

CITY OF NORTHFIELD, MN
CITY COUNCIL RESOLUTION 2020-027

WAIVING OR REDUCING CERTAIN PARK LAND DEDICATION OR CASH-IN-LIEU OF
LAND DEDICATION REQUIREMENTS

WHEREAS, Rebound / Stencil Development LLC, (the “Developer”) has submitted a written request, received by the City of Northfield on January 22, 2020, for a 50% reduction of certain cash-in-lieu of land dedication requirements for the 5th Street Lofts Development Project (the “project”) proposed to be located at 112 5th St. E. in the City of Northfield (the “development property”); and,

WHEREAS, Developer is the owner of the above-referenced development property; and,

WHEREAS, Northfield City Code, Chapter 34, Section 5.2.6, establishes certain park dedication requirements in every plat, replat, or subdivision of land allowing development for residential, commercial, industrial, or other uses or any combination thereof, or where a waiver of platting is granted for development projects in the City of Northfield, as follow:

(K) **Dedication or Cash-in-Lieu of Requirements** . The city may elect to accept a cash payment in lieu of land dedication for parks, recreational facilities, playgrounds, trails, wetlands or open space purposes. In such cases the applicant shall be required to make such payment to the city's dedicated park fund based on the Estimated Market Value as indicated in the records of the County Assessor that is equivalent to a land dedication requirement as follows:

(1) **Residential Development** .

Dwelling Units per Net Acre	Percent of Land Dedication Equivalent
0 to 3.9	16
4.0 to 7.9	13
8.0 or more	10

(2) **Commercial Development** . Five percent of the gross area subdivided.

(3) **Industrial Development** . Two percent of the gross area subdivided.

; and,

WHEREAS, Applying the foregoing to the project on the development property results in a cash in lieu of dedication fee of \$57,990, of which a 50% reduction in the same as requested by the Developer would amount to a cash in lieu of dedication fee of

\$28,995; and,

WHEREAS, Northfield City Code, Chapter 34, Section 7.3.1 (H), provides that the City Council of the City of Northfield may modify or waive the payment of park dedication requirements as established in Section 5.2.6(C) upon application by the property owner; and,

WHEREAS, Northfield City Code, Chapter 34, Section 5.2.6 (C), provides as follows regarding waiver or reduction of park land dedication or cash-in-lieu of land dedication requirements:

(C) **Waiver of Requirements.** Upon a request by the developer, the city council, may waive or reduce the requirements of this section for development in the C1 (Downtown), ED-F (Economic Development) or N2 (Neighborhood General) districts where the city council finds:

(1) That the vitality resulting from development or redevelopment occurring in areas zoned C1 district is of greater benefit to the city in comparison to parks, trail and open space improvements;

(2) That development in areas zoned ED-F district which results in significant increases in tax revenues to the city or significantly increases employment opportunities is of greater benefit to the city in comparison to parks, trail, or open space improvements;

(3) That development in areas zoned N2 district which allows for the construction of affordable housing units of a type, price, or amount that is determined to be of greater benefit to the city in comparison to parks, trail, or open space improvements; or

(4) That city-assisted development or redevelopment projects achieve public objectives.

WHEREAS, the project on the development property is located in the C1 (Downtown) zoning district; and,

WHEREAS, the City Council of the City of Northfield may grant a request for waiver or reduction, in the Council's discretion, based on finding any one or more of the above-referenced criteria has been met; and,

WHEREAS, pursuant to Northfield City Code, Chapter 34, Section 5.2.6 (C), the City Council of the City of Northfield has reviewed the request and criteria and makes the following findings with respect to each of the applicable criteria:

(1) That the vitality resulting from development or redevelopment occurring in areas zoned C1 district is of greater benefit to the city in comparison to parks, trail and open space improvements;

Finding: The property is in the C1 Zone and is a redevelopment project that will add to the vitality of the downtown by meeting objectives in the City Strategic Plan for Economic Development and Affordable Housing.

(2) That development in areas zoned ED-F district which results in significant increases in tax revenues to the city or significantly increases employment opportunities is of greater benefit to the city in comparison to parks, trail, or open space improvements;

Finding: N/A

(3) That development in areas zoned N2 district which allows for the construction of affordable housing units of a type, price, or amount that is determined to be of greater benefit to the city in comparison to parks, trail, or open space improvements; or

Finding: N/A

(4) That city-assisted development or redevelopment projects achieve public objectives.

Finding: The EDA and City Council are providing assistance to this project, to support redevelopment, densification, and investment that will support a strong and vibrant city center. This aligns with the City Strategic Plan for affordable housing as 10% of the units with the project will be affordable.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT: The City Council, pursuant to Northfield City Code, Chapter 34, Section 5.2.6 (C) and based upon the above findings, hereby reduces the above-referenced cash-in-lieu of land dedication requirement from \$57,990, which would have otherwise been applicable to the project on the development property to \$28,995.

PASSED by the City Council of the City of Northfield on this 10th day of March, 2020.

ATTEST

City Clerk

Mayor

VOTE: ___ POWNELL ___ DELONG ___ GRABAU ___ NAKASIAN
 ___ NESS ___ PETERSON WHITE ___ ZWEIFEL