

CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM

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**Subject:** Simple Subdivision Request from Bahram Akradi

**Prepared By:** Nickolas Olson, Senior City Planner  
**Through:** David Abel, Community Development Director

**Meeting Date:** February 18, 2026

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**Issue:** Bahram Akradi (the “Applicant”) is the fee owner of 4520 Grimm Road and 7635 Highway 7 (collectively the “Properties”). The Applicant has proposed adjusting the common lot lines between the Properties as part of an overall plan to develop 7635 Highway 7 and additional adjacent parcels. The Applicant explains the simple subdivision request in the narrative included with a business item that appears later on the agenda. Each parcel in this simple subdivision will meet or exceed the minimum lot size requirements for the staged development district zoning district after the proposed lot line adjustment.

**Recommended City Council Action: Motion to adopt Res. No. 18-26 Approving a Simple Subdivision request from Bahram Akradi for 4520 Grimm Road and 7635 Highway 7**

**Attachments:**

1. Location Map
2. Survey of Proposal
3. Res. No. 18-26 Approving a Simple Subdivision request from Bahram Akradi for 4520 Grimm Road and 7635 Highway 7

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**Mission Statement:**

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

# 4520 Grimm Road & 7635 Highway 7



1 in = 800 Ft

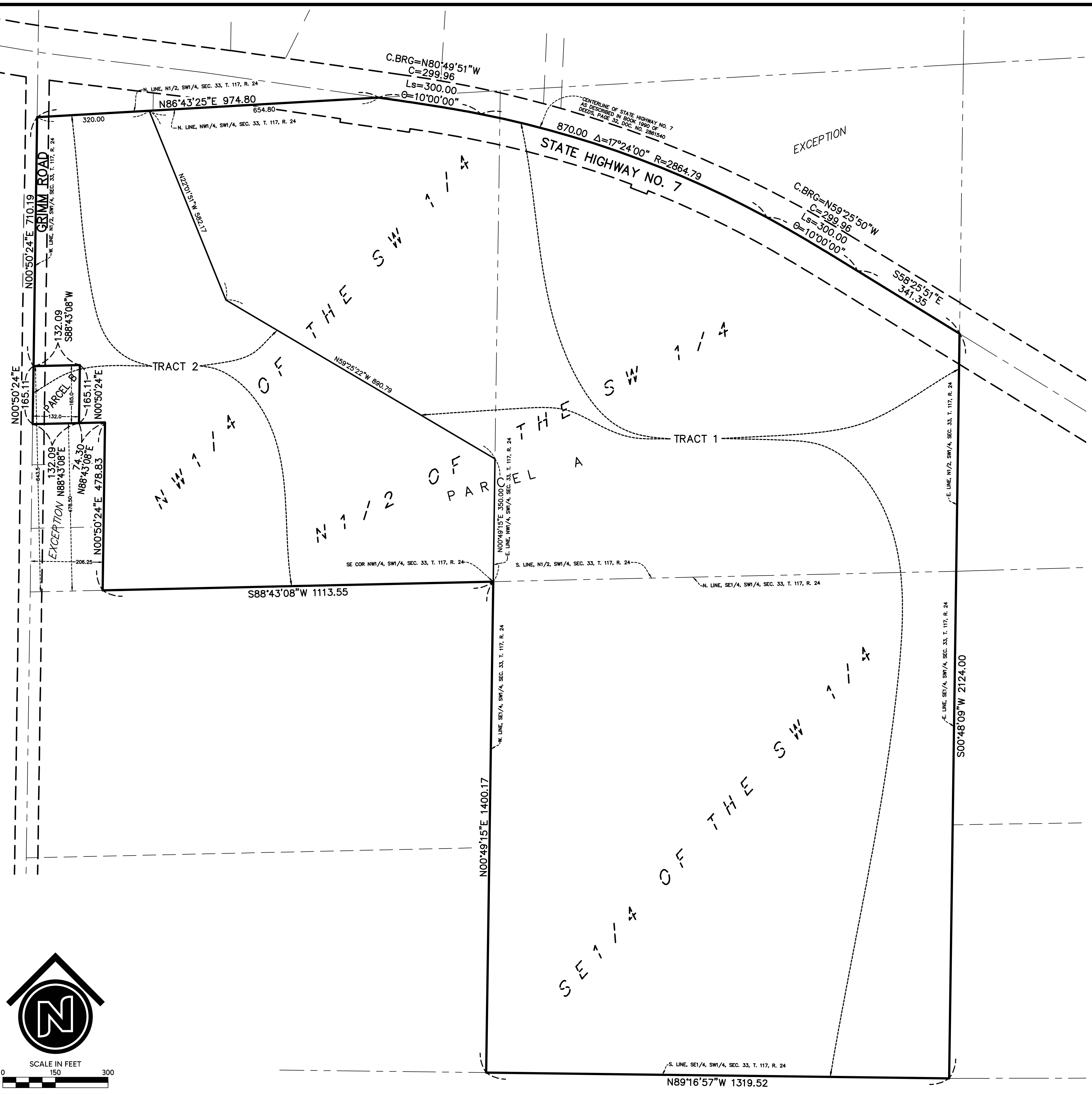
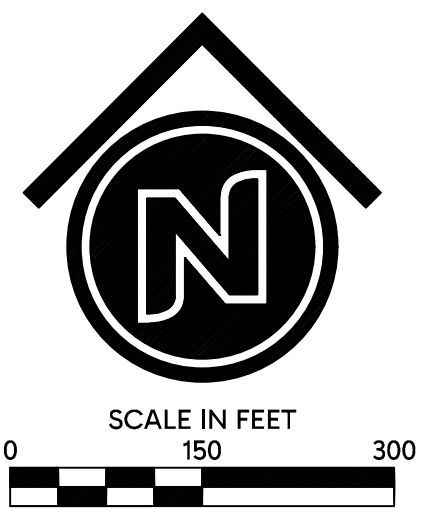
-  City Boundary
-  City Mask
- Address Labels



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January 8, 2026  
Map Powered By Datafi



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**PARCEL A PROPERTY DESCRIPTION** (PID NO. 331724320001)

The Southeast Quarter of the Southwest Quarter of Section 33, Township 117, Range 24  
and

- The North Half of the Southwest Quarter of Section 33, Township 117, Range 24, except 3 tracts of land described as follows:
- 1) That part of said North Half of the Southwest Quarter lying Northeastly of the centerline of State Highway No. 7, as described in Book 1990 of Deeds at Page 232, Doc. No. 2861540 (regarding Parcel 21);
  - 2) The North 165 feet of the South 643.5 feet of the West 132 feet of said North Half of the Southwest Quarter; and
  - 3) The South 478.50 feet of the West 206.25 feet of said North Half of the Southwest Quarter.

**PARCEL B PROPERTY DESCRIPTION** (PID NO. 331724320002)

The North 10 rods of the South 39 rods of the West 8 rods of the Northwest Quarter of the Southwest Quarter of Section 33, Township 117, Range 24, Hennepin County, Minnesota.

**PROPOSED DESCRIPTION FOR TRACT 1**

That part of the following described property:

The Southeast Quarter of the Southwest Quarter of Section 33, Township 117, Range 24  
and

- The North Half of the Southwest Quarter of Section 33, Township 117, Range 24, except 3 tracts of land described as follows:
- 1) That part of said North Half of the Southwest Quarter lying Northeastly of the centerline of State Highway No. 7, as described in Book 1990 of Deeds at Page 232, Doc. No. 2861540 (regarding Parcel 21);
  - 2) The North 165 feet of the South 643.5 feet of the West 132 feet of said North Half of the Southwest Quarter; and
  - 3) The South 478.50 feet of the West 206.25 feet of said North Half of the Southwest Quarter.

which lies easterly of the following described line:  
Beginning at the southeast corner of the Northwest Quarter of said Southwest Quarter; thence on an assumed bearing of North 00 degrees 49 minutes 15 seconds East, assumed bearing of said Northwest Quarter of Southwest Quarter, a distance of 350.00 feet; thence North 59 degrees 25 minutes 22 seconds West a distance of 890.79 feet; thence North 22 degrees 01 minute 51 seconds West a distance of 582.17 feet to the north line of said Northwest Quarter of Southwest Quarter.

**PROPOSED DESCRIPTION FOR TRACT 2 (COMBINATION)**

That part of the following described property:

The Southeast Quarter of the Southwest Quarter of Section 33, Township 117, Range 24  
and

- The North Half of the Southwest Quarter of Section 33, Township 117, Range 24, except 3 tracts of land described as follows:
- 1) That part of said North Half of the Southwest Quarter lying Northeastly of the centerline of State Highway No. 7, as described in Book 1990 of Deeds at Page 232, Doc. No. 2861540 (regarding Parcel 21);
  - 2) The North 165 feet of the South 643.5 feet of the West 132 feet of said North Half of the Southwest Quarter; and
  - 3) The South 478.50 feet of the West 206.25 feet of said North Half of the Southwest Quarter.

which lies westerly of the following described line:  
Beginning at the southeast corner of the Northwest Quarter of said Southwest Quarter; thence on an assumed bearing of North 00 degrees 49 minutes 15 seconds East, assumed bearing of said Northwest Quarter of Southwest Quarter, a distance of 350.00 feet; thence North 59 degrees 25 minutes 22 seconds West a distance of 890.79 feet; thence North 22 degrees 01 minute 51 seconds West a distance of 582.17 feet to the north line of said Northwest Quarter of Southwest Quarter.

**TOGETHER WITH**

The North 10 rods of the South 39 rods of the West 8 rods of the Northwest Quarter of the Southwest Quarter of Section 33, Township 117, Range 24, Hennepin County, Minnesota.

**NOTES**

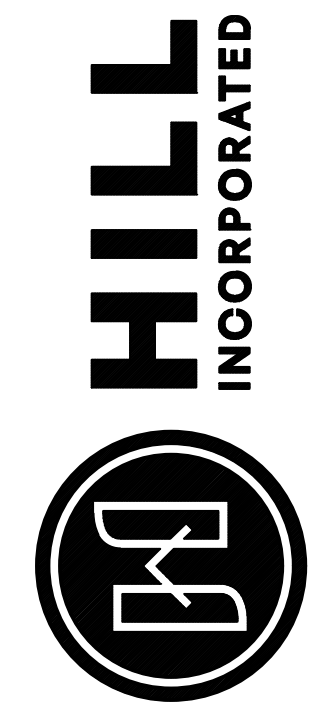
1. The bearing system is based on the east line of Northwest Quarter of the Southwest Quarter of Sec. 33, T. 117, R. 24 which is assumed to bear North 00 degrees 49 minutes 15 seconds East.
2. The gross area of the Parcel A is 113.509 Acres or 4,944,464 square feet.  
The gross area of the Parcel B is 0.500 Acres or 21,795 square feet.  
The gross area of the Tract 1 is 90.244 Acres or 3,931,045 square feet.  
The gross area of the Tract 2 is 23.765 Acres or 1,035,214 square feet.

**SURVEYOR'S CERTIFICATE**

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

Signed this 17th day of December, 2025  
*Marcus F. Hampton*  
Marcus F. Hampton, MN L.S. 196.47481

2999 WEST C.R. 42, SUITE 100  
BURNSVILLE, MN 55306  
PHONE: 952-890-6044  
marcus@mmhill.com  
www.mmhill.com



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
Date: \_\_\_\_\_ Reg. No. \_\_\_\_\_

**MINNETRISTA SITE**  
MINNETRISTA, MINNESOTA  
**ADMINISTRATIVE LOT SPLIT**  
FOR  
**M/I HOMES OF MINNEAPOLIS LLC**

DRAWN BY  
PLM

DATE  
12/17/2025

REVISIONS

CAD FILE  
24339ADM-SUB.dwg

PROJECT NO.  
24339-00

SHEET 1 OF 1

**RESOLUTION NO. 18-26**

**CITY OF MINNETRISTA**

**RESOLUTION APPROVING A SIMPLE SUBDIVISION FOR BAHRAM  
AKRADI TO ALLOW FOR A LOT LINE ADJUSTMENT BETWEEN  
PROPERTIES LOCATED AT 4520 GRIMM ROAD AND 7635 HIGHWAY**

**7**

WHEREAS, the city of Minnetrista (the “City”) is a municipal corporation, organized and existing under the laws of Minnesota; and

WHEREAS, the City has adopted a zoning ordinance and subdivision regulations, which are codified in chapter 5 of the city code, to promote the orderly, economic and safe development and utilization of land within the community; and

WHEREAS, Bahram Akradi (the “Applicant”) is the fee owner of the two adjacent parcels located at 4520 Grimm Road and 7635 Highway 7, which are legally described on Exhibit A attached hereto; and

WHEREAS, the Applicant has requested that the common lot line between the parcels be modified so that the two newly configured properties will be as legally described on Exhibit B attached hereto; and

WHEREAS, the existing and new parcels are depicted on Exhibit C attached hereto; and

WHEREAS, the City Council considered the Applicant’s request for a simple subdivision for a lot line adjustment at its meeting on February 18<sup>th</sup>, 2026 and adopted the following findings of fact regarding the application:

1. The Applicant has properly applied for a simple subdivision in accordance with city code; and
2. The request does not involve the creation of any additional lots; and
3. The resulting lots conform to the City’s land use regulations.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Minnetrista, Minnesota that the Applicant’s request for a simple subdivision to allow a lot line adjustment of the properties at 4520 Grimm Road and 7635 Highway 7 is hereby approved, subject to the following:

1. The new legal descriptions of the two parcels are those included on Exhibit B attached hereto.
2. The approval of this simple subdivision shall expire within one year of the date of this resolution unless recorded within Hennepin County within that period of time; and

3. The Applicant shall reimburse the City for all costs and expenses associated with the review of this application.

This resolution was adopted by the City Council of the City of Minnetrista on the 18<sup>th</sup> day of February, 2026 by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Lisa Whalen, Mayor

ATTEST:

\_\_\_\_\_  
Ann Meyerhoff, City Clerk

## EXHIBIT A

### Existing Legal Descriptions

#### PARCEL A (7635 Highway 7):

The Southeast Quarter of the Southwest Quarter of Section 33, Township 117, Range 24

and

The North Half of the Southwest Quarter of Section 33, Township 117, Range 24, except 3 tracts of land described as follows:

- 1) That part of said North Half of the Southwest Quarter lying Northeasterly of the centerline of State Highway No. 7, as described in Book 1990 of Deeds at Page 232, Doc. No. 2861540 (regarding Parcel 21);
- 2) The North 165 feet of the South 643.5 feet of the West 132 feet of said North Half of the Southwest Quarter; and
- 3) The South 478.50 feet of the West 206.25 feet of said North Half of the Southwest Quarter.

#### PARCEL B (4520 Grimm Road):

The North 10 rods of the South 39 rods of the West 8 rods of the Northwest Quarter of the Southwest Quarter of Section 33, Township 117, Range 24) Hennepin County, Minnesota.

## EXHIBIT B

### New Legal Descriptions

#### PROPOSED TRACT 1 (7635 Highway 7):

That part of the following described property:

The Southeast Quarter of the Southwest Quarter of Section 33, Township 117, Range 24

and

The North Half of the Southwest Quarter of Section 33, Township 117, Range 24, except 3 tracts of land described as follows:

- 1) That part of said North Half of the Southwest Quarter lying Northeasterly of the centerline of State Highway No. 7, as described in Book 1990 of Deeds at Page 232, Doc. No. 2861540 (regarding Parcel 21);
- 2) The North 165 feet of the South 643.5 feet of the West 132 feet of said North Half of the Southwest Quarter; and
- 3) The South 478.50 feet of the West 206.25 feet of said North Half of the Southwest Quarter.

which lies easterly of the following described line:

Beginning at the southeast corner of the Northwest Quarter of said Southwest Quarter; thence on an assumed bearing of North 00 degrees 49 minutes 15 seconds East, assumed bearing of said Northwest Quarter of Southwest Quarter, a distance of 350.00 feet; thence North 59 degrees 25 minutes 22 seconds West a distance of 890.79 feet; thence North 22 degrees 01 minute 51 seconds West a distance of 582.17 feet to the north line of said Northwest Quarter of Southwest Quarter.

#### PROPOSED TRACT 2 (4520 Grimm Road):

That part of the following described property:

The Southeast Quarter of the Southwest Quarter of Section 33, Township 117, Range 24

And

The North Half of the Southwest Quarter of Section 33, Township 117, Range 24, except 3 tracts of land described as follows:

- 1) That part of said North Half of the Southwest Quarter lying Northeasterly of the centerline of State Highway No. 7, as described in Book 1990 of Deeds at Page 232, Doc. No. 2861540 (regarding Parcel 21);
- 2) The North 165 feet of the South 643.5 feet of the West 132 feet of said North Half of the Southwest Quarter; and
- 3) The South 478.50 feet of the West 206.25 feet of said North Half of the Southwest Quarter.

which lies westerly of the following described line:

Beginning at the southeast corner of the Northwest Quarter of said Southwest Quarter; thence on an assumed bearing of North 00 degrees 49 minutes 15 seconds East, assumed bearing of said Northwest Quarter of Southwest Quarter, a distance of 350.00 feet; thence

North 59 degrees 25 minutes 22 seconds West a distance of 890.79 feet; thence North 22 degrees 01minute 51 seconds West a distance of 582.17 feet to the north line of said Northwest Quarter of Southwest Quarter.

TOGETHER WITH

The North 10 rods of the South 39 rods of the West 8 rods of the Northwest Quarter of the Southwest Quarter of Section 331 Township 117, Range 241 Hennepin County, Minnesota.

