

# City of Hastings

## Planning Commission Memorandum

**To:** Planning Commission  
**From:** John Hinzman, Community Development Director  
**Date:** June 25, 2012  
**Item:** Rezoning – I-1 to DC – Block 16

### REQUEST

The Hastings Economic Development and Redevelopment Authority (HEDRA) seeks approval to rezone Block 16 from I-1 Industrial Park to DC – Downtown Commerce. The application is submitted in conjunction with a site plan application to construct a 98 stall parking lot. The property is generally located south of 2<sup>nd</sup> Street between Tyler Street and the Canadian Pacific Railroad.

### BACKGROUND INFORMATION

#### Notification

Notification of the request was mailed to all property owners within 350 feet.

#### Comprehensive Plan Classification

The 2030 Comprehensive Plan designates the property as Mixed Use. The proposed rezoning is consistent with the plan.

#### Adjacent Zoning and Land Use

Direction	Property Use	Zoning	Comp Plan
North	2 <sup>nd</sup> Street		
	Vacant Land	DC	Mixed Use
East	CP Railroad		
	Railroad Depot	I-1	Mixed Use
South	3 <sup>rd</sup> Street		
	Residences	I-1	Mixed Use
	Former UBC Bldg	I-1	Mixed Use
West	Tyler Street		
	2 <sup>nd</sup> Street Depot Bar	C-3	Mixed Use
	Vacant Land	C-3	Mixed Use

### **Existing Condition**

The property is vacant and contains a gravel parking lot, bicycle trail, and on street parking. The property was purchased by the Hastings Housing and Redevelopment Authority (HRA, predecessor to HEDRA) in 1994. The property was formerly home to Anson Grain Elevators. The elevators were demolished in the mid 1990's.

### **Proposed Improvements**

Construction of a 98 stall parking lot. The existing bicycle trail would be rebuilt through the parking lot. A platform area would be constructed along Tyler Street for future loading of bus passengers. The northern portion of the property along 2<sup>nd</sup> Street would be seeded and has been reserved for future commercial use. The 20 on-street parking spaces accessed from 3<sup>rd</sup> Street would be removed.

## **REZONING REVIEW**

### **Authority**

Hastings City Code Chapter 155.01 establishes rules and procedures for amending the Official Zoning Map (rezoning).

### **DC – Downtown Core**

The DC – Downtown Core Zoning District was created after the adoption of the Heart of Hastings Plan. The district seeks to create a vibrant mixed-use core with an aesthetic character that is distinctly different than other areas of the City. A variety of commercial and residential uses are allowed. New development must adhere to the Original Hastings Design Guidelines of the Heart of Hastings Plan.

### **Analysis**

The site has not been used industrially since the mid 1990's. The 2030 Comprehensive Plan, Heart of Hastings Plan, and Red Rock Corridor Station Area Plan, all contemplate commercial, transit and parking uses for the site. Proposed uses are consistent with past planning studies. The DC District best encompasses planned uses for the site.

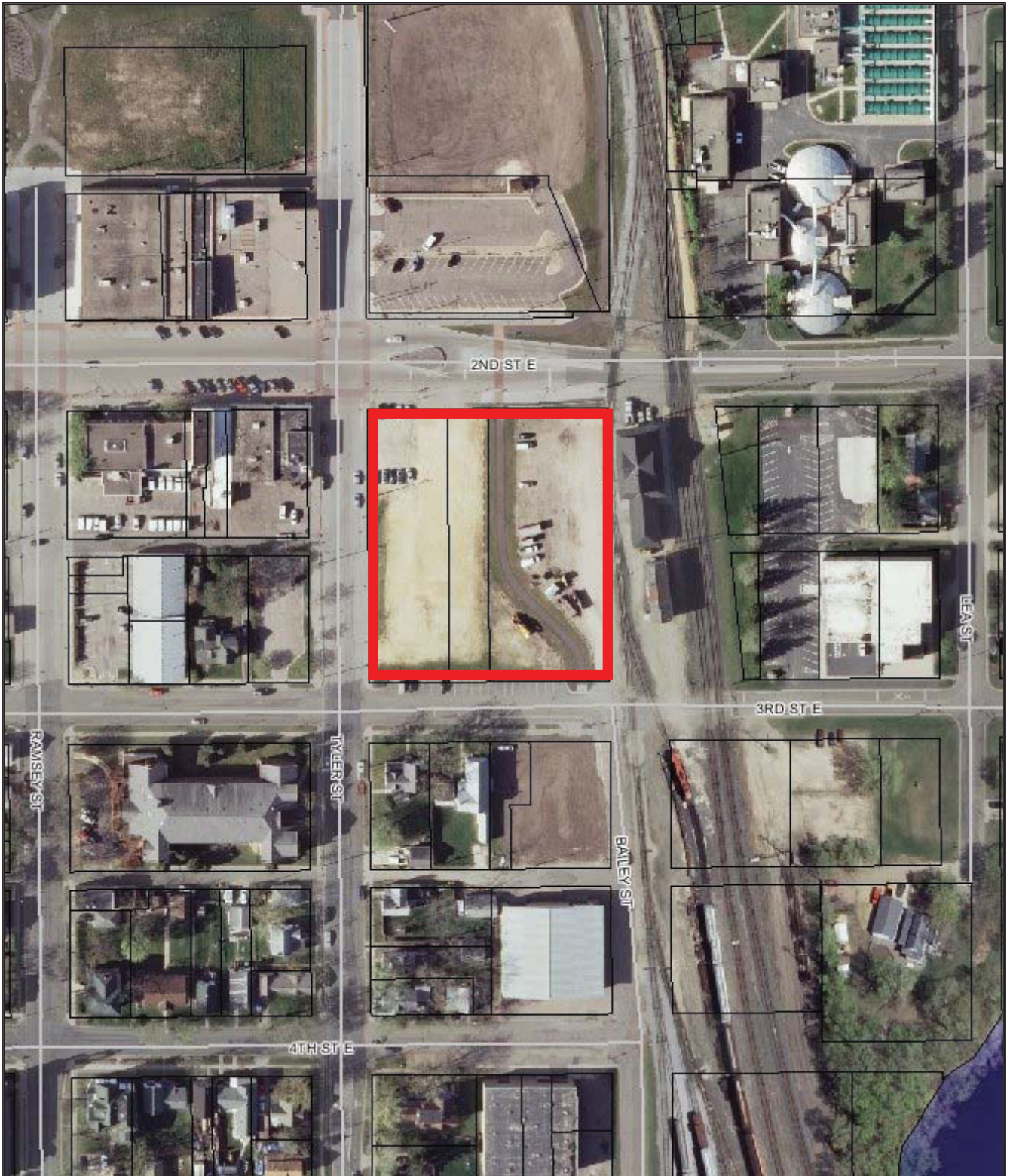
## **RECOMMENDATION**

Approval of the Rezoning is recommended.

## **ATTACHMENTS**

- Location Map
- Zoning Map
- Application

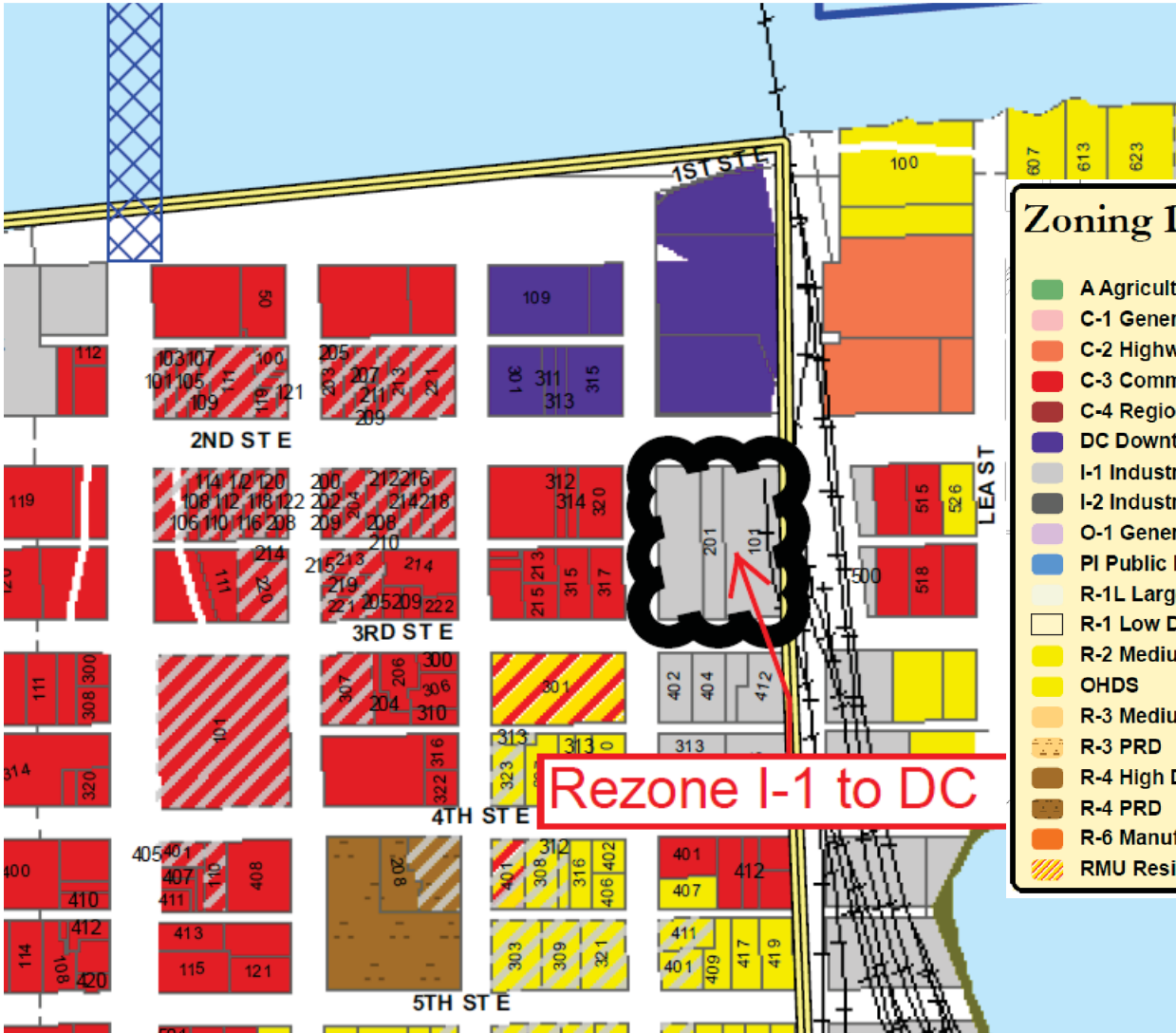
### Dakota County, MN



*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 = 159 feet

# ZONING MAP



### Zoning Districts

- A Agriculture
- C-1 General Commerce
- C-2 Highway Auto-Specialized Commerce
- C-3 Community Regional Commerce
- C-4 Regional Shopping Center
- DC Downtown Core
- I-1 Industrial Park
- I-2 Industrial Park Storage/Service
- O-1 General Office
- PI Public Institution
- R-1L Large Lot
- R-1 Low Density Residence
- R-2 Medium Density Residence
- OHDS
- R-3 Medium-High Density Residence
- R-3 PRD
- R-4 High Density Residence
- R-4 PRD
- R-6 Manufactured Home Park Residence
- RMU Residential Mixed Use

Rezone I-1 to DC



# City of Hastings

#2012-30

Department of Planning  
101 4<sup>th</sup> Street East, Hastings, MN  
55033  
p. 651-480-2350 f. 651-437-7082  
www.ci.hastings.mn.us

## Land Use Application

Address or PID of Property: 19-32150-16-010, 011, 012

Applicant Name: HERA  
Address: 101 East 4<sup>th</sup> Street  
Hastings, MN 55033

Property Owner: \_\_\_\_\_  
Address: \_\_\_\_\_

Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Description of Request: Rezone Property from I-1 to DC

If requesting site plan review of multi-family units (three or more attached), are the units intended to be for sale or rental units? \_\_\_\_\_

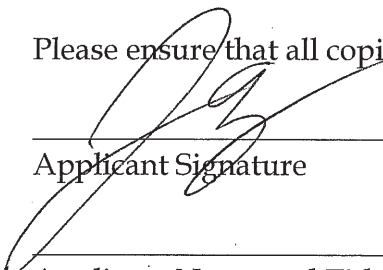
Check Applicable Line(s) Please Note: All Fees and Escrows are due at time of application.

- |  |                |  |                           |
|--|----------------|--|---------------------------|
| <input checked="" type="checkbox"/> Rezone | \$500          | <input type="checkbox"/> Minor Subdivision       | \$500                     |
| <input type="checkbox"/> Final Plat        | \$600          | <input type="checkbox"/> Special Use Permit      | \$500                     |
| <input type="checkbox"/> Variance          | \$250          | <input type="checkbox"/> Comp Plan Amend.        | \$500                     |
| <input type="checkbox"/> Vacation          | \$400          | <input type="checkbox"/> Lot Split/Lot Line Adj. | \$50                      |
| <input type="checkbox"/> House Move        | \$500          | <input type="checkbox"/> Annexation              | \$500 plus legal expenses |
| <input type="checkbox"/> Prelim Plat       | \$500 + escrow | <input type="checkbox"/> EAW                     | \$500 + \$1,000 escrow    |
| <input type="checkbox"/> Site Plan         | \$500 + escrow | <input type="checkbox"/> Interim Use Permit      | \$500                     |

Total Amount Due: \$ WAIVED

Make checks payable to City of Hastings.  
Credit cards also accepted.

Please ensure that all copies of required documents are attached.

  
\_\_\_\_\_  
Applicant Signature Date  
\_\_\_\_\_  
Applicant Name and Title - Please Print

\_\_\_\_\_  
Owner Signature Date  
\_\_\_\_\_  
Owner Name - Please Print

### OFFICIAL USE ONLY

File # \_\_\_\_\_ Rec'd By: \_\_\_\_\_  
Fee Paid: \_\_\_\_\_ Receipt # \_\_\_\_\_

Date Rec'd: 6/8/12  
App. Complete \_\_\_\_\_