



## Planning Commission Memorandum

**To:** Planning Commission

**From:** Justin Fortney, City Planner

**Date:** February 9, 2015

**Item:** **Tabled** - Rezoning - 2015-05 - Vacant lot - 107 21st Street West – City of Hastings

**Planning Commission Action Requested:** The Planning Commission is asked to review the proposed action to rezone property from R-3 Medium-High Density Residence to C-3 Community Regional Commerce and make a recommendation to the City Council.

### Background Information:

The property is bank owned and the house was demolished last year. The property was included in a proposal to build a Kwik Trip Convenience store in 2011. The City would like this area to redevelop commercially as the 2030 Comprehensive Plan has guided. This plan would be hampered if the subject property redeveloped residentially.

### Update

This proposal was tabled at the January 26<sup>th</sup> meeting to offer time for a neighbor to inquire about purchasing it and for staff to determine if the parcel is buildable.

Since the planning commission meeting, it appears that at least two parties have bid on the property. Staff had informed Kwik Trip of the properties availability because they have in the past expressed interest in it.

Staff has determined that the parcel could be built upon residentially.

### Comprehensive Plan Classification

The 2030 Comprehensive Plan designates the property as C Commercial.

### Zoning Classification

The subject property is zoned R-3, Medium-High Density Residential. Generally, only residential uses are allowed in this district.

### Adjacent Zoning and Land Use

The following land uses abut the property:

<b>Direction</b>	<b>Existing Use</b>	<b>Zoning</b>	<b>Comp Plan</b>
North	Commercial (auto repair)	C-3	Commercial
East	CR 47/ Verm River		
West	Single Family Res	R-3 M-H den	Commercial
South	CR 47/ Verm River		

**Notice**

The property owner, Deutsche Bank and the neighboring property owners within 350-feet were notified of the proposed rezoning. Staff received only one phone call asking if this request was part of a development proposal (which it currently is not).

**Recommended Action:**

Approval of the rezoning.

**Attachments:**

- Aerial Photograph
- Zoning/ Comprehensive Plan maps





Area Zoning Map

