



Legislation Details (With Text)

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Title: Consideration of Minor Subdivision of 219 Water Street.

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Date	Ver.	Action By	Action	Result
6/6/2017	1	City Council	approve	Pass

City Council Meeting Date: June 6, 2017

To: Mayor and City Council
City Administrator

From: Scott Tempel, City Planner
Chris Heineman, Community Development Director

Consideration of Minor Subdivision of 219 Water Street

Action Requested:

Staff recommends approval of a Resolution to approve a Minor Subdivision of two parcels of real property owned by the City of Northfield located at 219 South Water Street.

Summary Report:

The City of Northfield acquired 219 South Water Street in December of 2013 to facilitate future redevelopment opportunities in this area. At that time, possible options for redevelopment that were considered included improved access to the Cannon River and to facilitate the potential expansion of adjacent businesses.

City staff received a preliminary site plan from the owner of Basil's Pizza in October of 2015, including a proposal for a pergola, patio, and outdoor seating area to be located on the north side of 301 Water Street. The site plan was reviewed by staff at a Development Review Committee (DRC) meeting and was determined that the project met the code requirements and was feasible based on the information presented.

The City Council reviewed the proposed project at a work session on November 10, 2015 and directed staff to initiate the additional steps required to move this project forward. One of the required next steps was to refer the proposed project to the Planning Commission for review. Pursuant to MN Statutes, the Planning Commission reviewed the proposed disposition of City-owned land to determine if it was in conformance with the Comprehensive Plan. Additionally, there was discussion on a number of other items to review such as

creating a plan for the site including landscaping and access, addressing the special parking accommodations near the site, informing neighbors of the project for opportunity for input.

The Planning Commission reviewed the proposed project at a meeting on December 17, 2015 and determined that the disposition of City-owned property and proposed use complied with the Northfield Comprehensive Plan. The Planning Commission also recommended that the minor subdivision be compliant with Land Development Code regulations.

Theologia Pitsavas has since revised the scope of her project from a patio and pergola to a full expansion of the restaurant. The project now includes a 912 square foot, four-season dining room and new code-compliant restrooms in the existing restaurant. This design went before the HPC in October 2016 and received approval on an advisory basis. The proposal is a one-story addition due to difficulties in adding a functional second floor to such a narrow addition.

A one-story addition to an existing two-story building in the C1 zone required a variance per the LDC. The Zoning Board of Adjustment (ZBA) granted approval of a variance to the two-story height requirement in October 2016. The ZBA approved the variance based on the following criteria:

- 1) The width (18 foot) of the restaurant addition is not well suited for second story residence because it is too narrow to accommodate a functional apartment layout and design.
- 2) A second story addition on the north side would interfere with continued use of the living area on the second floor of Basil's Pizza by blocking the emergency egress and require retrofitting of the entire building for fire separation.
- 3) A second story addition would significantly reduce access to natural light and airflow to the existing unit located above Basil's Pizza.

Preliminary site plan approval and the variance were prerequisite to completing a development agreement to move the project forward. A Minor Subdivision to consolidate the lots into one parcel is the next step because the Building Code does not allow structures to cross parcel lines. A Minor Subdivision also provides a clean record of title for tax records and future planning purposes. A new plat is included in the packet for your review. Minor Subdivisions do not require Planning Commission approval. The plat provided does reflect the objectives of the PC by creating a more standard shaped lot than what was originally proposed.

Financial Impacts:

The applicant submitted an application for minor subdivision, including the required application fee and escrow funds. The cost for completing the surveys and plat drawings for the parcels owned by the City of Northfield were incurred by the Community Development Department. Mrs. Pitsavas has submitted application and escrow fees for the Minor Subdivision and Variance processes.

Tentative Timelines:

The plat must be executed and recorded with Rice County within 90 days of the date of approval. In accordance with the Resolution clause #2, the applicant must enter into a purchase and redevelopment agreement for the redevelopment project with the City at a future date (yet to be determined) prior to the City's execution of the plat and recording with Rice County. At this time, staff is anticipating that the purchase and redevelopment will be ready for scheduling before the Council for final consideration at a meeting in August. The delay is anticipated due to the applicant's personal schedule and availability.

The applicant has indicated their intent to commence with the project this year subject to final approval of the purchase and redevelopment agreement.

