



Legislation Text

File #: Res. 2020-114, **Version:** 1

City Council Meeting Date: December 1, 2020

To: Mayor and City Council
City Administrator

From: Mikayla Schmidt, City Planner

Consideration of Final Plat Resolution for Spring Creek Townhomes 2nd Addition.

Action Requested:

The Northfield City Council is recommended to approve the attached Resolution for the Final Plat 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. The adjacent area, owned by the Koester family, has an approved preliminary plat on record (Bluff View), which was approved in 2018 and then extended for three years in 2019. The area immediately adjacent to the south of Spring Creek Townhomes 2nd Addition is the location of the proposed first phase of Bluff View.

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.

City Council Review

The preliminary plat was approved by Council on August 4, 2020 with the roadway alignments as presented (without a street connection from Millstream Lane to Ford Street East) with a condition to include a pedestrian connection from the corner of Millstream Ln./Brookside Dr. to the trail along Spring Creek.

In accordance with Section 8.5.12 Major Subdivision (D) (2), the city council shall consider the following in the review of a final plat. Criteria (a), (b), and (d) must be met and criterion (c) shall be considered:

- (a) Construction drawings have been submitted to, reviewed and approved by the city engineer.

Staff Response: Construction drawings have been submitted, reviewed and approved by the city engineer. Final plan sets will be approved prior to construction commencing.

- (b) A development agreement must have been prepared and submitted as part of the final plat application.

Staff Response: A development agreement has been prepared and submitted for review. The development agreement is planned to come before Council for approval in February 2021.

- (c) Whether the final plat is in substantial compliance with the approved preliminary plat and any conditions on the preliminary plat approval, and whether any changes of note were reported to the city council.

Staff Response: The final plat is in substantial compliance with the approved preliminary plat.

- (d) The final plat must comply with all other applicable standards in the LDC and state law including Minn. Stat., Ch. 505 as applicable.

Staff Response: The final plat complies with all other applicable standards in the LDC and Minn. Stat., Ch. 505 as applicable.

Planning Commission Review

The Planning Commission held a public hearing and reviewed the preliminary plat on June 24, 2020. The public notice sent to the newspaper and the public notice mailed to properties within 350 ft. was sent with an error in the description of the plat location. The notice described the location of the project with cardinal directions, which were incorrect, they should have been opposite of what was published. The error was brought forward to Administration and the city attorney for review, and a final determination was made by the City Administrator to proceed with the public hearing. Notices to individual properties did include a map with the location of the property, and staff did not receive any inquiries regarding the location or description. The error was explained to the applicant and the Planning Commission. Staff received one public comment in support of the project, via email, which staff shared during the public hearing.

The Planning Commission discussion was primarily focused on the street and trail connections. The commissioners made a motion to approve the preliminary plat and to ensure connectivity to Ford Street be completed. The Commissioner's discussion included an intent to connect Millstream Lane to the south, through the Bluff View preliminary plat, to Ford Street. This condition is in conflict with the approved preliminary plat for Bluff View and residential units planned for that location. To attempt to resolve the conflict, staff brought the item back to the Planning Commission July 16, 2020 requesting reconsideration of their motion, and recommended the roadway alignments and connections shown on the Spring Creek Townhomes 2nd Addition plat be accepted as presented without the addition of another connection to Ford

Street. The Commissioner's chose to not reconsider the item, and made no comment or motion on the item.

Park & Recreation Advisory Board (PRAB) Review

The same evening the Planning Commission was asked to reconsider their motion, it was brought forward to the Parks & Recreation Advisory Board (PRAB) for comment. The Board members asked questions on what traffic counts were expected and to reiterate/clarify the location of the trail. The Chair summarized the PRAB was in consensus and supportive of the preliminary plat.

Financial Impacts:

A development agreement will outline the developer obligations with the final plat. There are no direct financial impacts to the City associated with this Final Plat.

Tentative Timelines:

Three Rivers plans to move begin construction in the spring of 2021. The project has multiple layers including the TIF and the land being donated by the Northfield HRA. Prior to the City's execution of a final plat, the applicant must enter into a development agreement with the City for the installation of all required improvements and financial obligations associated. Due to the complexity of the project, the development agreement will be brought forward in February of 2021 for review. The applicant has waived the 120-day review period and a clause has been added to this final plat resolution to ensure the development agreement is approved and signed before recording the plat.

Alternative Options:

NA