



FARIBAULT PLANNING COMMISSION WORK SESSION AGENDA

MONDAY, APRIL 19, 2021

7:00 PM

(Or immediately following the regular Planning Commission Meeting)

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.

Anyone interested in listening to the work session can join the following videoconference or call the following telephone number at the scheduled date and time of the public hearing:

1. Videoconference to join at the time of the public hearing:
<https://us02web.zoom.us/j/89164776150> Passcode: 186295
2. Telephone number to call at the time of the public hearing: 1-312-626-6799,
Meeting ID: 891 6477 6150 Passcode: 186295

1. CALL TO ORDER

2. DISCUSSION

- A. Summarize Key Points from the Boards and Commissions Meeting with the City Attorney on May 12, 2021
- B. Continue Official Zoning Map Update Discussion
- C. Future Planning Commission Meetings and the Loosening of COVID Restrictions (verbal update – no report)

3. ROUTINE BUSINESS

- A. City Council Updates
- B. EDA Updates
- C. Next Planning Commission Meeting and Work Session – Monday, June 7, 7:00 pm

4. ADJOURN

Please contact the Department of Community and Economic Development at 507-334-0100 if you need special accommodations to participate in this meeting.

FARIBAULT PLANNING COMMISSION
MAY 17, 2020 WORK SESSION

Discussion Topic:	Summarize Key Points from the Boards and Commissions Meeting with the City Attorney on May 12, 2021
From:	David Wanberg, City Planner

On May 12, 2021, the City Attorney met with members from the City's boards and commissions to discuss meeting protocols. Chair Ackman will summarize the key points from the discussion – particularly the open meeting law requirements. The City recorded the meeting and has posted the recording on the City's YouTube channel ([City Attorney Meeting with Faribault Boards and Commissions members - YouTube](#)). Those commissioners who were not able to participate in the May 12 meeting can refer to the recording for additional information.

FARIBAULT PLANNING COMMISSION

MAY 17, 2020 WORK SESSION

Discussion Topic:	Urban Reserve vs. TUD and Creation of Transitional Zoning Districts
From:	David Wanberg, City Planner

Background

At the April 19 Planning Commission work session, the Commission discussed how to address the zoning of properties that the Comprehensive Plan guides for a different use than the current property use. The Commission expressed that the City (in most cases) should allow the existing uses to continue as legal conforming uses (or conditional uses). Still, the zoning provisions should limit significant improvements and expansions of the use. In other words, the City should encourage the property to transition to a use guided by the Comprehensive Plan without making it difficult for the existing use to remain for a reasonable period. However, there may be some cases where the City should make the existing use a nonconforming use.

The City's Unified Development Ordinance organizes zoning districts into the following categories:

1. Residential Districts
2. Commercial Districts
3. Industrial Districts
4. Overlay and Special Districts
5. Planned Unit Development Districts

The City can (and likely should) modify the above categories. If the City were to create "transitional zoning districts" for those existing uses that the Comprehensive Plan guides for a different use, the City could include a transitional district in the residential, commercial, and industrial categories. Alternatively, the City could include transitional districts in the special district categories, or the City could create a new category for transitional districts. At this point, the City does not need to decide how to categorize the transitional districts.

Urban Reserve vs. Transitional Urban Development (TUD)

Assuming the City creates transitional districts as described above, the City should consider renaming the existing Transitional Urban Development (TUD) district to Urban Reserve (UR) district. Rice County zones property adjacent to the City as Urban Reserve. It would be clearer to property owners if the City were to name similar

properties in the city to Urban Reserve. As discussed at a previous Planning Commission work session, there are several properties in the City (for example, Faribault Middle School) that the City zones TUD, but that should be zoned differently. The City should zone the remaining existing TUD properties to Urban Reserve.

Proposed Transitional Districts

There are several areas in the City that the Comprehensive Plan guides for change. For example, the Comprehensive Plan guides the existing industrial uses north of Hy-Vee for Commercial / Residential Mix. Rather than the City zoning the existing industrial properties to a commercial or residential district, the City would create a Transitional Industrial district for the existing industrial uses.

Most cities do not have transitional zoning districts similar to what the City is considering for the existing industrial uses north of Hy-Vee. The City of Saint Paul has a Transitional Industrial district. However, the intent of that district is as follows:

The IT transitional industrial district is intended to provide sites for commercial, office and light industrial uses that are compatible with nearby residential and traditional neighborhood districts, parks, and parkways.

The City of Saint Paul requires special standards for properties in the Transitional Industrial District to reduce conflicts with the surrounding residential uses. However, unlike the industrial uses north of Hy-Vee, Saint Paul envisions that the existing industrial uses in the district will not transition to another use in the future. Saint Paul's vision is for those industries to remain.

The City of Detroit, Michigan, has a Transitional Industrial district that is intended to transition existing residential uses to future industrial uses. The intent of Detroit's Transitional Industrial district is as follows:

TM TRANSITIONAL-INDUSTRIAL DISTRICT This district is a special transitional district covering areas currently developed with a mixture of uses, which, among others, is a relatively large number of residential uses and which the Master Plan of Land Use Policies indicates is to be developed eventually into industrial uses. The district regulations provide for a guided change to the terminal land use while, at the same time, protecting, as much as possible, the existing residential development. No new residential development will be permitted in this district. However, the existing residential development will not be considered non-conforming. As the area changes from a residential to a non-residential character, a rezoning to the appropriate industrial classification should be effectuated.

In Faribault's case, we want to transition existing industrial uses north of Hy-Vee (for example) to a future commercial or residential use. Faribault's Transitional Industrial district intent statement could read similar to the following:

TI -TRANSITIONAL-INDUSTRIAL DISTRICT. This district is a special transitional district covering areas currently developed with existing industrial uses, which the City's Comprehensive Plan guides for another use, such as a commercial or residential use. The district regulations provide for a guided change to the terminal land use while, at the same time, protecting, as much as possible, the existing industrial development. No significant new industrial development will be permitted in this district. However, the existing industrial development will not be considered nonconforming. As the area changes from industrial uses to use guided by the Comprehensive Plan, the City should rezone the property accordingly.

The City's Transitional Industrial district should also include specific development standards for the district. Potentially, the City could allow "significant" improvements of existing industrial uses through the conditional use permit process.

Request

The Planning Commission should provide feedback on the general approaches discussed above. The City Planner will then prepare a draft ordinance for review at an upcoming Planning Commission work session.

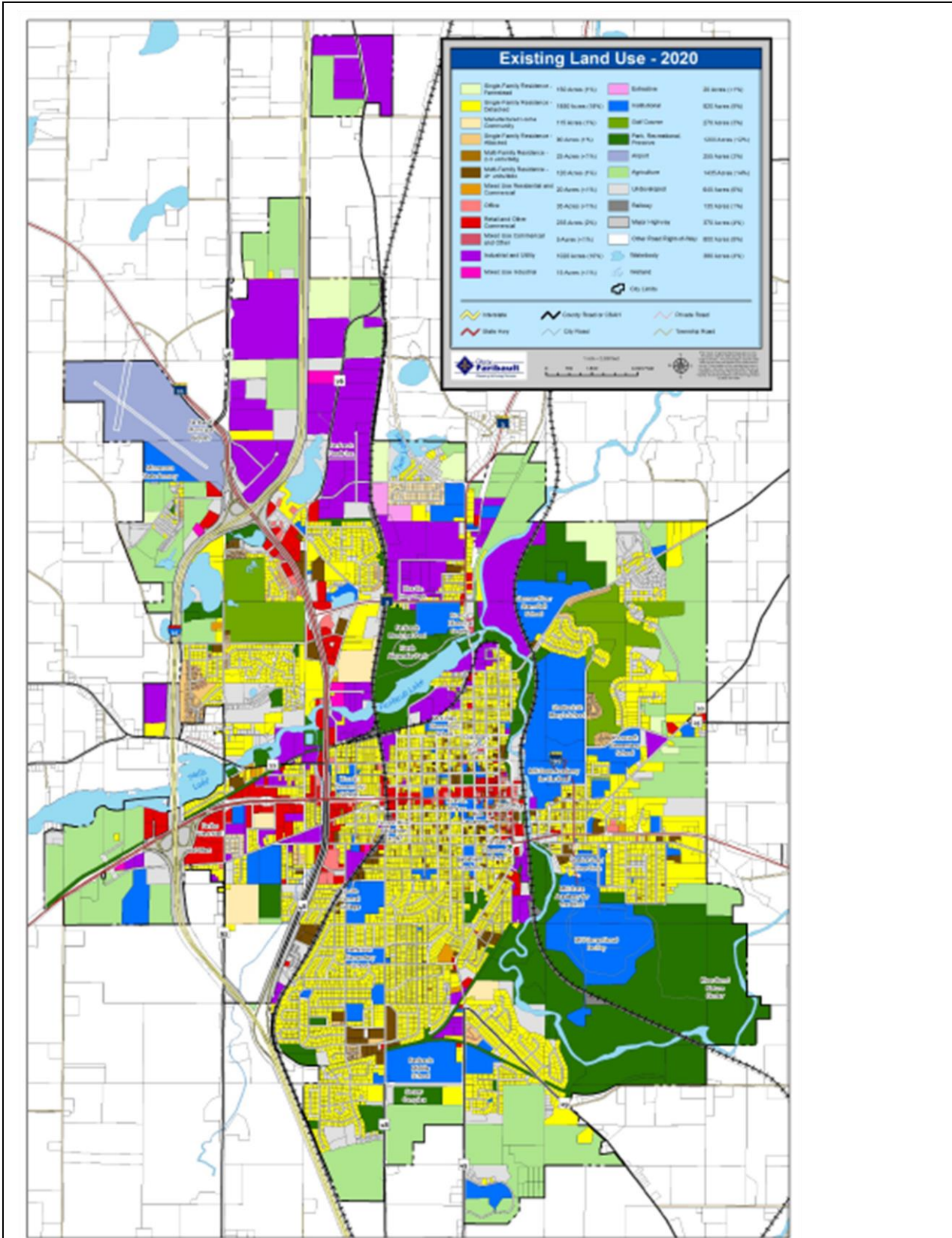


Figure 1: Existing Land Use

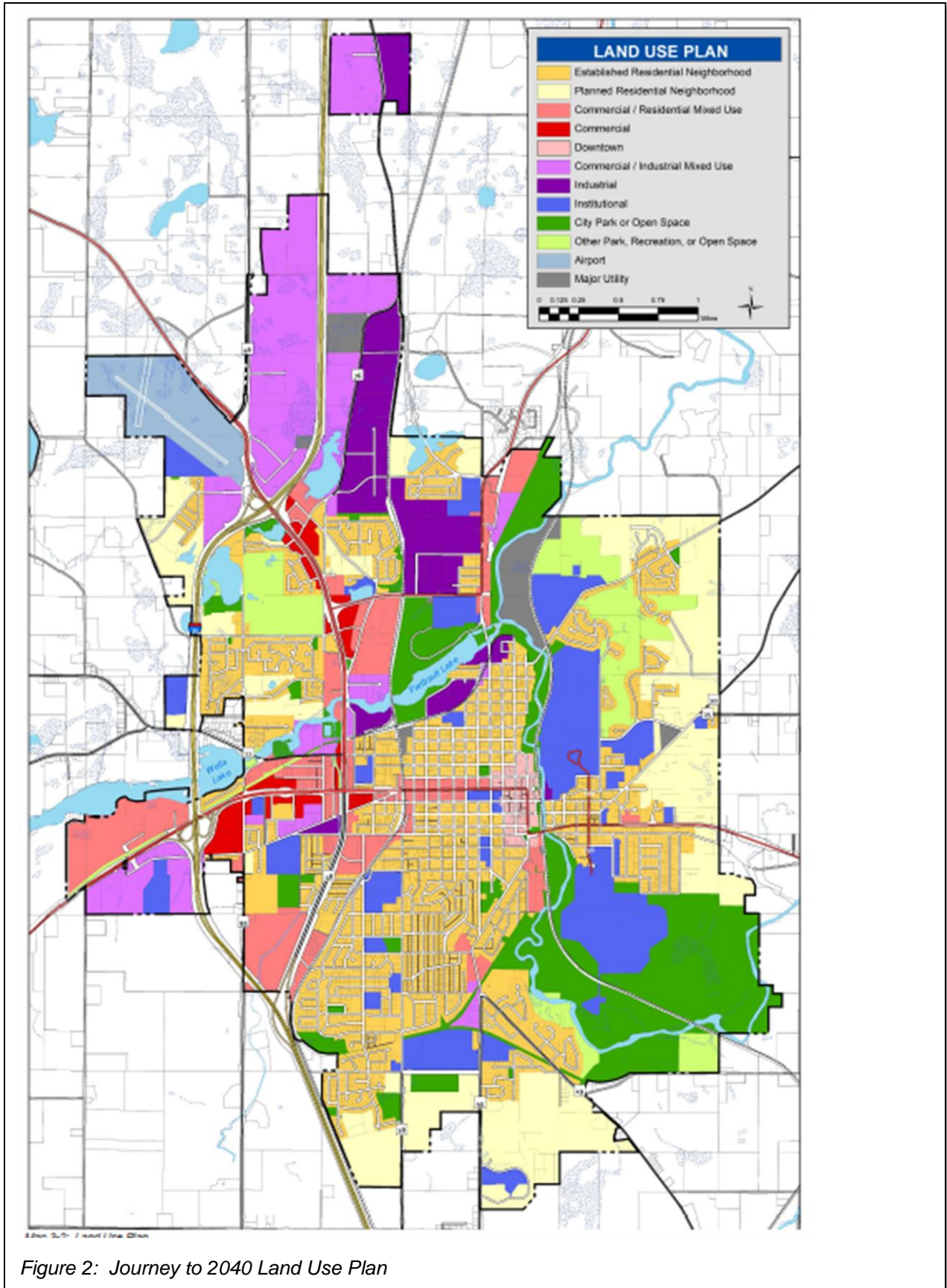


Figure 2: Journey to 2040 Land Use Plan