

Consider Ordinances to Rezone Two Parcels for the Community Action Center

LOCATED ON THE NORTHEAST CORNER OF FREMOUW AVE. AND
SHELDAHL RD.

MIKAYLA SCHMIDT, CITY PLANNER



The Community
Action Center is
requesting to rezone
two parcels northeast
of Fremouw Ave. and
Sheldahl Rd.

Public Notice

- Notice of the public hearing for the planning commission meeting was published in the Northfield News on December 2, 2020.
- Notices were mailed to the surrounding properties within 350 feet on December 4, 2020.
- Additional language was added to the hearing notice on how to provide public comment during the pandemic.
- Two comments on the rezoning were submitted as of 12/16/2020. Both were in support of the project.

Location Map

- The location of the two parcels requested to be rezoned.
- Located on the west side of Highway 3 North
- Northeast of Fremouw Ave. and Sheldahl Rd.



Rezoning of PID 2231226001

- Currently zoned I1-B:
Industrial
- Applicant is requesting to
rezone the parcel to N2-
B: Neighborhood
General 2
- Staff supports this
request



Rezoning of 1050 Highway 3 North

- Currently zoned N1-B:
Neighborhood General 1
- Applicant is requesting to
rezone the parcel to N2-
B: Neighborhood
General 2
- Staff supports this
request



Rezoning Timeline & Analysis

- The development review committee reviewed the rezone request
- Planning Commission review on December 17, 2020
- Council review scheduled for January 5, 2021

Highlights/Synopsis of the Rezone Analysis for both Parcels:

1. The specific policies, goals, objectives, and recommendations of the comprehensive plan and other city plans, including public facilities and the capital improvement plans.
 - Supported by the comprehensive plan in Conservation & Development Map and Framework Map from the land use chapter.
 - Supported by many of the Strategic Plan goals:
 - Infill/redevelopment
 - Strong neighborhood qualities
 - Project is utilizing environmentally-sensitive and sustainable practices
 - Wider range or housing choices
 - Small town character reinforced
 - Workforce and affordable housing goals

Rezoning Analysis

Highlights of the Rezone Analysis:

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.

- Industrial zoning does not allow for residential housing on the sliver parcel
- N1 zoning on the larger parcel would allow for residential housing, but would require more variances and the two parcels would have two zoning districts when the preliminary/final plat comes forward
- Rezoning both parcels to N2 would better facilitate the CAC project.

Highlights of the Rezone Analysis:

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

- The properties are served by adequate public utilities for the proposed use, including existing water and sanitary sewer mains and adequate access for emergency vehicles.

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

- No buffering is required between N2 and I1 zones
- Buffering for parking lots is required

Comments from the public:

- Two comments were received in support of the project

Recommendation from staff:

- Staff recommends the Planning Commission recommend approval to Council to rezone both parcels, PID 2231226001 from I1 to N2 and 1050 Hwy 3 N from N1 to N2

Questions for
staff or the
applicant?

