

CHAPTER 2

LOT CONSOLIDATION REGULATIONS

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11-2-1: GENERAL PROVISIONS:

For the purposes of this Chapter, these requirements apply to consolidations of two (2) or more contiguous Lauderdale parcels or lots of record. The proposed consolidation shall not cause any of the existing lots, parcels, or existing buildings to be in violation of this Title or of Title 10, Zoning, of the City Code.

11-2-2: SUBMITTAL REQUIREMENTS

- A. The following information is to be submitted with a lot consolidation application:
 - 1. Proof of ownership of the properties involved in the consolidation.
 - 2. A written description stating the reasons and intentions for lot consolidation.
 - 3. The applicant should merge the Property Identification Numbers (PIN) into one number according to the procedures of Ramsey County.
 - 4. A Certificate of Survey be submitted according to the requirements of 11-2-3 of this chapter.
 - 5. Existing and proposed legal descriptions for the parcels involved be submitted.

11-2-3: SURVEY REQUIREMENTS:

- A. Certificate Of Survey: Where the property lines are not clearly defined, a certificate of survey may be required by

the City Building Official or City Zoning Administrator to establish the property lines. This Certificate of Survey shall contain the following information:

1. Boundary lines of the area being consolidated with accurate distances and angles or bearings together with all section lines.
2. Any easements for rights of way provided for public use, service or utilities, with figures showing their dimensions, be shown on the survey.
3. All existing structures on the property shall be shown on the survey.
4. Monuments of iron pipe shall be shown on the survey with sufficient data so that they may be located from the survey.
5. Points of compass, scale of plan and name of owner of the land being consolidated.

11-2-4: DIVISION OF PREVIOUSLY CONSOLIDATED PARCELS:

- A. The division of parcels consolidated after the effective date of this ordinance shall only be allowed under the following circumstances:
 1. The division would create parcels that would meet the current minimum lot size and dimensional requirements as defined in Title 10, Zoning, of the City Code. In dividing the parcel, an applicant may sell part of the property that is in excess of the minimum lot size requirement. This excess part of the property shall be sold to the adjacent property owner and be consolidated with that person's property.
 2. The division would not create nonconforming structures or uses as defined in Title 10, Zoning, of the City Code.
 3. The applicant shall assign a Property Identification Number (PIN) to each of the newly divided parcels according to the procedures of Ramsey County.
 4. Existing and proposed legal descriptions for the parcels involved be submitted.
 5. The division shall have the approval of the City Council by the adoption of a Council resolution to that effect. The Council approval follows a review and recommendation by the Planning Commission.

11-2-5: VACATION OF EASEMENTS

The City may require the vacation or deeding of additional easements located on the consolidated property. The costs of this vacation process may be borne by the applicant.

11-2-6: COUNCIL APPROVAL; ADOPTION OF RESOLUTION:

All consolidations of land in the City must have the approval of the City Council by the adoption of a Council resolution to that effect. This Council approval follows a review and recommendation by the Planning Commission. After the consolidation is complete, the consolidated parcels will be treated in all respects as a single parcel.

11-2-7: PENALTY:

Any person who shall violate any of the provisions of this Chapter shall be subject to penalty as provided in Section 1-4-1 of this Code.