

REPORT / RECOMMENDATION



To: MAYOR AND COUNCIL

Agenda Item #: IV.Q

From: Cary Teague, Community Development Director

Action
Discussion
Information

Date: October 21, 2014

Subject: Resolution No. 2014-135 Lot Division, 3932 and 3934 49th Street

Action Requested:

Adopt the attached resolution.

Information / Background:

LJG Investments are proposing to split their existing lot into two lots to create a lot line separation of a double-dwelling at 3932 and 3934 49th Street West. The double dwelling on this property is currently under construction, and has been built with a fire rated wall separating the two units.

Planning Commission Recommendation: On October 8, 2014, the Planning Commission unanimously recommended approval of the Lot Division.

ATTACHMENTS:

- Resolution No. 2012-135
- Planning Commission Staff Report, October 8, 2014



**RESOLUTION NO. 2014-113
APPROVING A LOT DIVISION
AT 3932 and 3934 49th STREET WEST**

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

Section 1. BACKGROUND.

1.01 LJG Investments are proposing to split their existing lot into two lots to create a lot line separation of the existing double-dwelling at 3932 and 3934 49th Street West.

1.02 The following described tract of land is requested to be divided:

Lot 2, Block 1, ENOCH SWARD ADDITION, Hennepin County Minnesota.

1.03 The owner of the described land desires to subdivide said tract in to the following described new and separate parcels (herein called "parcels") described as follows:

See attached Exhibit A.

1.04 On October 8, 2014, the Planning Commission recommended approval of the lot division on a Vote of 5-0.

Section 2. FINDINGS

2.01 Approval is based on the following findings:

1. Each unit has separate utility hook-ups.
2. Several lot divisions have been approved by the City on this block.
3. There would be no change to the footprint or mass of the existing duplex.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the Lot Division of 3932 and 3934 49th Street West.

Adopted this ___ day of _____, 2014.

CITY OF EDINA

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 _____, 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

Exhibit A

PROPOSED LEGAL DESCRIPTIONS:

PARCEL 1:

That Part of Lot 2, Block 1, ENOCH SWARD ADDITION, lying West of the following described line; Commencing at the Southwest corner of said Lot 2; thence North 89 degrees 23 minutes 43 seconds East, along the South line of said Lot 2 a distance of 41.00 feet to the Point of Beginning; thence North 00 degrees 27 minutes 03 seconds East a distance of 123.27 feet to the North line of said Lot 2, and there terminating.
Containing 5,057 square feet, more or less.

PARCEL 1:

That Part of Lot 2, Block 1, ENOCH SWARD ADDITION, lying East of the following described line; Commencing at the Southwest corner of said Lot 2; thence North 89 degrees 23 minutes 43 seconds East, along the South line of said Lot 2 a distance of 41.00 feet to the Point of Beginning; thence North 00 degrees 27 minutes 03 seconds East a distance of 123.27 feet to the North line of said Lot 2, and there terminating.
Containing 5,050 square feet, more or less.



PLANNING COMMISSION STAFF REPORT

Originator Cary Teague Director of Planning	Meeting Date October 8, 2014	Agenda # VII.A.
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INFORMATION & BACKGROUND

Project Description

LJG Investments is proposing to split their existing lot into two lots to create a lot line separation of a double-dwelling at 3932 and 3934 49th Street West. (See property location on pages A1–A4.) The double dwelling on this property is currently under construction, and has been built with a fire rated wall separating the two units. This would provide protection for each unit, should there be a fire on the other side. (See plans and building under construction on pages A5–A10.)

Within the block of 49th Street West, there are a mixture of duplexes and single-family homes, zoned both R-1, Single-Family Residential and R-2, Double-Dwelling Unit. (See pages A2–A4.)

SUPPORTING INFORMATION

Surrounding Land Uses

- North: Wetland area; zoned and guided for single-family homes.
- South: Double-dwellings; zoned and guided for double-dwellings.
- East: Single-family dwellings; zoned and guided for single-family homes.
- West: Double-dwellings; zoned and guided for double-dwellings.

Existing Site Features

The existing site contains a duplex currently under construction. (See page A6-A6b.)

Planning

Guide Plan designation: Low-density attached residential
Zoning: R-2, Double-dwelling unit residential

Primary Issue

- **Is the proposed lot division reasonable?**

Yes. Staff believes the request is reasonable for four reasons:

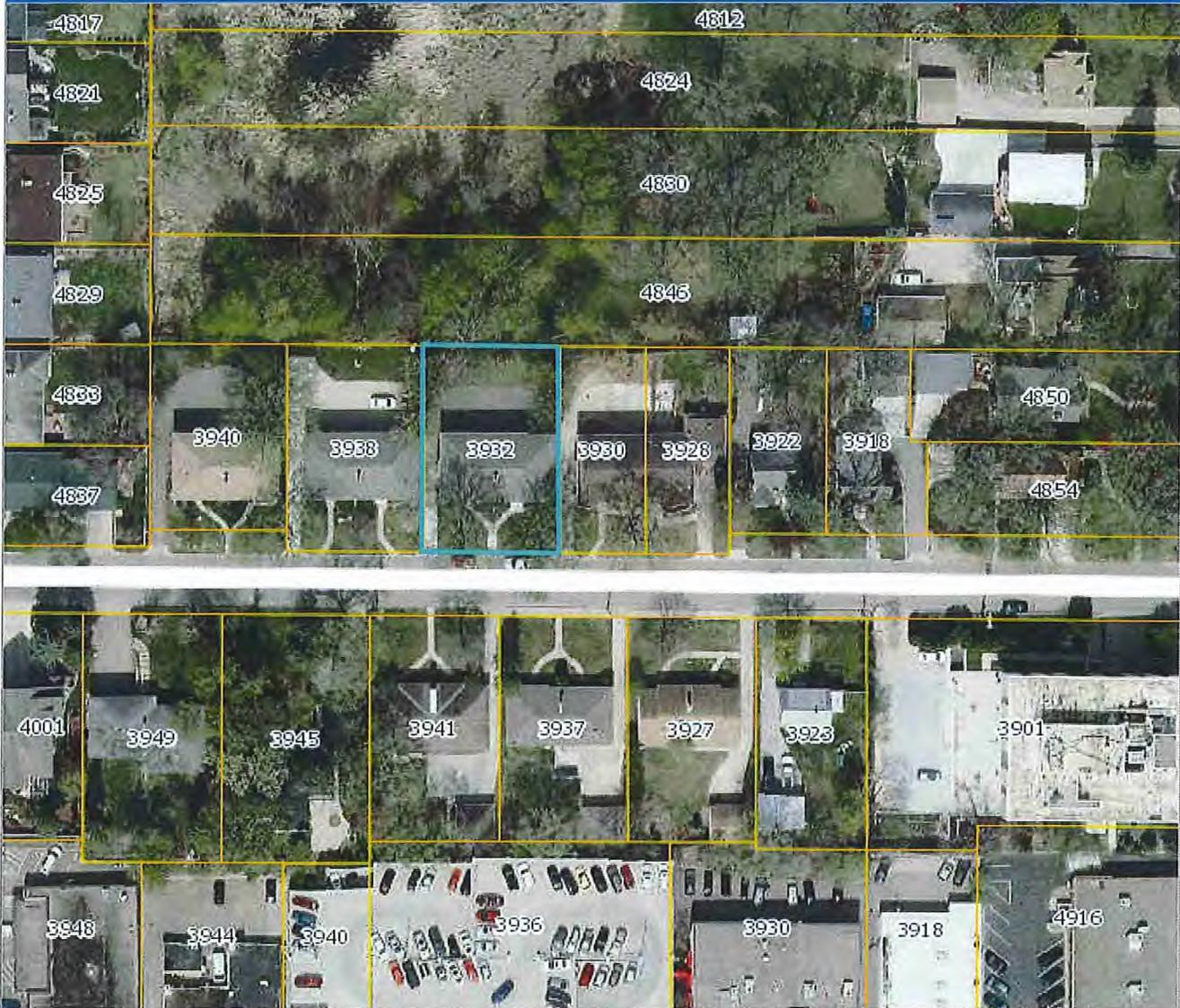
1. The units will be separated by a fire-wall; and be verified by the City's building official. (See building plans on pages A7-A9.)
2. Each unit has separate utility hook-ups.
3. A similar lot division was approved by the City on this block, to the west at 4001 and 4003 49th Street West, and 3928 49th Street West. (See locations on page A4.)
4. There would be no change to the footprint or mass of the duplex approved by the Planning Commission and currently under construction.

Staff Recommendation

Recommend that the city council approve the lot division as requested.

Deadline for a city decision: January 1, 2015





Parcel ID: 18-028-24-14-0042

Owner Name: Ljg Investments Llc

Parcel Address: 3932 49Th St W
Edina, MN 55424

Property Type: Residential-Two Unit

Home-stead: Homestead

Parcel Area: 0.23 acres
10,087 sq ft

A-T-B: Abstract

Market Total:

Tax Total:

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 100 ft.

Print Date: 9/26/2014

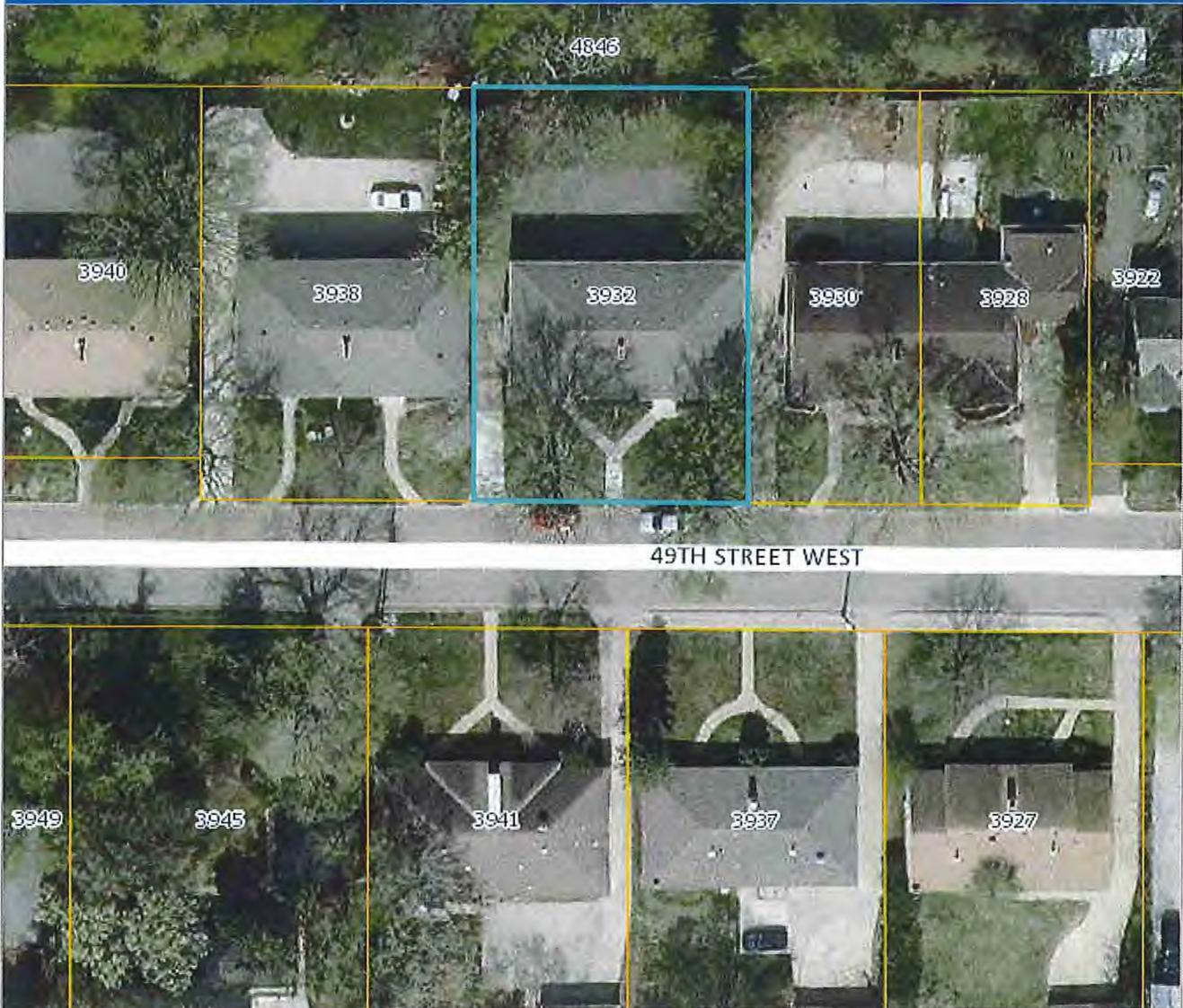


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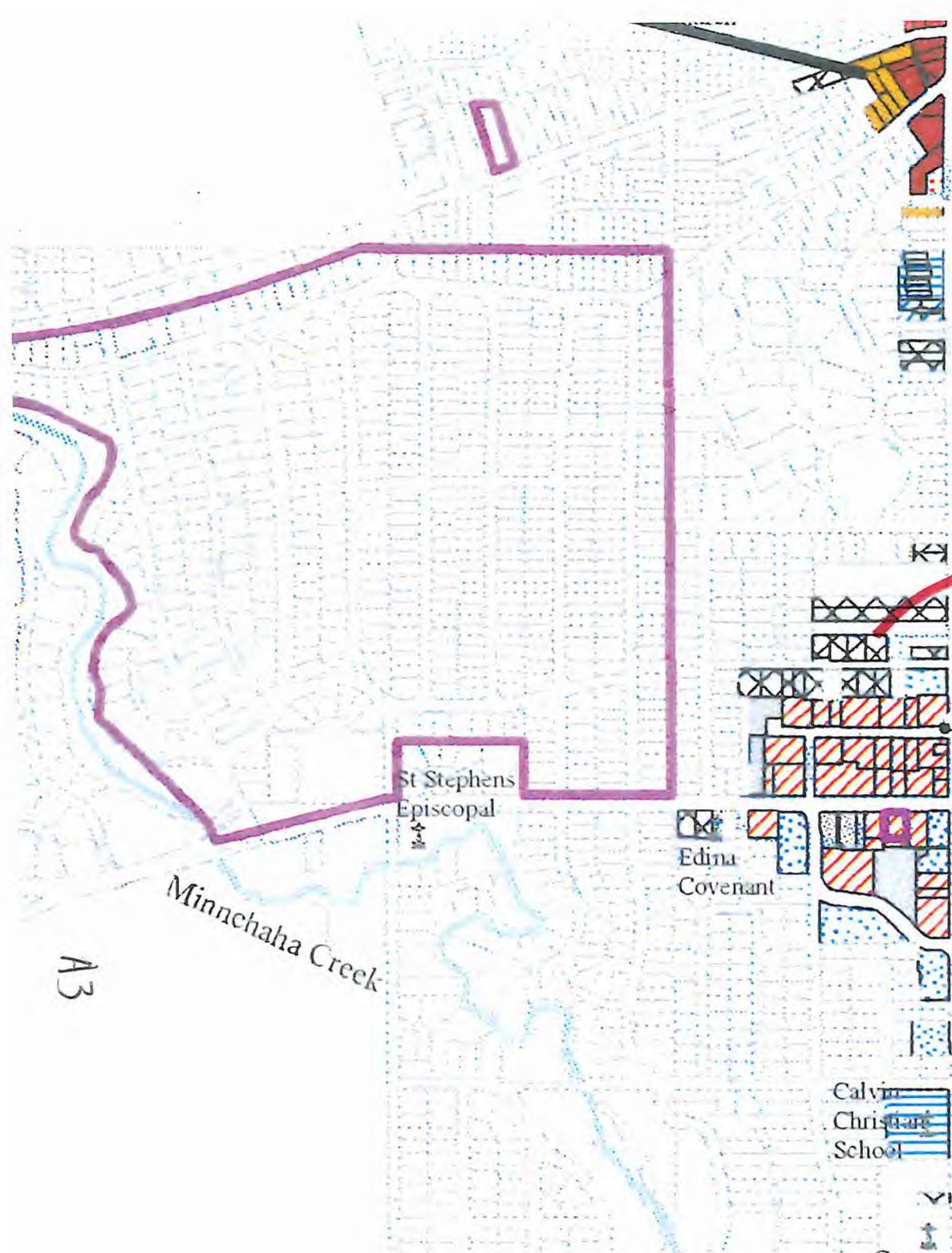
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A1a



<p>Parcel ID: 18-028-24-14-0042</p> <p>Owner Name: Ljg Investments Llc</p> <p>Parcel Address: 3932 49Th St W Edina, MN 55424</p> <p>Property Type: Residential-Two Unit</p> <p>Homestead: Homestead</p> <p>Parcel Area: 0.23 acres 10,087 sq ft</p>	<p>A-T-B: Abstract</p> <p>Market Total:</p> <p>Tax Total:</p> <p>Sale Price:</p> <p>Sale Date:</p> <p>Sale Code:</p>	<p>Map Scale: 1" ≈ 50 ft.</p> <p>Print Date: 9/26/2014</p> <div data-bbox="1339 1444 1421 1543" data-label="Image"></div> <p>This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.</p> <p>COPYRIGHT © HENNEPIN COUNTY 2014</p> <p> Think Green!</p>
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Site
R-2 Zoning



A3

Minnehaha Creek

St Stephens
Episcopal

Edina
Covenant

Calvin
Christian
School

LEGEND

- IRON MONUMENT FOUND
- IRON PIPE MONUMENT SET

CERTIFICATE OF SURVEY: PROPOSED LOT SPLIT

LOT 2, BLOCK 1, ENOCH SWARD ADDITION

3932-3934 49TH STREET WEST, EDINA, MN

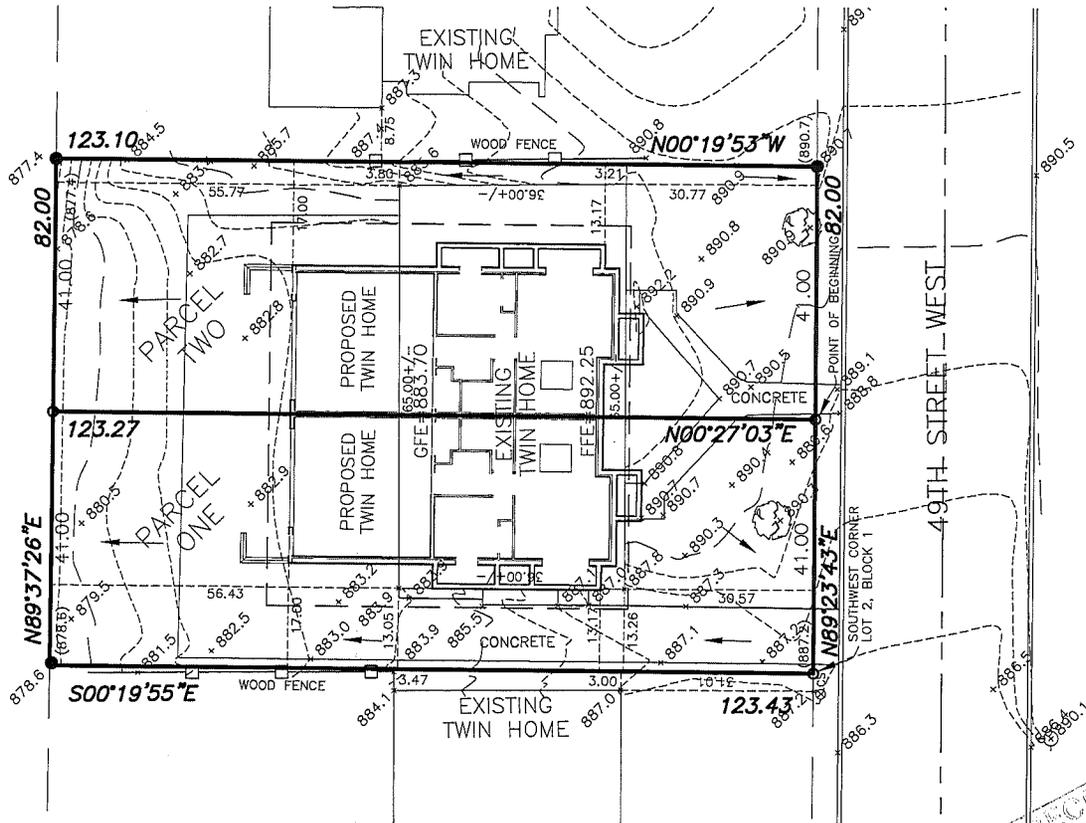
EXISTING LEGAL DESCRIPTION:
 Lot 2, Block 1, ENOCH SWARD ADDITION, according to plat thereof, on file and of record in the Office of the Hennepin County Recorder.

PROPOSED LEGAL DESCRIPTIONS:

PARCEL 1:
 That Part of Lot 2, Block 1, ENOCH SWARD ADDITION, lying West of the following described line; Commencing at the Southwest corner of said Lot 2; thence North 89 degrees 23 minutes 43 seconds East, along the South line of said Lot 2 a distance of 41.00 feet to the Point of Beginning; thence North 00 degrees 27 minutes 03 seconds East a distance of 123.27 feet to the North line of said Lot 2, and there terminating.
 Containing 5,057 square feet, more or less.

PARCEL 2:
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 Containing 5,050 square feet, more or less.

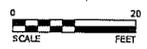
Surveyor:
 PTS Land Services, Inc.
 826 NW 30th Street
 Faribault, MN 55021
 Phone: 507-291-1137
 Fax: 507-334-9472
 www.ptsland.com



AS



REV. NO.	DATE	BY	CHK	DESCRIPTION



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, 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.

Timothy G. Peterson

NAME: Timothy G. Peterson EXP. DATE: 4/30/22 DATE: 08-28-2014

DESIGNED TSP
 DRAWN TSP
 CHECKED TSP

PTS LAND SERVICES, INC.
 COMPLETE LAND SURVEYING SERVICES

3932-3934 49TH STREET WEST
 LOT 2, BLOCK 1, ENOCH SWARD ADDITION
 EDINA, MN

SHEET 1 OF 1

3932-3934 TWINHOME

WEST 49TH STREET
EDINA, MINNESOTA



A6

DRAWING SHEET INDEX:

ARCHITECTURAL

- A0-0 SITE PLAN
- A0-1 SITE DESIGN EXAMPLES
- A1-0 LOWER LEVEL FLOOR PLAN
- A1-1 MAIN LEVEL FLOOR PLAN
- A1-2 UPPER LEVEL FLOOR PLAN
- A2-0 LOWER LEVEL REFLECTED CEILING PLAN
- A2-1 MAIN LEVEL REFLECTED CEILING PLAN
- A2-2 UPPER LEVEL REFLECTED CEILING PLAN
- A3-1 ROOF PLAN
- A4-1 EXTERIOR ELEVATIONS
- A5-1 BUILDING SECTION
- A5-2 BUILDING SECTION



ARCHITECT:



205 6th Ave. SE 301
Aberdeen, SD 57401
Phone: 605-725-4852

224 N. Phillips Ave. 208
Sioux Falls, SD 57104
Phone: 605-334-9999

www.co-oparch.com

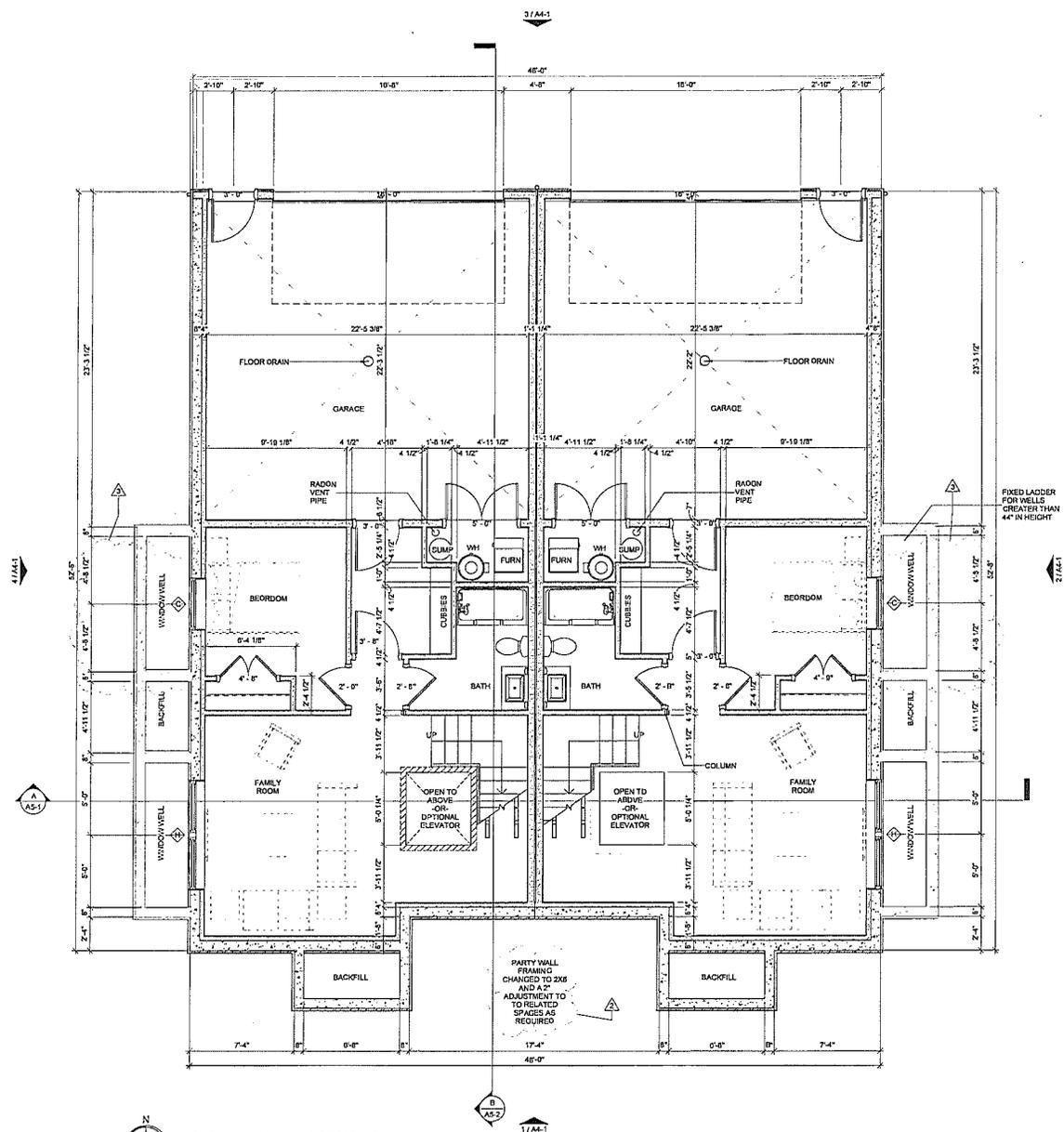
BID DOCUMENTS

04-23-14





A7



LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"



205 6th Ave. SE 301
 Abbecon, SD 57401
 Phone: 605-725-4852
 224 N. Phillips Ave. 208
 Sioux Falls, SD 57104
 Phone: 605-334-8998
 www.co-oparch.com

CO-OP PROJECT NO: 1405

ISSUE:
04-23-14

REVISION SCHEDULE:

#	DESCRIPTION	DATE
2	PARTY WALL FRAMING	5-13-14
3	SIDEWALL ARTICULATION	6-25-14

PROJECT:
 3932-3934 TWINHOME
 WEST 49TH STREET
 EDINA, MINNESOTA

SHEET TITLE:
 LOWER LEVEL FLDR PLAN

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 SEP 04 2014

A1-0



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Aberdeen, SD 57401
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224 N. Phillips Ave. 208
Sioux Falls, SD 57104
Phone: 605-334-9999

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AS

CO-OP PROJECT NO: 1405

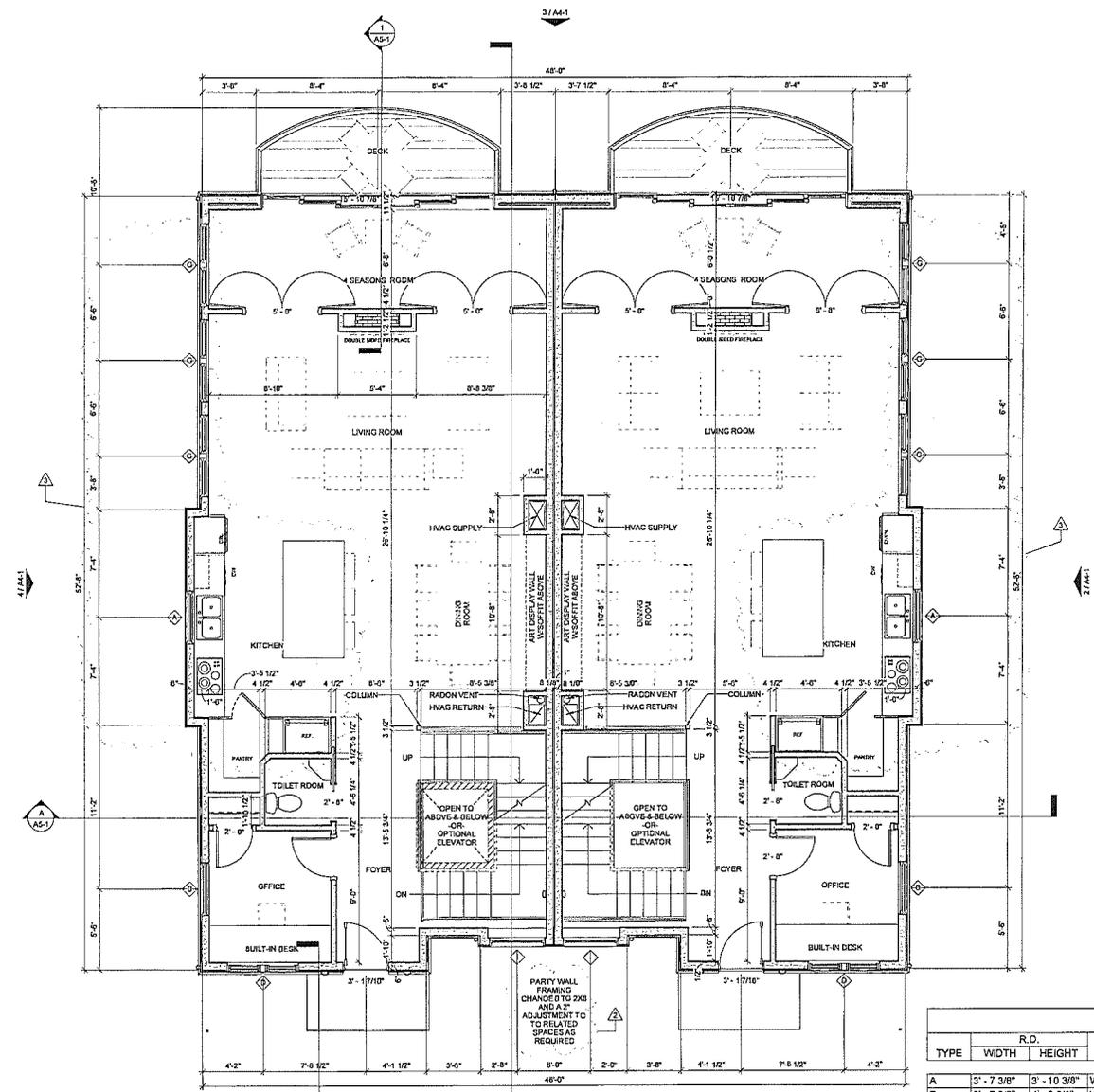
ISSUE: 04-23-14

REVISION SCHEDULE:
PARTY WALL FRAMING 0-19-14
SIDEWALL ARTICULATION 0-25-14

PROJECT:
3932-3934 TWINHOME
WEST 49TH STREET
EDINA, MINNESOTA

SHEET TITLE:
MAIN LEVEL FLOOR PLAN

A1-1



MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

WINDOW SCHEDULE					
TYPE	WIDTH	R.D.	HEIGHT	BASIS-OF-DESIGN	QTY
A	3'-7 3/8"	3'-10 3/8"		Window-Double_Hung-Marvin-Clad_Ultimate: 44" X 46"	2
B	3'-7 3/8"	4'-6 3/8"		Window-Double_Hung-Marvin-Clad_Ultimate: 44" X 54"	2
C	3'-7 3/8"	5'-2 3/8"		Window-Double_Hung-Marvin-Clad_Ultimate: 44" X 62"	6
D	4'-10 3/4"	4'-6 3/8"		Window-Double_Hung-Marvin-Clad_Ultimate-Multiple_Units: (2) 28" x 54"	2
E	4'-10 3/4"	5'-2 3/8"		Window-Double_Hung-Marvin-Clad_Ultimate-Multiple_Units: (2) 28" x 62"	4
F	5'-6 3/4"	3'-10 3/8"		Window-Double_Hung-Marvin-Clad_Ultimate-Multiple_Units: (2) 32" x 46"	6
G	5'-6 3/4"	5'-2 3/8"		Window-Double_Hung-Marvin-Clad_Ultimate-Multiple_Units: (2) 32" x 62"	6
H	7'-6 3/8"	3'-10 3/8"		Window-Double_Hung-Marvin-Clad_Ultimate-Multiple_Units: (2) 44" x 46"	2
I	3'-9 3/8"	8'-2 3/8"		Window-Double_Hung-Marvin-Picture_Unit-Clad_Ultimate: 44" x 72"	2
J	3'-9 3/8"	7'-2 3/8"		Window-Double_Hung-Marvin-Picture_Unit-Clad_Ultimate: 44" x 64"	2

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SEP 04 2014



ARCHITECTURE

205 6th Ave. SE 301
Aberdeen, SD 57401
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A1

CO-OP PROJECT NO: 1405

ISSUE:

04-23-14

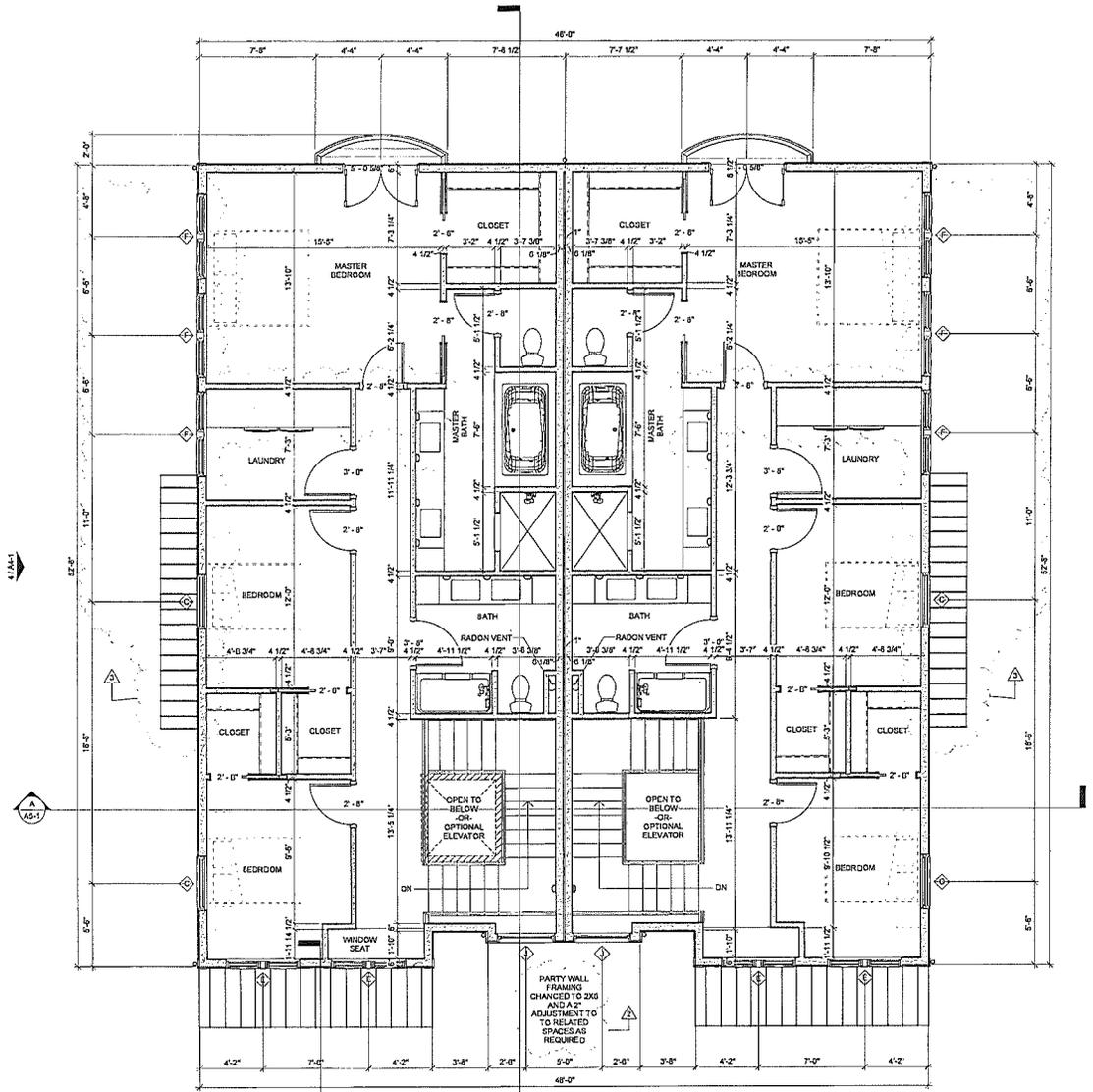
REVISION SCHEDULE:

#	DESCRIPTION	DATE
1	PARTY WALL FRAMING	5-19-14
3	SIDEWALL ARTICULATION	0-25-14

PROJECT:
3532-3934 TWINHOME
WEST 49TH STREET
EDINA, MINNESOTA

SHEET TITLE:
UPPER LEVEL FLOOR PLAN

RECEIVED
SEP 04 2014



UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

A1-2



ARCHITECTURE

205 6th Ave. SE 301
Aberdeen, SD 57401
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224 N. Phillips Ave. 208
Sioux Falls, SD 57104
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A10

CO-OP PROJECT NO: 1405

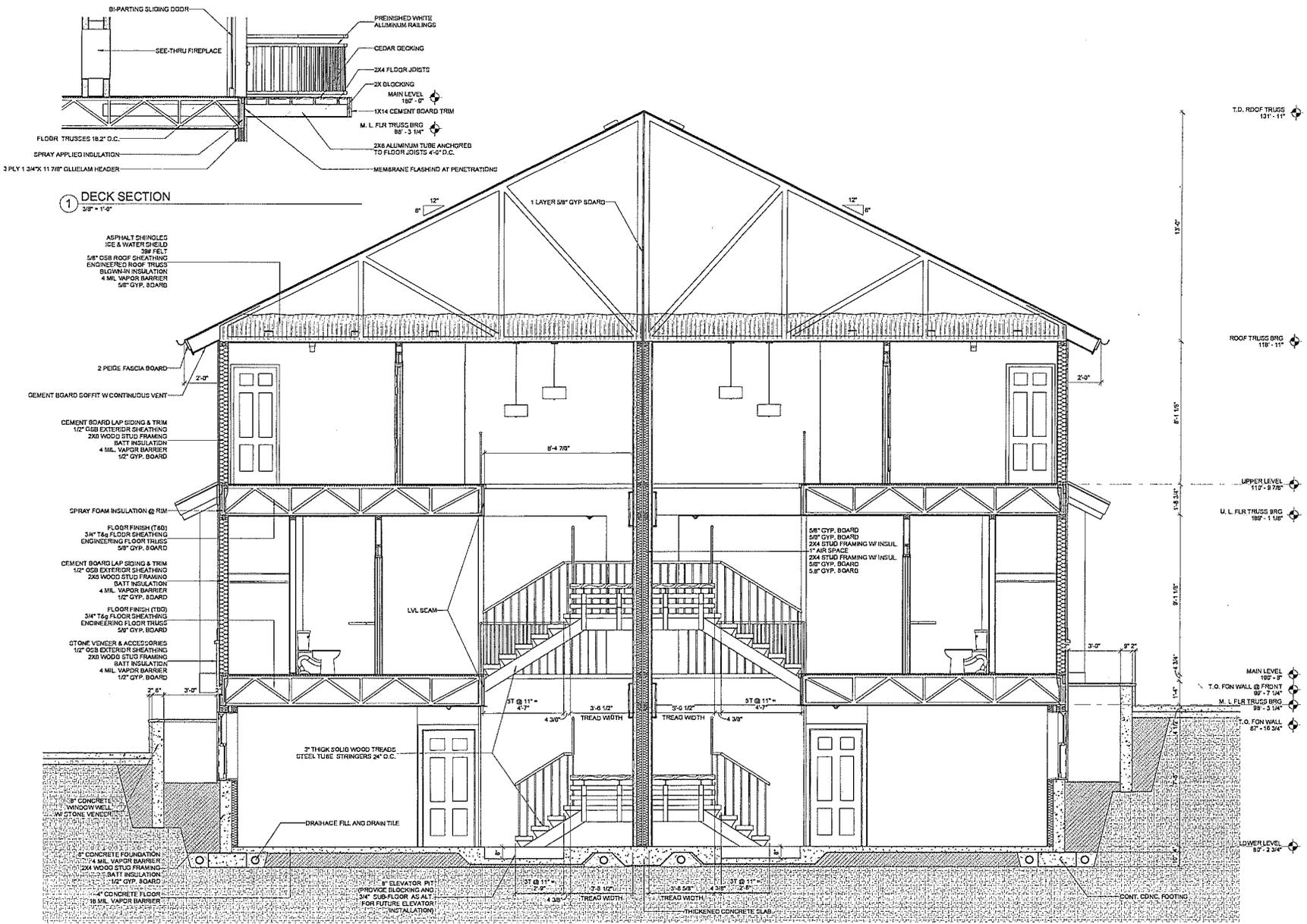
ISSUE:
84-23-14

REVISION SCHEDULE:
DESCRIPTION DATE

PROJECT:
3932-3934 TWINHOME
WEST 49TH STREET
EDINA, MINNESOTA

SHEET TITLE:
BUILDING SECTION

A5-1



1 DECK SECTION
3/8" = 1'-0"

A BUILDING SECTION A
3/8" = 1'-0"

#	DESCRIPTION	DATE