

REPORT / RECOMMENDATION



To: MAYOR AND COUNCIL

Agenda Item #: VI.C.

From: Cary Teague, Community Development Director

Action

Discussion

Information

Date: December 3, 2013

Subject: Preliminary Plat and Variances, Gretchen Shanight, 5612 Tracy Avenue. Resolution No. 2013-117

Action Requested:

Adopt the attached resolution.

Information / Background:

Rodney Helm on behalf of Tom and Gretchen Shanight is proposing to subdivide the property at 5612 Tracy Avenue into two lots. The existing home would be torn down, and two new homes built on the new lots. (See applicant narrative and plans on pages A4–A16 of the Planning Commission staff report.) To accommodate the request the following is required:

1. A subdivision; and
2. Lot width variances from 80.7 feet to 80 feet for each lot; lot depth variances from 157 feet to 122 feet; and lot area variances from 17,651 square feet to 9,820 square feet.

This subdivision request was recommended for approval by the Planning Commission on July 24, 2013. (See attached minutes on pages A22-A25.) The City Council reviewed the request on August 20th and September 3rd and referred the matter back to the Planning Commission to include an alternative driveway alignment. (See City Council minutes on pages A18-A21.) Primary concern was that a shared driveway arrangement was not consistent with this neighborhood. Additional concerns were that the subdivision was not comparable to the approved Kiser Subdivision on the east side of Tracy Avenue, and in general believed that a single home on the lot was more consistent with the neighborhood. (See page A19.)

Based on the direction of the City Council, the applicant has revised the site plan proposed for the two lots to include one driveway off Tracy Avenue (the existing driveway); and a new driveway off proposed Lot 2 to access off Hawkes Terrace. (See page A10-A13.) There are no changes proposed to the proposed lots.

Within this neighborhood, the median lot area is 17,651 square feet, median lot depth is 157 feet, and the median lot width is 80.7. (See attached median calculations on pages A7–A10.) This is a neighborhood with varying lot sizes. Larger lots to the north across Vernon and to the east across Tracy Avenue have established the large minimum lot sizes for this property. The applicant is proposing to subdivide the property in the same manner as the existing lots on the west side of Tracy Avenue . (See pages A2–A3 & A17–A19.)

Planning Commission Recommendation:

On November 13, 2013, the Planning Commission recommended denial of the Preliminary Plat and Variances. Vote: 6-1. Findings for denial included:

- The size of the variances requested are too significant.
- The property owner has reasonable use of the property with a single family home on a conforming lot.
- The driveway off of Hawkes Terrace would be out of character in the neighborhood.

ATTACHMENTS:

- Resolution No. 2013-117 (approval)
- Resolution No. 2013-117 (denial)
- Planning Commission Staff Report, May 8, 2013
- Petition for denial submitted at the Planning Commission meeting



**RESOLUTION NO. 2013-117
APPROVING A PRELIMINARY PLAT WITH LOT WIDTH AND LOT AREA VARIANCES
AT 5612 TRACY AVENUE**

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

Section 1. BACKGROUND.

1.01 Mr. Rodney Helm on behalf of Tom and Gretchen Shanight is requesting a Preliminary Plat of 5612 Tracy Avenue divide the existing parcel into two lots.

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

The South 1 foot of the East 160 feet of Lot 6 and the East 160 feet of the North Half of Lot 7, WARDEN ACRES, 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:

Lots 1 and 2, Block 1, Shanight Addition.

1.04 Both lots in the proposed subdivision require lot area, lot width and lot depth variances:

	Lot Area	Lot Width	Lot Depth
REQUIRED BY ZONING ORDINANCE	17,651 s.f.	80.7 feet	157 feet
Lot 1	<i>9,820 s.f.</i>	<i>80 feet</i>	<i>122 feet</i>
Lot 2	<i>9,820 s.f.</i>	<i>80 feet</i>	<i>122 feet</i>

1.05 On July 24, 2013, the Planning Commission recommended approval of the Preliminary Plat and Variances on a Vote of 7-0.

1.06 The City Council reviewed the request on August 20th and September 3rd and referred the matter back to the Planning Commission to include an alternative driveway alignment.

1.07 On November 13, 2013 the Planning Commission recommended denial of the Preliminary Plat and Variances. Vote: 6-1.

CITY OF EDINA

Section 2. FINDINGS

2.01 Approval is based on the following findings:

1. Except for the variances, the proposal meets the required standards and ordinance for a subdivision.
2. The proposal is consistent with the lots on this block on the west side of Tracy Avenue north of Hawkes Drive.
3. The 80-foot wide lot is wider than the general standard required width of 75 feet.
4. The 9,820 square foot lots are larger than the general standard minimum lot area of 9,000 square feet.
5. The proposal meets the required standards for a variance, because:
 - a. There is a unique hardship to the property caused by the existing size of the property which is roughly two times the size of every lot on the block.
 - b. The requested variances are reasonable in the context of the immediate neighborhood. The existing lot is both larger and wider than most properties in the area, including every lot on the blocks north of Hawkes Drive and west of Tracy Avenue.
 - c. The proposed subdivision would result in two lots more characteristic of the neighborhood.
 - d. The variances would meet the intent of the ordinance because the proposed lots are of similar size to others in the neighborhood.
 - e. If the variances were denied, the applicant would be denied a use of his property, an 80-foot wide, 9,000+ square foot lot, which is common to the area.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the Preliminary Plat and requested Variances for the proposed subdivision of 5612 Tracy Avenue.

Approval is subject to the following Conditions:

1. The City must approve the final plat within one year of preliminary approval or receive a written application for a time extension or the preliminary approval will be void.
2. Park dedication fee of \$5,000 must be paid prior to release of the final plat.
3. Vehicle access to these lots shall per the plans date stamped October 17, 2013.

- 4. Compliance with the conditions required by the director of engineering in his memo dated July 18, 2013.
- 5. Prior to issuance of a building permit, the following items must be submitted:
 - a. Submit evidence of a Nine Mile Creek Watershed District approval. The City may require revisions to the preliminary plat to meet the district's requirements.
 - b. A curb-cut permit must be obtained from the Edina Engineering Department.
 - c. A grading plan subject to review and approval of the city engineer.
 - d. A construction management plan will be required for the construction of the new homes.
 - e. Utility hook-ups are subject to review of the city engineer.

Adopted this ___ day of _____, 2013.

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 _____, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ___ day of _____, 2013.

City Clerk



**RESOLUTION NO. 2013-117
DENYING A PRELIMINARY PLAT AND LOT AREA, LOT WIDTH
AND LOT DEPTH VARIANCES AT 5612 TRACY AVENUE**

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

SECTION 1. BACKGROUND

1.01 Mr. Rodney Helm on behalf of Tom and Gretchen Shanight has applied for approval of a preliminary plat and multiple variances for property with a street address of 5612 Tracy Avenue, legally described as follows:

The South 1 foot of the East 160 feet of Lot 6 and the East 160 feet of the North Half of Lot 7, WARDEN ACRES, Hennepin County, Minnesota. ("Subject Property")

1.02 The owner of the described land desires to subdivide the Subject Property into the following described lots:

Lots 1 and 2, Block 1, Shanight Addition.

1.03 The property is guided Single Dwelling Residential in the City's Comprehensive Plan and is zoned R-1, Single Dwelling Unit District.

1.04 Both lots in the proposed subdivision require lot area, lot width and lot depth variances:

	Lot Area	Lot Width	Lot Depth
REQUIRED BY ZONING ORDINANCE	17,651 s.f.	80.7 feet	157 feet
Lot 1	<i>9,820 s.f.</i>	<i>80 feet</i>	<i>122 feet</i>
Lot 2	<i>9,820 s.f.</i>	<i>80 feet</i>	<i>122 feet</i>

1.05 On July 24, 2013, the Planning Commission recommended approval of the Preliminary Plat and Variances on a Vote of 7-0.

1.06 The City Council reviewed the request on August 20th and September 3rd and referred the matter back to the Planning Commission to include an alternative driveway alignment.

CITY OF EDINA

- 1.07 On November 13, 2013 the Planning Commission recommended denial of the Preliminary Plat and Variances. Vote: 6-1.

SECTION 2. FINDINGS

- 2.01 There is currently a single family home on the Subject Property.
- 2.02 The Subject Property meets all zoning ordinance standards for a single lot.
- 2.03 The proposed lots are smaller in area, width and depth than the median size of the lots in the neighborhood, which is defined as lots wholly or partially within 500 feet of the perimeter of the proposed plat.
- 2.04 The variance standards have not been satisfied:
- A. There are no practical difficulties in complying with the zoning ordinance. The property owners do not propose to use the property in a reasonable manner prohibited by the zoning ordinance. The proposal requires multiple variances for each lot. It is not reasonable to deviate from the ordinance requirements when there is nothing unique about the property that justifies the variances. There are many lots with greater lot depth and lot width than the Subject Property within 500 feet of the Subject Property. Most of the lots within 500 feet of the Subject Property are larger than the proposed 9,820 s.f. lots and some are larger than the Subject Property.
 - B. The plight of the owner is not due to circumstances unique to the Subject Property not created by the property owner. The Subject Property and its size and shape are not unique. There are similar size and shaped lots within 500 feet of the Subject Property.
 - C. The only purpose served by the variances is economic consideration. The property owner desires to subdivide the property for financial gain.
- 2.05 The existing lot and home provide a reasonable use of the Subject Property.
- 2.06 The size of the variances requested are too significant.
- 2.07 The driveway off of Hawkes Terrace would be out of character in the neighborhood.

SECTION 3. DENIAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina that the preliminary plat and lot area, lot width and lot depth variances for the proposed subdivision of 5612 Tracy Avenue are denied.

Adopted this _____ day of _____, 2013.

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 _____, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2013.

City Clerk



PLANNING COMMISSION STAFF REPORT

Originator Cary Teague Community Development Director	Meeting Date November 13, 2013	Agenda # VII.D
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INFORMATION & BACKGROUND

Project Description

Rodney Helm on behalf of Tom and Gretchen Shanight is proposing to subdivide the property at 5612 Tracy Avenue into two lots. (See property location on pages A1–A3.) The existing home would be torn down, and two new homes built on the new lots. (See applicant narrative and plans on pages A4–A13.) To accommodate the request the following is required:

1. A subdivision; and
2. Lot width variances from 80.7 feet to 80 feet for each lot; lot depth variances from 157 feet to 122 feet; and lot area variances from 17,651 square feet to 9,820 square feet.

This subdivision request was recommended for approval by the Planning Commission on July 24, 2013. (See attached minutes on pages A22-A25.) The City Council reviewed the request on August 20th and September 3rd and referred the matter back to the Planning Commission to include an alternative driveway alignment. (See City Council minutes on pages A18-A21.) The City Council had concern that a shared driveway arrangement was not consistent with this neighborhood. They also believed that the subdivision was not comparable to the approved Kiser Subdivision on the east side of Tracy Avenue, and in general believed that a single home on the lot was more consistent with the neighborhood. (See page A19.)

Based on the direction of the City Council, the applicant has revised the site plan proposed for the two lots to include one driveway off Tracy Avenue (the existing driveway); and a new driveway off proposed Lot 2 to access off Hawkes Terrace. (See page A10-A13.)

There are no changes proposed to the proposed lots.

Within this neighborhood, the median lot area is 17,651 square feet, median lot depth is 157 feet, and the median lot width is 80.7. (See attached median calculations on pages A5–A8.) This is a neighborhood with varying lot sizes. Larger lots to the north across Vernon and to the east across Tracy Avenue have established the large minimum lot sizes for this property. The applicant is proposing to subdivide the property in the same manner as the existing lots on the west side of Tracy Avenue . (See pages A2–A3 & A14–A16.)

Surrounding Land Uses

The lots on all sides of the subject properties are single-family homes, zoned and guided low-density residential. (See page A3.)

Existing Site Features

The existing site is a corner lot, contains a single-family home and attached garage. The lot is oversized compared to surround lots, contains mature trees, and relatively steep slopes along Hawkes Terrace. (See page A3.) Access to site is from Tracy Avenue. The single-family home would be removed.

Planning

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

Lot Dimensions

	Area	Lot Width	Depth
REQUIRED	17,651 s.f.	80.7 feet	157 feet
Lot 1	9,820 s.f.*	80 feet*	122 feet*
Lot 2	9,820 s.f.*	80 feet*	122 feet*

** Variance Required*

Grading/Drainage and Utilities

The city engineer has reviewed the proposed plans and found them generally acceptable. Adequate drainage and utility easements are proposed along all the lot lines. The detailed grading plans would be reviewed by the city engineer at the time of a building permit application. A construction

management plan will be required for the construction of the new homes. A Nine Mile Creek Watershed District permit would also be required.

Park Dedication

As with all subdivision proposals, park dedication is required. Edina City Code requires a park dedication fee of \$5,000 for each additional lot created. Therefore a park dedication fee of \$5,000 would be required.

Primary Issue

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

Yes. Staff believes that the findings for a variance are 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 meets 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?*

Yes. 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.

The practical difficulty is due to the fact that the subject property is double the size of all lots on this block. This block was originally platted with lots similar in size to those proposed with this subdivision, with the exception of the subject property. (See page A2.) The lot width and depth requirements are due to wider and deeper lots further away from the subject property, and primarily east of Tracy Avenue.

The requested variances to split this lot are reasonable in the context of the immediate neighborhood. The existing lot is both larger and wider than other properties in the immediate area. The proposed subdivision would result in two lots more characteristic of the neighborhood and original plat. If the variances 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. (See pages A14–A16, which show lots area, lot width and lot depths in that immediate neighborhood.)

The applicant is proposing to preserve the slopes and vegetation along Hawkes Terrace, which includes Black Walnut trees, by using the existing driveway off of Tracy Avenue to gain access for Lot 1, and locating the new driveway for Lot 2 on the west half of the lot. (See page A10.)

- 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 unique to the west side of Tracy Avenue on this block. All the lots on the west side of Tracy Avenue, north of Hawkes Drive are similar in size to the two proposed lots. The circumstance of the oversized lot was not created by the applicant.

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

No. The proposed improvements requested by the variance would not alter the essential character of the neighborhood. The neighborhood includes a vast majority of single-family homes on similar sized lots as proposed. The applicant proposes to maintain the existing vegetation and slope along Hawkes Terrace near the intersection of Tracy Avenue. (See page A10.)

Staff Recommendation

Recommend that the City Council approve the proposed two lot subdivision of 5612 Tracy Avenue; lot width variances from 80.7 feet to 80 feet for each lot; lot depth variances from 157 feet to 122 feet for each lot; and lot area variances from 17,651 square feet to 9,820 square feet.

Approval is based on the following findings:

1. Except for the variances, the proposal meets the required standards and ordinance for a subdivision.
2. The proposal is consistent with the lots on this block on the west side of Tracy Avenue north of Hawkes Drive.
3. The 80-foot wide lot is wider than the general standard required width of 75 feet.
4. The 9,820 square foot lots are larger than the general standard minimum lot area of 9,000 square feet.
5. The proposal meets the required standards for a variance, because:

- a. There is a unique hardship to the property caused by the existing size of the property which is roughly two times the size of every lot on the block.
- b. The requested variances are reasonable in the context of the immediate neighborhood. The existing lot is both larger and wider than most properties in the area, including every lot on the blocks north of Hawkes Drive and west of Tracy Avenue.
- c. The proposed subdivision would result in two lots more characteristic of the neighborhood.
- d. The variances would meet the intent of the ordinance because the proposed lots are of similar size to others in the neighborhood.
- e. If the variances were denied, the applicant would be denied a use of his property, an 80-foot wide, 9,000+ square foot lot, which is common to the area.

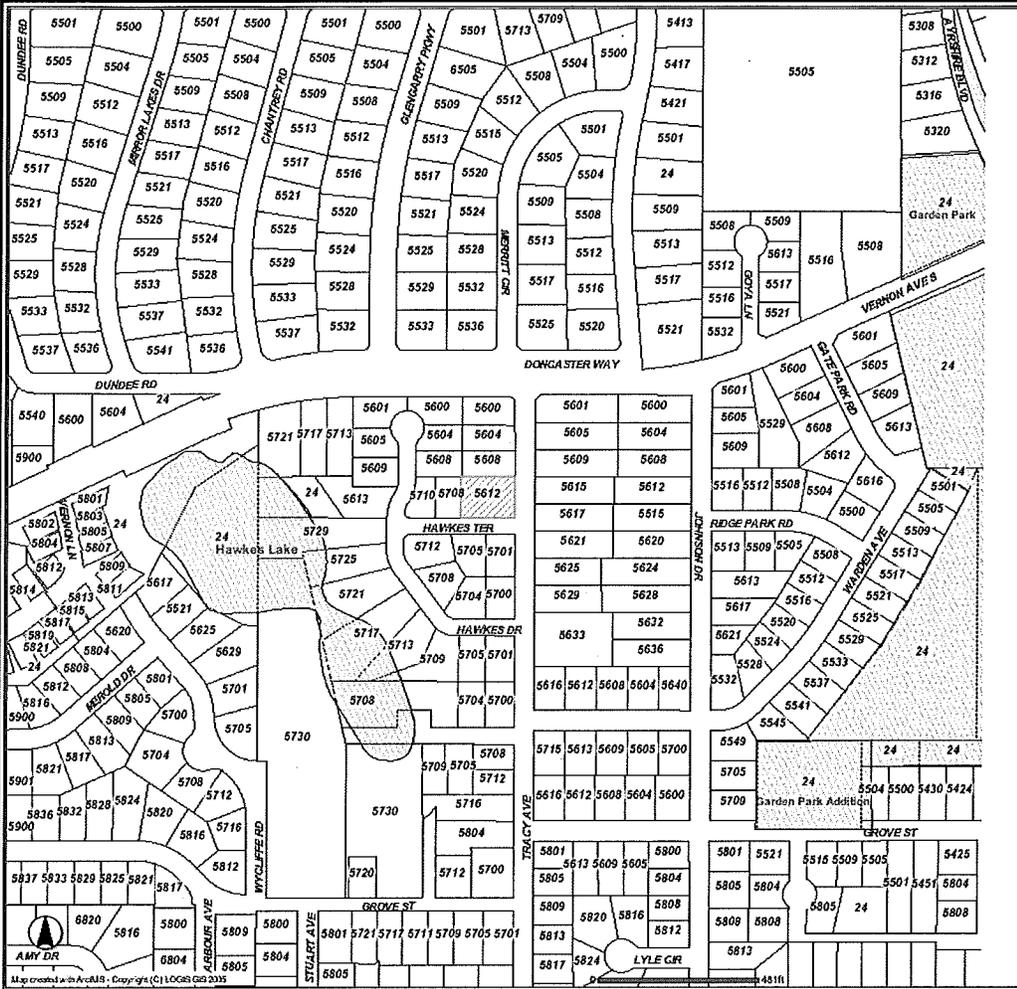
Approval is subject to the following conditions:

1. The City must approve the final plat within one year of preliminary approval or receive a written application for a time extension or the preliminary approval will be void.
2. Park dedication fee of \$5,000 must be paid prior to release of the final plat.
3. Vehicle access to these lots shall per the plans date stamped October 17, 2013.
4. Compliance with the conditions required by the director of engineering in his memo dated July 18, 2013.
5. Prior to issuance of a building permit, the following items must be submitted:
 - a. Submit evidence of a Nine Mile Creek Watershed District approval. The City may require revisions to the preliminary plat to meet the district's requirements.
 - b. A curb-cut permit must be obtained from the Edina Engineering Department.
 - c. A grading plan subject to review and approval of the city engineer.

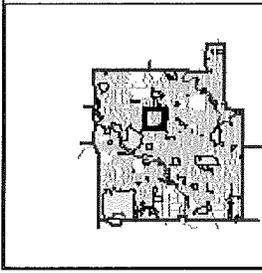
- d. A construction management plan will be required for the construction of the new homes.
- e. Utility hook-ups are subject to review of the city engineer.

Deadline for a City Decision: December 17, 2013

City of Edina



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



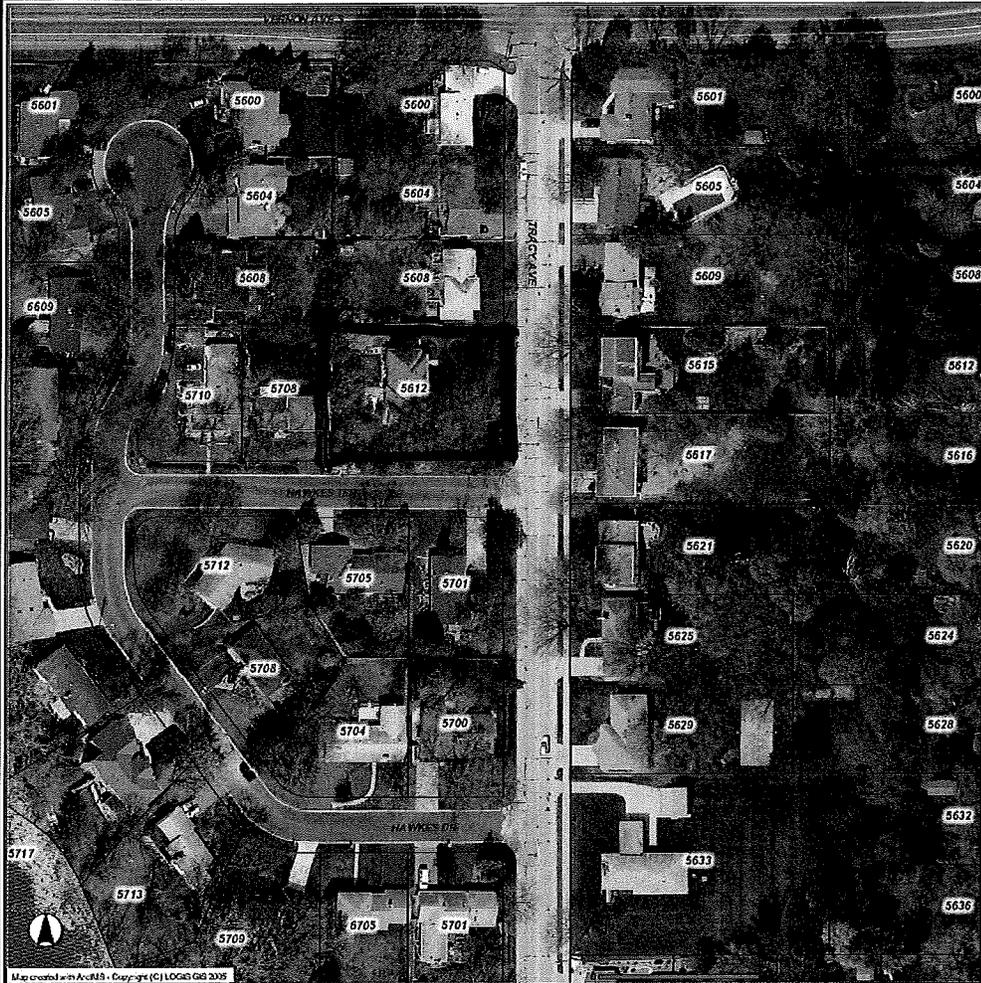
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5612 Tracy Ave
Edina, MN 55436



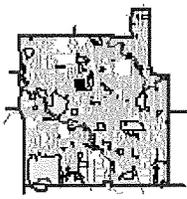


City of Edina



- Legend**
- Surrounding House Number Labels
 - House Number Labels
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Parcels
 - 2012 Aerial Photo

Map created with ArcGIS - Copyright (C) LOGIC GE 2015



PID: 3211721130060

**5612 Tracy Ave
Edina, MN 55436**



A3

Attachment A: 5612 Tracy Variance Responses:

The proposed Variance will:

1) Relieve practical difficulties in complying with the zoning ordinance and that the use is reasonable: YES. The 500' neighborhood creates two practical difficulties, one relating to the lot width and the other to the lot depth. First, with regards to the lot width of the proposed sites, the proposed sites will be just under the median, which for ordinance purposes, requires variance. Of the 63 sites in the neighborhood, 21 sites lie within 6 inches of width of the proposed sites (reference attachment B). Due to the original platting, a number of sites are pie-shaped. Width is determined with a 50' setback into the sites. The result is that these pie-shaped create a greater width value than measured at the street, as would be the case for a standard rectangular platted neighborhood where lot width is lot width. This has skewed the median upwards some, pushing a number of conforming width lots (over 75' width), 31 of 32 that fall below the median, into non-conformance. With regards to depth, the 500' neighborhood really consists of two property types, those with more of a standard lot depth of 120-140', and those with excessive lot depths, 200; and over. These groups represent 20 and 27 of the properties in the 62 property set respectively. See attachment C. Because of these two separate groups of properties, and their relative distribution of property, the median for this particular neighborhood has been skewed upwards forcing a number of the more standardized lots to be in nonconformance with the median rule. Further, when looking at Hawkes Terrace specifically, the lot depth of the proposed sites match up directly with the remaining sites on the northside of street.

2) Correct extraordinary circumstances applicable to this property but not applicable to other property in the vicinity or zoning district: YES. Of the 63 property set in the defined neighborhood, the only other parcel that is double sized in nature is 5633 Tracy, which just received subdivision approval this past spring. No other sites are situated in such a way that would allow two 80' frontage lots. Further, by review of the 500' neighborhood platting, the subject site appears to have belonged to Hawkes Terrace from a livability standpoint, since it represents approximately two times the site directly to the west.

3) Be in harmony with the general purposes and intent of the zoning ordinance: YES. The proposed sites meet minimum lot width of the zoning area (75'). The depth of the lot matches the site directly to the west. With regards to the intent or spirit of the ordinance, the proposed sites offer approximately the same site offering as a number of the neighboring sites. As referenced above, in the general field of properties in the 500' radius, the sites are really grouped in two categories, excessively deep lots and standard lots. I have highlighted this fact on attachment C. Note that of the 63 defined neighborhood homes, 20 of them range from 120-140' creating a more standard category, while there is another grouping of much larger property, 27 in count, that have depth in excess of 200'. Again, this really creates two groups of property. The Hawkes Terrace properties tend to be more standard sized and match more directly against the proposed sites.

4) Not alter the essential Character of the neighborhood: YES. Looking directly at the Hawkes sites, the new proposed sites more directly reflect those sites. Also, by changing the frontage of the subject into two frontages on Hawkes, the neighborhood character of that street will only be enhanced, feeling more consistent with itself. This subject, in its current state, is somewhat disconnected with both Tracy Avenue and Hawkes Terrace. Subdivision of this site will provide greater consistency for Hawkes Terrace.

5612 Tracy Avenue: Additional commentary

Additional supporting comments for the median discussion:

Enclosed is the 500' perimeter map showing all sites that lie below the median area highlighted yellow. To reaffirm the argument of uneven distribution in lots based upon lot size east of Tracy Avenue and west of Tracy Avenue, here are some supporting statistics

- A) Sites located west of Tracy and south of Vernon, 22 of the 32 were below the median (69% were below)
- B) Sites located east of Tracy and south of Vernon, 6 of the 22 were below the median (27% were below). This includes one of the two median lots being treated as below median.
- C) Sites located north of Vernon, 2 out of the 8 were below the median (25% were below).
- D) Sites located between Hawkes Drive and Tracy, 14 out of 14 were below the median (100% were below).
- E) 20 out of the 62 sites lie between 9000 and 12500 sf representing a large percentage of 'smaller sites' (roughly 1/3 of all the sites).

Consistency of corner lot points:

Enclosed is the 500' perimeter map showing all corner lots on Tracy within the defined area. Observations:

- A) All corners sites on Tracy front the their associated east-west street except for the corner of Vernon
- B) All corner sites fall below the median and are consistent with the 'smaller sites' category referenced above.

Consistency with block:

Enclosed is a diagram showing that the proposed sites are very consistent with the block.

Finding a hybrid solution and addressing concerns:

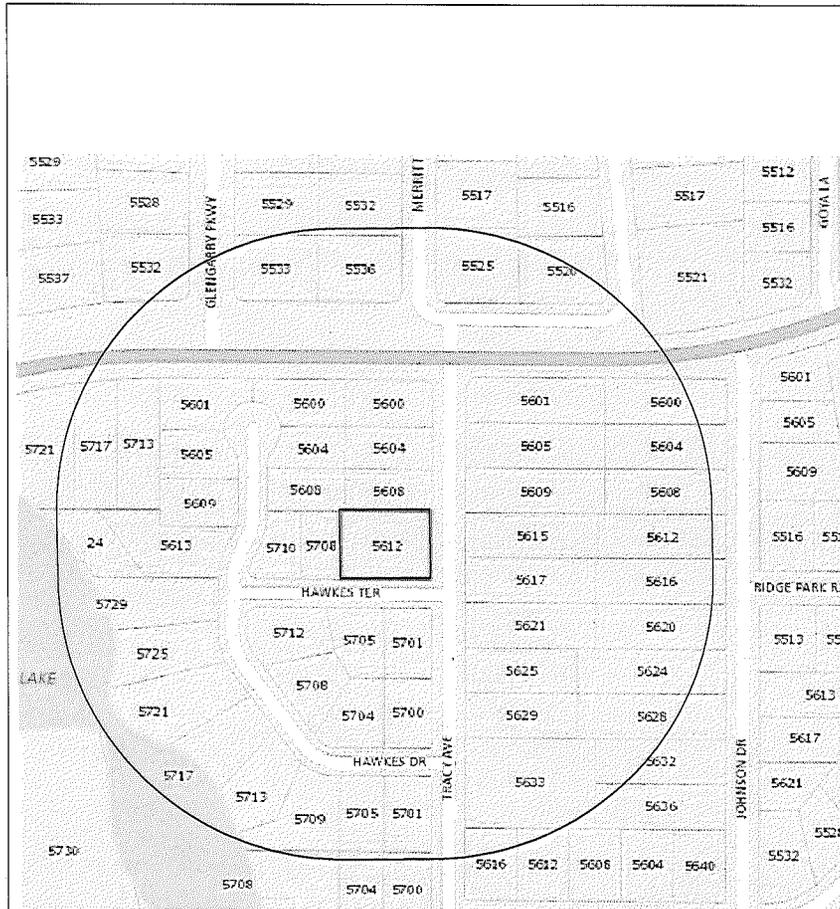
- 1) Concern: that somehow this site division represents a trend towards small sites. Comment: only two sites had adequate street frontage to even be considered under these arguments, the subject and 5633 Tracy. 5633 has already been divided.
- 2) Concern: complete removal of the green space/hill. Comment: the new design has only one tuck under garage fronting Hawkes Terrace minimizing impact on the hill. Further, the new driveway will be on the far west end of the west site providing for maximum continuous green space.

A4a

3) Concern: traffic safety at corner. Comment: 1) propose working with the City to determine if terracing the corner would be option, 2) there is not a Hawkes Terrace driveway access for the east site providing for approximately 120' of distance from the corner to the first driveway.

4) Council concern: shared driveway concerns and easement inconsistencies with other sites: Comment: new solution uses existing Tracy curb cut for the east site and will have only one tuck under garage on the west end of the western site.

A4b



OWNERS WITHIN 500 FEET INFORMATION							
DESCRIPTION	ADDRESS	OWNER	PID No.	AREA	DEPTH	WIDTH	DEPTH
9-1 John Andersons Add	5529 Glenary Dr	O'Connell	32-117-21-12-0050	1824	120	157	157
12-2 John Andersons Add	5528 Glenary Dr	Fordish	32-117-21-12-0016	16813	112	150	150
13-2 John Andersons Add	5533 Glenary Dr	Gien	32-117-21-12-0018	17828	120	150	150
12-1 Victoriana Add	5521 Doncaster	Demission	32-117-21-12-0037	34863	150	160	160
9-2 Victoriana Add	5525 Doncaster	Loftin	32-117-21-12-0041	8414	120	135	135
7-2 Victoriana Add	5525 Merritt Cir	Ecound	32-117-21-12-0044	19969	135	148	148
9-3 Victoriana Add	5532 Merritt Cir	Redpath	32-117-21-12-0057	16649	112	158	158
10-3 Victoriana Add	5536 Merritt Cir	O'Auerra	32-117-21-12-0068	17842	120	160	160
2-2 Howlea Lake	5705 Howlea Dr	Friedman	32-117-21-13-0035	22483	75	247	247
1-1 J & J Add	5600 Johnson Dr	Zahne	32-117-21-13-0030	17651	82	217.5	217.5
1-1 Kohnridge Add	5609 Tracy Ave	Kulland	32-117-21-13-0046	19269	84	135	135
1-2 Kohnridge Add	5717 Vernon St	Nelsson	32-117-21-13-0042	17157	75	204	204
1-2 Kohnridge Add	5713 Vernon St	Sline	32-117-21-13-0044	16062	110	235	235
2-1 Howlea Lake Add	5705 Howlea Terr	Laughlin	32-117-21-13-0018	16997	103	125	125
2-1 Howlea Lake Add	5712 Howlea Dr	Onigica	32-117-21-13-0020	13518	90	150	150
4-1 Howlea Lake Add	5708 Howlea Dr	Braco	32-117-21-13-0021	12021	100	125	125
5-1 Howlea Lake Add	5704 Howlea Dr	Baker	32-117-21-13-0022	11927	80	125	125
6-1 Howlea Lake Add	5700 Howlea Dr	Ericsson	32-117-21-13-0023	10586	85	125	125
1-2 Howlea Lake Add	5700 Howlea Dr	Uverson	32-117-21-13-0024	32178	75	300	300
3-2 Howlea Lake Add	5721 Howlea Dr	Siene	32-117-21-13-0026	30613	75	300	300
4-2 Howlea Lake Add	5717 Howlea Dr	Rummo	32-117-21-13-0027	37518	75	300	300
5-2 Howlea Lake Add	5713 Howlea Dr	Majors	32-117-21-13-0028	26971	75	230	230
6-2 Howlea Lake Add	5709 Howlea Dr	Chandler	32-117-21-13-0029	18257	75	157	157
7-2 Howlea Lake Add	5705 Howlea Dr	Fiorke	32-117-21-13-0030	15778	80	137	137
8-2 Howlea Lake Add	5701 Howlea Dr	Griffin	32-117-21-13-0031	11491	85	135.7	135.7
9-2 Howlea Lake Add	5700 Warden Ave	Wahberg	32-117-21-13-0032	11543	80	136	136
10-2 Howlea Lake Add	5704 Warden Ave	Mortson	32-117-21-13-0033	10643	80	136	136
2-1 J & J Add	5604 Johnson Dr	Nery	32-117-21-13-0037	17387	80	217.5	217.5
1-1 J & J Add	5608 Johnson Dr	Fraser	32-117-21-13-0038	11831	90	217.5	217.5
2-1 Kohnridge Add	5604 Tracy Ave	Sannek	32-117-21-13-0041	11776	76	155	155
3-1 Kohnridge Add	5608 Tracy Ave	Pearson	32-117-21-13-0042	11619	75	155	155
1-1 Kohnridge 2nd Add	5710 Howlea Ave	Unsett	32-117-21-13-0046	9698	58.5	121.8	121.8
2-1 Kohnridge 2nd Add	5708 Howlea Ter	Sagomov	32-117-21-13-0047	9127	75	121.8	121.8
3-1 Kohnridge 2nd Add	5608 Howlea Dr	Herrington	32-117-21-13-0048	10630	75	135	135
4 Warden Acres	5629 Tracy Ave	Gurtis	32-117-21-13-0056	16000	80	200	200
4 Warden Acres	5625 Tracy Ave	Metudra	32-117-21-13-0057	15034	80	200	200
4 Warden Acres	5624 Johnson Dr	Kises	32-117-21-13-0058	21150	80	205	205
4 Warden Acres	5628 Johnson Dr	Smack	32-117-21-13-0059	21201	80	205	205
7 Warden Acres	5612 Tracy Ave	Schmidt	32-117-21-13-0060	16689	N/A	121.8	N/A
Warden Acres	5700 Grove St	Ohrun	32-117-21-13-0065	N/A	N/A	N/A	N/A

2-1 Warden Kiser Haplot	5832 Johnson Dr	Mahn	32-117-21-13-0067	18751	80.7	232.5	232.5
3-1 Warden Kiser Haplot	5630 Johnson Dr	Spicardi	32-117-21-13-0066	18749	80.6	232.5	232.5
3-1 Warden Acres Larsons He	5605 Tracy Ave	Cossey	32-117-21-13-0071	19792	80	247.5	247.5
1-1 Warden Ac McGraw He	5617 Tracy Ave	Nelson	32-117-21-13-0073	18781	80.7	232.5	232.5
2-1 Warden Ac McGraw He	5615 Johnson Dr	Borson	32-117-21-13-0074	16751	80.5	232.5	232.5
3-1 Warden Ac McGraw He	5620 Johnson Dr	Freink	32-117-21-13-0075	18749	80.7	232.5	232.5
4-1 Warden Ac McGraw He	5621 Tracy Ave	Iahn	32-117-21-13-0076	18749	80.7	232.5	232.5
2-2 Kohnridge Add	5721 Horton Ave	Hart	32-117-21-13-0045	28344	75	224	224
4-1 Kohnridge Add	5604 Howlea Dr	Rothreford	32-117-21-13-0050	9568	76	140	140
5-1 Kohnridge Add	5600 Howlea Dr	Bunnell	32-117-21-13-0050	12197	83	165	165
1-1 Howlea Lake Add	5705 Howlea Ave	Burns	32-117-21-13-0050	44392	80	135	135
4-1 J & J Add	5612 Johnson Dr	Hagan	32-117-21-13-0061	11877	80	217.5	217.5
4-1 J & J Add	5610 Tracy Ave	Succie	32-117-21-13-0062	18690	80	247.5	247.5
6-1 Kohnridge 2nd Add	5601 Howlea Dr	Holland	32-117-21-13-0051	13335	93	181	181
6-1 Kohnridge 2nd Add	5605 Howlea Dr	Henningsen	32-117-21-13-0051	11797	86	140	140
6-1 Kohnridge 2nd Add	5609 Howlea Dr	Metzger	32-117-21-13-0053	12056	84	148	148
6-1 Kohnridge 2nd Add	unassigned	Edre	32-117-21-13-0054	N/A	N/A	N/A	N/A
6-1 Kohnridge 2nd Add	5613 Howlea Dr	Tronson	32-117-21-13-0055	18670	98	130	130
1-1 Warden Acres Larsons	5601 Tracy Ave	Bartling	32-117-21-13-0069	20330	83	248	248
5 Gravelled Manor	5618 Warden Ave	Flakness	32-117-21-13-0068	12380	93	130	130
1-1 Howlea Lake Add	5701 Howlea Terr	Nelson	32-117-21-13-0016	15812	85	125	125
4 Gravelled Manor	5612 Warden Ave	Cohns	32-117-21-13-0067	12896	94	130	130
1-1 Kiser Subdivision	unassigned	Kiser	unassigned	16716	80.5	232.5	232.5
2-1 Kiser Subdivision	unassigned	Kiser	unassigned	18718	80.5	232.5	232.5

Lot gross shown from Hennepin County Tax Records

Lot Width and Depth as determined by the City of Edina's cadastre as in Section 850 of the City Code. Lot Information from Hennepin County Half Section Map.

Survey Notes
 Sheet 1 - Lacking Conditions Survey
 Sheet 2 - Preliminary Plat
 Sheet 3 - 1st Lot with 500 feet of Subdiv Property
 Sheet 4 - Overlay, Ordinance, Utility and Tree File
 Sheet 5 - All other Conditions, Ordinance, Utility and Tree File

R-1 LOTS WITHIN 500 FEET OF PROPOSED SHANIGHT ADDITION
Tom & Gretchen Shanight
 5612 Tracy Ave,
 Edina, MN 55436

NOTES:

Property Address: 5612 Tracy Ave, Edina, MN 55436
 Property Identification Number: 32-117-21-13-0068
 Existing Zoning Classification: R-1 (Single Dwelling Unit District)
 Proposed Zoning Classification: R-1 (Single Dwelling Unit District)

Required Building Footprint:
 Front Yard: Average of adjacent houses.
 Side Yard: Varies with building height (5 foot minimum)
 Rear Yard: 25 feet

Total Area of Property = 19541 sq. ft. (6.4 acres)
 Lot gross shown from Hennepin County Tax Records

Lot Width and Depth as determined by the City of Edina's cadastre as in Section 850 of the City Code. Lot Information from Hennepin County Half Section Map.

Legal Description

The South 1/2 feet of the East 1/2 feet of Lot 7 and the East 1/2 feet of the North Half of Lot 7, WARDEN ACRES, Hennepin County, Minnesota.

SHANIGHT ADDITION
 For
Tom & Gretchen Shanight
 5612 Tracy Ave,
 Edina, MN 55436

CERTIFICATION

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

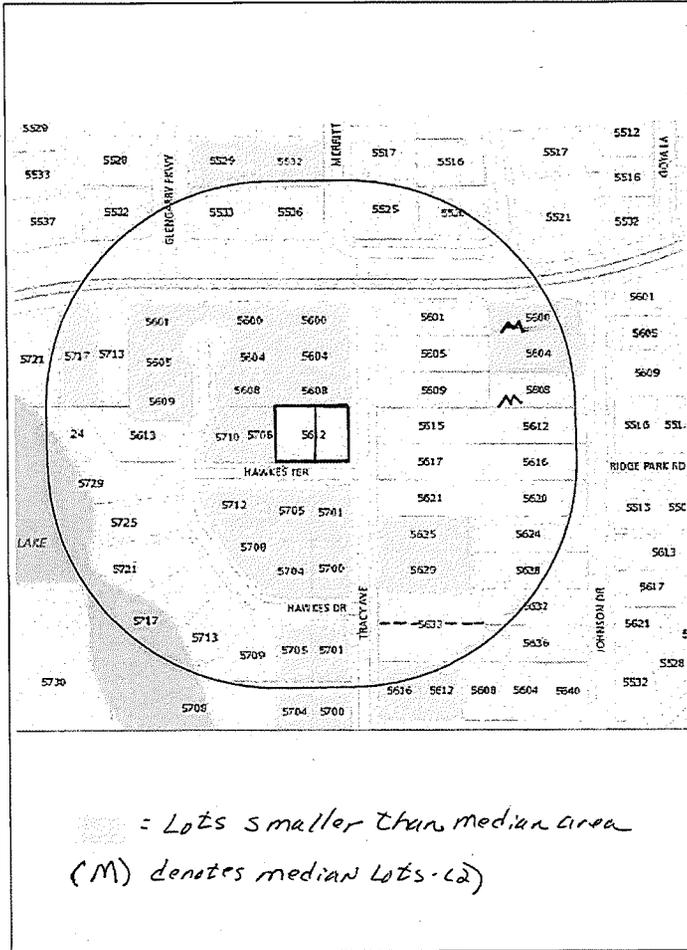
I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. Dated this 12th day of June 2012.

Signature: *[Signature]*
 Gregory R. Pappas, Mpls. Reg. No. 24922

Date of Survey: 6-29-12
 Recorder: 7-19-12

LOT SURVEYS COMPANY, INC.
 LAND SURVEYORS
 7801 70th AVENUE N.
 BROOKLYN PARK, MN 55428
 763-463-2662 phone
 763-463-2622 fax

File No.: 1068-20
 P.L.N. No.: 1068-20
 Section No.: 51442



= Lots smaller than median area
(M) denotes median lots - (2)

OWNERS WITHIN 500 FEET INFORMATION									
Address	Owner	City	State	Zip	Phone	Area	Depth	Area	Depth
1-1 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-2 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-3 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-4 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-5 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-6 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-7 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-8 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-9 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-10 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-11 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-12 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-13 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-14 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-15 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-16 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-17 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-18 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-19 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-20 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-21 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-22 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-23 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-24 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-25 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-26 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-27 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-28 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-29 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-30 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-31 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-32 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-33 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-34 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-35 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-36 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-37 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-38 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-39 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-40 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-41 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-42 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-43 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-44 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-45 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-46 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-47 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-48 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-49 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-50 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-51 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-52 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-53 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-54 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-55 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-56 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-57 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-58 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-59 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-60 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-61 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-62 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-63 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-64 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-65 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-66 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-67 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-68 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-69 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-70 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-71 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-72 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-73 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-74 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-75 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-76 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-77 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-78 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-79 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-80 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-81 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-82 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-83 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-84 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-85 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-86 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-87 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-88 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-89 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-90 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-91 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-92 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-93 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-94 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-95 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-96 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-97 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-98 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-99 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150
1-100 John Anderson Ave	John Anderson	Edina	MN	55438	953-1234	100	150	100	150

LOT AREAS SHOWN IN RED DENOTE AREAS THAT ARE BELOW THE 17651 SQ.FT. MEDIAN

Let areas shown from Hennepin County Tax Records

Let Width and Depth as determined by the City of Edina's definition shown in Section 856 of the City Code. Let Information from Hennepin County Plat Section Maps.

R-1 LOTS WITHIN 500 FEET OF PROPOSED SHANIGHT ADDITION

Tom & Gretchen Shanight
5612 Tracy Ave.
Edina, MN 55438

NOTES:

Property Address: 5612 Tracy Ave., Edina, MN 55438
 Property Identification Number: 22-117-21-13-0000
 Existing Zoning Classification: R-1 (Single-Dwelling Unit District)
 Proposed Zoning Classification: R-1 (Single-Dwelling Unit District)

Special Ordinance Summary:
 Final: Final
 First: First
 Second: Second
 Third: Third
 Fourth: Fourth
 Fifth: Fifth
 Sixth: Sixth
 Seventh: Seventh
 Eighth: Eighth
 Ninth: Ninth
 Tenth: Tenth

Lot area shown from Hennepin County Tax Records

Let Width and Depth as determined by the City of Edina's definition shown in Section 856 of the City Code. Let Information from Hennepin County Plat Section Maps.

Let area shown from Hennepin County Tax Records

Let Width and Depth as determined by the City of Edina's definition shown in Section 856 of the City Code. Let Information from Hennepin County Plat Section Maps.

SHANIGHT ADDITION

For:
Tom & Gretchen Shanight
 5612 Tracy Ave.
 Edina, MN 55438

CERTIFICATION

The only documents shown are true and correct copies of information provided by the City of Edina.

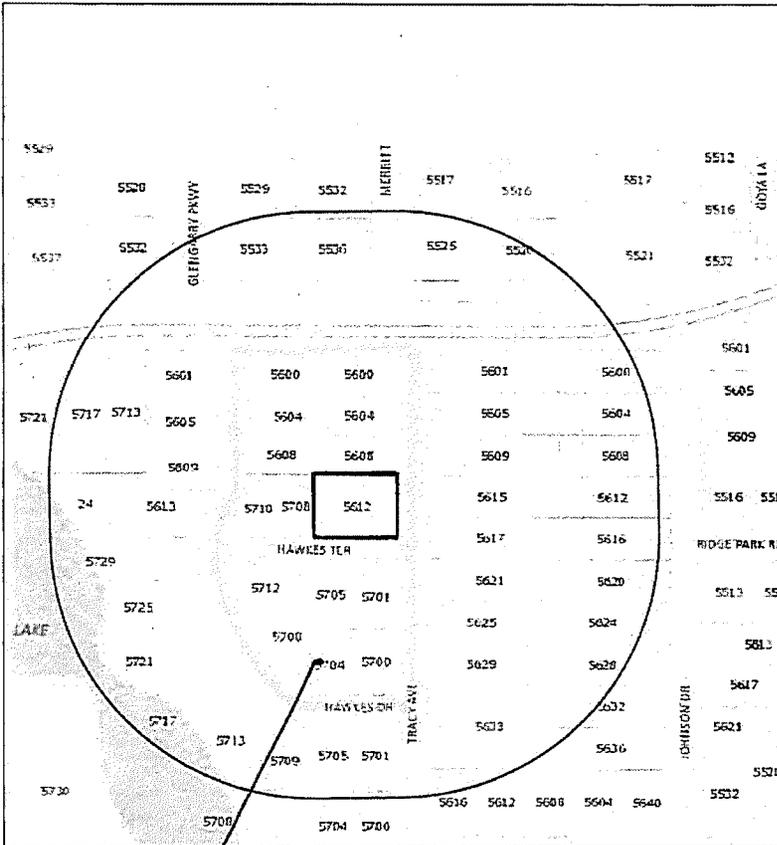
I certify that this plan, specification, or report complies with all applicable laws and regulations of the State of Minnesota, and that I am a duly licensed professional engineer or architect in the State of Minnesota.

By: *[Signature]*
 Date: 10/12/2010

LOT SURVEY COMPANY, INC.
 LAND SURVEYORS
 2601 Tracy Avenue, S.E.
 Edina, MN 55438
 763-440-2200 phone
 763-440-2202 fax

1 A.M. 1969-22 Printed on 8 1/2" x 11" paper

MEDIAN REQUIREMENT (NON-CONFORMANCE)



NOTE: All sites within yellow boundary would not meet City-Median Requirement

OWNERS WITHIN 500 FEET INFORMATION						
DESCRIPTION	ADDRESS	OWNER	PID NO.	AREA (sq ft)	WIDTH	DEPTH
8-1 John Andersons Add	5533 Company	Company	25-117-21-13-0009	2524	110	157
12-1 John Andersons Add	5539 Company	Company	25-117-21-13-0018	18419	112	156
13-1 John Andersons Add	5533 Company	Company	25-117-21-13-0019	17624	150	156
12-1 Victoria Ave Add	5531 Concrete	Concrete	25-117-21-13-0037	24683	150	186
8-2 Victoria Ave Add	5530 Concrete	Concrete	25-117-21-13-0038	1891	126	157
2-2 Victoria Ave Add	5535 Concrete	Concrete	25-117-21-13-0044	1893	135	148
8-2 Victoria Ave Add	5533 Concrete	Concrete	25-117-21-13-0039	16629	112	156
15-2 Victoria Ave Add	5538 Concrete	Concrete	25-117-21-13-0038	7933	120	150
2-2 Victoria Ave Add	5725 Concrete	Concrete	25-117-21-13-0035	22353	127	224
2-1 J & J Add	5600 Concrete	Concrete	25-117-21-13-0036	7851	83	217.5
1-1 Hawthorn Ave Add	5600 Hwy	Hwy	25-117-21-13-0040	7218	84	157
1-2 Hawthorn Ave Add	5717 Hwy	Hwy	25-117-21-13-0043	71137	75	121
1-2 Hawthorn Ave Add	5713 Hwy	Hwy	25-117-21-13-0042	10837	110	235
2-1 Hawthorn Ave Add	5605 Hwy	Hwy	25-117-21-13-0018	10687	120	125
2-1 Hawthorn Ave Add	5715 Hwy	Hwy	25-117-21-13-0030	3518	68	130
1-1 Hawthorn Ave Add	5705 Hwy	Hwy	25-117-21-13-0031	12021	100	125
1-1 Hawthorn Ave Add	5707 Hwy	Hwy	25-117-21-13-0032	11837	85	205
8-1 Hawthorn Ave Add	5700 Hwy	Hwy	25-117-21-13-0033	10585	65	135.7
1-2 Hawthorn Ave Add	5708 Hwy	Hwy	25-117-21-13-0034	26318	75	300
2-2 Hawthorn Ave Add	5721 Hwy	Hwy	25-117-21-13-0035	20615	75	300
1-2 Hawthorn Ave Add	5717 Hwy	Hwy	25-117-21-13-0037	29518	75	300
2-2 Hawthorn Ave Add	5715 Hwy	Hwy	25-117-21-13-0038	70919	75	200
1-2 Hawthorn Ave Add	5708 Hwy	Hwy	25-117-21-13-0039	18521	75	121
2-2 Hawthorn Ave Add	5705 Hwy	Hwy	25-117-21-13-0040	10778	80	137
8-2 Hawthorn Ave Add	5701 Hwy	Hwy	25-117-21-13-0041	11631	85	187.5
1-2 Hawthorn Ave Add	5700 Hwy	Hwy	25-117-21-13-0042	11523	85	126
15-2 Hawthorn Ave Add	5704 Hwy	Hwy	25-117-21-13-0043	10883	80	126
2-1 J & J Add	5600 Hwy	Hwy	25-117-21-13-0036	7851	83	217.5
2-1 Hawthorn Ave Add	5624 Hwy	Hwy	25-117-21-13-0041	8027	78	155
1-1 Hawthorn Ave Add	5608 Hwy	Hwy	25-117-21-13-0039	7808	75	181
1-1 Hawthorn Ave Add	5710 Hwy	Hwy	25-117-21-13-0044	8700	50	88
2-1 Hawthorn Ave Add	5608 Hwy	Hwy	25-117-21-13-0039	8419	75	171.8
2-1 Hawthorn Ave Add	5608 Hwy	Hwy	25-117-21-13-0039	8419	75	171.8
1 Hawthorn Ave Add	5628 Hwy	Hwy	25-117-21-13-0048	11778	85	200
1 Hawthorn Ave Add	5625 Hwy	Hwy	25-117-21-13-0047	1821	80	200
1 Hawthorn Ave Add	5621 Hwy	Hwy	25-117-21-13-0046	21150	80	200
1 Hawthorn Ave Add	5628 Hwy	Hwy	25-117-21-13-0048	21301	80	200
1 Hawthorn Ave Add	5615 Hwy	Hwy	25-117-21-13-0045	19589	121.8	160
Hawthorn Ave	5730 Hwy	Hwy	25-117-21-13-0045	n/a	n/a	n/a

2-1 Hawthorn Ave Add	5633 Hwy	Hwy	25-117-21-13-0047	18151	80.7	233.5
2-1 Hawthorn Ave Add	5625 Hwy	Hwy	25-117-21-13-0046	18159	80.7	233.5
2-1 Hawthorn Ave Add	5628 Hwy	Hwy	25-117-21-13-0048	18163	80.7	233.5
1-1 Hawthorn Ave Add	5617 Hwy	Hwy	25-117-21-13-0045	18167	80.7	233.5
2-1 Hawthorn Ave Add	5611 Hwy	Hwy	25-117-21-13-0041	18171	80.7	233.5
2-1 Hawthorn Ave Add	5605 Hwy	Hwy	25-117-21-13-0037	18175	80.7	233.5
1-1 Hawthorn Ave Add	5601 Hwy	Hwy	25-117-21-13-0033	18179	80.7	233.5
1-1 Hawthorn Ave Add	5595 Hwy	Hwy	25-117-21-13-0029	18183	80.7	233.5
2-1 Hawthorn Ave Add	5711 Hwy	Hwy	25-117-21-13-0043	18187	80.7	233.5
1-1 Hawthorn Ave Add	5705 Hwy	Hwy	25-117-21-13-0039	18191	80.7	233.5
1-1 Hawthorn Ave Add	5701 Hwy	Hwy	25-117-21-13-0035	18195	80.7	233.5
1-1 Hawthorn Ave Add	5695 Hwy	Hwy	25-117-21-13-0031	18199	80.7	233.5
1-1 Hawthorn Ave Add	5689 Hwy	Hwy	25-117-21-13-0027	18203	80.7	233.5
1-1 Hawthorn Ave Add	5683 Hwy	Hwy	25-117-21-13-0023	18207	80.7	233.5
1-1 Hawthorn Ave Add	5677 Hwy	Hwy	25-117-21-13-0019	18211	80.7	233.5
1-1 Hawthorn Ave Add	5671 Hwy	Hwy	25-117-21-13-0015	18215	80.7	233.5
1-1 Hawthorn Ave Add	5665 Hwy	Hwy	25-117-21-13-0011	18219	80.7	233.5
1-1 Hawthorn Ave Add	5659 Hwy	Hwy	25-117-21-13-0007	18223	80.7	233.5
1-1 Hawthorn Ave Add	5653 Hwy	Hwy	25-117-21-13-0003	18227	80.7	233.5
1-1 Hawthorn Ave Add	5647 Hwy	Hwy	25-117-21-13-0000	18231	80.7	233.5
1-1 Hawthorn Ave Add	5641 Hwy	Hwy	25-117-21-13-0000	18235	80.7	233.5
1-1 Hawthorn Ave Add	5635 Hwy	Hwy	25-117-21-13-0000	18239	80.7	233.5
1-1 Hawthorn Ave Add	5629 Hwy	Hwy	25-117-21-13-0000	18243	80.7	233.5
1-1 Hawthorn Ave Add	5623 Hwy	Hwy	25-117-21-13-0000	18247	80.7	233.5
1-1 Hawthorn Ave Add	5617 Hwy	Hwy	25-117-21-13-0000	18251	80.7	233.5
1-1 Hawthorn Ave Add	5611 Hwy	Hwy	25-117-21-13-0000	18255	80.7	233.5
1-1 Hawthorn Ave Add	5605 Hwy	Hwy	25-117-21-13-0000	18259	80.7	233.5
1-1 Hawthorn Ave Add	5599 Hwy	Hwy	25-117-21-13-0000	18263	80.7	233.5
1-1 Hawthorn Ave Add	5593 Hwy	Hwy	25-117-21-13-0000	18267	80.7	233.5
1-1 Hawthorn Ave Add	5587 Hwy	Hwy	25-117-21-13-0000	18271	80.7	233.5
1-1 Hawthorn Ave Add	5581 Hwy	Hwy	25-117-21-13-0000	18275	80.7	233.5
1-1 Hawthorn Ave Add	5575 Hwy	Hwy	25-117-21-13-0000	18279	80.7	233.5
1-1 Hawthorn Ave Add	5569 Hwy	Hwy	25-117-21-13-0000	18283	80.7	233.5
1-1 Hawthorn Ave Add	5563 Hwy	Hwy	25-117-21-13-0000	18287	80.7	233.5
1-1 Hawthorn Ave Add	5557 Hwy	Hwy	25-117-21-13-0000	18291	80.7	233.5
1-1 Hawthorn Ave Add	5551 Hwy	Hwy	25-117-21-13-0000	18295	80.7	233.5
1-1 Hawthorn Ave Add	5545 Hwy	Hwy	25-117-21-13-0000	18299	80.7	233.5
1-1 Hawthorn Ave Add	5539 Hwy	Hwy	25-117-21-13-0000	18303	80.7	233.5
1-1 Hawthorn Ave Add	5533 Hwy	Hwy	25-117-21-13-0000	18307	80.7	233.5
1-1 Hawthorn Ave Add	5527 Hwy	Hwy	25-117-21-13-0000	18311	80.7	233.5
1-1 Hawthorn Ave Add	5521 Hwy	Hwy	25-117-21-13-0000	18315	80.7	233.5
1-1 Hawthorn Ave Add	5515 Hwy	Hwy	25-117-21-13-0000	18319	80.7	233.5
1-1 Hawthorn Ave Add	5509 Hwy	Hwy	25-117-21-13-0000	18323	80.7	233.5
1-1 Hawthorn Ave Add	5503 Hwy	Hwy	25-117-21-13-0000	18327	80.7	233.5
1-1 Hawthorn Ave Add	5497 Hwy	Hwy	25-117-21-13-0000	18331	80.7	233.5
1-1 Hawthorn Ave Add	5491 Hwy	Hwy	25-117-21-13-0000	18335	80.7	233.5
1-1 Hawthorn Ave Add	5485 Hwy	Hwy	25-117-21-13-0000	18339	80.7	233.5
1-1 Hawthorn Ave Add	5479 Hwy	Hwy	25-117-21-13-0000	18343	80.7	233.5
1-1 Hawthorn Ave Add	5473 Hwy	Hwy	25-117-21-13-0000	18347	80.7	233.5
1-1 Hawthorn Ave Add	5467 Hwy	Hwy	25-117-21-13-0000	18351	80.7	233.5
1-1 Hawthorn Ave Add	5461 Hwy	Hwy	25-117-21-13-0000	18355	80.7	233.5
1-1 Hawthorn Ave Add	5455 Hwy	Hwy	25-117-21-13-0000	18359	80.7	233.5
1-1 Hawthorn Ave Add	5449 Hwy	Hwy	25-117-21-13-0000	18363	80.7	233.5
1-1 Hawthorn Ave Add	5443 Hwy	Hwy	25-117-21-13-0000	18367	80.7	233.5
1-1 Hawthorn Ave Add	5437 Hwy	Hwy	25-117-21-13-0000	18371	80.7	233.5
1-1 Hawthorn Ave Add	5431 Hwy	Hwy	25-117-21-13-0000	18375	80.7	233.5
1-1 Hawthorn Ave Add	5425 Hwy	Hwy	25-117-21-13-0000	18379	80.7	233.5
1-1 Hawthorn Ave Add	5419 Hwy	Hwy	25-117-21-13-0000	18383	80.7	233.5
1-1 Hawthorn Ave Add	5413 Hwy	Hwy	25-117-21-13-0000	18387	80.7	233.5
1-1 Hawthorn Ave Add	5407 Hwy	Hwy	25-117-21-13-0000	18391	80.7	233.5
1-1 Hawthorn Ave Add	5401 Hwy	Hwy	25-117-21-13-0000	18395	80.7	233.5
1-1 Hawthorn Ave Add	5395 Hwy	Hwy	25-117-21-13-0000	18399	80.7	233.5
1-1 Hawthorn Ave Add	5389 Hwy	Hwy	25-117-21-13-0000	18403	80.7	233.5
1-1 Hawthorn Ave Add	5383 Hwy	Hwy	25-117-21-13-0000	18407	80.7	233.5
1-1 Hawthorn Ave Add	5377 Hwy	Hwy	25-117-21-13-0000	18411	80.7	233.5
1-1 Hawthorn Ave Add	5371 Hwy	Hwy	25-117-21-13-0000	18415	80.7	233.5
1-1 Hawthorn Ave Add	5365 Hwy	Hwy	25-117-21-13-0000	18419	80.7	233.5
1-1 Hawthorn Ave Add	5359 Hwy	Hwy	25-117-21-13-0000	18423	80.7	233.5
1-1 Hawthorn Ave Add	5353 Hwy	Hwy	25-117-21-13-0000	18427	80.7	233.5
1-1 Hawthorn Ave Add	5347 Hwy	Hwy	25-117-21-13-0000	18431	80.7	233.5
1-1 Hawthorn Ave Add	5341 Hwy	Hwy	25-117-21-13-0000	18435	80.7	233.5
1-1 Hawthorn Ave Add	5335 Hwy	Hwy	25-117-21-13-0000	18439	80.7	233.5
1-1 Hawthorn Ave Add	5329 Hwy	Hwy	25-117-21-13-0000	18443	80.7	233.5
1-1 Hawthorn Ave Add	5323 Hwy	Hwy	25-117-21-13-0000	18447	80.7	233.5
1-1 Hawthorn Ave Add	5317 Hwy	Hwy	25-117-21-13-0000	18451	80.7	233.5
1-1 Hawthorn Ave Add	5311 Hwy	Hwy	25-117-21-13-0000	18455	80.7	233.5
1-1 Hawthorn Ave Add	5305 Hwy	Hwy	25-117-21-13-0000	18459	80.7	233.5
1-1 Hawthorn Ave Add	5299 Hwy	Hwy	25-117-21-13-0000	18463	80.7	233.5
1-1 Hawthorn Ave Add	5293 Hwy	Hwy	25-117-21-13-0000	18467	80.7	233.5
1-1 Hawthorn Ave Add	5287 Hwy	Hwy	25-117-21-13-0000	18471	80.7	233.5
1-1 Hawthorn Ave Add	5281 Hwy	Hwy	25-117-21-13-0000	18475	80.7	233.5
1-1 Hawthorn Ave Add	5275 Hwy	Hwy	25-117-21-13-0000	18479	80.7	233.5
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1-1 Hawthorn Ave Add	5257 Hwy	Hwy	25-117-21-13-0000	18491	80.7	233.5
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1-1 Hawthorn Ave Add	5239 Hwy	Hwy	25-117-21-13-0000	18503	80.7	233.5
1-1 Hawthorn Ave Add	5233 Hwy	Hwy	25-117-21-13-0000	18507	80.7	233.5
1-1 Hawthorn Ave Add	5227 Hwy	Hwy	25-117-21-13-0000	18511	80.7	233.5
1-1 Hawthorn Ave Add	5221 Hwy	Hwy	25-117-21-13-0000	18515	80.7	233.5
1-1 Hawthorn Ave Add	5215 Hwy	Hwy	25-117-21-13-0000	18519	80.7	233.5
1-1 Hawthorn Ave Add	5209 Hwy	Hwy	25-117-21-13-0000	18523	80.7	233.5
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1-1 Hawthorn Ave Add	5149 Hwy	Hwy	25-117-21-13-0000	18563	80.7	233.5
1-1 Hawthorn Ave Add	5143 Hwy	Hwy	25-117-21-13-0000	18567	80.7	233.5
1-1 Hawthorn Ave Add	5137 Hwy	Hwy	25-117-21-13-0000	18571	80.7	233.5
1-1 Hawthorn Ave Add	5131 Hwy</					

Attachment B, Shanight Addition: Sorted By width, Raw date collected from Surveyors numbers

Lot No	Width	Length
39	0	0
32	68.5	121.8
9	75	247
12	75	224
19	75	300
20	75	300
21	75	300
22	75	230
23	75	157
31	75	155
33	75	121.8
34	75	135
30	76	155
49	76	140
24	80	137
27	80	136
28	80	217.5
29	80	217.5
35	80	200
36	80	200
37	80	295
38	80	295
42	80	247.5
43	80	247.5
51	80	135
52	80	217.5
53	80	247.5
62	80.5	232.5
63	80.5	232.5
41	80.6	232.5
40	80.7	232.5
44	80.7	232.5
45	80.7	232.5
46	80.7	232.5
47	80.7	232.5
10	82	217.5
50	83	165
58	83	248
11	84	155
18	85	125
25	85	135.7
26	85	136
60	85	125
55	86	140
56	86	140
15	90	130
17	90	125
54	93	161
59	93	130
61	93	130
57	98	130
16	100	125
14	103	125
13	110	235
2	112	150
7	112	150
1	120	157
3	120	150
5	120	153
8	120	150
48	125	224
6	135	148
4	150	190
median	80.7	157
average	87.04127	183.96508

NOTE: 21 sites out of 63 are within 0.7 Ft width of proposed sites

Attachment C, Shanight Addition: Sorted by lot depth Raw date collected from Surveyors numbers

Lot No	Width	Depth
39	0	0
32	68.5	121.8
33	75	121.8
14	103	125
16	100	125
17	90	125
18	85	125
60	85	125
15	90	130
57	98	130
59	93	130
61	93	130
34	75	135
51	80	135
25	85	135.7
26	85	136
27	80	136
24	80	137
49	76	140
55	86	140
56	86	140
6	135	148
2	112	150
3	120	150
7	112	150
8	120	150
5	120	153
11	84	155
30	76	155
31	75	155
1	120	157
23	75	157
54	93	161
50	83	165
4	150	190
35	80	200
36	80	200
10	82	217.5
28	80	217.5
29	80	217.5
52	80	217.5
12	75	224
48	125	224
22	75	230
40	80.7	232.5
41	80.6	232.5
44	80.7	232.5
45	80.7	232.5
46	80.7	232.5
47	80.7	232.5
62	80.5	232.5
63	80.5	232.5
13	110	235
9	75	247
42	80	247.5
43	80	247.5
53	80	247.5
58	83	248
37	80	295
38	80	295
19	75	300
20	75	300
21	75	300
median	80.7	157
average	87.04127	183.96508

NOTE: Sites are primary in two groups, small sites, 120-140 lengths, and large sites 200+. General data set becomes very diverse because of this causing a very high median and average. This has forced a lot of the sites to be quite a bit under median.

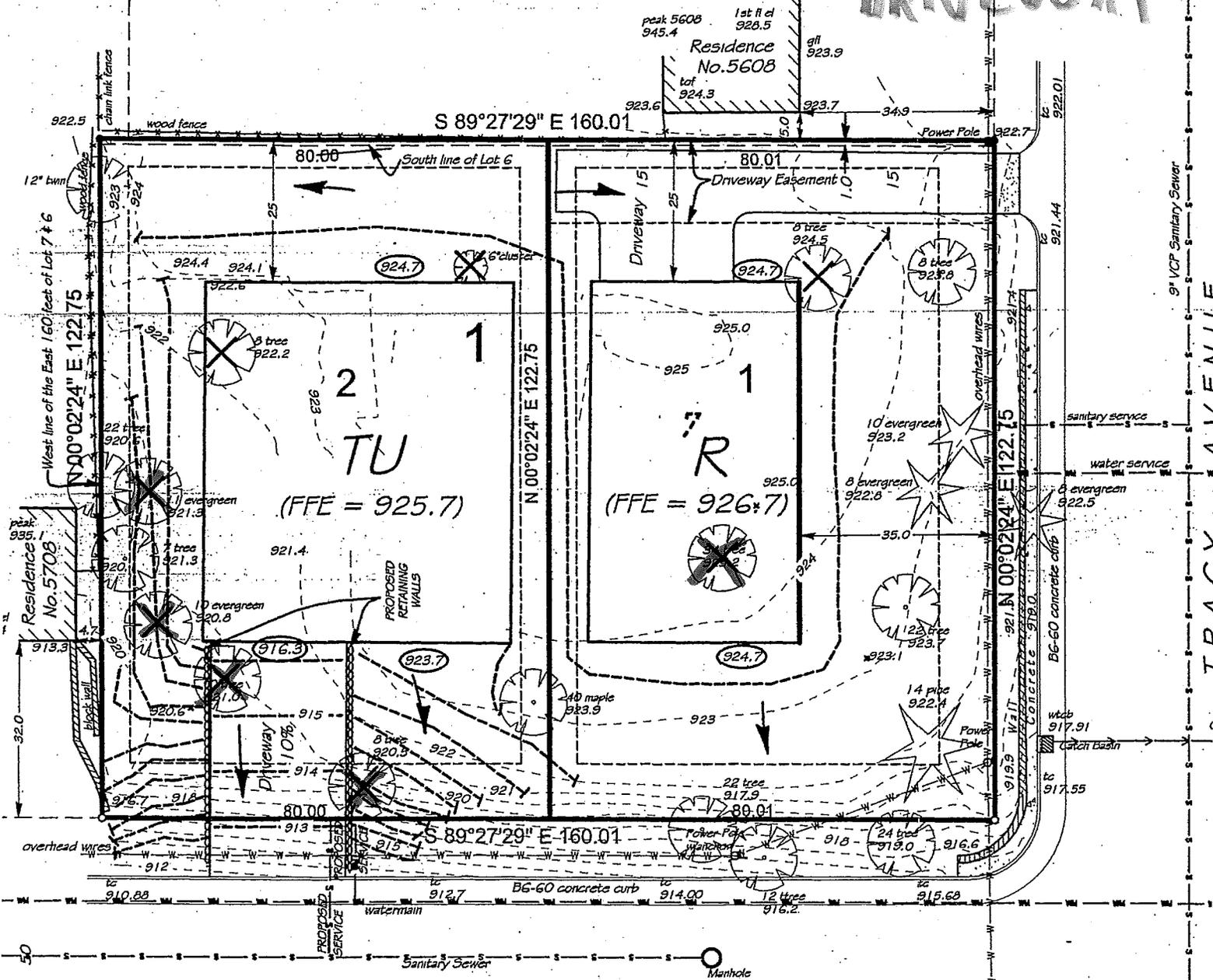
Attachment A, Shanight Addition: Raw data collected from Surveyors numbers

Lot No	Width	Length
1	120	157
2	112	150
3	120	150
4	150	190
5	120	153
6	135	148
7	112	150
8	120	150
9	75	247
10	82	217.5
11	84	155
12	75	224
13	110	235
14	103	125
15	90	130
16	100	125
17	90	125
18	85	125
19	75	300
20	75	300
21	75	300
22	75	230
23	75	157
24	80	137
25	85	135.7
26	85	136
27	80	136
28	80	217.5
29	80	217.5
30	76	155
31	75	155
32	68.5	121.8
33	75	121.8
34	75	135
35	80	200
36	80	200
37	80	295
38	80	295
39	0	0
40	80.7	232.5
41	80.6	232.5
42	80	247.5
43	80	247.5
44	80.7	232.5
45	80.7	232.5
46	80.7	232.5
47	80.7	232.5
48	125	224
49	76	140
50	83	165
51	80	135
52	80	217.5
53	80	247.5
54	93	161
55	86	140
56	86	140
57	98	130
58	83	248
59	93	130
60	85	125
61	93	130
62	80.5	232.5
63	80.5	232.5
median	80.7	157
average	87.04127	183.96508

A8

**PROPOSED
WITH REVISED
DRIVEWAY⁶⁰**

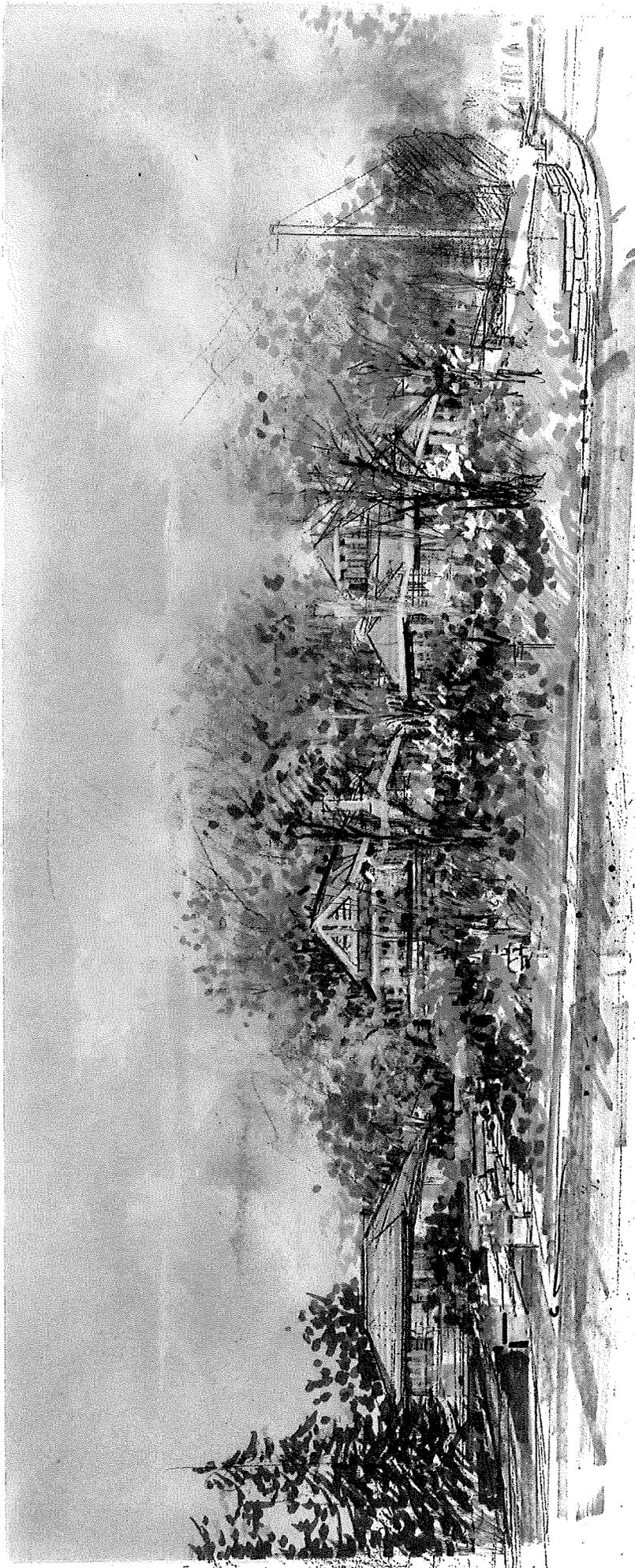
KOHLRIDGE ADDN.



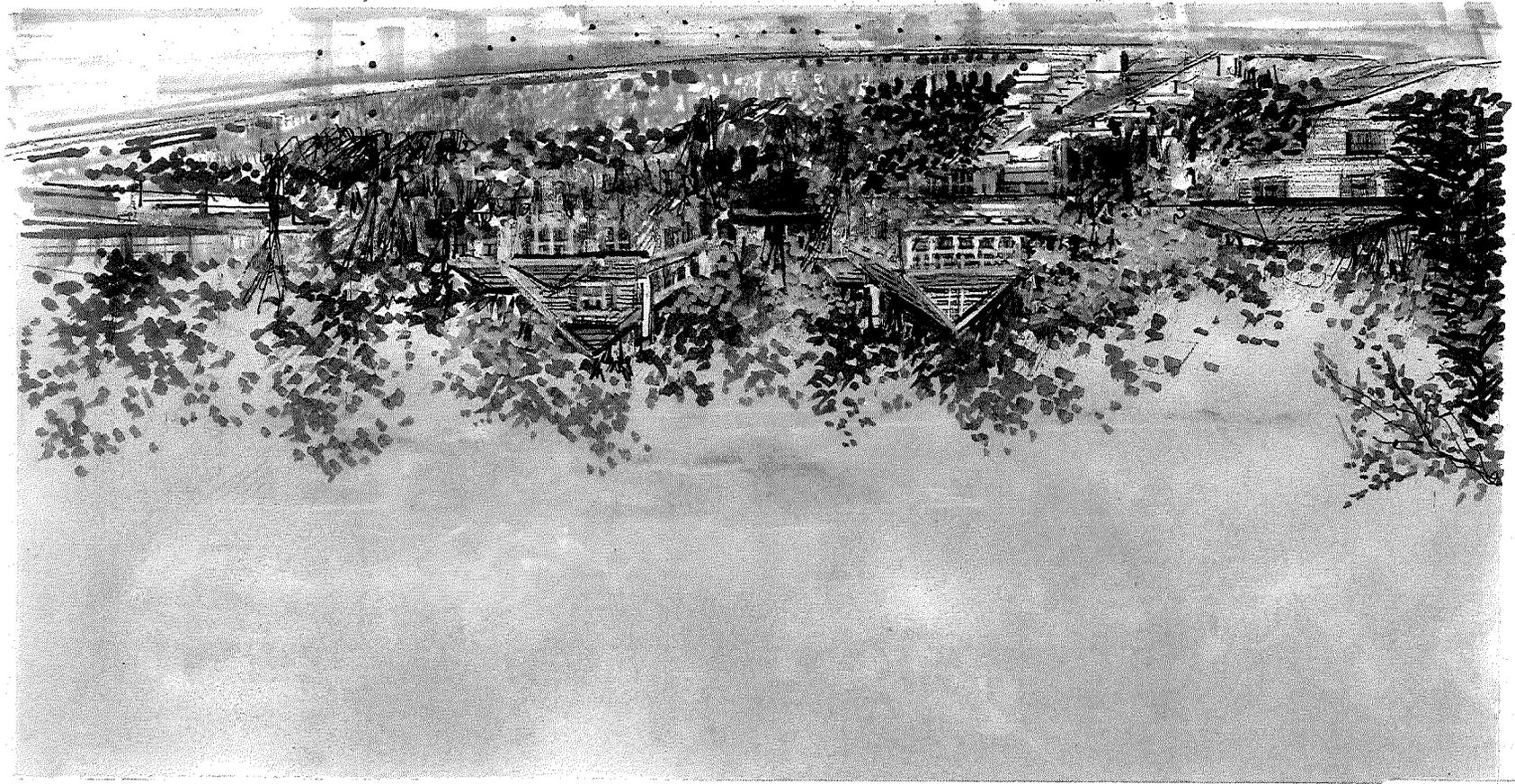
HAWKES TERRACE

HAWKE'S LAKE ADDN.

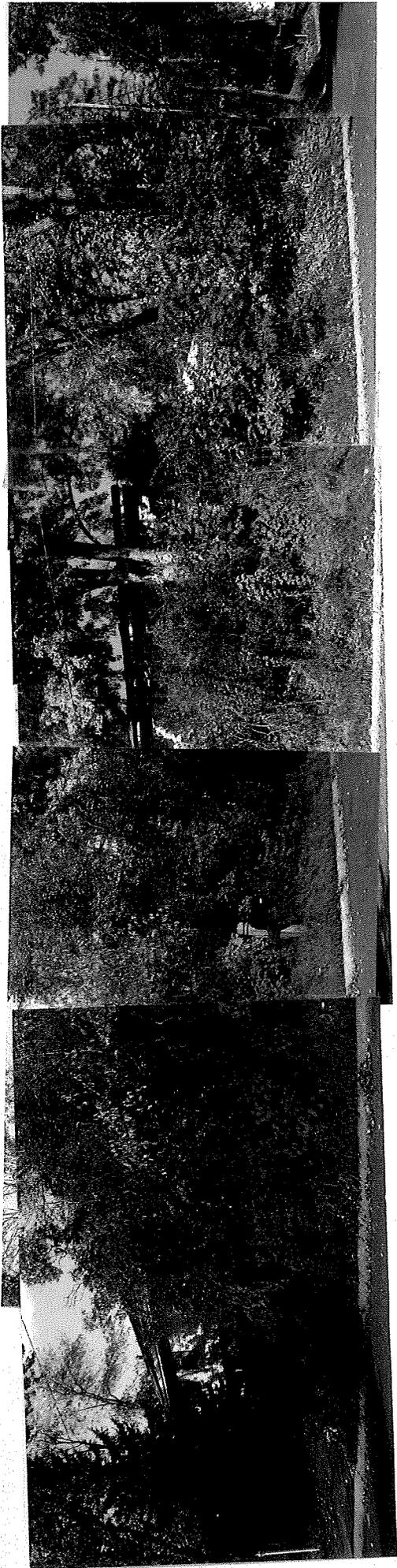
A10



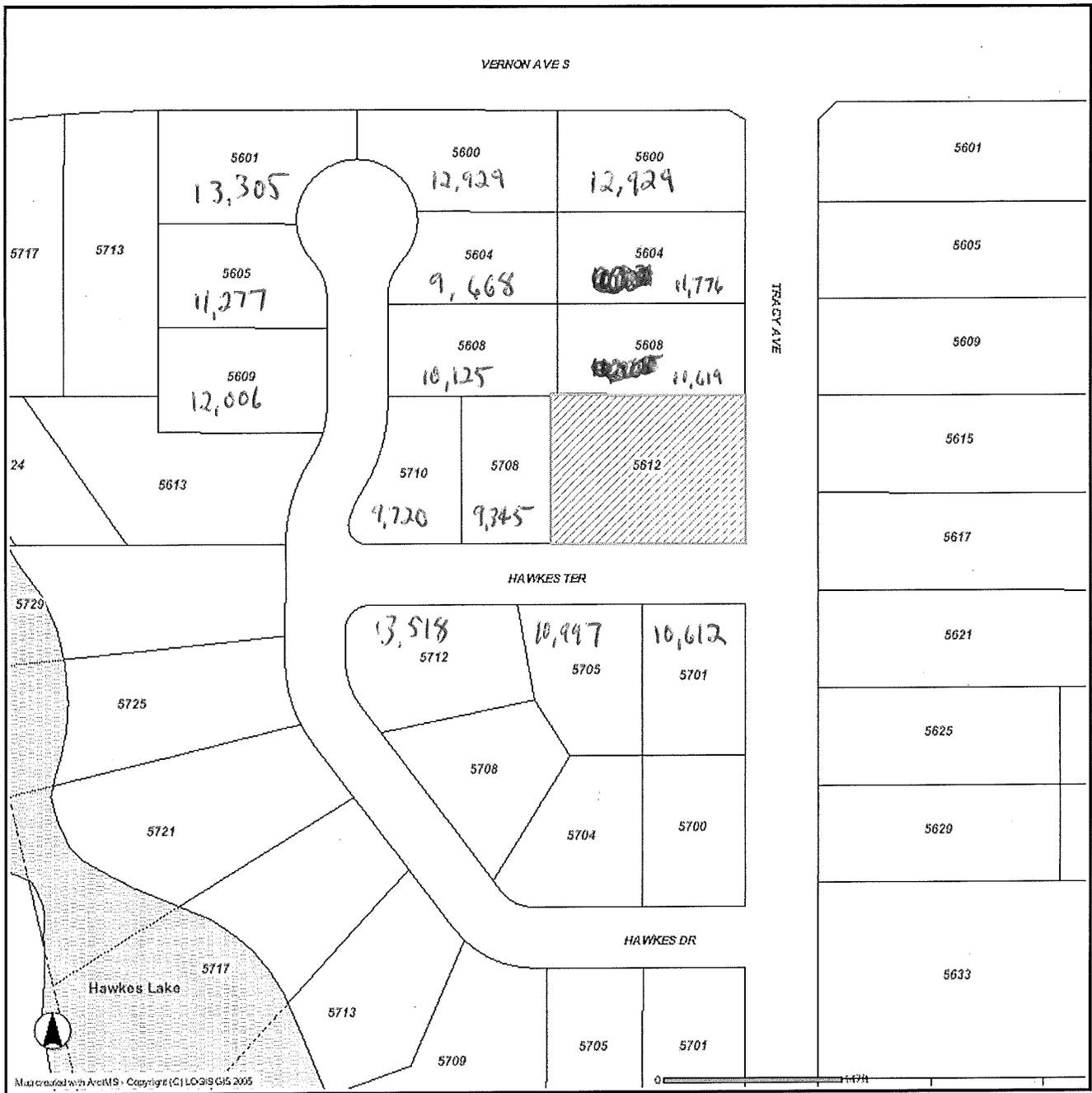
111



112



A13



LOT AREA

A14



LOT WIDTH

A15

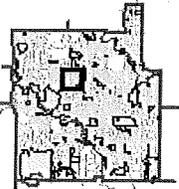
City of Edina



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

APPROVED SUBMISSION

Map created with ArcGIS, Copyright (C) 2008 ESRI



PID: 3211721130060

5612 Tracy Ave
Edina, MN 55436



A17

9-3-13
City Council
Minutes

Minutes/Edina City Council/September 3, 2013

~~IV.M. Request for Purchase – Emergency Repair Well No. 13, 6721 Second Street, awarding the bid to the recommended low bidder, E.H. Renner & Sons, at \$ 75,000.00 (estimate).~~

~~Rollcall:~~

~~Ayes: Bennett, Brindle, Sprague, Swenson, Hovland~~

~~Motion carried.~~

ITEMS REMOVED FROM THE CONSENT AGENDA

IV.I. RESOLUTION NO. 2013-69, DENYING A PRELIMINARY PLAT WITH LOT WIDTH AND LOT AREA VARIANCES, RON HELM ON BEHALF OF TOM AND GRETCHEN SHANIGHT, 5612 TRACY AVENUE – REFERRED

The Council discussed whether or not to table the preliminary plat allowing the applicant to propose an alternate driveway alignment. City Attorney Knutson provided information stating procedurally, the action taken at the August 20, 2013 City Council meeting had been to direct staff to prepare findings denying the requested preliminary plat. He stated the City Council's options for action included: to refer the preliminary plat back to the Planning Commission, to act on the findings that were prepared, or to table the preliminary plat to a date specific. Mr. Knutson recommended the applicant be requested to sign a waiver from the statutory deadline for action, if the preliminary plat were to be referred to the Planning Commission. **Member Swenson made a motion, seconded by Member Brindle, referring the preliminary plat with lot width and lot area variances requested by Ron Helm on behalf of Tom and Gretchen Shanight, 5612 Tracy Avenue, to the Planning Commission, conditioned on a waiver being signed by the applicant extending the required date for action to December 17, 2013, and directing staff to re-notify the neighbors.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

V. SPECIAL RECOGNITIONS AND PRESENTATIONS

Manager Neal and the Council recognized Fire Chief Scheerer for his service to the City, noting his upcoming retirement. Mr. Scheerer stated his appreciation for the support of the City Council, staff, and community during his employment.

V.A. CONSTITUTION WEEK – PROCLAIMED

Mayor Hovland read in full the Constitution Week Proclamation, declaring the week of September 17-23 as Constitution Week. **Member Bennett made a motion, seconded by Member Sprague, approving the proclamation declaring the week of September 17-23 as Constitution Week in the City of Edina.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

Sarah Patzloff accepted the Constitution Week Proclamation on behalf of the Monument Chapter of the Daughters of the American Revolution.

V.B. IMAGES OF EDINA PHOTO CONTEST PRESENTATION – PRESENTED

Communications Coordinator Gilgenbach presented the photographs and winners of the 2013 Images of Edina Contest, with awards presented by Mayor Hovland.

V.C. SEPTEMBER 2013 SPINAL CORD INJURY AWARENESS MONTH – PROCLAIMED

Mayor Hovland read in full the Spinal Cord Injury Awareness Month Proclamation, declaring September 2013 as Spinal Cord Injury Awareness Month. **Motion made and seconded unanimously by the City Council adopting the proclamation declaring September 2013 as Spinal Cord Injury Awareness Month in the City of Edina.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

Rebecca Panser thanked the Council for acknowledging September as disability awareness month.

AKK

Nays: Bennett
Motion carried.

VI.B. PRELIMINARY PLAT APPROVAL WITH LOT WIDTH AND LOT AREA VARIANCES, RODNEY HELM ON BEHALF OF TOM AND GRETCHEN SHANIGHT, 5612 TRACY AVENUE, RESOLUTION NO. 2013-65 – NOT ADOPTED

Assistant Planner Presentation

Ms. Aaker presented the request of Rodney Helm on behalf of Tom and Gretchen Shanight for preliminary plat with lot width and lot area variances for the property located at 5612 Tracy Avenue. It was proposed to subdivide the property into two lots. The existing home would be torn down, and two new homes built on the new lots. Both lots would gain access off Tracy Avenue by a shared driveway, utilizing the existing driveway to the site. Within this neighborhood, the median lot area was 17,651 square feet, median lot depth was 157 feet, and the median lot width was 80.7. This was a neighborhood with varying lot sizes. Larger lots to the north across Vernon Avenue and to the east across Tracy Avenue have established the large minimum lot sizes for this property. Ms. Aaker stated the applicant was proposing to subdivide the property in the same manner as the existing lots on the west side of Tracy Avenue. A subdivision with similar circumstances was recently approved in this area at 5633 Tracy Avenue. Ms. Aaker presented the findings of fact and conditions of approval as outlined in the staff report. Ms. Aaker reported that on July 24, 2013, the Planning Commission unanimously recommended approval of the preliminary plat with lot width and lot area variances, according to the conditions included in the staff report.

There was discussion by the Council relating to the shared driveway with concern expressed that it would not be consistent with the immediate neighborhood. There was also discussion relating to the topography of the property, noting extreme steepness of the slope.

Proponent Presentation

Rod Helm, representing the proponent, stated the discussion of the shared driveway was brought forward early on, and Community Development Director Teague felt comfortable with the shared driveway aspect due to the interest in the front green space, foliage, and hill. From the very onset, driveway accesses were proposed in both directions and it seemed that the neighbors cared about the foliage and the layout. Mr. Helm stated median requirements work well for some neighborhoods in Edina. However, in an attempt to define what was typical in a neighborhood, this neighborhood was divided into two types of property: very deep sites on the east side and standardized sizes on the west side of Tracy Avenue. The layout with the proposed subdivision would match the characteristics on this side of the street. With regard to the width, 21 properties out of the property data are within 7 inches of the width proposed for the subdivision, with roughly 20 properties falling under the median. Mr. Helm stated there are only two sites in this neighborhood that set themselves up as two-lot subdivisions: the Kiser subdivision approved by the Council last spring and this property.

There was discussion by the Council on the width and depth of the Kiser Addition subdivision lot that was approved at 5633 Tracy Avenue as not being comparable to the subject property. There was also discussion on the lot dimensions of the subject property not being an anomaly to this neighborhood, concern with the shared driveway loading onto Tracy Avenue, and a single house on the lot as being more consistent with the neighborhood.

Mr. Helm commented on the potential for the rebuild of a large home that was not consistent with the neighborhood should the lot split not be approved.

Mayor Hovland opened the public hearing.

Public Testimony

No one appeared to comment.

Minutes/Edina City Council/August 20, 2013

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

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland
Motion carried.

There was additional discussion and concern expressed relating to the shared driveway, as well as the resulting side-by-side garages and inadequate guest parking. Following discussion on yard space, it was noted this was a lot that did not lend itself well to subdivision.

Member Bennett introduced and moved adoption of Resolution No. 2013-65, Approving a Preliminary Plat with Lot Width and Lot Area Variances at 5612 Tracy Avenue, based on the following findings:

1. Except for the variances, the proposal meets the required standards and ordinance for a subdivision.
2. The proposal is consistent with the lots on this block on the west side of Tracy Avenue north of Hawkes Drive.
3. The 80-foot wide lot is wider than the general standard required width of 75 feet.
4. The 9,820 square foot lots are larger than the general standard minimum lot area of 9,000 square feet.
5. The proposal meets the required standards for a variance, because:
 - a. There is a unique hardship to the property caused by the existing size of the property, which is roughly two times the size of every lot on the block.
 - b. The requested variances are reasonable in the context of the immediate neighborhood. The existing lot is both larger and wider than most properties in the area, including every lot on the blocks north of Hawkes Drive and west of Tracy Avenue.
 - c. The proposed subdivision would result in two lots more characteristic of the neighborhood.
 - d. The variances would meet the intent of the ordinance because the proposed lots are of similar size to others in the neighborhood.
 - e. If the variances were denied, the applicant would be denied a use of his property, an 80-foot wide, 9,000+ square foot lot, which is common to the area.

And subject to the following conditions:

1. The City must approve the final plat within one year of preliminary approval or receive a written application for a time extension or the preliminary approval will be void.
2. Park dedication fee of \$5,000 must be paid prior to release of the final plat.
3. Vehicle access to these lots shall be off of Tracy Avenue.
4. Compliance with the conditions required by the director of engineering in his memo dated July 18, 2013.
5. Prior to issuance of a building permit, the following items must be submitted:
 - a. Submit evidence of a Nine Mile Creek Watershed District approval. The City may require revisions to the preliminary plat to meet the district's requirements.
 - b. A curb-cut permit must be obtained from the Edina engineering department.
 - c. A grading plan subject to review and approval of the city engineer.
 - d. A construction management plan will be required for the construction of the new homes.
 - e. Utility hook-ups are subject to review of the city engineer.
 - f. A private driveway easement established over Lot 1 to serve Lot 2 must be filed with Hennepin County.

Member Swenson seconded the motion.

Roll call:

Ayes: Brindle

Nays: Bennett, Sprague, Swenson, Hovland

Motion failed.

Member Swenson made a motion, seconded by Member Sprague, directing staff to prepare findings of fact for Council consideration at the September 3, 2013, City Council meeting.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland
Motion carried.

VII. COMMUNITY COMMENT

Steven Ward, 421 Blake Road South, stated his concern relating to the notification received from the City Engineering Department requiring removal of a small paved area next to his driveway and requested the City classify this area as an existing non-conformity and allow it to remain.

It was indicated the City Council would receive a report from staff relating to this request and Mr. Ward would be notified of the meeting date that the topic would be addressed.

Raymond O'Connell, 4612 Valley View Road, stated he supported the use of Braemar Memorial funds, some of which he had contributed, to help pay for improvement to the Braemar Golf Course Driving Range. He was concerned that some of those on the Memorial Fund Board would not support use of Memorial funds for that purpose.

Michael Lang, 6100 Block of Xerxes Avenue, stated his concern relating to safety due to traffic and traffic patterns allowed by Hennepin County along Xerxes Avenue from 60th Street to 62nd Street. Mr. Lang indicated property owners along this two-block area were seeking the support of the City to pursue the matter further with Hennepin County.

Scott Chestnut, 6100 Block of Xerxes Avenue, stated his concern relating to safety due to traffic and traffic patterns allowed by Hennepin County along Xerxes Avenue from 60th Street to 62nd Street.

Mayor Hovland reported he had met with the residents in the 6100 block of Xerxes Avenue area and forwarded the resident's PowerPoint presentation to City staff, the Hennepin County Engineer, and County Commissioners.

Mr. Houle reported it had been requested that the State, Hennepin County, City of Minneapolis, and City of Richfield participate in a study of lane shifts on the bridge in relation to the traffic plan. The intent was to begin a public engagement process and residents would be notified of meeting dates.

There was discussion on working with the County to implement interim safety measures prior to the 2014 timeline for construction completion. It was noted that safety measures proposed by the residents were included in the PowerPoint presentation that had been forwarded to the County.

VIII. REPORTS / RECOMMENDATIONS

VIII.A. APPROVE LIVING STREETS POLICY – APPROVED

Assistant City Manager Kurt and Transportation Committee Member Nelson provided a presentation and answered questions of the Council on the proposed Living Street Policy.

It was discussed whether to include a Bike Task Force Member on the Advisory Group. It was acknowledged there were different opinions on neighborhood character and a suggestion was made that the fourth bullet point under "Context Sensitivity" be revised as follows: "Be mindful of existing land uses and neighborhood character". There was discussion on the importance of an active streetscape in crime prevention. Ms. Kurt suggested the fourth bullet point under "Living Streets Vision" be revised as follows: "Streets are safe, inviting places that encourage human interaction and physical activity." **Member Sprague made a motion, seconded by Member Bennett, approving the Living Streets Policy, with the addition of including a Bike Task Force Member on the Advisory Group and the following revision: Fourth bullet point under "Living Streets Vision" be revised as follows: "Streets are safe, inviting places that encourage human interaction and physical activity."**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

7-24-13
P.C. Minutes

V. PUBLIC HEARINGS

A. Subdivision. Preliminary Plat. Shanight Addition. 5612 Tracy Avenue, Edina, MN

Planner Presentation

Planner Aaker reported Rodney Helm on behalf of Tom and Gretchen Shanight is proposing to subdivide the property at 5612 Tracy Avenue into two lots. The existing home would be torn down, and two new homes built on the new lots. To accommodate the request the following is required: A subdivision; and Lot width variances from 80.7 feet to 80 feet for each lot; lot depth variances from 157 feet to 122 feet; and lot area variances from 17,651 square feet to 9,820 square feet.

Planner Aaker stated both lots would gain access off Tracy Avenue by a shared driveway, utilizing the existing driveway to the site. Within this neighborhood, the median lot area is 17,651 square feet, median lot depth is 157 feet, and the median lot width is 80.7. This is a neighborhood with varying lot sizes. Larger lots to the north across Vernon and to the east across Tracy Avenue have established the large minimum lot sizes for this property. The applicant is proposing to subdivide the property in the same manner as the existing lots on the west side of Tracy Avenue .

Aaker reported that a subdivision with similar circumstances was recently approved in this area at 5633 Tracy Avenue by the applicant.

Aaker concluded that staff recommends that the City Council approve the proposed two lot subdivision of 5612 Tracy Avenue; lot width variances from 80.7 feet to 80 feet for each lot; lot depth variances from 157 feet to 122 feet for each lot; and lot area variances from 17,651 square feet to 9,820 square feet based on the following findings:

1. Except for the variances, the proposal meets the required standards and ordinance for a subdivision.
2. The proposal is consistent with the lots on this block on the west side of Tracy Avenue north of Hawkes Drive.
3. The 80-foot wide lot is wider than the general standard required width of 75 feet.
4. The 9,820 square foot lots are larger than the general standard minimum lot area of 9,000 square feet.
5. The proposal meets the required standards for a variance, because:
 - a. There is a unique hardship to the property caused by the existing size of the property which is roughly two times the size of every lot on the block.
 - b. The requested variances are reasonable in the context of the immediate neighborhood. The existing lot is both larger and wider than most properties in the area, including every lot on the blocks north of Hawkes Drive and west of Tracy Avenue.
 - c. The proposed subdivision would result in two lots more characteristic of the neighborhood.

- d. The variances would meet the intent of the ordinance because the proposed lots are of similar size to others in the neighborhood.
- e. If the variances were denied, the applicant would be denied a use of his property, an 80-foot wide, 9,000+ square foot lot, which is common to the area.

Approval is also subject to the following conditions:

1. The City must approve the final plat within one year of preliminary approval or receive a written application for a time extension or the preliminary approval will be void.
2. Park dedication fee of \$5,000 must be paid prior to release of the final plat.
3. Vehicle access to these lots shall be off of Tracy Avenue.
4. Compliance with the conditions required by the director of engineering in his memo dated July 18, 2013. Prior to issuance of a building permit, the following items must be submitted:
 - a. Submit evidence of a Nine Mile Creek Watershed District approval. The City may require revisions to the preliminary plat to meet the district's requirements.
 - b. A curb-cut permit must be obtained from the Edina engineering department.
 - c. A grading plan subject to review and approval of the city engineer.
 - d. A construction management plan will be required for the construction of the new homes.
 - e. Utility hook-ups are subject to review of the city engineer.
 - f. A private driveway easement established over Lot 1 to serve Lot 2 must be filed with Hennepin County.

Appearing for the Applicant

Rodney Helm

Discussion

Commissioner Forrest asked procedurally if the City Council hears this request twice. Planner Aaker responded in the affirmative. Council hears the request for preliminary and final.

Commissioner Carr questioned if the project were approved would the applicant be able to build houses on the lots without variances. Planner Aaker said the applicant indicated houses could be built without variances from the zoning ordinance.

Chair Staunton asked Planner Aaker if the statistics were driven by the 500-foot neighborhood, adding it seems like a large lot area variance is needed. Aaker agreed the lot area variance appears large; adding variances from the subdivision ordinance would be required. Commissioner Platteter asked for clarification on if the new houses would meet the zoning ordinance. Aaker reiterated the applicant did not indicate further variances would be needed.

Applicant Presentation

Rodney Helm addressed the Commission informing them he is representing the Shanight's, property owners. Helm reported he was the agent that presented the Kiser Addition subdivision at 5633 Tracy, adding he is familiar with this neighborhood. Helm said if one looks at the 500-foot neighborhood it appears to be two separate neighborhoods-west of Tracy and east of Tracy. Helm explained the reasons for the variances to the subdivision ordinance result from the fact when calculating the 500-foot neighborhood both "neighborhoods" were included. Continuing, Helm said in his opinion this division would help create a strong corner for Hawkes Terrace. He said the existing home is an outdated four level home without much architectural value. Helm further stated that he believes retaining the driveway access off Tracy Avenue for both properties makes the most sense with less disruption to the site and neighbors. He also added close attention was and will be paid to the existing conditions on the site, including the grade and vegetation and of course vehicle access.

Concluding, Helm acknowledged that the subdivision misses all three median requirements; width, area and depth; however, he believes the attention paid to the redevelopment of this site (topography, vegetation) will be a benefit to the neighborhood and Edina.

Commissioner Carpenter asked Mr. Helm where the driveway access is for the homes directly across the street. Helm responded that he believes both properties access Hawkes. Helm said the proposed access off Tracy for the new lots really help "set up" the site for a good redevelopment.

Chair Staunton opened the public hearing.

Public Hearings

Tim Laughlin, 5705 Hawkes Terrace informed the Commission he lives directly across the street from the subject site. Laughlin stated he has lived in this neighborhood for many years, adding this corner worked for him all these years; however he can be agreeable to the proposed subdivision as submitted especially since the lots would be accessed off Tracy Avenue, not Hawkes Terrace.

Terry Rocheford, 5604 Hawkes Terrace, told the Commission she doesn't have an issue with the subdivision; however wants assurances the access will be off Tracy Avenue. Rocheford said she has additional concerns about parking on the street and clear view when leaving Hawkes Terrace onto Tracy. Concluding, Rocheford asked the applicant to police the site and keep the tall grass mowed.

Chair Staunton asked if anyone else would like to speak to the issue; being none Commissioner Carpenter moved to close the public hearing. Commissioner Platteter seconded the motion. All voted aye; public hearing closed.

Discussion

Commissioner Potts stated in his opinion this is a reasonable request adding he appreciates that the applicant paid close attention to the topography and vegetation when designing the plat.

Commissioner Carpenter stated he too feels the proposed subdivision is sensitive to the environment; however, he is somewhat concerned with the sight lines at the corner as expressed by Ms. Rocheford. Carpenter stated he wants assurances that house placement and topography are carefully assessed to ensure clear view in maintained.

Commissioner Platteter commented that he likes how the developer is working with the land, adding in his opinion the shared driveway is a great option. If done as depicted it should create a good plat.

Commissioner Carr stated she has no additional comments.

Commissioner Forrest commented that it may be possible this site is one lot because of the terrain. She also expressed concern that any redevelopment of this lot would impact the urban canopy. Forrest encouraged the builder to be in contact with the neighbors during the construction process.

Chair Staunton said he had an initial concern with the request because of the magnitude of the lot area variance; however, understands differing neighborhoods can play a role in "skewing" the numbers. Staunton stated he also has a strong preference for the driveway access to remain off Tracy Avenue as indicated on the plans. He further suggested the possibility of limiting parking to one side of the street to ensure greater visibility.

Motion

Commissioner Potts moved to recommend preliminary plat approval with variances based on staff findings and subject to staff conditions. Commissioner Carpenter seconded the motion. All voted aye; motion carried. 7-0.

B. Final Rezoning, Final Plat and Final Development. Edina Fifty Five, LLC. 5109-5125 49th Street West.

Planner Presentation

Planner Aaker informed the Commission Hunt Associates are requesting final review of the redevelopment of three lots located at 5109-5125 West 49th Street. The applicant is proposing to tear down the existing two apartments and single family home on the site) and build a new 16-unit attached housing development. The subject properties total 1.43 acres in size; therefore, the proposed density of the project would be 11 units per acre. Continuing, Aaker noted the applicant received preliminary rezoning and plan approval of this project on April 16, 2013.

Aaker reported in order to obtain to approvals for the project, the following is the final step required for approval; Final Development Plan and Final Rezoning to PUD and Zoning Ordinance Amendment establishing the PUD.

Engineering Department • Phone 952-826-0371
Fax 952-826-0392 • www.CityofEdina.com



Date: July 18, 2013
To: Cary Teague – Community Development Director
From: Wayne Houle – Director of Engineering
Re: Preliminary Plat for Shanight Addition
Dated June 25, 2013

Engineering has reviewed the above stated proposed plat and offer the following comments:

- ⊙ A Nine Mile Creek Watershed permit will be required, along with other agency permits such as MPCA, curb cut permits from City of Edina Engineering Department, and a grading permit from the City of Edina Building Department.
- ⊙ SAC and REC fees will be required for this project.

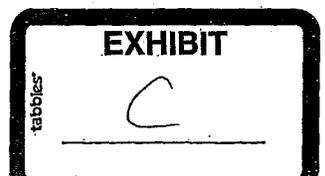
Sheet 4 of 4 – Grading, Drainage, Utility and Tree Plan:

- Change background on plan to show improved Tracy Ave; the current plan does not show the concrete curb and gutter bike lane.
- Provide a swale from the southwest corner of the building pad of Lot 2 to Hawkes Terrace.
- To minimize the disturbance of the vegetative buffer along Hawkes Terrace, I would recommend that the applicant look at utilizing the current driveway apron on Tracy Ave for both driveways. I typically recommend removing driveways from collector streets to minimize access to busier roadways. I also recommend that the driveways be designed to have turn-around spaces so the exiting vehicles can drive into traffic versus backing into traffic.

Staff will require a more detail review of the Civil Plans if this project is approved by the City Council. Please contact me if you have any questions regarding this review.



A26



BRUCE L. MCLELLAN
5709 HAWKES DRIVE | EDINA, MINNESOTA 55436
612.327.0484 CELL | 952.929.8464 HOME
BLMCYCLE@AOL.COM

October 30, 2013

TO THE PLANNING COMMISSION AND CITY COUNCIL OF EDINA, MINNESOTA

Re: Application for variances to subdivide 5612 Tracy Avenue, Edina, Minnesota
Planning Commission Agenda November 13, 2013

This submission addresses the application for variances needed to subdivide 5612 Tracy Avenue in Edina. I live with within 500 feet of 5612 Tracy Avenue. For the reasons set forth below, the application for variances should be denied, and 5612 Tracy Avenue should remain as a single lot with one single family residence. I request that this submission and exhibits be made part of the record in these proceedings

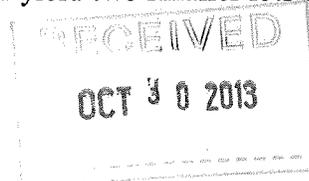
Edina Code Section 810 must be strictly applied.

In considering the variances that have been requested, the City must take into account the "median" lot size in the "neighborhood" as defined in section 810.02. "Neighborhood" must include all lots that are partially or completely within 500 feet of the subject property. "Median" lot size is arrived at by listing all the lots in the "neighborhood" in an ordered set of values below and above which there are an equal number of such values. See section 810.02.

A registered surveyor on behalf of the applicant prepared a blueprint document filed with the City July 18, 2013 showing all lots partially or completely within 500 feet of 5612 Tracy Avenue. The area, depth, and width for each lot is provided. I prepared a chart attached as Exhibit A ranking each lot from largest to smallest. The resulting median area for lots in the neighborhood as defined in the Code is 17,842 square feet.

There is nothing in section 810 that allows the City the discretion to simply disregard certain lots that fall within the 500 foot radius in determining median lot size when evaluating an application for subdivision. Here, however, Rod Helm on behalf of the applicant has previously argued before the Planning Commission and the City Council that the median lot size analysis mandated by section 810 of the City code should not be applied to his application for variances. He argues the City should disregard the lots on the east side of Tracy Avenue and on the south and west side of Hawkes Drive. But these areas are not different neighborhoods, as Mr. Helm would have the City believe, but part of the same neighborhood mandated by section 810.02.

5612 Tracy Avenue as it currently exists is 19,589 square feet. The applicant wants to subdivide that lot in two equal lots of 9,820 square feet each. This would yield two smaller lots each about



45% smaller than the median lot size in the neighborhood as defined in section 810.02. Also, 5612 Tracy Avenue as it now exists is only 1,747 square feet larger than the median lot size.

Granting a variance of this magnitude will create an unfortunate precedent. If the City agrees with Mr. Helm and does not apply the median lot size test for the neighborhood required by the Code, applicants in the future will surely make the same argument. Also, granting an area variance of about 45% will serve as an additional argument in future requests for extreme variances.

Moreover, granting the variances requested here will require the City to depart from the plain language of the City code. Section 810.11 subd. 2 dictates that when a subdivision is being considered, the resulting minimum lot size must be at least the median lot size in the neighborhood. The critical language reads:

Lot Dimensions. If the proposed plat is wholly or partially within the Single Dwelling Unit District, *then the minimum lot area*, lot width, lot depth and lot width to perimeter ratio shall be as follows:

A. The minimum lot area, as defined in Section 850 of this Code, shall be the greater of 9,000 square feet, or *the median lot area of lots in the neighborhood*.

(emphasis added).

The proposed subdivision would yield two lots of 9,820 square feet each, 45% smaller than the median lot area of 17,842 square feet in the neighborhood as defined in the Code.

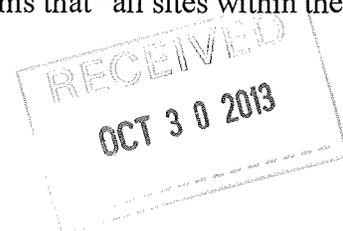
The applicant's presentations are misleading.

At an October 23, 2013 neighborhood meeting at 5612 Tracy Avenue, Mr. Helm distributed a handout that summarizes his positions but contains a number of misleading conclusions. (See Exhibit B attached. The handwritten notes in the document are those of Mr. Rod Helm.)

On the first page of his handout, Mr. Helm states that "non[e] of the immediate homes meet the area requirement." He provides no information on what "area requirement" he is referencing or which "homes" do not meet this requirement. The "area" he is referring is his selection of 14 of the 63 lots within 500 feet of 5612 Tracy Avenue as shown on page 2 of his handout.

The memo goes on to state that only two lots in the 500 foot neighborhood were "set up for 2-site sub-division." He provides no historical basis for asserting that 5612 Tracy Avenue was intended to be subdivided when the original plat was drawn many decades ago.

On page two of his handout, Mr. Helm indicates on the drawing his choice of lots the City should consider in evaluating this subdivision. This small selection of 14 lots from the 63 included in the 500 foot radius are only those north and east of Hawkes Drive, west of Tracy Avenue, and south of Vernon. In making this selection, the handwritten note claims that "all sites within the



yellow boundary would not meet the City-median requirement." There is no "City-median requirement."

The notes on page 3 of exhibit B are confusing and inaccurate. On this page Mr. Helm highlighted the areas of a very few lots that support his application. He labeled 5608 Hawkes Drive as having an area of 9,127 square feet, but the table that he included shows this lot as being 16,771 square feet. The Hennepin County property site lists this lot as 76 x 140 feet - or about 10,640 square feet. The original blueprint of the lot sizes filed by Mr. Helm with the City in July shows an area for this lot of 10,630 square feet. Mr. Helm fails to highlight the areas of the lots at 5600, 5604, and 5608 Tracy, that are 12,929, 11,776, and 11,619 square feet respectively - according to the blueprint on file with the City. If the request for subdivision is granted, the resulting lots will be 9,820 square feet each - smaller than several of the lots close by, and unacceptably smaller than the median lot size within 500 feet of the subject property.

The areas of certain lots near 5612 Tracy Avenue are different on the chart provided by Mr. Helm at the neighborhood meeting than they appear on the blueprint version on file with the City. On the chart provided October 23 at the meeting these areas were altered: 5604 Tracy was changed to 6,622 from 11,776; 5608 Tracy was changed to 6,708 from 11,619; 5710 Hawkes Terrace (incorrectly labeled Hawkes Avenue) was changed to 6,708 from 9,068; and 5708 Hawkes Terrace was changed to 6,619 from 9,127. Less critical is the change for the area of 5729 Tracy Avenue (incorrectly labeled Hawkes Avenue on the chart) to 11,776 from 16,000 square feet. Oddly enough, while these square footage areas were altered, the width and depth measurements were not.

Location of the driveway is only one of many issues.

The first page of the October 23 meeting handout also contains other misleading statements. While the location of the driveway was debated by the City Council on August 20, a review of the video indicates that the driveway location was only one of several reasons for the 4 -1 vote to deny the requested variances. Here is a summary of the various issues raised in the August 20 Council hearing.

Mayor Hovland:

- 5612 Tracy Avenue is a "great site for a single family home."
- Having a single house on 5612 Tracy Avenue is more consistent with the neighborhood.
- Houses closer to Hawkes Lake, just a few houses away, are on larger lots.
- Because of the topography of 5612 Tracy, it would not be right to load the lots from Hawkes Terrace.

Member Sprague:

- "Some lots don't lend themselves to subdivision well, and this might be one of them."

Member Bennett:

- There is no hardship to the lot due to its size.
- Due to the steep bank, there are topography and water management issues.

In his August 20 presentation to the Council, Mr. Helm advocated a shared driveway on Tracy to service both lots. He argued against a driveway on Hawkes Terrace for the western most lot - a position he now advocates. On August 20 Mr. Helm noted that Cory Teague, City engineer Wayne Houle, and the developer all favored a shared driveway on Tracy Avenue. In a July 18, 2013 memo Mr. Houle recommended the shared drive off Tracy. Exhibit C. Mr. Helm acknowledged the neighborhood concern with losing green space by disrupting the bank to dig a driveway and tuck under garage, and he agreed a driveway on Hawkes Terrace would require destruction of a portion of the bank.

He will now return to the Planning Commission and the Council advocating the exact opposite. His new proposed plat is the same but for the driveway leading off Hawkes Terrace to a tuck-under garage. Yet the problems he acknowledged with this plan on August 20 still remain.

Mandatory variance standards have not been met.

The Edina Code section 810.05 subd. 1 sets forth standards the City must follow in granting the variances requested in this application. These mandatory standards have not been met in this case, and the variances must be denied.

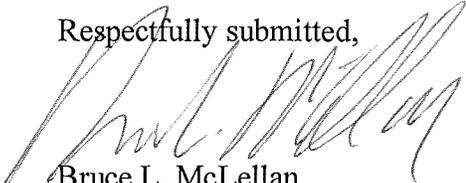
No hardship exists as to the lot at 5612 Tracy Avenue. The best use for this lot is for one single family home, as it is currently used. There is no hardship to the land caused by its physical surroundings, shape, or topographical condition. The requested variances will not result in an improved plat or subdivision.

The size and shape of the current lot at 5612 Tracy Avenue are not unique. There are similar size lots within 500 feet of the subject lot, and there are lots in this defined area that are substantially larger. Indeed, almost all of the lots within 500 feet of 5612 Tracy are larger than the two lots of 9,820 square feet the applicant wishes to create by subdividing the current lot.

Finally, the single obvious purpose for the variances requested is the financial gain of the current owners, their real estate agent, and the developer.

For all the reasons set forth in this letter, the variances requested to subdivide 5612 Tracy Avenue must be denied.

Respectfully submitted,


Bruce L. McLellan



Data obtained from the original blue print document prepared for the applicant by registered surveyor Gregory R. Prasch filed with the City of Edina July 18, 2013.

	ADDRESS	SQUARE FOOTAGE
1	5708 Warden	44,392
2	5729 Hawkes Dr.	38,218
3	5717 Hawkes Dr.	37,518
4	5521 Doncaster	34,863
5	5722 Hawkes Dr.	30,613
6	5721 Vernon Ave.	26,544
7	5725 Hawkes Dr.	22,393
8	5628 Johnson Dr.	21,301
9	5624 Johnson Dr.	21,150
10	5713 Hawkes Dr.	20,971
11	5601 Tracy Ave.	20,320
12	5525 Merritt Cir.	19,969
13	5605 Tracy Ave.	19,792
14	5609 Tracy Ave.	19,792
15	5612 Tracy Ave.	19,589
16	5613 Hawkes Dr.	19,070
17	5615 Tracy Ave.	18,896
18	5632 Johnson Dr.	18,751
19	5617 Johnson Dr.	18,751
20	5616 Johnson Dr.	18,751
21	5636 Johnson Dr.	18,749
22	5620 Johnson Dr.	18,749
23	5621 Johnson Dr.	18,749
24	5520 Doncaster	18,741
25	Kiser #1	18,716
26	Kiser #2	18,716
27	5532 Glengarry	18,549
28	5709 Hawkes Dr.	18,521
29	5612 Johnson Dr.	18,282
30	5713 Vernon Ave.	18,062
31	5533 Glengarry	17,928
32	5536 Merritt Cir.	17,842 MEDIAN
33	5600 Johnson Dr.	17,651
34	5608 Johnson Dr.	17,651
35	5604 Johnson Dr.	17,387
36	5717 Vernon Ave.	17,137
37	5529 Glengarry	16,813
38	5532 Merritt Cir.	16,649
39	5625 Tracy Ave.	16,034
40	5629 Tracy Ave.	16,000
41	5712 Hawkes Dr.	13,518

RECEIVED
OCT 30 2013

EXHIBIT
14

42	5601 Hawkes Dr.	13,305
43	5600 Tracy Ave.	12,929
44	5600 Hawkes Dr.	12,197
45	5616 Warden Ave.	12,090
46	5612 Warden Ave.	12,090
47	5708 Hawkes Dr.	12,021
48	5609 Hawkes Dr.	12,006
49	5704 Hawkes Dr.	11,937
50	5604 Tracy Ave.	11,776
51	5608 Tracy Ave.	11,619
52	5700 Warden Ave.	11,543
53	5701 Hawkes Dr.	11,471
54	5605 Hawkes Dr.	11,277
55	5705 Hawkes Terr.	10,997
56	5704 Warden Ave.	10,863
57	5705 Hawkes Dr.	10,778
58	5608 Hawkes Dr.	10,630
59	5710 Hawkes Terr.	10,612
60	5700 Hawkes Dr.	10,586
61	5604 Hawkes Dr.	9,668
62	5710 Hawkes Terr.	9,068
63	5708 Hawkes Terr.	9,127

RECEIVED
OCT 30 2013

October 23, 2013

5612 Tracy Neighborhood Meeting



Introductions

City Subdivision Criteria

- Minimum lot size (9000) and width (75) NOTE: Proposed sites meet these requirements
- 500' perimeter defined neighborhood medians NOTE: Variance requested

Background

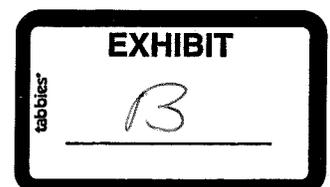
- Met and worked with Edina staff on proposal
- Initial proposal was to have shared driveway off of Tracy
- Received staff recommendation
- Approved 7-0 planning commission
- Denied at council, primary due to site access (easement driveway)
- Sent back to planning

Variance discussion:

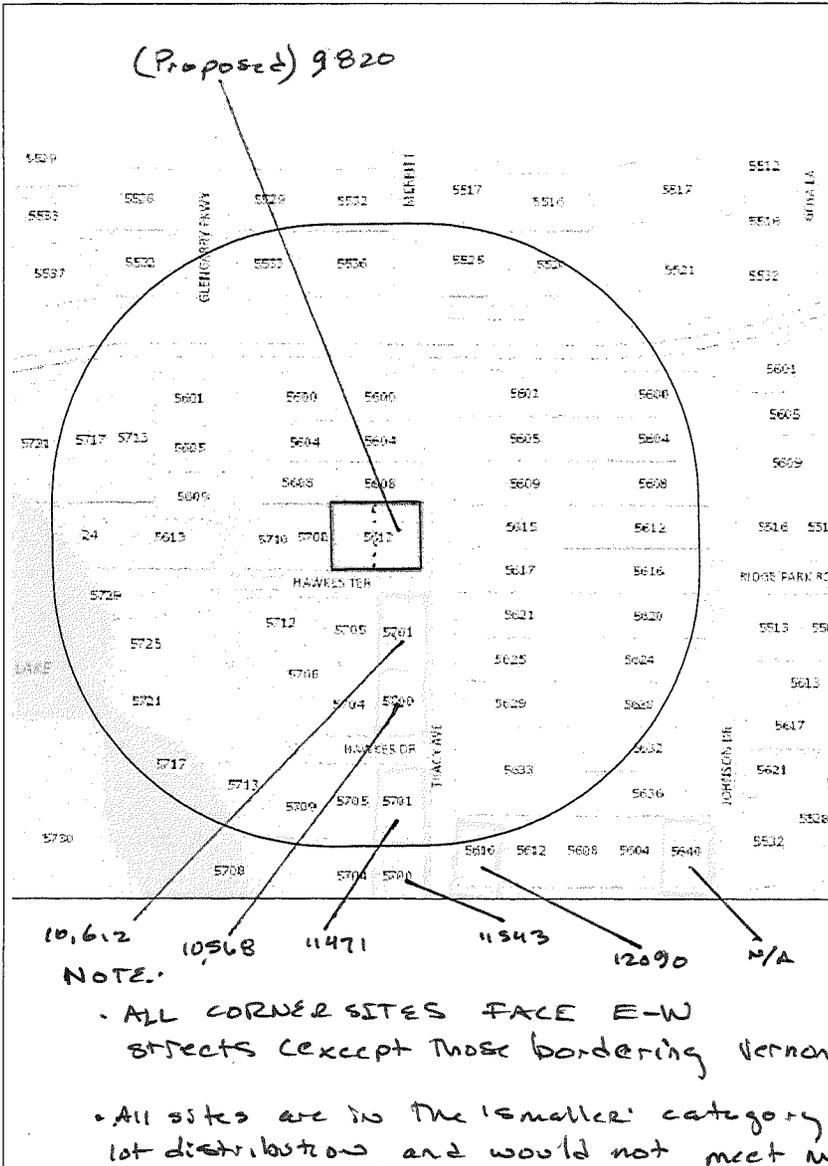
- 500' neighborhood has very different properties east and west of Tracy
- Non of the immediate homes meet the area requirement
- Proposed sites are very comparable to neighboring homes
- Only two sites in the 500' neighborhood set up for 2-site sub-division, 5633 Tracy approved (only other one)
- All corner sites, with the exception of Vernon, front the E-W streets

Finding a hybrid solution

- Neighborhood concern: Hillside: Solution: Have only on driveway off of Hawkes on the far west side of the west lot; Provides minimum disturbance to hillside
- Neighborhood concern: Traffic safety at corner; Solution to 1) work with City on options, i.e. terracing corner and 2) no driveway access on east site on Hawkes (first driveway would be approximately 120' from corner)
- Neighborhood concern: Trend of smaller lots: Only two sites in the 500' neighborhood provided for the minimum frontage required, one is completed. Proposed sites are very consistent with block.
- Council concern: Did not like easement driveway: Solution uses existing driveway cut for east home and only one cut on Hawkes



NOTE: CONFORMS TO OTHER CORNER LOTS (NON-VERNON) - FRONTS E-W STREETS



OWNERS WITHIN 500 FEET INFORMATION									
DESCRIPTION	ADDRESS	OWNER	AREA	AREA SQ FT	NORTH	EAST	WEST	SOUTH	DEPTH
8-1 John Andersons Add	5532 Glenngary	O'Connell	32-117-21-13-0059	18549	110	157			
12-2 John Andersons Add	5532 Glenngary	Ferdan	32-117-21-13-0018	16813	112	150			
13-2 John Andersons Add	5533 Glenngary	Diam	32-117-21-13-0019	17926	120	150			
13-1 Victorians Add	5534 Glenngary	Donahue	32-117-21-13-0020	20363	120	150			
6-2 Victorians Add	5570 Doncaster	Ulchian	32-117-21-13-0043	18741	120	153			
7-2 Victorians Add	5595 Merritt Dr	Ecklund	32-117-21-13-0044	19939	135	148			
6-3 Victorians Add	5532 Merritt Dr	Kuppin	32-117-21-13-0037	16649	113	150			
10-3 Victorians Add	5534 Merritt Dr	D'Aurore	32-117-21-13-0058	19459	120	150			
2-2 Howles Lake	5725 Howles Dr	Friedrichs	32-117-21-13-0025	22393	127	247			
1-1 J & J Add	5600 Johnson Dr	Zinke	32-117-21-13-0036	17951	82	217.5			
1-1 Kehnidge Add	5600 Tracy Ave	Kaufeld	32-117-21-13-0046	17926	84	155			
1-2 Kehnidge Add	5717 Vernon St	McKinnon	32-117-21-13-0043	17137	75	122			
1-2 Kehnidge Add	5713 Vernon St	Luka	32-117-21-13-0044	18062	170	235			
2-1 Howles Lake Add	5705 Howles Ter	Laughlin	32-117-21-13-0019	19987	103	125			
2-1 Howles Lake Add	5714 Howles Dr	Quigley	32-117-21-13-0030	18756	100	130			
4-1 Howles Lake Add	5708 Howles Dr	Brown	32-117-21-13-0021	15021	100	125			
5-1 Howles Lake Add	5704 Howles Dr	Baker	32-117-21-13-0022	11637	90	125			
4-1 Howles Lake Add	5706 Howles Dr	Ericsson	32-117-21-13-0023	18683	85	133.3			
1-2 Howles Lake Add	5725 Howles Dr	Owensby	32-117-21-13-0024	36218	75	300			
3-2 Howles Lake Add	5721 Howles Dr	Slena	32-117-21-13-0026	30873	75	300			
4-2 Howles Lake Add	5717 Howles Dr	Kumme	32-117-21-13-0027	23578	75	300			
5-2 Howles Lake Add	5713 Howles Dr	Madsen	32-117-21-13-0028	20971	75	230			
6-2 Howles Lake Add	5709 Howles Dr	Chandler	32-117-21-13-0030	18521	75	157			
7-2 Howles Lake Add	5705 Howles Dr	Ortiz	32-117-21-13-0030	10778	80	137			
8-2 Howles Lake Add	5701 Howles Dr	Griffin	32-117-21-13-0031	11471	85	135.7			
9-2 Howles Lake Add	5700 Warden Ave	Wienberg	32-117-21-13-0032	11543	85	136			
10-2 Howles Lake Add	5704 Warden Ave	McPherson	32-117-21-13-0033	10683	80	138			
2-1 J & J Add	5604 Johnson Dr	Wray	32-117-21-13-0037	17367	89	217.5			
3-1 J & J Add	5608 Johnson Dr	Hessell	32-117-21-13-0038	17651	89	217.5			
3-1 Kehnidge Add	5604 Tracy Ave	Sennak	32-117-21-13-0041	8622	76	155			
3-1 Kehnidge Add	5608 Tracy Ave	Petersen	32-117-21-13-0042	8768	76	155			
1-1 Kehnidge 2nd Add	5710 Howles Ave	Jacquet	32-117-21-13-0046	6768	56	80			
2-1 Kehnidge 2nd Add	5708 Howles Ter	Solomon	32-117-21-13-0047	8610	75	121.8			
4 Warden Acres	5628 Howles Ave	Harrison	32-117-21-13-0048	18271	75	135			
4 Warden Acres	5625 Howles Ave	Eurtz	32-117-21-13-0050	11770	80	200			
4 Warden Acres	5625 Tracy Ave	Michalski	32-117-21-13-0057	16034	80	208			
4 Warden Acres	5628 Johnson Dr	Hines	32-117-21-13-0059	21156	80	200			
4 Warden Acres	5628 Johnson Dr	Sneek	32-117-21-13-0059	21301	80	200			
7 Warden Acres	5812 Tracy Ave	Shanight	32-117-21-13-0060	19588	121.6	166			
Warden Acres	5730 Grow St	Church	32-117-21-13-0065	N/A	N/A	N/A			
2-1 Warden Kier Hesper	5832 Johnson Dr	Mean	32-117-21-13-0067	18751	89	232.5			
3-1 Warden Kier Hesper	5838 Johnson Dr	Segundin	32-117-21-13-0068	16746	80.6	232.5			
2-1 Warden Acres Lennox Rd	5605 Tracy Ave	Conway	32-117-21-13-0070	19729	80	247.5			
1-1 Warden Acres Lennox Rd	5609 Tracy Ave	Croville	32-117-21-13-0071	19792	80	247.5			
1-1 Warden AC McCrewe Rd	5617 Tracy Ave	Wetson	32-117-21-13-0073	18751	80.7	232.5			
2-1 Warden AC McCrewe Rd	5618 Johnson Dr	Benson	32-117-21-13-0074	19751	80.7	232.5			
1-1 Warden AC McCrewe Dr	5620 Johnson Dr	Frank	32-117-21-13-0075	18751	80.7	232.5			
4-1 Warden AC McCrewe Rd	5621 Tracy Ave	Toth	32-117-21-13-0076	18749	80.7	232.5			
2-2 Kehnidge Add	5721 Vernon Ave	Ellert	32-117-21-13-0045	26544	125	224			
4-1 Kehnidge Add	5600 Howles Dr	Hastebard	32-117-21-13-0051	18996	80	140			
3-1 Kehnidge Add	5600 Howles Dr	Bokhild	32-117-21-13-0050	15193	83	185			
11 Howles Lake Add	5708 Warden Ave	Burns	32-117-21-13-0060	44302	80	135			
4-1 J & J Add	5612 Johnson Dr	Hagen	32-117-21-13-0081	16022	80	217.5			
4-1 J & J Add	5616 Tracy Ave	Suckale	32-117-21-13-0082	18966	80	202.5			
8-1 Kehnidge 2nd Add	5601 Howles Dr	Holland	32-117-21-13-0051	13505	63	161			
8-1 Kehnidge 2nd Add	5605 Howles Dr	Herringshaw	32-117-21-13-0052	11727	66	140			
8-1 Kehnidge 2nd Add	5609 Howles Dr	Melgaard	32-117-21-13-0053	12026	66	140			
9-1 Kehnidge 2nd Add	5613 Howles Dr	Thorson	32-117-21-13-0055	19070	68	130			
1-1 Warden Acres Lennox	5601 Tracy Ave	Burdig	32-117-21-13-0054	20230	83	148			
5 Greenleaf Manor	5818 Warden Ave	Powers	32-117-21-13-0006	12600	93	130			
1-1 Howles Lake Add	5701 Howles Ter	Helgan	32-117-21-13-0016	16812	85	125			
4 Greenleaf Manor	5812 Warden Ave	SGHill	32-117-21-13-0007	12086	93	130			
1-1 Kier Subdivision	unassigned	Kier	unassigned	18716	88.5	232.5			
2-1 Kier Subdivision	unassigned	Kier	unassigned	18712	88.5	232.5			

R-1 LOTS WITHIN 500 FEET OF PROPOSED SHANIGHT ADDITION
Tom & Gretchen Shanight
 5612 Tracy Ave.
 Edina, MN 55438

NOTES:

Property Address: 5612 Tracy Ave., Edina, MN 55438
 Property Identification Number: 22-117-21-13-0060
 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.
 Side Yard: Varies with building height (3 feet minimum)
 Rear Yard: 20 feet
 Total Area of Property = 19641 sq.ft. (0.45 acres)
 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 Half Section Map.

Legal Description

The South 1/2 of the East 1/2 of Lot 6 and the East 1/2 of the North 1/2 of Lot 7, WARDEN ACRES, Hennepin County, Minnesota.

SHANIGHT ADDITION

For:
Tom & Gretchen Shanight
 5612 Tracy Ave.
 Edina, MN 55438

CERTIFICATION

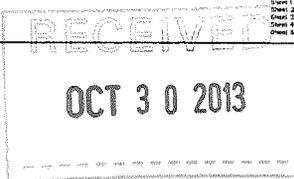
The only easements shown are from plans of record or information provided by client.
 I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.
 Dated this 15th day of June 2013

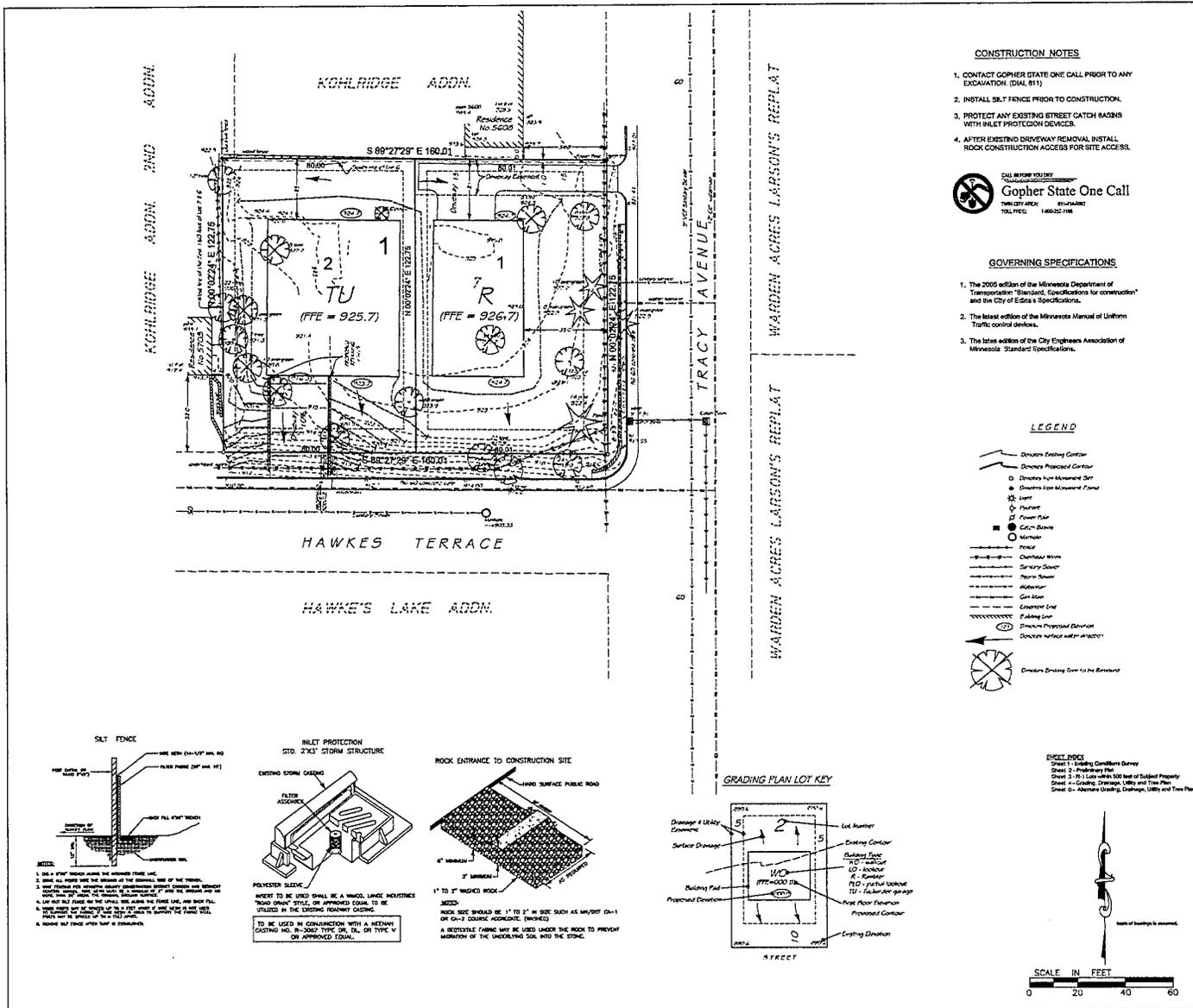
 Surveyor
 Company Name, License No., and State

Date of Survey: 6/28/13
 Revisions: 7/19/13

LOT SURVEYS COMPANY, INC.
 LAND SURVEYORS
 7801 THIRD AVENUE N.
 BROOKLYN PARK, MN 55428
 763-560-3093 phone
 763-560-3822 fax

1 of 1 sheets
 1 of 1 sheets of 10 sheets
 P.L. No. 1004-2002, Revisions No. 81442

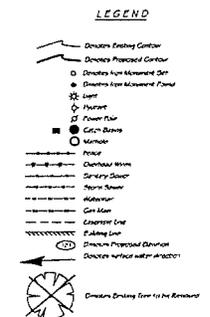




- CONSTRUCTION NOTES**
- CONTACT Gopher State One Call PRIOR TO ANY EXCAVATION (DIAL 811)
 - INSTALL SILT FENCE PRIOR TO CONSTRUCTION.
 - PROTECT ANY EXISTING STREET CATCH BASINS WITH INLET PROTECTION DEVICES.
 - AFTER EXISTING DRIVEWAY REMOVAL, INSTALL ROCK CONSTRUCTION ACCESS FOR SITE ACCESS.



- GOVERNING SPECIFICATIONS**
- The 2005 edition of the Minnesota Department of Transportation "Standard Specifications for Construction" and the City of Edina's Specifications.
 - The latest edition of the Minnesota Manual of Uniform Traffic Control Devices.
 - The latest edition of the City Engineers Association of Minnesota "Standard Specifications".



ALTERNATE GRADING, DRAINAGE, UTILITY AND TREE PLAN
Tom & Gretchen Shanight
 5812 Tracy Ave.
 Edina, MN 55438

NOTES:

Property Address: 5812 Tracy Ave., Edina, MN 55438
 Property Identification Number: 02-117-21-13-0000
 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.
 Side Yard: Varies with building height (5 feet minimum)
 Rear Yard: 25 feet
 Side Street: Varies with building height (15 feet minimum)

Total Area of Property = 19641 sq. ft. (0.45 acres)
 Total number of proposed Lots = 2

Area of proposed Lots
 Lot 1 = 9620 sq. ft.
 Lot 2 = 9620 sq. ft.

1st floor elevation of original homestead = 927.1 feet

Benchmark: Top met. of hydrant at SE corner of Tracy Ave. and Vesco. Elevation = 517.37 feet

Legal Description

The South 1 foot of the East 140 feet of Lot 6 and the East 140 feet of the North 1/4 of Lot 7, WARDEN ACRES, Hennepin County, Minnesota.

ALTERNATE GRADING, DRAINAGE, UTILITY AND TREE PLAN
SHANIGHT ADDITION
 For:
Tom & Gretchen Shanight
 5812 Tracy Ave.
 Edina, MN 55438

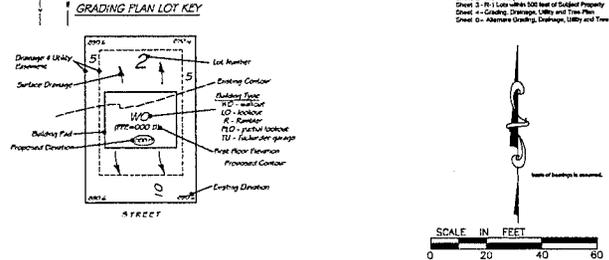
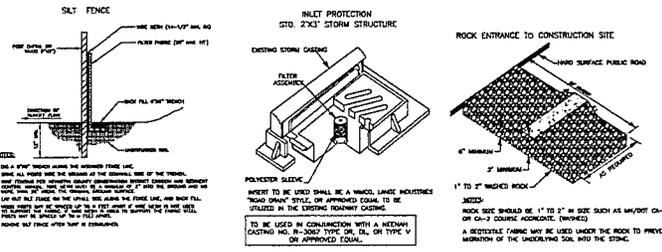
CERTIFICATION

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 12th day of June, 2013.

Signature: *Gregory M. P. [Signature]*
 Gregory M. P. [Signature], Reg. No. 24922

Date of Survey	LOT SURVEYS COMPANY, INC.
Reference	LAND SURVEYORS
Scale	7501 73RD AVENUE N.
Project	ORCOKLYN PARK, MN 55429
File No.	763-660-3053 phone
	763-660-3522 fax
File No.	F.A. No. 1068-20 Invoice No. 61442

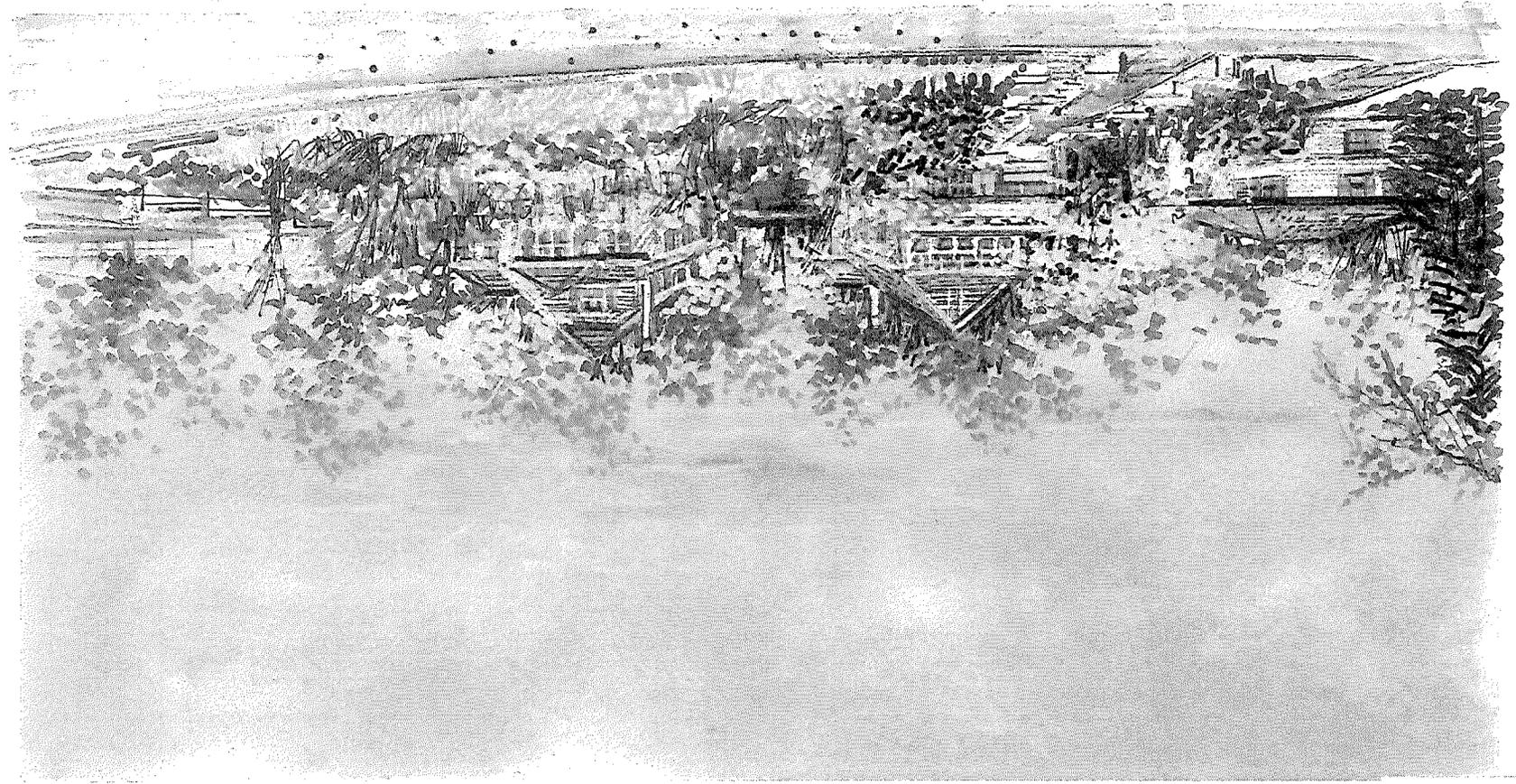


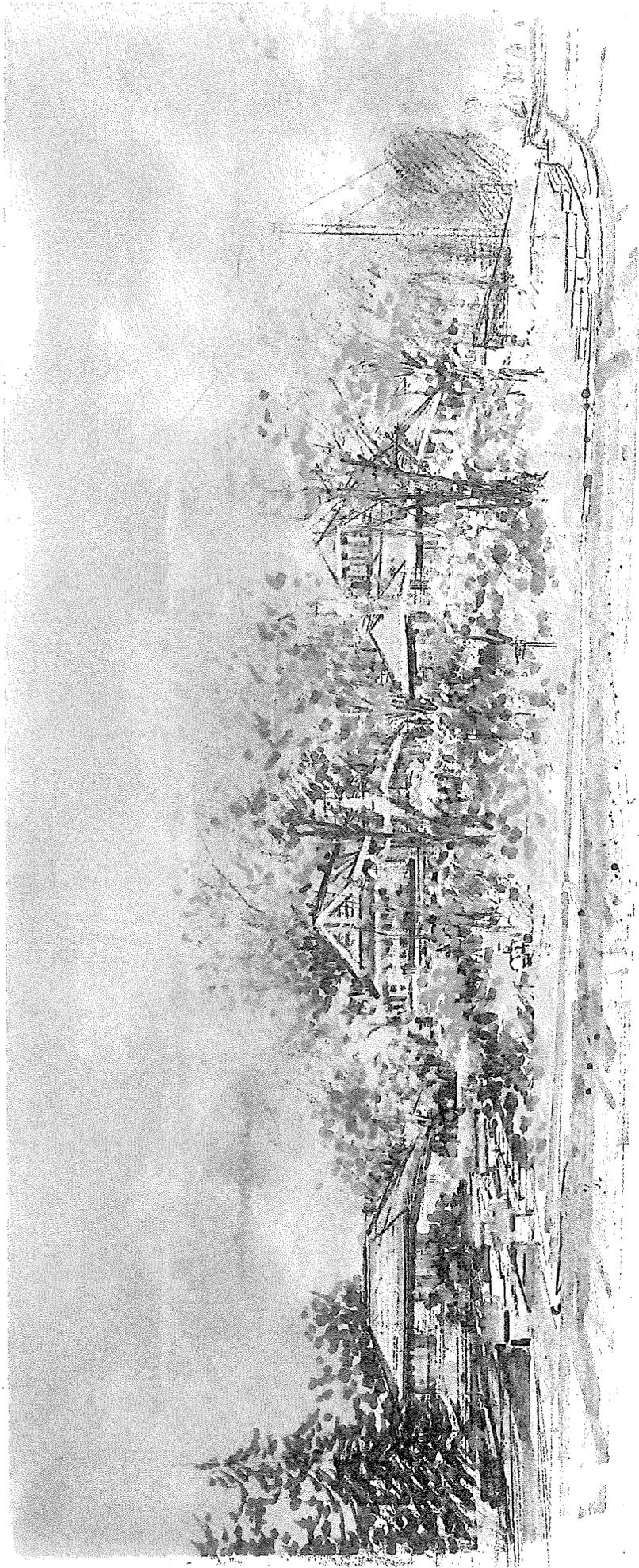
RECEIVED
 OCT 30 2013

PROPOSED SITES

RECEIVED
OCT 30 2013

SITE SAMPLE





RECEIVED

OCT 30 2013

SITZ EXAMPLE
(FROM CORNER)

TURN IN

PETITION

TO

PLANNING COMMISSION, EDINA, MINNESOTA

The undersigned residents of Edina oppose the granting of variances that would permit the proposed subdivision of 5612 Tracy Avenue in Edina. The principal reasons requiring denial of the requested variances are outlined below.

MEDIAN LOT SIZE REQUIREMENT NOT MET:

The lots created by the proposed subdivision would each be substantially smaller than the median lot size for the neighborhood as defined in Edina Ordinance 810.02.

ADDITIONAL VARIANCE STANDARDS HAVE NOT BEEN MET:

- There is nothing unique about 5612 Tracy Avenue that supports the requested variances.
- The current property owners are not experiencing a hardship.
- The only purpose for the proposed variances is the financial gain of the current property owners, their real estate agent, and the potential builder/developer.
- The existing use of 5612 Tracy Avenue as a single lot for a single family home is reasonable.

APPLICATION FOR THE VARIANCES INCLUDING A DRIVEWAY ON HAWKES TERRACE MUST BE DENIED:

- The applicant's revised request for variances may include a driveway off Hawkes Terrace. There are several related concerns supporting denial.

Robert Laughlin Date 11-10-13
Signature

Robert Laughlin
Print name

5828 Lyle Circle
Address

Karen Laughlin Date 11/10/13
Signature

Karen A. Laughlin
Print name

5828 Lyle Circle Edina
Address

Susan E. Nelson Date 11/12/13
Signature

SUSAN E. NELSON
Print name

5701 Hawkes Terrace

David Nelson Date 11/11/13

Signature

David C. Nelson

Print name

5701 Hawkes Terrace

Address

Kent B. Gravelle Date 11/13/13

Signature

KENT B. GRAVELLE

Print name

5609 TRACY AVE.

Address

Holly Gravelle Date 11-13-13

Signature

Holly Gravelle

Print name

5609 Tracy Ave

Address

Address

Date

Signature

Print name

Address

Date

Signature

Print name

Address

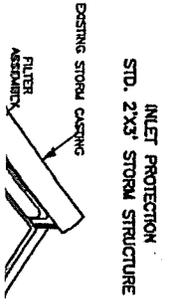
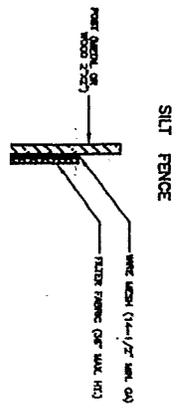
KOHLRIDGE ADDN. 2ND

HAWKES LAKE ADDN.
HAWKES TERRACE

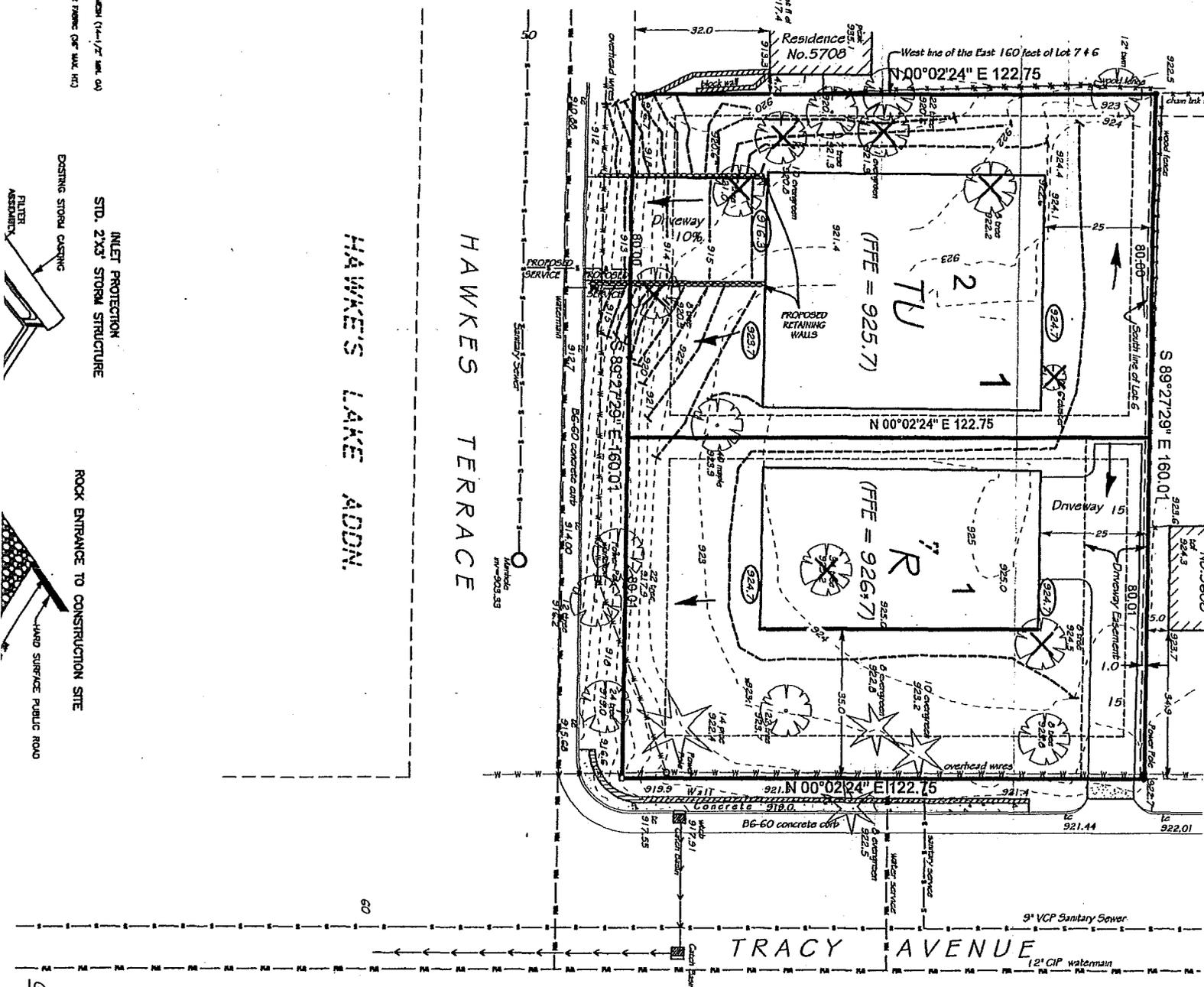
TRACY AVENUE

WARDEN ACRES LARSON'S REPLAT

WARDEN ACRES LARSON'S



GRADING PLAN LOT KEY



60