



Legislation Text

File #: Ord. 1028, **Version:** 1

Meeting Date: November 2, 2021

To: City Council
Ben Martig, City Administrator

From: Mikayla Schmidt, City Planner

Consideration of the Second Reading of the Ordinance Rezoning 600 Greenvale Ave. (Parcel ID 2236150002) and Parcel ID 2236125002 from N1-B: Neighborhood General 1 to N2-B: Neighborhood General 2.

Action Requested:

This item is scheduled only for a separate vote related to prior split votes of Council only on October 19th. There will be no staff presentation, council questions or comments, or public comment on this item.

The City Council approves the second reading of the request to rezone 600 Greenvale Ave. (Parcel ID 2236150002) and Parcel ID 2236125002 from N1-B: Neighborhood General 1 to N2-B: Neighborhood General 2.

Summary Report:

There are two parcels of land requested to be rezoned:

1. 600 Greenvale Ave. (Parcel ID 2236150002)
 - a. 0.23 acre parcel,
 - b. located on the southern half of the 12.5 acre parcel where the Kraewood Addition preliminary plat is proposed,
 - c. the parcel is currently zoned N1-B: Neighborhood General 1,
 - d. the requested zoning change is to N2-B: Neighborhood General 2; and
2. Parcel ID 2236125002
 - a. 0.70 acre parcel,
 - b. located on the north edge of the 12.5 acre parcel where the Kraewood Addition preliminary plat is proposed,
 - c. the parcel is currently zoned N1-B: Neighborhood General 1,
 - d. the requested zoning change is to N2-B: Neighborhood General 2.

The applicant, Rebound Real Estate, has applied to rezone both parcels from N1-B: Neighborhood General 1 to N2-B: Neighborhood General 2 to help facilitate the Kraewood Addition. The proposed plat would create lots for a multi-use development consisting of single-family homes, townhomes, quadhomes, and a multi-family apartment building. Rezoning these two small parcels would not be necessary to move forward with the preliminary and final plat. However, the change would be an amendment to create one zoning district across the entire site. The main 12.5-acre site, where the Kraewood Addition is proposed, is zoned N2-B: Neighborhood

General 2.

Both zoning districts, N1-B: Neighborhood General 1 and N2-B: Neighborhood General 2, allow per the Land Development Code, Table 2.7-1: Permitted Principal Uses, for these dwelling types (along with others):

- Multi-Family (Apartment Building with nine or more units)
- Multi-Family (Apartment House with four to eight units)
- Multi-Family (Rowhouse)
- Single-Family, Two-Family, Three-Family

The Comp. Plan's Land Use Chapter has several maps and land use principles used for guiding development. The Land Development Code is the regulation that new or redevelopment projects follow.

The Conservation and Development map in the Comprehensive Plan 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 two parcels proposed for rezoning and the main 12.5-acre parcel as one of several "Infill Sites" in the City of Northfield. These infill sites are larger pockets of land within the Priority Growth Area. The Comp. Plan notes Priority Growth Areas and Managed Growth Areas should be considered first in annexing property due to their proximity to existing development and public infrastructure within the city limits. The three parcels are already within City limits, but nonetheless should be considered first because their proximity to existing development and public infrastructure.

The Framework Map of the Comprehensive Plan designates the parcel as "Neighborhood General 1". Neighborhood General 1 context zones are found outside the historic plat of Northfield and are typified by single family homes with lots that are generally larger than those found in Neighborhood Central. There is a significant change in the street framework within this district, moving from a linear grid to curvilinear. The change in framework reduces the connectivity and accessibility of the road network. The diminishing quality of connectivity and accessibility due to block length and a single use zoning pattern creates an area that is less walkable than the Neighborhood Central zone. The Comp. Plan describes the future character of the Neighborhood General 1 context zone below:

Future Character of the Neighborhood General 1 Context Zone:

While considering the adjacent pattern typified of this zone, future development in the Neighborhood General 1 zone should be more pedestrian friendly and reflect traditional neighborhood qualities, such as a gridlike street pattern, the built form's relationship to the street, and street connectivity. These qualities are further explained in the Land Use Principles found earlier in this chapter.

The N1-B: Neighborhood General 1 zoning district is different from the Neighborhood General 1 context zone. The N1-B: Neighborhood General 1 zoning district is a Fixed-Boundary District. Fixed Boundary districts are districts that are currently located on the zoning map, but which may not be applied to other locations. Zoning districts encourage sustainable development practices, carry out the purposes of the LDC (permitted uses, setbacks, landscaping, parking, etc.), and assist in implementing the Comp. Plan.

Rezoning 600 Greenvale Ave. (Parcel ID 2236150002) and Parcel ID 2236125002 from N1-B: Neighborhood General 1 to N2-B: Neighborhood General 2 "cleans up" the zoning for the proposed Kraewood Addition preliminary plat. If the two parcels remained N1-B: Neighborhood General 1, then two zoning districts could end up on parcels based on the current proposed plat. Staff and the applicant could work through this, but it could create the need for variances. It makes practical sense to amend the zoning map to N2 for both parcels, so

there is only one zoning district for the proposed project.

In addition, as Commissioner Buckheit noted at the August 19, 2021 PC meeting, the 600 Greenvale Ave. parcel is an island parcel zoned N1-B: Neighborhood General 1 in the middle of the large 12.5-acre parcel zoned N2-B: Neighborhood General 2. The sliver parcel, PID 2236125002, on the north side of the larger 12.5-acre parcel, is an odd shaped lot and would be difficult to build upon. The sliver parcel looks to be a remnant of a section of land from when Lincoln Pkwy was constructed.

Approval Criteria:

When reviewing a rezoning, the Planning Commission and City Council are 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.*

The Conservation and Development map denotes the two parcels proposed for rezoning and the main 12.5 acres parcel as one of several “Infill Sites” in the City of Northfield. These infill sites are larger pockets of land within the Priority Growth Area. The Comp. Plan notes Priority Growth Areas and Managed Growth Areas should be considered first in annexing property due to their proximity to existing development and public infrastructure within the city limits. The three parcels are already within City limits, but nonetheless should be considered first because their proximity to existing development and public infrastructure.

The Framework Map of the Comprehensive Plan designates the parcel as “Neighborhood General 1”. Neighborhood General 1 context zones are found outside the historic plat of Northfield and are typified by single family homes with lots that are generally larger than those found in Neighborhood Central. There is a significant change in the street framework within this district, moving from a linear grid to curvilinear. The change in framework reduces the connectivity and accessibility of the road network. The diminishing quality of connectivity and accessibility due to block length and a single use zoning pattern creates an area that is less walkable than the Neighborhood Central zone. The Comp. Plan describes the future character of the Neighborhood General 1 context zone below:

Future Character of the Neighborhood General 1 Context Zone:

While considering the adjacent pattern typified of this zone, future development in the Neighborhood General 1 zone should be more pedestrian friendly and reflect traditional neighborhood qualities, such as a gridlike street pattern, the built form’s relationship to the street, and street connectivity. These qualities are further explained in the Land Use Principles found earlier in this chapter.

The N1-B: Neighborhood General 1 zoning district is different from the Neighborhood General 1 context zone. The N1-B: Neighborhood General 1 zoning district is a Fixed-Boundary District. Fixed Boundary districts are districts that are currently located on the zoning map, but which may not be applied to other

locations. Zoning districts encourage sustainable development practices, carry out the purposes of the LDC (permitted uses, setbacks, landscaping, parking, etc.), and assist in implementing the Comp. Plan. Access and connectivity will be improved by connecting several streets with sidewalks on both sides.

In addition, following the Strategic Plan, the rezoning of this parcel helps facilitate the city goals for workforce and affordable housing:

- The preference for accommodating future growth is in infill locations, then redevelopment/land intensification opportunities and then on the edge of existing developed areas (Principle 3).
- New and redeveloped residential communities (areas) will have strong neighborhood qualities (Principle 4).
- A wider range of housing choices will be encouraged - in the community as well as in neighborhoods.
- The small town character will be enhanced (Principle 1).
- Workforce Housing
 - HS 1.6 Establish standards for compact residential development and intensified land uses.
 - HS 1.7 The preference for new residential development should be for infill, then redevelopment/land intensification.

(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.*

The existing zoning, N1-B: Neighborhood General 1, is applied to existing residential neighborhood of the city that are found outside the R1 district. The N1 district is characterized by primarily single family homes, or attached housing, on parcels that are generally larger than those found in the R1, and that are located on streets more curvilinear and less connected than traditional urban development patterns. The essential, existing character of the N1 district should be reinforced with any infill or redevelopment of properties. When feasible, infill or redevelopment in the N1 district should also create a more pedestrian-friendly, walkable development pattern with a mixture of housing types.

The Neighborhood General 2 (N2) district is applied to residential neighborhoods of the city that may include larger vacant areas within the current city limits and areas that will be within city limits through future annexations. The N2 district will create a pedestrian-friendly environment, such as found in the R1 district, with strong neighborhood qualities, such as a grid-like street pattern, consistent block size, compact development, a range of housing types and architectural styles, street connectivity, sidewalks, and homes located in close relationship to the street. In addition, the N2 district will include greenways and natural areas, and options for neighborhood-serving commercial. This development pattern is the preferred future pattern for the city, as expressed in the comprehensive plan.

The parcel is surrounded by existing neighborhoods, Greenvale Park School, a church and senior living complexes. The proposed plat, with the two parcels rezoned, will create a more pedestrian-friendly environment, consistent block size, compact development and a range of housing types, better street connection, better sidewalk connection and homes located closer to the street.

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

The properties are served by adequate public utilities for the proposed use. The infrastructure would continue through all the public streets to service the proposed lots. 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.*

No buffering standards are required for the N2 zone per LDC Table 3.5-3, except for buffering for parking lots as required per 3.5.8 Parking Lot Landscaping Requirements. Trees will be maintained to the extent possible to provide buffering to the adjacent neighborhoods. Trees removed will follow the tree replacement ordinance.

Staff Recommendation:

The Planning Commission recommended approval to the City Council to rezone 600 Greenvale Ave. (Parcel ID 2236150002) and Parcel ID 2236125002 from N1-B: Neighborhood General 1 to N2-B: Neighborhood General 2 at their August 19, 2021 meeting.

Based on staff analysis, both parcels meet the approval criteria for a zoning map amendment listed in 8.5.14(C) of the Land Development Code (LDC). Staff recommends City Council adopt the findings and approve a zoning map amendment for 600 Greenvale Ave. (Parcel ID 2236150002) and Parcel ID 2236125002 to be rezoned from N1-B: Neighborhood General 1 to N2-B: Neighborhood General 2.

If approved, future redevelopment will be subject to site development standards for the N2-B: Neighborhood General 2 district as defined in Article 3 of the LDC, Sec. 3.2.

A similar rezoning scenario was recently approved for the Hillcrest Village Addition. Two parcels were to be redeveloped and go through a preliminary and final plat process. The parcels had different zoning districts - Industrial and N1-B: Neighborhood General 1. Both parcels were rezoned to N2-B: Neighborhood General 2 to accommodate the platting of lots for new multi-family housing consisting two-, three- and four-family style homes.

Alternative Options:

The City Council may approve or deny the request for rezoning with a two-thirds majority vote.

Financial Impacts:

NA

Tentative Timelines:

- August 19, 2021: Planning Commission meeting held a public hearing, reviewed the application and provided a motion recommending approval of the requested zoning change.
- October 19, 2021: City Council reviews the requested zoning change, has the first reading and adopts the findings.
- November 2, 2021: City Council has second reading and summary ordinance publication reviewed by City Council.
- Tentative Summary Publication & Effective Date: November 10, 2021 and the rezoning becomes effective 30 days after

