



Legislation Details (With Text)

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On agenda: 5/16/2016 **Final action:** 5/16/2016

Title: Motion to Confirm the Sale of a Portion of Public Property - 517 Washington Street - is in Conformance with the Northfield Comprehensive Plan.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution for Sale of Real Property to Westrud 032316, 2. PUBLIC HEARING NOTICE FOR sale of 517 Washington, 3. 12-17-2015 PC Meeting Minutes, 4. Purchase Agreement Westrud 032316, 5. QC DEED 517 Washington Westrud 032316, 6. 517-Washington-SURVEY-9-28-15

Date	Ver.	Action By	Action	Result
5/16/2016	1	Housing & Redevelopment Authority		

DATE: May 16, 2016

TO: Members of the Housing & Redevelopment Authority

FROM: Janine Atchison, Housing Coordinator

Motion to Confirm the Sale of a Portion of Public Property - 517 Washington Street - is in Conformance with the Northfield Comprehensive Plan.

ACTION REQUESTED:

The Housing and Redevelopment Authority is requested pass a resolution confirming the sale of a portion of the HRA owned property located at 517 Washington Street which is in conformance with the Northfield Comprehensive Plan.

Summary Report:

Vern Westrud requested a conveyance of a portion of the HRA lot at 517 Washington Street so he may expand the garage on his property at 206 E 6th St. The HRA agreed to a conveyance between 10 and 16 feet at its March 2015 meeting and directed staff to calculate a conveyance providing enough of a rear yard to allow for a 24 foot wide garage to be built at some point in the future on the 517 Washington property. The HRA also agreed to a purchase price of \$2,500 and that any legal fees incurred, closing documents and recording fees would be paid by Mr. Westrud.

Staff ordered a survey of the two properties, the cost of which was split between the City and Mr. Westrud. Staff’s analysis of the properties has concluded the optimum conveyance to provide sufficient space for both garages with the proper setbacks and building separation is 14 feet. This distance also places the existing curb cut for 209 E. 6th St. completely within the parcel. A new survey has been prepared showing the new lot lines which is attached to this report.

It is important to note the parcel at 209 East 6th Street is very small. The existing home and garage currently exceed the 25% Building Area Ratio (BAR) required by the Land Development Code. The property currently has a 34% BAR and even with the conveyance of additional lot area the ratio would only be reduced to 27%. If the land conveyance is approved, the parcel will still be non-conforming. Mr. Westrud is aware he will need to apply for a variance when he is ready to construct his garage.

The City Charter also has a specific provision dealing with real property transactions. Chapter 15, Section 15.5 of the City's Charter provides as follows with regard to the sale of real property:

The council may by resolution approved of by at least five (5) members sell or otherwise dispose of any real property of the city. A sale or other disposition of the city's real property may be made only after a public hearing has been held and published notice of the hearing has been given at least ten (10) but not more than thirty (30) days prior to the hearing. The net cash proceeds of the sale of the property shall be used to retire any outstanding indebtedness incurred by the city in the acquisition or improvement of the property. Any remaining net cash proceeds shall be used to finance other improvements in the capital improvement budget or to retire any other bonded indebtedness.

Minnesota Statutes also state that any city that has adopted a Comprehensive Plan may not sell property without first obtaining input from its Planning Commission. As per Minnesota Statute 462.356, subd. 2, no publicly owned interest in real property within the municipality shall be acquired or disposed of, nor shall any capital improvement be authorized by the municipality without first obtaining input from its Planning Commission as to conformance with the Comprehensive Plan.

A public hearing was held before the Planning Commission on December 17, 2015. The required notice was published at least 10 days, and not more than 30 days prior to the meeting. The Planning Commission agreed the sale of a portion of public property at 517 Washington Street is in conformance with the Northfield Comprehensive Plan.

Analysis:

This proposal complies with Comprehensive Plan strategy HS 2.2 - Encourage the preservation of existing neighborhoods by rehabilitating deteriorating houses where practical, adaptive reuse of existing buildings and construction of new homes on infill lots and redevelopment sites.

Financial Impacts:

The HRA has agreed to a sale price of \$2,500 for the adjacent parcel land conveyance. Attorney and filing fees will be paid by the purchaser. No other financial impact is anticipated.

Recommendation:

Staff Recommends adoption of the resolution and conveyance of the portion of 517 Washington St. as set forth in the survey and deed.