

AGENDA

Planning Committee of the City Council
Chair Vaughan, Balsanek, and Leifeld
November 4th - 6:00pm
Hastings City Hall Volunteer Room

1. **Allowance of additional residential housing units within historic structures.** Hastings has a handful of larger historic homes within residential districts. The homes predate existing zoning requirements which limit the number of residential units. The limitation of units has led owners to seek alternative uses for structures that may not conform with the neighborhood. Staff is proposing an amendment to the City Code to allow for additional housing units within designated historic sites to provide further options for use.
2. **Original Hastings Design Standards (OHDS) – Transfer of responsibility from Planning Commission to Heritage Preservation Commission (HPC).** OHDS regulations were established in 2005 to ensure for non-historic buildings within older areas of the City. The regulations are part of the zoning code with the Planning Commission having review of applications. Staff believes the HPC would be better suited to review applications. Upon transfer, staff would work with the HPC to review and update regulations.



Planning Committee of City Council Memorandum

To: City Council Planning Committee Members
From: Justin Fortney, City Planner
Date: November 4, 2019
Item: Discuss a Historic Housing Density Allowance

Council Action Requested:

Provide direction on whether or not staff should pursue drafting an ordinance that would allow for increased density in some historic properties.

Background Information:

Within Hastings and similar communities, there are large historic structures that are no longer utilized for their intended purposes and likely will not in the future. These properties include mansions, convents, churches, schools, etc. Often times uses that are compatible with the neighborhood are introduced like B&B's, vacation rentals, boarding houses, daycares, etc. There are also uses introduced or proposed that are not compatible with the neighborhood and can lead to the deterioration of the neighborhood.

While residents often oppose some of these uses, they seem to understand that due to the nature of the large historic structure, some type of atypical use should be expected. The use of apartment in these structures has been greatly tolerated in similar communities, along with the ones that have been converted in Hastings prior to current zoning restrictions. The use of apartment is most similar to the surrounding uses of single-family homes and duplexes. In addition, there are many apartment buildings that abut residential homes on differing zoning districts without issue. There are also many modern R3-PRD developments in Hastings that contain a mix of single-family homes and apartments.

There are currently several of these structures currently for sale with little to no interest for uses that are currently allowable. The Thorwood Mansion has been for sale for 2 years without a sale. Recently, three offers have been submitted to purchase the property and rehabilitate it for use as an apartment.

An ordinance that allows a higher and best use within these special historic structures, seems to be the best way to allow reinvestment without compromising the character of the neighborhoods.

If the City Council Planning Committee found the proposal favorable, staff would propose an ordinance amendment that would include a procedure for approving an apartment use in a

specific situation with an official approval process. Staff has briefly reviewed some existing ordinances and would review additional ones from peer cities.

The following items have been found in similar ordinances as proposed:

- Structure
 - o Must be locally designated as historic
 - o Must meet a minimum structure and or lot size
- Density
 - o Based on individual review, size, and or off-street parking availability
- Approval Process
 - o Variance or SUP
 - o Review by PC or HPC and approved by City Council
 - o Public Hearing or notice of hearing

Financial Impact:

N\A

Advisory Commission Discussion:

N/A

Council Committee Discussion:

There have recently been a couple discussions at the Council Committee and City Council level pertaining to uses in large structures within residential settings that neighbors have opposed due to concerns over the affect to the neighborhood.

Attachments:

None



**Planning Committee of City Council
Memorandum**

To: Planning Committee of City Council (Chair Vaughan, Balsanek, and Leifeld)
From: John Hinzman, Community Development Director
Date: November 4, 2019
Item: Original Hastings Design Standards - Transfer Responsibility to Heritage Preservation Commission.

Planning Committee Action Requested

- 1) Review transfer of responsibility for administration of Original Hastings Design Standards (OHDS) from the Planning Commission to the Heritage Preservation Commission (HPC).
- 2) Direct the HPC to review and recommend any changes to the OHDS.

Original Hastings Design Standards

Original Hastings Design Standards (OHDS) preserve and enhance traditional neighborhood design by reflecting the general characteristics of buildings dating from 1845 to 1940, which is the predominate era for building construction within the OHDS District. OHDS regulations ensure traditional neighborhood design by incorporating design features such as alleys, carriage houses, front porches, period sensitive housing design, sidewalks, and traditional street lighting. Design standards create and enhance the character of older neighborhoods by establishing regulations to guide property development and rehabilitation consistent with the unique historic character of the neighborhood.

The OHDS are derived from the *Design Guidelines for Original Hastings*, adopted in 2003 by the City Council as part of the Heart of Hastings Master Plan. OHDS regulations are located found in Chapter 155.23, Subd. D of the Hastings City Code

The OHDS is effective for properties zoned R-2 and located within the map area to the right:



Applicability

OHDS are applicable to all new residential development and substantial modifications to existing buildings. Some actions can be approved administratively by Planning Department Staff, other actions require review and recommendation by the Planning Commission, with final action by the City Council. On average about two applications require Commission review and Council approval annually. The City Council would remain the final authority for issuing OHDS permits.

Rationale for Change

Administration of historic design standards more closely aligns with the responsibilities of the HPC than the Planning Commission. The HPC already administers Historic Preservation Requirements within most of the area of the OHDS. They are familiar with historic design elements of home construction. The OHDS were originally charged to the Planning Commission due to their placement within the Zoning Code.

Next Steps

Upon direction by the Committee an ordinance amendment would be drafted for City Council consideration memorializing the change and the HPC would begin work on reviewing the OHDS for potential changes.

Attachments:

- Original Hastings Design Standards.

(D) *Original Hastings design standards.*

(1) *Intent.* Original Hastings Design Standards (OHDS) preserve and enhance traditional neighborhood design by reflecting the general characteristics of buildings dating from 1845 to 1940, the predominate era for building construction within the OHDS District. OHDS regulations ensure traditional neighborhood design by incorporating design features such as alleys, carriage houses, front porches, period sensitive housing design, sidewalks, and traditional street lighting. Design standards create and enhance the character of older neighborhoods by establishing regulations to guide property development and rehabilitation consistent with the unique historic character of the neighborhood. The OHDS are derived from the Design Guidelines for Original Hastings, adopted in 2003 by the City Council as part of the Heart of Hastings Master Plan.

(2) *Designated District.* OHDS shall be effective for portions of the R-2 District as indicated in the figure below and shall be further identified on the Official Zoning Map. Areas not zoned R-2 are excluded from the OHDS.



(3) *Applicability.* The OHDS are applicable to all new residential development within the OHDS District. Substantial modifications to existing residential buildings shall also adhere to the design standards. Substantial modifications are defined as building improvements affecting the exterior of a structure, and exceeding 10% of its current building market value as defined by the Dakota County Assessor. This percentage shall be reviewed by the City Council on a regular basis. Substantial Modifications may include the following:

- (a) Projects in corner side yards abutting a right-of-way.
- (b) Accessory structures over 120 square feet.
- (c) Any project that would negatively affect the historic appearance of the streetscape.

(4) *Exemptions.* The following activities shall be exempt from Original Hastings Design Standards:

- (a) Accessory buildings under 120 square feet;
- (b) Fences, decks, porches and patios within the rear yard or interior side-yard. Corner side yards abutting a right-of-way shall not be exempt from the design standards;
- (c) Areas of a home or structure not directly part of an alteration or improvement;
- (d) Alterations or improvements to the interior of a structure not affecting the outward appearance;
- (e) Exterior modifications to homes built after 1950; and
- (f) Demolition of home

1. The HPC shall have 10 days to visually record a structure after an application is submitted to demolish a structure that is over 50 years old within the OHDS. If a formal designation study has already been completed for the property, the HPC shall have up to 6 weeks to request that the City Council begin a designation process as outlined in § 30.10(D). If the City Council initiates the designation process, the demolition application must be handled in accordance with § 30.10(D).

(5) *Relationship to historic preservation districts and standards.* Original Hastings Design Standards are different from and complimentary to established historic preservation districts and standards. Original Hastings Design Standards focus less on historic re-creation, but on the consistency of new and rehabilitated buildings to the established traditional character, bulk, height and form of the neighborhood. Provisions of § 30.10 still apply to properties within the OHDS that are within a designated Heritage Preservation District or individually designated as a Historic Preservation Site.

(6) *Garages.* New garages directly accessing a public street shall be prohibited if an improved alley way abuts the property.

(7) *Immediate neighborhood.* The immediate neighborhood as used to determine OHDS applicability shall include all properties along street frontages within

150 feet of the subject parcel as indicated in the figure below.

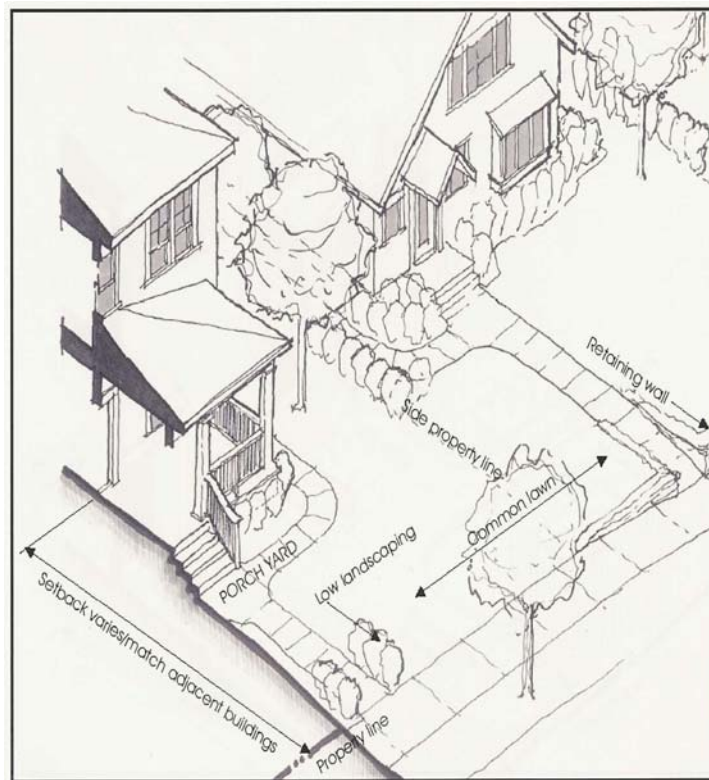


(8)

Immediate neighborhood average. The immediate neighborhood average is defined as a range between 10% above and 10% below the mean for a given design standard within the immediate neighborhood.

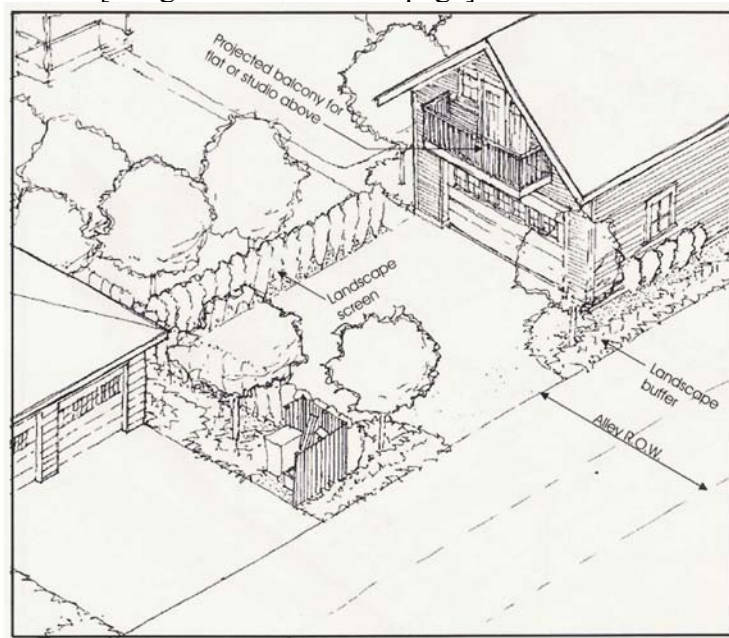
(9) *Frontage types.* Application of OHDS are based upon the following frontage types.

(a) *Front yard.* Front yards contain a landscaped lawn between the street/sidewalk and the residence. Structure setbacks shall be consistent with the immediate neighborhood average. Fences may be constructed in accordance with the § 155.05. Raised porches are encouraged.



(b) *Garage/alley*. Neighborhood alleys provide service and garage access to residential uses in order to preserve the pedestrian character of the primary street frontage. Detached or semi-detached garages can front the alley in 1 of the 2 configurations shown in the sketch below. Lofts in 1.5-story garages may be suitable for residential use. Garages are further regulated under the accessory structure provisions of this chapter.

[Image follows on next page]



(10) *Outline of design standards.*

	<i>Front Yard</i>	<i>Garage/Alley</i>
<i>Yard Use</i>	Pedestrian only. No vehicle parking or drives in front yard if abutting an improved alley way	Vehicle Parking. Pedestrian path to rear entry. If abutting an improved alley way
<i>Yard and Street Wall Materials</i>	Landscaping predominant. Concrete, brick, or stone paths.	Paved driveway. Landscaped buffer. Screen walls – Brick or painted wood.

	<i>Front Yard</i>	<i>Garage/Alley</i>
<i>Yard and Street Wall Technique</i>	Lawn and Trees predominant. Wall or fence shall match building style. Ground floor shall be raised above grade 24 to 48 inches if containing a porch.	Wall or fence to match building style.

	<i>Front Yard</i>	<i>Garage/Alley</i>
<i>Building Wall</i>	Front Yard setback varies to match immediate neighborhood average. Side yard setback conforms to Residential Lot District Requirements of § 155.50	Side loaded garage must have 5 foot green space between drive and alley. Maximum setback for all garages is 25 feet.
<i>Building Width</i>	Must conform to the immediate neighborhood average	
<i>Entry Level Wall Openings</i>	30% to 50% transparent window and door openings	Size and shape of windows to match main building.
<i>Entry Level Wall Materials</i>	Brick or stone masonry in historic size and pattern. Cement Stucco. Wood lap, vinyl, metal, cementitious, or drop siding with maximum 5 inches exposed.	Same materials as on main building.
<i>Entry Level Wall Technique</i>	Historic window, door, and porch detailing. Main entry from roofed porch. Porch optional with a minimum 8-foot depth, but no less than 5 feet from sidewalk/curb.	Historic window and door detailing to match main building.

	<i>Front Yard</i>	<i>Garage/Alley</i>
<i>Upper Level Wall Openings</i>	Reflect bay pattern and size of immediate neighborhood average. 25% to 50% window openings.	Reflect entry level bay width.
<i>Upper Level Wall Materials</i>	Brick or stone masonry in historic size and pattern. Cement stucco. Wood lap, vinyl, metal, cementitious or drop siding with maximum 5 inches exposed.	
<i>Upper Level Wall Technique</i>	Detailing to be consistent with historic building style of the immediate neighborhood average.	

	<i>Front Yard</i>	<i>Garage/Alley</i>
<i>Entry Shelter Type</i>	Cantilevered roof shelter over entry or covered porch. Relate to entry openings. Door must face the front street.	Residential use of garage shall require a cantilevered roof shelter over entry.
<i>Entry Shelter Materials</i>	Wood or iron-framed structure. Wood, metal, or composition shingle roof consistent with immediate neighborhood average.	
<i>Entry Shelter Technique</i>	Detailing consistent with historic building style and immediate neighborhood average.	
<i>Roof Style and Pitch</i>	Steep pitch (8:12 minimum) gable roof. Lower pitch Italianate hip or porch roof.	Same as main building.
<i>Roof Materials</i>	Low slope membrane roof. Steep pitch metal, wood, slate or composition shingle roof.	Same as main building.
<i>Roof Technique</i>	Cap parapet with integral or projecting cornice. Consistent with historic building style and the immediate neighborhood average.	Same as main building.

	<i>Front Yard</i>	<i>Garage/Alley</i>
<i>Roof Height</i>	Roof height shall be consistent with the immediate neighborhood average.	

(11) *Administration.* The Planning Department shall administer the design standards consistent with § 155.51. New residential development and substantial modifications to existing development shall be reviewed by the Planning Commission and approved by the City Council. Substantial modifications are defined as building improvements changing the exterior of a structure, and exceeding 10% of its current building market value as defined by the Dakota County Assessor. The Planning Director shall have the authority to determine conformance of any project to the Original Hastings Design Standards that do not require Planning Commission review and City Council approval. (Ord. 2011-02, 3rd Series, passed 01-03-2011)

(12) *Appeals.* Any appeal of an administrative decision shall be forwarded to the Board of Zoning Adjustment and Appeals as outlined in § 30.02.

(13) *Effective date.* The provisions of this section shall apply to all properties in the R-2 OHDS Overlay District immediately upon passage and publication. (Prior Code, § 10.13A) (Am. Ord. 546, passed - -; Am. Ord. 561, 2nd Series, passed 2-5-2007; Am. Ord. 2009-2, 3rd Series, passed 1-20-2009) Penalty, see § 10.99 (Ord. 2017-02 3rd Series, passed on 12-18-17)