



***Planning Commission Workshop
Memorandum***

To: Planning Commissioners

From: John Hinzman, Community Development Director

Date: January 13, 2020

Item: Concept Plan - Schoolhouse Square Senior Housing – Real Estate Equities

Planning Commission Action Requested

Discuss and provide comment on conceptual plans by Real Estate Equities for the development of a four story building containing 90 affordable independent living senior housing units at Schoolhouse Square. The site would be located between the existing commercial buildings along Vermillion Street and the townhomes located along Ramsey Street.

No formal action is necessary at this time. The Planning Commission will formally review land use applications for the development at a future meeting.

BACKGROUND INFORMATION

Comprehensive Plan

The property is guided Medium Density Residential within the current 2030 and draft 2040 Comprehensive Plans. The Plan may need to be amended to designate the property as High Density Residential to accommodate the proposed density.

Zoning

The property is zoned RMU – Residential Mixed Use. The proposed use and density are permitted under the RMU Zoning District. A Special Use Permit would be required to construct a building greater than 40 feet in height.

Existing Condition

The western side of the site is approximately 10 feet higher than the northern and eastern sides of the site. The site was mass graded as part of Schoolhouse Square in 2003. Scrub tree growth has occurred since grading.

Adjacent Zoning and Land Use

The following land uses about the property:

Direction	Use	Comp Plan District	Zoning District
North	Single Family Homes	Low Density Residential	R-2
East	Schoolhouse Square Townhomes	Medium Density Residential	RMU
South	Vacant – Planned Townhomes	Medium Density Residential	RMU
West	Commercial – Green Mill	Commercial	C-3

History

The entire Schoolhouse Square Site was acquired by Camegaran, LLC (Pat Regan) in 2002. A Master Development Plan was created for a mixture of commercial and residential uses. The senior housing site was originally planned as a four story mixed use building. Prior to Schoolhouse Square Hastings High School and Middle School were located on the site.

Schoolhouse Square Development Plan Agreement

The City executed a Development Plan Agreement for the entire Schoolhouse Site on September 3, 2002. It serves as a master plan for site development by outlining uses, density, parking, landscaping, and architectural style. The agreement allows up to 84 residential units. 12 units were previously constructed leaving 72 units available for construction. The Development Plan Agreement would need to be amended to accommodate the proposed density.

58 unit Condominium Building

In 2006 the City Council granted Site Plan and Special Use Permit approval to Real Life Cooperative to construct a 58 unit four story building on the site. The approval has since expired.

Planning Committee of City Council

The Planning Committee of City Council reviewed the concept plan for development of the site on July 9, 2019. Committee members were supportive of the concept plan and density.

Neighborhood Meeting

Real Estate Equities held a neighborhood meeting on October 1, 2019 to discuss the concept plan with neighboring property owners. Approximately 12 residents attended the meeting. The residents primarily represented owners of the townhomes adjacent to the proposed development site. The meeting was also attended by members of the development team, the current landowner, Mayor Fasbender, and Councilmember Folch.

No one at the meeting expressed opposition to the project. The majority of the discussion centered on questions and concerns about traffic both on adjacent streets and internal driveways, green space, walkability, noise, snow removal, and maintaining long-term use for affordable senior housing.

Tax Increment Financing Application

Real Estate Equities has submitted an application for tax increment financing (TIF) assistance. TIF would be used to offset the project cost to ensure affordability for future low income senior residents; the cost for construction of a market rate and affordable project are similar. The City Council will hold a public hearing on February 18th to review establishment of a TIF District. The Planning Commission will review conformity of the TIF Plan with general plans for development at the February 10th meeting.

ATTACHMENTS

- Site Location Map
- Concept Plan for Development

LOCATION MAP



Hastings Zoning

Zoning District - RMU Residential Mixed Use

155.08 SIGNS

- (2) A, R, and PI Districts.
- (a) Residential developments with 6 or more single-family or multifamily dwelling units may have 1 monument identification sign per the size indicated in the table in division (D)(1)(e) above
- Monument - Maximum Height - 5 feet, Sign Face Size - 50 square feet, Cap Height (max.) - 8 inches
- Wall - Maximum Size - Greater of 40 square feet or 5% of wall area

155.09 PARKING AND LOADING REQUIREMENTS

- (B) Design requirements.
 - (1) Standard dimensions. 90 degrees, Curb Length 9.0 feet, Stall Length 18.0 feet, Aisle width 22 feet (Aisles that are not between 2 rows of 90 degree parking spaces may be 18 feet wide.)
 - (2) Compact car dimensions. 90 degrees, Curb Length 8.0 feet, Stall Length 16.0 feet.
 - (3) Compact car parking conditions. Compact car parking may be provided if the following conditions are met.
 - (a) A maximum of 25% of the total number of required parking spaces may be used for compact cars, provided the total parking area has at least 20 stalls.
 - (b) Compact car stalls shall be clearly marked with directional signs as approved by the city.
 - (c) Compact car stalls shall be distributed throughout the parking area to have reasonable proximity to the structure(s) served by and shall not have generally.
- (D) Setbacks/buffers
 - (1) Access drives, driveways, and aisles shall not be allowed to intrude into a required parking setback except at the access point or where a joint drive serving more than 1 property will provide better/safer traffic circulation

115.26 RMU RESIDENTIAL MIXED USE

- (B) Uses permitted.
 - (1) Multiple-family dwellings;
 - (C) Uses by special permit
 - (1) Multiple-family dwellings greater than 40 feet in height as measured by the International Building Code.
 - (D) Building and site design.
 - Approvals granted through building permit, site plan, special use permit, or planned residential development shall require conformance with the Original Hastings Design Guidelines...

115.50 RESIDENTIAL LOT REGULATION

- RMU District
 - Minimum Lot Area - 12 d.u. per acre
 - Front - 5
 - Interior side - 1/4 building height (maximum setback required shall be 15 feet, but in no case less than 5 feet).
 - Corner - 5
 - Rear - 1/2 building height
 - Height - 40

115.52 Architectural Standards

- (B) Applicability. Architectural standards in this section shall apply to the exterior construction of new commercial, industrial, institutional buildings, and the like, as well as multiple family buildings exceeding 8 units, and as follows.
 - (3) Original Hastings Design Guidelines. Buildings and properties as identified in the Original Hastings Design Guidelines (adopted by the City Council on 5-5-2003) must adhere to the requirements of the adopted guidelines in addition to the provisions of this section.
- (C) General requirements.
 - (1) Building design and construction standards must be used to create a structure with equally attractive sides. Primary emphasis shall be placed on the most visible sides of a building.
 - (2) Primary building entrances must be clearly defined to promote visual interest and architectural presence.
 - (3) Large, uninterrupted expanses of a single building material shall not be permitted, unless the use meets the purpose or intent of this section as determined by the Administrative Official.
 - (4) No wall that faces a public right-of-way, parks, the public view from adjacent properties or a residential use or district may have an uninterrupted length exceeding 100 feet without including at least 2 of the following:
 - (a) Change in plane;
 - (b) Change in texture or masonry pattern;
 - (c) Inclusion of windows; and/or
 - (d) Equivalent change or incorporation
- (D) Specific requirements
 - (2) Classes of material.
 - Class 1 - Brick, Natural Stone, Glass, Seamless metal panels. Other materials not listed elsewhere as approved by the Administrative Official.
 - Class 2 - EIFS, Masonry Stucco, Specialty Integral Colored Concrete Block, Architecturally textured concrete precast panels, Tile. Other materials not listed elsewhere as approved by the Administrative Official.
 - Class 3 - Industrial grade concrete precast panels, Smooth concrete, Ceramic, Wood, Aluminum or Vinyl Siding. Other materials not listed elsewhere as approved by the Administrative Official.
 - (3) Required combinations of materials
 - (c) Multiple-family residential buildings exceeding 8 units.
 - 1. Front facades, and side and rear facade visible from public right(s)-of-way, the public view from adjacent properties, parts, or residential uses or districts must be composed of at least 25% of Class 1 materials, and at least 25% of Class 2 materials.
 - 2. Side and rear facades not visible from public right(s)-of-way, parks, public view from adjacent properties or residential uses or districts may use any combination of Class 1, 2, or 3 materials.

Parking Ratio

150 Total Parking Stalls /
90 Total Units = 1.67 Stalls per Unit

19-02-J -Parking Schedule

Level	Count
Level -1	61
Level 1	89
Grand total	150

53 Surface Parking Stalls adjacent to Building
36 Surface Parking Stalls at Lot A

19-02-J -Total Gross Area

Level	Area
Level 4	22,564 ft ²
Level 3	23,232 ft ²
Levels 2 - 3	23,232 ft ²
Level 1	23,238 ft ²
Level -1	23,616 ft ²
Grand total	115,882 ft ²

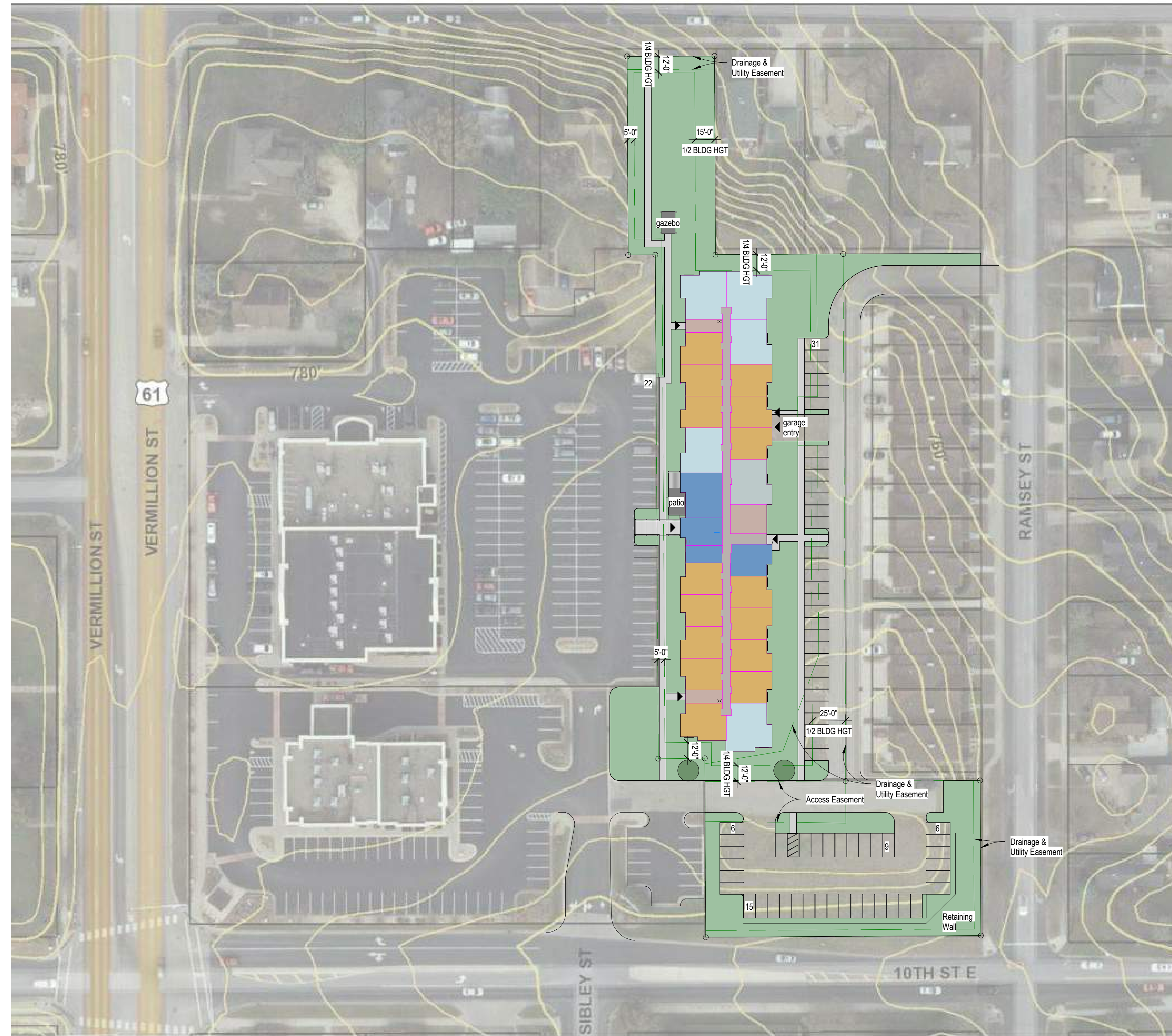
19-02-J -Unit Mix by Floor

Name	Unit Type	Count	Area	Level	Unit Type
Level 1					
Unit 1-0	1BR/1BA	14	712 ft ²	Level 1	
Unit 1-1	1BR/1BA	1	875 ft ²	Level 1	
Unit 3-0	2BR/2BA	2	994 ft ²	Level 1	
Unit 3-1	2BR/2BA	2	1,116 ft ²	Level 1	
Unit 3-2	2BR/2BA	1	1,122 ft ²	Level 1	
		20			
Levels 2 - 3					
Unit 1-0	1BR/1BA	15	712 ft ²	Levels 2 - 3	
Unit 1-1	1BR/1BA	1	875 ft ²	Levels 2 - 3	
Unit 3-0	2BR/2BA	5	994 ft ²	Levels 2 - 3	
Unit 3-1	2BR/2BA	2	1,116 ft ²	Levels 2 - 3	
Unit 3-2	2BR/2BA	1	1,122 ft ²	Levels 2 - 3	
		24			
Level 3					
Unit 1-0	1BR/1BA	15	712 ft ²	Level 3	
Unit 1-1	1BR/1BA	1	875 ft ²	Level 3	
Unit 3-0	2BR/2BA	5	994 ft ²	Level 3	
Unit 3-1	2BR/2BA	2	1,116 ft ²	Level 3	
Unit 3-2	2BR/2BA	1	1,122 ft ²	Level 3	
		24			
Level 4					
Unit 1-0	1BR/1BA	15	712 ft ²	Level 4	
Unit 1-1	1BR/1BA	1	875 ft ²	Level 4	
Unit 3-0	2BR/2BA	5	994 ft ²	Level 4	
Unit 3-2	2BR/2BA	1	1,122 ft ²	Level 4	
		22			
Grand total		90			

19-02-J -Unit Mix by Type

Name	Unit Type	Count	Area	Level	Total Area
1BR/1BA					
Unit 1-0	1BR/1BA	59	712 ft ²		42,020 ft ²
Unit 1-1	1BR/1BA	4	875 ft ²		3,500 ft ²
		63			45,521 ft ²
2BR/2BA					
Unit 3-0	2BR/2BA	17	994 ft ²		16,893 ft ²
Unit 3-1	2BR/2BA	6	1,116 ft ²		6,698 ft ²
Unit 3-2	2BR/2BA	4	1,122 ft ²		4,489 ft ²
		27			28,080 ft ²
Grand total		90			73,601 ft ²

REE-Hastings



Project Number

Date

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Date

Revision

Rev. No.

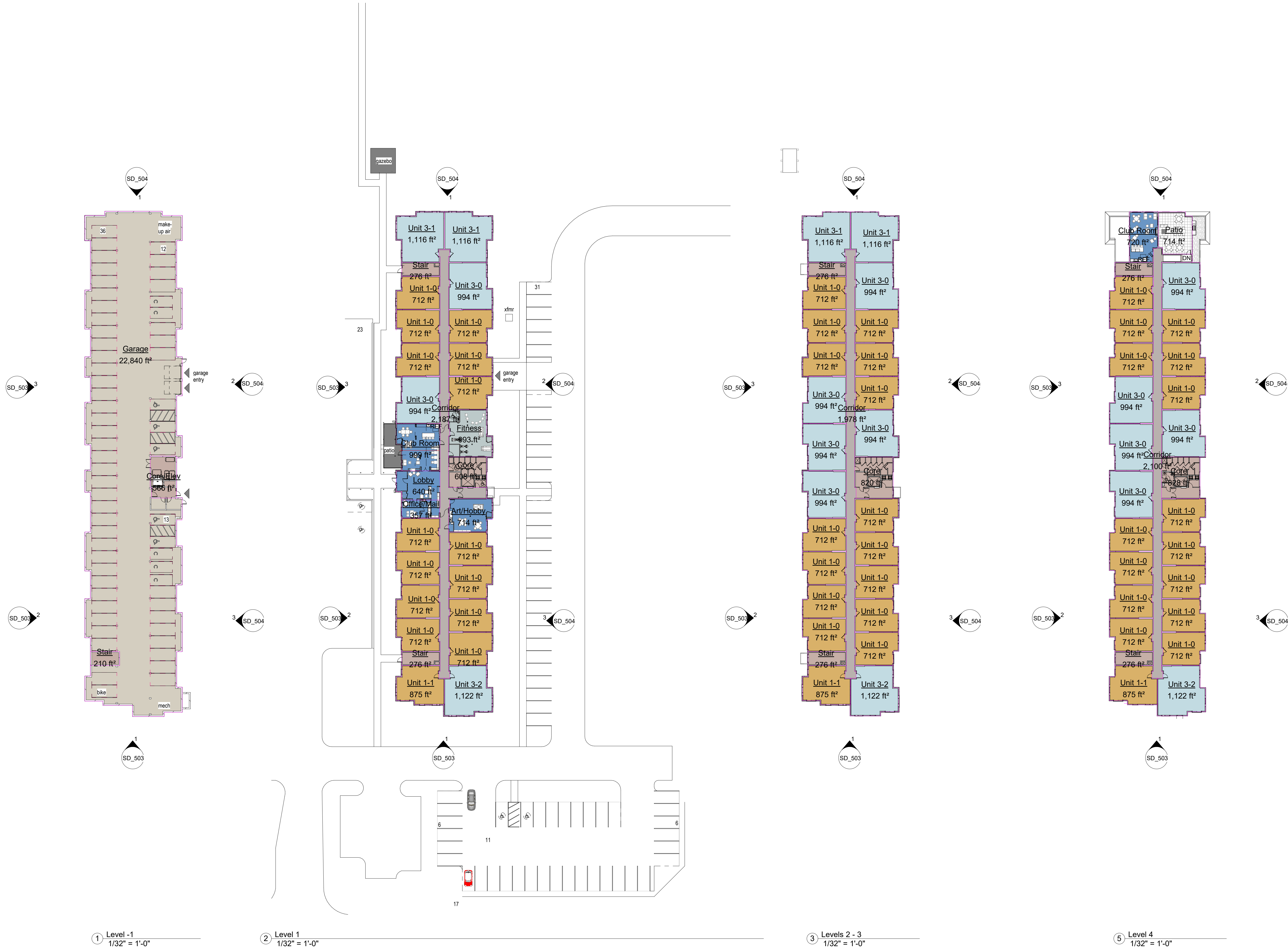
Site Plan

1" = 50'-0"

SD_101

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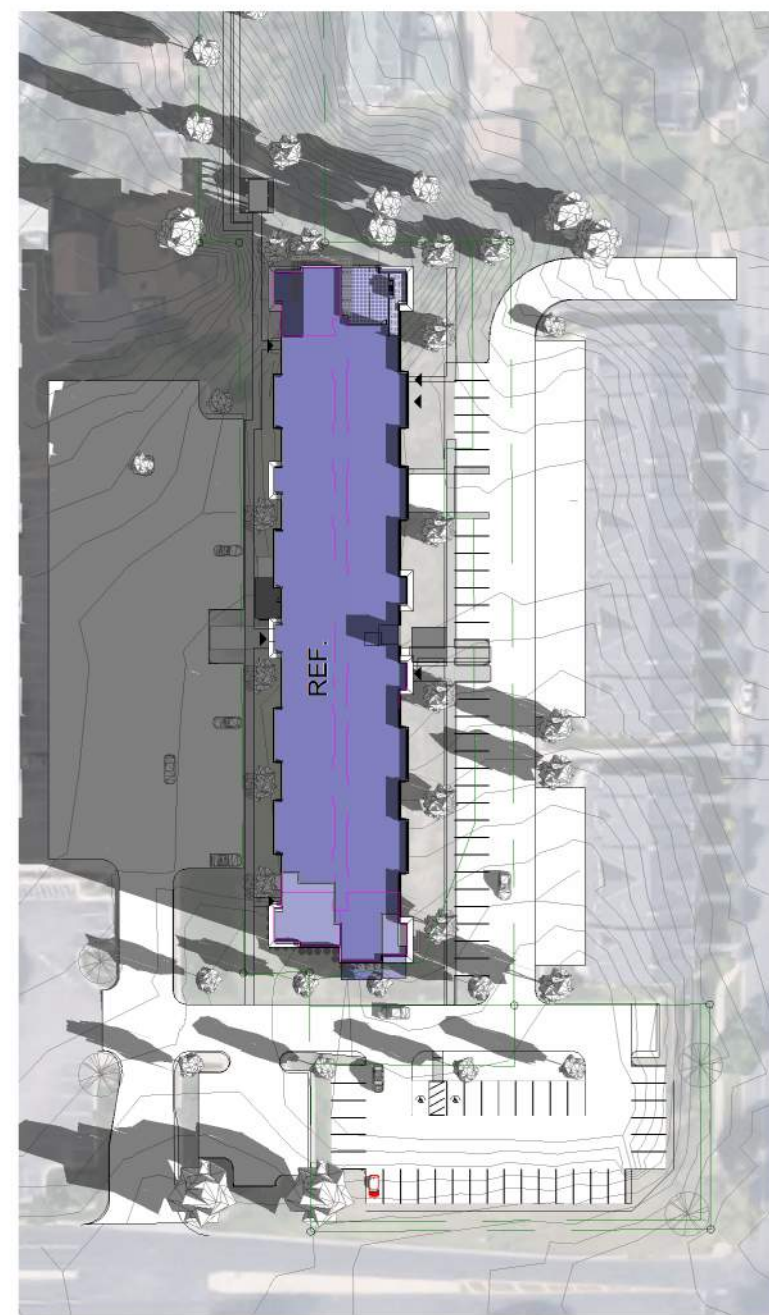
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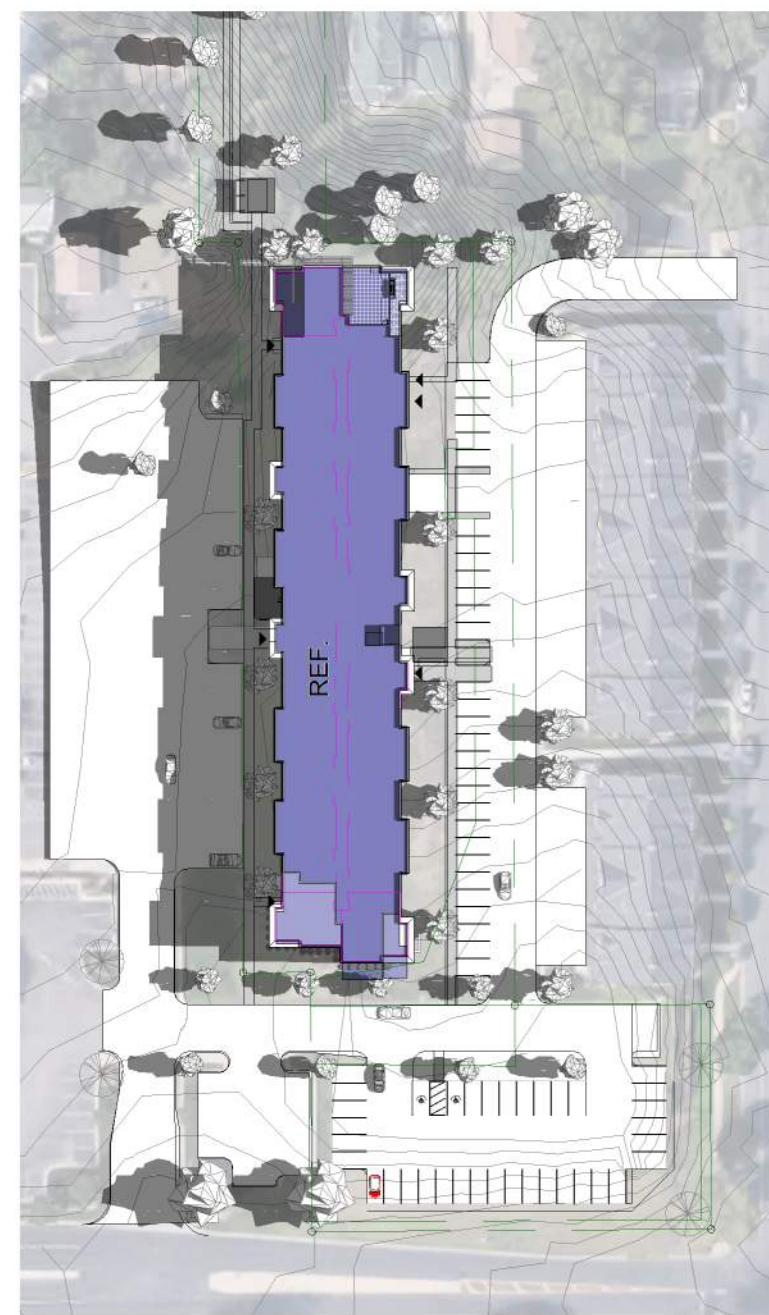
Area Plans

1/32" = 1'-0"

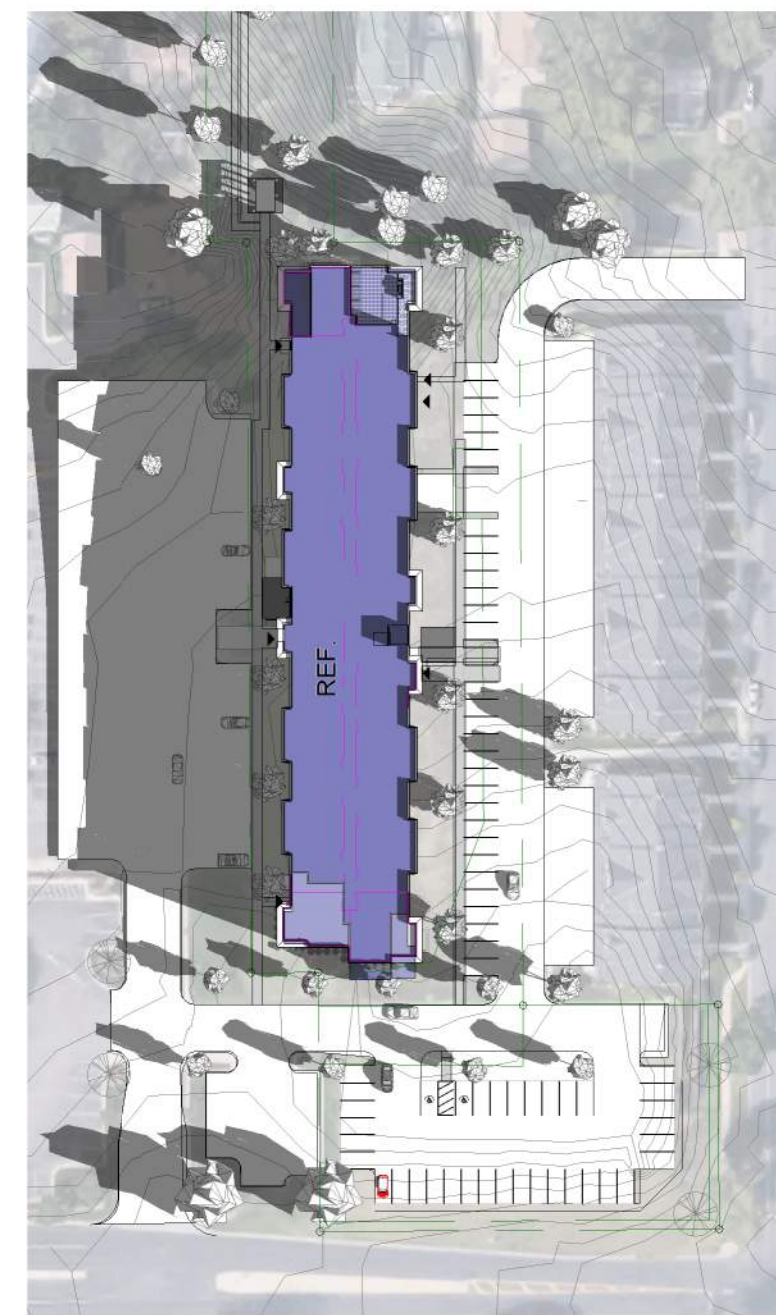
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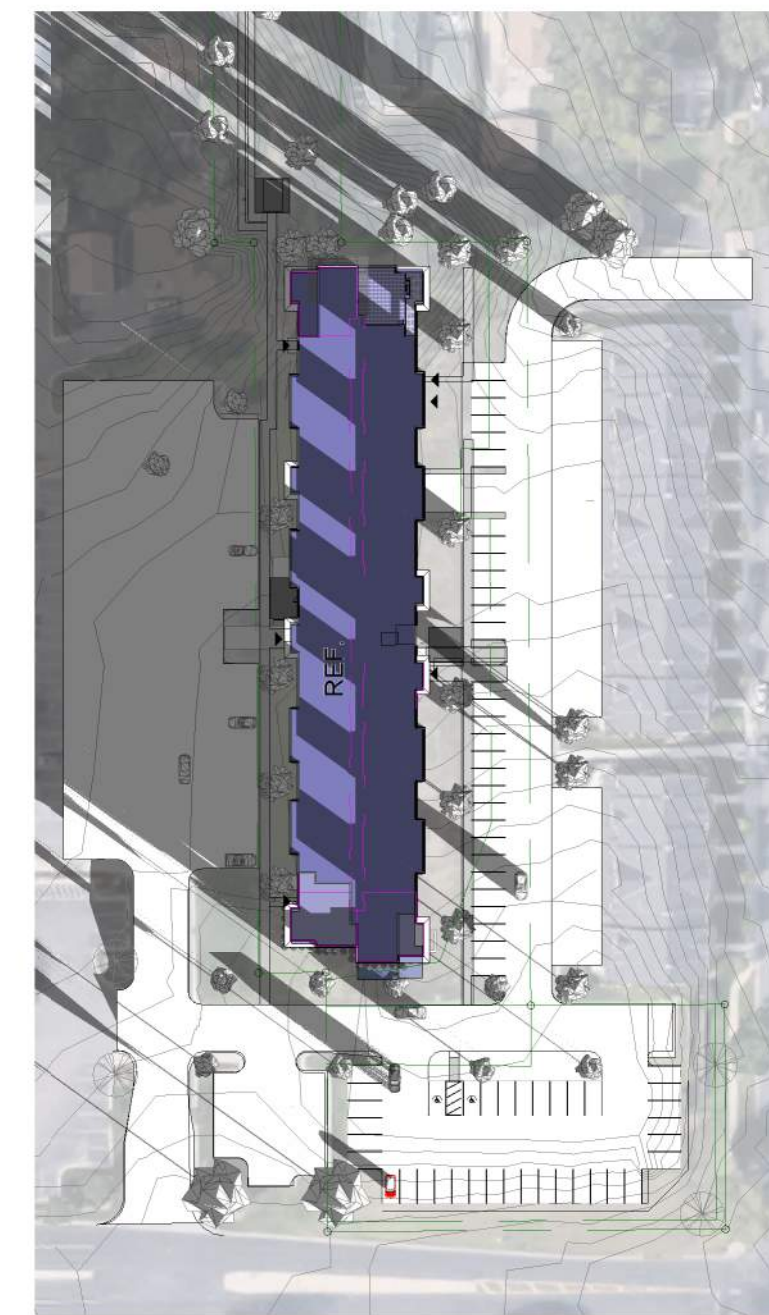
1 Site Area Plan - Spring Equinox 9am
1" = 100'-0"



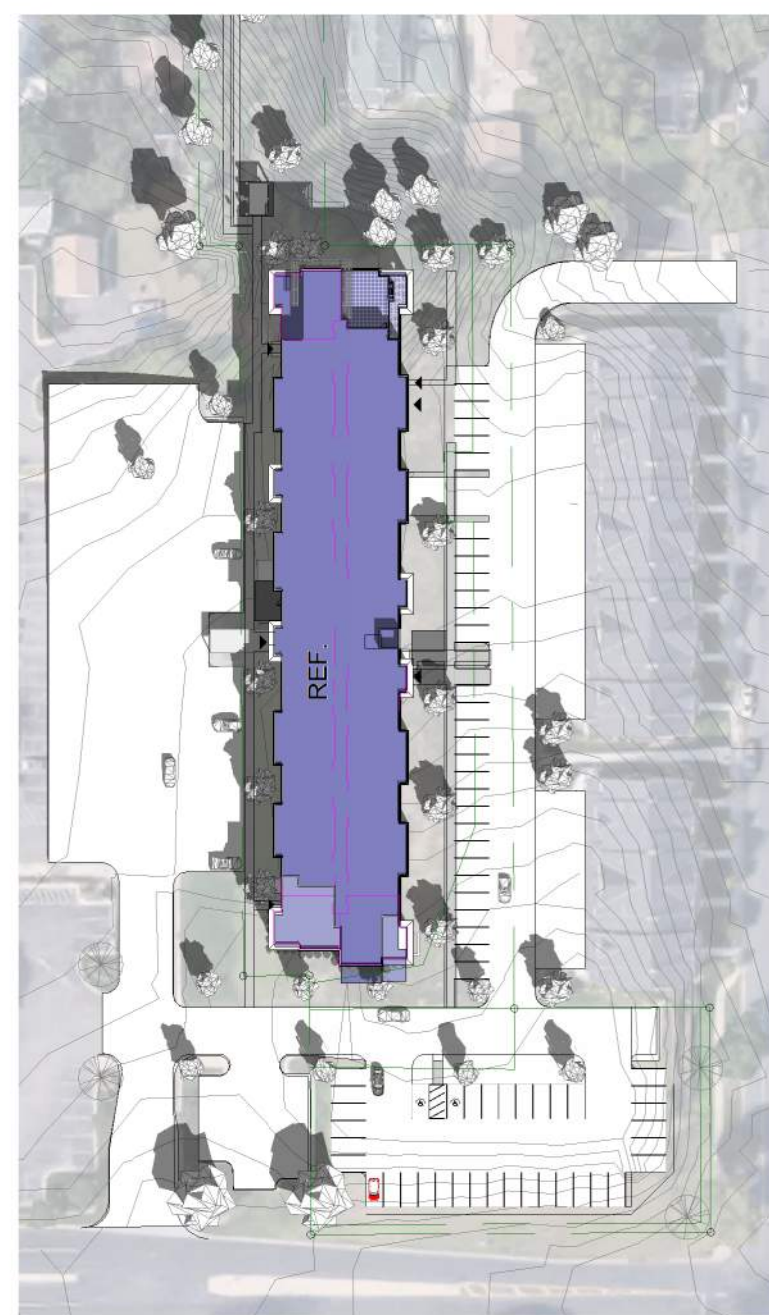
4 Site Area Plan - Summer Solstice 9am
1" = 100'-0"



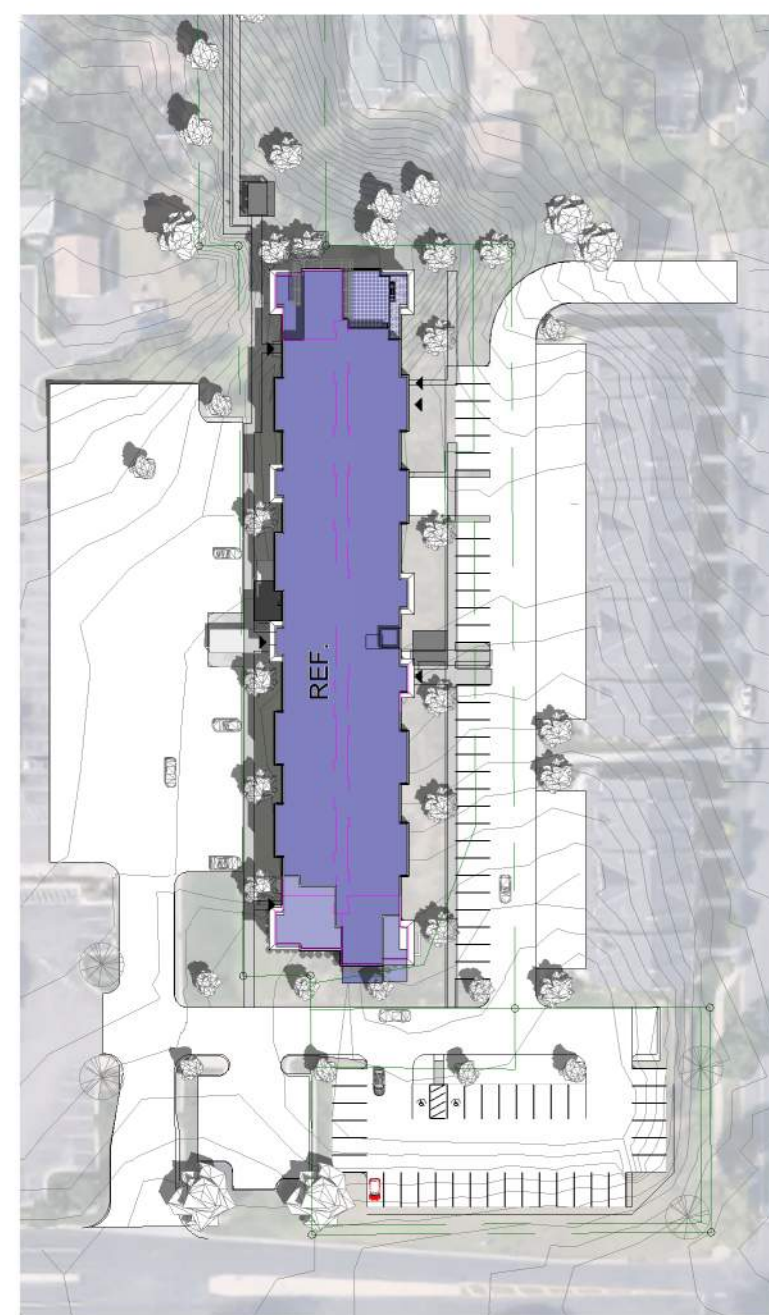
7 Site Area Plan - Fall Equinox 9am
1" = 100'-0"



10 Site Area Plan - Winter Solstice 9am
1" = 100'-0"



2 Site Area Plan - Spring Equinox 12pm
1" = 100'-0"



5 Site Area Plan - Summer Solstice 12pm
1" = 100'-0"



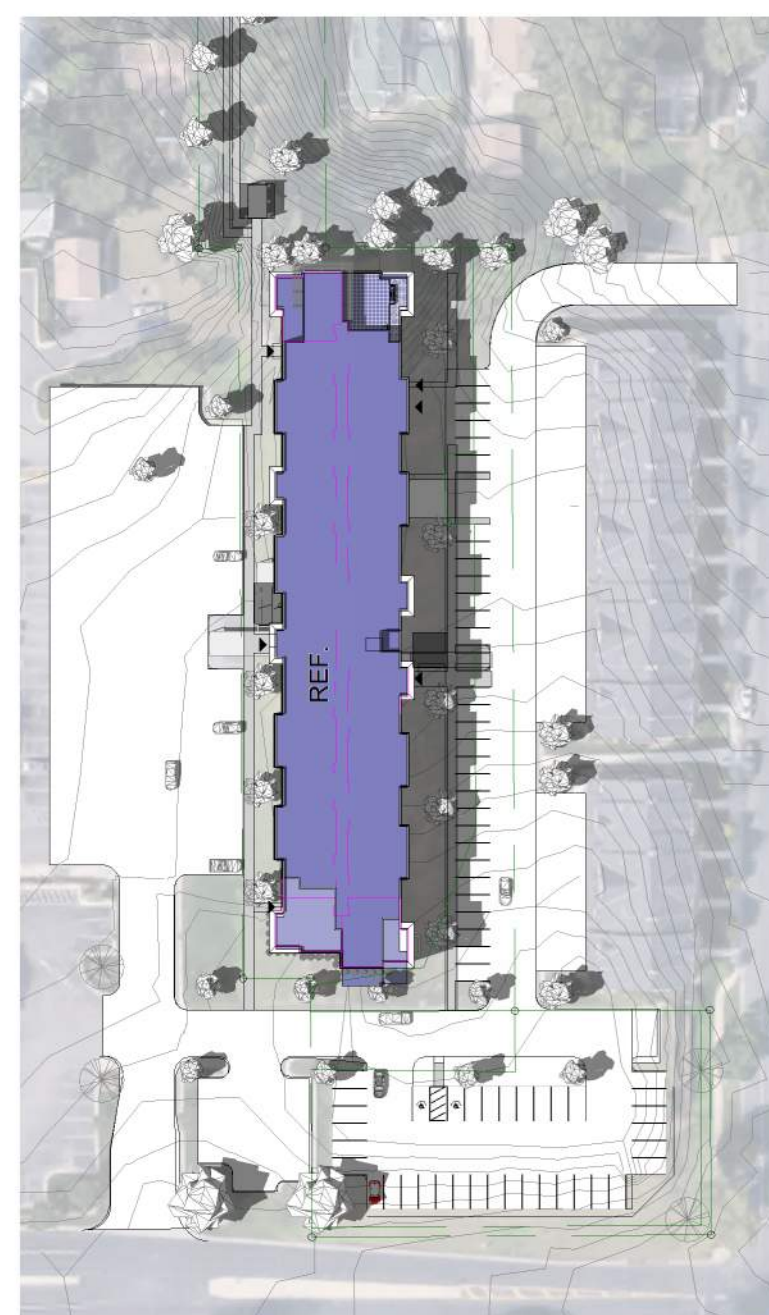
8 Site Area Plan - Fall Equinox 12pm
1" = 100'-0"



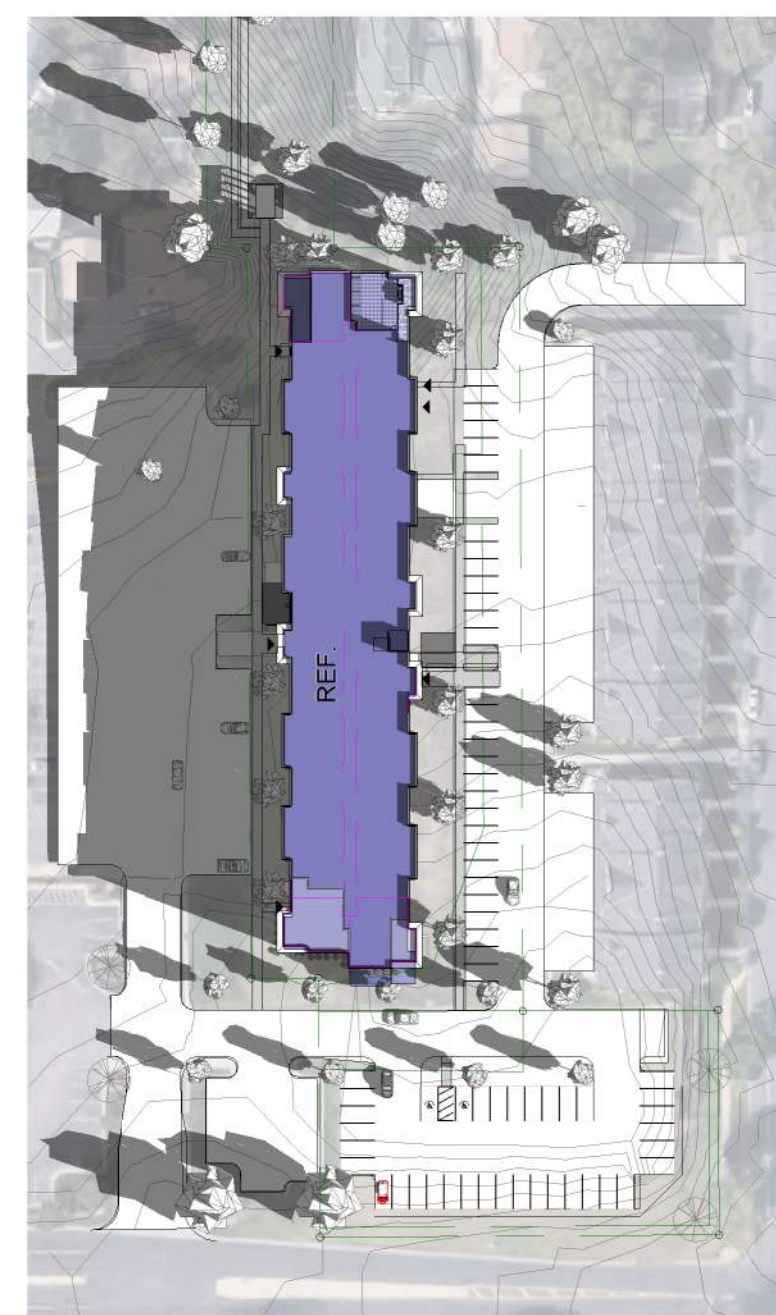
11 Site Area Plan - Winter Solstice 12pm
1" = 100'-0"



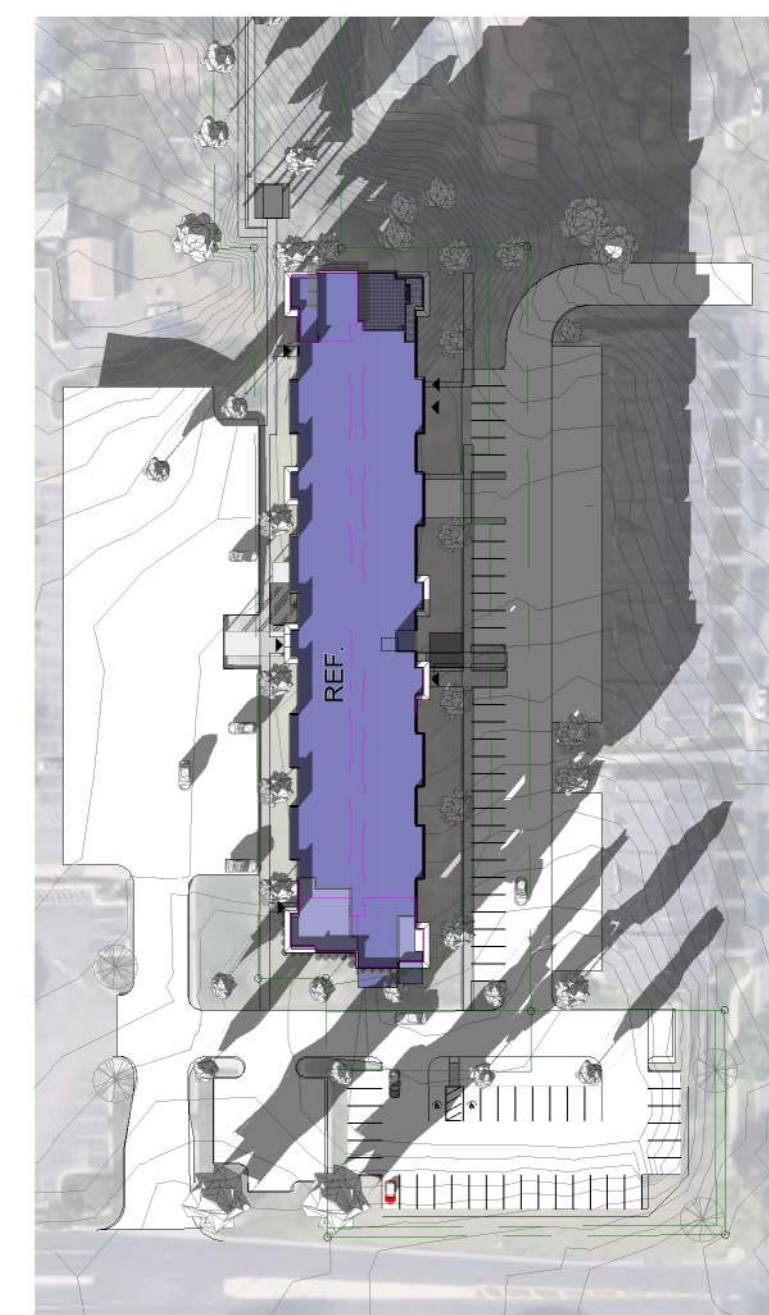
3 Site Area Plan - Spring Equinox 4pm
1" = 100'-0"



6 Site Area Plan - Summer Solstice 4pm
1" = 100'-0"



9 Site Area Plan - Fall Equinox 4pm
1" = 100'-0"



12 Site Area Plan - Winter Solstice 4pm
1" = 100'-0"

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Shadow Studies

1" = 100'-0"

SD_103

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② View from 10th Street
12" = 1'-0"

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12" = 1'-0"

SD_500



② View from Southwest
12" = 1'-0"



① View from West - Entry
12" = 1'-0"

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12" = 1'-0"

SD_501



① View from North
12" = 1'-0"



③ View from Southeast
12" = 1'-0"



② View from Northeast
12" = 1'-0"

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12" = 1'-0"

SD_502

EXTERIOR MATERIAL TAG KEY

MASONRY:

- 40 BRICK, SIOUX CITY - COLOR: NAPA VALLEY SMOOTH IRONSPOT
- 41 CMU SPLIT FACE - COLOR: ESPRESSO
- 42 CASTSTONE SILL/CAP. COLOR - BEDFORD LIMESTONE

METALS:

- 50 PREFIN ALUM RAILING - COLOR: DARK BRONZE
- 51 PREFIN ALUM TRELIS - COLOR: DARK BRONZE
- 52 PREFIN ALUM CANOPY - COLOR: DARK BRONZE
- 53 PREFIN ALUM RAILING - COLOR: DARK BRONZE

SIDING:

- 70 CFB LAP SIDING / TRIM - 6" AND 4" EXPOSURE - COLOR: COBBLE STONE
- 71 CFB LAP SIDING / TRIM - COLOR : RUSTIC SERIES, SUMMER WHEAT
- 72 CFB TRIM BOARD - COLOR: DARK BRONZE
- 73 CFB TRIM BOARD - COLOR: COBBLE STONE
- 74 CFB TRIM BOARD - COLOR: RUSTIC SERIES, SUMMER WHEAT

OPENINGS:

- 80 VINYL WINDOW / SLIDING GLASS DOOR - COLOR: LAMINATE BRONZE
- 81 ALUMINUM STOREFRONT - COLOR: ANODIZED BRONZE
- 82 OVERHEAD DOOR - COLOR: DARK BRONZE



1 Elevation 1 - South
3/32" = 1'-0"

Material Key Legend
1/8" = 1'-0"



2 Elevation 2a - West
3/32" = 1'-0"



3 Elevation 2b - West
3/32" = 1'-0"

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Elevations
As indicated
SD_503



1 Elevation 3 - North
3/32" = 1'-0"

EXTERIOR MATERIAL TAG KEY

MASONRY:

- 4.0 BRICK, SIOUX CITY - COLOR: NAPA VALLEY SMOOTH IRONSPOT
- 4.1 CMU SPLIT FACE - COLOR: ESPRESSO
- 4.2 CASTSTONE SILL/CAP. COLOR - BEDFORD LIMESTONE

METALS:

- 5.0 PREFIN ALUM RAILING - COLOR: DARK BRONZE
- 5.1 PREFIN ALUM TRELLIS - COLOR: DARK BRONZE
- 5.2 PREFIN ALUM CANOPY - COLOR: DARK BRONZE
- 5.3 PREFIN ALUM RAILING - COLOR: DARK BRONZE

SIDING:

- 7.0 CFB LAP SIDING / TRIM - 6" AND 4" EXPOSURE - COLOR: COBBLE STONE
- 7.1 CFB LAP SIDING / TRIM - COLOR: RUSTIC SERIES, SUMMER WHEAT
- 7.2 CFB TRIM BOARD - COLOR: DARK BRONZE
- 7.3 CFB TRIM BOARD - COLOR: COBBLE STONE
- 7.4 CFB TRIM BOARD - COLOR: RUSTIC SERIES, SUMMER WHEAT

OPENINGS:

- 8.0 VINYL WINDOW / SLIDING GLASS DOOR - COLOR: LAMINATE BRONZE
- 8.1 ALUMINUM STOREFRONT - COLOR: ANODIZED BRONZE
- 8.2 OVERHEAD DOOR - COLOR: DARK BRONZE

Material Key Legend
1/8" = 1'-0"



2 Elevation 4a - East
3/32" = 1'-0"



3 Elevation 4b - East
3/32" = 1'-0"

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Elevations

As indicated

SD_504

Owner: CAMEGARAN LLC



Owner: CAMEGARAN LLC

Owner: CORY L. HEPPES

Owner: Schoolhouse Square HOA

Owner: NORMAN L. & SUSAN M. MADSEN

Owner: THOMAS M. FAFINSKI

Owner: THOMAS M. FAFINSKI

Owner: MARY R. COSTELLO

Owner: SCOTT A. ERLANDSON

Owner: JASON ANDERSON & PEPPER JENSON

Owner: KRANZ FAMILY LLC

Owner: THOMAS R. BONNETT

Owner: SONIA LEE METZGER

Owner: WONDIYE ENDRIS & NANIE ARAGAW

Owner: JAMES L. POWERS & LINDA D. TILLMAN

Owner: WONDIYE ENDRIS & NANIE ARAGAW

Owner: CAMEGARAN LLC

Owner: CAMEGARAN LLC

Owner: Schoolhouse Square HOA

66

66

0 10 20
SCALE IN FEET



76

