



Subdivision Ordinance Update

CC/PC Work Session – February 23, 2021



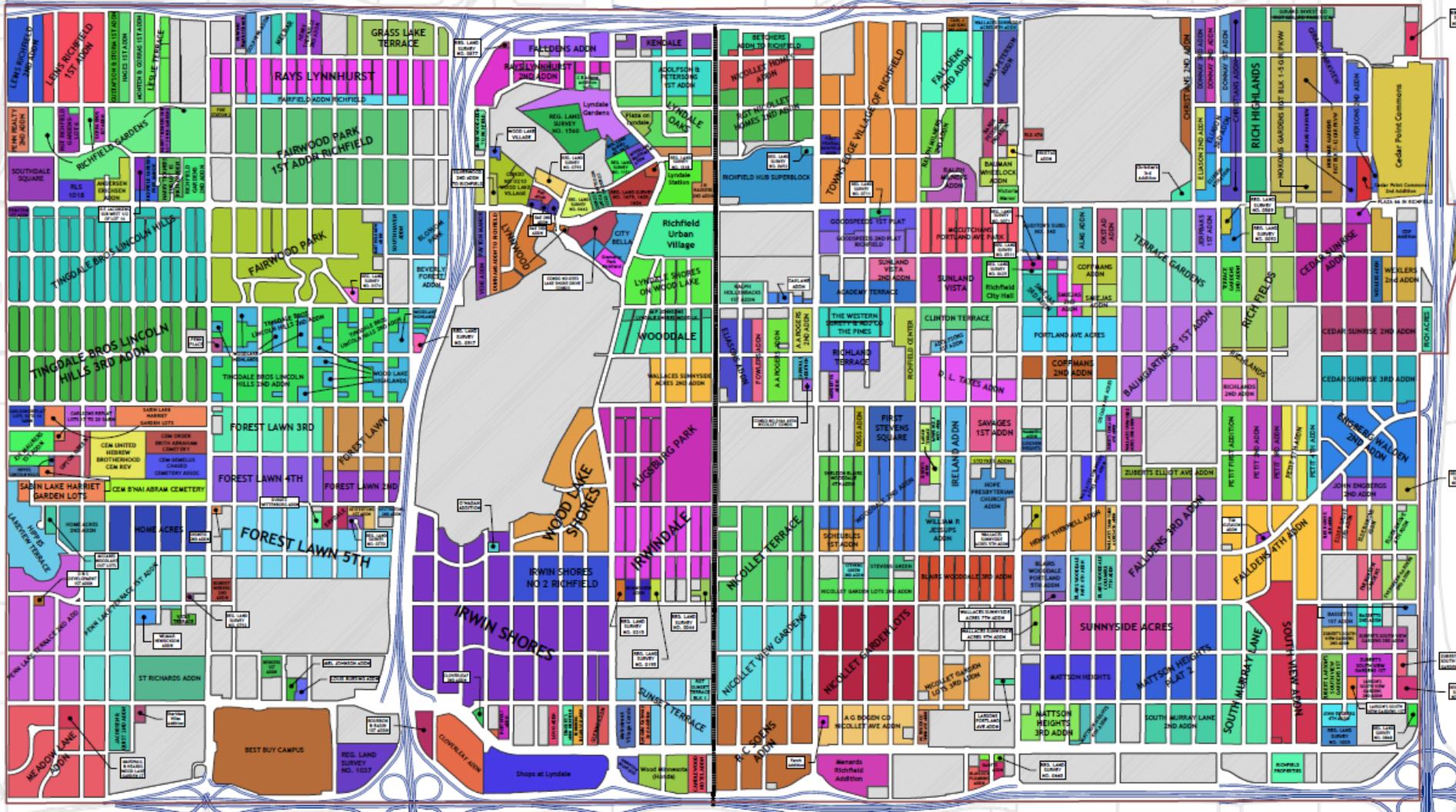
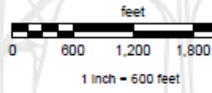
Subdivisions 101

- The Subdivision Ordinance is a tool to carry out the Comprehensive Plan by establishing the procedures for the division of land consistent with the Plan.
- The division of a parcel of land:
 - Lots, blocks or sites
 - For the purpose of sale, transfer of ownership, or development

Subdivisions 101

- Subdivision regulations can only be imposed by a local ordinance adopted in accordance with the Municipal Planning Act (MN Stat. 462.358)
- Statute also provides for Platting (MN Stat. 505)

City of Richfield Plat Map



- | | |
|-------------|------|
| XERXES | 3100 |
| WASHBURN | 3000 |
| VINCENT | 2900 |
| UPTON | 2800 |
| THOMAS | 2700 |
| SHERIDAN | 2600 |
| RUSSELL | 2500 |
| QUEEN | 2400 |
| PENN | 2300 |
| OLIVER | 2200 |
| NEWTON | 2100 |
| MORGAN | 2000 |
| LOGAN | 1900 |
| KNOX | 1800 |
| JAMES | 1700 |
| IRVING | 1600 |
| HUMBERT | 1500 |
| GRAND | 1400 |
| FREMONT | 1300 |
| EMERSON | 1200 |
| DUPONT | 1100 |
| COLFAX | 1000 |
| BRYANT | 900 |
| ALDRICH | 800 |
| LYNDALE | 700 |
| GARFIELD | 600 |
| HARRIET | 500 |
| GRAND | 400 |
| PLEASANT | 300 |
| PILLSBURY | 200 |
| WENTWORTH | 100 |
| BLASDELL | 50 |
| NICOLLET | 000 |
| 1st | 100 |
| STEVENS | 124 |
| 2nd | 200 |
| 3rd | 300 |
| CLINTON | 324 |
| 4th | 400 |
| 5th | 500 |
| PORTLAND | 600 |
| OAKLAND | 650 |
| PARK | 700 |
| COLUMBUS | 720 |
| CHICAGO | 800 |
| ELLIOT | 900 |
| 10th | 1000 |
| 11th | 1100 |
| 12th | 1200 |
| 13th | 1300 |
| 14th | 1400 |
| 15th | 1500 |
| BLOOMINGTON | 1624 |
| 16th | 1600 |
| 17th | 1700 |
| 18th | 1800 |
| 19th | 1900 |
| CEDAR | 1900 |

Current Update

- This section has not been holistically revisited in some time.
- Goals:
 - Align with statute;
 - Modernize the review process;
 - Re-evaluate the roles of CC and PC;
 - Explore administrative authority, and;
 - Align submittal requirements and design standards with current/preferred practice.

Structure

- General Provisions - establishes definitions of terms, penalties, and applicability of the provisions.
- Procedures - details how subdivision requests are received and processed.
- Design standards - contains standards for how elements within subdivisions are laid out.
- Required improvements - describes obligations of the subdivider.
- Variances - a process to relieve or vary any standards of the Subdivision Ordinance.

General Provisions

- Purpose Statements
 - Protect and promote the public health, safety, and general welfare.
 - Provide for the orderly, economic, and safe development of land.
 - Assist in the implementation of the City's Comprehensive Plan.
 - Provide adequate public services and facilities.
 - Establish standards, requirements, and procedures for the review and approval or disapproval of subdivisions
- Definitions

Procedures

- Pre-application
 - Applicant Meeting
 - ARC
 - MN DOT/Hennepin Hwy Dept
- Minor Subdivision process
- Platting

Procedures - Platting

- Current Process: CC reviews and holds Public hearing at both Pre and Final;
- Explored PC as review authority
 - Requires amendment to City Charter
- Two-Step process in tact

Procedures - Platting

- Preliminary Plat
 - PC Public Hearing and Review/Recommendation
- Preliminary Plat approval (120 days)
 - May add conditions or require changes
- Final Plat
 - CC Approval (60 days)
- Recording

Approvals

- Platting as a Quasi-Judicial Decision
- Standards to aid in the review:
 - Conformance with these subdivision regulations and the applicable regulations of the Zoning Ordinance.
 - Does not conflict with any goals or policies of the Comprehensive Plan or other sub area plan; the Capital Improvements Program; or any other City policy or regulation.
 - The subdivision can be economically served with public facilities and services.
 - The subdivision design mitigates potential substantial and irreversible negative impacts on the environment
 - The subdivision will not be detrimental to the public health, safety or welfare.

Procedures – Minor Subd.

- Replace Waiver Process.
- Administratively approved.
- Applies to:
 - Lot splits creating up to 4 new lots.
 - Lot line adjustments.
 - Lot combinations.
 - Previously platted lots, with services, and complies with all req's

Design Standards

- Lots
- Streets and Alleys
- Easements
- Utilities
- Sidewalks and Trails
- Street Lights

Required Improvements

- Construction and Maintenance Agreement.
- As-Built Submittal and Monumentation.
- Option for Park Dedication remains as is.

Variances

- Specific to Subdivisions, but standards and process is similar to Zoning Variances.
- CC concurrent Review.

Next Steps

- Finalize the Draft
- Approval Process





**Thoughts, Comments,
Questions?**

