



Legislation Text

File #: Res. 2020-075, **Version:** 1

City Council Meeting Date: September 1, 2020

To: Mayor and City Council
City Administrator

From: Mikayla Schmidt, City Planner

Consideration of Resolution Approving a Minor Subdivision of Paul Hanson Subdivision Addition.

Action Requested:

Staff recommends approval of the attached resolution authorizing a Minor Subdivision of the Paul Hanson Subdivision (12.6 acre lot) to create Paul Hanson Subdivision 2nd Addition. The new lot (approx. 0.5 acre lot) will be used for the construction of Wings Financial Credit Union.

Summary Report:

The applicant, Wings Financial Credit Union, has submitted an application for a Minor Subdivision to split the parcel addressed, 2323 Hwy 3 S, where the retail store Target is located. Approximately half of the Target parcel is utilized for parking. The Wings Financial site will be located on the southwest corner of Target's parking lot. The parcel is zoned Highway Commercial (C2-B).

According to Article 8 of the Northfield Land Development Code (LDC), a Minor Subdivision follows a Type 5 review procedure. Type 5 review procedure decisions are made by the City Council with staff recommendation and do not require a public hearing at the Planning Commission. The approval criteria is as follows:

(A) Approval Criteria

All of 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.

This subdivision is in compliance with the Northfield Comprehensive Plan. It reflects the spirit and values of the land use principles as it is an infill project that will provide additional commercial opportunities.

- (2) The subdivision or consolidation must meet the purpose and intent of this LDC.

The proposed subdivision was found to be in full compliance with the LDC through review by the City Planner and the Engineering Department.

- (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.

The subdivision of this parcel will meet the dimensional requirements for the C2 zoning district.

- (4) The resulting parcels shall generally conform with the shape, character, and area of existing or anticipated land

subdivisions in the surrounding areas.

The resulting parcels conform with the shape, character, and area of existing or anticipated land subdivisions in the surrounding areas.

- (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.

No park dedication is required, as it was met when the initial parcel was platted. SAC and WAC fees will be collected as part of the site plan review process. Some trees will be removed in order to access utilities, but will be replaced. There are no wetland to be preserved on the lot. Street trees and landscaping will be followed per the LDC guidelines.

Alternative Options:

The provisions of the Type 5 review procedure are met and therefore no alternative options are offered.

Financial Impacts:

No financial impacts will affect the City of Northfield on this Minor Subdivision process.

Tentative Timelines:

Following the approval of this Minor Subdivision the plat will be recorded with Rice County.