

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 cash payment in lieu of land dedication for parks and open space acquisition and development.

PASSED by the City Council of the City of Northfield on this ____ day of _____, 2021.

ATTEST

City Clerk

Mayor

VOTE: ____ POWNELL ____ GRABAU ____ NAKASIAN ____ NESS
 ____ PETERSON WHITE ____ REISTER ____ ZUCCOLOTTO

EXHIBIT A

LEGAL DESCRIPTIONS

600 Greenvale Avenue (Parcel ID 2236150002):

All that part of the E1/2 of Lot 5 in the State Subdivision of the NE1/4 of Section 36, Township 112 North, Range 20 West of the 5th P.M., in the City of Northfield, Rice County, Minnesota, described as follows: Commencing at the Southeast Corner of Lot 5; thence North along the East line of Lot 5, a distance of 193 feet; thence West, 135 feet to the point of beginning of the tract to be described; thence North 88 feet; thence West 112 ½ feet; thence South 88 feet; thence East 112 ½ feet to said point of beginning; together with a non-exclusive 20 foot wide easement for ingress, egress and travel to and from said property, upon and across the E1/2 of Lot 5, to the public street.

Parcel ID 2236125002:

Outlot B, in Greenvale School Plat, in the City of Northfield, Rice County, Minnesota.

Parcel ID 2236150010:

The North 370 feet of the West On-Half (W1/2) of Lot 4, in the State Subdivision of the Northeast Quarter (NE1/4) of Section 36, Township 112 North, Range 20 West of the Fifth Principal Meridian in the City of Northfield, Rice County, Minnesota.

PRELIMINARY PLAT: KRAEWOOD



EXHIBIT C

FINDINGS OF FACT

Approval Criteria & Findings:

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;**

Staff Response: The preliminary plat will require a few modifications, which are identified in the recommended conditions. Staff will be working with the applicant on final engineering and design details prior to the Final Plat.

- (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;**

Staff Response: 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:

- **Encourage a compact development pattern, and support infill, redevelopment and land intensification.** – Development of the Paulson property will infill a site surrounded by existing residential homes, a church and school. The density proposed supports compact development, infill, redevelopment and land intensification.
- **Facilitate the creation of residential areas with strong neighborhood qualities.** – The infill of this neighborhood will complete street connections and have sidewalks on both sides of all streets supporting the neighborhood and surrounding neighborhoods.
- **New and redeveloped residential communities will have strong neighborhood qualities** - The development of this parcel will create a neighborhood with mixed housing types that are drawn to the street with sidewalks and complete previously dead-end streets.
- **A wider range of housing choices will be encourage** – This development will provide 4 different housing types, including single family homes, twin homes, a four-plex and an apartment building.
- **Streets will create an attractive public realm and be exceptional places for people** – All of the streets proposed will have sidewalks on both sides of the street, street trees, and follow a grid-like pattern to the maximum extent possible.
- **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;**

Staff Response: The site has rolling terrain and will be designed to accommodate new public infrastructure and residential development. Stormwater management will be incorporated into the project. The site is suitable for residential development.

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

Staff Response: This development infills a large tract of land (approx. 12.5 acres) which was previously a tree farm. The site has rolling terrain and will be designed to accommodate new public infrastructure and residential development. Stormwater management will be incorporated into the project. The site is suitable for residential development.

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

Staff Response: Development of the site will include grading, new public infrastructure and residential development and will convert the land from a former tree farm to a residential neighborhood. The City of Northfield Natural Resources Inventory identifies the perimeter of the tree farm as Woodlands and Forest in the Semi-Natural and Planted Communities. The trees on the perimeter of the site are planned to be maintained and preserved as part of the preliminary plat submittal documents. Much of Outlots A, B and C will maintain significant tree preservation. The rears of the single family homes will do the same. In addition, the developer proposes to provide native and pollinator friendly planting throughout the plat. The plat is not expected to result in substantial or 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**

Staff Response: The design and development of the subdivision is not expected to be detrimental to the health, safety, or general welfare of the public. Creation of the neighborhood with mixed housing types that are drawn to the street, with sidewalks is expected to result in improved connectivity and walking routes within the neighborhood and to Greenvale Park School.

- (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.**

Staff Response: There may be an existing driveway access easement for the property owners at 600 Greenvale Ave. Staff will review the potential easement with the city attorney and the applicant. No other easements are known at this time. If there is an easement, it will follow the vacation process through the City Council.