



**To:** MAYOR AND COUNCIL

**Agenda Item #:** VI.A.

**From:** Cary Teague, Community Development Director

**Action**

**Discussion**

**Date:** October 7, 2014

**Information**

**Subject:** PUBLIC HEARING – Conditional Use Permit & Variance, Ted and Amy Carlson,  
5516 Knoll Drive, Resolution No. 2014-104

### **Action Requested:**

Adopt the attached resolution.

### **Information/Background:**

A Conditional Use Permit is requested to allow the first floor elevation of the new home to exceed the first floor elevation of the existing home by more than one foot. The applicant is proposing to raise the first floor elevation 1.97 feet above the existing first floor elevation to utilize the existing foundation of the home and raise the ceiling height of the basement from 7'5" to 8'10".

Planning Commission Recommendation: On September 10, 2014, the Planning Commission recommended approval of the Conditional Use Permit and Variance. Vote: 8 Ayes and 1 Nay.

### **ATTACHMENTS:**

- Resolution No. 2014-104
- Revised stormwater plan and response from engineering staff
- Planning Commission minutes, September 10, 2014
- Planning Commission staff report dated September 10, 2014



**RESOLUTION NO. 2014-104**  
**APPROVING A CONDITIONAL USE PERMIT & VARIANCE**  
**AT 5516 KNOLL DRIVE FOR TED AND AMY CARLSON**

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

**Section 1. BACKGROUND.**

- 1.01 The applicant is requesting a Conditional Use Permit to tear down and construct a new home at 5516 Knoll Drive.
- 1.02 A Conditional Use Permit and Variance is requested to allow the first floor elevation of the new home to exceed the first floor elevation of the existing home by more than one foot. The applicant is proposing to raise the first floor elevation 1.97 feet above the existing first floor elevation to utilize the existing foundation of the home and raise the ceiling height of the basement from 7'5" to 8'10".
- 1.03 The property is legally described as follows:  
  
Lot 11, Block 5, Parkwood Knolls, Hennepin County, MN
- 1.04 On September 10, 2014, the Planning Commission recommended approval of the Conditional Use Permit and variance. Vote: 8 Ayes and 1 Nay.

**Section 2. FINDINGS**

2.01 Approval is based on the following findings:

1. The proposal fits the character with this neighborhood. The home would be 25 feet in height, when the maximum allowed height is 40 feet.
2. The home is a rambler style to fit in to the neighborhood.
3. The proposed first floor elevation is consistent with the adjacent homes first floor elevation.
4. The proposal does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements.
5. The proposal will generate traffic within the capacity of the streets serving the property.
6. The proposal does not have an undue adverse impact on the public health, safety or welfare.
7. The proposal will not impede the normal and orderly development and improvement of other property in the vicinity.
8. The proposal conforms to the applicable restrictions and special conditions of the district in which it is located as imposed by this Section.
9. The proposal is consistent with the Comprehensive Plan.

10. Engineering staff finds that the proposed grading plans would not negatively impact the adjacent homes

**Section 3. APPROVAL**

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the Conditional Use Permit and variance to increase the first floor elevation over 1-foot to allow construction of a new home at 5516 Knoll Drive, subject to the following conditions:

1. The site must be developed and maintained in conformance with the following plans:
  - Survey date stamped August 8, 2014
  - Building plans and elevations date stamped August 8, 2014, revised August 21, 2014,
  - Grading, drainage and erosion control plan date stamped 9-30-14.
2. Compliance with the conditions and comments listed in the Environmental Engineer's memo dated August 20, 2014.
3. Final grading and drainage, and stormwater management plan shall be subject to review and approval of the city engineer at the time of building permit application.

Adopted by the city council of the City of Edina, Minnesota, on October 7, 2014.

ATTEST: \_\_\_\_\_  
Debra A. Mangen, City Clerk

\_\_\_\_\_  
James B. Hovland, Mayor

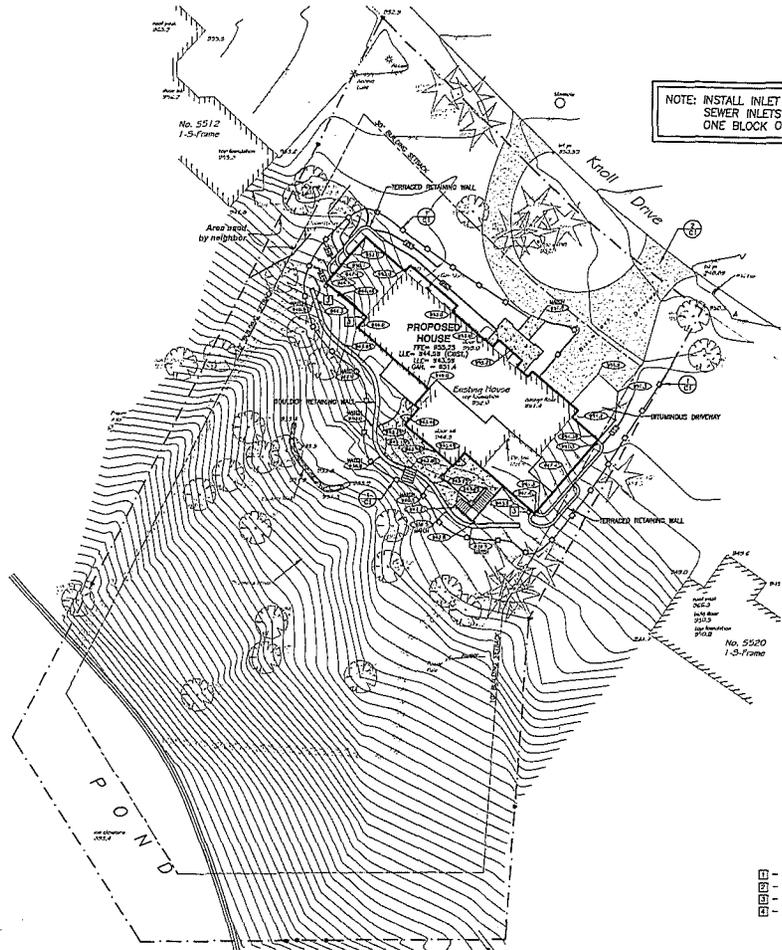
STATE OF MINNESOTA            )  
COUNTY OF HENNEPIN        )SS  
CITY OF EDINA                    )

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 7, 2014, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
City Clerk



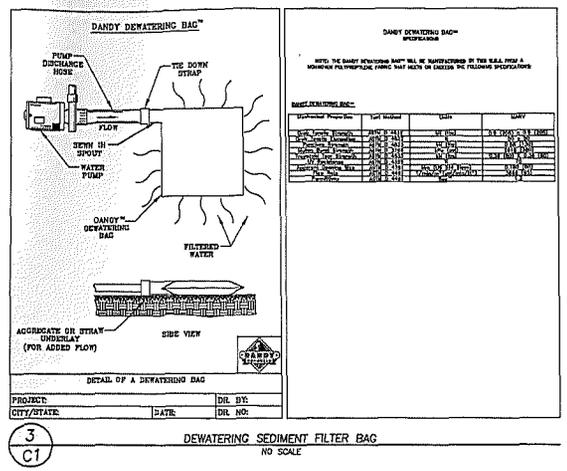
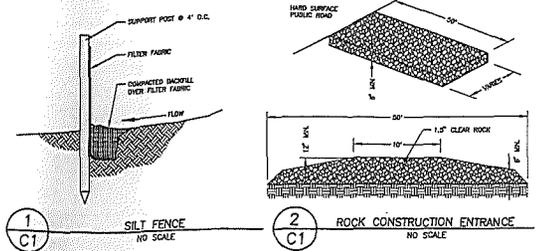
NOTE: INSTALL INLET PROTECTION FOR ALL STORM SEWER INLETS DOWNSTREAM OF THE SITE WITHIN ONE BLOCK OR AS DIRECTED BY THE CITY.

RECEIVED  
7-30-14

**SITE DATA**  
 SITE BOUNDARY AREA = 1.11 ACRES  
 DISTURBED AREA = 4,960 SQ.FT.

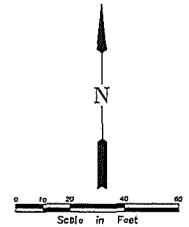
Boundary & Topographical information was prepared by The Grappo Corp. (a Surveying Company). This information has not been verified as to its accuracy or completeness by Reider & Associates, Inc.

- GRADING NOTES**
- ① All elevations shown are to final surfaces.
  - ② See Landscape Plan for turf establishment.
  - ③ Rear gutter downspouts shall be directed to a first stabilized area.
  - ④ To the extent possible, limit the amount of construction traffic around the site to prevent against undue soil compaction.
- EROSION CONTROL NOTES**
- ① All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
  - ② Sweep paved public streets as necessary where construction sediment has been deposited.
  - ③ Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
  - ④ Temporary soil blankets must have all fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or canals and ditches.
  - ⑤ Excess concrete/walr from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a City approved stabilized area.
  - ⑥ Temporary dewatering discharge shall be purposed to a 6' x 6' sediment filter bag per Detail 3/C1 or approved by the City.
- POLLUTION PREVENTION MANAGEMENT**
- All solid waste must be disposed of off-site per the MPCA disposal requirements.
  - All hazardous waste must be properly stored with restricted access to storage areas to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA Regulations.



PARTY RESPONSIBLE FOR MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES

- LEGEND**
- PROPOSED CONCRETE
  - PROPOSED STD. DUTY BITUMENUS
  - PROPOSED CONTOUR
  - PROPOSED ELEVATION
  - SILT FENCE
  - BOUNDARY/ROW/BLOCK LINE
  - EXISTING CONTOUR
  - 99.50 EXISTING ELEVATION



Reider & Associates, Inc.  
 Civil Engineers, Planners and Land Surveyors  
 8440 Federal Drive, Suite 110 • Eden Prairie, Minnesota 55424  
 953-935-5011 • Fax: 953-935-9272 • email: info@reider.com  
 PROJECT NO: 141-27165-01 DRAWING FILE: 2716501.DWG

I hereby certify that this plan was prepared by me or a duly Licensed Professional Engineer under my direct supervision and I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Date: 5-30-14  
 Name: Rebecca P. Adam, P.E. Reg. No. 43502

Issued  
 FOR THE CITY OF EDINA  
 ADDRESS: CITY COMMISSION

GRADING & EROSION CONTROL PLAN  
 CARLSON RESIDENCE  
 5516 KNOLL DRIVE SOUTH  
 CITY OF EDINA

SHEET NUMBER  
**C1**

Bill Robey, Tom Rauscher, Rauscher & Associates and interested neighbors.

**Discussion**

Chair Staunton stated he would like to thank the applicant for their excellent exhibits; especially the exhibit indicating the outline of existing and proposed house.

**Applicant Presentation**

Mr. Rauscher informed Commissioners that he worked hard with the property owner on locating a house that wouldn't negatively impact the adjoining properties. Rauscher said the house is positioned to provide adequate spacing for the subject property and house to their north. Rauscher said the issue is also aesthetic; adding in his opinion the house placement works best with the site.

Chair Staunton opened the public hearing.

**Public Comment**

The following spoke in support of the variance:

Kevin Gilligan, 5804 Crescent Terrace, Edina, MN  
Paul Bachman, 4817 Bywood West, Edina, MN

**Discussion**

Commissioner Scherer commented that she supports the request as submitted. Scherer pointed out that traditionally corner lots are difficult. She stated in her opinion the aesthetic style and design is pleasing and compatible with the neighborhood.

**Motion**

**Commissioner Olsen moved variance approval based on staff findings and subject to staff conditions; survey date stamped August 13, 2014, building plans date stamped August 13, 2014, and Memo from Ross Bintner dated September 2, 2014 and revised on September 10, 2014. Commissioner Scherer seconded the motion. All voted aye; motion carried.**

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**B. Conditional Use Permit. Ted & Amy Carlson. 5516 Knoll Drive, Edina, MN**

**Staff Presentation**

Planner Teague reported that Ted Carlson has submitted a conditional use permit on behalf of the property owners to increase the first floor elevation 1.97 feet higher than the current first floor elevation in order to construct a new home at 5516 Knoll Drive.

P.C.  
9/10

Teague explained that a Conditional Use Permit is required to allow the first floor elevation of the new home to exceed the first floor elevation of the existing home by more than one foot. The current home located at 5516 Knoll Drive has a first floor elevation at 954.97 feet above sea level. The proposal is to tear down the house to the existing foundation and re-build on the existing foundation, but increase the basement height by 1.5 feet and increase the floor trusses by 8 inches, for a total of 2.16 feet increase in first floor elevation.

Planner Teague concluded that staff recommends approval of the conditional use permit, as requested subject to the findings listed in the staff report above, and subject to the following conditions:

1. The site must be developed and maintained in conformance with the following plans:
  - Survey date stamped August 8, 2014
  - Building plans and elevations date stamped August 8, 2014
2. Compliance with the conditions and comments listed in the Environmental Engineer's memo dated August 1, 2014.

### **Appearing for the Applicant**

Ted & Amy Carlson, property owners.

### **Discussion**

Commissioner Forrest said she wonders if the variance request can be heard as requested. She said she is unsure of the legality of requesting a variance from eligibility conditions. Planner Teague responded in the past the Commission has heard variances from the eligibility requirements for a Conditional Use Permit.

A discussion continued with Commissioners discussing the methods indicated for storm water management noting the suggestion of Ross Bintner recommending an alternative.

Nick Adams, City Engineering responded that the applicant revised at the recommendation of the Engineering Department and the plan now provides an alternative for drainage; down the backyard slope. Flow would drain to an area of level ground and the retaining wall.

### **Applicant Presentation**

Ted Carlson addressed the Commission and said he was very excited about the project. He pointed out the lot is a large lot and lot coverage would be around 8%. Carlson acknowledged they revised their storm water management plan to include a gutter system, and additional plantings to handle the water runoff. Carlson asked for their support.

**Public Hearing**

Chair Staunton opened the public hearing.

No comments.

Commissioner Scherer moved to close the public hearing. Commissioner Olsen seconded the motion. All voted aye; public hearing closed.

**Discussion**

Commissioner Lee said she was very pleased to see reuse of the existing foundation and preservation of a rambler. She added in her opinion the plans as proposed is a sensitive way to rebuilt and revitalize a rambler. Lee said she supports the project as presented.

Commissioner Staunton said he agrees with Commissioner Lee. He reminded the Commission part of the goal of the 1-foot rule was to prevent homes from being built out of scale with the neighborhood. He said in this instance the request makes sense and the house certainly matches the neighborhood.

Commissioner Forrest stated she can't support the request procedurally and the variance is self-imposed. Teague responded his research indicated that the Commission and Council have approved two such requests one in Indian Hills and the other in the Sunnyslope neighborhood.

The discussion continued with the majority of Commissioners believing the request under the circumstances made sense and there would be no negative impact to the neighborhood.

**Motion**

**Commissioner Scherer moved Conditional Use Permit approval based on staff findings and subject to staff conditions to include the revised storm water maintenance plan.**

**Commissioner Lee seconded the motion. Ayes; Scherer, Schroeder, Hobbs, Carr, Olsen, Lee, Staunton. Nay, Forrest. Motion carried.**

**C. Final Rezoning and Final Site Plan with Variances. Frauenshuh. 5108 Edina Industrial Boulevard, Edina, MN**

**Staff Presentation**

Planner Teague informed the Commission Frauenshuh Commercial Real Estate is proposing to tear down an existing 12,199 square foot office building and build a new 10,000 square foot retail building that would include a drive-through. The property is located at 5108 Edina Industrial Boulevard, just west of Highway 100, and is located across the street from retail uses that are zoned PCD-2, Planned



## PLANNING COMMISSION STAFF REPORT

Originator <b>Breanne Rothstein, Consulting Planner</b>	Meeting Date <b>September 10, 2014</b>	Agenda # <b>VI.B.</b>
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**Recommended Action:** Approve a conditional use permit with a variance to the eligibility requirements for a conditional use permit to allow the construction of a new home more than one foot above (1.97 feet total) the existing first floor elevation at the property located at 5516 Knoll Drive.

### **Project Description:**

Ted Carlson has submitted a conditional use permit on behalf of the property owners to increase the first floor elevation 1.97 feet higher than the current first floor elevation in order to construct a new home at 5516 Knoll Drive. A variance is also needed to raise the first floor by more than one foot.

### **INFORMATION & BACKGROUND**

The current home has a first floor elevation at 954.97 feet above sea level. The proposal is to tear down the house to the existing foundation and re-build on the existing foundation, but increase the basement height by 1'5" feet and increase the floor trusses to 18 inches, for a total of 1.95 feet increase in first floor elevation (.95 feet above allowed in code). The existing basement ceiling height is 7'5" feet, and the proposed is 8'10".

### **Eligibility Requirements for Issuance of a Conditional Use Permit**

City Code allows for the issuance of a conditional use permit to increase the first floor elevation of a new home over one foot above the existing home under one of the following circumstances:

- 1) To elevate the lowest level of the dwelling to an elevation of two feet above the 100-year flood elevation, as established by FEMA;
- 2) To elevate the lowest level of the dwelling to protect from groundwater intrusion;
- 3) To elevate the first floor elevation to the extent necessary to meet the state building code, city code, or statutory requirements;

Furthermore, a conditional use permit may only be issued if the proposed project fits the character of the neighborhood in height, scale, and mass.

The proposed home does not meet the above conditions as the new home is not being raised to elevate out of the floodplain, to avoid groundwater intrusion, or to meet the minimum building code requirements. Therefore, in addition to the conditional use permit, a variance to the eligibility requirements is needed.

The applicant is trying to improve the drainage in the front yard by increasing the height of the front yard grade at the home. The proposed home fits the character of the neighborhood with regard to height, scale, and massing. It is a proposed one story home with one story homes on either side of the proposed home. The proposed height of the structure is 25 feet. The maximum height allowed on this site is 40 feet. The applicant has designed a home to fit the character of the neighborhood.

### **Surrounding Land Uses**

- Northerly: Single family homes
- Easterly: Single family homes
- Southerly: Single family homes
- Westerly: Single family homes, pond.

### **Existing Site Features**

The 1.11 acre lot is located in the middle of a single-family neighborhood on Knoll Drive. The site is heavily treed in the rear of the lot and slopes down toward a pond.

### **Planning**

- Guide Plan designation: Low-Density Residential
- Zoning: R-1, Single-Dwelling District

### **Grading & Drainage**

The grading must not impact adjacent neighbors. The Environmental Engineer has reviewed the application and submitted comments in the attached memo. The engineer is working with the applicant's engineer to find a workable solution for the increase in run-off generated from the plans. There is drainage capacity in the pond to the south; and several alternative options for drainage.

## Conditional Use Permit

Per Section 36-305, the City Council shall not grant a Conditional Use Permit unless it finds that the establishment, maintenance and operation of the use:

- 1. Does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements;**

The proposal for a tear down and rebuild of a new single-family home using the existing foundation will not have an impact on governmental facilities or services. A single-family home is a permitted use on the site.

- 2. Will generate traffic within the capacity of the streets serving the property;**

The proposal to tear down and rebuild a single-family home would not have an impact on traffic or the capacity of the streets serving the property. The use, a single-family home, remains the same on the property.

- 3. Does not have an undue adverse impact on the public health, safety or welfare;**

There would be no impact, as the use of the property remains the same as exists today.

- 4. Will not impede the normal and orderly development and improvement of other property in the vicinity;**

The proposed new home would replace an existing home on the site and would not impede future development of other properties in the vicinity.

- 5. Conforms to the applicable restrictions and special conditions of the district in which it is located as imposed by this Section; and**

The new home would meet all applicable zoning ordinance requirements.

- 6. Is consistent with the Comprehensive Plan.**

A single-family home is consistent with the low-density residential land use designation within the Comprehensive Plan.

### Compliance Table

	City Standard	Proposed
Front – Knoll Drive	56 feet	56 feet
Side - South	10 feet	10 feet
Rear– East	25 feet	160 feet
Side – North	10 feet	36 feet
Building Coverage	25%	10%
Building Height	40 feet	25 feet

### PRIMARY ISSUES & STAFF RECOMMENDATION

- **Is the proposed development reasonable for this site?**

Yes, staff believes the proposal is reasonable for four reasons:

1. The proposed use is permitted in the R-1 Single Dwelling Unit District and complies with all the standards, with exception of the front yard setback (as determined by the average of the two adjacent homes).
2. The additions to the home are appropriate in size and scale for the lot and the improvements will enhance the property.
3. The applicant is seeking to use existing foundation, saving on waste and resources.
4. The proposed home, as proposed, fits the neighborhood character.

- **Is the proposed variance justified?**

Yes. Per 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.

**Minnesota Statutes and Section 36-98 of the Edina Zoning Ordinance require that the following conditions must be satisfied affirmatively. The proposed variance will:**

- 1) *Relieve practical difficulties that prevent a reasonable use from complying with ordinance requirements.***

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 the proposed variance to the conditional use permit criteria is valid because the request uses modern construction standards, and is the minimum reasonable request in order to retain the existing foundation. The proposed first floor elevation is consistent with the first floor elevation of the adjacent homes. (See attached.) The proposed home would still be 15 feet under the maximum height requirement. The home has been designed to be similar to the character of the neighborhood, which includes ramblers on both sides of the subject property. An 8' 10" basement ceiling height is considered reasonable.

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

Yes. A unique circumstance is that the applicant wishes to retain the existing foundation.

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

No. The proposed home will not alter the essential character of the neighborhood. The proposed addition will complement the existing neighborhood homes and the additions are not getting any closer to the front lot line than the current property.

**Staff Recommendation**

Staff recommends approval of the conditional use permit & variance, as requested subject to the following findings:

1. The proposal fits the character with this neighborhood. The home would be 25 feet in height, when the maximum allowed height is 40 feet.
2. The home is a rambler style to fit in to the neighborhood.
3. The proposed first floor elevation is consistent with the adjacent homes first floor elevation.
4. The proposal does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements.
5. The proposal will generate traffic within the capacity of the streets serving the property.

6. The proposal does not have an undue adverse impact on the public health, safety or welfare.
7. The proposal will not impede the normal and orderly development and improvement of other property in the vicinity.
8. The proposal conforms to the applicable restrictions and special conditions of the district in which it is located as imposed by this Section.
9. The proposal is consistent with the Comprehensive Plan.
10. Engineering staff finds that the proposed grading plans would not negatively impact the adjacent homes

Approval is subject to the following conditions:

1. The site must be developed and maintained in conformance with the following plans:
  - Survey date stamped August 8, 2014
  - Building plans and elevations date stamped August 8, 2014, revised August 21, 2014
2. Compliance with the conditions and comments listed in the Environmental Engineer's memo dated August 20, 2014.

**Deadline for a city decision: October 7, 2014**

TO: City of Edina - Staff, Planning Commission & City Council  
FROM: Amy & Ted Carlson  
DATE: August 8, 2014  
RE: Written Statement – CUP application – 5516 Knoll Drive

As 10+ year residents of Edina, we wanted to find a home that would accommodate a growing (hopefully!) family. We suspect this a common theme for applicants. So in fall 2013 we initiated our search and in May 2014 closed on 5516 Knoll Drive.

Our request is for an increase in the front elevation change from the allowed 12" to 27".

There are three reasons for our CUP application:

- 1) re-use as much of the existing foundation as possible using low impact remodel techniques
- 2) fix water drainage concerns affecting the front elevation with a keen eye to stormwater management
- 3) increase the livability of the home using modern construction standards

The existing footprint of the home fits nicely within the lot and neighborhood. With minimal footprint expansion we can maintain the neighborhood aesthetic, adhere to code, and upgrade the home to modern livability standards. We reduce waste by re-using nearly all of the existing foundation.

During our inspection and subsequent closing we determined that water had penetrated the front elevation foundation wall. By increasing the front yard grade to direct water away from the home we can alleviate future water concerns. Our engineering team has contacted and confirmed with the 9-Mile Creek Watershed district that our plan does not require a stormwater management plan, as we are under the required plan thresholds. We also mandated that our design have minimal soil disturbance.

The current home is constructed with floor joists and has a 7'4" basement ceiling height. By adding two courses of block to the foundation and installing new floor trusses we will improve the home to adhere to modern construction standards and provide for an 8'10" basement ceiling height.

PLANNING COMMISSION  
11/18/14  
CITY OF EDINA

During our design process, we set the following goals: the home must fit within the neighborhood aesthetic, addresses water concerns, and allow for re-use of the foundation; with the added benefit of increasing livability.

We believe our request meets the requirements for CUP approval:

- 1) Our plan is not detrimental to public health, safety, morals or general welfare;
- 2) Our plan will not cause undue traffic hazards, congestion or parking shortages;
- 3) Our plan will not be injurious to the use & enjoyment, or decrease the value of other property in the vicinity, nor is our plan a nuisance;
- 4) Our plan will not impede the normal and orderly development and improvement of other property in the vicinity;
- 5) Our plan will not create an excessive burden on parks, streets and other public facilities;
- 6) Our plan conforms to the applications and restrictions of the 9 Mile Creek Watershed district;
- 7) Our plan is consistent with the Comprehensive Plan.

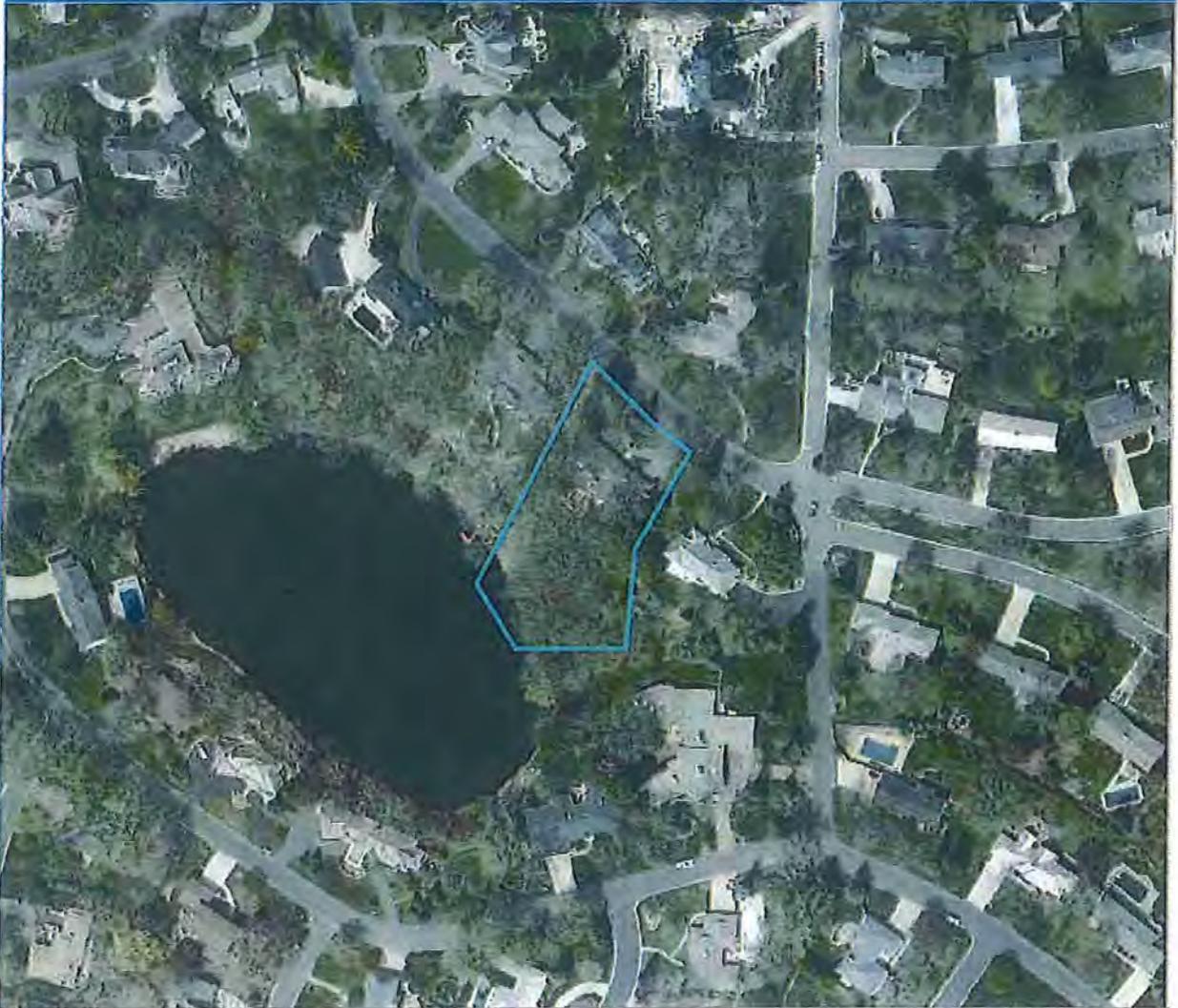
We respectfully ask for your approval. Thank you for your consideration.

PLANNING DEPARTMENT  
1000 10th St  
CITY OF LUGA

H
Interactive  
Maps
Property  
Map

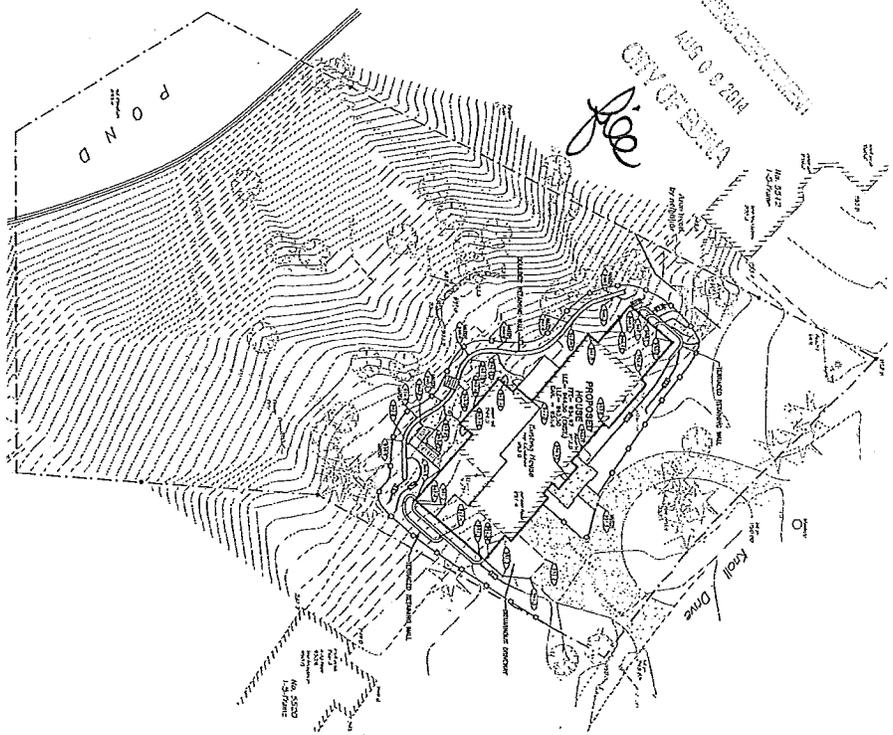
<p><b>Parcel ID:</b> 31-117-21-12-0038</p> <p><b>Owner Name:</b></p> <p><b>Parcel Address:</b> 5516 Knoll Dr Edina, MN 55436</p> <p><b>Property Type:</b> Residential</p> <p><b>Home-stead:</b></p> <p><b>Parcel Area:</b> 1.11 acres 48,347 sq ft</p>	<p><b>A-T-B:</b> Abstract</p> <p><b>Market Total:</b></p> <p><b>Tax Total:</b></p> <p><b>Sale Price:</b></p> <p><b>Sale Date:</b></p> <p><b>Sale Code:</b></p>	<p><b>Map Scale:</b> 1" ≈ 800 ft.</p> <p><b>Print Date:</b> 9/5/2014</p> <div style="text-align: center;"> <p>N</p> </div> <p style="font-size: 0.8em; margin-top: 10px;">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 style="font-size: 0.8em; margin-top: 5px;">COPYRIGHT © HENNEPIN COUNTY 2014</p> <p style="text-align: center; font-size: 0.8em; margin-top: 5px;"> <b>Think Green!</b></p>
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 Interactive Maps Property Map



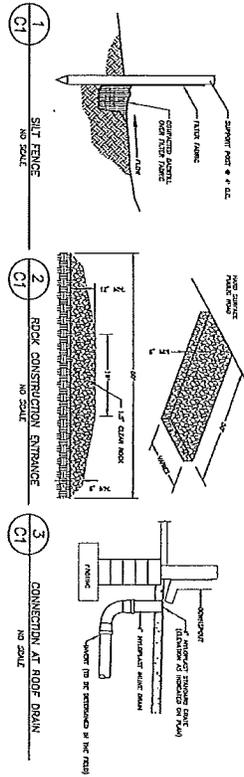
<p><b>Parcel ID:</b> 31-117-21-12-0038</p>	<p><b>A-T-B:</b> Abstract</p>	<p><b>Map Scale:</b> 1" ≈ 200 ft. <b>Print Date:</b> 9/5/2014</p>
<p><b>Owner Name:</b></p>	<p><b>Market Total:</b></p>	
<p><b>Parcel Address:</b> 5516 Knoll Dr Edina, MN 55436</p>	<p><b>Tax Total:</b></p>	
<p><b>Property Type:</b> Residential</p>	<p><b>Sale Price:</b> -----</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><b>Home-stead:</b></p>	<p><b>Sale Date:</b></p>	
<p><b>Parcel Area:</b> 1.11 acres 48,347 sq ft</p>	<p><b>Sale Code:</b> Warranty Deed</p>	
		<p><b>COPYRIGHT © HENNEPIN COUNTY 2014</b> </p>

APPROVED FOR THE CITY OF EDINA  
 AUG 6, 2010  
*[Signature]*



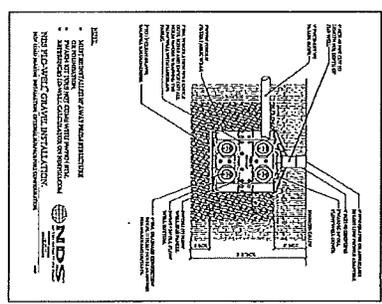
**SITE DATA**  
 SITE BOUNDARY AREA = 1.11 ACRES  
 DISTURBED AREA = 4,980 SQ.FT.

Grading and Erosion Control Plans are prepared by the Engineer of Record and are based on the information furnished to him and have not been verified by the Engineer of Compliance. The Engineer of Compliance is not responsible for the accuracy or completeness of the information furnished to him.



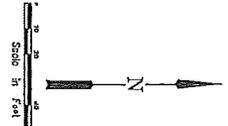
- GRADING NOTES**
- 1 - All elevations shown are in feet unless otherwise noted.
  - 2 - See Landscape Plan for turf establishment.
  - 3 - Control near ramped to 4" PVC piping per Table 1/2/3 and the piping to meet regional standards.
  - 4 - Control located in 10' deep and 10' wide. Foundation to be determined by the field.

- EROSION CONTROL NOTES**
- 1 - All erosion control measures shown shall be installed prior to starting operations and maintained until the work is completed.
  - 2 - Erosion control measures shall be installed in accordance with the plan.
  - 3 - Erosion control measures shall be installed in accordance with the plan.
  - 4 - Erosion control measures shall be installed in accordance with the plan.
  - 5 - Erosion control measures shall be installed in accordance with the plan.
  - 6 - Erosion control measures shall be installed in accordance with the plan.
  - 7 - Erosion control measures shall be installed in accordance with the plan.
  - 8 - Erosion control measures shall be installed in accordance with the plan.
  - 9 - Erosion control measures shall be installed in accordance with the plan.
  - 10 - Erosion control measures shall be installed in accordance with the plan.



**LEGEND**

- 1 - Proposed Compact
- 2 - Proposed Site
- 3 - Proposed Erosion
- 4 - Proposed Erosion
- 5 - Proposed Erosion
- 6 - Proposed Erosion
- 7 - Proposed Erosion
- 8 - Proposed Erosion
- 9 - Proposed Erosion
- 10 - Proposed Erosion



**GRADING & EROSION CONTROL PLAN**  
 CARLSON RESIDENCE  
 5516 KNOLL DRIVE SOUTH  
 CITY OF EDINA

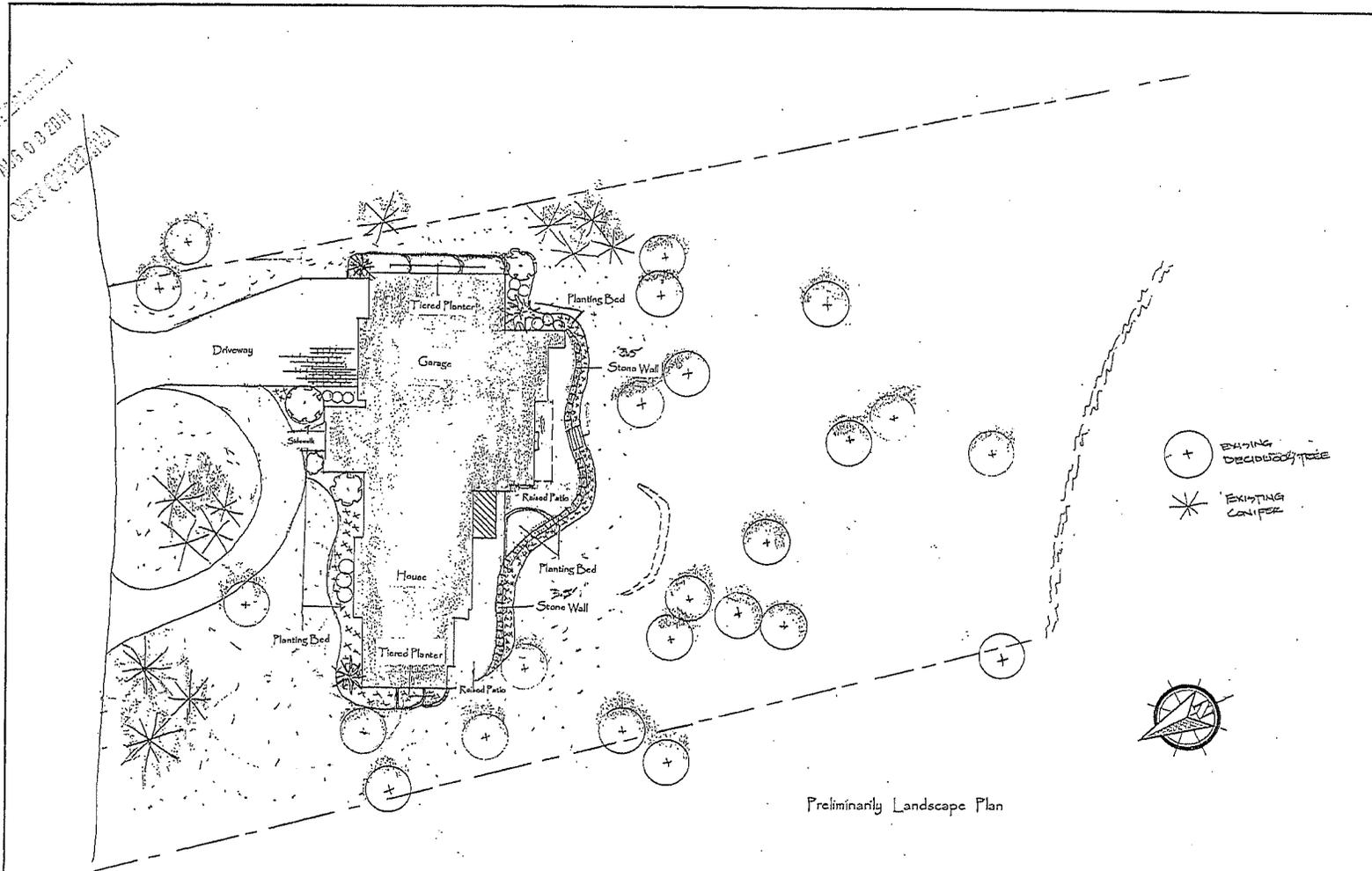
Issue	Date	By

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Minnesota.  
**PRELIMINARY**  
 Date: \_\_\_\_\_  
 Name: \_\_\_\_\_

**Rehder & Associates, Inc.**  
 Civil Engineers, Planners and Land Surveyors  
 8899 Federal Drive, Suite 100 • Eden Prairie, MN 55344  
 612-412-5551 • Fax: 612-412-5121 • Email: info@reand.com  
 PROJECT NO.: 141-2763.012 (PLAN) FILE: 2165010.DWG

SHEET NUMBER  
**C1**

REVISIONS  
 11/10/14  
 CITY OF EDINA



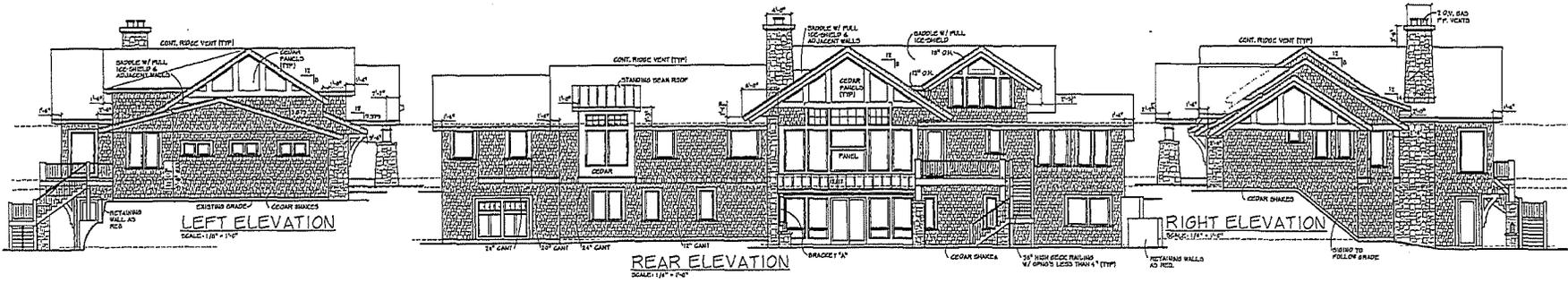
Preliminary Landscape Plan

CARLSON RESIDENCE

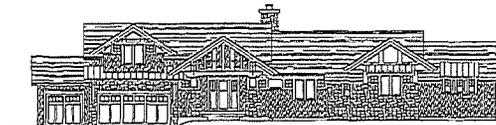
5516 Knoll Dr. EDINA, MN. 55126

SCALE: 1" = 20'

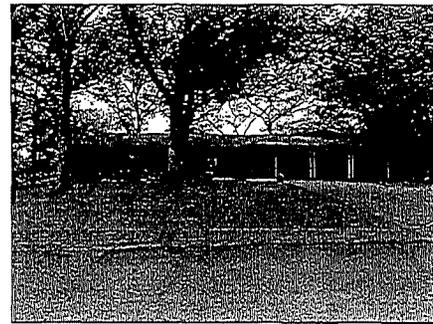
SCALE: 1" = 20'	REFLECTIVE GARDENS
DATE: 8/16/14	Mary Riffe - Landscape Designer
	91 So. Shannon Dr. Shakopee, MN 55379
	922-221-4928
	DRAWING NUMBER



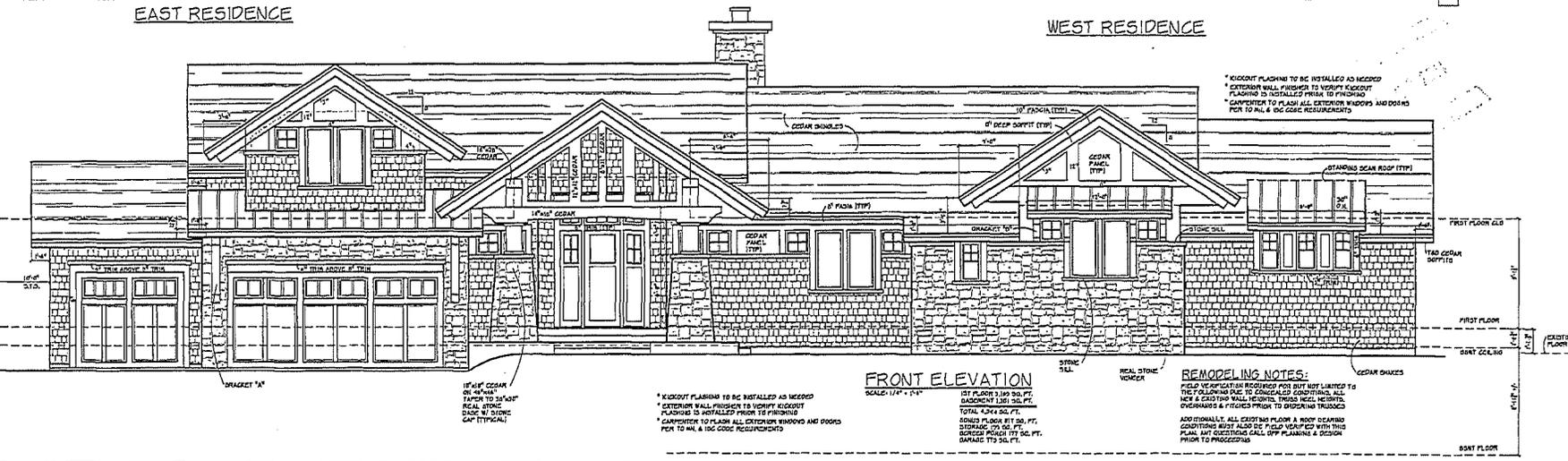
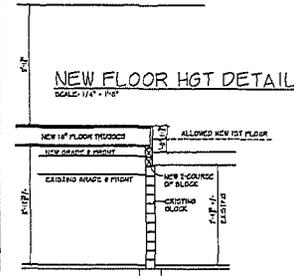
EAST RESIDENCE



CARLSON RESIDENCE



WEST RESIDENCE



- \* KICKOUT FLASHING TO BE INSTALLED AS NEEDED
- \* EXTERIOR WALL FINISHES TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- \* CARPENTER TO FLASH ALL EXTERIOR WINDOWS AND DOORS PER TO ALL & IRC CODE REQUIREMENTS

**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

1ST FLOOR 3,180 SQ. FT.  
BASEMENT 1,200 SQ. FT.  
TOTAL 4,380 SQ. FT.

ROOFING 1500 SQ. FT. (1500 SQ. FT. STORAGE)  
SHEATHING 175 SQ. FT. (175 SQ. FT. STORAGE)  
DAMAGE TO 150 SQ. FT.

**REMODELING NOTES:**  
RIP UP CARPET AS REQUIRED PER RFP BUT LIMITED TO THE FOLLOWING PER TO CONCEALED CONDITIONS, ALL NEW & EXISTING WALL HEIGHTS, TRUSS RISE HEIGHTS, OVERHEADS & FITTED PRIOR TO SHEDDING TRUSSES

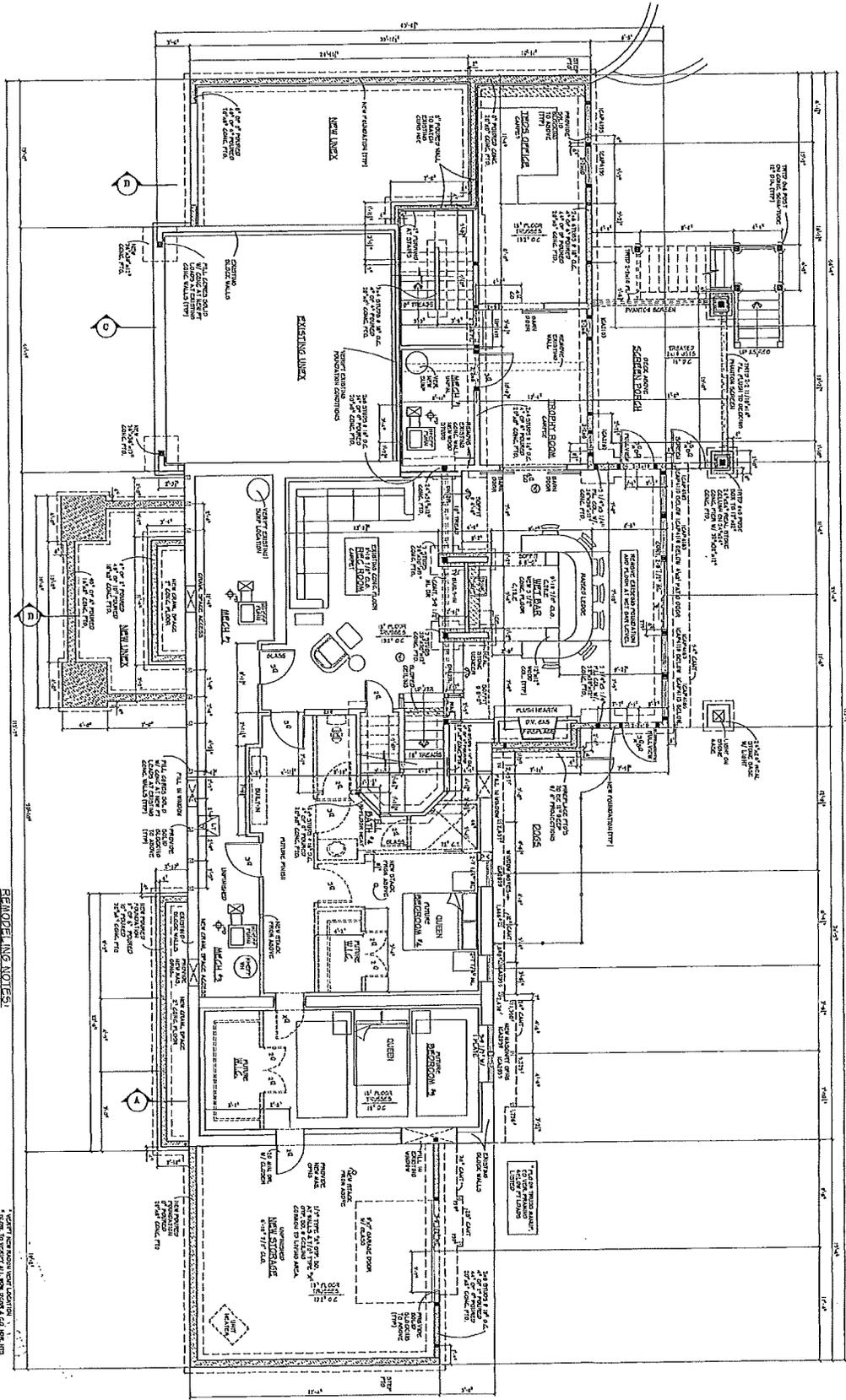
ADDITIONALLY, ALL EXISTING FLOOR A ROOF BEARING CONDITIONS MUST ALSO BE FULLY VERIFYED WITH THIS PLAN. ANY QUESTIONS CALL OFF PLANNING & DESIGN PRIOR TO PROCEEDING.

DFP PLANNING & DESIGN  
 6516 KNOLL DR  
 EDINA, MINNESOTA 55425  
 TEL: 763-853-1111  
 FAX: 763-853-1112  
 WWW.DFP-PLANNING.COM

CARLSON RESIDENCE  
 6516 KNOLL DR  
 EDINA, MINNESOTA

DATE: 02-14-14  
 DRAWN BY: REYNOLDS  
 CHECKED BY:  
 SCALE:  
 SHEET NO:





**REMODELING NOTES:**

1. REMOVE EXISTING FOUNDATION WALLS AND FOOTINGS IN REMODELING AREA.
2. CONSTRUCT NEW FOUNDATION WALLS AND FOOTINGS AS SHOWN ON THIS PLAN.
3. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2009 IBC AND ALL APPLICABLE LOCAL ORDINANCES.
4. FOUNDATION SHALL BE CONSTRUCTED ON UNFINISHED GRADE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
6. FOUNDATION SHALL BE CONSTRUCTED WITH 12\"/>

**FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"

DESIGNED BY: [Name]

CHECKED BY: [Name]

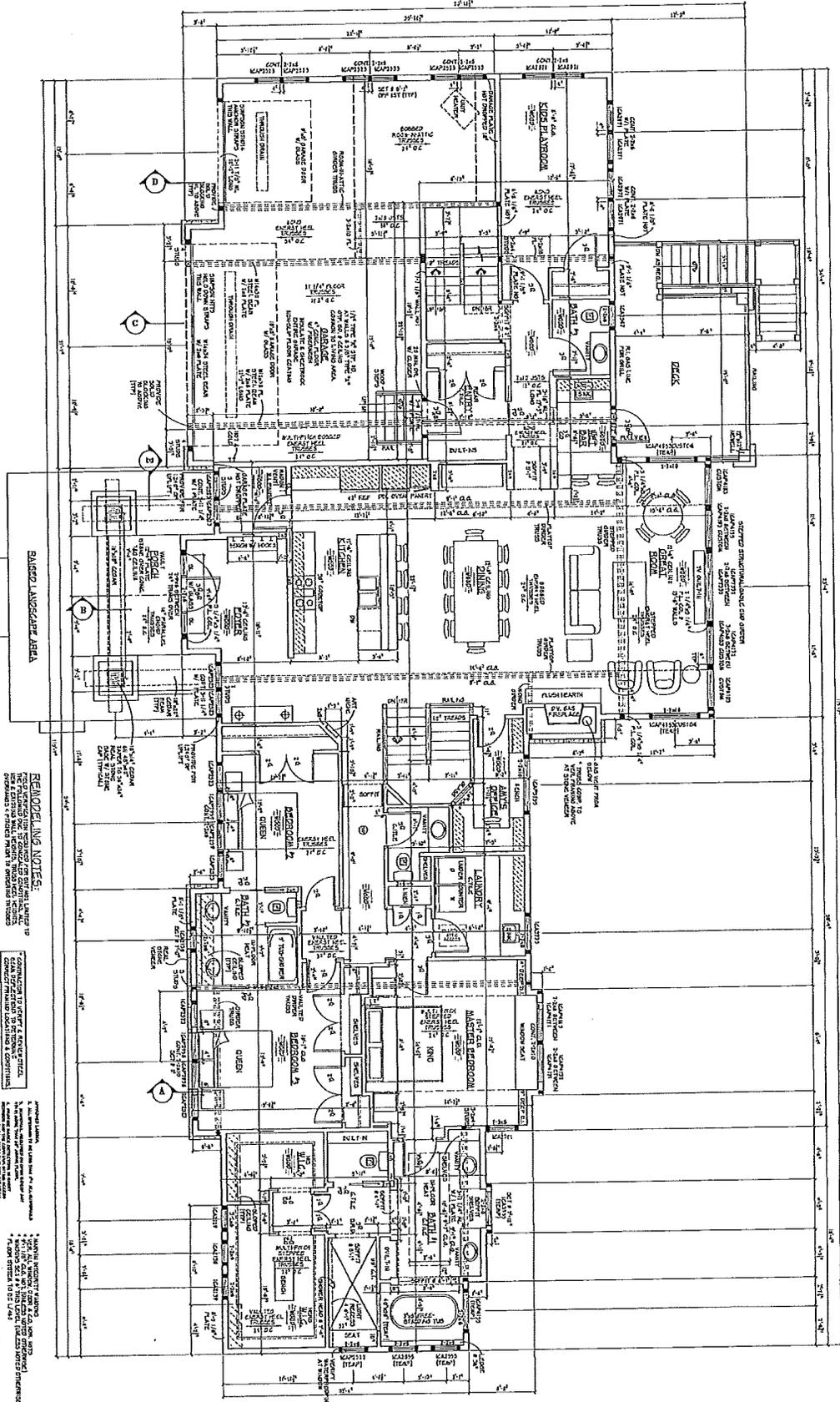
**CARLSON RESIDENCE**  
 5516 KNOLL DR  
 EDINA, MINNESOTA



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**D.P.P. PLANNING & DESIGN**  
 1305 24TH AVENUE NE, SUITE 200, WYOMING, MN 55093  
 TEL: 763-253-2200 FAX: 763-253-2201  
 WWW.DPPPLANNING.COM

2



**REMODELING NOTES:**  
 1. ALL EXISTING WALLS TO REMAIN UNLESS NOTED OTHERWISE.  
 2. ALL NEW WALLS TO BE CONCRETE BLOCK WITH 1/2" GYPSUM BOARD.  
 3. ALL NEW WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD AND PAINT.  
 4. ALL NEW FLOORS TO BE 1/2" GYPSUM BOARD OVER 1" POLYSTYRENE INSULATION ON 2" CONCRETE SLAB.  
 5. ALL NEW CEILING TO BE 1/2" GYPSUM BOARD.  
 6. ALL NEW CEILING TO BE FINISHED WITH 1/2" GYPSUM BOARD AND PAINT.  
 7. ALL NEW CEILING TO BE FINISHED WITH 1/2" GYPSUM BOARD AND PAINT.  
 8. ALL NEW CEILING TO BE FINISHED WITH 1/2" GYPSUM BOARD AND PAINT.  
 9. ALL NEW CEILING TO BE FINISHED WITH 1/2" GYPSUM BOARD AND PAINT.  
 10. ALL NEW CEILING TO BE FINISHED WITH 1/2" GYPSUM BOARD AND PAINT.

**CONSTRUCTION TO VERIFY & RECONSTRUCT:**  
 1. VERIFY ALL EXISTING WALLS TO REMAIN UNLESS NOTED OTHERWISE.  
 2. VERIFY ALL NEW WALLS TO BE CONCRETE BLOCK WITH 1/2" GYPSUM BOARD.  
 3. VERIFY ALL NEW WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD AND PAINT.  
 4. VERIFY ALL NEW FLOORS TO BE 1/2" GYPSUM BOARD OVER 1" POLYSTYRENE INSULATION ON 2" CONCRETE SLAB.  
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 9. VERIFY ALL NEW CEILING TO BE FINISHED WITH 1/2" GYPSUM BOARD AND PAINT.  
 10. VERIFY ALL NEW CEILING TO BE FINISHED WITH 1/2" GYPSUM BOARD AND PAINT.

**GENERAL NOTES:**  
 1. ALL NEW WALLS TO BE CONCRETE BLOCK WITH 1/2" GYPSUM BOARD.  
 2. ALL NEW WALLS TO BE FINISHED WITH 1/2" GYPSUM BOARD AND PAINT.  
 3. ALL NEW FLOORS TO BE 1/2" GYPSUM BOARD OVER 1" POLYSTYRENE INSULATION ON 2" CONCRETE SLAB.  
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 10. ALL NEW CEILING TO BE FINISHED WITH 1/2" GYPSUM BOARD AND PAINT.

**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 DATE: 10/15/10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**CARLSON RESIDENCE**  
 5516 KNOLL DR  
 EDINA, MINNESOTA



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**D.F.P. PLANNING & DESIGN**  
 600 W. WASHINGTON ST. SUITE 100  
 MINNEAPOLIS, MN 55401  
 TEL: 612.338.1111 FAX: 612.338.1112

3







The Gregory Group, Inc.  
**LOT SURVEYS COMPANY**  
 Established in 1920  
**LAND SURVEYORS**  
 REGISTERED UNDER THE LAWS OF THE STATE OF MINNESOTA  
 7311 72nd Avenue South  
 Minneapolis, Minnesota 55425  
 Telephone: 825-3123  
**Surveyors Certificate**

**Existing Conditions Survey For:**

**TED & AMY CARLSON**

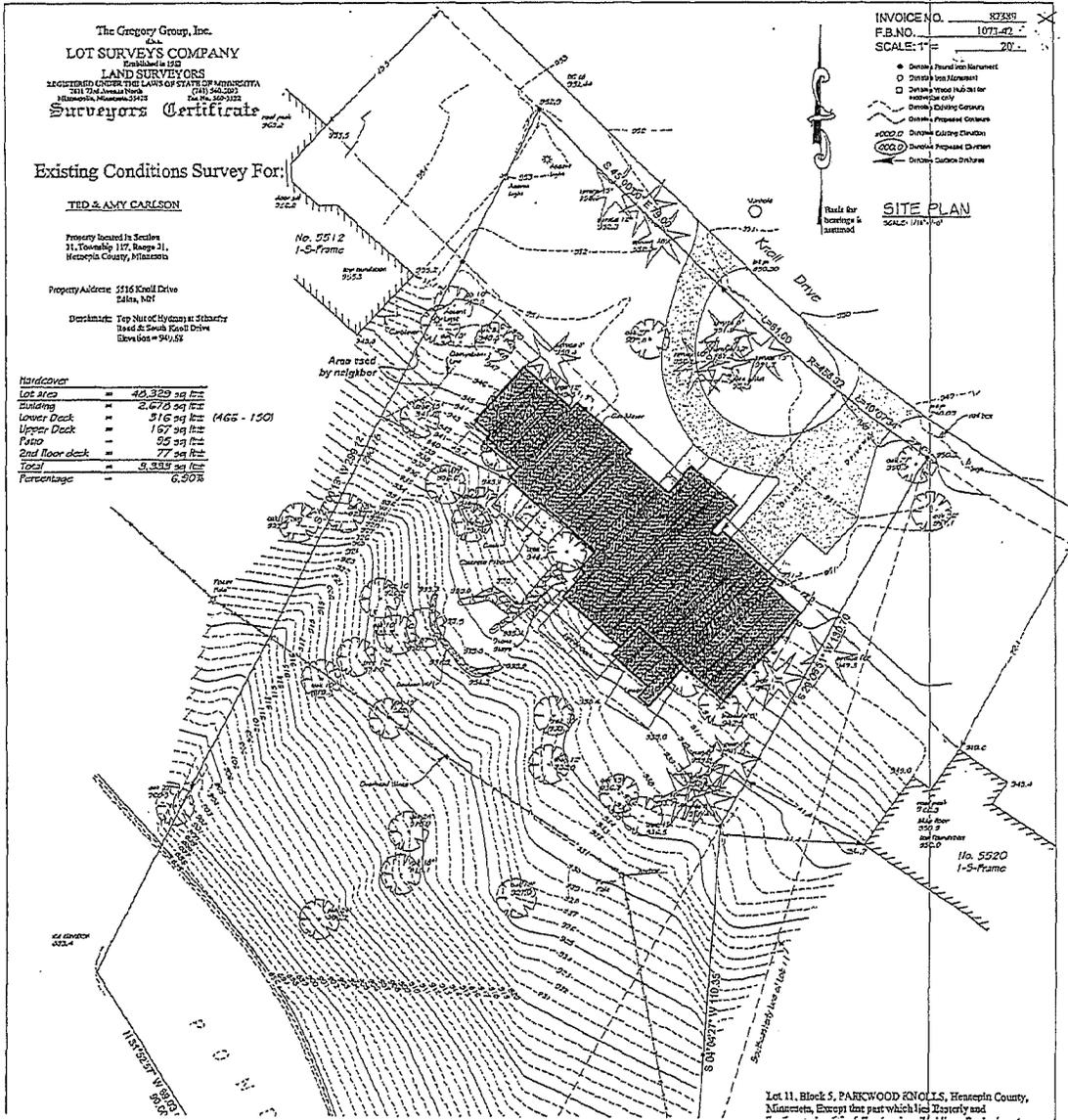
Property located in Section  
 11, Township 117, Range 21,  
 Hennepin County, Minnesota

Property Address: 5516 Knoll Drive  
 Edina, MN

Directions: Top Nbr of Hyman at Starbuck  
 Road & South Knoll Drive  
 Elevation = 940.68

**Hardcover**

Lot Area	=	42,329 sq feet
Building	=	2,675 sq feet
Lower Deck	=	516 sq feet (465 - 150)
Upper Deck	=	157 sq feet
Patio	=	25 sq feet
2nd floor deck	=	77 sq feet
Total	=	3,335 sq feet
Percentage	=	6.50%



INVOICE NO. 82285  
 F.B. NO. 1073-42  
 SCALE: 1" = 20'

- Center Point Monument
- Drive Iron Monument
- Drive Wood Hub (for location only)
- Drive Curbing Corner
- Drive Proposed Corner
- Drive Existing Corner
- Drive Proposed Center
- Drive Existing Center
- Drive Proposed Center
- Drive Existing Center

**SITE PLAN**  
 SCALE: 1/4" = 10'

Lot 11, Block 5, PARKWOOD KNOLLS, Hennepin County,  
 Minnesota, Except the part which lies Westerly and

D.F.P. PLANNING & DESIGN  
 1111 15th Avenue South  
 Minneapolis, MN 55425  
 TEL: 825-1111 FAX: 825-1112

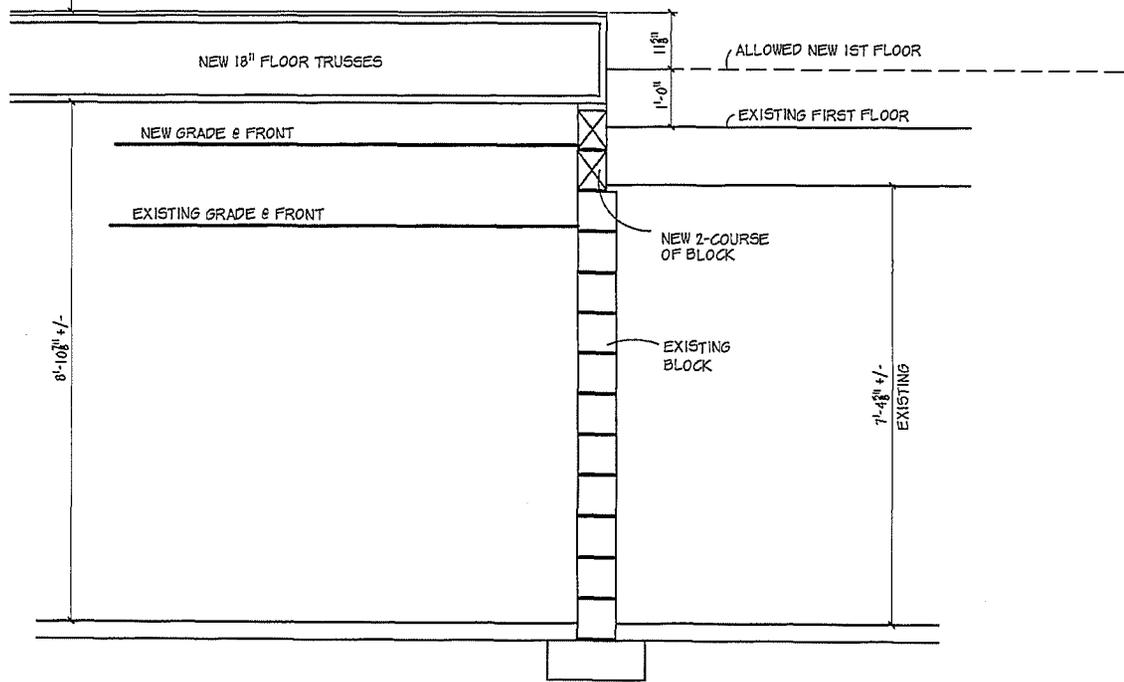
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**CARLSON RESIDENCE**  
 5516 KNOLL DR  
 EDINA, MINNESOTA

DATE	11/11/88
REVISIONS	
BY	
CHECKED BY	
DATE	11/11/88
DRAWN BY	

# NEW FLOOR HGT DETAIL

SCALE: 1/2" = 1'-0"



11/15/17  
REVISION  
01/11/18



**DATE:** August 20, 2014  
**TO:** Cary Teague – Planning Director  
**CC:** David Fisher – Building Official  
Ross Bintner P.E. - Environmental Engineer  
**FROM:** Charles Gerk EIT – Engineering Technician  
**RE:** **5516 Knoll Drive - Special Review of CUP Application**

The Engineering Department has reviewed the subject property for street and utility concerns, grading, storm water, erosion and sediment control and for general adherence to the following ordinance sections:

- Chapter 10, Article 4 – Demolition Permit Stormwater and Erosion Control (10-106 to 10-113)
- Chapter 10, Article 7 – Littering in the Course of Construction Work (10-341 to 10-345)
- Chapter 10 Article 17 – Land Disturbing Activities (10-674 to 10-710)
- Chapter 24, Article 4 Division 2 – Roadway Access (24-129 to 24-133)
- Chapter 36, Article 12 – Drainage, Retaining Walls and Site Access (36-1257)

This review was performed at the request of the Planning Department and assumes the provided documents were submitted for building permit review. A more detailed review will be performed at the time of building permit application.

*Land Use/Planning Concerns*

1. No comments

*General*

2. A separate permit may be required from Nine Mile Creek Watershed District: [www.ninemilecreek.org](http://www.ninemilecreek.org)
3. Site survey should follow the standard described in policy SP-005-B included in the building permit application packet.
  - a. #5. Dimensions of front, rear and side yards, proposed and existing.
  - b. #7. Location and dimensions of proposed building/addition/structure, including cantilevers beyond the foundation.
  - c. #8. Side yard and setback dimensions of buildings/structures on adjacent lots.
  - d. #9. Location of all easements as shown on record plats.
  - e. #10.4. Lowest point of entry (i.e. door sill or top of window well) of proposed and existing construction. (Plan shows a lowering of the LLE by 1', how will this be accomplished?)
  - f. #10.6. Top of wall and bottom of wall elevations at regular intervals for all retaining walls.
  - g. #11. Placement and method of erosion control, including construction entrance location.
  - h. #12. Arrows indicating direction of existing and proposed drainage.
  - i. #14. Lot coverage calculations

*Street and Curb Cut*

4. No comments

**ENGINEERING DEPARTMENT**

7450 Metro Boulevard • Edina, Minnesota 55439  
[www.EdinaMN.gov](http://www.EdinaMN.gov) • 952-826-0371 • Fax 952-826-0392



*Sanitary and Water Utilities*

5. No comments; Please note if remodel will not use existing utility connections.

*Storm Water Utility*

6. The subject site front yard drains to subwatershed NMN\_39. Downstream public system stormwater capacity is limited, but flows into a public park.
7. The subject site rear yard drains to subwatershed NMN\_50. This drainage path is through a rear yard into a landlocked wetland that is volume sensitive.
8. 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](http://edinamn.gov/index.php?section=engineering_water_resource).
9. Required storm water and erosion control precautions are described below.

*Site Storm Water*

Ordinance Chapter 10, article 4 - Demolition Permits And Building Permits For Single and Two Family Dwelling Units (Sec.10-110), states:

For a building permit, the applicant must submit stormwater and erosion control plans prepared and signed by a licensed professional engineer. The plans must be approved by the City Engineer and the permit holder must adhere to the approved plans. The stormwater management plan must detail how stormwater will be controlled to prevent damage to adjacent property and adverse impacts to the public stormwater drainage system. The erosion control plan must document how proper erosion and sediment control will be maintained on a continual basis to contain on-site erosion and protect on and off-site vegetation. Permit holder must protect all storm drain inlets with sediment capture devices at all time during the project when soil disturbing activities may result in sediment laden stormwater runoff entering the inlet. The permit holder is responsible for preventing or minimizing the potential for unsafe conditions, flooding, or siltation problems. Devices must be regularly cleaned out and emergency overflow must be an integral part of the device to reduce the flooding potential. Devices must be placed to prevent the creation of driving hazards or obstructions.

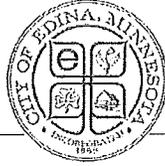
10. The following comments apply to the storm water management plan.
  - a. Provide generalized location(s) of NDS FLO-WELL(s) and explain impact to backyard slope OR provide an alternative for alleviating roof drainage down backyard slope.

*Grading, Erosion and Sediment Control*

11. The following comments apply to the erosion and sediment control plan:
  - 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. Provide sediment control precautions, including downstream perimeter sediment barrier.
    - i. Is the work area identified truly reasonable for construction activities?
  - c. Identify on the plan the individual responsible for the cleanliness of the site and the maintenance of the erosion and sediment controls.
  - d. Describe stockpile locations.
  - e. Describe site access and precautions against undue soil compaction.
  - f. Identify pollution prevention techniques that will be used in the case of temporary pumped discharge.

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- 
- g. Identify pollution prevention techniques that will be used for concrete washout, and hazardous waste storage and handling.
  - h. Provide inlet protection for all storm sewer inlets downstream of the site within one block or as directed by the City.

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**ENGINEERING DEPARTMENT**

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