

CITY OF NORTHFIELD, MN  
CITY COUNCIL RESOLUTION 2021-087

APPROVING A PRELIMINARY PLAT FOR THE KRAEWOOD ADDITION

WHEREAS, Rebound Real Estate and Jon, Virginia, Kristoffer and Kai Paulson, the owners of the subject property (collectively the "Applicant") have submitted an application for preliminary plat approval for the Kraewood Addition, which subject property is legally described in Exhibit A; and

WHEREAS, the above-mentioned preliminary plat is attached hereto as Exhibit B (the "Preliminary Plat"); and

WHEREAS, pursuant to Northfield City Code, Chapter 34, Section 8.5.12 (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 Land Development Code; 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 15, 2021; and

WHEREAS, the Planning Commission on July 15, 2021 tabled the Preliminary Plat request in order to conduct further review at their August 19, 2021 meeting; and

WHEREAS, following further review of the Preliminary Plat at their August 19, 2021 meeting, the Planning Commission recommended approval of the Preliminary Plat to the City Council; and

WHEREAS, the City Council of the City of Northfield has 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 October 19, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT:

the City Council hereby adopts the Findings of Fact contained in Exhibit C addressing the required criteria contained in Northfield City Code, Chapter 34, Section 8.5.12 (2), and the Preliminary Plat of the Kraewood Addition is hereby approved, subject to the following conditions:

1. All subsequent Final Plats shall comply with the provisions of all state statutes and standard procedures for platting in Rice County.
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 (4) (a) the approval of the Preliminary Plat shall expire one year from the date it was approved, unless the Applicant has filed a complete application for approval of a final plat or the City Council otherwise approves an extension pursuant to Northfield City Code, Chapter 34, Section 8.5.12 (4) (b).
4. A 6-foot sidewalk shall be constructed on the south side of Lincoln Parkway from Green Meadow Court to Linden Street North by the Applicant and shown in the Final Plat.
5. Highland Avenue shall be fully constructed (i.e. utilities, grading, pavement and curb installed) to the east of Kraewood Dr. to within 20 feet of the east property line as determined by the City Engineer and shown in the Final Plat .
6. Streets throughout the plat shall be constructed no more than 28 feet wide and shown in the Final Plat.
7. Right-of-way throughout the plat shall be no wider than 52 feet wide and shown in the Final Plat.

8. Sidewalks throughout the plat shall be no less than 6 feet wide and shown in the Final Plat.
9. A 20-foot access for ingress/egress for emergency vehicles shall be shown on the Final Plat and the same shall be created and installed by the Applicant that connects Ivanhoe Drive to Kraewood Drive.
10. 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.

PASSED by the City Council of the City of Northfield on this 11<sup>th</sup> day of October, 2021.

ATTEST

  
City Clerk

  
Mayor

VOTE:      Y POWNELL      Y GRABAU      Y NAKASIAN Absent NESS  
             Y PETERSON WHITE      Y REISTER      N ZUCCOLOTTO