



Planning Commission Memorandum

To: Planning Commission

From: John Hinzman, Community Development Director

Date: May 26, 2015

Item: Public Hearing: Amend City Code Chapter 155.31– 1st Floor Residential in the DC - Downtown Core District

Action Requested:

Hold a public hearing and consider an amendment to City Code Chapter 155.31 – DC – Downtown Core Zoning District. The amendment would allow first floor residential dwelling units fronting 2nd Street between Tyler Street and the CP Railroad upon approval of a Special Use Permit.

History

The DC Zoning District was created upon completion of the Heart of Hastings Master Plan in 2003. The district was established to guide new development of vacant properties within the downtown area. As part of the Plan, Design Guidelines were established for building uses and form. A Street Type Map, for downtown and surrounding neighborhoods was developed as part of the Guidelines dictating building setbacks and uses. 2nd Street between Vermillion Street and the CP Railroad was classified as “Main Street” on the map. The Development Guidelines and DC Ordinance prohibited the development of 1st floor residential along “Main Street”. The restriction is intended to ensure an active commercial street front.

Analysis

Preservation of an active commercial street front on 2nd Street remains important; however the market viability of 1st floor commercial at the eastern extent of 2nd Street is problematic. The railroad tracks demarcate the edge of downtown, and lack of a large commercial draw on the eastern side limits traffic and visibility for potential commercial tenants. The change is limited to only City\HEDRA owned properties. Approval is recommended.

Attachments:

- Draft Ordinance Amendment

DRAFT AMENDMENT

First Floor Housing in the DC District

Planning Commission Review – May 26, 2015

CHAPTER 155 – ZONING CODE

§ 155.31 DC DOWNTOWN CORE.

(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; and
 - (h) 2nd Street between Tyler Street and the CP Railroad Tracks.

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