

CITY OF NORTHFIELD, MN
CITY COUNCIL RESOLUTION 2020-067

APPROVING A PRELIMINARY PLAT FOR THE SPRING CREEK
TOWNHOMES 2ND ADDITION

WHEREAS, Three Rivers Community Action (“Applicant”) has submitted an application for preliminary plat approval for the Spring Creek Townhomes 2nd Addition, which subject property is legally described in Exhibit A; and 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 a Preliminary Plat at a duly noticed Public Hearing, which took place on June 24, 2020, and recommended approval to the City Council and to ensure connectivity to Ford Street be completed, with the intent that a street connection be added in the southeast corner of the property that would connect through the adjacent property

to Ford Street; and

WHEREAS, Bluff View's preliminary plat was recommend for approval, by the Planning Commission to City Council, on April 19, 2018, which did not include a road connection to meet up with a future development, of what is proposed as Spring Creek Townhomes 2nd, but did include a trail; and

WHEREAS, The preliminary plat for Bluff View was presented to Council on August 21, 2018, at which time the Council approved the Bluff View preliminary plat, which included a trail between two 4-plexes in the location now recommended by the Planning Commission in its recommendation of approval for a roadway extension; and

WHEREAS, In the 2018 Council staff report for the Bluff View preliminary plat, it identifies where the Planning Commission made recommendations to the applicant, and that the applicant included all of the recommended changes in their preliminary plat subsequently approved by Council, which included the following:

- Connectivity from Ford Street leading north, so children will have adequate walking access to the elementary and middle schools
- Connect Southbridge Drive east/west to their development
- Continuation of Aspen Street to the south
- Neighborhood commercial corner lots entering the development on Ford Street from Hwy 246 were encouraged; and

WHEREAS, Continuing Millstream Lane through the Bluff View Addition would be inconsistent with the previously Council approved Bluff View preliminary plat, and would result in the loss of one 4-plex unit and increased costs for the roadway in the event that the Council subsequently sought to extend the roadway through the Bluff View preliminary plat area in accordance with the condition recommended by the Planning Commission for approval of the attached Preliminary Plat; and

WHEREAS, The 4-plex units proposed by the developer for Bluff View are designed to be zero-entry homes for seniors and will be at market rate pricing; both of which support the goals of the Strategic Plan; and

WHEREAS, The approval of the Bluff View Addition preliminary plat should result in predictability for the developer and approval to proceed to a Final Plat with the roadway alignments and connections approved on their prior preliminary plat; and

WHEREAS, The Planning Commission was requested to reconsider their prior recommendation for the added road condition on Spring Creek Townhomes 2nd Addition on July 16, 2020 to resolve the conflict and inconsistency between the

prior approved Bluff View Addition preliminary plat and this Preliminary Plat, and the Planning Commission chose to not reconsider the matter; and

WHEREAS, The Planning Commission's recommendation for Spring Creek Townhomes 2nd Addition to include the condition for an additional roadway connection to the south is in conflict and inconsistent with the approved Bluff View preliminary plat, would not provide a practicable connection, and would result in additional costs to the City for land acquisition and/or condemnation in the event that the Council later decides to extend this additional roadway connection from Spring Creek through Bluff View; and

WHEREAS, City Staff recommends that the City Council approve the Preliminary Plat as proposed by the Applicant and thereby not include the Planning Commission's recommended condition for an additional roadway connection to the south for the reasons stated above; and

WHEREAS, City Staff recommends a condition prior to submitting the final plat, that the applicant coordinate with staff on a sidewalk or trail connection from the southeast corner of Millstream Ln./Brookside Dr. to connect with the trail along Spring Creek as depicted in the preliminary plat; 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 August 4, 2020.

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 Spring Creek Townhomes 2nd Addition is hereby approved, as proposed by the applicant, as legally described in Exhibit A and depicted in Exhibit B, 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. Prior to submittal of the final plat, the applicant shall coordinate with staff on a sidewalk or trail connection from the southeast corner of Millstream Ln./Brookside Dr. to connect with the trail along Spring Creek as depicted in the preliminary plat.

PASSED by the City Council of the City of Northfield on this 4th day of August, 2020.

ATTEST

City Clerk

Mayor

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

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

All that part of Outlot A, SPRING CREEK TOWNHOMES, according to the recorded plat thereof, Rice County, Minnesota, lying southerly and easterly of the following described line:

Commencing at the southwest corner of Lot 1, Block 1, said SPRING CREEK TOWNHOMES; thence on an assumed bearing of North 62 degrees 56 minutes 50 seconds West, along a northeasterly line of said Outlot A, a distance of 16.62 feet; thence northwesterly, continuing along said northeasterly line, a distance of 131.90 feet, along a tangential curve, concave to the southwest, having a radius of 500.00 feet and a central angle of 15 degrees 06 minutes 52 seconds, to an easterly line of said Outlot A and the point of beginning of the line to be described; thence northwesterly, a distance of 43.24 feet, along the northwesterly extension of the last described curve, having a radius of 500.00 feet and a central angle of 04 degrees 57 minutes 17 seconds; thence North 83 degrees 00 minutes 58 seconds West, tangent to said curve, a distance of 50.55 feet; thence South 06 degrees 59 minutes 02 seconds West, a distance of 60.00 feet; thence South 20 degrees 32 minutes 52 seconds West, a distance of 119.53 feet; thence South 00 degrees 30 minutes 34 seconds East, a distance of 355.66 feet, to the south line of said Outlot A and there terminating.

EXHIBIT B
PRELIMINARY PLAT

EXHIBIT C

FINDINGS OF FACT

(a) The proposed subdivision must be in full compliance with the provisions of this LDC;

Findings:

1. The proposed subdivision was found to be in 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;

Findings:

1. This subdivision is in compliance with the Northfield Comprehensive Plan. Intent – reflecting the spirit and values of the 12 land use principles.
 - a. **The small town character will be enhanced** - The development enhances the small town character by respecting the desired street pattern and being sensitive to pedestrian connectivity.
 - b. **The natural environment will be protected, enhanced and better integrated in the community** – The development respects the environmentally sensitive streams and employs up to date stormwater management techniques. New trails are to be added with the project to better connect the trail system along Spring Creek.
 - c. **New and redeveloped residential communities will have strong neighborhood qualities** - The development will have strong neighborhood qualities such as appropriate street size, sidewalks, trails and townhome units fitting with the existing neighborhood character.
 - d. **Neighborhood serving commercial will be small scale and integrated with the residential context** - NA
 - e. **A wider range of housing choices will be encourage** – These 32 townhomes will help fulfill a need of additional housing and add to the diversity of options in the community. The units will consist of 8 two-bedrooms, 22 three-bedrooms, and 2 four-bedrooms.
 - f. **Streets will create an attractive public realm and be exceptional places for people** – Millstream Lane and Brookside Drive are designed to follow the curvilinear change created by Spring Creek with sidewalks along both sides.
 - g. **Places will be better connected, opportunities will be created to walk and bike** - The development has a connected street network with walking and biking opportunities.

(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;

Findings:

1. The physical characteristics of the site are conducive to development. Stormwater management practices will be up to current standards. An infiltration system will be installed to mediate runoff from the new units.

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

Findings:

1. This preliminarily graded section of land from ARCONs original development plans is well suited for residential development. Three Rivers is being asked to provide soil borings of the infiltration areas to ensure proper mitigation of the stormwater runoff.

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

Findings:

1. The subdivision design will not cause irreversible environmental damage. Land Development Code regulations, MPCA stormwater management and the employment of best practices will ensure this.

(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

Findings:

1. The design of the subdivision is in no way detrimental to the health, safety, or 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; and

Findings:

1. There are no conflicting easements in the development.