



Planning Commission Work Session
Monday, May 6, 2024 at 6:00 PM
Public Meeting Room

AGENDA

- 1. Call to Order**
- 2. Items for Discussion**
 - A. Laundry Services in C-1 Zoning
 - B. MightyFine! Coffee at 4th St NW and 2nd Ave NW
- 3. Routine Business**
- 4. Future Discussion**
- 5. Adjournment**

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



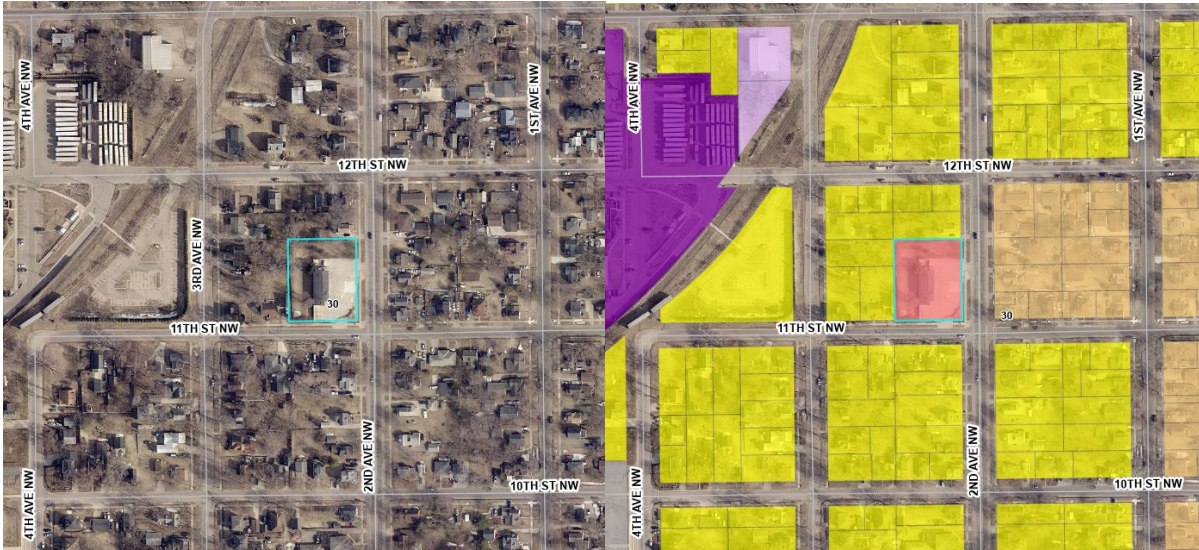
Staff Report to the Planning Commission

TO: Planning Commission
THROUGH: David Wanberg, Community & Economic Development Director
FROM: Harry Davis, City Planner
MEETING DATE: May 6, 2024
SUBJECT: Laundromat/Laundry Services in C-1 Zoning Districts

Request:	JC Ahlers (applicant) initiated a zoning text amendment to allow laundromats and/or laundry services in the C-1 zoning district.
Recommendation:	The City Planner recommends the Planning Commission discuss and determine the feasibility of the request. The Planning Commission should give staff and the applicant direction on a path forward.
Recommended Motion:	No motion is needed during a work session.

Background:

In February 2024, the applicant and City Planner initiated a discussion on converting an old Kwik Trip gas station and convenience store into a laundromat with laundry services (think wash-fold-dry; or drop your laundry off to be washed and folded and not including dry cleaning). The current zoning for the property is C-1, which does not allow a laundromat or laundry services. These services are allowed in C-2, C-3, and CBD.



Aerial and zoning maps of the property and context of interest to the applicant.

From there, the City Planner came up with two options: rezone the property to a zoning district that would permit a laundromat by-right or by conditional use; or amend the C-1 zoning district list of permitted or conditional uses. The applicant chose to request amending the existing C-1 zoning district to allow a laundromat or laundry services by-right.

Discussion:

Faribault Code

In the UDO, self-service laundromats and other laundry or dry-cleaning services are separated across the code. “Dry-cleaning establishment” is allowed in all commercial zoning districts as it falls under general retail sales and services (see Sec 11-30(F)(1)(h)). However, “self-service laundry” is a separate use in the commercial use table and is not allowed in C-1. “Cleaning services and laundries” is another use identified in the industrial districts use table.

City code does not provide definitions for self-service laundry, commercial laundry, and dry-cleaning, so it is unclear why a distinction is made. The City Planner suggests the following reasons may contribute to the distinction:

- A self-service laundromat may have longer hours available to clients, which generates more traffic, activity, and noise.
- Dry-cleaning services typically do not have cleaning machines on-site due to their high cost and use of chemicals.
- A self-service laundromat will generate odors vented into the air, which some may find unpleasant.
- “Cleaning services and laundries” is a broad definition and inclusive of many possible uses, but this may be deliberate to permit flexibility in laundromats and self-service laundry on up to commercial businesses doing dry-cleaning or operating a cleaning business with commercial traffic, high use of chemicals, and consistent smells or noise.

Under Sec 7-30 which regulates development standards, self-service and commercial laundry services shall vent and direct odors, gas, and fumes away from residential uses.

Under Sec 8-200 which regulates off-street parking requirements for different uses, none of the above names for laundry services are used. "Commercial laundry" is the only use identified and related to any laundry services. It is unclear if this use applies to self-service and large-scale commercial laundry businesses since dry cleaning falls under general retail.

As a refresher, the intent or purpose behind C-1 is as follows:

"The purpose of the neighborhood commercial district is to provide for the establishment of local centers for convenience, office, retail, or service outlets. These centers are located in close proximity to residences and are to be arranged and designed to be a functional and harmonious part of a residential neighborhood. It is the intent of this ordinance that the location and nature of these commercial activities be reasonably serviced with public sidewalks or other pedestrian access. The district is not intended to draw customers from the entire community, but to be limited in size and number of uses to assure continued compatibility with surrounding residential uses."

Peer Cities

The City Planner reviewed codes of Owatonna, Lakeville, and Northfield for ideas on how other communities regulate laundromats and similar services. In summary, all three peer cities do not treat dry-cleaning and self-service or other laundry services differently. All three permit these uses as neighborhood-level or service businesses in all commercial districts. None of these cities have performance standards attached to laundry businesses, aside from regular noise/odor, general development, and zoning restrictions.

Options

Below are possible options to address the applicant's request:

1. *Amend "Table 11-1. Principal uses in the commercial districts." in Sec 11-30 to allow self-service laundromats as a permitted use in C-1.*

This option is in line with how other cities nearby see laundromats and laundry services: a neighborhood business and amenity suitable for placement within and on the borders of residential neighborhoods.

2. *Amend Sec 11-30(F)(1)(h) to read "Dry-cleaning, laundry services, and self-service laundromat establishments".*

This option is also in line with how other cities nearby see laundromats and laundry services: a neighborhood business and amenity suitable for placement within and on the borders of residential neighborhoods.

*****City Planner recommends this option.*****

3. *Amend "Table 11-1. Principal uses in the commercial districts." in Sec 11-30 to allow self-service laundromats as a conditional use.*
This option allows for public review and Council approval of a laundry service before construction or operation. A laundromat would be seen as a neighborhood business and amenity suitable for placement within and on the borders of residential neighborhoods as long as it meets the criteria for granting a conditional use.
4. *Not amend uses for C-1 and:*
 - 4.1. *Suggest the applicant look elsewhere.*
 - 4.2. *Suggest the applicant rezone the property.*Choosing option 4.1 and 4.2 above would be based on discussion from Planning Commission and should include feedback on why the code shouldn't be amended and/or why the property cannot be rezoned to a different zoning district that allows laundromats.

From an administrative standpoint, staff also suggests the following options to clarify code:

If the Planning Commission finds the most merit in Options 1, 2, or 3:

- A. Definitions for the uses identified above in this report.
 - a. Examples:
 - i. Laundromat. A facility where patrons wash, dry, or dry clean clothing or other fabrics in machines operated by the patron.
 - ii. Dry cleaning establishment. An establishment or business maintained for the pickup and delivery of dry cleaning and/or laundry without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises.
- B. Alter "cleaning services and laundries" into "commercial laundry" with a definition:
 - a. (Example) Commercial laundry. An establishment where clothing, linens, rags, rugs, or other articles are washed for remuneration by the employee(s) or agent (s) of the establishment in addition, but not limited to, industrial laundries providing services for commercial and industrial businesses not located on the same site and linen services that launder on-premises.

In addition to A and B above, if the Planning Commission find the most merit in Options 1 or 3:

- C. Clarify parking requirements associated with "commercial laundry" and "self-service laundromats".

In addition to A and B above, if the Planning Commission find the most merit in Option 2:

- D. Remove "self-service laundry" from list of uses in Table 11-1.

Criteria for Adopting a Zoning Text Amendment

The following are criteria for adopting a zoning text amendment:

1. Whether the amendment is consistent with the applicable policies of the city's Land Use Plan.
2. Whether the amendment is in the public interest and is not solely for the benefit of a single property owner.
3. 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.
4. 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.
5. 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.

If the Planning Commission does not see merit in amending the ordinance or changing the zoning for the applicant's property of interest, the Planning Commission should suggest findings related to the above criteria.

If the Planning Commission does see merit in amending the ordinance, commissioners are encouraged (and required farther down this process) to suggest findings for criteria 1 and 2. Criteria 3 and 5, while applying mostly to specific properties, may have appropriate findings when considering existing C-1 properties and their historical uses within context. Criteria 4 will ultimately not apply to a zoning text amendment.

Recommendation:

The City Planner requests the Planning Commission discuss the above information and options and provide staff with direction and answer the following questions:

1. What additional information would be helpful to know prior to staff creating draft ordinance language?
2. Would Commissioners want to engage City Council for feedback and ideas prior to a public hearing?

Attachments:

- Applicant's Reasoning for Zoning Text Amendment
- Peer Cities Review
- Locations of Existing C-1 Zoned Property Across Faribault

Reasons for requested amendment:

The easiest point to make would be that we have had previous C1 zoned buildings that have been used as laundromats (127 14th ST NW) and ones that are currently being used (704 Central Ave) for laundry service. In my opinion, to not allow my proposed building (1112 2nd Ave NW), to not have the same provisions wouldn't make a lot of sense considering it's for the same purpose.

Statement of why amendment should be granted:

The easiest answer for me is the same as the reason for request. Also, we are trying to add a service that would definitely add value to the people of the city that use laundry services. We have over 900 new apartments alone in FBLT and have recently lost one of the largest laundromats serving the area. This would help fill the need for more places to wash their clothes.

Benefits:

There are over 3000 renter occupied households in the surrounding area (1-3 Miles radius) with over 2500 of those below average household incomes. Approximately 35% of all renter occupied homes and 40% of households with lower than average incomes use laundromats. We would be adding another laundromat to help with the growing needs for family to have quality laundry service. Not everyone has access to laundry facilities at home, especially in rental properties or for those experiencing homelessness. A community laundromat ensures everyone has a basic necessity covered.

Impacts of the proposed amendment for those impacted by it:

By adding a fully attended laundromat, with new equipment, fully automated to use all types of card swiping payment for all laundry/drying machines, as well as traditional cash options, with an abundance of off street parking, we would be giving the clients a better facility to service their needs. We would also implement a drop, wash and fold service (DWF) to handle all consumer's laundry needs in one facility. When businesses invest in the local area, residents often reciprocate by supporting them. This can lead to a cycle of mutual benefit, where both the business and the community thrive together.

Relationship with city plans:

I'm not sure I know exactly what the community plans are for Faribault as a city, but I would imagine that growth is in the plans. With 21 washers from 20-85lb capacity and 26 dryers with the same capacities and room to add more in the future, I think that we would be a good partner with those same plans for the future of Faribault. Overall, a new laundromat in Faribault, MN, can serve as more than just a place to do laundry; it can become an integral part of the community, providing convenience, social interaction, and economic growth.

Peer Cities Review

Northfield

(BB) **Personal Services**. Establishments that are primarily engaged in providing **services** generally involving the care of the **person** or **person's** possessions. **Personal services** may include, but are not limited to, laundry and dry-cleaning **services**, barber shops, beauty salons, health and fitness studios, music schools, informational and instructional **services**, tanning salons, and portrait studios.

Table 2.7-1: Permitted Principal Uses																
Use Category and Use Type *Fixed-Boundary Zoning District P = Permitted Use C = Conditional Use PE = Pre-Existing Use [#] Reference to Notes at Bottom of the Table	Base Zoning Districts									Special Base Zoning Districts				Floating Zoning Districts		Use-Specific Standards in Section:
	R1	R2 [1]	R3 [1]	R4	N1 [1]	N2	C1 [3]	C2 [4]	I1	A-S	CD-S [2]	PB-S	PI-S	NC-F	ED-F	
Personal Services	—	—	—	—	—	—	P	P	P	—	—	—	—	—	C	

Owatonna

§ 157.021 BUSINESS DISTRICTS.

Uses	B-1⁽¹⁾	B-2	B-3
Drive up or drive through facilities from which business is transacted directly with customers located in a motor vehicle during such business transactions	C	C	C
Drug stores	P	P	P
Dry cleaning and laundromats	P	P	P
Essential services	P	P	P
Financial institutions	P	P	P
Florist shop	P	P	P
Food vending vehicle			C

Lakeville

COMMERCIAL USE: The principal use of land or buildings for the sale, lease, rental or trade of products, goods, and services, including, but not limited to, the following unless specifically defined by this title:

A. Office (General): An establishment located within a building or portion of a building for the conduct of business activities involving predominantly professional, or administrative service operations including attorneys, financial advisors, consultants, insurance, and other uses of similar character.

B. Office (Medical): An establishment located within a building or portion of a building for the conduct of business activities involving predominantly professional medical or dental service operations, outpatient health services, and other uses of similar character.

C. Restaurant (Convenience): An establishment that serves food and/or beverages, in or on disposable or edible containers, for consumption on or off premises, including drive-in restaurants, and including drive-through facilities.

D. Restaurant (General): An establishment which serves food in or on nondisposable dishes to be consumed primarily while seated at tables or booths within the building.

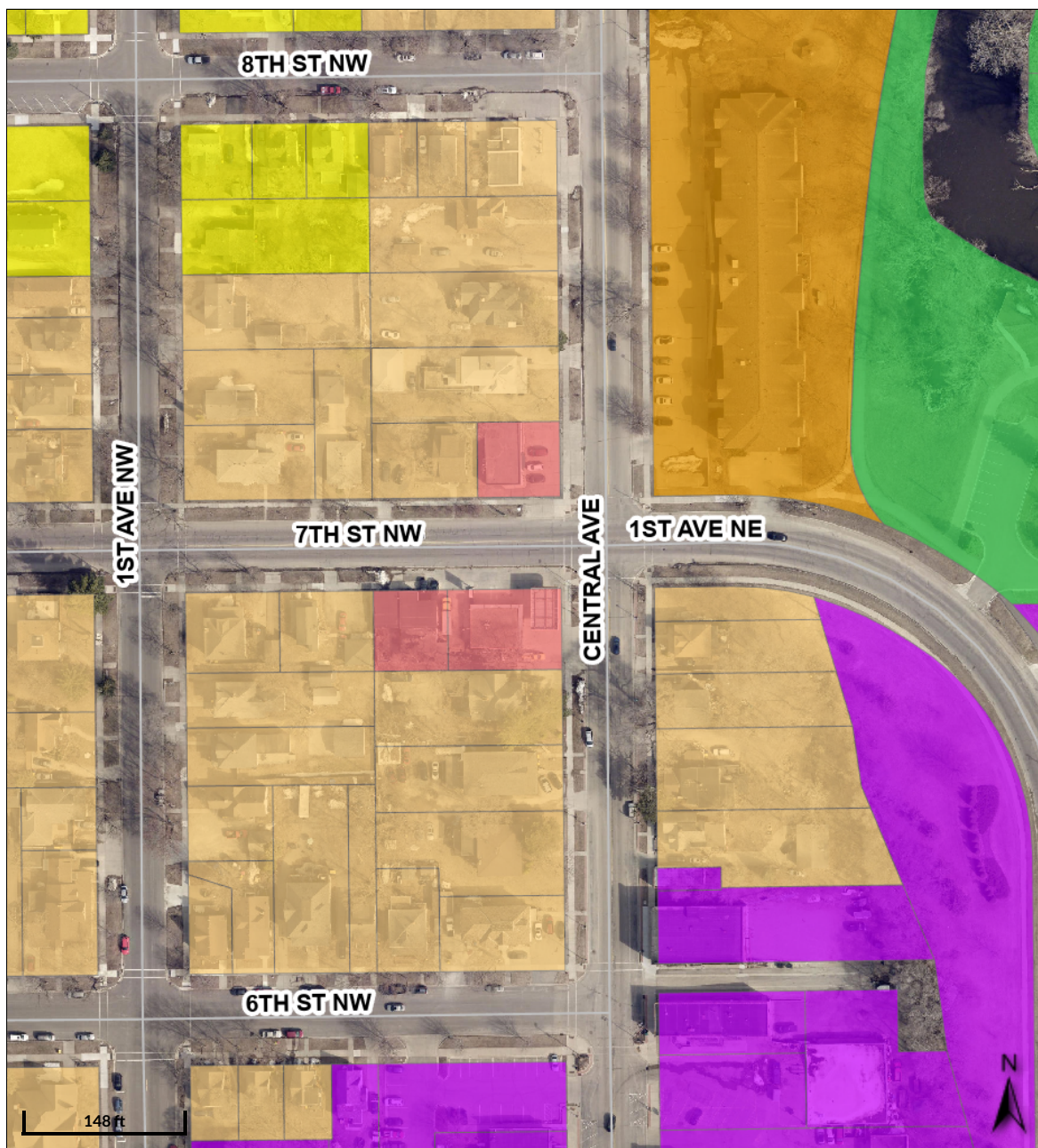
E. Retail Business: An establishment engaged in the display and sale of products produced off site directly to consumers within a building or portion of a building, excluding any exterior display and sales.

F. Service Business (Off Site): A company that provides labor, maintenance, repair and activities incidental to business production or distribution where the service is provided at the customer's location, including delivery services, catering services, plumbing and sewer services, and other uses of similar character.

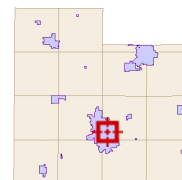
G. **Service Business (On Site)**: An establishment that provides labor, maintenance, repair and activities incidental to business production or distribution where the customer patronizes the location of the operation, such as banks, copy centers, barber/beauty salons, tanning salons, **laundromats, dry cleaners**, funeral homes and mortuaries, animal grooming, appliance repair, tailor shops, travel bureaus.

Permitted use in:

- M-1, Mixed Use
- M-2, Mixed Use
- O-R, Office/Residential Transition
- C-1, Neighborhood Commercial
- C-2, Highway Commercial
- C-3, General Commercial
- C-CBD, Commercial-Central Business District



Overview



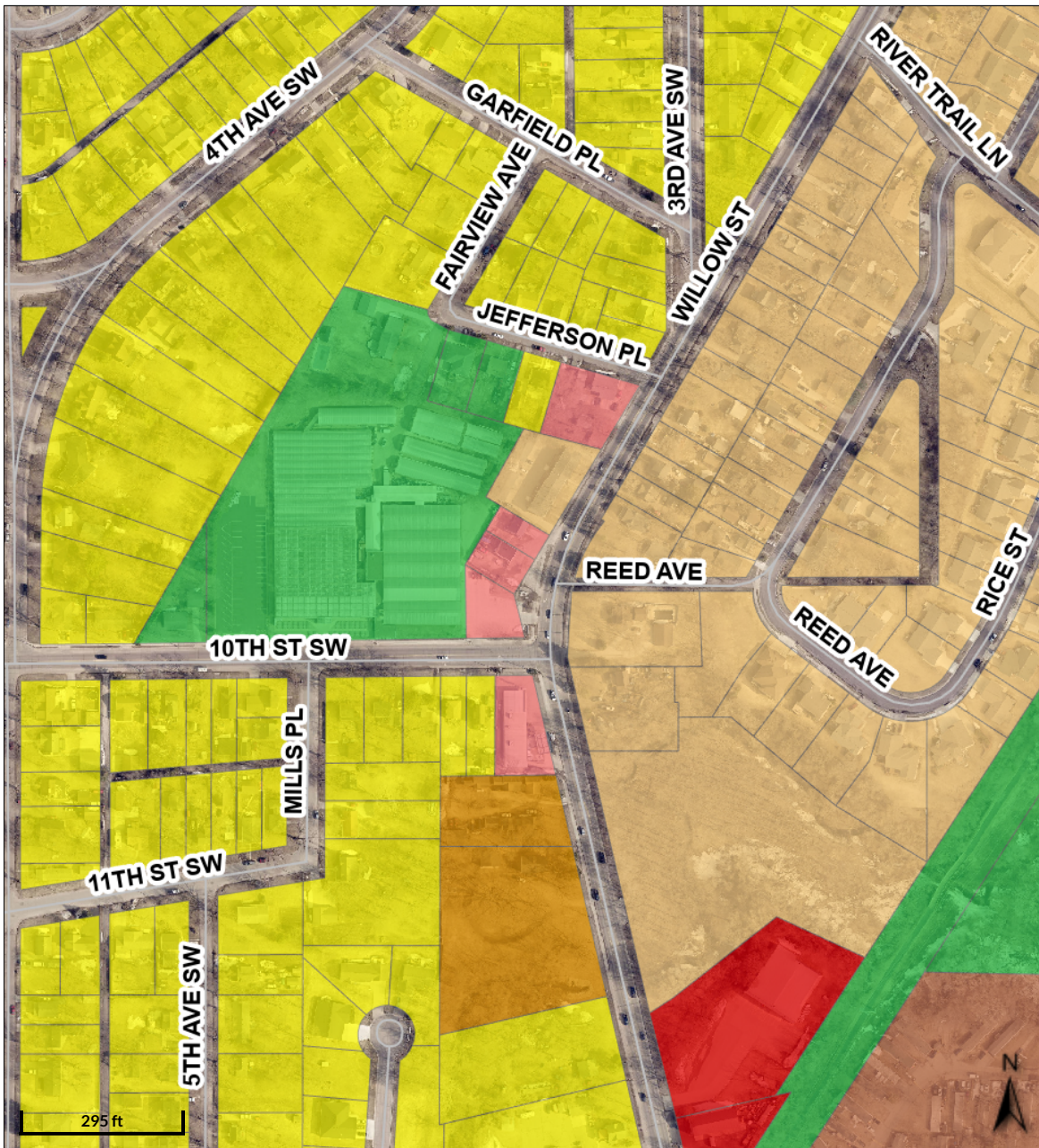
Legend

- Roads
- Road Numbers
- Faribault Zoning**
 - C-1
 - C-2
 - C-3
 - CBD
 - I-1
 - I-2
 - I-P
 - O
 - P-I
 - R-1
 - R-1A
 - R-2
 - R-3
 - R-4
 - RM
 - TUD

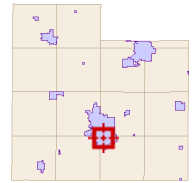
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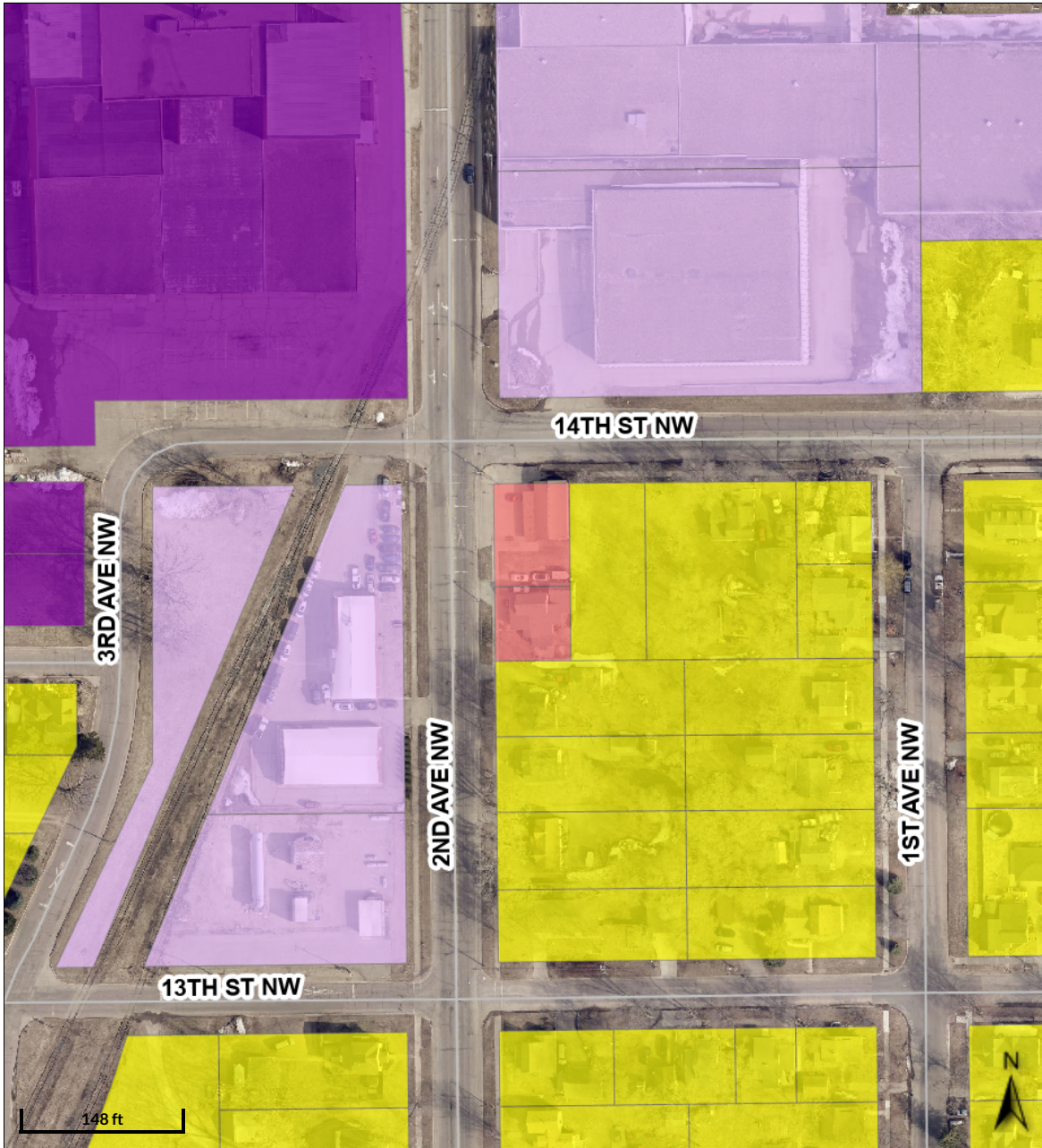


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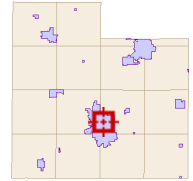
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Overview

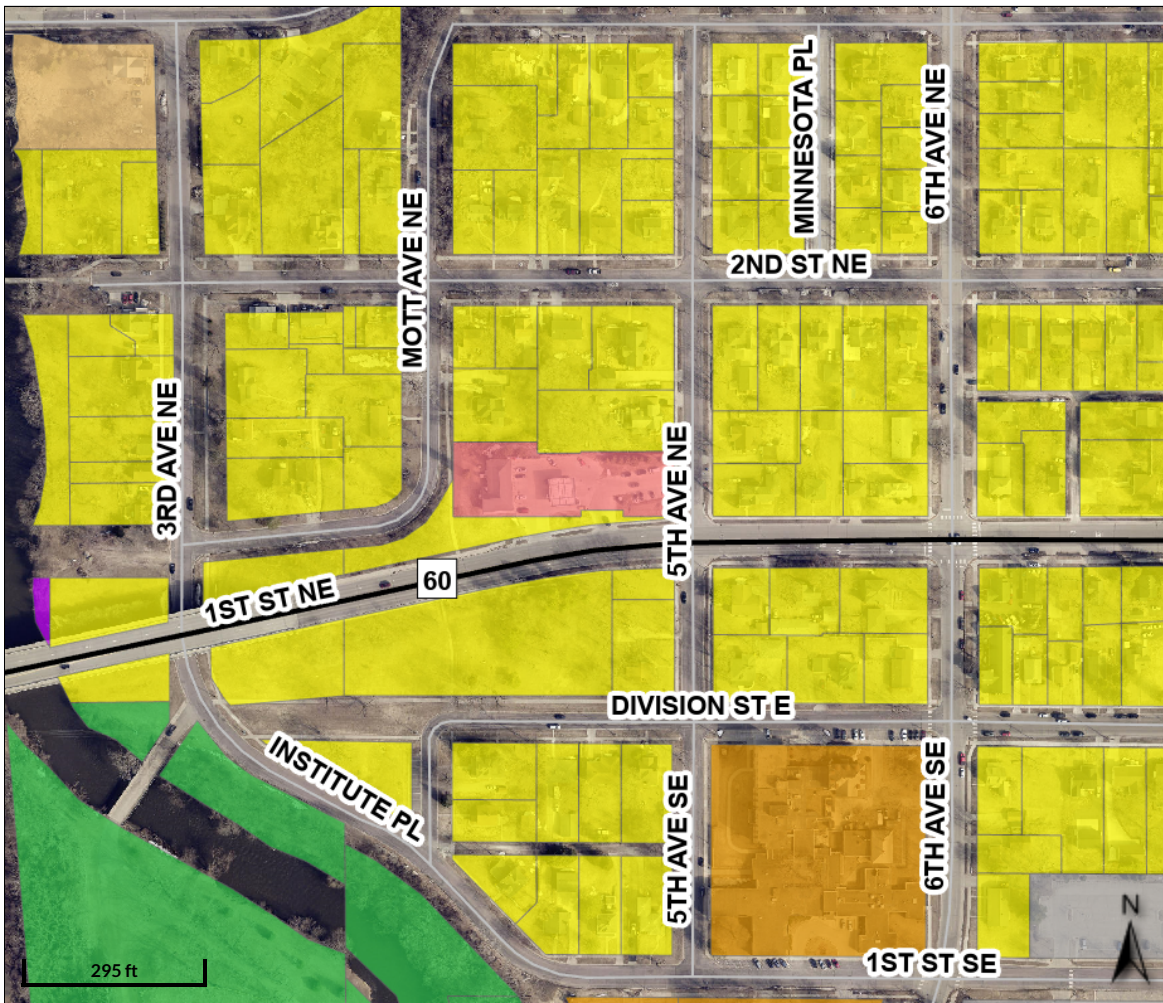


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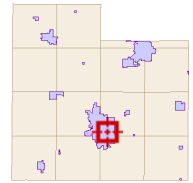
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Overview



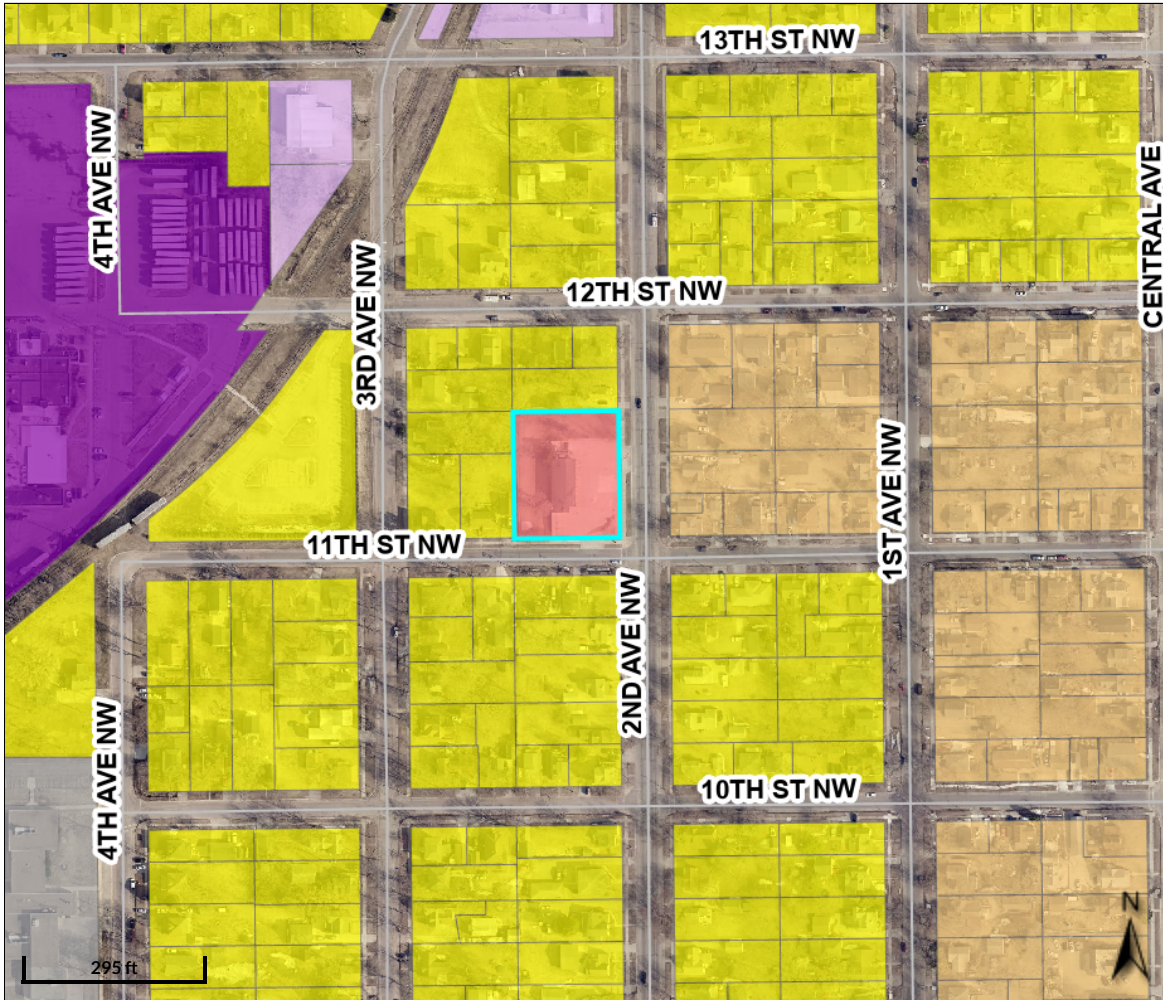
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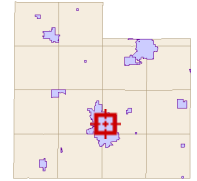
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Zoning: C-1

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Overview



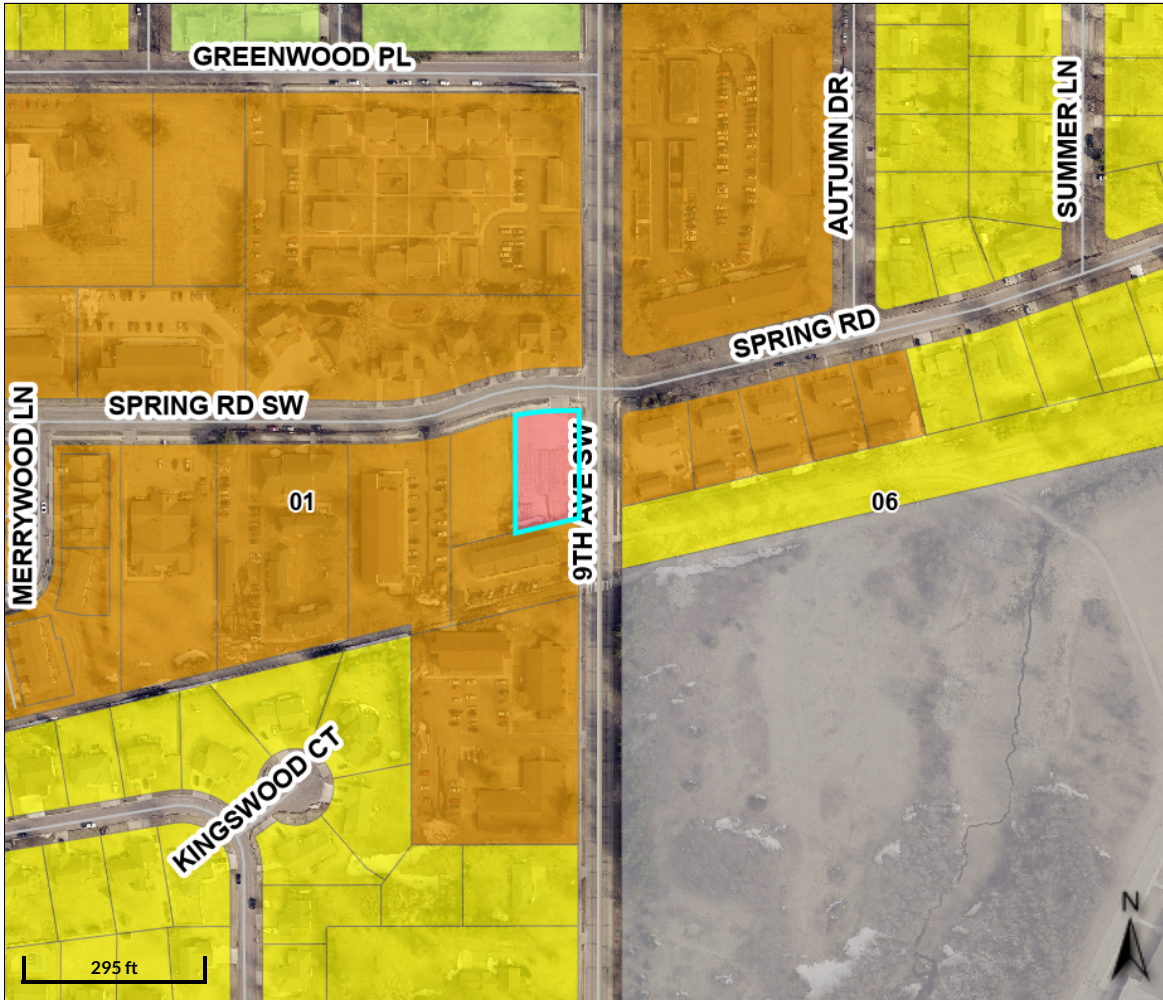
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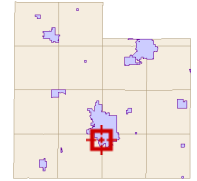
Parcel ID	1830426143	Alternate ID	n/a	Owner Address	KWIK TRIP INC
Sec/Twp/Rng	n/a	Class	3A-Commercial/Industrial/Public Utility		1626 OAK ST
Property Address	1112 2ND AVE NW	Acreage	n/a		LA CROSSE WI 54603
	FARIBAULT				
District	FARIBO-SD656-HSP-HRA-EDA				
Brief Tax Description	Lot 5 Block 15 of NORTH FARIBAULT				
	NORTH FBLT LOTS 5 & 8 & 9 B15				
	(Note: Not to be used on legal documents)				

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Overview



Legend

-  Townships
-  Sections
-  Roads
-  Road Numbers
- Faribault Zoning**
 -  C-1
 -  C-2
 -  C-3
 -  CBD
 -  I-1
 -  I-2
 -  I-P
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 -  R-1A
 -  R-2
 -  R-3
 -  R-4
 -  RM
 -  TUD

Parcel ID	1801476001	Alternate ID	n/a	Owner Address	ZRH PARTNERSHIP
Sec/Twp/Rng	n/a	Class	3A-Commercial/Industrial/Public Utility		1626 OAK ST PO BOX 2107
Property Address	1508 9TH AVE SW	Acreage	n/a		LA CROSSE WI 54602-2107
	FARIBAULT				
District	FARIBO-SD656-HSP-HRA-EDA				
Brief Tax Description	Lot 1 Block 1 of WINDSOR PARK 10				
	(Note: Not to be used on legal documents)				

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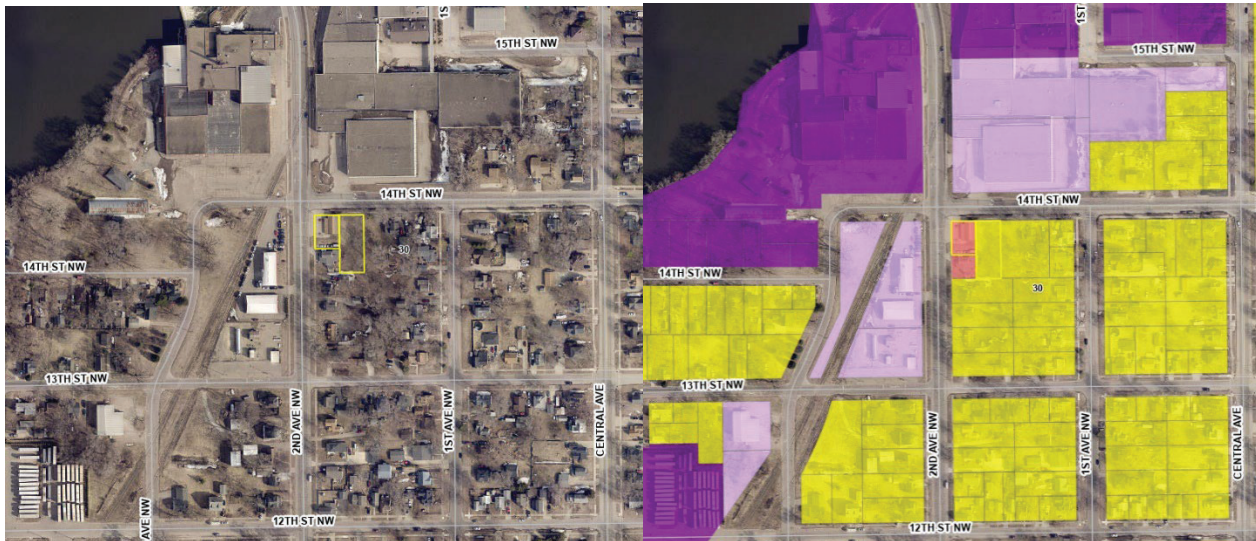
Staff Report to the Planning Commission

TO: Planning Commission
THROUGH: David Wanberg, Community & Economic Development Director
FROM: Harry Davis, City Planner
MEETING DATE: May 6, 2024
SUBJECT: MightyFine! Coffee at 14th St NW and 2nd Ave NW

Request:	City Planner (on behalf of MightyFine! Coffee) seeks feedback on a series of upcoming applications for property at the corner of 14 th St NW and 2 nd Ave NW.
Recommendation:	The City Planner recommends the Planning Commission discuss and determine the feasibility of the upcoming requests. The Planning Commission should give staff and the applicant direction on a path forward.
Recommended Motion:	No motion is needed during a work session.

Background:

In April 2024, the applicant and City Planner initiated a discussion on utilizing property at the corner of 14th St NW and 2nd Ave NW for a roastery associated with Mighty Fine Coffee, a bakery, and a drive-thru window for buying coffee and bakery items. The intent is to make this location a processing and distribution point for MightyFine! Coffee, and the bakery, to nearby retailers and businesses. The current zoning for part of the property, where the roastery and drive-thru will be, is C-1 which is commercial, but does not allow any of these uses. The other part of the property is zoned R-2 and is intended to provide parking and room for the drive-thru per early concept drawings by the business owners. The overall property is under 17,000 square feet.



Aerial and zoning maps of the property and context of interest to the applicant.

Staff advised the applicant to seek approval for the following applications:

1. Comprehensive Plan Amendment
Both properties are intended to be residential per the comprehensive plan. Prior to being used as a commercial property, changing the land use map is necessary.
2. Zoning Map Amendment
The current C-1 and R-2 do not allow the uses proposed. The next step up is C-2, which allows limited production and processing (roastery) by-right up to a certain size, a bakery, and a drive-thru (only by CUP). Because the combined property is less than the required 20,000 square feet, a variance is needed.
3. Preliminary and Final Plat
The current configuration has two separate properties, which will need to be combined to have the parking lot and drive-thru queue on the same property as the principal use and structure.
4. Conditional Use Permit
A conditional use permit is needed for the drive-thru and for exceeding the impervious threshold of 25% for commercial property within the Shoreland Overlay. The maximum amount of impervious surface allowed by conditional use is 70% without a variance.
5. Variance
As of now, the current game plan requires a variance for use of a property when it does not meet land area requirements. Based on the conditional use permit and site plan review process, other variance may be requested for the drive-thru and parking configuration, parking lot setbacks, and other possible issues.
6. Site Plan Review
7. Zoning Certificate
8. Sign Permit

Discussion:

Some of the applications listed above are complicated in purpose and impact to the intended use of the property, the surrounding context, and overall development policies.

Rezoning

C-2 and C-3 (aside from the downtown CBD) are the only two zoning districts that allow limited processing *and* drive-thru uses.

1. Is C-2 at this location appropriate?
2. Should the ordinance be changed to allow roastery and/or drive-thru uses in more zoning districts like C-1 or I-1?
3. Should the city enable rezoning the subject property to C-2 knowing a variance is needed to make it viable, or should the code be changed to permit a smaller property size?

Conditional Use

A conditional use permit is needed for a drive-thru and to permit up to 70% of impervious surface for commercial property within the Shoreland Overlay.

1. Are there any concerns on drive-thru compatibility at this location?
2. Are there any concerns with the applicant's conceptual layout of the drive-thru?
3. Are there any concerns on impervious surface coverage for the site up to 70% of the total property area?

In 2022, city staff worked with a previously interested party on a layout for the property that included a drive-thru (see attached). While the plan attempts to meet all city codes, variances would still be required if the applicant reused this design.

Variance

A preliminary review of the applicant's concept plan would require a lot of variances. The applicant intends to rework the concept plan with a designer and attempt to remove as many variances as possible. As of now, the only guaranteed variance (assuming C-2 zoning is approved) would be a lot area variance to make the total ~17,000 square-foot property buildable when C-2 requires 20,000 square feet. Other variances, depending on the final layout, may include:

- Parking lot circulation conflicting with drive-thru lane.
 - Curb cut and parking lot aisle widths.
 - Parking lot setbacks from adjoining properties.
 - Landscaping, including foliage between commercial and residential properties.
1. Are there variances that have a greater chance of support versus others?
 2. Would a variance for the lot area be legal to grant based on variance criteria?

Recommendation:

The City Planner requests the Planning Commission discuss the above information and options and provide staff with direction and answer the following questions:

1. What additional information would be helpful to know prior to staff creating draft ordinance language?
2. Would Commissioners want to engage City Council for feedback and ideas prior to a public hearing?

Attachments:

- Criteria for Certain Applications
 - o Zoning Map Amendment
 - o Conditional Use Permit
 - o Variance
- Applicant's Concept Plan
- Staff Preliminary Notes on Concept Plan
- Previously Interested Party's Plan for Subject Property

Criteria for Certain Applications

Criteria for Adopting a Zoning Map Amendment

The following are the criteria for adopting a zoning map amendment:

1. Whether the amendment is consistent with the applicable policies of the city's Land Use Plan.
2. Whether the amendment is in the public interest and is not solely for the benefit of a single property owner.
3. 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.
4. 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.
5. 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.

Criteria for a Conditional Use Permit

The following are the criteria for conditional use permits:

1. The conditional use will not be detrimental to or endanger the public health, safety, comfort, convenience, or general welfare.
2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
3. The conditional use will be designed, constructed, operated, and maintained in a manner that is compatible in appearance with the existing or intended character of the surrounding area.
4. The conditional use will not impose hazards or disturbing influences on neighboring properties.
5. The conditional use will not substantially diminish the value of neighboring properties.
6. The site is served adequately by essential public facilities and services, including utilities, access roads, drainage, police and fire protection, and schools or will be served adequately as a result of improvements proposed as part of the conditional use.
7. Development and operation of the conditional use will not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.
8. Adequate measures have been or will be taken to minimize traffic

- congestion in the public streets and to provide for adequate on-site circulation of traffic.
9. The conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance to the community.
 10. The conditional use is consistent with the applicable policies and recommendations of the city's Land Use Plan or other adopted land use studies.
 11. The conditional use, in all other respects, conforms to the applicable regulations of the district in which it is located.

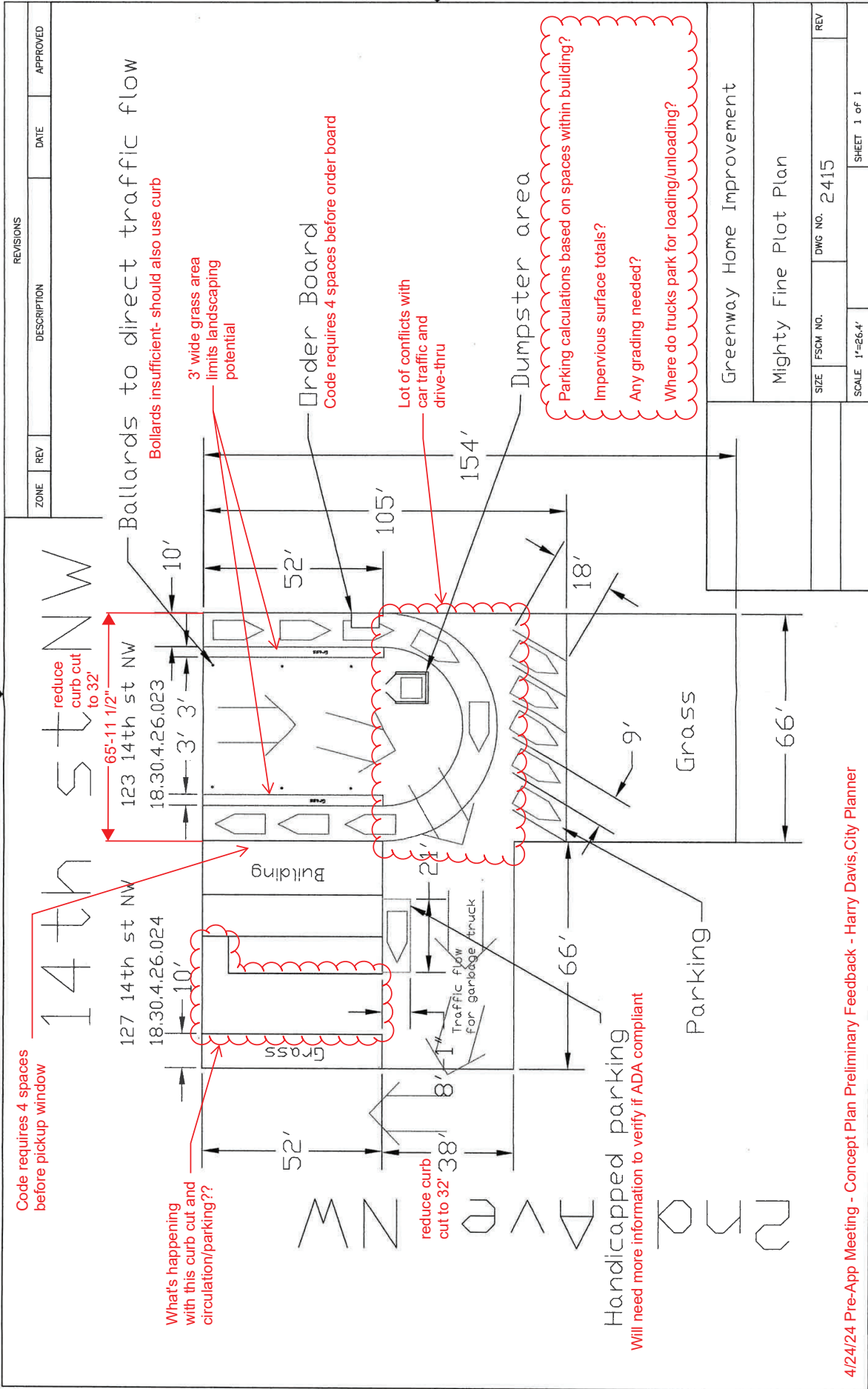
Criteria for a Variance

The following are the criteria for variances:

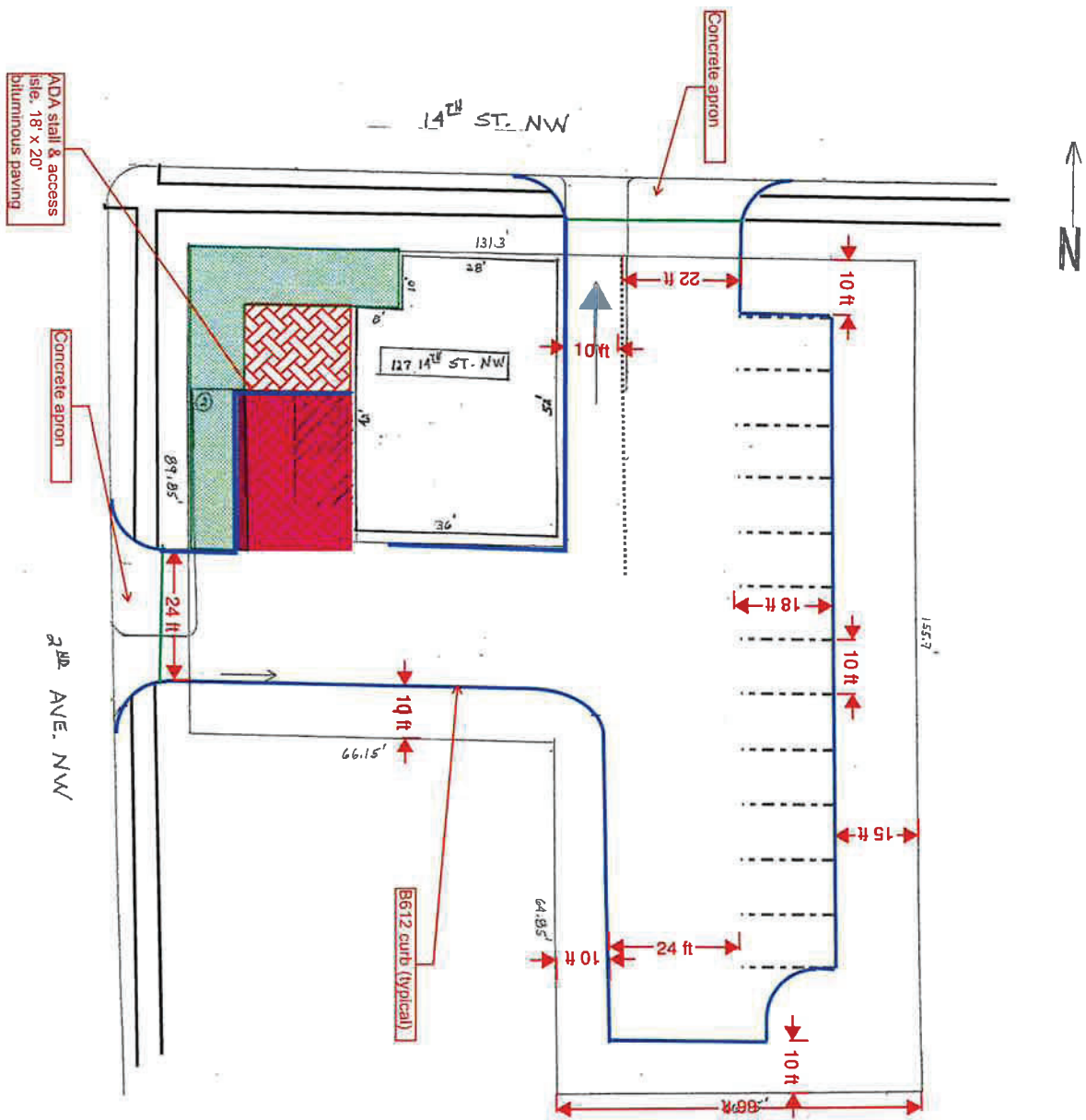
1. The variance is in harmony with the general purposes and intent of the City's ordinances.
2. The variance is consistent with the Comprehensive Plan.
3. The applicant proposes to use the property in a reasonable manner not permitted by the City's ordinances.
4. Unique circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity and result from lot size or shape, topography or other circumstances over which the owner of the property has not had control. The unique circumstances do not result from the actions of the applicant.
5. The variance does not alter the essential character of the neighborhood.
6. The variance requested is the minimum variance which would alleviate the practical difficulties.
7. Economic conditions alone do not constitute practical difficulties.



14th st NW



4/24/24 Pre-App Meeting - Concept Plan Preliminary Feedback - Harry Davis, City Planner



PROPOSED RESTAURANT
127 14th St. NW
Fairbault, MN.
Scale: 1"=1'-0"