

**Responses to comments submitted to the Planning Commission on November 13 and in City Council Correspondence on November 19 by Roberta Castellano. The comments submitted relate to materials presented In April and May. The changes recommended are to the current draft of the 2018 Comprehensive Plan:**

<b>Comment Submitted</b>	<b>Response</b>	<b>Action Taken</b>
<i>1) falsely reported the Current Housing Unit Density range for Medium Density Residential.</i>	The graphic referred to (Table 3.5) did not show the correct density in the <i>Medium Density Residential</i> category. The range shown was 5-20 units per acres for both the 2008 Comprehensive Plan and the draft 2018 Plan. The Planning Commission did not intend to increase density in these areas.	The Plan will be corrected to show the density range as 5-12 units per acre in the Medium Density Residential Category. (See attached revised Table 3.5)
<i>2) falsely represented that the City is not changing the Density range for the Medium Density Residential Category going forward.</i>	The representation was correct. The Planning Commission is not recommending a density increase in the Medium Density Residential Category.	See above action.
<i>3) falsely reported that the increases in Density only impact land within the Greater Southdale Area.</i>	Density had been proposed and approved to increase in the small area plans outside of the Greater Southdale Area. (44 <sup>th</sup> & France, 70 <sup>th</sup> and Cahill) The 50 <sup>th</sup> and France area was reduced by City Council from a maximum of 100 units per acre to 75. The High-Density Residential category was also increased from 12 to 30 units per acre to 20-60 units per acre in the Grandview area and Highway 62 & Tracy Avenue. The vast majority of the density increases are within the Greater Southdale Area.	No action needed.
<i>4) falsely represented that the Greater Southdale District Residential was a pre-existing category.</i>	Greater Southdale District Residential was not a land use category in the 2008 Comprehensive Plan. The High-Density Residential land use in the Southdale District was recategorized in the 2018 plan as Greater Southdale District Residential, along with an increase of density from 12 to 30 units per acre to 50 to 100 units per acre.	No action needed.
<i>5) falsely represented the Density going forward for 50th &amp; France, as compared to what the City actually entered into the Draft Comp Plan—something I subsequently addressed.</i>	When the City Council approved the Small Area Plan for 50 <sup>th</sup> and France, the density was reduced from a maximum of 100 units per acre to 75 units per acre. The draft plan includes the reduced density that was approved by the City Council.	No action needed.

<p><i>6 and 7) falsely represented the going forward Density and the going forward Land Use Category, for the Mixed-Use Center at Southdale, as compared to what the City has actually entered in the Draft Comp Plan.</i></p>	<p>The existing Mixed-Use Center at Southdale was transitioned to the Community Activity Center since the allowed land uses within those categories were the same, and to reflect updated guidance from the small area planning process. The density in what was the Mixed-Use Center (and later became the Community Activity Center) remained the same with a maximum density of 150 units per acre. The area that was Community Activity Center in the 2008 Plan was increased from 12 to 105 units per acre to 90 to 150 units per acre.</p>	<p>No action needed.</p>
<p><i>8) falsely represented that the City is not proposing to change the Land Use Category of any land in the City, which also contradicts a statement of intent that is found in the Draft Plan.</i></p>	<p>As part of the Small Area Plan for 70<sup>th</sup> and Cahill, there were properties east of Amundson Avenue that were recommended for a land use change from Industrial to Neighborhood Node. These were identified in that study. These are the only properties in which the actual land uses for the site are recommended for change and will therefore require rezoning following formal adoption of the Comprehensive Plan. The names of some land use categories have changed throughout the City, however, the uses allowed within them have not changed significantly enough to require rezoning.</p>	<p>No action needed.</p>
<p><i>9) concealed a 7-acre increase in the number of acres assigned to the Mixed-Use Center Land Use Category at either or both the Grandview and 50th &amp; France Districts, and at this time, I haven't learned which one or both.</i></p>	<p>There is no increase in area or change to the boundaries of the Mixed-Use Center in either Grandview or 50<sup>th</sup> and France. The difference appears to be the result in a change how acreage was calculated between the previous and current Comprehensive Plan. Numbers in the current plan are based on updated GIS analysis of the parcel layer shown on the map.</p>	<p>No action needed.</p>
<p><i>10) Ms. Castellano questioned if properties on Maple Road or the lid account for the increase in acres mentioned in 9) above</i></p>	<p>The area over Highway 100 that was part of what had been referred to as the "lid" is not part of the Grandview Mixed Use area. The boundary at the Mixed-Use Center for 50<sup>th</sup> and France has not been expanded to include low density residential properties along Maple Road.</p>	<p>No action needed.</p>

**Table 3.5: Guided Land Use Acres**

Category	Units Per Acre	Acres	% of Total Acres
Low Density Residential	1-5	4,613	45.1%
Low Density Attached Residential	4-8	126	1.2%
Medium Density Residential	5-12 <del>5-20</del>	225	2.2%
High Density Residential	20-60	179	1.7%
Greater Southdale District Residential	50-100	68	0.7%
Office Residential	20-75	315	3.1%
Office		69	0.7%
Neighborhood Node*	10-50	26	0.3%
Mixed-use Center*	12-100	69	0.7%
Community Activity Center	90-150	228	2.2%
Industrial		279	2.7%
Open Space and Parks		1,312	12.8%
Public/Semi Public		561	5.5%
Regional Medical	50-100	45	0.4%
Right-of-Way		2,111	20.6%
<b>Total</b>		<b>10,224</b>	<b>100.0%</b>

\*Density within these categories varies by subarea. See Table 3.6 for details

Source: City of Edina