

City of Hastings

City Council Memorandum

To: Mayor Hicks and City Council
From: John Hinzman, Community Development Director
Date: October 21, 2013
Item: Resolution: Amend Planned Residential Development Approval – Riverwood 12th Addition.

City Council Action Requested:

The City Council is asked to amend to the Planned Residential Development Plan to allow for five foot sideyard setbacks within Riverwood 12th Addition. The standard zoning setback is seven feet. The property is generally located northwest of South Pointe Drive and 36th Street.

Background Information:

Please see the attached Planning Commission Memorandum for further information.

Financial Impact:

The taxable value of the property is likely to increase with the proposed improvements.

Advisory Commission Discussion:

The Planning Commission voted 7-0 to recommend approval of the request at the October 14, 2013 meeting with limited discussion. No one from the public spoke for or against the request.

Council Committee Discussion:

N/A

Attachments:

- Resolution
- Memorandum – Planning Commission Meeting – October 14, 2013

HASTINGS CITY COUNCIL

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASTINGS
APPROVING AN AMENDMENT TO THE PLANNED RESIDENTIAL
DEVELOPMENT APPROVAL FOR RIVERWOOD 12TH ADDITION**

Council member _____ introduced the following Resolution and moved its adoption:

WHEREAS, City Code Chapter 155.07(H) establishes standards for Planned Residential Developments to allow for a variety of land uses, housing types, and densities within subdivisions; and

WHEREAS, on December 1, 2003 The City Council adopted Resolution No. 12-04-03 approving the final plat of Riverwood 8th Addition as a Planned Residential Development; and

WHEREAS, on July 15, 2013 The City Council adopted Resolution No. 07-10-13 approving the Final Plat of Riverwood 12th Addition, a replat of a portion of Riverwood 8th Addition; and

WHEREAS, the owners of Riverwood 12th Addition seek to modify the previously approved Planned Residential Development approval affecting Riverwood 12th Addition by establishing a minimum five (5) foot sideyard setback requirement; and

WHEREAS, on October 14, 2013, the Planning Commission of the City of Hastings reviewed the amendment as required by state law, city charter and city ordinance; and forwards to the City Council a recommendation of approval; and

WHEREAS, the City Council has reviewed the request and concurs with the opinion of the Planning Commission

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HASTINGS AS FOLLOWS:

That the City Council of the City of Hastings hereby amends the Planned Residential Development approval affecting Riverwood 12th Addition to establish a minimum five (5) foot sideyard setback for construction of primary structures.

Council member _____ moved a second to this resolution, and upon being put to a vote it was adopted by all Council members present.

Adopted by the Hastings City Council on October 21, 2013, by the following vote:

Ayes:

Nays:

Absent:

Paul J. Hicks, Mayor

ATTEST:

Julie Flaten, City Clerk

I HEREBY CERTIFY that the above is a true and correct copy of resolution presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 21st day of October, 2013, as disclosed by the records of the City of Hastings on file and of record in the office.

Julie Flaten, City Clerk

(SEAL)

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

City of Hastings

Planning Commission Memorandum

To: Planning Commission
From: John Hinzman, Community Development Director
Date: October 14, 2013
Item: Planned Residential Development Amendment – Riverwood 12th Addition

REQUEST

Siewert Construction seeks to amend the Planned Residential Development Approval to allow five foot sideyard setbacks for lots constructed within Riverwood 12th Addition. The standard sideyard setback is seven feet.

BACKGROUND INFORMATION

Riverwood 12th Addition

Riverwood 12th addition consists of 14 single family lots generally located northwest of 36th Street and South Pointe Drive. The City Council approved the Final Plat on July 15, 2013. The Planning Commission reviewed and recommended approval on July 8, 2013. Lots 1-11 of Riverwood 12th Addition were previously platted for townhome development in Riverwood 7th and 8th Additions as a Planned Residential Development.

Comprehensive Plan Classification

The request is consistent with the Comprehensive Plan. The property is guided Medium Density Residential in the Comprehensive Plan.

Zoning Classification

The request is permitted within the Zoning Code. The property is zoned R-3 – Medium High Density Residential. Planned Residential Developments are a Permitted Use within the R-3 District

Adjacent Zoning and Land Use

The following land uses abut the property:

Direction	Existing Use	Zoning	Comp Plan
North	4 Unit Townhomes	R-3 – Med High Density	Medium Density
East	South Pointe Drive Planned Townhomes	R-3 – Med High Density	Medium Density
South	36 th Street 4 Unit Townhomes and Single Family	R-3 – Med High Density	Medium Density
West	4 Unit Townhomes	R-3 – Med High Density	Medium Density

Existing Condition

The existing site is vacant and platted for single family homes.

Proposed Condition

Construction of single family homes with reduced sideyard setbacks. Siewert seeks to

ANALYSIS**Planned Residential Development**

Hastings City Code Chapter 155.07(H) establishes standards for Planned Residential Developments (PRD). PRD's are intended to allow flexibility in the application of lot size and dimensional standards of mixed use residential development. PRD's allow for a mixture of residential densities throughout a development provided that the overall density for the subdivision is within limits of the zoning district. With PRD's some areas having higher densities (such as apartment buildings) and others having lower densities (single family residential). The existing PRD approval for Riverwood allowed for the development of a variety of residential types including single family, twin home, four unit attached, and apartments.

PRD's are intended to provide the following:

(1) *Variety*. Within a comprehensive site design concept a mixture of land uses, housing types, and densities.

ANALYSIS: *the existing Riverwood PRD has provided for a mixture of land uses and housing types. The proposal to establish reduced setbacks is consistent with the smaller lot width of the plat and other four unit townhomes on the block.*

(2) *Sensitivity*. Through the departure from the strict application of minimum lot requirements and other performance standards associated with traditional zoning, planned residential developments can maximize the development potential of land while remaining sensitive to its unique and valuable natural characteristics.

ANALYSIS: *The existing Riverwood PRD provided for open space and park development within the site. Riverwood 12th does not contain any natural feature preservation, the subdivision was a replat of a former townhome development and will reduced planned density on the block.*

(3) *Efficiency*. The consolidation of areas for recreation and reductions in street lengths and widths and other utility related expenses.

ANALYSIS: *The existing Riverwood PRD provided for open space and street variety. The reduced setbacks proposed for Riverwood 12th would continue efficient use of the land.*

(4) *Density transfer*. The project density may be clustered, basing density on number of units per acre versus specific lot dimensions.

ANALYSIS: *The reduction of lot width is consistent with the density transfer already proved within the Riverwood Development. Structure setback will be similar to other townhome buildings on the block.*

RECOMMENDED ACTION

Approval of the Planned Residential Development Amendment is recommended. The reduced setback is consistent with the building setbacks and density already established on the block.

ATTACHMENTS

- Location Map
- Final Plat

Site Location





BOULEVARD TREE NOTES:

* ALL TREE BANK LOCATIONS SHALL BE SETBACK AS THE CITY OF LANSING TREE PLAN