

CITY OF NORTHFIELD, MN
PLANNING COMMISSION RESOLUTION 2026-006

RECOMMENDATION TO APPROVE A CONDITIONAL USE PERMIT TO THE CITY
COUNCIL FOR OFF-STREET PARKING AT 212 DIVISION ST. S. IN THE H-O DISTRICT

WHEREAS, the applicant, Rebound Real Estate, LLC (the “applicant”), 527 Professional Dr. Suite 100, Northfield MN, 55057, seeks a Conditional Use Permit, pursuant to Northfield City Code, Ch. 34, the Land Development Code, Secs. 2.9.19, 3.2.4, and 8.5.9, to allow the construction of off-street parking at 212 Division St. S. (the “Conditional Use Permit”), which is zoned C1-B: Downtown Commercial; and

WHEREAS, Manawa, LLC is the owner of the above-referenced property; and

WHEREAS, the above-referenced property (212 Division St. S.) is legally described on Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, the City of Northfield Planning Commission (the “Planning Commission”) conducted a public hearing on June 18, 2026, and received public testimony regarding the proposed Conditional Use Permit; and

WHEREAS, all required notices regarding the above-referenced public hearing were properly made; and

WHEREAS, following the public hearing, the Planning Commission reviewed the requested Conditional Use Permit at its June 18, 2026 meeting pursuant to the standards and criteria contained in Northfield City Code, Ch. 34, the Land Development Code, Secs 2.9.19, 3.2.4, and 8.5.9.

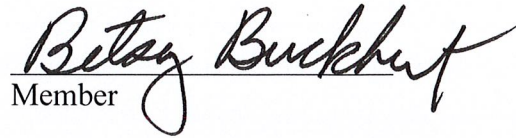
NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION THAT:

1. The recitals hereto are incorporated herein by reference as findings.
2. The Planning Commission hereby recommends approval to the City Council of the requested Conditional Use Permit, pursuant to Northfield City Code, Ch. 34, Secs. 2.9.19, 3.2.4, and 8.5.9, to allow the construction of 19 off-street parking spaces, as proposed, at 212 Division St. S. and adopts the findings, which are attached hereto and incorporated herein by reference as Exhibit B.

PASSED by the Planning Commission of the City of Northfield on this 18th day of June 2026.



Chair



Member

VOTE:

Y KUHLMANN Y HOLLERAN Y BUCKHEIT

Y LAUER Y MENARD Absent NOWAK Y SCHMIDT

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

That part of River Lots 10 and 11 and the Northeast 35.5 feet of River Lot 9, (the Southwesterly boundary of said Northeast 35.5 feet is measured at right angles to and parallel with the common boundary line between River Lots 9 and 10); and the Southwest 2.5 feet of River Lot 12 (the Northeasterly boundary of which is measured at right angles to and parallel with the common boundary line between River Lots 11 and 12), all in the ORIGINAL TOWN (NOW CITY) OF NORTHFIELD, Rice County, Minnesota, lying Southeasterly of the following described lines: Commencing at the Southeasterly corner of said Northeast 35.5 feet of River Lot 9; thence North 67 degrees 37 minutes 00 seconds West; along the Southwesterly line of said Northeast 35.5 feet of River Lot 9, a distance of 133.99 feet to the point of beginning of the lines to be described; thence North 20 degrees 27 minutes 36 seconds East a distance of 167.60 feet; thence North 21 degrees 06 minutes 05 seconds East a distance of 2.50 feet to a point on the Northeasterly line of said Southwest 2.5 feet of River Lot 12, distant 139.45 feet Northwesterly from the Northeasterly corner of said Southwest 2.5 feet and there terminating.4

EXHIBIT B

PLANNING COMMISSION FINDINGS

Conditional Use Permit Approval Procedure & Approval Criteria:

A CUP follows the Type 4 Review Procedure found in Section 8.4.7 of the LDC. For the Type 4 Review Procedure, the Planning Commission holds a public hearing and makes a recommendation to City Council, and City Council makes the final decision.

In the approval of a conditional use permit, the Planning Commission may recommend that the City Council impose such conditions as necessary to make the use compatible with other uses allowed in the same district zone or vicinity. Northfield City Code, Sec. Section 8.5.9, Criterion (a) below must be met, and criteria (b) through (n) shall be considered in the review of conditional use permit applications:

a) The proposed use is allowed as a conditional use in the district for which it is proposed as shown in Table 2.7-1;

Yes, the proposed use of off-street parking is allowed as a conditional/permitted use in Table 2.7-1 within the C1-B: Downtown zoning district, and specifically as a conditional use within the H-O: Historic Overlay district.

b) The conditional use will be in accordance with the general objectives, or with any specific objective, of the city's comprehensive plan and this LDC;

The off-street parking is accessory to a mixed-use retail/restaurant and hotel establishment, and is an important element of providing an economically viable project at the site. As such, consideration should be given to the project in its entirety, and the reduction in surface parking made feasible through the provision of structured parking. The project therefore upholds the objectives of the City's Comprehensive Plan and LDC in the following categories:

Guiding Values –

The project is in accordance with the guiding values of the 2045 Comprehensive Plan. Specifically, it does not damage any of the values, while specifically advancing the values of economy, resilience, and connection. These values are advanced by making improved use of existing infrastructure, adherence to the sustainable building policy, mitigation of flood-risk by limiting uses in the most flood-prone area of the building, and providing enhanced public and private space adjacent to the river and riverwalk.

Future Land Use Map –

The Future Land Use Map guides the site as Mixed Use Commercial, which includes commercial, multi-family, office, and public institutional uses. Infill within the Historic District will be required to provide improved active transportation and connections to the river. The proposed project meets these specific objectives by improving the “alley” access on the south side of the site, removing the surface parking on the west side (river side) of the site for conversion to a public space, and creating two outdoor spaces to serve the associated commercial uses on the west side of the site.

Interventions Map –

The interventions Map identifies the area as “Preserve” which identifies areas least in need of significant interventions, including historic areas. Because the historic structure previously located on the site was lost to fire, new construction is an appropriate and desirable intervention if it protects the historic character of the area, and this approach is consistent with local and federal guidance on preservation.

The property immediately adjacent to the north is identified as “Enhance” and this project meets several of the objectives of that designation, which should be considered relevant since the historic structure is gone. Specifically, this project meets the objective of creating new active parks, passive open space, and denser tree canopy on the river side of the site where the surface parking will be removed and converted to a public park.

Implementation Strategies and Outcomes –

The project is aligned with multiple strategies and outcomes of the 2045 Comprehensive Plan, several of the most relevant are:

Connecting People to Places and Opportunities –

- Strategy 1 – Plan for accessibility – Northfield’s capital investments and other funded projects are based on creating complete places, filling gaps, supplying missing assets, and ensuring equitable access to destinations.

Sustainable Economic Future –

- Strategy 1 - Strengthen Northfield’s Downtown core – Downtown Northfield grows as the river-focused anchor of the city and key component of its sense of place.

The proposed use meets the following purposes of the LDC:

- 1.1.3 Encourage growth in infill locations as the desired location of development with expansion on the edge of the city a secondary priority.
- 1.1.6 Allow for places with a mixture of uses that are distinctive and contribute to the city’s overall vitality.
- 1.1.8 Provide for the expansion and diversification of the economic base to assure a strong economy.
- 1.1.9 Promote an ethic of sustainability in all activities to ensure that proposed development and redevelopment will, at a minimum, conserve energy and natural resources.

The proposed use meets the Downtown Preservation Design Guidelines as determined by the Heritage Preservation Commission, which issued a Certificate of Appropriateness with conditions for the project at its June 3, 2026 meeting.

- c) The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area; The proposed use is an infill development within the Historic Overlay District, and the project has received a Certificate of Appropriateness from the Heritage Preservation Commission signifying the proposal is consistent with the Downtown Preservation Design Guidelines. The new use is compatible with the essential character of the area. The proposed programming is consistent with the historic uses of the site.

- d) The conditional use will not be hazardous or reasonably disturbing to existing or future uses;
The conditional use is not expected to be hazardous or reasonably disturbing to existing or future uses.
- e) The conditional use will be served adequately by essential public facilities and services such as streets, police and fire protection, drainage structures, refuse disposal, water and sewer;
As an infill project subject to site plan review, the adequate provision of public services is reviewed and verified by city staff with the relevant and appropriate expertise in their respective fields. As the proposed use is consistent with the historic use, and any necessary upgrades will be required as part of the site plan review process, it is reasonable to conclude that the use will be adequately served by essential public facilities and services.
- f) The benefits of the conditional use outweigh the potential negative effects of the surrounding community;
The benefits of the additional commercial activity in the Downtown district may be significant, but difficult to measure. The dedication of the west portion of the site for improved public space and enhancement of the riverwalk will also provide quality-of-life benefits for city residents. The reduction in surface parking provides environmental benefits but involves trade-offs with increased demand for parking in the vicinity, though the increase in demand over the existing baseline is likely in line with the previous historic uses. On balance, the benefits likely outweigh the potential negative effects.
- g) The conditional use will not create excessive additional requirements at public cost for public facilities and services;
The conditional use is not anticipated to create additional public costs for public facilities or services.
- h) The conditional use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property or the general welfare by reason of excessive traffic, noise, smoke, fumes, glare, or odors;
The off-street parking is not expected to generate excessive traffic, noise, smoke, fumes, glare, or odors.
- i) The conditional use will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance as may be established in the comprehensive plan or other city plans related to natural, scenic, or historic features;
The project is not expected to result in the destruction, loss, or damage of natural, scenic, or historic features of major importance as may be established in the comprehensive plan or other city plans related to natural, scenic, or historic features. The project utilizes a site formerly occupied by a historic structure that was irreparably damaged by fire several years ago.
- j) The traffic and parking generated by the use will not lower the Levels of Services as described in the comprehensive plan update of intersections within a quarter mile of the site.
The additional trips generated by this use are not significant enough to lower the Levels of Services in the area.

k) In residential districts, the use is of a similar height, building orientation, massing, setback, and scale as to be compatible with surrounding uses in compliance with Section 3.5 Neighborhood Compatibility Standards;

N/A

l) In the Perimeter Transition Area (PTA) within the college development district (CD-S) that abut residential and commercial districts, height, building orientation, massing, setback and scale shall be considered in building renovation and/or new construction in order to maintain compatibility with surrounding areas as described in Section 3.4, Neighborhood Compatibility Standards. These neighborhood compatibility standards are to be administered in order to maintain a harmonious neighborhood environment and absolute compliance with these standards is not intended.

N/A

m) Impacts such as noise, hours of activity, and outdoor lighting have been addressed to mitigate negative impacts on nearby uses.

The development is not anticipated to have negative impacts caused by noise, hours of activity, or outdoor lighting.

n) Parking is adequately provided for the proposed conditional use.

The LDC requires no additional off-street parking in the C1-B: Downtown Commercial zoning district. There are multiple public off-street lots within the downtown area, and on-street parking spaces. The historic uses on the site of hotel and restaurant spaces were adequately served by a comparable amount of parking.