

## Planning Commission Rationale

According to Land Development Code Section

### **8.5.14 Rezoning or Text Amendments**

#### **(C) 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 this 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 provided between potentially incompatible districts.

The Planning Commission has duly considered the facts and circumstances of the proposed amendment to allow Temporary Family Health Care Dwellings in Northfield Residential Districts and is recommending approval based on the following findings:

(1) The proposed ordinance meets the following goals of the Comprehensive Plan for Northfield:

- LU 3.1 Create incentives to encourage infill, redevelopment, and land intensification.
- LU 4.5 Create regulations that allow for or require a mix of housing types within new and existing neighborhoods that are also compatible with development patterns in these neighborhoods.
- LU 4.6 Permit accessory structures as residential housing units (granny flats or mother-in-law apartments) within existing neighborhoods, especially near downtown.
- HS 1.2 Revise zoning and subdivision ordinances to ensure opportunities for development of alternative housing types and styles, including mixed-use neighborhoods, accessory or mother-in-law apartments, modular homes, manufactured home parks and other innovative approaches to housing.
- HS 1.6 Establish standards for compact residential development and intensified land uses.
- HS 3.3 Encourage developments with a mix of housing price ranges and incomes. Options should be considered for both owner-occupied and renter-occupied units.
- HS 4.2 Investigate “green” practices that would reduce the costs of housing.

(2) The proposed ordinance meets the following purposes of the Northfield Land Development Code:

- 1.1.3 Encourage growth in infill locations as the desired location of development with expansion on the edge of the city a secondary priority.
- 1.1.5 Encourage the development of neighborhoods that incorporate a variety of housing types to serve the needs of a diverse population.
- 1.1.6 Allow for places with a mixture of uses that are distinctive and contribute to the city's overall vitality.
- 1.1.9 Promote an ethic of sustainability in all activities to ensure that proposed development and redevelopment will, at a minimum, conserve energy and natural resources.

(3) The proposed ordinance has standards requiring the provision of adequate infrastructure to Temporary Family Health Care Dwellings.

(4) The proposed ordinance imposes setbacks for Temporary Family Health Care Dwellings equal to other accessory structure setbacks.