



Legislation Text

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Date: August 18, 2016

To: Members of the Planning Commission

From: Scott Tempel, City Planner

Review Outstanding LDC Items List

Action Requested:

The Planning Commission is requested to hold a discussion on the list of outstanding items to be addressed in the LDC.

Summary Report:

The Community Development Department has been tracking the work put into completing the Land Development Code. The Planning Commission discussed this list earlier in the year and staff has been asked to continue to help complete or remove items from the list. The following section will address each of the numbered Category 2 items on the list.

1. Street Chart/Complete Streets - The Planning Commission has discussed this issue several times this year. With the help of local resident Will Schroeer we have drafted a discussion paper on this topic which is attached to this staff report. Staff feels that the involvement of the National Complete Streets Coalition could be valuable. The Planning Commission may utilize a portion of the Professional Services budget in 2017 to contract with the National Complete Streets Coalition to assist with this process.
2. Residential Lot Coverage Limit - The LDC contains a 25% lot coverage limit for R1 properties. This limit has been problematic as residents try to expand their homes or add a garage. No fewer than 6 variances have been granted by the ZBA in the past two years to remedy these situations. GIS analysis shows there are a considerable number of properties out of conformance with this regulation, and many more precluded from any expansion. The draft district-wide analysis is being refined by our new GIS Analyst to more accurately and easily portray the situation. A request for a Zoning Text Amendment will come before the PC in September or October of this year.
3. Temporary Health Care Dwellings/Tiny Houses - Please see the separate agenda item on this issue included in the agenda packet.

4. **Redevelopment Adjoining Commercial Districts** - This item is related to redevelopment projects in the area surrounding the downtown historic district. Significant progress has already been made addressing this issue through recent LDC amendments. Input from the Planning Commission is needed as to any specific issues that still need to be addressed related to this item.

5. **Mining, Extraction and Development Regulations** - A memo from Chair Schulte addressing this issue is attached to this staff report. In response to his inquiry on asphalt plants, the City of Northfield currently would allow an asphalt production facility in the Industrial zone as a conditional use. (Faribault has the same requirement.) We have strong performance standards on top of the conditional use standards that should mitigate any negative impacts from such a proposal. Of concern to staff is the weakness of the Recycling of Aggregate Material use. Recycling of concrete, asphalt and composite materials is a principal permitted use in the Industrial zone and has no performance standards. Therefore, we have no way to regulate removal of such materials in a timely manner, nor limit the size and scope of such regulations. It may be advisable to shift the focus of this item to recycling of aggregate materials.

6. **Develop Incentives for Residential Density** - This item has recently increased in importance. The latest approval of an apartment building in a residential zone exposed some weaknesses in the LDC and internal conflicts between the Comprehensive Plan and the LDC. Councilmembers have requested staff to take a look at this issue. Staff is proposing to bring forward an analysis of how increasing density in residential areas is currently addressed in the LDC along with recommendations for regulatory changes early in 2017. Planning Commission input is highly desired for this process.

7. **Interior Lighting Spill Over Beyond Property Lines** - Chair Schulte has requested analysis of this issue in a memo attached to this staff report. Staff has requested assistance from the Planning Association on this issue. We are continuing to research the legal and practical implications of this request.

8. **Hybrid Industrial Zoning** - This issue is related to the recent Planning Commission discussion regarding the Industrial and C2 zoning district boundaries and how these districts relate to each other. In addition to looking at current land uses and the existing zoning map for the south Hwy 3 corridor, the Planning Commission should address the future zoning for the 530 acres west of the Northfield Hospital that was annexed for commercial and industrial development. Rather than apply existing zoning to this area, a hybrid zone district that addresses a blend of light industrial and commercial uses should be considered.