



Legislation Details (With Text)

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Title: Consideration of an Agreement for Storm Sewer Improvement
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Attachments: 1. 1 - Resolution, 2. 2 - Final Development Agreement, 3. 3 - Woodley Apartment Rendering 1, 4. 4 - Woodley Apartment Rendering 2, 5. 5 - Woodley Tree Replacement Plan, 6. 6 - Development Review Committee Approval Letter

Date	Ver.	Action By	Action	Result
8/2/2016	1	City Council	approve	Pass

City Council Meeting Date: August 2, 2016

To: Mayor and City Council
City Administrator

From: Scott Tempel, City Planner
Chris Heineman, Community Planning and Development Director

Consideration of an Agreement for Storm Sewer Improvement

Action Requested:

Staff recommends approval of the Resolution authorizing the City to enter into an agreement for the installation of municipal storm sewer at 1012 East Woodley Street. Note this will require a super majority vote (5/7) for the fund balance transfer.

Summary Report:

City staff has been working with a local developer on an infill development project at 1012 East Woodley Street since 2014. The developer wished to maximize development on the lot using the existing N1 residential zoning. The N1 zoning district includes multi-family dwellings as a principle permitted use, which is also in line with the Comprehensive Plan goals of encouraging infill development with a mix of housing types. Therefore, a proposal for a seven unit multi-family rental building was submitted for site plan review, following the Type II review process per the Land Development Code (LDC).

The first of a series of Development Review Committee (DRC) meetings on the project was held on May 2, 2016. A tree inventory was completed by a certified arborist and a replacement plan that meets the requirements of the Land Development Code had been completed and approved. The developer was granted permission to clear the existing buildable lot and staff recommended the developer contact the neighbors prior to work commencing. Clearance was necessary due to the amount of deadfall, illegal dumping and dangerous

trees on the property. Those factors presented a safety threat, would cause interference with the survey work and create a more difficult environment for clearing the lot because the vegetation would have leafed out. The tree replacement plan is provided as attachment 5.

Although the LDC does not require public input for a Permitted Principal Use, staff recognized the project would represent substantial change for the neighborhood and hosted an open house informational meeting on the project at City Hall on Wednesday, May 11th. Staff also met with several of the neighbors on multiple occasions on site and at City Hall. Neighborhood concerns have been incorporated into the project review to the greatest extent possible. Staff has also been in frequent communication on the progress of the project with several residents and has met with them individually and on site in smaller groups.

Throughout the DRC review process, staff has had an ongoing concern related to the stormwater drainage for this project. Due to the topography, the property receives stormwater runoff from multiple adjacent properties. The developer worked diligently to develop a site plan that utilizes overland flow to drain the property. The development site, which is limited to the .61 acre parcel adjacent to Woodley Street, is primarily flat with less than a 2% grade change from front to back. A preliminary grading plan was submitted that utilized overland flow and perforated drainage pipe to address the stormwater concerns for this site. Due to the limited grade change, the City Engineer recommended extending municipal storm sewer into the site to provide a long-term solution for this area. A final grading plan has been submitted by a certified civil engineer that addresses this issue and incorporates this solution. As this involves public infrastructure, a legal agreement is required and has been drafted by the City Attorney.

The development agreement for the storm sewer improvements detailing the stipulations for the installation of the public improvements is listed as attachment 2. Since more than half of the drainage comes from neighboring properties and will require the installation of two additional catchment basins, staff has proposed a cost split where the City of Northfield covers 65% of the costs. The agreement has been structured as a simple reimbursement where the developer will construct the project and the City will reimburse 65% of the costs, not to exceed \$39,000.

Financial Impacts:

The financial impact to the City of Northfield will be a maximum of \$39,000 and will require a budget amendment to utilize storm water fund balance for the improvements.

Tentative Timelines:

If City Council approves the agreement, site grading and utility work will commence as soon as possible following the issuance of a grading permit.