

CITY OF NORTHFIELD, MN
PLANNING COMMISSION RESOLUTION 2024-003

PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL FOR A ZONING
MAP AMENDMENT AT 1825 WINDY LANE

WHEREAS, St. Olaf College (the “applicant”), seeks a Zoning Map Amendment, pursuant to Northfield City Code, Ch. 34, Sec. 8.5.14, to amend the zoning map from A-S: Agricultural to CD-S: College Development for 1825 Windy Lane, PID 0335425001 and part of PID 0335300001, located in Rice County, Minnesota; and

WHEREAS, the above-referenced property is legally described and depicted on Exhibit A, which is attached hereto and incorporated herein by reference (the “property”); and

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

WHEREAS, the Planning Commission conducted a public hearing on June 20, 2024, and received public testimony regarding the proposed Zoning Map Amendment; and,

WHEREAS, the Planning Commission found that the application meets the standards in Northfield City Code, Chapter 34, the Land Development Code, for a zoning map amendment; and

WHEREAS, the Planning Commission has reviewed and recommended approval to the City Council of the Zoning Map Amendment; and,

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

1. The Planning Commission’s findings from its June 20, 2024 meeting, which are attached hereto and incorporated herein by reference as Exhibit B, are hereby recommended for adoption.
2. The Zoning Map Amendment to amend the zoning map for the property from A-S: Agricultural to CD-S: College Development is recommended to City Council for approval.

PASSED by the Planning Commission of the City of Northfield on this 20th day of June 2024.

Vice Chair

Member

VOTE: ___ BUCKHEIT ___ HEISLER ___ KUHLMANN
 ___ MENARD ___ NOWAK ___ SCHROEER ___ STAGER

EXHIBIT A

The Real Property or its address is commonly known as 1825 Windy Lane, NORTHFIELD, MN 55057. The Real Property tax identification number is PID 0335425001 and part of PID 0335300001. Located in RICE County, State of Minnesota:

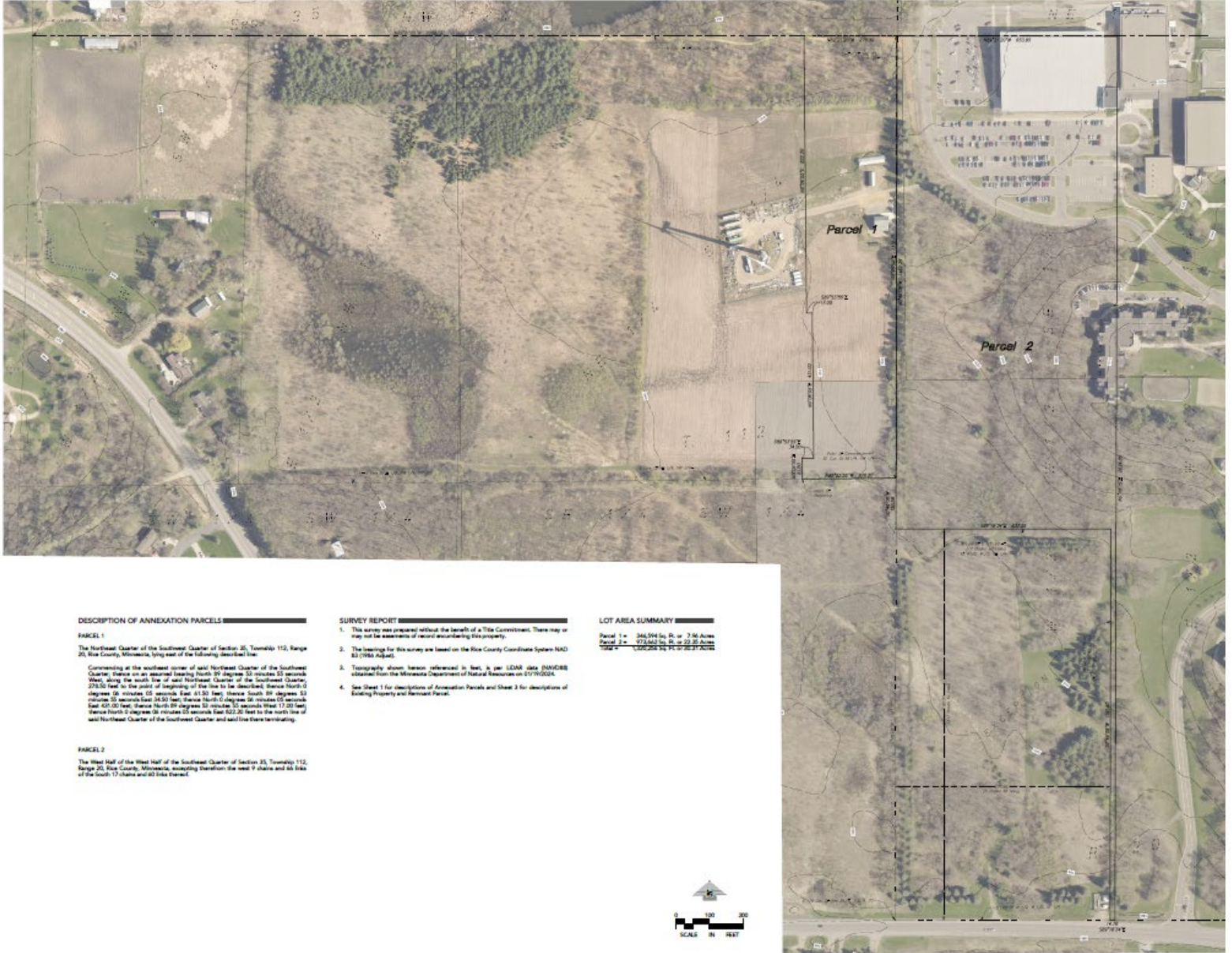
PARCEL 1

The Northeast Quarter of the Southwest Quarter of Section 35, Township 112, Range 20, Rice County, Minnesota, lying east of the following described line:

Commencing at the southeast corner of said Northeast Quarter of the Southwest Quarter; thence on an assumed bearing North 89 degrees 53 minutes 55 seconds West, along the south line of said Northeast Quarter of the Southwest Quarter, 278.50 feet to the point of beginning of the line to be described; thence North 0 degrees 06 minutes 05 seconds East 61.50 feet; thence South 89 degrees 53 minutes 55 seconds East 34.50 feet; thence North 0 degrees 06 minutes 05 seconds East 431.00 feet; thence North 89 degrees 53 minutes 55 seconds West 17.00 feet; thence North 0 degrees 06 minutes 05 seconds East 822.20 feet to the north line of said Northeast Quarter of the Southwest Quarter and said line there terminating.

PARCEL 2

The West Half of the West Half of the Southeast Quarter of Section 35, Township 112, Range 20, Rice County, Minnesota, excepting therefrom the west 9 chains and 66 links of the South 17 chains and 60 links thereof.



DESCRIPTION OF ANNEXATION PARCELS

PARCEL 1
 The Northeast Quarter of the Southwest Quarter of Section 25, Township 112, Range 20, Rice County, Minnesota, (to the east of the following described) line:
 Commencing at the southeast corner of said Northeast Quarter of the Southwest Quarter, thence on an assumed bearing South 19 degrees 33 minutes 33 seconds West, along the south line of said Northeast Quarter of the Southwest Quarter, 273.50 feet to the point of beginning of the line to be described, thence North 0 degrees 06 minutes 02 seconds East, 61.50 feet; thence South 89 degrees 53 minutes 02 seconds East, 26.50 feet; thence North 0 degrees 06 minutes 02 seconds East, 427.00 feet; thence North 89 degrees 53 minutes 53 seconds West, 17.00 feet; thence North 0 degrees 06 minutes 02 seconds East, 522.00 feet to the north line of said Northeast Quarter of the Southwest Quarter and said line there terminating.

PARCEL 2
 The West Half of the West Half of the Southwest Quarter of Section 25, Township 112, Range 20, Rice County, Minnesota, beginning therefrom the west V-shape and all lots of the South 17-shape and 60-shape thereof.

SURVEY REPORT

1. This survey was prepared without the benefit of a Title Commitment. There may or may not be encumbrances of record encumbering this property.
2. The bearings for this survey are based on the Rice County Coordinate System NAD 83 (1983 Adjust).
3. Topography shown herein referenced to here, is per LIDAR data (NAD83) obtained from the Minnesota Department of Natural Resources on 02/08/2024.
4. See Sheet 1 for descriptions of Annexation Parcels and Sheet 3 for descriptions of Existing Property and Reversion Parcel.

LOT AREA SUMMARY

Parcel 1 = 246,594 Sq. Ft. or 7.46 Acres
 Parcel 2 = 973,442 Sq. Ft. or 22.33 Acres
 Total = 1,220,036 Sq. Ft. or 27.79 Acres

EXHIBIT B

Planning Commission Findings

Land Development Code Approval Criteria

When reviewing a rezoning, the Planning Commission is to consider several criteria as established in Article 8 of the Land Development Code (8.5.14.C). 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.

The Conservation and Development Map denotes the parcel as “Managed Growth” with an overlay of “Preserve”. Managed Growth areas are supportive of mixed-use development because of their proximity to planned or existing roadways and utilities. They include both a traditional neighborhood pattern (walkable with a distinct center and edge) and an open space development pattern. Districts (industrial, university, etc.) because of their size, function and configuration are not expected to conform to the neighborhood or open space/clustered pattern of development. Care should be taken to ensure that new development is compatible with existing development patterns in the area.

The Framework Map shows the form and character of existing and future development represented through the nine context zones. As the community develops, it is the intent of this map to guide the pattern of development.

The “Preserve” overlay distinguishes the St. Olaf Natural Lands to the west of campus, where part of the property is protected by an easement with the MnDNR, but not on the land proposed for the zoning map amendment.

The property is adjacent to campus, which is in the “Educational District”. Educational Districts are created by the campus areas of St. Olaf and Carleton Colleges and comprise a significant portion of the city. The campus areas are walkable and offer many recreational opportunities for students and residents. The Carleton College campus has an arboretum, and St. Olaf College has preserved natural wetlands and prairie lands, which contributes to a large amount of open space for the community. The essential campus character of the Educational Districts are unlikely to change significantly in the future.

Amending the zoning of this parcel helps facilitate Principles in the Comp. Plan and Strategic Plan. The following are 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.

The property has recently been annexed into city limits and is adjacent to St. Olaf College campus with a portion of the property already built upon. St. Olaf plans to construct new maintenance facility buildings near the Art Barn and wind turbine, which align with this principle to construct near existing infrastructure and development.

Land Use Principle 2 – The natural environment will be protected, enhanced and better integrated in the community.

By constructing near campus, the St. Olaf Natural Lands will be further preserved. The area of construction is near the wind turbine where the land is mowed and not part of the Natural Lands preservation area.

(2) The purpose and intent of this LDC, or in the case of a map amendment, whether it meets the purpose and intent of the individual district.

The CD-S: College Development zone is applied to those areas designated as an "Educational District" on the framework map of the comprehensive plan. The north part of parcel 2 has this designation and likely to the west as well, since the "Preserve" area acts more as an overlay, but the Framework map does not clearly show this. Overall, the intent of the district is to allow college facilities and operations within the city limits while providing boundaries which respect the function and character of the colleges and their adjoining districts, particularly adjoining residential and commercial districts. The parcels to be rezoned meet this intent, and are partially within and adjacent to the educational district.

(3) The adequacy of infrastructure available to serve the proposed action.

St. Olaf College constructs, operates and maintains its own sewer and water infrastructure. The City has capacity for both if development occurs on the site. Any sewer and water extensions require permits from the City, the MPCA for sewer and the Dept. of Health for water.

(4) The adequacy of a buffer or transition provided between potentially incompatible districts.

There is existing adequate buffering and transition area between the land being rezoned and beyond to the west. St. Olaf owns the surround land around the parcels to be rezoned, with is the Natural Lands, so there is plenty of adequate buffer to the adjacent properties. A site plan review is required, which would address any buffering standards as well as if a Conditional Use Permit could be warranted if any new development occurs within the Perimeter Transition Area (200 ft. from the public right-of-way). These parcels would not warrant a CUP, but as more land could potentially be annexed and zoning changed, there are measures in place to provide for adequate buffering.