

CITY OF NORTHFIELD, MN  
CITY COUNCIL RESOLUTION 2021-030

APPROVING A PRELIMINARY PLAT FOR THE HILLCREST VILLAGE ADDITION

WHEREAS, Community Action Center (“Applicant”) has submitted an application for preliminary plat approval for the Hillcrest Village 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 a Preliminary Plat at a duly noticed Public Hearing, which took place on March 18, 2021, and recommended approval 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 April 6, 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 Hillcrest Village 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. Sidewalk shall be constructed from the access/sidewalk connection into Hillcrest Village Addition to Fremouw Ave. along the east side of Sheldahl Rd.
5. Sidewalk shall be constructed to create a complete loop around the cul-de-sac of Street A.
6. If temporary stormwater management facilities, as opposed to permanent stormwater facilities, will be located within the development with the understanding that the same will subsequently be relocated and replaced by the Applicant, at the Applicant's expense, either partially or in their entirety, upon land currently owned by MnDOT, but which MnDOT land may be acquired by the City in the future, the Applicant will execute such agreements in the form(s) and as required by the City to facilitate such relocation, including but not limited to permanent and temporary easements, as applicable, and a Declaration of Covenants and Agreement for Maintenance of Stormwater Facilities, as applicable and as required by City Code, and such other arrangements/agreements for said facilities as are necessary or are otherwise required by the City Engineer. Alternatively, in the event that temporary stormwater management facilities cannot be relocated in a timely manner to the MnDOT property for any reason, the Applicant shall modify/amend the Plat to provide long-term stormwater management on-site on an Outlot, and execute such agreements in the form(s) and as required by the City Engineer, including but not limited to permanent easement and/or a Declaration of Covenants and Agreement for Maintenance of Stormwater Facilities, as applicable.

PASSED by the City Council of the City of Northfield on this 6<sup>th</sup> day of April, 2021.

ATTEST

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

VOTE:     \_\_\_ POWNELL           \_\_\_ GRABAU     \_\_\_ NAKASIAN     \_\_\_ NESS  
          \_\_\_ PETERSON WHITE   \_\_\_ REISTER   \_\_\_ ZUCCOLOTTO

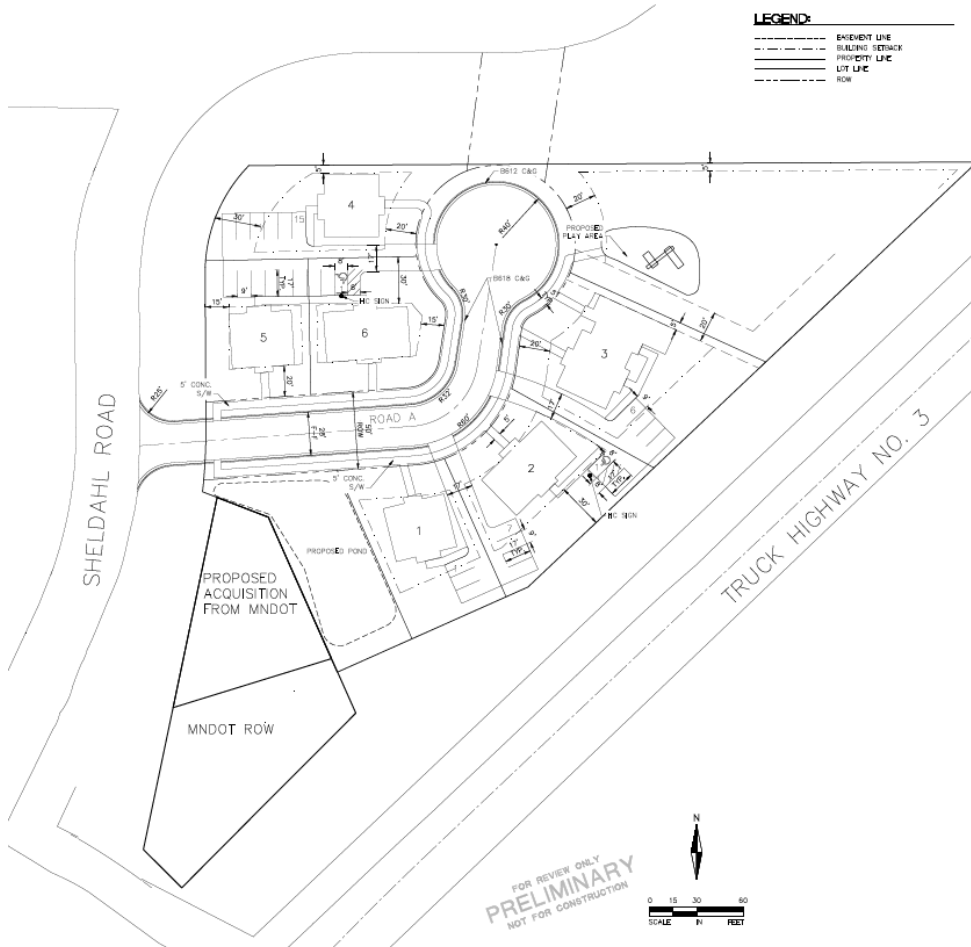
**EXHIBIT A**

**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

THAT PART OF THE NW1/4 OF THE NW1/4 OF SECTION 31, TOWNSHIP 112, RANGE 19, CITY OF NORTHFIELD, RICE COUNTY, MINNESOTA LYING NORTH AND WEST OF MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLATS NO. 66-32 AND 66-34 AND LYING EASTERLY OF THE EAST LINE OF OUTLOT A, SHELDAHL INDUSTRIAL PARK -RICE, RICE COUNTY, MINNESOTA AND THAT PART OF OUTLOT A, SHELDAHL INDUSTRIAL PARK - RICE, RICE COUNTY, MINNESOTA, LYING NORTH OF MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT AND 66-34, RICE COUNTY, MINNESOTA.

# EXHIBIT B

## PRELIMINARY PLAT

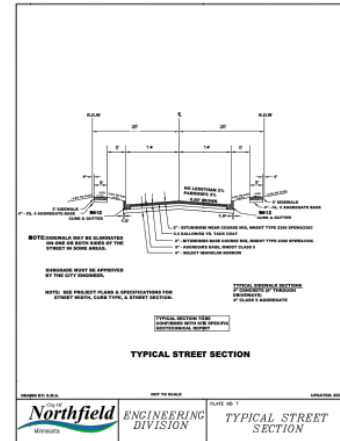


### SITE PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF BUILDING AND/OR BACK OF CURB UNLESS OTHERWISE NOTED ON THE PLAN.
2. CONTINUOUS CONCRETE CURBS & GUTTER WHICH CHANGED TYPE SHALL HAVE A TEN FOOT TRANSITION.
3. ALL CONCRETE CURBS AND GUTTER ADJACENT TO CONCRETE SHALL BE SEPARATED BY A 1/2 INCH EXPANDED JOINT.
4. ALL CURBS AND GUTTER AND SIDEWALK WITHIN R.O.W. TO BE PER CITY STANDARDS.
5. ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
6. ALL CURBS AND GUTTER TO BE MOUNTABLE CURB, BB12, OR BB16, PER CITY STANDARDS.
7. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES SUCH AS EXISTING GUTTER GRABERS AT THE PROPOSED DRIVEWAYS PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.

### SITE PLAN DATA

<b>SITE DATA</b>	
TOTAL SITE AREA	= 2.22 AC
ROW (SHELDHAL ROAD)	= 3.658 AC
TOTAL PROPOSED SITE AREA	= 1.77 AC (0.87 AC IMPERVIOUS)
TOTAL LOTS	= 4 LOTS, INCLUDING 1- TRIPLEX, 2- FOURPLEX (3.39 UNITS/AC)
CURRENT LAND USE	= SINGLE FAMILY HOUSING
PROPOSED LAND USE	= MULTI-FAMILY HOUSING
CURRENT ZONING	= R1-B, NEIGHBORHOOD GENERAL
PROPOSED ZONING	= M-2
<b>LIT DATA</b>	
LIT AREA	5,978 SF (MIN)
	11,143 SF (MAX)
	21,557 SF (SOLAR)
	7,337 SF (INDUS)
<b>PROPOSED</b>	
FRONT SETBACK FROM STREET R.O.W.	= 20'
REAR SETBACK YARD	= 5'
TOTAL COVERED SIDE SETBACK YARD	= 10'
REAR SETBACK	= 30'
<b>STALL DATA</b>	
PROPOSED STALLS= 28 (2 HANDICAP STALLS)	
TYP. STALL= 17'x9'	
HC STALL= 17'x9'	
DRIVE ARTICLES= 17'	
<b>ACCESS DATA</b>	
R.O.W. WIDTH	50'
PAVEMENT WIDTH (MIN.)	28' F-F
MINIMUM CUL-DE-SAC RADIUS B/CU	= 40' (MIN)
	40' B/C



**ALLIANT**  
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**HILLCREST VILLAGE**  
1050 HIGHWAY 3 NORTH  
NORTHFIELD, MINNESOTA

**SITE PLAN**

1. This plan is to be used for the construction of the project and is not to be used for any other purpose. It is the responsibility of the owner to ensure that the project is constructed in accordance with the plan and that all necessary permits are obtained from the appropriate authorities.

DATE: 6/2/2011  
BY: [Signature]  
QUALITY ASSURANCE/CONTROL: [Signature]

PROJECT TEAM DATA  
OWNER: [Signature]  
DESIGNER: [Signature]  
PROJECT NO: 318-0187

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## **EXHIBIT C**

### **FINDINGS OF FACT**

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;**

*Finding:* The proposed subdivision is still under review, but has been found thus far to be in compliance with the LDC through review by the City Planner and the Development Review Committee. Staff and the applicant have identified the need to apply for variances on some items, which will come forward at a later date.

- (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;**

*Finding:* This subdivision is in compliance with the Northfield Comprehensive Plan and the intent of the project reflects the spirit and values of many of the 12 land use principles including:

- **The small town character will be enhanced** - The development will replace existing structures that had previously transitioned from a motel to housing. The development will replace existing structures with an intentional residential neighborhood that includes a playground, shared solar arrays and residential street design. Closing the current access to Hwy 3 and redirecting the entrance to the neighborhood from Sheldahl Rd will also present access more conducive to a neighborhood setting. The new street creates homes drawn to the street with pedestrian connectivity.
- **The natural environment will be protected, enhanced and better integrated in the community** – The development respects the environment by maintaining existing trees where possible, managing stormwater, and creating its own solar array system to allow the neighborhood to be net-zero. Finished landscaping will be representative of a neighborhood.
- **New and redeveloped residential communities will have strong neighborhood qualities** - The redevelopment of this parcel will create better neighborhood qualities such as appropriate street size, sidewalks and multi-unit homes drawn to the street. Additional comments, as stated above.
- **Neighborhood serving commercial will be small scale and integrated with the residential context** - NA
- **A wider range of housing choices will be encourage** – These six buildings totaling 17 units (two 4-plexes, one 3-plex, and three 2-plexes) will help fulfill a need of additional housing and add to the diversity of options in the community.

- **Streets will create an attractive public realm and be exceptional places for people** – Street A is designed to create space for the units to feel like a neighborhood and allow for connection along the street and to other neighborhoods. This redevelopment will result in an enhanced public realm.
  - **Places will be better connected, opportunities will be created to walk and bike** - The development will incorporate walking and biking opportunities on the street and sidewalk connections in the subdivision and adjacent to the parcel.
- (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;**
- Finding:* The physical characteristics of the site are conducive to redevelopment. Stormwater management practices will be designed to meet current standards.
- (d) **The site must be physically suitable for the intensity or type of development or use contemplated;**
- Finding:* The parcel is physically suitable for residential development. This development replaces residential uses that were an adaptive reuse of structures, with an intentional neighborhood.
- (e) **The design of the subdivision or the proposed improvements must not be likely to cause substantial and irreversible environmental damage;**
- Finding:* 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**
- Finding:* The design and redevelopment of the subdivision should result in improved health, safety, or general welfare of the public. Closing direct vehicular access to Hwy 3, redirecting access to Sheldahl Rd, incorporating pedestrian and stormwater facilities, solar energy, play space, and new homes contribute to improvements.
- (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.**
- Finding:* The project will call for the vacation of a utility easement on the northeast corner of the site and will realigned through Lot 1 Block 1.