



PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS

MONDAY, MARCH 6, 2023

6:00 PM

1. Call to Order
2. Approve Agenda
3. Approval of the Minutes of February 6, 2023
4. Public Hearings
 - A. Planned Unit Development (PUD) Amendment to Lot 1, Block 7 and Outlot D of The Village subdivision plat / Planned Unit Development for a parking lot expansion at Reliance Bank, 2300 30th St NW.
 - B. Application by the City of Faribault, for a zoning map amendment to include specified existing public / institutional uses in the P/I, Public Institutional Zoning District.
5. Boards and Commission Reports, Announcements and Project Updates
6. Adjournment

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



PLANNING COMMISSION MINUTES

COUNCIL CHAMBERS

MONDAY, FEBRUARY 6, 2023

6:00 PM

Meeting Items

1. Call to Order

The regular meeting of the Planning Commission was called to order by Vice Chair Temple at 6:00 pm. Commissioners Ackman, Delgado, Salt, White and Vice Chair Temple were in attendance. Both Barton Jackson and Chair Campbell were absent at Roll Call. Also in attendance were Peter Waldock, David Wanberg and Kari Casper.

2. Oath of Office for New and Returning Planning Commission Members

Heather Slechta administered the Oath of Office to returning member, Steve White and two new members, Eric Delgado and Michael Salt.

3. Approval of the Minutes for January 3, 2023 and the Annual Meeting of January 17, 2023

Motion by Chuck Ackman, seconded by Michael Salt to Approve the January 3, 2023 Meeting minutes as revised and presented. Motion Passed.

Motion by Chuck Ackman, seconded by Michael Salt to Approve January 17, 2023 Annual Meeting Minutes as revised and presented. Motion Passed.

Barton Jackson arrived at 6:06 p.m. and Heather Slechta administered the Oath of Office to Jackson.

4. Public Hearings

A. Zoning Text Amendment to Allow K-12 Schools in Certain Commercial Districts with a Conditional Use Permit and Clarify School Uses in Industrial Districts Citywide.

Waldock began his presentation stating that Surad Academy would like to open a charter school at the Town Square Plaza. This requires several actions, including this request for a Zoning Text Amendment to change the ordinance to include commercial districts. By this amendment, the ordinance will add definitions for Colleges and Universities and K-12 Schools. One of the commissioners expressed concerns regarding issues on traffic flow at schools. Waldock responded by stating that the schools are not regulated by the City. After some discussion, Vice Chair Temple opened up the public hearing at 6:23 p.m. With no one in the audience coming forward, he closed the public hearing at 6:23 and brought it back to the board for further discussion.

Motion by Steven White, seconded by Chuck Ackman to Approve. In further discussion, Ackman explained the process to respond to Motion Passed.

B. Application for a Conditional Use Permit for a K-12 Charter School at Town Square, 201 Lyndale Ave. S

Waldock presented the facts for the use of the space stating that they will be phasing into

an eventual total of 250 students. Waldock went over the conditions and put in one that when they reach 150 students, they will need to bring the matter back for review. The space used will be 8,375 in the Plaza and will be located on the southeast corner off the back of the building. The back area will be used as a playground and will be gated when in use. There will be two entrances; one on the inside and one located in the back. Vice Chair Temple then brought the matter up for discussion and after some comments, Vice Chair opened the public hearing at 6:43 and closing it as well since no one came forward to speak.

Motion by Steven White, seconded by Eric Delgado to Approve. Motion Passed.

C. Applications Associated with property located at 430 Western Avenue S and 20700 Bagley Avenue

Waldock explained that the actions for review are to essentially clear up the title work. He gave a history of the annexation. This started back from the 1997 annexation involving the Registered Land Survey, that was approved for the lot split without approving frontage on the public street. The applicants are requesting a 65' frontage as opposed to the required minimum of 100' to allow the less than 5' setback also where 10' is required. The proposed zoning is consistent with the Comp Plan. Vice Chair Temple then brought it back to the board for discussion. Ackman asked if this was being presented in the order in which it should with the zoning request being last. Waldock mentioned that the zoning wouldn't work if the variances wouldn't pass. Matt Drevlow, Attorney for the Applicants, Barb and Jay Valentyn, came forward to answer questions. He explained that need for this is to create the Outlot 3 separate from the house and to clean up the title work and allow a simple transition of the business. Vice Chair Temple then opened up the public comment at 7:02 and no one came forward closing it immediately. As for further discussion, it was noted that there are not proposed developments for this property at this time.

i Variance Applications Related to the CLE Addition Plat to allow a lot width of 65 feet where 100 feet is the minimum required and to approve Parking Lot and Driveway Setbacks of Less Than 5 feet where up to 10 feet is the minimum required at 20700 Bagley Avenue
Motion by Steven White, seconded by Barton Jackson to Approve. Motion Passed.

ii Applications for Preliminary and Final Plat Approval of CLE Addition at 430 Western Avenue S and 20700 Bagley Avenue.
Motion by Barton Jackson, seconded by Chuck Ackman to Approve. Motion Passed.

iii Application for Rezoning from TUD, Transitional Urban Development District to R-1, Single Family Residential District for an existing home site and to C-3, Community Commercial District for New Commercial Lot within the CLE Addition at 430 Western Avenue S.
Motion by Barton Jackson, seconded by Eric Delgado to Approve. Motion Passed.

5. Board and Commission Reports, Announcements and Updates
There was no update for the EDA.

6. Adjournment
Motion by Michael Salt, seconded by Barton Jackson to Adjourn at 7:08 p.m. Motion Passed.



REQUEST FOR PLANNING COMMISSION ACTION

TO: Planning Commission
THROUGH: David Wanberg, Community & Economic Development Director
FROM: Peter Waldock, AICP Planning and Zoning Coordinator
MEETING DATE: March 6, 2023
SUBJECT: Planned Unit Development (PUD) Amendment to Lot 1, Block 7 and Outlot D of The Village subdivision plat / Planned Unit Development for a parking lot expansion at Reliance Bank, 2300 30th St NW.

Background:

Reliance Bank is requesting approval of a Planned Unit Development (PUD) Amendment to The Village PUD to authorize administrative approval of a minor subdivision for expansion of their parking lot. The proposal is consistent with the original PUD plans for the site.

The proposed ordinance for the PUD Amendment and a detailed staff report is attached with this memo to provide further information regarding this request.

Recommendation:

Approve findings in support of the PUD Amendment and recommend City Council approval of the proposed ordinance for the PUD Amendment.

Attachments:

1. V5 Ordinance 2023-x Amend The Village PUD - Reliance Bank
2. 4A. Staff Report Memo - Reliance Bank PUD Amendment

CITY OF FARIBAULT
ORDINANCE No. 2023-_____

**AMEND THE VILLAGE PLANNED UNIT DEVELOPMENT TO ALLOW ADMINISTRATIVE
SUBDIVISION APPROVAL TO RESTORE LOT 1, BLOCK 7 AND OUTLOT D OF THE
VILLAGE SUBDIVISION PLAT FOR RELIANCE BANK PARKING LOT EXPANSION AT
2300 30TH STREET NW**

WHEREAS, Reliance Bank (the "Applicant"), owner of adjoining lots in The Village subdivision plat, is seeking an amendment to the Planned Unit Development (PUD) on the property to allow administrative approval of a minor subdivision application that will restore the original configuration of Lot 1, Block 7 and Outlot D of The Village subdivision plat to accommodate the expansion of the parking lot at Reliance Bank, 2300 30th Street NW, legally described as follows:

Outlot D and Lot 1, Block 7, The Village, City of Faribault, Rice County, Minnesota.

; and

WHEREAS, the City approved Ordinance 2003-33 adopting a PUD for The Village subdivision establishing Outlot D and Lot 1, Block 7; and

WHEREAS, the City approved Ordinance 2005-16 amending the PUD for The Village subdivision to authorize approval of a minor subdivision to adjust the common property line shared by Outlot D and Lot 1, Block 7 to enlarge Outlot D for future development; and

WHEREAS, the development anticipated on Outlot D of The Village did not occur and Reliance Bank acquired this outlot from the developer; and

WHEREAS, the Applicant seeks to expand its parking lot and needs additional lot area to do so; and

WHEREAS, Reliance Bank is located on the east portion of Lot 1, Block 7 of The Village subdivision plat and proposes to restore this lot to its original size

configuration as approved by the City in 2003 for this subdivision plat; and

WHEREAS, the Applicant has submitted a depiction of the proposed lot configuration for administrative approval (shown in Exhibit A) and the proposed parking lot expansion plan (shown in Exhibit B) for site plan approvals; and

WHEREAS, City Staff completed a review of the Applicant's PUD amendment request and made a report to the Faribault Planning Commission, a copy of which has been presented to the Faribault City Council; and

WHEREAS, the Planning Commission held a public hearing on March 6, 2023, following proper notice; and

WHEREAS, following the public hearing, the Planning Commission recommended that the City Council approve the Applicant's PUD amendment request based on the following findings as required by Section 2-180 of the City's Unified Development Ordinance as follows:

1. Criteria: Whether the amendment is consistent with the applicable policies of the City's Land Use Plan.

Finding: The City's Land Use Plan guides the subject property for Planned Residential Uses for Outlot D and for Commercial Uses on the bank site, Lot 1, Block 7. The proposed PUD amendment and the associated minor subdivision application, results in a minor adjustment to the lots and will not alter the intended uses guided by Comprehensive Plan for these lots.

2. Criteria: Whether the amendment is in the public interest and is not solely for the benefit of a single property owner.

Finding: The proposed PUD amendment will restore the subject site to the original configuration planned for that area and accommodate the needed parking lot expansion and will meet the original vision for development of the area which is in the public interest.

3. Criteria: Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of a particular property.

Finding: The proposed PUD amendment will adjust the C-2, Highway Commercial zoning on the east portion of Lot 1, Block 7, of The

Village subdivision plat to follow the property line adjustment occurring when this lot is restored to original size and configuration.

- 4. Criteria: Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of a particular property.**

Finding: The proposed PUD amendment does not substantively change the property's zoning classification.

- 5. Criteria: Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of a particular property.**

Finding: There is no trend or change in character development leading to this PUD Amendment. The proposed amendment will simply restore the lot configuration of the original subdivision plat.

WHEREAS, Section 14-20 of the City's Unified Development Ordinance requires a planned unit development to meet at least one of the eight specified objectives. The Planning Commission finds that the Applicant's PUD amendment satisfies this requirement by meeting the following four objectives:

- 1. Accommodation of the growing demand for housing of all types and for commercial facilities conveniently located to such housing.**

Expanded finding: The PUD Amendment continues to provide for residential development area and for the continuation of commercial uses located conveniently to housing development in the City.

- 2. Promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas.**

Expanded finding: The PUD Amendment in this case will serve a commercial location that is situated along a State Highway and in a PUD that integrates land uses including commercial and a range of residential development densities.

3. Enhancement and preservation of important environmental features through careful and sensitive placement of buildings and facilities.

Expanded finding: The PUD Amendment in this case accommodates a parking lot expansion that is sensitive to the adjoining wetlands area.

4. Preservation of historical or cultural landscape features through private or public reservation of land.

Expanded finding: The proposed amendment does not adversely affect the cultural landscape features or historical areas in the City.

WHEREAS, at a public meeting on March 13, 2023, and a public meeting on _____, 2023, the City Council considered the Applicant's PUD amendment request and concurred with the recommendations and findings of the Planning Commission as stated in the above recitals and hereby makes identical findings.

NOW, THEREFORE, THE CITY OF FARIBAULT ORDAINS:

Section 1: Amend Ordinance 2005-16, Section 3. The City Council of the City of Faribault has hereby determined that Ordinance 2005-16, related to the minor subdivision approval to shift the common lot line of Outlot D and Lot 1, Block 7 be amended to restore said lots to their original configuration in The Village subdivision plat approved on September 15, 2004.

Section 2. Conditions of Approval. As authorized in Sec. 14-150 of the Unified Development Ordinance, the Planning Commission and City Council may establish any reasonable conditions of approval that are deemed necessary to mitigate adverse impacts associated with the planned unit development, to protect neighboring properties, and to achieve ordinance objectives. The approval of this PUD Amendment is subject to the following conditions:

1. The underlying comprehensive plan designation for each lot shall follow the restored lot lines as depicted in Exhibit A with Planned Residential Uses guided for Outlot D and Commercial use guided for Lot 1, Block 7.
2. The underlying zoning designations for each resulting lot shall follow the lot boundaries as depicted in Exhibit A with R-3, Medium-Density Residential Zoning District following the depicted boundaries of Outlot D, and C-2 Highway Commercial District following the boundaries of Lot 1, Block 7.

3. Administrative subdivision approval shall apply only to those parcels identified herein, and shall be allowed only as provided herein.
4. All resulting lots must meet the minimum lot requirements of the underlying zoning district or originally approved PUD.
5. All specific provisions of the original PUD, as stated in Ordinance 2003-33, shall also be observed.
6. Provide shared access and parking per the original PUD.

Section 3. Findings and incorporation of recitals and exhibits. The recitals and exhibits incorporated in this ordinance constitute the City Council's written findings protecting the public's health, safety, and welfare.

Section 4. Authorization to take additional steps. The City Council hereby authorizes the Mayor, City Administrator, City Staff, and City Consultants to take any additional steps and actions necessary or convenient to accomplish the intent of this ordinance.

Section 5. Effective date of this ordinance. This Ordinance takes effect and is in force after its passage and publication, per Section 3.05 of the City Charter.

Public Hearing: March 6, 2023

First Reading: March 13, 2023

Second Reading: _____

Publication Date: _____

Faribault City Council

Kevin F. Voracek, Mayor

ATTEST:

Timothy C. Murray, City Administrator

Exhibit A: **Minor Subdivision Depiction**

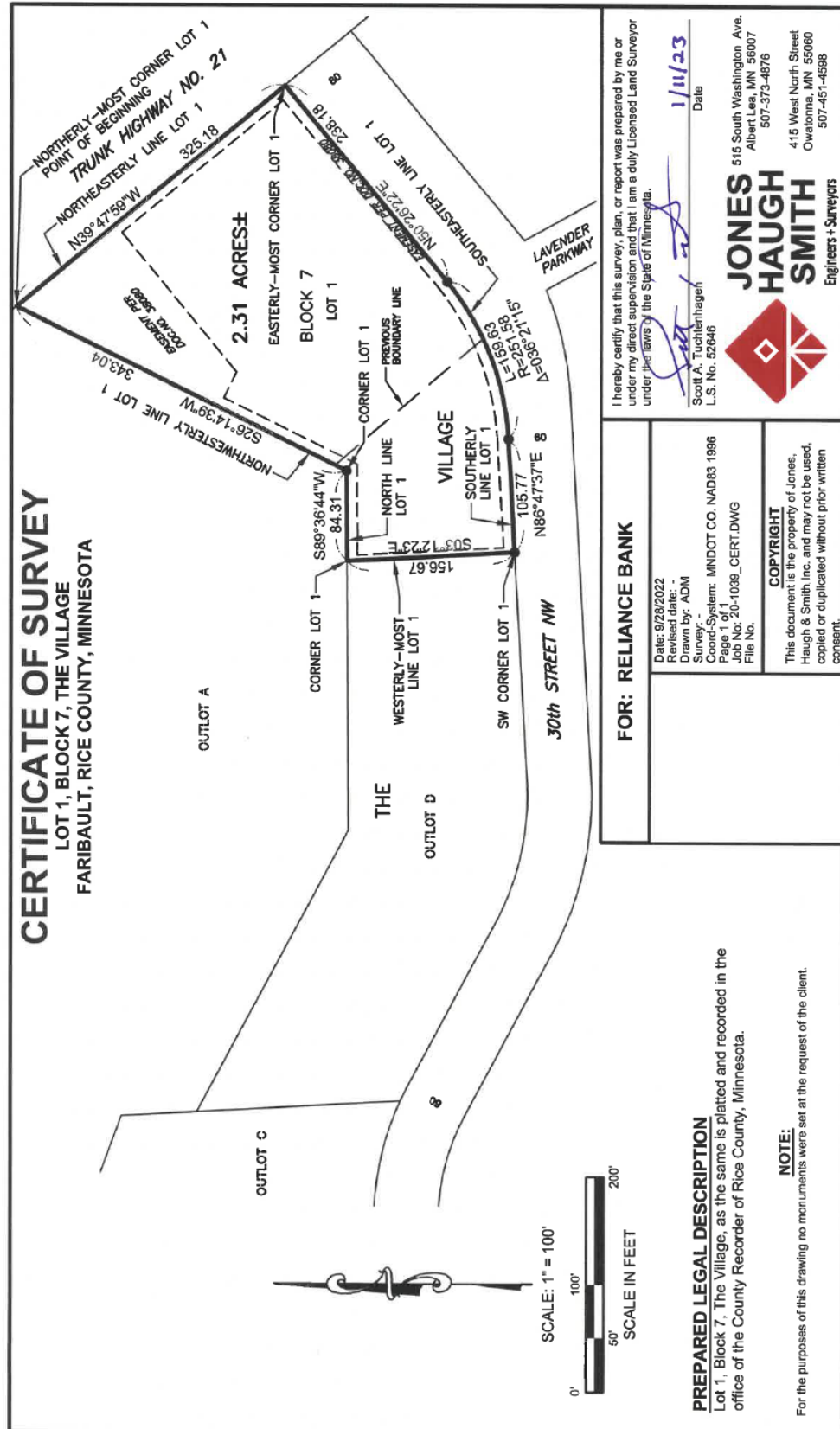
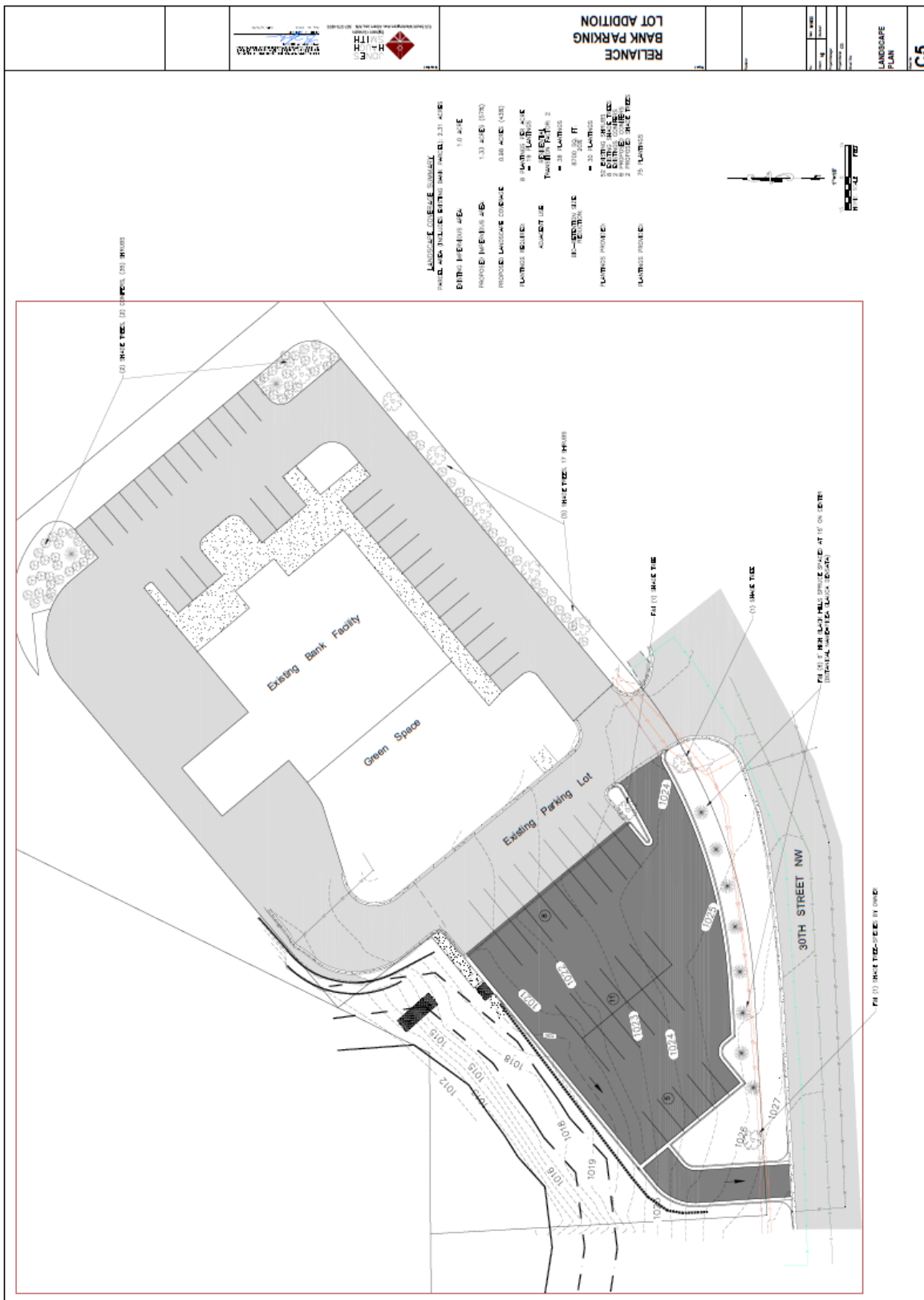


Exhibit B

Site Plan



B-1



Request for Planning Commission Action

TO: Planning Commission
FROM: Peter Waldock, AICP Planning & Zoning Coordinator
MEETING DATE: February 21, 2023
SUBJECT: PUD Amendment and Minor Subdivision Plat Approval for a Parking Lot Expansion by Reliance Bank at 2300 30th St. NW

Background:

Steve Underdahl, on behalf of Reliance Bank has requested approval of plans for the expansion of the parking lot at Reliance Bank's site at 2300 30th Street NW. The site is within THE VILLAGE Planned Unit Development (PUD) approved in 2004. The PUD was amended in 2005 to enlarge Outlot D of the plat for future development on the parcel. The development did not occur and the bank acquired the outlot.

The application will shift a shared lot line to restore Outlot D and Lot 1, Block 7 of THE VILLAGE subdivision plat to their original size and configuration as first platted in 2004. The parking lot expansion plan is consistent with the original PUD for this site.



Discussion:

Comprehensive Plan. The subject site is guided for Planned Residential on Outlot D, and guided for Commercial use on Lot 1, Block 7 (the existing bank site).

Zoning. The site is zoned C-2 Highway Commercial District over the bank site on Lot 1, Block 7 and the vacant lot, Outlot D, is zoned R-3, Medium Density Residential District. Both lots are within THE VILLAGE PUD. The C-2 District boundary is not intended to cross through the middle of a lot. So as Lot 1, Block 7 is restored to the original size and shape, the district boundary will be adjusted on the zoning map to match.

Minor Subdivision Application. The application will shift the common lot line between Lot 1, Block 7, and Outlot D, back to its original location. In 2005, the developer applied for a minor subdivision and PUD amendment to transfer west portion of Lot 1, Block 7, to Outlot D in order to enlarge the Outlot for future development. The development did not occur. The bank has acquired the Outlot and wishes to "undo" the 2005 minor subdivision in order to restore the commercial lot to its original size for a needed parking lot expansion.

PUD Amendment. The site is within THE VILLAGE PUD, with plans for commercial use on the corner of Highway 21 and 30th Street. The PUD plans included the expanded parking area of the current proposal. The PUD Amendment is needed to approve the lot line shift that is proposed. The parking plans proposed at this time are similar to the original PUD plans at the site.

Development Review. The Development Review Committee (DRC) considered this application at its meeting of February 7, 2023. The DRC determined the application will require a PUD amendment since that process was used by the City to approve the minor subdivision of the lots at this site in 2005. The DRC felt the parking lot plans were consistent with original PUD plans and recommended approval of the PUD amendment and parking lot expansion plans.

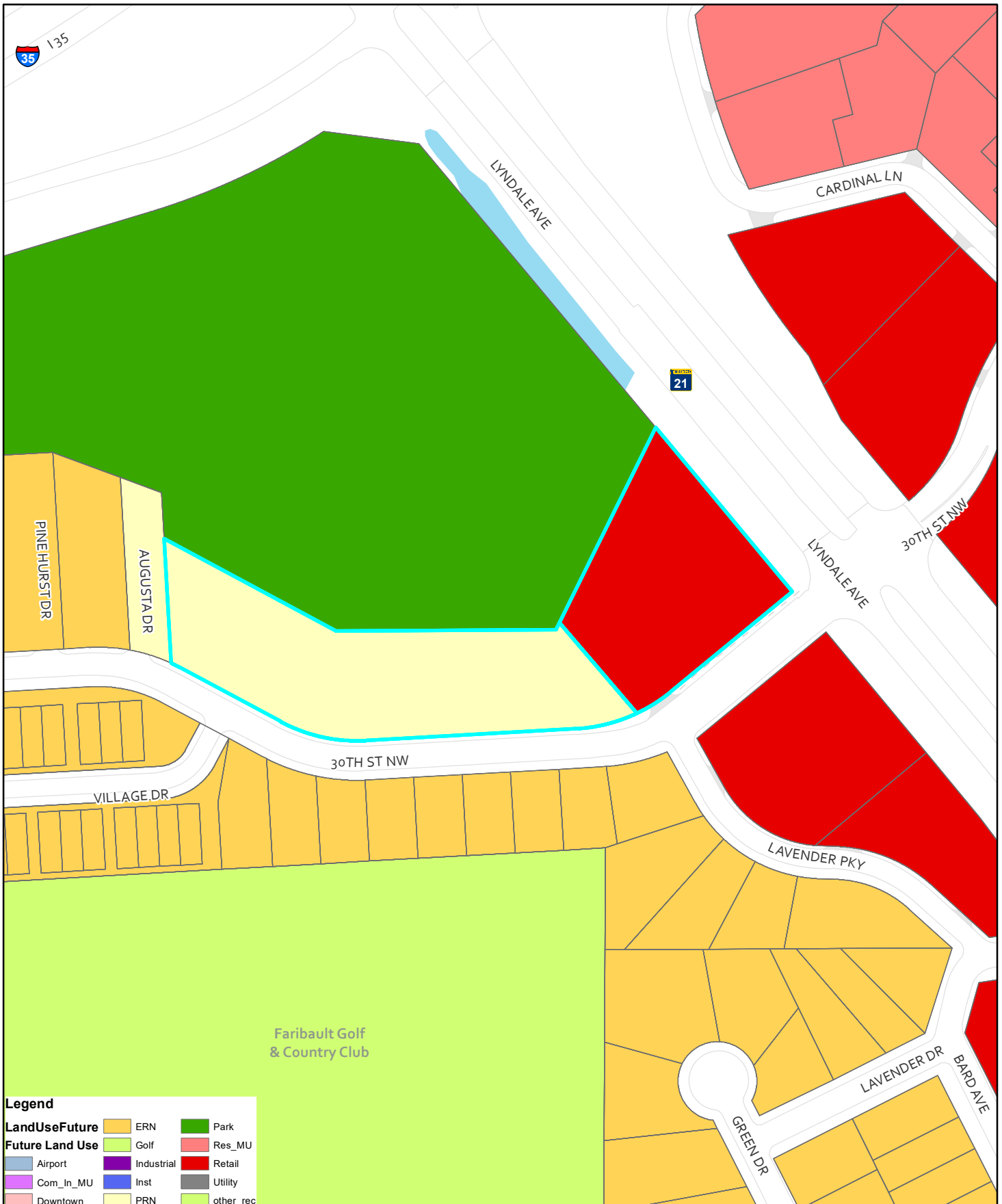
Recommendation:

Approve the proposed PUD Amendment to authorize administrative approval of the proposed minor subdivision and parking lot expansion for Reliance Bank.

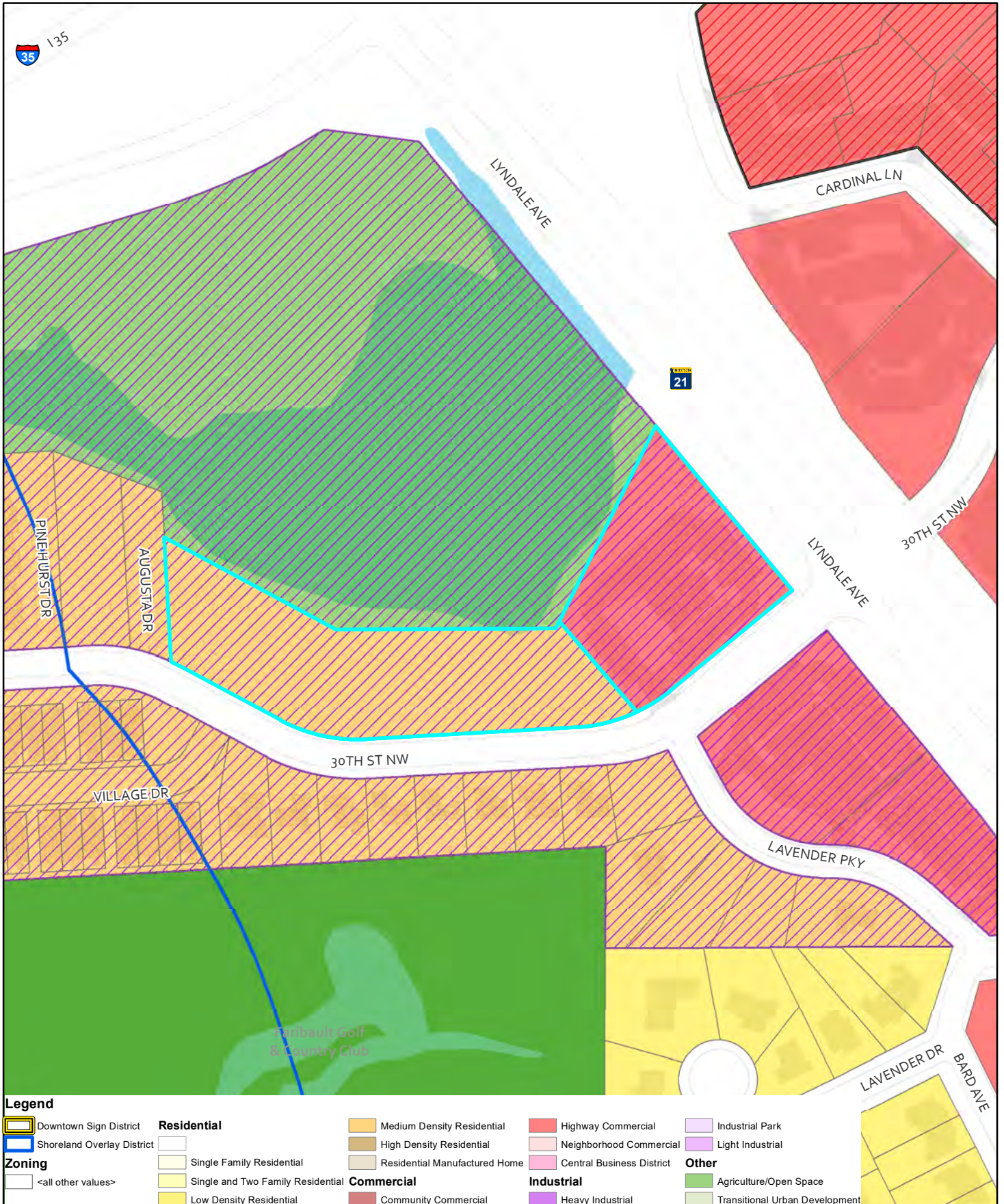
Attachments:

- Minor Subdivision Plat Depiction
- Parking Lot Expansion Plans

Reliance Bank - 2300 30th St NW Comprehensive Plan Map

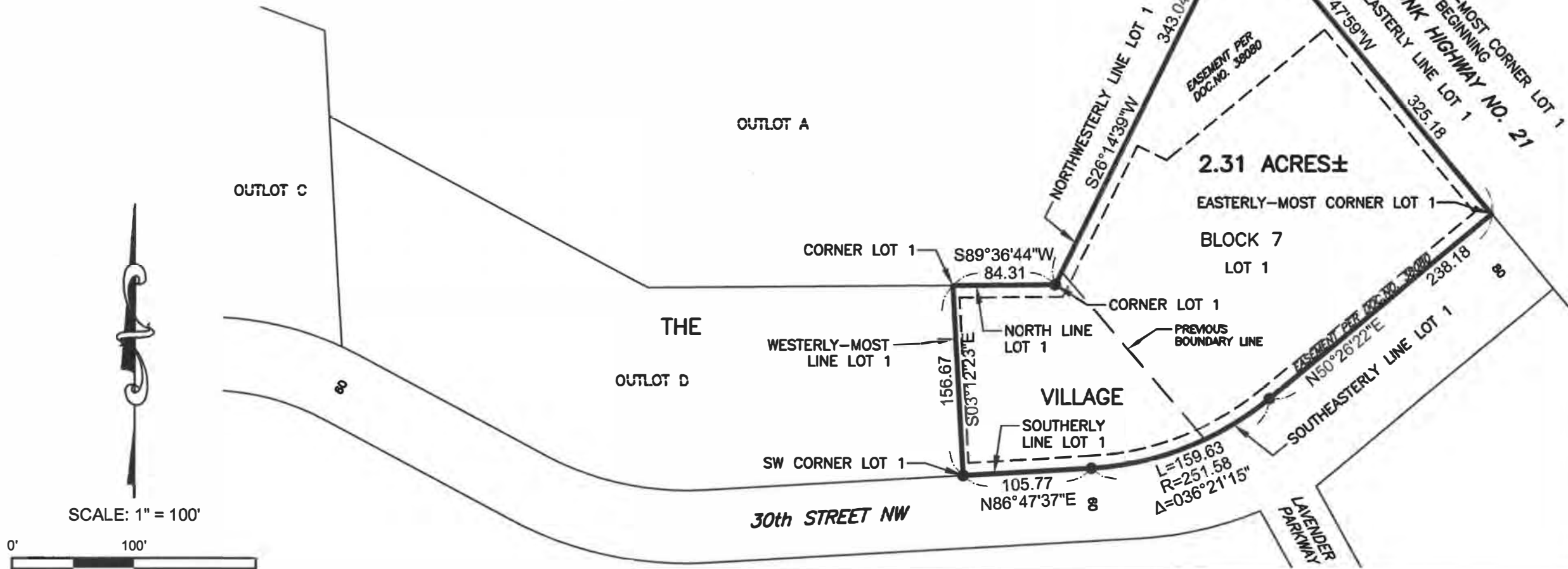


Reliance Bank - 2300 30th St NW Zoning Map



CERTIFICATE OF SURVEY

LOT 1, BLOCK 7, THE VILLAGE
FARIBAULT, RICE COUNTY, MINNESOTA



PREPARED LEGAL DESCRIPTION

Lot 1, Block 7, The Village, as the same is platted and recorded in the office of the County Recorder of Rice County, Minnesota.

NOTE:

For the purposes of this drawing no monuments were set at the request of the client.

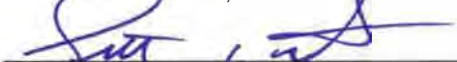
FOR: RELIANCE BANK

Date: 9/28/2022
Revised date: -
Drawn by: ADM
Survey: -
Coord-System: MNDOT CO. NAD83 1996
Page 1 of 1
Job No: 20-1039_CERT.DWG
File No.

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I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.


Scott A. Tuchtenhagen
L.S. No. 52646

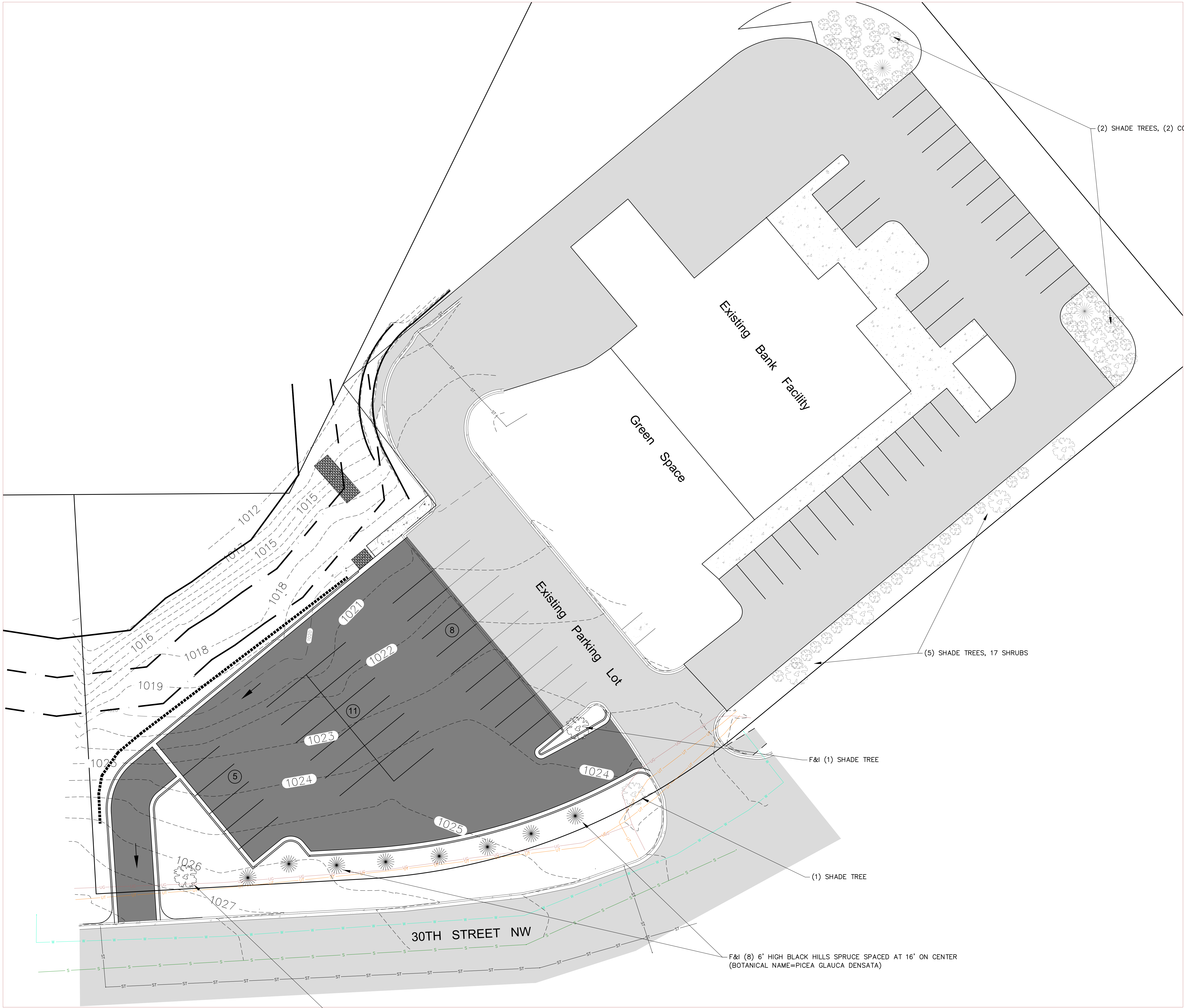
1/11/23
Date



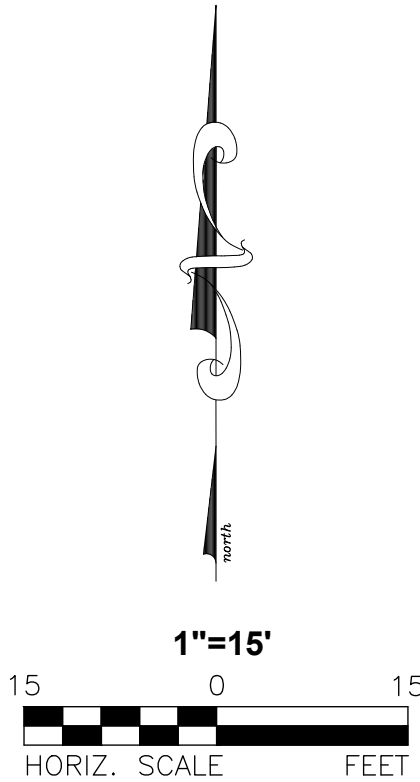
**JONES
HAUGH
SMITH**
Engineers + Surveyors

515 South Washington Ave.
Albert Lea, MN 56007
507-373-4876

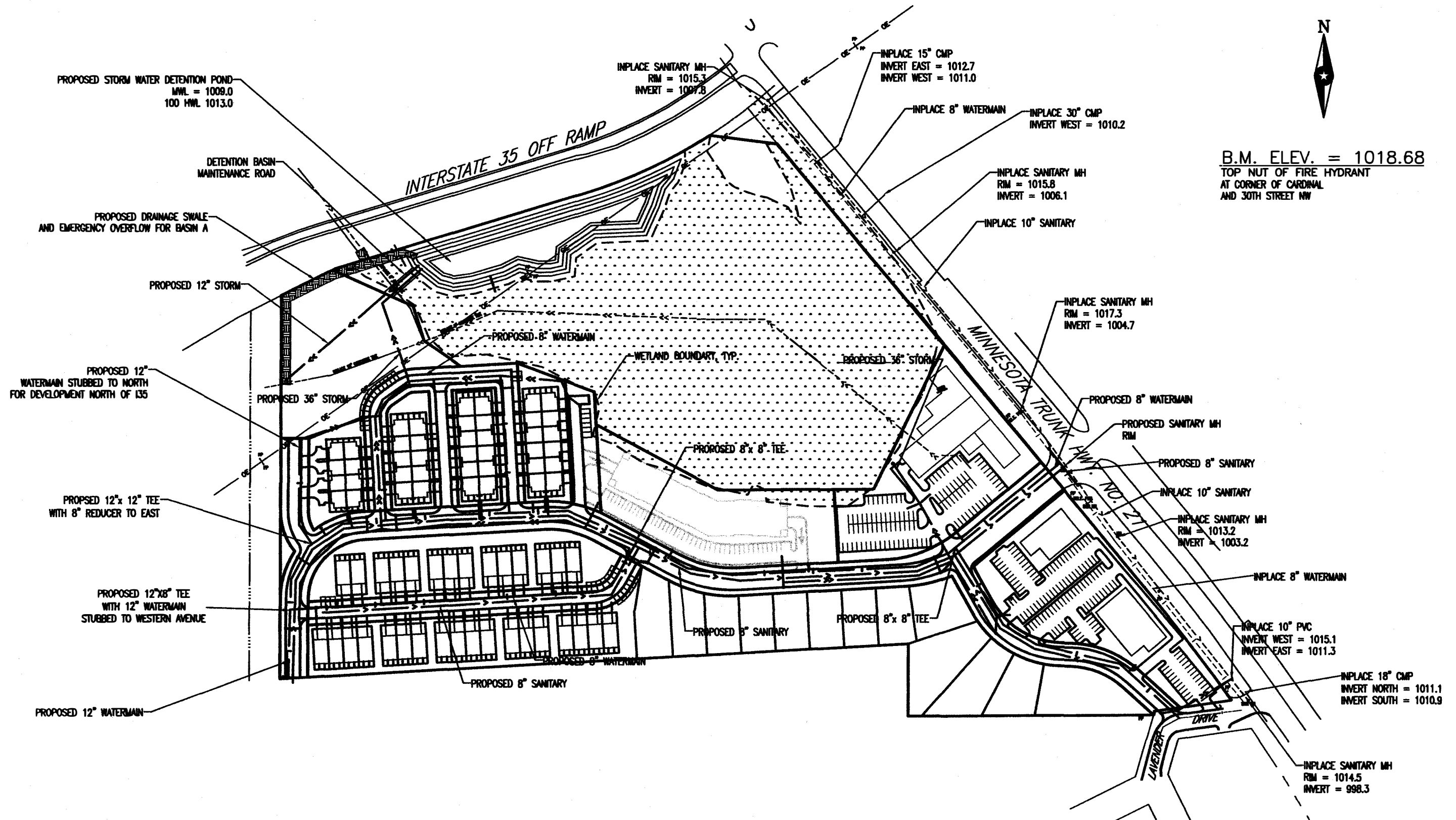
415 West North Street
Owatonna, MN 55060
507-451-4598



LANDSCAPE COVERAGE SUMMARY	
PARCEL AREA (INCLUDES EXISTING BANK PARCEL): 2.31 ACRES	
EXISTING IMPERVIOUS AREA:	1.0 ACRE
PROPOSED IMPERVIOUS AREA:	1.33 ACRES (57%)
PROPOSED LANDSCAPE COVERAGE:	0.98 ACRES (43%)
PLANTINGS REQUIRED:	8 PLANTINGS PER ACRE = 19 PLANTINGS
ADJACENT USE:	RESIDENTIAL TRANSITION FACTOR: 2 = 38 PLANTINGS
BIO-RETENTION SIZE: REDUCTION:	8700 SQ. FT. 20% = 30 PLANTINGS
PLANTINGS PROVIDED:	52 EXISTING SHRUBS 8 EXISTING SHADE TREES 2 EXISTING CONIFERS 8 PROPOSED CONIFERS 2 PROPOSED SHADE TREES
PLANTINGS PROVIDED:	75 PLANTINGS



Original PUD Plan - The Village



Eng. Proj. No. _____ SAP Proj. No. _____
City Proj. No. _____ Federal Proj. No. _____
County Proj. No. _____ CAD File Name **6811 PUD**
CSAH Proj. No. _____



I&S Engineers & Architects, Inc.

Offices in Mankato and Faribault, Minnesota
Mankato: 507-387-6651
Faribault: 507-331-1500
Email: info@is-ea.com
Web: www.is-ea.com

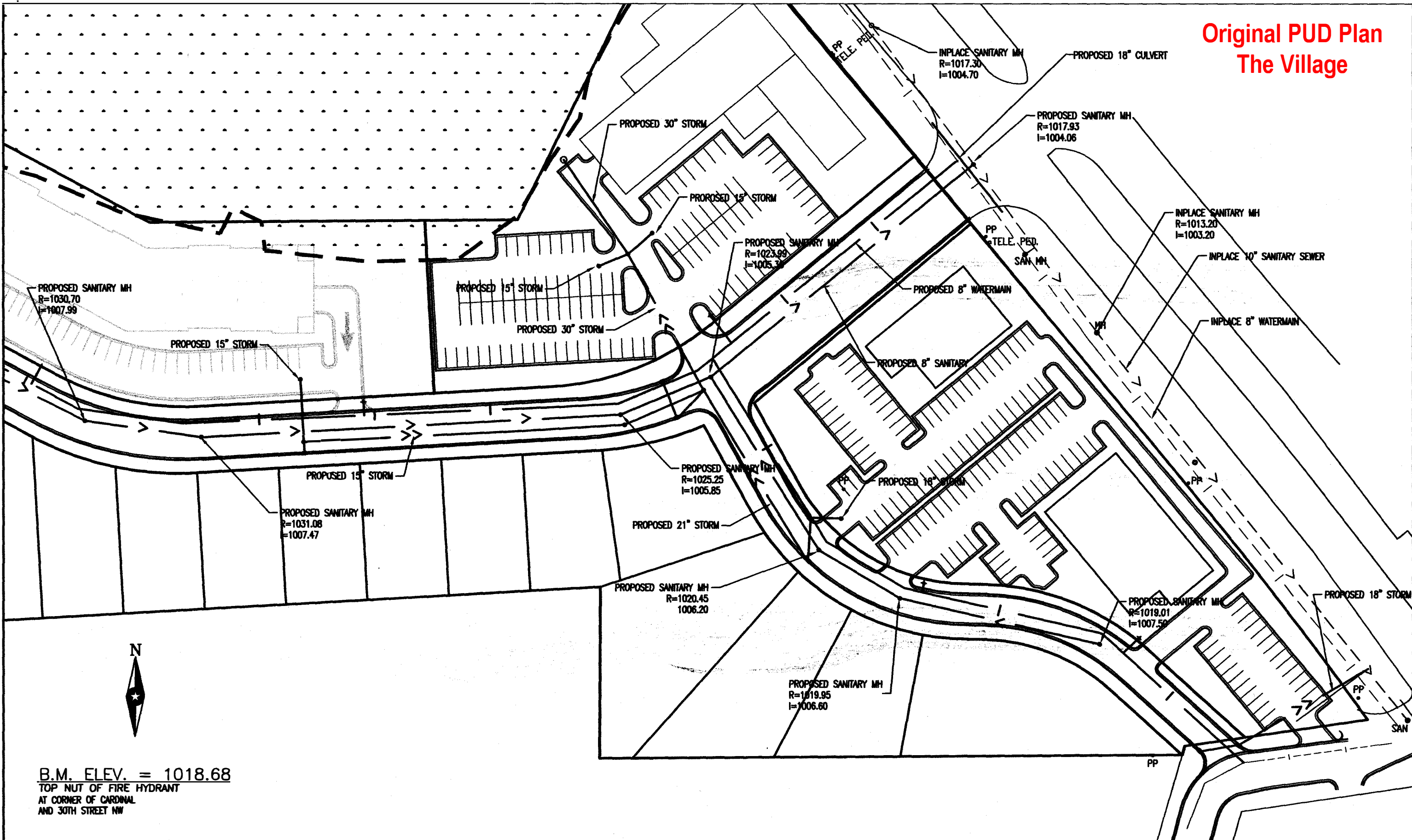
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE _____ LIC. NO. _____

REVISIONS

0 100
HORIZ. NA
SCALES: 1"=20' V 1"=10'

Original PUD Plan
The Village



B.M. ELEV. = 1018.68
TOP NUT OF FIRE HYDRANT
AT CORNER OF CARDINAL
AND 30TH STREET NW

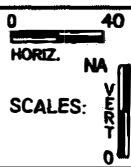
Eng. Proj. No.	_____	SAP Proj. No.	_____
City Proj. No.	_____	Federal Proj. No.	_____
County Proj. No.	_____	CAD File Name	6811 PUD
CSAH Proj. No.	_____		



I&S Engineers &
Architects, Inc.

Offices in Mankato
and Faribault, Minnesota
Mankato: 507-387-6651
Faribault: 507-331-1500
Email: info@is-ea.com
Web: www.is-ea.com

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	REVISIONS	
	1	
	2	
	3	
	4	
DATE	LUCINDA	



PROPOSED UTILITY LAYOUT 30TH STREET NW & LAVENDER PKWY THE VILLAGE FARIBAULT, MN		
SHEET	8	OF 20 SHEETS



REQUEST FOR PLANNING COMMISSION ACTION

TO: Planning Commission
THROUGH: David Wanberg, Community and Economic Development Director
FROM: Peter Waldock, AICP Planning and Zoning Coordinator
MEETING DATE: March 6, 2023
SUBJECT: Application by the City of Faribault, for a zoning map amendment to include specified existing public / institutional uses in the P/I, Public Institutional Zoning District.

Background:

The Planning Commission has authorized an application to reclassify the zoning district designation of certain public and institutional uses citywide. The City's 2040 Comprehensive Plan adopted on September 22, 2020, calls for the establishment of public and institutional zoning classifications to better address the needs of these uses while also assuring these uses are compatible with surrounding neighborhoods. The City Council adopted Ordinance 2022-3 creating the P/I, Public Institutional District in accordance with the Comprehensive Plan. This zoning map amendment application is the next step in the implementation of the plan.

The Comprehensive Plan states that institutional uses are areas guided for institutional use, including existing schools, religious institutions, government buildings, the county fairgrounds, and similar uses. This Land Use Plan identifies existing institutions that have an area of 2.5 acres or more (see photo below). Existing institutional uses that have an area under 2.5 acres are guided the same as the surrounding land use (see photo below). The Land Use Plan does not identify land for future institutional uses that are anticipated to be 2.5 acres or more. Future institutional uses greater than 2.5 acres will require an amendment to the Land Use Plan.

The Planning Commission has discussed this process in recent work sessions and determined that this application should include existing public and private school sites, places of worship, government facilities owned and operated by the City, County and State. The Planning Commission did not include the

fairgrounds and cemeteries in this zoning reclassification at this time to allow for further consideration of the unique aspects of these uses within this district.

Recommendation:

Planning Commission approval of findings in support of the proposed zoning reclassification proposed for Public / Institutional sites citywide, and recommend City Council approval of the rezoning ordinance as proposed.

Attachments:

1. V3 Ordinance 2023- __ Rezone Various Sites to P-I Public Institutional Dist
2. Land Use Plan Maps
3. Map Public-Institutional Zoning District Parcels

**CITY OF FARIBAULT
ORDINANCE No. 2023-____**

REZONE CERTAIN PROPERTIES TO P/I, PUBLIC / INSTITUTIONAL DISTRICT

WHEREAS, the Planning Commission has initiated a zoning map amendment to rezone certain properties with existing public or institutional uses to P/I, Public / Institutional Zoning District; and

WHEREAS, the public and institutional properties included in this rezoning proposal are located at multiple locations throughout the City as depicted on Exhibit A; and

WHEREAS, rezoning existing public and institutional properties will establish a zoning classification at these sites that is consistent with the Comprehensive Plan; and

WHEREAS, the City's Development Review Committee reviewed the rezoning proposal and recommends approval of the request; and

WHEREAS, the Planning Commission, on March 6, 2023, following proper notice, held a public hearing regarding the rezoning request; and

WHEREAS, the Planning Commission finds that it is appropriate to rezone existing public and institutional properties as proposed, based on the following written findings of the Planning Commission as required by Section 2-180 of the City's Unified Development Ordinance:

1. Criteria: Whether the amendment is consistent with the applicable policies of the City's Land Use Plan.

Finding: The proposed zoning is consistent with the City's Land Use Plan, which calls for the establishment of a zoning district classification that addresses the functional characteristics of Public and Institutional uses.

2. Criteria: Whether the amendment is in the public interest and is not solely for the benefit of a single property owner.

Finding: The proposed rezoning will be applicable to multiple sites citywide with existing school sites, places of worship, parks, government centers, government facilities, and similar uses of 2.5 acres and up owned by a variety of public and private entities.

- 3. Criteria: Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of a particular property.**

Finding: The proposed rezoning will apply to multiple sites citywide. The P/I Public / Institutional Zoning District regulations are intended to provide for uses that are compatible with uses generally found on adjoining properties to schools, parks and government facilities included in this district.

- 4. Criteria: Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of a particular property.**

Finding: The rezoning will apply to existing school sites, parks government facilities and places of worship and similar uses. It is not requested to change these uses. The P/I, Public / Institutional D allows additional flexibility to operate such uses in a manner compatible with surrounding uses.

- 5. Criteria: Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of a particular property.**

Finding: The proposal will change the zoning classification of existing public and institutional uses throughout the city in accordance with the Comprehensive Plan.

WHEREAS, the City Council held a public meeting on March 13, 2023, to consider approval of the first reading of Ordinance 2023-___; and

WHEREAS, the City Council also held a public meeting on _____, to consider approval of the second reading of Ordinance 2023-___; and

WHEREAS, based on the City Staff report, the results of the public hearing, and the written findings of the Planning Commission, the City Council of the City of Faribault concurs with the written findings of the Planning Commission and makes the identical findings.

NOW, THEREFORE, THE CITY OF FARIBAULT ORDAINS:

Section 1: Findings and Incorporation of Recitals and Exhibits. Where applicable, the recitals and exhibits incorporated in this ordinance constitute the written findings of the City Council.

Section 2: Rezoning. The City Council hereby rezones the Property graphically depicted in Exhibit A to P/I, Public / Institutional District.

Section 3: Official Zoning Map. The City does not need to republish the City's official zoning map to show the rezoning. However, the City Planner shall show the rezoning on the official zoning map on file with the City.

Section 4: Authorization to take Additional Steps. The City Council authorizes and directs the Mayor, City Staff, and City Consultants to take any additional steps and actions necessary and convenient to accomplish the intent of this ordinance.

Section 5: Effective Date. This ordinance is effective immediately upon its passage and publication per the City Charter.

Public Hearing:	March 6, 2023
First Reading:	March 13, 2023
Second Reading:	_____
Published:	_____

Faribault City Council

Kevin F. Voracek, Mayor

ATTEST:

Timothy C. Murray, City Administrator

EXHIBIT A **Map Showing the Proposed Rezoning**

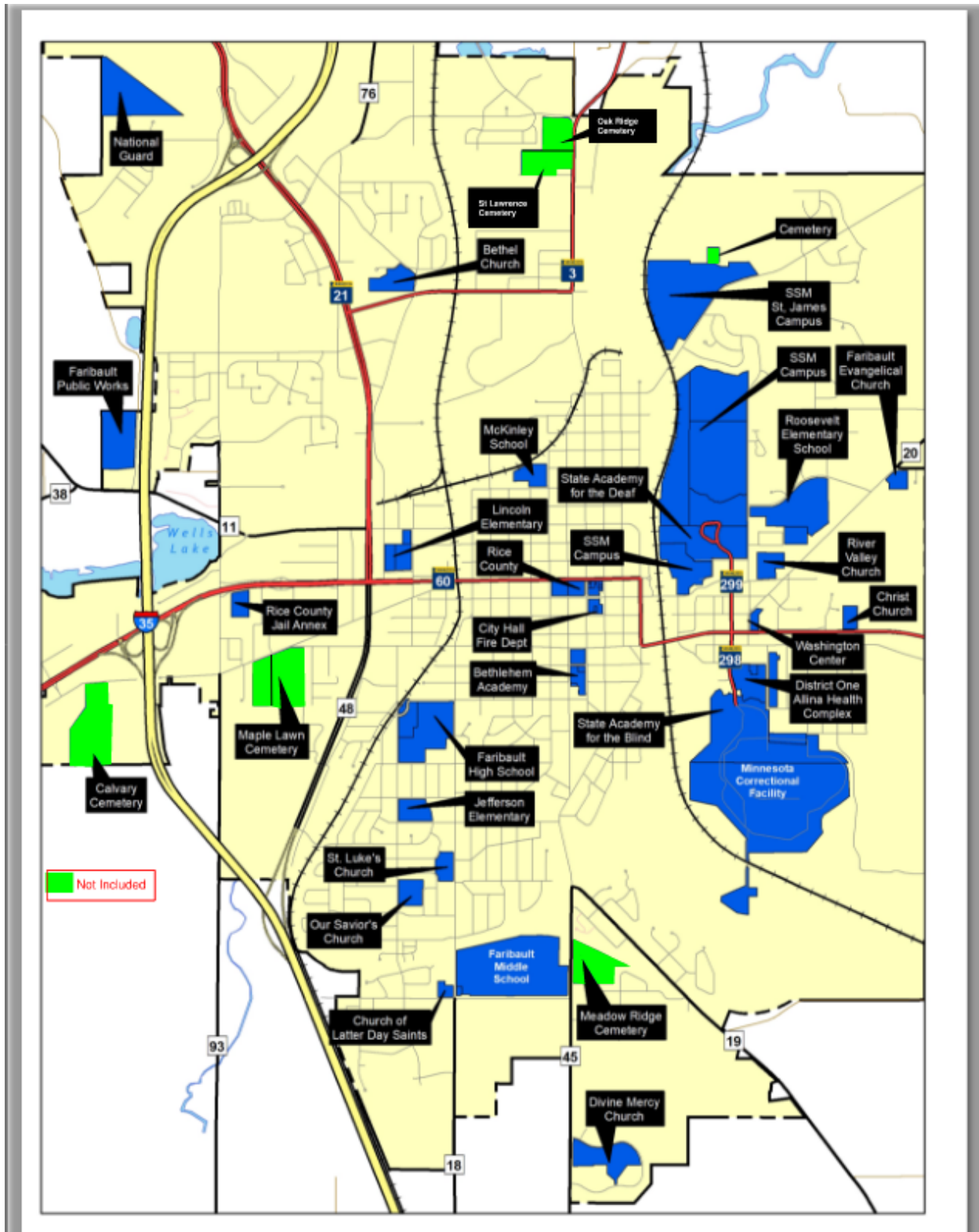
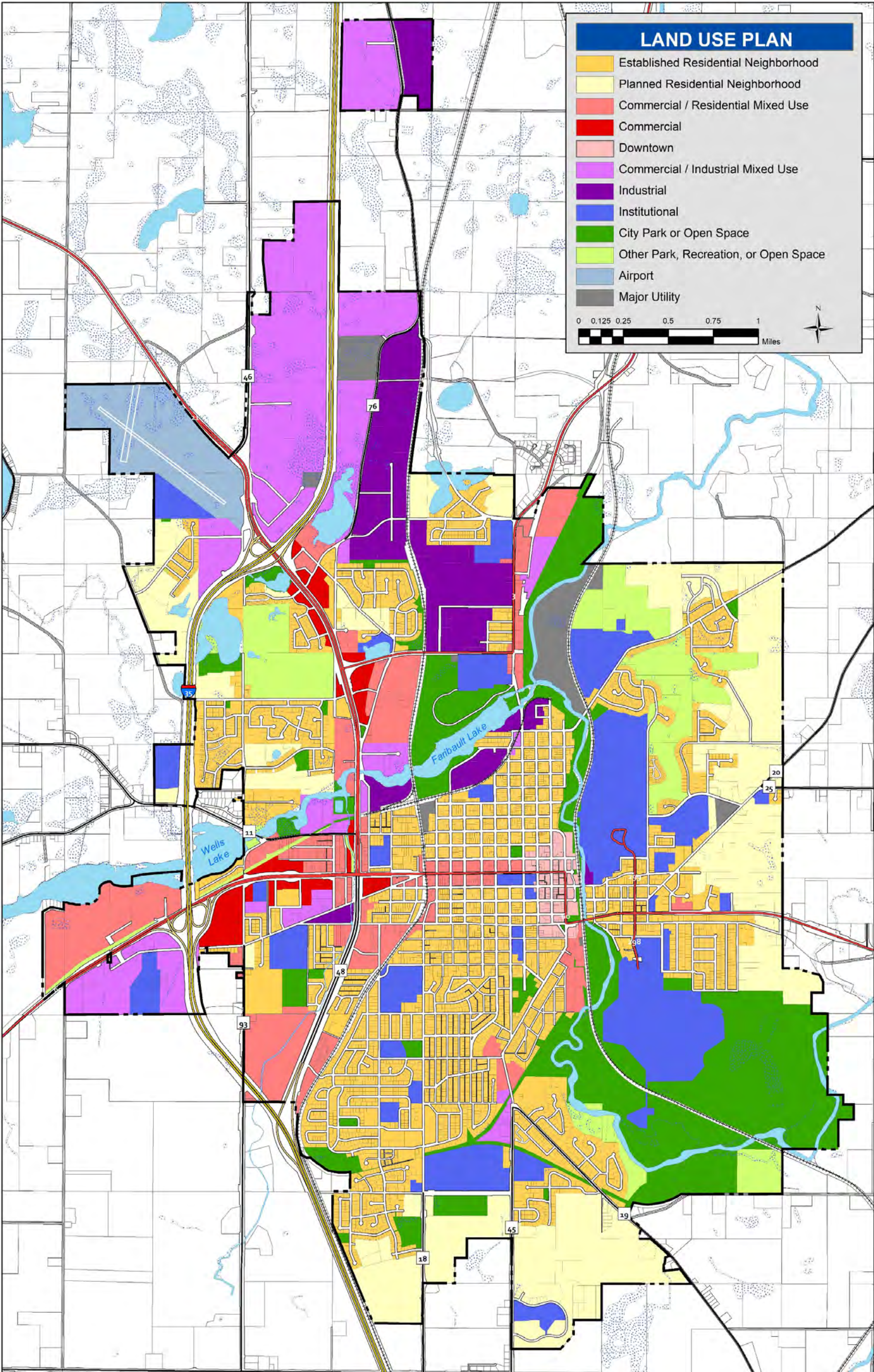


Figure 3: Proposed Public/Institutional Zoning District



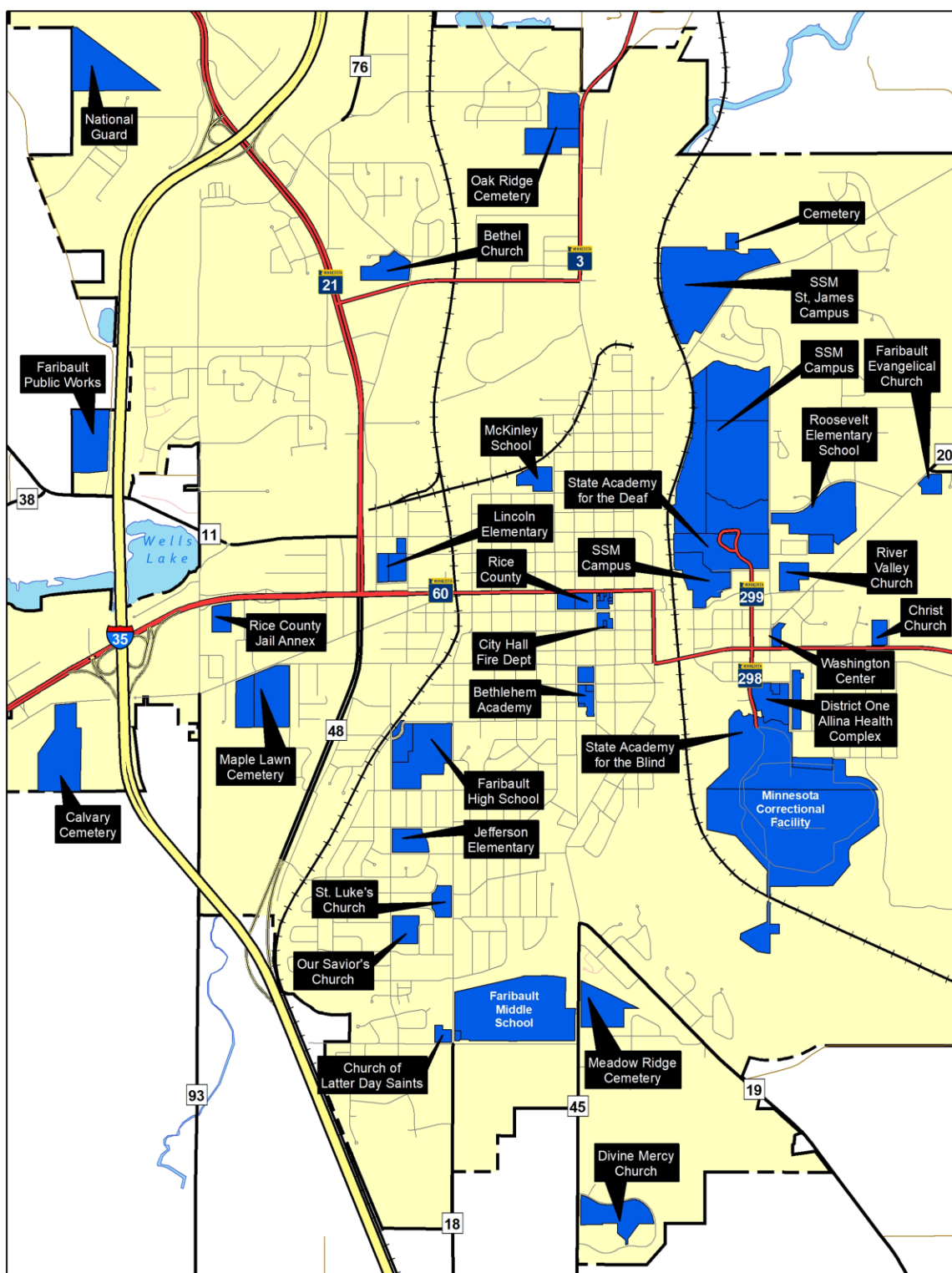


Figure 3: Proposed Public/Institutional Zoning District