

(reserved for recording information)

CITY OF NORTHFIELD, MINNESOTA
ZONING BOARD OF APPEALS RESOLUTION ZBA #2020-005

A RESOLUTION BY THE ZONING BOARD OF APPEALS OF THE CITY OF
NORTHFIELD, MINNESOTA, APPROVING A VARIANCE REQUEST FOR SPRING
CREEK TOWNHOMES 2ND ADDITION

- WHEREAS, Three Rivers Community Action, Inc., have requested a variance to allow one proposed multi-family building (building “A”, which fronts Millstream Lane) to be constructed with street-facing attached garages; and
- WHEREAS, to allow greater than 20% of the lots in the block to be tied to the provision of affordable housing for Spring Creek Townhomes 2nd Addition; and
- WHEREAS, Northfield Land Development Code, Section 2.9.15(d) Garages serving multi-family buildings shall be located to the side or rear of such buildings; and
- WHEREAS, Section 5.2.2(B) Lots Designed for Affordable Housing. The city encourages the development of affordable housing. In an effort to encourage the distribution of lots for affordable housing across the city, as an alternative to clustering affordable housing in a single area of the city, no more than 20 percent of any lots on a single block may include deed restrictions or other covenants that are tied to the provision of affordable housing (e.g., limiting housing costs or establishing maximum income levels)(See Table 3.2-2, Note [4]); and
- WHEREAS, the Zoning Board of Appeals held a public hearing, following required public notice thereof, on October 15, 2020, and has reviewed the variance 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 variance is hereby approved and granted, based upon the above-referenced adopted findings, to allow one proposed multi-family building (building “A”, which fronts Millstream Lane) to be constructed with street-facing attached garages and to allow greater than 20% of the lots in the block to be tied to the provision of affordable housing for Spring Creek Townhomes 2nd Addition.

PASSED by the Zoning Board of Appeals of the City of Northfield this 15th day of October 2020.

Chair

Member

VOTE: ____ GASIOR ____ BUCKHEIT ____ VACANT ____ HEISLER
 ____ SCHROEER ____ SEIMS ____ SWOBODA