



Text Amendment re: Industrial Block Length Requirement

**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

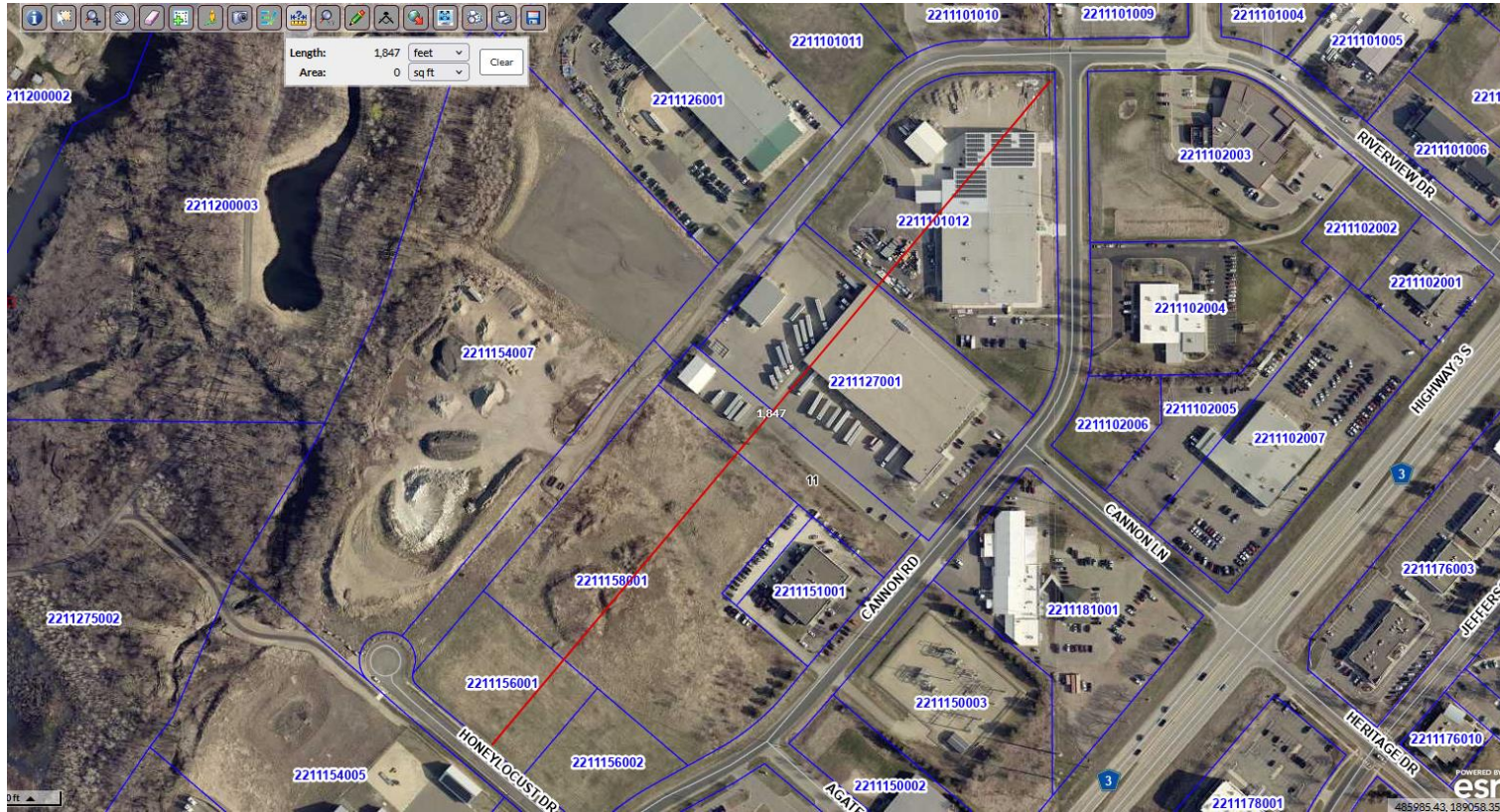
- PC recommendation
- Council decision
- Enacted by ordinance
- Will be incorporated into LDC update process



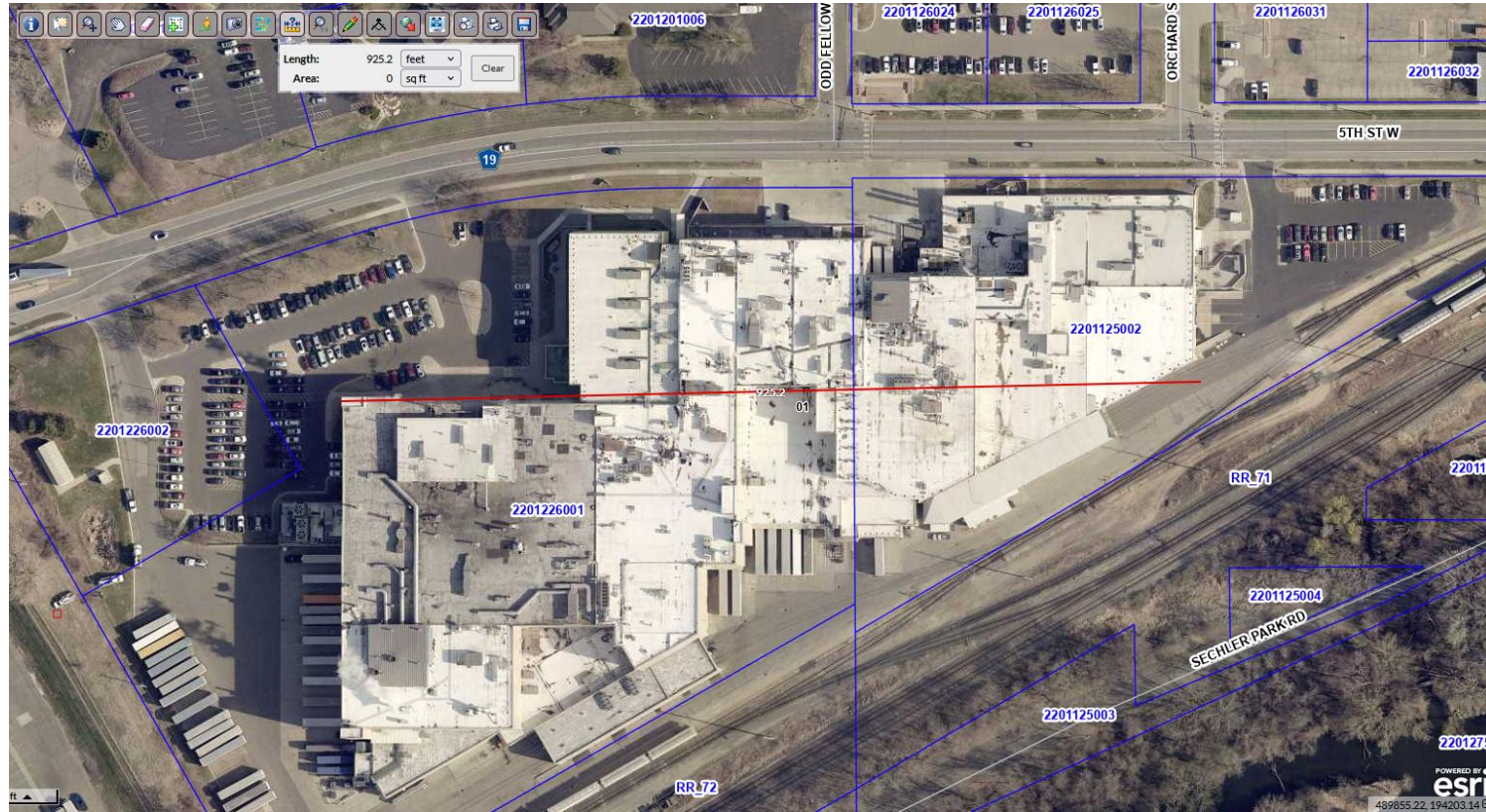
Proposal



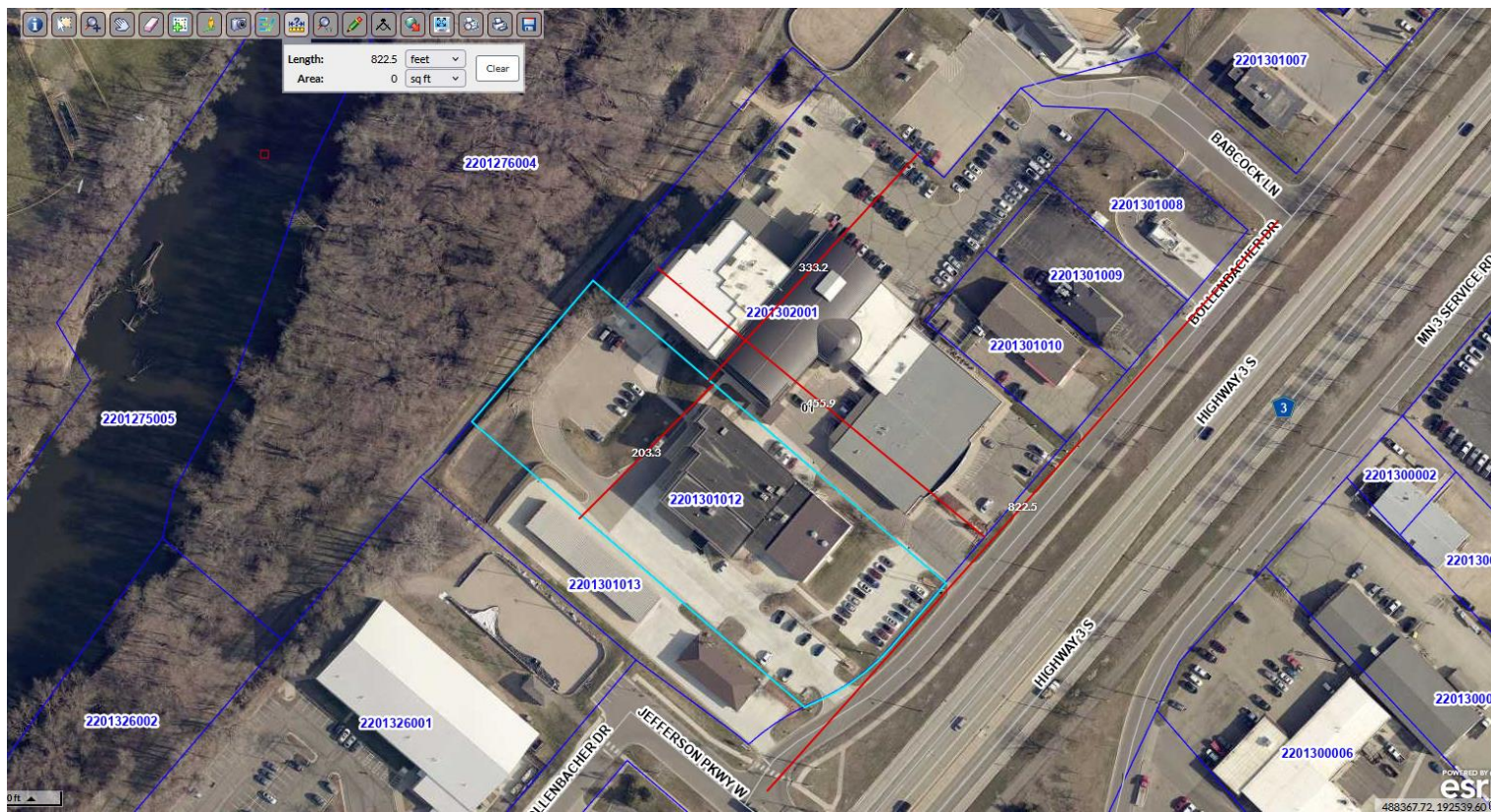
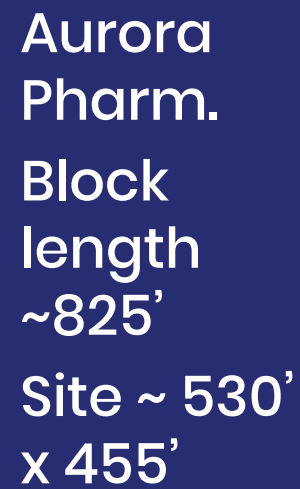
- **Existing:**
 - 900-foot maximum block length
- **Proposed:**
 - City engineer's discretion
 - Consistent with the Comprehensive Plan
 - Future transportation connections
 - Protect sensitive natural areas
 - Promote efficient use of resources
 - Consistent with the purpose and intent of the Land Development Code



Cannon
Rd Area
1,800+
block
length



Post
Building
>900 feet
long



Legend

Comprehensive Plan 2045

Future Land Use Map

Annexation



Priority Growth



Urban Expansion



City Boundary



Historic District



Future Roadways



Parcel



Waterbodies



Waterbodies



Greenway Corridors



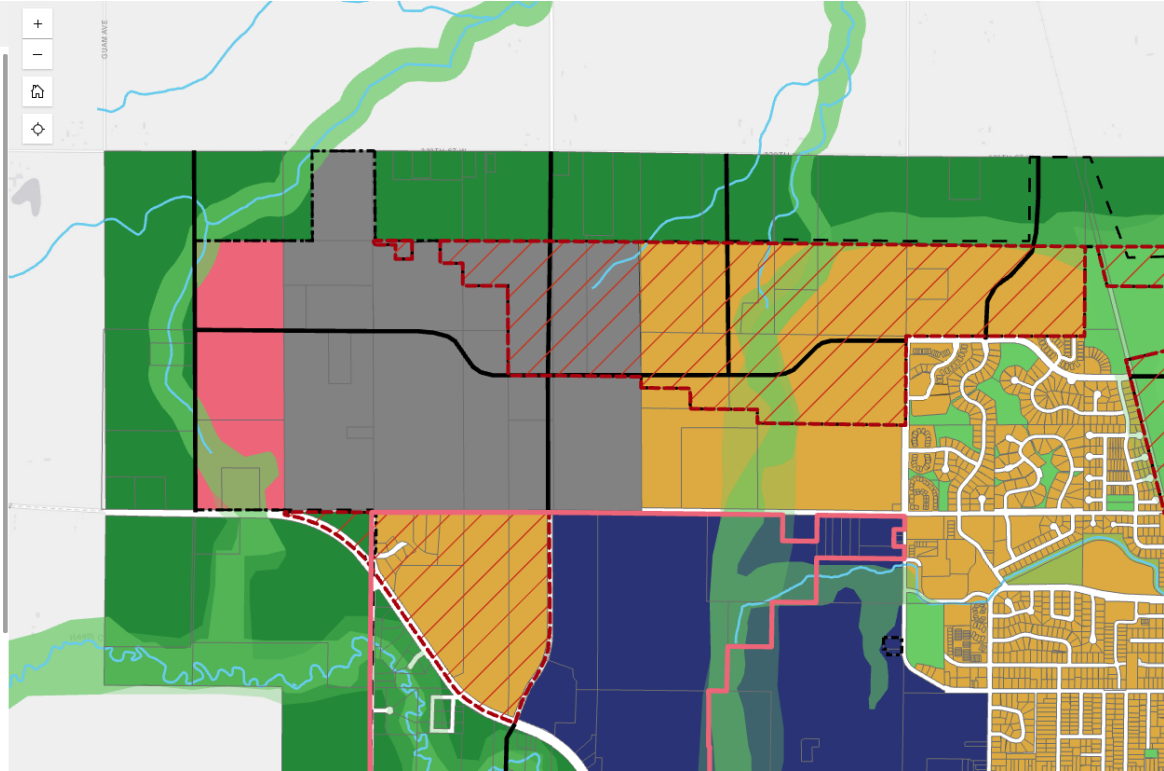
Future Land Use



Agriculture



College



Future Land Use & Roadways Map

Proposal



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Questions?

Motion to approve
resolution recommending
text amendment to City
Council.

