

CITY OF NORTHFIELD, MN  
CITY COUNCIL RESOLUTION 2024-

A RESOLUTION OF THE CITY COUNCIL OF NORTHFIELD, MINNESOTA, DENYING  
REZONING APPLICATION FOR 113 LINDEN STREET SOUTH

- WHEREAS, the Masonic Temple Association (the “Applicant”) has submitted an application to the City of Northfield (the “City”) for the rezoning of certain real property located at 113 Linden St. S.; and
- WHEREAS, the above-reference property is legally described in Exhibit A, which is attached hereto and incorporated herein by reference (the “Subject Property”); and
- WHEREAS, the application requested that the Subject Property, which is currently zoned R1-B: Low Density Residential be rezoned to C1-B: Downtown, and the City’s official zoning map be amended accordingly; and
- WHEREAS, the City adopted a Comprehensive Plan in 2008 to establish a vision for development in the City (the “Comprehensive Plan”); and
- WHEREAS, the Comprehensive Plan contains a series of recommendations in several areas including land use, economic development, environment, housing, and transportation; and
- WHEREAS, the Comprehensive Plan designated the Subject Property as Neighborhood Conservation; and
- WHEREAS, Northfield City Code Chapter 34 – Land Development Code, Article 8 – Development Procedures, Section 8.5.14 establishes that: “The planning commission and city council shall review the necessary submittal requirements, facts, and circumstances of the proposed amendment and make a recommendation and decision on the application based on, but not limited to, consideration of the following criteria:
- (1) The specific policies, goals, objectives, and recommendations of the comprehensive plan and other city plans, including public facilities and the capital improvement plans.
  - (2) The purpose and intent of this LDC, or in the case of a map amendment, whether it meets the purpose and intent of the individual district.
  - (3) The adequacy of infrastructure available to serve the proposed action.
  - (4) The adequacy of a buffer or transition provided between potentially incompatible districts.

WHEREAS, the City Planning Commission (the “Planning Commission”), following proper published and mailed notice duly given pursuant to Northfield City Code Chapter 34 – Land Development Code, Article 8 – Development Procedures, Section 8.3.8 – Public Notice, held a public hearing providing an opportunity for and hearing from all persons desiring to be heard on the proposed zoning map amendment on November 21, 2024; and

WHEREAS, the Planning Commission, during its regular meeting on November 21, 2024, considered the approval criteria and recommended denial of the zoning map amendment request to rezone the Subject Property from R1-B: Low Density Residential to C1-B: Downtown based upon the findings contained in Exhibit B, which is attached hereto and incorporated herein by reference; and

WHEREAS, Northfield City Code, Chapter 34 – Land Development Code, Article 8 – Development Procedures, Section 8.4.7 – Type 4 Review Procedure states the City Council shall adopt findings for its action and considered and applied the above-mentioned criteria at its meeting held on November 26, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT: The City Council, based on the recommendation of the Planning Commission, City staff review, analysis and evaluation of the rezoning application and Northfield City Code, and on the entire record, including all testimony and documents received, and the deliberation of the City Council thereon, adopts the findings of fact included in the Planning Commission’s resolution 2024-008, recommending denial of the rezoning, included in Exhibit B which is attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL THAT: Based upon the incorporated findings, and its review of the rezoning application, record, evidence, and testimony presented at said public hearing and deliberations thereon at the duly noticed public meeting, that the request to rezone the Subject Property from R1-B: Low Density Residential to C1-B: Downtown be and is hereby **DENIED**.

Passed by the City Council of the City of Northfield, Minnesota, this 26<sup>th</sup> day of November 2024.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

VOTE:     \_\_\_ POWNELL \_\_\_ HOLMES \_\_\_ NESS \_\_\_ PETERSON WHITE  
          \_\_\_ REISTER \_\_\_ SOKUP \_\_\_ ZUCCOLOTTO

**EXHIBIT A**

**Legal Descriptions of Parcel of Real Property Rezoned**

1. 113 Linden St. S. (PID 2236451008) located in Rice County Minnesota

That part of the West 138 Feet of Lots 9 and 10, in Block 5, in the State Subdivision of the SE $\frac{1}{4}$  of Section 36, Township 112, Range 20, City of Northfield, Rice County, Minnesota, described as follows: Beginning at the Southeast Corner of the West 138 Feet of said Lot 10; thence West, along the South line of said Lot 10, a distance of 62.78 Feet; thence North 0°28'41" West, parallel with the West line of said Lot 10, a distance of 59.67 Feet; thence North 53°36'30" East, a distance of 16.36 Feet; thence North 0°28'41" West, a distance of 62.62 Feet to the North line of said Lot 9; thence East, along the North line of said Lot 9, a distance of 49.53 Feet to the Northeast Corner of the West 138 Feet of said Lot 9; thence South 0°28'41" East, a distance of 132.00 Feet to the point of beginning.

**EXHIBIT B**

**Findings**