

City of Hastings

City Council Memorandum

To: Mayor Hicks and City Council
From: John Hinzman, Community Development Director
Date: March 4, 2013
Item: 1st Reading\Order Public Hearing: Rezone to DC – Former Hudson Manufacturing Site – 200 West 2nd Street

City Council Action Requested:

Consider 1st reading and order a public hearing to amend Hastings City Code Chapter 155.01 to rezone the former H. D. Hudson Manufacturing Site to DC – Downtown Core. Upon consideration the public hearing and final adoption would be scheduled for the March 18th City Council Meeting.

Background Information:

Please see the attached Planning Commission Memorandum for background information.

Financial Impact:

Rezoning the site will allow for future redevelopment and additional tax revenue to the City.

Advisory Commission Discussion:

The Planning Commission voted 7-0 to recommend approval of the request at the February 25, 2013 meeting with limited discussion. No one from the public spoke for or against the item at the meeting.

Council Committee Discussion:

None

Attachments:

- Ordinance Amendment
- Planning Commission Staff Report – November 26, 2012

ORDINANCE NO. 2013-_____, THIRD SERIES**AN ORDINANCE OF THE CITY OF HASTINGS, MINNESOTA AMENDING SECTION 155.01, ZONING CODE OF THE CITY CODE HAVING TO DO WITH:****OFFICIAL ZONING MAP**

BE IT ORDAINED by the City Council of the City of Hastings as follows:

1. The following described property generally located northwest of 2nd Street and Vermillion Street is hereby rezoned from I-1, Industrial Park to DC, Downtown Core:

Block 5 and 6, TOWN OF HASTINGS, Dakota County, Minnesota, except for the following described parcel: The east 33.5 feet of Lot 7, Block 5 and all of Lot 8, Block 5.

2. The following described property generally located northwest of 2nd Street and Vermillion Street is hereby rezoned from C-3, Community Regional Commerce to DC, Downtown Core:

The east 33.5 feet of Lot 7, and all of Lot 8, Block 5, TOWN OF HASTINGS, Dakota County, Minnesota.

EFFECTIVE DATE: This Ordinance shall be in full force and effect from and after its passage and approval and publication, as required by law and/or charter.

ADOPTED by the Hastings City Council on this 18th day of March, 2013.

Paul J. Hicks, Mayor

ATTEST:

Melanie Mesko Lee, City Clerk

I HEREBY CERTIFY that the above is a true and correct copy of an ordinance presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 18th day of March, 2013, as disclosed by the records of the City of Hastings on file and of record in the office.

Melanie Mesko Lee, City Clerk

(SEAL)

This instrument drafted by:
City of Hastings (JWH)
101 4th St. East
Hastings, MN 55033

PLANNING COMMISSION MEMORANDUM

To: Mayor Hicks and City Council
From: John Hinzman, Community Development Director
Date: March 4, 2013
Item: 1st Reading\Order Public Hearing: Rezone to DC – Former Hudson Manufacturing Site – 200 West 2nd Street

The Hastings Economic Development and Redevelopment Authority (HEDRA) seeks approval to rezone approximately 5.0 acres generally located northwest of 2nd Street and Vermillion Street as follows:

- **Rezone approximately 4.4 acres from I-1 Industrial Park to DC – Downtown Core.** The property is owned by HEDRA and the Minnesota Department of Transportation (MN DOT) and contains the former Hudson Manufacturing Building and vacant land beneath the new Mississippi River Bridge.
- **Rezone approximately 0.6 acres from C-3 – Community Regional Commerce to DC – Downtown Core.** The property is owned by HEDRA and MN DOT and is vacant.

No plans for development have been submitted in conjunction with the rezoning request. Future development of the site will require Site Plan review and approval by the Planning Commission and City Council.

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	Mississippi River		
East	TH 61 Bridge		
South	Mississippi Belle	C-3	Mixed Use
	2 nd Street		
West	First National Bank	C-3	Mixed Use
	Residences	R-2	Low Density Residence
	Lock and Dam Road		
	Residences	R-2	Low Density Residence

Existing Condition

The property contains the former 100,000 s.f. H.D. Hudson Manufacturing Building and parts of the new TH 61 Mississippi River Bridge.

Proposed Improvements

No property improvements are proposed at this time. Redevelopment of the property will require Site Plan review and approval by the Planning Commission and City Council prior to construction.

REZONING REVIEW**Authority**

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

MN DOT Review

MN DOT has been notified about the inclusion of their property in the proposed rezoning and does not object to the action.

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.

Heart of Hastings Plan

The 2003 Heart of Hastings Plan examined future development options for Downtown Hastings and surrounding neighborhoods. The plan calls for adaptive reuse of the Hudson Building for mixed use commercial and medium density housing.

Hudson Reuse Study

The 2011 Hudson Reuse Study contemplated a mixed use development consisting of retail, museum, office and art space anchored with a large inn, small inn, or restaurant/banquet facility.

Analysis

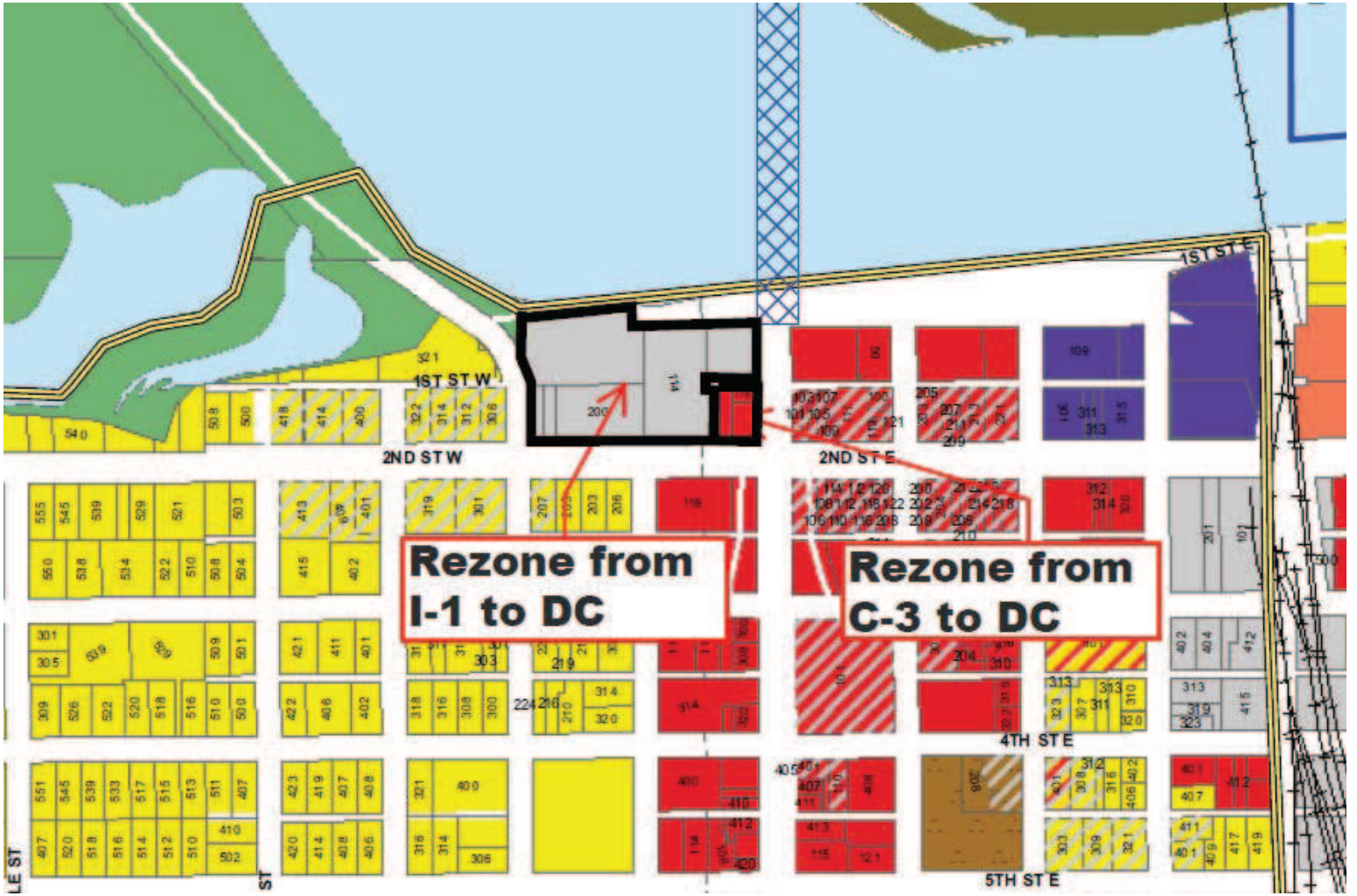
The site is no longer used for industrial manufacturing. The 2030 Comprehensive Plan, Heart of Hastings Plan, and Hudson Reuse Plan, all contemplate a mixed use of commercial and residential. The DC District best encompasses planned uses for the site.

RECOMMENDATION

Approval of the Rezoning is recommended.

ATTACHMENTS

- Location Map
- Zoning Map
- DC Uses





§ 155.31 DC DOWNTOWN CORE.

(A) *Intent.* The intent of the Downtown Core District is to create a vibrant mixed-use core with an aesthetic character that is distinctly different than other areas of the community and mix of uses arranged in a manner that encourages pedestrian movement and accessibility. The Downtown Core District focuses on the vertical integration of uses requiring certain uses to integrate residential housing above street level businesses. These high density residential developments have historically contributed to the life-cycle housing mix available in and around the downtown. Maintaining historical residential housing densities is also a contributor to downtown commerce and street level activity. The preservation and growth of connected first floor commercial activity is essential in maintaining the viability of downtown. First floor residential units interspersed within areas of predominant commercial activity will diminish the cohesiveness and viability of downtown. Maintaining the historic distribution of business and density of housing is essential to protect municipal and private investment. Planning efforts to secure a transit center in the downtown will further the objectives maintaining and enhancing a pedestrian scale core. Careful design of buildings, public, and private spaces is also a primary focus in the Downtown Core District which shall be guided by the Original Hastings Design Guidelines as adopted by the City Council. The guidelines establish design criteria for building fronts that are bases on street types.

(B) *Uses permitted.*

(1) Commercial retail and service establishments that have floor areas of less than 15,000 square feet on any single level including, but not limited to, the following:

- (a) Retail and service establishments excluding automobile repair;
- (b) Offices;
- (c) Entertainment and amusement services; and
- (d) Lodging services including hotel and motel.

(2) Public and semi-public buildings;

(3) Private clubs;

(4) Residential dwellings provided they are located above the first floor level;

(5) Automobile parking lots subject to following conditions:

(a) Parking lots shall not have frontage or driveway access points on streets with an east/west orientation, if an alternate access to the property is available;

(b) Parking lots may front on street with a north \south orientation when a landscape buffer is provided along the perimeter of the parking areas in accordance with § 155.09;

(c) Every attempt shall be made to locate parking lots internally within a block to allow building to front on street corridors; and

(d) Existing alleys should be utilized whenever practical to facilitate orderly access and use of land.

(6) Churches; and

(7) Accessory uses incidental to the foregoing principal uses.

(C) *Uses by special permit.*

(1) Outdoor patio areas for entertainment, dining, and recreational activities;

(2) Small animal clinics, excluding establishments with outside runs and non-patient overnight boarding;

(3) Towers as regulated by § 155.07; and

(4) Residential dwellings on the first floor level of buildings fronting the following streets:

(a) 1st Street between Vermillion Street and the CP Railroad Tracks;

(b) 3rd Street between Eddy Street and the CP Railroad Tracks;

(c) 4th Street between Eddy Street and the CP Railroad Tracks;

(d) Sibley Street between 3rd Street and 4th Street;

(e) Ramsey Street between 1st Street and 4th Street;

(f) Tyler Street between 1st Street and 4th Street; and

(g) Bailey Street between 1st Street and 4th Street.

(D) *Uses prohibited.* First floor residential dwellings fronting the following streets shall be prohibited: 2nd Street between Vermillion Street and Bailey Street.

(E) *Bulk standards.*

(1) Minimum lot width - 22 feet;

(2) Minimum lot depth - 80 feet;

(3) Maximum building height - 47 feet or 756.5 feet above sea level; whichever is greater. Maximum of 4 stories in height;

(4) Minimum residential density - 14 dwelling units per acre; and

(5) Minimum floor area ratio for non-residential uses (vertically mixed buildings) - 1.5.

(F) *Building and site design.* Approvals granted through building permit, site plan, special use permit, or planned residential development shall require conformance with the Original Hastings Design Guidelines as adopted by the City Council. (Prior Code, § 10.20B) (Am. Ord. 497, passed 7-7-2003; Am. Ord. 530, passed 4-5-2005; Am. Ord. 532, passed 4-18-2005) Penalty, see § 10.99