



PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS

MONDAY, APRIL 6, 2026

6:00 PM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes of February 2, 2026.
3. Public Hearings
 - A. Hill Block Condominiums/219-225 Central Ave - Planned Unit Development; CIC Plat
 - 1 Ordinance 2026-XX Rezone Property in the Hill Block Condominium CIC Plat to include a PUD Overlay
 - 2 Resolution 2026-XXX Approve CIC Plat #XX for Hill Block Condominiums
 - B. Ordinance 2026-XX Approve a Zoning Text Amendment for Data Centers in I-2 Zoning Districts
 - C. Ordinance 2026-XX Approve a Zoning Text Amendment for Child Care in PI Zoning Districts
4. Requests to be Heard
5. Items for Discussion
6. Routine Business
7. Board & Commissions Updates & Reports
8. Adjournment

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

Para pedir este documento en otro idioma, envíe un correo electrónico y adjunte el documento a accessibility@faribault.org.

Si aad u codsato dukumeentigan oo ku qoran luqad kale, fadlan e-mail u soo dir oo ku soo lifaaq dukumiintiga accessibility@faribault.org.

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PLANNING COMMISSION MINUTES

COUNCIL CHAMBERS

MONDAY, FEBRUARY 2, 2026

6:00 PM

Meeting Items

1. Call to Order/ Approve Agenda

Kari Casper administered the new member oath to Emily Shaw before the meeting. Chair Ackman then opened the meeting at 6:04 p.m. There were technical difficulties with streaming the meeting; Casper was unable to get a live feed. Members present were Ed Miglio, Michael Salt, Emily Shaw, Tin Wilson, and Chair Chuck Ackman. Also present were Harry Davis, Leslie McGillivray-Revas, and Kari Casper. A motion was made by Tina Wilson, seconded by Ed Miglio, to approve the agenda as presented. The motion passed unanimously.

2. Elections of Officers

Chair Ackman requested a motion for the Chair. Tina Wilson made a motion to nominate Barton Jackson. This motion was seconded by Ed Miglio. Motion passed on a 5/0 vote. Tina Wilson then made a motion to nominate Chuck Ackman as Vice Chairman. This motion was seconded by Michael Salt. This too passed on a 5/0 vote.

3. Review and Approval of By-Laws

Harry Davis stated that the By-laws were reviewed and revised last year, and so we are now asked to approve them as presented. A motion was made by Michael Salt, seconded by Ed Miglio, to approve them as presented. The motion passed on a 5/0 vote.

4. Approval of the Minutes

Tina Wilson made a motion, seconded by Michael Salt, to approve the meeting minutes as presented. The vote was unanimous.

5. Public Hearings - NONE

6. Requests to be Heard - NONE

7. Items for Discussion - NONE

8. Routine Business - NONE

9. Board & Commissions Updates & Reports

Harry Davis gave a short report that the Jailhouse project passed through the City Council and has been rezoned C2. David then went through the dates of the meetings for 2026 and asked if there were any changes. No one requested any. No action taken on this.

10. Adjournment

Tina Wilson made a motion, seconded by Ed Miglio, to adjourn the meeting at 6:09 p.m. The motion carried unanimously.

By: _____

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Staff Report to the Planning Commission

TO: Planning Commission
THRU: David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: April 6, 2026
SUBJECT: Rebound Real Estate LLC/Hill Block Condominiums – PUD, CIC

Request:	The applicant requests a Planned Unit Development (PUD) and a CIC preliminary and final plat for a mixed-use redevelopment project.
Recommendation:	The City Planning Manager recommends the Planning Commission forward the requests to City Council and recommend approval.
Recommended Motion:	Motion to forward the requests to City Council and recommend approval based on the associated draft ordinance and resolution.

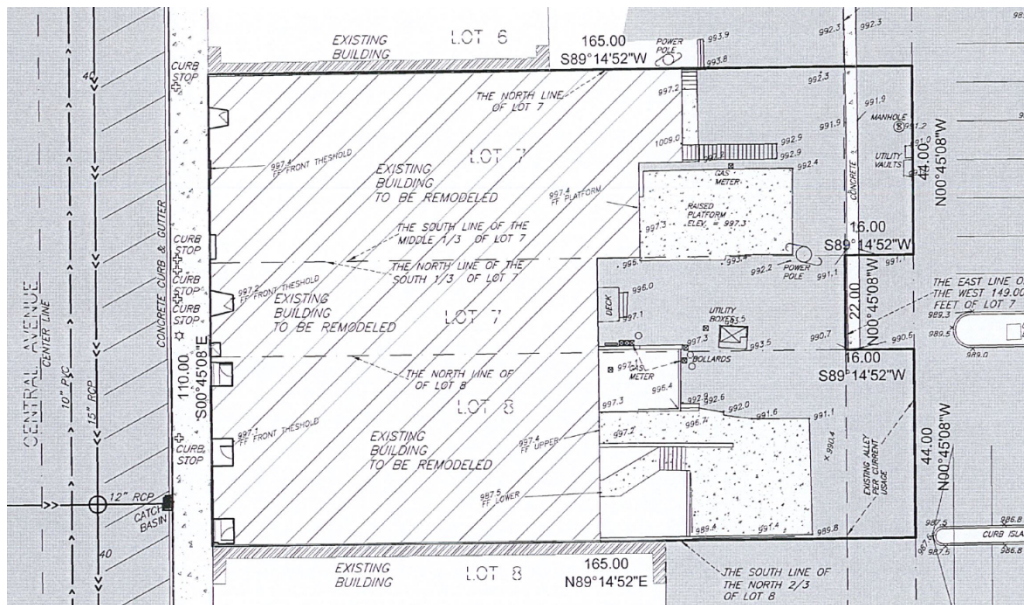
Request:
 Rebound Real Estate LLC (Applicant), with support from Faribo Downtown Central LLC (Property Owner), requests a planned unit development (PUD) and common interest community (CIC) plat for a mixed-use redevelopment project at properties between 217-223 Central Ave. The subject properties are zoned CBD, Central Business District and in total contain approximately 0.41 acres.



Location along Central Ave between 2nd St NE and 3rd St NE

Background and Project Description:

The proposed PUD and CIC plat seeks to facilitate the redevelopment of the three properties at 217, 219, and 223 Central Avenue into a cohesive, mixed-use project. The project includes 19 dwelling units and approximately 7,000 square feet of commercial and office space. The first floor will have public access and restrooms for use by all three buildings. Stairs and an elevator addition will make the basement, second, and third floors of the project accessible. The project includes 9 new private parking spaces off the rear alley. The CIC plat will set the stage to adequately assign roles and responsibilities for internal, shared spaces and hallways.



Preliminary Plat



Floor Plans

The site is located in the NE ¼ of Section 31 Township 110N, Range 20W and contains parts of Lots 7 and 8 within Block 56, ORIGINAL TOWN FARIBAULT.

The proposed development will be completed by:

- Owner: Faribo Downtown Central LLC
- Applicant: Rebound Real Estate LLC
- Surveyor: Bohlen Surveying & Associates

Current title work and a final plat application were submitted with the PUD and preliminary plat. The final plat will be subject to the review of the City and City Attorney’s office.

At the time of final plat, the Developer agrees to provide sufficient permanent property monumentation per the development agreement and shall submit to the City written verification by a registered land surveyor

licensed in the State of Minnesota. Developer shall submit a digital copy of the final plat in an AutoCAD format to the City Engineer.

Discussion:

The following provides an overview of the key planning and zoning-related items associated with:

Planned Unit Development Summary

City Staff supports the request for a PUD over the subject properties. The proposed project rehabilitates existing, historic structures along Central Ave by investing in their character while bringing more housing to the area. Because Downtown was not built with current zoning requirements, it makes sense to allow some deviations away from the ordinance in favor of the project. The deviations include:

- Lowering the minimum size for an apartment
- Increasing the density maximum across the three properties
- Allowing residential units on the lowest floor and facing the alley
- Not setting aside open space
- Meeting all landscape requirements

The applicant is offering an easement that encompasses the rear alleyway to facilitate rear access and legitimize the de facto alley.

CIC Plat

City Staff supports the CIC plat as proposed. The development intends to add 19 new dwellings, so the City will collect parkland fees in-lieu of dedication. The amount is \$9,500, payable at the time of recording.

Public Comment

This project was noticed in the newspaper on March 26th, 2026 and neighborhood notices were sent to all properties within 350 feet. The public did not submit any public comments to staff as of the time of publishing this report.

Development Review Committee Recommendation

The Development Review Committee (DRC) reviewed the submittals on March 3rd and March 17th. The DRC recommended in favor of this project and forwarded it to Planning Commission with conditions of approval.

Recommendation:

The City Planning Manager recommends the Planning Commission forward the requests to City Council and recommend approval.



REQUEST FOR PLANNING COMMISSION

TO: Planning Commission
THROUGH:
FROM:
MEETING DATE: April 6, 2026
SUBJECT: Ordinance 2026-XX Rezone Property in the Hill Block Condominium CIC Plat to include a PUD Overlay

Background:

Recommendation:

Attachments:

1. Ordinance 2026-XX Rezone Property in the Hill Block Condominium CIC Plat to include a PUD Overlay

State of Minnesota
County of Rice

**CITY OF FARIBAULT
ORDINANCE No. 2026-XX**

ESTABLISH A PUD OVERLAY ZONING DISTRICT IN THE **CIC PLAT #XX FOR HILL
BLOCK CONDOMINIUMS**

WHEREAS, Rebound Real Estate (the "Applicant"), with support from Faribo Downtown Central LLC (the "Property Owner"), requests approval to establish a Planned Unit Development (PUD) Overlay Zoning District on the property in **CIC Plat #XX** (the "Property" – legally described in Exhibit A), known as Hill Block Condominiums, to include Planned Unit Development (PUD) Overlay Zoning District #2026-XX; and

WHEREAS, the proposed PUD is intended to facilitate the renovation of three buildings in Downtown Faribault into 7,000 sq ft of commercial and office space, 19 residential units, and an interior public access with public restrooms, storage areas, and other amenities. The overall project is an integrated development that benefits the community; and

WHEREAS, Sec. 15-30 (A) of the City's UDO states that platting regulations, as outlined in the UDO, apply to CIC plats, which require granting required easements and requiring cash in lieu of parkland dedication; and

WHEREAS, two of the Property's three parcels (Parcel A and Parcel C, as legally described in EXHIBIT A) have an existing public alley with underground stormwater sewer crossing the eastern portion of the parcels without a known recorded easement; and

WHEREAS, the approved PUD No. 2026-xx acknowledges that sixteen-foot-wide right-of-way easements on the easterlymost portion of Parcels A and C are necessary for the PUD to function appropriately; and

WHEREAS, the City wishes to obtain, and the Property Owner wishes to convey to the City, sixteen-foot-wide right-of-way easements on the easterlymost portion of Parcels A and C to accommodate the existing public alley and utilities; and

WHEREAS, the proposed PUD includes 19 dwelling units that currently do not exist; and

WHEREAS, cash in lieu of parkland dedication is appropriate for the PUD because the approved PUD does not include sufficient open space for the Property's residents; and

WHEREAS, on March 18, 2026, the Faribault Park and Recreation Advisory Board recommended that the City Council require cash in lieu of parkland dedication for the proposed 19 dwelling units at a rate of \$500 per dwelling unit for a total of \$9,500 (19 units x \$500 = \$9,500), per Sec. 15-336 of the UDO; and

WHEREAS, City Staff reviewed the application and made a report to the Planning Commission; and

WHEREAS, the Planning Commission, on April 6, 2026, following proper notice, held a public hearing regarding the Applicant's requests; and

WHEREAS, based on a review of the City Staff report and the results of the public hearing, the Planning Commission recommended approval of the Applicant's request to rezone the Property to PUD Overlay Zoning District #2026-XX, per the following findings 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 City's Journey to 2040 Comprehensive Plan guides the Property for downtown, which allows for commercial, offices, or residential in a mixed-use development or context. The proposed PUD Overlay Zoning District #2026-XX allows for a mix of commercial and residential uses consistent with the City's Land Use Plan.

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 Overlay Zoning District #2026-XX benefits the public by renovating and maintaining three historically contributing buildings in Downtown, providing a well-designed and appropriate location for high-density residential that strengthens Faribault's housing stock, and supporting Downtown's core commercial through additional space and public access.

- 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 allows for conditional and allowed uses in the CBD, Central Business District to work as an integrated planned development.

- 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 PUD allows the uses in the district to work as a planned development. It does not limit reasonable 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: There is a strong need for additional housing in Faribault. The Applicant's PUD request responds to the City's need for additional multi-family residential development while providing additional space for businesses and the public.

WHEREAS, based on a review of the City Staff report and the results of the public hearing, the Planning Commission also found that the establishment of PUD Overlay Zoning District #2026-XX is appropriate with the following findings outlined in Section 14-20 of the City's Unified Development Ordinance:

1. Objective: Accommodation of the growing demand for housing of all types.

Finding: PUD Overlay Zoning District #2026-XX provides for the construction of market-rate housing that will address the strong need for additional housing in Faribault.

2. Objective: Innovation in land development techniques that may be more suitable for a given parcel than traditional approaches.

Finding: PUD Overlay Zoning District #2026-XX provides an integrated development that allows coordinated parking, circulation, and amenities. The preservation of historic buildings and their creative adaptive reuse and renovation requires additional considerations and allowances that may be granted through the PUD process. These aspects benefit the residents of the development and the community.

3. Objective: Coordination of architectural styles and building forms in an effort to ensure compatibility with surrounding land uses.

Finding: PUD Overlay Zoning District #2026-XX preserves most of the main architectural features of the building, meaning there is very little changing about the building. In the back, where the elevator is proposed, the addition will be compatible with the rest of the development and properties nearby.

WHEREAS, based upon the City Planner’s report to the Planning Commission, the public hearing, and the discussion of the Planning Commission, the Planning Commission also recommended approval of the Development Plan for PUD Overlay Zoning District #2026-XX based on the following findings as required by Section 14-140 of the City’s Unified Development Ordinance:

Finding 1: Adequate property control is established and provided to protect the individual owner’s rights and property values and to define legal responsibilities for maintenance and upkeep.

Expanded Finding 1: The Applicant will plat the property as a CIC plat, which will include legal documents regarding ownership, maintenance, access, utilities, and more.

Finding 2: The interior circulation plan and access from and onto public right-of-way does not create congestion or dangers and is adequate for the safety of the project residents and general public.

Expanded Finding 2: The proposed PUD uses existing entrances and exits along with a rear alley for parking and circulation. The additional traffic caused by this development will not exacerbate conditions.

Finding 3: A sufficient amount of useable open space is provided.

Expanded Finding 3: The existing site is almost completely paved. The proposed PUD provides some open space, but will not meet the required 30%. The applicant, as allowed under a PUD application, requests not meeting the requirement due to existing site constraints, the reasonable use of the property for the existing structures and to provide parking along the alley, and the presence of public open space nearby, such as Viaduct Park.

Finding 4: The arrangement of buildings, structures, and accessory uses does not unreasonably disturb the privacy of surrounding property owners or reduce the value of adjacent properties.

Expanded Finding 4: The proposed development renovates and restores the existing, aging buildings for adaptive reuse, which should be beneficial to the surrounding property owners. The elevator addition does not disturb or detract from other properties.

Finding 5: The architectural design of the project is compatible with the surrounding area.

Expanded Finding 5: The proposed development will keep much of the main architectural features of the existing building. Preservation of the structures will guarantee the project's compatibility with the surrounding commercial uses.

Finding 6: The project will not place a burden on existing municipal infrastructure, including utility and drainage systems.

Expanded Finding 6: The mixed-use project will not have a detrimental impact on infrastructure, utilities, and drainage. Stormwater is accommodated regionally by the City and there is ample access to water

and sewer service. Although the building's intensity will increase, nearby police and fire will not be negatively impacted by additional residential uses

Finding 7: The development schedule ensures a logical development of the site, protecting the interests of project residents and the general public.

Expanded Finding 7: The Applicant proposes to develop the Project in one phase.

Finding 8: The planned unit development is in reasonable compliance with the intent and purpose of the Land Use Plan.

Expanded Finding 8: The City's Journey to 2040 Comprehensive Plan guides the Property for downtown, which allows for commercial, offices, or residential in a mixed-use development or context. The proposed PUD Overlay Zoning District #2026-XX allows for a mix of commercial and residential uses consistent with the City's Land Use Plan; and

WHEREAS, the City Council conducted the first reading of this ordinance on April 14, 2026, and the second reading of this ordinance on April 28, 2026; and

WHEREAS, based on City Staff's report, the results of the public hearing, and the written findings and recommendations of the Planning Commission, the City Council concurred with the findings of the Planning Commission as stated in the above recitals and made identical findings.

NOW, THEREFORE, THE CITY OF FARIBAULT ORDAINS:

Section 1. Findings. The recitals and exhibits in this ordinance are incorporated into this ordinance, and, where applicable, constitute the City Council's findings.

Section 2. Rezoning the Property to PUD Overlay Zoning District #2026-XX. The Property is rezoned to include PUD Overlay Zoning District #2026-XX, which provides as follows:

PUD Overlay Zoning District #2022-27

A. Intent. The intent of the PUD Overlay District #2026-XX is as follows:

1. Facilitate the development of multi-family housing that meets the community's needs for housing.
2. Integrate commercial and office space with residential units in the development to strengthen their interrelationship and benefit the community.
3. Coordinate parking, circulation, access, utilities, and other related features in the district.
4. Provide for the efficient provision of public utilities and services.
5. Facilitate the redevelopment by renovation of dilapidated property.

B. Underlying District. The CBD, Central Business District underlies the PUD Overlay Zoning District #2026-XX.

C. Permitted Uses. The following shall be permitted uses in the PUD Overlay Zoning District #2026-XX:

1. All uses permitted in the underlying CBD, Central Business District;
2. Multiple-family dwellings, provided:
 - i. Residential units in the basement, one level below what is considered the main floor, may be allowed;
 - ii. The number of residential units is allowed to be up to 19 units, as shown in the proposed development plans;
3. Other uses not specifically listed in this ordinance, but for which the City's Development Review Committee has determined that the uses are consistent with the intent of the permitted uses in the PUD Overlay Zoning District #2026-XX.

D. Conditional Uses. The following shall be conditional uses in the PUD Overlay Zoning District #2022-27:

1. All conditional uses in the CBD, Central Business District District; and
2. Other uses not specifically listed in this ordinance, but for which the City's Development Review Committee has determined that the uses are consistent with the intent for conditional uses in the PUD Overlay Zoning District #2026-XX.

E. Accessory Uses and Standards. Accessory uses in the PUD Overlay Zoning District #2026-XX shall be consistent with the accessory uses and standards specified in the City's Unified Development Ordinance for the underlying CBD, Central Business District. The City's Development Review Committee may waive certain accessory uses and standards if the Committee finds that the proposed accessory uses are consistent with the intent of the PUD Overlay Zoning District #2026-XX.

F. Setback Requirements for Principal Buildings. Setbacks for principal buildings shall be consistent with the setback requirements of the underlying CBD, Central Business District.

G. Principal Building Height. The height of principal buildings in PUD Overlay Zoning District #2026-XX shall be consistent with the height requirements of principal buildings in the underlying CBD, Central Business District.

H. Density. The density of housing in PUD Overlay Zoning District #2026-XX is allowed to be up to 19 units, as shown in the proposed development plans.

I. Architecture. The architectural design of structures in the PUD Overlay Zoning District #2026-XX shall be consistent with the provisions of the City's Unified Development Ordinance. The architecture must be substantially similar to the designs included in the Development Plan, as shown in Exhibit B of this ordinance.

J. Access, Parking, and Circulation. Access, parking, and circulation associated with PUD Overlay Zoning District #2026-XX shall be substantially consistent with the Development Plan shown in Exhibit B of this resolution, except as may be modified as follows:

1. Parking shall be provided as required in Chapter 8 of the Unified Development Ordinance. Section 8-210 exempts certain properties from Chapter 8 parking requirements when the project develops or redevelops a cleared site. Therefore, this project described in the PUD shall not be required to provide parking as the redevelopment does not include clearing the land.
2. Any situation, in which a parking space is rendered unusable by snow storage, materials, equipment, or other means, shall be promptly remedied and the parking space returned to a usable condition.
3. Accessible parking spaces shall be provided at a ratio consistent with the Americans with Disabilities Act and the Minnesota Accessibility Code for the uses in the PUD Overlay Zoning District #2026-XX.
4. Electric vehicle charging stations are encouraged in the district and may be approved at the discretion of the City's Development Review Committee.
5. Pedestrian walks shall be substantially consistent with Development Plan and shall be consistent with the standards of the Americans with Disabilities Act.

K. Landscaping and Screening. Given that the Property involves the redevelopment of properties considered to be almost completely impervious, the Property shall have landscaping to the maximum extent feasible (as determined by the City's Development Review Committee), which may be less than what the Ordinance requires. The landscape plan shall be approved by the City's Development Review Committee.

L. Open Space. Given that the Property involves the redevelopment of a Downtown location with existing buildings and the properties largely covered in impervious surfaces, the Property does not have to meet or exceed the open space requirement for a PUD.

M. Lighting. Exterior lighting in PUD Overlay Zoning District #2026-XX must be consistent with the City's Unified Development Ordinance and

must require site plan approval by the City's Development Review Committee.

N. Signs. PUD Overlay Zoning District #2026-XX must have a Comprehensive Sign Plan, which ensures coordinated and compatible signage for all uses in the district, as follows:

1. The Comprehensive Sign Plan must be approved by the Zoning Administrator or other Authorized Agent of the City.
2. All signs must be substantially consistent with the general sign provisions for the proposed use as specified in the City's Unified Development Ordinance, including the Downtown Sign District standards.
3. The City Planner or other Authorized Agent of the City will have the authority to waive specific sign requirements specified in Chapter 9 of the City's Unified Development Ordinance (especially as they relate to directional signage and parking signage), provided that the waiver furthers the intent of the PUD Overlay Zoning District #2026-XX and is in the best interest of the community.
4. Signage identifying the building addresses must be approved by the Faribault Fire Chief.

O. Phasing. Development in the PUD Overlay Zoning District #2026-XX shall occur in one phase. Should significant delays in the development of PUD Overlay Zoning District #2026-XX occur, the City's Development Review Committee may require that the Owner amend the PUD through appropriate means to address applicable conditions and regulations.

P. Other Required Standards. Development in PUD Overlay Zoning District #2022-XX must be consistent with all applicable standards of the City's Unified Development Ordinance, except as may be modified by this ordinance, the conditions of approval related to the Development Plan, and any other current or subsequent City approvals. The following are modifications to the above:

1. The minimum square footage for a dwelling unit shall be as follows:

- i. Efficiency or studio, 400 square feet.
- ii. One-bedroom unit, 500 square feet.
- iii. Two-bedroom unit, 750 square feet.
- iv. Three-bedroom unit and above, 1,000 square feet.

Q. Conformance with the Approved Development Plan.

Development in PUD Overlay Zoning District #2026-XX shall be in substantial conformance with the approved Development Plan shown in Exhibit B or as amended in accordance with the City's Unified Development Ordinance. However, at the discretion of the City's Development Review Committee or other Authorized Agent of the City, development can deviate from the approved Development Plan if the deviation is consistent with the intent of PUD Overlay Zoning District #2026-XX. If required by the City's Development Review Committee, deviation from the approved Development Plan shall require an amendment to this Ordinance.

R. Development Agreement. Before any significant development (as determined by the City's Development Review Committee) can occur in PUD Overlay District #2026-XX, the Developer and City shall enter into a Development Agreement and any other applicable agreements that specify the terms and conditions of future development on the Property.

Section 3. Rezoning the Property to include PUD Overlay Zoning District #2026-XX.

1. The Property legally described in the first recital graphically depicted is rezoned to include PUD Overlay Zoning District #2026-XX.
2. The Official Zoning Map of the City of Faribault shall not be required to be republished to show the rezoning. However, the City Planner shall appropriately mark the Official Zoning Map on file with the City Planner to indicate the rezoning.

Section 4. Approval of the Development Plan for PUD Overlay Zoning District #2026-XX. The Development Plan for PUD Overlay Zoning District #2026-XX, as shown in Exhibit B, is hereby approved as follows:

1. Approval of the Development Plan authorizes the Owner to proceed with requesting Site Plan approval from the City's Development Review Committee for the proposed work in the district.
2. The City's Development Review Committee may attach appropriate conditions to any Site Plan approval related to the work shown in the approved Development Plan.

Section 5. Authorization to Execute Agreements. The Mayor and City Administrator are authorized and directed to execute and deliver any required additional agreements, certificates, or other documents the City Attorney determines necessary to implement this ordinance.

Section 6. Authorization to take Additional Steps. City Staff, City Consultants, and the City Attorney are authorized and directed to take any additional steps and actions necessary or convenient to accomplish the intent of this ordinance.

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Section 7. Effective Date. This ordinance shall be effective immediately upon its passage and publication according to the Faribault City Charter and the successful recording of the CIC Plat #XX and related documents with Rice County. If the plat and related documents are not recorded within one year of the City Council's approval of this ordinance, this ordinance shall automatically be null and void

Public Hearing: April 6, 2026

First Reading: August 14, 2026

Second Reading: April 28, 2026

Published: May 5, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

EXHIBIT A
Legal Description

Parcel A (217 Central Avenue)

The North 2/3 of Lot 8, in Block 56, in the original Town, now City, of Faribault, Rice County, Minnesota

Parcel B (219 Central Avenue)

The South 1/3 of the West 149 feet of Lot Number 7 in Block Number 56 of the Original Town (now City) of Faribault, Rice County, Minnesota

Parcel C (223 Central Avenue)

The North One-Third (N1/3) of Lot 7; and also the Middle One-Third (M1/3) of Lot 7; all in Block 56 in the Original Town, now City, of Faribault, Rice County, Minnesota

**EXHIBIT B: PERTINENT EXCERPTS OF THE DEVELOPMENT PLAN FOR
PUD OVERLAY ZONING DISTRICT #2026-XX**

HPD PORTFOLIO

BUILDING ADDITION & RENOVATIONS

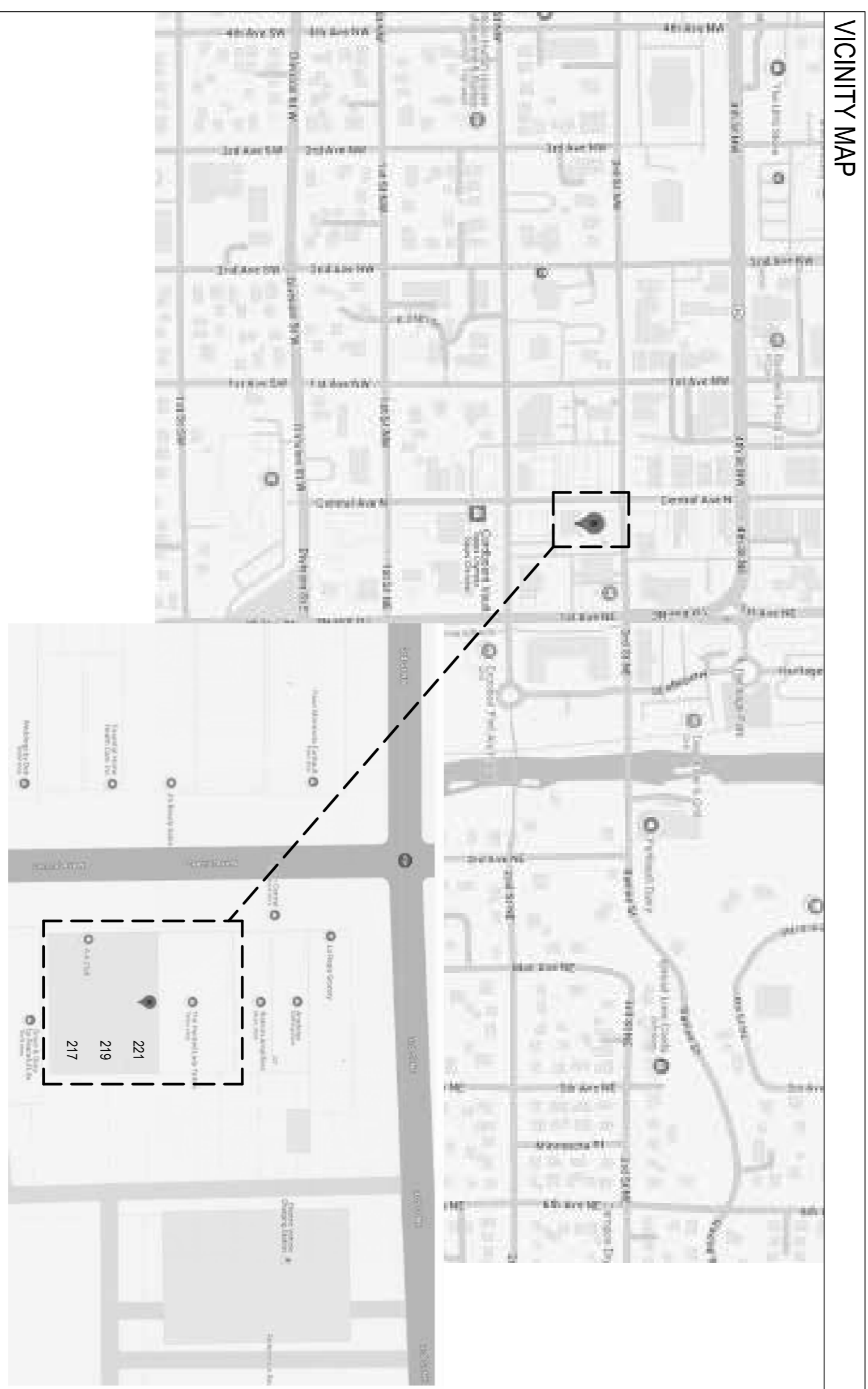
217 / 219 / 221 / 223 CENTRAL AVENUE NORTH
FARIBAULT MINNESOTA 55021



WEST PERSPECTIVE ELEVATION



EAST PERSPECTIVE ELEVATION



VICINITY MAP

GENERAL ARCHITECTURAL NOTES

1. ALL WORK TO COMPLY TO FEDERAL, STATE, MUNICIPAL CODES AND REGULATIONS.
2. REFER TO THE SUPPLEMENTAL SPECIFICATIONS TO THE BUILDING CODE FOR ALL OTHERS.
3. REFER TO AND CORRELATE WITH SPECIFICATIONS, PROJECT MANUAL, MASTER PLAN AND ALL OTHER STANDARD DOCUMENTS PROVIDED.
4. BUILDING SHALL BE EQUIPPED WITH A NFPA 13 FIRE SUPPRESSION SYSTEM. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED BY THE FIRE SUPPRESSION CONTRACTOR TO ADJUROR AND AUTHORITY HAVING JURISDICTION.
5. ELEVATOR PLANS AND SPECIFICATIONS SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.
6. DO NOT SCALE THE DRAWINGS FOR CONSTRUCTION PURPOSES. USE PLAN INFORMATION DIMENSIONS, DETAILS SPEC DRAWINGS AND FIELD VERIFICATION.
7. THE REDUCED SCALE PLANS IN CASE OF DISCREPANCIES BETWEEN ENLARGED PLANS AND ANY OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY USING THE SPECIFIED "REQUEST FOR INFORMATION" PROCESS. THE CONTRACTOR SHALL NOT BE COMPENSATED FOR ANY WORK COMPLETED WITHOUT FOLLOWING THE SPECIFIED PROCESS.
8. IT IS RECOMMENDED AND ENCOURAGED THAT CONTRACTORS VISIT THE PROPOSED CONSTRUCTION SITE PRIOR TO SUBMITTING BIDS.
9. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING ANY WORK.
10. CONDITIONS FOR MECHANICAL AND ELECTRICAL WORK SHALL BE ACCORDING TO SUCH A MANNER THAT STANDARDS SPECIFICATION PLATES, COVERS, ETC. WILL ADEQUATELY COVER THROUGH OPENINGS. OVERSIZE OPENINGS SHALL BE REPAIRED TO MATCH ADJACENT SURFACES BY THE CONTRACTOR RESPONSIBLE FOR CUT OUTS.
11. ALL OWNER PROPERTY AS TO BE SAFEGUARDED FROM DAMAGE. ANY DAMAGED OWNER PROPERTY IS TO BE RESTORED TO ORIGINAL CONDITION PRIOR TO DAMAGE OR REPAIRED COMPLETELY, INCLUDING INSTALLATION.
12. LABOR AND PROCUREMENT EXPENSES REGARDING THE PROPERTY AND RESPONSIBILITY OF THE CONTRACTOR WITH THE EXCEPTION OF SPECIFIED ITEMS SPECIFICALLY ORDERED IN THE PLANS OR VERBALLY REQUESTED BY THE ARCHITECT FOR EMERGENCY TO BE REMOVED BY THE OWNER OR SITE PERSONNEL OF THE BUILDING OR WASTE ITEMS IS THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE ARCHITECTOR ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURE AND CONTENTS OF THE BUILDING AND THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING STRUCTURE AND CONTENTS OF THE BUILDING AND THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING STRUCTURE AND CONTENTS OF THE BUILDING.
14. ALL LOWER PROPERTY AS TO BE SAFEGUARDED FROM DAMAGE. ANY DAMAGED OWNER PROPERTY IS TO BE RESTORED TO ORIGINAL CONDITION PRIOR TO DAMAGE OR REPAIRED COMPLETELY, INCLUDING INSTALLATION.
15. THE ARCHITECTOR ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURE AND CONTENTS OF THE BUILDING AND THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING STRUCTURE AND CONTENTS OF THE BUILDING.
16. THE ARCHITECTOR ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING STRUCTURE AND CONTENTS OF THE BUILDING AND THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING STRUCTURE AND CONTENTS OF THE BUILDING.
17. CLEAN UP ALL DEBRIS FROM CONSTRUCTION SITE AND MAINTAIN DATA CLEANLINESS TO THE SATISFACTION OF THE SUPERINTENDENT AND OWNER OR OWNERS REPRESENTATIVE.

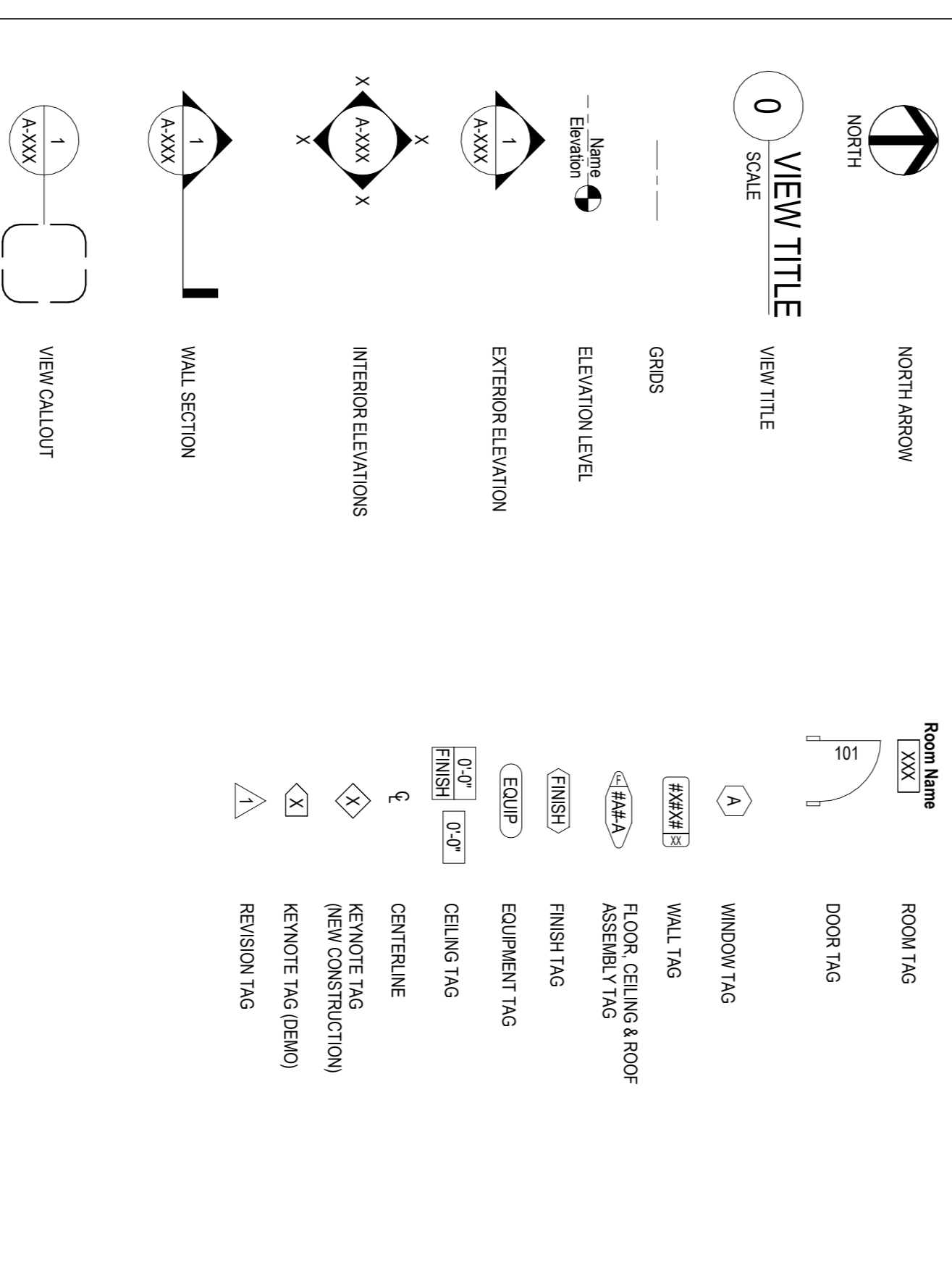
DEFERRED SUBMITTALS

- THE FOLLOWING DESIGN ARE BY OTHERS AND SUBMITTALS SHALL BE COMPLETED BY THE OWNER.
- ELEVATOR
- PRE-APPROVED ROOF TRUSSES
- PRE-APPROVED FLOOR TRUSSES

SEPERATE PERMITS

- THE FOLLOWING DESIGN ARE BY OTHERS AND SUBMITTALS SHALL BE COMPLETED BY THE OWNER.
- ELEVATOR
- PRE-APPROVED ROOF TRUSSES
- PRE-APPROVED FLOOR TRUSSES

SYMBOLS LEGEND



DEFERRED SUBMITTALS

- THE FOLLOWING DESIGN ARE BY OTHERS AND SUBMITTALS SHALL BE COMPLETED BY THE OWNER.
- ELEVATOR
- PRE-APPROVED ROOF TRUSSES
- PRE-APPROVED FLOOR TRUSSES

SEPERATE PERMITS

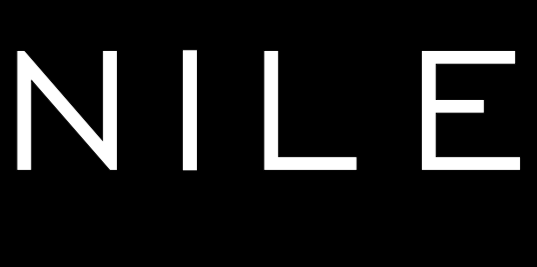
- THE FOLLOWING DESIGN ARE BY OTHERS AND SUBMITTALS SHALL BE COMPLETED BY THE OWNER.
- ELEVATOR
- PRE-APPROVED ROOF TRUSSES
- PRE-APPROVED FLOOR TRUSSES

PROJECT TEAM

- OWNERS REP**
REBOUND REAL ESTATE
527 PROFESSIONAL DRIVE
NORTHFIELD MN, 55057
ATTN: ALEX BARANIAK
(907) 501-1723
- CIVIL ENGINEER**
STRUCTURAL ENGINEER
TEKTON ENGINEERS
108 4th STREET EAST
NORTHFIELD MN 55057
ATTN: PER HANSEN
(952) 300-3340
- LANDSCAPE ARCHITECT**
ARCHITECT
NILE, INC.
413 WACOUTA STREET, SUITE 435
SAINT PAUL, MN 55101
ATTN: JUDE HALLMEIK
(612) 999-6272
- GENERAL CONTRACTOR**
KOC BUILDERS
1610 RIVERVIEW LANE
NORTHFIELD MN 55057
ATTN: ADAM STEFFL
(907) 646-4037
- MECHANICAL, PLUMBING, ELECTRICAL & FIRE PROTECTION DESIGN**
SUBMITTED UNDER SEPERATE COVER BY GCS DESIGN-BUILD CONSULTANTS

SHEET INDEX

GENERAL	STRUCTURAL
G001 COVER SHEET	S0.0 GENERAL STRUCTURAL NOTES
G010 SHORT FORM SPECIFICATIONS	S0.1 SCHEDULES
G011 SHORT FORM SPECIFICATIONS	S1.0 FOUNDATION PLAN
G101 LIFE SAFETY PLANS & SCHEDULES	S1.1 1st FLOOR FRAMING PLAN
G102 LIFE SAFETY PLANS	S1.2 2nd FLOOR FRAMING PLAN
	S1.3 3rd FLOOR FRAMING PLAN
	S1.4 3rd FLOOR LOFT FRAMING PLAN
	S1.5 ROOF FRAMING PLAN
	S2.0 BUILDING FINISH SECTIONS
	A331 VERTICAL CIRCULATION ELEVATOR & STAIRS
	A332 VERTICAL CIRCULATION DETAILS
	A333 UNIT VERTICAL CIRCULATION PLANS & DETAILS
	A401 ENLARGED PLANS
	A421 INTERIOR ELEVATIONS
	A422 INTERIOR ELEVATIONS
	A451 217 / 219 CENTRAL - LOWER LEVEL ENLGD PLAN & RCP
	A452 217 CENTRAL - 2nd FLOOR ENLGD PLAN & RCP
	A453 219 CENTRAL - 2nd & 3rd ENLGD PLANS & RCP
	A454 221 CENTRAL - 2nd FLOOR ENLGD PLAN & RCP
	A455 217 CENTRAL - 3rd FLOOR ENLGD PLAN & RCP
	A456 217 CENTRAL - 3rd FLOOR LOFT ENLGD PLAN & RCP
	A461 UNIT INTERIOR BATHROOM ELEVATIONS
	A462 UNIT INTERIOR BATHROOM ELEVATIONS
	A501 EXTERIOR DETAILS
	A502 EXTERIOR DETAILS
	A601 DOOR & FRAME SCHEDULES & DETAILS
	A610 ROOM FINISH SCHEDULE & DETAILS



NORTH DAKOTA
P.O. BOX 1918
FARIBault, MN 55021
MINNESOTA
413 Wacouta Street, Suite 435
Saint Paul, MN 55101
(907) 501-1723
WWW.WEARINLE.COM

85% PROG. SET - SHPO REVIEW
10/13/2025
NOT FOR CONSTRUCTION

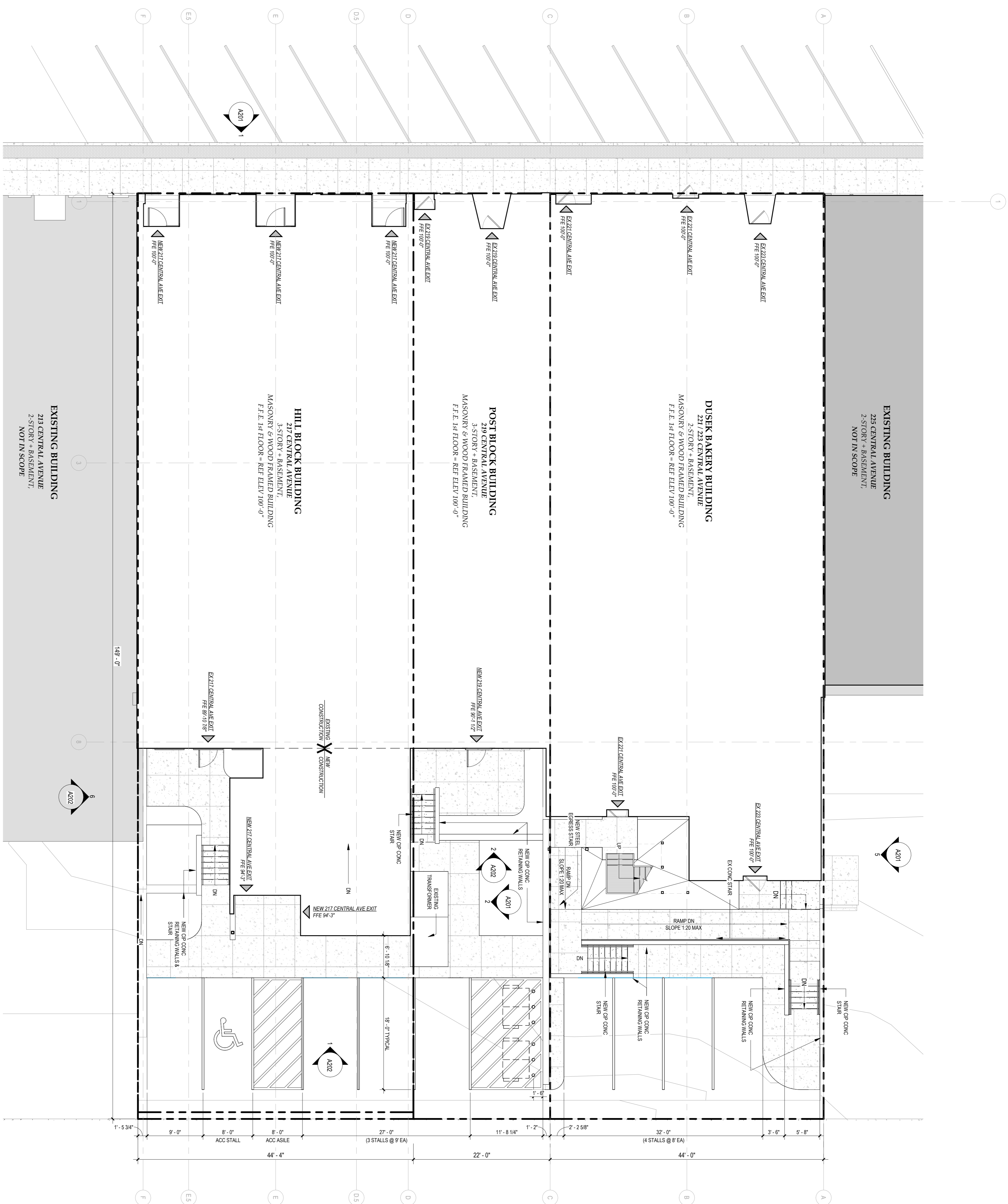
HPD PORTFOLIO
BUILDING ADDITION & RENOVATIONS
217 / 219 / 221 / 223 CENTRAL AVENUE NORTH
FARIBAULT MINNESOTA 55021

REV DATE DESCRIPTION

PROJECT NUMBER: 24009
DRAWN BY: PSH
CHECKED BY: JWH
ISSUED FOR PERMIT: TBD

COVER SHEET

G001



1 ARCHIT SITE PLAN
1/8" = 1'-0"



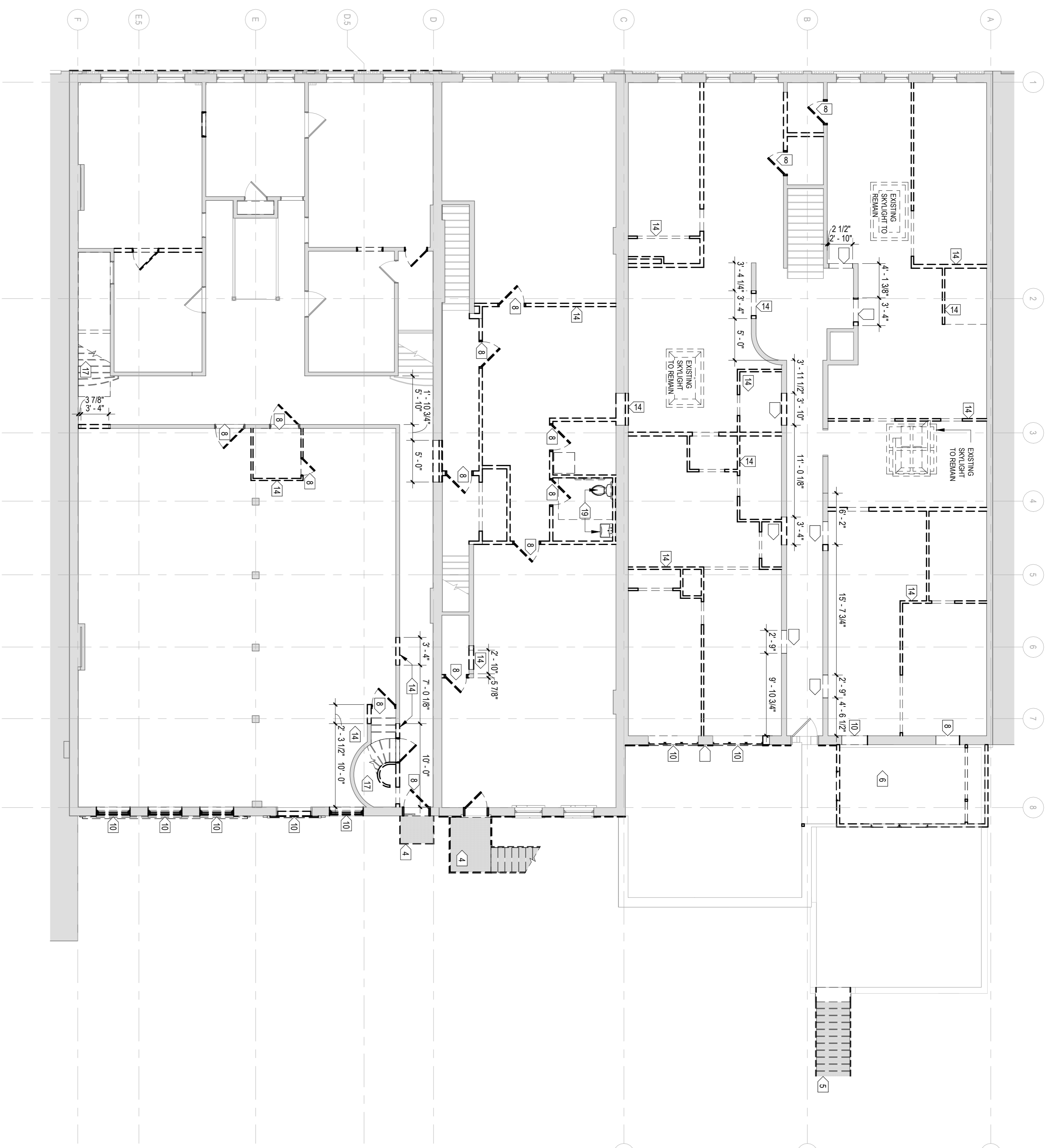
UNIT INFORMATION:

TYPE	AREA	TOTAL
ONE BEDROOM	14	14
TWO BEDROOM	8	8
CORNER	5	5
TOTAL	27	27

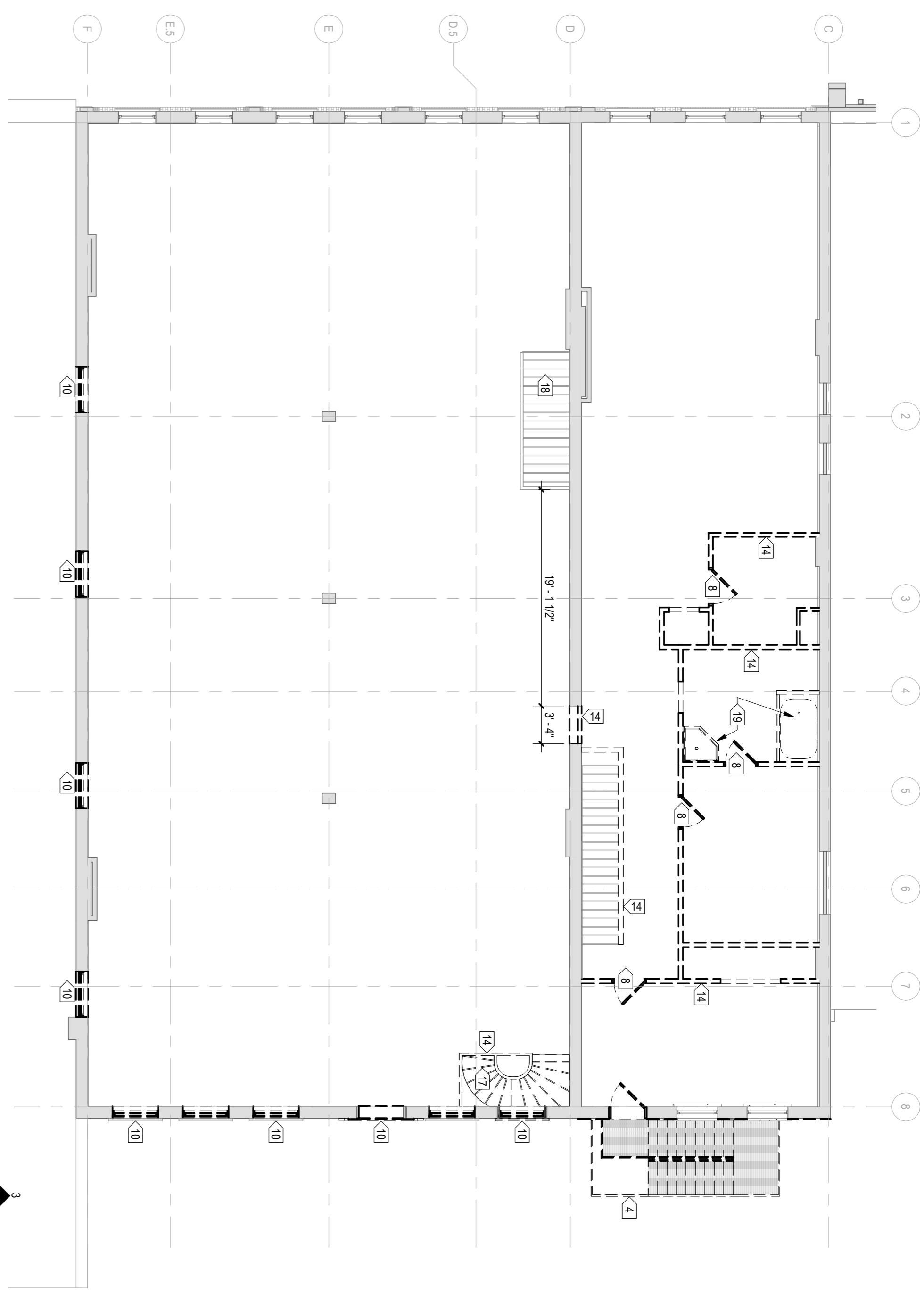
BUILDING INFORMATION:

FLOOR	AREA
FIRST FLOOR	38,810 SF
SECOND FLOOR	3,840 SF
THIRD FLOOR	1,487 SF
TOTAL	44,137 SF

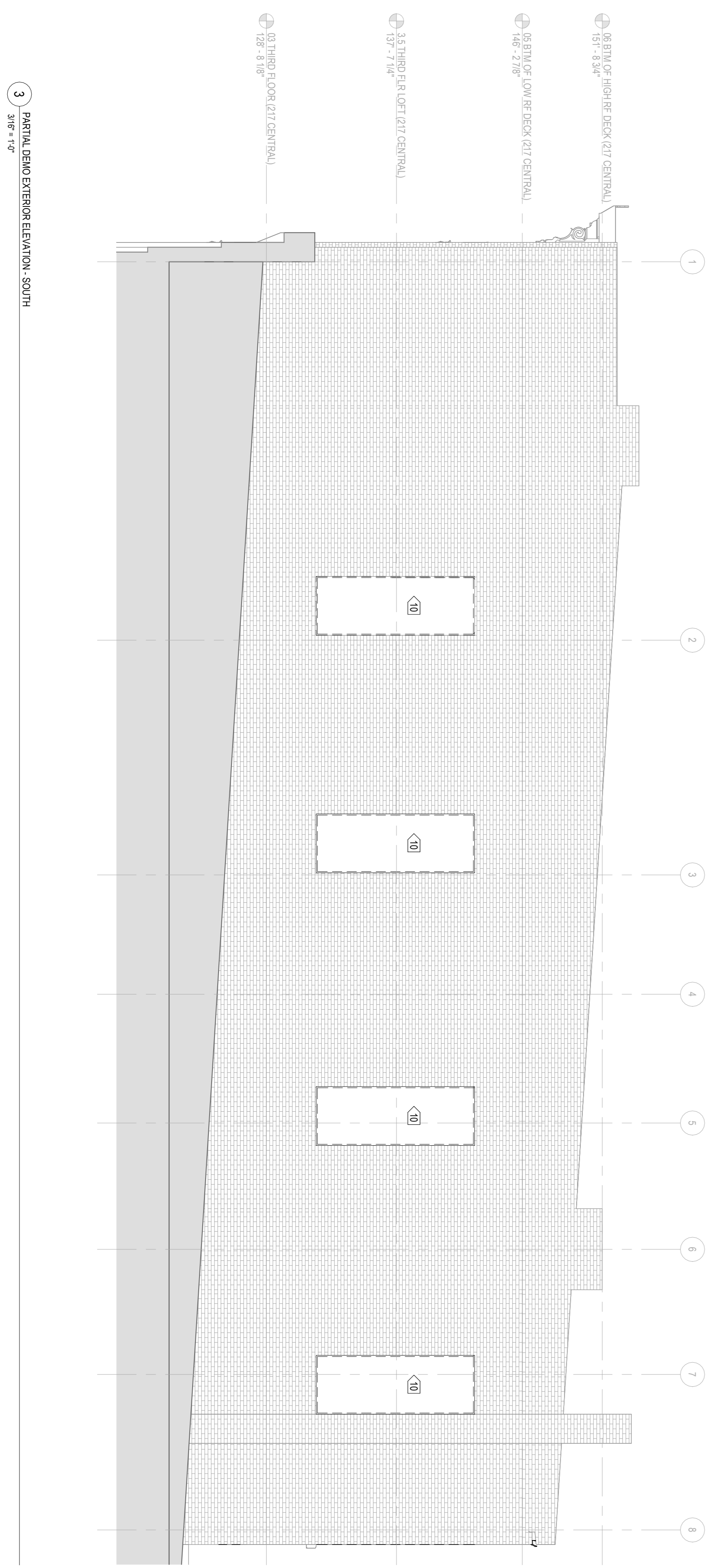
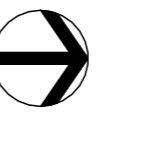
<p>AS100</p>	<p>HPD PORTFOLIO</p> <p>BUILDING ADDITION & RENOVATIONS</p> <p>217 / 219 / 221 / 223 CENTRAL AVENUE NORTH FARIBAULT MINNESOTA 55021</p>	<p>NOT FOR CONSTRUCTION</p> <p>85% PROG. SET - SHPO REVIEW</p> <p>10/13/2025</p>	<p>NILE</p> <p>NORTH DAKOTA P.O. BOX 1918 FARIBAULT, MN 55030 MINNEAPOLIS, MN 55401 413 Woodlark Street, Suite 435 Saint Paul, MN 55101 (612) 225-5555 WWW.WEARNILE.COM</p>
<p>PROJECT NUMBER: 24009 DRAWN BY: PSH CHECKED BY: JWH ISSUED FOR PERMIT: TBD</p>	<p>REV DATE DESCRIPTION</p>		



1 SECOND FLOOR DEMO
1/8\"/>



2 THIRD FLOOR DEMO
1/8\"/>



3 PARTIAL DEMO EXTERIOR ELEVATION - SOUTH
3/8\"/>



NORTH DAKOTA
P.O. BOX 1918
FARGO, ND 58103
MINNE SOTA
413 Woodside Street, Suite 435
Saint Paul, MN 55101
(651) 225-5555
WWW.WEARNILE.COM

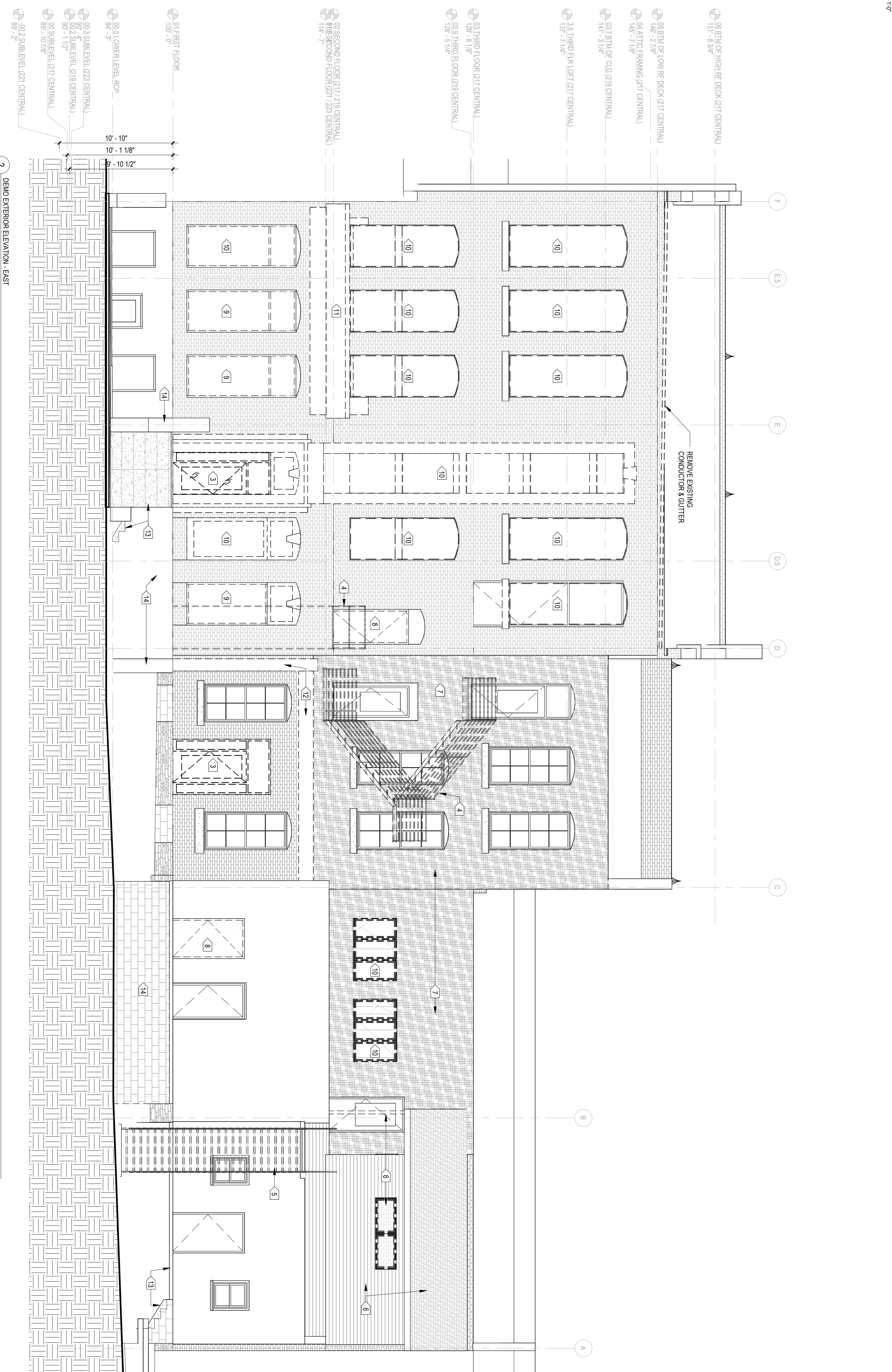
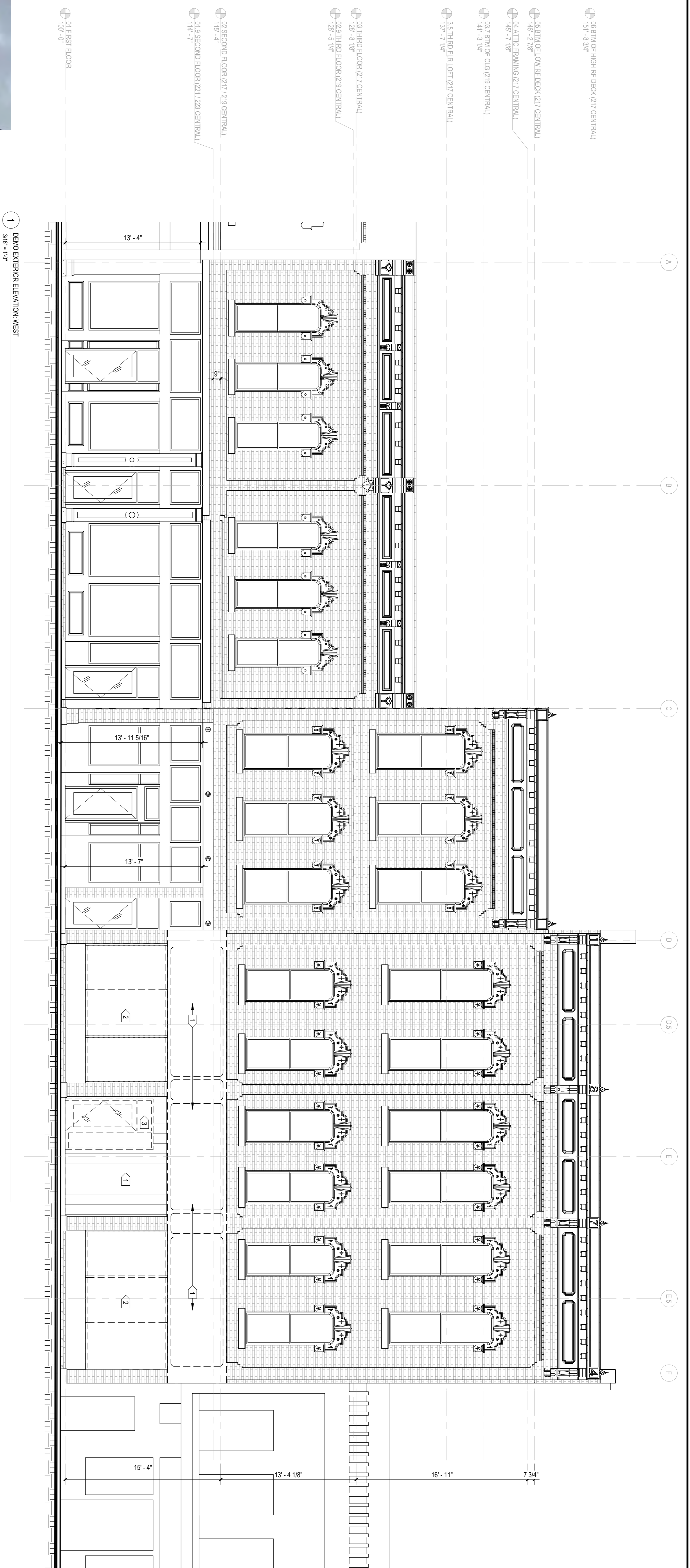
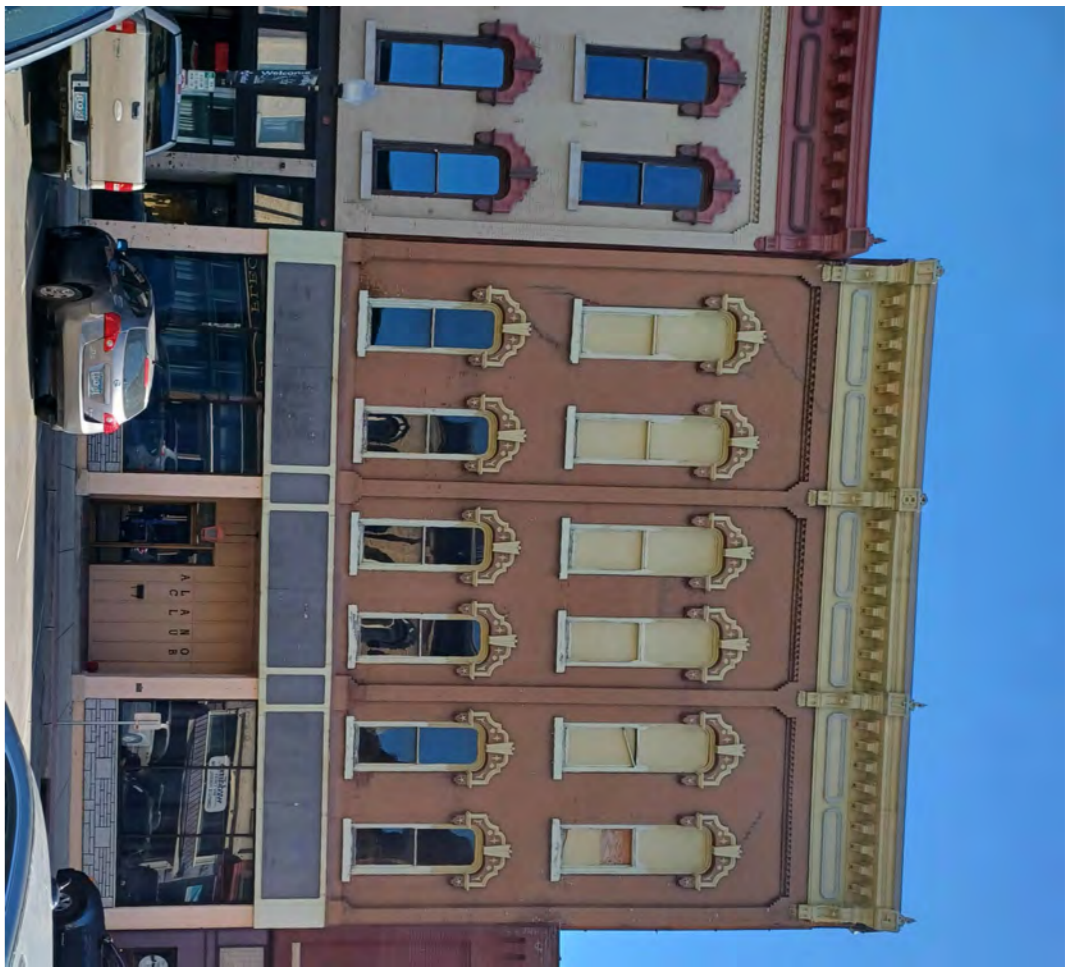
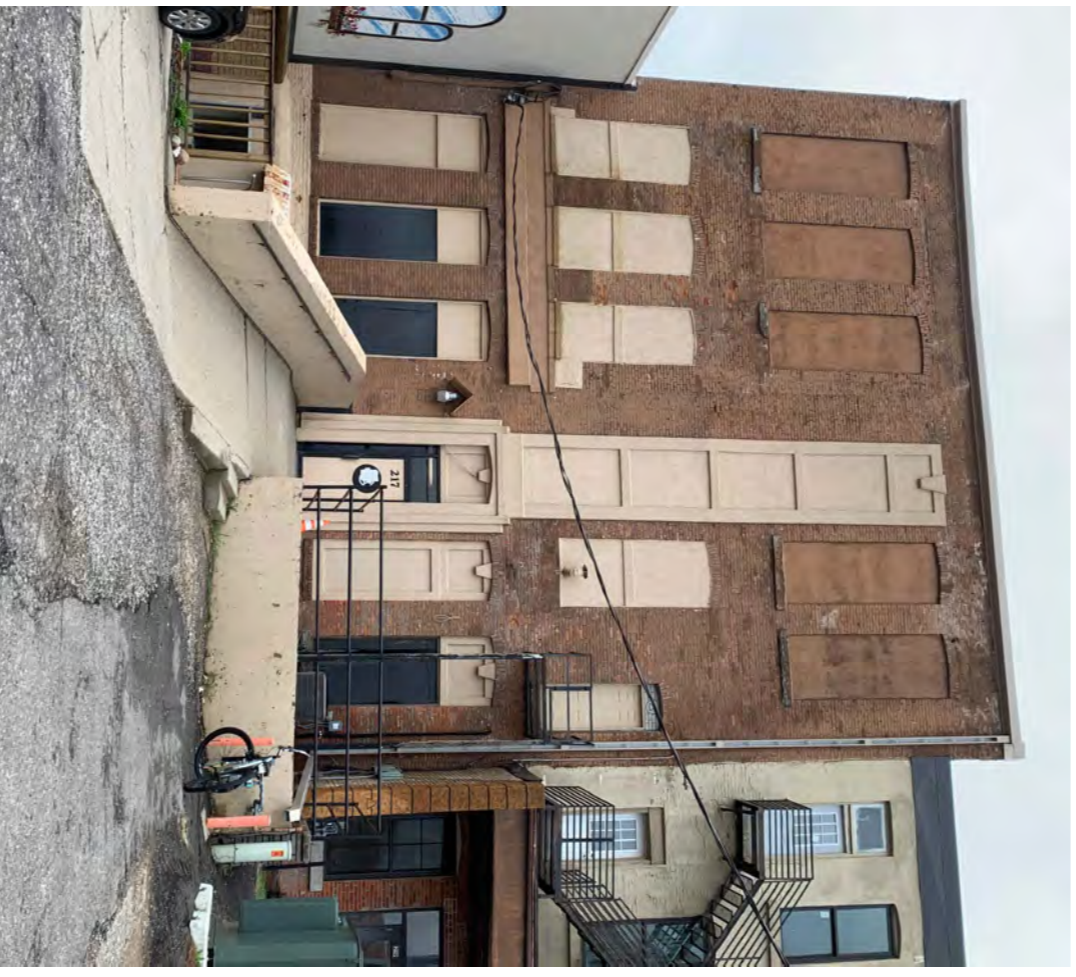
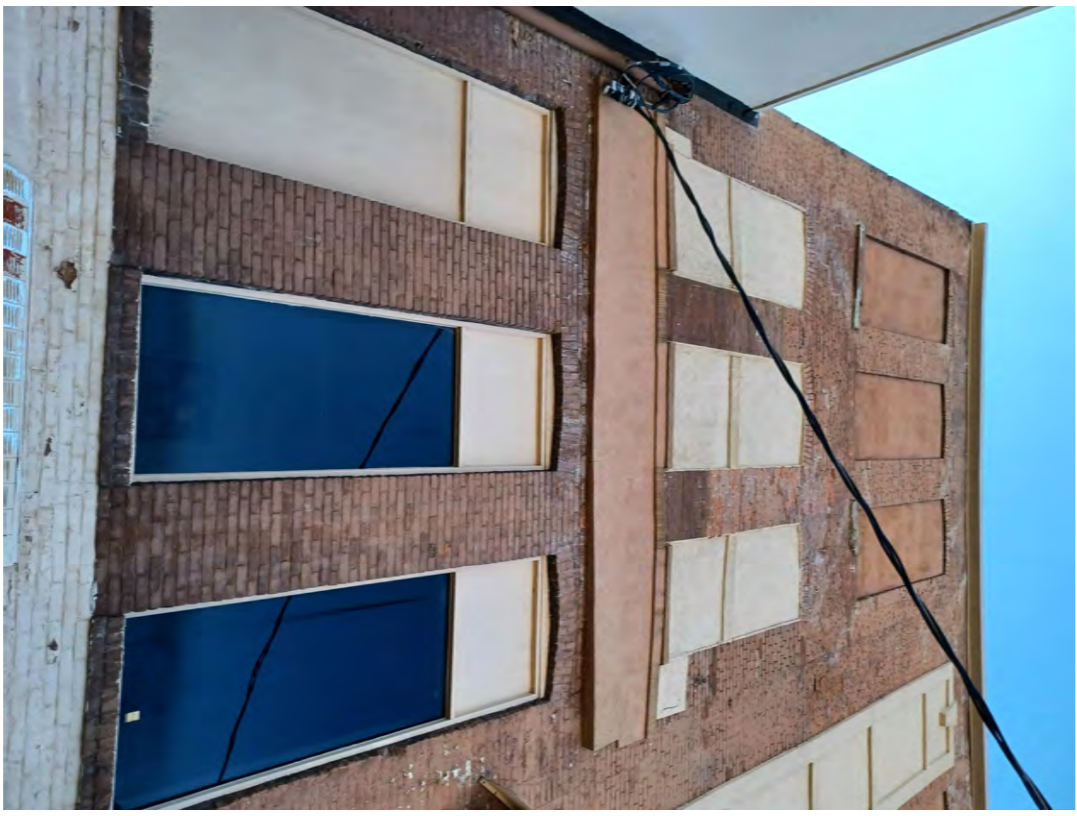
**85% PROG. SET
- SHPO REVIEW
10/13/2025**
**NOT FOR
CONSTRUCTION**

HPD PORTFOLIO
BUILDING ADDITION & RENOVATIONS
217 / 219 / 221 / 223 CENTRAL AVENUE NORTH
FARIBAULT MINNESOTA 55021

REV DATE DESCRIPTION

PROJECT NUMBER: 24009
DRAWN BY: PSH
CHECKED BY: JWH
ISSUED FOR PERMIT: TBD
**SECOND & THIRD
FLOOR DEMO PLANS**

AD102



NORTH DAKOTA
 P.O. BOX 1918
 FARGO, ND 58103
 MINNE SOTA
 413 Woodland Street, Suite 435
 Saint Paul, MN 55101
 (651) 251-2500
 WWW.WEAR.NILE.COM

**85% PROG. SET
 - SHPO REVIEW
 10/13/2025**
 NOT FOR
 CONSTRUCTION

HPD PORTFOLIO
 BUILDING ADDITION & RENOVATIONS
 217 / 219 / 221 / 223 CENTRAL AVENUE NORTH
 FARBALUT MINNESOTA 55021

REV	DATE	DESCRIPTION

PROJECT NUMBER: 24009
 DRAWN BY: PSH
 CHECKED BY: JMH
 ISSUED FOR PERMIT: TBD

EXISTING EXTERIOR ELEVATIONS

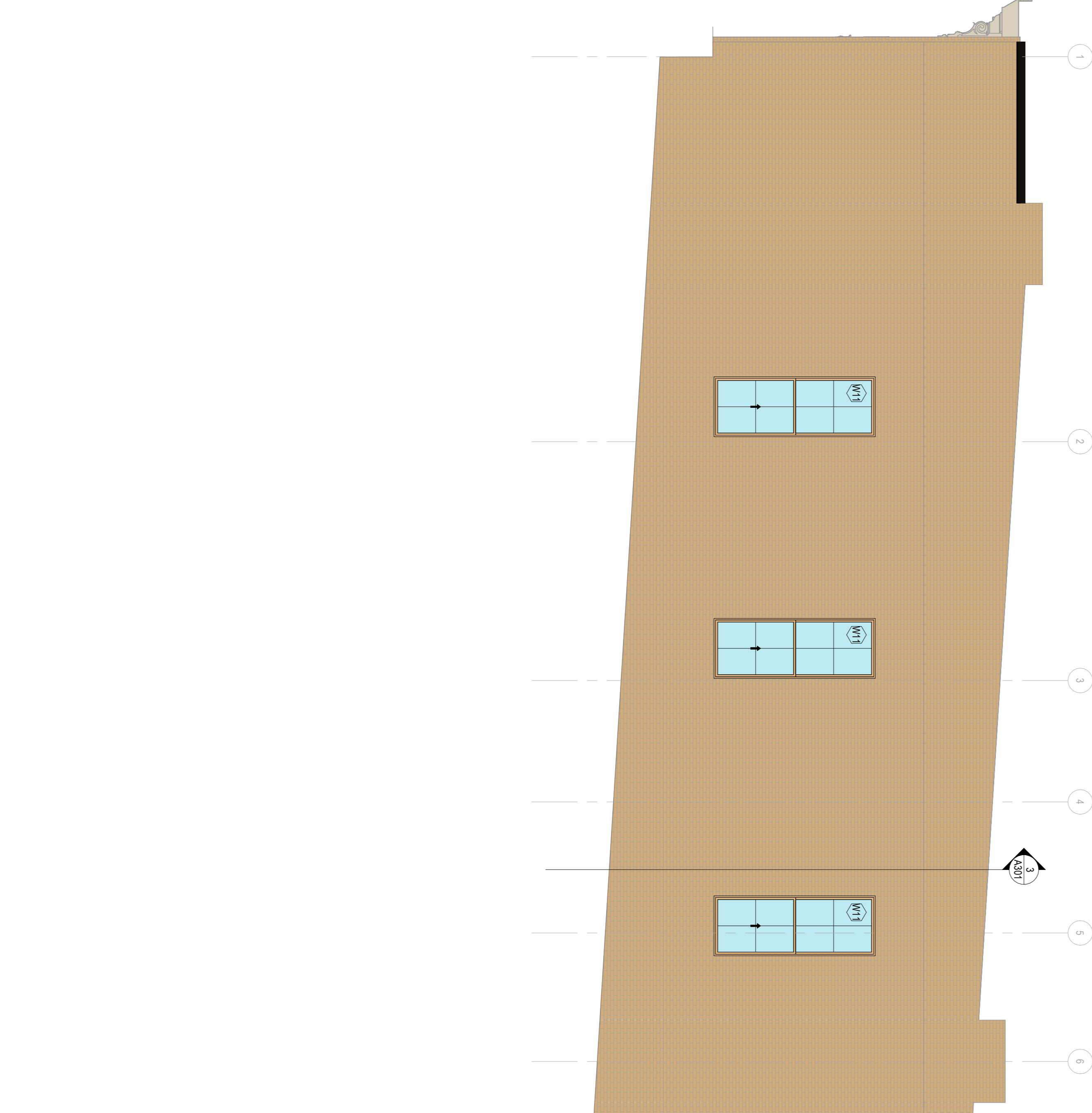
AD201



EXTERIOR ELEVATION NOTES

1. SEE SET OF MAINTENANCE OF MASSWORK SHEET (SMT) FOR ADDITIONAL INFORMATION. REMARKS ON SPECIFIC DRAWINGS.
2. THE SITE AND BUILDING ARE LISTED IN THE NATIONAL HISTORIC REGISTER OF PLACES. THE WORK IS FUNDED IN PART WITH FEDERAL AND STATE FUNDS. THE NATIONAL PARK SERVICE HAS REVIEWED THE DESIGN OF THE INTERIORS OF THIS BUILDING FOR REHABILITATION AND RELATED GUIDELINES ISSUED BY THE NATIONAL PARK SERVICE.
3. NOTIFY ARCHITECT PROMPTLY IF CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH THE CURRENT APPLICABLE CODES AND REGULATIONS.
4. PROVIDE A SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE PER APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION.
5. COORDINATE ALL PROJECT SCHEDULING WITH OWNER OR AS SPECIFIED AND/OR SHOWN ON THE DRAWINGS.
6. MINIMIZE NOISE TO LEVEL ACCEPTABLE TO THE OWNER. SCHEDULE TASKS CREATING EXCESSIVE NOISE OR NEAR SENSITIVE AREAS WITH THE OWNER OF ADJACENT PROPERTY.
7. PROVIDE A SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE PER APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION.
8. MINIMIZE NOISE TO LEVEL ACCEPTABLE TO THE OWNER. SCHEDULE TASKS CREATING EXCESSIVE NOISE OR NEAR SENSITIVE AREAS WITH THE OWNER OF ADJACENT PROPERTY.
9. FINISH OF ALL METAL FLASHING AND COPING TO BE PREPARED TO MATCH FINISH MATERIAL ON WHICH IT OCCURS.
10. THE BRICK VENEER TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. WITH EXPANSION JOINTS AS RECOMMENDED BY MANUFACTURER. PROVIDE A SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE PER APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION.
11. FINISH OF ALL METAL FLASHING AND COPING TO BE PREPARED TO MATCH FINISH MATERIAL ON WHICH IT OCCURS.
12. INSTALL APPROXIMATE BUILDING ADDRESS NUMBERS PERMANENTLY POSTED ON THE BUILDING. CONTRASTING BACKGROUND, AS REQUIRED BY LOCAL ORDINANCES.
13. RESONANT LOCATIONS AND QUANTITIES OF DOWN SPOUTS WITH CORNE AND MANUFACTURER'S RECOMMENDATIONS. ANNOUNCED ALUMINUM FINISKA & VENTED SMOKE PANELS TO BE WHITE.
14. ALL SHUTDOWNS OF MECHANICAL, ELECTRICAL AND/OR ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER AND LOCAL FIRE AUTHORITIES.
15. CLEAN ALL BUILDING SURFACES TO REMOVE EFFLUENCE, DIRT, DEBRIS AND ANIMAL BODYPARTS EMPLOYING THE GENTLEST MEANS POSSIBLE.
16. PROVIDE A SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE PER APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION.
17. PROVIDE CONTINUOUS FLASHING AT ALL VERTICAL AND HORIZONTAL MATERIAL TRANSITIONS. FLASHING TO OVERLAP UNDERLATH FASCIA MATERIAL. VERIFY ALL VERTICAL AND HORIZONTAL TRANSITIONS TO BE PROPERLY FLASHED.
18. PROVIDE A SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE PER APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION.
19. FINISH OF ALL METAL FLASHING AND COPING TO BE PREPARED TO MATCH FINISH MATERIAL ON WHICH IT OCCURS.
20. THE BRICK VENEER TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. WITH EXPANSION JOINTS AS RECOMMENDED BY MANUFACTURER. PROVIDE A SAFE MEANS OF EGRESS THROUGH AND/OR AROUND THE BUILDING AND SITE PER APPLICABLE CODES AT ALL TIMES DURING THE CONSTRUCTION.
21. FINISH OF ALL METAL FLASHING AND COPING TO BE PREPARED TO MATCH FINISH MATERIAL ON WHICH IT OCCURS.
22. INSTALL APPROXIMATE BUILDING ADDRESS NUMBERS PERMANENTLY POSTED ON THE BUILDING. CONTRASTING BACKGROUND, AS REQUIRED BY LOCAL ORDINANCES.
23. RESONANT LOCATIONS AND QUANTITIES OF DOWN SPOUTS WITH CORNE AND MANUFACTURER'S RECOMMENDATIONS. ANNOUNCED ALUMINUM FINISKA & VENTED SMOKE PANELS TO BE WHITE.

6 EXTERIOR ELEVATION SOUTH
3/8" = 1'-0"



HPD PORTFOLIO	
BUILDING ADDITION & RENOVATIONS	
217 / 219 / 221 / 223 CENTRAL AVENUE NORTH FARIBULT MINNESOTA 55021	
REV	DATE DESCRIPTION
PROJECT NUMBER:	24009
DRAWN BY:	PSH
CHECKED BY:	JWH
ISSUED FOR PERMIT:	TBD
EXTERIOR ELEVATIONS	
A202	

ENILE

NORTH DAKOTA
P.O. BOX 1918
FARGO, ND 58103
MINNEAPOLIS, MN 55401
413 Woodlawn Street, Suite 435
Saint Paul, MN 55101
(651) 225-5555
WWW.ENILE.COM

**85% PROG. SET
- SHPO REVIEW
10/13/2025**

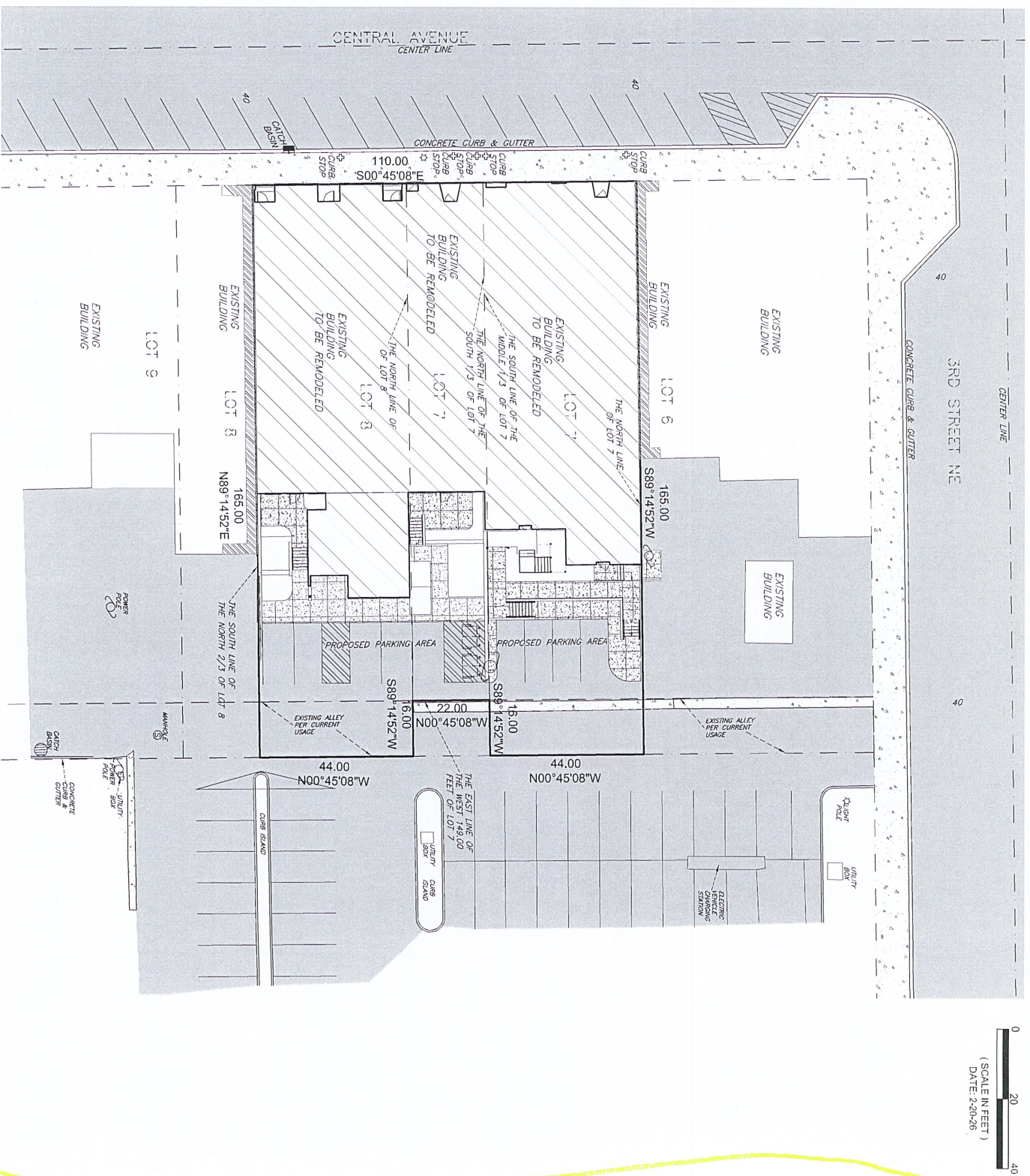
**NOT FOR
CONSTRUCTION**

COMMON INTEREST COMMUNITY NUMBER ??

A CONDOMINIUM

HILL BLOCK CONDOMINIUMS

SITE PLAN



BENCH-MARK
MNDOT BENCH-MARK 6607M. ELEV. = 974.81

Bohlen
Surveying & Associates
SHEET 1 OF 3 SHEETS

THIS CIC PLAT HAS BEEN RECORDED AS PART OF THE DECLARATION DOCUMENT NO. _____ DAY OF _____ 2026.
AT _____ IN THE OFFICE OF THE RICE COUNTY RECORDER
MICHAEL A. FANGMAN COUNTY RECORDER

I, Thomas J. O'Meara, do hereby certify that the work was undertaken by, or reviewed and approved by, me for this CIC Plat of COMMON INTEREST COMMUNITY NUMBER ??, A CONDOMINIUM, NEED NAME, being located upon:

The North 2/3 of Lot 8, in Block 56, in the Original Town now City, of Faribault, Rice County, Minnesota.
And The South 1/3 of the West 1/4 of Lot Number 7, in Block Number 56 of the Original Town (now City) of Faribault, Rice County, Minnesota.
And The North One-Third (1/3) of Lot 7, and also the Middle One-Third (1/3) of Lot 7, all in Block 56 in the Original Town, now City of Faribault, Rice County, Minnesota.
And fully and accurately depicts all information required by Minnesota Statutes Section 515B.2-1101, as amended.
Dated this ____ day of _____, 2026.

Thomas J. O'Meara, Licensed Professional
Land Surveyor Minnesota License No. 46167

STATE OF MINNESOTA
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Thomas J. O'Meara, a licensed professional land surveyor, Minnesota License No. 46167.

Signature _____
Printed _____
Notary Public, _____
My commission expires _____

I, _____, pursuant to Minnesota Statutes Section 515B.2-101(G), do hereby certify that all structural components serving more than one unit in all buildings containing the units thereby created are substantially completed.
Dated this ____ day of _____, 20____.

Engineer Minnesota License No. _____

STATE OF MINNESOTA
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, a licensed professional engineer, Minnesota License No. _____.

Signature _____
Printed _____
Notary Public, _____
My commission expires _____

I, _____, pursuant to Minnesota Statutes Section 515B.2-101(G), do hereby certify that all mechanical systems serving more than one unit in all buildings containing the units thereby created are substantially completed.
Dated this ____ day of _____, 20____.

Engineer Minnesota License No. _____

STATE OF MINNESOTA
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, a licensed professional engineer, Minnesota License No. _____.

Signature _____
Printed _____
Notary Public, _____
My commission expires _____

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Chapter 389.09, Subd. 2, this CIC Plat has been reviewed and approved this ____ day of _____, 20____.

Michael A. Fangman
Rice County Surveyor

RICE COUNTY PROPERTY TAX & ELECTIONS
Pursuant to Minnesota Statutes, Section 515B.1-116(e) and Section 272.12, taxes payable in the year 20____ on real estate herein described, have been paid; there are no delinquent taxes and transfer has been entered this ____ day of _____, 20____.

Denise Anderson
Property Tax & Elections Director, Rice County, MN

COUNTY RECORDER

I hereby certify that this CIC PLAT of NEED NAME was filed this ____ day of _____, 20____, at _____ o'clock ____ m. as Document Number _____.

By _____
Michael A. Fangman
Rice County Recorder

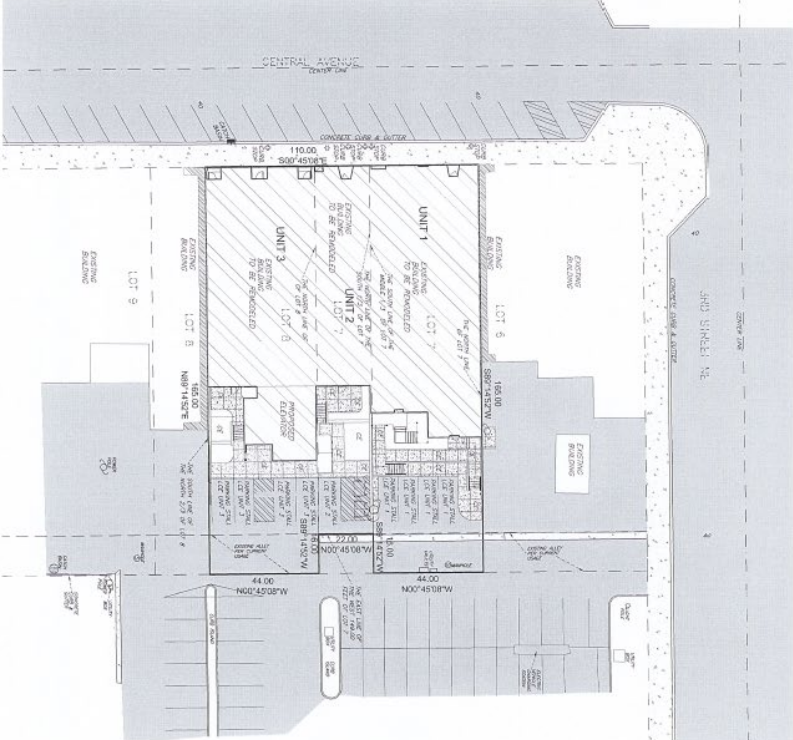
EXHIBIT B CIC Plat No. XX

SHEET-PLAN
Final Plat Submission
(# 1 of 3)

DESIGNED BY: BENCH-MARK
PROJECT NUMBER: 6807M
DATE: 11/11/11

COMMON INTEREST COMMUNITY NUMBER ??

A CONDOMINIUM HILL BLOCK CONDOMINIUMS



BENCH-MARK
MNDOT BENCH-MARK 6807M, ELEV. = 974.81

Barker
Sprengling & Associates
SHEET 1 OF 3 SHEETS

THIS CIC PLAN HAS BEEN RECORDED AS PART OF THE DECLARATION
DECLARATION NO. _____
FILED ON THE _____ DAY OF _____, 2016.
AT _____ IN THE OFFICE OF THE REC. COUNTY RECORDER
MICHAEL A. FENIGAN COUNTY RECORDER

I, Thomas J. O'Connell, Licensed Professional Land Surveyor, Minnesota License No. 11813, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly qualified and licensed professional in the State of Minnesota.

Signature: _____
Printed Name: Thomas J. O'Connell
My commission expires: _____

Signature: _____
Printed Name: _____
My commission expires: _____

Signature: _____
Printed Name: _____
My commission expires: _____

Signature: _____
Printed Name: _____
My commission expires: _____

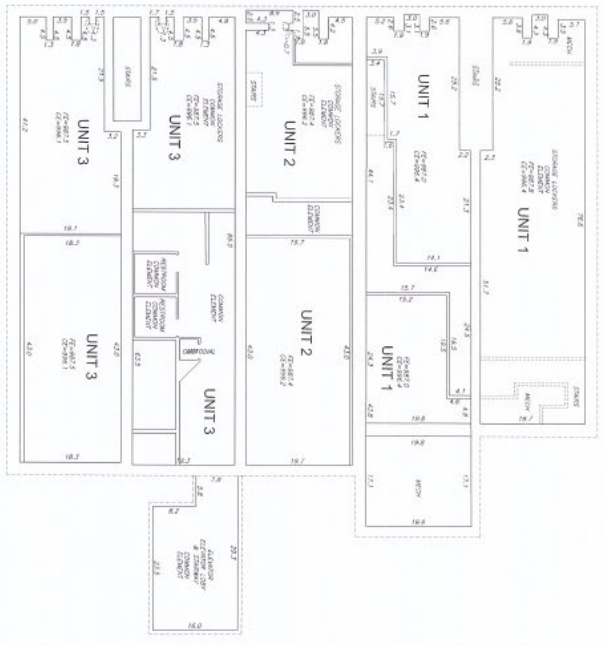
Signature: _____
Printed Name: _____
My commission expires: _____

Signature: _____
Printed Name: _____
My commission expires: _____

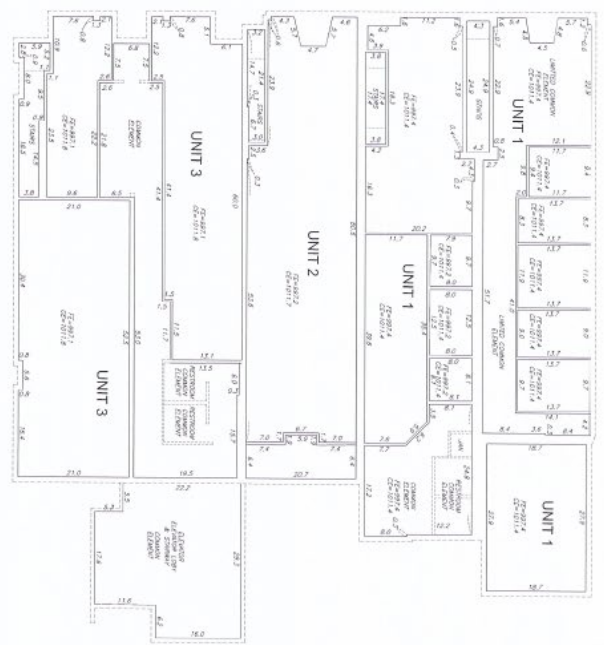
Signature: _____
Printed Name: _____
My commission expires: _____



COMMON INTEREST COMMUNITY NUMBER ??
 A CONDOMINIUM
 HILL BLOCK CONDOMINIUMS
 FINAL PLAT SUBMITTAL
 (Pg 2 of 3)



LOWER FLOOR
PROPOSED



FIRST FLOOR
PROPOSED

BENCHMARK
 MNDOT BENCHMARK 6607M, ELEV. = 974.81
 F. E. DENOTES FLOOR ELEVATION
 C. E. DENOTES CEILING ELEVATION
 ALL DISTANCES SHOWN ARE IN FEET AND
 TENTHS OF A FOOT.

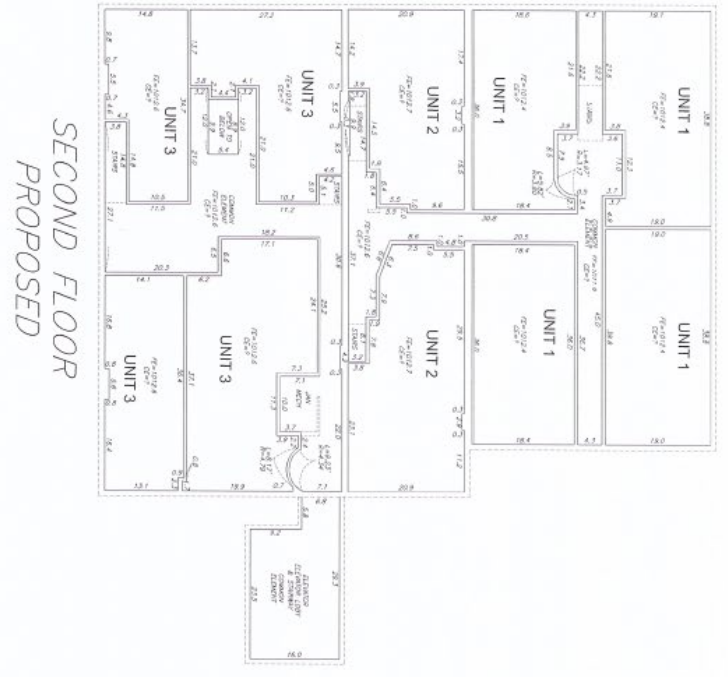
THIS DEC PLAT HAS BEEN RECORDED AS PART OF THE DECLARATION
 DOCUMENT NO. _____ DATE OF _____ 2016
 AT _____ IN THE OFFICE OF THE MISSOURI COUNTY RECORDER
 MICHAEL A. ZANGLER COUNTY RECORDER



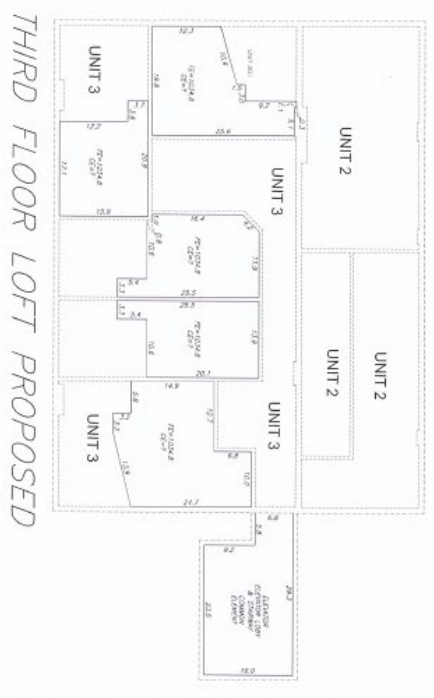
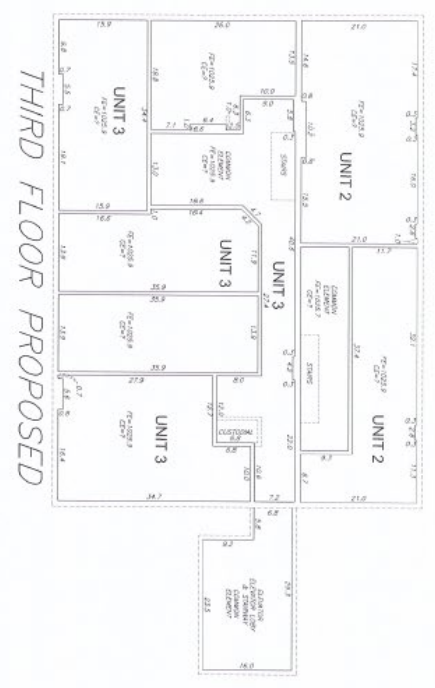
Final Plat Submittal
(pg 3 of 3)

COMMON INTEREST COMMUNITY NUMBER ??
A CONDOMINIUM
HILL BLOCK CONDOMINIUMS

THIS DOC PLAT HAS BEEN RECORDED AS PART OF THE DECLARATION
DOCUMENT NO. _____
FILED ON THE _____ DAY OF _____ 2016.
AT _____ IN THE OFFICE OF THE DEE COUNTY RECORDER.
MICHELLE A. TANGMAN _____ COUNTY RECORDER



BENCHMARK
MNDOT BENCHMARK 6607M, ELEV. = 974.81
F.E. DENOTES FLOOR ELEVATION
C.E. DENOTES CEILING ELEVATION
ALL DISTANCES SHOWN ARE IN FEET AND
TENTHS OF A FOOT.



Hill Block Portfolio Redevelopment

PUD Information

WRITTEN NARRATIVE SECTION

Prepared by: Alex T. Baraniak, Rebound Partners

General Definitions

217 Central Ave N as a building is referred to as the “Hill Block”

219 Central Ave N as a building is referred to as the "Post Block”

223 Central Ave N as a building is referred to as “Kinsey Building”

All three buildings combined are referred to as the “Development”

1. Statement providing evidence of sufficient property control.

The Hill Block Portfolio, addresses 217, 219 & 223 Central Ave N, Faribault, MN 55021 are under control of the Developer by means of an executed Purchase Agreement with Faribo Downtown Central LLC (Seller), and Rebound Group LLC (Buyer), effective March 26, 2025.

2. Development Schedule is as follows outlined in this Gantt Chart:

Task	Days	Start Date	End Date	Progress
Underwriting coping with \$6.8M construction costs	10	12/19/2025	12/29/2025	100%
City Meeting - Planning Commission - Pjct Introduction	1	1/5/2026	1/6/2026	100%
Equity Raise - Total Raise Period (90 days - Commitments due April 5)	90	1/5/2026	4/5/2026	100%
Minnwest Terms Sheet - SR loan + Bridge Loan	10	12/29/2025	1/8/2026	100%
Minnwest appetite for Fed Credits	4	1/5/2026	1/9/2026	100%
Initial Questions & Execution of Bank Terms Sheet	4	1/5/2026	1/9/2026	100%
Adam, Jude & Alex Meeting - Cons & Design	0	1/7/2026	1/7/2026	100%
PUD Application is Due: FEB 9	35	1/5/2026	2/9/2026	100%
Preliminary Plat Application is Due: FEB 9	35	1/5/2026	2/9/2026	100%
Adam Finalized Construction Budget	25	1/5/2026	1/30/2026	100%
EDA Project Introduction Presentation	0	1/15/2026	1/15/2026	100%
Hess Roise Request Information is Due (for PT 2 Submittal)	9	1/20/2026	1/29/2026	100%
HTC Part II Applications are Sent to SHPO on FEB 9, 2026	11	1/29/2026	2/9/2026	100%
HRA Pitch - \$200,000 Low-interest Loan	0	2/9/2026	2/9/2026	100%
Development Review Committee (DRC) Meeting #1	0	2/17/2026	2/17/2026	100%
EDA Pitch of \$400,000 low-interest loan	0	2/19/2026	2/19/2026	100%
Requested Bank information (investors, personal financials, guarentees, etc.)	85	1/9/2026	4/4/2026	100%
DRC Meeting #2 (if needed - likely not)	0	3/3/2026	3/3/2026	100%
Planning Commission Meeting Review & Approval of PUD & Platting (assumes no issues)	0	3/2/2026	3/2/2026	100%
City Council Meeting - Approval of PUD & Platting	0	3/10/2026	3/10/2026	100%
City Council Meeting - Tax Abatement Approval	0	3/10/2026	3/10/2026	100%
SHPO + NPS - Part 2 Response (Response due April 10)	60	2/9/2026	4/10/2026	100%
Site Plan Review (runs concurrently w. COA) Information & Submittal on 3/16/26	14	3/2/2026	3/16/2026	100%
Certificate of Appropriateness - information & submittal on 3/16/2026	14	3/2/2026	3/16/2026	100%
SPR + COA - City Review (2-4 weeks). Approval - March 30	14	3/16/2026	3/30/2026	100%
The Closing Period	25	4/5/2026	4/30/2026	100%

CONSTRUCTION STARTS			
Hazardous Materials are Abated	14	4/30/2026	5/14/2026
NCC Builders Mobilizes and Starts Construction - Ends 1/24/2027	255	5/14/2026	1/24/2027
POST CONSTRUCTION			
Final Construction Budget is Developed by NCC	14	1/24/2027	2/7/2027
Final Building Inspection	7	1/24/2027	1/31/2027
Part 3 Application is developed by Hess Roise	24	2/7/2027	3/3/2027
CERTIFICATE OF OCCUPANCY is GRANTED. PLACED IN SERVICE!!!	1	1/31/2027	2/1/2027
Part 3 Application is FILED with SHPO & NPS	60	3/3/2027	5/2/2027
TAX CREDITS ARE AWARDED	3	5/2/2027	5/5/2027

*A copy of this Gantt Chart was shared with Planning & Zoning Staff on February 4, 2026.

3. Summary of Total Units. The Development will have the following units for the project:

Building #	Unit #	Category	Sub-Category	Furnished (yes/no)	Beds	Baths	SF	Other
217	0-01	Residential	Long-Term	No	2	1	964	
217	201	Residential	Short-Term	Yes	1	1	671	
217	202	Residential	Short-Term	Yes	0	1	443	
217	203	Residential	Short-Term	Yes	1	1	539	
217	204-ADA	Residential	Short-Term	Yes	1	1	891	
217	301	Residential	Short-Term	Yes	1	1.5	801	
217	302	Residential	Long-Term	Yes	2	1.5	828	
217	303	Residential	Long-Term	No	2	1.5	823	
217	304	Residential	Long-Term	No	2	1.5	794	
217	305	Residential	Long-Term	No	2	2	1112	
217	101	Commercial	Retail	NA			1048	
217	103	Commercial	Retail	NA			1102	
217	0-71	NA	Storage	NA			588	6 lockers
219	0-02	Residential	Long-Term	No	2	1	845	
219	205	Residential	Long-Term	Yes	2	1	807	
219	206	Residential	Long-Term	No	1	1	648	
219	306	Residential	Short-Term	Yes	2	1	834	
219	307	Residential	Long-Term	No	1	1	620	
219	105	Commercial	Retail	NA			1373	
219	0-73	NA	Storage	NA			561	6 lockers
223	207	Residential	Long-Term	No	1	1	625	
223	208	Residential	Long-Term	No	1	1	696	
223	209	Residential	Long-Term	No	1	1	739	
223	210	Residential	Long-Term	No	1	1	662	
223	0-11	Commercial	Office/Marker Space	NA			651	
223	0-10	Commercial	Office/Marker Space	NA			389	

223	109	Commercial	Office	NA	110	
223	110	Commercial	Office	NA	114	
223	112	Commercial	Office	NA	163	
223	113	Commercial	Office	NA	83	
223	114	Commercial	Office	NA	123	
223	115	Commercial	Office	NA	169	
223	116	Commercial	Office	NA	134	
223	180	Commercial	Office	NA	634	
223	185	Commercial	Office	NA	482	
223	186	Commercial	Office	NA	456	
223	0-76	NA	Storage	NA	1065	14 lockers

There are 19 units total on 0.407 acres = 47 units/acre.

4. Project consists of the interior remodeling of the three existing, multi-story buildings located at 217 (Hill Block Building), 219 (Post Block Building) and 221/223 (Kinsey) Central Avenue in downtown Faribault. All three were constructed in the 1870's and structures are in the process of applying for inclusion on the National Register for Historic Buildings.
 - a. Kinsey building: two story + basement, 12,210 GSF (4,023 GSF footprint) wood & masonry structure.
 - i. Basement contains storage and mechanical spaces.
 - ii. First floor consists of retail tenant spaces with shared entrance from Central Ave and parking in the east lot.
 - iii. Upper floor to remodel four existing apartment units.
 - b. Post Block building: Three story + basement, 8,160 GSF (2,040 GSF footprint) wood & masonry structure.
 - i. Basement contains storage/mechanical spaces and one new walk-out apartment accessed directly from new exterior door on east side of the building.
 - ii. First floor consists of one retail spaces with direct entrance from Central Ave and parking in the east lot.
 - iii. Upper floors to be converted into four new apartment units.
 - c. Hill Block building: Three story + basement, 17,490 GSF (4,665 GSF footprint) wood & masonry structure.
 - i. Basement contains storage/mechanical spaces and one new walk-out apartment accessed directly from existing exterior door on east side of the building.

- ii. First floor consists of multiple retail tenant spaces with shared entrance on Central Ave and access to parking in the east lot.
- iii. Second floor to be converted into four new apartment units.
- iv. At one time the entire third floor was used as one large ballroom with 17' tall ceilings. Project proposes to create five lofted apartments on this level.
- v. Property includes 779 GSF addition to create an at-grade entrance on east façade, add new elevator and exit stair.
 1. Intent of new work is to provide internal connection from all three buildings in order to facilitate mutual accessibility and means of egress.

5. **Description of architectural design standards to be implemented.** Project shall adhere to all applicable state and local building codes including but not necessarily limited to: the 2020 Minnesota State Building Code, 2020 Minnesota Conservation Code for Existing Buildings, Minnesota Accessibility Code, Minnesota Fuel & Gas Code, Minnesota Plumbing & Electrical Codes, Faribault Unified Development Code, etc. In addition, we will follow the local Commercial District Design Guidelines and follow the guidance of the Faribault Heritage Preservation Commission and the preservation briefs published by the US Dept of the Interior, National Parks Service: Technical Preservation Services.

6. **Intended Market.** The Development is intending to serve three main groups: Residential Occupants, Retail Stores and Businesses, and Professional Offices.

7. **Justification of the PUD.**

The proposed PUD for the Development is necessary to implement site features that materially improve downtown functionality, accessibility, and economic vitality and that cannot be effectively achieved through conventional zoning standards. The PUD framework allows these improvements to be delivered in a coordinated and permanent manner while providing clear public benefit.

Public Walkway and Enhanced Downtown Connectivity

A central component of the proposed PUD is the inclusion of a publicly accessible internal walkway through the Hill Block. This walkway is critical to the commercial success of the project and to downtown Faribault more broadly. By providing a direct pedestrian connection between Central Avenue and the rear parking area, the walkway:

- Increases foot traffic to Hill Block retail and commercial tenants;
- Improves visibility and accessibility for businesses that do not directly front Central Avenue;

- Creates a more intuitive and convenient pedestrian circulation system within the downtown core; and
- Enhances the ease of doing business by improving customer access regardless of parking location.

This internal pedestrian connection supports downtown economic development by encouraging longer visits, multiple stops, and greater engagement with local businesses. The walkway also functions as a public amenity that strengthens the overall walkability and connectivity of the downtown, aligning with the City's broader economic development and revitalization objectives.

Shared Elevator and Universal Accessibility

The proposed elevator addition at the rear of the Hill Block is another key element enabled through the PUD. The elevator is designed to serve all three buildings and all three floors, including all basements, within the Development, creating a shared accessibility solution that provides substantial public and functional benefits.

This approach:

- Introduces comprehensive ADA accessibility throughout the Hill Block;
- Allows all commercial or residential uses to be fully accessible to all users;
- Ensures the buildings can serve a wider range of tenants, employees, residents, and visitors; and
- Promotes inclusive design by removing physical barriers in historically constrained structures.

In addition to accessibility benefits, a shared elevator significantly improves building efficiency by allowing multiple structures to be served by a single vertical circulation core. This reduces redundancy, minimizes structural impacts to historic buildings, and represents a thoughtful, efficient use of space and resources that would not be feasible under standard zoning or individual parcel development.

Advancement of PUD Objectives and Public Benefit

Together, the public walkway and shared elevator demonstrate how the proposed PUD advances the core objectives of the PUD ordinance by encouraging innovative site planning, improving land use efficiency, and delivering measurable public benefit. These features support downtown economic development, enhance accessibility, and improve overall functionality in a way that benefits both private investment and the broader community.

The PUD framework ensures that these improvements are implemented cohesively and maintained over time, resulting in a development that is superior to what could be

achieved through conventional zoning standards and fully consistent with the City of Faribault's planning goals.

8. Statement Describing Ownership and Maintenance of Common Open Space.

All common open space and shared improvements within the Development PUD, including but not limited to the internal pedestrian or public walkway, shared access areas, and the shared elevator and related building systems, will remain in private ownership and will not be dedicated to the City of Faribault.

The common open space and shared facilities will be owned and maintained by the project owner or a successor ownership entity, which will include a legally established common interest community (CIC). Responsibility for maintenance, repair, insurance, and long-term operation of all common areas and shared improvements will be clearly defined in recorded private agreements.

These agreements will ensure that all common open space and shared facilities are:

- Properly maintained in a safe and functional condition and;
- Binding upon current and future owners.

All necessary easements, maintenance agreements, and ownership documents will be prepared by the project's legal and surveying professionals and recorded as required prior to final occupancy or as a condition of PUD approval, as determined by the City of Faribault.

9. Proposed Protective Covenants, Easements, and Restrictions

The Development PUD will be governed by private protective covenants, easements, and restrictions intended to ensure the long-term functionality, accessibility, and coordinated use of the site while allowing flexibility for future ownership and tenancy.

Although the three buildings within the Development will remain on separate parcel identification numbers, the development will initially be held under single ownership. The project is intended to allow for future conveyance of individual buildings to separate owners. Accordingly, the PUD will be supported by a CIC plat and related private agreements to ensure shared access, maintenance, and operational continuity across the site.

Pedestrian Access and Public Walkway

A permanent pedestrian access will be established to allow public access through the internal walkway within the Hill Block. The walkway will be publicly accessible twenty-four (24) hours per day and will serve as a key pedestrian connection between Central Avenue and the rear parking area. Maintenance, repair, and operation of the walkway will remain the responsibility of the private ownership entity or its successors, with no obligation placed upon the City of Faribault.

Shared Parking and Access

Parking within the Development will function as a shared parking system serving all buildings within the Development. Private agreements will govern the allocation, leasing, and shared use of parking spaces, including designated spaces for short-term rental use and reserved spaces for specific buildings, while allowing unclaimed spaces to be utilized by other buildings within the Development. Cross-access and shared parking rights will be established through the CIC framework to ensure efficient and flexible use of limited downtown parking resources.

Shared Elevator and Accessibility

A shared elevator serving all three buildings and all floors, including basement levels, will be permanently established as part of the intended Development. The elevator is a critical accessibility feature and will be required to remain operational to provide ADA-compliant access to the buildings. Access to private residential or commercial floors will be limited to authorized and approved tenants, residents, and users of the Development, outside of the access to the public hallway within the Hill Block. Private covenants will prohibit the removal, relocation, or disabling of the elevator in a manner that would impair accessibility or conflict with the approved PUD.

Use and Development Consistency

Protective covenants will require that future improvements, alterations, and redevelopment within the Hill Block remain consistent with the approved Planned Unit Development plans and conditions. While allowing broad flexibility for downtown-appropriate uses, the covenants will ensure that site circulation, pedestrian access, parking arrangements, and shared facilities are preserved as integral components of the development.

Any material changes to the PUD affecting shared facilities, circulation, or site layout will require approval in accordance with City procedures and, where applicable, the consent of the building owners within the Planned Unit Development.

Maintenance and Enforcement

All covenants, easements, and restrictions will be privately maintained and enforced through recorded agreements associated with the CIC plat. These documents will be binding upon current and future owners and will ensure that the City of Faribault bears no responsibility for maintenance, operation, or enforcement of private improvements or common areas.

10. Statement Identifying, and providing justification for, any variances, modifications, or waivers from the development standards specified

Size Requirements of Unit #202 and #203 (and potentially Units #302 and #306)

Because of the costs to correct existing structural issues (primarily in the Hill Block) and the cost to make the buildings in a condition where new uses can be constructed, maximized unit density helps the project’s financial feasibility. These units have intentional and thoughtful spaces but are slightly smaller than the existing requirements.

It should be noted that the Faribault Uniform Development Regulations have two contradictory ways of determining unit density specific to the Central Business District (CBD) (Chapter 7, Section 7-30 vs. Chapter 11, Section 11-430). Both establish a calculation based on: a formula using total areas/stories divided by a density factor (Option A) OR specific minimum dwelling unit areas (Option B) – and require use of the most restrictive option.

Chapter 7 and Chapter 11 sections use different area measurements and factors for their respective Option A’s:

- Chapter 7 – Area of the parcel divided by 2000, then multiplied by the number of floors above grade.
- Chapter 11 – Area of the building divided by 1200, then multiplied by the number of floors above grade.

In addition, they use different minimum square footage numbers for Option B unit sizing:

- Chapter 7
 - Efficiency & one bedroom units: 600 SF
 - Two bedroom units: 700 SF
 - Three or more bedroom units: 900 SF
- Chapter 11
 - Efficiency or studio units: 550 SF

- One bedroom units: 650 SF
- Two bedroom units: 900 SF
- Three or more bedroom units: 1100 SF

No matter which chapter is applied, the Option B ‘minimum unit sizing’ will always be the most restrictive method. Please note that we are defining a “bedroom” as a fully enclosed room which contains a window directly to the exterior. Units or rooms labeled as a “sleeping alcove” on the plan do not always meet this definition. Therefore, the following is a list of unit types as classified under the Faribault Unified Development Regulations and their respective unit numbers in this project:

- Efficiency or studio units:
 - Hill Block: #001, #202, #203, #204, #303 & #304
 - Post Block: #002, #205, #206 & #307
 - Kinsey Building: #207, #208, #209 & #210
- One bedroom units:
 - Hill Block: #201, #301,
 - Post Block: N/A
 - Kinsey Building: N/A
- Two bedroom units:
 - Hill Block: #302, #305,
 - Post Block: #306
 - Kinsey Building: N/A

Depending on which Chapter’s minimum unit size we apply, some units are deficient and will require a variance from the zoning ordinance. Unfortunately, the list of units is not consistent across the two chapters:

- Chapter 7:
 - Efficiency units:
 - Hill Block #202 – 443 SF actual (<600 sf required)
 - Hill Block #203 – 539 SF actual (<600 sf required)
 - One Bedroom: N/A
 - Two Bedroom: N/A
- Chapter 11:
 - Efficiency units:
 - Hill Block #202 – 443 sf actual (<550 sf required)
 - Hill Block #203 – 539 sf actual (<550 sf required)
 - One Bedroom: N/A
 - Two Bedroom:
 - Hill Block #302 – 828 sf actual (<900 sf required)

- Post Block #306 – 834 sf actual (<900 sf required)

The contradictions in Chapter 7 and Chapter 11 create ambiguity and confusion on the correct Development Standards that need to be applied for the Project. Either way, Units #202 and #203 will require variances, with potentially Units #302 and #306.

Residential Parking Requirements

The Development is providing 9 new private parking spaces behind the buildings. The Development has maximized available parking stalls behind the buildings, providing residential parking for approximately 50% of the residential units.

Chapter 8 of the Uniform Development Regulations addresses off-street parking. Section 8-210 provides a blanket exception for existing buildings in the CBD from parking requirements established in this Chapter 8. Chapter 7, Section 7-30 Development Standards includes specific parking requirements for dwelling units as part of a mixed-use structure in the CBD. It states that:

“A minimum of one parking space shall be provided per residential unit within four hundred (400) feet of the most commonly used entrance to the unit. Such space shall be under private ownership or lease and shall be dedicated solely to the residence”.

There are 19 total units across the 3 sites, and the remaining spaces could potentially be leased from the public parking lot located across the alley to the rear of the site (which is within 400 feet of the new east building entrance to the Hill Block).

Chapter 11, Table 11-2 also establishes a parking set-back of 5 feet from any property line in the CBD. The nine parking stalls on the east side of the property are within this set-back and will likely require a variance. The parking matches an existing condition on these sites (as well as on the adjacent properties). In addition, there is very little unbuilt space, and in my opinion, this represents the only possibility for on-site parking.

Public Space for Residents

Faribault’s Uniform Development Regulations, Section 12-240 – Open Space, outlines that all PUD projects’ area requires at least 30% of open space. With the intention to fit as many parking spaces as possible on the site, located behind the Development and outlined in the Site Plan, there is little to no room left for open space. Therefore, the Development aims to vary from this section of the Development Regulations.



REQUEST FOR PLANNING COMMISSION

TO: Planning Commission
THROUGH:
FROM:
MEETING DATE: April 6, 2026
SUBJECT: Resolution 2026-XXX Approve CIC Plat #XX for Hill Block Condominiums

Background:

Recommendation:

Attachments:

1. Resolution 2026-XXX Approve CIC Plat #XX for Hill Block Condominiums

CITY OF FARIBAULT

RESOLUTION #2026-XXX

APPROVE CIC PLAT No. XX FOR HILL BLOCK CONDOMINIUMS

WHEREAS, Alex Baraniak, representing Rebound Real Estate LLC (the "Applicant"), in consultation with Brett Reese, representing Faribo Downtown Central LLC (the "Property Owner"), submitted a complete application on February 23, 2026, for approval of a Common Interest Community (CIC) plat, to be known as Hill Block Condominiums, CIC No. XX.

WHEREAS, the property associated with the proposed CIC plat consists of three parcels that are commonly known as 217 (Parcel A), 219 (Parcel B), and 223 (Parcel C) Central Avenue and legally described in EXHIBIT A (the "Property"); and

WHEREAS, City Staff reviewed the Applicant's proposed CIC plat for compliance with the Unified Development Ordinance (UDO) of the City of Faribault, Minnesota, and Minnesota Statutes Chapter 515 B; and

WHEREAS, Sec. 15-30 (A) of the City's UDO states that platting regulations, as outlined in the UDO, apply to CIC plats, which require granting required easements and requiring cash in lieu of parkland dedication; and

WHEREAS, two of the Property's three parcels (Parcel A and Parcel C, as legally described in EXHIBIT A) have an existing public alley with underground stormwater sewer crossing the eastern portion of the parcels without a known recorded easement; and

WHEREAS, the approved PUD No. 2026-xx acknowledges that sixteen-

foot-wide right-of-way easements on the easterlymost portion of Parcels A and C are necessary for the PUD to function appropriately; and

WHEREAS, the City wishes to obtain, and the Property Owner wishes to convey to the City, sixteen-foot-wide right-of-way easements on the easterlymost portion of Parcels A and C to accommodate the existing public alley and utilities; and

WHEREAS, the proposed CIC plat includes 19 dwelling units that currently do not exist; and

WHEREAS, the approved PUD No. 2026-xx associated with the Property acknowledges that cash in lieu of parkland dedication is appropriate for the PUD because the approved PUD does not include sufficient open space for the Property's residents; and

WHEREAS, on March 18, 2026, the Faribault Park and Recreation Advisory Board recommended that the City Council require cash in lieu of parkland dedication for the proposed 19 dwelling units at a rate of \$500 per dwelling unit for a total of \$9,500 (19 units x \$500 = \$9,500), per Sec. 15-336 of the UDO; and

WHEREAS, City Staff made a report to the Planning Commission, a copy of which City Staff presented to the City Council; and

WHEREAS, the Planning Commission, on April 6, 2026, following proper notice, held a public hearing regarding the Applicant's request for approval of a CIC plat, and following said public hearing, recommended that the City Council approve the CIC plat (see EXHIBIT B), finding that it...

1. Is consistent with the City's Journey to 2040 Comprehensive Plan and Downtown Master Plan.
2. Complies with the applicable provisions of the City's Unified Development Ordinance, including, but not limited to, the underlying zoning district, the approved PUD No. 2026-xx verlay district, and the subdivision regulations.
3. Complies with the applicable provisions of Minnesota Statutes, Chapter 515B, the Minnesota Common Interest Ownership Act, and accurately depicts units and common elements.
4. Provides adequate provisions for pedestrian and vehicular access and circulation.
5. Provides adequate provisions for utilities, stormwater drainage, and public services.

6. Includes necessary easements for utilities, drainage, access, and public purposes, including a right-of-way easement for an existing public alley that allows access to the proposed parking.
7. Contains a sound, well-conceived layout that is consistent with good site planning and site engineering principles.
8. Will not adversely affect the public health, safety, or general welfare.
9. Was prepared by a licensed surveyor and meets the applicable technical requirements for approval of a CIC plat.

WHEREAS, at a public meeting on April 14, 2026, the City Council considered the Applicant's request for approval CIC Plat No. XX, and concurred with the recommendation and findings of the Planning Commission, as stated in the above recital, and made identical findings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARIBAULT AS FOLLOWS:

Section 1. Approval of CIC Plat No. xx. The City Council hereby approves a Common Interest Community (CIC) plat, to be known as Hill Block Condominiums, CIC No. XX (as shown in EXHIBIT B), subject to the following conditions:

1. The Applicant must satisfy all City Engineer comments, including but not limited to utility connections, drainage, and easements.
2. The Applicant must provide the City Engineer with a signed copy of the CIC plat as soon as possible after all signatures have been obtained and after the CIC plat has been recorded.
3. The Applicant must convey to the City sixteen-foot-wide right-of-way easements over the easterlymost portion of Parcels A and C, as legally described in EXHIBIT A. The Applicant must record the easements with Rice County, then show the easements on the CIC plat before recording.
4. The Applicant must pay to the City the required \$9,500 parkland fee for the proposed 19 dwelling units before recording the CIC plat.
5. All legal documents associated with the CIC plat, including but not limited to declarations, bylaws, and maintenance agreements, are subject to the review and approval of the City Attorney prior to recording.
6. The Owner and City must enter into a Development Agreement.
7. Development must be consistent with PUD No. 2026-xx. Any

significant changes will require a PUD amendment and City approval.

8. Before recording the CIC plat with the Rice County Recorder, the Owner must pay all applicable fees, special assessments, and taxes.
9. The CIC plat must be recorded with the Rice County Recorder within twelve (12) months following City Council approval, or it shall be automatically deemed null and void, unless the City Council extends the deadline to record the CIC plat.
10. The Developer shall submit current title work for the Property pursuant to Minnesota Statutes Section 505.03, the Faribault City Code, and the required Development Agreement for this matter and abide by all conditions resulting from such title work and the resulting attorney plat opinion, as well as City Staff review of the title work.
11. Any future amendments to CIC Plat No. xx affecting layout, access, or infrastructure is subject to City review and approval.

Section 2. Findings and incorporation of recitals and exhibits. The recitals and exhibits in this Resolution are integral to this Resolution and, where applicable, constitute the written findings of the City Council.

Section 3. CIC plat clean-up. The City and Applicant acknowledge that the CIC plat presented in EXHIBIT B may require modifications prior to recording the plat. The City Council authorizes and directs City Staff and City Consultants to work with the Applicant to finalize the CIC plat for recording without additional City Council action.

Section 4. Authorization to take additional steps. The City Council authorizes and directs City Staff and City Consultants to take all additional steps and actions necessary or convenient to accomplish the intent of this Resolution.

Section 5. Authorization to execute documents. The City Council authorizes and directs the Mayor and City Administrator to take all necessary actions and to execute all appropriate documents to effectuate the approvals contemplated by this Resolution.

Section 6. Effective date. This Resolution is effective immediately upon its passage and without publication.

Date Adopted: April 14, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

EXHIBIT A
Legal Description

Parcel A (217 Central Avenue)

The North 2/3 of Lot 8, in Block 56, in the original Town, now City, of Faribault, Rice County, Minnesota

Parcel B (219 Central Avenue)

The South 1/3 of the West 149 feet of Lot Number 7 in Block Number 56 of the Original Town (now City) of Faribault, Rice County, Minnesota

Parcel C (223 Central Avenue)

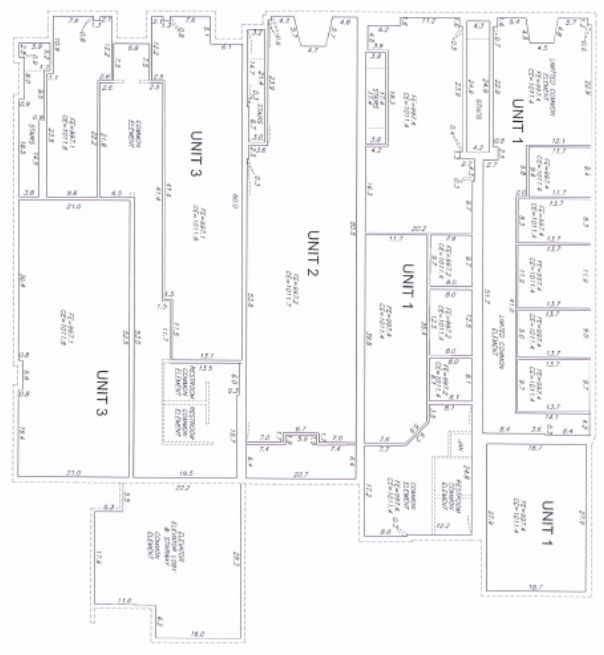
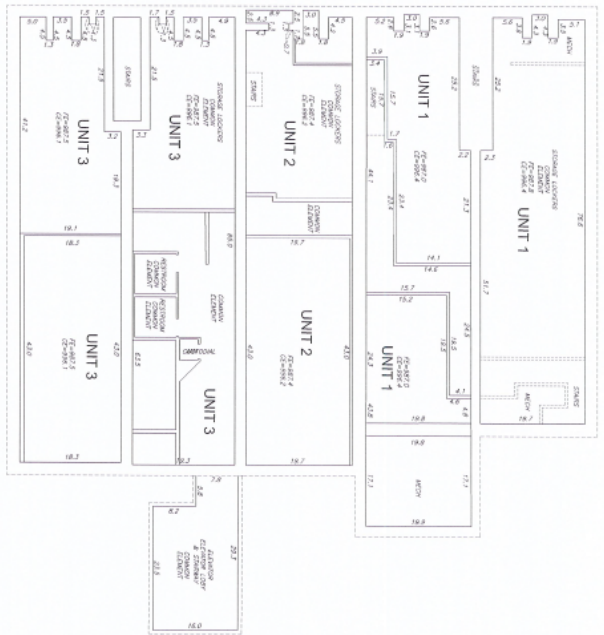
The North One-Third (N1/3) of Lot 7; and also the Middle One-Third (M1/3) of Lot 7; all in Block 56 in the Original Town, now City, of Faribault, Rice County, Minnesota



FINAL PLAT SUBMITTAL
(Pg 2 of 3)

COMMON INTEREST COMMUNITY NUMBER ?? A CONDOMINIUM HILL BLOCK CONDOMINIUMS

THIS DOC PLAT HAS BEEN RECORDED AS PART OF THE DECLARATION
DOCUMENT NO. _____ DATE OF _____ 2016.
AT _____ IN THE OFFICE OF THE MISSOURI COUNTY RECORDER
MICHAEL A. ENGLISH COUNTY RECORDER



BENCHMARK
MNDOT BENCHMARK 6607M, ELEV. = 974.81
F. E. DENOTES FLOOR ELEVATION
C. E. DENOTES CEILING ELEVATION
ALL DISTANCES SHOWN ARE IN FEET AND
TENTHS OF A FOOT.

Boon
Surveying & Associates
SHEET 2 OF 3 SHEETS



Staff Report to the Planning Commission

TO: Planning Commission
THROUGH: David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: April 6, 2026
SUBJECT: Data Center Zoning Text Amendment

Request:	City Staff initiated a zoning text amendment to add a definition for data centers and permit the use by-right in I-2 zoning districts.
Recommendation:	City Planning Manager recommends Planning Commission forward and recommend approval of the requested zoning text amendment to City Council.
Recommended Motion:	Motion to forward and recommend approval of the zoning text amendment to City Council.

Background and Details:

Data centers are a current topic of discussion across the state of Minnesota. With the recent request for a new data center in Faribault, the City Attorney and City Administration determined that the zoning ordinance should be clearer regarding its definition and inclusion.

Request:

City Staff requests the Planning Commission review and discuss:

- The proposed definition for a data center.
 "Data center. An establishment engaging in the storage, management, processing, and/or transmission of digital data, and housing computer and/or network equipment, systems, servers, appliances, and other associated components related to digital data operations."
- The inclusion of data centers as a permitted use in only I-2, Heavy Industrial districts.

Discussion:

The following is a summary of the criteria and findings for this proposal:

Zoning Text Amendment Summary

City Staff believe the above changes will help clarify what is and is not a data center and where they may be located within the city. While data centers do not have constant traffic, they do have environmental and utility needs that are comparable to other uses found in I-2, like manufacturing, food processing and production, and chemical production.

2024 Comprehensive Plan

The proposed changes meet the Core and Additional Guiding Principles:

- Remove or minimize barriers and create or strengthen opportunities for all individuals, businesses, industries, organizations, and services to success.
- Balance individual property rights with community interests and goals.

Public Comment

A public notice was posted in the newspaper on March 26, 2026, consistent with public hearing requirements. Staff have not received any comments prior to publishing this report.

Recommendation:

City Planning Manager recommends Planning Commission forward and recommend approval of the requested zoning text amendment to City Council.

**CITY OF FARIBAULT
ORDINANCE No. 2026-XX**

**APPROVE A ZONING TEXT AMENDMENT FOR DATA CENTERS IN I-2
ZONING DISTRICTS**

WHEREAS, the City of Faribault (the “Applicant”) requests a zoning text amendment to add a definition for a data center and include it in a list of uses allowed in the I-2, Heavy Industrial zoning district, as depicted in Exhibits A and B; and

WHEREAS, the Planning Commission, on April 6, 2026, following proper notice, held a public hearing regarding the proposed zoning text amendment; and

WHEREAS, following the public hearing, the Planning Commission recommended that the City Council approve the above-referenced zoning text amendment based on the following written findings outlined in 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 Comprehensive Plan’s Core and Additional Guiding Principles support the general direction of the proposed zoning amendment:

- *Remove or minimize barriers and create or strengthen opportunities for all individuals, businesses, industries, organizations, and services to succeed.*

The proposed zoning amendment will clarify how and where a data center or similar business would be allowed within the City of Faribault.

- *Balance individual property rights with community interests and goals.*

The proposed zoning amendment will establish reasonable limits on a proposed data center within the City. The infrastructure and service needs for other uses in I-2 are comparable to those of a data center.

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 zoning text amendment is not intended to benefit only one property owner. It will be effective citywide and benefit property owners of I-2 zoned properties.

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 text amendment does not change the zoning classification of property in the city, so this criterion does not apply.

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 text amendment does not change the zoning classification of property in the city, so this criterion does not apply.

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 proposed text amendment does not change the zoning classification of property in the city, so this criterion does not apply.

WHEREAS, the City Council held a public meeting on April 14, 2026, to consider approval of the first reading of Ordinance 2026-XX; and

WHEREAS, the City Council also held a public meeting on April 28, 2026, to consider approval of the second reading of Ordinance 2026-XX; and

WHEREAS, based on the City Staff report, the results of the public hearing, and the written findings and recommendation of the Planning Commission, the City Council of the City of Faribault concurs with the written findings of the Planning Commission as stated in the above recitals and hereby makes the identical findings.

NOW, THEREFORE, THE CITY OF FARIBAULT ORDAINS:

Section 1: Findings and Incorporation of Recitals and Exhibits. The recitals in this ordinance are part of this ordinance and, where applicable, constitute the written findings of the City Council of the City of Faribault.

Section 2: Text Amendment – General and Residential Accessory Structures. The Faribault City Council hereby amends (additions and amendments shown in the underlined text; removals shown in the ~~striketrough~~ text) to the Unified Development Ordinance under Chapters 1 and 12, Sec. 1-120 and Sec. 12-30, as proposed in Exhibits A and B.

(Remainder of this page intentionally left blank)

Section 3: Effective Date. This ordinance shall be effective immediately upon its passage and publication per the provisions of the Faribault City Charter.

Public Hearing: April 6, 2026
First Reading: April 14, 2026
Second Reading: April 28, 2026
Publication: May 5, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

EXHIBIT A

Amended Section 1-120, under Chapter 1 of the Unified Development Ordinance

(insert proposed amendment document)

Sec. 1-120. Definitions.

[insert after Curb level]

Data center. An establishment engaging in the storage, management, processing, and/or transmission of digital data, and housing computer and/or network equipment, systems, servers, appliances, and other associated components related to digital data operations.

[insert before Deck]

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EXHIBIT B

Amended Section 12-30, under Chapter 12 of the Unified Development Ordinance

(insert proposed amendment document)

Sec. 12-30. Principal uses for the industrial districts.

- (A) *In general.* All permitted and conditional uses allowed in the industrial districts are listed in Table 12-1.
- (B) *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified Sections 2-190 through 2-250.
- (C) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Sections 2-260 through 2-340.
- (D) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the City Planner to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Section 2-50 governing determination of substantially similar uses.
- (E) *Specific development standards.* Permitted and conditional uses specified with an "X" under the Specific Development Standards column shall be subject to the standards identified in Chapter 7, Specific Development Standards.
- (F) *Generalized use categories.* Table 12-1 employs generalized use categories for some types of industrial uses. A particular use may be determined to be within a generalized use category if not listed specifically elsewhere in Table 12-1 and if not determined to be within another less restrictive generalized use category. Determination of whether a particular use is included within a generalized use category shall be made by the City Planner in the manner provided for in Section 2-50 governing determination of substantially similar uses.
- (1) *Limited Industrial Uses.* Limited industrial uses are low impact uses which produce little or no noise, odor, vibration, glare or other objectionable influences and which, given proper controls, have little or no adverse effect on surrounding properties. Limited industrial uses generally do not involve processing of raw materials or production of primary materials. Limited industrial uses include the production, processing, or storage of the following:
- (a) Apparel, textiles, and fabrics.
 - (b) Electronic and electrical equipment, components, and accessories.
 - (c) Foods and food products, not including distilling or live slaughter.
 - (d) Household goods and appliances.
 - (e) Measuring, analyzing, and controlling instruments.
 - (f) Medical and optical goods and technology.
 - (g) Novelty items, musical instruments, sporting and athletic equipment, and other personal goods.
 - (h) Office and commercial equipment, furniture, and fixtures.
 - (i) Pharmaceuticals, health and beauty products.
 - (j) Printing and publishing operations, including distribution.
 - (k) Signs, including electric and neon signs, and other advertising devices.
 - (l) Fabricated metal products such as cans and shipping containers, cutlery, handtools and general hardware.
 - (m) Fabricated plastic and rubber products, except tires and inner tubes.
 - (n) Household, industrial and commercial machinery and equipment such as engines and turbines, farm, lawn and garden equipment, heating, cooling and refrigeration equipment, and machine tools.
 - (o) Metal working such as stamping, welding, machining, extruding, engraving, plating, grinding, polishing, cleaning and heat treating.
 - (p) Paper and paperboard products, except no pulp, paper or paperboard mills.
 - (q) Woodworking, lumber and wood products, not including saw mills.
 - (r) Cannabis cultivation.
 - (s) Cannabis manufacturer.
 - (t) Lower-potency hemp-edible manufacturer.
- (2) *General Industrial Uses.* General industrial uses include high impact and outdoor uses which are likely to have a substantial adverse effect on the environment or on surrounding properties and which require special measures and careful site selection to ensure compatibility with the surrounding area. General industrial uses often include processing of raw materials or production of primary materials. General industrial uses include the production or processing of the following:
- (a) Asphalt, paving and roofing materials.
 - (b) Battery manufacture and reprocessing.
 - (c) Chemicals and chemical products, including ammonia, chlorine, household cleaners, detergent, fertilizer, and industrial and agricultural chemicals.
 - (d) Gypsum and plaster products.
 - (e) Manufactured housing.
 - (f) Paints, varnishes, lacquers, and enamels.
 - (g) Petroleum and coal products, except no mining or extraction.
 - (h) Plastics and synthetic resins and fibers.
 - (i) Primary metals, including steelworks, rolling and finishing mills, forge or foundry.
 - (j) Pulp, paper or paperboard mills.
 - (k) Sand and gravel, except no mining or extraction.
 - (l) Sawmills.
 - (m) Tanned hides and leather.
 - (n) Tires and inner tubes.
 - (o) Transportation equipment, including motor vehicle and aircraft parts and equipment.

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

Use	District			Development Standards
	I-P	I-1	I-2	
Industrial uses				
Generalized use categories				
Limited industrial	P	P	P	
General industrial	-	-	P	
Specific industrial uses				
Aircraft storage and maintenance	P	P	P	
Ammunition and explosives, storage and manufacturing	-	-	C	
Boat construction, repair, and storage	P	P	P	
Commercial laundry	P	P	P	x
Concrete, asphalt, and rock crushing facility	-	-	C	x
Contractor yard	P	P	P	x
<u>Data center</u>	-	-	P	
Furniture moving and storage	C	P	P	
Grain elevator or storage	-	-	P	
Grain milling and distillation	-	-	P	
Greenhouse, wholesale	P	P	P	
Industrial machinery and equipment sales, service, and rental	P	P	P	
Research, development, and testing laboratory	P	P	P	
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	
Stockyards, slaughter of animals	-	-	C	x
Wholesaling, warehousing and distribution; Cannabis wholesaler	P	P	P	
Commercial uses				
Adult entertainment uses				
Animal kennel, veterinary services	P	P	P	x
Auction establishments	C	C	C	x
Automobile Services				
Automobile convenience facility	P	P	P	x
Automobile repair, major	P	P	P	x
Automobile repair, minor	P	P	P	x
Automobile sales	C	C	-	x
Brewery	P	P	P	x
Commercial recreation, entertainment and lodging				
Firearm range, indoor	P	P	P	x
Hotel, motel	C	C	-	
Indoor recreational facility	P	P	P	x
Outdoor recreation area	C	C	C	x
Contractor showroom	P	P	P	x
Digital Billboards	C	C	C	see 9-160(l)
Offices	P	P	P	
Retail sales and services				
Ambulance Facility	C	C	C	x
Building material sales, lumberyard	P	P	P	
Cannabis retail and cannabis delivery service	P	P	P	x
Child care center (as principal use)	C	C	-	
Farm and construction equipment	P	P	P	
Restaurants, liquor establishments	C	C	C	x
Transportation				
Bus garage or maintenance facility	C	P	P	
Heliport	-	C	C	x
Package delivery service	P	P	P	
Transportation services; Cannabis transporter	P	P	P	
Transportation terminal	P	P	P	x
Truck, trailer, boat or recreational vehicle, sales service or rental	P	P	P	
Waste hauler	-	C	P	x
Institutional and public uses				
Educational facilities				
School, vocational or business	P	P	P	
Parking facilities, ramps	C	C	C	x
Social, cultural, charitable, & recreational facilities				
Armories, convention halls	P	P	P	
Stadiums, arenas	C	C	C	x
Clubs and lodges	P	P	P	
Religious institutions				
Place of assembly	P	P	-	x
Residential uses				
Dwelling in conjunction w/business	C	C	C	x
Public service and utilities				

Communication facilities	P	P	P	x
Communication towers	C	C	C	see § 6-230
Electric or gas substation	P	P	P	x
Electricity generation plant, non-nuclear	-	-	C	x
Essential services	P	P	P	x
Governmental buildings and structures	P	P	P	x
Public utility buildings and structures	P	P	P	x
Street and equipment maintenance facility	P	P	P	
Waste transfer or disposal facility	-	C	C	x

(Ord. No. 99-20, § 1, 11-23-99; Ord. No. 2004-14, § 1, 6-8-04; Ord. No. 2005-24, § 1, 9-13-05; Ord. No. 2006-21, § 6, 9-26-06; Ord. No. 2008-25, § 4, 2-24-09; Ord. No. 2013-009, § 10, 11-26-13; Ord. No. 2016-9, § 1, 6-28-16; Ord. No. 2023-1, § 5, 2-28-23; Ord. No. 2024-10, §§ 3, 4, 7-9-24)



Staff Report to the Planning Commission

TO: Planning Commission
THROUGH: David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: April 6, 2026
SUBJECT: P/I District Zoning Text Amendment

Request:	City Staff initiated a zoning text amendment to add child care centers to the list of allowed uses in the P/I zoning district.
Recommendation:	City Planning Manager recommends Planning Commission forward and recommend approval of the requested zoning text amendment to City Council.
Recommended Motion:	Motion to forward and recommend approval of the zoning text amendment to City Council.

Background and Details:

Staff received interest by a child care center wishing to locate in a P/I zoned area. Staff brought forward the following request under direction by City Administration.

Request:

City Staff requests the Planning Commission review and discuss making child care centers allowed by-right in P/I district areas.

Discussion:

The following is a summary of the criteria and findings for this proposal:

Zoning Text Amendment Summary

City Staff believe the above changes will help facilitate synergy across different land uses that are allowed in P/I. Adding child care as an additional use to a campus or building would work well with a place of worship, school, or other institutional organization.

2024 Comprehensive Plan

The proposed changes meet the Core and Additional Guiding Principles:

- Remove or minimize barriers and create or strengthen opportunities

for all individuals, businesses, industries, organizations, and services to success.

- Balance individual property rights with community interests and goals.

Public Comment

A public notice was posted in the newspaper on March 26, 2026, consistent with public hearing requirements. Staff have not received any comments prior to publishing this report.

Recommendation:

City Planning Manager recommends Planning Commission forward and recommend approval of the requested zoning text amendment to City Council.

**CITY OF FARIBAULT
ORDINANCE No. 2025-17**

**APPROVE A ZONING TEXT AMENDMENT TO ADD CHILD CARE CENTERS
TO THE P/I, PUBLIC INSTITUTIONAL ZONING DISTRICT**

WHEREAS, the City of Faribault (the "Applicant") requests a zoning text amendment to add Child Care Centers to the list of allowed land uses on properties zoned P/I, Public Institutional, as depicted in Exhibit A; and

WHEREAS, the Planning Commission, on April 6, 2026, following proper notice, held a public hearing regarding the proposed zoning text amendment; and

WHEREAS, following the public hearing, the Planning Commission recommended that the City Council approve the above-referenced zoning text amendment based on the following written findings outlined in 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 Comprehensive Plan's Core and Additional Guiding Principles support the general direction of the proposed zoning amendment:

- Remove or minimize barriers and create or strengthen opportunities for all individuals, businesses, industries, organizations, and services to succeed.

The proposed zoning amendment will create the opportunity for cooperation between institutional uses and a supporting service, like a child care center, on one campus or as two independent entities in one building.

- Balance individual property rights with community interests and goals.

The proposed zoning amendment will open up opportunities for more child care services on new and redeveloped P/I properties throughout the City. This will seek to alleviate the burden placed on those seeking childcare, which is a local and national issue, by allowing more places to be located.

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 zoning text amendment is not intended to benefit only one property owner. It will be effective citywide and benefit property owners of P/I zoned properties.

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 text amendment does not change the zoning classification of property in the city, so this criterion does not apply.

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 text amendment does not change the zoning classification of property in the city, so this criterion does not apply.

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 proposed text amendment does not change the zoning classification of property in the city, so this criterion does not apply.

WHEREAS, the City Council held a public meeting on April 14, 2026, to consider approval of the first reading of Ordinance 2026-XX; and

WHEREAS, the City Council also held a public meeting on April 28, 2026, to consider approval of the second reading of Ordinance 2026-XX; and

WHEREAS, based on the City Staff report, the results of the public hearing, and the written findings and recommendation of the Planning Commission, the City Council of the City of Faribault concurs with the written findings of the Planning Commission as stated in the above recitals and hereby makes the identical findings.

NOW, THEREFORE, THE CITY OF FARIBAULT ORDAINS:

Section 1: Findings and Incorporation of Recitals and Exhibits. The recitals in this ordinance are part of this ordinance and, where applicable, constitute the written findings of the City Council of the City of Faribault.

Section 2: Text Amendment – General and Residential Accessory Structures. The Faribault City Council hereby amends (additions and amendments shown in the underlined text; removals shown in the ~~strikethrough~~ text) to the Unified Development Ordinance under Chapter 13, Sec. 13-520, as proposed in Exhibit A.

(Remainder of this page intentionally left blank)

Section 3: Effective Date. This ordinance shall be effective immediately upon its passage and publication per the provisions of the Faribault City Charter.

Public Hearing: April 6, 2026
First Reading: April 14, 2026
Second Reading: April 28, 2026
Publication: May 5, 2026

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

EXHIBIT A

Amended Section 13-520, under Chapter 13 of the Unified Development Ordinance

(insert proposed amendment document)

Sec. 13-520. Principal uses for the special districts.

[...]

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

Use	O District	TUD District	P/I District	Development Standards
Residential Uses				
Dwellings				
Single-family dwelling, farm-related	P	C	-	
Single-family dwelling, not farm-related	-	C	-*	X
Dormitories, multi-unit housing, nursing homes, and hospice facilities	-	-	P	X
Agricultural Uses				
Agricultural produce sales	P	C	-	X
Cannabis cultivation	P	P	-	X
Farms, not including commercial feedlots	P	P	-	
Nurseries and tree farms	P	P	-	
Wildlife and game refuges	P	P	-	
Institutional and Public Uses				
Social, Cultural, Charitable, and Recreational Facilities				
Athletic field, rinks or courts	C	C	P	X
Cemetery	C	C	P	X
Fairgrounds**	C	C	P	X
Golf course	C	C	P	X
Public and private park, playground	P	P	P	X
Libraries	-	-	P	X
Community centers, gymnasiums, field house, arenas	-	-	P	X
Hospitals, clinics, medical centers	-	-	P	X
Schools, colleges, and universities	-	-	P	X
Congregational uses				
Religious institutions, places of worship	C	C	P	
Commercial uses				
Airports, helipads, and related uses	C	C	P	X
Campgrounds	C	C	C	X
<u>Child care center</u>	-	-	<u>P</u>	<u>X</u>
Kennels—Boarding or breeding	C	C	-	X
Outdoor recreational area	C	C	P	X
Resorts and inns	C	C	C	
Stables—riding or boarding	C	C	C	X
Veterinary services	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	P	X
Correctional facilities and jails	-	-	C	X
Public utility buildings and structures	C	C	P	

* Use allowed as a permitted accessory use per Section 15-530.

** County fairgrounds are generally exempt from local zoning per MN Statutes Section 38.16.

[...]