



To: MAYOR AND COUNCIL

Agenda Item #: IV.F

From: Cary Teague, Community Development Director

Action
Discussion
Information

Date: November 20, 2012

Subject: Resolution No. 2012-155 Approving Lot Division, 7309-7311 Gloucester Drive

Action Requested:

Adopt the attached resolution.

Information / Background:

Robert and Yvonne Leslie are proposing to split their existing lot into two lots to create a lot line separation of the existing double-dwelling at 7309 & 7311 Gloucester Drive.

Planning Commission Recommendation: On November 14, 2012, the Planning Commission unanimously recommended approval of the Lot Division.

ATTACHMENTS:

- Resolution No. 2012-155
- Draft minutes from the November 14, 2012 Edina Planning Commission meeting
- Planning Commission Staff Report, November 14, 2012



**RESOLUTION NO. 2012-155
APPROVING A LOT DIVISION
AT 7309-7311 GLOUCESTER DRIVE**

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

Section 1. BACKGROUND.

- 1.01 Robert and Yvonne Leslie are proposing to split their existing lot into two lots to create a lot line separation of the existing double-dwelling at 7309 & 7311 Gloucester Drive.
- 1.02 There is an existing shed in the rear yard that would be relocated to the northern lot, so not be located over the proposed lot line.
- 1.02 The following described tract of land is requested to be divided:

Lots 22, Block 1, Oscar Roberts First Addition, Hennepin County, Minnesota.
- 1.03 The owner of the described land desires to subdivide said tract in to the following described new and separate parcels (herein called "parcels") described as follows:

See attached Exhibit A.
- 1.04 On November 14, 2012, the Planning Commission recommended approval of the Preliminary Plat and Variances on a Vote of 7-0.

Section 2. FINDINGS

- 2.01 Approval is based on the following findings:
 1. Each unit has separate utility hook-ups.
 2. Several lot divisions have been approved by the City on this block, including the properties to the north and south.
 3. There would be no change to the footprint or mass of the existing duplex.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the Lot Division of 7309 and 7311 Gloucester Drive.

CITY OF EDINA

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Approval is subject to the following Conditions:

1. The two units must be separated by a fire-wall as approved by the building official.
2. The existing shed shall be relocated to the north lot.
3. The approving resolution will not be filed until both of these items have been completed.

Adopted this ___ day of _____, 2012.

ATTEST: _____
Debra A. Mangen, City Clerk

James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of _____, 2012, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ___ day of _____, 2012.

City Clerk

Exhibit A

PARCEL A:

That part of Lot 22, Block 1, OSCAR ROBERTS FIRST ADDITION, Hennepin County, Minnesota lying north of the following described line:

Commencing at the southwest corner of Lot 22, Block 1, OSCAR ROBERTS FIRST ADDITION; thence North 0 degrees 16 minutes 37 seconds East an assumed bearing along the west line of said Lot 22 a distance of 50.15 feet to the point of beginning of the line to be described; thence South 89 degrees 48 minutes 27 seconds East 150.02 feet, more or less, to the east line of said Lot 22 and there terminating.

PARCEL B:

That part of Lot 22, Block 1, OSCAR ROBERTS FIRST ADDITION, Hennepin County, Minnesota lying south of the following described line:

Commencing at the southwest corner of Lot 22, Block 1, OSCAR ROBERTS FIRST ADDITION; thence North 0 degrees 16 minutes 37 seconds East an assumed bearing along the west line of said Lot 22 a distance of 50.15 feet to the point of beginning of the line to be described; thence South 89 degrees 48 minutes 27 seconds East 150.02 feet, more or less, to the east line of said Lot 22 and there terminating.

A.

Lot Division. 7309-7311 Gloucester Drive, Edina, MN

Planner Presentation

Planner Teague informed the Commission Robert and Yvonne Leslie are proposing to split their existing lot into two lots to create a lot line separation of the existing double-dwelling at 7309 & 7311 Gloucester Drive. There is an existing shed in the rear yard that would be relocated to the northern lot, so not be located over the proposed lot line.

Teague explained that the east and south side of Gloucester Drive, where the subject property is located, is made up of duplexes and are all Zoned R-2, Double Dwelling Unit District. Several of the duplexes in this neighborhood were divided in a similar manner, including the adjacent properties to the north and south.

Teague reported that the duplexes in this area were constructed with a fire-rated wall separating the two units. The property owner has verified that this structure was similarly constructed. Documentation verifying that a fire-rated wall separates the two units shall be condition of any approval for this request. This would provide protection for each unit, should there be a fire on the other side.

Teague concluded that staff recommends that the City Council approve the lot division as requested, subject to the following conditions:

1. The two units must be separated by a fire-wall as approved by the building official.
2. The existing shed shall be relocated to the north lot.
3. The approving resolution will not be filed until both of these items have been completed.

Chair Grabiell asked if anyone would like to speak to this issue; being none; Commissioner Platteter moved to close the public hearing. Commissioner Staunton seconded the motion. All voted aye; motion carried.

Motion

Commissioner Fischer said that this request is similar to others routinely approved and moved to recommend approval of the lot division request for 7309-7311 Gloucester Drive, Edina, MN. Commissioner Forrest seconded the motion. All voted aye; motion carried.



PLANNING COMMISSION STAFF REPORT

Originator Cary Teague Director of Planning	Meeting Date November 14, 2010	Agenda # VI.A
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INFORMATION & BACKGROUND

Project Description

Robert and Yvonne Leslie are proposing to split their existing lot into two lots to create a lot line separation of the existing double-dwelling at 7309 & 7311 Gloucester Drive. (See property location on pages A1–A5.) There is an existing shed in the rear yard that would be relocated to the northern lot, so not be located over the proposed lot line. (See pages A5 and A6.)

The east and south side of Gloucester Drive, where the subject property is located, is made up of duplexes and are all Zoned R-2, Double Dwelling Unit District. (See page A3.) Several of the duplexes in this neighborhood were divided in a similar manner, including the adjacent properties to the north and south. (See pages A2 & A4.)

The duplexes in this area were constructed with a fire-rated wall separating the two units. The property owner has verified that this structure was similarly constructed. Documentation verifying that a fire-rated wall separates the two units shall be condition of any approval for this request. This would provide protection for each unit, should there be a fire on the other side.

SUPPORTING INFORMATION

Surrounding Land Uses

- North: Double-dwellings; zoned and guided for double-dwellings.
- South: Double-dwellings; zoned and guided for double-dwellings.
- East: Multiple family-dwellings; zoned and guided for multiple dwellings.
- West: Single-family dwellings; zoned and guided for single-family homes.

Existing Site Features

The existing site contains a duplex and has a shed in the rear yard. This shed would be relocated to the north lot. (See pages A5–A6.)

Planning

Guide Plan designation: Low-density attached residential
Zoning: R-2, Double-dwelling unit residential

Primary Issue

- **Is the proposed lot division reasonable?**

Yes. Staff believes the request is reasonable for four reasons:

1. The units are separated by a fire-wall. The property owner has verified that this structure was similarly constructed. Documentation verifying that a fire-rated wall separates the two units shall be condition of any approval for this request.
2. Each unit has separate utility hook-ups.
3. Several lot divisions have been approved by the City on this block, including the properties to the north and south.
4. There would be no change to the footprint or mass of the existing duplex.

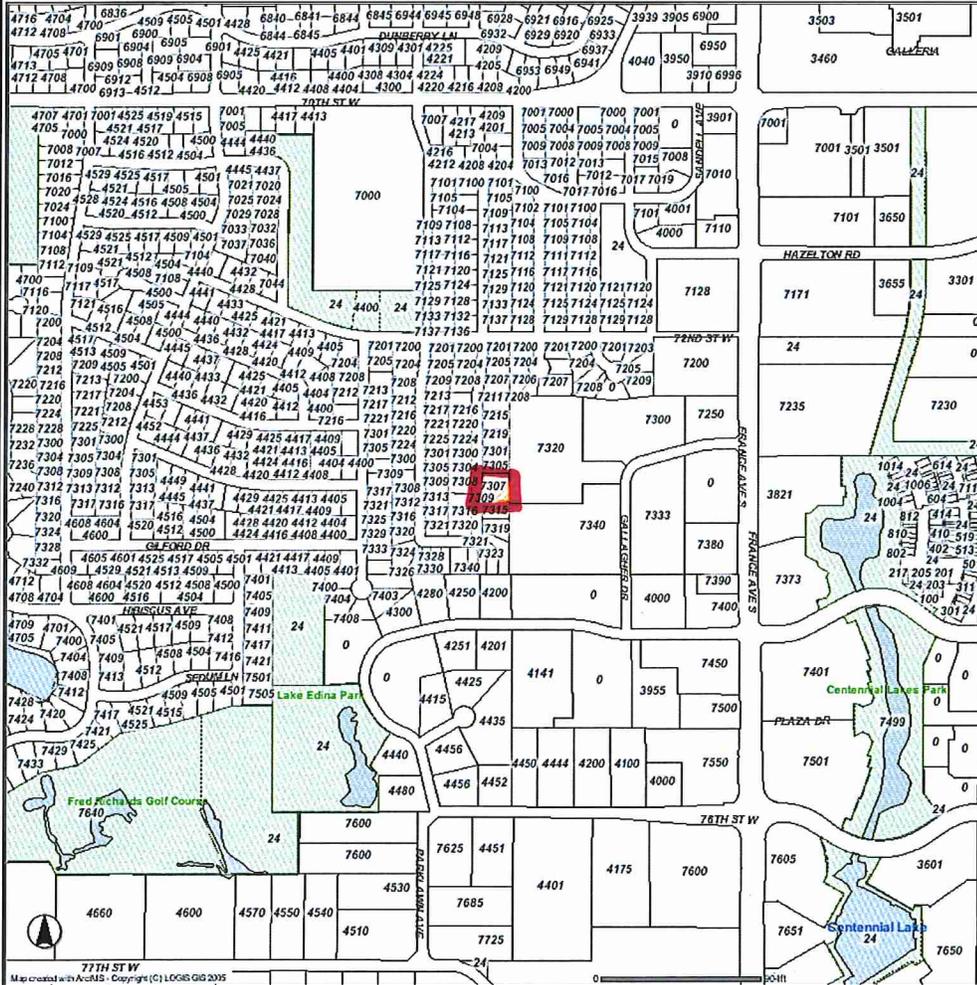
Staff Recommendation

Recommend that the city council approve the lot division as requested, subject to the following conditions:

1. The two units must be separated by a fire-wall as approved by the building official.
2. The existing shed shall be relocated to the north lot.
3. The approving resolution will not be filed until both of these items have been completed.

Deadline for a city decision: January 15, 2013

City of Edina



- Legend**
- Highlighted Feature
 - Surrounding House Number Labels
 - House Number Labels
 - Street Name Labels
 - City Limits
 - Lake Names
 - Lakes
 - Parks
 - Creeks
 - Parcels

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PID: 3102824130022
7309-11 Gloucester Dr
Edina, MN 55435



M

City of Edina



- Legend**
- Highlighted Feature
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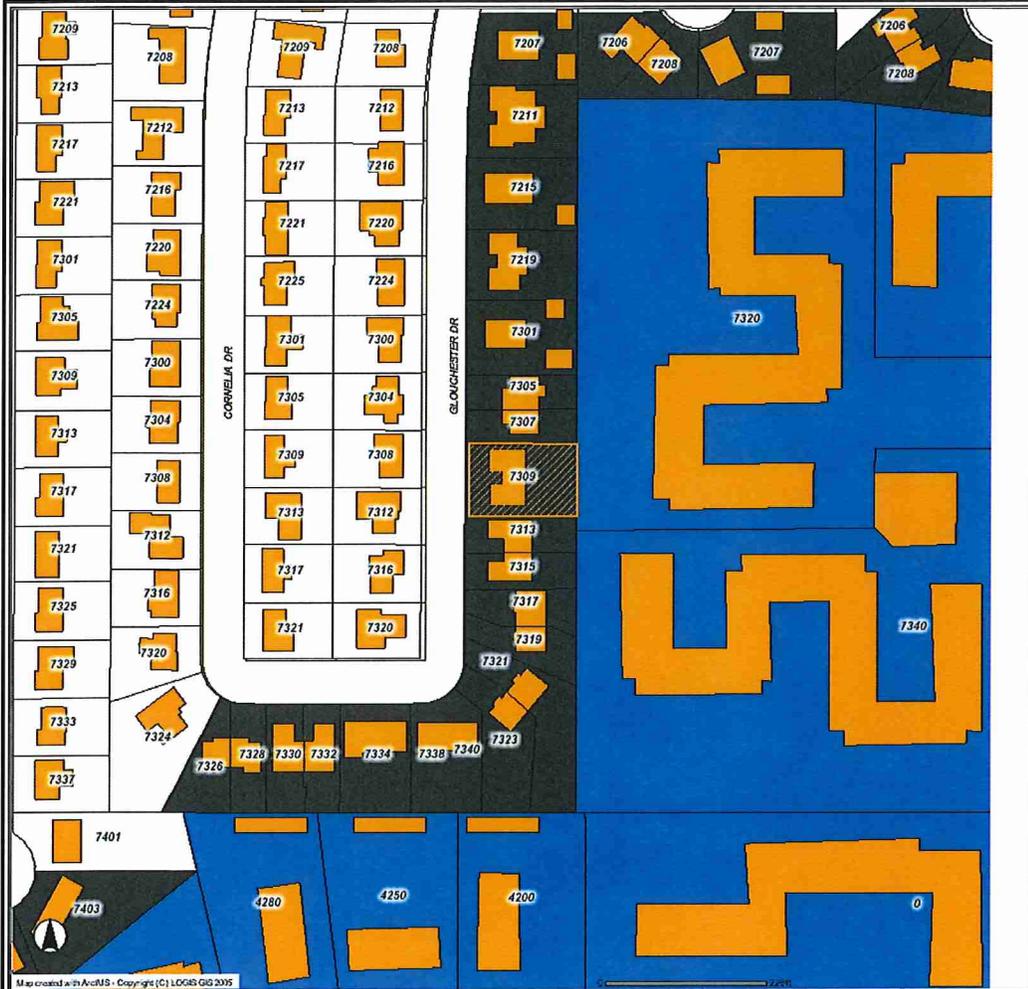
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**7309-11 Gloucester Dr
Edina, MN 55435**



A2

City of Edina



- Legend**
- Highlighted Feature
 - Surrounding House Number Labels
 - Street Name Labels
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 - Building Footprints
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Zoning**
 - APD (Automobile Parking District)
 - MDD-4 (Mixed Development District)
 - MDD-5 (Mixed Development District)
 - MDD-6 (Mixed Development District)
 - PCD-1 (Planned Commercial District)
 - PCD-2 (Planned Commercial District)
 - PCD-3 (Planned Commercial District)
 - PCD-4 (Planned Commercial District)
 - PID (Planned Industrial District)
 - POD-1 (Planned Office District)
 - POD-2 (Planned Office District)
 - PRD-1 (Planned Residential District)
 - PRD-2 (Planned Residential District)
 - PRD-3 (Planned Residential District)
 - PRD-4 (Planned Residential District)
 - PRD-5 (Planned Residential District)
 - PSR-4 (Planned Senior District)
 - R-1 (Single Dwelling Unit)
 - R-2 (Double Dwelling Unit)
 - RMD (Regional Medical District)
 - Parcels

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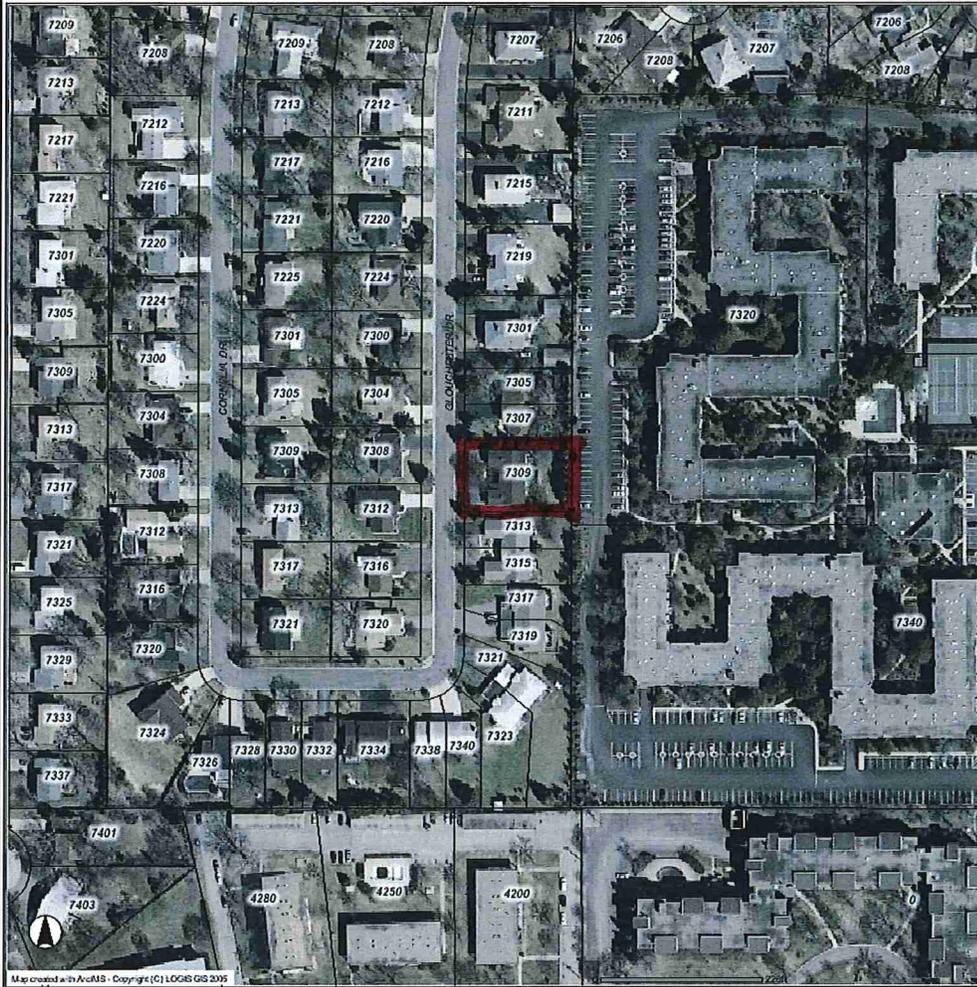
**7309-11 Gloucester Dr
Edina, MN 55435**



ZONING

A3

City of Edina



- Legend**
- Surrounding House Number Labels
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 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Parcels
 - 2009 Aerial Photo

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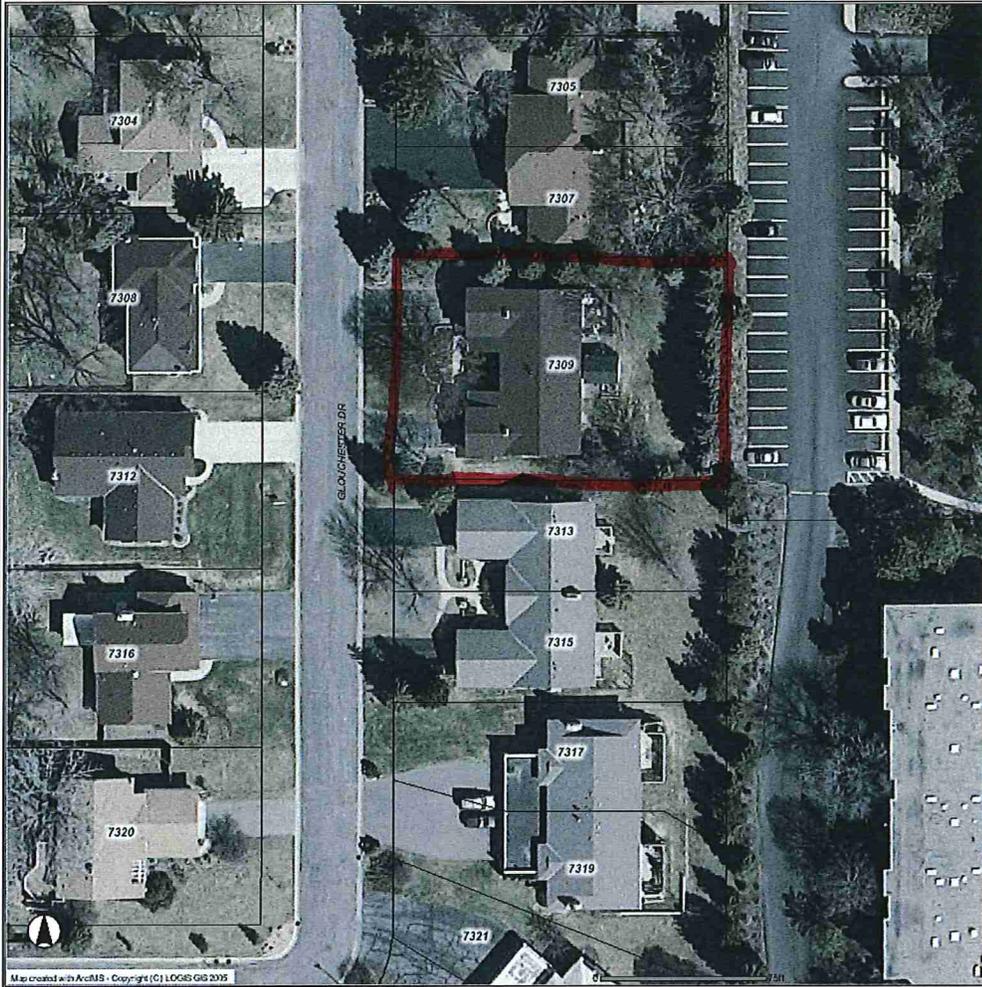
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**7309-11 Gloucester Dr
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- Legend
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**7309-11 Gloucester Dr
Edina, MN 55435**



A5



A7