

CITY OF NORTHFIELD, MN  
PLANNING COMMISSION RESOLUTION 2024-007

PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL FOR A ZONING  
MAP AMENDMENT AT OUTLOT A CANNON COMMERCIAL CENTER SECOND  
ADDITION

WHEREAS, City of Northfield (the “applicant”), seeks a Zoning Map Amendment, pursuant to Northfield City Code, Ch. 34, Sec. 8.5.14, to amend the zoning map from PI-S: Public & Institutional to PB-S: Public Benefit District for Outlot A Cannon Commercial Center 2<sup>nd</sup> Addition, located in Rice County, Minnesota; and

WHEREAS, the above-referenced property is legally described and depicted on Exhibit A, which is attached thereto 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 October 10, 2024, and received public testimony regarding the proposed Zoning Map Amendment; and,

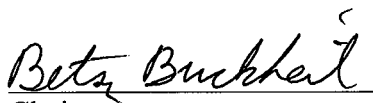
WHEREAS, the Planning Commission found that the application meets the standards in Northfield City Code, Chapter 34, the Land Development Code, for a zoning map amendment; and

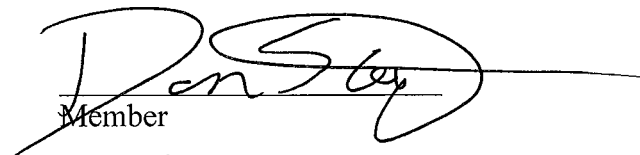
WHEREAS, the Planning Commission has reviewed and recommended approval to the City Council of the Zoning Map Amendment; and,

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION THAT:

1. The Planning Commission’s findings from its October 10, 2024 meeting, which are attached hereto and incorporated herein by reference as Exhibit B, are hereby recommended for adoption.
2. The Zoning Map Amendment to amend the zoning map for the property from PI-S: Public & Institutional to PB-S: Public Benefit District is recommended to City Council for approval.

PASSED by the Planning Commission of the City of Northfield on this 10<sup>th</sup> day of October 2024.

  
Chair

  
Member

VOTE: Y BUCKHEIT      A HEISLER      A KUHLMANN  
Y MENARD      Y NOWAK      Y SCHROEER      Y STAGER



## EXHIBIT B

### **Planning Commission Findings**

#### **Land Development Code Approval Criteria**

When reviewing a rezoning, 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.**

In the Comprehensive Plan, there are two main maps, the Conservation and Development Map and the Framework Map. The Conservation and Development Map illustrates, in graphic form, where the Principles of the Land Use Chapter could be implemented and illustrates areas to be conserved as open space and areas to be developed, redeveloped, intensified or infilled. The Framework Map shows two complimentary components of the land use plan. First, it includes the anticipated street network within the urban expansion area and the bike paths that are planned for the community's natural and man-made (e.g., railway and roadway) corridors. The spacing of intersections in the network is generally based on the neighborhood dimension (pedestrian shed) of a one-quarter mile radius from center to edge (See Map 4.4 and Illustration 4.1). The second component of the Framework map is the form and character of existing and future development represented through the nine context zones outlined below. As the community develops, it is the intent of this map to guide the pattern of development.

The Conservation and Development Map denotes the parcel as a "Redevelopment / Intensification Site" which is a type of developable land. This parcel is already developed as park with a trail, it is bordered by developed land and has access to utilities and roads.

The Framework Map shows the form and character of existing and future development represented through the nine context zones. As the community develops, it is the intent of this map to guide the pattern of development. The parcel is denoted as "Corridor Redevelopment" which are areas best suited for redevelopment and land intensification along the corridor with a mix of uses, with increased intensity at major nodes, or intersections, and with a redesign of existing roadways to calm traffic flow. This parcel is not intended to be redeveloped as it is used and will continue to be used as park with a trail. This map does not accurately depict the context/use of the parcel.

Amending the zoning from PI-S: Public & Institutional to PB-S: Public Benefit District supports the following Principles in the Comp. Plan:

Land Use Principle 2 – The natural environment will be protected, enhanced and better integrated in the community.

The minor subdivision that split this lot will now create a clear boundary from developed land to park land. This will help to further preserve the park and trail and thereby continue to enhance and protect the river.

Land Use Principle 12 – Opportunities will be created to walk and bike throughout the community.

The City will maintain an easement on the north edge of the parcel for drainage, and access to the trail along the Cannon River. This will provide further connectivity to and around the existing sidewalk and trail infrastructure.

Amending the zoning of this parcel helps facilitate the following initiatives of the Strategic Plan:

Economic Vitality – b) Implement infill & redevelopment strategies c) Implement Tourism recovery strategy

This zoning map amendment helps the redevelopment of the adjacent property at 1280 Bollenbacher Dr., which utilizes an existing building for reuse, and could draw further tourism to the area depending on its reuse. This also maintains the existing park and trail facility which helps implement the recreational tourism.

Quality Facilities – b) Implement coordinated major facilities strategy

This zoning change is part of the City's efforts to provide facilities to the community.

Climate Action – a) Implement Climate Action Plan

Amending the zoning to PB-S: Public Benefit District is one way to support the Climate Action Plan (CAP) because it further protects this property as part of a large park and trail system.

**(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 Public Benefit District (PB-S) is to distinguish city owned parks and open space areas and the privately owned golf course and cemetery facilities which are devoted to the use by the public or the specific members of the golf course or religious institution that own the facilities from other open space agricultural areas that are intended for long term agricultural productivity or nearer term conversion to some other urban development use. The Public Benefit District (PB-S) is intended to primarily apply to city owned park and open space areas and facilities as shown on Map 8.1 Existing Park and Trail System Plan of the comprehensive plan. Additionally, the Public Benefit District (PB-S) has a more limited application related to privately owned golf course facilities and grounds and cemeteries. The use of land that is zoned Public Benefit District (PB-S) will be subject to limited regulatory requirements since the primary land use activity is that of open space, low intensity land use

with minimal impact on the surrounding neighborhoods and the city infrastructure and services needed to support this land use.

This parcel supports the intent or purpose of the Public Benefit District zoning district.

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

There is existing trail infrastructure and green space, which supported the Public Benefit District zoning district.

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

Changing the zoning from PI-S: Public & Institutional to Public Benefit District will not create the need for any buffer between the districts. There are existing trees between the park parcel and 1280 Bollenbacher Dr.