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21 Second Street SE, Chatfield, MN 55923

507-867-3810

Zoning/Land Use Amendment Application Form

Name of Applicant: _____

Address of Applicant: _____
Street City Zip

Telephone Number: _____ Fax Number: _____

Email: _____

Property where the work will take place: _____

Key Dates:

_____ Pre-Application Meeting
_____ Submittal Date (21 days) prior to Planning & Zoning Public Hearing
_____ Neighborhood Notification (At least 10 days prior to meeting)
_____ Planning & Zoning Public Hearing Date
_____ City Council Consideration Date
_____ Date Approved or Denied

Checklist for the submittal package:

_____ Signed and dated application form
_____ A preliminary building and site development plan. The City may also require a boundary survey
_____ Evidence of ownership or enforceable options on the property
_____ A letter explaining what the current and proposed zone is, and why this rezone application is being requested
_____ Legal description of parcel(s) or land to be rezoned
_____ Filing fee
(See attached sheet for a detailed outline of these requirements)

Signature of Property Owners: _____

Date: _____

Zoning Criteria

Zoning amendments shall not be issues indiscriminately, but shall only be used as a means to reflect changes in the goals and policies of the city as reflected in the Comprehensive Plan or changes in conditions in the city.

The Comprehensive Plan adopted in 2008 outlines the following growth guidelines and locational criteria for residential, commercial and industrial uses. Please review the following attached sections.

Growth Guidelines

1. Growth should occur in conjunction with municipal services and facilities. Municipal service areas should be well defined and expanded to accommodate and encourage orderly development.
2. The City should allow for future development needs by identifying the long term growth needs in areas where the land use is best suited.
3. Medium and high density housing should be developed in close proximity to commercial, industrial and institutional centers.
4. Provide for continued diversity and growth of businesses in the commercial business districts through redevelopment, preservation, and building and property improvements.
5. Concentrate industrial development in industrial parks with existing or planned public facilities and services.
6. Preserve land which has a unique recreational, geological, environmental significance, or good agricultural land.
7. Protect and preserve properties of historical, architectural, and cultural significance by designating buildings, sites, structures, and districts as heritage preservation sites.
8. Development in the 100-year floodplain should be regulated and limited to uses which are properly flood-protected or do not have a detrimental effect on the floodplain.
9. Adopt regulations that encourage residential and commercial planned unit developments, cluster subdivisions, common interest communities, provisions for common open space, subdivision innovation and other similar provisions which provide for flexibility in development design and an opportunity to mix dwelling types and commercial uses.
10. Ensure the recreational facilities are adequately provided as the City continues to experience population growth. Encourage and promote joint cooperation and planning of school and park facilities.

Locational Criteria for Residential Use

a. Low density residential uses are most suitable in areas that contain the following characteristics:

- i. Variation in terrain lying outside floodplain areas with slopes under fifteen (15) percent.
- ii. Areas surrounded by major local or higher order streets.
- iii. Buffered from high density residential areas, commercial and industrial land use activity.
- iv. Served by parks, schools and other public facility systems, or have the ability in the future to connect to municipal sewer and water.

b. Medium density residential uses are most suitable in areas that contain the following characteristics:

- i. Level to fairly rolling terrain, lying outside floodplain areas or areas with steep slopes.
- ii. In close proximity to commercial areas, employment centers, recreational areas, or other neighborhood support facilities.
- iii. Having good access by means of collector, arterial, and expressway streets to employment centers, commercial areas, and community facilities.
- iv. Buffered from commercial, industrial and other incompatible activities.

Locational Criteria for Long Range Residential Use

The plan identifies future long range residential uses both within and outside the corporate limits. The applicable locational criteria shall be either low density or medium density residential as determined in the future as the specific land use is determined for these areas.

Locational Criteria for Commercial Uses

The commercial designation on the plan includes a variety of uses. These uses vary in the amount and type of traffic generated, the size of the service area, the compatibility with surrounding land uses, and the needs of the residents. Based on the different levels of commercial land use, separate criteria have been developed as follows:

a. Redevelopment Business District/Business Commercial

Properties that are a part of the existing downtown central business district and those areas along the US 52 corridor that are currently a mixed use area or considered to be transitional in nature define the Redevelopment Business and Business District Land Use.

This designation on the Plan encompasses a wide range of uses such as, hardware stores, restaurants, sporting goods, medical facilities, professional offices, grocery stores, and personal services that are most suitable in areas with the following characteristics:

- i. Located along a collector or higher level street.
- ii. Having relatively level terrain.
- iii. Having good vehicular and pedestrian accessibility.
- iv. Compatible with surrounding land uses or can be buffered so as not to adversely affect adjoining land uses.

b. Highway Commercial Uses

Highway Commercial Uses are vehicular uses oriented primarily to automobile travel and need highway access. Uses include convenience stores, gas stations, drive-in restaurants, truck stops, motels, as well as uses requiring large areas of highway frontage, such as farm implement dealerships, and are most suitable in areas with the following characteristics:

- i. Located on major highway approaches with access to a frontage road or established access to the highway. Request for new access openings to the major highway shall be reviewed for compliance with the Management Access Plan prepared by the Minnesota Department of Transportation.
- ii. Having relatively level terrain.
- iii. Provides for a concentration of similar uses.
- iv. Served by municipal utilities.
- v. Not detrimental to the safety or appearance of the surrounding area.

Locational Criteria for Industrial Uses

The industrial use designation on the proposed Plan provides for such activities as manufacturing, transportation, communications, and public utilities, warehousing, and construction industries.

Although the types of uses in the industrial areas may differ significantly with respect to the potential effect on the surrounding uses, the locational requirements are similar. Sites for industrial uses shall contain the following characteristics:

- a. Level terrain with slopes of five (5) percent or less.
- b. Adequate access to transportation corridors such as collector roads, expressways, or other designated roadways such as trunk highways.
- c. Adequate area available for industrial expansion and bufferyards where needed to protect adjacent residential uses.
- d. Served by municipal and public facilities.