



Planning Commission Memorandum

To: Planning Commission
From: John Hinzman, Community Development Director
Date: September 28, 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 Spring Street and Vermillion Street upon approval of a Special Use Permit. The change would impact Great Rivers Landing, the proposed redevelopment of the Hudson Manufacturing site.

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 Spring Street and Vermillion Street was classified as a “Transitional Street” on the map. The Development Guidelines allow for first floor development along Transitional Streets.

Analysis

The existing DC Zoning Ordinance is inconsistent with the Development Guidelines by prohibiting first floor residential use on “Transitional Streets”; staff erred in not providing this allowance within the original code. The proposed amendment resolves the error.

The request differs from a similar ordinance amendment earlier this year allowing first floor residential use along the eastern end of 2nd Street for Artspace. The Artspace amendment involved a change not contemplated in the Design Guidelines.

Attachments:

- Draft Ordinance Amendment

DRAFT AMENDMENT

First Floor Housing in the DC District Planning Commission Review – September 28, 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;
 - (g) Bailey Street between 1st Street and 4th Street; ~~and~~
 - (h) 2nd Street between Tyler Street and the CP Railroad Tracks; and
 - (i) 2nd Street between Spring Street and Vermillion Street.