



Legislation Text

File #: Res. 2019-115, **Version:** 1

City Council Meeting Date: October 15, 2019

To: Mayor and City Council
City Administrator

From: Scott Tempel, City Planner

Consider Resolution for Millstream Commons Minor Subdivision.

Action Requested:

The Northfield City Council considers approving the attached resolution subdividing Lot 1, Block 1, Collegeville Second Addition into Lots 1 and 2, Millstream Commons.

Summary Report:

In 2004, the City Council approved a Final Development Plan and Final Plat for the 141-unit PUD, then referred to as the Collegeville Subdivision of Northfield (now called Village on the Cannon) to develop a residential /commercial Planned Unit Development on the former Petricka's County Market site (305 West 7th Street). Later that year the property was subdivided to combine two of the lots under one condominium ownership. Two buildings were constructed on the site, the Village on the Cannon and Millstream Commons.

Final build-out of the site lingered for many years. Staff has been working with property owners to complete the project for the past three years. Several designs and concepts have been considered. A final design is dependent on subdividing the property further.

Currently, Friends of the Village on the Cannon owns the lot in question. The property must be subdivided to keep the open space between Village on the Cannon and the new building under control of the Friends of the Village to maintain a garden. Lot 2 will then be developed as the Millstream Commons final phase; anticipated to be 62 senior independent living apartments.

The proposed subdivision meets the minimum requirements established in the Land Development Code for the property.

Alternative Options:

Subdivision of the property is necessary to complete the project.

Financial Impacts:

There are no direct financial impacts to the City from approving the subdivision.

Tentative Timelines:

Property developers intend on submitting for site plan review next year.