



*City Council Memorandum*

**To: Mayor Hicks and City Councilmembers**  
**From: Justin Fortney, City Planner**  
**Date: October 17, 2016**  
**Item: Second reading and hold Public Hearing: Harold Hoban - Rezoning - 2016-37 – 313  
Ramsey Street**

**Council Action Requested:**

Perform the second reading and hold a public hearing to consider rezoning the subject property from R-2 to RMU, Residential Mixed Use.

Rezoning property from residential to commercial requires a two-thirds majority vote of all members of the governing body. Five votes for the action are required to pass this request.

**Background Information:**

Please see the attached Planning commission staff report for more information.

**Financial Impact:**

N\A

**Advisory Commission Discussion:**

The Planning Commission voted 7-0 to recommend approve at the September 26, 2016 meeting. No comments have been received by staff or at the Planning Commission meeting.

**Council Committee Discussion:**

N\A

**Attachments:**

- Resolution
- Staff report – Planning Commission September 26, 2016

**ORDINANCE NO. 2016-\_\_\_\_\_, THIRD SERIES**

**AN ORDINANCE OF THE CITY OF HASTINGS, MINNESOTA AMENDING SECTION 155.01,  
ZONING CODE OF THE CITY CODE HAVING TO DO WITH:**

**OFFICIAL ZONING MAP**

**BE IT ORDAINED** by the City Council of the City of Hastings that property located at 313 Ramsey Street, legally described as the North 22' of Lot 5 and the North 22' of the West 21' of Lot 6, Block 18, Town of Hastings Blocks 1 thru 99, Dakota County, Minnesota is hereby rezoned from R-2, Residential Medium-Density to RMU, Residential Mixed Use.

**EFFECTIVE DATE:** This Ordinance shall be in full force and effect from and after its passage and approval and publication, as required by law and/or charter.

**ADOPTED** by the Hastings City Council on this 17<sup>th</sup> day of October, 2016.

\_\_\_\_\_  
Paul J. Hicks, Mayor

ATTEST:

\_\_\_\_\_  
Julie Flaten, City Clerk

I HEREBY CERTIFY that the above is a true and correct copy of an ordinance presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 17<sup>th</sup> day of October, 2016, as disclosed by the records of the City of Hastings on file and of record in the office.

\_\_\_\_\_  
Julie Flaten, City Clerk

**( SEAL )**

This instrument drafted by:  
City of Hastings (JJF)  
101 4th St. East  
Hastings, MN 55033

**Planning Commission Memorandum**

**To:** Planning Commission  
**From:** Justin Fortney, City Planner  
**Date:** September 26, 2016  
**Item:** Rezoning - 2016-37 – Harold Hoban – 313 Ramsey Street

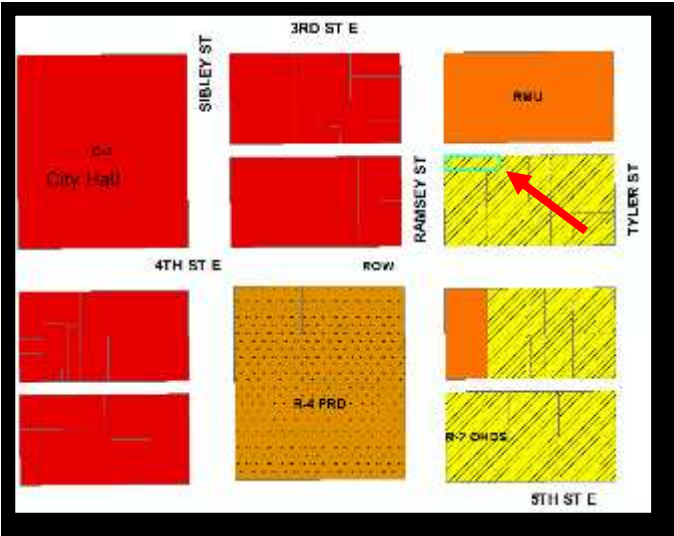
**Planning Commission Action Requested:** The Planning Commission is asked to hold a public hearing and review the proposed action to rezone property from R-2, Medium Density Residence to RMU, Residential Mixed Use and make a recommendation to the City Council.

**Background Information:**

The property owner is selling the property to a buyer that will operate the ground floor as a commercial two chair salon and will operate the second floor as residential. This is the way the building operated many years ago until the ground floor was converted to residential. The ground floor will be converted back to commercial. Parking for the site is currently deficient, but grandfathered for uses with similar parking needs. The proposed uses have nearly the same parking requirements as a duplex.

**Comprehensive Plan Classification**

The 2030 Comprehensive Plan designates the property and surrounding ones as mixed use.



**Zoning Classification**

The subject property is zoned R-2, Medium Density Residence. Generally, only single family homes and duplexes on larger lots are allowed in this district. The properties across Ramsey Street are zoned C-3, which is a more intense zoning district than RMU.

**Adjacent Zoning and Land Use**

The following land uses about the property:

<u>Direction</u>	<u>Existing Use</u>	<u>Zoning</u>	<u>Comp Plan</u>
North	Mississippi Terrace - Senior	RMU	Mixed Use
East	Triplex	R-2	Mixed Use
West	Residential	C-3	Mixed Use
South	Residential	R-2	Mixed Use

**R-2 -Permitted uses**

- (1) One-family detached dwellings;
- (2) Public parks, playgrounds, country clubs, athletic fields, and other recreational uses of a non-commercial nature;
- (3) Churches, libraries, and public and parochial schools;
- (4) Home occupations, pursuant to § 155.07.
- (5) Cluster developments ...
- (6) Accessory uses if incidental to the foregoing principal uses such as private garages and sheds; and
- (7) Residential care facility - independent.
- (8) Fire stations and cemetery;
- (9) Two-family/multiple-family dwellings, including both new construction and conversions of existing single-family dwellings;
- (10) Bed and Breakfasts (subject to conditions)

*Uses by special permit.*

- (1) Residential care facilities, dependent and semi-independent, subject to the conditions listed at § 155.07.
- (2) Neighborhood commercial (subject to conditions)
- (3) Towers are regulated by § 155.07. (Prior Code, § 10.12) Penalty, see § 10.99

**RMU - Uses permitted.**

- (1) Multiple-family dwellings;
- (2) Library, public and private schools, and similar uses of a public service nature;
- (3) Accessory uses incidental to the foregoing principal uses including, but not limited to, garages, and recreational facilities;
- (4) Home occupations in accordance with § 155.07;
- (5) Planned residential developments in accordance with § 155.07; and
- (6) Commercial activities are permitted but limited to the first floor of the building, and shall not exceed 50% of the entire structure.

*Uses by special permit.*

- (1) Multiple-family dwellings greater than 40 feet in height as measured by the International Building Code; and

**Notice**

Property owners within 350-feet were notified of the proposed rezoning. Staff has not received any comments.

**Recommended Action:**

Approval of the rezoning, as is guided by the Comprehensive Plan.

**Attachments:**

- Aerial photographs

