



PLANNING COMMISSION STAFF REPORT

Originator Cary Teague Community Development Director	Meeting Date May 13, 2015	Agenda Item VI.C.
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INFORMATION & BACKGROUND

Project Description

Jerrod Lindquist is proposing to subdivide his property at 5945 Concord Avenue into two lots. (See property location on pages A1–A5.) If the request is approved, the existing home would be torn down and new homes built on each lot. (See applicant narrative and plans on pages A6–A12.)

To accommodate the request the following is required:

1. A subdivision;
2. Lot width variances from 77 feet to 50 feet for each lot; and
3. Lot area variances from 10,028 square feet to 6,794 and 6,800 square feet.

Lot 2 would gain access off Concord Avenue, and Lot 1 would have the option of access of Concord or 60th Street.

Within this neighborhood, the median lot area is 10,028 square feet, median lot width is 77 feet, and the median lot depth is 135 feet. (See attached median calculations on pages A10 and A10a.)

The applicant made this same request in 2012. The Planning Commission recommended denial on a 5-4 vote. The City Council then denied the request on a vote of 4-1. (See attached Planning Commission and City Council minutes on pages A13-A19.)

Surrounding Land Uses

The lots on all sides of the subject properties are zoned and guided low-density residential.

Existing Site Features

The existing site is a corner lot and contains a single-family home and attached garage on the east side of the lot. Access is gained off of 60th Street. (See pages A3-A5.)

Planning

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

Lot Dimensions

	Area	Lot Width	Depth
REQUIRED – Median	10,028 s.f.	77 feet	135 feet
Lot 1	6,794 s.f.*	50 feet*	135 feet
Lot 2	6,800 s.f.*	50 feet*	135 feet

* Variance Required

Grading/Drainage and Utilities

The city engineer has reviewed the proposed plans and submitted comment. (See pages A24-A25.) If the project is approved, a condition of approval should be that the conditions outlined in the city engineer memo must be met. Grading and drainage plans specific to any proposed house would be reviewed at the time of building permit. Drainage from any new home, garage or driveway would have to be directed to Concord Avenue, and/or 60th Street. Sewer and water are available to the site. Specific hook-up locations would be reviewed at the time of a building permit for each lot. A Minnehaha Creek Watershed District permit would also be required.

History of Subdivision Requests in the Area

The City of Edina has considered several subdivision requests with variances in this area. (See attached area map showing this locations of these requests on page A20. Please note that the medians were smaller than the subject proposal.) The following is the history in the past nine years:

Requested Subdivisions in the last five years

1. In 2006, the property at 5901 France Avenue received variances to build four (4) 66-foot wide lots consistent with the area. (**Median = 9,269 s.f. & 73 feet wide.**)

2. In 2008, 6120 Brookview Avenue was proposed to be divided into two (2) 50-foot lots by Bravura Construction; however, the applicant withdrew the request before action was taken. **(Median = 6,700 s.f. & 50 feet wide.)**
3. In 2009, a 100-foot lot at 5920 Oaklawn was granted variances to divide into two (2) 50-foot lots. **(Median = 6,699 s.f. & 50 feet wide.)**
4. In 2011, the property at 5829 Brookview was granted variances to divide into two (2) 50-foot lots. **(Median = 6,769 s.f. & 50 feet wide.)**
5. In 2012, the property at 6109 Oaklawn was denied their request to subdivide the property into two (2) 50-foot lots. **(Median = 6,701 s.f. & 50 feet wide.)**
6. In 2012, 6120 Brookview was again proposed for subdivision. That request was denied. **(Median = 6,700 s.f. & 50 feet wide.)**
7. In 2012, 5945 Concord was denied the request to subdivide the property into two (2) 50-foot lots. **(Median = 10,028 s.f. & 77 feet wide.)**
8. In 2015, 5825 Ashcroft was approved for their request to subdivide the property into two (2) 50-foot lots. **(Median = 6,790 s.f. & 50 feet wide.)**

Within the above mentioned neighborhoods, the median lot size was smaller than the subject subdivision area. The median lot sizes in these other areas were typically less than 7,000 square feet and lot width was 50 feet. The median in this neighborhood is 10,028 square feet and 77 feet wide.

Primary Issue

- **Are the findings for a variance met?**

No. Staff believes that the findings for a Variance are not met with this proposal.

Per state law and the Zoning Ordinance, a variance should not be granted unless it is found that the enforcement of the ordinance would cause practical difficulties in complying with the zoning ordinance and that the use is

reasonable. As demonstrated below, staff believes the proposal does meet the variance standards, when applying the three conditions:

- a) *Will the proposal relieve practical difficulties that prevent a reasonable use from complying with the ordinance requirements?*

No. Reasonable use does not mean that the applicant must show the land cannot be put to any reasonable use without the variance. Rather, the applicant must show that there are practical difficulties in complying with the code and that the proposed use is reasonable. "Practical difficulties" may include functional and aesthetic concerns.

Staff believes that the property already has reasonable use with a single family home that complies with all minimum lot size requirements. It is the same size as the adjacent lot to the east. (See page A2 and A21.) Additionally, while the proposed lots would be similar in size to the lots to the north, they would however, be much smaller than the lots to the west, south and east. (See pages A2 and A21-A22.) These lots all far exceed the proposed lot width of 50 feet and lot area of 6,794 and 6,800 square feet. Because these lots are larger, the median lot area and width in this neighborhood is larger than the areas that had previous requests for subdivisions. (See previous pages.) Given the difference in the median lot size in this instance, it cannot be compared to subdivisions that have been approved in the past with far less median lot sizes.

For instance, this proposed subdivision is very different than the subdivision just approval, two blocks to the north on Ashcroft. The median width was 50 feet at 5825 Ashcroft; while the median width here is 77 feet. The median lot area was 6,790 square feet at 5825 Ashcroft, while the median lot area here is 10,028 square feet. The adjacent lots on Ashcroft were all 50-foot wide; the adjacent lots here are similar in size to the existing lot. (See page A2.) There are three lots on this block that are similar oversized lots that have developed by combining two 50-foot lots. (See page A2 and A21.)

The action or request by the applicant to subdivide the property causes the practical difficulty. The request to subdivide the lot causes the need for the variances; therefore the practical difficulties are self-created.

Applicant does not propose to use the property in a reasonable manner prohibited by the zoning ordinance. The Subject Property is only 3,566 square feet larger than the required minimum lot size. The proposed lots which are approximately 32% below the minimum lot size requirement are not reasonable.

- b) *There are circumstances that are unique to the property, not common to every similarly zoned property, and that are not self-created?*

The condition of this oversized lot is not unique to this neighborhood. There are three lots to the east that are the same size as the subject property. While the lots to the west and south are smaller than the subject lot, they are much larger than the proposed new lots. (See page A21.)

Again, this is a self-created hardship or practical difficulty caused by the applicant's request to subdivide. The circumstances are self-created due to the request to subdivide the property.

c) *Will the variance alter the essential character of the neighborhood?*

Yes. To subdivide this corner lot into 50-foot wide lots, it could alter the essential character of the intersection of 60th and Concord. Each lot on the corner is currently larger than the proposed 50 foot wide and 6,800 square foot lot.

Staff Recommendation

Recommend that the City Council deny the proposed two lot subdivision of 5945 Concord Avenue and the lot width variances from 77 feet to 50 feet for each lot, and lot area variances from 10,028 square feet to 6,794 and 6,800 square feet.

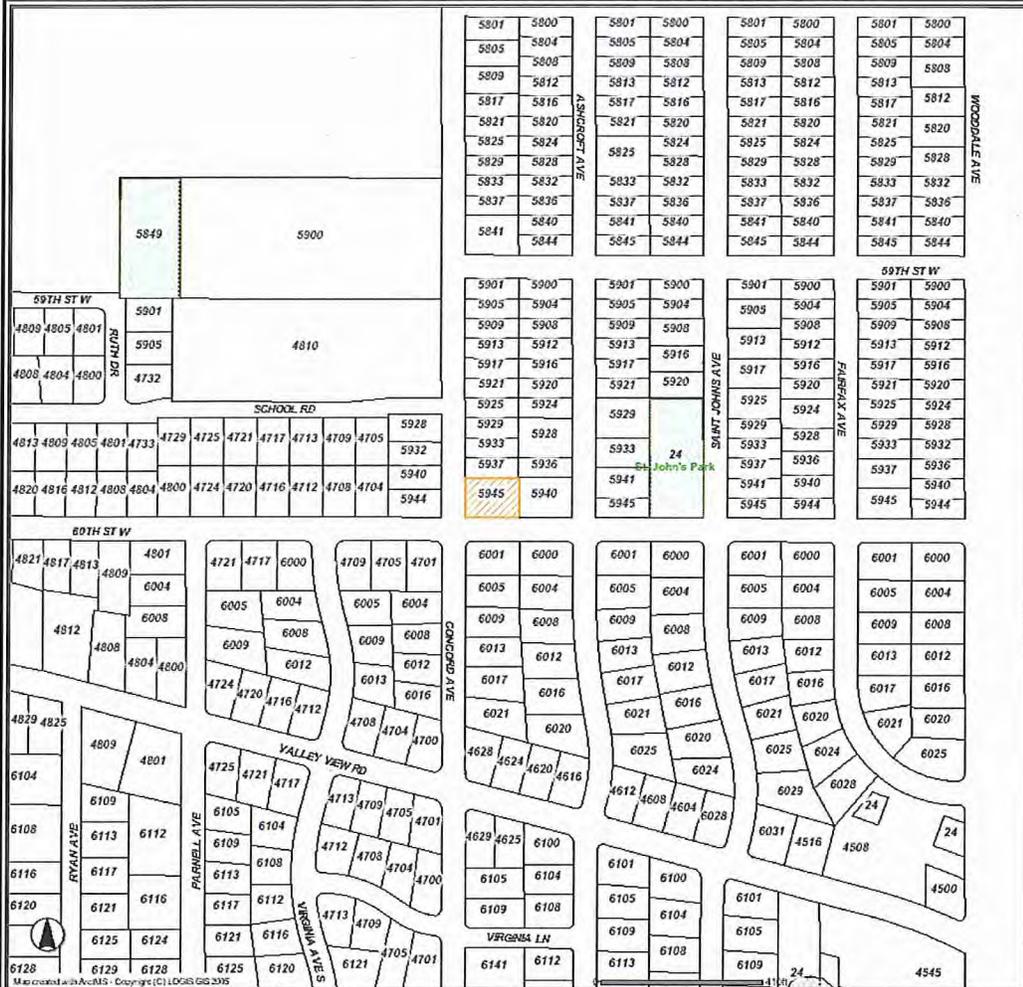
Denial is based on the following findings:

1. The Subject Property is a conforming single-family residential lot with a new single-family house and has a taxable market value of \$319,700. Reasonable use of the property exists today.
2. The proposed variances are not in harmony with the general purpose and intent of the zoning ordinance which is to require nonconforming lots in common ownership to be developed as a single parcel.
3. There are no practical difficulties in complying with the zoning ordinance standards. The applicant does not propose to use the property in a reasonable manner prohibited by the zoning ordinance. The Subject Property is only 3,566 square feet larger than the required minimum lot size. The proposed lots which are approximately 32% below the minimum lot size requirement are not reasonable.
4. The practical difficulty alleged by the applicant's proposal to subdivide the property is self-created.
5. The need for the variance is created only by Applicant's desire to maximize the return on its investment. Such economic considerations alone do not constitute practical difficulties.

6. There are no circumstances unique to the Subject Property that justify granting multiple variance to enable the Applicant to create nonconforming lots. The Subject Property is similar in size to several lots to the east.

Deadline for a City Decision: August 5, 2015

City of Edina



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

Map created with ArcGIS - Copyright (C) 2008 ESRI



PID: 1902824310101

5945 Concord Ave
Edina, MN 55424



AI

City of Edina

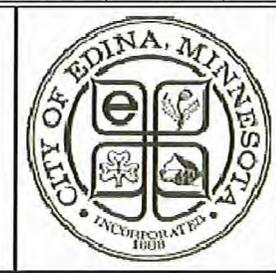


- Legend**
- Highlighted Feature
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PID: 1902824310101

5945 Concord Ave
Edina, MN 55424



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City of Edina



Map created in ArcGIS - Copyright (C) 1998 ESRI

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



PID: 1902824310101

**5945 Concord Ave
Edina, MN 55424**





EXISTING HOME

AA



A5

JERROD C. LINDQUIST

5945 Concord Avenue, Edina, MN 55424

Applicant Narrative

My name is Jerrod Lindquist and I am the property owner at 5945 Concord Avenue in Edina. I have lived within our wonderful city for the past 20 years and at this current address for 18 years. I am seeking approval of subdivision/variance of my property at 5945 Concord Avenue in Edina into the original two platted lots, 5941 and 5945 Concord Avenue. My lots are currently recorded as lots 13 and 14 of the Fairfax Addition. I understand that this requires a subdivision and variance as the resulting lots would be less 75 feet wide at 50 feet wide, even as they were originally designed and remain shown this way.

To approve the variance, there are four criteria, all which are met and are compelling reasons why the variance should be granted.

1. Relieve practical difficulties in complying with the zoning ordinance and that the use is reasonable.

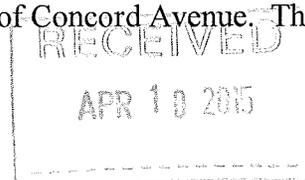
If approved, the proposed variance will allow for two 50-foot wide residential lots. This is considered reasonable land use for this neighborhood as every other lot on the east side of the 5900 block of Concord Avenue is a 50-foot lot. Without the granting of this variance, a practical difficulty exists in that the land owner cannot do what the neighboring property owners can do on identically zoned land, which is build a new home on a 50-foot lot. This lot was originally subdivided into two lots and is continued to be described as two lots. Additionally, corner 50-foot lots have been successfully redeveloped in the neighborhood within the last few years.

As stated in previous staff reports for supported and granted subdivisions, the practical difficulty is that the subject property is double the size of all the lots on this block, which is the east-facing block of the 5900 block of Concord Avenue. The wider and larger medians are due to lots that are further away for the subject property that were divided by much later subdivisions. If the subdivision were denied, the applicant would be denied a subdivision of his property of which the lots would be the same as existing lots in the area.

2 Correct extraordinary circumstances applicable to this property but not applicable to other property in the vicinity or zoning district.

Among the 82 within the 500-foot circular zone, this property is one of only four properties that is comprised of two 50-foot lots combined and built upon with one house. This means that 4.8% of the properties are this size. Granting the variance will allow this property to fit in much better with surrounding properties. For instance, this property is twice the width and area of every other lot on the east side of the 5900 block of Concord Avenue. This is an extraordinary circumstance that this variance will correct.

A6



3 Be in harmony with the general purposes and intent of the zoning ordinance.

The proposed subdivision and variance would meet the intent of its zoning as it would create two lots of similar size to that of other lots within this neighborhood. The proposed subdivision and variance would restore this land to its originally platted condition of two 50-foot lots, which certainly is in harmony with all aspects of the zoning ordinance.

4 Not alter the essential character of a neighborhood.

The variance will not alter the essential character of the neighborhood. The Fairfax subdivision and neighborhood includes a vast majority of single-family homes built on 50-foot wide lots as proposed. 50-foot lots are common to the area.

Conclusion

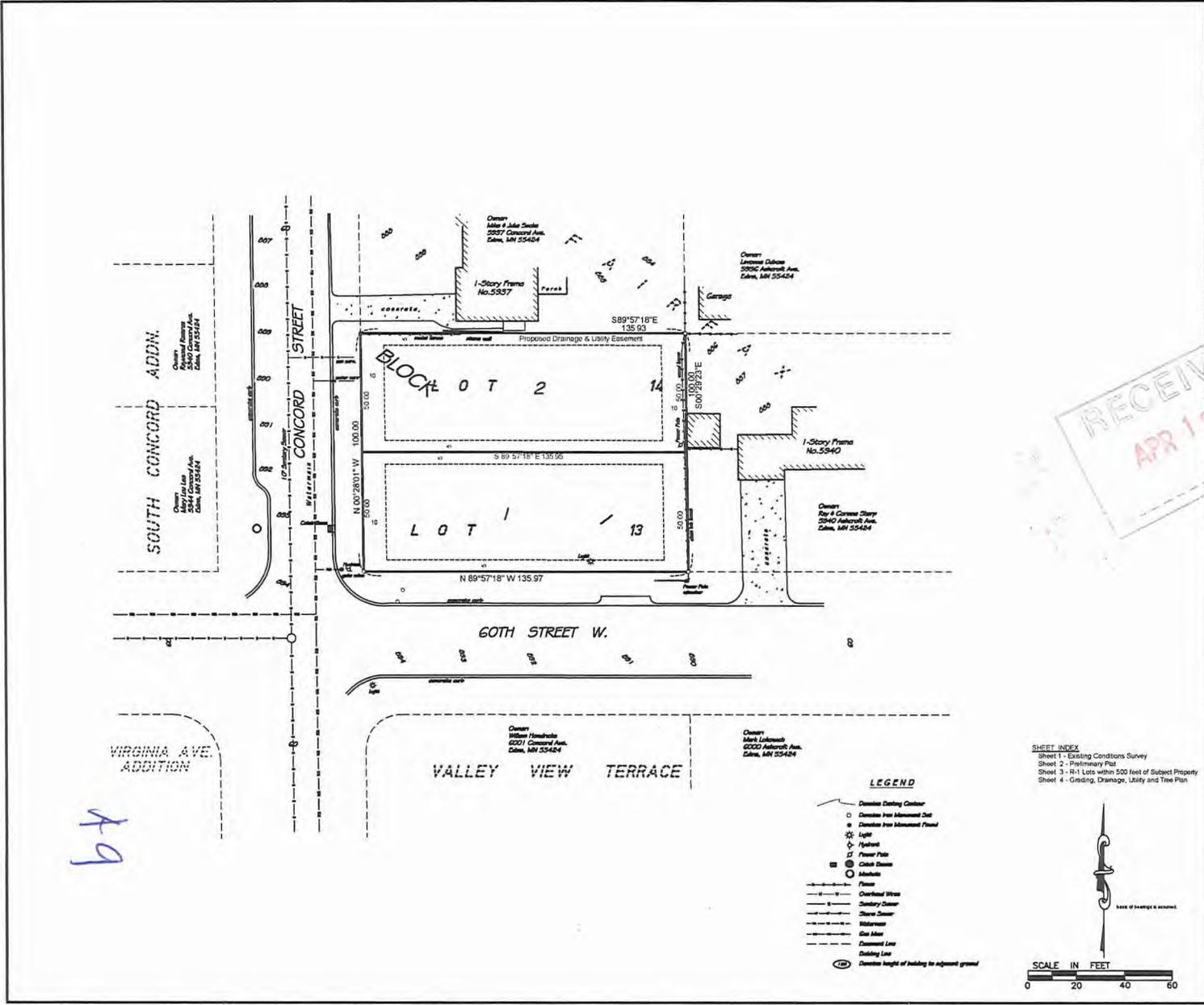
Yes, the findings for a variance are met. They are in line with previous variances granted and those previously supported by Edina city staff. Subdivisions of this exact type have previously been granted within the Fairfax subdivision and this application asks for nothing more.

Sincerely,



Jerrod C. Lindquist





PRELIMINARY PLAT FOR:
Jerrod Lindquist
 5945 Concord Ave.
 Edina, MN 55424

NOTES:

Property Address: 5945 Concord Ave., Edina, MN 55424
 Property Identification Number: 19-028-24-31-0101

Existing Zoning Classification - R-1 (Single Dwelling Unit District)
 Proposed Zoning Classification - R-1 (Single Dwelling Unit District)

Required Building Setbacks:
 Front Yard: Average of adjacent houses
 42.8 feet Concord
 38.5 feet 60th Street
 Corner Side Street - 15 feet
 Side Yard: Varies with building height (5 feet minimum)
 Rear Yard: 25 feet

Total Area of Property = 13594 sq ft (0.31 acres)
 Total number of proposed Lots = 2
 Area of proposed Lots:
 Lot 1 - 6784 sq ft
 Lot 2 - 6800 sq ft

Owner:
 Jerrod Lindquist
 5945 Concord Ave.
 Edina, MN 55424

Developer:
 Jerrod Lindquist
 5945 Concord Ave.
 Edina, MN 55424

Attn: Jerrod Lindquist 962-221-0752

Disclaimer: This plat is based on information of others. Survey is not a warranty.

Legal Description

Lot: 13 and 14, Block 9, Fairfax, Hennepin County, Minnesota.



PRELIMINARY PLAT
LINDQUIST ADDITION
 For:
Jerrod Lindquist
 5945 Concord Ave.
 Edina, MN 55424

CERTIFICATION

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 21st day of April, 2015.

Signed: *Gregory R. [Signature]*
 Gregory R. [Name], License No. 24032

Date of Survey	10-22-11
Revisions	
2-24-2015	

LOT SURVEYS COMPANY, INC.
 LAND SURVEYORS
 7601 73RD AVENUE N.
 BROOKLYN PARK, MN 55428
 763-560-3000 phone
 763-560-3322 fax

File No. **19-028-24-31-0101-0101**
 F.B. No. 1060-72 Invoice No. 80493

64

SCALE: 1" = 100'



No	Property ID	Address	Owner Name	Taxpayer Address	WIDTH	DEPTH	AREA	SQFT
1	19-028-24-31-0101	5945 CONCORD AVE	JERROD LINDQUIST	5945 CONCORD AVE EDINA MN 55424	100	135.97	13594	
2	19-028-24-31-0111	5901 CONCORD AVE	BENJAMIN RAUN & MEGAN RAUN	5901 CONCORD AVE EDINA MN 55424	49.01	135.8	6789	
3	19-028-24-31-0110	5905 CONCORD AVE	P R & W M ANNEBERG	5905 CONCORD AVE EDINA MN 55424	50	135.81	6789	
4	19-028-24-31-0109	5900 CONCORD AVE	R J & J M MELRETH	5900 CONCORD AVE EDINA MN 55424	50	135.82	6789	
5	19-028-24-31-0108	5913 CONCORD AVE	NATHAN C STEINBAUER	5913 CONCORD AVE EDINA MN 55424	50	135.84	6790	
6	19-028-24-31-0107	5917 CONCORD AVE	KRISTA JO RAMIREZ ET AL	5917 CONCORD AVE EDINA MN 55424	50	135.85	6790	
7	19-028-24-31-0106	5921 CONCORD AVE	A M BURBRIDGE & J BURBRIDGE	5921 CONCORD AVE EDINA MN 55424	50	135.86	6791	
8	19-028-24-31-0105	5925 CONCORD AVE	T S CABOT & M T CABOT	5925 CONCORD AVE EDINA MN 55424	50	135.88	6791	
9	19-028-24-31-0104	5929 CONCORD AVE	D W HASBARDEN/ M HASBARDEN	5929 CONCORD AVE EDINA MN 55424	50	135.9	6792	
10	19-028-24-31-0103	5933 CONCORD AVE	J L MATTSSON	5933 CONCORD AVE EDINA MN 55424	50	135.91	6792	
11	19-028-24-31-0102	5937 CONCORD AVE	M B & J D SAKS	5937 CONCORD AVE EDINA MN 55424	50	135.92	6792	
12	19-028-24-34-0000	6001 CONCORD AVE	WILLIAM H HENDRICKS & WIFE	6001 CONCORD AVE EDINA MN 55424	85	135	11150	
13	19-028-24-34-0009	6005 CONCORD AVE	RUTH SCHMILL	6005 CONCORD AVE EDINA MN 55424	80	135.1	10820	
14	19-028-24-34-0078	6009 CONCORD AVE	K A ANULUM & RAFFIO	6009 CONCORD AVE EDINA MN 55424	75	137.5	10274	
15	19-028-24-34-0077	6013 CONCORD AVE	M E KRUEGER & M S KRUEGER	6013 CONCORD AVE EDINA MN 55424	75	142	10636	
16	19-028-24-34-0075	6017 CONCORD AVE	B J GRIVNA	6017 CONCORD AVE EDINA MN 55424	82.5	147	12117	
17	19-028-24-34-0073	6021 CONCORD AVE	JAMES T & ANN P SWENSON	6021 CONCORD AVE EDINA MN 55424	82.5	156	13124	
18	19-028-24-32-0005	5928 CONCORD AVE	DAVID A JENSON	5928 CONCORD AVE EDINA MN 55424	70	135.37	9395	
19	19-028-24-32-0004	5932 CONCORD AVE	KATHLEEN M MORGAN	5932 CONCORD AVE EDINA MN 55424	60	135.37	8259	
20	19-028-24-32-0033	5940 CONCORD AVE	R R RAMIREZ & R RAMIREZ	5940 CONCORD AVE EDINA MN 55424	60.06	135.37	8076	
21	19-028-24-32-0032	5944 CONCORD AVE	MARY LOUI LEE TRUSTEE	5944 CONCORD AVE EDINA MN 55424	60	135.37	8295	
22	19-028-24-33-0003	6004 CONCORD AVE	A G & C L VAN MADSDAM	6004 CONCORD AVE EDINA MN 55424	83	129	10655	
23	19-028-24-33-0004	6008 CONCORD AVE	A S MHASAN/W M STOLTZ/HASAN	6008 CONCORD AVE EDINA MN 55424	75	126	9641	
24	19-028-24-33-0005	6012 CONCORD AVE	DARYL PETERSON	6012 CONCORD AVE EDINA MN 55424	75	124	9228	
25	19-028-24-33-0006	6016 CONCORD AVE	DANUS GRAUZE ET AL	6016 CONCORD AVE EDINA MN 55424	77.5	120	9228	
26	19-028-24-31-0091	5900 ASHCROFT AVE	PAUL J EDWARDS	5900 ASHCROFT AVE EDINA MN 55424	48.91	135.8	6790	
27	19-028-24-31-0092	5904 ASHCROFT AVE	DARRIEL BRUCE PEARSON	5904 ASHCROFT AVE EDINA MN 55424	50	135.82	6790	
28	19-028-24-31-0093	5908 ASHCROFT AVE	W H LUNGER & L A LUNGER	5908 ASHCROFT AVE EDINA MN 55424	50	135.84	6790	
29	19-028-24-31-0094	5912 ASHCROFT AVE	PAUL J EDWARDS	5912 ASHCROFT AVE EDINA MN 55424	50	135.85	6791	
30	19-028-24-31-0095	5916 ASHCROFT AVE	JASON L ADELNER	5916 ASHCROFT AVE EDINA MN 55424	50	135.86	6791	
31	19-028-24-31-0096	5920 ASHCROFT AVE	SARAH E MCCARTHY	5920 ASHCROFT AVE EDINA MN 55424	50	135.88	6792	
32	19-028-24-31-0097	5924 ASHCROFT AVE	D J CRATER & P A CRATER	5924 ASHCROFT AVE EDINA MN 55424	50	135.9	6792	
33	19-028-24-31-0098	5928 ASHCROFT AVE	K M FISCHER & C FISCHER	5928 ASHCROFT AVE EDINA MN 55424	100	135.91	13595	
34	19-028-24-31-0099	5936 ASHCROFT AVE	LAVONNE J DUBOIS	5936 ASHCROFT AVE EDINA MN 55424	50	135.93	6793	
35	19-028-24-31-0100	5940 ASHCROFT AVE	CORINNE M SCOTT	5940 ASHCROFT AVE EDINA MN 55424	100	135.97	13588	
36	19-028-24-31-0101	5944 ASHCROFT AVE	M T LINDQUIST & M LINDQUIST	5944 ASHCROFT AVE EDINA MN 55424	100	135.97	13588	
37	19-028-24-34-0006	6004 ASHCROFT AVE	J A SWANSON & L C SWANSON	6004 ASHCROFT AVE EDINA MN 55424	85	135.6	11533	
38	19-028-24-34-0007	6008 ASHCROFT AVE	HOPE HEFFELINGER	6008 ASHCROFT AVE EDINA MN 55424	85	136	11435	
39	19-028-24-34-0008	6012 ASHCROFT AVE	JOHN W HANKER TRUSTEE	6012 ASHCROFT AVE EDINA MN 55424	90	136	12272	
40	19-028-24-34-0009	6016 ASHCROFT AVE	SUZANNE W BEDNARX	6016 ASHCROFT AVE EDINA MN 55424	77	135	10466	
41	19-028-24-34-0070	6020 ASHCROFT AVE	D J CARTER & J M CARTER	6020 ASHCROFT AVE EDINA MN 55424	91	154	13842	
42	19-028-24-31-0107	5901 ASHCROFT AVE	M R KLEN & KLEIN	5901 ASHCROFT AVE EDINA MN 55424	48.91	135.8	6654	
43	19-028-24-31-0108	5905 ASHCROFT AVE	TONY A GERTT	5905 ASHCROFT AVE EDINA MN 55424	50	135.81	6804	
44	19-028-24-31-0109	5909 ASHCROFT AVE	DOROTHY KRONDORFEN TRUSTEE	5909 ASHCROFT AVE EDINA MN 55424	50	135.82	6805	
45	19-028-24-31-0124	5913 ASHCROFT AVE	WELLS FARCO BANK N A	5913 ASHCROFT AVE EDINA MN 55424	50	135.84	6805	
46	19-028-24-31-0123	5917 ASHCROFT AVE	THESSA LIGSBY-LANG	5917 ASHCROFT AVE EDINA MN 55424	50	135.85	6806	
47	19-028-24-31-0122	5921 ASHCROFT AVE	JAMES DULSON	5921 ASHCROFT AVE EDINA MN 55424	50	135.86	6806	
48	19-028-24-31-0121	5925 ASHCROFT AVE	J J LEE & J L MATSUS	5925 ASHCROFT AVE EDINA MN 55424	100	135.9	13613	
49	19-028-24-31-0120	5929 ASHCROFT AVE	J C & M B WEINER	5929 ASHCROFT AVE EDINA MN 55424	75	135.91	10211	
50	19-028-24-31-0119	5933 ASHCROFT AVE	B B ANDERSON & S K ANDERSON	5933 ASHCROFT AVE EDINA MN 55424	75	135.93	10212	
51	19-028-24-31-0118	5945 ASHCROFT AVE	MICHAEL GROVE & MARY GROVE	5945 ASHCROFT AVE EDINA MN 55424	50	135.97	6808	
52	19-028-24-34-0056	6001 ASHCROFT AVE	KIM L SCHLENDER ETAL	6001 ASHCROFT AVE EDINA MN 55424	85	135	11249	
53	19-028-24-34-0057	6005 ASHCROFT AVE	ANN L TORBERG	6005 ASHCROFT AVE EDINA MN 55424	83	136	11233	
54	19-028-24-34-0058	6009 ASHCROFT AVE	A S TALLMAN & W W TALLMAN	6009 ASHCROFT AVE EDINA MN 55424	77	135	10466	
55	19-028-24-34-0059	6013 ASHCROFT AVE	E M BREAKE	6013 ASHCROFT AVE EDINA MN 55424	75	135	10058	
56	19-028-24-34-0060	6017 ASHCROFT AVE	S FERLING & L C FERLING	6017 ASHCROFT AVE EDINA MN 55424	80	136	10936	
57	19-028-24-31-0114	5908 ST JOHNS AVE	J PANKOVIC & E FRANKEL	5908 ST JOHNS AVE EDINA MN 55424	67	135.84	9134	
58	19-028-24-31-0115	5916 ST JOHNS AVE	JOSEPH M FEYDER & WIFE	5916 ST JOHNS AVE EDINA MN 55424	67	135.85	9135	
59	19-028-24-31-0116	5920 ST JOHNS AVE	PETER C MCCOMBER	5920 ST JOHNS AVE EDINA MN 55424	66	135.88	8999	
60	19-028-24-34-0095	6000 ST JOHNS AVE	JEFFREY OBERLANN M OBERLE	6000 ST JOHNS AVE EDINA MN 55424	90	135	12098	
61	19-028-24-34-0096	6004 ST JOHNS AVE	M R REILAND & T OVIEMZEN	6004 ST JOHNS AVE EDINA MN 55424	93	136	12486	
62	19-028-24-34-0097	6008 ST JOHNS AVE	R O PETERSON & T PETERSON	6008 ST JOHNS AVE EDINA MN 55424	95	136.5	12820	
63	19-028-24-34-0098	6012 ST JOHNS AVE	DOUGLAS SCHAFF/NICOLE SCHAFF	6012 ST JOHNS AVE EDINA MN 55424	95	136	12758	
64	19-028-24-33-0055	6006 VIRGINIA AVE	P R & A HACHALSON	6006 VIRGINIA AVE EDINA MN 55424	91	125	11420	
65	19-028-24-33-0051	6004 VIRGINIA AVE	T S BOWDEN & J H BOWDEN	6004 VIRGINIA AVE EDINA MN 55424	75.5	144.5	10881	
66	19-028-24-33-0052	6008 VIRGINIA AVE	N H PAULSON & J R PAULSON	6008 VIRGINIA AVE EDINA MN 55424	80.5	158	12491	
67	19-028-24-33-0053	6012 VIRGINIA AVE	RODNEY TOPF & KAREN FETTING	6012 VIRGINIA AVE EDINA MN 55424	78	164	12563	
68	19-028-24-33-0072	6002 VIRGINIA AVE	P L & M WANDER	6002 VIRGINIA AVE EDINA MN 55424	92	122	10252	
69	19-028-24-33-0071	6006 VIRGINIA AVE	ANDREW BEHM & KIMBERLY BEHM	6006 VIRGINIA AVE EDINA MN 55424	95.5	107	10289	
70	19-028-24-33-0070	6010 VIRGINIA AVE	C W STEEL & L G STEEL	6010 VIRGINIA AVE EDINA MN 55424	96.5	109	10503	
71	19-028-24-33-0062	4702 60TH ST W	DAVID D & MARY J NELSON	4702 60TH ST W EDINA MN 55424	90	125	11262	
72	19-028-24-33-0061	4706 60TH ST W	BONNETT GUAN	4706 60TH ST W EDINA MN 55424	90	125	11448	
73	19-028-24-33-0060	4709 60TH ST W	C SEIBER & J MORIN TRUSTES	4709 60TH ST W EDINA MN 55424	86	125	11022	
74	19-028-24-33-0049	4717 60TH ST W	R A B NELSON	4717 60TH ST W EDINA MN 55424	90	125	10795	
75	19-028-24-33-0048	4721 60TH ST W	M B & B BRESMAN	4721 60TH ST W EDINA MN 55424	87.5	126	10795	
76	19-028-24-32-0035	4708 60TH ST W	G DORRIAN & K S DORRIAN	4708 60TH ST W EDINA MN 55424	83.71	129.06	10795	
77	19-028-24-32-0036	4712 60TH ST W	M J TOKAR & J TOKAR	4712 60TH ST W EDINA MN 55424	83.71	129.06	10795	
78	19-028-24-32-0037	4716 60TH ST W	S W LINTON & A LINTON	4716 60TH ST W EDINA MN 55424	83.71	129.06	10795	
79	19-028-24-32-0047	4720 SCHOOL RD	JOHN B MARSH & MARY C MARSH	4720 SCHOOL RD EDINA MN 55424	83.52	120	10028	
80	19-028-24-32-0046	4709 SCHOOL RD	G CARDONA & A P BERNAL	4709 SCHOOL RD EDINA MN 55424	83.52	120	10028	
81	19-028-24-32-0045	4713 SCHOOL RD	R J CONNELL & H F CONNELL TR	4713 SCHOOL RD EDINA MN 55424	83.52	120	10028	
82	19-028-24-32-0044	4717 SCHOOL RD	W J & S S ESSENORUP	4717 SCHOOL RD EDINA MN 55424	83.52	120	10028	
TOTALS		TOTALS			82	5982.31	10997	75683
MEAN AVERAGE		MEAN AVERAGE				72.86	134.11	9718
MEDIAN		MEDIAN				77	135.82	10028

Lot areas shown from Hennepin County Tax Records
Lot Width and Depth as determined by the City of Edina's definition shown in Section 850 of the City Code. Lot Information from Hennepin County.

R-1 LOTS WITHIN 500 FEET OF PROPOSED LINDQUIST ADDITION

Jerrod Lindquist
5945 Concord Ave.
Edina, MN 55424

NOTES:

Property Address: 5945 Concord Ave., Edina, MN 55424
 Property Identification Number: 19-028-24-31-0101
 Existing Zoning Classification - R-1 (Single Dwelling Unit District)
 Proposed Zoning Classification - R-1 (Single Dwelling Unit District)
 Required Building Setbacks:
 Front Yard: Average of adjacent houses, 40 ft
 Side Yard: 20 feet
 Corner Side Street - 15 feet
 Slope Yards: Varies with building height (5 feet minimum)
 Four Feet: 20 feet
 Total Area of Property = 13594 sq. ft. (0.31 acres)

Legal Description

Lots 13 and 14, Block 9, Fairfax, Hennepin County, Minnesota.

LINDQUIST ADDITION

For:
Jerrod Lindquist
5945 Concord Ave.
Edina, MN 55424

CERTIFICATION

The only encumbrances shown are from plats of record or information provided by client.
 I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 I also certify that this land surveyed covers the entire parcels and that there are no gaps or overlaps with adjoining property.
 Dated this 20th day of August, 2012.

Signed: *Gregory N. Pugh*
Gregory N. Pugh, Minn. Reg. No. 24902

Date of Survey: 8-20-12
 Recheck:
 LOT SURVEYS COMPANY, INC.
 LAND SURVEYORS
 7001 73RD AVENUE N.
 BROOKLYN PARK, MN 55428
 763-560-3093 phone
 763-560-3522 fax

F.B. No. F:\CS\14\08\1001\2012\081012.dwg F.D. No. 10/01-72 Issue No. 801473

**MINUTES
CITY OF EDINA, MINNESOTA
PLANNING COMMISSION
CITY COUNCIL CHAMBERS
October 10, 2012
7:00 P.M.**

I. CALL TO ORDER

Chair Grabiell called the meeting to order at 7:00 PM

II. ROLL CALL

Answering the roll call were Scherer, Forrest, Schroeder, Kilberg, Potts, Platteter, Cherkassy, Carpenter, Staunton Fischer and Grabiell.

III. APPROVAL OF MEETING AGENDA

The agenda was filed as submitted.

IV. APPROVAL OF CONSENT AGENDA

Commissioner Carpenter moved approval of the September 27, 2012, meeting minutes. Commissioner Staunton seconded the motion. All voted aye; motion carried.

V. COMMUNITY COMMENT

None.

VI. PUBLIC HEARINGS

- A. Subdivision with Lot Width and Lot Area Variance for Jerrod Lindquist, 5945 Concord Avenue, Edina, MN**

Planner Presentation

Planner Teague informed the Commission Jerrod Lindquist is proposing to subdivide his property at 5945 Concord Avenue into two lots. If the request is approved, the existing home would be torn down and new homes built on each lot. Also attached to the back of the report are signatures from adjacent property owners that support the project.

To accommodate the request the following is required:

1. A subdivision;
2. Lot width variances from 77 feet to 50 feet for each lot; and

3. Lot area variances from 10,028 square feet to 6,794 and 6,800 square feet.

Teague noted that Lot 2 would gain access off Concord Avenue, and Lot 1 would have the option of access of Concord or 60th Street.

Planner Teague concluded that staff recommends that the City Council deny the proposed two lot subdivision of 5945 Concord Avenue and the lot width variances from 77 feet to 50 feet for each lot, and lot area variances from 10,028 square feet to 6,794 and 6,800 square feet.

Denial is based on the following findings:

1. The Subject Property is a conforming single-family residential lot with a new single-family house and has a taxable market value of \$266,900. Reasonable use of the property exists today.
2. The proposed variances are not in harmony with the general purpose and intent of the zoning ordinance which is to require nonconforming lots in common ownership to be developed as a single parcel.
3. There are no practical difficulties in complying with the zoning ordinance standards. Applicant does not propose to use the property in a reasonable manner prohibited by the zoning ordinance. The Subject Property is only 3,566 square feet larger than the required minimum lot size. The proposed lots which are approximately 32% below the minimum lot size requirement are not reasonable.
4. The practical difficulty alleged by the applicant's proposal to subdivide the property is self-created.
5. The need for the variance is created only by Applicant's desire to maximize the return on its investment. Such economic considerations alone do not constitute practical difficulties.
6. There are no circumstances unique to the Subject Property that justify granting multiple variance to enable the Applicant to create nonconforming lots. The Subject Property is similar in size to several lots to the east.

Appearing for the Applicant

Jerrod Lindquist, applicant and property owner.

Discussion/Comments & Questions

Commissioner Staunton asked for clarification on the 500-foot neighborhood radius.

Planner Teague responded that the 500-foot radius is found in both the subdivision and zoning ordinances as a way to establish "neighborhood".

Chair Grabiell asked for clarification on the lot description(s). Teague responded that the subject property is identified as Lots 13 & 14, Block 9, Fairfax, Hennepin County,

Minnesota.

Application Presentation

Jerrod Lindquist addressed the Commission and delivered a power point presentation explaining his reasons for subdividing and addressing the variances requested. Lindquist said his intent is to do what's best and right for the neighborhood.

Lindquist highlighted the following:

- Home was constructed in 1948 and it's not family-friendly by today's standards.
- Cost prohibitive to improve the home.
- House is functionally obsolete and not architecturally significant.
- Legal description indicates Lots 13 and 14, Block 9 of the Fairfax Addition.
- Believes the establishment of the 500-foot radius is out of date and was meant for other parts of the city.
- A precedent was established by approving subdivisions in this area.
- Current zoning laws were created after the Fairfax addition was designed, approved and build out.
- Character of the "immediate" neighborhood is preserved and enhanced by these two lots.
- Neighborhood support.

Public Comment

Ray Sharp 5940 Ashcroft Avenue acknowledged to the Commission his "lot" is also a "double lot", adding he recognizes there are those in Edina that are opposed to subdividing and the further redevelopment of these 100-foot "lots". Concluding, Sharp said he supports the subdivision request, adding it makes sense to approve this request noting it was originally platted as two 50-foot lots in the 50-foot lot neighborhood of Fairfax.

Gary Dorrian, 4708 west 60th Street, told the Commission he does not support the subdivision request as submitted. He noted that variances are needed, adding he can't support a subdivision that doesn't align with the 500-foot neighborhood lot size requirements.

Jeff Johnson, 5825 Ashcroft Avenue stated he supports the subdivision as proposed and acknowledged his home does not fall within the 500-foot neighborhood. He said Edina is a mature fully developed City with limited options for growth. He said in his opinion Edina is chosen for its schools, adding the new houses built on these smaller lots are almost always purchased by young families with kids. He also noted architects are also finding ways to build desirable houses on the 50-foot wide lots. Concluding, Johnson said if one looks at the facts and analyses the area, 60th Street is a major divide between "neighborhoods". The lot and homes south of 60th Street are larger and

were constructed 15 years after the lots were platted and houses were built north of West 60th Street.

Mary Lokowich, 6000 Ashcroft Avenue said in her opinion she feels that allowing the applicant to build two homes on these lots makes sense. Concluding, Lokowich added the two new houses would look better than one overly large house on a larger than average lot. Edina needs to continue to allow growth for families and this is one way to encourage that.

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

Discussion/Comments

Commissioner Forrest told the applicant she appreciates his presentation and is not adverse to subdivision; however, in this instance the criteria needed to support the variances is not there. Continuing, Forrest further explained that the Commission cannot consider economic circumstances in the decision making process. Concluding, Forrest said in her opinion changing the ordinance is the way to proceed; especially in these smaller lot neighborhoods.

Commissioner Fischer acknowledged the Commission has considered a number of subdivision requests in this immediate area with differing outcomes. He added this "immediate neighborhood" was platted with 50-foot wide lots but "sits" at the edge of a change in neighborhood character. Fischer acknowledged one could come to the conclusion that in this instance the methodology the City has chosen to determine "neighborhood" does not measure its character. Fischer agreed with previous comments that the "neighborhood" changes south of West 60th Street. Concluding, Fischer acknowledged the applicants outreach to the neighborhood and the neighborhood support.

Commissioner Scherer stated she isn't persuaded by the original plat to support the subdivision request as submitted. Scherer pointed out the ordinance was changed in the 1950's to require 75-foot wide lots, adding that should also be taken into consideration. Continuing, Scherer did acknowledge the differing outcomes for recent subdivisions in the area; however, she pointed out this one is different. This subdivision not only doesn't meet the 75-foot lot width zoning ordinance requirement it doesn't meet the median required in the subdivision ordinance. Scherer concluded she can't support this request, adding in this instance she is relying on the Code.

Chair Grabiell pointed out that there is and always has been a stipulation in the zoning ordinance that allows variances so requesting a variance is permitted under Code and not unreasonable. Scherer agreed, reiterating in this instance she doesn't find a hardship.

Commissioner Carpenter said he finds this frustrating on many levels. He explained that the Commission has attended hearings where neighbors are very much opposed to a subdivision but in this instance it's the opposite; neighbors support the request. Continuing, Carpenter said it is difficult to know what the right answer is. Carpenter said what it comes down to for him is that he can't find practical difficulties to support the request for variance. He noted the lot(s) can be used by remodeling the existing home or building a new house.

Commissioner Schroeder said he agrees with comments expressed by Commissioner Carpenter on the challenge of finding practical difficulties to support the granting of variances. Schroeder said he just can't find them; a house can be constructed on this lot. Continuing, Schroeder said he finds it interesting to think in terms of character, questioning if character is the plat; lines on paper or is character what one sees. Concluding, Schroeder added whichever way one views this subdivision; one lot or two this corner will change.

Commissioner Staunton agreed with Commissioner Fischer that cataloging the requests for subdivision within this area can be difficult, adding he believes an attempt should be made to be consistent. Continuing, Staunton said for him a difficulty arises because the new "lots" do not meet the median; therefore variances are required from both the zoning and subdivision ordinances. Staunton acknowledged that the Fairfax plat is mostly comprised of 50-foot wide lots; however, this lot(s) is located at a change in neighborhood. Concluding, Staunton said he cannot support the subdivision with variances as presented.

Chair Grabiell said that best way to ask "what's the neighborhood" is to ask the residents. Grabiell said it appears that the majority of residents within this neighborhood support the request as submitted and believe they reside in an area comprised of mostly 50-foot lots in a neighborhood of families with young children.

Motion

Commissioner Forrest moved to recommend denial of the preliminary plat based on staff findings. Commissioner Scherer seconded the motion. Ayes; Scherer, Forrest, Schroeder, Carpenter, Staunton. Nays; Fischer, Potts, Platteter Grabiell. Motion to deny carried 5-4.

~~B. Comprehensive Plan Amendment, Preliminary Rezoning from POD-1, Planned Office District to PUD, Planned Unit Development, and Preliminary Development Plan for Mount Properties, 4005 West 65th Street and 6500 France Avenue, Edina, MN.~~

Minutes/Edina City Council/December 4, 2012

V.I.C. PRELIMINARY PLAT WITH LOT WIDTH AND LOT AREA VARIANCES – JERROD LINDQUIST, 5945 CONCORD AVENUE – RESOLUTION NO. 2012-159 FOR DENIAL ADOPTED

Community Development Director Presentation

Community Development Director Teague presented the request of Jerrod Lindquist to subdivide his property at 5945 Concord Avenue into two lots. If approved, the existing home would be torn down and two new homes built on 50-foot lots. Mr. Teague indicated that to accommodate the request, the following was required: 1. Subdivision; 2. Lot Width Variances from 77 feet to 50 feet for each lot; and, 3. Lot Area Variances from 10,028 sq. ft. to 6,794 and 6,800 sq. ft. He displayed a map of the subject site and properties within 500 feet that were used to determine the median lot width of 77 feet; lot area at just over 10,000 sq. ft.; and, lot depth at 135 feet.

Mr. Teague then displayed a map identifying the location of properties that had previously been denied a request for median lot width variances. The Planning Commission, on October 10, 2012, recommended denial of the request on a vote of 5-4 based on the variance findings not being met. Mr. Teague presented the variance criteria and staff's findings. He noted the requested lot sizes were 32% below the median, a significant variance request. In addition, there were similar oversized lots to the east and west, making a self-created hardship by the property owner in requesting this subdivision. With regard to the character of the neighborhood, this was a visible corner lot when compared to interior lots and could potentially alter the character of the neighborhood. Mr. Teague advised that both staff and the Planning Commission found the variance findings were not met by this request and recommended denial.

Proponent Presentation

Jerrod Lindquist, 5945 Concord Avenue, stated he had lived in Edina for 20 years, at this address for 16 years, been involved in the community, and was interested in what was best for the community. He explained his house was built in 1948 on a large property. The house was now functionally obsolete, not architecturally or historically significant, not family friendly, and it would be cost prohibitive to improve the home. Mr. Lindquist defined this neighborhood and belief the variance findings were met as the practical difficulties were clear and precisely the same as for subdivisions approved in 2011 (i.e., 5829 Brookview and 5920 Oaklawn Avenue). He listed the practical difficulties and unique hardships that existed with this property. Mr. Lindquist believed two lots would not alter and be the most harmonious with the neighborhood, a vast majority being 50-foot lots. He indicated a neighborhood survey showed overwhelming support for two lots with 71 in support, 8 neutral or not available, and 3 against this proposal. Mr. Lindquist concluded his presentation by describing benefits to Edina should the lot subdivision and variances be approved.

Mayor Hovland opened the public hearing at 7:14 p.m.

Public Testimony

Raymond Sharp, 5940 Ashcroft Avenue, addressed the Council.

Thomas Palladino, 5841 Concord, addressed the Council.

Jeff Johnson, 5825 Ashcroft Avenue, addressed the Council.

Member Swenson made a motion, seconded by Member Sprague, to close the public hearing.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

Mr. Teague responded to the Council's questions relating to square footage and building coverage of houses recently constructed on 50-foot lots by displaying graphics of several such houses. He stated a two-story house on a 50-foot lot could approach 4,000 sq. ft. It was noted the City code required that lot dimensions and area meet code minimums or area medians, whichever were larger. It also was noted that

code stated that non-conforming lots that had been held in common ownership shall be considered one lot and not decreased below the minimum requirements. Mr. Teague stated that a variance would be needed to subdivide such a combined lot.

The Council discussed the request. ~~In regard to street assessment, it was indicated that two lots could be treated as a single property if of minimum size and that was the case with this property.~~ In regard to street assessments, it was noted that a single assessment was applied to lots held in common ownership that were not of 'buildable' (i.e., legal minimum) size. Before preparing a final assessment roll, the Engineering Department would confer with the Community Development Department. When Concord Avenue was reconstructed, this property was assessed as a single REU (residential equivalency unit).

In answer to the question of how the two originally-platted 50-foot lots came to be combined, Mr. Teague stated that some people chose to build on bigger lots. The Council reviewed the proposed five-foot side-yard setbacks and eave encroachment into the side-yard setbacks noting it would bring neighboring houses within close proximity. Mr. Teague advised that conditions could be attached to limit lot coverage and prevent construction of an imposing house, which had been done previously under similar considerations. He indicated staff's evaluation included a comparison of the two most recent subdivisions that were denied.

Members Bennett, Brindle, Sprague, and Swenson advocated for denial based on the rationale that the Council needed to conservatively and consistently apply variance criteria to assure stability in land use decisions and in this case, the variance standards were not met. The Members found the requested subdivision would not preserve the integrity of the neighborhood; the property already had a reasonable use; there were no unique circumstances, the application to subdivide was a choice of the property owner; economic considerations alone would not constitute practical difficulties; and, the mass and scale of two houses on two 50-foot lots could be significantly greater than that of one house on one 100-foot lot. In addition, multiple and significant variances were sought and this request would not rise to the level of qualifying for variances.

Mayor Hovland indicated he was not influenced by the economics of having one or two lots and advocated for support, finding benefit in considering two lots based on the rationale that most lots within a block of the school were 50 feet in width; this property was originally plated as two 50-foot lots; the proponent had not created the hardship; and, construction of two homes with limited lot coverage would not alter the essential character of the neighborhood as would construction of a "McMansion" on one 100-foot lot. The Council acknowledged the due diligence and thorough preparation of Mr. Lindquist.

Member Sprague introduced and moved adoption of Resolution No. 2012-159, denying a Preliminary Plat, Subdivision, and Variances for property at 5945 Concord Avenue in Edina. Member Bennett seconded the motion.

Ayes: Bennett, Brindle, Sprague, Swenson

Nay: Hovland

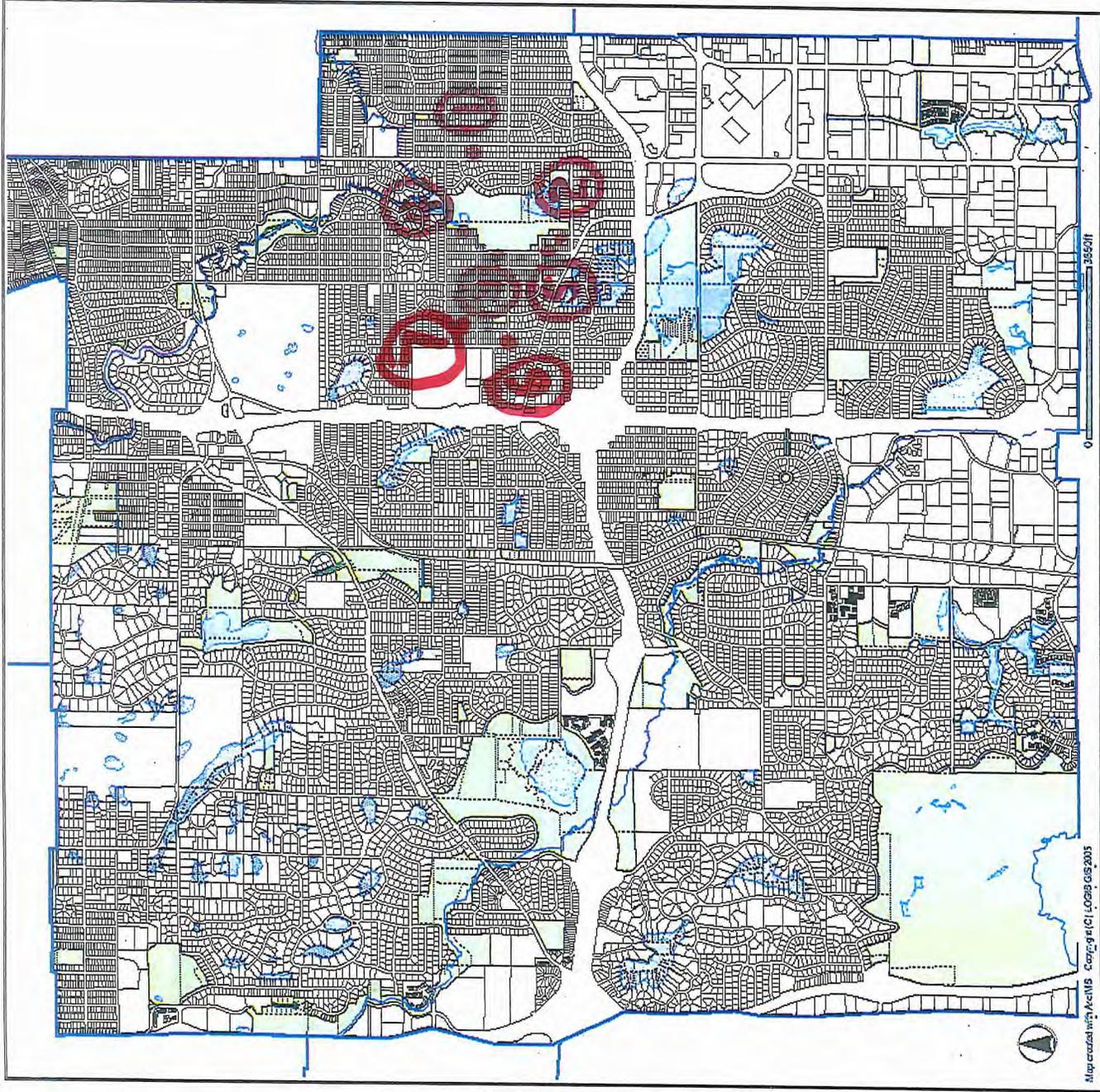
Motion carried.

V.I.D. SITE PLAN REVIEW, CONDITIONAL USE PERMIT, FRONT YARD SETBACK VARIANCE, PARKING STALL VARIANCE, AND SUBDIVISION – 10 SOUTHDALE CENTER FOR STUART DEVELOPMENT COMPANY – RESOLUTIONS NO. 2012-160, 2012-161, AND 2012-162 ADOPTED

Community Development Director Presentation

Mr. Teague presented the request of Stuart Development Company and Simon Properties to develop the southeast corner of the Southdale site with a 232-unit luxury rental apartment and townhome development. The site was currently an overflow parking lot for Southdale and used by Park-N-Riders for Metro Transit. The applicant proposed to develop the site with upscale ten- and six-story apartment buildings and a three- to four-story townhouse building. It was noted the site was 5.1 acres. Mr. Teague

A19



Map created with ArcGIS - Copyright © LC09B GIS 2013

- * ① 5901 France
 - * ② 6120 Brookview
 - * ③ 5920 Oaklawn
 - * ④ 5829 Brookview
 - * ⑤ 6109 Oaklawn
 - * ⑥ 5945 Concord
 - * ⑦ 5825 Ashcroft
- * Approved Subdivisions
- A20

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: 1902824310101

5945 Concord Ave
Edina, MN 55424



Median Lot Area = 10,028 s.f.

Proposed = 6,794 s.f. (Lot 1)
6,800 s.f. (Lot 2)

A21

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: 1902824310101

**5945 Concord Ave
Edina, MN 55424**



Median Lot Width = 77 feet

Proposed = 50 feet (Lot 1)
50 feet (Lot 2)

A22



DATE: May 8, 2015
TO: Cary Teague – Community Development Director
CC: Chad Millner PE – City Engineer
FROM: Ross Bintner PE – Environmental Engineer
RE: **5945 Concord – Preliminary Development Review**

The Engineering Department has reviewed the subject development for street and utility connections, grading, storm water, erosion and sediment control.

General Comments

1. A storm water management plan signed by a Professional Engineer is required.

Survey/ Plat

2. No Comment

Traffic and Street

3. Application proposes relocation or modification of curb cut, Follow standards in curb cut permit application: http://edinamn.gov/edinafiles/files/City_Offices/Public_Works/CurbCutApplication.pdf

Sanitary and Water Utilities

4. A full width (curb to curb / saw-cut to saw-cut) repair of Concord Avenue will be required when installing the new sanitary sewer and water service connection.

Storm Water Utility

5. Applicant may review local drainage features at the following links: <https://maps.barr.com/edina/> and http://edinamn.gov/index.php?section=engineering_water_resource
6. The subject site rear yard drains to subwatershed MHS_51. This drainage path is through private property to the southwest and the subwatershed is subject of the Comprehensive Water Resources Management Plan section 13.3.1.5.
7. Due to this downstream flooding and limited capacity:
 - a. Limit flow to MHS_51 to the maximum extent possible.
 - b. No increase in peak rate or volume to neighboring private properties.
8. The subject site front yard drains to subwatershed MHS_57 and 53. Downstream public system stormwater capacity is available. A 4" service connection ([Plate 241,310](#)) to a 6" sump drain is available on concord and 60th street.

Grading, Erosion and Sediment Control

9. A grading and erosion control plan signed by a Professional Engineer is required.
 - a. Provide erosion and sediment control precautions described under Edina City Code Chapter 10, Article 7 – Littering in the Course of Construction Work (10-341 to 10-345).



-
- b. Include provisions to limit exposed soils and provide temporary erosion control to meet Edina City Code Chapter 10 Article 17 (10-703).
 - c. Provide sediment control precautions, including downstream perimeter sediment barrier.
 - d. Identify on the plan the individual responsible for the cleanliness of the site and the maintenance of the erosion and sediment controls.
 - e. Describe stockpile locations.
 - f. Describe site access and precautions against undue soil compaction.
 - g. Identify pollution prevention techniques that will be used in the case of temporary pumped discharge.
 - h. Identify pollution prevention techniques that will be used for concrete washout, and hazardous waste storage and handling.

Other Agency Coordination

- 10. A Minnehaha Creek Watershed permit may be required, along with other agency permits such as MNDH, MPCA, MCES, and a grading permit from the City of Edina Building Department.

ENGINEERING DEPARTMENT

7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392

A25