



TO: Mayor Tom Ross
Members of the City Council

FROM: John Van Dyke, AICP, CFM, Principal Planner

DATE: April 25, 2023

SUBJECT: MINOR SUBDIVISION PLAT TO BE KNOWN AS 11TH AVE NE 2ND ADDITION TO THE CITY OF MINOT, NORTH DAKOTA

I. RECOMMENDED ACTION

1. Approve the proposed minor subdivision plat as provided in Attachment A

II. DEPARTMENT CONTACT PERSONS

Brian Billingsley, Community and Economic Development Director	857-4147
John Van Dyke, Principal Planner	857-4108

III. DESCRIPTION

1. Background
The applicant seeks to consolidate several properties into two. One of the lots a part of this plat does not have a formal access easement to the property. This plat will correct this deficiency. The resulting lots conform to the dimensional standards of the underlying zoning district and, where applicable, overlaying zoning district.
2. Proposed Project
11th Ave NE 2nd Addition
3. Consultant Selection
N/a

IV. IMPACT:

1. Strategic Impact:
N/a
2. Service/Delivery Impact:
N/a

3. Fiscal Impact:
N/a

V. ALTERNATIVES

1. Council may approve with conditions or deny the request. Any denial may delay the development prospects of the applicant to move forward with their development as originally intended.

VI. TIME CONSTRAINTS
N/a

VII. LIST OF ATTACHMENTS

1. Attachment A – 11th Ave NE 2nd Addition