



Text Amendment re: Use Specific Standards for Data Processing Facilities

Planning Commission

August 20, 2026

Timeline



August 5, 2026 –
Public Hearing
Notice Published in
the Northfield News

September 8, 2026
– First Reading at
City Council

September 30, 2026
– Summary
Publication in the
Northfield News

August 20, 2026 –
Public Hearing and
Planning
Commission
Recommendation

September 22, 2026
– Second Reading
and Approval of
Summary
Publication

October 30, 2026 –
Ordinance goes
into effect

Text Amendments

Type 4 Review Process

- PC recommendation
- Council decision
- Enacted by ordinance
- Will be incorporated into LDC update process



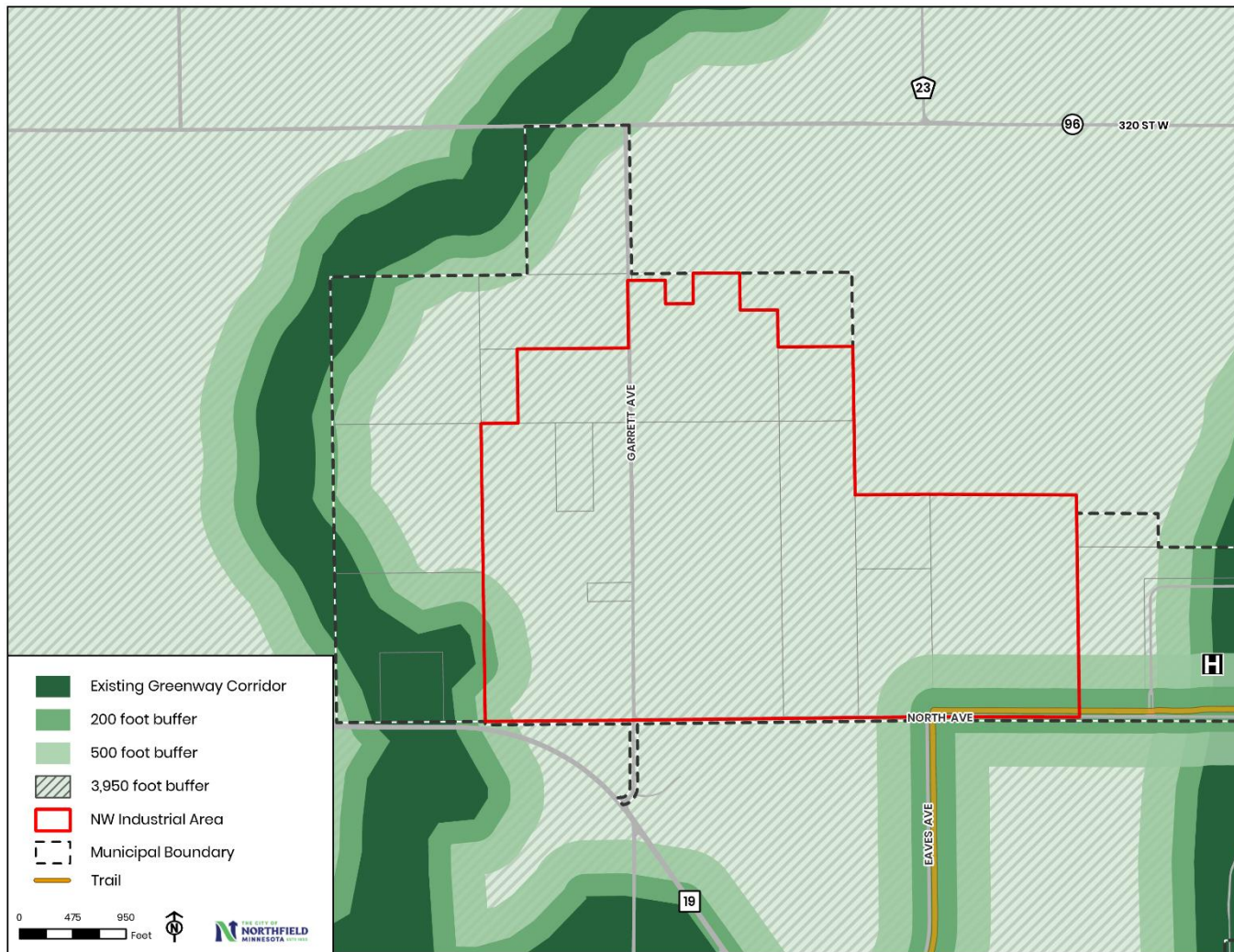
Proposal



- **Existing:**
 - 3,950-foot minimum setback from existing or planned park, trail, or other recreation feature
- **Proposed:**
 - 200-foot minimum setback from existing or planned park, trail, or other recreation feature
 - Matches required setback from residential dwelling
 - 200 - 500-foot setback is typical based on research
 - Additional standards remain unchanged



Buffer lengths in NW Industrial Area



Analysis



- **Use specific standards purpose**
 - Mitigate impacts and conflicts not prohibit
- **Comp Plan**
 - Improve business mix, reduce or eliminate barriers to business creation, revise LDC to remove barrier to economic development
 - Diversify the tax base
- **LDC**
 - Provide areas to accommodate industrial uses
 - Existing standards designed to meet other purposes and intents
 - No change to those standards

Proposal



- **Existing:**
 - 3,950-foot minimum setback from existing or planned park, trail, or other recreation feature
 - “Typo”
- **Proposed:**
 - 200-foot minimum setback from existing or planned park, trail, or other recreation feature
 - Matches required setback from residential dwelling
 - 200 - 500-foot setback is typical based on research
 - Additional standards remain unchanged

Questions?

Motion to approve
resolution recommending
text amendment to City
Council.

