

CITY OF NORTHFIELD, MN  
PLANNING COMMISSION RESOLUTION 2024- 008

PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL FOR A ZONING  
MAP AMENDMENT 113 LINDEN ST. S.

- WHEREAS, The Masonic Temple Association (the “applicant”), seeks a Zoning Map Amendment, pursuant to Northfield City Code, Ch. 34, Sec. 8.5.14, to approve amending the zoning map from R1-B: Low Density Residential to C1-B: Downtown for 113 Linden St. S., Northfield, MN 55057 (PID 2236451008) located in Rice County, Minnesota; and
- WHEREAS, the above-referenced property is 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 November 21, 2024, and received public testimony regarding the proposed Zoning Map Amendment; and,
- WHEREAS, the Planning Commission found that the application does not meet 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 denial 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 November 21, 2024 meeting, which are attached hereto and incorporated herein by reference as Exhibit B, are hereby recommended for denial.

PASSED by the Planning Commission of the City of Northfield on this 21<sup>st</sup> day of November 2024.

Burt Bucht  
Chair

J. Menard  
Member

VOTE: Y BUCKHEIT    Absent HEISLER    Y KUHLMANN  
Y MENARD    Y NOWAK    Y SCHROEER    N STAGER

EXHIBIT A

113 Linden St. S. (PID 2236451008) located in Rice County, Minnesota.

That part of the West 138 Feet of Lots 9 and 10, in Block 5, in the State Subdivision of the SE $\frac{1}{4}$  of Section 36, Township 112, Range 20, City of Northfield, Rice County, Minnesota, described as follows: Beginning at the Southeast Corner of the West 138 Feet of said Lot 10; thence West, along the South line of said Lot 10, a distance of 62.78 Feet; thence North 0°28'41" West, parallel with the West line of said Lot 10, a distance of 59.67 Feet; thence North 53°36'30" East, a distance of 16.36 Feet; thence North 0°28'41" West, a distance of 62.62 Feet to the North line of said Lot 9; thence East, along the North line of said Lot 9, a distance of 49.53 Feet to the Northeast Corner of the West 138 Feet of said Lot 9; thence South 0°28'41" East, a distance of 132.00 Feet to the point of beginning.

## 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.**

The Conservation and Development Map identifies the parcel as Neighborhood Conservation. Neighborhood Conservation areas are designated for neighborhood preservation and continued maintenance of buildings, streets and infrastructure. The proposed rezoning introduces the incentive and potential for redevelopment including new buildings inconsistent with the preservation intended by the map.

The Framework Map identifies the parcel as Neighborhood Central. This zone is typified by traditional urban development consisting of detached single-family homes on smaller lots (10,000 to 14,000 square feet), which may also include some multiple-family and mixed-use type developments. These areas are often walkable and include a range of housing types. these neighborhoods include consistent block size and a range of housing styles. Future Character: The essential, existing character of the Neighborhood Central zone should be reinforced with future development. The rezoning to a commercial use is inconsistent with a neighborhood typified by detached single-family homes on smaller lots.

**(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 R1-B: Low Density Residential zoning district is to:

- (1) The R1 district should generally apply to those areas designated as "Neighborhood Central" on the framework map of the comprehensive plan.
- (2) The Residential (R1) district generally includes the established neighborhoods surrounding downtown Northfield that are characterized by traditional urban development qualities such as a grid pattern street network, sidewalks, and a range of single-family, two-family, and some multi-family dwellings on smaller lots. The purpose of the R-1B district is to continue to support single-family, two-family, and three-family attached and detached dwellings within the existing character of the city's older neighborhoods. The essential, existing character of the R1 district should be reinforced with any infill or redevelopment of properties. The primary intent of this zone is to strengthen the character of existing historic neighborhoods within Northfield and to protect and enhance the unique character of those existing neighborhoods, particularly in locations where this character may be most susceptible to change.

The denial of the rezoning of the parcel prevents the potential to change the site in a manner inconsistent with the R-B: Low Density Residential zoning adjacent to it.

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

There is existing sewer and water infrastructure on Linden St. S. and 2<sup>nd</sup> St. W. Road infrastructure exists and the sidewalk network is complete in this area of town, providing connections between St. Olaf and Carleton Colleges, Downtown, the Transit Station, and other local amenities.

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

The denial of the rezoning maintains the existing conditions, preventing the potential for the development of incompatible structures or uses on the parcel.