



*City Council Memorandum*

**To:** Mayor Fasbender and City Council  
**From:** John Hinzman, Community Development Director  
**Date:** March 21, 2022  
**Item:** 2<sup>nd</sup> Reading\Public Hearing: Amend City Code Chapter 155.09 - Minimum Parking Requirements for Apartments

**Council Action Requested:**

Hold a public hearing and consider 2<sup>nd</sup> Reading\adoption of ordinance to consider an amendment to City Code Chapter 155.09 - Minimum Parking Requirements for Multi-Family Uses (Apartments). The City Council considered first reading and ordered a public hearing on the March 7, 2022 meeting. Approval requires a simple majority of Council.

**Background Information:**

The amendment would establish a minimum parking requirement of 1.75 parking spaces per unit. Currently apartments must provide 2.0 parking spaces per unit which is similar to all other housing types (single family, duplex, etc.). The current standard works well for single and duplex housing units but does not reflect the reduced need for parking for apartments (residential buildings of three or more units).

**Financial Impact:**

The amendment would lead to a greater efficiency of land use.

**Advisory Commission Discussion:**

The Planning Commission voted 7-0 to recommend approval of the amendment at the February 28, 2022 meeting. The Commission previously discussed the issue on February 14<sup>th</sup> and January 24<sup>th</sup>. Please see the attached Planning Commission Staff Report for further information.

**Council Committee Discussion:**

N\A

**Attachments:**

- Ordinance Amendment
- Planning Commission Staff Report - February 28, 2022

**ORDINANCE NO. 2022\_\_\_\_\_****AN ORDINANCE FOR THE CITY OF HASTINGS, MINNESOTA, AMENDING HASTINGS CITY CODE CHAPTER 155, SECTION 155.09 REGARDING MINIMUM PARKING REQUIREMENTS FOR MULTI-FAMILY USES**

The City Council of the City of Hastings, Dakota County, Minnesota, does hereby ordain as follows:

**SECTION 1. ENACTMENT.** The Code of the City of Hastings, County of Dakota, State of Minnesota, Chapter 155, Section 155.09: Zoning Ordinance - Parking and Loading Requirements, shall be amended as follows (underlined text is added; ~~stricken~~ text is removed):

**APPENDIX B: REQUIRED NUMBER OF SPACES**

<b>Residential</b>	<b>Required # of Spaces</b>
Single-Family/Duplex	2 per dwelling unit
Multi-Family - <u>over 3 units</u>	<u>1.75</u> <del>2</del> per dwelling unit
Manufactured (Mobile) Home Park	2 per dwelling unit
Residential Care Facility, Semi-Independent	1 per 2 units
Residential Care Facility, Dependent	1 per 3 units
Residential Senior Facility	1 per dwelling unit

**SECTION 2. SUMMARY PUBLICATION.** Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance.

The text adopted by the Hastings City Council on March 21, 2022 amends the parking requirement for multi-family units, establishing a minimum requirement of 1.75 spaces per unit.

**SECTION 3. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed this 21<sup>st</sup> day of March, 2022.

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Mary Fasbender, Mayor

Attest:

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Kelly Murtaugh, City Clerk

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***Planning Commission Memorandum***

**To: Planning Commissioners**

**From: John Hinzman, Community Development Director**

**Date: February 28, 2022**

**Item: Continued: Amend City Code Chapter 155.09 - Minimum Parking Requirements for Apartments**

**Planning Commission Action Requested**

Recommend action to amend City Code Chapter 155.09 establishing minimum parking requirements for apartments. The public hearing was held on February 14<sup>th</sup> with action on a recommendation tabled.

**Previous Discussion**

The Planning Commission reviewed potential changes at the January 24<sup>th</sup> meeting and discussed the following:

- Establishing parking based on the number of bedrooms for apartment units.
- Any parking deficiencies within the downtown area due to reduced parking.
- Are existing apartment parking lots full?
- Impact of overflow on existing streets and neighborhoods.
- How is guest parking calculated?
- Reduced acreage dedicated to parking.

**Background**

Minimum parking requirements are established for various uses within the Zoning Code (Chapter 155.09, Appendix A). Single Family, duplex, and multi-family uses are required to provide two spaces per dwelling unit. The current standard works well for single and duplex housing units but does not reflect the reduced need for parking for apartments (residential buildings of three or more units).

**Apartment Parking Downtown**

The Zoning Code currently allows flexibility from the two parking space minimum for residential units within the downtown area (Chapter 155.09, Subd. F6). Parking may be determined through

a proof of parking study utilizing shared parking standards based upon the guidelines of the Institute of Transportation Engineers (ITE) or Urban Land Institute (ULI). This provision has been used to allow construction of the Hastings Artspace Apartments, Confluence, and the Tyler Street Lofts (Siewert Apartments) with reduced parking requirements.

### Industry Standards

ULI and ITE are used to determine minimum parking standards in many communities and serve as a reference to determine parking needs. They provide the following standard values for apartments:

ULI	1.5 parking spaces per unit
ITE	1.2 parking spaces per unit

### Requirements in Surrounding Communities

Minimum parking standards in surrounding communities are as follows:

City	Requirement
Cottage Grove	2 per unit for multi family + addl 1.5 spaces for every 10 units
Rosemount	2 per unit for multi family; 1 per unit for accessory apt
Farmington	Accessory apt 1 per unit; multi family 2.5 per unit
Lakeville	2.5 per unit multi-family
Eagan	1 enclosed per unit 0.5 outdoor per unit - apt and multi
Burnsville	Apt - 1.5 per unit + 0.25 for guest parking - 1 in enclosed garage
Apple Valley	Multi Family - 1.5 spaces + 1 garage space per unit
Inver Grove Heights	2.5 spaces for buildings over 3 units
Woodbury	2.5 spaces for multi family
Northfield	1.5 spaces for apt + 0.5 space for visitor
Stillwater	1.5 spaces multi family + 1 space per 3 units guest parking
Hudson	2 per 1 bdrm and 2 bdrm + 1 addl for each bdrm thereafter
River Falls	2 spaces per residential unit

### Impervious Surface Coverage

Each parking space requires approximately 261 s.f. which incorporates the 9' x 18' parking stall and a portion of the drive aisle. The effect of parking spaces on impervious surface coverage is as follows:

Number of Parking Stalls	Area (s.f.)
1	261
5	1,305
10	2,610
25	6,525
50	13,050
100	26,100

**Options**

Options for establishing minimum parking standards are presented below. The calculations are based on apartment buildings constructed outside of the downtown over the last 15 years.

Project	Units				
	Total	3Bed	2Bed	1Bed	Studio
Enclave	211	12	74	84	41
Vermillion Shores II	60	0	40	20	0
Voyageur Estates	88	8	43	36	1
Vermillion Shores I	36	0	30	6	0
Eagle Point	66	0			0

Project	Minimum Parking Spaces per Unit				Parking Provided
	2.0 (Existing)	1.75	1.5	Bedroom Based*	
Enclave	422	369.25	316.5	339	391
Vermillion Shores II	120	105	90	110	126
Voyageur Estates	176	154	132	157	178
Vermillion Shores I	72	63	54	69	74
Eagle Point	132	115.5	99		134

\* Bedroom Based

- Studio = 1.0 space per unit
- 1 Bedroom = 1.5 spaces per unit
- 2 Bedrooms or larger = 2.0 spaces per unit

**Recommendation**

Staff recommends amending the City Code to establish a minimum parking standard of 1.75 spaces per unit for apartment buildings.