

CITY OF NORTHFIELD, MN
PLANNING COMMISSION RESOLUTION 2024-006

PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL FOR A ZONING
MAP AMENDMENT AT 1280 BOLLENBACHER DR.

WHEREAS, City of Northfield (the “applicant”), seeks a Zoning Map Amendment, pursuant to Northfield City Code, Ch. 34, Sec. 8.5.14, to amend the zoning map PI-S: Public & Institutional to C2-B: Highway Commercial for 1280 Bollenbacher Dr. (Lot 1, Block 1 Cannon Commercial Center Second Addition), 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 October 10, 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

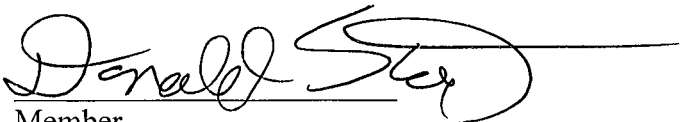
WHEREAS, the Planning Commission has reviewed and recommended approval to the City Council of the Zoning Map Amendment; and,

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

1. The Planning Commission’s findings from its October 10, 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 PI-S: Public & Institutional to C2-B: Highway Commercial is recommended to City Council for approval.

PASSED by the Planning Commission of the City of Northfield on this 10th day of October 2024.


Chair


Member

VOTE: Y BUCKHEIT A HEISLER A KUHLMANN
 Y MENARD Y NOWAK Y SCHROEER Y STAGER

EXHIBIT A

Lot 1, Block 1, Cannon Commercial Center 2nd Addition, City of Northfield, Rice County, Minnesota.

CANNON COMMERCIAL CENTER SECOND ADDITION

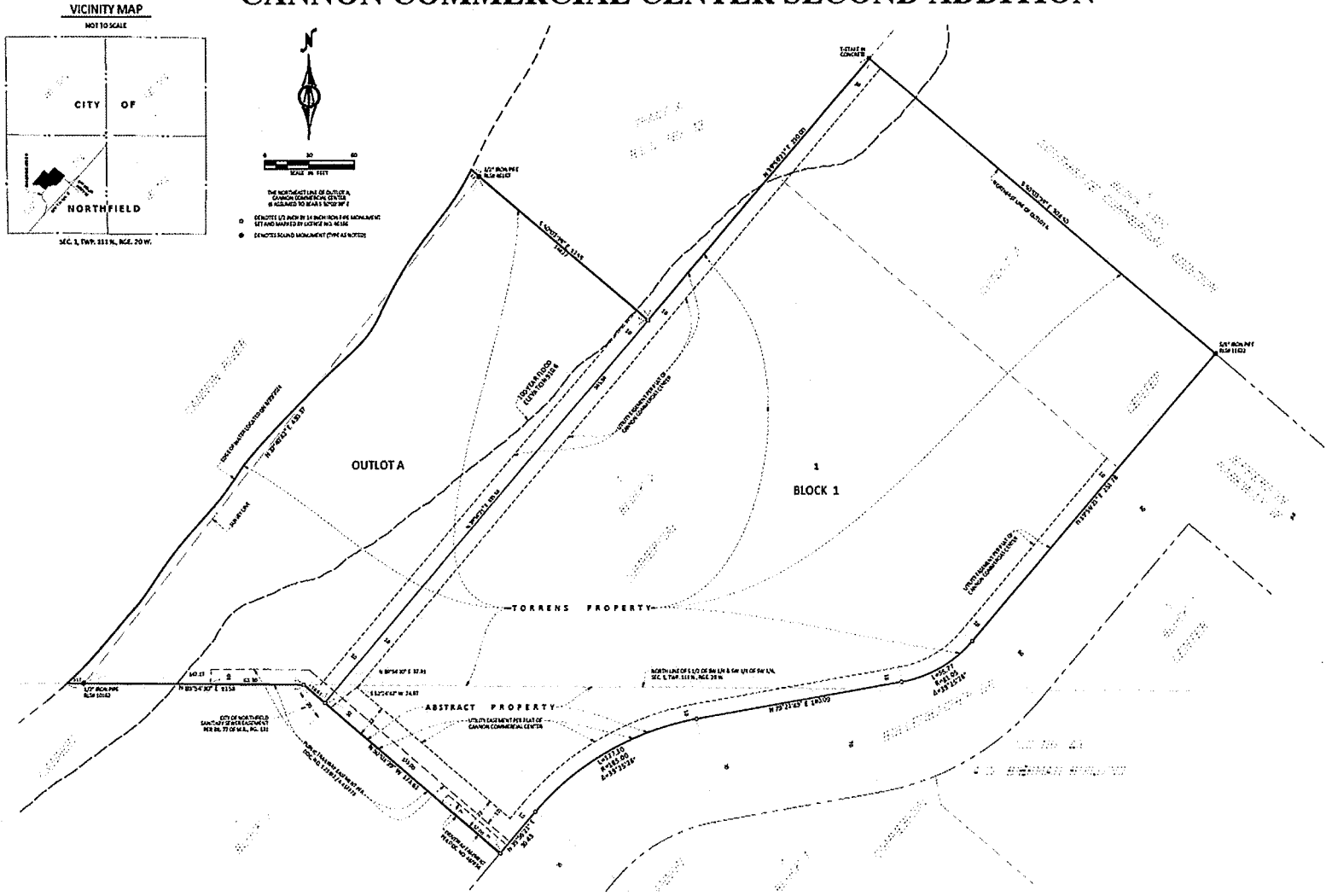


EXHIBIT B

Planning Commission Findings

Land Development Code Approval Criteria

When reviewing a zoning map amendment, the Planning Commission and City Council 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.

In the Comprehensive Plan, there are two main maps, the Conservation and Development Map and the Framework Map. The Conservation and Development Map illustrates, in graphic form, where the Principles of the Land Use Chapter could be implemented and illustrates areas to be conserved as open space and areas to be developed, redeveloped, intensified or infilled. The Framework Map shows two complimentary components of the land use plan. First, it includes the anticipated street network within the urban expansion area and the bike paths that are planned for the community's natural and man-made (e.g., railway and roadway) corridors. The spacing of intersections in the network is generally based on the neighborhood dimension (pedestrian shed) of a one-quarter mile radius from center to edge (See Map 4.4 and Illustration 4.1). The second component of the Framework map is the form and character of existing and future development represented through the nine context zones outlined below. As the community develops, it is the intent of this map to guide the pattern of development.

The Conservation and Development Map denotes the parcel as a "Redevelopment / Intensification Site" which is a type of developable land. This site is already developed, bordered by developed land, and served by utilities and roads.

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 parcel is denoted as "Corridor Redevelopment" which are areas best suited for redevelopment and land intensification along the corridor with a mix of uses, with increased intensity at major nodes, or intersections, and with a redesign of existing roadways to calm traffic flow.

Amending the zoning from PI-S: Public & Institutional to C2-B: Highway Commercial supports the following 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 change in zoning will allow for further reuse of an existing infill property. Given its proximity to existing infrastructure, Highway 3, parks and trail systems, it creates an ideal location for redevelopment.

Land Use Principle 12 – Opportunities will be created to walk and bike throughout the community.

The City will maintain an easement on the north edge of the parcel for drainage, and access to the trail along the Cannon River. This will provide further connectivity to and around the existing sidewalk and trail infrastructure.

Amending the zoning of this parcel helps facilitate the following initiatives of the Strategic Plan:

Economic Vitality – b) Implement infill & redevelopment strategies c) Implement Tourism recovery strategy

This zoning map amendment helps redevelop an infill property, utilizes an existing building for reuse, and could draw further tourism to the area depending on its reuse.

Quality Facilities – b) Implement coordinated major facilities strategy

This zoning change is part of the City's efforts to provide facilities to the community.

Climate Action – a) Implement Climate Action Plan

Utilizing an existing building instead of building new is one way to support the Climate Action Plan (CAP). This parcel is also an infill parcel, which supports the CAP as well.

(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 purpose of the C2-B: Highway Commercial zoning district is to:

- (1) Provide locations for retail and service businesses that benefit from access to and visibility from the highway.
- (2) Provide for a wider range of commercial building and site sizes than may be possible in other zoning districts.
- (3) Provide locations for mixed-uses within buildings and sites.
- (4) Support efficient use of the limited highway commercial land supply, attract and retain businesses that contribute to economic growth and job creation, and enhance the economic vitality of the district and of Northfield.
- (5) Provide locations for businesses that rely on easy auto access and parking plus visibility from the highway while providing safe and attractive routes to businesses for pedestrians and bicyclists from neighboring sites and the rest of the city.

- (6) Create buildings and sites that are visually attractive and that can be adapted to changing business and community needs.
- (7) Enhance the sense of gateway and arrival along Highway 3.
- (8) Minimize the negative effects of commercial site development on housing in adjacent residential zoning districts.

This parcel supports the intent or purpose of the C2-B: Highway Commercial zoning district.

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

There is existing sewer and water infrastructure, road and sidewalk infrastructure, and green space supported by and adjacent to the property.

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

Changing the zoning from PI-S: Public & Institutional to C2-B: Highway Commercial will make the existing zoning districts to the north and south of the property are the same, thereby making the buffer and transition null since there are no requirements to buffer if the zoning districts are the same.