
MEMORANDUM



TO: Mayor & City Council
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: **Rezoning from B-1 to B-2 District and Future Land Use Plan Amendment and Zoning Map Amendment for the property site located at 209 Rum River Drive South (PID #24-041-0500) – Ordinance #816 (FIRST READING)**
DATE: January 10th, 2022

REZONING APPLICATION REVIEW:

Background: The applicant, First Bank & Trust have applied for rezoning of their property located at 209 Rum River Drive South (PID #24-041-0500) that is currently zoned as B-1 Central Business District and to rezone the site to B-2 Neighborhood Business District.

In 1977 the property was purchased and a bank was built on the land and has been operating as a bank ever since. The site is on the corner of 3rd Street South and Rum River Drive South. South of the site is Taco John's that has the B-2 Neighborhood Business zoning designation.

The reasoning behind the rezoning change request is to update their current pylon sign with an additional sign that will be a digital message board with changing graphics. The Sign Ordinance does not allow that type of signage in the B-1 Zoning District, but is an allowable sign in the B-2 Zoning District. The City of Princeton supports business upgrades that encourage modern technology yet maintains the neighboring commercial destination.

Analysis: Currently, the B-2 Zoning Ordinance does not identify banks as a permitted use. It does allow professional office including financial institutions (without drive thru). It is traditional for banks to have drive thru windows and was allowable at the time it was built. In the B-1 Central Business District banks are a permitted use, but it does not identify drive thru service. The Planning Commission is holding a public hearing on amending the B-1 and B-2 District Zoning Ordinance at tonight's meeting. The City Council will have final decision on the B-1 Central Business District to add additional wordage in permitted uses for banks to read; with/without drive thru service, and in the B-2 Neighborhood Commercial District under permitted uses; to allow any use permitted in B-1 Central Business District and also adding banks with/without drive thru service. The approval of the zoning change to the B-2 District would be a condition where banks with/without drive thru would be a permitted use.

It is the intent of the B-1 Central Business District *to create an area which will serve as the focal point of community interest and as a focal point of commercial, financial, office, entertainment, and governmental activity.*

While it is the intent of the B-2, Neighborhood Commercial District *is to provide for the establishment of highly limited scale neighborhood commercial centers and uses in existing commercial nodes that offer basic, convenience-type goods and services to the immediately surrounding areas in which they are located.*

Rezoning Review Standards: Many communities utilize the following factors as review standards in rezoning requests, which are being provided as information:

1. The proposed action has been considered in relation to the specific policies and provisions and has been found to be consistent with the official City Comprehensive Plan.
2. The proposed use is or will be compatible with present and future land uses of the area.
3. The proposed use conforms with all performance standards contained in this code.
4. The proposed use can be accommodated with existing public services and will not overburden the city's service capacity.
5. Traffic generation by the proposed use is within capabilities of streets servicing property.

Conclusion / Recommendation: The Planning Commission held a public hearing on December 20, 2021 for the rezoning of the property site located at 209 Rum River Drive South (PID #24-041-0500) from B-1 Central Business District to B-2 Neighborhood Business District and forward the recommendation to the City Council to hold a first reading January 13, 2022 with the following conditions:

1. The City Council approval of the Ordinance amending B-1 Central Business District to add additional language in permitted uses for banks to read as; with/without drive thru service, and in the B-2 Neighborhood Commercial District under permitted uses to allow any use permitted in B-1 Central Business District and allowing banks with/without drive thru service language in the professional office including financial institutions.

If the Council sees fit, a motion introducing Ordinance #816 would be in order. (A resolution, along with the Ordinance, will be presented at the next Council meeting).



FUTURE LAND USE AMENDMENT AND ZONING MAP CHANGE:

The resolution for the Future Land Use Plan and Zoning Map will be presented at the January 27, 2022 Council meeting. This is informational only.

Background: The Future Land Use Plan of the Comprehensive Plan designates the subject property as Commercial. Because this parcel is directly adjacent to the Commercial/Residential Mix, staff believes this change would be appropriate with residential adjacent to the west.

A mixed-use building which has commercial on the first floor and housing on upper levels would create a larger customer base for downtown businesses and could be designed in a way that reestablishes the feeling of the old downtown.



Comprehensive Plan Data

Princeton Future Land use

-  Commercial
-  Commercial/Residential Mix
-  Residential - Low Density

Conclusion / Recommendation: The Planning Commission held a public hearing on December 20, 2021 and was in favor of recommending approval to the City Council to have final approval of the Future Land Use Plan of the Comprehensive Plan and zoning map amendment at their January 27, 2022 where a resolution will be presented for approval.

CITY OF PRINCETON, MINNESOTA

ORDINANCE #816

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF PRINCETON BY
REZONING THE PROPERTY SITE LOCATED 209 RUM RIVER DRIVE SOUTH, (PID
#24-041-0500) FROM B-1, CENTRAL BUSINESS DISTRICT TO B-2,
NEIGHBORHOOD BUSINESS DISTRICT**

The City of Princeton hereby ordains:

SECTION 1. The Zoning Map of the City of Princeton shall be amended to change the following described area from B-1, Central Business District to B-2, Neighborhood Business District:

Lot 1 and Lot 2, Block 6, Damons Addition, City of Princeton, Mille Lacs County, PID #24-041-0500

SECTION 2. Effective Date. This ordinance shall take effect upon its summary publication in the City's official newspaper. Said publication shall read as follows:

Ordinance #816 amends the Zoning Map of the City of Princeton by rezoning the property site of 209 Rum River Drive South, PID #24-041-0500 from B-1, Central Business District to B-2, Neighborhood Business District.

ADOPTED by the Princeton City Council this 27th day of January, 2022.

This instrument was drafted by:

City of Princeton
705 2nd Street No.
Princeton, MN 55371

Thom Walker, Mayor

Attest:

Shawna Jenkins Tadych, City Clerk