



PLANNING COMMISSION STAFF REPORT

Originator Cary Teague Community Development Director	Meeting Date February 12, 2014	Agenda # VI.C.
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INFORMATION & BACKGROUND

Project Description

Homestead Partners LLC is proposing to subdivide the properties at 6304 and 6312 Warren Avenue into three lots. (See property location on pages A1–A3.) The existing two homes would be torn down, and three new homes built on the new lots. (See applicant plans on pages A4–A12.) To accommodate the request the following is required:

1. Preliminary & Final Plat.

The proposal meets all minimum lot size requirements. Within this neighborhood, the median lot area is 10,116 square feet, median lot depth is 135 feet, and the median lot width is 75. (See attached median calculations on pages A4–A5.) Lots 1 & 2 would gain access off of 63rd Street and Lot 3 would gain access off of Warren Avenue.

Surrounding Land Uses

The lots on all sides of the subject properties are single-family homes, zoned and guided low-density residential. Crosstown Highway 62 is located north of the site. (See pages A1-A2.)

Existing Site Features

The site is 38,907 square feet in size, relatively flat, and contains two single family homes that gain access off of Warren Avenue. The site contains two accessory buildings including a detached garage. All structures would be removed.

The site also contains a scattering of mature trees around the perimeter and interior of the site. The applicant proposes to remove 20 interior trees that are

primarily Elm and Ash, with one Oak, Maple and Dogwood. The perimeter trees would remain. The applicant is proposing to plant a row of 21 six-foot tall Black Hills Spruce and 32 six-foot tall Techny Arborvitae along the south and west lot lines to provide screening from the two adjacent homes. (See pages A3 and A12.)

Planning

Guide Plan designation: Single-dwelling residential
 Zoning: R-1, Single-dwelling district

Lot Dimensions

	Area	Lot Width	Depth
REQUIRED	10,116 s.f.	75 feet	135 feet
Lot 1	12,450 s.f.	91 feet	135 feet
Lot 2	11,970 s.f.	75 feet	160 feet
Lot 3	14,487 s.f.	81 feet	182 feet

The proposed subdivision meets all lot dimension requirements.

Grading/Drainage and Utilities

The city engineer has reviewed the proposed plans and found them generally acceptable, with a few revisions. First, the sewer line should be extended in the street, not in the front yard of the private property, as proposed. (See page A10.) Second, water connections should be made directly from the street, rather than as proposed, which would run new water lines into the site across the front yards of the new lots. (See page A10.) These changes would minimize impacts to the front yards of the new lots, and allow future maintenance of the utilities outside of the private property within the right-of-way. Drainage and utility easements should be adjusted accordingly on the Final Plat.

Adequate drainage and utility easements are proposed along all other lot lines. The detailed grading plans and utility connections would be reviewed by the city engineer at the time of building permit application for each lot.

Site Access

As shown on page A6 and in the attached 11 x 17 sheets, there is a restricted access to 63rd Street in favor of MnDOT. This was established as part of the Crosstown Highway 62. Therefore, MnDOT must approve any access driveway to 63rd Street. The applicant has requested a release of the restriction from MnDOT. MnDOT staff has indicated to Edina staff, that they are agreeable to allowing access and releasing the restriction, if Edina is ok with access to 63rd Street. (See pages A18-A19.)

Therefore, as a condition of the Plat approval, a written letter from MnDOT shall be required stating that they are agreeable to the access. As demonstrated on page A2, there are several homes on 63rd Street that already have direct access to 63rd.

Park Dedication

As with all subdivision proposals, park dedication is required. Edina City Code requires a park dedication fee of \$5,000 for each additional lot created. Therefore a park dedication fee of \$5,000 would be required.

Primary Issue

- **Is the proposed subdivision reasonable for the site?**

Yes. Staff believes that the proposed subdivision is reasonable for the following reasons:

1. The proposed subdivision meets all minimum zoning ordinance requirements. As such, the applicant is entitled to subdivide the property.
2. The applicant has submitted a landscape plan to provide year around screening from the most impacted neighbors to the south and west. A row of 21, six-foot tall Black Hills Spruce and 32, six-foot tall Techny Arborvitae are proposed along the south and west lot lines. (See page A12.)
3. Building pad locations would meet all minimum setback requirements. The front yard setback requirement for Lot 3 is established by the home to the south, therefore, a 35-foot setback is required from the Warren Avenue right-of-way. (See page A10.)

Staff Recommendation

Because the proposed subdivision meets all of Edina's Zoning Ordinance requirements, recommend that the City Council approve the proposed three lot subdivision of 6304 and 6312 Warren Avenue for Homestead Partners.

Approval is based on the following findings:

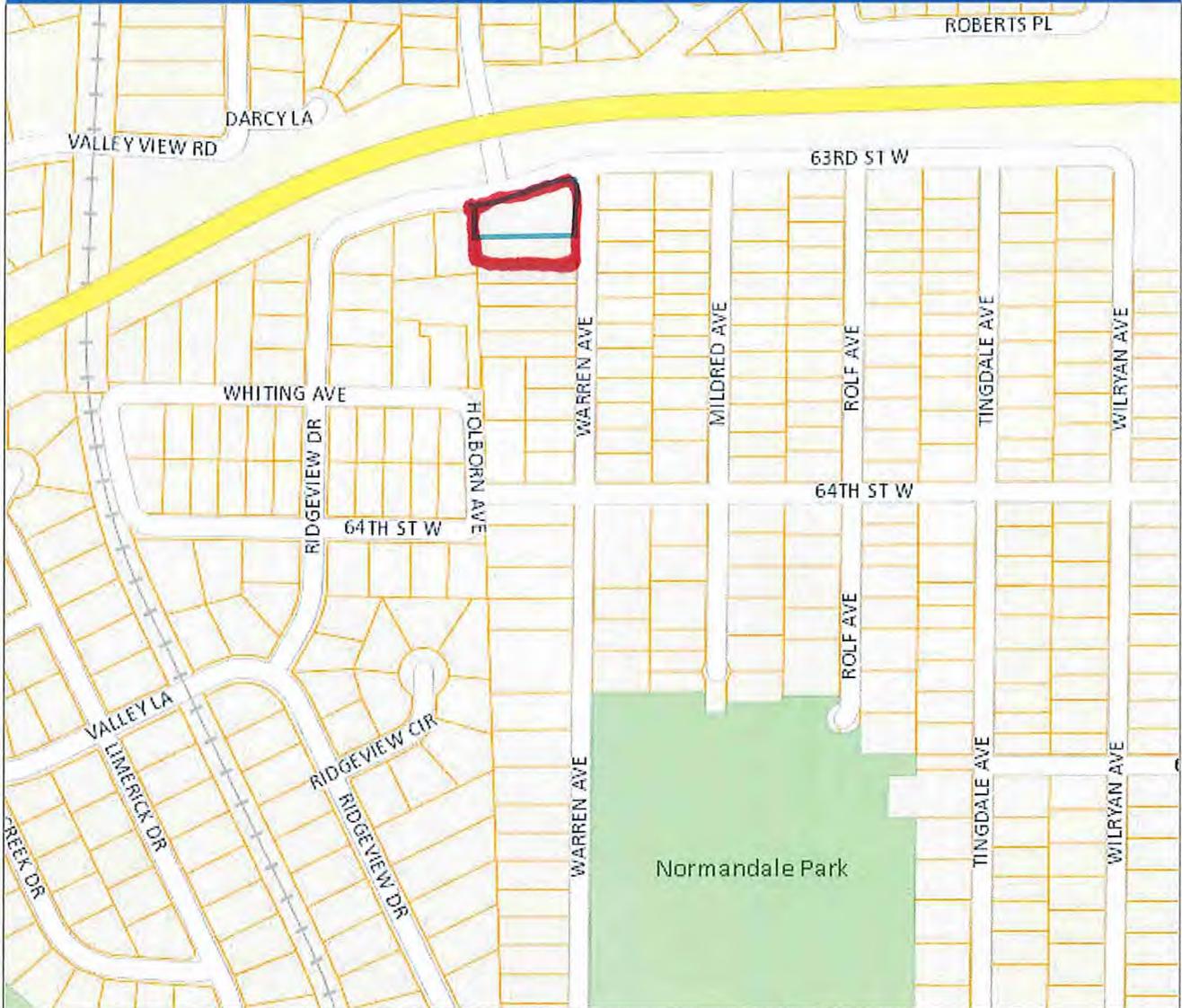
1. The proposal meets all the required standards and ordinances for a subdivision.
2. The applicant is proposing to provide year round screening for the existing homes to the west and south with a row of 21 six-foot tall Black Hills Spruce and 32 six-foot tall Techny Arborvitae along the south and west lot lines.
3. MnDOT has expressed a willingness to allow access to 63rd Street.

Approval is subject to the following conditions:

1. The City must approve the final plat within one year of preliminary approval or receive a written application for a time extension or the preliminary approval will be void.
2. Park dedication fee of \$5,000 must be paid prior to release of the final plat.
3. Sewer line must be extended in the street, not in the front yard of the private property. Water connections shall be made directly from the street.
4. Drainage and Utility Easements shall be revised on the Final Plat to reflect removing the sewer and water lines from the front yards of the three Lots. The easement along the front lot lines (63rd Street) shall be 10 feet.
5. Prior to issuance of a building permit, the following items must be submitted:
 - a. Submit evidence of a Nine Mile Creek Watershed District approval. The City may require revisions to the preliminary plat to meet the district's requirements.
 - b. Curb-cut permits must be obtained from the Edina engineering department.
 - c. A grading plan subject to review and approval of the city engineer is required for each building permit.

- d. A construction management plan will be required for the construction of the new homes.
- e. Utility hook-ups are subject to review and approval of the city engineer.

Deadline for a City Decision: May 6, 2013



Parcel ID: 04-116-21-22-0108

Owner Name:

Parcel Address: 6304 Warren Ave
Edina, MN 55439

Property Type:

Homestead:

Parcel Area: 0.59 acres
25,666 sq ft

A-T-B: Abstract

Map Scale: 1" ≈ 400 ft.
Print Date: 2/4/2014

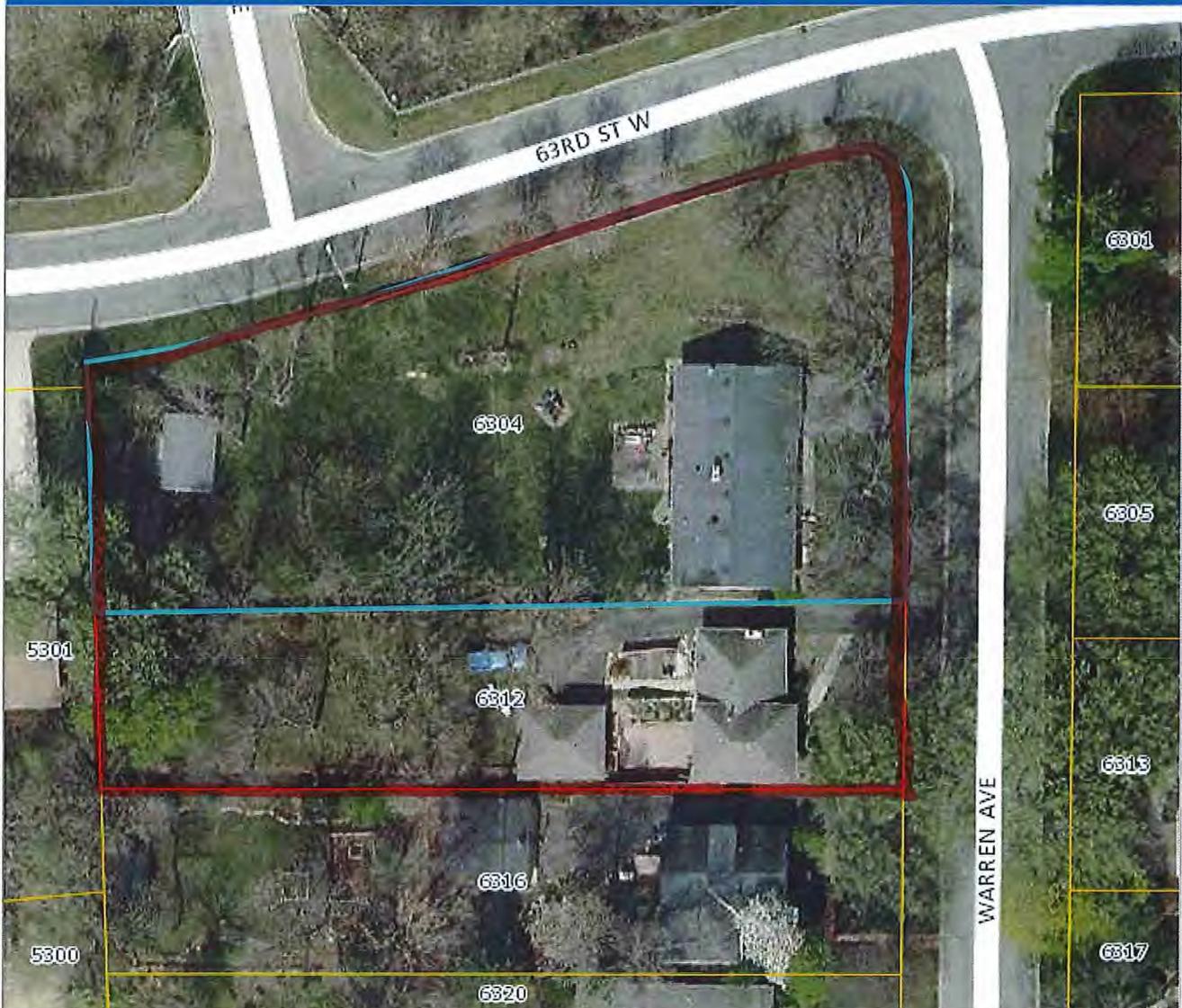


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AI



Parcel ID: 04-116-21-22-0108

Owner Name:

Parcel Address: 6304 Warren Ave
Edina, MN 55439

Property Type:

Home-stead:

Parcel Area: 0.59 acres
25,666 sq ft

Sale Date:

Sale Code: Warranty Deed

Map Scale: 1" ≈ 50 ft.

Print Date: 2/4/2014

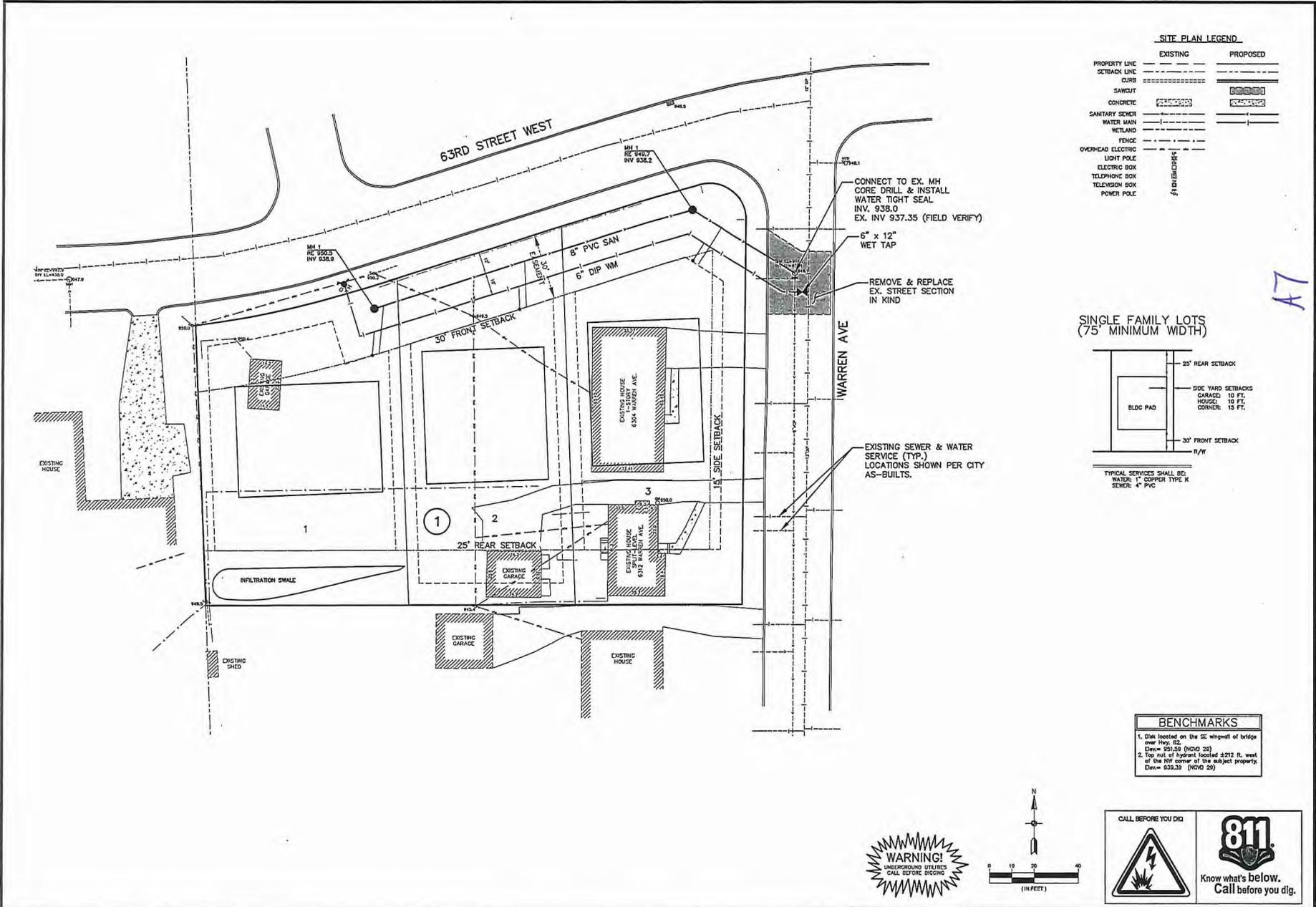


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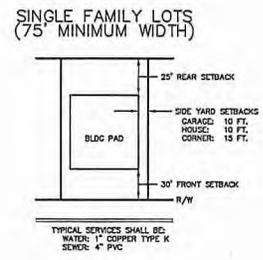


A3



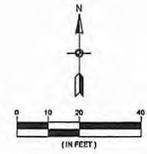
SITE PLAN LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
SETBACK LINE	---	---
CURB	---	---
SAWCUT	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
WATER MAIN	---	---
WELAND	---	---
FENCE	---	---
OVERHEAD ELECTRIC	---	---
LIGHT POLE	---	---
ELECTRIC BOX	---	---
TELEPHONE BOX	---	---
TELEVISION BOX	---	---
POWER POLE	---	---



BENCHMARKS

- Disk located on the SE whorl of bridge over Hwy. 62. Date = 05/15/08 (NDW 20)
- Top nut of hydrant located 2.212 ft. west of the NW corner of the subject property. Date = 03/29/09 (NDW 20)



Carlson McCain
 ENVIRONMENTAL - ENGINEERING - SURVEYING
 248 Apollo Dr., Suite 100, Uno Lakes, MN 55014
 Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY SITE & UTILITY PLAN
 WYMAN PLACE
 Edina, Minnesota

HOMESTEAD PARTNERS, LLC
 525 13th Avenue S.
 Hopkins, MN 55413

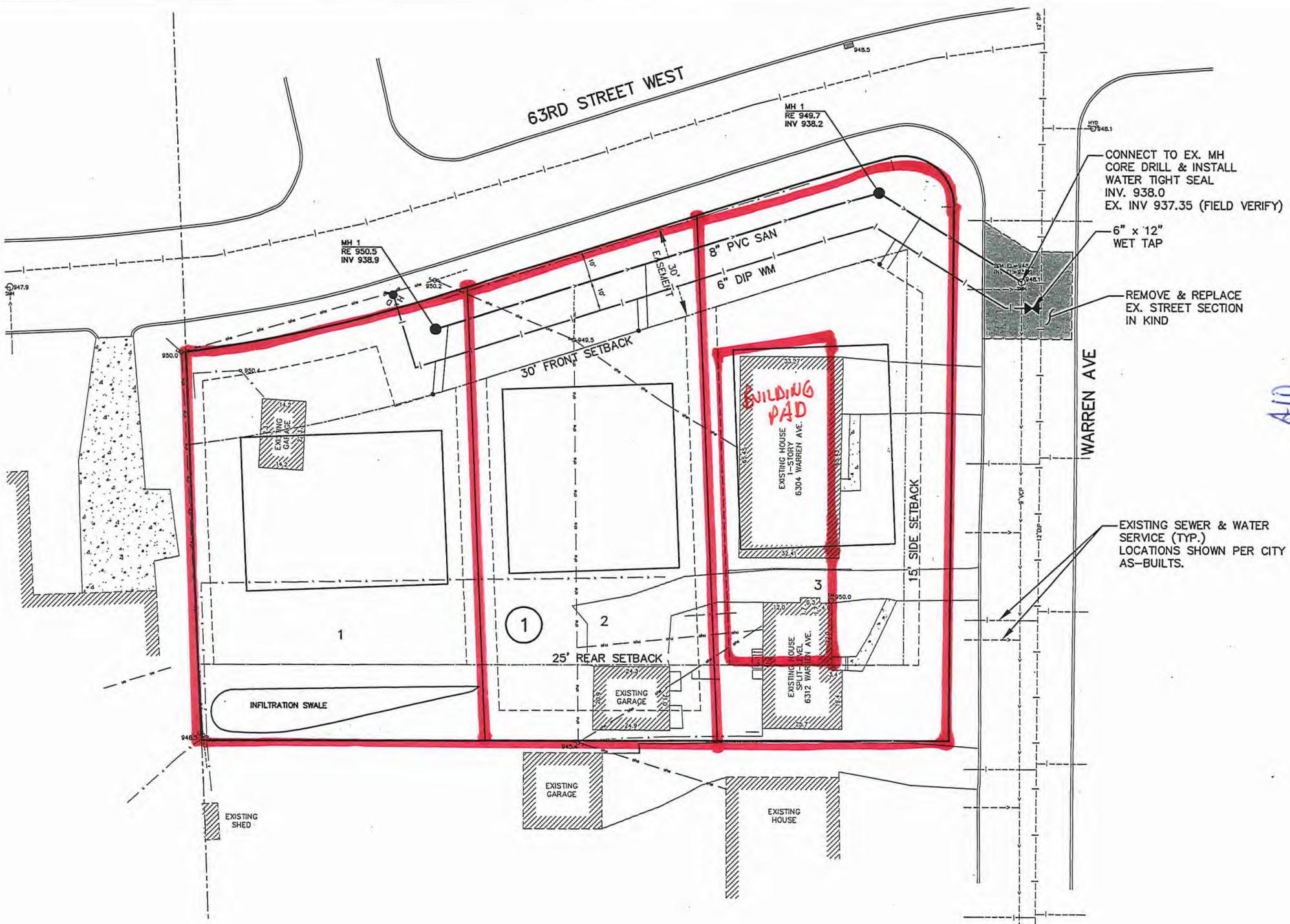
REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	

DRAWN BY: JSM
 DESIGNED BY: BJC
 ISSUE DATE: 01/13/13

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name: Brian J. Kryzofski, P.E.
 Signature: *Brian J. Kryzofski*
 Date: 01/13/13 License #: 25062



63RD STREET WEST

MH 1
RE 948.7
INV 938.2

MH 1
RE 950.5
INV 938.9

CONNECT TO EX. MH
CORE DRILL & INSTALL
WATER TIGHT SEAL
INV. 938.0
EX. INV 937.35 (FIELD VERIFY)

6" x 12"
WET TAP

REMOVE & REPLACE
EX. STREET SECTION
IN KIND

BUILDING PAD

EXISTING HOUSE
1-STORY
6304 WARREN AVE.

EXISTING HOUSE
1-STORY
6312 WARREN AVE.

EXISTING GARAGE

EXISTING GARAGE

EXISTING HOUSE

EXISTING SHED

INFILTRATION SWALE

30' FRONT SETBACK

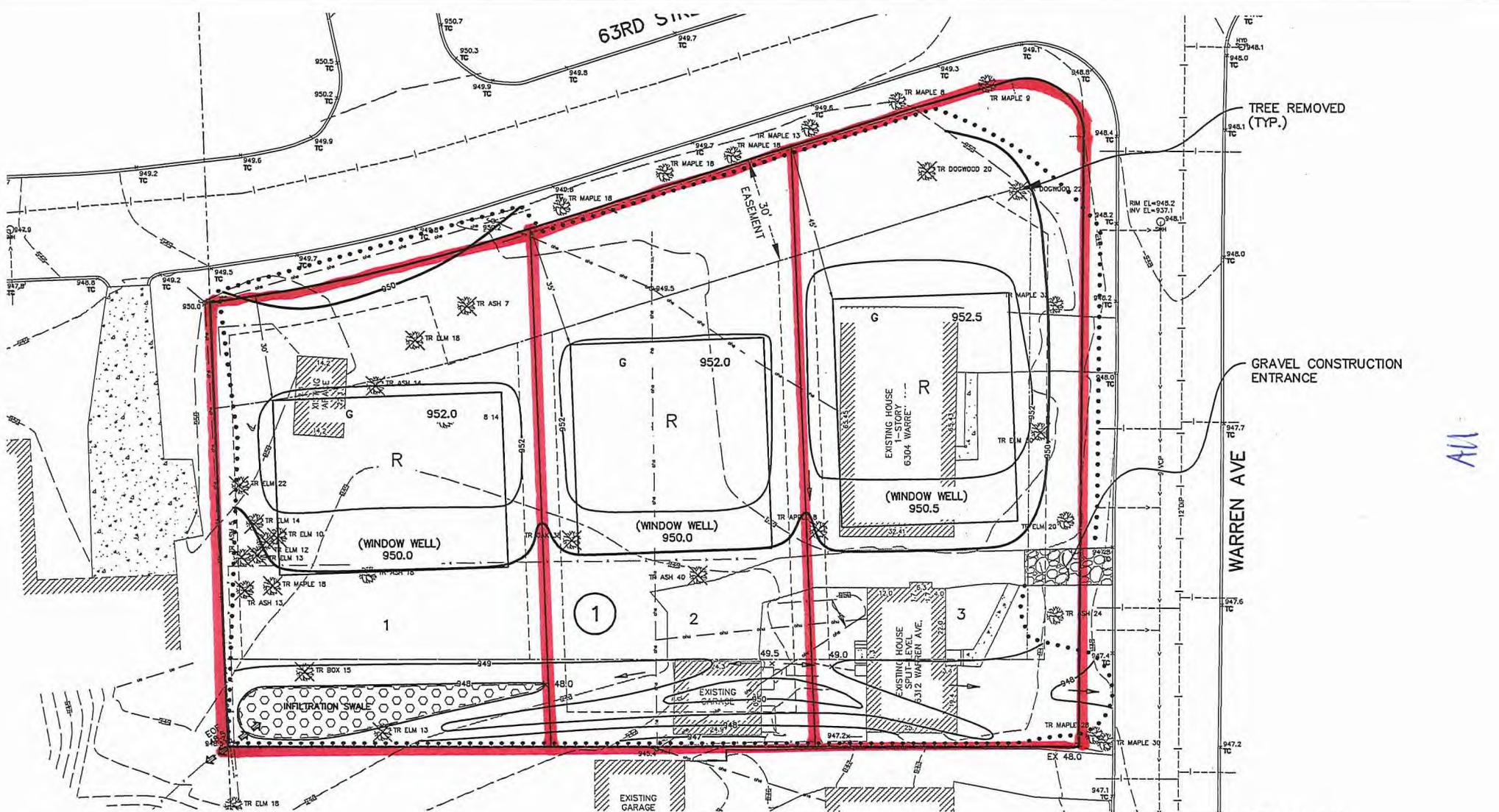
25' REAR SETBACK

15' SIDE SETBACK

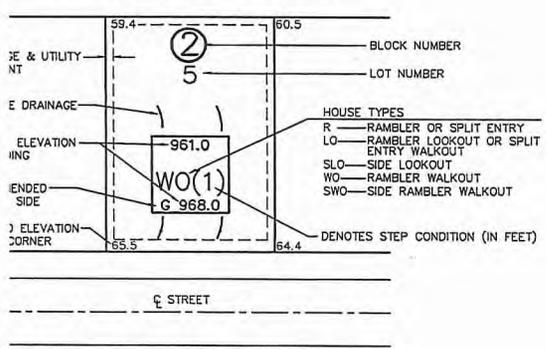
WARREN AVE

EXISTING SEWER & WATER
SERVICE (TYP.)
LOCATIONS SHOWN PER CITY
AS-BUILTS.

A10

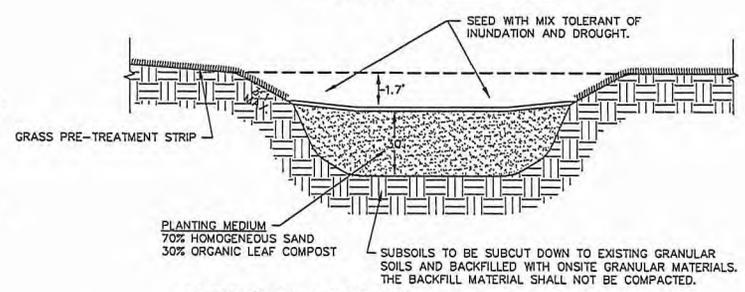


GRADING PLAN LOT KEY

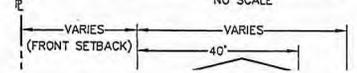


TURF ESTABLISHMENT

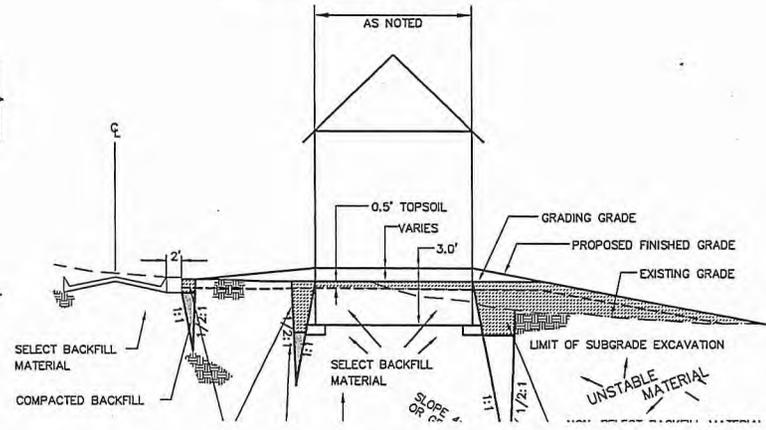
INFILTRATION BASIN



MODIFIED LOOKOUT



SUBGRADE CORRECTION



AM







115



A16



A17

Jackie Hoogenakker

From: Sherman, Tod (DOT) <Tod.Sherman@state.mn.us>
Sent: Wednesday, January 29, 2014 4:59 PM
To: Stephen Bona
Cc: Chad Millner; Kautz, Tiffany (DOT); Craig, E.Buck (DOT); Jackie Hoogenakker
Subject: RE: Turnback request on 63rd St at TH 62 and Wyman Ave

Stephen:

I'm just saying that since we're well into the process of turning back the right-of-way to the City, that it would be the City's call whether you're allowed access onto the road or not. You will not need a MnDOT access permit.

Thanks, Tod

Tod Sherman, Planning Supervisor
Mn/DOT Metro District
1500 W. County Road B-2
Roseville, MN 55113
(651) 234-7794
tod.sherman@state.mn.us

From: Stephen Bona [<mailto:stephen.bona@gmail.com>]
Sent: Wednesday, January 29, 2014 3:47 PM
To: Sherman, Tod (DOT)
Cc: cmillner@EdinaMN.gov; Kautz, Tiffany (DOT)
Subject: RE: Turnback request on 63rd St at TH 62 and Wyman Ave

Todd,

Thanks for the clarification. I'm just trying to get a better understanding of when I can build driveways onto 63rd street. Tiffany's letter states that since the turnback process has been initiated, MnDOT is potentially willing to allow access to 63rd street at this location. Does this mean that following your review of the plans, we will be able to access the road? Any further explanation would be appreciated.

Thanks,
Steve

Stephen A. Bona
Homestead Partners
651-271-4951

From: Sherman, Tod (DOT) [<mailto:Tod.Sherman@state.mn.us>]
Sent: Wednesday, January 29, 2014 2:50 PM
To: Stephen Bona
Cc: Craig, E.Buck (DOT); Kautz, Tiffany (DOT)
Subject: RE: Turnback request on 63rd St at TH 62 and Wyman Ave

Stephen:

I was talking with our permits people and you will not be going through MnDOT for the access permit. We are in the process of transferring the right-of-way to the City, so the permit will come from the City. Sorry for the confusion.

Tod

Tod Sherman, Planning Supervisor
Mn/DOT Metro District
1500 W. County Road B-2
Roseville, MN 55113
(651) 234-7794
tod.sherman@state.mn.us

From: Stephen Bona [<mailto:stephen.bona@gmail.com>]
Sent: Wednesday, January 29, 2014 8:30 AM
To: Sherman, Tod (DOT)
Subject: RE: Turnback request on 63rd St at TH 62 and Wyman Ave

Todd – I'll watch for your letter on 2/12 and plan to apply for an access permit shortly thereafter. As I mentioned, our current platting schedule with the city of Edina allows for home construction to begin in March/April. I would like to complete the MNDOT process, so I can stay on this schedule. Per our conversation, you mentioned that this was reasonable.

Please let me know if you need any further information from me.

Thank you,
Steve

Stephen A. Bona
Homestead Partners
651-271-4951

From: Kautz, Tiffany (DOT) [<mailto:tiffany.kautz@state.mn.us>]
Sent: Tuesday, January 28, 2014 4:59 PM
To: cmillner@EdinaMN.gov
Cc: Anderson, Debra (DOT); Crocker, Keith (DOT); Sherman, Tod (DOT); Stephen Bona (stephen.bona@gmail.com)
Subject: Turnback request on 63rd St at TH 62 and Wyman Ave

Hi Chad.

Attached is an electronic copy of the letter regarding the City of Edina's turnback request on 63rd St at TH 62 and Wyman Ave. The hard copy is being sent via US mail.

If you have any questions, please let me know.

Thanks,
Tiffany

Tiffany Kautz, PE
Metro District Right-of-Way
Anoka, Chisago and Washington Counties

A19