

City of Hastings

Planning Commission Memorandum

To: Planning Commission
From: Justin Fortney, Associate Planner
Date: October 8, 2012
Item: **Minor Subdivision** – 418 Vermillion Street

Request: Henri Valiukas would like to subdivide the property at 418 Vermillion Street into two parts. This would allow him the ability to sell them individually.

Background information: The applicant has stated in the past there was interest from previous owners of the bar and grill to have outdoor seating on the vacant space he owns. He would like to subdivide his property to be able to sell the vacant land to a future owner of the bar who may have a use for it.

After the lot has been split, it could be sold off on its own. However, its small size would make it difficult to be developed on its own. New development must go through the site plan approval process and provide for landscaping and off street parking.

Notification: Notification of the request was mailed to all property owners within 350 feet. No comments have been made in opposition to the proposal. One property owner asked for additional information.

Comprehensive Plan Classification: The 2030 Comprehensive Plan designates the property as Commercial. The proposed subdivision would not preclude that use.

Zoning Classification: The property is zoned C-3 – Community Regional Commerce. The proposed subdivision would not preclude that use.

Adjacent Zoning and Land Use

Direction	Property Use	Zoning	Comp Plan
North	Bar and Grill	C-3	Commercial
East	Gravel parking lot	C-3	Commercial
South	Spiral Pizza	C-3	Commercial
West	Retail / Office / apartments	C-3	Commercial

Existing Condition: The south half of the lot is developed with a building built in 1945 with a barbershop on its first floor and apartments on the second.

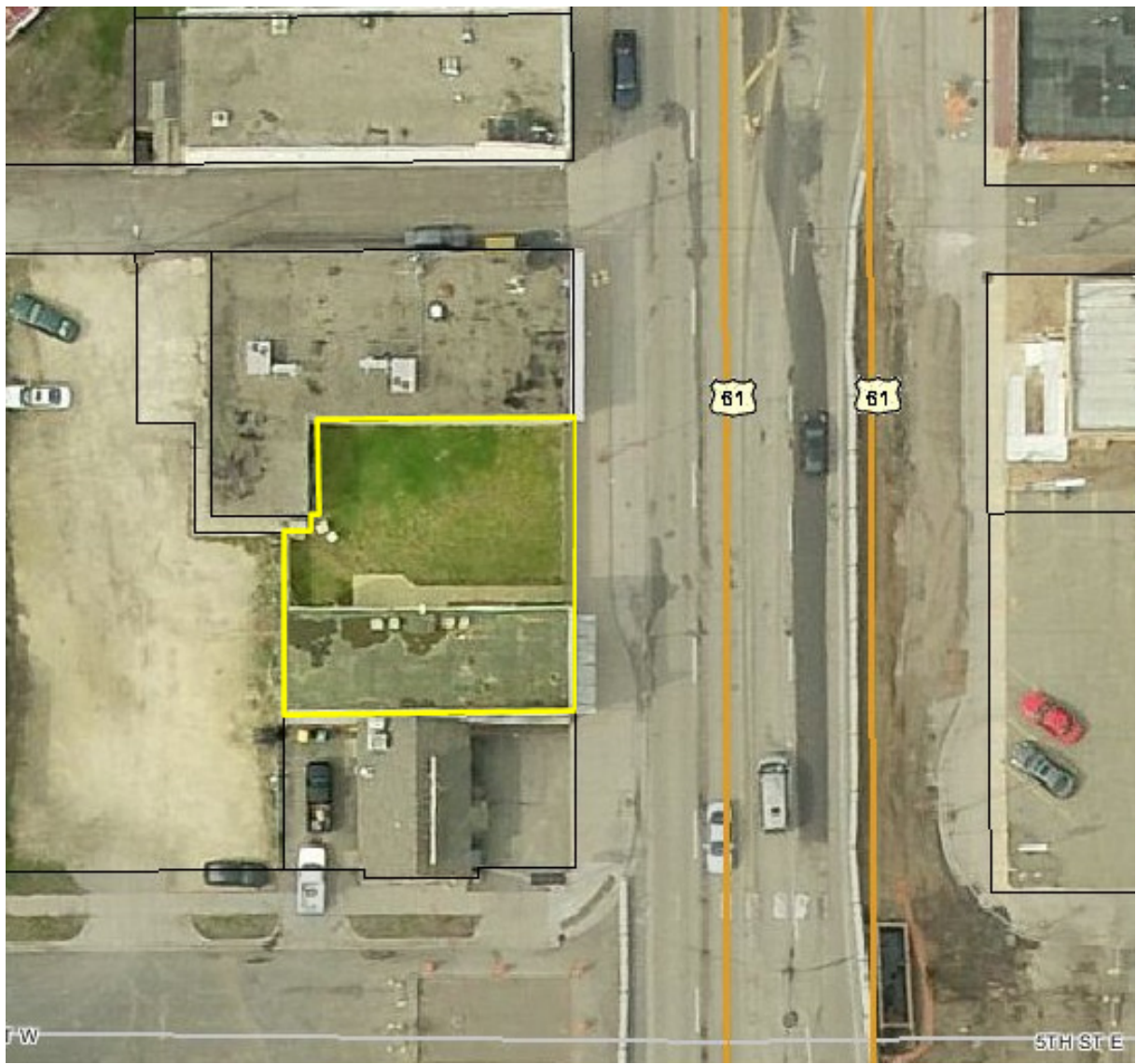
Setbacks: Setbacks in commercial districts are not specified in the ordinance, but rather are determined during the site plan process.

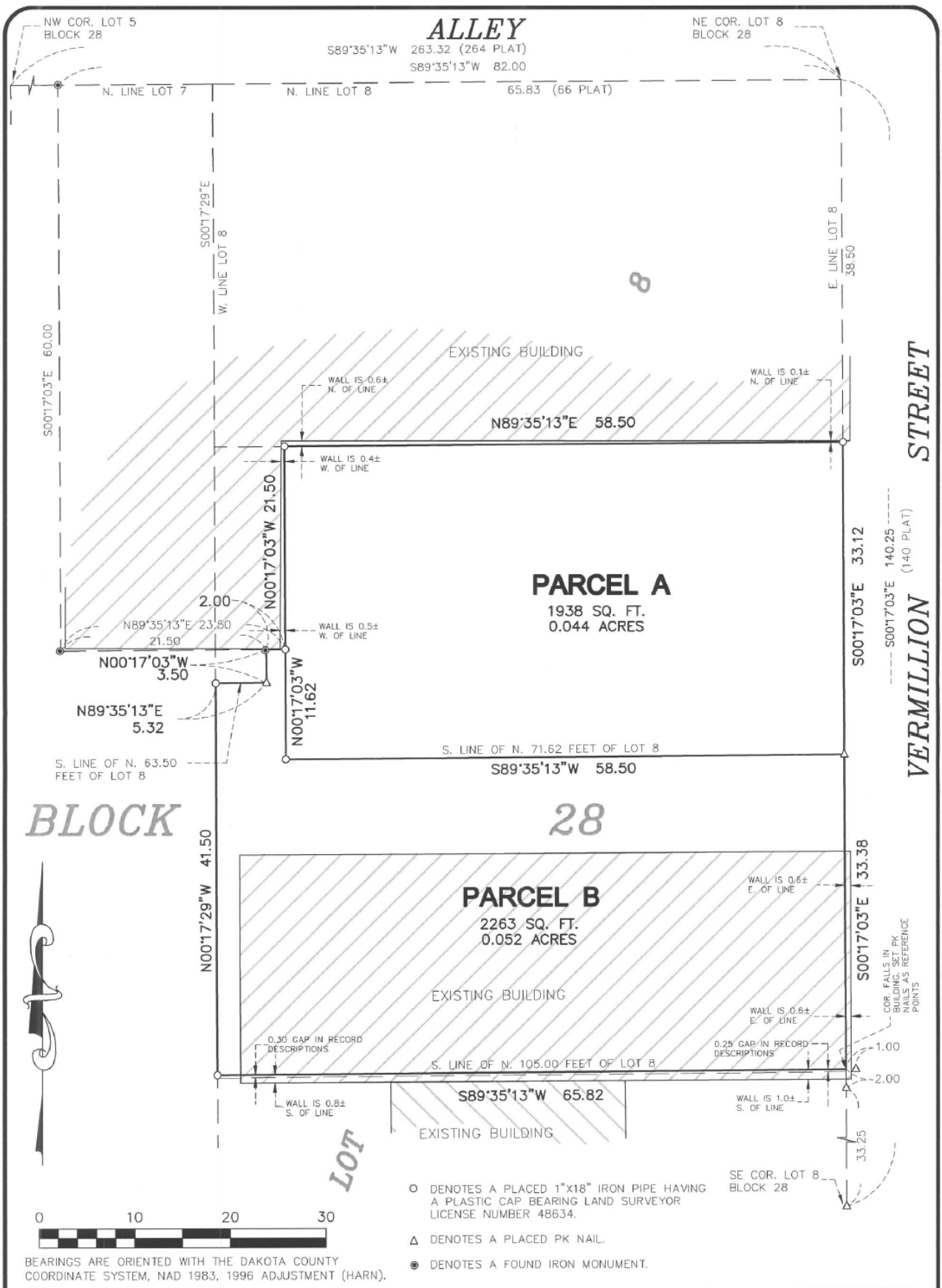
Recommendation: Approval of the minor subdivision is recommended subject to the following condition:

- The minor subdivision shall not become effective until a certified copy of the resolution has been signed by all property owners and recorded with the County Recorder's office along with a copy of the certified survey.
- A Park dedication fee of \$66.00 must be made to the City.

Attachments

- Aerial photograph
- Photograph
- Certificate of Survey





CERTIFICATE OF SURVEY FOR:
HENRI VALIUKAS

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
 507 VERMILLION STREET, HASTINGS, MN 55033
 (651)438-0000

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Mitchell A. Scofield
 Mitchell A. Scofield
 Minnesota License No. 48634
 Date: May 23, 2012

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 2 SHEETS	12-134	S-4908	