



City Council Memorandum

To: Mayor Fasbender and City Council
From: John Hinzman, Community Development Director
Date: February 18, 2020
Item: Authorize Signature: Amendment to Schoolhouse Square Development Agreement

Council Action Requested:

Authorize signature of the attached First Amendment to the Schoolhouse Square Development Agreement. The amendment makes the following changes:

- 1) Increase the allowable total residential housing density from 84 to 102 units. This incorporates the existing 12 townhome units and 90 unit senior housing building.
- 2) Increase the building height to four stories on the west elevation and five stories on the east elevation.

The amendment follows actions by the City Council to grant Plat, Special Use Permit, and Site Plan approval for construction of a 90 unit senior apartment building. Adoption of the above actions requires a simple majority of the City Council.

Background Information:

The original Development Agreement was executed between the City and developer in 2002 to memorialize the housing density and building standards within Schoolhouse Square.

Financial Impact:

The addition of a 90 unit senior building will further enhance the tax base.

Advisory Commission Discussion:

N/A

Council Committee Discussion:

N/A

Attachments:

- 1st Amendment to Development Agreement

**FIRST AMENDMENT TO DEVELOPMENT PLAN AGREEMENT
FOR
SCHOOL HOUSE SQUARE**

This Agreement is made and entered into this _____ day of _____, 2020 by and between the City of Hastings, a Minnesota municipal corporation (“City”) and Camegaran, LLC, a Minnesota limited liability company (“Camegaran”) and Schoolhouse Partners, LLC, a Minnesota limited liability company (“Schoolhouse Partners”). Camegaran and Schoolhouse Partners are sometimes referred to herein as (“Developers”).

RECITALS

- A. The City and Camegaran entered into that certain Development Plan Agreement for School House Square dated October 7, 2002, a copy of which is attached hereto as Exhibit A (“Development Plan”).
- B. The Development Plan established a concept plan by which Camegaran would construct a mixed residential and commercial development on the site commonly referred to as the “Old Middle School Site” at the northeast corner of the intersection of Vermillion and 10th Streets in the City of Hastings and as legally described in the Development Plan.
- C. Various portions of the land subject to the Development Plan have since been developed and platted including land platted as Schoolhouse Square 3rd Addition.
- D. Schoolhouse Partners is the current owner of Outlot A and Outlot B, Schoolhouse Square 3rd Addition, Dakota County, Minnesota (“the Subject Property”) and has applied to the City for preliminary and final plat approval for the Subject Property as Schoolhouse Square 4th Addition and for development of a 90 unit independent living senior housing facility on the Subject Property. The proposed senior housing facility is planned to be 44 feet 7 inches high (4 stories) along the west elevation (facing the Green Mill restaurant) and 55 feet 3 inches high (5 stories) on the east elevation facing the existing townhomes.
- E. The Development Plan provided for a maximum of 84 residential housing units on the property subject to the Development Plan and that the CBR Building (as identified in the Development Plan), may be up to 3 stories in height as viewed from the west side and 4 stories in height as viewed from the east side. The CBR Building contemplated in the Development Plan is generally located where the senior housing facility has been proposed on the Subject Property.

WHEREAS, the City and Developers desire to amend the Development Plan to increase the number of approved residential units on the property subject to the Development Plan from 84 to 102 units and to provide that the height of the CBR Building representing the proposed senior housing facility on the Subject Property can be constructed at a height of 4 stories on the west side and 5 stories on the east side.

NOW, THEREFORE, IT IS AGREED BY THE PARTIES AS FOLLOWS:

The Development Plan Agreement for Schoolhouse Square dated October 7, 2002 is hereby amended as follows:

Section 2 of the Development Plan is hereby deleted in its entirety and replaced with the following:

2. **Density.** The development is approved for 102 residential housing units. The City recognizes Developers need to be able to transfer some of the residential units amongst the C-2, CBR and New R buildings to meet site and marketing conditions. All such transfers would be subject to city council approval.

Section 4 of the Development Plan is hereby deleted in its entirety and replaced with the following:

4. **CBR Building.** The CBR Building may be up to 4 stories in height as viewed from the west side and 5 stories in height as viewed from the east side.

Other than as expressly modified herein, the terms of the Development Plan shall remain unchanged.

Dated this _____ day of _____, 2020

**CITY OF HASTINGS,
A MINNESOTA MUNICIPAL CORPORATION**

(SEAL)

BY: _____
Mary Fasbender, Mayor

BY: _____
Julie Flaten, City Clerk

Dated this _____ day of _____, 2020

**CAMEGARAN, LLC, A MINNESOTA LIMITED
LIABILITY COMPANY**

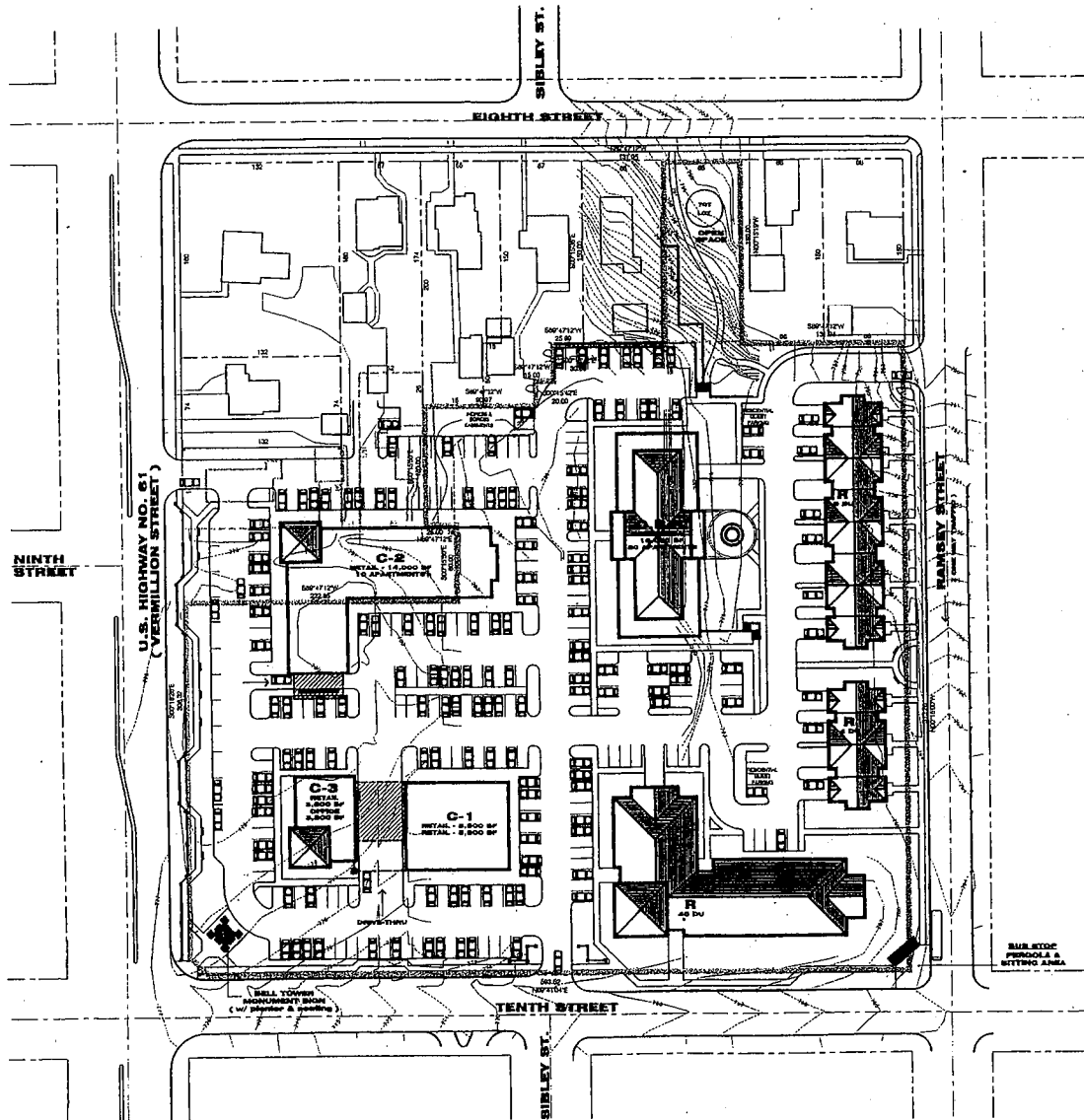
BY: _____
Its: _____

Dated this _____ day of _____, 2020

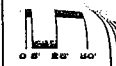
**SCHOOLHOUSE PARTNERS, LLC, A MINNESOTA
LIMITED LIABILITY COMPANY**

BY: _____
Its: _____

EXHIBIT A



SITE DATA BLOCK	
SITE SIZE (as shown):	6.8 AC +/-
USES:	
C-1	RETAIL COMMERCIAL BLDG. SQ. FT. : 11,600 SF +/-
C-2	RETAIL COMMERCIAL BLDG. SQ. FT. : 14,000 SF +/- HOUSING - 10 APARTMENTS
C-3	RETAIL / OFFICE RETAIL : 2,800 SF +/- OFFICE : 2,800 SF +/-
O.B.R.	MIXED USES * 1ST FLOOR : COMMERCIAL / BUSINESS BLDG. SQ. FT. (1ST FLOOR) : 10,000 SF +/- * UPPER LEVELS (2nd - 4th FLOORS) : HOUSING - 80 UNITS
R	RESIDENTIAL * 3-STORY BUILDING - 40 UNITS * TOWNHOUSES - ROW HOUSE STYLE - 18 UNITS * APARTMENTS OVER COMMERCIAL - 10
PARKING :	COMMERCIAL : 878 +/- RESIDENTIAL : * SURFACE : 33 +/- * COVERED : 84 +/-



DEVELOPED BY:
CAMERON,
LLC
MR. PATRICK REGAN
PH: 612.708.8788

ENGINEERS:
SCHOELL
& MADSON,
INC.
MR. KEN ADOLF
PH: 651.548.7601

PRELIMINARY
PLAN
SUBMISSION
PACKAGE

**SCHOOL
HOUSE
SQUARE**

HASTINGS,
MINNESOTA

REVISIONS:
DATE: 2/12/08

SITE PLAN

SHEET: 1 OF 1

**DESIGN
FORUM
INCORPORATED**

ARCHITECTURE & INTERIOR
LANDSCAPE ARCHITECTURE

100 WEST 11TH STREET, SUITE 110
MINNEAPOLIS, MINNESOTA 55402
PH: 612.338.2200

