



Legislation Text

File #: PC M2022-014, **Version:** 1

Date: May 19, 2022

To: Members of the Planning Commission

From: Mikayla Schmidt, City Planner

Consideration of Ordinance Rezoning Parcel ID 2202100002 from CD-S: College Development to I1-B: Industrial.

Action Requested:

The Planning Commission is asked to review the requested rezoning of Parcel ID 2202100002 and provide a recommendation to City Council.

Summary Report:

The applicant, Cardinal Glass, wishes to rezone Parcel ID 2202100002 from CD-S: College Development to I1-B: Industrial to help facilitate an addition to their existing building located at 1500 Industrial Dr. The addition would be built onto the northeast corner of their existing building. There are four applications running concurrently to facilitate this proposed addition - zoning map amendment, lot consolidation, vacation and rededication of easements, and site plan review.

The Comp. Plan's Land Use Chapter has several maps and land use principles used for guiding development and the Land Development Code are the regulations new or redevelopment follows. The Conservation and Development map expresses in graphic form, where the Principles of the Comp. Plan could be implemented, and also illustrates areas to be conserved as open space and areas to be developed, redeveloped intensified or infilled.

The Conservation and Development map denotes the parcel proposed for rezoning as "Developed Land in City". At the time the Comp. Plan was finalized, Parcel IDs 2202100002 and 2202101002 would have been considered "Developed" since a different business/building operates on PID 2202101002. Cardinal Glass has an opportunity to expand their business by redeveloping these two adjacent parcels. The business on PID 2202101002 will continue to operate in their existing building at this time. The redevelopment of this site utilizes land within the Priority Growth Area, which is in close proximity to existing development and public infrastructure.

The Framework Map of the Comprehensive Plan designates the parcel as "District". The Land Use Chapter states:

District context zones are generally special use areas found within the city. The districts within Northfield are typically of a single use; in this case composed of large business or industrial structures. Districts are located along collectors and arterial roadways.

Future Character: No change in character is anticipated in these areas with respect to future development.

Similarly to the Conservation and Development Map, the Framework Map, at the time the Comp. Plan was finalized, anticipated no change to Parcel IDs 2202100002 and 2202101002. The parcel, under a different lens, offers the opportunity for Cardinal Glass to expand their building and business by redeveloping the two parcels.

Approval Criteria:

When reviewing a rezoning, the Planning Commission 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.

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Though both map denote the parcel as essentially developed, the rezoning facilitates the ability to meet Land Use (LU) Principle 3, “The preference for accommodating future growth is in infill locations, then redevelopment/land intensification opportunities and then on the edge of existing developed areas.” as supported in the above paragraphs.

Furthermore, the addition to the property will align with LU Principle 5, “Environmentally-sensitive and sustainable practices will be integrated into new developments and redeveloped areas.” Cardinal Glass is incorporating sustainable and energy efficiency design features like high efficiency cooling, white thermoplastic polyolefin (TPO) roofing to reduce solar heat gain and the inclusion of an interior truck

loading/unloading dock pit to reduce air transfer experienced at open exterior dock doors. During construction waste segregation and recycling practices will be employed, and materials will be sourced locally from within a certain distance.

(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.

Per Section 2.3.9 Industrial District (I1) of the Chapter 34 - Land Development Code:

The I1 district should generally apply to those areas designated as "District" on the Framework map of the comprehensive plan.

The purpose of the Industrial (I1) district is to provide an area to accommodate manufacturing uses, general businesses, offices, service and repair businesses, warehousing and office showroom uses in a functional, attractive manner that does not unduly affect the development or use of nearby property. Limited and incidental retailing shall be allowed in this district. The portion of the district that abuts the Cannon River shall be developed in a manner that enhances, restores, augments and maintains the ecology and beauty of this natural corridor.

Amendments to the Official Zoning Map to expand the I1 district shall be limited to areas immediately adjacent to an area currently zoned I1. Expansion into areas not currently abutting the I1 district shall be prohibited.

The parcel proposed for rezoning is denoted as District on the Framework map, will provide an area to expand and existing manufacturing business that will not affect the development or use of nearby property. In addition, this parcel is adjacent to other I1 zoned properties, which meets the LDC intent.

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

The parcel being rezoned is served by adequate public utilities for the proposed use. There is existing infrastructure, which will be vacated, realigned and new easements dedicated. Adequate access for emergency vehicles will be met by the standards in the LDC and review with the Fire Chief.

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

Buffering requirements will be met per LDC Table 3.5-3. Trees will be maintained to the extent possible and any trees removed will follow the tree replacement ordinance.

Staff Recommendation:

Based on the analysis, the parcels meets the approval criteria for a zoning map amendment listed in 8.5.14 (C) of the Land Development Code. Staff recommends the Planning Commission make a recommendation to the City Council to approve a zoning map amendment for Parcel ID 2202100002 to be rezoned from CD-S: College Development to I1-B: Industrial.

Alternative Options:

The Planning Commission can recommend approval or recommend denial of the rezoning to City Council. After the Planning Commission's recommendation is made, the City Council may approve or deny the request for rezoning with a simple majority vote.

Financial Impacts:

NA

Tentative Timelines:

Thursday, April 28, 2022:	PH notice mailed out to property owners within 350'
Wednesday, May 04, 2022:	PH notice in newspaper
Thursday, May 19, 2022:	PH & recommendation by Planning Commission to City Council
Tuesday, June 07, 2022:	1st Reading at City Council
Tuesday, June 21, 2022:	2nd Reading at City Council and approve summary publication
Wednesday, June 29, 2022:	Summary publication in newspaper
Friday, July 29, 2022:	Ordinance takes effect