



PLANNING COMMISSION STAFF REPORT

Originator Cary Teague Community Development Director	Meeting Date September 11, 2013	Agenda # VII.A.
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INFORMATION & BACKGROUND

Project Description

Mr. Michael Gorman is requesting to shift the existing lot line that divides his property at 5100 Mirror Lakes Drive and the Interlachen Country Club property. (See property location on pages A1–A3.) The purpose of the request is to shift the rear lot line of the Gorman property into the golf course property to match a fence line that was installed by a previous property owner of 5100 Mirror Lakes Drive. (See narrative and the proposed lot line shift on pages A4–A8.)

Surrounding Land Uses

The surrounding properties and land uses include single-family homes and the Interlachen golf course, zoned and guided low-density residential (See pages A1–A2.)

Existing Site Features

Single-family home and the golf course.

Planning

Guide Plan designation: Low-density residential
Zoning: R-1, Single-family residential

Primary Issue

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

Yes. The resulting lot line shift does not create an additional lot. The division makes the existing lot at 5100 Mirror Lakes Drive slightly larger, going from 1.41 acres to 1.64 acres. The golf course loses a very small portion of a wooded area of the golf course.

(See page A2 and A8.) The division legally establishes the lot line that has been used in practice as a result of the previous property owner's installation of a fence, retaining wall and a portion of a swimming pool on the golf course property. The resulting lots would still be larger than most in the area. The subject property at 5100 Mirror Lakes Drive is the largest lot on this portion of Mirror Lakes Drive. (See page A1.)

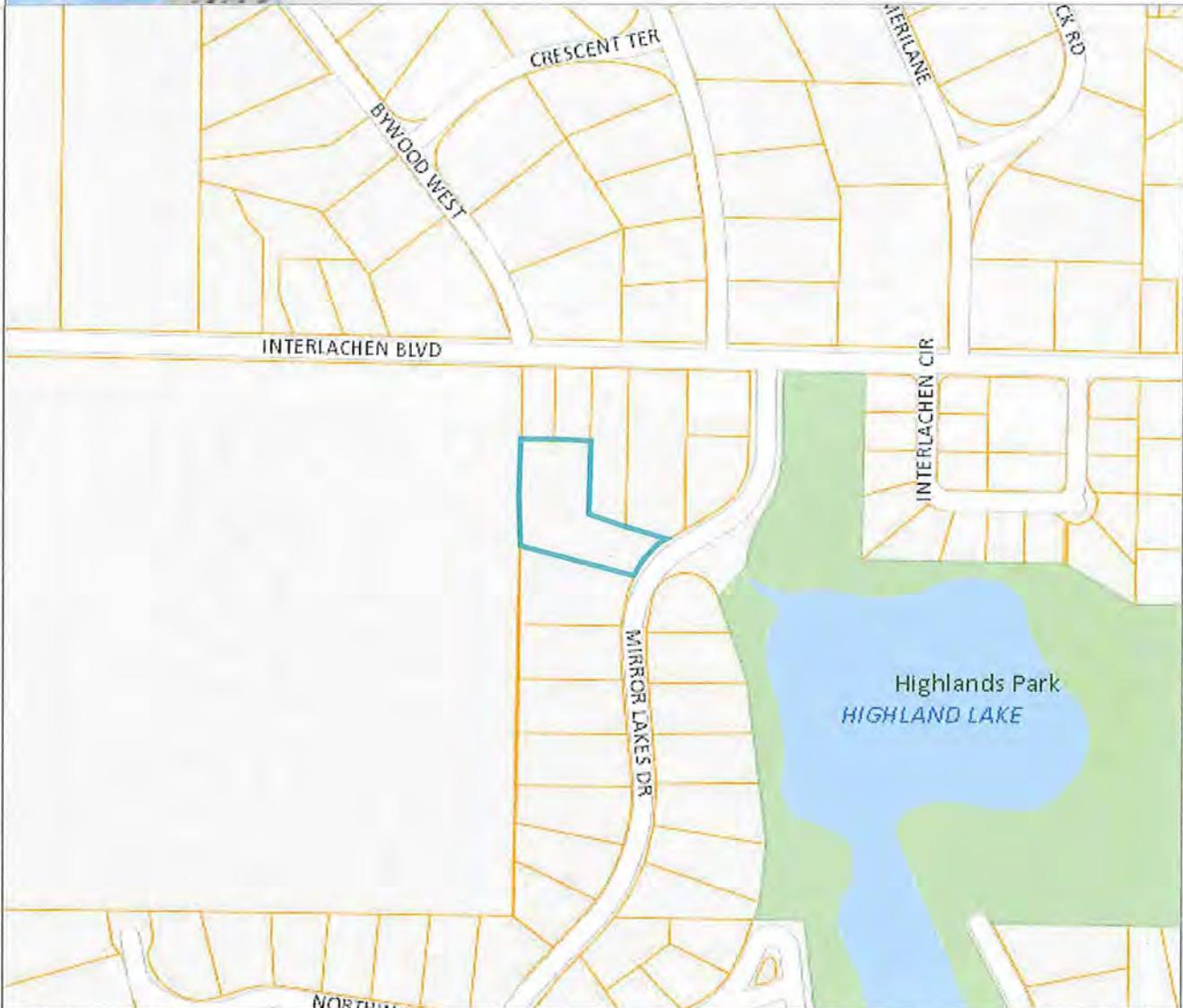
Staff Recommendation

Recommend that the City Council approve the Lot Division of 5100 Mirror Lakes Drive and the Interlachen Golf Course:

Approval is subject to the following findings:

1. The proposed lot line adjustment does not create a new lot.
2. The division legally establishes the lot line that has been used in practice as a result of the previous property owner's installation of a fence on the golf course property.
3. The resulting lots are still larger than most lots in the area.

Deadline for a city decision: November 1, 2013



Parcel ID: 29-117-21-31-0012

Owner Name: M B Gorman & E L Gorman

Parcel Address: 5100 Mirror Lakes Dr
Edina, MN 55436

Property Type: Residential

Home-stead: Homestead

Parcel Area: 1.41 acres
61,226 sq ft

Map Scale: 1" ≈ 400 ft.

Print Date: 9/5/2013



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A1



Parcel ID: 29-117-21-31-0012

Owner Name: M B Gorman & E L Gorman

Parcel Address: 5100 Mirror Lakes Dr
Edina, MN 55436

Property Type: Residential

Home-stead: Homestead

Parcel Area: 1.41 acres
61,226 sq ft

Map Scale: 1" ≈ 100 ft.
Print Date: 9/5/2013



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Parcel ID: 29-117-21-31-0012	A-T-B: Torrens	Map Scale: 1" ≈ 50 ft. Print Date: 9/5/2013
Owner Name: M B Gorman & E L Gorman	Market Total: \$1,659,500	
Parcel Address: 5100 Mirror Lakes Dr Edina, MN 55436	Tax Total: \$26,306.30 (Payable: 2013)	
Property Type: Residential	Sale Price: \$1,390,000	This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown. COPYRIGHT © HENNEPIN COUNTY 2013 
Home-stead: Homestead	Sale Date: 03/2000	
Parcel Area: 1.41 acres 61,226 sq ft	Sale Code: Warranty Deed	

A3

APPLICANT
NARRATIVE

To: Edina Planning Commission

From: Michael and Elizabeth Gorman
5100 Mirror Lakes Drive
Edina, MN 55436

Re: Lot Division Application (Miinor Lot Line Adjustment)

Date: August 25th, 2013

Summary:

The Gormans live at 5100 Mirror Lakes Drive, legally described as Lot, Block 2, Mirror Lakes in Edina. The Gorman property adjoins Interlachen Country Club (ICC). The parties are seeking a Lot Line Adjustment to reflect the purchase by the Gorman family of .23 of an acre from ICC (Parcel A in the attached documents). A purchase agreement for this transaction has been signed between the parties.

Rationale:

The purpose of the transaction is for the Gormans to acquire property from ICC which has been encroached upon by a fence installed by the previous owners of the Gorman property. The transaction will facilitate a clear delineation of the parties' respective property interests.

PLANNING DEPARTMENT
AUG 23 2013
CITY OF EDINA

EXISTING PROPERTY DESCRIPTION FOR MICHAEL AND ELIZABETH GORMAN

Lot 1, Block 2, MIRROR LAKES IN EDINA,
Hennepin County, Minnesota.

PROPOSED PROPERTY DESCRIPTION FOR MICHAEL AND ELIZABETH GORMAN

Lot 1, Block 2, MIRROR LAKES IN EDINA,
Hennepin County, Minnesota.

AND

That part of Lot 3 Auditors Subdivision No. 248, Hennepin County, Minnesota described as follows:

Beginning at the southwest corner of Lot 1, Block 2, MIRROR LAKES IN EDINA, Hennepin County, Minnesota; thence South 01 degrees 16 minutes 13 seconds East assumed bearing along the west line of Lot 2, Block 1, said MIRROR LAKES IN EDINA a distance of 25.19 feet; thence North 57 degrees 56 minutes 05 seconds West a distance of 24.51 feet; thence North 49 degrees 42 minutes 42 seconds West a distance of 20.82 feet; thence North 44 degrees 04 minutes 03 seconds West a distance of 16.66 feet; thence North 15 degrees 50 minutes 07 seconds West a distance of 46.49 feet; thence North 02 degrees 15 minutes 43 seconds East a distance of 23.95 feet; thence North 14 degrees 45 minutes 57 seconds West a distance of 67.48 feet; thence North 70 degrees 18 minutes 03 seconds East a distance of 78.25 feet to its intersection with the west line of said Lot 1; thence South 00 degrees 19 minutes 41 seconds East along the west line of said Lot 1 a distance of 54.54 feet; thence South 00 degrees 16 minutes 13 seconds East along the west line of said Lot 1 a distance of 119.00 feet to the point of beginning.

Area of Parcel A = 10,043.8 Sq. Ft.
0.23 Acres

EXISTING PROPERTY DESCRIPTION — INTERLACHEN COUNTRY CLUB

Lot 3, AUDITOR'S SUBDMISION NO. 248,
Hennepin County, Minnesota.

PROPOSED PROPERTY DESCRIPTION — INTERLACHEN COUNTRY CLUB

Lot 3, AUDITOR'S SUBDMISION NO. 248,
Hennepin County, Minnesota.

EXCEPT

That part of Lot 3 Auditors Subdivision No. 248, Hennepin County, Minnesota described as follows:

Beginning at the southwest corner of Lot 1, Block 2, MIRROR LAKES IN EDINA, Hennepin County, Minnesota; thence South 01 degrees 16 minutes 13 seconds East assumed bearing along the west line of Lot 2, Block 1, said MIRROR LAKES IN EDINA a distance of 25.19 feet; thence North 57 degrees 56 minutes 05 seconds West a distance of 24.51 feet; thence North 49 degrees 42 minutes 42 seconds West a distance of 20.82 feet; thence North 44 degrees 04 minutes 03 seconds West a distance of 16.66 feet; thence North 15 degrees 50 minutes 07 seconds West a distance of 46.49 feet; thence North 02 degrees 15 minutes 43 seconds East a distance of 23.95 feet; thence North 14 degrees 45 minutes 57 seconds West a distance of 67.48 feet; thence North 70 degrees 18 minutes 03 seconds East a distance of 78.25 feet to its intersection with the west line of said Lot 1; thence South 00 degrees 19 minutes 41 seconds East along the west line of said Lot 1 a distance of 54.54 feet; thence South 00 degrees 16 minutes 13 seconds East along the west line of said Lot 1 a distance of 119.00 feet to the point of beginning.

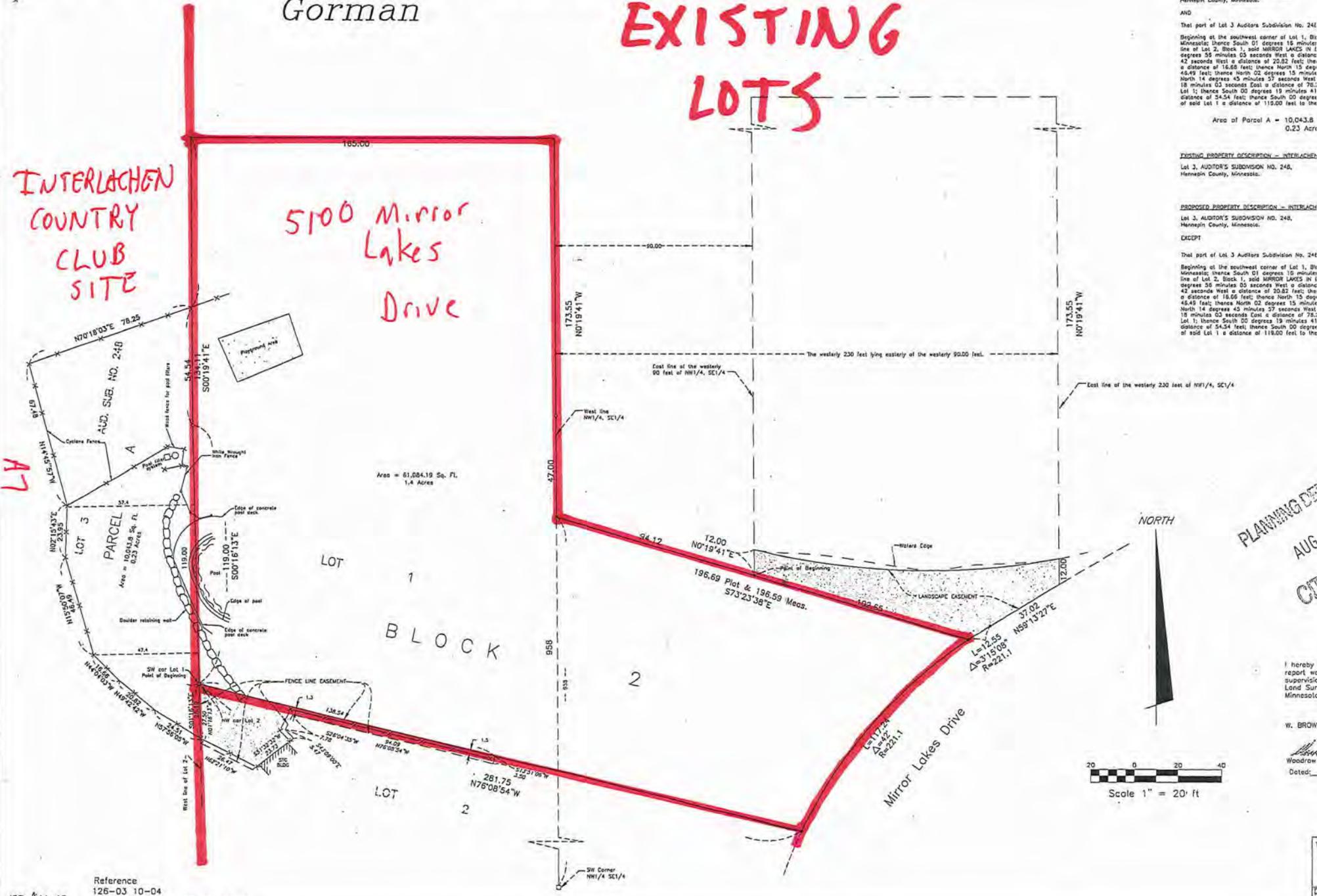
PLANNING DEPARTMENT
AUG 23 2013
CITY OF EDINA
file

SURVEY FOR: Michael & Elizabeth Gorman

EXISTING LOTS

INTERLACHEN COUNTRY CLUB SITE

5100 Mirror Lakes Drive



EXISTING PROPERTY DESCRIPTION FOR MICHAEL & ELIZABETH GORMAN
Lot 1, Block 2, MIRROR LAKES IN EDNA, Hennepin County, Minnesota.

PROPOSED PROPERTY DESCRIPTION FOR MICHAEL & ELIZABETH GORMAN
Lot 1, Block 2, MIRROR LAKES IN EDNA, Hennepin County, Minnesota.

AND
That part of Lot 3 Auditor's Subdivision No. 248
Beginning at the southwest corner of Lot 1, Blk 1, Minnetonka; thence South 01 degree 18 minutes East of Lot 2, Block 1, said MIRROR LAKES in 1 degree 35 minutes 05 seconds West a distance 42 seconds West a distance of 20.82 feet the a distance of 16.66 feet; thence North 15 deg 46.49 feet; thence North 02 degree 15 minute North 14 degrees 45 minutes 57 seconds West 18 minutes 03 seconds East a distance of 78.1; Lot 1; thence South 00 degree 19 minutes 41 distance of 54.54 feet; thence South 00 degree of said Lot 1 a distance of 119.00 feet to the
Area of Parcel A = 10,043.8
0.23 Acre

EXISTING PROPERTY DESCRIPTION - INTERLACHEN
Lot 3, AUDITOR'S SUBDIVISION NO. 248, Hennepin County, Minnesota.

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PLANNING DEPT
AUG
CITY
I hereby report to the supervising Land Surveyor, Minnesota
W. BROWN
Woodrow
Dated: _____

SURVEY FOR: Michael & Elizabeth Gorman

5100 MIRROR LAKES ROAD

INTERLACHEN
COUNTRY
CLUB
SITE

PROPOSED
LOTS

5100
MIRROR
LAKES
DRIVE

EXISTING PROPERTY DESCRIPTION FOR MICHAEL &

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Hennepin County, Minnesota.

PROPOSED PROPERTY DESCRIPTION FOR MICHAEL &

Lot 1, Block 2, MIRROR LAKES IN EDINA,
Hennepin County, Minnesota.

AND

That part of Lot 3 Auditor's Subdivision No. 248

Beginning at the southwest corner of Lot 1, 8th
Minnesota; thence South 01 degree 16 minutes
East of Lot 2, Block 1, and MIRROR LAKES IN 1
degree 56 minutes 05 seconds West a distance
42 seconds West a distance of 20.82 feet; thence
a distance of 10.65 feet; thence North 15 deg
45.49 feet; thence North 02 degree 15 minute
North 14 degree 45 minutes 27 seconds West
18 minutes 03 seconds East a distance of 78;
Lot 1; thence South 00 degree 19 minutes 41
distance of 54.54 feet; thence South 00 degree
of said Lot 1 a distance of 119.00 feet to the

Area of Parcel A = 10,043.8
0.23 Acres

EXISTING PROPERTY DESCRIPTION - INTERLACHEN

Lot 3, AUDITOR'S SUBDIVISION NO. 248,
Hennepin County, Minnesota.

PROPOSED PROPERTY DESCRIPTION - INTERLACHEN

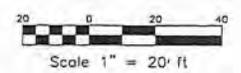
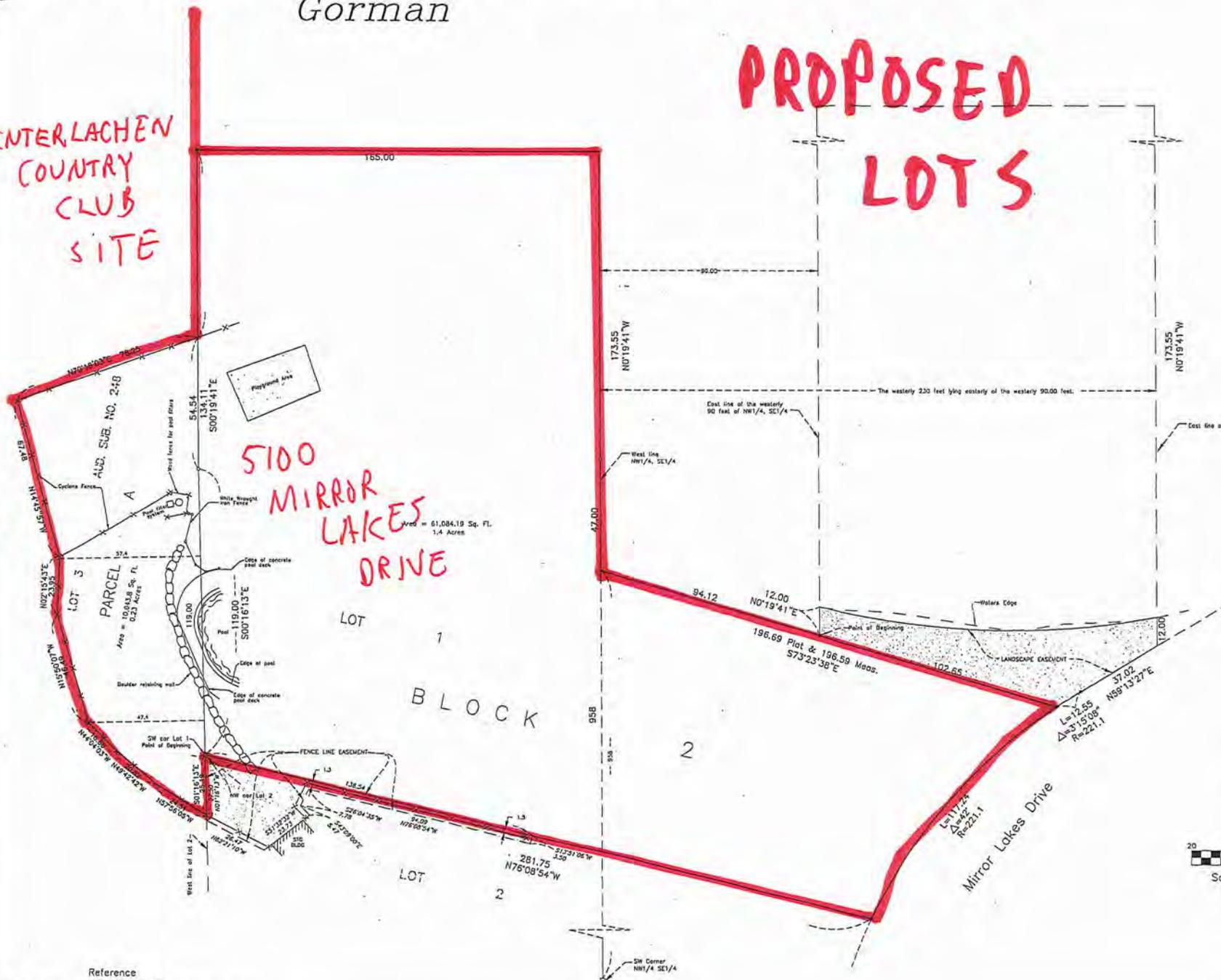
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Lot 1; thence South 00 degree 19 minutes 41
distance of 54.54 feet; thence South 00 degree
of said Lot 1 a distance of 119.00 feet to the

96



PLANNING DEPT
AUG
CITY

I hereby
report as
supervisor
Land Sur
Minnesota

W. BROW

Woodrow

Dated: _____