



Planning Commission Memorandum

To: Planning Commissioners

From: John Hinzman, Community Development Director

Date: August 30, 2021

Item: Heritage Ridge 3rd Addition - Final Plat #2021-33 - TC Land

Planning Commission Action Requested

Recommend action on the request of TC Land for the Final Plat of Heritage Ridge 3rd Addition containing 40 traditional single family and villa home lots. The +/-10.73 acre property is located north and west of Heritage Ridge 2nd Addition near General Sieben Drive and Fallbrooke Drive.

BACKGROUND INFORMATION

Preliminary Plat Approval

Preliminary Plat approval for the greater 40 acre parcel into 116 lots was reviewed by the Planning Commission on August 24, 2020 and approved by the City Council on October 5, 2020. The Final Plat conforms with the Preliminary Plat.

Comprehensive Plan

The property is guided Low Residential within the 2040 Comprehensive Plan. The designation includes single family and two family housing with allowable densities of 2.5-6.0 housing units per net acre and lots sizes of at least 6,000 s.f. The proposed development plan is consistent with the Comprehensive Plan.

Zoning

The parcel is R-2 - Medium Density Residence. The R-2 District allows both single and two family structures.

Existing Condition

The site is gently rolling, treeless, and used for agriculture. Trees exist along the southern boundary.

Adjacent Zoning and Land Use

The following land uses about the property:

Direction	Use	Comp Plan District	Zoning District
North	Northridge Drive Future Heritage Ridge	Low Density Residential	R-2 Medium Density
East	Heritage Ridge 2 nd Add Single Family Residential	Low Density Residential	R-2 Medium Density
South	Nininger Township Aggregate Mining & Ag	Low Density Residential	Nininger Twp
West	Nininger Township Agriculture	Low Density Residential	Nininger Twp

FINAL PLAT REVIEW

Request

Final Plat approval of Heritage Ridge 3rd Addition containing 40 home sites comprising of traditional and villa home lots.

Difference Between Preliminary Plat and Final Plat

Preliminary Plat approval includes the plan for future subdivision of the entire development including a review of lots, streets, grading, stormwater, utilities, public land dedication, and landscaping. Final Plat approval is the formal subdivision of all or a portion of a Preliminary Plat into lots of record for home construction. The Preliminary Plat establishes the plan for development, while the Final Plat formally puts the plan into effect.

Lot Layout

Proposed lots meet the following minimum requirements of the R-2 Zoning District:

	Minimum Requirement	Proposal
Lot Area	7,000 s.f.	7,140 - 10,832 s.f.
Front Yard Setback	20'	20'
Interior Side Yard Setback	7'	7'
Corner Side Yard Setback	10'	10'
Rear Yard Setback	20'	20 - 70'

Outlots

Outlots are parcels of land that are restricted from immediate development. Development restrictions may be permanent (such as stormwater basins), or temporary (such as future phases of a development). The outlots included in the final plat are designated as follows:

- Stormwater Ponding - Outlots A

Street Layout

Development includes the extensions of Fallbrooke Drive, Westpointe Drive, and Ridgepointe Drives from their present terminus in the 2nd addition. A section of Northridge Drive would be constructed from the western edge of the development, past Westpointe Drive. Northridge Drive would connect with General Sieben Drive as part a future addition. Northridge Drive is planned to continue west to incorporate future development.

Pedestrian Access

Pedestrian access is adequate. A five foot sidewalk is planned for the eastern side of both Ridgepointe Drive and Westpointe Drive. Northridge Drive would incorporate both a sidewalk and trail.

Aggregate Operations

Solberg Aggregate is actively mining areas along the western 1/3rd of the adjacent southern boundary of the proposed subdivision. The mining operations are located within Nininger Township and outside of the jurisdiction of the City of Hastings. Mining activities can produce noise. Blasting of aggregate has historically occurred ranging from once a week to once every three weeks. Future mining operations could be expanded further east bringing operations in closer proximity to home sites. Future home owners should be made aware of the existence of the mining operations and the potential for disturbance.

Landscape Plan

The landscape plan identifies boulevard tree plantings every 50 lineal feet along all new right-of-ways. Additional trees are shown within the read yards. Front yard trees will be required for every unit as part of the building permit.

Civil Plan Review - Grading, Drainage, Erosion Control, and Municipal Utilities

The Engineering Department is conducting an in depth analysis of stormwater drainage to ensure conformance with requirements. Approval is conditioned on approval by the Public Works Director.

Sanitary Sewer and Water Trunk Oversizing

Trunk sanitary sewer and water will be extended into and through the site for future development. Oversize charges may be paid by the City.

Development Agreement

The City and developer shall enter into a Development Agreement to memorialize conditions of approval and to establish applicable escrow amounts to ensure completion of public improvements.

Stormwater Maintenance Agreement

The developer must execute a stormwater maintenance agreement over all private stormwater utility systems to ensure private maintenance and to allow for emergency public access prior to recording of the final plat.

Association Maintenance Agreement

A homeowner's association or similar mechanism will be required to ensure maintenance of private common infrastructure including cul-de-sac islands, and private stormwater infrastructure prior to recording of the final plat.

Park Land Dedication

On January 21, 2020 the City Council accepted cash in lieu of land to satisfy park dedication within Heritage Ridge consistent with the January 14th recommendation of the Parks and Recreation Commission. Payment of cash in lieu of land in the amount of \$88,000 (\$2,200 x 40 units) will be due prior to release of the final plat mylars for recording.

Interceptor Sewer Fee

Payment of sewer interceptor fees in the amount of \$19,400 (\$485 x 31 units) is required prior to release of the final plat mylars for recording.

RECOMMENDATION - FINAL PLAT

Approval of the Final Plat of the Heritage Ridge 3rd Addition is recommended subject to the following conditions:

- 1) Conformance with the plans submitted with the Planning Commission Staff Report dated August 30, 2021.
- 2) Final approval of all Civil Plans including Grading, Drainage and Erosion Control Plan, and Utility Plan by the Public Works Director.

- 3) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
- 4) Establishment of sureties and payment of escrow prior to commencement of site grading and utilities.
- 5) No Occupancy of dwelling units shall occur until Developer furnishes the City with a copy of written notice, acknowledged by the initial owners and occupants of the dwelling, demonstrating that the Developer notified initial owners and occupants, and by recording a written notice to any subsequent owners, of the existence of active mining operations including blasting on the adjacent property and the potential for disturbance to foundations and improvements.
- 6) Execution of a Development Agreement to memorialize conditions of approval and to establish applicable escrow amounts to ensure completion of public improvements.
- 7) Execution of a stormwater access and maintenance agreement between the City and property owner prior to recording of the final plat.
- 8) A declaration of covenants, conditions and restrictions or the equivalent document shall be submitted for review and approval by the City before release of the final plat mylars to ensure maintenance of any open space, median plantings, cul-de-sac plantings, common drives, stormwater infrastructure, and common utilities. The declaration shall include, but is not limited to, the following:
 - a. A statement requiring the deeds, leases or documents of conveyance affecting buildings, units, parcels, tracts, townhouses, or apartments be subject to the terms of the declaration.
 - b. A provision for the formation of a property owners association or corporation and that all owners must be members of said association or corporation which may maintain all properties and common areas in good repair and which may assess individual property owners proportionate shares of joint or common costs. The association or corporation must remain in effect and may not be terminated or disbanded.
 - c. Membership in the association shall be mandatory for each owner and any successive buyer.
 - d. Any open space restrictions must be permanent and may not be changed or modified without city approval.

- e. The association is responsible for liability insurance, local taxes and the maintenance of the open space facilities deeded to it.
 - f. Property owners are responsible for their pro-rata share of the cost of the association by means of an assessment to be levied by the association which meet the requirements for becoming a lien on the property in accordance with Minnesota Statutes.
 - g. The association may adjust the assessment to meet changing needs.
-
- 9) Submission of certification of taxes paid in full for the property prior to release of the final plat mylars for recording.
 - 10) Payment of \$88,000 (\$2,200 x 40 units) to satisfy park dedication requirements prior to release of the final plat mylars for recording.
 - 11) Payment of \$19,400 (\$485 x 31 units) in sewer interceptor fees prior to release of the final plat mylars for recording.
 - 12) Developer presentation of trunk sewer extension costs to the Public Works Director to determine any City contribution towards upsizing.
 - 13) Individual mailboxes for each home are not permitted. Mailboxes must be grouped into clusters.
 - 14) Developer shall plant "boulevard" trees of at least 1.5 caliper inches according to the submitted tree plan. An escrow is required for any unplanted trees before a certificate of occupancy is issued.
 - 15) One front yard tree of at least 1.5 caliper inches must be planted by the builder or developer on every platted lot. An escrow is required for any unplanted trees before a certificate of occupancy is issued.
 - 16) Blanket drainage and utility easements shall be recorded against all outlots, unless they are further delineated to the satisfaction of the Public Works Director.
 - 17) Any uncompleted site work (including landscaping) must be escrowed for prior to issuance of a certificate of occupancy.

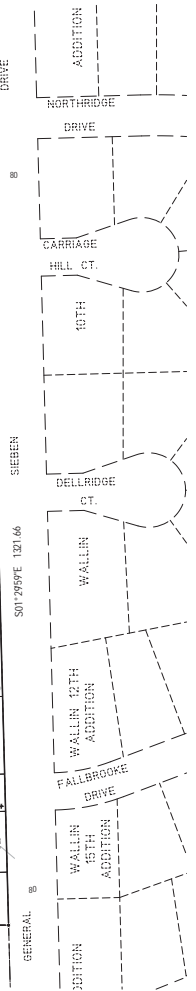
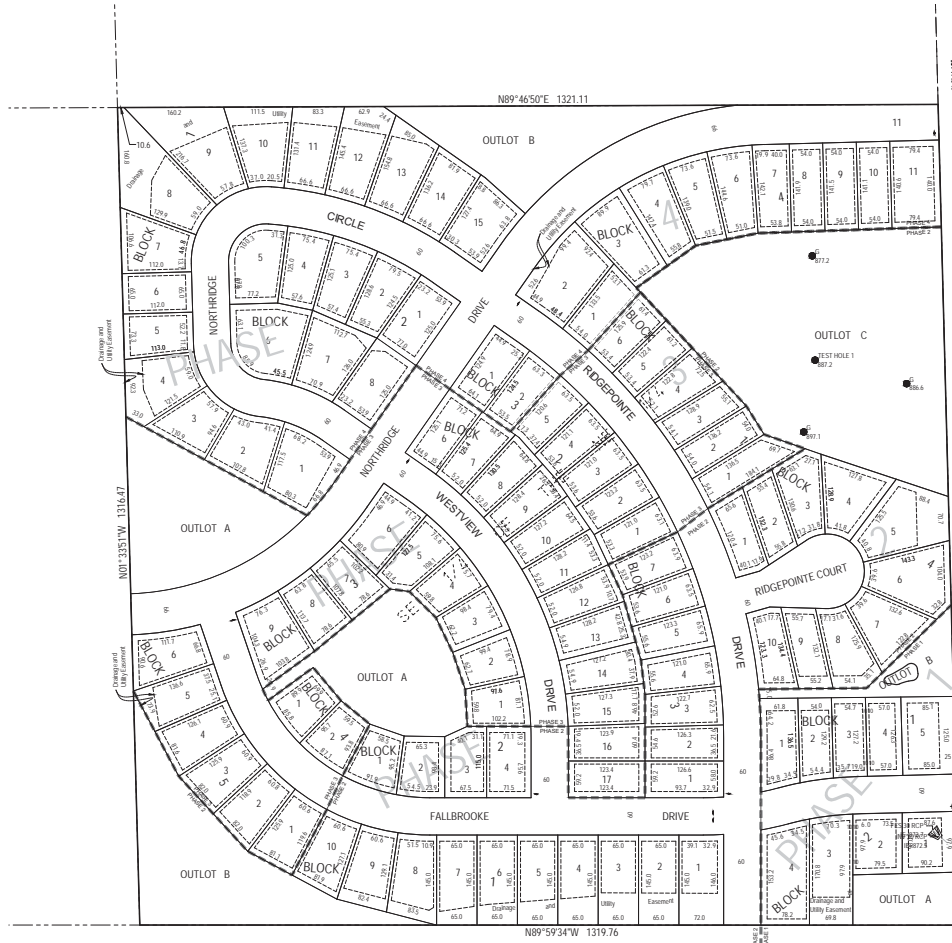
18) Approval is subject to a one year Sunset Clause; the plat must be recorded with Dakota County within one year of City Council approval or approval is null and void.

ATTACHMENTS

- Site Location Map
- Preliminary Plat
- Final Plat
- Application

LOCATION MAP





LOT AREA TABLE - PHASE 1

Parcel #	Lot/Block	Area
1	1/1	8844
2	2/1	7150
3	3/1	7000
4	4/1	7225
5	5/1	10686
6	1/2	8705
7	2/2	7789
8	3/2	12287
9	4/2	12654
10	Outlet A	14196
11	Outlet B	13915
12	ROW	18008

LOT AREA TABLE - PHASE 2

Parcel #	Lot/Block	Area
13	2-1/1	19451
14	2-2/1	9425
15	2-3/1	9425
16	2-4/1	9425
17	2-5/1	9425
18	2-6/1	9425
19	2-7/1	9425
20	2-8/1	9813
21	2-9/1	9066
22	2-10/1	8677
23	2-1/2	7191
24	2-2/2	7032

LOT AREA TABLE - PHASE 3

Parcel #	Lot/Block	Area
25	3-2/2	7459
26	3-4/2	8220
27	3-1/3	7477
28	3-2/3	7127
29	3-3/3	7179
30	3-4/3	7427
31	3-5/3	7441
32	3-6/3	7167
33	3-7/3	7206
34	3-1/4	7696
35	3-2/4	7096
36	3-3/4	8869

LOT AREA TABLE - PHASE 4

Parcel #	Lot/Block	Area
37	2-4/4	9983
38	2-5/4	13560
39	2-6/4	12080
40	2-7/4	9786
41	2-8/4	8839
42	2-9/4	7195
43	2-10/4	7707
44	2-Outlet A	41622
45	2-Outlet B	50331
46	2-Outlet C	145104
47	2-ROW	102373

LOT AREA TABLE - PHASE 5

Parcel #	Lot/Block	Area
48	3-1/1	8543
49	3-2/1	7348
50	3-3/1	7140
51	3-4/1	7763
52	3-5/1	7012
53	3-6/1	7107
54	3-1/2	7123
55	3-2/2	7164
56	3-3/2	7164
57	3-4/2	7168
58	3-5/2	7025
59	3-6/2	7702
60	3-7/2	7425
61	3-8/2	7571
62	3-9/2	7480

LOT AREA TABLE - PHASE 6

Parcel #	Lot/Block	Area
63	3-1/2	7407
64	3-1/2	7444
65	3-1/2	7443
66	3-1/2	7815
67	3-1/2	7814
68	3-1/2	7321
69	3-1/2	7183
70	3-1/2	7305
71	3-1/3	7081
72	3-2/3	7036
73	3-3/3	7080
74	3-4/3	7084
75	3-5/3	8104
76	3-6/3	10309
77	3-7/3	7668

LOT AREA TABLE - PHASE 7

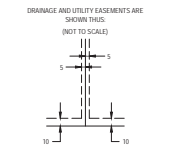
Parcel #	Lot/Block	Area
78	3-8/3	7812
79	3-9/3	10832
80	3-1/4	7347
81	3-2/4	7038
82	3-1/5	8564
83	3-2/5	8629
84	3-3/5	8637
85	3-4/5	8889
86	3-5/5	8897
87	3-6/5	9331
88	3-Outlet A	47170
89	3-Outlet B	30864
90	3-Outlet C	19149

LOT AREA TABLE - PHASE 8

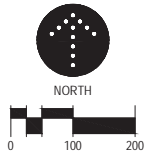
Parcel #	Lot/Block	Area
91	4-1/1	12066
92	4-2/1	9922
93	4-3/1	8454
94	4-4/1	10915
95	4-5/1	7693
96	4-6/1	7280
97	4-7/1	9644
98	4-8/1	16873
99	4-9/1	16351
100	4-10/1	10948
101	4-11/1	10274
102	4-12/1	11628
103	4-13/1	10812

LOT AREA TABLE - PHASE 9

Parcel #	Lot/Block	Area
104	4-14/1	9691
105	4-15/1	10740
106	4-1/2	8541
107	4-2/2	8544
108	4-3/2	8458
109	4-4/2	8356
110	4-5/2	10341
111	4-6/2	13554
112	4-7/2	11227
113	4-8/2	9632
114	4-1/3	8489
115	4-2/3	7164
116	4-1/4	7517



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, UNLESS OTHERWISE SHOWN, AND 15 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND REAR LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAN.



LEGAL DESCRIPTION
The Southeast Quarter of the Northward Quarter of Section 31, Township 115, Range 17, Dakota County, Minnesota.

BENCHMARK
CGSD Station # 1910 T Lat. 444117.40 Lon. 92351.36175 Sampling 1910 T 2015
Monument Type: Aluminum alloy rod (no sleeve) (depth 19 ft)

Description: (2015)
2.2 miles west of Hastings, 2.3 miles west along Trunk Highway 55 from the junction of Trunk Highway 55 and Trunk Highway 41 in Hastings, at Trunk Highway 55 milepost 278.75, 35 feet south of Trunk Highway 55 log line, 0.4 mile west of General Sieben Road, 125 feet west of Hastings population cap, 1.5 feet north of a utility pole.

Area Summary
Total Site Area: 1,741,202 S.F. = 39.97 AC.
Wetland Area: 0 S.F. = 0 AC.
Right of Way Area: 362,908 S.F. = 8.33 AC.
Net Area: 1,351,294 S.F. = 31.02 AC.
Total Single Family Lots = 116
Net Density = 3.7 U/A

Zoning and Setback Summary
THE PROPERTY IS CURRENTLY NOT ZONED.
PROPOSED ZONING: R-2 Medium Density Residence
PROPOSED SETBACK INFORMATION:
FRONT: 20 FT
REAR: 20 FT
SIDE: 7 FT
SIDE (EASEMENTS): 10 FT
MINIMUM LOT AREA: 1,000 S.F.
MINIMUM LOT WIDTH: 50 FT

DEVELOPER
TC LAND INVESTMENTS, LLC
13925 Fenway Blvd. No.
Hugo, MN 55038

MUNICIPALITY
Hastings
MINNESOTA

PROJECT
SIEBEN RIDGE
HASTINGS, MINNESOTA

ISSUE / REVISION HISTORY

NO.	ISSUE / REVISION	DATE
1	PRELIM PLAT SUBMITTED TO CITY	08/15/2020
2	REVISIONS TO CITY COMMENTS	08/15/2020

CERTIFICATION
I hereby certify that the plan was prepared by me, or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLAT
SEPT 15, 2020

LANDFORM
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME: C0222450.dwg
PROJECT NO.: ZZZ14650.FLC

PRELIMINARY PLAT
C0.2

HERITAGE RIDGE 3RD ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That TC Land LLC, a Minnesota limited liability company, owner of the following described property:

Outlot D, HERITAGE RIDGE 2ND ADDITION, according to the recorded plat thereof, Dakota County, Minnesota

Has caused the same to be surveyed and platted as HERITAGE RIDGE 3RD ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said TC Land LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

TC Land LLC

(Signature)

_____, Its _____
(Print name) (Title)

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by _____, it's _____ of TC Land LLC, a Minnesota limited liability company, on behalf of the company.

(Signature)

(Print name)

Notary Public, _____ County, Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Larry J. Huhn do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____

Larry J. Huhn, Licensed Land Surveyor
Minnesota License Number 24332

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____, by Larry J. Huhn.

(Signature)

(Print name)
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF HASTINGS, MINNESOTA

This plat of HERITAGE RIDGE 3RD ADDITION was approved and accepted by the City Council of the City of Hastings, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By _____, Mayor By _____, Clerk

CITY PLANNING COMMISSION, CITY OF HASTINGS, MINNESOTA

Approved by the Planning Commission of the City of Hastings, Minnesota at a regular meeting thereof held this ____ day of _____, 20____.

By _____, Chairman By _____, Secretary

DAKOTA COUNTY SURVEYOR, County of Dakota, State of Minnesota

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, and the Dakota County Contiguous Plat Ordinance, this plat has been reviewed and approved this ____ day of _____, 20____.

By _____
Todd B. Tollefson
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, County of Dakota, State of Minnesota

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____.

By: _____
Amy A. Koethe
Director Department of Property Taxation and Records

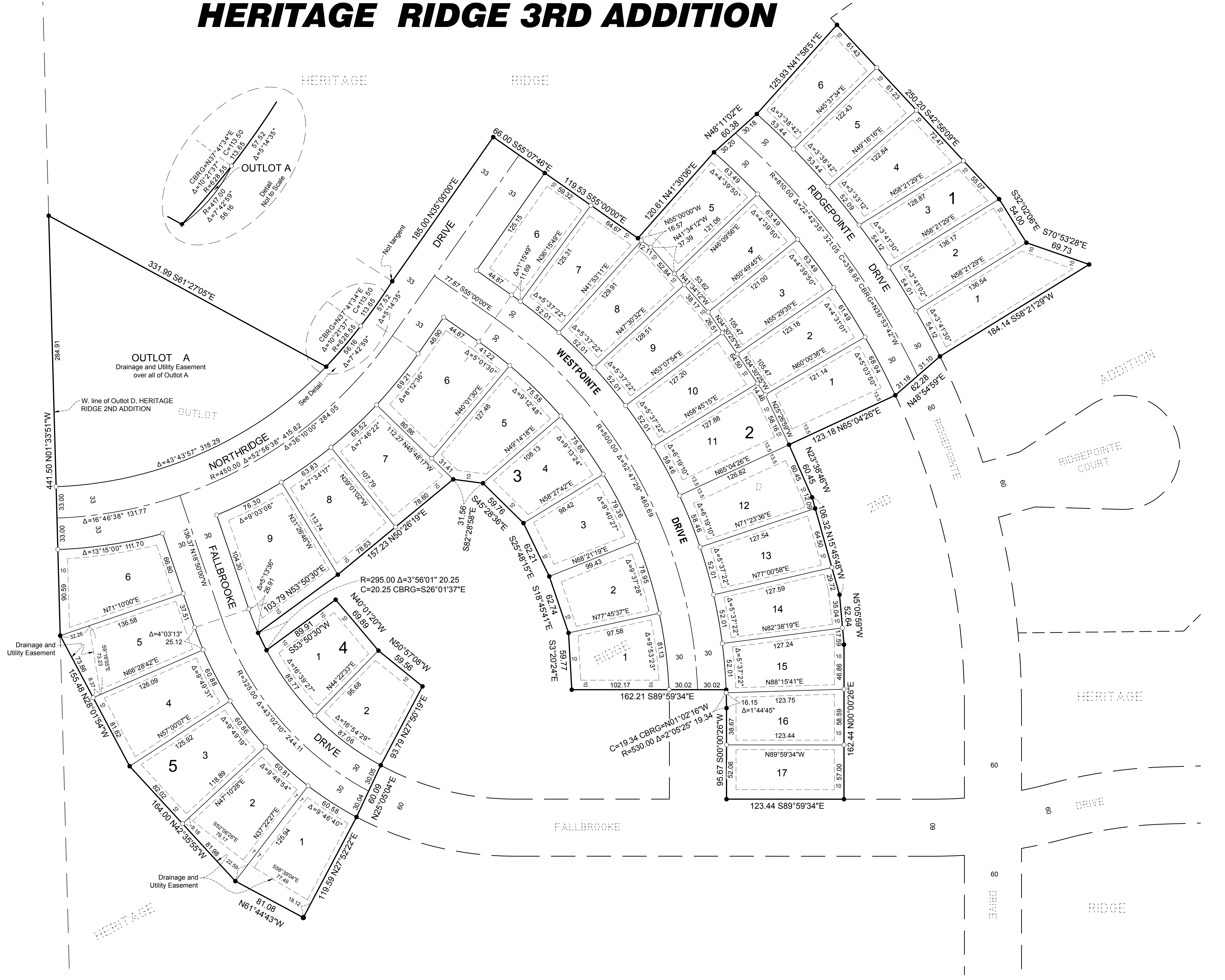
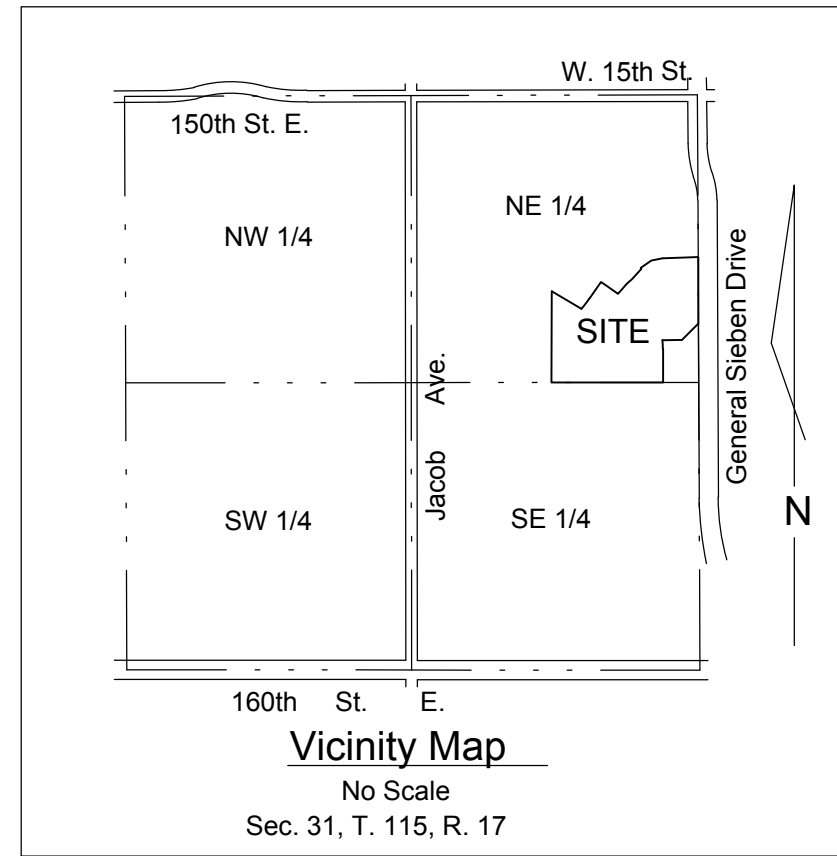
COUNTY RECORDER, County of Dakota, State of Minnesota

I hereby certify that this plat of HERITAGE RIDGE 3RD ADDITION was filed in the office of the County Recorder for public record on this ____ day of _____, 20____, at _____ o'clock ____M., and was duly filed in Book

_____ of Plats, Page _____, as Document Number _____.

By: _____
Amy A. Koethe
Dakota County Recorder

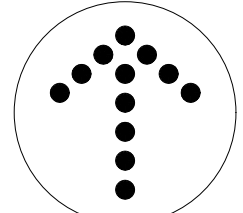
HERITAGE RIDGE 3RD ADDITION



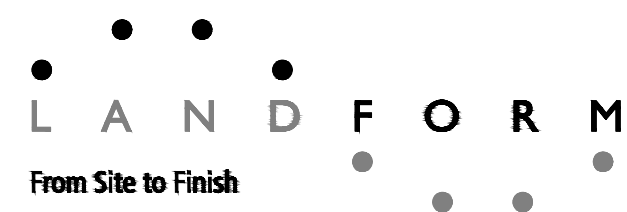
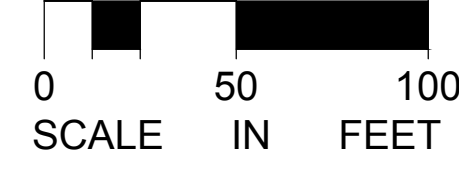
● Denotes 1/2 inch iron pipe monument found and marked by License No. 24332.

○ Denotes 1/2 inch by 14 inch iron pipe monument set and marked by license no. 24332.

Bearings shown are based upon the west line of Outlot D, HERITAGE RIDGE 2ND ADDITION which has an assumed bearing of N01°33'51"W.



1 INCH = 50 FEET



From Site to Finish

#2021-33



City of Hastings Community Development Department

Land Use Application

Address or PID of Property: FALLBROOK DRIVE

Applicant Name: TC LAND, LLC
Address: 13925 FENWAY BLVD N
HUGO, MN 55038
Phone: 651-425-0469
Fax: _____
Email: MARK@FENWAYLANDCO.COM

Property Owner: SAME
Address: _____
Phone: _____
Fax: _____
Email: _____

Description of Request: FINAL PLAT FOR HERITAGE RIDGE 3RD ADDITION
(OUTLOT D OF HERITAGE RIDGE)

If requesting site plan review of multi-family units (three or more attached), are the units intended to be for sale or rental units? _____

Check Applicable Line(s)	Please Note: All Fees and Escrows are due at time of application.	
<input type="checkbox"/> Rezone	\$500	<input type="checkbox"/> Minor Subdivision
<input checked="" type="checkbox"/> Final Plat	\$600	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Variance	\$250	<input type="checkbox"/> Comp Plan Amend.
<input type="checkbox"/> Vacation	\$400	<input type="checkbox"/> Lot Split/Lot Line Adj.
<input type="checkbox"/> House Move	\$500	<input type="checkbox"/> Annexation
<input type="checkbox"/> Prelim Plat	\$500 + escrow	<input type="checkbox"/> EAW
<input type="checkbox"/> Site Plan	\$500 + escrow	<input type="checkbox"/> Interim Use Permit
		\$500 plus legal expenses
		\$500 + \$1,000 escrow

Total Amount Due: \$ _____ Make checks payable to City of Hastings.
Credit cards also accepted.

Please ensure that all copies of required documents are attached.

[Signature] 7/21/21
Applicant Signature Date

[Signature] 7/21/21
Owner Signature Date

MARK GUESTNER - PRESIDENT
Applicant Name and Title – Please Print

Owner Name – Please Print

OFFICIAL USE ONLY

File # 21-33
Fee Paid: PAID

Rec'd By: Schuman
Receipt # _____

Date Rec'd: 7/22/21
App. Complete _____