

# Zoning Map Amendment

## 304 2<sup>nd</sup> St. W.

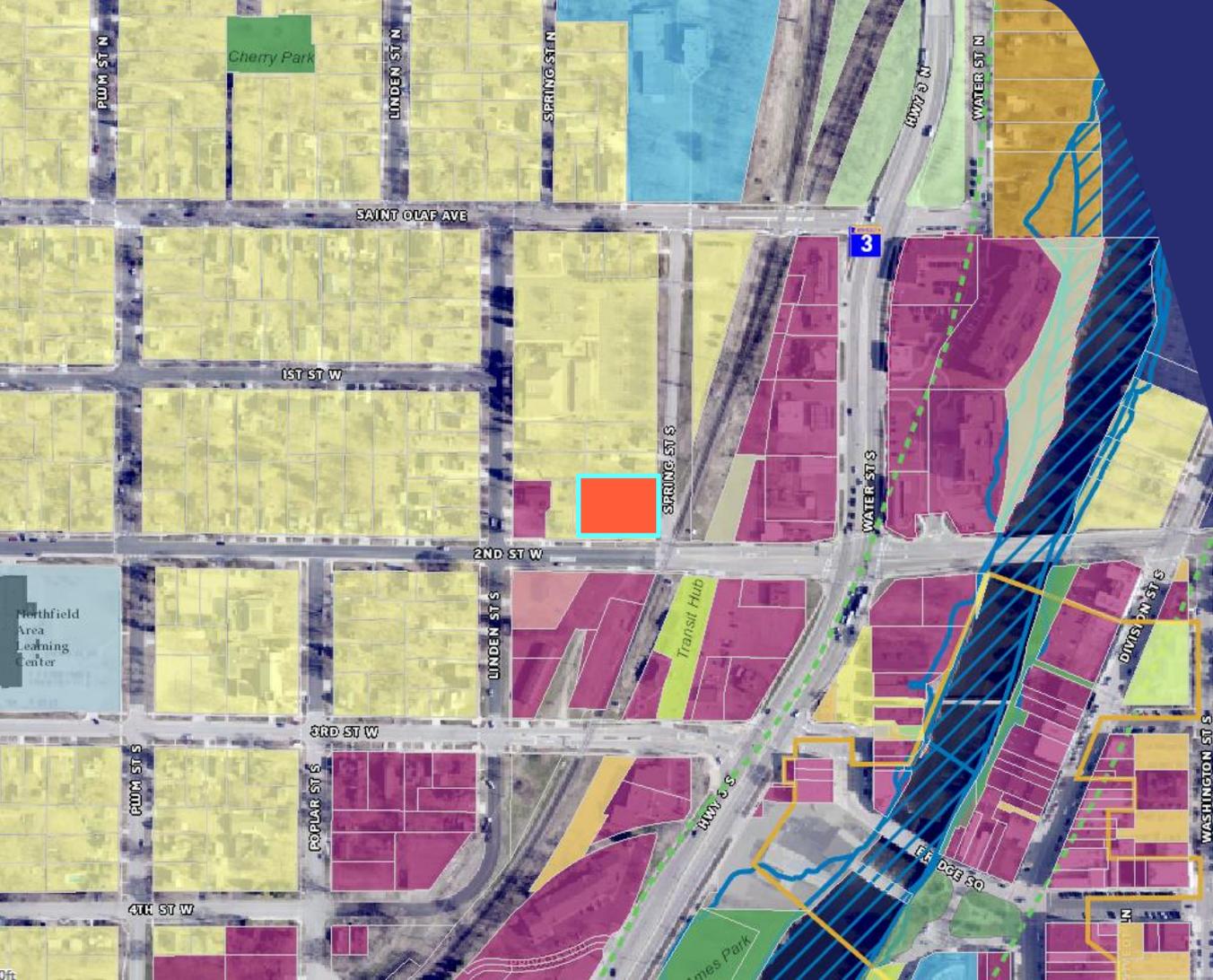


Planning Commission  
January 15, 2026



304 2nd St W

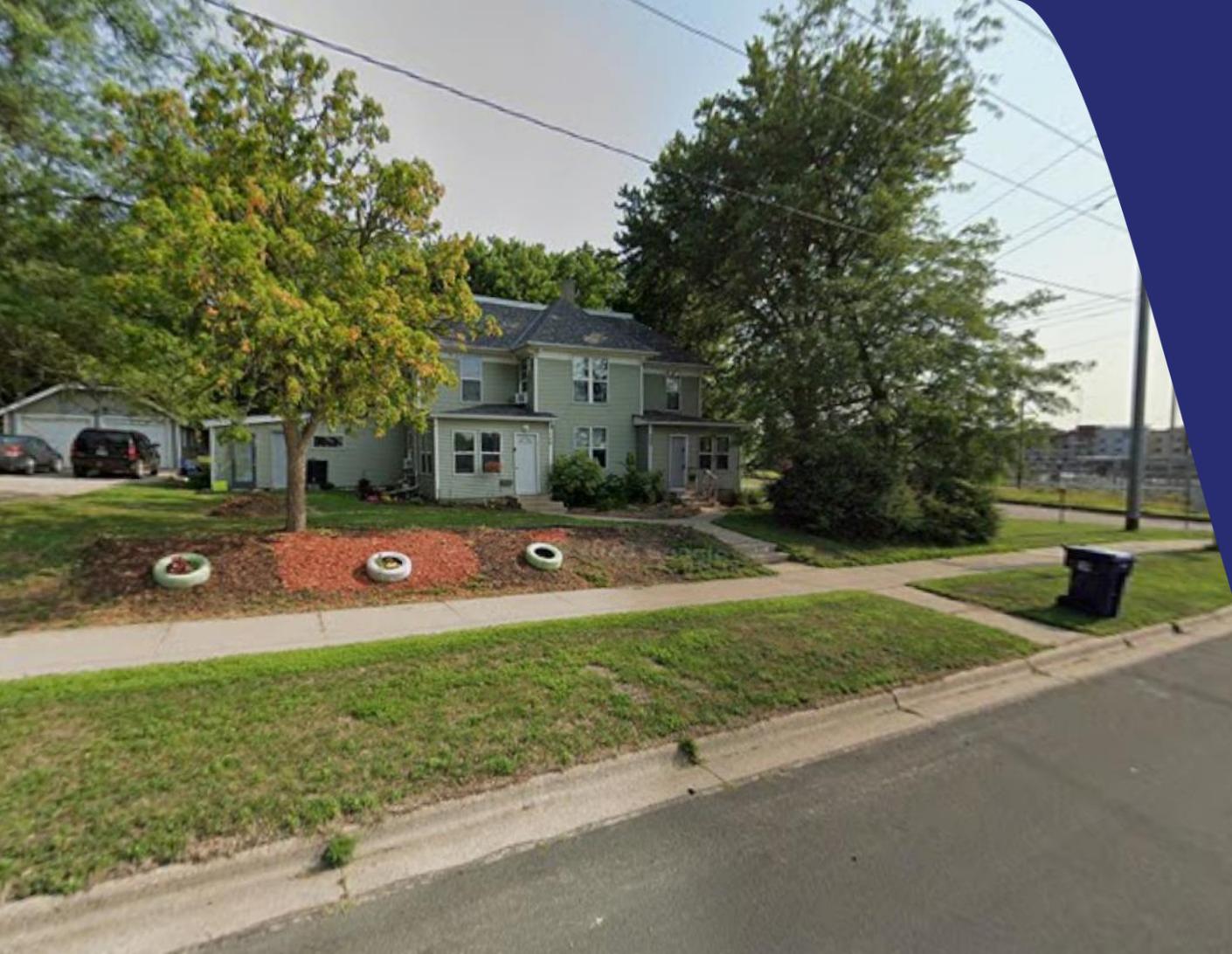
Request: The Planning Commission recommend approval to change the zoning of 304 2<sup>nd</sup> St. W. from R1-B: Low Density Residential to C1-B: Downtown.



Zoning map  
context.



304 2<sup>nd</sup> St. W.  
looking  
northwest from  
2<sup>nd</sup> St. W. and  
Spring St.



304 2<sup>nd</sup> St. W.  
looking  
northeast from  
2<sup>nd</sup> St. W.

# Timeline

PC = Planning Commission  
CC = City Council



Public hearing  
notice mailed  
Dec. 22, 2025

Public  
hearing and  
action by  
PC  
Jan. 15,  
2026

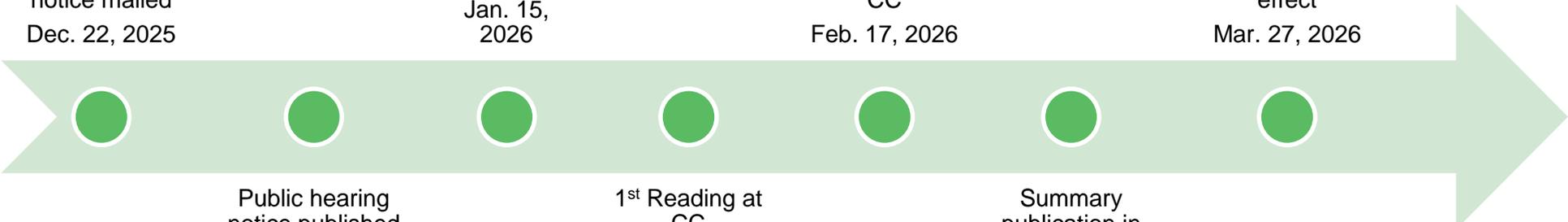
2<sup>nd</sup> Reading  
and Summary  
Publication at  
CC  
Feb. 17, 2026

Zoning Map  
Amendment takes  
effect  
Mar. 27, 2026

Public hearing  
notice published  
in Northfield  
News  
Dec. 31, 2025

1<sup>st</sup> Reading at  
CC  
Feb. 3, 2026

Summary  
publication in  
Northfield  
News  
Feb. 25,  
2026



# Zoning Map Amendment Criteria



- Approval Criteria - 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.
  2. The purpose and intent of the LDC, or in the case of a map amendment, whether it meets the purpose and intent of the individual district.
  3. The adequacy of infrastructure available to serve the proposed action.
  4. The adequacy of a buffer or transition between potentially incompatible districts.
- Staff Recommends Approval

Criteria 1 - Are specific policies, goals, and objectives of the Comp. Plan and other city plans being met?



Finding -

Future Land Use Map & Interventions Framework Map -

- Mixed use commercial- rezoning consistent with future land use map
- Enhance - rezoning consistent with intensification, infill, and redevelopment, requiring smaller-scale investment from the City.

Access -

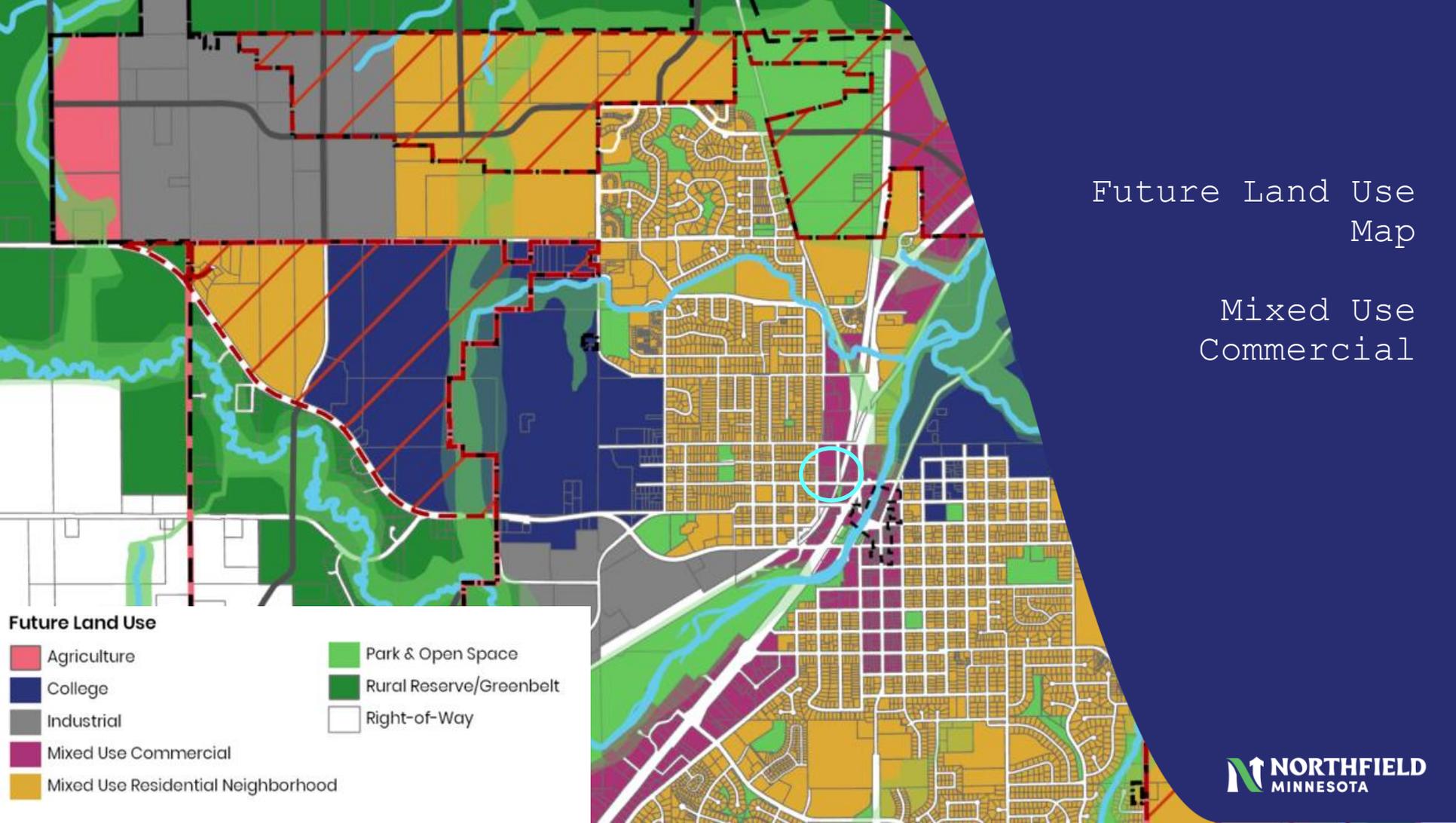
- Strategy 1: plan for accessibility, strategy 2: develop in a compact sustainable way

Sustainable Economic Future -

- Strategy 3: small business development, Strategy 5: Diversity Northfield's tax base, Strategy 6: Grow in a compact sustainable development pattern

# Future Land Use Map

## Mixed Use Commercial



### Future Land Use

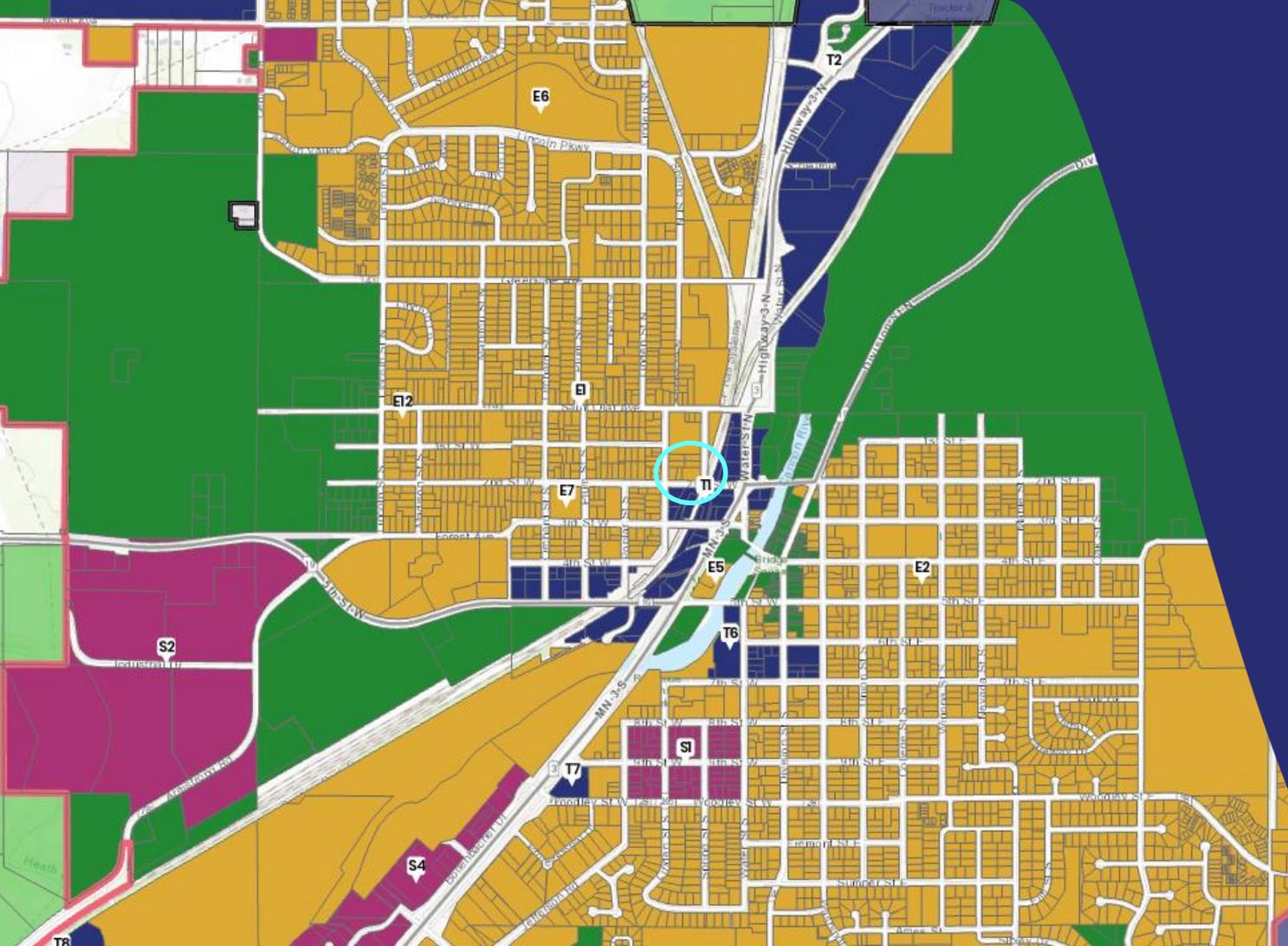
-  Agriculture
-  College
-  Industrial
-  Mixed Use Commercial
-  Mixed Use Residential Neighborhood
-  Park & Open Space
-  Rural Reserve/Greenbelt
-  Right-of-Way

# Interventions Framework Map

## Enhance (E1)

Interventions Framework

- Transform
- Future Transform
- Strengthen
- Enhance
- Preserve
- Future Preserve



Criteria 1 cont. - Are specific policies, goals, and objectives of the Comp. Plan and other city plans being met?



## Strategic Plan

- Improve Financial Strength - growing the commercial and industrial tax base

# Criteria 2 - Does the new zoning district meet the purpose and intent of the individual district?



## Finding-

The purpose of the C1-B: Downtown zoning district is to:

- (1) NA
- (2) ...creates Northfield's brand and a unique sense of place.
- (3) The purpose of the Downtown (C1) district is to sustain the historic central business district, make the Highway 3 corridor a more integral and attractive part of Downtown, provide design transitions to surrounding zoning districts, ...
- (4) The C1 District aims to provide a compact, pedestrian friendly, active mix of land uses including business...
- (5) The design standards of this district reflect the character of the historic downtown and will help create a sense of arrival and center...

Criteria 3 - Is there adequate infrastructure available to serve the proposed action or use?



Finding -

- There is adequate infrastructure available including sewer, water, streets/sidewalks, transit access
- Spring Street to be closed at 2nd St. W.

Criteria 4 - Is there adequate  
buffer or transition provided  
between potentially  
incompatible districts?



Finding -

- Buffering is adequate, and adequate buffering will be required as part of a site plan review.
- The LDC provides buffering and design standards to address the transition from C1 to R1
- Any redevelopment will be subject to LDC standards
- C1 borders R1 for most of its edge.
- Parcel abuts C1 to the east and south

# State Statute



Minnesota Statutes, section 462.357, subd. 2

A change in zoning from residential to commercial requires a two-thirds approval.

***Subd. 2. General requirements.***

*(a) At any time after the adoption of a land use plan for the municipality, the planning agency, for the purpose of carrying out the policies and goals of the land use plan, may prepare a proposed zoning ordinance and submit it to the governing body with its recommendations for adoption.*

*(b) Subject to the requirements of subdivisions 3, 4, and 5, the governing body may adopt and amend a zoning ordinance by a majority vote of all its members. The adoption or amendment of any portion of a zoning ordinance which changes all or part of the existing classification of a zoning district from residential to either commercial or industrial requires a two-thirds majority vote of all members of the governing body.*

Questions?

