



Legislation Details (With Text)

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Title: Update on Basil's Pizza Expansion

Sponsors:

Indexes:

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Attachments: 1. 1 - Summary of PC Actions on 219 Water St, 2. 2 - 6/14/16 CC Staff Report, 3. 3 - New Easement Depiction, 4. 4 - Cannon River West Survey Depiction

Date	Ver.	Action By	Action	Result
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Date: May 18, 2017

To: Members of the Planning Commission

From: Scott Tempel, City Planner

Update on Basil's Pizza Expansion

Action Requested:

Update only - no action is required by the Planning Commission at this time.

Summary Report:

The City of Northfield acquired 219 Water Street South in December of 2013 to facilitate future redevelopment opportunities in this area. The existing structure on this parcel was abated and cleared in 2014. The property is now vacant and available for development or public use.

The owner of Basil's Pizza at 301 Water Street South approached the City of Northfield with a concept plan to utilize this site for expanded outdoor seating. The proposed plan was revised substantially in 2015 and now includes a building expansion on the north side of the Basil's Pizza building located at 301 Water Street South.

Approval of the sale of city-owned land and a minor subdivision is scheduled to go before the City Council on June 6, 2017. Staff is providing this information as an update as there are new members on the Planning Commission and this project has not been on a Planning Commission agenda since 2015. According to the Land Development Code, a minor subdivision follows a Type 5 review process requiring only City Council approval. As such, this project will not be coming back to the Planning Commission. In December of 2015, the Planning Commission held a public hearing and affirmed that the proposed expansion project was in conformance with the Northfield Comprehensive Plan.

Both the sale of city-owned land and minor subdivision will be considered by the City Council on June 6th. The

new plat will combine three lots into one, as shown on the attached depiction. The remainder of the parcel will be absorbed into the adjoining Right of Way and used for a potential future trail improvement or a public plaza. The entire river-walk on this side of the river is designated as Cannon River West Boulevard. The remainder of the lot will be added to the Boulevard, making a wider access to the river and creating space for public art. Attached are summary documents describing the project process so far.

Tentative Timelines:

June 6 - Minor Subdivision, Sale of Land at City Council