



## Legislation Details (With Text)

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Date	Ver.	Action By	Action	Result
6/20/2019	1	Planning Commission	approve	Pass

**Date:** June 20, 2019

**To:** Members of the Planning Commission

**From:** Scott Tempel, City Planner

Comprehensive Plan Compliance Review, Maple Brook Townhomes

### Action Requested:

The Planning Commission considers a motion declaring the Maple Brook Townhomes project compliant with The Comprehensive Plan for Northfield. Staff is recommending a finding of compliance.

### Summary Report:

On May 16, 2019, the Planning Commission approved variances for a 24-unit rental townhome project on south Maple Street. This action allowed the project to move forward. Initial Site Plan review has been completed and the applicant is now seeking project subsidy through a Tax Increment Finance (TIF) district. To complete this process, a statement of conformance with the Comprehensive Plan for Northfield is needed from the Planning Commission.

The Development Program for Southbridge will need to be modified to include the new TIF property. This modification is part of, and subject to, the City Council's TIF Public Hearing to be held on July 2. State statute requires the city must "consult with its planning agency or department" beforehand. This is the same process as was followed for the Spring Creek Townhomes in 2012 when the planning Commission approved a simple one page resolution finding that the Southbridge Development Program (attached) and Spring Creek TIF was consistent with the City's comp plan. Staff is asking to include the Maple Brook parcel into the Southbridge District and create the TIF.

### Analysis:

The Land Use chapter of the Comprehensive Plan will be consulted for any development proposal based on the

following steps. If a proposal is not consistent with recommendations of any one of these steps, the proponent should re-evaluate and make adjustments (or provide justification for deviation) if the proposal is not aligned with the following three aspects:

- 1. Intent:** Development proposals will reflect the spirit and values expressed in the 12 **principles** (statements of intent) (pages 4.9 to 4.13).
- 2. Location:** Development proposals will be consistent with the **Conservation and Development Map** (page 4.18) and location descriptions (pages 4.14 to 4.15).
- 3. Character:** Development proposals will be consistent with the **Framework Map** (page 4.19) and recommendations and context descriptions (pages 4.15 to 4.17).

**Finding:** The proposal is consistent with the Comprehensive Plan.

**Intent:**

The project reflects the spirit and values of the 12 Land Development Principles, specifically applicable are:

- 3. The preference for accommodating future growth is in infill locations, then redevelopment/ land intensification opportunities, and then on the edge of existing developed areas.**
- 8. A wider range of housing choices will be encouraged - in the community as well as in neighborhoods.**

**Location:**

The project is located in the Pipeline Area of the Conservation and Development map, which is appropriate for development.

**Character:**

The project is located in the Neighborhood General area of the Framework Map, typified by residential development.

**Financial Impacts:**

Schrom Construction, Incorporated is requesting Tax Increment Financing (TIF) incentives from the City of Northfield to assist with a major planned housing development. The project has the potential to increase affordable housing options in Northfield at Maple Street South and Ford Street East. Mr. Troy Schrom, owner of Schrom Construction, has submitted an application for Housing Development TIF District. The proposed “pay-as-you-go” TIF District requires the developer to pay all development costs with their own funds. The “pay as you go” reference is in relation to the owner taking on the full risk of future TIF increment payments annually to repay eligible up-front development costs. As the net tax capacity of the district increases, the increase in property taxes paid by the developer (tax increment) can be used to reimburse the developer for eligible costs such as land acquisition, site preparation, and public infrastructure.

Schrom Construction has proposed a \$3.8 million construction of 24 “workforce-housing” units in the area of Maple Street South and Ford Street East in Northfield, MN. The proposed development will include, four attached townhomes including six units for each one that will provide suitable market rate housing accommodations. Each building will provide an equal amount of two and three bedroom units. Included with each unit, will be individual attached garage parking along with additional parking available in driveways, water and sewer, and individual refuse and recycling. Tenants will be responsible for electric, gas, and cable/internet services. The proposed development will also implement and enforce a no smoking policy inside all units. All buildings are designed for optimal energy efficiency for reduced environmental impacts and long-term reductions in operating expenses. Each unit is equipped with Energy Star appliances and high efficiency HVAC systems.

**Tentative Timelines:**

The attached resolution will accompany the TIF agenda item at City Council on July 2.