PLANNING COMMISSION STAFF REPORT

Originator **Cary Teague** **Director of Planning**	Meeting Date **December 18, 2012**	Agenda # **VI.A** File # **2012018.012a**

INFORMATION & BACKGROUND

Project Description

Matt & Mike Knodt are proposing to split their existing lot into two lots to create a lot line separation of a double-dwelling at 3928 49th Street West. (See property location on pages A1–A6.) The double dwelling on this property is currently under construction, and has been built with a fire rated wall separating the two units. This would provide protection for each unit, should there be a fire on the other side. (See plans and bulding under construction on pages A7–A11.)

Within the block of 49th Street West, there are a mixture of duplexes and single-family homes, zoned both R-1, Single-Family Residential and R-2, Double-Dwelling Unit. (See pages A3–A5.)

SUPPORTING INFORMATION

Surrounding Land Uses

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

Existing Site Features

The existing site contains a duplex currently under construction. (See page A9.)

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; and have been verified by the City's building official.

  2. Each unit has separate utility hook-ups.

  3. A similar lot division was approved by the City on this block, to the west at 4001 and 4003 49th Street West.

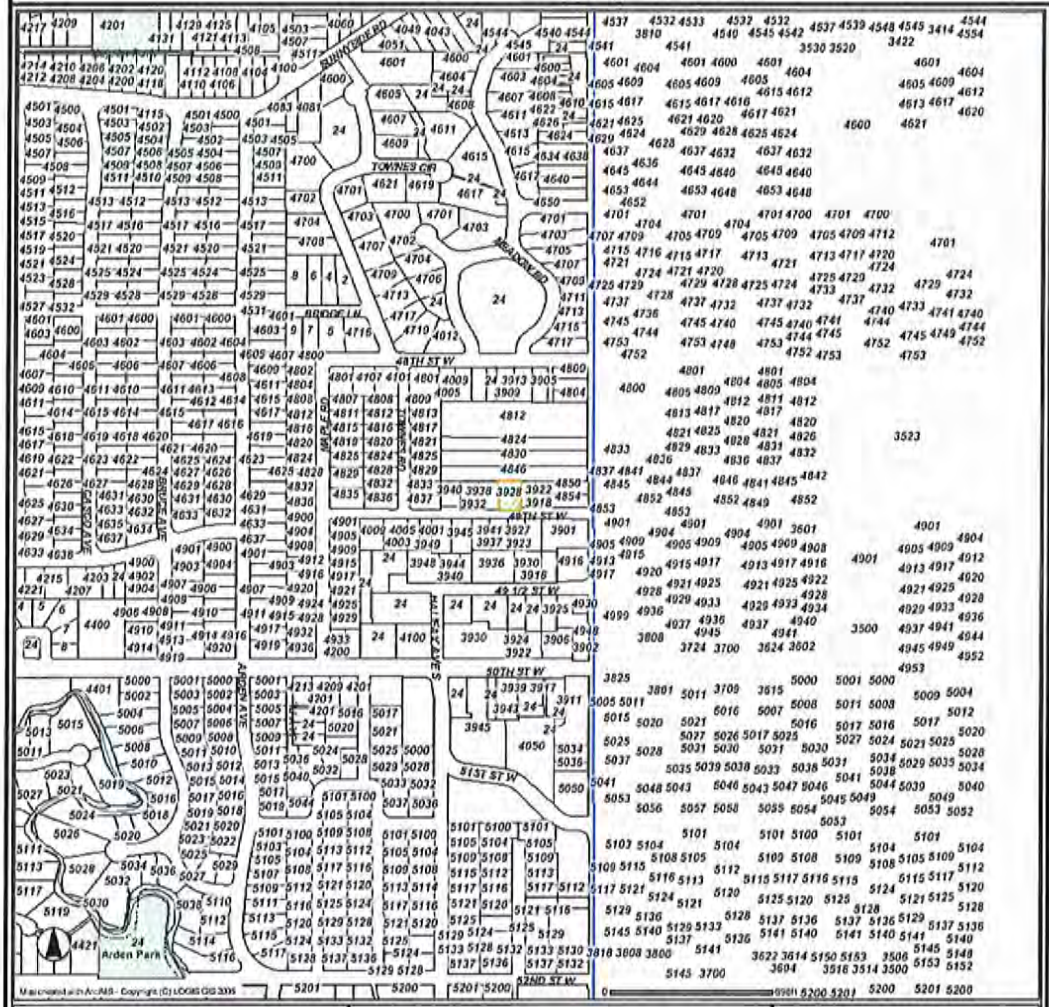
  4. There would be no change to the footprint or mass of the duplex currently under construction.

Staff Recommendation

Recommend that the city council approve the lot division as requested.

Deadline for a city decision: February 15, 2013

City of Edina



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

PID: 1802824140041

3928-30 49th St W
Edina, MN 55424

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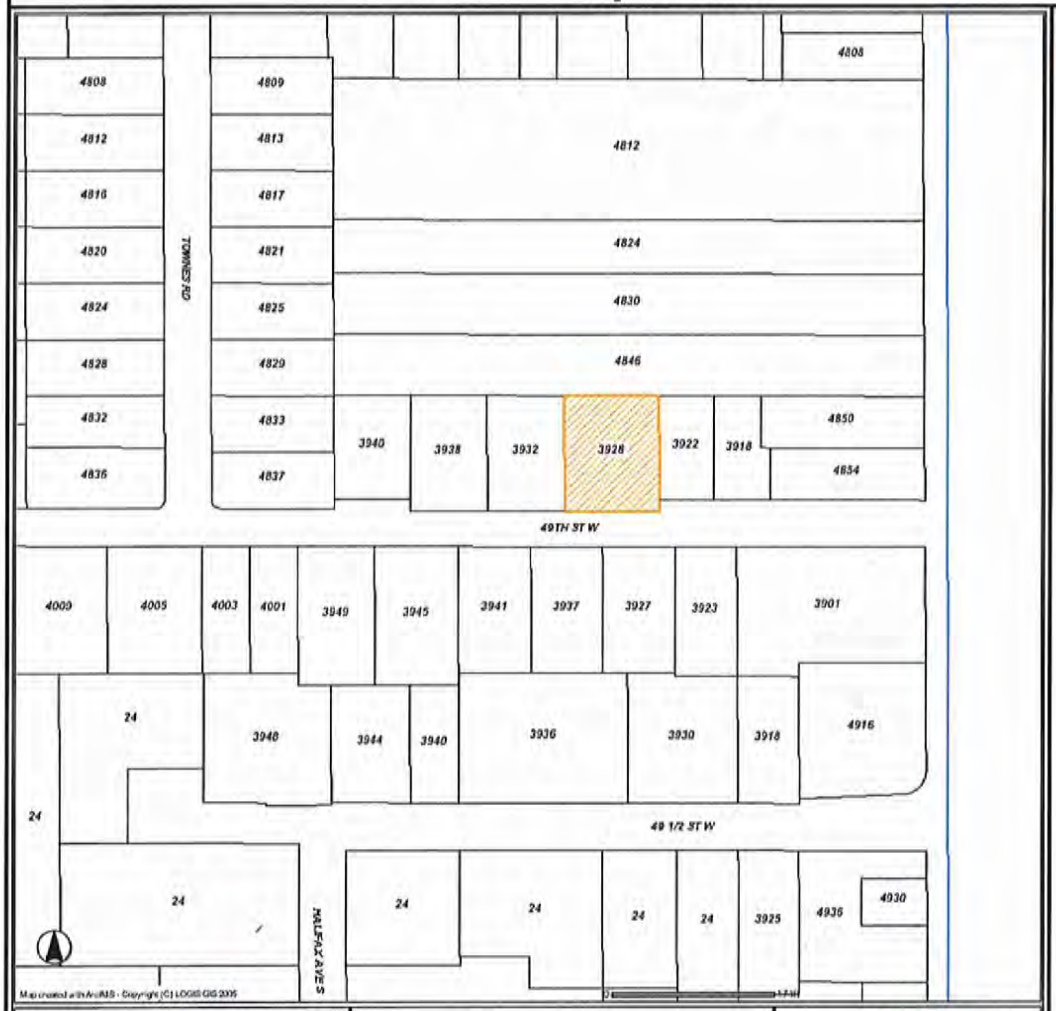
A1

City of Edina



Legend
- Highlighted Feature
- Surrounding House Number Labels
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A2

City of Edina

PID: 1802824140041

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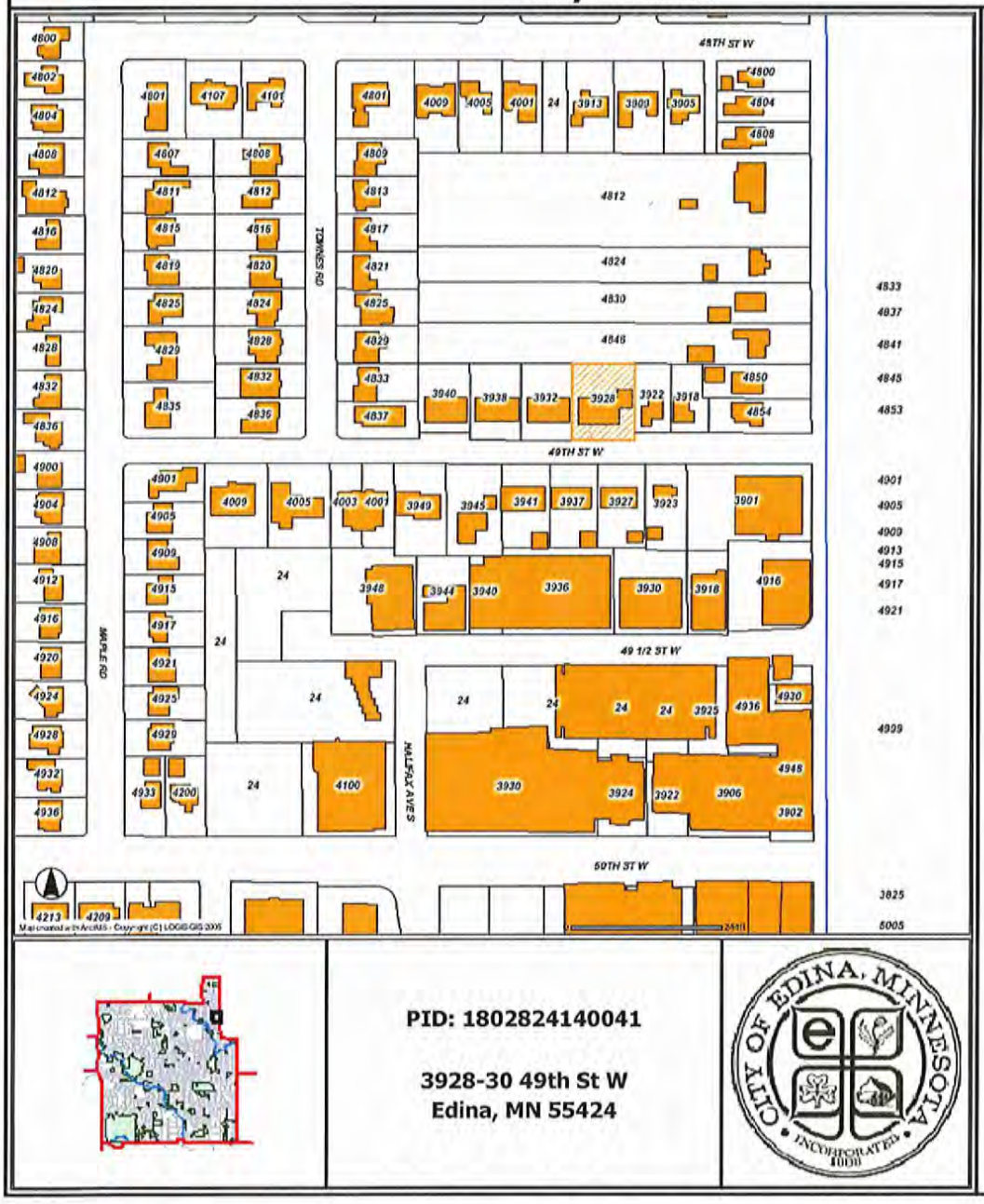
A3

City of Edina



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A4

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3928-30 49th St W
Edina, MN 55424

A5

City of Edina

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

PID: 1802824140041

3928-30 49th St W
Edina, MN 55424

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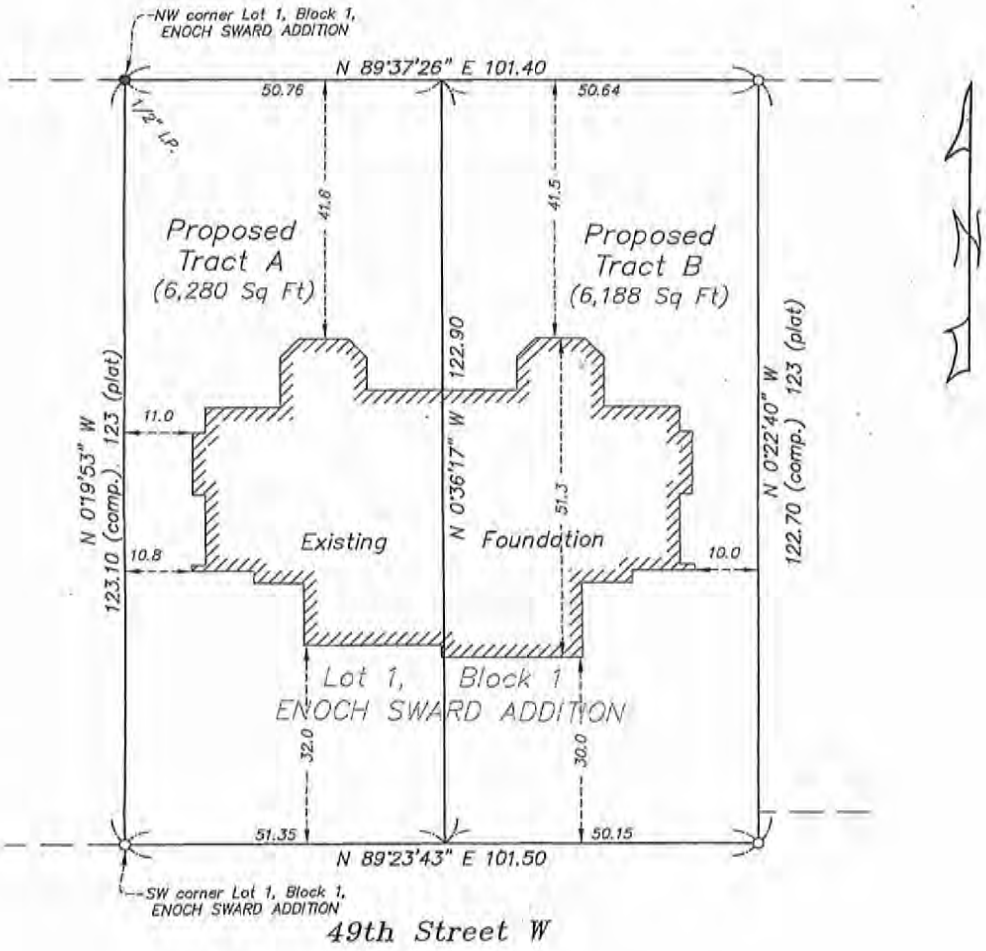
1888

Certificate of Survey

Prepared for: Matt Knodt



Existing Description:
Lot 1, Block 1, ENOCH SWARD ADDITION, Hennepin County, Minnesota.

Proposed Tract A:
That part of Lot 1, Block 1, ENOCH SWARD ADDITION, Hennepin County, Minnesota, lying westerly of a line drawn from a point on the north line of said Lot 1, distant 50.76 feet easterly from the northwest corner thereof, to a point on the south line of said Lot 1, distant 51.35 feet easterly from the southwest corner thereof, and said line there terminating. Subject to any and all easements of record.

Proposed Tract B:
That part of Lot 1, Block 1, ENOCH SWARD ADDITION, Hennepin County, Minnesota, lying easterly of a line drawn from a point on the north line of said Lot 1, distant 50.76 feet easterly from the northwest corner thereof, to a point on the south line of said Lot 1, distant 51.35 feet easterly from the southwest corner thereof, and said line there terminating. Subject to any and all easements of record.

Bearings based on assumed datum.

Legend
- ● Found Iron Monument
- ○ Set Iron Monument (LS 14700)

PID# 18-028-24-14-0041

Property Address: 3928 49th St. W Edina, MN

ADV 0 9 2012

Total Area = 0.29 Acres (12,468 sq. ft.)

SCALE
20 0 10 20 40
1 inch = 20 feet

A7

SCHOBORG LAND SERVICES INC.
763-972-3221 8997 Co. Rd. 13 SE
www.SchoborgLand.com Delano, MN 55328

I hereby certify that this certificate of survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

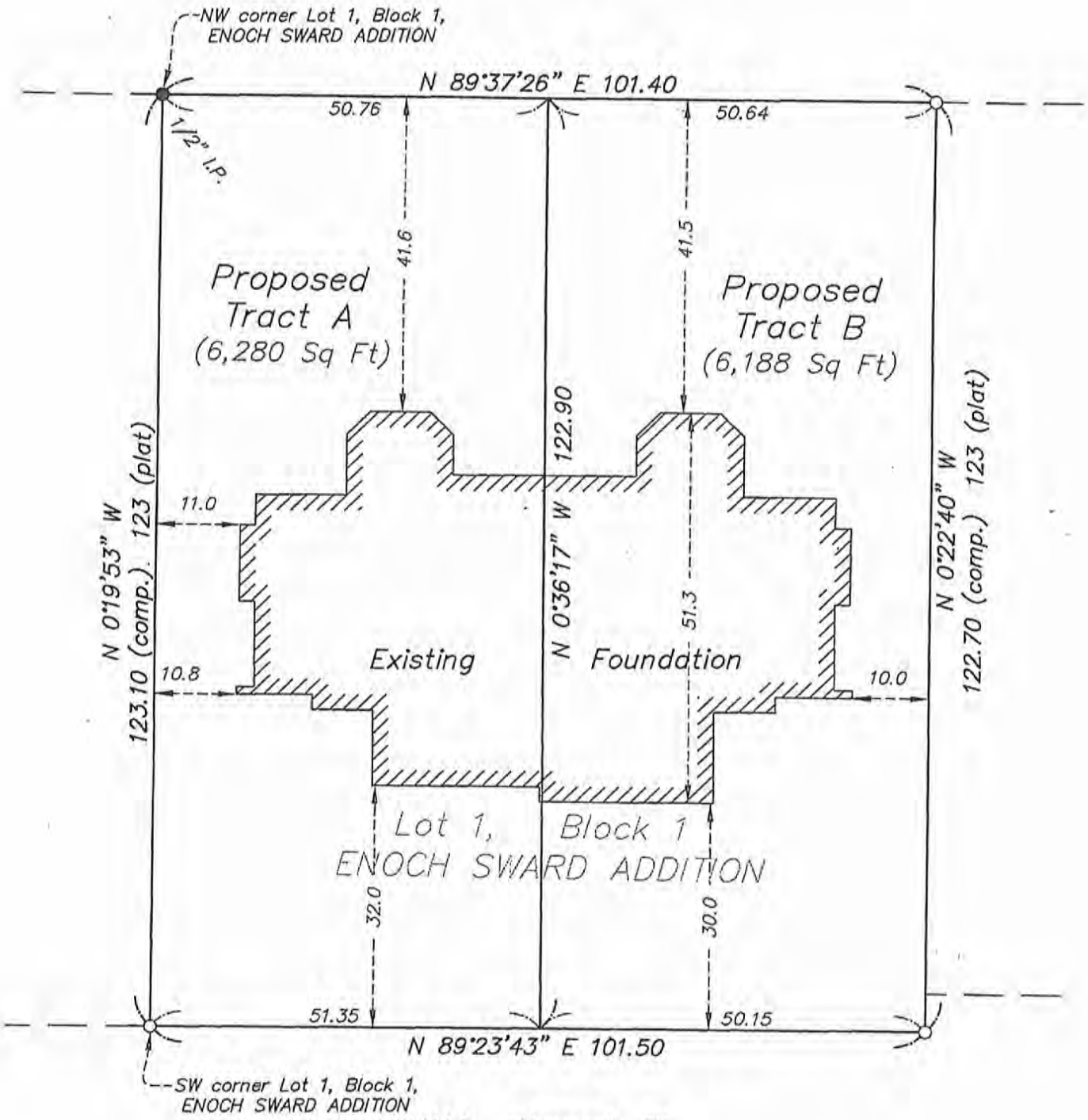
Paul B. Schoborg

Date: NOV. 1, 2012 Registration No. 14700

Job Number:	7443
Book/Page:	75/50
Survey Date:	7-17-12
Drawing Name:	knodt.dwg
Drawn by:	KLB
Revisions:	9-19-12, 9-24-12, 10-17-12
	11-02-12 (Prop. Tracts A & B)

Certificate of Survey

Prepared for: Matt Knodt



Description:
ock 1, ENOCH SWARD ADDITION, Hennepin County,
1.

Tract A:
of Lot 1, Block 1, ENOCH SWARD ADDITION, Hennepin

Legend

- Found Iron Monument
- Set Iron Monument (LS 14700

4x4
S150