

CITY OF NORTHFIELD, MINNESOTA
CITY COUNCIL RESOLUTION #2017- 033

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
NORTHFIELD, MINNESOTA APPROVING A FLOODPLAIN CONDITIONAL USE
PERMIT TO ALLOW A BUILDING DESIGN WHERE THE LOWEST FLOOR ELEVATION
WILL BE LOWER THAN THE PREDICTED BASE FLOOD ELEVATION (BFE)

WHEREAS, the applicant, Big Ten Residential, seeks a Floodplain Conditional Use Permit to allow a building design where the garage floor will be lower than the predicted Base Flood Elevation (BFE) for the Cannon River during a 100-year flood, for a new hotel at 114 West 2nd Street, legally described as Lot 6, Block 1 of The Crossing of Northfield; and,

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

WHEREAS, the Planning Commission conducted a public hearing on April 11, 2017, and received public testimony regarding the proposed Conditional Use Permit; and,

WHEREAS, the Planning Commission found that the application meets the standards in the Land Development Code for conditional use; and,

WHEREAS, the Planning Commission has reviewed and recommended approval of the Conditional Use Permit; and,

WHEREAS, the City Council reviewed the requested Conditional Use Permit and Planning Commission recommendation and conditions for the requested Conditional Use Permit at its meeting of April 18, 2017.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

1. The Planning Commission's findings from its April 11, 2017, which are attached hereto and incorporated herein by reference as Exhibit A, meeting are hereby adopted and incorporated herein by reference.
2. The Conditional Use Permit to allow a building design where the garage floor will be lower than the predicted Base Flood Elevation (BFE) for the Cannon River at 114 West 2nd Street is approved.

PASSED by the City Council of the City of Northfield on this 18th day of April 2017.

ATTEST

City Clerk

Mayor

VOTE: ___ POWNELL ___ COLBY ___ DELONG ___ NAKASIAN

___ NESS ___ PETERSON WHITE ___ ZWEIFEL

Exhibit A

CUP Analysis:

1) Explain how the proposed use will minimize danger to life and property as a result of increased flood height or water velocity.

The building foundation will be flood proofed per code and built to an elevation that is 2' greater than the Base Flood Elevation (BFE) at a minimum. Only 120 +/- sq. ft. of fill will be brought into the floodplain which does not constitute an encroachment into the Floodplain substantial enough to affect flood height or water velocity.

2) Explain what measures will be taken to prevent materials from being transferred to other lands, blocking downstream bridges, congesting culverts, or impacting other structures.

There are no improvements as a part of this development that are constructed of materials that have the ability to be transferred to other lands.

3) Explain how water supply systems and sanitary sewer systems serving the proposed use are designed to prevent disease, contamination, and other unsanitary conditions.

The water supply and sanitary sewer systems are designed to tie into the City's infrastructure and to meet all applicable codes. No contaminants will be able to escape the parking structure and pollute the river. Sumps in the parking garage will separate out oils and other contaminants before draining into the sanitary sewer for treatment.

4) Explain how susceptible the proposed use and its contents are to damage due to flooding; describe the potential impact of flood damage on the property owner.

The building and its contents will be protected from flooding as the design elevations of the site/building exceed the BFE by 2' in most places with the lone exception being a portion of the South parking lot, thus making the site/building non susceptible to flood waters equal to or less than the 100 year flood event. The South end of the hotel is where the entrance to the underground parking is located. This area is designed in such a manner (e.g. flood proofed foundation walls around the ramp) that minimizes the effort needed to effectively protect the building from flood waters equal to or less than the 500 year flood event as well. If such an event occurs, minimal sandbagging will protect the structure from being inundated.

5) Explain the importance of the proposed use to the City.

The project will bring additional hotel rooms to the city, providing visitors with options for overnight stays. Currently, visitors and business persons may leave the community due to lack of desired hotel accommodations. Such persons may now chose to stay in Northfield and will have the opportunity to visit other businesses and establishments for their dining, shopping, entertainment, refueling, etc. The project will make a positive economic impact with increased property value, plus full and part-time employment opportunities.

6) The requirements of the facility for a waterfront location.

The Crossing TIF District is a key gateway redevelopment project for the City of Northfield. The site IS a waterfront site, and the Fairfield Inn & Suites IS the highest and best use for this site based on the current market conditions. The property is zoned appropriately for the proposed use and is centrally located giving its patrons opportunity to visit all that the City of Northfield has to offer. The hotel does not require a waterfront location, but is meeting the goals of the comprehensive plan to activate the riverfront through infill development.

7) Explain why there are no alternative locations available that are not subject to flooding.

Challenges to the site (topography, shape, size and orientation, along with the city's desire for two building pads) do not allow the development to construct the necessary on grade parking for the hotel. The solution is to construct an underground parking garage that would provide adequate parking to meet the requirements. In order to size the parking structure to maximize parking stalls with consideration to the land shape and topography, the parking structure must be placed in an area touching the 100 year flood elevation. The hotel is also being located in the location approved for a second Crossing Condominium tower.

8) Explain how the proposed use is compatible with existing and anticipated development in the specified area.

The EDA has identified the Crossing site as part of their Specific Projects and Initiatives work plan. As a result of the hotel development, the EDA will meet this objective and the community will experience a benefit in that this significant corner property, and a gateway to the downtown core of Northfield will be developed and active. The hotel is designed to be compatible with the commercial and housing development that currently exists on the Crossings site. The project will incorporate similar materials and colors that will maintain the current theme of the surrounding properties.

9) Explain the relationship of the proposed development to the Northfield Comprehensive Plan and floodplain management program.

The project is consistent with the Comprehensive Plan's Land Use Principles which include: maintain the small town character, promote in-fill redevelopment on the edge of development areas, provide a mix of uses, create attractive public realm along streets and provide connectivity and create opportunities to walk and bike. The project promotes in-fill redevelopment and intensification and provides a mix of uses. The project is consistent with Comprehensive Plan Strategy LU 3.5: Facilitate redevelopment uses that do not fit the development pattern of downtown but which better design could increase density and provide more commercial, office or housing opportunities.

10) Explain how safe access to and from the site during a flood event is provided for emergency vehicles.

The site is accessible from the North and West in a flood event. With the First Floor Elevation (FFE) of the building being designed at a 910.50, the building is well higher than the impacts of flooding as it pertains to site accessibility.

11) Document expected water heights, water velocity, flood duration, rate of rise, and sedimentation.

Crest elevations in a 500 year flood event can be expected to reach 905.5. Crest elevations in a 100 year flood event can be expected to be around 899.1. Stream flows average around 1,000 cubic feet per second (CFS), but peak flood events can have flows from 10,000 – 16,000 CFS.

12) Such other factors that are relevant to the purposes of this LDC.

The majority of the site is out of the floodplain, however it does cross the extreme Southeasterly corner of the building. This area will be effectively removed from the floodplain as part of this project by fill being placed in accordance with FEMA's LOMR-F process.