

CITY OF NORTHFIELD, MINNESOTA

CITY COUNCIL RESOLUTION

#2019-

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTHFIELD,
MINNESOTA APPROVING A CONDITIONAL USE PERMIT FOR A PRIVATE ELEMENTARY
SCHOOL IN THE R1 DISTRICT

- WHEREAS, the applicant, Lewis Campbell of the Zimtor Corporation, seeks a Conditional Use Permit to allow a private elementary school at 113 Linden St S, legally described in Attachment A, which is zoned R1 Low-Density Residential; and,
- WHEREAS, the Planning Commission reviewed the proposal at its June 20, 2019, meeting and recommended approval of the Conditional Use Permit; and,
- WHEREAS, the Planning Commission found that the application meets the standards in the Land Development Code for a conditional use; and,
- WHEREAS, all required notices regarding the public hearing were properly made; and
- WHEREAS, the Planning Commission conducted a public hearing on June 20, 2019, and received public testimony regarding the proposed 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 July 23, 2019.

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

1. The Planning Commission's findings from its June 20, 2019, meeting, which are attached hereto and incorporated herein by reference as Exhibit B, are hereby adopted.
2. The Conditional Use Permit to allow a private elementary school in the R1 district is approved, subject to the following:
 - a.

PASSED by the City Council of the City of Northfield on this ____ day of _____ 2019.

ATTEST

City Clerk

Mayor

VOTE: ____ POWNELL ____ DELONG ____ GRABAU ____ NAKASIAN

____ NESS ____ PETERSON WHITE ____ ZWEIFEL

Exhibit A
Legal Description

Block 5 Lot 9 ST SUB SE4 (SCHOOL SEC)

NF-SS SE4 PART OF W 138FT L9 & 10 B5 & EX BEG AT SE COR W138FT L10 TH

W62.78FT ALG S LI L10 N59.67FT NE16.36FT N62.62FT TO N LI L9 TH E49.53FT ALG N LI

L9 TO NE COR W138FT L9 TH S132FT TO POB Section 36 Township 112 Range 020

Exhibit B
Planning Commission Findings

The site is currently located in the R1 Low-Density Residential zoning district. A CUP follows the Type 4 Review Procedure found in Section 5.4.7 of the LDC. When reviewing a CUP, the Planning Commission is to consider the following criteria:

a) The proposed use is allowed as a conditional use in the district for which it is proposed.

An elementary school is allowed as a conditional use in the R1 zone district according to Table 2.7-1 Permitted Principal Uses in the LDC.

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 conditional use complies with the Comprehensive Plan. Map 4.3 Conservation and Development designates the project area for Neighborhood Conservation, which calls for preservation and maintenance of existing buildings. The Comprehensive Plan context zone designation for this site is Neighborhood Central, which calls for reinforcing the existing character of the neighborhood.

The project proposes to house a new, small elementary school in the lower level of an existing building (The Masonic Center) within a residential neighborhood. Such a proposition resonates with a handful of objectives of the City's Comprehensive Plan, outlined in Chapter 12 therein, as follows:

Objective CI 2.3 - Create new educational opportunities in and around the downtown

Objective CI 4.2 - Provide for a mix of uses to create new neighborhood centers

Objective CI 7 - Support local schools

Objective LU 3.1 - Promote efficient use of land resources by encouraging infill, redevelopment, intensification or re-use

Objective CF 2.4 - Encourage civic uses, such as schools, to locate in residential neighborhoods.

The proposal meets the Site Development Standards for the R1 Zone District as defined in Article 3 of the LDC and the Use Specific Standards found in Article 2.

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 will be located in the existing Masonic Lodge. It will not significantly alter the existing construction, operation, or maintenance of the Lodge. The existing neighborhood is a mixture of schools, churches, and residences. St. John's Church, St. Dominic Church, St. Dominic School, and Longfellow School are all nearby. The proposed use is consistent with the character of the neighborhood.

d) The conditional use will not be hazardous or reasonably disturbing to existing or future uses.

The proposed use will not change the character of the existing Masonic Lodge except to add a parking lot and playground. There are two nearby playgrounds, so the playground should not pose a significant additional hazard or disruption.

- 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.**

The property is currently served by public utilities adequate for the proposed use.

- f) The benefits of the conditional use outweigh the potential negative effects of the surrounding community.**

The only potential negative effects are slight increases in traffic and noise. Giving parents in Northfield an additional choice of elementary school with a unique philosophy outweighs these minor effects.

- g) The conditional use will not create excessive additional requirements at public cost for public facilities and services.**

No additional public costs for public facilities and services are anticipated at this time.

- 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.**

Children will mostly arrive by school bus, so any increase in traffic will be minimal. As an elementary school with an outdoor playground, there will be some increase in noise during the workday.

- 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**

None identified.

- 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.**

A few parents may drive their children to school, which will increase local traffic slightly. Since the school will enroll a maximum of twenty children, the increase should amount to only a few cars each day at most.

- 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.**

The use is proposed in an existing building with no change in compatibility.

- l) In the Perimeter Transition Area (PTA) – Not applicable to this site.**

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

Increases in noise should be small, and the new landscaping around the parking lot should minimize its impact. Hours of activity will be normal school hours, which should not effect the neighborhood significantly. No new outdoor lighting is proposed.

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

Yes, the school will occupy only the lower level of the building, about 1100 square feet. The number of students is limited to a maximum of twenty. There will be only one full-time employee and no part-time employees. Deliveries would limited to occasional school supplies and occur during the day only. The LDC calls for six parking spaces for the entire building. Three spaces are proposed as only the lower half of the building will be used for the school.