



Planning Commission Memorandum

To: Planning Commission

From: John Hinzman, Community Development Director

Date: December 14, 2015

Item: Conzemius Dairy Farm – #2015-44 – Preliminary Plat\Final Plat\Comprehensive Plan Amendment – Dakota Summit 3rd Addition

PLANNING COMMISSION ACTION REQUESTED:

Consider the following actions related to the Dakota Summit 3rd Addition, a +/- 12.04 acre subdivision creating one commercial and two outlots for future development. The property is located between 4th Street and Highway 55, directly west of Wal-Mart:

1. Preliminary and Final Plat – Great Rivers Landing
2. Comprehensive Plan Amendment – Extend the Municipal Urban Service Area (MUSA) Boundary to encompass Dakota Summit 3rd Addition

The applications are submitted in conjunction with a request to annex into the City of Hastings from Nininger Township. The City Council is scheduled to consider the annexation request at the December 21st meeting. Conzemius plans to sell the newly platted lot to Allina Clinic for future development of a medical office building. An application for Site Plan approval and rezoning would be necessary prior to construction.

BACKGROUND

Existing Condition

The existing site is part of a larger property owned by Conzemius Dairy Farm that is under cultivation. The northern half of the proposed 4th Street right-of-way is owned by Hastings ISD No. 200. The School District is a signatory to the application and plat.

Comprehensive Plan Classification

The site is designated as "Mixed Use" in the 2030 Hastings Comprehensive Plan. Development of the site for a medical office building would be consistent with the plan.

Zoning Classification

The site is presently within Nininger Township. Upon annexation, the property would be zoned A – Agriculture. The property would need to be rezoned prior to development.

Adjacent Zoning and Land Use

The following land uses about the site

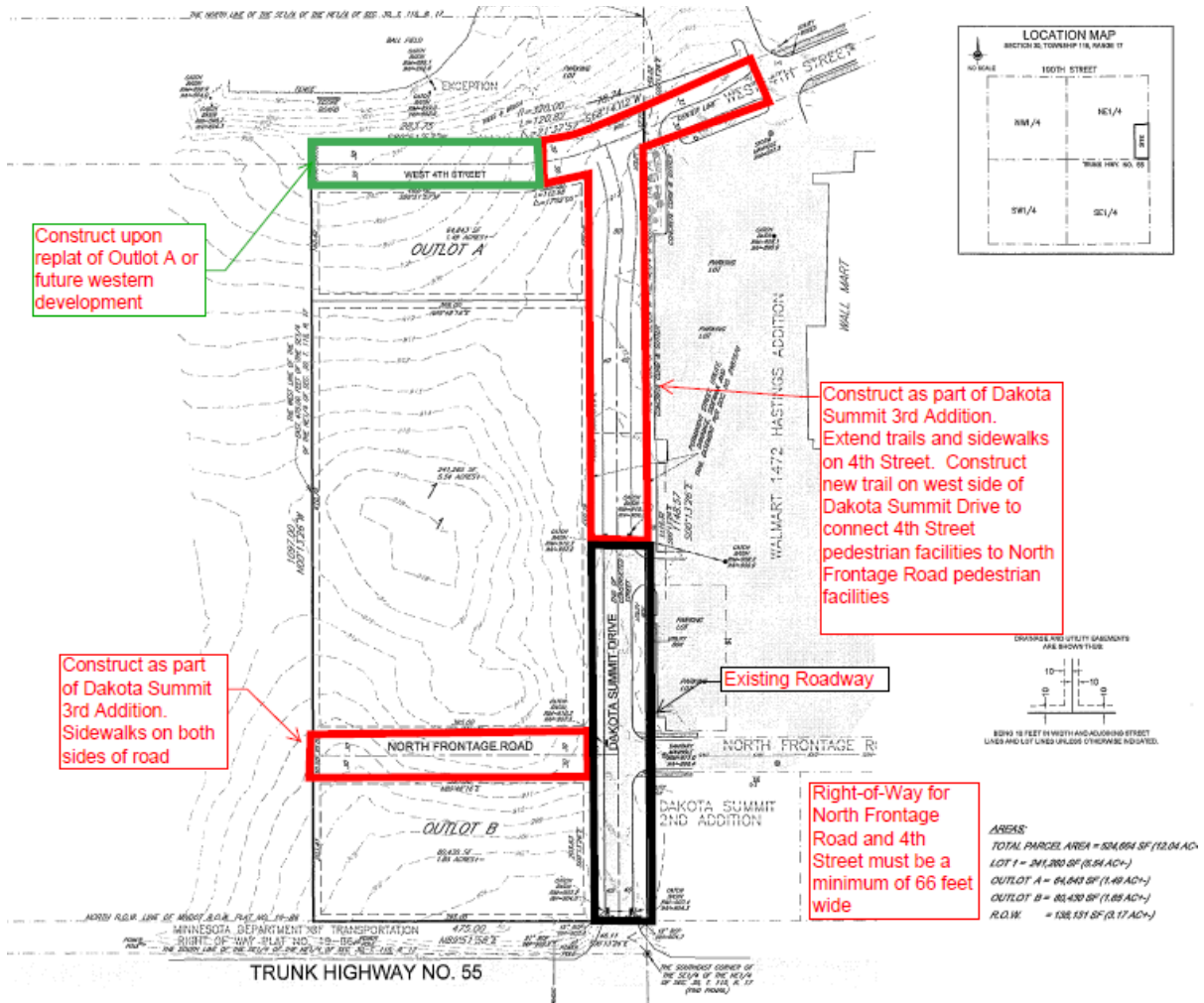
	Existing Use	Zoning	Comprehensive Plan
North	Hasting High School Athletic Fields	Nininger Township	Mixed Use
East	Wal-Mart	C-4 Regional Shopping Center	Commercial
South	Highway 55 Dakota Electric Substation	Nininger Township	Mixed Use
West	Agriculture	Nininger Township	Mixed Use

PRELIMINARY AND FINAL PLAT REVIEW**Request**

Preliminary and Final Plat approval of DAKOTA SUMMIT 3RD ADDITION, including one commercial lot, two outlots for future development, and right-of-way.

Right-of-Way and Streets

The plat would include the following right-of-way dedication and streets per the drawing below:



Easements

A ten foot drainage and utility easement has been established along the perimeter of the lot.

Park Land Dedication

The Park and Recreation Commission recommended payment of cash in lieu of land dedication at the December 8, 2015 meeting. Per City Code the cash payment is determined at \$1,500 per acre. Platted outlots are excluded from paying park dedication until future subdivision. Park dedication is required based on 6.4 acres including the one platted lot (5.54 acres) and half of the adjoining right-of-way (0.86 acres) as follows:

Payment of cash in lieu of land dedication in the amount of \$9,600 (\$1,500 x 6.4 acres) prior to recording of the Final Plat.

Interceptor Sewer Fee

Sewer interceptor fees are determined at six units per acre at a rate of \$485 per unit. Platted outlots are excluded from payment until future subdivision. Payment is required based on 6.4 acres including the one platted lot (5.54 acres) and half of the adjoining right-of-way (0.86 acres) as follows:

Payment of sewer interceptor fees in the amount of \$18,624 (\$485 x 38.4 units) prior to recording of the Final Plat

External Vehicular Access and Circulation

Vehicular access and circulation is acceptable. The plat includes the extension of 4th Street, North Frontage Road and Dakota Summit Drive to provide multiple points of access.

Grading Drainage and Erosion Control

Grading Drainage and Erosion Control plans will be reviewed as part of the site plan.

Development Agreement

The City and developer shall enter into a Development Agreement as follows:

- 1) Execution of a Development Agreement to memorialize conditions of approval and to establish applicable escrow amounts to ensure completion of public improvements.

Minnesota Department of Transportation Review

The site abuts Minnesota Highway 55. Plans have been sent to the Minnesota Department of Transportation (MN DOT) for review. No comments have been received at this time.

RECOMMENDATION

Approval of the Preliminary and Final Plat is recommended subject to the following conditions:

- 1) Approval of the annexation encompassing the area of Dakota Summit 3rd Addition by the City Council and State of Minnesota.
- 2) Conformance with the plans submitted with the Planning Commission Staff Report dated December 14, 2015.
- 3) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
- 4) Payment of cash in lieu of land dedication in the amount of \$9,600 (\$1,500 x 6.4 acres) prior to recording of the Final Plat.
- 5) Payment of sewer interceptor fees in the amount of \$18,624 (\$485 x 38.4 units) prior to recording of the Final Plat.

- 6) The 4th Street and North Frontage Road right-of-ways must be platted at a minimum 66 foot width.
- 7) North Frontage Road must be constructed per City Standards including a sidewalk on both sides of the road.
- 8) Dakota Summit Drive must be constructed per City Standards including a trail on the west side of the road.
- 9) 4th Street must be constructed per City Standards from Dakota Summit Drive west from the Wal-Mart\High School entrance to Dakota Summit Drive including the extension of existing sidewalk and trails.
- 10) 4th Street west of Dakota Summit Drive shall be platted, however construction of the roadway and trail improvements will be constructed upon future replat of Outlot A or future western development.
- 11) Execution of a Development Agreement to memorialize conditions of approval and to establish applicable escrow amounts to ensure completion of public improvements.
- 12) Approval by the Minnesota Department of Transportation.
- 13) Site Plan and Rezoning approval must be obtained prior to construction of any buildings.
- 14) Approval is subject to a one year Sunset Clause; the plat must be recorded with Dakota County within one year of City Council approval or approval is null and void.

COMPREHENSIVE PLAN AMENDMENT – MUSA EXTENSION

Request

Amend the Hastings Comprehensive Plan to extend the Metropolitan Urban Service Area (MUSA) Boundary to encompass the Dakota Summit 3rd Addition, a proposed plat containing +/-12.04 acres.

MUSA

The Metropolitan Urban Service Area (MUSA) Boundary delineates the area in which municipal urban services (city sewer and water) are available. Identification of the MUSA

Boundary is a required component of the Comprehensive Plan; any modifications to boundary requires an amendment to the plan and approval by Metropolitan Council.

Analysis

The subject area is identified for future extension of the MUSA to accommodate planned growth and development within the Comprehensive Plan. The area is designated for Mixed Use Development. The proposed use of the property for a medical office building and future commercial uses is consistent with the proposed land use. Impact on regional systems including municipal water, sanitary sewer, storm sewer, and roadways is consistent with the Comprehensive Plan.

RECOMMENDATION

Approval of the Comprehensive Plan Amendment to extend the MUSA Boundary to encompass Dakota Summit 3rd Addition, subject to the following condition:

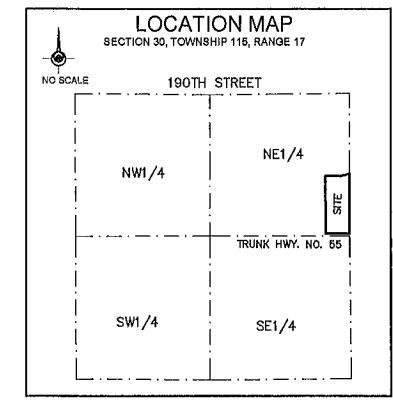
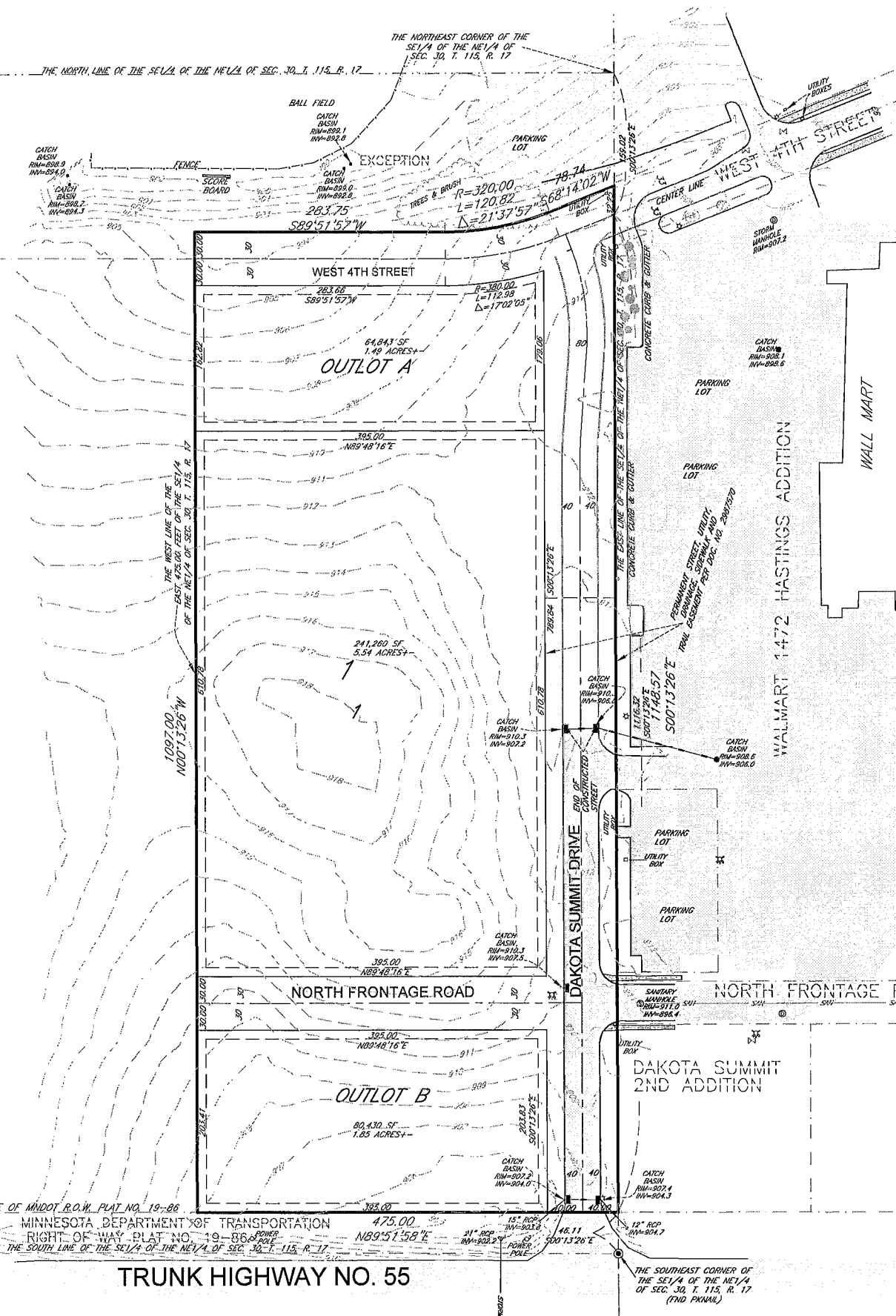
- 1) Approval by Metropolitan Council.

ATTACHMENTS

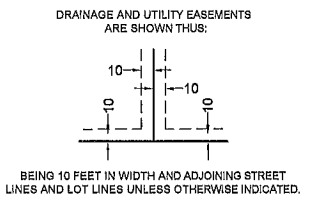
- Location Map
- Preliminary Plat
- Final Plat

LOCATION MAP

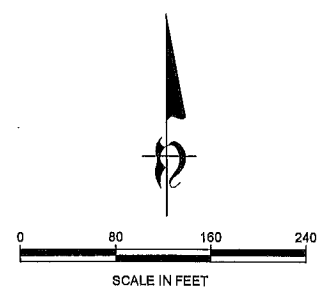




- LEGEND**
- DENOTES DECIDUOUS TREE
 - DENOTES EVERGREEN TREE
 - PROPOSED GUTTER LINE OR PAVEMENT ELEV.
 - DENOTES EXISTING SPOT ELEVATIONS
 - DENOTES PROPOSED DRAINAGE
 - DENOTES LIGHT POLE
 - DENOTES GUY WIRE
 - DENOTES POWER POLE
 - DENOTES CATCH BASIN
 - DENOTES WATER VALVE
 - DENOTES FIRE HYD
 - DENOTES SANITARY MANHOLE
 - DENOTES BITUMINOUS SURFACE
 - DENOTES CONCRETE SURFACE
 - DENOTES GRAVEL SURFACE
 - DENOTES PROPOSED FLOOR ELEVATIONS
 - DENOTES RETAINING WALL
 - DRAINAGE & UTILITY EASEMENT
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING WATERMAIN & HYDRANT
 - EXISTING SANITARY SEWER & MH
 - EXISTING STORM SEWER & CB
 - DENOTES SILT FENCE
 - DENOTES UNDERGROUND CABLE
 - DENOTES UNDERGROUND TELEPHONE
 - DENOTES UNDERGROUND ELECTRIC
 - DENOTES UNDERGROUND GAS LINE
 - DENOTES OVERHEAD POWER



PID: 300300001013
ZONING INFORMATION:
 CURRENT = AG GREEN ACRES
 PROPOSED = C-1 GENERAL
 COMMERCE



AREAS:
 TOTAL PARCEL AREA = 524,664 SF (12.04 AC+)
 LOT 1 = 241,260 SF (5.54 AC+)
 OUTLOT A = 64,843 SF (1.49 AC+)
 OUTLOT B = 80,430 SF (1.85 AC+)
 R.O.W. = 138,131 SF (3.17 AC+)

PROPERTY DESCRIPTION
 That part of the Southeast Quarter of the Northeast Quarter of Section 30, Township 11S, Range 17, Dakota County, Minnesota, described as follows: Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 30; thence South 00 degrees 13 minutes 26 seconds East, a distance of 159.02 feet to the point of beginning of the land to be described; thence North 00 degrees 13 minutes 26 seconds West, along the east line of said Northeast Quarter, a distance of 120.82 feet; thence South 68 degrees 14 minutes 02 seconds West, a distance of 32.25 feet; thence South 68 degrees 14 minutes 02 seconds West, a distance of 283.75 feet; thence westerly along a tangential curve, concave to the north, having a radius of 320.00 feet, a central angle of 21 degrees 37 minutes 57 seconds, a distance of 120.82 feet; thence South 89 degrees 51 minutes 57 seconds West, a distance of 283.75 feet, to the west line of the east 475.00 feet of said Southeast Quarter of the Northeast Quarter; thence South 00 degrees 13 minutes 26 seconds East, along said west line, a distance of 1097.00 feet to the north right of way line of the MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 19-86; thence North 89 degrees 51 minutes 57 seconds East, along said north right of way line, a distance of 475.00 feet to the east line of said Southeast Quarter of the Northeast Quarter; thence North 00 degrees 13 minutes 26 seconds West, along the east line of said Southeast Quarter of the Northeast Quarter, a distance of 1116.32 feet to the point of beginning.

PREPARED BY: **Bohlen Surveying & Associates**
 31432 Follage Avenue, Northfield, MN 55057
 Phone: (507) 845-7788
 tomeara@bohlersurveying.com

PREPARED FOR: **DAKOTA SUMMIT DEVELOPMENT, LLC**
 124 Farm Street, Hastings, MN 55033
 Phone: (952) 896-9212
 Fax: (952) 896-9259

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
 THOMAS J. O'NEARA
 LICENSE NO: 46167
 DATE: 11/27/2015

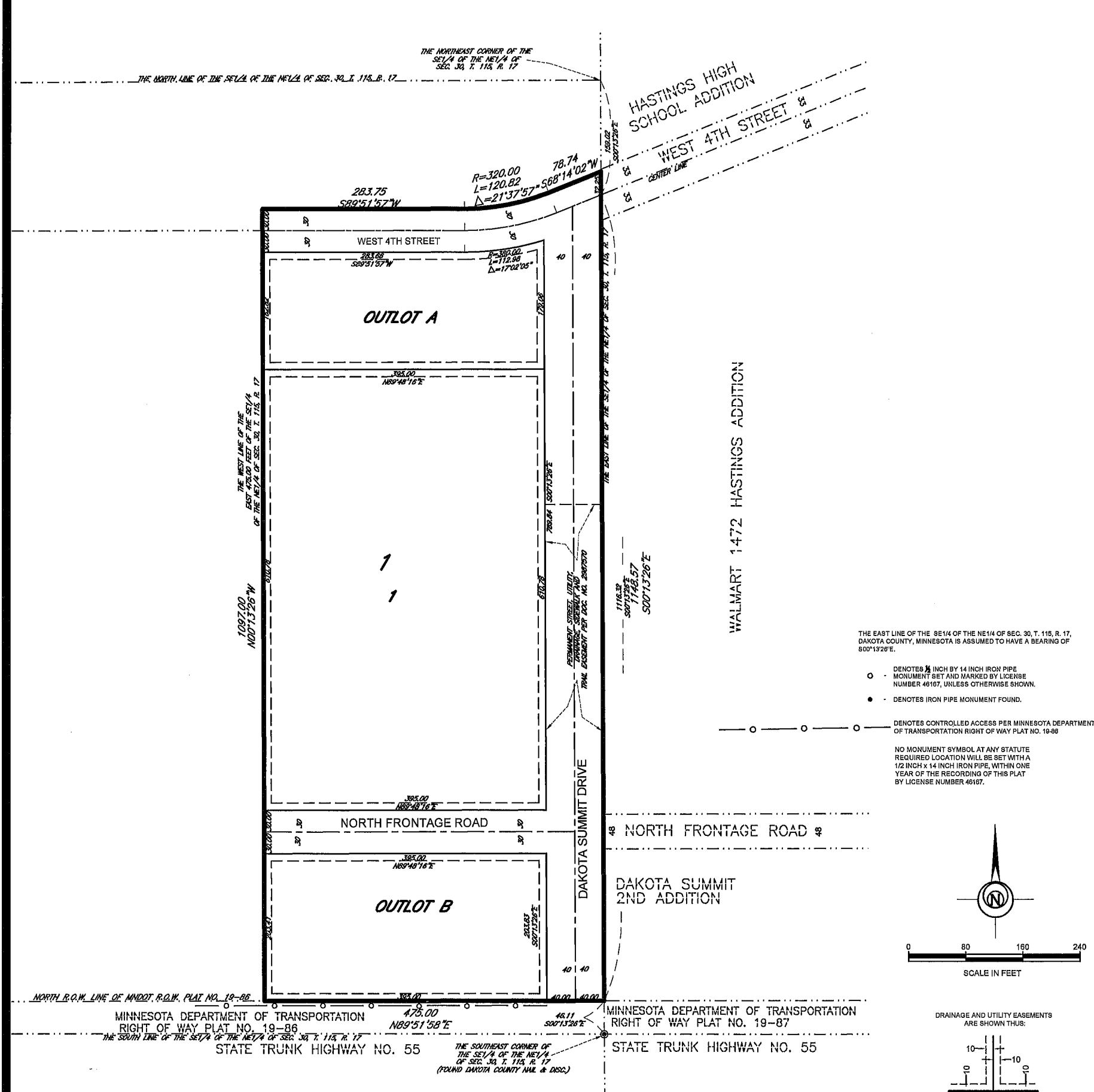
DATE	BY	DESCRIPTION

ORIG DATE: 11-27-2015
 DESIGN BY:
 DRAWN BY: JLB
 CHECKED BY: TJO

Dakota Summit 3rd Addition Hastings, MN
PRELIMINARY PLAT

SHEET 1 OF 1

DAKOTA SUMMIT 3RD ADDITION



KNOW ALL PERSONS BY THESE PRESENTS: That Dakota Summit Development, LLC, a Minnesota limited liability company, and Independent School District No. 200, a public corporation under the laws of the State of Minnesota, owners of the following described property:

That part of the Southeast Quarter of the Northeast Quarter of Section 30, Township 115, Range 17, Dakota County, Minnesota, described as follows: Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 30; thence South 00 degrees 13 minutes 26 seconds East, assumed bearing, along the east line of said Northeast Quarter, a distance of 159.02 feet to the point of beginning of the land to be described; thence North 00 degrees 13 minutes 26 seconds West, along the east line of said Northeast Quarter, a distance of 32.25 feet; thence South 68 degrees 14 minutes 02 seconds West, a distance of 78.74 feet; thence westerly along a tangential curve, concave to the north, having a radius of 320.00 feet, a central angle of 21 degrees 37 minutes 57 seconds, a distance of 120.82 feet; thence South 89 degrees 51 minutes 57 seconds West, a distance of 283.75 feet, to the west line of the east 475.00 feet of said Southeast Quarter of the Northeast Quarter, thence South 00 degrees 13 minutes 26 seconds East, along said west line, a distance of 1097.00 feet to the north right of way line of the MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 19-86; thence North 89 degrees 51 minutes 58 seconds East, along said north right of way line, a distance of 475.00 feet to the east line of said Southeast Quarter of the Northeast Quarter; thence North 00 degrees 13 minutes 26 seconds West, along the east line of said Southeast Quarter of the Northeast Quarter, a distance of 1116.32 feet to the point of beginning.

Has caused the same to be surveyed and platted as DAKOTA SUMMIT 3RD ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Dakota Summit Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Dakota Summit Development, LLC
By: _____
Nicholas T. Conzenius, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on _____, by Nicholas T. Conzenius, Chief Manager of Dakota Summit Development, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

Notary Public, _____
My commission expires _____

In witness whereof said Independent School District No. 200, a public corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Independent School District No. 200
By: _____ Board Chair
By: _____ Board Clerk

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on _____, by the proper officers of Independent School District No. 200, a public corporation under the laws of the State of Minnesota, on behalf of the public corporation.

Notary Public, _____
My commission expires _____

I Thomas J. O'Meara do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Thomas J. O'Meara, Licensed Land Surveyor
Minnesota License No. 46167

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on _____, 20____, by Thomas J. O'Meara.

Notary Public, _____
My commission expires _____

CITY COUNCIL
This plat was approved by the City Council of Hastings, Minnesota, this ____ day of _____, 20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ Mayor
By: _____ Clerk

COUNTY SURVEYOR
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

By: _____
Todd B. Tollefson
Dakota County Surveyor

COUNTY BOARD
We do hereby certify that on the ____ day of _____, 20____, the Board of Commissioners of Dakota County, Minnesota, approved this plat of DAKOTA SUMMIT 3RD ADDITION, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

Chair, County Board
Attest: _____ County Treasurer-Auditor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 2015.

Director
Department of Property Taxation and Records

COUNTY RECORDER, County of Dakota, State of Minnesota
I hereby certify that this plat of DAKOTA SUMMIT 3RD ADDITION, was filed in the office of the County Recorder for public record on this ____ day of _____, 20____, at ____ o'clock ____ M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

County Recorder

Bohlen
Surveying & Associates
51463 Fortage Avenue
Northfield, MN 55057
Phone: (507) 845-7798
Fax: (507) 845-7790



1882 Cliff Road East
Burnsville, MN 55337
Phone: (952) 895-9212
Fax: (952) 895-9259