



Legislation Text

File #: Res. 2018-105, **Version:** 1

City Council Meeting Date: October 16, 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 Clinton Heights Lot 1, Block 1.

Action Requested:

The City Council is being asked to consider approval of the attached Resolution authorizing a Minor Subdivision of the Clinton Heights Addition - Lot 1, Block 1 from one 1.55 acre lot into two lots (Parcel A = 0.53 acres and Parcel B = 1.02 acres) thus creating Clinton Heights Second Addition.

Summary Report:

Lot 1 Block 1 of the Clinton Heights Addition is a vacant 1.55-acre parcel zoned C2-B: Highway Commercial.

JoNo Inc. submitted for Site Plan Review at the end of July to create two new buildings on the site; a new family dental clinic to the north and an oral maxillofacial surgery (OMS) building to the south. The applicant is requesting the subdivision of the lot to accommodate the potential sale of the OMS building in the future.

The Development Review Committee had their final meeting on the parcel on October 2, 2018. Engineering submitted comments to Strapko Engineering, which were addressed at the meeting. The Planning Department had no further adjustments to the site. Strapko Engineering was given final written approval from Engineering and Planning for the Site Plan Review on September 26.

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 complies 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 Department.
3. The dimensional requirements from the subdivision are met.
4. The resulting parcels conform with the shape, character, and area of existing or anticipated land subdivisions in the surrounding areas.
5. The subdivider meets all the park dedication per the original Clinton Heights Subdivision.

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 Northfield Family Dental and OMS surgery building is approximately \$2.6 million.

Tentative Timelines:

Following the approval of this Minor Subdivision, the Final Plat will be recorded with Rice County. The applicant submitted for Building permit review on September 27.