



Planning Commission Memorandum

To: Planning Commission
From: Justin Fortney, City Planner
Date: September 14, 2015
Item: Board of Design Review – House Move and Site Plan – 2975 Riverwood Drive

Planning Commission Action Requested

The Planning Commission (serving as the Board of Design Control) is asked to review a proposal to move a 4-plex onto a vacant lot by William Otting of Otting Enterprises LP.

Background Information

The applicant is proposing to move a 1,792 4-plex onto a vacant parcel of land. The 4-plex will be placed on a full walkout foundation and will have two units on the first floor and two on the second. The home will be fully renovated including new roof, windows, siding, fire suppression sprinkler system, etc. The applicant believes the home was originally from Litchfield Minnesota, but he does not know its former address because he purchased it from another party.

A new 4-car garage, parking lot, and driveway will be built on the rear of the site. A building inspector has inspected the home and found that it is in sound shape. He stated that some of the windows, fascia, and soffit have not been replaced yet and some of the walls have cracked from moving the structure. The applicant intends to complete these items along with the plumbing, sprinklers, and electrical work during the installation and remodeling on the new parcel. The inspector believes the home is from the late 1960's to early 1970's based on the construction materials.

Comprehensive Plan Classification

The 2030 Comprehensive Plan designates the property as Medium-Density Residential. The proposal is consistent with the Plan.

Zoning Classification

The subject property is zoned R-3 PRD, Medium-High Density Planned Residential. The proposal is consistent with the Zoning Classification.

Adjacent Zoning and Land Use

The following land uses abut the property:

Direction	Existing Use	Zoning	Comp Plan
North	4-plex	R-3 PRD Medium-High Den	Medium Density Res
East	36-unit Apartment	R-3 PRD Medium-High Den	Medium Density Res
West	Condominiums	R-3 PRD Medium-High Den	Medium Density Res
South	4-plex	R-3 PRD Medium-High Den	Medium Density Res

Existing Site

The proposed site is vacant and relatively flat land.

Landscaping

Three boulevard trees and four front/side yard trees are required by the landscaping ordinance. (One boulevard tree per/50-feet of frontage and one yard tree/ unit.)

Board of Design Control

Hastings City Code Chapter 30.03 establishes the Board of Design Control and appoints the Planning Commission and City Council to facilitate the Board’s roles and duties.

Applications for house moving permits require Board of Design Control review. The Board shall consider the following in its review:

- Exterior design
- Color
- Exterior building materials
- General appearance
- Consistency with other structures in the neighborhood and zoning district
- Effect on valuation of other homes in the neighborhood.

Abutting Properties

The size, value and age of the subject home is consistent with the three adjacent homes:

	Year Built	Finished Square Feet	Valuation	Housing Type
Subject Property	60’s – 70’s	3,584	?	two Story
3 Adjacent 4-plexes -average	1982	4,212	\$227,466	two Story

- Year Built = 1976-1987
- Finished Square Feet = 3,360 s.f. – 5,250 s.f.
- Valuation = \$198,700 - \$274,100

RECOMMENDATION

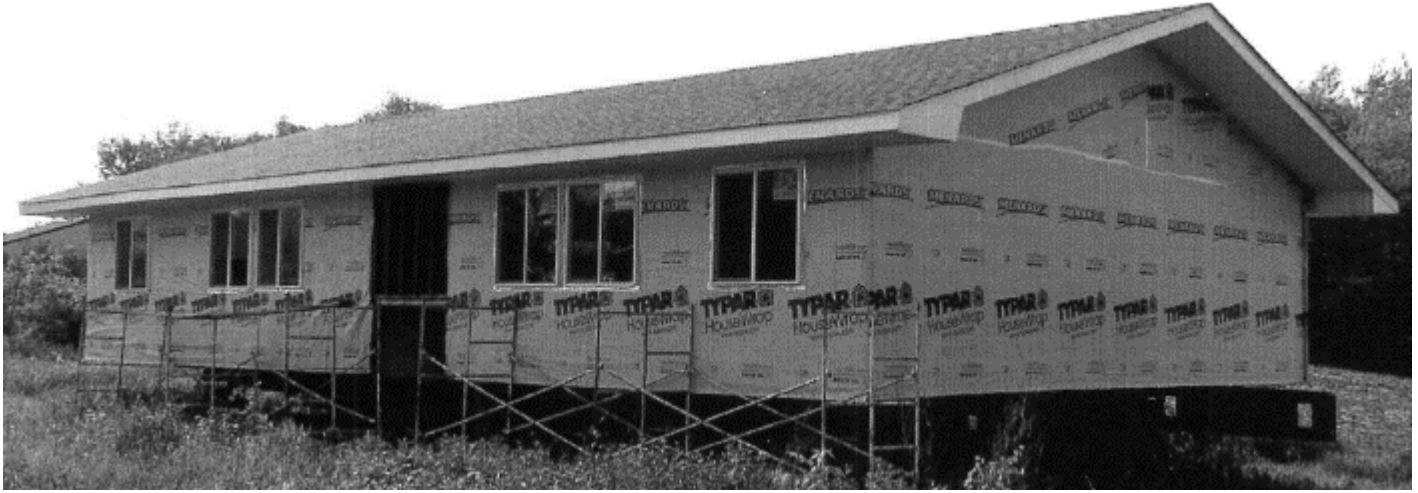
The building is consistent with the age, type, and assumed value of the surrounding structures.

Attachments:

- Photographs
- Site Plan
- Aerial Photograph

Architectural Appearance

The applicant proposes to place the structure on a full walkout basement and add new siding.



In 1995 the applicant placed a similar structure on a similar foundation to create a 4-plex at 2955 Riverwood Drive.



