



MAYOR & COUNCIL COMMUNICATION

DATE: May 19, 2015
CONSENT
ITEM # 16

AGENDA ITEM: United Properties Minor Subdivision – Outlot A of Eagle Point 3rd Addition

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Nick Johnson, City Planner

SUGGESTED ORDER OF BUSINESS:

- Introduction of ItemCommunity Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECCOMENDER: The Planning Commission is recommending that the City Council approve a minor subdivision that will facilitate the transfer of property from United Land to Bremer Bank.

FISCAL IMPACT: None

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a minor subdivision request from United Land, LLC to split Outlot A of Eagle Point Business Park 3rd Addition into two separate parcels. The proposed minor subdivision would facilitate the transfer of 4.974 acres of land to Bremer Bank, which is located immediately north of the property under consideration.

The Planning Commission considered this matter at its May 11, 2015 meeting and recommended approval of the minor subdivision as presented. If this item is removed from the consent agenda, the suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2015-37 approving the Minor Subdivision”

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The attached Staff report to the Planning Commission a summary of the proposed minor subdivision along with details concerning the application. The Planning Commission reviewed the application at its May 11, 2015 meeting and asked general questions concerning the surrounding properties and conditions on the site to be subdivided. The Commission recommended an additional condition to note that under current regulations of the Zoning Code and Eagle Point Development Standards, Parcel B cannot be further subdivided.

The Planning Commission adopted a motion to recommend approval of the minor subdivision consistent with the findings as noted in the attached Resolution No. 2015-37. The vote on the motion was unanimous (6 ayes, 0 nays).

BACKGROUND INFORMATION (SWOT):

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| Strengths | <ul style="list-style-type: none">• The minor subdivision meets all underlying subdivision and zoning requirements. |
| Weaknesses | <ul style="list-style-type: none">• Future development of the two parcels will require formal platting and PUD approval. |
| Opportunities | <ul style="list-style-type: none">• The minor subdivision provide additional space for Bremer Bank to expand its facility. |
| Threats | <ul style="list-style-type: none">• None |

RECOMMENDATION: The Planning Commission and Staff are recommending that the City Council approve the minor subdivision for Outlot A of Eagle Point 3rd Addition by adopting Resolution No. 2015-37. Should this item be removed from the consent agenda, the suggested motion to adopt the Planning Commission recommendation is as follows:

“Move to adopt Resolution No. 2015-37 approving the Minor Subdivision”

ATTACHMENTS:

1. Resolution No. 2015-37
2. Planning Commission Staff Report – 5/11/15
3. Application Form
4. Minor Subdivision Survey
5. Parcel A and B Descriptions
6. Eagle Point 3rd Addition Final Plat