



Legislation Text

File #: Res. 2021-047, **Version:** 1

City Council Meeting Date: June 1, 2021

To: Mayor and City Council
City Administrator

From: Mikayla Schmidt, City Planner

Consideration of Final Plat Resolution for Hillcrest Village Addition.

Action Requested:

The Northfield City Council approves a Resolution of the Final Plat of the Hillcrest Village Addition.

Summary Report:

The Community Action Center (CAC) has applied for a final plat to create Hillcrest Village Addition on property owned by the CAC. The CAC has been before the Planning Commission (PC) for voluntary review of this subdivision on several occasions. The PC held a public hearing and reviewed the preliminary plat request at its March 18, 2021 meeting. The PC voted unanimously to recommend approval of the preliminary plat to City Council (Commissioner Nowak recused himself from the vote and discussion due to his involvement in the project). The City Council approved the preliminary plat on April 6, 2021.

The parcel is approximately 2.2 acres, proposed to create seven lots and is zoned N2-B: Neighborhood General 2. The site layout will accommodate an accessible and sustainable housing community with six buildings totaling 17 units (two 4-plexes, one 3-plex, and three 2-plexes) and a solar array to supply energy to the homes creating a net-zero project.

The current proposal will connect with Sheldahl Rd. and create a new public street entering into the neighborhood. It will create a turn-around/cul-de-sac, since the CAC does not own the property to the north. Right-of-way will be dedicated to the property line to leave the option open if a potential connection could be created to the north in the future.

Background:

The site was historically known as the Hillcrest Motel and then as the Manger Inn in 2001, when several Northfield churches, the Community Action Center, youth groups and businesses were involved in renovating several of the homes when it transitioned from a motel to housing. The project created and continues to supply housing for low cost, transitional and emergency housing.

Analysis:

Sanitary Sewer and Water

All necessary utilities are available adjacent to the site from Sheldahl Rd. and will be extended into the public street.

Stormwater

Staff is working with the applicant on the final stormwater detention location. The CAC is working with MnDOT to acquire its right-of-way and the goal is to create the stormwater detention area on that right-of-way. 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 street and sidewalk connections throughout the site. The street will come off Sheldahl Rd. and create a cul-de-sac with sidewalks on both sides of the street and around the cul-de-sac. Right-of-way will be dedicated to the north property line for a potential future connection. A sidewalk connection will be required to be constructed from Street A, along the east side of Sheldahl Rd., to Fremouw Ave. Street width and construction will follow Northfield street construction standards. The subdivision plat proposes parking behind the homes and has sidewalks leading up to the fronts of the units from the street. There are no trail connections to connect to as part of this project.

Park Dedication

Park dedication has been calculated and the applicant has been notified of the fee for cash-in-lieu.

Adjacent Property

The property to the south is a vacant lot, Bluebird Auto and Dairy Queen. To the west, there is vacant Industrial zoned land and Viking Terrace. Sheldahl Flexible Technologies is north of this proposed subdivision, along with construction, auto and implement businesses outside of city limits. The east side of the development is adjacent to Highway 3 N, along with Northfield Montessori, another implement dealer and other businesses.

Conformance with Comprehensive Plan

The project is in conformance with the Comprehensive Plan. The parcels have been rezoned to N2-B: Neighborhood General 2 and the best analysis for the site would be based on the larger parcel (1050 Hwy 3 N) which is denoted on the Conservation and Development map in the Comprehensive Plan as “Corridor Redevelopment”. This parcel has hosted the existing housing for many years, which has essentially reached the end of its life cycle. “Corridor Redevelopment” notes these areas are best suited for redevelopment and land intensification along the corridor with a mix of uses, with increased intensity at major nodes, or intersections, and with a redesign of existing roadways to calm traffic flow, which this project will achieve.

Staff supports the final plat and recommends City Council approval, subject to the following:

1. If temporary stormwater management facilities will be located within the development and later relocated to land currently owned by MnDOT, the applicant will need to execute appropriate agreements with the City to facilitate temporary easements and arrangements for said facilities. Alternatively, the Plat would need to be modified to provide long-term stormwater management on-site on an Outlot.

Alternative Options:

NA

Financial Impacts:

There are no direct financial impacts to the City associated with this Final Plat.

Tentative Timelines:

The development agreement will come forward to City Council for approval in the coming weeks. The project

has applied for a few variances, which the Zoning Board of Appeals will review at their June 2021 meeting.