



City Council Memorandum

To: Mayor Fasbender and City Council

From: Justin Fortney, City Planner

Date: June 17, 2024

Item: Resolution: Pleasant Drive Addition – Preliminary and Final Plat

Council Action Requested:

Consider adoption of the attached resolution granting Preliminary and Final Plat approval of Pleasant Drive Addition, a subdivision of two outlots located at the northwest corner of County Road 46/47 and Pleasant Drive. A simple majority is necessary for action.

Background Information:

The Dakota County CDA (Community Development Agency) Purchased the property for the following three reasons.

1. Provide routing for the Vermillion River Greenway Trail.
2. Dedicate right-of-way for a future roundabout at the Highway 46/47 and Pleasant Drive intersection.
3. Provide land for future CDA housing.

Future CDA plans are not currently known for the housing they might develop on the site. The Comprehensive plan guides their site for medium density residential. This plat approval only creates outlots that allow the splitting of property to different County agencies. Development is not allowed on an outlot. The property would have to be platted again into lot(s) and rezoned in the future when development is planned, and city services become available.

Please see the attached Planning Commission staff report from June 10, 2024 for additional information.

Financial Impact:

The plat will create two outlots which may be subdivided in the future bringing further development.

Advisory Commission Discussion:

The Planning Commission voted 5-0 to recommend approval of the request at the June 10, 2024 meeting with limited discussion. During the public hearing there were no comments.

Attachments:

- Resolution
- Planning Commission Staff Report – June 10, 2024

HASTINGS CITY COUNCIL

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASTINGS
GRANTING PRELIMINARY AND FINAL PLAT APPROVAL OF PLEASANT
DRIVE ADDITION**

Council member _____ introduced the following Resolution and moved its adoption:

WHEREAS, The Dakota County Community Development Authority, has petitioned for Preliminary and Final Plat approval of Pleasant Drive Addition, containing two outlots. The subject property is generally located northwest of County Road 47 and Pleasant Drive and legally described as follows; and

Legal description: The South 3016.86 feet of the East 1155 feet of the West Half of the East Half of the Section West of Pleasant Drive, EXCEPT that part platted as Old Bridge 1st Addition AND EXCEPT that part North of Old Bridge 1st Addition all in Section 32, Township 115, Range 17, Dakota County, Minnesota.

WHEREAS, on June 10, 2024, review of the preliminary and final plat was conducted before the Planning Commission of the City of Hastings, as required by state law, city charter, and city ordinance; and

WHEREAS, The Planning Commission recommended approval of the Preliminary and Final Plat as presented; and

WHEREAS, The City Council has reviewed the request and 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 Preliminary and Final Plat as presented subject to the following conditions:

- 1) Conformance with the plans submitted with the Planning Commission Staff Report dated June 10, 2024
- 2) Include an access restriction along CSAH 46 with recording a quit claim deed along with the plat.

- 3) Outlots must be replatted as lots prior to development.
- 4) Approval is subject to a one year Sunset Clause; the plat must be recorded with Dakota County within one year of City Council approval or approval is null and void.

Council member _____ moved a second to this resolution and upon being put to a vote it was adopted by the Council Members present.

Adopted by the Hastings City Council on June 17, 2024 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 17th day of June 2024, 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. E.
Hastings, MN 55033



Planning Commission Memorandum

To: Planning Commissioners

From: Justin Fortney, City Planner

Date: June 10, 2024

Item: Pleasant Avenue Addition – Preliminary and Final Plat – NW Corner of County Road 47 and Pleasant Drive

Planning Commission Action Requested

Hold a public hearing and recommend action on the Preliminary and Final Plat request of Dakota County CDA (Community Development Agency).

Background Information

The Dakota County CDA purchased the 9.97 acre property for a few reasons. First, they would like to develop housing on Outlot B when city utilities are eventually extended to the area. Second, they are dedicating about 1.5 acres of public right-of-way to County Road 47 in anticipation of a future roundabout. Finally, they intend to sell Outlot A to the County for a trail connection and floodplain/wetland reserve.

The sanitary sewer trunk line must be extended from just past Hastings Senior Living, which is about 2,600 feet away. Extending the trunk line will likely not be feasible until the intermediate land is developed.

Comprehensive Plan

The property is currently guided for floodplain/wetland protection, parks, and medium density residential within the 2040 Comprehensive Plan. The proposed development is consistent with the Comprehensive Plan.

Zoning

The property is currently zoned A, Agriculture, which has a 10-acre minimum lot size and would not allow dense housing. The plat is not creating lots for development but is instead creating outlots that can be sold and held until plans can be made with more certainty. Trails and park reserve can be developed on an outlot and with Agricultural zoning. The CDA would apply for rezoning and platting of their outlot in the future when development can occur.

Existing Condition

The land was used for agriculture, is relatively flat, and abuts the tree lined Vermillion River. The northern 3.5 acres are constrained by floodway and floodplain.

Adjacent Zoning and Land Use

The following land uses about the property:

Direction	Use	Comp Plan District	Zoning District
North	Floodway and Single Family	Flood/wetland	Floodway & R-1
East	Pleasant Drive, AG	High Density Res	A - Agriculture
South	Farm - Nininger TWP	Commercial/ Res	Nininger TWP
West	AG & large lot housing – Nininger TWP	Medium Density Res	A - Agriculture

Notification of Adjacent Owners

All property owners within 350 feet of the site were provided notification of the hearing in addition to a published notice. Staff has not received any comments.

PRELIMINARY AND FINAL PLAT REVIEW

Difference Between Preliminary Plat and Final Plat

Preliminary Plat approval includes the plan for future subdivision of the entire development including a review of lots, streets, grading, stormwater, utilities, public land dedication, and landscaping. Final Plat approval is the formal subdivision of all or a portion of a Preliminary Plat. The Preliminary Plat establishes the plan for development, while the Final Plat formally puts the plan into effect. Small area plats are often done in one action. A final plat of outlots is an intermediate step that allows the properties to be split, but not developed.

Streets

No new public streets are included as part of this plat. Additional right-of-way for a possible future County Road 46 and Pleasant roundabout is being dedicated.

Dakota County Review

The site abuts County Road 46 requiring County review. The Dakota County Plat Commission met on June 5th and required an access restriction be added along County Road 46 and memorialized with a quitclaim deed.

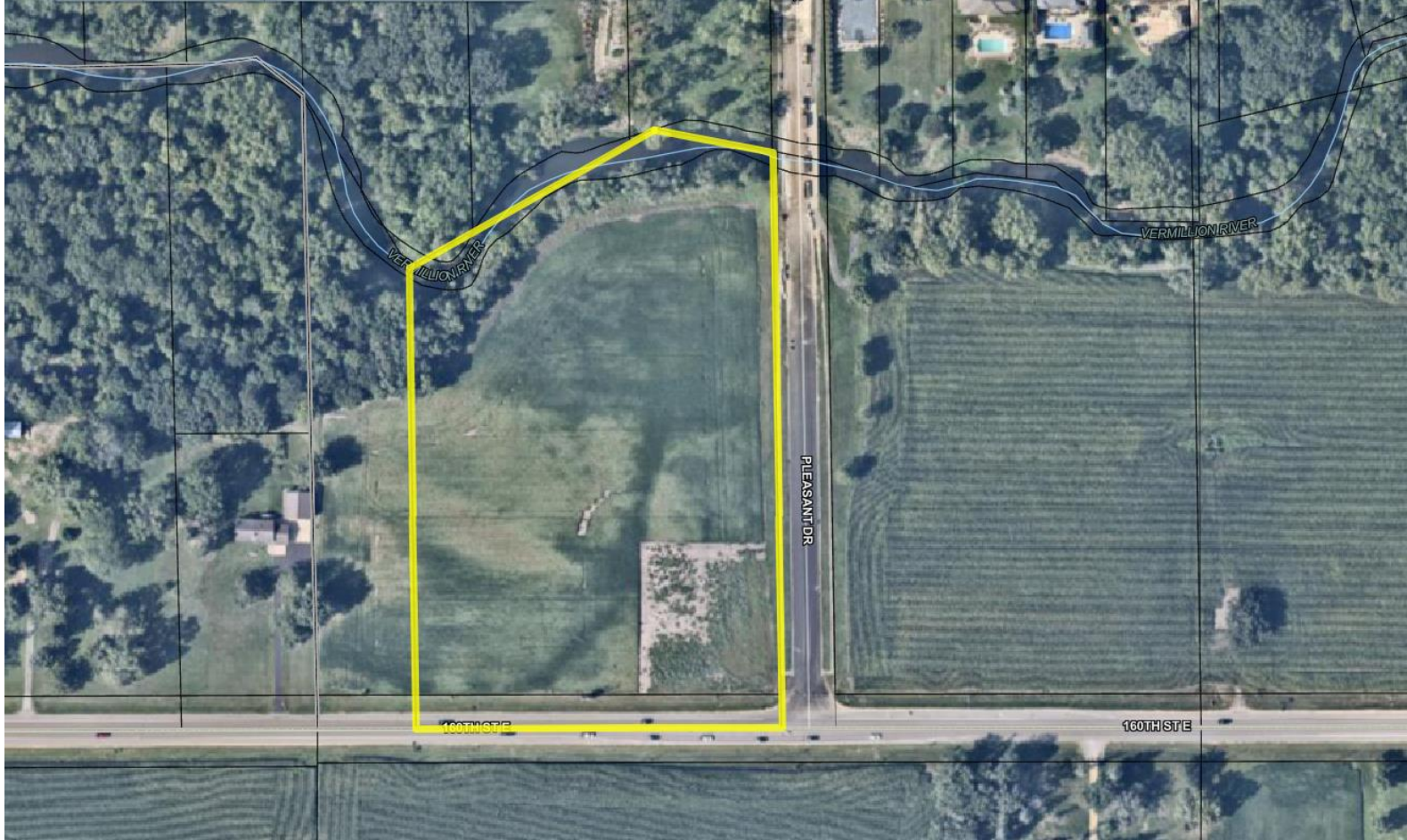
Park Land Dedication

Parkland dedication or payment of cash in lieu of land would be determined during a future plating of the property into buildable lot(s).

ATTACHMENTS

- Site Location Map/ Image
- Preliminary and Final Plat combined

LOCATION MAP



PLEASANT DRIVE ADDITION

OLD BRIDGE FIRST ADDITION

EXCEPTION

VERMILLION RIVER
WATER ELEVATION AT EAST PROPERTY LINE
ON 11/20/2023: 790.7 FEET (NAVD 88)

BAUER
VIEW 2ND
ADDITION

THE
E 1/2

OUTLOT A

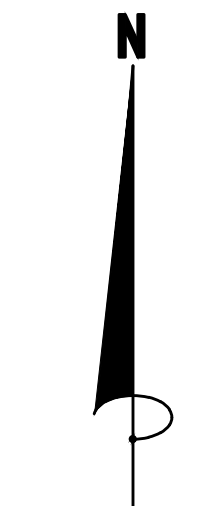
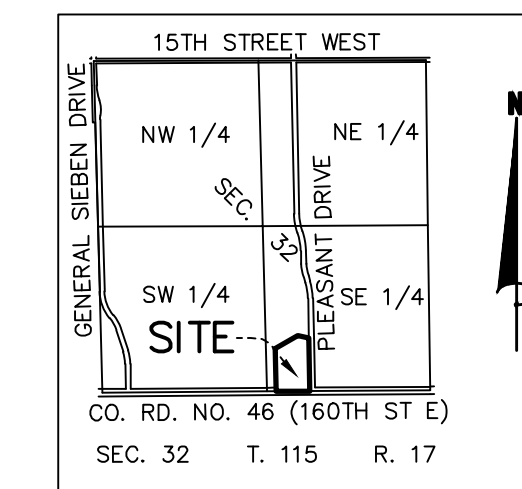
W 1/2

OUTLOT B

COUNTY ROAD NO. 46
(160TH STREET EAST)

COUNTY ROAD NO. 46 (160TH STREET EAST)

VICINITY MAP X-C-01
NOT TO SCALE



SCALE IN FEET
0 50 100 150

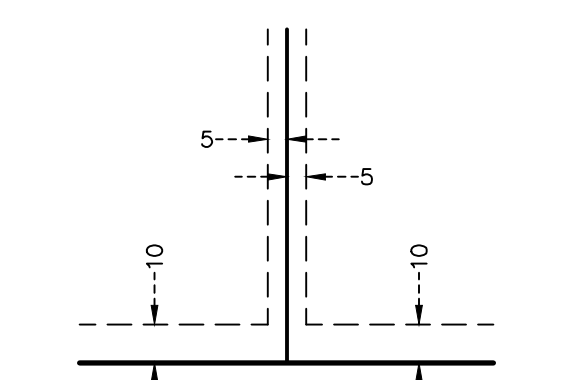
BEARINGS ARE BASED ON THE SOUTH LINE OF THE W 1/2 OF THE E 1/2 OF SEC. 32, T. 115, R. 17 WHICH IS ASSUMED TO HAVE A BEARING OF S 89°40'50" W

- DENOTES FOUND OPEN 1/2 INCH IRON MONUMENT UNLESS OTHERWISE NOTED
- DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED L.S. NO. 47481
- ⊙ DENOTES FOUND DAKOTA COUNTY CAST IRON MONUMENT
- △ DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER THE DAKOTA COUNTY CONTIGUOUS PLAT ORDINANCE

NOTE: NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT. SAID MONUMENTS SHALL BE 1/2 INCH X 14 INCH IRON PIPES MARKED BY L.S. NO. 47481.

BENCHMARK: TOP NUT OF HYDRANT AT NORTH SIDE OF COUNTY ROAD NO. 46, 575 FEET EAST OF THE INTERSECTION WITH PLEASANT DRIVE. ELEVATION = 810.18 FEET (NAVD 88)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THIS PLAT.

SOUTHEAST CORNER OF THE SE 1/4 OF SEC. 32, T. 115, R. 17

KNOW ALL PERSONS BY THESE PRESENTS: That Dakota County Community Development Authority, a Minnesota public body corporate, owner of the following described property:

The South 3016.86 feet of the East 1155 feet of the West Half of the East Half of the Section West of Pleasant Drive, EXCEPT that platted as Old Bridge 1st Addition AND EXCEPT that part North of Old Bridge 1st Addition all in Section 32, Township 115, Range 17, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as PLEASANT DRIVE ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created on this plat.

In witness whereof said Dakota County Community Development Authority, a Minnesota public body corporate, has caused these presents to be signed by its proper officer this day of _____, 20__.

Dakota County Community Development Authority

By: _____ its _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20__, by _____ of Dakota County Community Development Authority, a Minnesota public body corporate, on behalf of the corporation.

County, _____ Printed Name
My commission expires _____

I, Marcus F. Hampton do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20__

Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20__, by Marcus F. Hampton.

County, _____ Printed Name
My commission expires January 31, _____

HASTINGS PLANNING COMMISSION

Approved by the Planning Commission of the City of Hastings, Minnesota, this _____ day of _____, 20__

By: _____ Chair
By: _____ Secretary

CITY COUNCIL, CITY OF HASTINGS, MINNESOTA

This plat of PLEASANT DRIVE ADDITION was approved and accepted by the City Council of the City of Hastings, Minnesota at a regular meeting thereof held this _____ day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ Mayor
By: _____ Clerk

DAKOTA COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20__.

By: _____
Todd B. Tollefson, Dakota County Surveyor

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on the _____ day of _____, 20__, the Board of Commissioners of Dakota County, Minnesota, approved this plat of PLEASANT DRIVE ADDITION and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

By: _____ Attest: _____
Chair, Dakota County Board Dakota County Treasurer - Auditor

DAKOTA COUNTY DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20__.

By: _____ Director
Amy A. Koethe, Department Of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of PLEASANT DRIVE ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20__, at _____ o'clock _____ M. and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

By: _____
Amy A. Koethe, County Recorder

