REPORT/RECOMMENDATION

To:	**MAYOR AND COUNCIL**	**Agenda Item**	**Item No. IV.C.**
From:	**Cary Teague, Community Development Director**	☒	**Action**
		☐	**Discussion**
Date:	**June 5, 2012**	☐	**Information**
Subject:	**Resolution No. 2012-81 Lot Division (Lot Line Adjustment) 6240 And 6244 Brookview Avenue for Chad Trierweiler**		
Deadline for a City Decision:	**July 3, 2012**		

ACTION REQUESTED:
Adopt the attached Resolution approving the Lot Division.

INFORMATION/BACKGROUND:
Mr. Chad Trierweiler is proposing to shift the existing lot lines that divide his properties at 6240 & 6244 Brookview Avenue for the purpose of building a third stall to the existing garage at 6244 Brookview Avenue. The resulting lots would still meet the minimum Zoning Ordinance requirements.

Planning Commission Recommendation: On May 23, 2012, the Planning Commission unanimously recommended approval of the Lot Division, subject to the findings and conditions set forth in the attached Planning Commission Staff Report.

ATTACHMENTS:
- Resolution 2012-81
- Planning Commission Staff Report, May 23, 2012
- Minutes from the May 23, 2012 Edina Planning Commission meeting

RESOLUTION NO. 2012-81
APPROVING A LOT DIVISION OF
6240 AND 6244 BROOKVIEW AVENUE

City of Edina

WHEREAS, the following described tract of land is requested to be divided:

DESCRIPTION OF PROPERTY SURVEYED

Parcel 1 - 6240 Brookview Avenue:
See Attached Exhibit A

Parcel 2 - 6244 Brookview Avenue:
See Attached Exhibit A

WHEREAS, 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:

Parcel 1 - 6240 Brookview Avenue:
See Attached Exhibit A

Parcel 2 - 6244 Brookview Avenue:
See Attached Exhibit A

WHEREAS, the requested subdivision is authorized under Code Section 810 and it has been determined to comply with the Subdivision and Zoning Regulations of the City of Edina and do not interfere with the Subdivision and Zoning Regulations as contained in the Edina City Code Sections 810 and 850;

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, that the conveyance and ownership of the above described tracts of land as separate tracts of land are hereby approved and the requirements and provisions of Code Sections 850 and 810 are hereby waived to allow said division and conveyance thereof as separate tracts of land but only to the extent permitted under Code Sections 810 and 850 subject to the limitations set out in Code Section 850 and said Ordinances are now waived for any other purpose or as to any other provisions thereof, and further subject, however, to the provision that no further subdivision be made of said Parcels unless made in compliance with the pertinent Ordinances of the City of Edina.

Adopted this 5TH day of June, 2012.

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 June 5, 2012, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2012.

_____
City Clerk

Exhibit A

EXISTING PROPERTY DESCRIPTIONS:

PARCEL 1:
Commencing at a point 672 feet from the Northwest corner of PEACEDALE ACRES; thence West 222.6 feet; thence South 66 feet; thence East 222.6 feet; thence North 66 feet to the point of beginning.

PARCEL 2:
Commencing 652 feet from the Northwest corner of PEACEDALE ACRES; thence West 330 feet; thence South 86 feet; thence East 107.40 feet; thence North 66 feet; thence East 222.6 feet; thence North 20 feet to the point of beginning.

PARCEL 3:
Lot 3, AHNERT'S ADDITION, Hennepin County, Minnesota.

PROPOSED PROPERTY DESCRIPTIONS:

PARCEL 2:
Commencing 652 feet from the Northwest corner of PEACEDALE ACRES; thence West 330 feet; thence South 86 feet; thence East 107.40 feet; thence North 66 feet; thence East 222.6 feet; thence North 20 feet to the point of beginning, together with the South 15.0 feet of Lot 3, AHNERT'S ADDITION, Hennepin County, Minnesota.

PARCEL 3:
Lot 3, AHNERT'S ADDITION, except the South 15.0 feet thereof, Hennepin County, Minnesota.

PLANNING COMMISSION STAFF REPORT

Originator	Meeting Date	Agenda #
Cary Teague **Community Development Director**	**May 23, 2012**	**Item VII.A**

INFORMATION & BACKGROUND

Project Description

Mr. Chad Trierweiler is requesting to shift the existing lot line that divides the two properties that he and his wife own at 6240 and 6244 Brookview Avenue. The purpose of the request is to shifting the side lot line 15 feet to the north to provide adequate area o build a third stall to the existing garage at 6244 Brookview Avenue. (See property location and proposed lot line shift on pages A1–A9.)

Surrounding Land Uses

The surrounding land uses are all single-family homes zoned and guided low-density residential. (See pages A1–A4.)

Existing Site Features

Single-family homes are located on both parcels. There is a large wetland to west of the homes. Per Edina Zoning Ordinance Section 850.03 Subd. 3, the wetland area is not included in the lot size calculations. Both lots combined are 27,133 square feet in size and 186 feet wide. (See the existing homes on page A5–A6.) The south lot at 6244 is 12,444 square feet in size and 86 feet wide. The lot at 6240 is 14,689 square feet in size and 100 feet wide.

Planning

Guide Plan designation:	Low-density residential
Zoning:	R-1, Single-family residential

Primary Issue

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

Yes. The resulting lot line shift does not create an additional lot. As demonstrated below, both lots would still exceed the median lot size in the neighborhood.

Minimum Lot Requirements	Existing 6244 Brookview	Existing 6240 Brookview	Proposed 6244 Brookview	Proposed 6240 Brookview
Lot Area – 11,825 s.f.	12,444 s.f.	14,689 s.f.	14,589 s.f.	12,544 s.f.
Lot Width – 75 feet	86 feet	100 feet	101 feet	85 feet

Any new construction on either of these two lots would be subject to conformance with all of the City's rules and regulations regarding lot coverage, building height, and setbacks.

Staff Recommendation

Recommend that the City Council approve the Lot Division of 6244 and 6240 Brookview Avenue:

Approval is subject to the following findings:

1. The existing and proposed lots meet all minimum lot size requirements.

Approval is subject to the following Conditions:

1. All building activity on either lot must comply with all minimum zoning ordinance standards.

Deadline for a city decision: July 3, 2012

City of Edina

PID: 3002824120033

6240 Brookview Ave
Edina, MN 55424

City of Edina

Legend

Surrounding House Number Labels

House Number Labels

Street Name Labels

City Limits

Creeks

Lake Names

Lakes

Parks

Parcels

2009 Aerial Photo

PID: 3002824120033

6240 Brookview Ave
Edina, MN 55424

A2

City of Edina

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

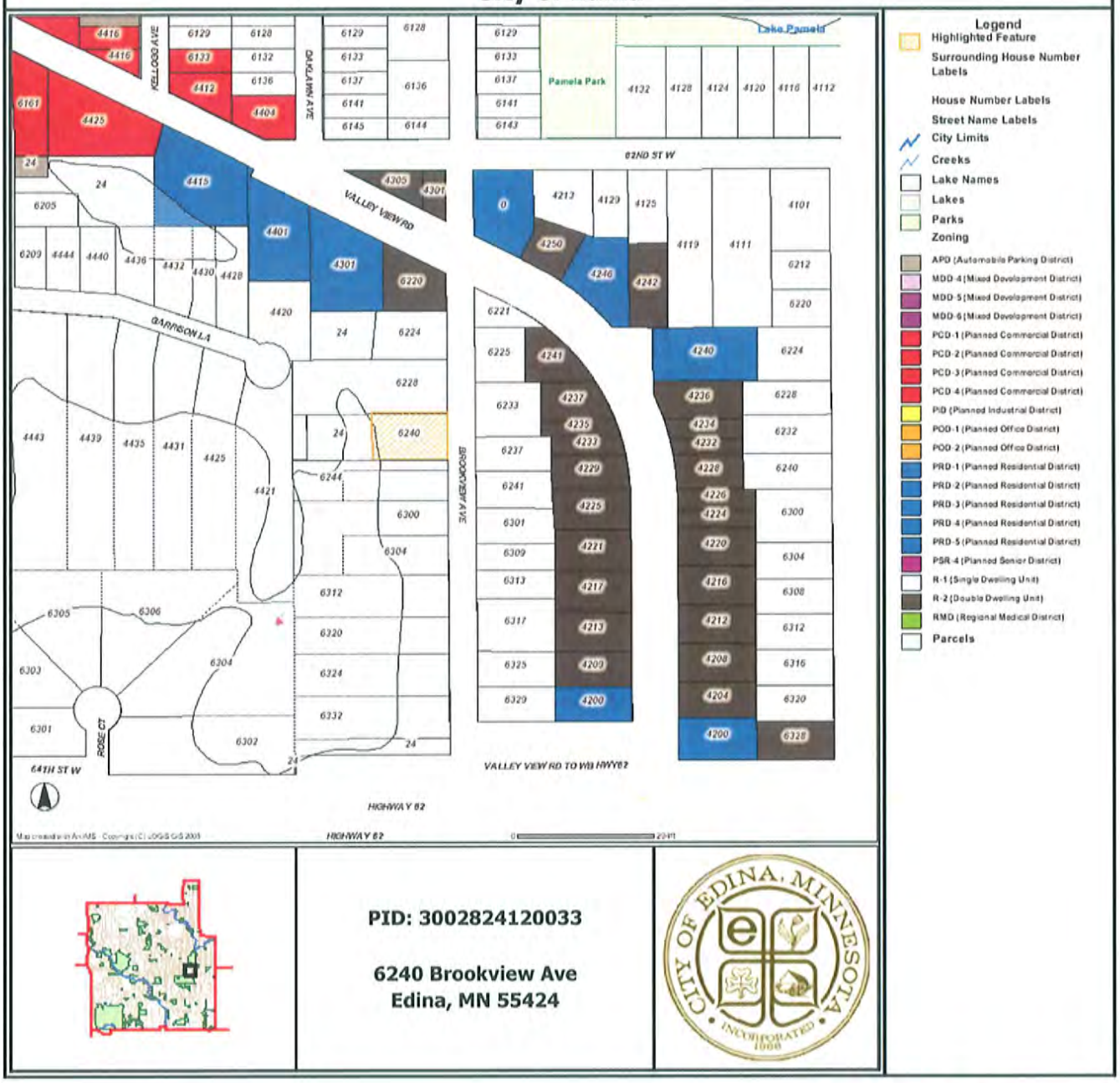
PID: 3002824120033

6240 Brookview Ave
Edina, MN 55424

CITY OF EDINA, MINNESOTA
INCORPORATED 1888

A3

City of Edina



PID: 3002824120033

6240 Brookview Ave
Edina, MN 55424

ZONING

A4

6244 Brookview

6240 Brookview

A6a

APPLICANT NARRATIVE

Edina Planning Commission:

Thank you for reviewing our request for a lot line shift between 6240 and 6244 Brookview Ave. My wife and I moved to Edina in July of 2009 from Denver and have been very happy with our time here. With my wife's employment through Target and my employment at Fairview Southdale Hospital, we don't see ourselves moving for quite some time. Thus, we have been focused on improving our property at 6244 Brookview Ave.

6244 was new construction in 2008. At that time, the builder said he felt torn about how much garage space to utilize on this fairly narrow plot of land. He chose to go with a smaller 2-car garage to maximize living space. As my family grows (twins on the way and my mother moving in full-time), we are desirous of a 3rd car stall for extra parking and storage. In November of 2011, 6240 Brookview came on the market. After discussing the opportunity with my wife, we decided to purchase 6240 and utilize it as a rental property. We would then hopefully move the property line and construct our 3rd car space, contingent on the approval of this body.

Since we are the owner of both properties, we wish to maintain a generous lot size at 6240 for a likely new construction at some point in the next decade. Thus, we have requested a line shift of only 15 feet, still keeping 6240 property width at 85 feet and increasing 6244 to 92 feet. We hope this request seems reasonable and await your ruling. We are happy to respond to any questions or concerns the Planning Commission may have.

Many thanks -
Chad & Caron Trierweiler

ADMINISTRATIVE LOT SPLIT FOR:
CHAD TRIERWEILER

Legend

- Fence
- Manhole
- Power Pole
- Hydrant
- Deciduous Tree
- Concrete Curb
- x900.0 Existing Spot Elevation
- x900.0TC Top of Curb Elevation
- x900.0TW Top of Wall Elevation
- 900 Existing Contour

- Denotes Iron Monument Found
- Denotes Set, 1/2" x 14" Iron Pipe w/ Plastic Cap Inscribed R.L.S. 15230.

85240 PROPOSED AREAS:

Lot Area to Edge of Water = 12,544.7± Sq. Ft.

IMPERVIOUS SURFACE:

House = 1,667.0± Sq. Ft.
Decks = 657.5 Less 150.0 Allowance = 507.5± Sq. Ft.

Total = 2,174.5± Sq. Ft.
= 17.3%

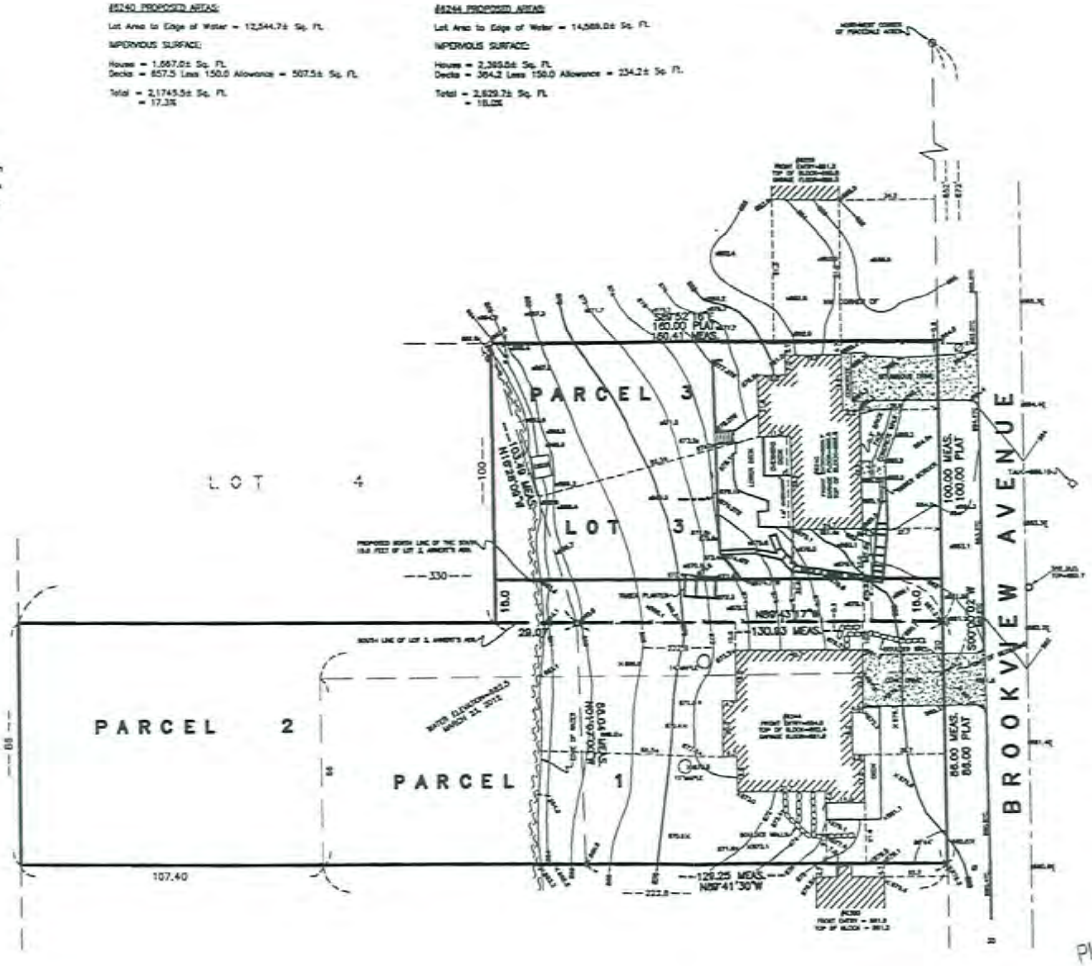
85244 PROPOSED AREAS:

Lot Area to Edge of Water = 14,569.0± Sq. Ft.

IMPERVIOUS SURFACE:

House = 2,389.0± Sq. Ft.
Decks = 364.2 Less 150.0 Allowance = 214.2± Sq. Ft.

Total = 2,603.7± Sq. Ft.
= 18.0%



SCALE: 1 INCH = 20 FEET

EXISTING PROPERTY DESCRIPTIONS:

PARCEL 1:
Commencing at a point 672 feet from the Northwest corner of PEACEDALE ACRES; thence West 222.8 feet; thence South 66 feet; thence East 222.8 feet; thence North 66 feet to the point of beginning.

PARCEL 2:
Commencing 652 feet from the Northwest corner of PEACEDALE ACRES; thence West 330 feet; thence South 86 feet; thence East 107.40 feet; thence North 68 feet; thence East 222.8 feet; thence North 20 feet to the point of beginning.

PARCEL 3:
Lot 3, AHNERT'S ADDITION, Hennepin County, Minnesota.

PROPOSED PROPERTY DESCRIPTIONS:

PARCEL 2:
Commencing 652 feet from the Northwest corner of PEACEDALE ACRES; thence West 330 feet; thence South 86 feet; thence East 107.40 feet; thence North 68 feet; thence East 222.8 feet; thence North 20 feet to the point of beginning, together with the South 15.0 feet of Lot 3, AHNERT'S ADDITION, Hennepin County, Minnesota.

PARCEL 3:
Lot 3, AHNERT'S ADDITION, except the South 15.0 feet thereof, Hennepin County, Minnesota.

BENCHMARK: T.N.H. at the SE Corner of Valley View Rd. and Brookview Ave.
Elevation = 886.62.

NOTE: No Search Was Made For Any Easements

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.

W. BROWN LAND SURVEYING, INC.

Woodrow A. Brown, R.L.S. MN REG 15230

Dated: 03-28-2012

PLANNING DEPARTMENT
APR 25 2012
CITY OF EDINA

W. BROWN LAND SURVEYING, INC.
8030 Cedar Avenue So., Suite 226
Bloomington, MN 55425
Bus: (952) 854-4055
Fax: (952) 854-4266

DRAWING: 43-12	Date: 03-28-2012 Scale: 1 inch = 20 Feet	1 of 1

A7

#6240 PROPOSED AREAS:

Lot Area to Edge of Water = 12,544.7± Sq. Ft.

IMPERVIOUS SURFACE:

House = 1,667.0± Sq. Ft.
Decks = 657.5 Less 150.0 Allowance = 507.5± Sq. Ft.

Total = 2,1745.5± Sq. Ft.
= 17.3%

#6244 PROPOSED AREAS:

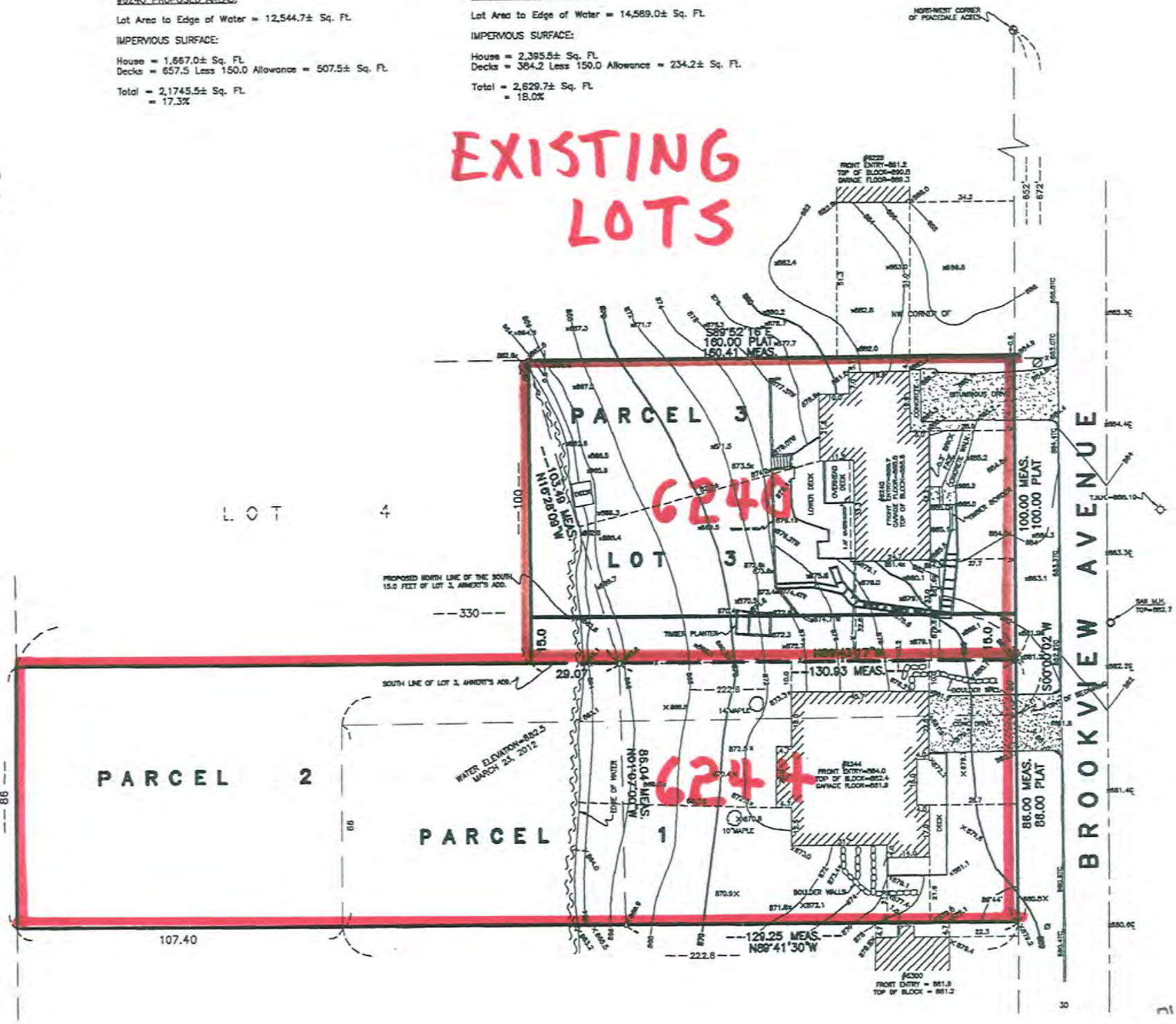
Lot Area to Edge of Water = 14,589.0± Sq. Ft.

IMPERVIOUS SURFACE:

House = 2,395.5± Sq. Ft.
Decks = 384.2 Less 150.0 Allowance = 234.2± Sq. Ft.

Total = 2,629.7± Sq. Ft.
= 18.0%

EXISTING LOTS



A8

PLANNING DEPARTME

#6240 PROPOSED AREAS:

Lot Area to Edge of Water = 12,544.7± Sq. Ft.

IMPERVIOUS SURFACE:

House = 1,667.0± Sq. Ft.
Decks = 657.5 Less 150.0 Allowance = 507.5± Sq. Ft.

Total = 2,174.5.5± Sq. Ft.
= 17.3%

#6244 PROPOSED AREAS:

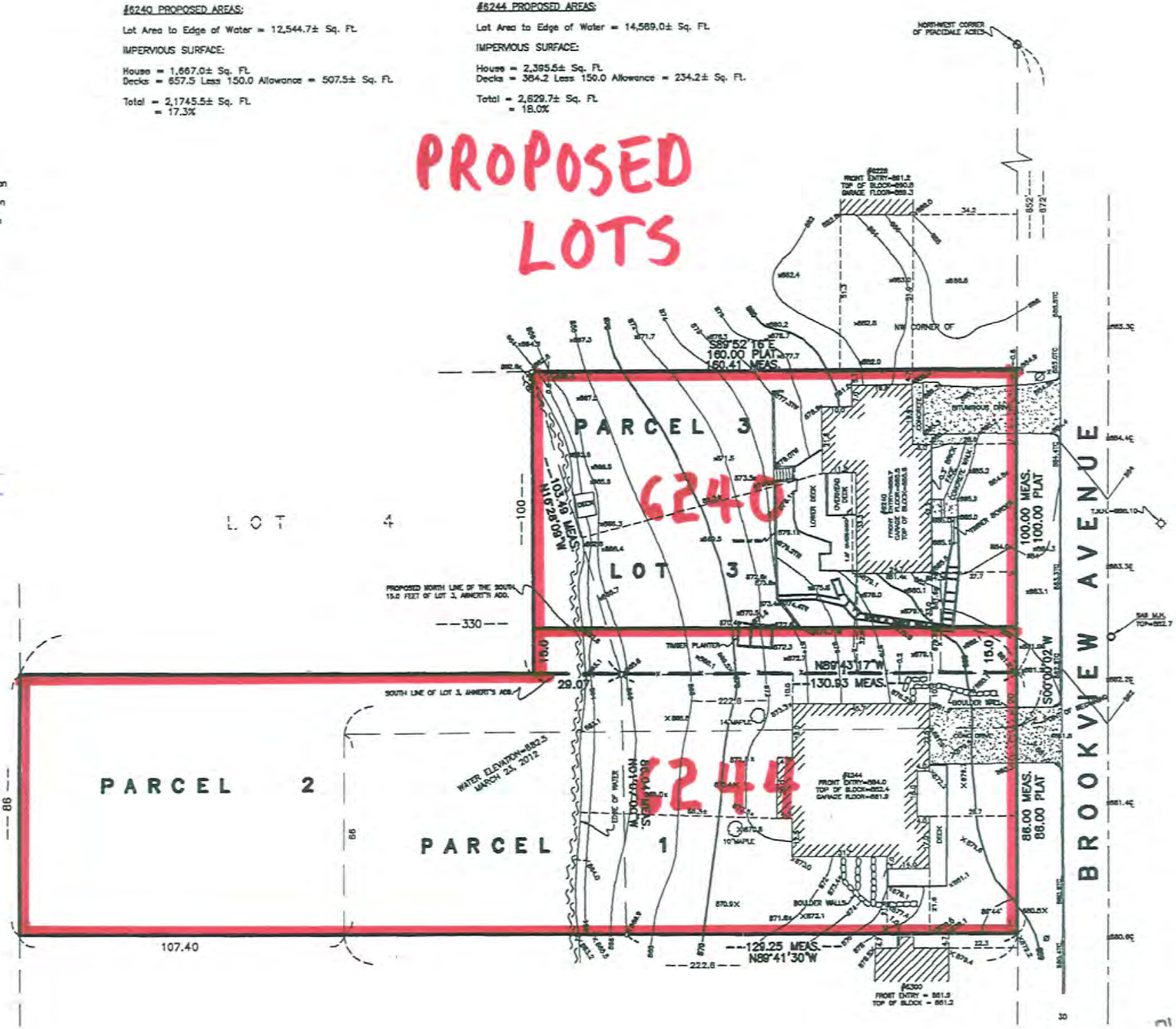
Lot Area to Edge of Water = 14,589.0± Sq. Ft.

IMPERVIOUS SURFACE:

House = 2,395.5± Sq. Ft.
Decks = 364.2 Less 150.0 Allowance = 234.2± Sq. Ft.

Total = 2,629.7± Sq. Ft.
= 18.0%

PROPOSED LOTS



PLANNING DEPARTME

MINUTES
CITY OF EDINA, MINNESOTA
PLANNING COMMISSION
CITY COUNCIL CHAMBERS
MAY 23, 2012
7:00 P.M.

I. CALL TO ORDER

Chair Grabiel called the meeting of the Edina Planning Commission to order at 7:00 PM.

II. ROLL CALL

Answering the roll call were Commissioners Scherer, Forrest, Rock, Potts, Platteter, Cherkassky, Carpenter, Fischer, Grabiel

Absent from the roll: Schroeder

III. APPROVAL OF MEETING AGENDA

Meeting Agenda was approved as submitted.

IV. APPROVAL OF CONSENT AGENDA

Commissioner Carpenter moved approval of the April 25, 2012, meeting minutes. Commissioner Scherer seconded the motion. Commissioner Fischer noted he was absent on April 25; however was included on a vote. All voted aye; motion carried.

Commissioner Platteter moved approval of the May 9, 2012 meeting minutes. Commissioner Forrest seconded the motion. All voted aye; motion carried.

V. COMMUNITY COMMENT

No comments.

VI. REPORTS AND RECOMMENDATIONS

A. Lot Division (Lot line Shift) of 6240 & 6244 Brookview Avenue, Edina, MN

Planner Presentation

Planner Teague informed the Commission Chad Trierweiler is requesting to shift the existing lot line that divides the two properties that he and his wife own at 6240 and 6244 Brookview Avenue. The purpose of the request is to shifting the side lot line 15

feet to the north to provide adequate area o build a third stall to the existing garage at 6244 Brookview Avenue.

Planner Teague concluded that staff recommends that the City Council approve the Lot Division of 6244 and 6240 Brookview Avenue subject to the following findings:

1. The existing and proposed lots meet all minimum lot size requirements.

Approval is also subject to following Condition:

1. All building activity on either lot must comply with all minimum zoning ordinance standards.

Appearing for the Applicant

Caron Trierweiler

Discussion

Commissioner Carpenter said he finds the request reasonable, adding in a sense everything remains as is; they are just "flipping" the properties.

Motion

Commissioner Carpenter moved to recommend lot division approval based on staff findings and subject to staff conditions. Commissioner Potts seconded the motion. All voted aye; motion carried.

Caron Trieweiler thanked the Commission for their support.

B. Sketch Plan Review for Southdale Apartments

Planner Presentation

Planner Teague informed the Commission they are being asked to consider a sketch plan proposal to develop the southeast corner of the Southdale site. Teague noted that the site is currently an overflow parking lot for Southdale and is used by park-n-riders for Metro Transit. Teague told the Commission the applicant can consider two means of redevelopment; rezoning to PUD or a Preliminary and Final Site plan and Final Development Plan approval with variances.

Planner Teague delivered a power point presentation highlighting the following: