

GENERAL INFORMATION

1. Applicant

Name:			
Street:	City:	State:	Zip:
Business Telephone:	Fax:		
Email:			

2. Comprehensive Plan Amendment Request

Please answer the following questions and provide the required information and documentation to support your request to amend the City of Northfield Comprehensive Plan. If the space provided is not sufficient, please attach an additional sheet with the response(s) clearly numbered.

(A) Identify the type of Plan Amendment requested (check all that apply).

- Conservation and development map change
- Framework map context change
- Priority growth area boundary change
- Urban expansion area boundary change
- Text change
- Other:

(B) Describe the land area of the requested amendment

I. General location:

II. Brief description of change requested:

III. Approximate acreage of the affected area:

IV. Number of potential dwelling units and/or commercial/industrial square footage added or subtracted:

(C) Explain what condition or fact has changed, or what trend has emerged since the adoption of the Comprehensive Plan that motivates your request.

(D) Will the requested change affect an identified environmental resource?

- Yes No

I. If yes, please explain what mitigating action is proposed to address the impact on the identified environmental resource(s).

City Use Only

Received by:	Date Received:	Date Complete:
Permit No.:	Fee:	Date Paid:
Other:	Escrow:	Date Paid:

(E) Provide documentation that indicates what impact the requested change will have on the infrastructure capacity of the city (complete the table below).

Infrastructure Type	Amount of Increase or Decrease in Gallons per day (GPD)	Amount of Increase or Decrease in Average Daily Traffic (ADT)
Wastewater treatment		Not applicable
Water consumption		Not applicable
Street capacity	Not applicable	
Storm water management		Not applicable

Note: For **each** infrastructure type impacted, please provide detailed analytic information documenting the data sources and methods used to calculate the stated impacts.

(F) Explain how the requested change will enhance and advance the basic land use principles of the Comprehensive Plan (respond to all that apply).

I. Small town character

II. Protection of the natural environment

III. Accommodation of future development (infill, redevelopment/intensification, edge development, etc).

IV. Strong neighborhood qualities

V. Integration of environmentally sustainable practices

VI. Mixed uses that contribute to the overall vitality of Northfield

VII. Small-scale, integrated, neighborhood commercial development

- VIII. A wider range of housing choice

- IX. Protection of the community's rural character

- X. Street design with an attractive public space

- XI. Better connections that serve the neighborhood and larger city

- XII. Opportunities for walking and biking

Notice

Review of a Land Development Application and the decision to approve, approve with modifications, or deny the application will be based on the standards and criteria found the Northfield Land Development Code. These standards and project review criteria reflect the Comprehensive Plan of the City of Northfield, and stipulate the minimum and/or maximum requirements necessary to safeguard public health, safety, aesthetics, and general welfare.

Approval of this Land Development Application does not absolve the applicant from obtaining all other applicable permits, including but not limited to, stormwater management permits, building permits, Minnesota Department of Transportation access permits, and/or other applicable permits and approvals.

I (We) certify that I (we) have submitted all the required information to apply for approval of a Land Development Application and that the information is factual.

Signed by:

_____ **Date:** _____
Applicant

_____ **Date:** _____
City Acceptance