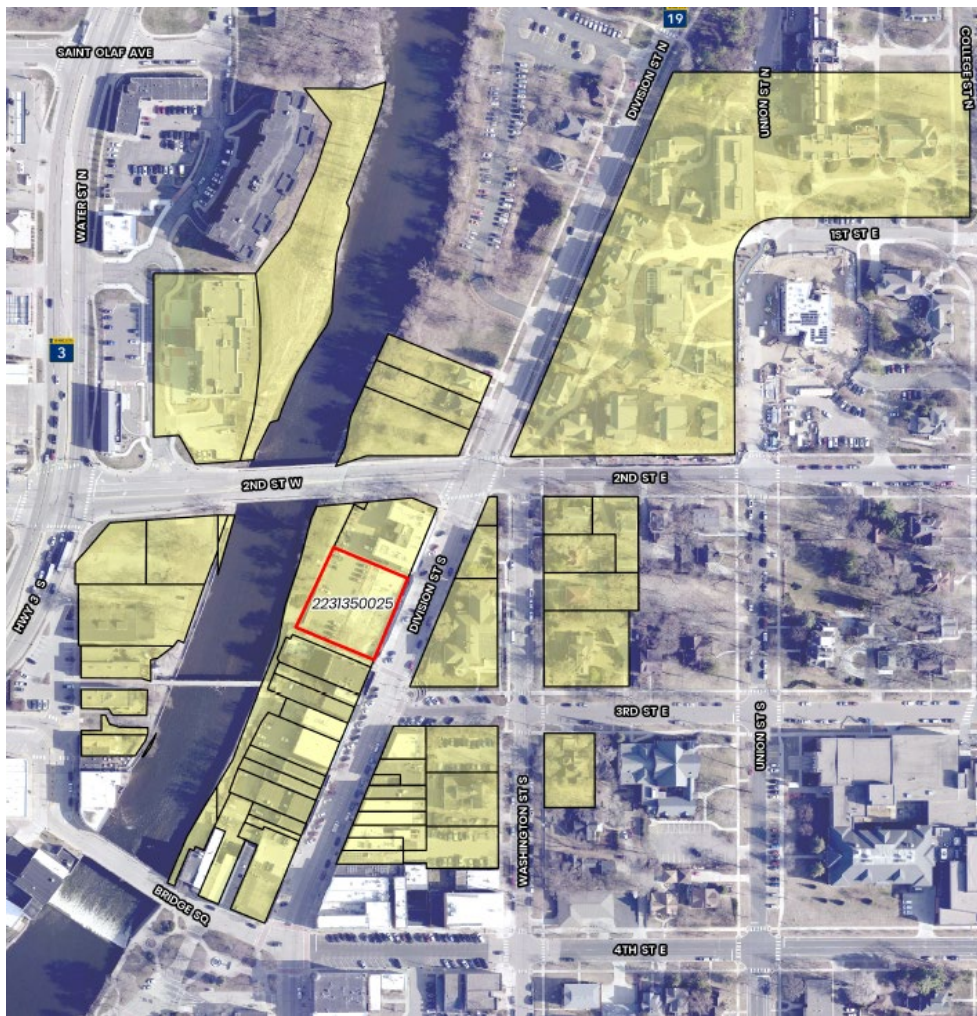




Conditional Use Permit for Rebound Real Estate 212 Division St. S.

Planning Commission – June 18, 2026
Mathias Hughey, Associate City Planner



Location

Timeline



May 29, 2026
Public Hearing
notice mailed to
property owners
within 350 feet

June 3, 2026
Public Hearing
notice published
in Northfield News

July 1, 2026
HPC review 30%
construction
drawings

June 3, 2026
HPC Cert. of
Appropriateness
Review –
Approved

June 18, 2026
ZBA & PC public
hearings & review
of a height
variance request
and a CUP for on-
site parking

July 7, 2026
CC reviews and
makes decision
on the CUP for on-
site parking

Conditional Use Permit



- **Type 4 Review Process –**
 - PC recommendation
 - City Council decision
- **Address special requirements or characteristics of the use**
- **May impose conditions necessary to make the use compatible with other uses in the same vicinity**
- **14 criteria – 1 required, 13 considered**
- **Site Plan Review – concurrent or subsequent**
 - Staff review
 - Compliance with Land Development Code

Summary Report



- The applicant proposes a 4-story mixed-use building on the site of the former Archer House
- Proposes 19 below-grade parking spaces
 - Accessed via easement on west façade
 - No surface parking proposed
- A CUP is required for all off-street parking the H-O district
- A previous CUP was issued for a prior project, included conditions that are likely no longer necessary
- Satisfies criteria

West Facade



Conditional Use Permit Approval Criteria



- **Satisfies required criterion (a)**
 - Allowed as a conditional use
- **Satisfies criteria (b) – (n)**
 - Consistent with LDC intent and Comp Plan, especially emphasis on infill and commercial development
 - HPC has approved compatibility
 - Use(s) consistent with historic uses

Criteria (Cont.)



- n) Parking is adequately provided for the proposed conditional use.
 - The LDC requires no additional off-street parking in the C1-B: Downtown zoning district.
 - Previous conditions from Council Approval
 - EV-ready at every stall, and 2 level 2 charging stalls
 - Long-term bicycle parking for residences, w/e-bike charging
 - Short-term outdoor bicycle parking
 - Sustainable building policy, revised parking standards, and different proposed use address prior conditions

Staff Recommendation



The Planning Commission is asked to recommend approval of the conditional use permit (CUP) for Rebound Real Estate to construct off-street parking at 212 Division St. S.

Questions?

