

City of Hastings

Planning Commission Memorandum

To: Planning Commission
From: John Hinzman, Community Development Director
Date: June 11, 2012
Item: Preliminary & Final Plat – Riverwood 11th Addition

REQUEST

Greg J Homes seeks Preliminary and Final Plat approval of Riverwood 11th Addition a 14 lot single family home subdivision located near Village Trail and 36th Street W. The proposal is a replat of 17 townhomes from Riverwood 8th Addition. The existing townhome lots would be reconfigured into single family home sites.

BACKGROUND INFORMATION

Notification

Notification of the request was mailed to all property owners within 350 feet. One property owner has spoken to staff with concerns about the change from townhome to single family. The individual's rear yard abuts the site and the owner has concerns that the change could have a negative effect on their home.

Comprehensive Plan Classification

The 2030 Comprehensive Plan designates the property as Medium Density Residential. The proposed use is consistent with the plan.

Zoning Classification

The property is zoned R-3 – Residential Medium-High Density. The existing residential use conforms to the zoning ordinance

Adjacent Zoning and Land Use

Direction	Property Use	Zoning	Comp Plan
North	Single Family Homes	R-3	Low Density
	Townhomes	R-3	Medium Density
East	Townhomes	R-3	Medium Density
	Vacant Land	R-3	Medium Density
South	Townhomes	R-3	Medium Density
	Vacant Land	R-3	Medium Density
West	Townhomes	R-3	Medium Density
	Vacant Land	R-3	Medium Density

Existing Condition

The property was platted for 17 townhome sites as part of Riverwood 8th Addition in 2003. Roads and utilities were constructed to serve the proposed townhome units.

Proposed Improvements

Replat 17 townhome lots into 14 single family lots. Individual utility services including water and sewer will need to be reconfigured to the new layout.

Vacation of Easements

Existing Drainage and Utility easements of the underlying Riverwood 8th Addition must be vacated prior to recording of the Final Plat. A separate application for the vacation has been submitted. City Council has ordered the public hearing to review the vacation at the June 18, 2012 City Council Meeting.

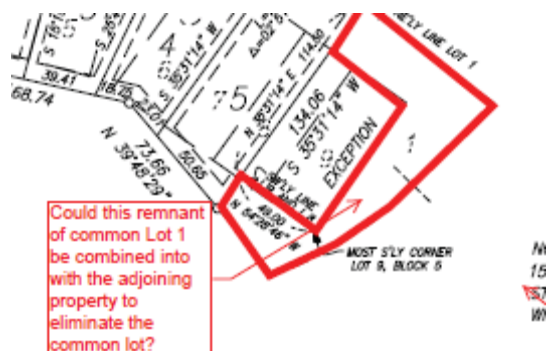
PRELIMINARY & FINAL PLAT REVIEW

Authority

Hastings City Code Chapter 154 – Subdivisions establishes rules and procedures for platting land.

Lot Layout

Proposed lots meet minimum size requirements. The proposed lot arrangement involves subdivision of common ownership lots established in Riverwood 8th Addition. Since this is no longer a townhome subdivision, the applicant may want to consider eliminating the common lots in their entirety and allocate portions to abutting private owners. In particular the elimination of the remnant lot below should be strongly considered:



Setbacks

The following setbacks shall apply for new homes within the subdivision:

Setback	Distance
Front	35’*
Side	7’
Rear	20’

* 35’ front yard setback required all collector roads. Both 36th Street and Village Trail are collector roads.

Streets

No new streets will be constructed. All homes will be constructed along existing streets. Seven home sites will abut Village Trail, and seven homes will abut 36th Street.

Vehicular Access & Circulation

Access and circulation is acceptable with the following condition:

1. All homes shall be constructed with a driveway turnaround to allow vehicles the opportunity to avoid backing into a collector roadway.

Pedestrian Access & Circulation

Pedestrian access and circulation is acceptable. Village Trail contains a sidewalk. Both a sidewalk and trail exist along 36th Street.

Grading Drainage and Erosion Control Plan

A Grading Drainage and Erosion Control Plan was approved as part of Riverwood 8th addition. However with the change from townhome lots to single family, the following is required:

1. Submittal of a Grading, Drainage, and Erosion Control Plan for Riverwood 11th Addition for approval by the Public Works Department. The Plan must reflect the change from a townhome to a single family residential development.

Utility Reconfiguration

The reconfiguration and reduction of lots will require the removal and/or abandonment of utility services. Utility reconfiguration must meet the following conditions:

1. Unneeded utilities service lines must be capped or tied into adjoining lines to the satisfaction of the City Engineer.
2. An agreement indicating property owner responsibility for unused/abandoned/interconnected utility services lines, and agreeing to pay additional future expenses in the event of failure of the same unused/abandoned/interconnected utility service lines must be filed at the county with the associated property. All recording expenses for these agreements shall be paid by the developer.

Sewer Interceptor Fees

Sewer interceptor fees were previously paid with the recording of Riverwood 8th Addition.

Park Dedication Fees

Park dedication fees were previously paid with the recording of Riverwood 8th Addition.

Landscaping

A landscape plan has yet to be submitted. The plan must be reviewed prior to plat approval. Approval would be subject to the following:

1. Front yard trees must be planted prior to issuance of a certificate of occupancy. The species and sizes of trees must be consistent with the landscape plan.
2. Boulevard trees must be planted within the right-of-way. The species and sizes of trees must be consistent with the landscape plan. All trees must be planted prior to issuance of a certificate of occupancy.

Group Mailboxes

A group mailbox plan has yet to be submitted. The US Postal Service now required that all new homes are served through group mailbox or clustered together. The plan must show the location of the mailboxes and lots served.

RECOMMENDATION

Approval of the Preliminary and Final Plat is recommended subject to the following conditions:

1. All disturbed areas shall be stabilized with rooting vegetative cover to minimize erosion.
2. Disturbed areas shall adhere to the City's property maintenance ordinance.
3. Vacation of the underlying drainage and utility easements prior to recording of the Final Plat.
4. All lots shall be constructed with a driveway turnaround to allow vehicles the opportunity to avoid backing into a collector roadway.
5. All lots shall be subject to the 35' front yard setback provision for homes fronting collector roadways.
6. Submittal of a Grading, Drainage, and Erosion Control Plan for Riverwood 11th Addition for approval by the Public Works Department. The Plan must reflect the change from a townhome to a single family residential development.
7. Unneeded utilities service lines must be capped or tied into adjoining lines to the satisfaction of the City Engineer.
8. An agreement indicating property owner responsibility for unused/abandoned/interconnected utility services lines, and agreeing to pay additional future expenses in the event of failure of the same unused/abandoned/interconnected utility service lines must be filed at the county with the associated property. All recording expenses for these agreements shall be paid by the developer.
9. Front yard trees must be planted prior to issuance of a certificate of occupancy. The species and sizes of trees must be consistent with the landscape plan.
10. Boulevard trees must be planted within the right-of-way. The species and sizes of trees must be consistent with the landscape plan. All trees must be planted prior to issuance of a certificate of occupancy.
11. Approval is subject to a one year Sunset Clause; if significant progress is not made construction of the proposal within one year of City Council approval, the approval is null and void.
12. Submittal of a Landscape Plan showing all boulevard and front yard tree locations, species, and sizes.
13. Submittal of a Group Mail Box Plan showing locations of all group mail boxes and lots served.

ATTACHMENTS

- Location Map
- Preliminary & Final Plat
- Application

Location Map



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 261 feet

RIVERWOOD 11TH ADDITION

KNOW ALL MEN BY THESE PRESENTS: That Gregory A. Jablonske and Susan M. Jablonske, husband and wife, fee owners of the following described property situated in the County of Dakota, State of Minnesota, to wit:

Lots 1 through 9, Block 4, inclusive, RIVERWOOD 8TH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

And

That part of Lots 7, 8, 9 and 10, Block 3, RIVERWOOD 8TH ADDITION, according to the recorded plat thereof, described as follows: Beginning at the most northerly corner of said Lot 10, Block 3; thence South 31 degrees 05 minutes 57 seconds East, assumed bearing, along the northeasterly line of said Lot 10, Block 3, a distance of 124.36 feet; thence South 60 degrees 37 minutes 50 seconds West 147.22 feet; thence North 21 degrees 27 minutes 43 seconds West 118.97 feet to the northerly line of said Lot 10, Block 3; thence northeasterly 127.81 feet along said northerly line of Lot 10, a non-sequential curve concave to the north having a central angle of 18 degrees 18 minutes 25 seconds, a radius of 940.00 feet and a chord which bears North 57 degrees 45 minutes 17 seconds East, to the point of beginning.

And

Lots 1 through 9, Block 5, inclusive, RIVERWOOD 8TH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota, EXCEPT Lots 1, Lot 8, Lot 9, Lot 10, Block 5, being southerly along the 164.49 foot, assumed bearing, line, the line extending southerly corner of said Lot 9, Block 5, thence North 54 degrees 28 minutes 46 seconds West, assumed bearing, along the southeasterly line of said Lot 8 and Lot 9, a distance of 49.00 feet; thence North 35 degrees 31 minutes 14 seconds East 114.50 feet to the northeasterly line of said Lot 1, Block 5, and the point of beginning of the line to be described, thence South 35 degrees 31 minutes 14 seconds West 134.06 feet to the southwesterly line of said Lot 1, Block 5, said line there terminating.

Have caused the same to be surveyed and platted as RIVERWOOD 11TH ADDITION, and do hereby donate and dedicate to the public, for public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Gregory A. Jablonske and Susan M. Jablonske, husband and wife, have hereunto set their hands this _____ day of _____, 20____.

Gregory A. Jablonske _____
Susan M. Jablonske _____

STATE OF MINNESOTA

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, Gregory A. Jablonske and Susan M. Jablonske, husband and wife.

Notary Public, State of Minnesota
My Commission Expires _____

I hereby certify that I have surveyed and platted the property described on this plat as RIVERWOOD 11TH ADDITION; that this plat is a correct and true and correct copy of the original survey, and that the same has been correctly placed in the ground as shown or will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in Minnesota Statutes, Section 405.02, Subd. 1 or public highways to be designated other than as shown.

David G. Rapp, Land Surveyor
Minnesota License Number 22044

STATE OF MINNESOTA

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____, by David G. Rapp, Land Surveyor, Minnesota License No. 22044.

Notary Public, State of Minnesota
My Commission Expires _____

CITY PLANNING COMMISSION
Approved by the Planning Commission of the City of Hastings, Minnesota, at a regular meeting thereof, on the _____ day of _____, 20____.

Chair _____ Secretary _____

CITY COUNCIL APPROVAL
I hereby certify that on the _____ day of _____, 20____, the City Council of Hastings, Minnesota, approved this plat.

Mayor _____ Clerk _____

COUNTY SURVEYOR

Pursuant to Section 383D.65, Minnesota Statutes, and the Dakota County Contiguous Plat Ordinance, this plat has been approved this _____ day of _____, 20____.

Dakota County Surveyor _____

COUNTY TREASURER-AUDITOR

I hereby certify that the taxes for the year 20____ for the land described on this plat as RIVERWOOD 11TH ADDITION have been paid and no delinquent taxes are due and transfer entered on this _____ day of _____, 20____.

County Treasurer-Auditor _____
Dakota County, Minnesota

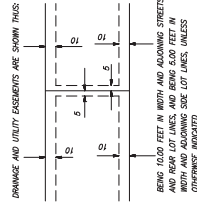
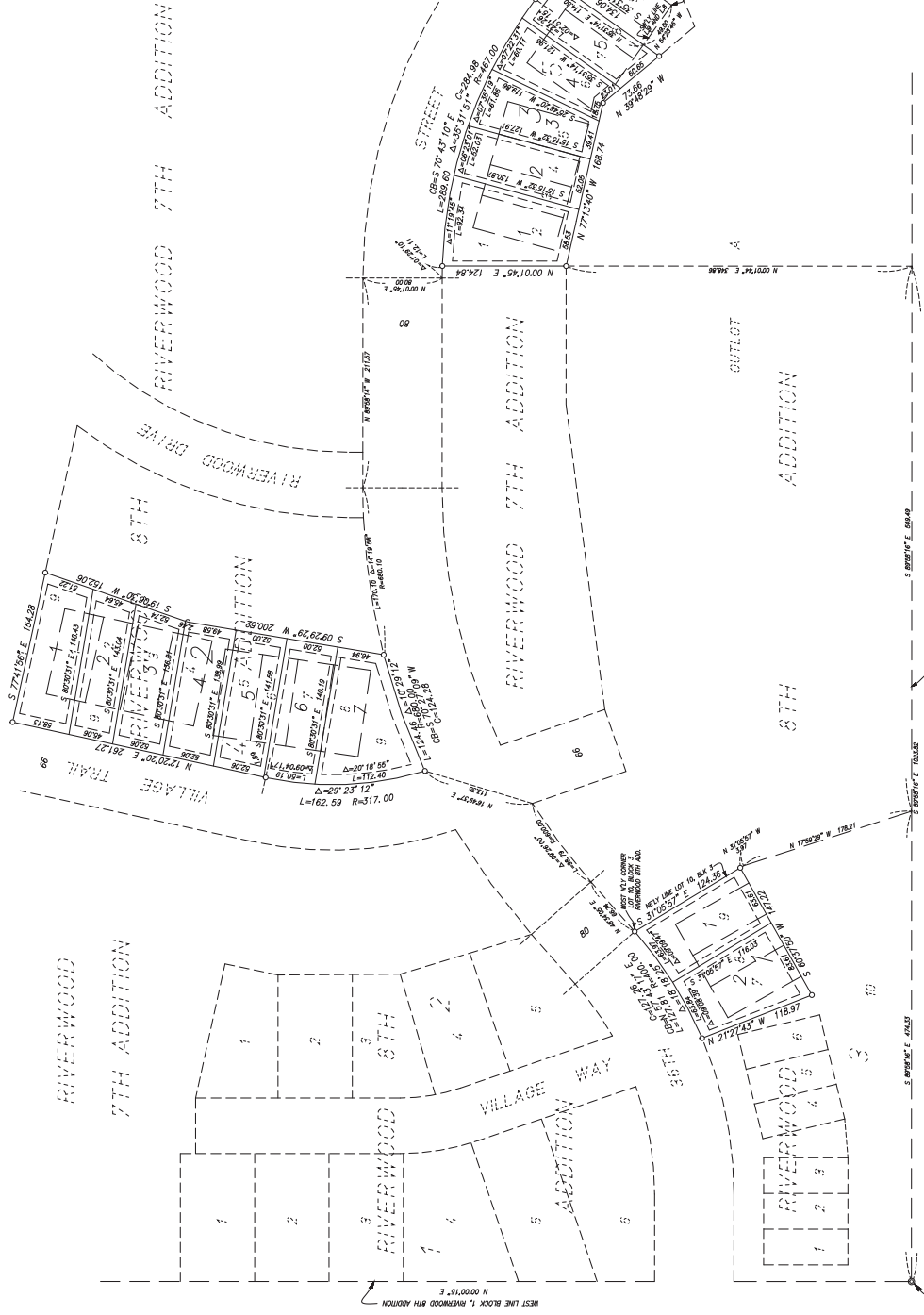
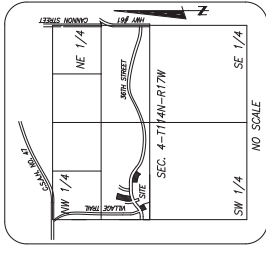
COUNTY RECORDER

I hereby certify that this instrument was filed in the office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded in Book _____ of _____ on page _____.

County Recorder _____
Dakota County, Minnesota

RAPP LAND SURVEYING, INC.
45967 HIGHWAY 56 BLVD
KENYON, MN 55946
(507) 789-5366

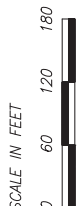
RIVERWOOD 11TH ADDITION



BEING 10.00 FEET IN WIDTH AND ADJOINING STREETS AND REAR LOT LINES, AND BEING 6.00 FEET IN WIDTH ON THE EAST SIDE OF LOTS, UNLESS OTHERWISE INDICATED.

NO MONUMENT SYMBOL SHOWN ON THE PLAT INDICATES A 1/2 INCH BY 15 INCH IRON REBAR MONUMENT TO BE SET ACCORDING TO MINNESOTA STANDARD PRACTICES WHICH SHALL BE PLACED WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

THE WEST LINE OF BLOCK 1, RIVERWOOD PTH ADDITION HAS AN ASSUMED BEARING OF N 00°00'15" E



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