

CITY OF NORTHFIELD, MN
CITY COUNCIL RESOLUTION 2026-050

APPROVING A PRELIMINARY PLAT FOR HARVEST HILLS SECOND ADDITION

WHEREAS, Schrom Real Estate Holdings, LLC., the owner of the subject property (the “Applicant”) has submitted an application for preliminary plat approval for Harvest Hills Second Addition, 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, the Planning Commission considered and recommended approval (7-0 vote) of the Applicant’s request for the Preliminary Plat at a duly noticed Public Hearing,

which took place on April 16, 2026; 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 May 5, 2026.

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 Harvest Hills Second Addition 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 Rice 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." The Development Agreement shall be substantially in the form required by the City containing such terms and conditions as the City requires and in compliance with City Code.
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 no 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 cash-in-lieu in the amount of \$24,680.00 and such requirement shall be a term and condition contained in the required Development Agreement.
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 and as a condition precedent to approval of each subsequent final plat, and such requirement shall be a term and condition contained in the required Development Agreement.
6. The Applicant shall install an east/west 10-foot shared use path connection from the east side of Greenfield Dr. E. in between Lots 1 and 2, Block 5, to the east property line, and

then running north/south the length of the east project property line, and connecting to the Middle School or Carter Dr., whichever is most feasible due to grade changes. The same shall be in the form of a permanent easement granted to the City of Northfield and contained in the final plat for such property, or such other form as required by the City Engineer, and such requirement shall be a term and condition contained in the required Development Agreement, if not otherwise included in the final plat.

7. The Applicant shall install an 8-foot path (or a narrower path depending on right-of-way available and/or other impediments such as trees or utilities as directed by the City Engineer) on the east side of Fillmore St. from the north property line of the development to Greenfield Dr. E.; along with pedestrian crossing improvements at the intersection. The same shall be in the form of a permanent easement granted to the City of Northfield and contained in the final plat for such property for any portion thereof not within the City dedicated right-of-way, or such other form as required by the City Engineer, and such requirement shall be a term and condition contained in the required Development Agreement, if not otherwise included in the final plat.

PASSED by the City Council of the City of Northfield on this 5th day of May, 2026.

ATTEST

City Clerk

Mayor

VOTE: ___ ZWEIFEL ___ BEUMER ___ DAHLEN ___ HOLMES
 ___ NESS ___ PETERSON WHITE ___ SOKUP

EXHIBIT A

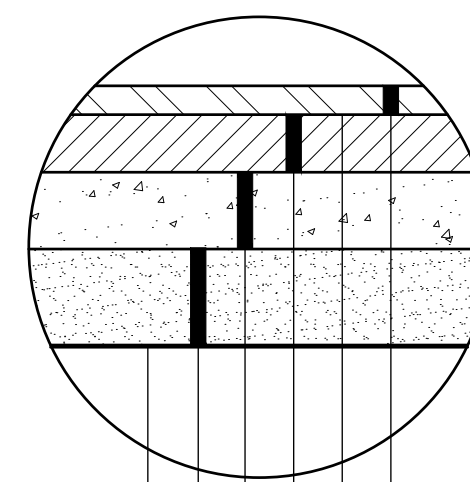
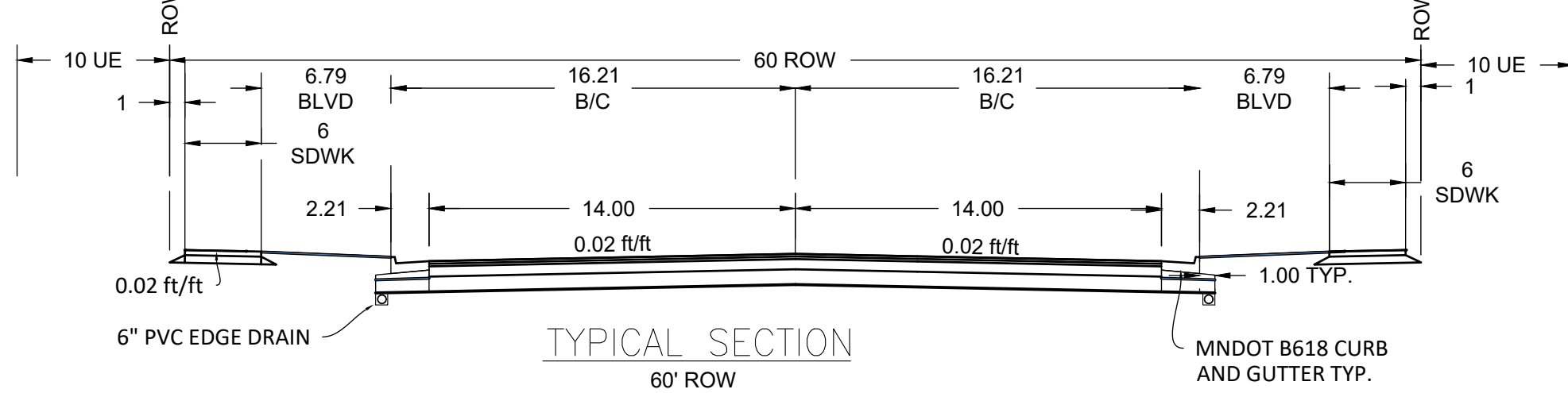
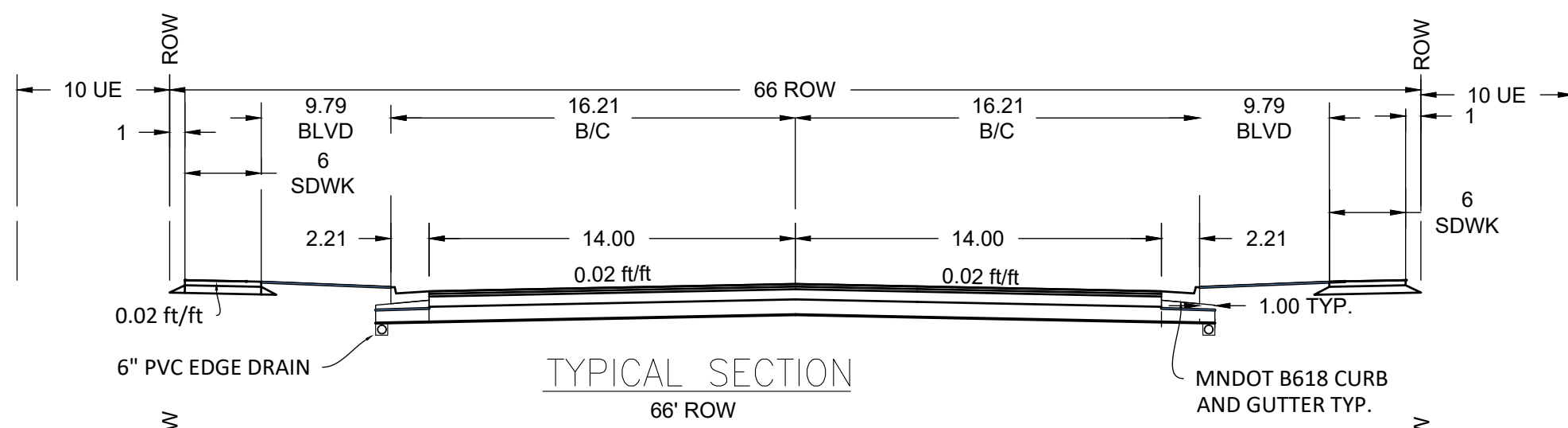
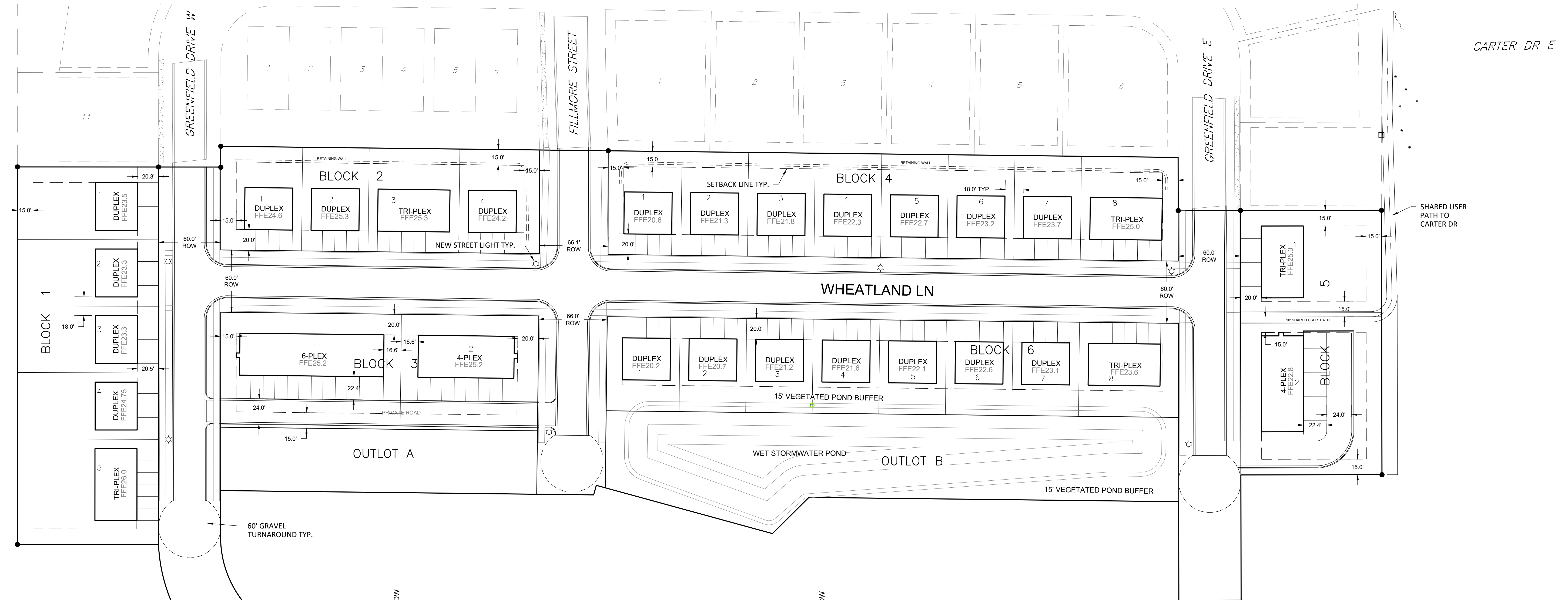
LEGAL DESCRIPTION

Parcel ID – 2212426022

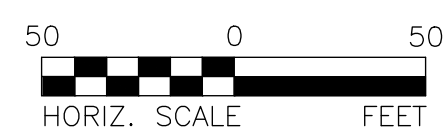
Outlot A, HARVEST HILLS, Rice County, Minnesota.

EXHIBIT B
PRELIMINARY PLAT

HARVEST HILLS SECOND ADDITION OUTLOT A HARVEST HILLS NORTHFIELD, MN




- 2.0" SPWEA230B BIT WEAR COURSE
 - BITUMINOUS TACK COAT (2357)
 - 2.0" SPNWB230B NON-WEAR COURSE
 - 9" AGGREGATE BASE, CL 2 OR CL 5 (2211)
 - 6" SELECT GRANULAR BACKFILL (3149.B.2)
 - TYPE 5 GEOTEXTILE FABRIC
- MINIMUM CITY SECTION




DRAWINGS ON 11x17 SHEETS ARE HALF SCALE

REV.	BY	DATE	REVISION DESCRIPTION


JONES HAUGH SMITH
 Engineers + Surveyors
 415 West North Street Owatonna, MN 56224-4598

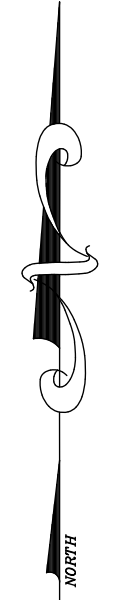
DESIGNED: JHS
 DRAWN: JHS
 CHECKED: BU
 Date: 3/12/26
 DWG: 23-259

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

 John A. Schulte V
 License No. 44639 Date: 3/12/26

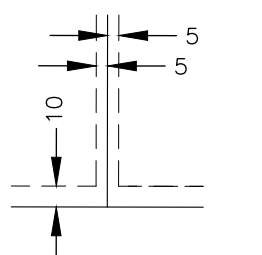
PRELIMINARY PLAT
 HARVEST HILLS SECOND ADDITION
 OUTLOT A HARVEST HILLS
 SITE LAYOUT PLAN

SHEET
 2 OF
 5

HARVEST HILLS SECOND ADDITION OUTLOT A HARVEST HILLS NORTHFIELD, MN



Drainage and utility easements are shown thus unless otherwise noted:

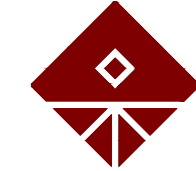


being 10' on street right of way lines and rear lot lines, and 5' on each side of side lot lines




DRAWINGS ON 11x17 SHEETS ARE HALF SCALE

REV.	BY	DATE	REVISION DESCRIPTION


JONES HAUGH SMITH
 Engineers + Surveyors
 415 West North Street Owatonna, MN 56007-4518

DESIGNED: JHS
 DRAWN: JHS
 CHECKED: BU
 Date: 3/12/26
 DWG: 23-259

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

 John A. Schulte V
 License No. 44639 Date: 3/12/26

PRELIMINARY PLAT
 HARVEST HILLS SECOND ADDITION
 OUTLOT A HARVEST HILLS
 LOTS PLAN

SHEET
 3
 OF
 5

EXHIBIT C

FINDINGS OF FACT

Approval Criteria & Findings:

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;**

Staff Response: The proposed subdivision is found to be in general compliance with the LDC through review by the City Planner and the Development Review Committee.

- (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;**

Staff Response: The subdivision is in compliance with the comprehensive plan, Northfield 2045, and the intent of the project reflects the three core principles of Economy, Environment and Equality along with its Guiding Values. These principles are to be evaluated to weigh the impacts of the proposed project to consider what compromises are to be considered to find the best long-term outcomes.

- **Economy** – In planning for long-term economic health for the community and weighing the needs to serve new development, this housing development will fill a parcel within city limits and zoned N2-B: Neighborhood 2. This supports the economic feasibility of the project because it is adjacent to existing roads, water and sewer connections, and trails/sidewalks. The cost of the city to serve this development are low. It also supports housing near the Northfield schools, supporting families and students who could work or attend there. The developer has also applied for Tax Increment Financing which has been shown to be a need to assist with gap financing to make the development viable.
- **Environment** – This development assists in provided a more sustainable Northfield by providing 71 housing units within city limits and adjacent to many amenities like trails, sidewalks, parks and the Northfield school campus. Being walkable to the Northfield school system campus for students and potential employees creates a greater ability to walk, bike or roll to that campus and other destinations thus creating the ability to reduce greenhouse gas emissions.
- **Equality** – This development creates market rate rental units with 20% of the units rented at 50% area median income to allow for more residents the opportunity to live in Northfield. The development will create an attractive public realm and exceptional place for people as the streets will have sidewalks on both sides of the streets, a trail to the Northfield Middle School and path along Fillmore St. and trees every 40 feet. Creating housing units of these types offers market rates options for people to reside in Northfield.

In addition, the future land use map denotes the area as Mixed Use Residential Neighborhood and Enhance as part of the Intervention Map. The Mixed Use Residential Neighborhood is defined as a residential neighborhood, with neighborhood scale or incidental commercial. The density of this area is planned to include a mix of single-family homes and smaller (2 to 12-unit) multifamily structures. Small scale mixed-use infill buildings of two to three stories are also encouraged. Transit would be best supported by an overall citywide residential density of 15 units per acre and excellent connectivity.

Transportation considerations for this future land use continue to plan for active transportation, especially at the edges of this district where the grid pattern transitions to a curvilinear street pattern. Reconnecting and redesigning streets to facilitate safe connections for bike/walk facilities and prioritizing, creating or improving connections to schools, parks and other daily destinations.

This development supports the type of residential housing, density and connectivity as defined by the future land use Mixed Use Residential Neighborhood.

From the Interventions map, Enhance areas are primarily located in residential neighborhoods and represent areas needing smaller-scale interventions, such as accessibility and associated public realm and mobility enhancements. Appropriate interventions may include:

- Traffic calming measures on roadways, especially higher volume collector streets
- New active transportation connections and improved facilities for people of all ages and abilities biking, walking, and/or rolling to nearby, mixed-use centers, parks and open space, and schools.
- Creation of new active parks, passive open space, and denser tree canopy
- Infill and redevelopment that increases the range of available housing types.

The streets in this development support the traffic calming measures with a continued 60 foot right of way for the construction of the street, sidewalk and path along Fillmore St. as a minor collector street. A path to connect to Tyler Park and a trail to connect to the Northfield Middle School will continue to enhance and add active transportation to the community. The trail connection to the middle school will have a connection directly into the subdivision creating a further active and passive space. This also supports infill within city limits and increases the range of housing types available.

(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;

Staff Response: The site has some grade changes but generally the land is suitable for this type of development. Stormwater management is incorporated into the project to address water storage and retention. Being an outlot from the Harvest Hills Addition, some fill was stockpiled on site and will need modification along with removal of trees that have naturally grown.

- (d) The site must be physically suitable for the intensity or type of development or use contemplated;**

Staff Response: This development site is physically suitable for the intensity of proposed units.

- (e) The design of the subdivision or the proposed improvements must not be likely to cause substantial and irreversible environmental damage;**

Staff Response: Development of the site will include grading, new private infrastructure and the development of lots. It will convert the outlot and former farmland into a residential neighborhood. The plat is not expected to result in substantial or 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**

Staff Response: The design and development of the subdivision is not expected to be detrimental to the health, safety, or general welfare of the public. Creation of the neighborhood with housing, sidewalk connections, and trail connections is expected to result in improved health, safety and general welfare of the public.

- (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.**

Staff Response: There are no conflicting easements.