

CITY OF NORTHFIELD, MN
CITY COUNCIL RESOLUTION 2020-114

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

WHEREAS, Three Rivers Community Action (“Applicant”) has submitted an application for final plat approval for the Spring Creek Townhomes 2nd Addition, which subject property is legally described in Exhibit A; and the above-mentioned final plat is attached hereto as Exhibit B (the “Final Plat”); and

WHEREAS, the City Council of the City of Northfield may hear requests for Final Plat approval pursuant to Northfield City Code, Chapter 34, Section 8.5.12, which provides that a Final Plat must conform to the approved Preliminary Plat and any required modifications as determined through the Preliminary Plat process; and

WHEREAS, pursuant to Northfield City Code, Chapter 34, Section 8.5.12 (D) (2) the City Council shall consider the following criteria in the review of a final plat. Criteria (a) (b) and (d) must be met and (c) shall be considered:

- (a) Construction drawings have been submitted to, reviewed and approved by the city engineer;
- (b) A development agreement must have been prepared and submitted as part of the final plat application;
- (c) Whether the final plat is in substantial compliance with the approved preliminary plat and any conditions on the preliminary plat approval, and whether any changes of note were reported to the city council; and
- (d) The final plat must comply with all other applicable standards in this LDC and state law including Minn. Stat., Ch. 505 as applicable; and

WHEREAS, the Planning Commission considered the Applicant’s request for a Preliminary Plat for Spring Creek Townhomes Second Addition (the “Preliminary Plat”) at a duly noticed Public Hearing, which took place on June 24, 2020, and recommended approval to the City Council with conditions; and

WHEREAS, the City Council of the City of Northfield considered and approved the Preliminary Plat with conditions at its regular City Council meeting held on August 4, 2020, Resolution No. 2020-067, which resolution is incorporated herein by reference; and

WHEREAS, the Preliminary Plat approved by the City Council contained the following condition: “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”; and

WHEREAS, City staff has reviewed the proposed Final Plat and determined that the Applicant has met the above-state condition of Preliminary Plat approval in its submittal of the proposed Final Plat; and

WHEREAS, a Development Agreement is being prepared between the City of Northfield and the Applicant, which outlines the responsibilities of the Applicant to install the required street and infrastructure improvements necessary to support the proposed development, and the same will be brought to the City Council for consideration of approval in February 2021; and

WHEREAS, the City Council of the City of Northfield has reviewed the proposed Final Plat for compliance with the Land Development Code, the Preliminary Plat and conditions, and the 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 Final Plat of the Spring Creek Townhomes 2nd Addition is hereby approved upon the property legally described in Exhibit A and as the Final Plat is depicted in Exhibit B, subject to the following conditions:

1. The Final Plat 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 the 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," and the Applicant shall provide the required security.
3. The requirements and conditions of the Development Agreement shall be incorporated as conditions of the City's execution of the Final Plat.
4. Pursuant to Northfield City Code, Chapter 34, Section 8.5.12 (D) (4), if the Final Plat is approved and signed by the mayor and city clerk, the subdivider shall record the final plat within six months with the appropriate county recorder. No changes, erasures, modifications or revisions shall be made in any final plat after approval has been given by the city council and endorsed by the mayor and city clerk in writing on the plat. If the plat is not timely recorded with the appropriate county, the City Council shall revoke the final plat.
5. The Applicant shall be responsible for and pay all fees, including recording fees.

PASSED by the City Council of the City of Northfield on this 1st day of December, 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
FINAL PLAT