



Planning Commission Memorandum

To: Planning Commission

From: Justin Fortney, City Planner

Date: February 14, 2022

Item: Public Hearing: Rezoning, Preliminary & Final Plat, and Site Plan – 2022-12 – Apartments – Vermillion St & 33rd St W

Planning Commission Action Requested: The Planning Commission is asked to hold a public hearing, review the following proposals, and make a recommendation to the City Council.

1. Rezoning from C-4 to R-4
2. Preliminary and final plat
3. Site Plan for two apartment buildings and garages (211 units)

Background Information:

The subject property was guided and zoned commercial (C-4) for many years without any interest in commercial development. The area was studied during the last Comprehensive Plan update and changed to medium density residential (R-3/ R-4).

Rezoning Review

The property is guided for medium density residential, which allows for the density that is being proposed (211 units). Both R-3, Medium Density and R-4, high density would allow for the proposed density. Apartment buildings with singular entrances are permitted within the R-4 district, but only within R-3 districts when part of a PRD (planned residential development).

The Cari Park Subdivision to the south is zoned R-3 - PRD, making the proposed R-4 district a good transition between existing residential and the commercial development.

Aside from the subject property, there are 6.31 acres of vacant commercial property in this area for future development. There is also a similar amount of commercial redevelopment potential.

Zoning Classification

The subject property is zoned C-4, Regional Shopping Center, which allows commercial retail sales and services.

Adjacent Zoning and Land Uses

<u>Direction</u>	<u>Existing Use</u>	<u>Zoning</u>	<u>Comp Plan</u>
North	Me and Julio's & H. County Inn/Ste	C-4	Commercial
East	V State Bank/ Cross Rd Center	C-4	Commercial
South	Cari Park Subdivision	R3 - PRD	Medium Density
West	T Hardware/ Dugarel's	C-4	Commercial

Platting Review

The Preliminary Plat will organize the parcels of land from different subdivisions and create a developable lot of record for the project. It's reviewed to assure it meets all the ordinance requirements for land subdivision, along with technical requirements. The Final Plat approval would create the official plat to be recorded with the County Records, obligate the applicants to applicable development fees, and allow for the construction of approved plans.

Fees

Final Platting approval requires parkland dedication or cash in lieu of land to be used for area park improvements. This area has not been identified as a park location, so the \$1,100 per unit cash rate for multi-family buildings would be applicable. There is an existing credit of \$12,180 from the original County Crossroads Center Addition. Sewer interceptor fees are required at a rate of \$485 for all residential units.

Cash parkland dedication- 211 units X 1,100 = \$232,100 - \$12,180 = \$219,920

Sewer interceptor 211 units X \$485 = \$102,335

Minnesota Department of Transportation Review

Plans have been sent to the Minnesota Department of Transportation (MN DOT) as required for plats and site plans proposed that access state highways like 61. No comments have been received at this time.

Site Plan Review

Existing Condition

The 15.66-acre site is currently vacant land. The southeast corner contains a drainage feature utilized by the commercial development to the east.

Building Setbacks

The proposed building setbacks are more than the required minimums of 20-feet front and rear. The sides are also more than the minimum of 23-feet (half of the building height).

Vehicular Access and Circulation

The site maintains the existing access areas and connects them through this site. There is a drive off the central entrance from 33rd Street that served little purpose other than access to the subject property if developed with multiple outlots. The drive connects to the back of

the parking lot to the east. The parking lot still has access straight north to 33rd street and to this site by the southern connection.

The Fire Marshal with the HFD has stated that they have adequate access to the proposed site.

Some sidewalk connections are needed from the front of building two to the general site sidewalks. If building two has use of building one amenities, the main entrance or a secondary entrance should be considered on the north side of building two. This would significantly reduce the distance between the buildings.

Parking and Loading

Buildings with regular deliveries are required to have loading spaces. While there may not be regular deliveries for the building itself, there will surely be a lot of loading activity of people, packages, and mail. Due to the high number of units, delivery vehicles may be there for some time. Without a loading zone, the delivery vehicles will block parking spaces, garages, and drive isles. Loading zones near the main entrances would affect the proposed parking layout, but are necessary.

The current parking standards are two spaces for each unit. With 211 units proposed, 422 parking spaces are required by ordinance. The site plan shows 391 total spaces on the site. Garage stalls make up 210 and the remaining 181 spaces are surface stalls. This is a rate of 1.85 spaces per unit. The applicant believes that is adequate for the project based on their experience. As an ordinance requirement, the minimum parking requirement must be satisfied. Available off-street parking within close proximity is allowed to satisfy the requirement.

The entire Crossroads Center development is covered by an existing shared parking and access agreement. This provides the tenants and their visitors use of the existing parking in the center. This agreement satisfies the parking requirement. The center has far more parking available than is required or needed.

Architectural Standards

Architectural standards for multiple-family residential buildings require that front facades and other elevations that are highly visible from public streets and residential districts must be composed of at least 25% of Class 1 materials, and at least 25% of Class 2 materials.

All elevations meet the minimum requirements of class 1 (glass and brick) and class 2 (fiber cement panels and siding or equivalent). There are no class 3 building materials proposed on the apartment buildings. The garages are proposed to have black asphalt shingles and white horizontal fiber cement siding or similar.

Architectural standards material list

<i>Class 1</i>	<i>Class 2</i>	<i>Class 3</i>
Brick	EIFS or Drivit	Industrial grade concrete precast panels
Natural Stone	Masonry Stucco	Smooth concrete
Glass (including block, windows, or opaque mirrored panels)	Specialty Integral Colored Concrete Block (including textured, burnished block, rock face block)	Ceramic
Seamless metal panels (including copper)	Architecturally textured concrete precast panels	Wood
Other materials not listed elsewhere as approved by the Administrative Official	Tile (masonry, stone, or clay)	Aluminum or Vinyl Siding
	Other materials not listed elsewhere as approved by the Administrative Official	Other materials not listed elsewhere as approved by the Administrative Official
	fiber cement panels/ siding	

Landscaping

Based on the site size and amount of pavement, the zoning ordinance requires the following number of plantings:

Type	Required	Proposed
Tree	149	149
Shrubs	129	250

Staff believes the landscaping meets the ordinance requirements. At least one landscape island in needed on the south side of the north parking lot.

Lighting

A photometric plan must be submitted to assure light levels at the south property line are below .5 foot-candle adjacent to residential. The lighting plan must show that downfacing fixtures are utilized with auto switching controls.

Notification

Notice was published and sent to property owners within 350’ of the proposal. No specific comments have been received.

Recommended Action:

Approval of the rezoning, preliminary and final plat, and site plan, subject to the following conditions:

- 1) Conformance with the Planning Commission Staff Report and plans dated February 14, 2022.
- 2) All disturbed areas of the property shall be stabilized with rooting vegetative cover to eliminate erosion problems.
- 3) Any uncompleted site work must be escrowed at 125 percent of the estimated value prior to issuance of a certificate of occupancy.

- 4) The perimeter of the site must have erosion control, as approved by the City Engineering Department.
- 5) Approval is subject to a one-year Sunset Clause; if significant progress is not made towards construction of the proposal within one year of City Council approval, the site plan approval is null and void.
- 6) In addition to the landscaping shown on the plan, at least one landscape island is required on the south side of the north parking lot.
- 7) A right-of-way permit is required for any work in the public-rights-of-way.
- 8) Accommodate and or resolve any pending comments from the Minnesota Department of Transportation regarding their review of the project.
- 9) Provide waste enclosure designs/ elevations.
- 10) Submit a photometric plan.
- 11) The City Engineering Department must approve any required drainage plan, including:
 - a. Stormwater Maintenance Agreement, which the City will draft for the infiltration basin.
 - b. NPDES Permit - Required since project disturbs over 1 acre.
 - c. The drainage area discharging to the infiltration basin should be expanded to include a portion of 33rd St (through the CBs) and possibly the parking lot of Hastings Country Inn. Adjust size of infiltration basin accordingly.
- 12) Water Service - Show any patchwork for the 33rd Street connection. City may require a gate valve where connection on to existing system.
- 13) Sanitary Service - Re-alignment of sanitary will require coordination with Crossroads Mall Inc.
- 14) Right after City Council approval of the final plat, submit the following prior to recording:
 - a. Three owner signed mylar plats for city signatures
 - b. Payment of \$219,920 for cash in lieu of parkland dedication.
 - c. Payment of \$102,335 for sewer interceptor fees.
- 15) Connect the front of building two, to the site sidewalk system.
- 16) Include loading zones at the entrees of both buildings.
- 17) Submit a photometric plan .5 foot-candle adjacent to residential and auto switching controls.

Attachments:

- Aerial photograph with general site layout
- Photographs
- Elevation drawings
- Floor Plan, level one, building one
- Site plans



Looking East

Looking Southeast



Looking Southwest



Looking North from Tiffany Drive at path connection.

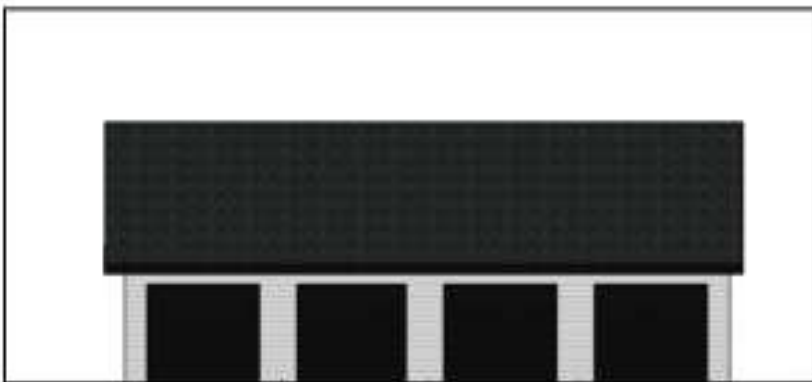


Vacant Strip Mall

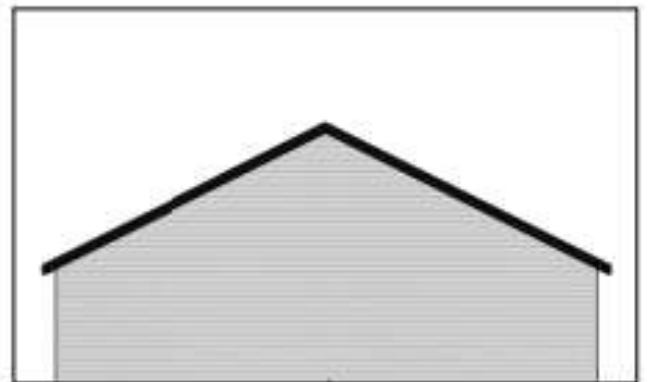


West

Looking North from Tiffany Drive at path connection.



H1
A200 **GARAGE ELEVATION**
1/16" = 1'-0"

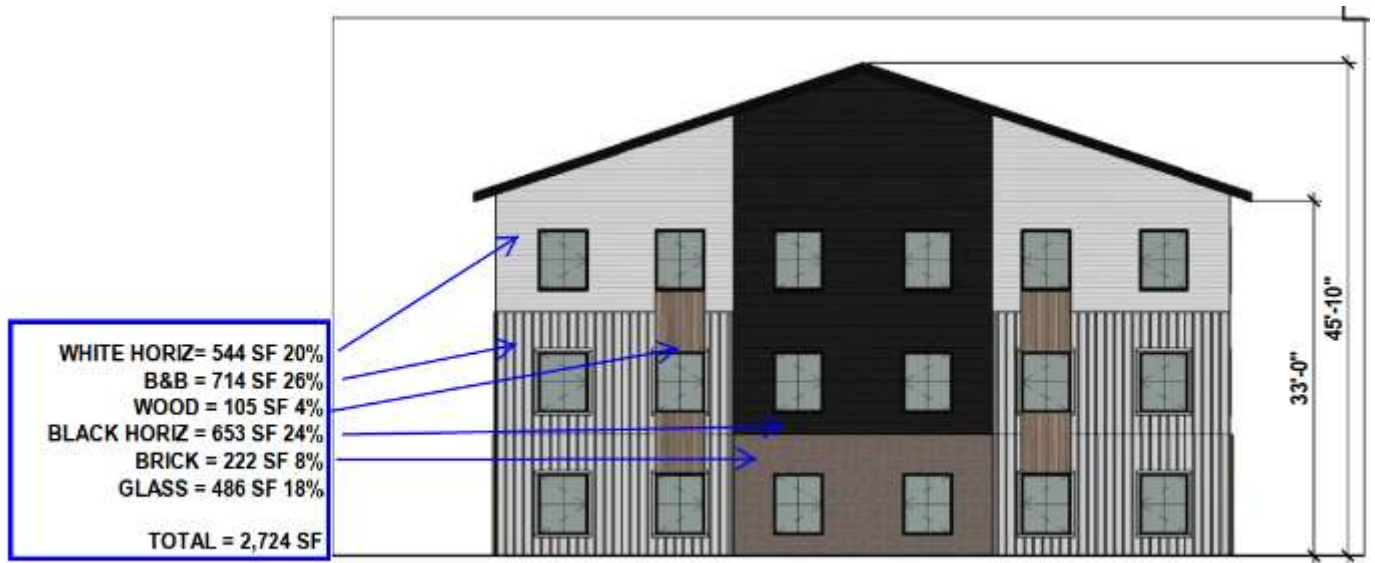


H3
A200 **GARAGE ELEVATION**
1/16" = 1'-0"

Conceptual Rendering



Elevation Drawings



H13
A200

WEST ELEVATION END

1/16" = 1'-0"

WHITE HORIZ= 1,003 SF 18%
 B&B = 2,006 SF 36%
 WOOD = 266 SF 5%
 BLACK HORIZ = 857 SF 16%
 BRICK = 84 SF 2%
 GLASS = 1,287 SF 23%
TOTAL = 5,503 SF





10 SOUTH ELEVATION
1/8" = 1'-0"



11 EAST ELEVATION
1/8" = 1'-0"



12 SOUTH ELEVATION END
1/8" = 1'-0"



WHITE HORIZ = 2,177 SF 15%
 B&B = 4,354 SF 30%
 WOOD = 324 SF 2%
 BLACK HORIZ = 3,637 SF 26%
 BRICK = 682 SF 5%
 GLASS = 3,293 SF 22%
 TOTAL = 14,467 SF



13 WEST ELEVATION
1/8" = 1'-0"



14 WEST END ELEVATION
1/8" = 1'-0"



15 SOUTH ELEVATION
1/8" = 1'-0"



16 SOUTH END ELEVATION
1/8" = 1'-0"



TOTAL = 8,327 SF

17 EAST ELEVATION
1/8" = 1'-0"



18 NORTH ELEVATION
1/8" = 1'-0"

HASTINGS DEVELOPMENT

ENCLAVE

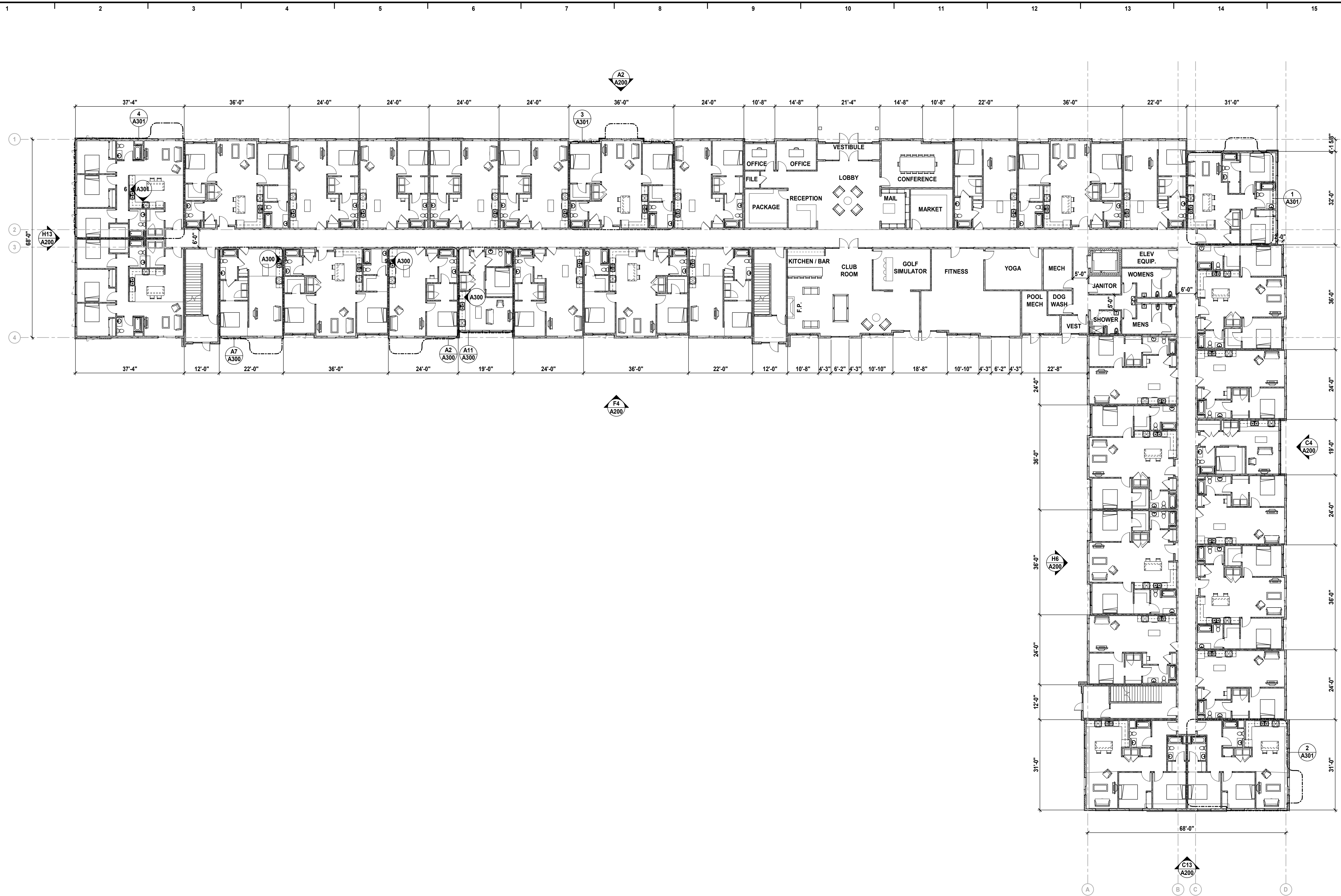
HASTINGS, MINNESOTA

DEVELOPMENT SUMMARY:

UNIT TYPE	STUDIO	1-BR	2-BR	3-BR
BLDG 1	17	36	44	6
BLDG 2	24	48	30	6
TOTAL	41	84	74	12

TOTAL FOR BLDGS. 1 & 2: 211 UNITS

% MIX 20% 40% 35% 5%



A1 FIRST FLOOR PLAN - BUILDING 1
1/16" = 1'-0"

GENERAL NOTES

I hereby certify that this drawing, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Print Name: - Designer

Signature: _____

Date: _____ License No. XXXXX



ARCHITECTURE | PLANNING
420 Main Avenue
Moorhead, Minnesota 56560
Telephone: (218)233-4422

PROJECT NUMBER:

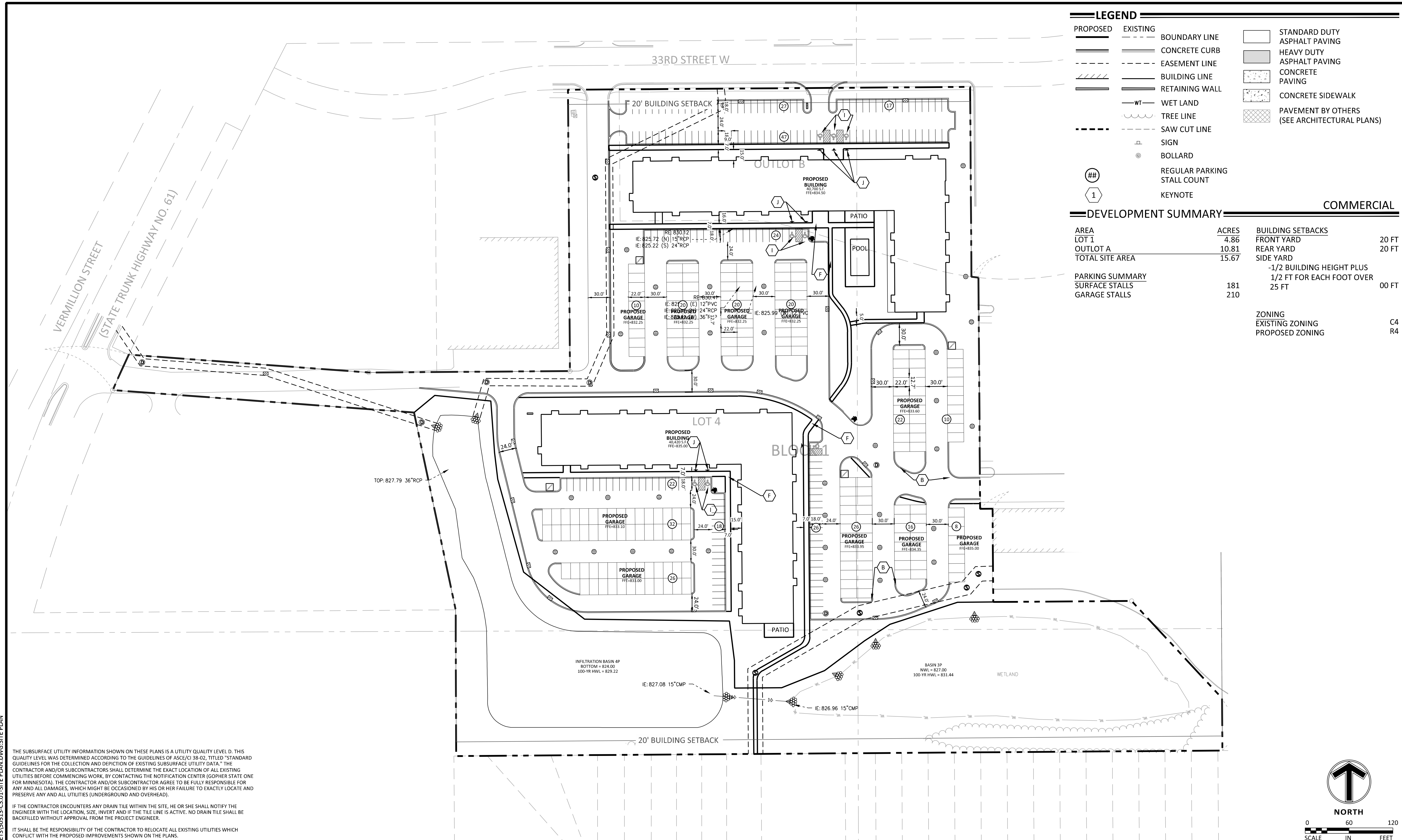
FIRST FLOOR PLAN - BUILDING 1

A120

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LEGEND				
PROPOSED	EXISTING			
		BOUNDARY LINE		STANDARD DUTY ASPHALT PAVING
		CONCRETE CURB		HEAVY DUTY ASPHALT PAVING
		EASEMENT LINE		CONCRETE PAVING
		BUILDING LINE		CONCRETE SIDEWALK
		RETAINING WALL		PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
		WET LAND		
		TREE LINE		
		SAW CUT LINE		
		SIGN		
		BOLLARD		
		REGULAR PARKING STALL COUNT		
		KEYNOTE		

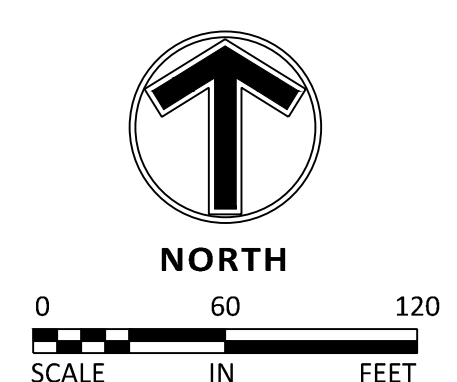
DEVELOPMENT SUMMARY		COMMERCIAL	
AREA	ACRES	BUILDING SETBACKS	
LOT 1	4.86	FRONT YARD	20 FT
OUTLOT A	10.81	REAR YARD	20 FT
TOTAL SITE AREA	15.67	SIDE YARD	
		-1/2 BUILDING HEIGHT PLUS	
		1/2 FT FOR EACH FOOT OVER	00 FT
PARKING SUMMARY			
SURFACE STALLS	181		
GARAGE STALLS	210		
		ZONING	
		EXISTING ZONING	C4
		PROPOSED ZONING	R4



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



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NO.	DATE	BY	CKD	APPR	COMMENT

I hereby certify that this plan, specification, or report 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.

Print Name: _____

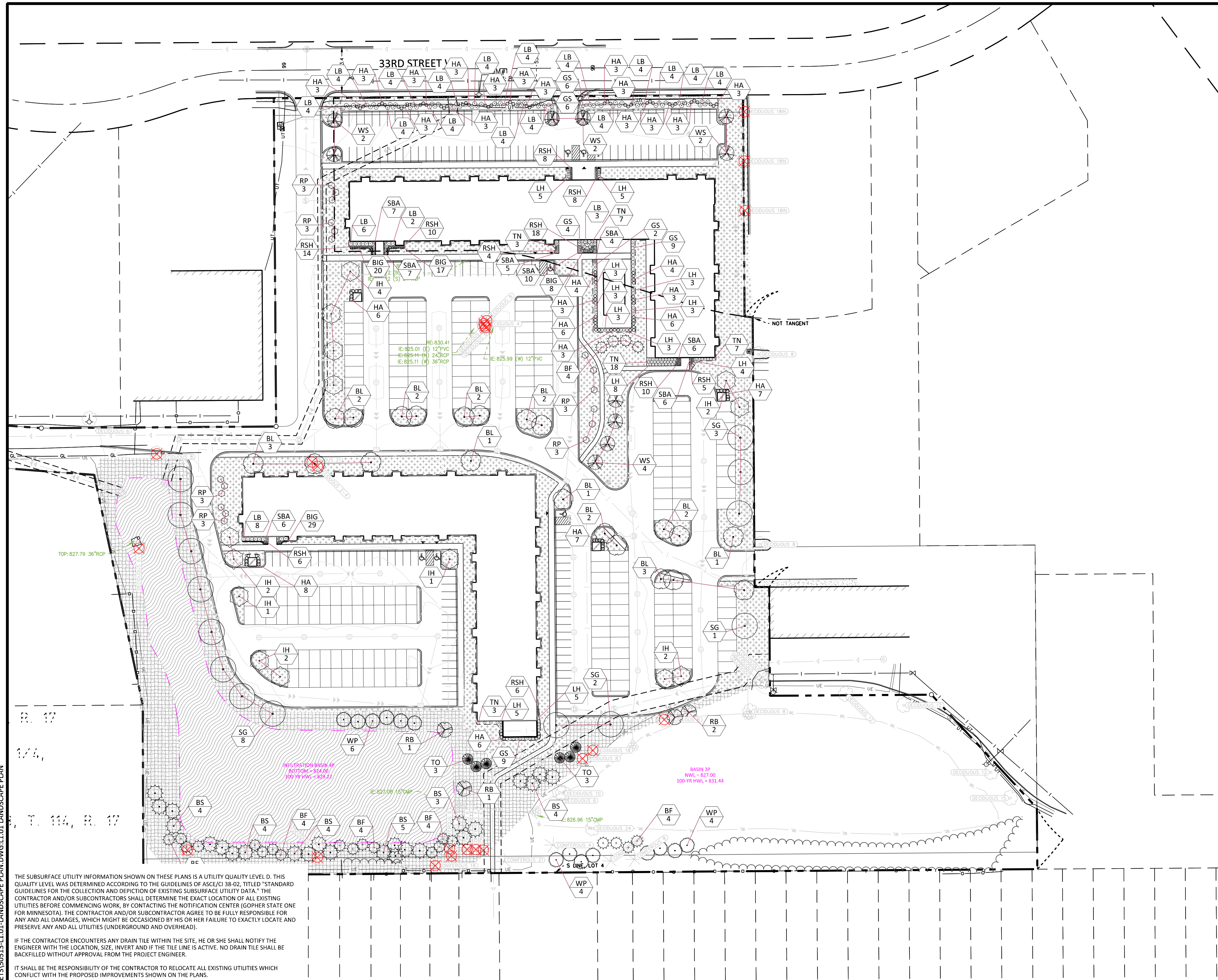
Date: _____ License # _____

PRELIMINARY	DRAWN BY RM
DESIGN REVIEW	DESIGNED BY
PERMIT SUBMITTAL	CHECKED BY
CONSTRUCTION DOCUMENTS	PROJECT NO.

SITE PLAN

ENCLAVE COMPANIES
HASTINGS APARTMENTS
PRELIMINARY PHASE
HASTING, MN

SHEET
C3.01
OF TOT
REV. ----



LEGEND

PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	---
EASEMENT	---	---	CONCRETE PAVING
BUILDING	---	---	CONCRETE SIDEWALK
RETAINING WALL	---	---	
WETLAND LIMITS	---	---	
TREELINE	---	---	
LANDSCAPE EDGING	---	---	
STORM SEWER	---	---	
SANITARY SEWER	---	---	
FORCEMAIN (SAN.)	---	---	
WATERMAIN	---	---	
YARDDRAIN	---	---	
LIMITS OF DISTURBANCE	---	---	
TREE PROTECTION FENCE	---	---	
TREE TO BE REMOVED	---	---	
SIGN	---	---	
PIPE BOLLARD	---	---	
RIPRAP	---	---	

- HASTINGS LANDSCAPE CODE**
- One tree per 4,000 square feet of paved surface is required of which 75% must be deciduous, overstory trees. Trees shall be planted in medians or directly adjacent to the parking lot perimeter.
 - One tree per 50 feet of lot perimeter is required. Trees shall be planted every 50 feet along public and private street frontages between the front lot line and back of curb. Remaining trees can be placed somewhere else on the site.
 - At least one shrub per 40 feet of lot perimeter must be planted.
 - An opaque landscaping feature a minimum of 30 inches in height is required between any parking lot or driveway and the adjacent street.
 - 10-foot wide landscaped strip which must screen at least 70% of the length of the lot frontage with an opaque barrier 30 inches high at initial planting
 - Landscaped berms at least 3 feet in height measured from the top of street curb adjacent to the berm at a slope not greater than 3:1.

CALCULATIONS

ONE OVERSTORY TREE PER 4000 SQ FT OF PARKING LOT SIZE	REQUIRED	PROPOSED
ONE OVERSTORY TREE PER 50 FT OF LOT PERIMETER	46	46
ONE SHRUB PER 40 FT OF LOT PERIMETER	103	103
SCREENING SHRUBS	129	166
*70% OPACITY REQUIRED TO SCREEN PARKING FROM RIGHT OF WAY	*	121

PLANT SCHEDULE

PLANT SCHEDULE						
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
SG	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	8 & B	2.5'	Cal	14
RB	RB	Betula nigra 'Cully' TM / Heritage Birch	8 & B	2.5'	Cal	4
WS	WS	Betula papyrifera 'Whitespire' / Whitespire Birch	8 & B	2.5'	Cal	10
IH	IH	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	8 & B	2.5'	Cal	14
RP	RP	Quercus robur x warei 'Long' / Regal Prince Oak	8 & B	2.5'	Cal	18
BL	BL	Tilia americana 'Boulevard' / Boulevard Linden	8 & B	2.5'	Cal	21
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
BF	BF	Abies balsamea / Balsam Fir	8 & B	6'		24
BS	BS	Picea glauca densata / Black Hills Spruce	8 & B	6'		24
WP	WP	Pinus strobus / White Pine	8 & B	6'		14
TO	TO	Thuja occidentalis / American Arborvitae	8 & B	7'		6
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			
LH	LH	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal			50
TN	TN	Physocarpus opulifolius 'SMPTOW' / Tiny Wine Ninebark	5 gal			38
GS	GS	Spiraea japonica 'Goldflame' / Spirea	5 gal			36
LB	LB	Syringa x 'Bloomerang' / Lilac	5 gal			83
HA	HA	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	10 gal			80
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT			
SBA	SBA	Allium x 'Summer Beauty' / Summer Beauty Allium	1 gal			51
BIG	BIG	Geranium x cantabrigiense 'Blokovo' / Blokovo Cranesbill	1 gal			74
RSH	RSH	Hosta x 'Regal Splendor' / Plantain Lily	1 gal			89

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Print Name: _____
Date: _____ License #: _____

PRELIMINARY	DRAWN BY
DESIGN REVIEW	RM
PERMIT SUBMITTAL	DESIGNED BY
CONSTRUCTION DOCUMENTS	CHECKED BY
	PROJECT NO.

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LANDSCAPE PLAN
ENCLAVE COMPANIES
HASTINGS APARTMENTS
PRELIMINARY PHASE
HASTING, MN

SHEET
L1.01
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22.05 (LWS TECH) | ROHIT MALI EIT (MN) | 1/18/2022 3:50:14 PM
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NO	DATE	BY	CHK	APPR	COMMENT

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