

**Community Development Department
Office of the City Planner**

Site Control: The Developer has provided a copy of the Contract for Deed for the property, executed between ARCON DEVELOPMENT, INC., (the "Buyer") and Vernon E. Koester and Joan K. Koester (the "Seller").

Written Statement from Township Board: The Orderly Annexation Agreement that is in place with Northfield Township dated November 7th, 2002 (Resolution # 2001-318) provides approval for the annexation of this land into the City of Northfield. As the Fargaze Meadows by Heritage Development was officially approved by Minnesota Planning on September 13, 2002, Minnesota Planning would not be able to approve the annexation until after March 13, 2003.

Conceptual Development Plan:

Scaled Drawing / Topographic Data: The Developer has submitted the required scaled drawing of the property to be annexed, including the topographic data at two foot intervals and other required information.

Internal Streets: Typically, the Arcon Development Conceptual Development Plan has shown a grid layout street system, with continuous east-west and north-south streets. There are no cul-de-sacs in this development. There are two main east/west streets through the development. One of these east / west streets will connect Maple Street to M.T.H. # 246. The Developer is required to meet the minimum widths for streets and right-of-ways in the development.

The future extension of Maple Street and the existing M.T.H. # 246 bound the development area on the east and west sides respectively. It is proposed to extend Maple Street in a Southerly direction from its present location. Aspen Street will be extended in a southerly direction from its present location to become a direct north/south street through the development. In addition, Mn/Dot has restricted access from the development onto M.T.H. # 246, by allowing only one access. (See Exhibit F: Mn/Dot letter dated August 30, 2002.)

Park, Open Space and Trails: The parks, trails and open space system includes a 10.8 acre extension of the City of Northfield soccer fields which are located north of the proposed development, 1.7 acres of greenway, and 2.4 acres of park located in the south/west corner. The developer is required to provide parkland dedication and a park development fee. The formula for the parkland calculation is based on a Net Developable Acreage, which means that the land required for public streets and ponding areas is subtracted from the total land within the project. The total land within the Conceptual Development Plan project is approximately 78.7 acres.

Based on the percent of land dedication required for each of the density range, the following calculation for park dedication is as follows:

| <i>Density</i> | <i>% Required</i> | <i># Acres in Development</i> | <i># Acres Requirements</i> |
|---------------------------------|-------------------|-------------------------------|-----------------------------|
| 2.6-5.0 u/a | 12 % | 20.5 acres | 2.46 acres |
| 5.1-7.5 u/a | 13 % | 6 acres | 0.78 acres |
| 7.6-10.0 u/a | 14 % | 10.4 acres | 1.45 acres |
| 10.1-12.5 u/a | 15 % | 7.6 acres | 1.14 acres |
| 12.6-16.0 | 16% | 4.2 acres | 0.67 acres |
| Total Park Land Required | | | 6.50 acres |

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The approximate amount of land required for parks, trails and open space dedication is 6.5 acres of land. According to the plans submitted by the Developer, they are proposing to dedicate 13.2 acres of land for parks, trails and open space. Accordingly, there will be no cash in lieu for park dedication.

With regards the Park Development Fee, the Developer is required to pay \$13,375 per acre. As the total park required is 6.50 acres, the amount of Park Development Fee is \$86,937.00. The requirements state that the developer may pay the entire fee at the time of Final Plat filing or to pay the fee on a per unit basis at the time that a building permit is issued for each unit to be constructed in the development, provided that all fees be paid within 5 years of approval of the final plat.

Natural Features Proposed for Preservation: No wetlands have been identified on the property. The Future Land Use Map shows an 'Environmentally Sensitive Area / Open Space' designation along the swale running in a north/south direction through the development area. In reality, this area is actually a drainage swale created for farming purposes and has no environmental value, except as a natural swale. Due to the amount of land being annexed and the proposed change in use, an Environmental Assessment Worksheet (EAW) will need to be completed for the property. Potential environmental impacts on the property will be addressed through that process.

Future Considerations:

Deeds: As part of the approval of the Conceptual Development Plan the developer is required to deed the right-of-way for Maple Street to the City of Northfield prior to the City approving a joint resolution for orderly annexation with Northfield Township.

Future Zoning: Upon annexation, the property will be zoned Agricultural until such time as the area within the Conceptual Development Plan is platted. When the property is platted, the property will be zoned in accordance with the approved land use designations for the area.

Environmental Assessment Worksheet: An Environmental Assessment Worksheet will need to be prepared for the property. The EAW process, which will involve declaring the EAW complete, a Public Hearing and final assessment and will take a minimum of 2 months.

Alternatives to be Considered:

1. Recommend approval of the Conceptual Development Plan and Annexation with conditions.
2. Deny the Conceptual Development Plan and Annexation.

Required Action Date by City:

| | | |
|-----------------------------|---|---------------------|
| Conceptual Development Plan | - | no time constraints |
| Annexation | - | no time constraints |

Recommendation: The Annexation and Conceptual Development Plan on 78.7 acres of land incorporating 54 single-family lots, 144 row townhomes, 128 back to back townhomes and 13.2 acres of park be recommended for approval to the City Council, subject to the following conditions:

1. Upon annexation, the property will be zoned Agricultural until such time as the area within the Conceptual Development Plan is platted and when the property is platted, the property will be zoned in accordance with the approved land use designations for the area as well as according to the specifically proposed uses and densities.

ARCON

DEVELOPMENT, INC.

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August 5, 2002

Peter Waskiw, City Planner
City of Northfield
801 Washington Street
Northfield, MN 55057-2598

RE: Koester Property

Dear Peter,

I have instructed Pioneer Engineering to send directly to you six (6) full size sets and fifteen (15) 11 x 17 sets of the preliminary concept plans for the Koester property in Northfield Township. The preliminary concept plans consist of three (3) sheets.

Concept plan #1 is a basic schematic that illustrates the number of units and gross density on each side of the existing 'greenway' along with major street locations. This concept plan demonstrates the conformance of the proposal to Northfield's Comprehensive Plan.

Concept plan #2 gives a further breakdown of unit types, number of units, net area and net units per acre. It also provides the total area of street Right of Way and ponds, it also demonstrates a more complete and accurate street layout. This plan will assist you in determining the required park acreage for the development.

Concept #3 delineates the proposed park areas and greenway with their respective acreages. It is important to remember that although the planning commission might think we are putting the 'cart before the horse' on this concept, we were told by the park department what area they wanted for park and what activities would occur on this park property.

As we have discussed previously, Arcon Development, Inc. would like to follow a timeline that would allow us to start grading the Koester site by next May/June. In order to accomplish this the following schedule would have to be followed:

1. Concept Plan approval - early fall, 2002
2. EAW - start the EAW process after Concept Plan approval (prior to annexation completed)

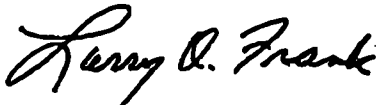
3. Annexation - annexation of the property to occur six (6) months after the Heritage Development annexation has been completed (approximately February 1, 2003)
4. EAW - approve the final EAW in March 2003
5. Preliminary Plat - approve preliminary plat around mid-May 2003

This schedule would allow us to start grading around June 1, 2003. While the grading is going on, the final plat approval process can be underway. This may sound like a fairly fast timeline, however, it is very important to Arcon to meet this schedule. If you feel this timeline is not achievable, please advise me as soon as possible. At this time Arcon Development, Inc. is seeking an extension to our Purchase Agreement with the Koesters, consequently it is very important to the Koesters and Arcon to know if we can achieve this timeline.

Finally, Arcon Development, Inc. and the Koesters will need to be assured by the City Council, with the Concept Plan approval, that this property will be the next property to be annexed into the City of Northfield following the initial 80 acre Heritage Development annexation.

I will be on vacation from 7 August through 14 August, returning to my office on the 15th. I look forward to talking with you when I return. Hopefully you will have received the plans early enough to make your planning meeting on Wednesday.

Sincerely,



Larry D. Frank
Project Manager

Cc: Vern Koester
Pioneer Engineering