

CITY OF NORTHFIELD, MINNESOTA  
RESOLUTION #2003-121

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTHFIELD, MINNESOTA FINDING THAT THE ENVIRONMENTAL ASSESSMENT WORKSHEET IS ADEQUATE FOR THE KOESTER PROPERTY

WHEREAS, Arcon Development proposes a residential development consisting of 54 single-family homes and 272 townhouses; and

WHEREAS, an Environmental Assessment Worksheet describing the environmental impacts of the development has been prepared; and

WHEREAS, the Planning Commission held a public hearing on April 8 and received no comments from the public concerning the EAW; and

WHEREAS, a notice of the preparation of the EAW was published in the EQB Monitor on March, 17, 2003, and

WHEREAS, the Minnesota Historical Society, Minnesota Department of Transportation, and Minnesota Pollution Control Agency submitted comments; and

WHEREAS, the staff report contains an analysis of the responses from the agencies above; and

WHEREAS, the staff report advises that no reasons or comments have been submitted that indicate that more information is necessary to determine environmental impacts or to question the adequacy of the EAW, and

WHEREAS, the City Council accepts the report of staff.

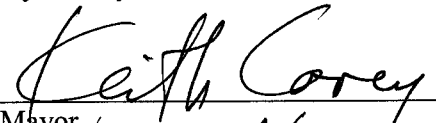
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

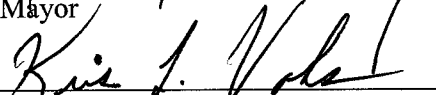
The City of Northfield, acting as the Responsible Government Unit, hereby finds that the Koester EAW is adequate, that no Environmental Impact Statement is needed for the project and directs staff to duly inform all required agencies of this finding.

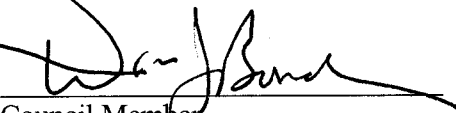
PASSED by the City Council of the City of Northfield this Fifth day of May 2003.

ATTEST:

  
Finance Director/City Clerk

  
Mayor

  
Council Member

  
Council Member

VOTE:        Y BOND    Y COVEY    Y GRAHAM    Y LINSTROTH  
              Y MALECHA    Y POKORNEY    Y VOHS

The site is currently used and has been used for decades for agricultural row cropping and a single residence in the northwest corner of the site. A windbreak consisting of coniferous trees is located along the site's western boundary and a small tree nursery is located in the northern portion of the site. Numerous coniferous and deciduous trees are associated with the residence. A grassed waterway, which is tributary to Spring Creek traverses the site in a southwest to northeast orientation. In addition to the residence, several out buildings exist on the Property Owner's portion of the site and one water well is present near the residence.

The 69 acre project proposed by the Developer would establish single family residential use on 54 lots, 148 row-style townhome units and 124 back-to-back townhome units. The single-family lots would have minimum sizes of 6,500 square feet. The row townhome units would be contained within 37 separate structures with 4 units in each structure. The back-to-back townhome units would be contained within 14 separate structures with 124 total units of 8-10 units per structure. Whereas, the 9.70 acre project proposed by the Property Owner would establish single-family residential use on 25 lots.

Required park dedication for the entire 78.7 acres would be 6.5 acres, however the Developer is proposing to dedicate 13.2 acres of land for parks, trails and open space located primarily along the property's north side to provide additional space to Spring Creek Park. A hiking trail would also be constructed through this area of parkland which would be accessible from the new development, from existing trails in the Spring Creek Park ballfields and from Aspen and Maple Streets. Additionally, a greenway corridor would be established in the area of the existing grassed waterway on the site. A hiking trail would be constructed in this greenway which would connect to the trail planned for the north park area. A small neighborhood park would also be established in the southeastern corner of the site. This park would consist of playground equipment and open space. Stormwater ponding would be provided on the site in four areas.

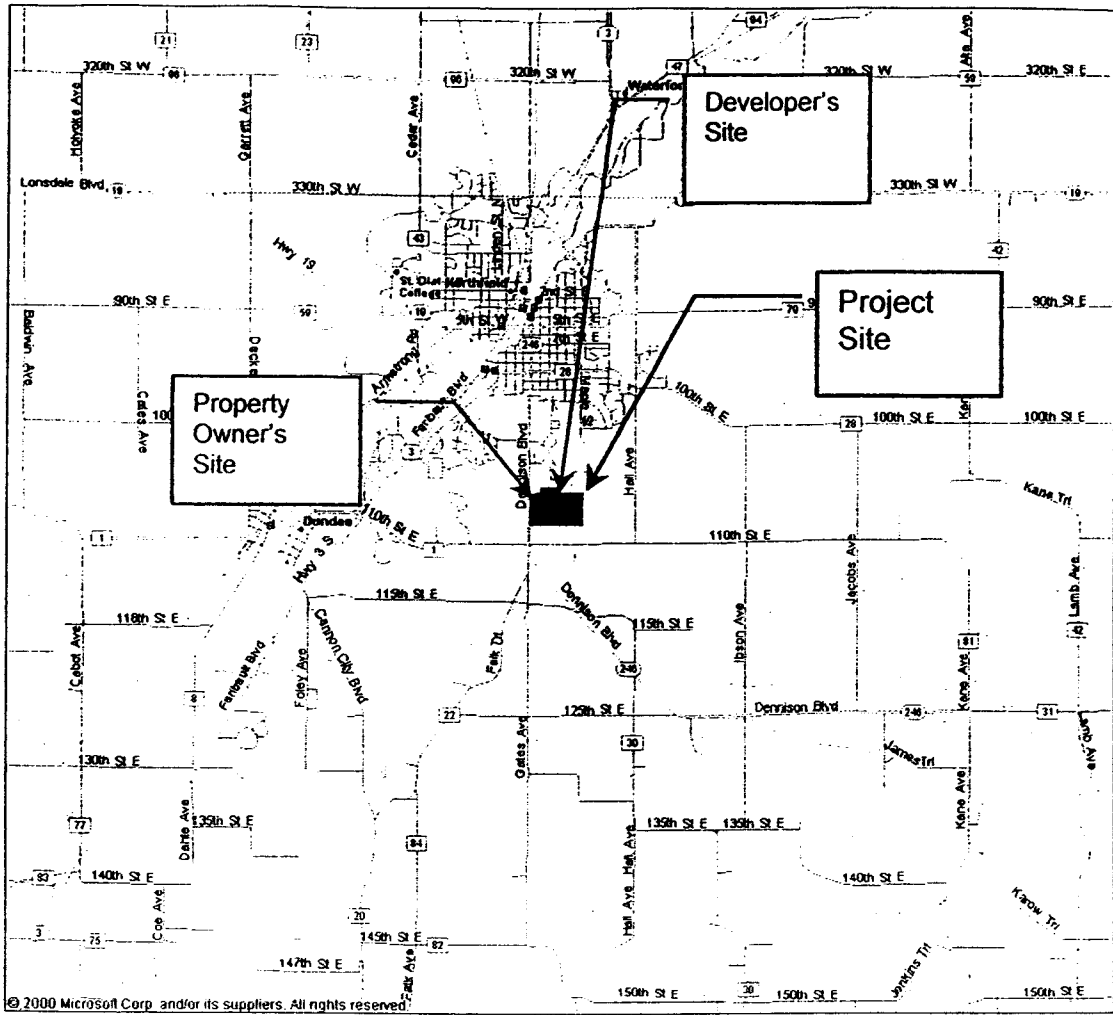
The development would be accessed from Minnesota Trunk Highway (MTH) 246 on the west, Aspen Street on the north and Maple Street (which has not yet been extended to the south) on the east. The project would be connected to the municipal water, sanitary sewer and storm sewer systems. Total grading will move approximately 195,000 cubic yards of earth. The project proposed by the Developer will be constructed in three phases over a period of four years (Exhibit D). Phase 1 will occur in the east/southeast portion of the site and will include a mixture of row townhouses, back-to-back townhomes and ten (10) single-family lots. This phase will have two accesses onto the new Maple Street extension. This phase will include the extension of sanitary sewer and water into the project, installation of storm sewer pipe, construction of several storm water ponds and a small park. Phase 2 will occur in the south portion of the overall site, connecting Phase 1 and MTH 246. This connection will allow east/west access through the site. Phase 2 will include row townhouses, back-to-back townhomes and 44 single-family lots. As with Phase 1, this phase will also include sanitary sewer, water main, storm sewer and street improvements. Phase 3 will complete the development in the north and middle part of the site. Phase 3 will make a final connection to the north and add significant parkland to the City park system. Phase 3 will include row townhomes and back-to-back townhomes along with typical public improvements. Whereas, the 9.7 acres of land retained by the Property Owner will be constructed independently at a later date.

c. Explain the project purpose; if the project will be carried out by a governmental unit, explain the need for the project and identify its beneficiaries.

The project will provide moderately priced residential and recreational opportunities in the City of Northfield. The housing portion of the project will address a continuing consumer need in the area for additional housing options, with complimentary recreational amenities. The project is consistent with the City's Comprehensive Plan for this site.

d. Are future stages of this development including development on any outlots planned or likely to happen? \_\_\_\_\_ Yes  No

If yes, briefly describe future stages, relationship to present project, timeline and plans for environmental review.



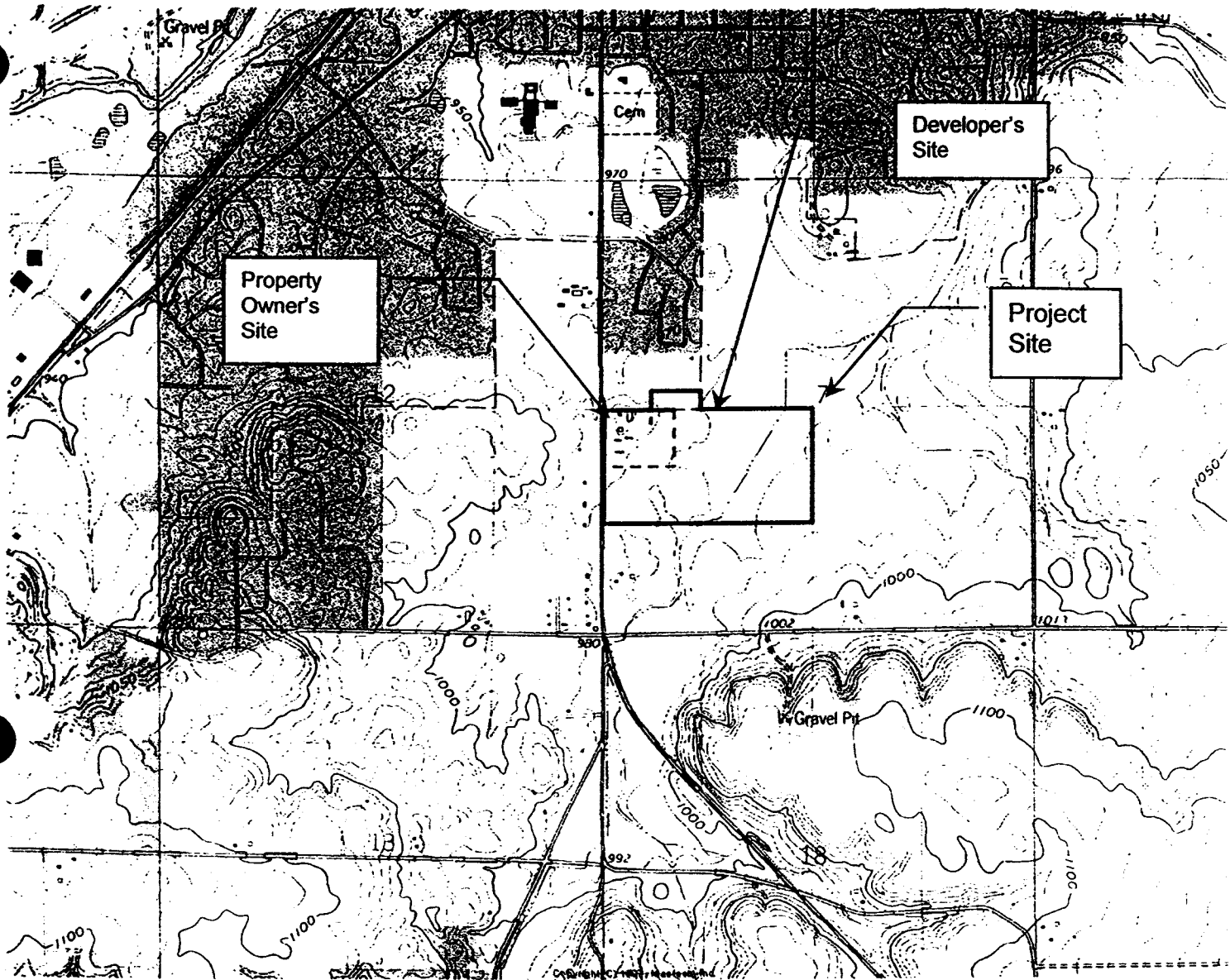


Exhibit B

TOTAL 78.7 ACRES  
 DEVELOPER: 69.0 ACRES  
 OWNER: 9.7 ACRES

DEVELOPER LAND USE AREAS:  
 BACK TO BACK TOWNHOMES: 10.6 ACRES  
 ROW TOWNHOMES: 16.6 ACRES  
 SINGLE FAMILY: 11.8 ACRES  
 POND: 2.0 ACRES  
 PUBLIC RIGHT-OF-WAY: 13.1 ACRES  
 PARK: 13.2 ACRES  
 GREENWAY: 1.7 ACRES

WEST OF GREENWAY:  
 ROW TOWNHOME UNITS: 88  
 BACK TO BACK TOWNHOME UNITS: 98  
 SINGLE FAMILY LOTS: 44  
 TOTAL UNITS: 230

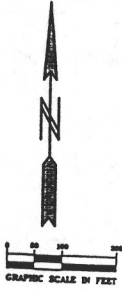
EAST OF GREENWAY:  
 TOTAL ROW TOWNHOME UNITS: 56  
 BACK TO BACK TOWNHOME UNITS: 30  
 SINGLE FAMILY LOTS: 10  
 TOTAL UNITS: 96

TOTAL UNITS ON DEVELOPERS SITE: 326

PROPERTY OWNER LAND USE AREA:  
 SINGLE FAMILY: 9.7 ACRES  
 SINGLE FAMILY LOTS: 25

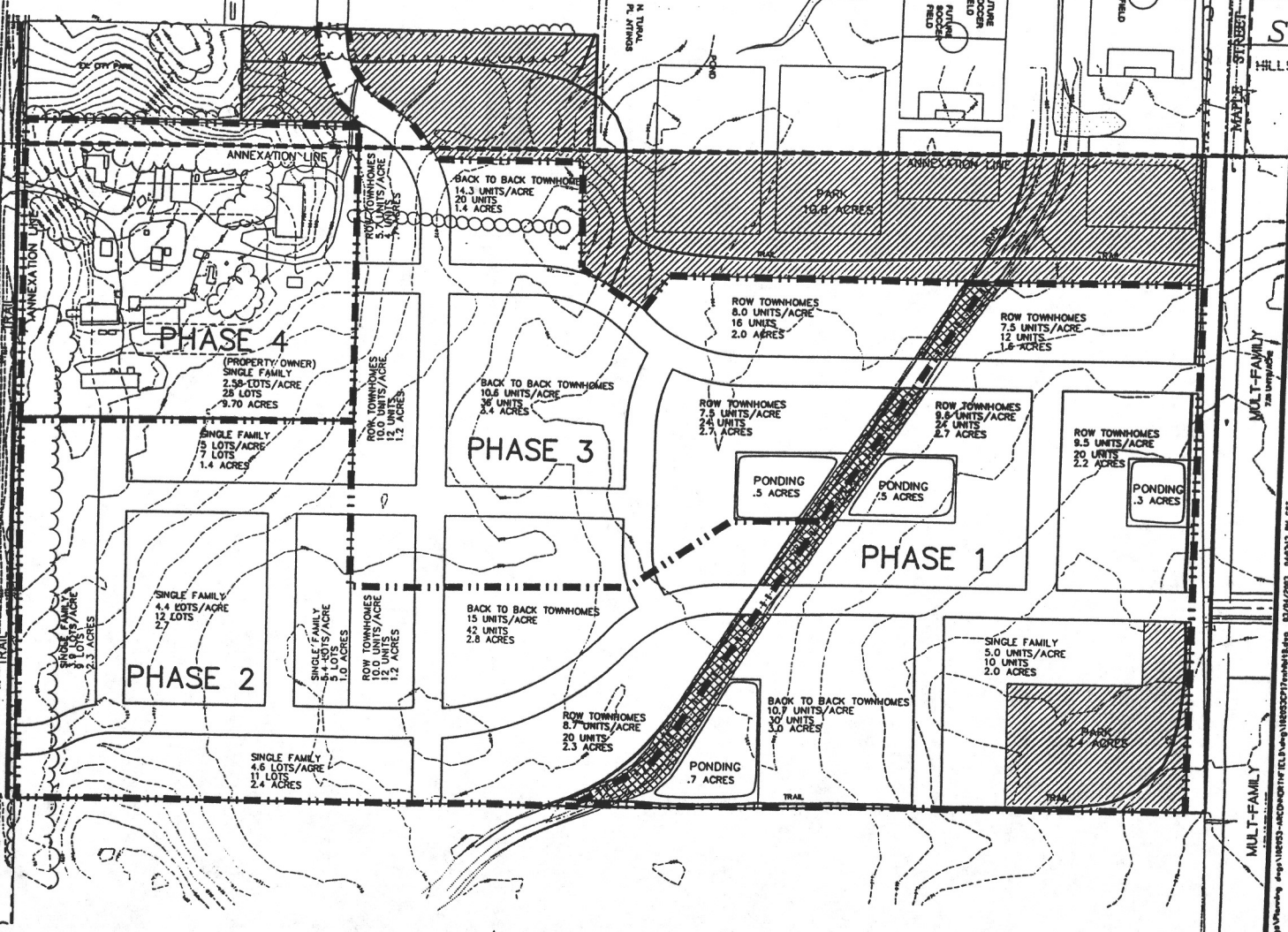
TOTAL DEVELOPER AND PROPERTY OWNER SITES: 351

- ▨ PROPOSED PARK
- ▩ EXISTING GRASSED WATERWAY
- ⋯ PHASE BOUNDARY



SUN LA AS  
 ARBOR STREET

SIBLEY VIEW COURT



40.00'  
 S HILLS  
 MAPLE STREET  
 MULT-FAMILY  
 MULT-FAMILY

DATE: 3/29/03  
 SHEET TITLE: EXHIBIT D  
 OWNER: ARCON DEVELOPMENT  
 PROJECT: KOESTER PROPERTY

Engineering  
 11200 NW 25th Ave, Suite 200  
 Fort Lauderdale, FL 33311  
 Phone: (954) 573-1111  
 Fax: (954) 573-1112  
 Website: www.ars-engineering.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered professional under the laws of the State of Florida.

Name: \_\_\_\_\_  
 Exp. Date: \_\_\_\_\_

Date: 3/29/03  
 Drawn: JMT  
 Check: JMT

SHEET TITLE:  
 EXHIBIT D

OWNER: ARCON DEVELOPMENT  
 PROJECT: KOESTER PROPERTY

SHEET 11 OF 11

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