



Legislation Details (With Text)

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Attachments: 1. HRA Property, 2. Concept 12 Koester-HRA land swap, 3. Koester Proposal -September 2017

Date	Ver.	Action By	Action	Result
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DATE: September 14, 2017

TO: Members of the Housing & Redevelopment Authority

FROM: Chris Heineman, Community Development Director
Janine Atchison, Housing Coordinator

Southbridge Subdivision - Koester Concept Plan

SUMMARY AND ACTION REQUESTED:

Review concept plan for a single-family housing development from Vern and Joan Koester for their property adjacent to the HRA owned parcel in the Southbridge Subdivision. No action is requested at this time, but the HRA is asked to consider a proposed land swap of 2.05 acres.

BACKGROUND:

The HRA directed staff to explore the possibility of expanding the Spring Creek Townhomes. As part of this process, staff scheduled a meeting with Vern Koester on March 24, 2017 who owns the 21.65-acre parcel south and west of the HRA owned 11.18-acre property. At this meeting, staff learned that Vern and Joan Koester were beginning the planning process for a new subdivision of single-family homes.

Since this initial meeting in March, Community Development staff has been working with the developer to come up with a feasible concept plan for the site. The primary focus has been existing site constraints, street connectivity, density, and providing a mix of dwelling types as required by the Northfield Land Development Code.

Staff met with the developer again in June to review a preliminary concept plan including a swap of the land south of the existing Spring Creek Townhomes for a 2.05-acre parcel along the west side of the HRA owned property. This would create a more efficient street layout and provide additional connectivity. The developer was asked to address several additional items, including the potential

phasing of the development. Staff also suggested that the developer consider providing the HRA with improved, build-ready lots mixed throughout the development.

Staff met with the developer again in August to review additional versions of the concept plan. The current concept plan (Concept 12) from ISG Engineering is attached for your review. The 2.05-acre parcel the developer is interested in (labeled HRA-A) is shaded blue. The parcels shaded yellow (labeled A-F) are owned by Vern and Joan Koester and may be considered for a land swap. A written proposal from the developer is also included for your consideration.

RECOMMENDATION:

The HRA is asked to consider the proposed land swap of 2.05-acres. If the HRA is interested in exploring this proposal further, additional analysis is required. Representative from MHFA and Three Rivers CAA are currently working on other options for development, and staff recommends further discussion with both agencies before any formal action is taken.