

Legislation Text

File #: Res. 2021-060, **Version:** 1

City Council Meeting Date: July 13, 2021

To: Mayor and City Council
City Administrator

From: Mikayla Schmidt, City Planner

Resolution to Approve a Minor Subdivision of Outlot F, Locust Development.

Action Requested:

The Northfield City Council approves Resolution for a Minor Subdivision of Outlot F, Locust Development.

Summary Report:

The applicant, Timberfield Apartments of Northfield Phase Two, LLP., has submitted an application for a Minor Subdivision to plat Outlot F of the Locust Development. The parcel is just over 2 acres and zoned Neighborhood General 2 (N2-B). The platting of the lot will facilitate the construction of a 48-unit apartment building.

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 the subdivision 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 compliance with the LDC through review by the City Planner and the Engineering Department. Platting this outlot will create a parcel which can now be built upon.

(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 will plat the lot and meet the dimensional requirements for the 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 existing parcel conforms 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.**

The subdivider will comply with park dedication, tree preservation, and wetland buffer regulations (as applicable).

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:

The Minor Subdivision will be recorded with Rice County as soon as possible following the approval of the plat.