



City Council Memorandum

To: Mayor Fasbender and City Council
From: John Hinzman, Community Development Director
Date: September 20, 2021
Item: Siewert Apartments - 1st Reading\Order Public Hearing - Rezoning C-3 to DC

Council Action Requested:

Consider 1st Reading and Order a Public Hearing of an Ordinance Amendment to rezone property from C-3 Community Regional Commerce to DC Downtown Core. Upon action by the Council, the public hearing, 2nd reading and final adoption would be scheduled for the October 4, 2021 City Council Meeting along with remaining land use actions.

A simple majority is necessary for action.

Background Information:

The request is submitted in conjunction with a proposal to construct a 32 unit apartment building at the northwest corner of 3rd and Tyler Streets by River City Investment LLC (Luke Siewert). The proposal includes both land owned by River City Investment and land owned by the Hastings Economic Development and Redevelopment Authority (HEDRA).

Financial Impact:

The addition of 32 apartments will add to the tax base and create needed housing opportunities.

Advisory Commission Discussion:

- **Planning Commission** - The Planning Commission voted 7-0 to recommend approval of the Rezoning along with Preliminary Plat, Final Plat, and Site Plan at the September 13, 2021 Meeting with limited discussion. No one spoke for or against the item during the public hearing.
- **HEDRA** - HEDRA voted 6-0 to authorize sale of the property to River City Investments at the July 29, 2021 meeting.

Council Committee Discussion:

The Planning Committee of City Council (Chair Vaughan and Leifeld present, Balsanek absent) reviewed the apartment concept at the December 1, 2020 meeting. Committee members were generally supportive of the concept.

Attachments:

- Resolution
- Planning Commission Staff Report - September 13, 2021

1st READING DRAFT

ORDINANCE NO. 2021-____, THIRD SERIES

**AN ORDINANCE OF THE CITY OF HASTINGS, MINNESOTA AMENDING
SECTION 155.01, ZONING CODE OF THE CITY CODE HAVING TO DO
WITH:**

OFFICIAL ZONING MAP

BE IT ORDAINED by the City Council of the City of Hastings that approximately 0.42 acres of property generally northwest of 3rd Street and Tyler Street is rezoned from C-3 Community Regional Commerce to DC Downtown Core. The property is legally described as Lots 7 and 8, Block 15, TOWN OF HASTINGS, Dakota County, Minnesota.

EFFECTIVE DATE: This Ordinance shall be in full force and effect from and after its passage and approval and publication, as required by law and/or charter.

ADOPTED by the Hastings City Council on this 4th day of October, 2021.

Mary Fasbender, Mayor

ATTEST:

Kelly Murtaugh, City Clerk

I HEREBY CERTIFY that the above is a true and correct copy of an ordinance presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 4th day of October, 2021, as disclosed by the records of the City of Hastings on file and of record in the office.

Kelly Murtaugh, City Clerk

(SEAL)

This instrument drafted by:
City of Hastings (JH)
101 4th St. East
Hastings, MN 55033



Planning Commission Memorandum

To: Planning Commissioners

From: John Hinzman, Community Development Director

Date: September 13, 2021

Item: Siewert Apartments - Rezoning, Preliminary Plat, Final Plat, and Site Plan #2021-34 - River City Investments LLC

Planning Commission Action Requested

Review the following actions for development of a 32 unit apartment building as proposed by Luke Siewert of River City Investments LLC. The 0.42 acre property is currently owned by River City Investments and the Hastings Economic Development and Redevelopment Authority (HEDRA). The site is generally located northwest of 3rd Street and Tyler Street:

- 1) Rezone Property from C-3 - Community Regional Commerce to DC - Downtown Core
- 2) Preliminary and Final Plat of SIEWERT APARTMENTS, a replat of two existing lots into a single lot of record.
- 3) Site Plan for construction of a 32 unit apartment building with ground floor covered parking and atop three stories of residential apartments (four stories total).

BACKGROUND INFORMATION

Comprehensive Plan

The property is guided Mixed Use within the 2040 Comprehensive Plans. The proposed use is consistent with the Comprehensive Plan.

Zoning

The property is currently zoned C-3 Community Regional Commerce. The planned use and density are permitted under the proposed DC Zoning District.

Existing Condition

The western site contains a home owned by River City Investments. The eastern side contains a parking lot owned by HEDRA. The home and parking lot would be removed to accommodate the development.

Adjacent Zoning and Land Use

The following land uses about the property:

Direction	Use	Comp Plan District	Zoning District
North	Alley Mixed Commercial and Residential	Mixed Use	C-3 - Community Regional Commerce
East	Tyler Street Parking Lot - Red Rock Commuter Lot	Mixed Use	DC - Downtown Core
South	3 rd Street Senior Housing - Mississippi Terrace	Mixed Use	RMU - Residential Mixed Use
West	Commercial	Mixed Use	C-3 - Community Regional Commerce

History

The existing home was constructed in 1870 and has been used as a rental duplex for many years. The parking lot was constructed by the Hastings HRA in 1985 and transferred to HEDRA upon dissolution of the HRA in 2009. In 2014 HEDRA granted conceptual plan approval to Robert Pakola to develop four, two unit buildings (8 units total) on the subject property and adjacent western parcel. No further action was taken on Mr. Pakola's request.

HEDRA Purchase and Development Agreement

HEDRA has executed a Purchase and Development Agreement to sell the parking lot to the developer upon development approvals.

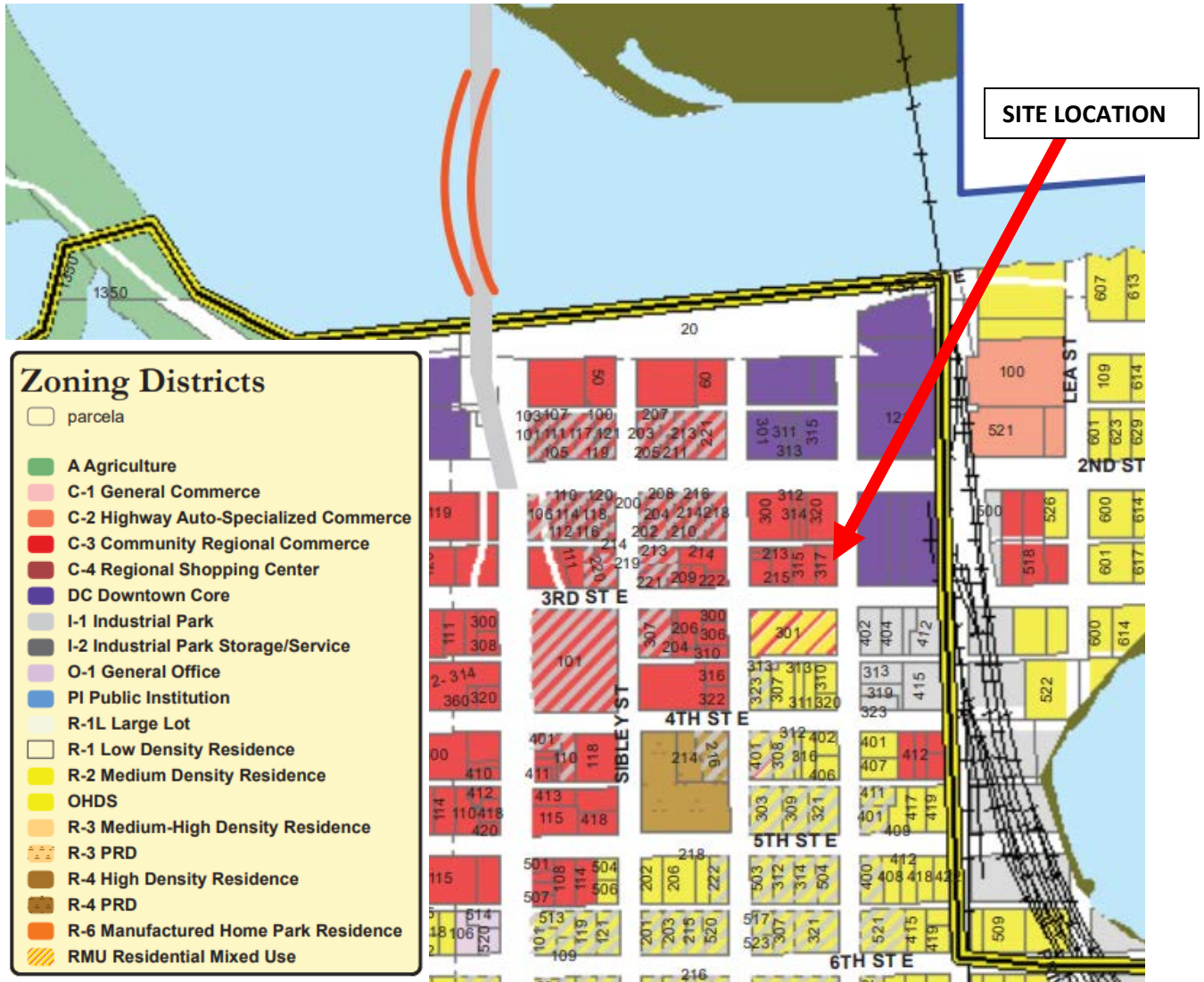
Planning Committee of City Council

The Planning Committee of City Council (Chair Vaughan, Balsanek, and Leifeld) reviewed the concept plan on December 1, 2020. The Committee generally supported the concept.

REZONING REVIEW

Request

Rezone property from C-3 Community Regional Commerce to DC - Downtown Core. The actions serve as an amendment to Hastings City Code Chapter 155.01 - Official Zoning Map.



Analysis

	DC Requirement	Site Proposal
Residential Use	Above 1 st Floor	Above First Floor
Minimum Lot Width	22 feet	132 feet
Minimum Lot Depth	80 feet	140 feet
Maximum Building Height	Greater of 47 feet or 756.5 feet above sea level	44 feet high, 753.0 feet above sea level
Maximum Building Stories	4	4
Minimum Site Density	14 units per acre	75 units per acre

RECOMMENDATION - REZONING

The proposed development plan and rezoning is consistent with the Comprehensive Plan. The plan is meets the requirements of the proposed zoning district. Approval of the Rezoning to DC Downtown Core is recommended subject to the following:

- 1) Conformance with the plans submitted with the Planning Commission Staff Report dated September 13, 2021.

ATTACHMENTS

- Site Location Map

LOCATION MAP

