2/1/2020, Saturday, 75 Hastings Residents have signed a petition calling for the rejection of a zoning change for Shepherd of the Valley Lutheran Church from R-1 to R-3.

The majority of residents who signed requested the proposal for zone change be created by a developer and contain specifics about new construct for the site.

Street Addresses of 75 signers, and their order of signing onto the petition:

Crestview Drive

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285. 68

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6th Street 725. 2

We, the undersigned, respectfully request that the application for rezoning of Shepherd of the Valley Church, 1450 West 4th Street, Hastings, MN, be denied.

The following is a full and correct copy of the petition:

Target:

The undersigned urge the City of Hastings, Minnesota, to deny an application by the Shepherd of the Valley Church, 1450 West 4th Street, Hastings, MN, to rezone the eastern half of their property (2 acres) from its current zone of R-1 (land buildable as Low Density Residential) to R-3 (Medium High Density Residential). The church property is located on about four acres (on a slope).

To gain top dollar in selling off half the property, the church wants to offer a building site with maximum design flexibility and, therefore, has requested approval to rezone it from R-1 to R-3. The church's rezoning request is unusual. To quote the City Planner's Background Information as provided in his packet for the January 17 Planning Commission meeting:

"When approached by the applicants for direction on the proposal to sell some of their land, staff commented that it may be prudent to locate a potential developer prior to rezoning. It is common for a potential developer to place a contingent offer on a property along with presenting the city with the proposed development plans."

The Applicant's request has no associated prospective developer, no associated prospective financier, no elevation measurements, and no engineer report estimating costs of utilities, road work and water management. The application includes only a one-page concept drawing for 12 townhouses and driveways. The City Planner confirmed that townhouses are merely one option for developing the parcel. If the property is rezoned as R-3, Medium High Density Residential, even a multi-story apartment project of 17 units would be allowed, providing the engineering can meet city code for utilities, roads, parking and water management.

Amendment of the Comprehensive Plan and the Rezoning Application #20-02 from R-1 Low Density Residential to

10vd 2/3/2021

R-3 to Medium High Density Residential was approved by a vote of 5 to 1 by the Hastings Planning Commission. The Commission's recommendation will be forwarded to the Hastings City Council for first reading on January 21, 2020 and for second reading and action at a public hearing on February 3, 2020.

A deviation from the usual rules of meeting order was noted in the January 13 vote by the Planning Commission: The Commission Chair moved to approve the amendment and application *himself* when no such motion came from any other commission member present. Additionally, after Commissioner Best seconded the Chairman's motion, no opportunity was given for final discussion before the vote was taken.

We the undersigned Residents of Summit Point, Whispering Lane and Crest View want to protect our narrow, already busy streets. We do not want dwellings approved without adequate space for children to play and for vehicles to park. Additional traffic entering the hilly and curvy streets of the area will increase risk of accidents. Water runoff pools in the lower church parking lot after every rain now.

Before rezoning the church property, impact upon the local neighbors should also be considered, as follows:

- 1. Assess if there is a way to restrict development to townhomes, as per the church proposal.
- 2. Assess how to retain the nature of our neighborhood of townhouses and multi-family units that, with one exception (Whispering Lane Heights), do not exceed two stories.
- 3. Assess the value of the loss to current residents when trees and open green space is removed after 30 years in that location.
- 4. Assess the impact of increased traffic and parking on Whispering Lane and 4th Street.
- 5. Assess the true cost of water mitigation for new development of the site. Increasing runoff of ever more frequent torrential rains already pools in the church's lower parking lot.
- 6. Assess if it is advisable to rezone the church property before a proper site plan is presented to the city, as per city code 155.
- 7. Assess if R-2 is a more appropriate zoning of the property, given its surroundings than R-3.
- 8. Assess what precedent is being set in the City of Hastings, when considering future requests to rezone from R-1 to R-3 by sellers who submit merely concept plans. For example, in the Wyndham Hills area, which has much open land currently zoned as R-1.

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