



Legislation Text

File #: Res. 2018-074, **Version:** 1

City Council Meeting Date: August 21, 2018

To: Mayor and City Council
City Administrator

From: Mikayla Schmidt, Community Development Specialist
Scott Tempel, City Planner

Consideration of Resolution Approving a Minor Subdivision of Locust Development 3rd Addition - Outlot E.

Action Requested:

Staff recommends approval of a Resolution authorizing a Minor Subdivision of the Locust Development 3rd Addition - Outlot E from one (3.9 acre lot) into two lots (the southern lot consisting of 0.53 acres and the northern lot consisting of 3.37 acres).

Summary Report:

Outlot E of the Locust Development 3rd Addition is a vacant 3.9 acre parcel zoned Neighborhood General 2 (N2 -B). Outlot E 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.

The applicant, Blackbird LLC, has submitted an application for a Minor Subdivision to provide a lot for The Family Residence - a 12-unit memory care facility. The northern section of the 3.9 acre lot will become a 3.37 acre lot and the southern lot will become 0.53 acres to accommodate The Family Residence. A preliminary site plan of The Family Residence is provided

The initial survey indicated City of Northfield stormwater lines are located outside the current utility easement. The applicant has increased the width of the easement to 20 feet to contain the stormwater infrastructure. No other easements or public improvements are required.

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.
- (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.
- (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.

Findings:

1. This subdivision is in compliance with the Northfield Comprehensive Plan. It is shown in the Pipeline for development on the Conservation and Development map. 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 proposed subdivision was found to be in full compliance with the LDC through review by the City Planner and the Engineering Dept.
3. There are no dimensional requirements for 9 or More Residential Units in the N2 zone. The project meets the density objective.
4. The resulting parcels conform with the shape, character, and area of existing or anticipated land subdivisions in the surrounding areas.
5. Park dedication has been met for the Locust Subdivision. There are no trees to be preserved on the lot nor wetlands. SAC and WAC will be collected.

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. Total project cost for “The Family Residence” is approximately \$1.1 million. The Family Residence has acquired two public loans to help fund the project. The Northfield EDA approved a \$50,000 revolving loan for the project, and the Rice County HRA matched this amount with a \$50,000 loan.

Tentative Timelines:

Following the approval of this Minor Subdivision and recording the Final Plat with Rice County, the applicant will submit a site plan application within the next 30-days for review and approval. Building permit review process will follow shortly thereafter.