



Legislation Text

File #: Res. 2017-057, **Version:** 1

City Council Meeting Date: July 11, 2017

To: Mayor and City Council
City Administrator

From: Scott Tempel, City Planner

Consideration of Final Plat Resolution for Hills of Spring Creek 8th Addition.

Action Requested:

Staff recommends a motion to approve Resolution Approval of the Final Plat of the Hills of Spring Creek 8th Addition.

Summary Report:

* Note: this is the same staff report as for the Final Plat.

This property is located in southeast Northfield and is bounded on the east by Spring Creek Drive (Hall Avenue), on the south by Jefferson Parkway and on the west by Hills of Spring Creek 6th Addition. It is approximately 8.56 acres in size. The following is what the applicant is proposing for this Final Plat:

- 13 single family detached homes.
- Construction of Ontario Drive with connection to Jefferson Parkway.
- Opening an intersection for Ontario Drive at Jefferson Parkway.
- Participate financially in the future paving of Hall Avenue/Spring Creek Road.

The City Council approved Hills of Spring Creek subdivision in 1998. The Second Addition was approved the following year, with the Third Addition being approved in 2002. A PUD Final Development Plan was approved for the Hills of Spring Creek 4th Addition in 2004 to allow for the creation of alley-loaded, single-family detached homes. A Minor Subdivision was approved in 2013, re-platting 17 existing single-family lots into 13 slightly larger single-family lots as Hills of Spring Creek 5th Addition.

The original Preliminary Plat was extended by resolution in 2004. This extension expired in 2009, requiring a new Preliminary Plat to be submitted for the 6th Addition. The 6th Addition was approved by City Council on July 8, 2014, with a four-year timeframe for future Final Plats. The Final Plat for the 7th Addition received approval on October 6, 2015.

This phase of the project will consist of 13 association maintained homes in a more compact design than Hills of Spring Creek 6th and 7th. The development will have smaller lots similar to Hills of Spring Creek 4th to the south across Jefferson Parkway. Ontario Drive will be constructed with a temporary turn around until it is connected to Erie Drive with the Hills of Spring Creek 9th Addition in the near future. The stormwater pond at the corner of Jefferson and Hall will be dedicated to the City.

Schmidt Endeavors will once again contribute to the future paving of Spring Creek Road (Hall Avenue). The cost of the road improvements has been allocated among the 7th, 8th, and 9th Additions and is based on one half of the costs for a rural 40 foot wide roadway, with paved shoulder split at; Developer 40%, City 60%. This agreement was established in the development agreement for the 7th Addition as follows:

Spring Creek Road/Hall Avenue: The Developer shall cost share on the improvement of Spring Creek Road/Hall Avenue from the existing rural gravel road section to a paved rural road section. The Developer cost share shall be for the footage along the east property line of Hills of Spring Creek 7th Addition Plat adjacent to the Right-of-Way Line of Spring Creek Road/Hall Avenue. Subject to City Council approval, the City will improve Spring Creek Road/Hall Avenue from a gravel rural road section to a paved rural road section commensurate with the following:

1. Final plat of Hills of Spring Creek 8th Addition
2. Developer cost share for improving Spring Creek Road/Hall Avenue from a rural gravel road to a paved rural road with the Final Plat of Hills of Spring Creek 8th Addition. The cost share shall be for the improvement from the south Lot Line of Lot 12 Block 2 to the North Right-of-Way line of Jefferson Parkway.
3. No longer than five years from the date of this agreement

The City improvement of Spring Creek Road/Hall Avenue will be from Jefferson Parkway to the north side of Lot 1 Block 1 Hills of Spring Creek 7th Addition.

The total cost of the improvements shall be allocated based upon the benefits received. The cost will be based on one-half of the costs for a rural 40-foot wide roadway, with paved shoulders, split at:

| | |
|-----------|------|
| Developer | 40% |
| City | 60% |
| Total | 100% |

The developer has also agreed to participate in the reconstruction of the median and turn lanes on Jefferson Parkway to provide access into and out of the Development. The Developer shall pay for the modification of Jefferson Parkway left and right turn lanes into the Hills of Spring Creek 8th Addition. The City shall pay for the left turn lane onto Ontario Circle at a cost not to exceed \$26,850. The City is participating in the cost of these improvements because it will help solve an existing safety situation by eliminating the need for frequent U-turns at the intersection of Spring Creek Road and Erie Drive. Emergency service vehicles also requested the median opening for access to Ontario Drive in the Hills of Spring Creek 8th Addition.

Analysis

Sanitary Sewer and Water

All necessary utilities will be installed to the lots on Ontario Drive.

Storm Water

The required storm water analysis performed by the consulting engineer for the 6th Addition determined that three separate storm water detention/infiltration basins proposed for the project would be adequate to gain the required infiltration volume, and the rate and flow control required under the City of Northfield Code.

City of Northfield staff reviewed that analysis, which was performed using Hydro CAD computer software using as a basis the 1998 Hills of Spring Creek Hydrology. This most recent analysis determined that this latest phase complies with the provisions of Chapter 22, Article VI of the Northfield City Code currently in effect (as opposed to that in effect in 1998).

Streets, sidewalks and trails

Ontario Drive will be constructed and connected to Jefferson Parkway. Street construction will follow Northfield street construction standards. A variance allowing Ontario Drive to be constructed with a 50' ROW was requested and approved by the Zoning Board of Appeals on April 17, 2014.

Sidewalks will be installed on one side of Ontario Drive per a variance approved by the Zoning Board of Appeals on April 17, 2014.

Trails were constructed by the developer along Spring Creek during previous phases of the project.

Park Dedication

Park dedication requirements were fulfilled through land conveyance of parkland to the City of Northfield along Spring Creek during previous phases of the project.

Adjacent Property

The property to the east is farmland out of the city limits. To the north and west lay previous additions of Hills of Spring Creek. Property immediately to the west is vacant and will be developed with Hills of Spring Creek 9th Addition as single-family homes.

Conformance of request to Comprehensive Plan

The project is shown as in the pipeline for residential development in the Land Use section of the Comprehensive Plan. The new streets will accommodate pedestrians and increase street connectivity.

Financial Impacts:

There are no direct financial impacts to the City associated with this Final Plat.

Tentative Timelines:

Project construction is planned to begin as soon as possible following approval.