



PLANNING COMMISSION STAFF REPORT

Originator Cary Teague Community Development Director	Meeting Date October 22, 2014	Agenda # VII.A.
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INFORMATION & BACKGROUND

Project Description

Mr. David Hendel on behalf of the property owners Paul and Jean Mooty, is requesting to shift the existing lot line that divides the property at 5320 Kelsey Terrace and Outlot B of the Parkwood Knolls 26th Addition. (See property location on pages A1–A3.) Both properties are owned by the Mootys. The purpose of the request is to shift the side lot line to the north to make room for an addition to the existing home. (See the proposed lot line shift on pages A4–A5.) The Outlot appears to be a leftover remnant of Parkwood Knolls 26th addition, that ended up being platted as an Outlot. The Outlot originally appears as part of Lot 26 in the Preliminary Plat. (See plat on pages A6-A7.)

Surrounding Land Uses

The surrounding properties and land uses include single-family homes (See pages A1– A3.)

Existing Site Features

Single-family home and vacant Outlot.

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 5320 Kelsey Terrace slightly larger from 20,528 square feet to 22,201

square feet. The adjacent Outlot goes from 8,016 square feet to 6,343 square feet. There is a 26-inch storm sewer that runs through the Outlot. This storm sewer line would remain. (See pages A4-A5.) There is a 5-foot drainage and utility easement running along the side lot line that would need to be vacated prior to any building addition being built. It is believed that there are no utility lines located within the easement. If there are, they would need to be relocated on to the Outlot.

Staff Recommendation

Recommend that the City Council approve the Lot Division of 5320 Kelsey Terrace and Outlot B of Parkwood Knolls 26th Addition.

Approval is subject to the following findings:

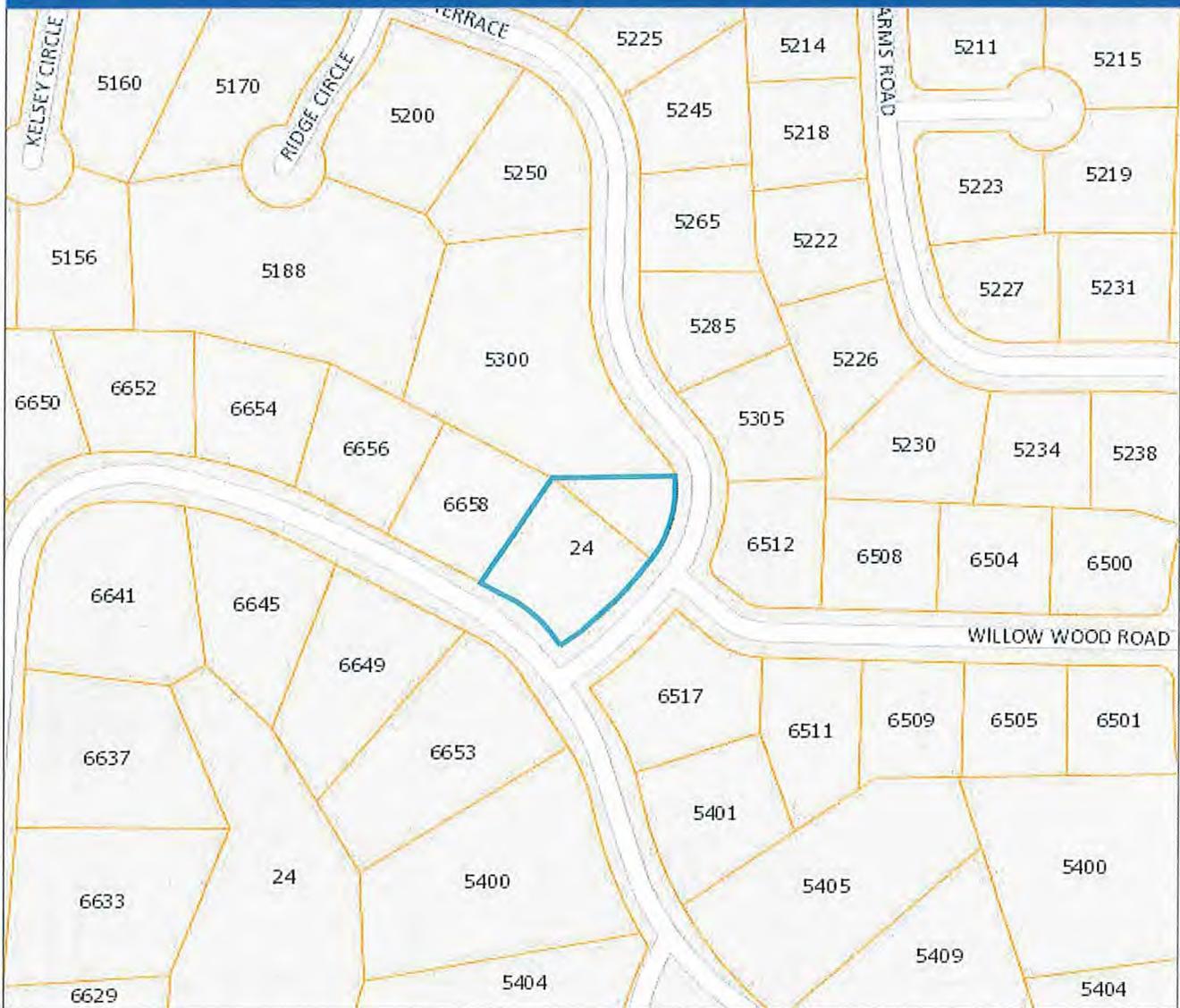
1. The proposed lot line adjustment does not create a new lot.
2. The Outlot and 5320 Kelsey Terrace are both held under the same ownership. The properties appear to be one lot.
3. The existing utilities on the Outlot would not be impacted.

Deadline for a city decision: November 18, 2014



Parcel ID: 30-117-21-13-0090 Owner Name: S Bergeson & S L Bergeson Parcel Address: 4904 Prescott Cir, Edina, MN 55436 Property Type: Residential Homestead: Non-Homestead Parcel Area: 0.24 acres, 10,555 sq ft	A-T-B: Torrens Market Total: Tax Total: Sale Price: Sale Date: Sale Code:	Map Scale: 1" ≈ 800 ft. Print Date: 10/17/2014  <p>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.</p> <p>COPYRIGHT © HENNEPIN COUNTY 2014</p> 
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<p>Parcel ID:</p> <p>Owner Name:</p> <p>Parcel Address:</p> <p>Property Type:</p> <p>Home-stead:</p> <p>Parcel Area:</p>	<p>A-T-B:</p> <p>Market Total:</p> <p>Tax Total:</p> <p>Sale Price:</p> <p>Sale Date:</p> <p>Sale Code:</p>	<p>Map Scale: 1" ≈ 200 ft.</p> <p>Print Date: 10/17/2014</p>  <p>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.</p> <p>COPYRIGHT © HENNEPIN COUNTY 2014</p> 
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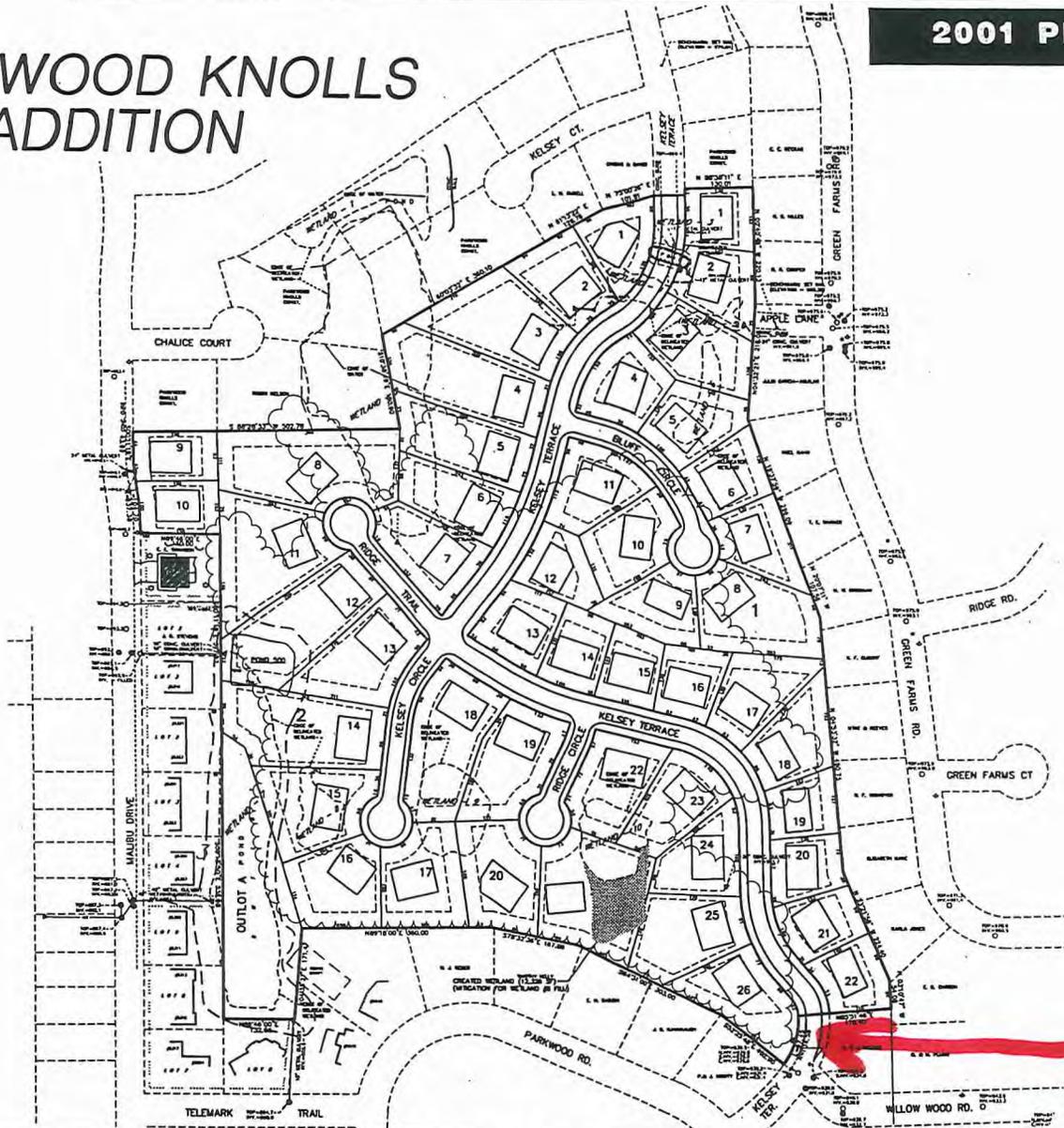


<p>Parcel ID:</p> <p>Owner Name:</p> <p>Parcel Address:</p> <p>Property Type:</p> <p>Home-stead:</p> <p>Parcel Area:</p>	<p>A-T-B:</p> <p>Market Total:</p> <p>Tax Total:</p> <p>Sale Price:</p> <p>Sale Date:</p> <p>Sale Code:</p>	<p>Map Scale: 1" ≈ 50 ft.</p> <p>Print Date: 10/17/2014</p> <div data-bbox="1339 1444 1421 1543" data-label="Image"></div> <p>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.</p> <p>COPYRIGHT © HENNEPIN COUNTY 2014</p> <div data-bbox="1161 1911 1339 1942" data-label="Image"></div>
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PARKWOOD KNOLLS 26th ADDITION

2001 PLAN



BLOCK	LOT	AREA (SQ)	BLOCK	LOT	AREA (SQ)
1	1	14423	2	8	23200
1	2	20255	3	7	25638
1	3	26283	3	8	48351
1	4	20267	3	9	14786
1	5	21721	3	10	15528
1	6	18364	3	11	28019
1	7	18818	3	12	20171
1	8	23842	3	13	29442
1	9	20141	3	14	40297
1	10	22701	3	15	26498
1	11	23124	3	16	25553
1	12	17087	3	17	28637
1	13	18796	3	18	27053
1	14	18208	3	19	29625
1	15	14867	3	20	28473
1	16	15847	3	21	41104
1	17	23143	3	22	26120
1	18	22700	3	23	24098
1	19	14723	3	24	20762
1	20	13482	3	25	29068
1	21	14802	3	26	28478
1	22	18294	OUTLOT A	26753	
2	1	18364			
2	2	22223			
2	3	24826			
2	4	37182			
2	5	28284			

Site

PRELIMINARY

DESIGNED: TJC DRAWN: PSH CHECKED BY: ROY J. CARROLL, P.E. DATE: 7-11-01 REG. NO. 23137		I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.		Roger A. Anderson & Associates, Inc. CIVIL ENGINEERING CONSULTANTS 15800 15th Avenue South, Suite B, Plymouth, MN 55441 TEL: (763) 382-1004 FAX: (763) 382-1000		PARKWOOD KNOLLS 26TH EDINA, MINNESOTA HANSEN COMPANIES		CORAL NO. 9508 PLOTTED DRAWING NO. DEVELOPMENT PLAN 2 OF 8	
NO. DATE DESCRIPTION OF REVISIONS 1 7-11-01 PRELIMINARY PLAT SUBMITTAL									

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