

CITY OF NORTHFIELD, MN
CITY COUNCIL RESOLUTION 2021-060

APPROVAL OF A MINOR SUBDIVISION OF OUTLOT F, LOCUST DEVELOPMENT

WHEREAS, Timberfield Apartments of Northfield Phase Two, LLP. (“Applicant”) has submitted an application for Minor Subdivision of land legally described as Outlot F, Locust Development, City of Northfield, Rice County, Minnesota, and shown in Exhibit A (the “Minor Subdivision”); and

WHEREAS, pursuant to Northfield City Code, Chapter 34, Section 8.5.11 (C), the following criteria shall be considered in the review of minor subdivisions and lot consolidations: (1) The subdivision or consolidation must be in general compliance with the comprehensive plan; (2) The subdivision or consolidation must meet the purpose and intent of this LDC; (3) Unless prior or concurrent approval of a variance is granted, any such minor subdivision or consolidation shall result in lots that meet the dimensional requirements for the zoning district in which the property is located, or shall not further increase the nonconformity of any lot dimension or structure; (4) The resulting parcels shall generally conform with the shape, character, and area of existing or anticipated land subdivisions in the surrounding areas; and (5) The subdivider shall comply with the park dedication (See Section 5.2.6, Parks, Trails, and Open Space Dedication), tree preservation (See Section 3.5.6, Tree and Woodland Preservation), and wetland buffer regulations, as required for a major subdivision; and

WHEREAS, the City Council of the City of Northfield may hear requests for Minor Subdivision approval pursuant to Northfield City Code, Chapter 34, Section 8.5.11 Review Procedures, through a Type 5 Review Procedure upon review by the Development Review Committee; and

WHEREAS, the Development Review Committee reviewed the Minor Subdivision on June 14, 2021, and recommended approval to the City Council; and

WHEREAS, the City Council of the City of Northfield has reviewed the proposed Minor Subdivision for compliance with the City of Northfield Comprehensive Plan, the Land Development Code of the City of Northfield, and statutes of the State of Minnesota.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT:

The Minor Subdivision of the real property legally described and depicted in Exhibit A is hereby approved with the following conditions:

1. The Minor Subdivision shall comply with the provisions of all state statutes and standard procedures for platting in Rice County.

2. The Minor Subdivision shall be recorded within 1 year of approval or the City's approval shall be deemed null and void.
3. The subdivision shall create Timberfield Apartments First Addition.
4. The Applicant shall pay all applicable fees for recording the Minor Subdivision and otherwise related thereto.

PASSED by the City Council of the City of Northfield on this 13th day of July, 2021.

ATTEST

City Clerk

Mayor

VOTE: ___ POWNELL ___ GRABAU ___ NAKASIAN ___ NESS
 ___ PETERSON WHITE ___ REISTER ___ ZUCCOLOTTO

Exhibit A

TIMBERFIELD APARTMENTS FIRST ADDITION
(plat attached)