



Planning Commission Memorandum

To: Planning Commission
From: John Hinzman, Community Development Director
Date: February 23, 2015
Item: Conditional Use Permit #2015-12 – Floodplain Use Permit – Levee Park Rotary Pavilion

Planning Commission Action Requested

The Planning Commission is asked to consider the following request by the City of Hastings to allow construction of the Levee Park Rotary Pavilion, generally located between the Mississippi River and the terminus of Ramsey Street:

- 1) Conditional Use Permit – City Code Chapter 151 – Flood Plain Regulations. Construction of a building within the Flood Fringe District below the regulatory flood plain elevation. The structure would be located within the Flood Fringe District. The proposed finished floor elevation of 692 feet is below the 694 foot regulatory food plain elevation.

Background Information

The Hastings Area Rotary Club has proposed, designed, and raised funds for a 5,000 s.f. pavilion within Levee Park. The pavilion would be built and owned by the City of Hastings as part of the 2015 Riverfront Renaissance public improvement project in Levee Park. The City Council granted a 100' variance to the 150' minimum shoreland setback on October 7, 2013.

Comprehensive Plan Classification

The 2030 Comprehensive Plan designates the property as Mixed Use. The proposal in conjunction with neighboring existing and proposed uses is consistent with the Comprehensive Plan.

Adjacent Zoning and Land Use

The following land uses abut the property:

Direction	Existing Use	Zoning	Comp Plan
North	Mississippi River		Open Water
East	Levee Park		Mixed Use
South	Parking Lot	C-3 Comm. Reg. Comm	Mixed Use
	Ramsey Street		
	Vacant Land (Abdo)	DC Downtown Core	Mixed Use
West	Levee Park		Mixed Use

Existing Condition

The existing site is within Levee Park and contains the current Veterans Memorial. A new and expanded Veterans Memorial is currently under construction directly west of the pavilion site.

Proposed Condition

Construction of a 5,000 s.f. pavilion for a variety of public uses.

Notice of Public Hearing

A notice of public hearing was sent to all property owners within 350 feet of the site. No comments have been received at this time.

Minnesota DNR Comments

The application has been forwarded to the Minnesota Department of Natural Resources (DNR) for review and comment. The DNR asked if raingardens or other plantings could be implemented to mitigate for the increased impervious surface. The larger project will include stormwater treatment beds in the parking lot reconstruction to the southwest of the site.

CONDITIONAL USE PERMIT REVIEW**Conditional Use Permit**

Conditional Use Permits are uses identified in the City Code that may be allowable upon review by the Planning Commission and City Council.

Flood Plain Regulations

Hastings City Code 151 establishes Flood Plain Regulations. Areas adjacent to public waters with an annual 1% chance of flooding (the 100 year flood zone) are affected. Flood Plain Regulations are further subdivided into three districts. The pavilion is located within the "Flood Fringe District.

Chapter 151.05, Subd. C identifies Conditional Uses within the Flood Fringe District and states that any structure not elevated on fill above the Regulatory Flood Elevation (694 feet) is subject to a Conditional Use Permit. The lowest floor of the pavilion would measure 692 feet above sea level.

Standards for Conditional Use Permits

Chapter 151.05, Subd. D outlines standards for the granting of conditional use permits in the Flood Fringe District, including:

- All areas of non-residential structures must be flood proofed in accordance with the structurally dry flood proofing classifications FP-1 or FP-2 of the State Building Code.

Analysis - The pavilion will be constructed as an open sided building with no interior rooms and designed to withstand flooding.

- Projects involving the 1,000 cubic yards or more of fill are subject to specific erosion and sedimentation control measures.

Analysis – The project will not exceed the 1,000 cubic yard threshold. Erosion and sedimentation measures will be implemented.

- Any materials stored on site must be able to be moved in the event of a flood warning

Analysis – On-site storage of materials will be limited and will be moved in the event of a flood.

RECOMMENDATION

Approval of the Conditional Use Permit is recommended subject to the following conditions

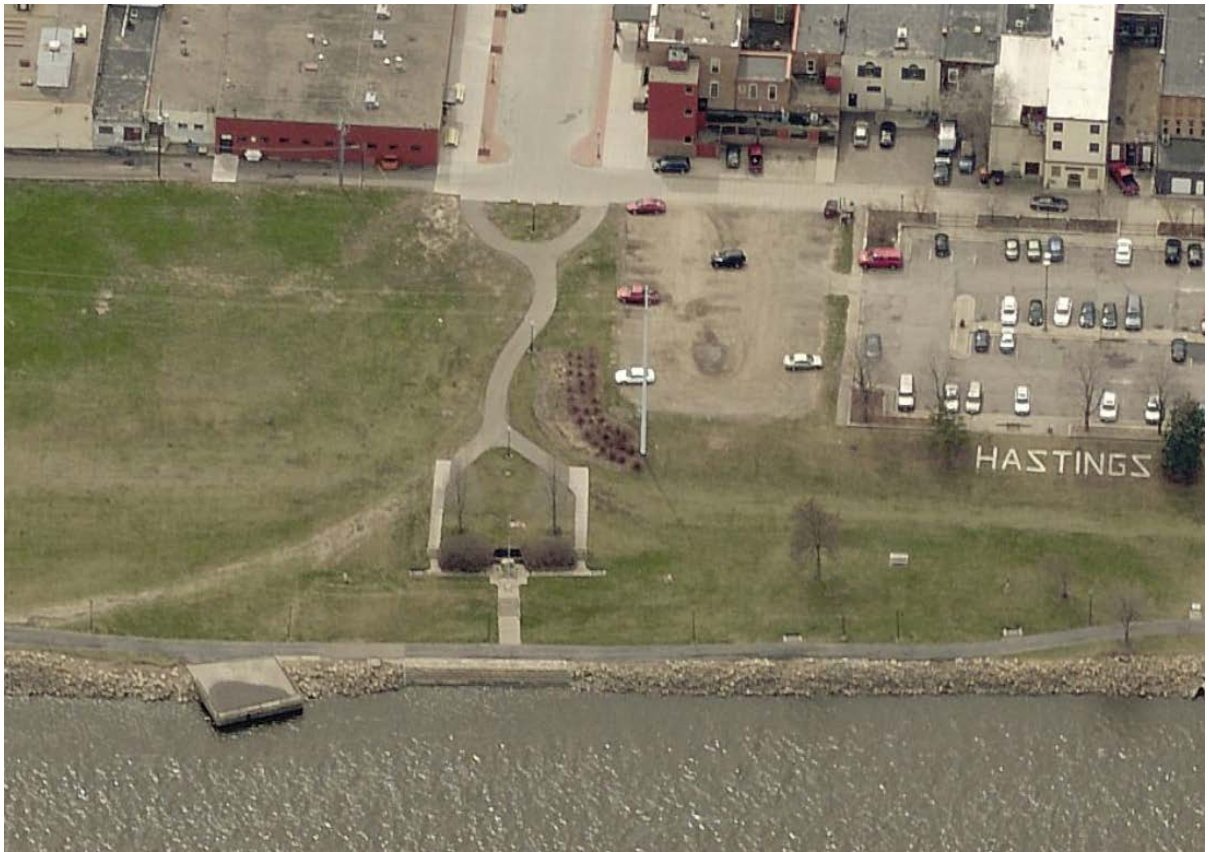
- 1) Conformance with the Planning Commission Staff Report and plans dated February 23, 2015.
- 2) Adherence to the approved site plans.
- 3) All areas of non-residential structures must be flood proofed in accordance with the structurally dry flood proofing classifications FP-1 or FP-2 of the State Building Code.
- 4) Any materials stored on site must be able to be moved in the event of a flood warning.
- 5) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion problems.
- 6) The perimeter of the site must have erosion control.
- 7) Meet applicable building code requirements.
- 8) Approval is subject to a one year Sunset Clause; if significant progress is not made towards construction of the proposal within one year of City Council approval, the approval is null and void.

Attachments:

- Location Map
- Site Pictures
- Site Plan

Site Location

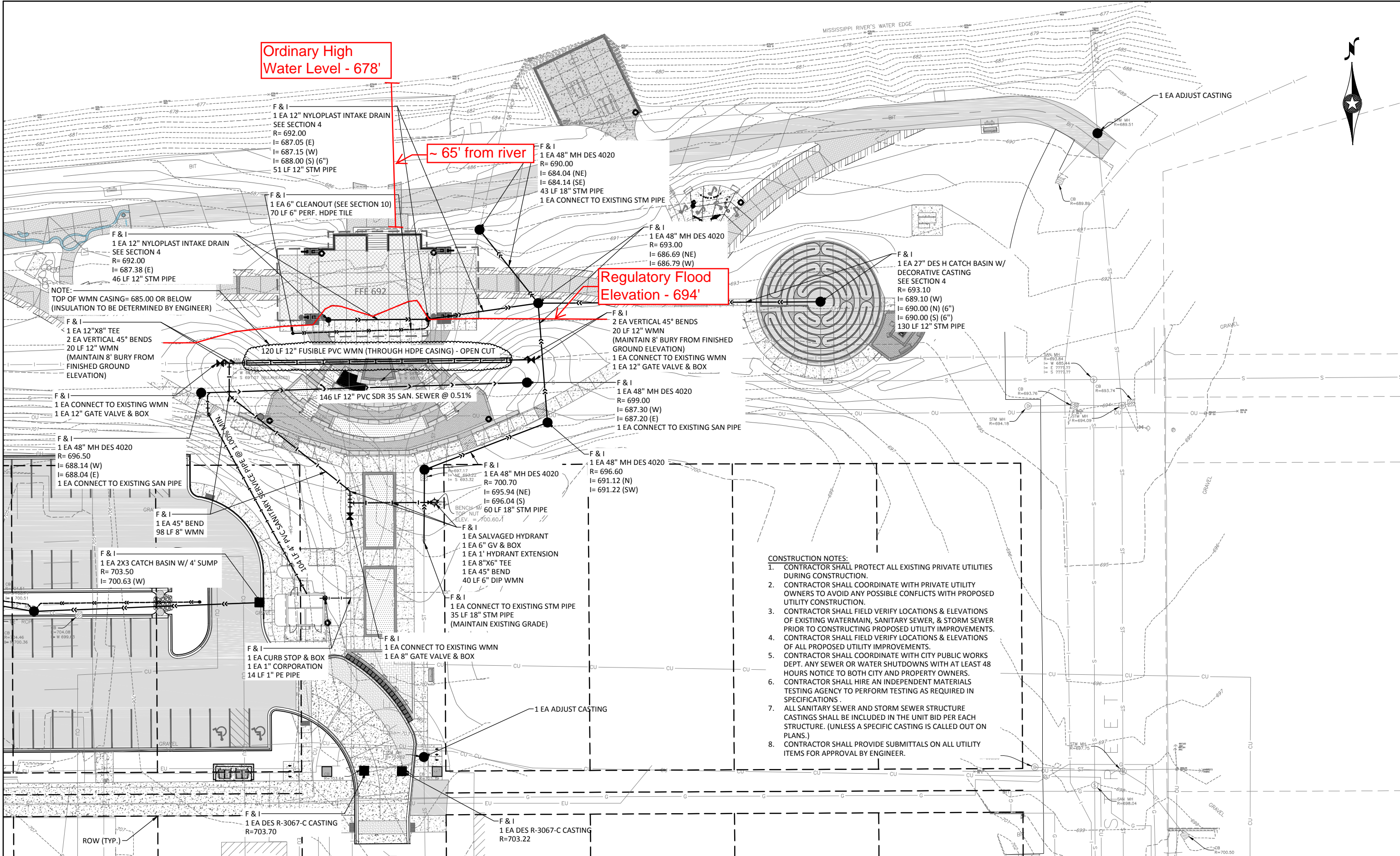




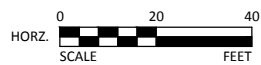
Ordinary High Water Level - 678'

~ 65' from river

Regulatory Flood Elevation - 694'



- CONSTRUCTION NOTES:**
1. CONTRACTOR SHALL PROTECT ALL EXISTING PRIVATE UTILITIES DURING CONSTRUCTION.
 2. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY OWNERS TO AVOID ANY POSSIBLE CONFLICTS WITH PROPOSED UTILITY CONSTRUCTION.
 3. CONTRACTOR SHALL FIELD VERIFY LOCATIONS & ELEVATIONS OF EXISTING WATERMAIN, SANITARY SEWER, & STORM SEWER PRIOR TO CONSTRUCTING PROPOSED UTILITY IMPROVEMENTS.
 4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS & ELEVATIONS OF ALL PROPOSED UTILITY IMPROVEMENTS.
 5. CONTRACTOR SHALL COORDINATE WITH CITY PUBLIC WORKS DEPT. ANY SEWER OR WATER SHUTDOWNS WITH AT LEAST 48 HOURS NOTICE TO BOTH CITY AND PROPERTY OWNERS.
 6. CONTRACTOR SHALL HIRE AN INDEPENDENT MATERIALS TESTING AGENCY TO PERFORM TESTING AS REQUIRED IN SPECIFICATIONS.
 7. ALL SANITARY SEWER AND STORM SEWER STRUCTURE CASTINGS SHALL BE INCLUDED IN THE UNIT BID PER EACH STRUCTURE. (UNLESS A SPECIFIC CASTING IS CALLED OUT ON PLANS.)
 8. CONTRACTOR SHALL PROVIDE SUBMITTALS ON ALL UTILITY ITEMS FOR APPROVAL BY ENGINEER.



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Rich Revering
 RICH REVERING
 LIC. NO. 20711 DATE 1/30/2015

DESIGNED
RJR
 DRAWN
JH, SK
 CHECKED
BJH

BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN
 CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN
 AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND

REV.	BY	DATE

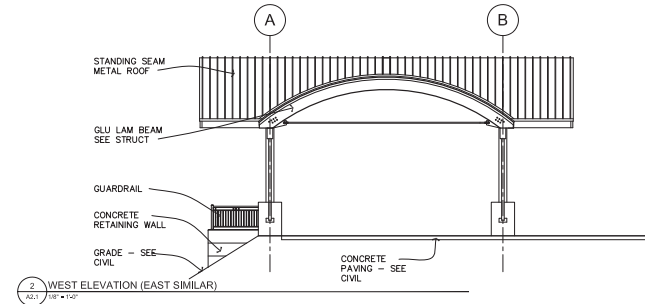


CITY OF HASTINGS, MINNESOTA
 2015-2 RIVERFRONT RENAISSANCE IMPROVEMENTS - PHASE 2
 UTILITIES PLAN - LEVEE PARK EAST

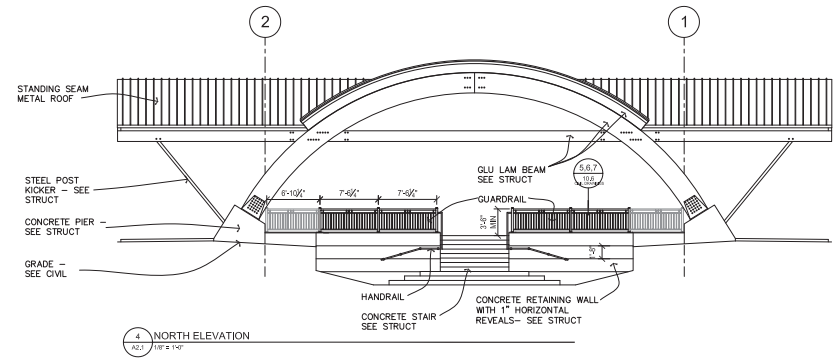
1 NOT USED
A2.1 1/8" = 1'-0"

3 NOT USED
A2.1 1/8" = 1'-0"

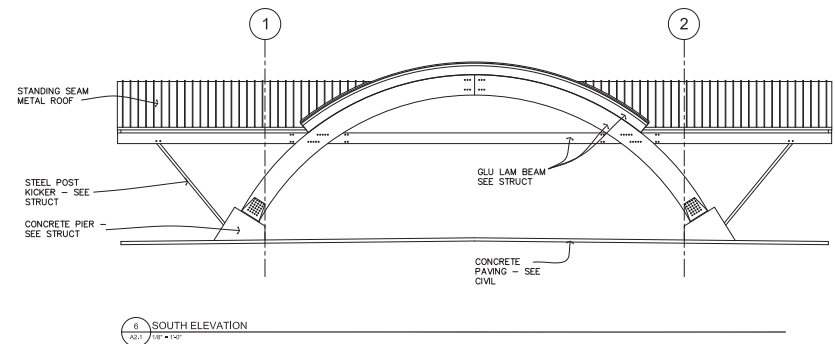
5 NOT USED
A2.1 1/8" = 1'-0"



2 WEST ELEVATION (EAST SIMILAR)
A2.1 1/8" = 1'-0"



4 NORTH ELEVATION
A2.1 1/8" = 1'-0"



6 SOUTH ELEVATION
A2.1 1/8" = 1'-0"

292Design
292 DESIGN GROUP
1000 E. UNIVERSITY AVENUE, SUITE 100, MINNEAPOLIS, MN 55414

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
M. Wentzell
MARK WENTZELL
LIC. NO. 15125 DATE: 2/10/15

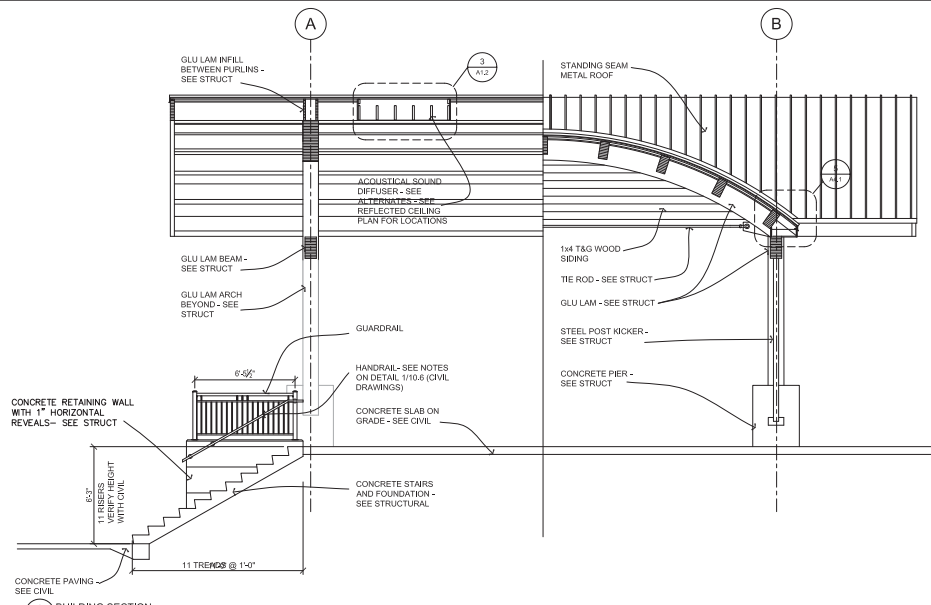
DESIGNED BY: MW
DRAWN BY: MMA
CHECKED BY: MW
BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLEMAR, MN
CHASKA, MN RAMSEY, MN MAPLEWOOD, MN WATERLOO, MN ROCHESTER, MN
AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND

REV.	BY	DATE



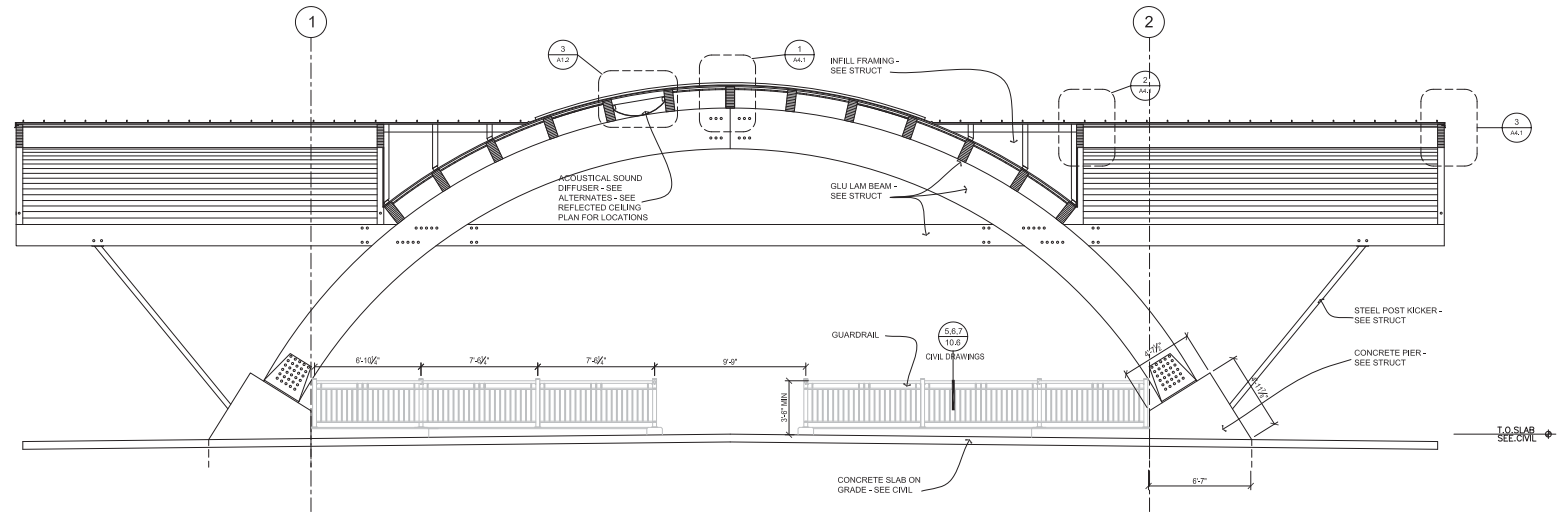
CITY OF HASTINGS, MINNESOTA
2015-2 RIVERFRONT RENAISSANCE IMPROVEMENTS - PHASE 2
ELEVATIONS/RCP - ROTARY PAVILION

SHEET
A2.1



2 BUILDING SECTION
AS1 1/4" = 1'-0"

1 NOT USED
AS1 1/4" = 1'-0"



3 BUILDING SECTION
AS1 1/4" = 1'-0"

292Design
2923 SICHENHOLP
SUITE 100 • 10000 UNIVERSITY AVENUE, MINNEAPOLIS, MN 55425-1000

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M. Wentzell
MARK WENTZELL
15125 DATE: 2/10/15

REGISTERED
MW
DARIN
MMA
CONSULTING
MW

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLEMAR, MN
CHASKA, MN RAMSEY, MN MAPLEWOOD, MN WATERTON, MN ROCHESTER, MN
AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND

REV.	BY	DATE



CITY OF HASTINGS, MINNESOTA
2015-2 RIVERFRONT RENAISSANCE IMPROVEMENTS - PHASE 2
BUILDING SECTION - ROTARY PAVILION

SHEET
A3.1