



## ZONING REQUEST

	POD-1	PCD-2
Maximum Height	50'	50'
Minimum Setback	50'	50'
Residential Use	none	C.U.P.

Rezone site from POD-1 (Planned Office District) to PCD-2 (Planned Commercial District)

Conditional Use Permit for Residential within PCD-2

Reduction in Parking Setback at West and South property boundary

## LANDSCAPE DESIGN CONCEPTS

1. Sensitive screening for neighbors to the north utilizing a combination of privacy fencing and landscaping, including existing trees.
2. Garden roof on second level to reduce stormwater run-off, reduce impervious surface and provide on visual amenity to residents.
3. Service entry and trash room are located on the west side of the building to reduce visual and noise impacts.
4. Major areas of parking for retail and commercial are located on the West and South sides on the building.

### LANDSCAPE PLAN

## THE GATEWAY

Mixed Use Development

Edina, MN

**miller dunwiddie**  
ARCHITECTURE

EDINA GATEWAY, LLC  
28 JUNE 2006

KAM0505