

Section 4: Minor Subdivision

SECTION 4:

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4.01 Purpose: The Minor Subdivision process allows for the division of certain property described by metes and bounds and is an abbreviated review process in which there are fewer requirements than a normal subdivision. This process is limited to specific situations as set forth in this section.

4.02 Qualification:

Subd. 1. The following may be considered a Minor Subdivision provided that the parcel of land has not been part of a Minor Subdivision within the last 5 years. In the event circumstances warrant platting of the following Minor Subdivision, the City may require the subdivision to be processed as a plat in accordance with Section 6 (Concept Plan), Section 7 (Preliminary Plat), and Section 8 (Final Plat) of this Ordinance.

- A. Division of land into not more than 2 lots fronting on an existing street which does not:
 - i. Require any new street;
 - ii. Require the creation of any public improvements;
 - iii. Adversely affect the remainder of the parcel or adjoining property; and
 - iv.