



Community Development Department

July 19, 2018

Randy Ernste
Aurora Pharmaceutical
1196 Highway 3
Northfield, MN 55057

Re: DRC Meeting: Aurora Pharmaceutical expansion Site Plan Review

Dear Mr. Ernste:

Thank you for attending this week's Development Review Committee (DRC) meeting with City staff. This letter serves as approval of the site plan, conditional on comments included in this letter being incorporated into the site plan. Below are the changes to be made prior to the issuance of building permits:

Grading, Drainage, and Erosion Control Plan

- The applicant shall apply for a City of Northfield Construction Grading, Sediment and Erosion Control Permit: <https://www.ci.northfield.mn.us/DocumentCenter/View/5100>
- The applicant is proposing to relocate the existing pond in the SW corner of the site to the NW corner. The applicant shall provide at least a 1:1 replacement volume. Please submit the existing pond volume and proposed pond volume. The proposed pond shall be separate from the City Pond in the NW corner of the site and shall have an outlet pipe or overflow into the City Pond.

Babcock Park Land Purchase

- The applicant is proposing to purchase 46.8 ft. x 330 ft. of land in Babcock Park adjacent to the East Cannon River Trail. The drainage and utility easement as identified in the Strobel and Werner Addition Plat shall be maintained. The applicant shall ensure the existing power line is within this easement/city property or relocated within a new easement.

Sanitary Sewer and Water Service

- The applicant is proposing to internally serve the building expansion with the water service from the existing building. The applicant shall identify what is being proposed with the sewer service.

Flood Plain

- The applicant has indicated the proposed building addition is outside of the floodplain. The proposed lowest floor is 5.3 feet above the Cannon River 100-year flood elevation, which exceeds the City minimum 2-foot freeboard requirement.

General Comments

- Applicant need not provide a lighting and photometric plan as no new exterior lighting to be added.
- Additional landscaping to be added to buffer bordering City Park.
- The LDC does not have appropriate classification for this use. Per APA guidelines, light manufacturing should provide one space per two employees. This project will add between 15 and 30 people over the next 3 years. There are currently about 12 unused spaces in the current lot on an average day and project is adding an additional 7. The shared parking agreement allows access to an additional 20 stalls in the city park lot during the day that aren't currently being used. This would allow about 40 total spots for growth.
- Applicant to construct pedestrian connection to City trail.

If you have any questions, you may reach me directly at 507-645-3024.

Sincerely,

A handwritten signature in cursive script, appearing to read "Scott Tempel".

Scott Tempel, City Planner