

REPORT / RECOMMENDATION



To: MAYOR AND COUNCIL

Agenda Item #: VI.A.

From: Cary Teague, Community Development Director

Action

Discussion

Date: March 17, 2015

Information

Subject: Continue Public Hearing to April 21, 2015 – Preliminary Plat, Blake Woods, 5321 & 5331 Evanswood Lane, and 5320 and 5324 Blake Road, Frank Berman.

Action Requested:

Continue the Public Hearing to April 21, 2015.

Information / Background:

Frank Berman is proposing to combine and subdivide his four properties at 5321 & 5331 Evanswood Lane, and 5320 and 5324 Blake Road into seven lots. The existing home at 5331 Evanswood Lane would remain, and the home at 5324 Blake Road would be removed. The other two parcels are vacant.

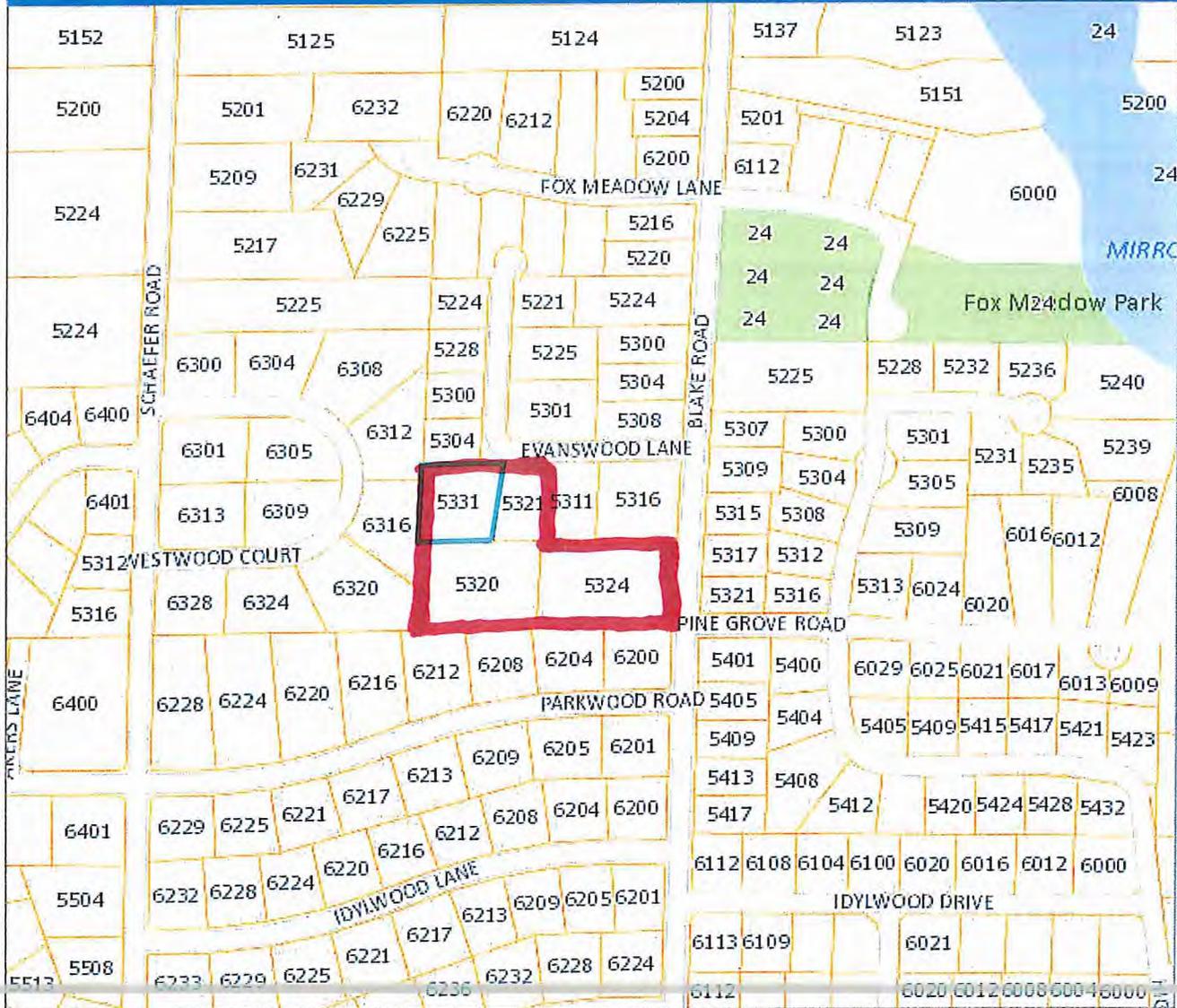
The applicant proposes to construct a 24-foot wide cul-de-sac off Blake Road within a 40-foot right-of-way. Two lots would access of Evanswood Lane, and the remaining five off the new road. The applicant has attempted to minimize tree loss and address drainage issues in the area by locating the roadway along the north lot line, and the stormwater retention areas along the street.

This project is still under consideration at the Planning Commission. The applicant is required to make changes to the grading and drainage plans to address concerns that have been raised by the engineering department.

Staff recommends that the Public Hearing be continued to April 21st to allow time for the Planning Commission to consider the proposed Plat.

ATTACHMENTS:

- Property location
- Proposed Plat



Parcel ID:	A-T-B:
Owner Name:	Market Total:
Parcel Address:	Tax Total:
Property Type:	Sale Price:
Homestead:	Sale Date:
Parcel Area:	Sale Code:

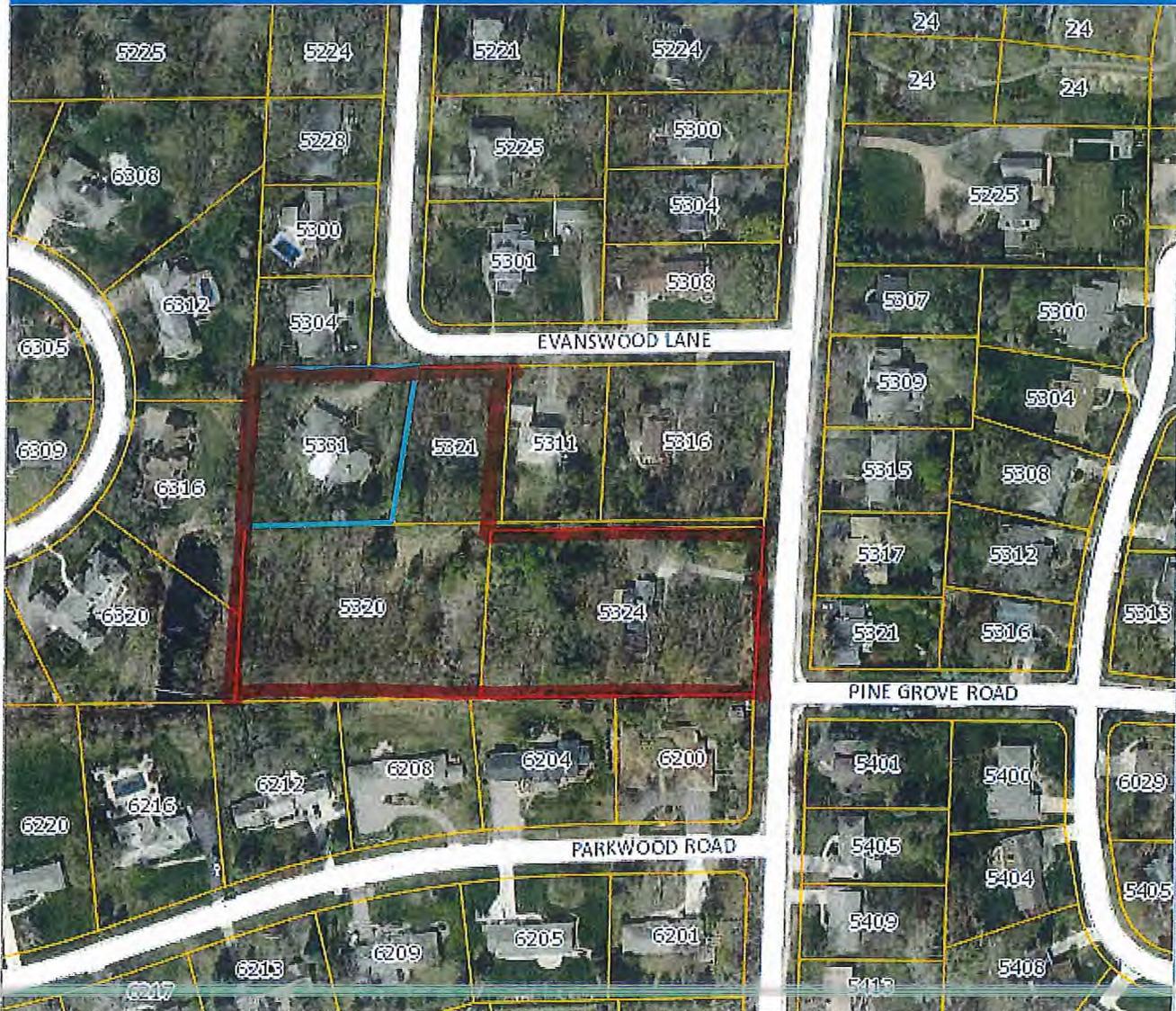
Map Scale: 1" = 400 ft.
 Print Date: 2/11/2015



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Parcel ID:
 Owner Name:
 Parcel Address:
 Property Type:
 Home-stead:
 Parcel Area: 0.81 acres
 35,297 sq ft

A-T-B:
 Market Total:
 Tax Total:
 Sale Price:
 Sale Date:
 Sale Code:

Map Scale: 1" ≈ 200 ft.
 Print Date: 2/11/2015



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Applicant
Narrative

**BLAKE WOODS
SUBDIVISION**

Edina, MN

**APPLICATION FOR
PRELIMINARY PLAT**

January 23, 2014

PLANNING DEPARTMENT
JAN 23 2015
CITY OF EDINA

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L A N D F O R M
• • •
From Site to Finish

INTRODUCTION

On behalf of Frank Berman, Landform is pleased to submit this preliminary plat application to create seven residential lots from four existing lots at Blake Road and Evanswood Lane. We are excited about this environmentally sensitive design and anticipate that it will be a great addition to the neighborhood.

PRELIMINARY PLAT APPROVAL

Frank Berman is requesting approval of a preliminary plat to subdivide four lots (PID #30-11-72-144-0053, #3011721440052, #30-11-72-144-0008, #30-11-72-144-0009) to create seven lots. Mr. Berman plans to sell the lots for future construction of single-family detached residential dwelling units. There were three homes on these four parcels. One home was removed and two homes—including Mr. Berman's home—remain.

The proposed subdivision is located in the R-1 Zoning District and is guided low-density residential in the Comprehensive Plan. The design team has worked to ensure that plans are consistent with City's zoning standards. The proposed subdivision will help the city achieve its goals of supporting redevelopment opportunities that complement the neighborhood and optimize use of the City's infrastructure.

Lot standards:

Section 36-438 of the Zoning Ordinance establishes a minimum lot size of 9,000 square feet in the R-1 District, but requires that the minimum lot area be calculated by averaging the median lot area, lot width and lot depth of the lots in the surrounding neighborhood. The average median parcel area for surrounding lots is 21,842 sq. ft., the average median lot width is 120.8 ft and the average median lot depth is 166.4 ft. Lot standards for the proposed subdivision comply with the lot standards as defined in Chapter 36 and referenced in Section 32-73.

Transportation:

We are proposing a 24 foot road in a 40 foot wide right-of-way that will provide access to the proposed lots, connect with existing infrastructure, and minimize tree loss. This new road will replace the two existing curb cuts (one for the existing home and one for the driveway easement for the home that was removed). It is anticipated that the additional seven lots will generate minimal traffic on surrounding roads. The subdivision application requires that a traffic analysis be performed. We request that the study be initiated to fulfill this requirement.

Tree preservation:

The landowners plan to remain in their home, so preserving trees is a priority for them. The proposed lots have been designed to maximize the preservation of trees on the site. The tree survey shows that 82.6% of trees have been saved. The proposed street was aligned along the north edge of proposed Lots 1-5, where the fewest number of trees would be removed. This is the location of the existing driveway easement that served the previous home on the site. Building area and driveway placement are sited to meet setback standards and to remove the fewest number of trees. Trees coverage will remain largely intact along the southern edge of proposed Lots 1-5.

Stormwater management:

Stormwater management is a critical part of the proposed design. In order to preserve as many trees as possible, stormwater will be managed using rain gardens on each lot. Each lot will provide easement access to the rain garden and homeowners will be required to maintain the rain gardens using appropriate plantings and best management strategies.

SUMMARY

We respectfully request approval of a preliminary plat application for the creation of seven lots and associated infrastructure at Blake Road and Evanswood Lane in Edina, MN. We look forward to receiving feedback on the proposed design from the neighborhood on February 3, 2015 and presenting plans to both the Planning Commission on February 25, 2015 and to the City Council on March 17, 2015.

CONTACT INFORMATION

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Any additional questions regarding this application can be directed to Reid Schulz at rschulz@landform.net or 612.638.0245.

PLANNING DEPARTMENT
JAN 23 2015
CITY OF EDINA

