

CITY OF NORTHFIELD, MN  
CITY COUNCIL RESOLUTION 2023-

APPROVING A PRELIMINARY PLAT FOR CEDAR MEADOWS

WHEREAS, North and Cedar 62, LLP, the owner of the subject property (the “Applicant”) has submitted an application for preliminary plat approval for Cedar Meadows, which subject property is legally described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, the above-mentioned preliminary plat is attached hereto as Exhibit B (the “Preliminary Plat”), which is attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to Northfield City Code, Chapter 34, Section 8.5.12 (B)(2), the Planning Commission and City Council shall consider the following criteria in the review of a preliminary plat. Criteria (a) and (g) must be met and (b) through (f) shall be considered:

- (a) The proposed subdivision must be in full compliance with the provisions of this LDC;
- (b) The proposed subdivision must be in accordance with the general objectives, or with any specific objective, of the city's comprehensive plan, capital improvements program, or other city policy or regulation;
- (c) The physical characteristics of the site, including but not limited to topography, vegetation, susceptibility to erosion and sedimentation, susceptibility to flooding, water storage, and retention, must be such that the site is suitable for the type of development or use contemplated;
- (d) The site must be physically suitable for the intensity or type of development or use contemplated;
- (e) The design of the subdivision or the proposed improvements must not be likely to cause substantial and irreversible environmental damage;
- (f) The design of the subdivision or the type of improvements must not be detrimental to the health, safety, or general welfare of the public; and
- (g) The design of the subdivision or the type of improvement must not conflict with easements on record, unless those easements are vacated, or with easements established by judgment of a court; and

WHEREAS, City Staff and the Planning Commission have reviewed the submittal of the Preliminary Plat and have determined that it meets the above criteria contained in the City of Northfield City Code, Chapter 34, the “Land Development Code”; and

WHEREAS, a Public Hearing was duly noticed to take place on March 16, 2023, the Applicant withdrew from the agenda and the public hearing did not occur; and

WHEREAS, the Planning Commission considered the Applicant's request for the Preliminary Plat at a duly noticed Public Hearing, which took place on July 20, 2023; and

WHEREAS, following further review of the Preliminary Plat at their July 20, 2023 meeting, the Planning Commission voted to lay over making a recommendation on the Preliminary Plat to the City Council to their August meeting; and

WHEREAS, the Planning Commission further considered and recommended approval of the Preliminary Plat to City Council at their August 17, 2023 meeting by a 4-1 vote; and

WHEREAS, the City Council of the City of Northfield reviewed the proposed Preliminary Plat for compliance with the Land Development Code and statutes of the State of Minnesota at its duly noticed meeting held \_\_\_\_\_, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT: the City Council hereby adopts the Findings of Fact contained in Exhibit C, attached hereto and incorporated herein by reference, addressing the required criteria contained in Northfield City Code, Chapter 34, Section 8.5.12 (B)(2), and the Preliminary Plat of Cedar Meadows is hereby approved, subject to the following conditions:

1. All subsequent Final Plats related to the Preliminary Plat shall comply with the provisions of all state statutes and standard procedures for platting in Dakota County and shall comply with all applicable procedures and requirements contained in the Land Development Code.
2. Prior to the City's execution of a Final Plat, the Applicant must enter into an agreement with the City for the installation of all required improvements, which shall be referred to as the "Development Agreement."
3. Pursuant to Northfield City Code, Chapter 34, Section 8.5.12 (B)(4)(a) the city council can approve a different time period as part of the preliminary plat approval. The Preliminary Plat expiration date shall accordingly be five (5) years after the date of approval hereof. The Applicant shall file a complete application for approval of a final plat within said period or such Preliminary Plat shall expire and be of not further force or effect without further action by the City Council.
4. The Applicant shall meet the park dedication requirements in City Code, Chapter 34, Section 5.2.6, in the form of land dedication for parks and open space acquisition and development as recommended by the Northfield Parks and Recreation Advisory Board at their January 9, 2023 meeting and such requirements shall be terms and conditions contained in the Development Agreement. (See Exhibit D).

5. The Applicant shall prepare a “phase specific” erosion and sediment control plan for each individual final plat phase as the Preliminary Plat is final platted.
6. Street design specifications shall be consistent with the “Street” classification in the Street Type Table in Northfield’s Pedestrian, Bike and Trail Plan (2019) and be included in the Development Agreement, as follows:
  - a. Street A shall include a 10-foot boulevard, no parking on both sides of the street and reduce the street width to ~~22~~24 feet (10 ft. drive lanes, ~~1~~2 ft. curb reaction) wide for an approximate 70-foot ROW.
  - b. Construct Street B to align and connect to existing hospital road. The City will work with the land owner, hospital, St. Olaf and the developer to make this connection occur.
  - c. Street B and Lupine Dr. shall be adjusted to a street width of 28 feet (7 ft. parking, ~~10 ft. drive lanes~~19 ft. travel way, ~~1~~2 ft. curb reaction), with parking only on the north/east side, a 6-foot sidewalk on the south/west side, a 12-foot shared path on the north/east side and ~~8~~7 ft boulevards for an approximate ~~60~~2-foot right-of-way (ROW).
  - d. Street C - G shall be adjusted to a street width of 28 feet (7 ft. parking, ~~10 ft. drive lanes~~19 ft. travel way, ~~1~~2 ft. curb reaction), parking on one side, 6-foot sidewalks on each side, an ~~8~~7-foot boulevard and sidewalk needs to be one-foot interior to the ROW line creating an approximate ~~60~~56-foot ROW.
7. Bicycle and Pedestrian improvements:
  - a. Implement the following recommendations identified in the Alta Report (See Exhibit E), which shall be included in the Development Agreement:
    - i. Install enhanced trail and intersection crossings, which may include raised crossings/curb extension at the locations identified in the Alta Report.
    - ii. Install curb extensions at T-intersections and at the trail crossing across Street A as recommended in the Alta Report
    - iii. Install a trail connection from Street E to Cedar Avenue as recommended in Alta Report.
8. Implement the pedestrian improvements across Cedar Ave. at Lupine Dr. and North Ave. as submitted by the Applicant and shown in Drawing C3 (See Exhibit F), or designs substantially similar to improve safety and enhance connectivity, pending approval from Dakota County, which shall be included in the Development Agreement.

PASSED by the City Council of the City of Northfield on this \_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

VOTE:      \_\_\_\_ POWNELL      \_\_\_\_ HOLMES      \_\_\_\_ REISTER      \_\_\_\_ NESS  
             \_\_\_\_ SOKUP      \_\_\_\_ PETERSON WHITE      \_\_\_\_ ZUCCOLOTTO