



Legislation Text

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Date: June 20, 2019

To: Members of the Planning Commission

From: Scott Tempel, City Planner

Consideration of Ordinance Rezoning 2280 Cannon Road from Commercial to Industrial

The Planning Commission is asked to conduct a public hearing to gather input on a requested rezoning on a 5.6 acre parcel located at 2280 Cannon Road. Staff is recommending that the Planning Commission make a recommendation for approval of a Zoning Map Amendment from C2-Highway Commercial to I-Industrial.

Summary Report:

The parcel located at 2280 Cannon Road is included in the Riverview Drive business park area and was originally zoned Industrial and is in the 'District' context zone on the Framework Map of the Northfield Comprehensive Plan. Districts are generally special use areas within the City of Northfield, typically of a single use, composed of large business or industrial structures. The District context zone is located along collector or arterial roadways.

According to the Northfield Comprehensive Plan, no change in character was anticipated for the District context zone. As part of a city-wide zoning map amendment, the property was rezoned from Industrial (I) to Highway Commercial (C2) in 2011. The applicant is requesting that the parcel be rezoned to Industrial to facilitate future development of this site.

The applicants own the Dundas self-storage facility nearby. They have proposed to expand the existing facility and services to this parcel to meet community demand. The intent is to locate the new facility as close as possible to the existing facility to share management and staffing. Self-storage uses require Industrial zoning in Northfield.

The parcel meets all of the approval criteria for a zoning map amendment listed in 8.5.14(C) of the LDC. This property meets the Site Development Standards for the Industrial Zone District as defined in Article 3 of the LDC, Sec. 3.2.5.

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.

This property is identified as District context zone in the Comprehensive Plan. The District context zone is primarily composed of large business or industrial structures located along collectors and arterial roadways. According to the Comprehensive Plan, no change in future character is anticipated in these areas with respect to future development. The proposed rezoning of these parcels back to Industrial is consistent with the Comprehensive Plan as it allows for continued utilization of this District for large business and industrial operations.

- (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.
- a. The I1-B district should generally apply to those areas designated as "District" on the framework map of the comprehensive plan.
These properties are identified as District context zone in the Comprehensive Plan.
 - b. The purpose of the Industrial (I1-B) district is to provide an area to accommodate manufacturing uses, general businesses, offices, service and repair businesses, warehousing and office showroom uses in existence prior to the effective date of this code and any additions to or redevelopment of those uses. Limited and incidental retailing shall be allowed in this district. Its overall character is intended to be compatible in scale and intensity with the adjacent highway commercial district.
Proposed use for the site is allowed exclusively in industrial areas.
 - c. Amendments to the Official Zoning Map to expand the I1-B district shall be limited to areas immediately adjacent to an area currently zoned I1-B. Expansion into areas not currently abutting the I1-B district shall be prohibited.
The subject properties are immediately adjacent to the existing I1-B zone.
- (3) The adequacy of infrastructure available to serve the proposed action.
The properties are served by adequate public utilities for the proposed use, including existing water and sanitary sewer mains and adequate access for emergency vehicles.
- (4) The adequacy of a buffer or transition provided between potentially incompatible districts.
No buffering is required between Industrial and Highway Commercial zone per LDC Table 3.5-3.

Alternative Options:

The Planning Commission can recommend approval, recommend approval with conditions, or recommend denial of the rezoning. After the Planning Commission's recommendation is made, the City Council may approve the request for rezoning with a two-thirds vote of all members of the Northfield City Council.

Financial Impacts:

There are no immediate financial impacts to the City.