



City Council Memorandum

To: Mayor Fasbender and City Council
From: Justin Fortney, City Planner
Date: February 22, 2022
Item: Enclave Apartments at County Crossroads – Vermillion St & 33rd St W –
1st Reading\Order Public Hearing - Rezoning C-4 to R-4

Council Action Requested:

Consider 1st Reading and Order a Public Hearing of an Ordinance Amendment to rezone property from C-4 Regional Shopping Center to R-4 High-Density Residence. Upon action by the Council, the public hearing, 2nd reading and final adoption would be scheduled for the March 7, 2022 City Council Meeting along with remaining land use actions.

A simple majority is necessary for action.

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

Direction	Existing Use	Zoning	Comp Plan
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

Financial Impact:

Development would lead to a great increase in the property value.

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 February 14, 2022 meeting. No one spoke in opposition of the project. There was limited discussion regarding the rezoning.

Attachments:

- Resolution Draft
- Aerial photograph
- Site photographs
- Elevation renderings
- Site Plan

1st READING DRAFT

ORDINANCE NO. 2022-____, 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 15.66 acres of property generally South of 33rd Street West between Vermillion Street and Red Wing Boulevard from C-4 Regional Shopping Center to R-4 High Density Residence. The property is legally described as Outlot B, COUNTY CROSSROADS CENTER ADDITION and Lot 4, Block 1, COUNTY CROSSROADS CENTER 3RD ADDITION, 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 7th day of March, 2022.

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 7th day of March, 2022, 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 (JJF)
101 4th St. East
Hastings, MN 55033

VIII-07



Looking East



Looking Southeast

Looking Southwest



Strip Mall

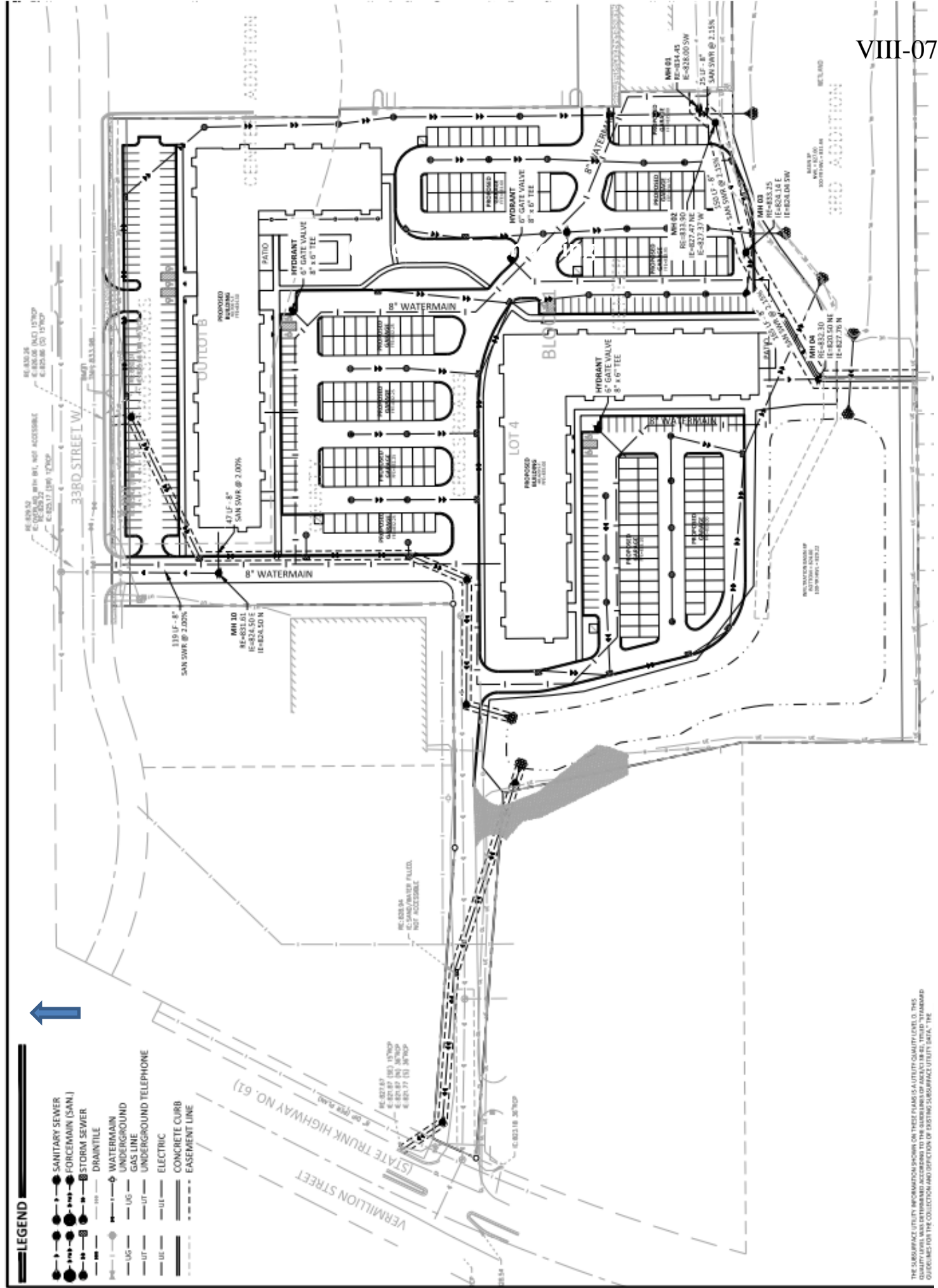


West

Looking North from Tiffany Drive at path connection.







LEGEND

	SANITARY SEWER
	FORCE MAIN (SAN.)
	STORM SEWER
	DRAIN TILE
	WATERMAIN
	UNDERGROUND GAS LINE
	UNDERGROUND TELEPHONE
	ELECTRIC
	CONCRETE CURB
	EASEMENT LINE

THE SURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL 0. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE 11.8.4E. THIRD "STANDARD" SPECIFICATIONS FOR THE COLLECTION AND INSPECTION OF SUBSURFACE UTILITY DATA. THE