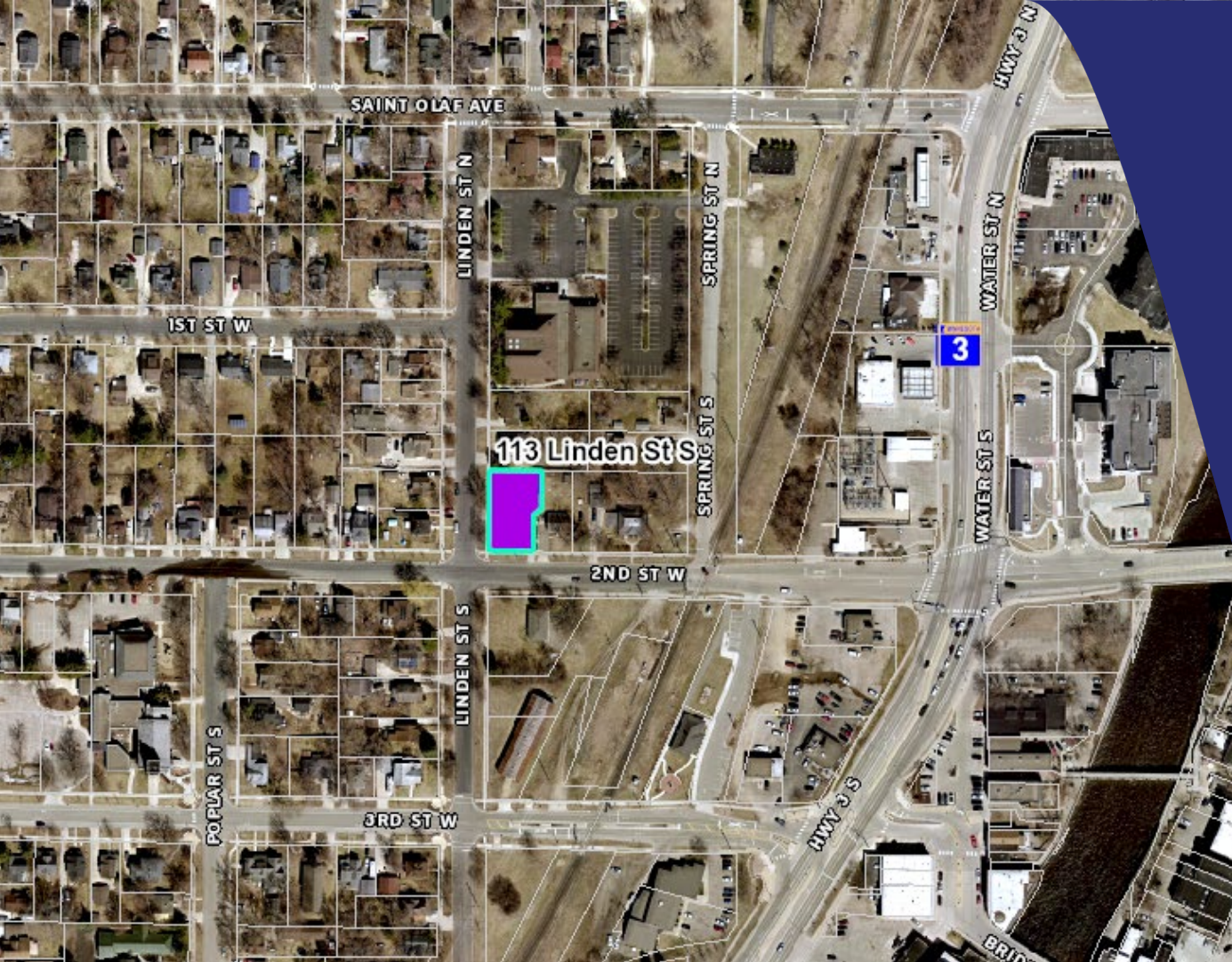


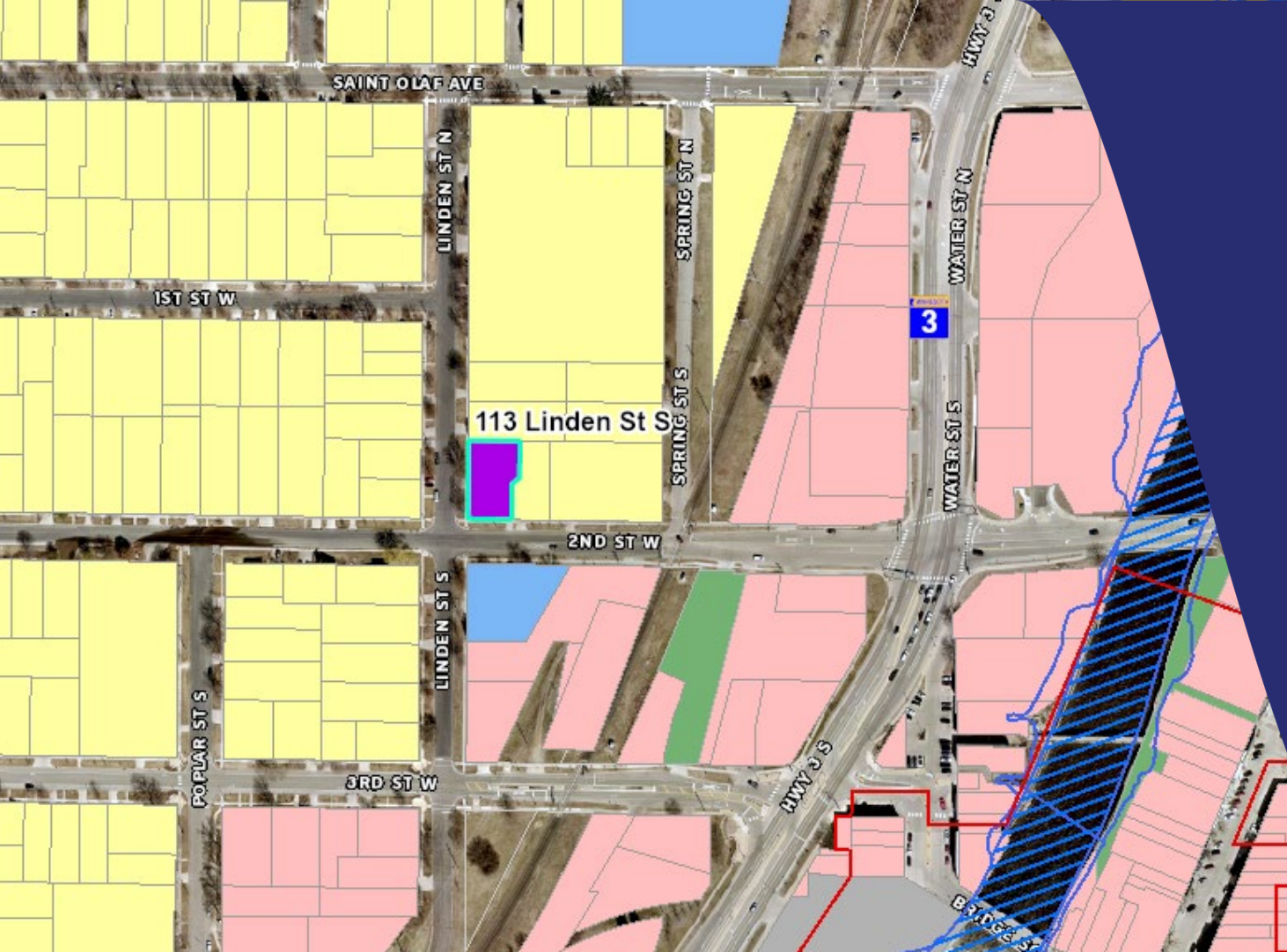
Zoning Map Amendment 113 Linden St. S.



City Council
November 26, 2024



Request: The City Council approve the zoning map amendment to change the zoning of 113 Linden St. S. from R1-B: Low Density Residential to C1-B: Downtown.



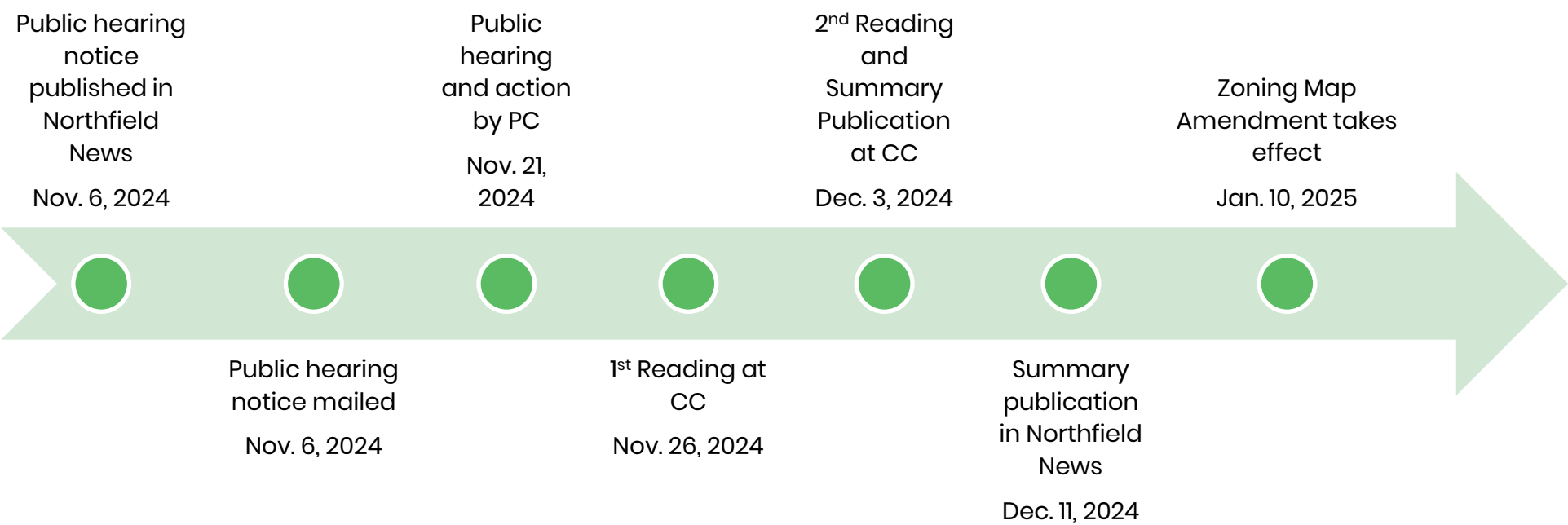
Zoning map
context.



Request: The Planning Commission hold a public hearing and review the zoning map amendment to change the zoning of 113 Linden St. S. from R1-B: Low Density Residential to C1-B: Downtown.

Timeline

PC = Planning Commission
CC = City Council



Zoning Map Amendment Criteria



- **Approval Criteria – 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 the 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 between potentially incompatible districts.
- **Planning Commission Recommends Denial**
- **Staff Recommends Approval**

Criteria 1

Are specific policies, goals, and objectives of the Comp. Plan and other city plans being met?



The Conservation and Development Map & Framework Map

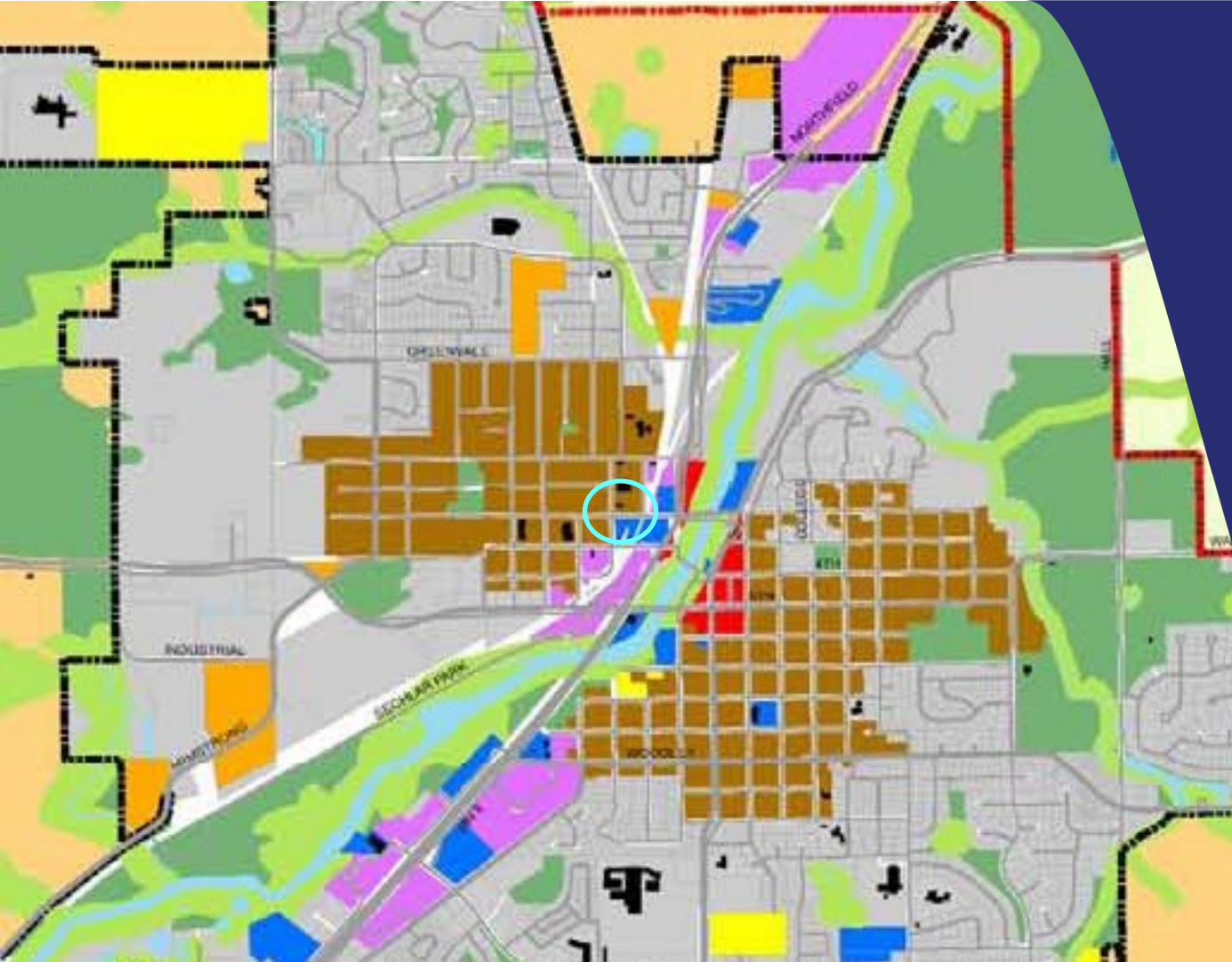
Planning Commission Finding –

1. Neighborhood Conservation – rezoning inconsistent with preservation intent
2. Neighborhood Central – rezoning inconsistent with neighborhood typified by detached single-family homes.

Staff Finding –

1. Conservation and Development Map & Framework Map “are intended to be general guidelines, which may change over time as growth occurs.”
2. Site is adjacent to Redevelopment/Intensification and Corridor, therefore consistent with maps as general guidelines.

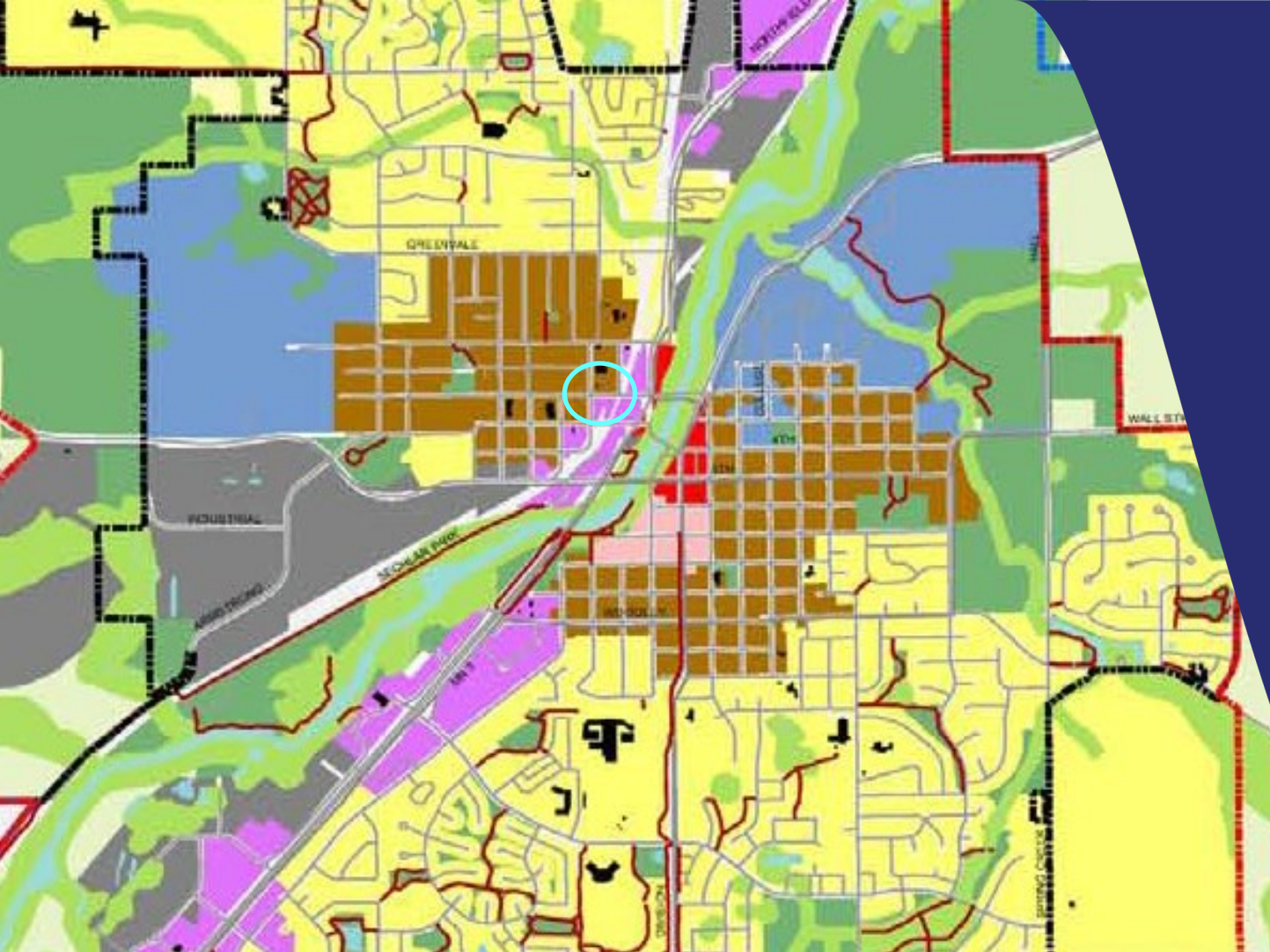
Conservation and Development Map



Legend

- Environmentally Significant Area
- Core Enhancement
- Neighborhood Conservation
- Corridor Redevelopment
- Managed Growth
- Conservation Development
- Pipeline
- Infill Sites
- Redevelopment/Intensification Sites
- Developed Land in City

Framework Map



Legend

Context

- Core
- Center
- Corridor
- District
- Educational District
- Neighborhood Central
- Neighborhood General 1
- Edge
- Rural

Criteria 1 cont.

Are specific policies, goals, and objectives of the Comp. Plan and other city plans being met?



Planning Commission Finding – No additional findings.

Staff Finding – Amending the zoning from RI-B: Residential to CI-B: Commercial supports the following Principles in the Comp. Plan:

- Land Use Principle 3 – The preference for accommodating future growth is in infill locations, then redevelopment/land intensification opportunities and then on the edge of existing developed areas.
- Land Use Principle 5.1 – Encourage small-scale retail and service commercial uses to locate in the downtown area.
- Economic Development Goal – Promote economic development by supporting existing businesses... and by increasing the availability of commercial and industrial land.
- Economic Development Strategy 1.4 – Adopt a regulating policy that accommodates and provides incentives for infill and redevelopment and land intensification opportunities.
- Economic Development Strategy 2.1 – Land resources within the community that are served or can be easily served by infrastructure and are suited for commercial and industrial intensification and redevelopment will be zoned appropriately to enable full and efficient utilization.
- Economic Development Strategy 4.5 – Generate the type of economic growth that preserves the small-town character and is consistent with the overall objectives of the Comprehensive Plan.

Criteria 2

Does the new zoning district meet the purpose and intent of the individual district?



Planning Commission Finding –

The R1 district is applied to areas designated “Neighborhood Central”, the denial ensures the parcel remains consistent with the R1 properties adjacent to it.

Staff Finding –

The existing use is inconsistent with the current R1 zoning designation – allowed as a legal non-conforming use (grandfathered)

The parcel does not support the residential use characteristic of the R1, and standards for other uses in the R1 are not applicable.

Criteria 2 cont.

Does the new zoning district meet the purpose and intent of the individual district?



Staff Finding cont. –

The purpose of the C1-B: Downtown zoning district is to:

- (1) The C1 district applies to those areas designated as "Core," "Center" and, in part, "Corridor" on the Framework map of the Comprehensive Plan.
- (2) The C1 district, which includes Northfield's historic town square, the Cannon River, Northfield's original flour mill, and historically preserved commercial center, creates Northfield's brand and a unique sense of place.
- (3) The purpose of the Downtown (C1) district is to sustain the historic central business district, make the Highway 3 corridor a more integral and attractive part of Downtown, provide design transitions to surrounding zoning districts, provide a strong relationship to the Cannon River and thus enhance the beauty, appreciation and benefits of the river, and to augment and increase Downtown viability and prosperity.
- (4) The C1 District aims to provide a compact, pedestrian friendly, active mix of land uses including business, hospitality, offices and services, housing, arts and culture, government, public gathering places and points of interest for residents and visitors alike.
- (5) The design standards of this district reflect the character of the historic downtown and will help create a sense of arrival and center by locating buildings close to the sidewalk or road, providing compatible facades along the Cannon River, building intimate places for people to gather outdoors, or minimizing negative effects on residential neighborhoods.

Criteria 3 – Is there adequate infrastructure available to serve the proposed action or use?



Staff and Planning Commission Finding –

- There is existing sewer and water infrastructure on Linden St. S. and 2nd St. W. Road infrastructure exists and the sidewalk network is complete in this area of town, providing connections between St. Olaf and Carleton Colleges, Downtown, the Transit Station, and other local amenities.
- There is adequate infrastructure available.

Criteria 4 – Is there adequate buffer or transition provided between potentially incompatible districts?



Planning Commission Finding –

- The denial of the rezoning maintains the existing conditions, preventing the potential for the development of incompatible structures or uses on the parcel.

Staff Finding –

- The C1 zoning and development standards were developed to address the transition between C1 and R1
- C1 borders R1 for most of its edge.
- No redevelopment is being proposed at this time, future development subject to site plan review.
- The parcel is a corner parcel, and there is a landscape buffer along the eastern side of the property and the existing building is located along the north side of the property.

State Statute



Minnesota Statutes, section 462.357, subd. 2

A change in zoning from residential to commercial requires a two-thirds approval.

Subd. 2. General requirements.

(a) At any time after the adoption of a land use plan for the municipality, the planning agency, for the purpose of carrying out the policies and goals of the land use plan, may prepare a proposed zoning ordinance and submit it to the governing body with its recommendations for adoption.

(b) Subject to the requirements of subdivisions 3, 4, and 5, the governing body may adopt and amend a zoning ordinance by a majority vote of all its members. The adoption or amendment of any portion of a zoning ordinance which changes all or part of the existing classification of a zoning district from residential to either commercial or industrial requires a two-thirds majority vote of all members of the governing body.

Questions?

