



Legislation Details (With Text)

File #: Res. 2017-028 **Version:** 1 **Name:**
Type: Resolution **Status:** Passed
File created: 2/24/2017 **In control:** City Council
On agenda: 4/4/2017 **Final action:** 4/4/2017
Title: Consideration of Final Plat Resolution for the Woodley Townhome Project.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1 - Resolution, 2. 2 - Woodley Townhomes Plat, 3. 3 - Title Opinion - Lot 1, Block 5, 4. 4 - Title Opinion - Lot 6, Block 4

Date	Ver.	Action By	Action	Result
4/4/2017	1	City Council	approve	Pass

City Council Meeting Date: April 4, 2017

To: Mayor and City Council
City Administrator

From: Scott Tempel, City Planner

Subject:

Consideration of Final Plat Resolution for the Woodley Townhome Project.

Action Requested:

The Northfield City Council considers approval of the attached Resolution approving the Final Plat for Woodley Townhomes.

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 has received all necessary approvals for construction. A public storm sewer is being extended into the site to resolve a historic drainage problem and improve stormwater management for the surrounding parcels. The rear unit is currently under construction and the seven-unit townhomes are scheduled to begin construction in 2017.

Both of the buildings were designed to meet affordable workforce housing needs and to be sold as individual condominium units. There are separate utility services and meters for each unit. The attached condominium plat creates an individual 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.

Alternative Options:

City staff has confirmed the accuracy and completeness of the easements on the plat, which is the extent of our review. Minnesota Statutes require approval of a condominium plat when the underlying project meets local building and 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.

Tentative Timelines:

The seven-unit building is anticipated to begin construction within the next 30-60 days. City Council approval of the final plat is not a contingency for approval of building permits and construction.