



## Legislation Text

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**File #:** Res. 2020-003, **Version:** 1

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**City Council Meeting Date:** January 7, 2020

**To:** Mayor and City Council  
City Administrator

**From:** Mikayla Schmidt, City Planner

Consider Resolution for the Lot Consolidation of 501 Washington Street and 503 Washington Street.

**Action Requested:**

The Northfield City Council approves the attached Resolution for a lot consolidation as proposed by Mark Heiman to plat the West 100 feet of Lot 6 and the North 47 feet of Lot 7 except the East 45 of said Lot 7, all in Block 49, Original Town plat of Northfield, City of Northfield, Rice County Minnesota.

**Summary Report:**

The applicant, Mark and Laura Heiman, is requesting to consolidate two parcels into one parcel. The property consists of 0.29 acres zoned R1-B Low Density Residential.

Both parcels are owned by the applicant. The lot consolidation will facilitate proposed modifications to the property. Mr. Heiman plans to keep the existing house on 503 Washington St., demolish the structure on 501 Washington St., and construct a new building on the 501 Washington St. site with a “tuck-under” detached garage that includes an accessory dwelling unit above the garage. Preliminary plans have been discussed with staff. Final setbacks and conformance with the Land Development Code will be confirmed upon building permit application.

According to City Code Section 8.5.11 Review Procedures, the City Council can approve a Minor Subdivision as a Lot Division or Lot Consolidation through a Type 5 Review Procedure upon review by the Development Review Committee (DRC). The DRC is the technical review body composed of city staff and others (i.g. city engineer, city planner, building official, fire chief, outside agencies and professionals, etc.) who are responsible for the initial review of applications submitted to the LDC (See Section 7.7 of the City Code). The DRC met on December 5, 2019 and discussed the request. No concerns were raised from the Engineering department or other members of the DRC.

The Community Development department reviewed the approval criteria for lot consolidations. The consolidation is found to be in general compliance with the comprehensive plan, meet the purpose and intent of the Land Development Code, does not further increase the nonconformity of any lot dimension or structure, and results in a parcel conforming to the shape and character of the existing neighborhood.

Of the two parcels, 503 Washington Street South has an existing nonconformance. The lot has frontage on both Washington Street and 5<sup>th</sup> Street as an “L” shaped parcel surrounding 501 Washington St. S. This nonconformance would be eliminated by the lot consolidation.

In the R1-B zoning district, the maximum lot width for new lots is 75 feet; however, a portion of 503 Washington St. is already the width of the proposed consolidation therefore the nonconformity is not increasing. In addition, several existing corner properties in original town are of similar size and dimension.

A condition is included in the resolution to ensure a nonconformance is not created by having two primary structures on a single parcel. The Mayor and City Clerk would not sign the plat until the demolition of the existing structure (through proper permitting) located at 501 Washington St. S. is deemed completed via inspection by Building Division staff.

In conclusion, the consolidation will not increase the nonconformity of any lot dimension or structure, it will eliminate an existing nonconformance and it will provide an opportunity for the redevelopment of a residential lot in character of the existing neighborhood. Staff recommends approval of the lot consolidation.

**Alternative Options:**

The application has been determined to meet the approval criteria by staff. If a criteria is determined to be not met the Council could choose to deny the application.

**Financial Impacts:**

NA

**Tentative Timelines:**

The plat will be signed by the Mayor and City Clerk after the demolition of the structure at 501 Washington St. S. is completed. Then the applicant will then record the plat.