

(reserved for recording information)

CITY OF NORTHFIELD, MINNESOTA
ZONING BOARD OF APPEALS RESOLUTION ZBA #2017-003

A RESOLUTION BY THE ZONING BOARD OF APPEALS OF THE CITY OF
NORTHFIELD, MINNESOTA, APPROVING FOUR VARIANCE REQUESTS AT
1520 CLINTON LANE

WHEREAS, Farmer's State Bank has requested four variances from setback requirements for a bank building in the C2 zone, legally described as Lot 1, Block 2, CLINTON HEIGHTS, Rice County, Minnesota; and

WHEREAS, Northfield Land Development Code, Section 2.9.7, Drive-Through Establishments, requires stacking lanes shall be set back 25 feet from rights-of-way and a commercial building associated with a drive-through establishment shall be located at the property line along the street. If the property is a corner lot, the building shall be located no more than ten feet from the property line on the corner street side; and

WHEREAS, Northfield Land Development Code, Table 3.2-7, states for a development site with a property line abutting a Local or Collector public street, the principal building on the site should have a wall located within 25 feet of that property line. The length of that wall should be equal to or greater than 25 percent of the length of that property line. Whenever practical, at least one side of each building should be located in close proximity (without intervening parking) to one or more of the adjacent local or collector public streets such as Jefferson Road, Jefferson Parkway, Heritage Drive or Honeylocust Drive. On corner sites, the building should be located near the corner. The intention of this guideline is to add a sense of enclosure to the street and to help pedestrians walk from the street sidewalk to the building entrance. The rear or service side of the building should not be used for this purpose; and

WHEREAS, the Zoning Board of Appeals held a public hearing, following required public notice thereof, on December 14, 2017, and has reviewed the variances from regulations identified in the Land Development Code and has considered the statutory variance criteria identified in the Staff report and proposed findings.

NOW THEREFORE BE IT RESOLVED that the Northfield Zoning Board of Appeals has duly considered the required criteria contained in state law and the LDC and hereby adopts the findings of fact contained in the staff report, which is attached hereto and incorporated herein by reference as Exhibit A.

BE IT FURTHER RESOLVED that the requested variances are hereby approved and granted, based upon the above-referenced adopted findings, to allow stacking lanes closer than 25 feet from rights-of-way, a building with a drive through more than ten feet from the property line on the corner street side, a principal building with no wall located within 25 feet of the property line equal to or greater than 25 percent of the length of that property line., and a principal building that is not on the corner of the lot and has parking between the building and the street at 1520 Clinton Lane.

PASSED by the Zoning Board of Appeals of the City of Northfield this 14th day of December, 2017.

Chair

Member

VOTE: ___GASIOR ___SCHROEER ___JASNOCH
___STUART ___HALVERSON ___HEISLER ___HANSEN

EXHIBIT A

FINDINGS OF FACT

The criteria for approving a variance, according to Section 5.5.16(C), are as follows:

(1) Pursuant to Minn. Stat. §462.357, Subd 6, as it may be amended from time to time, the zoning board of appeals may only grant applications for variances where practical difficulties in complying with this LDC exist and each of the following criteria are satisfied:

- (a) The variance is in harmony with the general purposes and intent of this LDC; and,
- (b) The variance is consistent with the Comprehensive Plan; and
- (c) The property owner proposes to use the property in a reasonable manner not permitted by this LDC; and
- (d) The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
- (e) The variance, if granted, will not alter the essential character of the locality.

VARIANCE ONE

Northfield Land Development Code Section 2.9.7 Drive-Through Establishments requires:

- Stacking lanes shall be set back 25 feet from rights-of-way.

Analysis of the variance request is addressed below.

Criterion (a) The variance is in harmony with the general purposes and intent of the LDC.

Supported: The project is in harmony with the general purposes and intent of the LDC.

The purpose of the Highway Commercial (C2-B) district is to provide a location for highway-oriented businesses that benefit from access to and visibility from the highway and a wider range of commercial building and site sizes than is possible in other districts. The standards proposed in this LDC are intended to support efficient use of the limited highway commercial land supply, attract and retain sustainable businesses which contribute to economic growth and job creation, and enhance the economic vitality of the district and of Northfield overall.

The proposed use is consistent with the general goals for the C2 zone district. The bank is a sustainable business that will contribute to Northfield's vitality. The use is wholly appropriate for the zone district and location. It is estimated the bank will employ nine workers and the coffee shop another three.

Criterion (b) The variance is consistent with the Comprehensive Plan.

Supported: The variance is consistent with the Comprehensive Plan. Objective number one in the Economic Development chapter is to support existing businesses. Plan goal LU 3.2, work collaboratively to identify structures and sites for redevelopment, intensification or reuse, is met by this project. While this business is not locating in the downtown as preferred by the Comp Plan, it is an infill project, which is also a priority of the plan.

Criterion (c) Property Owner proposes to use the property in a reasonable manner not permitted by the LDC.

Supported: The applicant is proposing to use the property in a reasonable manner. The requested variance will result in a reasonable use of the property otherwise not permitted by the LDC. This is a unique lot that has Local or Collector streets located on 3 sides of the site. For the permitted drive-through on this site, the building will need to have circulation on all 4 sides of the structure (for parking access and drive-through access). In order to meet the required parking spaces for this use, parking needs to be located on 3 side of the building, while the drive up is located on the remaining side. The drive up is located on the east side of the site to allow for required stacking depth. The width of the site does not allow for the drive up to be located on the north or south side of the side due to stacking and parking requirements. The variance request is based upon the requirements and elements necessary for this type of permitted use on this site to be functional. There is no financial benefit or impact in regards to building frontage location.

Criterion (d) The plight of the landowner is due to circumstances unique to the property not created by the landowner.

Supported: The plight of the landowner is not self-created. This is an existing lot with three frontages.

Criterion (e) The variance, if granted, will not alter the essential character of the locality.

Supported: Granting the variance will not alter the essential character of the locality. This parcel is part of a larger commercial development that fronts Highway 3 with parking in between the building and the highway. There is a similar development at Hwy 3 and Heritage that employs a drive through along Jefferson Road.

VARIANCE TWO

Northfield Land Development Code Section 2.9.7 Drive-Through Establishments requires:

- A commercial building associated with a drive-through establishment shall be located at the property line along the street. If the property is a corner lot, the building shall be located no more than ten feet from the property line on the corner street side.

Analysis of the variance request is addressed below.

Criterion (a) The variance is in harmony with the general purposes and intent of the LDC.

Supported: The project is in harmony with the general purposes and intent of the LDC. The purpose of the Highway Commercial (C2-B) district is to provide a location for highway-oriented businesses that benefit from access to and visibility from the highway and a wider range of commercial building and site sizes than is possible in other districts. The standards proposed in this LDC are intended to support efficient use of the limited highway commercial land supply, attract and retain sustainable businesses which contribute to economic growth and job creation, and enhance the economic vitality of the district and of Northfield overall.

The proposed use is consistent with the general goals for the C2 zone district. The bank is a sustainable business that will contribute to Northfield's vitality. The use is wholly appropriate for the zone district and location. It is estimated the bank will employ nine workers and the coffee shop another three.

Criterion (b) The variance is consistent with the Comprehensive Plan.

Supported: The variance is consistent with the Comprehensive Plan. Objective number one in the Economic Development chapter is to support existing businesses. Plan goal LU 3.2, work collaboratively to identify structures and sites for redevelopment, intensification or reuse, is met by this project. While this business is not locating in the downtown as preferred by the Comp Plan, it is an infill project, which is also a priority of the plan.

Criterion (c) Property Owner proposes to use the property in a reasonable manner not permitted by the LDC.

Supported: The applicant is proposing to use the property in a reasonable manner. The requested variance will result in a reasonable use of the property otherwise not permitted by the LDC. This is a unique lot that has Local or Collector streets located on 3 sides of the site. This lot also has a small footprint (38,385 sf). In order to provide the required parking and circulation for this permitted use (financial institution w/ coffee shop tenant) the building is not able to be located within 25' of the property line on any of the 3 street sides. For the permitted drive-through on this site, the building will need to have circulation on all 4 sides of the structure (for parking access and drive-through access). In order to meet the required parking spaces for this use, parking needs to be located on 3 side of the building, while the drive up is located on the remaining side. The functional site components of this building type (required parking spaces, site circulation, drive up circulation, and drive up stacking requirements) prohibit the building from meeting the street frontage requirements. The variance request is based upon the requirements and elements necessary for this type of permitted use on this site to be functional. There is no financial benefit or impact in regards to building frontage location.

Criterion (d) The plight of the landowner is due to circumstances unique to the property not created by the landowner.

Supported: The plight of the landowner is not self-created. This is an existing lot with three frontages.

Criterion (e) The variance, if granted, will not alter the essential character of the locality.

Supported: Granting the variance will not alter the essential character of the locality. This parcel is part of a larger commercial development that fronts Highway 3 with parking in between the building and the highway. There is a similar development at Hwy 3 and Heritage that employs a drive through along Jefferson Road.

VARIANCE THREE

Northfield Land Development Code Table 3.2-7 states:

- For a development site with a property line abutting a Local or Collector public street, the principal building on the site should have a wall located within 25 feet of that property line. The length of that wall should be equal to or greater than 25 percent of the length of that property line.

Analysis of the variance request is addressed below.

Criterion (a) The variance is in harmony with the general purposes and intent of the LDC.

Supported: The project is in harmony with the general purposes and intent of the LDC. The purpose of the Highway Commercial (C2-B) district is to provide a location for highway-oriented businesses that benefit from access to and visibility from the highway and a wider range of commercial building and site sizes than is possible in other districts. The standards proposed in this LDC are intended to support efficient use of the limited highway commercial land supply, attract and retain sustainable businesses which contribute to economic growth and job creation, and enhance the economic vitality of the district and of Northfield overall.

The proposed use is consistent with the general goals for the C2 zone district. The bank is a sustainable business that will contribute to Northfield's vitality. The use is wholly appropriate for the zone district and location. It is estimated the bank will employ nine workers and the coffee shop another three.

Criterion (b) The variance is consistent with the Comprehensive Plan.

Supported: The variance is consistent with the Comprehensive Plan. Objective number one in the Economic Development chapter is to support existing businesses. Plan goal LU 3.2, work collaboratively to identify structures and sites for redevelopment, intensification or reuse, is met by this project. While this business is not locating in the downtown as preferred by the Comp Plan, it is an infill project, which is also a priority of the plan.

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requirements) prohibit the building from meeting the street frontage requirements. The variance request is based upon the requirements and elements necessary for this type of permitted use on this site to be functional. There is no financial benefit or impact in regards to building frontage location.

Criterion (d) The plight of the landowner is due to circumstances unique to the property not created by the landowner.

Supported: The plight of the landowner is not self-created. This is an existing lot with three frontages.

Criterion (e) The variance, if granted, will not alter the essential character of the locality.

Supported: Granting the variance will not alter the essential character of the locality. This parcel is part of a larger commercial development that fronts Highway 3 with parking in between the building and the highway. There is a similar development at Hwy 3 and Heritage that employs a drive through along Jefferson Road.

VARIANCE FOUR

Northfield Land Development Code Table 3.2-7 states:

- Whenever practical, at least one side of each building should be located in close proximity (without intervening parking) to one or more of the adjacent local or collector public streets such as Jefferson Road, Jefferson Parkway, Heritage Drive or Honeylocust Drive. On corner sites, the building should be located near the corner. The intention of this guideline is to add a sense of enclosure to the street and to help pedestrians walk from the street sidewalk to the building entrance. The rear or service side of the building should not be used for this purpose.

Analysis of the variance request is addressed below.

Criterion (a) The variance is in harmony with the general purposes and intent of the LDC.

Supported: The project is in harmony with the general purposes and intent of the LDC. The purpose of the Highway Commercial (C2-B) district is to provide a location for highway-oriented businesses that benefit from access to and visibility from the highway and a wider range of commercial building and site sizes than is possible in other districts. The standards proposed in this LDC are intended to support efficient use of the limited highway commercial land supply, attract and retain sustainable businesses which contribute to economic growth and job creation, and enhance the economic vitality of the district and of Northfield overall.

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Criterion (b) The variance is consistent with the Comprehensive Plan.

Supported: The variance is consistent with the Comprehensive Plan. Objective number one in the Economic Development chapter is to support existing businesses. Plan goal LU 3.2, work collaboratively to identify structures and sites for redevelopment,

intensification or reuse, is met by this project. While this business is not locating in the downtown as preferred by the Comp Plan, it is an infill project, which is also a priority of the plan.

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Supported: The applicant is proposing to use the property in a reasonable manner. The requested variance will result in a reasonable use of the property otherwise not permitted by the LDC. This is a unique lot that has Local or Collector streets located on 3 sides of the site. This lot also has a small footprint (38,385 sf). In order to provide the required parking and circulation for this permitted use (financial institution w/ coffee shop tenant) the building is not able to be located within 25' of the property line on any of the 3 street sides. For the permitted drive-through on this site, the building will need to have circulation on all 4 sides of the structure (for parking access and drive-through access). In order to meet the required parking spaces for this use, parking needs to be located on 3 side of the building, while the drive up is located on the remaining side. Pedestrian access to the building is provided at the south corner of the lot where the building is closest to the existing pedestrian connection.

The functional site components of this building type (required parking spaces, site circulation, drive up circulation, and drive up stacking requirements) prohibit the building from meeting the street frontage requirements. The variance request is based upon the requirements and elements necessary for this type of permitted use on this site to be functional. There is no financial benefit or impact in regards to building frontage location.

Criterion (d) The plight of the landowner is due to circumstances unique to the property not created by the landowner.

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