



Legislation Text

File #: Res. 2017-123, **Version:** 1

City Council Meeting Date: December 12, 2017

To: Mayor and City Council
City Administrator

From: Scott Tempel, City Planner

Subject:
Consideration of Final Plat Resolution for the Woodley Townhomes Second Addition

Action Requested:
The Northfield City Council passes a Resolution approving the Final Plat for Woodley Townhomes Second Addition.

Summary Report:
A local developer acquired two vacant parcels (Lot 1, Block 5 and Lot 6, Block 4) of the East Woodley Addition in 2014 and has been working on a multi-unit residential development project on these parcels for the past two years. The project, involving a seven-unit building on the front lot and a two-unit building on the rear lot received all necessary approvals for construction. Both of the buildings were designed to meet affordable workforce housing needs and to be sold as individual condominium units. The rear unit has been built, but due to market and financial factors the owners have decided not to build the seven unit building. Instead, they are proposing to build two duplexes identical to the existing unit. While this is a decrease in density from the approved project, it still meets the City goals of prioritizing increased density through infill development.

The owners desire to complete this plat amendment this year due to legal and tax issues. The attached townhome plat creates an individual ownership lot for each unit, identifies the common ownership area of the condominium association, and designates the necessary access and utility easements on the site. A title opinion has been completed, the plat has been approved by the Rice County Surveyor, and the project has received all necessary City of Northfield approvals. The final plat meets all City of Northfield Land Development Code requirements.

Financial Impacts:
This infill project will create additional opportunities for affordable workforce housing and increase the City of Northfield tax capacity. There are no costs to the City associated with approval of this plat.

Tentative Timelines:
The two new duplexes will be constructed in 2018.