



FARIBAULT PLANNING COMMISSION WORK SESSION AGENDA

VIRTUAL MEETING

MONDAY, MARCH 2, 2021

7:00 PM

Minn. Stat. § 13D.021 – Meeting by Telephone or Other Electronic Means; Conditions - [Minn. Stat. § 13D.021](#) provides that a meeting of a public body may be conducted via telephone or other electronic means if meeting in a public location is not practical or prudent because of a health pandemic or declared emergency.

To join the meeting via videoconference, access the following link::

- <https://us02web.zoom.us/j/81095937157?pwd=aFZwMm81cThRbnhBVmpwRjdybVVLdz09>
- Meeting ID: 810 9593 7157
- Passcode: 341860

To join the meeting by phone:

- Dial-In Phone: 312 626 6799
 - Meeting ID: 810 9593 7157
 - Passcode: 341860
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1. CALL TO ORDER / ROLL CALL

2. DISCUSSION

- A. Overview of Potential Rowhouse Development on Former Clinic Site at 924 1st Street NE
- B. Review Journey to 2040 Future Land Uses and Potential Zoning District Revisions.

3. ROUTINE BUSINESS

- A. City Council Updates – None
- B. EDA Updates – Commissioner Albers
- C. Next Planning Commission Meeting – Monday, March 15, 7:00 pm

- Camelot Estates Preliminary Plat – 13 Lot Single-Family Residential Subdivision, South of Springwood Lane and West of Merrywood Court

D. Other Anticipated Projects

- Comprehensive Plan Amendment and Rezoning of 1507 Saint Paul Avenue Custom Automotive and General Vehicle Maintenance

4. ADJOURN

FARIBAULT PLANNING COMMISSION

MARCH 1, 2020 WORK SESSION

Discussion Topic:	Overview of Potential Rowhouse Development at 924 1 st Street NE
Requested Action:	None – however, Commission members will be free to share general and nonbinding initial comments regarding the potential development
From:	David Wanberg, City Planner

C. Alan Homes is interested in developing luxury, market-rate rental rowhouses on the former clinic site at 924 1st Street NE. The proposed development is intended to address the housing needs of local employers and respect the surrounding neighborhood.

They are hosting a neighborhood meeting (open to the general public) to review their preliminary plans and solicit feedback from the neighborhood and the public. The meeting will be held as follows:

- Date:** Monday, March 1
- Time:** 4 pm-6 pm (open house format with project overview at 4:15 pm)
- Place:** Buckham West, 19 Division Street West

Planning Commission members should feel free to attend the meeting at Buckham West. However, the City Planner will have a copy of C. Alan Homes concept sketches that he will share at the 7:00 pm Planning Commission work session. Planning Commission members should feel free to share general and initial comments regarding the proposed development.

Presuming C. Alan Homes chooses to move forward with this project, the Planning Commission will hold a public hearing in April or May to formally review and consider the project.

FARIBAULT PLANNING COMMISSION

MARCH 1, 2020 WORK SESSION

Discussion Topic:	Continue Discussion regarding Potential Zoning District Amendments
Requested Action:	Provide Direction on Base and Overlay Zoning Districts
From:	David Wanberg, City Planner

At the February 16, 2021 Planning Commission work session, the City Planner introduced opportunities to align Faribault's zoning districts with the Journey to 2040 Comprehensive Plan. We will continue that discussion at this work session.

The City broadly divides its zoning districts into the following categories:

1. **Base Zoning Districts.** A base zoning district lists the regulations that uniquely apply to property in that zoning district. Based zoning districts are organized based on the permitted uses in the districts. For example, the C-1, Neighborhood Commercial zoning district is a base zoning district that explicitly addresses neighborhood commercial uses in that district.
2. **Overlay Zoning Districts.** An overlay zoning district lists regulations applicable to all base zoning districts that the overlay zoning district covers. An overlay district is not necessarily concerned with specific land uses. Instead, the overlay district is concerned with broader issues that affect the base zoning district. For example, the Floodplain Overlay District provides regulations to all properties in the floodplain, regardless of whether the properties are residential, commercial, or industrial.

The following provides an overview of Faribault's base zoning districts and overlay zoning districts. It also provides recommendations for amending the districts to comply with the Journey to 2040 Comprehensive Plan.

Existing Base Zoning Districts in Faribault

Faribault categorizes its base zoning districts into three major categories of land use:

1. Residential,
2. Commercial, and
3. Industrial

However, because not every land use fits neatly into one of the three above categories, Faribault has special base zoning districts to address open space, agriculture, and transitional urban development uses.

Residential Zoning Districts

Table 10-1 in the City's Unified Development Ordinance lists all residential zoning districts and the allowed and conditional uses in the districts (see attached table). As shown in Table 10-1, residential districts allow more than just residential uses. These districts also allow institutional uses, limited commercial uses, and essential service uses.

Although the City may ultimately refine these districts, for now, the City Planner recommends that the Planning Commission does not conduct a major overhaul of these districts. However, eventually, the Planning Commission may conclude that it is in the City's best interest to add or refine residential districts. For example, the City may want to add a Residential Estate zoning district to address standards for single-family residences on large acreage lots. In addition, the City may wish to create a mixed residential/commercial district to address predominantly residential areas of the city that have a mixture of commercial and industrial uses scattered amongst the residential uses.

Faribault's existing residential zoning districts are as follows:

- R-1, Single Family Residential
- R-1A, Single and Two Family Residential
- R-2, Low Density Residential
- R-3, Medium Density Residential
- R-4. Residential Manufactured Home

Additional residential zoning districts that the City may want to consider includes the following:

- RE, Residential Estate. This district could provide special standards for single-family residential uses on large acreage lots where the City expects those large lots will remain. The City would not envision that these lots would be subdivided or provided with City sewer and water.
- MRC, Mixed Residential Commercial. This district could provide special standards for existing areas that are predominately residential and have scattered commercial and industrial uses among the residential uses. An example of this area may be the 7th Street NW area west of Lyndale.

Again, at this point, the City Planner recommends that the City works with its existing zoning districts but that the City be open to adding or refining the residential districts as needed or desired.

Commercial Districts

Table 11-1 in the City's Unified Development Ordinance lists all commercial zoning districts and the allowed and conditional uses in the districts (see attached table). As shown in Table 11-1, commercial districts allow more than just commercial uses. These districts also allow residential uses, institutional uses, limited industrial uses, and essential service uses.

Faribault's existing commercial uses are as follows:

- C-1, Neighborhood Commercial
- C-2, Highway Commercial
- C-3, Community Commercial
- CBD, Central Business District

Although there is very little practical difference between the C-2 and C-3 districts, the City Planner recommends that, for now, the City leave the existing commercial zoning districts as is. Ultimately, the City will likely refine these districts.

Industrial Districts

Table 12-1 in the City's Unified Development Ordinance lists all industrial zoning districts and the allowed and conditional uses in the districts (see attached table). As shown in Table 12-1, industrial districts allow more than just industrial uses. These districts also allow commercial uses, institutional uses, and essential service uses.

Faribault's industrial districts include the following:

- I-P, Industrial Park
- I-1, Light Industrial
- I-2, Heavy Industrial

Although the I-P District was intended to promote exemplary design standards, similar to the Sage/Saint Gobain development, in reality, there is little difference between the I-P and the I-1 Districts. The City should consider whether the I-P District should be maintained or eliminated. Additionally, the City may want to consider creating an industrial zoning district that would have standards for existing industrial development that the Journey to 2040 Comprehensive Plan guides for eventually transitioning to another use.

Special Districts

Table 13-2 in the City's Unified Development Ordinance lists all special districts and the allowed and conditional uses in the districts (see attached table). Faribault's special districts include the following:

- O, Open Space and Agriculture
- TUD, Transitional Urban Development

There are not a lot of significant differences between the two districts except that the TUD District is intended to be a holding zoning district that allows limited uses until the property in the district is rezoned to another zoning district. All annexed land is initially zoned TUD, and then the City rezones it to residential, commercial, or industrial use.

The City Planner recommends that the City modify its special districts to include the following additional districts:

- AIR, Airport. The airport is currently in the O, Open Space/Agriculture District, but other than listing an airport as a permitted use, there are no unique standards listed for the airport. The City has and will have one airport. There is no reason the airport should not be in a standalone district that clearly lists the airport's required standards.
- PI, Public/Institutional. For many years, the City has expressed a desire to have a public/institutional district. In general, the City envisions the PI District would accommodate large areas (at least 2-2.5 acres) of public and institutional uses. The City does not need to work out the details of the district at this point.
- O, Open Space, Conservancy, and Parks. Currently, the O District includes agriculture, open space, and parks. As proposed, this district would focus specifically on parks, open space, and conservancy land. Agricultural uses could potentially be included in the TUD District. Conversely, agricultural uses could be a standalone special district.

At this point, the City Planner feels the City does not need to finalize the details of the districts, but rather use these districts as a starting point as the City looks at updating the Zoning Map.

Existing Overlay Zoning Districts in Faribault

Faribault has the following overlay zoning districts:

- Floodplain Management
- Shoreland
- Heritage Preservation

- Airport
- Planned Unit Development

While the City can make some minor amendments to the Floodplain Management and Shorland Overlay Districts provisions, FEMA and the DNR set the districts's boundaries. Therefore, the City will not change the location of these overlay districts. The same is true with the Airport Overlay District, which controls land uses within the airport safety zones and approach zones. And the Planning Commission will likely not be asked to comment on the boundaries of the Heritage Preservation District.

The Planned Unit Development Overlay District is a unique district that can be applied over any base district. At this point, there is no reason for the Planning Commission to address the location of existing or potentially new PUDs.

The City could, at some point, consider additional overlay districts that may address specific goals of the Journey to 2040 Comprehensive Plan, including the following:

- GCO, Gateway Corridor Overlay. If the City wants to improve the design standards of sites and buildings along gateway corridors, the City could create a Gateway Corridor Overlay District. Potentially, C-2, Highway Commercial properties could have higher design standards if the C-2 properties were located along a gateway corridor (such as the 4th Street NW/Highway 60 Corridor), than if the C-2 properties are located on Willow Street.
- NRO, Natural Resource Overlay. Potentially, the City could create an overlay district to help protect critical natural resources. This natural overlay district could provide special provisions for properties with ravines, for example.
- The City will be addressing its wetland ordinance in the coming year or two. Potentially, wetlands can be covered with a wetland overlay.

Again, at this point, the Planning Commission can work with the existing overlays. However, as it makes sense, the Commission may want to identify additional overlays if desired.

Requested Actions

The City Planner will review the above information with the Planning Commission and use maps to illustrate points. The Commission should provide the Planner with feedback. Realistically, we will revisit these issues over the next year as we begin to identify amendments to the Zoning Map.

Attachments:

- Table 10-1

- Table 11-1
- Table 12-1
- Table 13-2

Table 10-1. Principal uses in the residential districts.

Use	District							Development Standards
	R-1	R-1A	R-2	R-3	R-4	RM	SH	
Residential uses								
Dwellings								
Single-family dwelling, detached	P	P	P	P	C	-	P	x
Duplex, Single-family dwelling, attached, two units	-	P	P	P	P	-	P	
Single-family dwelling, attached, two to four units	-	-	P	P	P	-	P	
Single-family dwelling, attached, five to eight units	-	-	-	P	P	-	P*	
Multi-family dwelling, three or four units	-	-	P	P	P	-	P	
Multi-family dwelling, five to eight units	-	-	-	P	P	-	P*	
Multi-family dwelling, more than eight units	-	-	-	-	P	-	P*	
Manufactured home parks, subdivision	-	-	-	-	-	P	-	
Recreational vehicle park	-	-	-	-	-	P	-	
Relocation of a dwelling previously occupied in another location	C	C	C	C	C	-	C	x
Relocation of a new dwelling	P	P	P	P	P	-	P	x
Congregate living								
Residential care facility, serving six or fewer persons	P	P	P	P	P	-	P	x
Residential care facility, serving seven to sixteen persons	-	C	C	C	P	-	C	x
Residential care facility, serving seventeen or more persons	-	-	-	-	C	-	C	x
Correctional residential care facility, serving up to sixteen persons	-	-	-	C	C	-	C	x
Correctional residential care facility, serving seventeen or more persons	-	-	-	-	C	-	C	x
Dormitories, student housing	-	-	-	-	P	-	-	
Nursing home, senior housing	-	-	-	-	P	-	P*	
Institutional and public uses								

Adaptive reuse of institutional or public buildings	C	C	C	C	C		C	x
Educational facilities								
Early childhood learning center	C	C	C	C	P	-	C	x
Preschool	C	C	C	C	P	-	C	x
School, grades K-12	C	C	C	C	P	-	C	x
Parking facilities, ramps;	C	C	C	C	C	C	-	x
Social, cultural, charitable, and recreational facilities								
Cemetery	C	C	C	C	C	-	-	
Community center	C	C	C	C	C	-	-	
Hospital	-	-	-	C	C	-	-	x
Outdoor recreation area	C	C	C	C	C	-	P	x
Public library	-	-	C	C	P	-	-	
Public and private park, playground	P	P	P	P	P	P	P	
Religious institutions								
Convent or monastery	C	C	C	C	P	-	-	x
Church, place of assembly	C	C	C	C	P	-	C	x
Commercial uses								
Bed and breakfast facility	-	-	-	C	P	-	-	x
Child care center	-	-	-	C	C	-	-	x
Home day care facility, serving fourteen or fewer persons	P	-	P	P	P	P	P	x
Home day care facility, serving fifteen to twenty persons	-	P	C	C	P	-	C	x
Offices	-	-	C	C	C	-	-	x
Public service and utilities								
Electric or gas substation	C	C	C	C	C	C	-	
Essential services	P	P	P	P	P	P	P	

Governmental buildings and structures	C	C	C	C	C	C	C	x
Public utility buildings and structures	C	C	C	C	C	C	C	

Table 11-1. Principal uses in the commercial districts.

Use	District					Development Standards
	C-1	C-2	C-3	CBD	SH	
Commercial uses						
Auction establishments		C	C		-	X
Retail sales and services						
General retail sales and services	P	P	P	P	C	
Ambulance facility	-	C	-	-	C	X
Antiques and collectibles	-	P	P	P	C	
Bank or financial institution	-	P	P	P	C	
Boat and marine sales	-	P	P	-	C	
Bookstore	P	P	P	P	C	
Building material sales	-	P	P	-	C	
Child care center	C	P	P	P	C	X
Digital Billboards	-	C	C	-	C	see 9-160(I)
Firearms dealer	-	P	P	P	C	X
Funeral home	-	P	P	P	C	X
Greenhouse, lawn and garden supplies	-	P	P	P	C	
Grocery or convenience store	C	P	P	P	C	
Laundry, self-service	-	P	P	P	C	X
Pawn shop	-	P	P	P	C	

Performing, visual, or martial arts school	-	P	P	P	C	
Pet store	-	P	P	P	C	X
Photocopying	P	P	P	P	C	
Recreational vehicle sales and service	-	P	P	-	C	
Rental of household goods and equipment	-	P	P	P	C	
Shopping center	C	P	P	P	C	
Small engine repair	-	P	P	P	-	
Tattoo parlor	-	P	P	P	C	
Veterinary clinic	-	P	P	P	C	X
Video store	P	P	P	P	C	
Offices	C	P	P	P	C	X
Automobile services						
Automobile convenience facility	C	P	P	P	C	X
Automobile rental	-	P	P	P	-	X
Automobile repair, minor	-	P	P	C	C	X
Automobile repair, major	-	C	C	C	-	X
Automobile sales	-	P	P	-	-	X
Transportation						
Truck and trailer sales and service	-	C	-	-	-	X
Car wash	-	P	P	-	C	X
Food and beverages						
Bar, nightclub, liquor establishment	-	P	P	P	C	X

Brewery	-	C	C	C	C	X
Coffee shop with limited entertainment	P	P	P	P	C	X
Liquor store	-	P	P	P	C	
Microdistillery	-	C	C	C	C	X
Restaurant, drive-through	-	C	C	C	C	X
Restaurant	C	P	P	P	C	X
Restaurant with general entertainment	C	P	P	P	C	X
Commercial recreation, entertainment and lodging						
Bed and breakfast facility	-	-	-	P	C	X
Bowling alley	-	P	P	-	C	
Hotel, motel	-	P	P	P	C	
Indoor recreational facility	-	P	P	C	-	
Outdoor recreation area	-	C	C	C	P	X
Sports and health facility	P	P	P	P	C	
Theater, indoor	-	P	P	C	C	
Institutional and public uses						
Educational facilities						
Early childhood education center	C	P	P	P	C	X
Schools, vocational or business	C	P	P	C	C	
Parking facilities, ramps	C	C	C	C	C	X
Social, cultural, charitable, and recreational facilities						

Stadiums, arenas	-	C	C	-	-	X
Clubs and lodges	C	P	P	P	C	
Community center	C	P	P	C	-	X
Library	C	P	P	P	-	
Museum	C	P	P	P	-	
Park	P	P	P	P	P	
Religious institutions						
Place of assembly	C	C	C	C	C	
Health and medical facilities						
Clinic, medical or dental	P	P	P	P	C	
Laboratory, medical or dental	-	P	P	P	C	
Hospital	-	C	C	-	-	X
Massage parlor	-	P	P	P	C	
Production, processing, and storage						
Farm and construction equipment sales	-	P	P	-	C	X
Craftsman studios	-	P	P	P	C	X
Limited production and processing up to 2,500 sq. ft.	-	P	P	P	C	X
Limited production and processing over 2,500 sq. ft.	-	C	C	C	C	X
Contractor office and showroom	-	P	P	P	-	X
Furniture moving and storage	-	P	P	-	-	
Industrial machinery and equipment, sales, service, and rental	-	P	P	-	C	
Laundry, commercial	-	P	P	P	-	X

Packaging of finished goods	-	P	P	P	-	
Printing and publishing	-	P	P	P	-	
Self-service storage facility	-	P	P	C	C	
Wholesaling, warehousing, and distribution	-	P	P	C	-	X
Residential uses						
Dwellings						
Dwelling unit as part of mixed-use structure	-	-	-	P	C	X
Multiple-family dwelling	C	C	C	C	-	
Dwelling in conjunction with business	C	C	C	C	C	X
Congregate living						
Residential care facility, serving six or fewer persons	C	C	C	C	C	
Residential care facility, serving seven to sixteen persons	C	C	C	C	C	X
Residential care facility, serving seventeen to thirty-two persons	-	C	C	-	X	
Nursing home, senior housing facility	C	C	C	C	X	
Public service and utilities						
Communication facilities, towers	C	C	C	C	see section 6-230	
Electric or gas substation	C	P	P	P		
Essential services	P	P	P	P		
Electricity generation plant, non-nuclear	-	C	C	-		
Governmental buildings and structures	C	P	P	P		

Governmental buildings and structures (other than those used primarily as offices)	-	C	C	C	C	X
Public utility buildings and structures	C	P	P	P		

Table 12-1. Principal uses in the industrial districts.

Use	District				Development Standards
	I-P	I-1	I-2	SH	
Industrial uses					
Generalized use categories					
Limited industrial	P	P	P	C	
General industrial	-	-	P	-	
Specific industrial uses					
Aircraft storage and maintenance	P	P	P	C	
Ammunition and explosives, storage and manufacturing	-	-	C	-	
Boat construction, repair, and storage	P	P	P	C	
Cleaning services and laundries	P	P	P	C	x
Concrete, asphalt, and rock crushing facility	-	-	C	-	x
Contractor showroom	P	P	P	C	x
Contractor yard	P	P	P	C	
Furniture moving and storage	C	P	P	C	
Grain elevator or storage	-	-	P	-	
Grain milling and distillation	-	-	P		
Greenhouse, wholesale	P	P	P	C	
Industrial machinery and equipment sales, service, and rental	P	P	P	C	
Research, development, and testing laboratory	P	P	P	C	
Recycling facility	C	C	P	-	
Refuse disposal and incineration facility	-	-	C	-	x
Scrap/salvage yard, metal milling facility	-	-	C	-	x

Self service storage	P	P	P	C	
Stockyards, slaughter of animals	-	-	C	-	x
Wholesaling, warehousing and distribution	P	P	P	C	
Commercial uses					
Adult entertainment uses	P	P	P	C	x
Animal kennel, veterinary services	P	P	P	C	x
Auction establishments	C	C	C	C	x
Automobile Services					
Automobile convenience facility	P	P	P	C	x
Automobile repair, major	P	P	P	C	x
Automobile repair, minor	P	P	P	C	x
Automobile sales	C	C	-	C	x
Brewery	P	P	P	C	x
Commercial recreation, entertainment and lodging					
Firearm range, indoor	P	P	P	C	x
Hotel, motel	C	C	-	-	
Indoor recreational facility	P	P	P	P	x
Outdoor recreation area	C	C	C	C	x
Digital Billboards	C	C	C	C	see 9-160(I)
Offices	P	P	P	C	
Retail sales and services					
Ambulance Facility	C	C	C	C	x
Building material sales, lumberyard	P	P	P	C	
Child care center (as principal use)	C	C	-	C	
Farm and construction equipment	P	P	P	C	

Restaurants, liquor establishments	C	C	C	C	x
Transportation					
Bus garage or maintenance facility	C	P	P	C	
Heliport	-	C	C	-	x
Package delivery service	P	P	P	C	
Transportation services	P	P	P	C	
Transportation terminal	P	P	P	C	x
Truck, trailer, boat or recreational vehicle, sales service or rental	P	P	P	C	
Waste hauler	-	C	P	-	x
Institutional and public uses					
Educational facilities					
School, vocational or business	P	P	P	C	x
Parking facilities, ramps	C	C	C	C	x
Social, cultural, charitable, & recreational facilities					
Armories, convention halls	P	P	P	C	
Stadiums, arenas	C	C	C	C	x
Clubs and lodges	P	P	P	C	
Religious institutions					
Place of assembly	P	P	-	C	x
Residential uses					
Dwelling in conjunction w/business	C	C	C	C	x
Public service and utilities					
Communication facilities	P	P	P	C	x
Communication towers	C	C	C	C	see § 6-230
Electric or gas substation	P	P	P	C	x

Electricity generation plant, non-nuclear	-	-	C	-	x
Essential services	P	P	P	P	x
Governmental buildings and structures	P	P	P	C	x
Public utility buildings and structures	P	P	P	C	x
Street and equipment maintenance facility	P	P	P	C	
Waste transfer or disposal facility	-	C	C	-	x

Table 13-2. Principal uses in the special districts.

Use	O District	TUD District	Shoreland District	Development Standards
Residential Uses				
Dwellings				
Single-family dwelling, farm-related	P	C	P	
Single-family dwelling, not farm-related	-	C	C	
Agricultural Uses				
Agricultural produce sales	P	C	C	X
Farms, not including commercial feedlots	P	P	P	
Nurseries and tree farms	P	P	P	
Wildlife and game refuges	P	P	P	
Institutional and Public Uses				
Social, Cultural, Charitable, and Recreational Facilities				
Athletic field	C	C	C	X
Cemetery	C	C	C	
Fairgrounds	C	C	C	
Golf course	C	C	C	X
Public and private park, playground	P	P	P	
Commercial uses				
Airports and related uses	C	C	C	X
Campgrounds	C	C	C	X
Kennels—Boarding or breeding	C	C	C	X

Outdoor recreational area	C	C	C	X
Resorts	C	C	C	
Stables—riding or boarding	C	C	C	X
Veterinary services	C	C	C	X
Public service and utilities				
Communication facilities	C	C	C	
Communication towers	C	C	C	see Sec. 6-230
Electric or gas substation	C	C	C	
Essential services	P	P	P	
Governmental buildings and structures	C	C	C	X
Public utility buildings and structures	C	C	C	