



TO: Mayor Tom Ross
Members of the City Council

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

DATE: April 25, 2023

SUBJECT: MAJOR SUBDIVISION FINAL PLAT TO BE KNOWN AS HIGHLANDS AT NORTH HILL 7TH ADDITION TO THE CITY OF MINOT, NORTH DAKOTA

I. RECOMMENDED ACTION

1. Approve the proposed major subdivision final 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 twinhome lots into single-family residential lots. Two lots are for future development and will be required to be presented to the Planning Commission and City Council for approval prior to development. The preliminary plat and first reading of the ordinance for a zoning map amendment were approved on March 20, 2023. The second reading was approved on April 3, 2023. This is the last entitlement to be obtained prior to moving forward with development. The resulting lots conform to the dimensional standards of the underlying zoning district and, where applicable, overlaying zoning district.
2. Proposed Project
Highlands at North Hill 7th 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 – Highlands at North Hill 7th Final