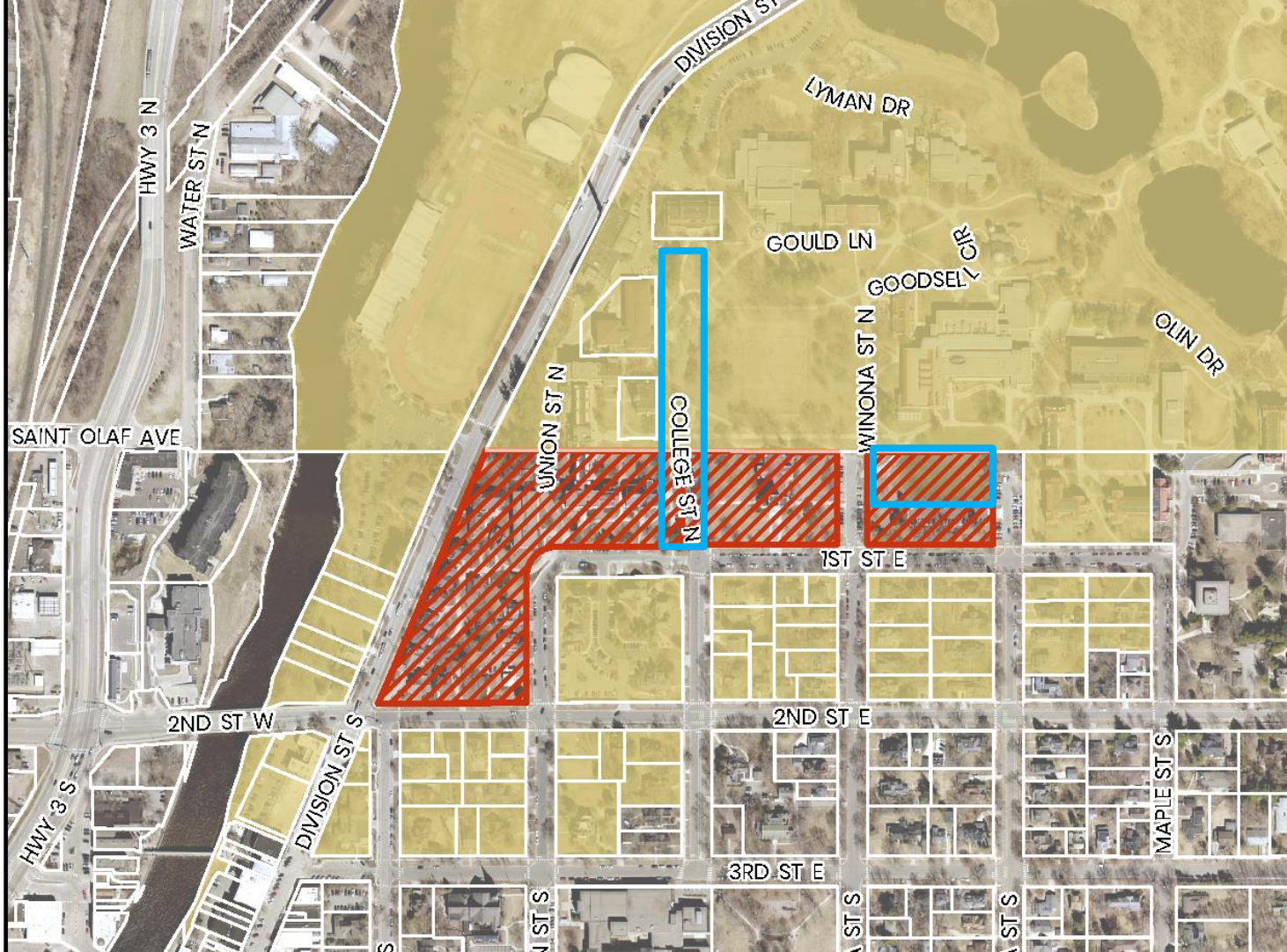




# Conditional Use Permit for Carleton College – Transit Facility Improvements

Planning Commission– March 19, 2026

Mathias Hughey, Associate City Planner



Location

# Timeline & Process

## *Type 4 Review*



February 24, 2026:  
Neighborhood  
Meeting

March 6, 2026:  
Public hearing  
notice mailed to  
properties within  
350 ft.

April 7, 2026:  
City Council  
reviews and makes  
final decision on  
CUP

March 4, 2026:  
Public Hearing  
Notice in Northfield  
News

March 19, 2026:  
Public Hearing and  
Planning  
Commission  
recommendation



# Conditional Use Permit



- Type 4 Review Process –
  - PC recommendation
  - City Council decision
- Address special requirements or characteristics of the use
- May impose conditions necessary to make the use compatible with other uses in the same vicinity
- 14 criteria, 1 required, 13 considered
- Site Plan Review – concurrent or subsequent
  - Staff review
  - Compliance with Land Development Code

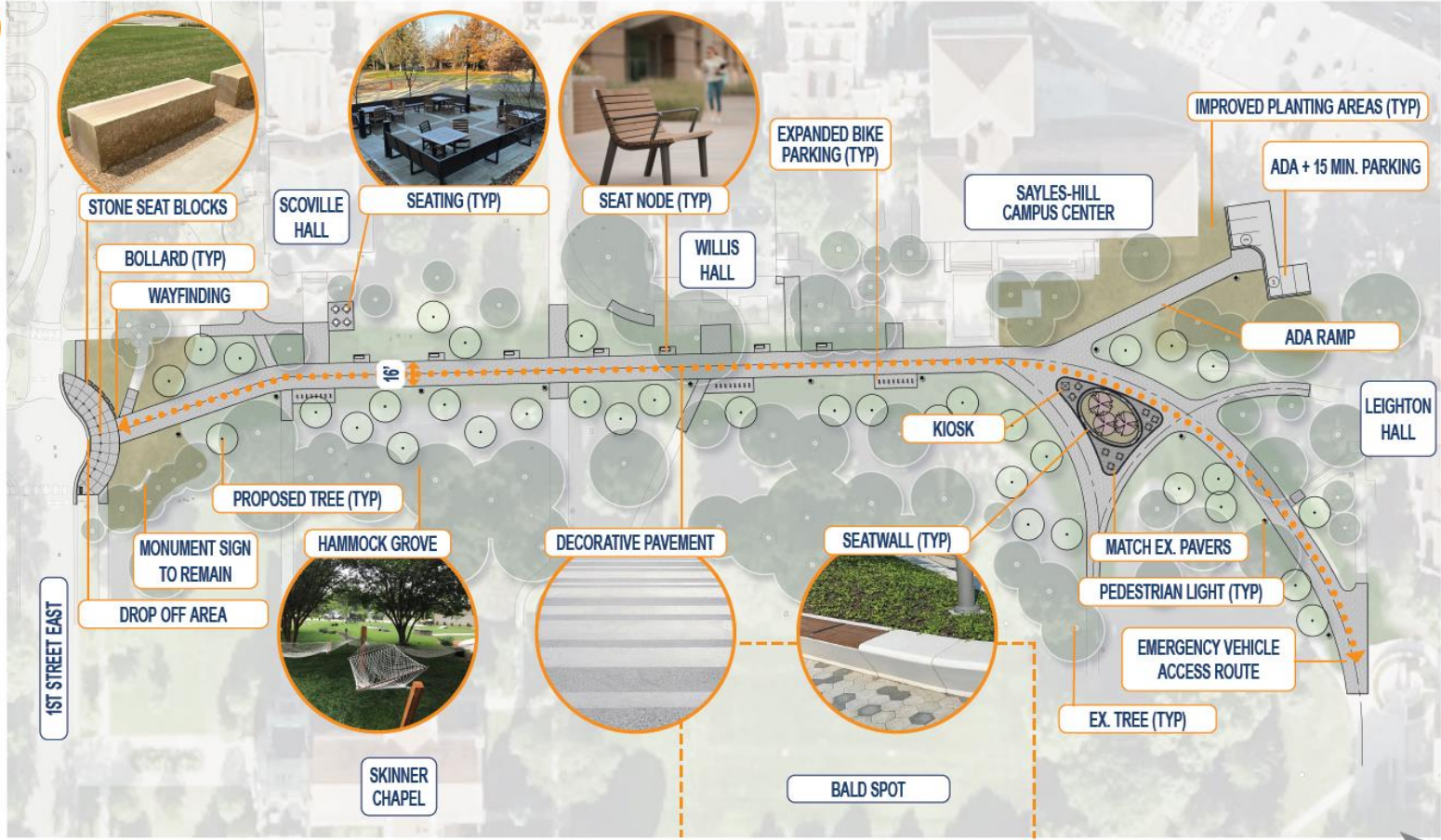
# Summary Report

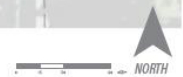
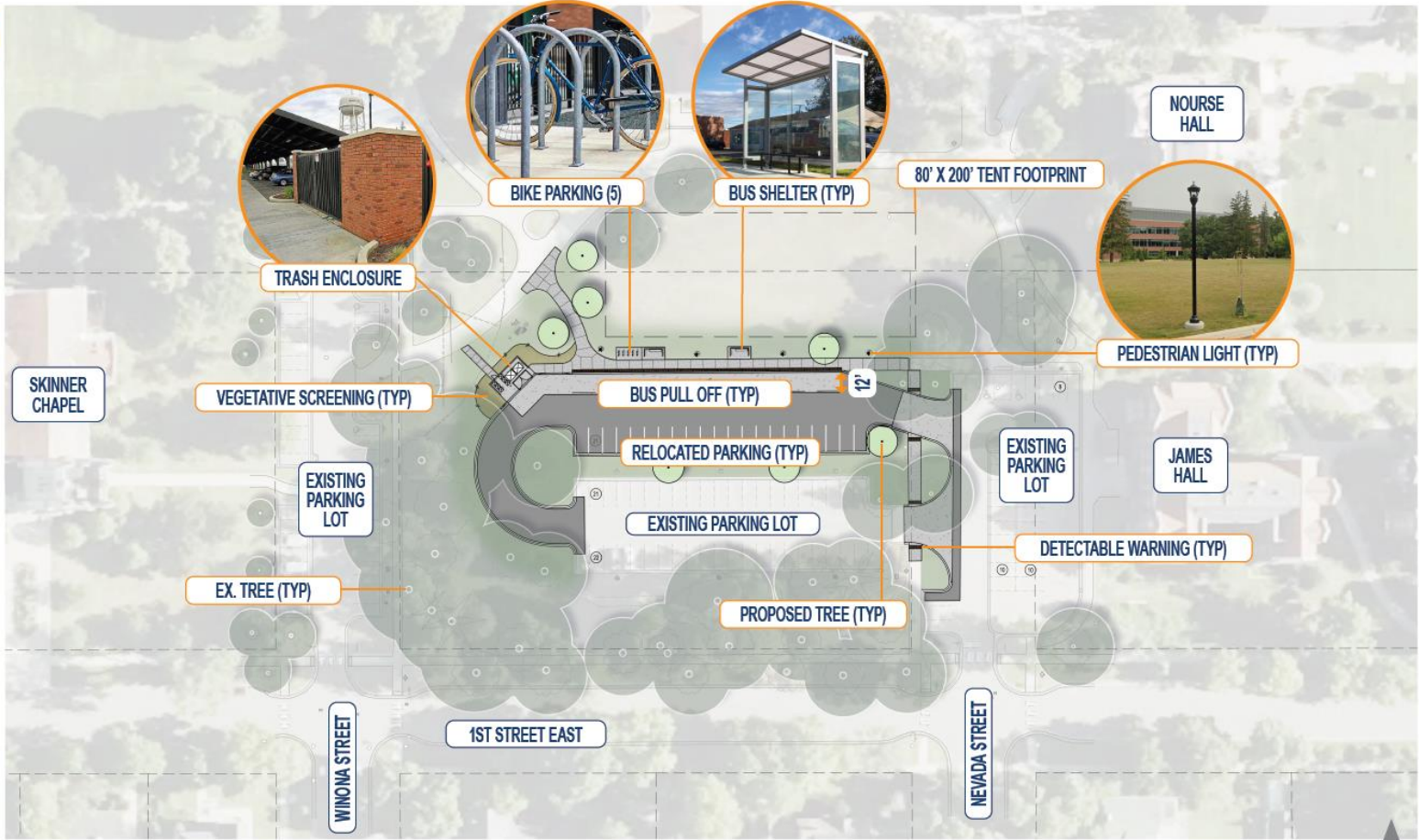


- Closure of College St. north of 1<sup>st</sup> St. E.
  - Existing bus stop
  - Existing 24 parking spaces (3 ADA) general parking
- Expand parking lot northeast of 1<sup>st</sup> St. E. and Nevada
  - Existing trash service for dorms
  - Existing 82 parking spaces (2 ADA)
- Outcome
  - Net reduction of 10+ parking spaces
  - Bus stop access improved
  - Trash properly screened
- Meets all applicable CUP criteria

COLLEGE STREET CONCEPT

01 -





# Conditional Use Permit Approval Criteria



- Satisfies required criterion (a)
  - Allowed as a conditional use
- Satisfies criteria (b) - (n)
  - Consistent with LDC intent and Comp Plan
  - LDC requirements address compatibility between districts
  - Impacts are minimal, highly localized, appropriate to context
  - Conditions drafted to address relevant concerns

# Public Comments



- Safety concerns due to increased traffic
- Safety and nuisance due to increased heavy traffic
- Inadequate traffic study
- Shifting safety risk from Campus to Community
- All benefit to Applicant and all impact on neighbors
- Existing lighting too bright, new lighting will worsen
- Existing traffic conditions unsafe (too many pedestrians/bikes, too little lighting, too much on street parking, too much traffic)
- Parking lot not compatible with neighborhood character
- Street maintenance costs will increase
- Alternative locations preferred
- Applicant's process of engaging community was insufficient

# Staff Recommendation



- Staff recommends approval of the conditional use permit (CUP) for Carleton College to perform transportation facility improvements as specified.
- Suggesting 2 conditions to address lighting and

E  
Minnesota  
Street View  
See more dates



View to north

Google Maps

 **NORTHFIELD**  
MINNESOTA

Minnesota  
Street View  
See more dates



View to Northeast



Minnesota  
Street View  
More dates



View north from 1<sup>st</sup> St. E. &  
Nevada