



## *City Council Memorandum*

**To:** Mayor Fasbender and City Council  
**From:** John Hinzman, Community Development Director  
**Date:** November 20, 2023  
**Item:** Resolution: Comprehensive Plan Amendment – South Oaks of Hastings 4<sup>th</sup> Addition

### **Council Action Requested:**

Adopt the attached resolution amending the Future Land Use Map of the Hastings 2040 Comprehensive Plan to change the Land Use Designation from Medium Density Residential to Low Density Residential. The 6.11-acre parcel is generally located southwest of 31<sup>st</sup> Street W and Century Drive will be platted as South Oaks of Hastings 4<sup>th</sup> Addition containing 35 single family lots.

The Comprehensive Plan Amendment does not affect the previously approved plat for South Oaks of Hastings 4<sup>th</sup> Addition. A simple majority is required for Council action.

### **History**

The City Council granted Preliminary and Final Plat approval of South Oaks of Hastings 4<sup>th</sup> Addition at the October 16, 2023 meeting subject to approval of the accompanying Comprehensive Plan Amendment.

### **Advisory Commission Review:**

The Planning Commission voted 5-1 (Teiken nay) to recommend approval of the request as presented by staff. No one spoke for or against the item during the public hearing

### **Financial Impact:**

The addition of 35 home sites will add to the tax base and create needed housing opportunities.

### **Attachments:**

- Resolution – Comprehensive Plan Amendment
- Planning Commission Staff Report – November 13, 2023

**HASTINGS CITY COUNCIL**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASTINGS  
AMENDING THE CITY OF HASTINGS 2040 COMPREHENSIVE PLAN**

Councilmember \_\_\_\_\_ introduced the following Resolution and moved its adoption:

**WHEREAS**, the City of Hastings has petitioned for an amendment to the 2040 Comprehensive Plan to change the Future Land Use Map designation from “Medium Density Residential” to “Low Density Residential” on property owned by Gregory and Susan Jablonske generally located southwest of 31<sup>st</sup> Street and Century Drive and legally described Outlot A, SOUTH OAKS OF HASTINGS 2<sup>ND</sup> ADDITION; except that portion platted as SOUTH OAKS OF HASTINGS 3<sup>RD</sup> ADDITION, Dakota County, Minnesota; and

**WHEREAS**, On November 13, 2023 the Hastings Planning Commission held a public hearing and recommended approval of the amendment as presented; and

**WHEREAS**, The City Council has reviewed the request and concurs with the recommendation of the Planning Commission.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HASTINGS AS FOLLOWS:**

That the City Council hereby approves the amendment as presented to the City Council subject to the following conditions:

1. Approval by Metropolitan Council.

Council member \_\_\_\_\_ moved a second to this resolution and upon being put to a vote adopted by those present.

Adopted by the Hastings City Council on November 20, 2023, by the following vote:

Ayes:

Nays:

Absent:

ATTEST:

\_\_\_\_\_  
Mary Fasbender, Mayor

\_\_\_\_\_  
Kelly Murtaugh,  
City Clerk

(City Seal)

I HEREBY CERTIFY that the above is a true and correct copy of resolution presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 20<sup>th</sup> day of November, 2023, as disclosed by the records of the City of Hastings on file and of record in the office.

\_\_\_\_\_  
Kelly Murtaugh, City Clerk

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



### ***Planning Commission Memorandum***

**To: Planning Commissioners**

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

**Date: November 13, 2023**

**Item: Comprehensive Plan Amendment – South Oaks of Hastings 4<sup>th</sup> Addition**

#### **Planning Commission Action Requested**

Hold a public hearing and provide a recommendation to amend the Future Land Use Map of the Hastings 2040 Comprehensive Plan to change the Land Use Designation from Medium Density Residential to Low Density Residential. The 6.11-acre parcel is generally located southwest of 31<sup>st</sup> Street W and Century Drive will be platted as South Oaks of Hastings 4<sup>th</sup> Addition containing 35 single family lots.

The Comprehensive Plan Amendment does not affect the previously approved plat for South Oaks of Hastings 4<sup>th</sup> Addition.

#### **BACKGROUND INFORMATION**

##### **Comprehensive Plan**

The property is currently guided Medium Density Residential within the 2040 Comprehensive Plan. The Medium Density Residential guidance establishes a minimum density of 8 dwelling units per acre. The South Oaks of Hastings 4<sup>th</sup> Addition Plat has a residential density of 5.72 dwelling units per acre. The property must be re-guided to Low Density Residential which establishes a residential density of 3-6 dwelling units per acre. The land use density must match the residential development.

##### **Zoning**

The property is currently zoned R-3 – Medium Density-High Density Residential – Planned Residential Development. The proposed Comprehensive Plan Amendment and approved plat of South Oaks of Hastings 4<sup>th</sup> Addition is consistent with the R-3 PRD Zoning.

### **Difference between the Comprehensive Plan and Zoning**

The Comprehensive Plan serves as a guiding document for future land use for the next 20 years and includes a Future Land Use Map identifying desired land uses. The Zoning Ordinance is the legal mechanism for regulating land use and includes the zoning map which identifies zoning districts and permitted uses. The Future Land Use Map of the Comprehensive Plan is used to guide decisions on rezonings.

### **Adjacent Zoning and Land Use**

<b>Direction</b>	<b>Property Use</b>	<b>Zoning</b>	<b>Comp Plan</b>
North	Single family homes	R-2	Medium Density
East	Townhomes	R-3 PRD	Medium Density
South	Single family homes	R-3 PRD	Medium Density
West	Single family homes	R-3 PRD	Medium Density

### **Existing Condition**

The subject property is vacant land but has had some general site grading.

### **History – Plat Approval**

The City Council approved the Preliminary and Final Plat of South Oaks of Hastings 4<sup>th</sup> Addition at the October 16, 2023 meeting. The Planning Commission recommended approval of the Plat on September 25, 2023.

### **Notification of Adjacent Owners**

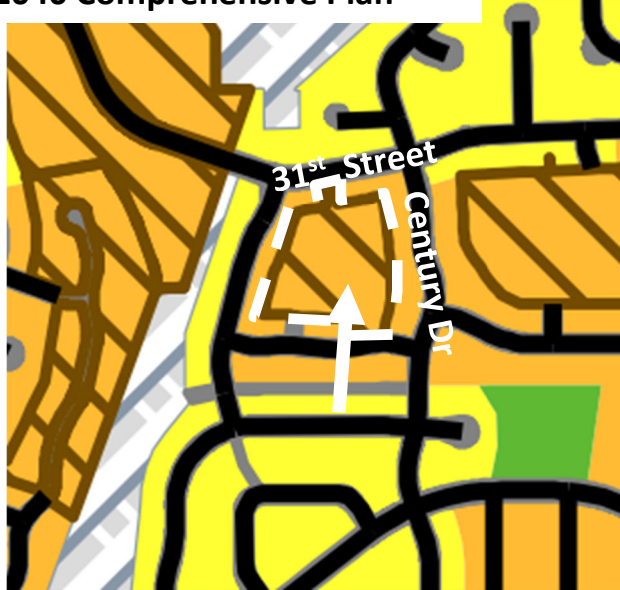
All property owners within 350 feet of the site were provided notification of the meeting. No comments or questions have been received as of the release of this report.

## **COMPREHENSIVE PLAN AMENDMENT**

### **Request**

Change the Future Land Use Map designation from “Medium Density Residential” to “Low Density Residential”. The Future Land Use Map is located on page 4-39, [Chapter 4 - Land Use](#).

## 2040 Comprehensive Plan



### Low Density Residential

Low Density Residential is defined within the Comprehensive Plan as:

*Single-family housing, two-family housing and low density attached housing. Allowable densities in the zoning ordinance range from approximately 3 to 6 housing units per net acre.*

### Analysis

- The residential density of South Oaks of Hastings 4<sup>th</sup> Addition is consistent with the Low-Density Residential designation.

### RECOMMENDATION - Comprehensive Plan Amendment

Approval of the Comprehensive Plan Amendment is recommended subject to the following conditions:

- 1) Conformance with the plans submitted with the Planning Commission Staff Report dated November 13, 2023.
- 2) Approval of the Comprehensive Plan Amendment by Metropolitan Council.

### ATTACHMENTS

- Site Location Map



LOCATION MAP

