



Legislation Details (With Text)

File #:	Res. 2021-057	Version:	1	Name:	
Type:	Resolution	Status:		Passed	
File created:	6/4/2021	In control:		City Council	
On agenda:	6/15/2021	Final action:			
Title:	Consider Resolution for Spring Creek Townhomes 2nd Addition Development Agreement.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. 1 - Resolution, 2. 2 - Exhibit A_Spring Creek Townhomes II_Development Agreement, 3. 3 - Exhibit D_Spring Creek Townhomes 2nd_Final Plans, 4. 4 - Spring Creek Townhome II Location Map, 5. 5 - Bluff View Vision Map w. Road Connections, 6. 6 - Northfield Planned Walking & Bicycling Network Map, 7. 7 - Pictures of Spring Creek Townhomes, 8. 8 - Elevation Views of Spring Creek Townhomes II				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

City Council Meeting Date: June 15, 2021

To: Mayor and City Council
City Administrator

From: Mikayla Schmidt, City Planner

Consider Resolution for Spring Creek Townhomes 2nd Addition Development Agreement.

Action Requested:

The Northfield City Council considers approval of the attached Resolution approving the Development Agreement of Spring Creek Townhomes 2nd Addition.

Summary Report:

Spring Creek Townhomes 2nd Addition is located on land currently owned by the Northfield HRA and is being developed by Three Rivers Community Action. In 2019, the project was approved for tax credits from the State legislature to develop a 32-unit income qualified townhome project. The project includes multiple non-profit partners, several funding sources available to affordable housing and a TIF request. The property will be transferred to Three Rivers after all approvals and financing are in place.

The plat consists of 11.19 acres - zoned N2-B: Neighborhood General 2, with the site arranged to provide four 6-plex and two 7-plex townhome complexes. The subdivision layout is generally consistent with previous concepts based on the ARCON development.

This area, also known as Southbridge Subdivision, was originally proposed by the ARCON Corporation to develop 52 single-family residential lots, 140 row-style townhomes and 124 back-to-back townhome units.

Only Phase 1 of the project was constructed before the economic crash of 2007-2008, which forced ARCON to abandon the project. Since then, some portions have been developed by other land developers with a large area remaining undeveloped. The undeveloped portion is currently being contemplated for additional phased platting and development.

Background

Spring Creek Townhomes 2nd Addition is located off Southbridge Dr. (northeast of the project site) and will create a new street, Millstream Lane (north/south portion of the street) which will wrap around the majority of the housing project becoming Brookside Drive (east/west). A private access drive will serve a majority of the units, like the Maple Brook townhomes project, though it will function more like a traditional alley. The final plat was approved by Council on December 1, 2020.

Staff recommends approval of the development agreement, which follows the requirements of Section 5.1.4 of the Land Development Code.

Analysis of Spring Creek Townhomes 2nd Addition

Sanitary Sewer and Water:

All necessary utilities are available adjacent to the site.

Stormwater:

The Engineering Division is working with the applicant on stormwater and had some initial, but minor comments on their preliminary review. The stormwater detention/infiltration basins proposed for the project are adequate to gain the required infiltration volume and the rate and flow control required under the City of Northfield Code.

Streets, sidewalks and trails:

This project provides proper street, sidewalk and trail connections. The street layout follows historic layouts for the proposed development by ARCON and will properly connect to future development. Street width and construction follows Northfield street construction standards, sidewalks connect to each unit and along both sides of the street. The trail along Spring Creek is shown on the final plans and called out in the development agreement. Parking requirements are all met on site.

Park dedication:

Park dedication was fulfilled through land conveyance to the City during previous phases of the project.

Adjacent Property:

The property to the south and west is vacant land, which is part of the Bluff View preliminary plat. Farmland is also located to the south of the project outside city limits. To the north lays Spring Creek Townhomes, Spring Creek Soccer Complex and single-family homes. The east side of the development connects to the original Southbridge development of single and multi-family homes.

Conformance with 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.

Alternative Options:

NA

Financial Impacts:

The HRA and City have contributed to the project in a variety of ways through a TIF agreement and contribution of land.

Tentative Timelines:

Three Rivers and its development partners plan to close on the property and record all necessary documents in July 2021 and start site preparation and construction this year.