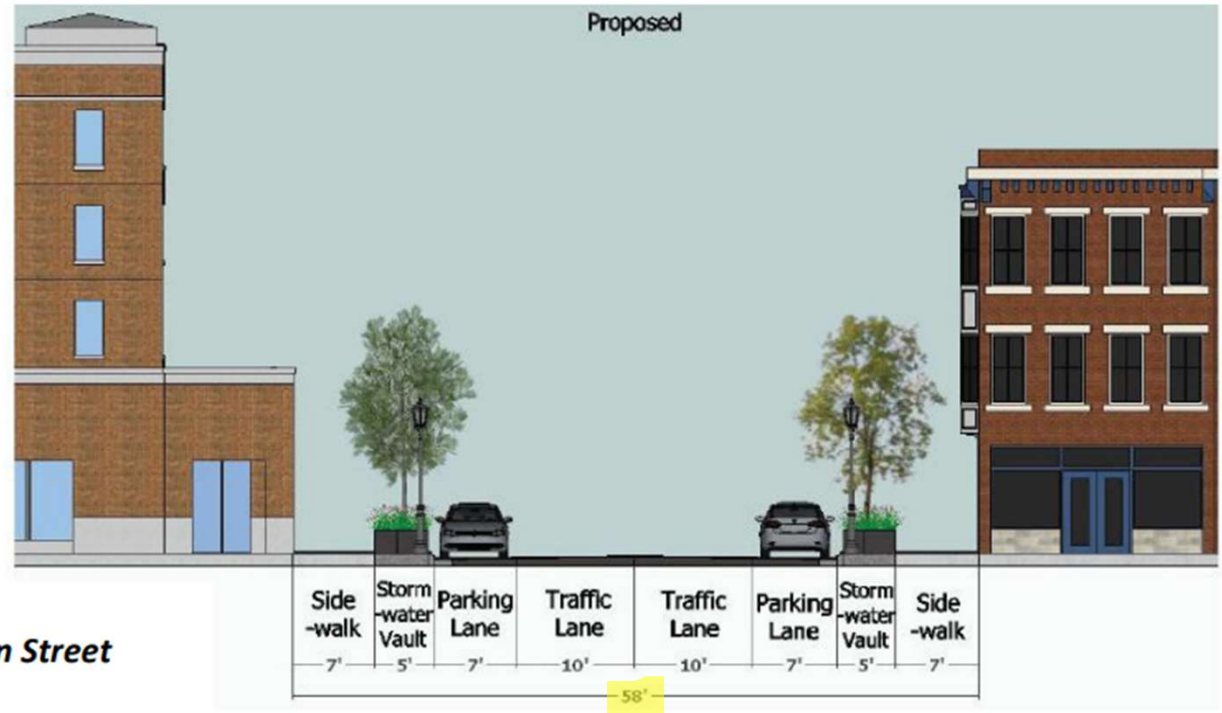


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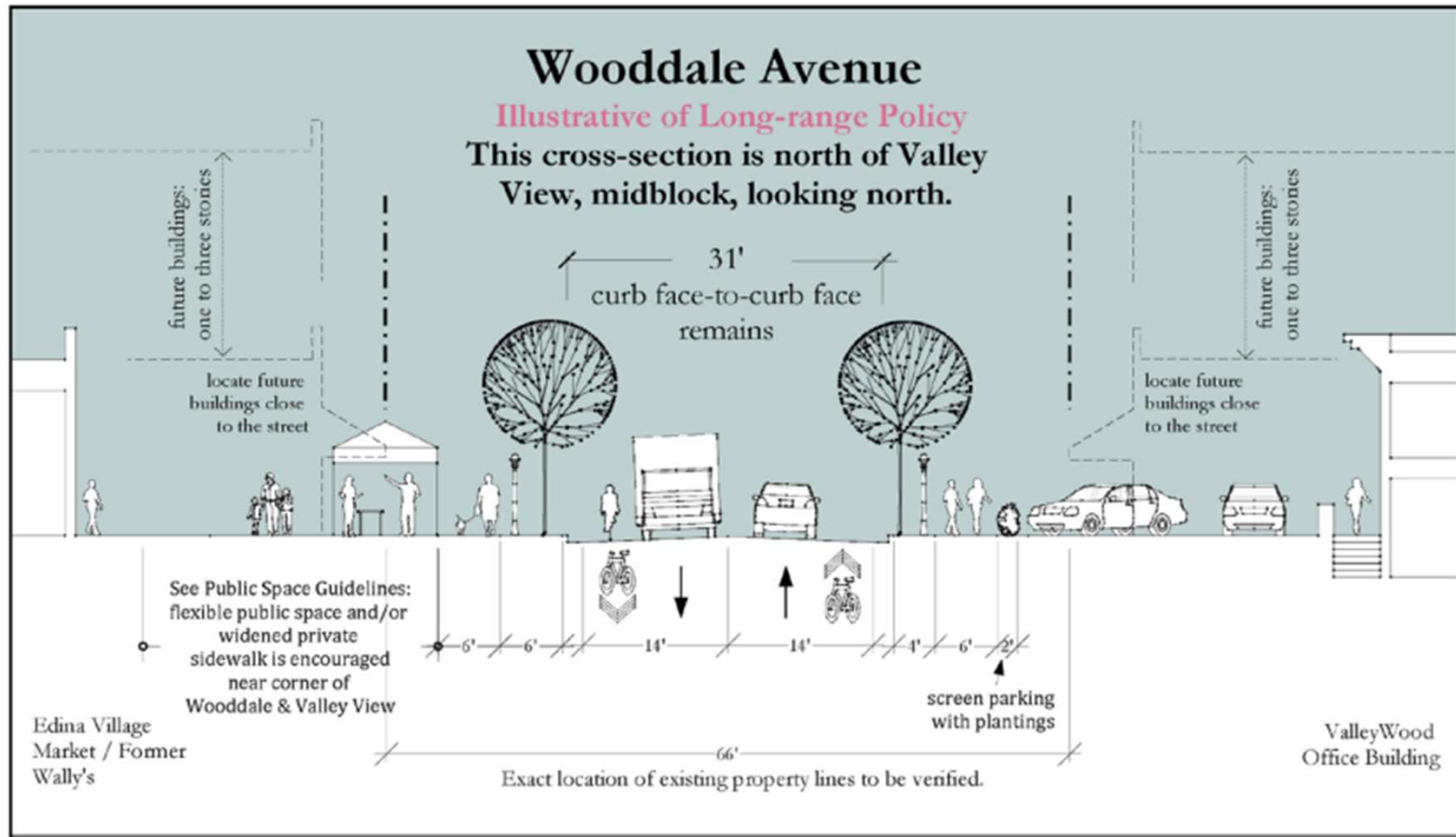
70th & Cahill



Figure 4.8
Internal Circulation Street



Valley View & Wooddale



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Grandview

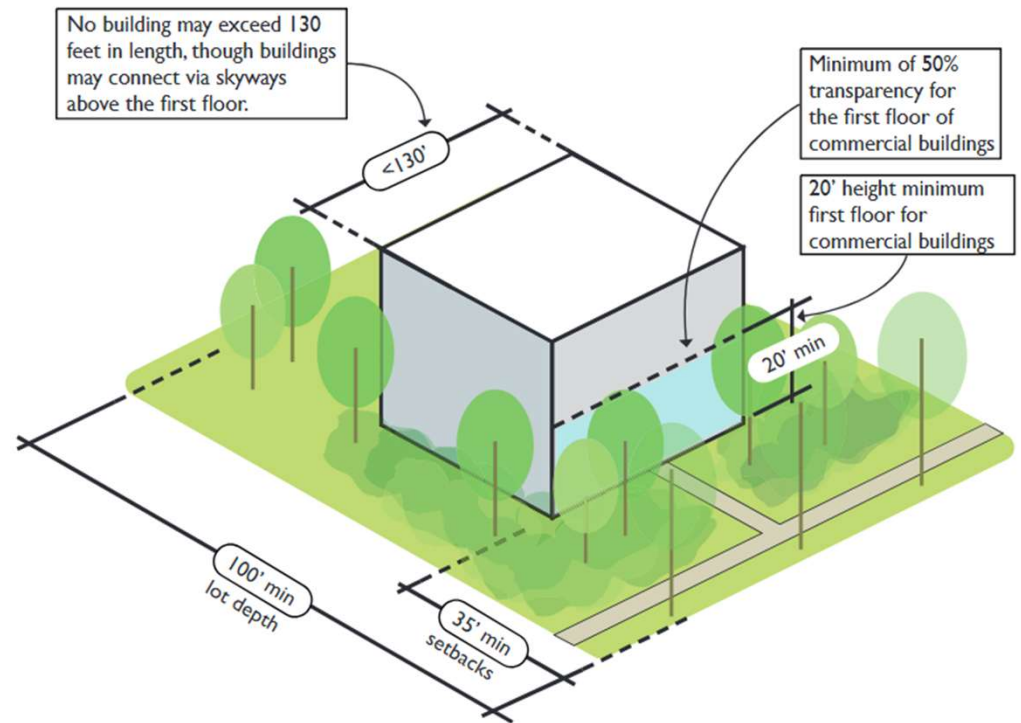


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Lincoln & Londonderry

The recommended design standards for Lincoln and Londonderry build upon Edina's existing development standards and include the following:

- » **Building setbacks:** 35 feet from all property lines.



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44th & France



Front Setbacks



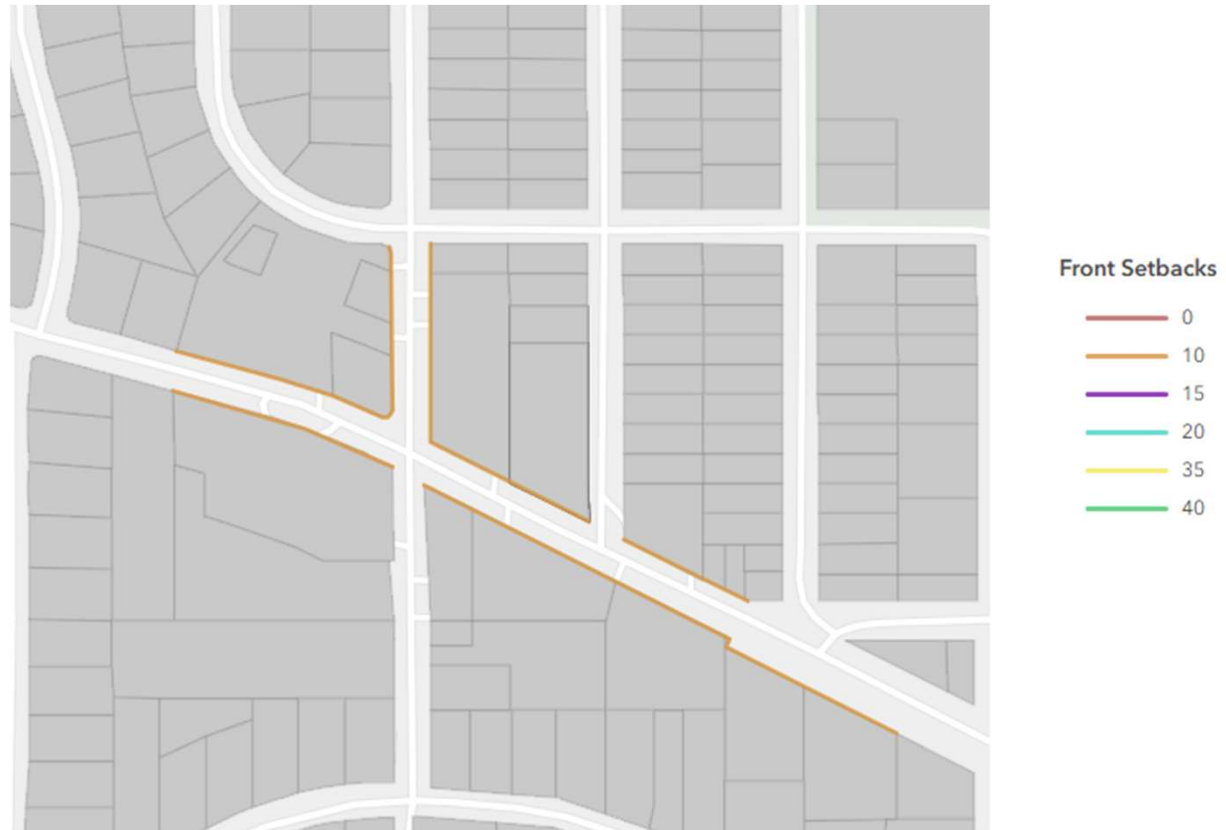
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50th & France



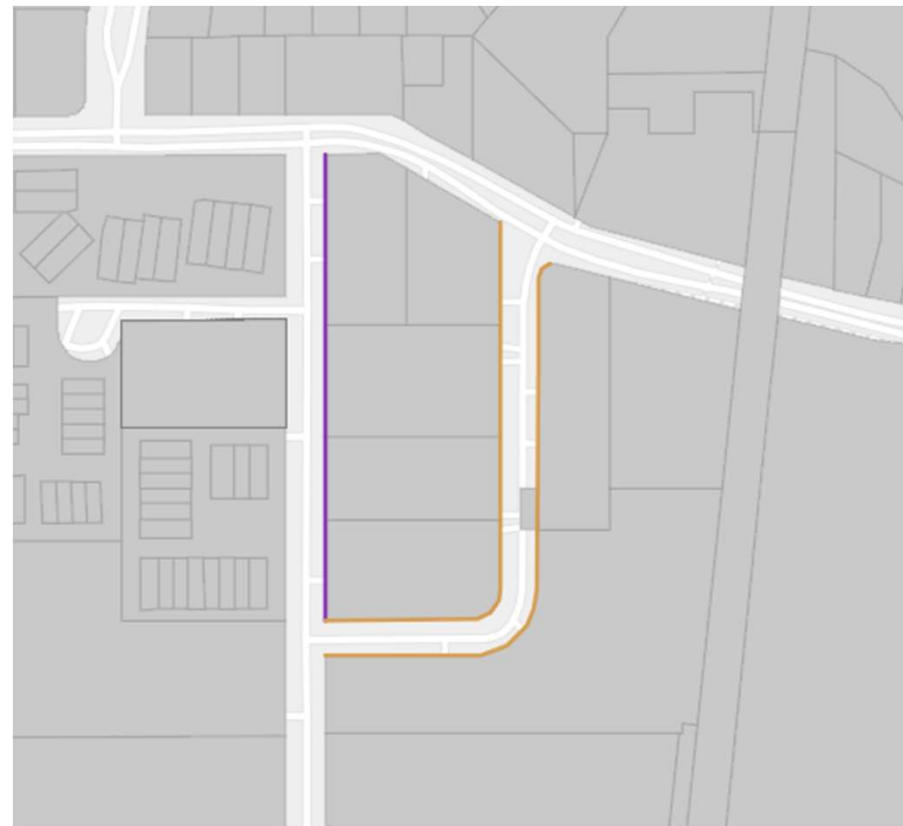
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Valley View & Wooddale



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70th & Cahill.



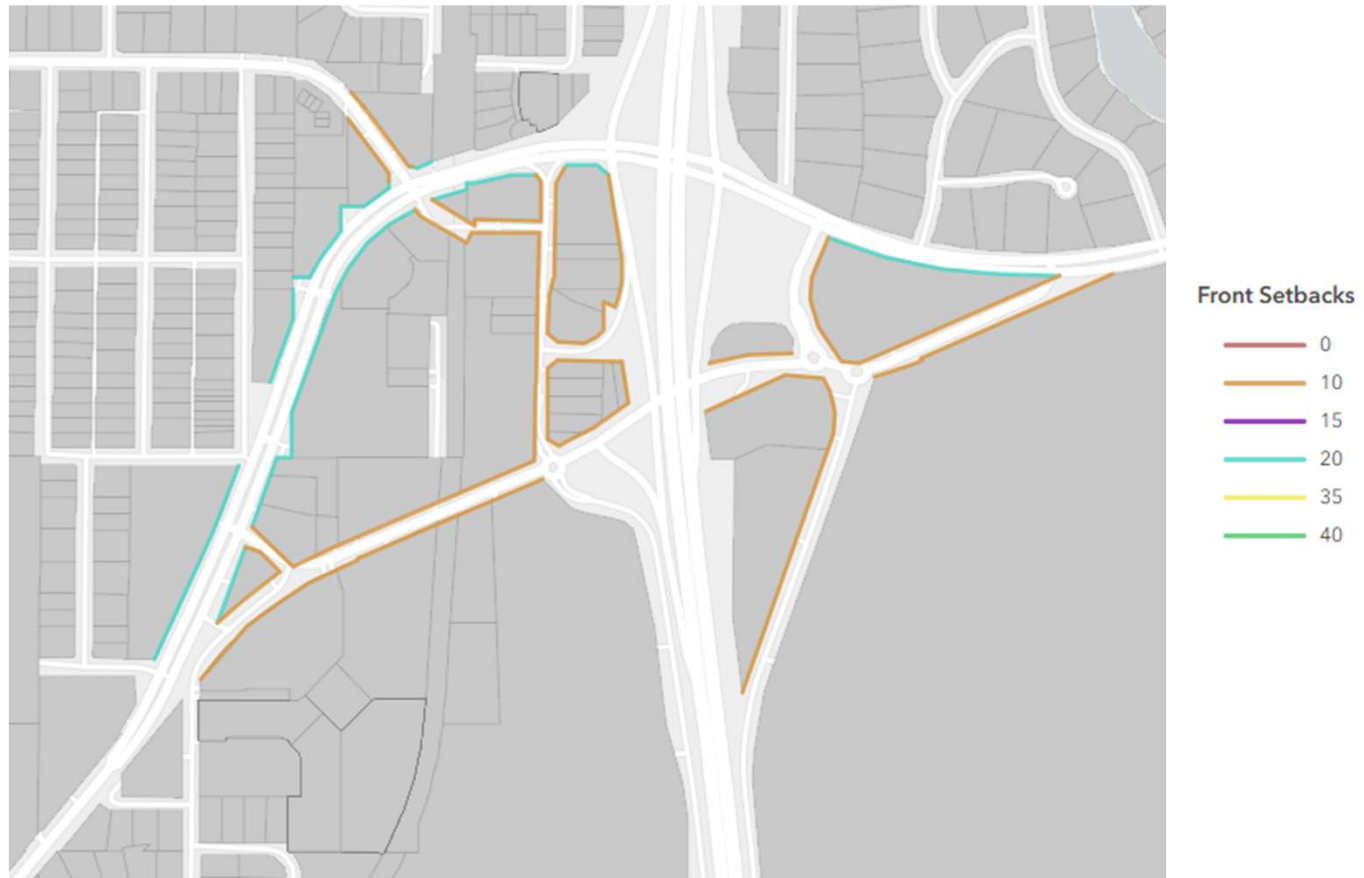
Front Setbacks

- 0
- 10
- 15
- 20
- 35
- 40



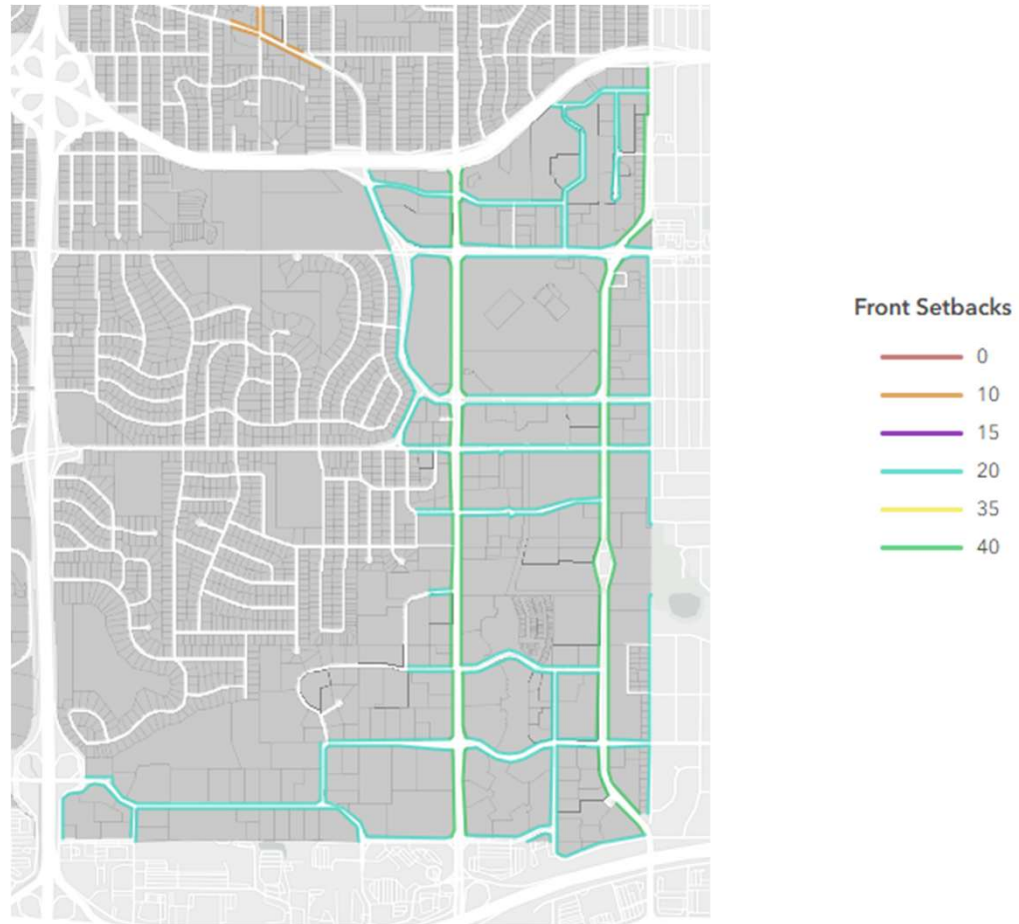
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Grandview



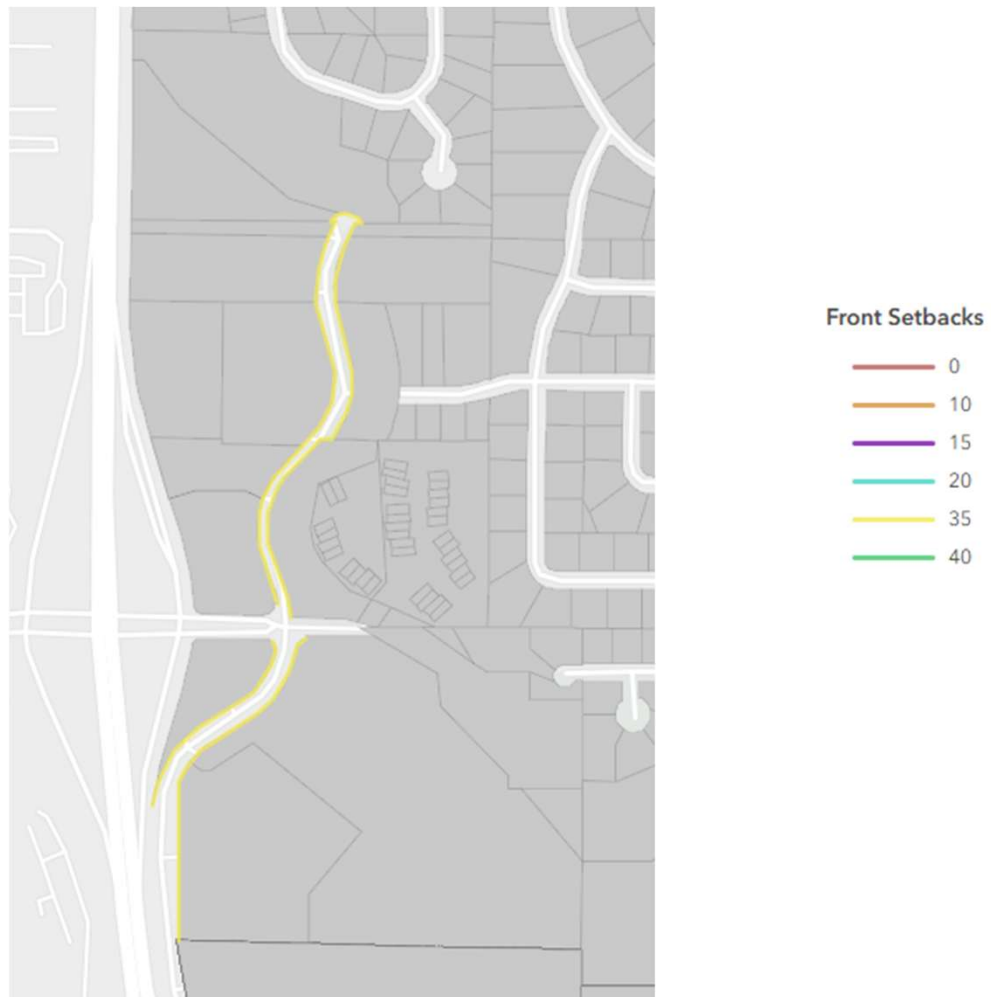
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Greater Southdale District



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Lincoln & Londonderry



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