

## RESOLUTION NO. 2021-XXX

A resolution of the City Council for the City of Columbia Heights, Minnesota, approving a Minor Subdivision for the property located in the City of Columbia Heights, MN;

**WHEREAS**, a proposal (Planning Case # 2021-1001) has been submitted by Syed and Samrina Naqvi to the City Council requesting approval of a Minor Subdivision at the following location:

ADDRESS: 4600 7<sup>th</sup> Street NE (PID 26-30-24-34-0015)

LEGAL DESCRIPTION: On file at City Hall

THE APPLICANT SEEKS THE FOLLOWING: A Minor Subdivision for the property located at 4600 7<sup>th</sup> Street NE

**WHEREAS**, the Planning Commission held a public hearing as required by the City Zoning Code on October 5, 2021; and

**WHEREAS**, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed Minor Subdivision upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding area; and

**NOW, THEREFORE, BE IT RESOLVED**, in accordance with the foregoing, and all ordinances and regulations of the City of Columbia Heights, the City Council of the City of Columbia Heights adopts the following findings:

1. The proposed subdivision of land will not result in more than three lots.
2. The proposed subdivision of land does not involve the vacation of existing easements.
3. All lots to be created by the proposed subdivision conform to lot area and width requirements established for the zoning district in which the property is located.
4. The proposed subdivision does not require the dedication of public rights-of-way for the purpose of gaining access to the property.
5. The property has not previously been divided through the minor subdivision provisions of this article.
6. The proposed subdivision does not hinder the conveyance of land.
7. The proposed subdivision does not hinder the making of assessments or the keeping of records related to assessments.
8. The proposed subdivision meets all of the design standards specified in Section 9.115.

**FURTHER, BE IT RESOLVED**, that the condition of approval, surveys, and other information shall become part of the Minor Subdivision and approval; and in granting this Minor Subdivision, the City and the applicant agree that this Minor Subdivision shall become null and void if the subdivision has not been filed with the Anoka County Recorder's Office within one (1) calendar year after the approval date.

**CONDITION OF APPROVAL**

1. The applicant shall be responsible for the filing the approved subdivision with the Anoka County Recorder's Office. The approved Minor Subdivision shall become invalid if the subdivision is not filed with the Anoka County Recorder's Office within one year of the date of City Council Approval.

**ORDER OF COUNCIL**

Passed this 11<sup>th</sup> day of October, 2021

Offered by:  
Seconded  
by:  
Roll Call:

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Amáda Márquez Simula, Mayor

Attest:

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Sara Ion, City Clerk/Council Secretary