



Legislation Text

File #: Res. 2020-023, **Version:** 1

City Council Meeting Date: February 18, 2020

To: Mayor and City Council
City Administrator

From: Mikayla Schmidt, City Planner

Consideration of Resolution Approving a Minor Subdivision of Lot 2 Block 1 of the Locust Development 3rd Addition.

Action Requested:

Staff recommends approval of the attached resolution authorizing a Minor Subdivision of the Timberfield Apartments Plat from one (3.31 acre lot) into two lots (the southern lot consisting of 1.67 acres and the northern lot consisting of 1.64 acres).

Summary Report:

The applicant, Kuepers Inc., has submitted an application for a Minor Subdivision to split the lot. Lot 2 Block 1 of the Locust Development 3rd Addition is a vacant 3.31 acre parcel zoned Neighborhood General 2 (N2-B). Lot 2 Block 1 is part of the Locust Development Final Plat approved in February of 2002. The Final Plat of Locust Development was formerly known as “Honeylocust on Main” and the “Briarwoods Addition” to the City of Northfield.

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 housing 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 N2 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.

Park dedication, SAC and WAC will be collected as part of the site plan review process. There are no trees to be preserved on the lot nor wetlands.

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 on this Minor Subdivision process.

Tentative Timelines:

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