REPORT/RECOMMENDATION

To:	**MAYOR AND COUNCIL**	**Agenda Item**	**Item No. IV.F.**
From:	**Cary Teague, Community Development Director**	☒	**Action**
		☐	**Discussion**
Date:	**July 17, 2012**	☐	**Information**
Subject:	**Resolution No. 2012-93 Lot Division (Lot Line Adjustment) – To shift the existing lot line that divides the properties at 5100 Ridge Road and 5101 Green Farms Road for Margaret Scholz**		
Deadline for a City Decision:	**August 21, 2012**		

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

INFORMATION/BACKGROUND:
Ms. Margaret Scholz is proposing to shift the existing lot lines that divide her properties at 5100 Ridge Road and 5101 Green Farms Road. There is no new lot being created with the request, it is simply a shift in the rear lot line for each of these lots to provide a larger back yard for the home at 5101 Green Farms Road.

Planning Commission Recommendation: On June 27, 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 2012-93
- Planning Commission Staff Report, June 27, 2012
- Minutes from the June 27, 2012 Edina Planning Commission meeting

RESOLUTION NO. 2012-93
APPROVING A LOT DIVISION OF
5101 RIDGE ROAD AND 5101 GREEN FARMS ROAD

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

DESCRIPTION OF PROPERTY SURVEYED

Parcel 1 – 5101 Green Farms Road:
Lot 6, Block 3, Parkwood Knolls 22nd Addition, Hennepin County, Minnesota

Parcel 2 – 5100 Ridge Road:
Lot 4, Auditor's Subdivison No. 325, Hennepin County, Minnesota, except the North 63.3 feet thereof and except the South 120 feet thereof.

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 – 5101 Green Farms Road:
Lot 6, Block 3, Parkwood Knolls 22nd Addition, Hennepin County, Minnesota, and the West 55 feet of Lot 4, Auditor's Subdivison No. 325, Hennepin County, Minnesota, lying North of the South 120 feet thereof and lying South of the North 63.3 feet.

Parcel 2 – 5100 Ridge Road:
Lot 4, Auditor's Subdivison No. 325, Hennepin County, Minnesota, except the North 63.3 feet thereof and except the South 120 feet thereof and except the West 55 feet thereof.

WHEREAS, the requested lot line adjustment 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 pursuant to City Code Sections 850 and 810.04 Subd. 2, and further subject, however, to the provision that no further lot line adjustment be made of said Parcels unless made in compliance with the pertinent Ordinances of the City of Edina.

Adopted this 17TH day of July, 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 July 17, 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

with access into the building. Commissioner Scherer seconded the motion. All voted aye; motion carried.

VII. REPORTS AND RECOMMENDATIONS

A. A Lot Division request for Margaret Schultz, 5100 Ridge Road and 5101 Green Farms Road.

Planner Presentation

Planner Teague explained that Margaret Scholz is requesting to shift the existing lot line that divides her properties at 5100 Ridge Road and 5101 Green Farms Road.

There is no new lot being created with the request, it is simply a shift in the rear lot line for each of these lots to provide a larger back yard for the home at 5101 Green Farms Road.

Planner Teague concluded that staff recommends that the City Council approves the Lot Division of 5100 Ridge Road and 5101 Green Farms Road as requested on the proposed lot division date stamped June 5, 2012. Approval is subject to the following condition:

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

Discussion/Comments

Commissioner Forrest commented that this lot line rearrangement could in the future skew the "neighborhood" median; especially for lot depth.

Chair Grabiel said his concern is with the odd lot line rearrangement, adding in his opinion the larger lot should accept the unusual "L" rearrangement; not the smaller lot. Grabiel said that would make more sense to him.

Planner Teague explained that both lots are owned by the same person and that this is the lot line rearrangement they submitted. Teague noted that the resulting lot division meets all median lot size requirements, while one of the existing lots does not meet the lot area or depth median.

Motion

Commissioner Staunton moved to recommend lot division approval based on staff conditions. Commissioner Fischer seconded the motion. All voted aye; motion carried.

PLANNING COMMISSION STAFF REPORT

Originator	Meeting Date	Agenda #
Cary Teague **Community Development Director**	**June 27, 2012**	**VII.A.**

INFORMATION & BACKGROUND

Project Description

Margaret Scholz is requesting to shift the existing lot line that divides her properties at 5100 Ridge Road and 5101 Green Farms Road. (See the property location on pages A1–A4.)

There is no new lot being created with the request, it is simply a shift in the rear lot line for each of these lots to provide a larger back yard for the home at 5101 Green Farms Road. (See the proposed lot divison on pages A7–A8.)

Surrounding Land Uses

The surrounding land uses are all single-family homes zoned and guided low-density residential. (See pages A3–A4.)

Existing Site Features

Both lots contain single-family residential homes with attached garages. The home on Ridge Road also contains a detached single stall garage. There are no alterations planned for either home at this time. (See pages A4–A6.)

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. The lot on Green Farms Road is currently nonconforming, as it does not meet the median lot area or lot depth for the neighborhood. However, as a result of the lot division, the lot would become conforming. (See the table below.) All other median requirements are met as a result of the division.

Compliance Table

Minimum Lot Requirements	Existing 5101 Green Farms Road	Existing 5100 Ridge Road	Proposed 5101 Green Farms Road	Proposed 5100 Ridge Road
Lot Area – 18,464 s.f.	*17,015 s.f.**	53,878 s.f.	26,513 s.f.	44,380 s.f.
Lot Width – 122 feet	133 feet	172 feet	133 feet	172 feet
Lot Depth – 137 feet	*127 feet**	312 feet	182 feet	257 feet

*** existing nonconforming condition*

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

Staff Recommendation

Recommend that the City Council approve the Lot Division of 5100 Ridge Road and 5101 Green Farms Road as requested on the proposed lot division date stamped June 5, 2012.

Approval is subject to the following findings:

1. The lot at 5101 Green Farms Road is a nonconforming lot, as it does not meet the median lot area and depth for the neighborhood.

2. As a result of the lot division 5101 Green Farms Road would become a conforming lot.

3. Both lots would 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: August 21, 2012

City of Edina

PID: 3011721310018

5101 Green Farms Rd
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

PID: 3011721310018

5101 Green Farms Rd
Edina, MN 55436

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: 3011721310018

5101 Green Farms Rd
Edina, MN 55436

City of Edina

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Surrounding House Number Labels
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2009 Aerial Photo

PID: 3011721310018

5101 Green Farms Rd
Edina, MN 55436

5100 Ridge Road

5101 Green Farms Road

080387 30/17/21 M. A. PETERSON

ADVANCE SURVEYING & ENGINEERING CO.
5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 Fax (952) 474 8267

SURVEY FOR: ***M. A. PETERSON***

SURVEYED: August 12, 2008 DRAFTED: August 13, 2008
REVISED: May 17, 2012

LEGAL DESCRIPTION OF ENTIRE PARCEL:
Lot 6, Block 3, Parkwood Knolls 22nd Addition, Hennepin County, Minnesota.
AND
Lot 4, Auditor's Subdivision No. 325, Hennepin County, Minnesota, except the North 63.3 feet thereof and except the South 120 feet thereof

PROPOSED LEGAL DESCRIPTION OF THE WESTERLY PARCEL:
Lot 6, Block 3, Parkwood Knolls 22nd Addition, Hennepin County, Minnesota,
and the West 55 feet of Lot 4, Auditor's Subdivision No. 325, Hennepin County, Minnesota lying North of the South 120 feet thereof and lying South of the North 66.3 feet thereof.

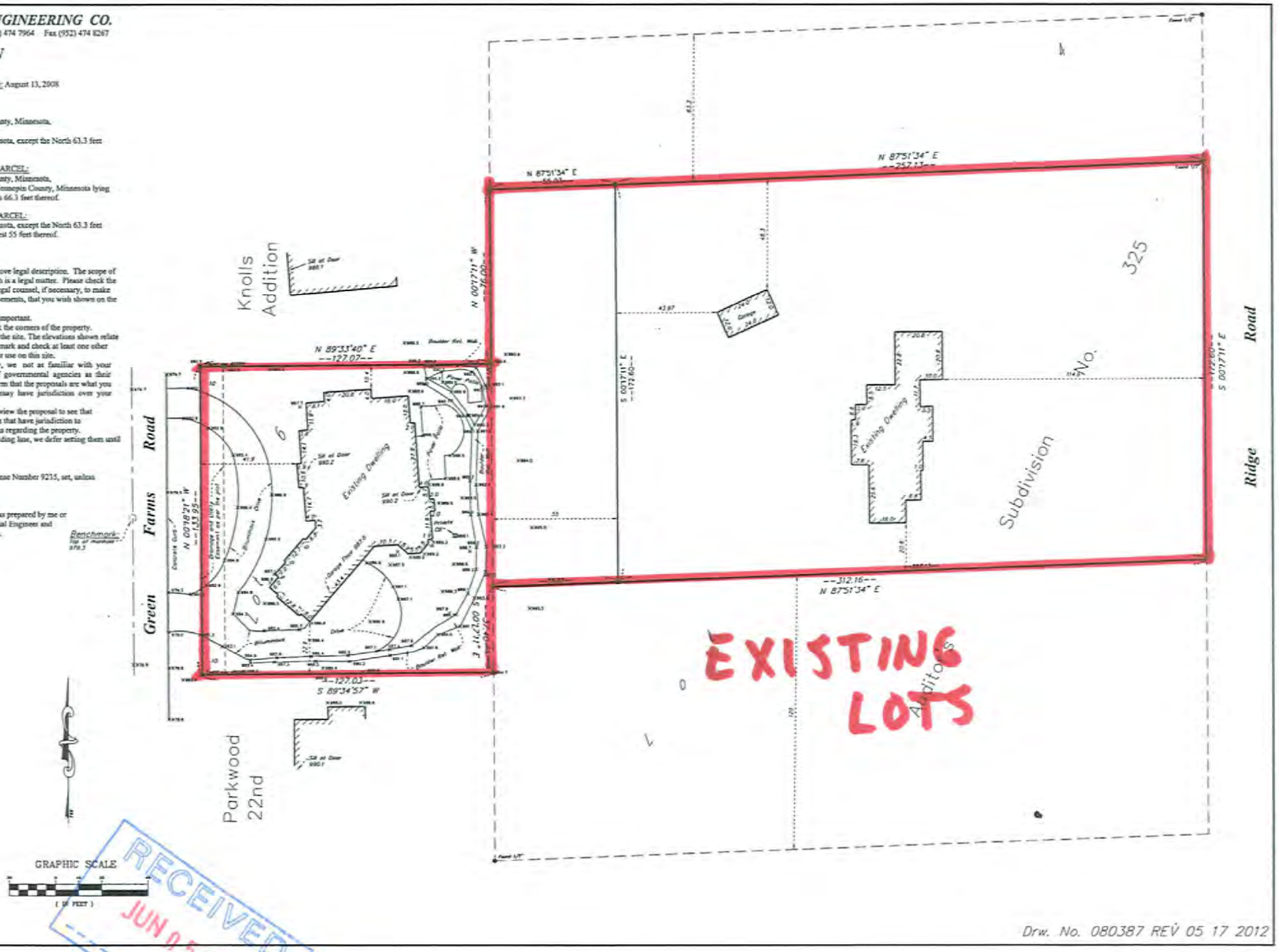
PROPOSED LEGAL DESCRIPTION OF THE EASTERLY PARCEL:
Lot 4, Auditor's Subdivision No. 325, Hennepin County, Minnesota, except the North 63.3 feet thereof and except the South 120 feet thereof and except the West 55 feet thereof.

LIMITATIONS & NOTES:
1. Showing the length and direction of boundary lines of the above legal description. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct, and that any matters of record, such as easements, that you wish shown on the survey, have been shown.
2. Showing the location of existing improvements we deemed important.
3. Setting new monuments or verifying old monuments to mark the corners of the property.
4. Showing elevations and contours to show the topography of the site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the map when determining other elevations for use on this site.
5. While we show proposed improvements to your property, we not as familiar with your plans as you are nor are we as familiar with the requirements of governmental agencies as their employees are. We suggest that you review the survey to confirm that the proposals are what you intend and submit the survey to such governmental agencies as may have jurisdiction over your project to gain their approvals if you can.
6. We show a proposed division of the property. Please review the proposal to see that it is what you intend and submit to those governmental agencies that have jurisdiction to obtain their approvals, if you can, before making any decisions regarding the property.
7. While we show monuments at the corners of the revised dividing line, we defer setting them until the city has approved the subdivision and you notify us.

STANDARD SYMBOLS & CONVENTIONS:
"●" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9215, set, unless otherwise noted.

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

James H. Parker
James H. Parker P.E. & P.S. No. 9235



Drw. No. 080387 REV 05 17 2012

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080387 30/11/21 M. A. PETERSON

ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 Fax (952) 474 8267

SURVEY FOR: **M. A. PETERSON**

SURVEYED: August 12, 2008 DRAFTED: August 13, 2008
REVISED: May 17, 2012

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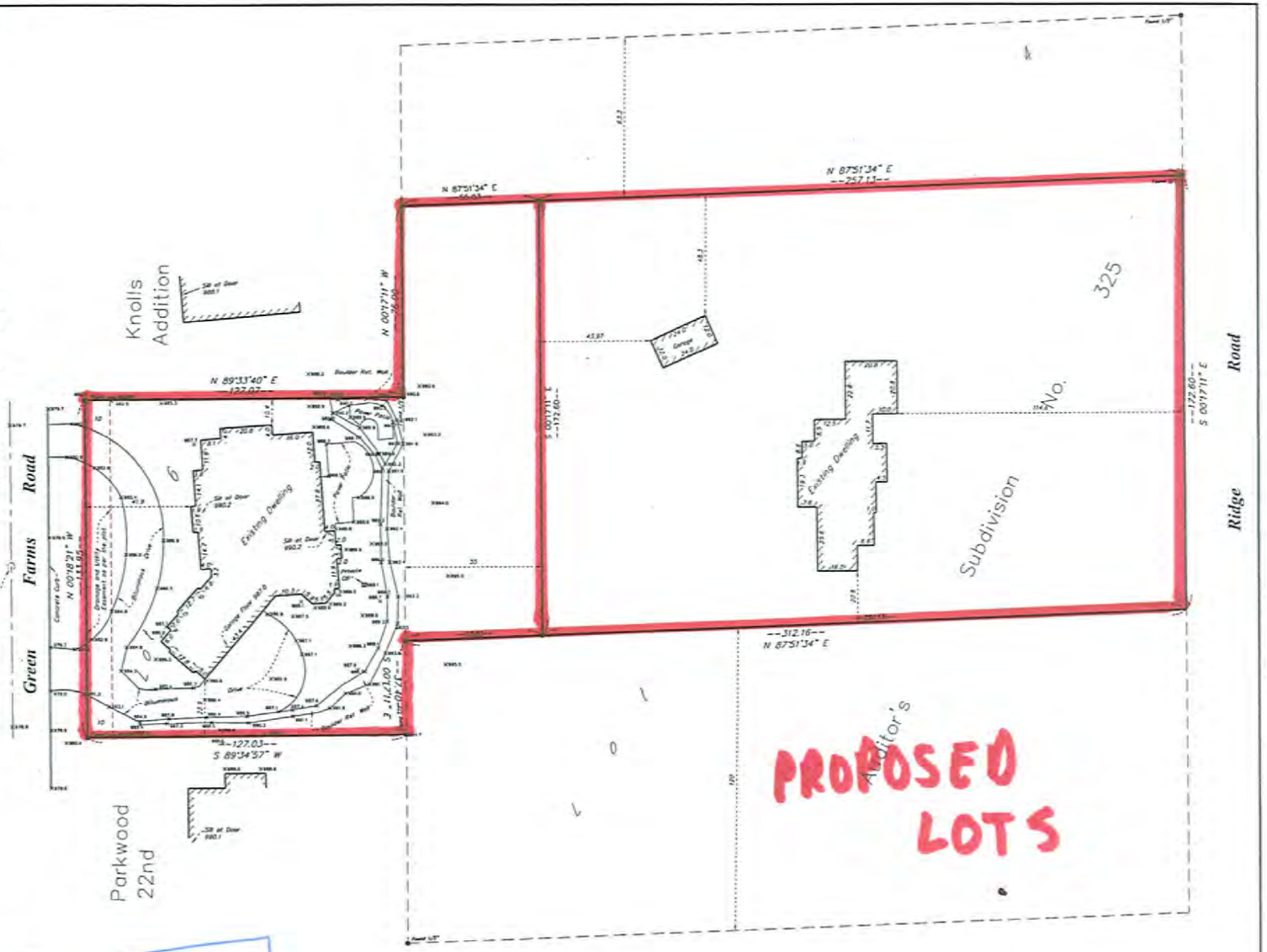
STANDARD SYMBOLS & CONVENTIONS:
"●" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

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

James H. Parker
James H. Parker P.E. & P.S. No. 9235



GRAPHIC SCALE
(IN FEET)

RECEIVED
JUN 05 2012

Drw. No. 080387 REV 05 17 2012