

PLANNING COMMISSION

JUNE 13, 2022

6:30 O'CLOCK P.M.

1. Call to Order
2. Minutes of the Previous Meeting – April 11 and May 9, 2022
3. Public Hearings Vail Property Comprehensive Plan Amendment, Rezoning, Preliminary Plat
4. Updates
5. Other
6. Adjourn



STAFF REPORT

TO: Planning and Zoning Commission
FROM: Brad Scheib and Trey Rouse, City Planning Consultants
DATE: June 8th, 2022
SUBJECT: Vail Property Comprehensive Plan Amendment, Rezoning, and Preliminary Plat
APPLICANT: City of Kasson
OWNER: City of Kasson
LOCATION: Vail Property Subdivision – 59+- AC THE EAST 100 ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF, Kasson MN
MEETING DATE: June 13th, 2022
COMPREHENSIVE PLAN: Medium Density Residential
ZONING: D-H Development Holding

OVERVIEW

The applicant, The City of Kasson, has proposed to develop four buildable lots and two outlots on a 58.76-acre parcel that is located generally at south of the railroad track west of 8th Avenue SW. This residential subdivision, known as the Vail Property Subdivision, will be a phased development with the first phase including two multi-family residential buildings on proposed lots 1 and 2. The first phase will include partial construction of a new street (Vail Street) terminating in a temporary cul-de-sac. The street includes a trail on the south side of the street that will connect to the existing trail network along 8th Avenue SW/Veterans Memorial Highway. The new street will provide access to Lots 1 and 2 via a shared driveway. Future phases will include extension of street infrastructure to the west serving additional access to lot 2 and additional multi-family residential development on lots 3 and 4; and to the south providing additional access to lot 1 and serving future park areas. These phases will be dependent on market demand for multi-family residential development and funding for future park improvements. The project includes protections of the floodplain and wetland areas adjacent Masten Creek and dedication of 23.03 acres for parkland, approximately 39% of the total project area, as part of a future proposed park expansion to Lions Park.

The phase 1 proposed development preliminary plans include roughly 52 units with a mix of two and one bedroom units, tuck under parking (attached), detached garages, surface parking and a courtyard area site amenity.

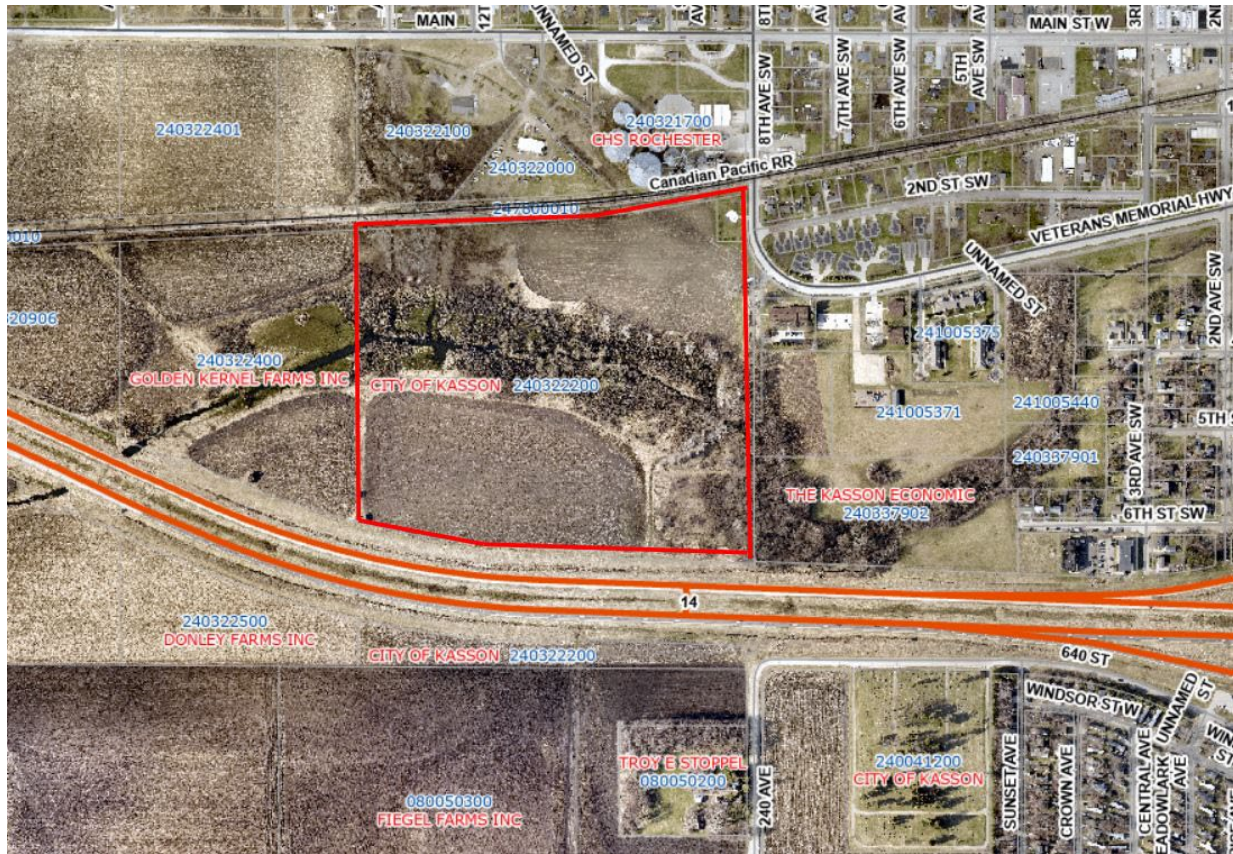


Figure 1: Aerial Site Map

The location of the proposed development requires an amendment to the comprehensive land use plan and rezoning. The current zoning of the parcel is D-H Development Holding and would need to be changed to PUD R-3 District. A PUD is needed in this instance because of the shape of the lot due to the Masten Creek corridor (wetlands and floodplain), railroad, and existing water tower. By allowing flexibilities offered through the PUD process, the development can dedicate a significant land area for future park, preserve natural features, and accommodate workforce housing while generating revenues to cover needed infrastructure costs.

The Park dedication from the proposed development is above the required park dedication for a development of this size. Lions Park, a facility for the general public and residents of this development, is seen as one of these amenities to give access to outdoor recreation. General concept planning was prepared to demonstrate potential future park vision.



Figure 2: Lions Park Master Plan Concept

REVIEW PROCEDURE

The applications submitted include the following requests:

1. Comprehensive Plan amendment of future land use of property from Medium Density to High Density Residential.
2. Zoning Amendment of the current zoning district D-H Development Holding to a PUD with an underlying R-3 High Density Residential District
3. Preliminary Plat Approval

60-120-Day Land Use Application Review Process

Minnesota State Statutes require local government agencies to approve or deny land use requests within 60 days for land use related items and 120 days for subdivisions. The City made application on May 12, 2022 and such application was deemed complete on June 2nd 2022. Because the City is the applicant in this case, the deadline for action will be extended as needed to meet statutory processes.

Public Hearing

City Code Section 30.034 requires the Planning and Zoning Commission hold a public hearing for any amendment to the Comprehensive Plan. Section 154.069 requires that a public hearing for a zoning amendment, including rezoning of parcels, be held by the Planning and Zoning Commission. Section 153.083 requires a public hearing for consideration of a preliminary plat. The public hearing notices for

the comprehensive plan amendment, the zoning amendment and the preliminary plat were published in the Dodge County Independent and posted on the City website. The public hearing notices were mailed to all affected property owners located within 350 feet of the subject property.

COMPREHENSIVE PLAN AMENDMENT REVIEW

Future Land Use Map Amendment

The Future Land Use Map in the Comprehensive Plan for Kasson has the proposed development area as Medium Density Residential.

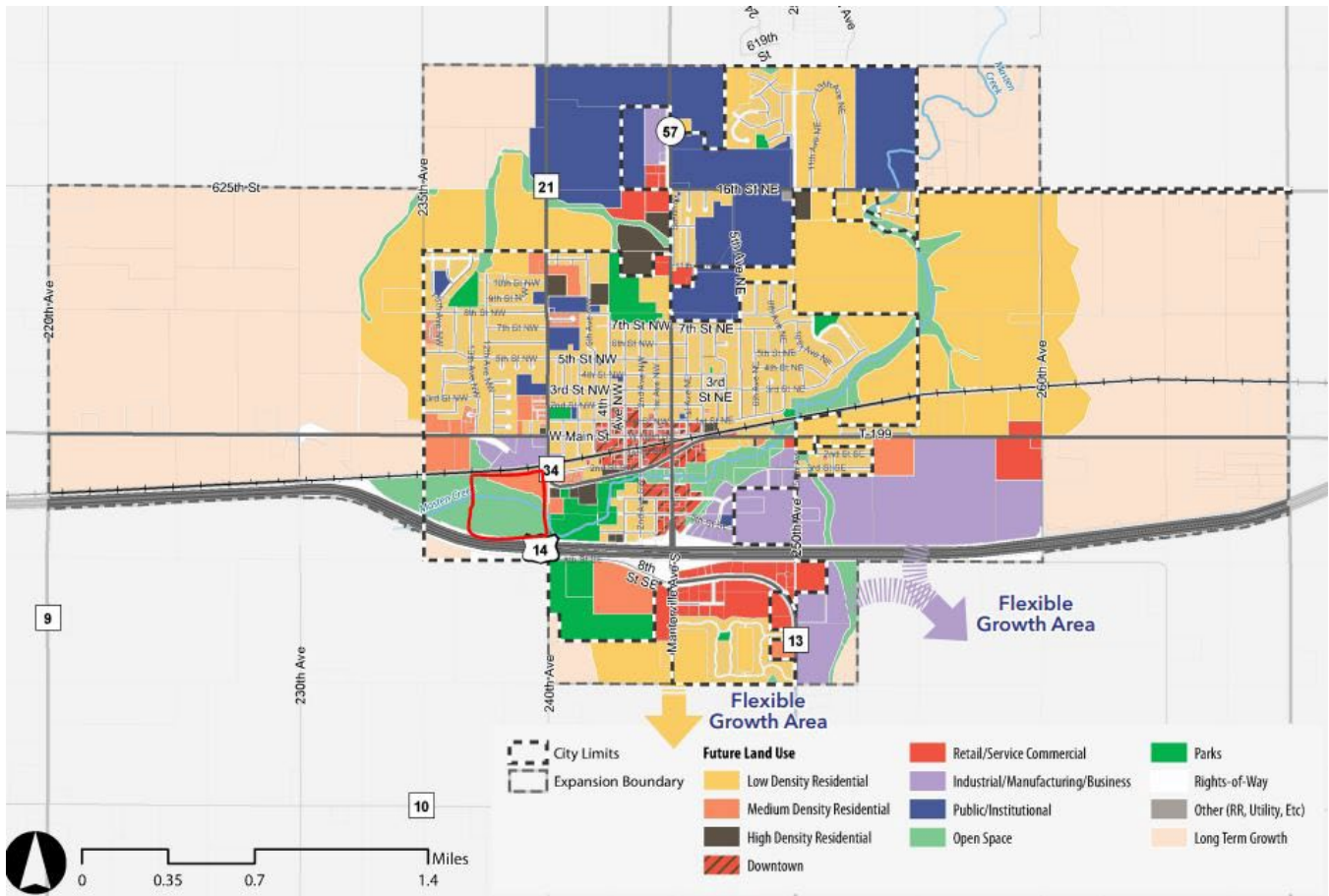


Figure 3: Future Land Use Map

Applicant Request:

The applicant is requesting an amendment to the Future Land Use Plan in the Comprehensive plan from Medium Density Residential to High Density Residential.

Discussion:

Although the proposed change does not coincide with the current vision of the area for the community based upon the Comprehensive Plan, the proposed amendment does adhere to the vision and guiding principles created in the Comprehensive Plan for Kasson.

This amendment would coincide with the guidelines of making sure Kasson is Prosperous, Welcoming, Innovative, and Connected. Making sure that flexible housing options are available for members of the community, that Kasson protects its natural resources (Masten Creek and related wetlands/floodplain areas), and continues to be connected with trails and other amenities all directly follow the vision for the future of Kasson from the Comprehensive Plan.

The subject area is proximate to downtown Kasson, connected via a good trail network, and is proximate to other higher density housing areas. Goals from the comprehensive plan that support the proposed development and land use amendment include: 4.1 Land use; 4.5 and 6.4 natural and cultural resource protection; 5.4 diverse housing stock and life-cycle housing; 6.3 park development; and, 6.5 park accessibility.

REZONING REVIEW

The current zoning of the proposed development parcel in the existing land use map is D-H Development Holding Zone. The applicant proposes to have a zoning amendment to change zoning of the entire 58+ acre parcel to PUD with an underlying R-3 High Density Residential District (PUD R-3). The use of a PUD is needed to allow site design flexibility due to the irregular shape of the developable land area created by Masten Creek (wetlands and flood plain), the railroad tracks, and the existing City Water Tower site.

Additional discussion regarding the PUD R-3 rezone follows:

Uses

The uses in the R-3 District are multi-family residential buildings such as duplexes, triplexes, quadraplexes, dwellings with units ranging in number from 2 to more than 25 units per building. The proposed uses are consistent with the R-3 District.

Development Standards

The following development standards will apply to this PUD that deter from the underlying R-3 District.

Setbacks

PUD perimeter setbacks – Section 154.161 includes a provision that PUDs should be designed to complement surrounding development. This is established by requiring the PUD perimeter to match the setbacks of adjacent zoning districts. For this PUD, I-2 zoning is to the north and R-3 zoning is to the east. The I2 development is further separated from the PUD perimeter by 100 feet of railroad ROW. The adjacent I2 development is a side yard with a setback requirement of 20 feet. The proposed development meets the 20-foot perimeter for principal structure setbacks. The R-3 district to the east is a front yard facing the proposed project. The front yard setbacks for the R-3 district are 25 feet for principal structures. The proposed development on Lot 1 has a principal structure setback consistent with the 25 feet setback from the R-3 district. However, the Kasson zoning code treats corner lots as lot frontage. In addition, accessory structures are not allowed in front yards. *Flexibility in this standard is requested as part of the PUD to allow for an accessory structure in a front yard with a setback of less than 25 feet to 21 feet 8 inches for the easterly lot frontage on Lot 1.* Additional conditions may be established to provide a stronger landscape screen between the proposed trail and the detached accessory structure (garage). The other permitter zoning affecting the PUD are D H or development

holding zones and setback perimeter are not applicable as the adjacent land uses are park and open space.

Side yard – internal side yards are established with a minimum setback in the proposed PUD of 15 feet (see lots 1 and 2.) This is consistent with R-3 standards so no flexibility is requested.

Rear yard – internal rear yard setbacks in the proposed PUD are established with a minimum setback of 20 feet see lot 3). Flexibility is requested from the R-3 rear yard setback standard of 25 feet to a minimum of 20 feet.

Front yard – Front yard setbacks as proposed have a minimum setback of 21 feet 8 inches (see lot 1). This is as measured from the detached accessory structure. This standard is a deviation from the R-3 front yard setback of 25 feet. Flexibility of the front yard setback standard is requested for the easterly lot frontage of Lot 1 for a minimum setback of 21 feet 8 inches.

Parking setbacks - Section 154.295 (F) (2) of the zoning code requires parking lots to be setback a minimum of 8 feet from the property line when adjacent other residential districts. Due to the curvature of the street design, two areas of Lot 1 exceed setback requirements and are within 5.5 feet of the property line. The PUD is requesting flexibility for this standard for Lot 1 to allow the proposed parking lot to be within 5.5 feet.

Landscaping

Landscaping will be required to meet zoning code standards as established in Section 154.310-154.312 of the zoning code. This includes landscaping along street frontage in between parking areas and property lines to create a buffer for aesthetic purposes between development and the public realm (street/trail). In addition, screening would be required around mechanical and refuse/garbage collection areas. Detailed landscape plans will be required with site plan reviews. A preliminary landscape concept is provided for Lot 1 improvements.

Parking

Parking ratios for multi-family housing are at 1.25 parking spaces per unit. This parking can be accommodated by surface parking and structured parking (underground or tuck under). The proposed PUD will maintain consistent with parking ratio requirements. Phase 1 of the project proposes a combination of detached garages, tuck under garages and surface spaces to accommodate the proposed parking and will exceed the 1.25 required parking ratio. Future phases will need to demonstrate adequate parking through final PUD and site plan approvals.

Open Space

Section 154.161 (F) (6) of the zoning code requires common open space within a residential PUD to dedicate a minimum of 30% of land to open space. This requirement needs to be met and exclude setback areas, street right-of-way, parking areas and driveways, building sites, private/internal walkways and trails, and inaccessible stormwater ponds. This section also states that land dedicated for public parks, trails, and pathways **do** count towards the common open space requirement.

In the proposed development, Outlots B and C make up more than two-thirds of the total land on the parcel and are dedicated to both parkland and preserved open space respectively.

Including parkland dedication and open space near the proposed development, the PUD meets the necessary common open space requirement. The two outlots will suffice for the open space requirements for the PUD.

Hardcover/Impervious Area

Hardcover requirement standard for the R-3 district is 55%. In other words, not more than 55% of a lot can be in a land cover that does not allow for water to soak into the ground. Hard cover includes things like roof tops and pavement areas generally. When aggregated across the entire PUD area, because Outlots B and C are being preserved as park and open space, this standard can be flexible on each development lot so long as stormwater management standards can be met with each individual site plan requirement.

On an individual lot basis, Lots 1, 2, and 3 have adequate space to be able to comply at or near the 55% maximum hard cover requirement. Due to the shape of lot 4, compliance with this standard will be difficult. The PUD flexibility will enable Lot 4 to have a reasonable development potential.

PUD flexibility to consider the entire PUD area in calculating hard cover requirements on an aggregate level is request.

Building Height

All proposed projects within the PUD are proposed to adhere to the maximum building height standard as established in the R-3 district which is 45 feet or 3.5 stories. Attached are elevations for Phase 1 as an example of how the initial proposed project adheres to that standard.

Architecture

Section 154.161 (F) (7) states a PUD shall include and incorporate architectural planning by the developer and implementation provisions for controlling the architecture by protective covenants, design overlay districts enforced by the city or other legal methods. Overall architectural design shall be generally compatible with the characteristics of the surrounding developments. Surrounding development includes a combination of industrial development to the north (grain storage facilities and elevator) and residential development to the east and south east. The residential development includes a combination of single family, townhome, and multi-family housing with traditional residential architecture styles. The proposed development within the PUD will include similar traditional residential architecture and construction materials of a quality and enduring standard. The attached exhibits illustrate the architecture of the proposed Phase 1 buildings. Future projects on Lots 2, 3 and 4 shall be of a similar architectural style and with materials of equal quality.

Pedestrian and Bike facilities

A 10 foot wide off street trail is planned on the south side of the new Street. This trail connects to the city network along 8th Street/Veterans Memorial. Future connections then stub to the south connecting to the proposed park. As individual site plans are approved, trail/sidewalk connections should be incorporated into site plans connecting buildings to the city trail network so residents can safely navigate across or through drive aisles/parking areas.

Signage

Signage for the any proposed site plan shall conform to the city sign standards.

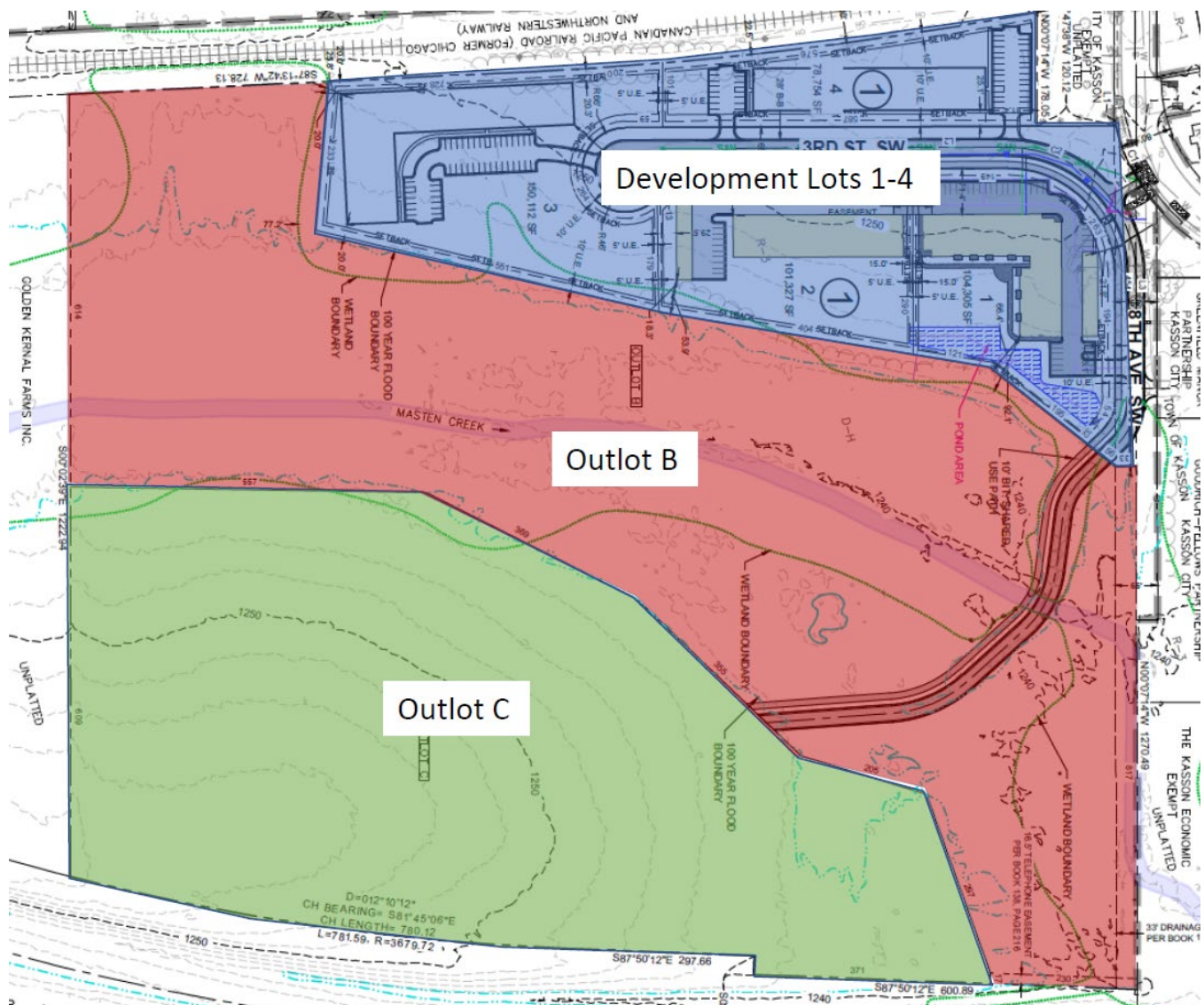
Refuse/Garbage/Recycling Containment

Facilities for the collection of refuse and recycling shall be managed on site within an enclosed structure or within a building. Such structure shall be of a color or material pattern that is consistent with that of the primary structure or shall be adequately screened with landscaping or fencing. This standard will be applied at time of site plan and building plan approval.

PRELIMINARY PLAT REVIEW

Lots and Blocks

The proposed plat creates four development lots and two outlots (see below for general area and attached Preliminary Plat).



Dimensions and size of all lots 1-4 meet the requirements of the R-3 District for lot dimensions. Section 153.140 of the Subdivision ordinance limits the length of a block to 800 feet and generally discourages cul-de-sacs except in circumstances where presence of natural features or other constraints limit the ability for through streets. The proposed Vail Street extends approximately 830+- feet to the west and terminates in a cul-de-sac. In this case, the presence and alignment of Masten Creek and associated floodplain/wetlands, coupled with the railroad tracks, creates a practical and environmental barrier to meeting the block length and through street standards. Extension of a street to the west has a significant impact on natural resources and requires building approximately 600 to 700 feet of public street that serves limited development potential. In addition to environment impacts, construction of such a street would be cost prohibitive. Alternatives to serve land to the west, while challenging, do exist.

Staff recommends approval of the proposed block length and use of a cul-de-sac as proposed in the preliminary plat.

Stormwater

Stormwater management will be handled on a site-by-site basis as individual lots develop. Final stormwater plans will be prepared in conjunction with final PUD development plans for each phase of development. Stormwater will be managed on each site through ponding or other best management practices consistent with City and state stormwater management policies and standards. A preliminary stormwater pond is shown serving the initial phase of development for lot 1 and preliminary stormwater management plans have been prepared for the phase 1 public improvements.

Sewer and Water Infrastructure

Sanitary sewer and potable water infrastructure will be extended to serve the site. There is adequate capacity for services and services will be constructed with the street public improvements.

Flood Plain and Wetlands

The preliminary plat takes into consideration the location of the floodplain and potential wetland areas based on best available data. Proposed development pads are illustrated on the PUD exhibit with a minimum setback of 25 feet from estimated edge of wetland and further from the estimated flood plain elevation. This setback will ensure development does not encroach on wetland areas. The setback area also allows for installation of wetland buffers to provide additional infiltration and opportunity to filter pollutants from stormwater runoff from the site.

Street Design

All street design in the preliminary plat follows and meets the city requirements for streets and roadways. The street will include a trail (meeting ADA standards) on the south side of the street. This trail will connect to the city trail network.

Easements

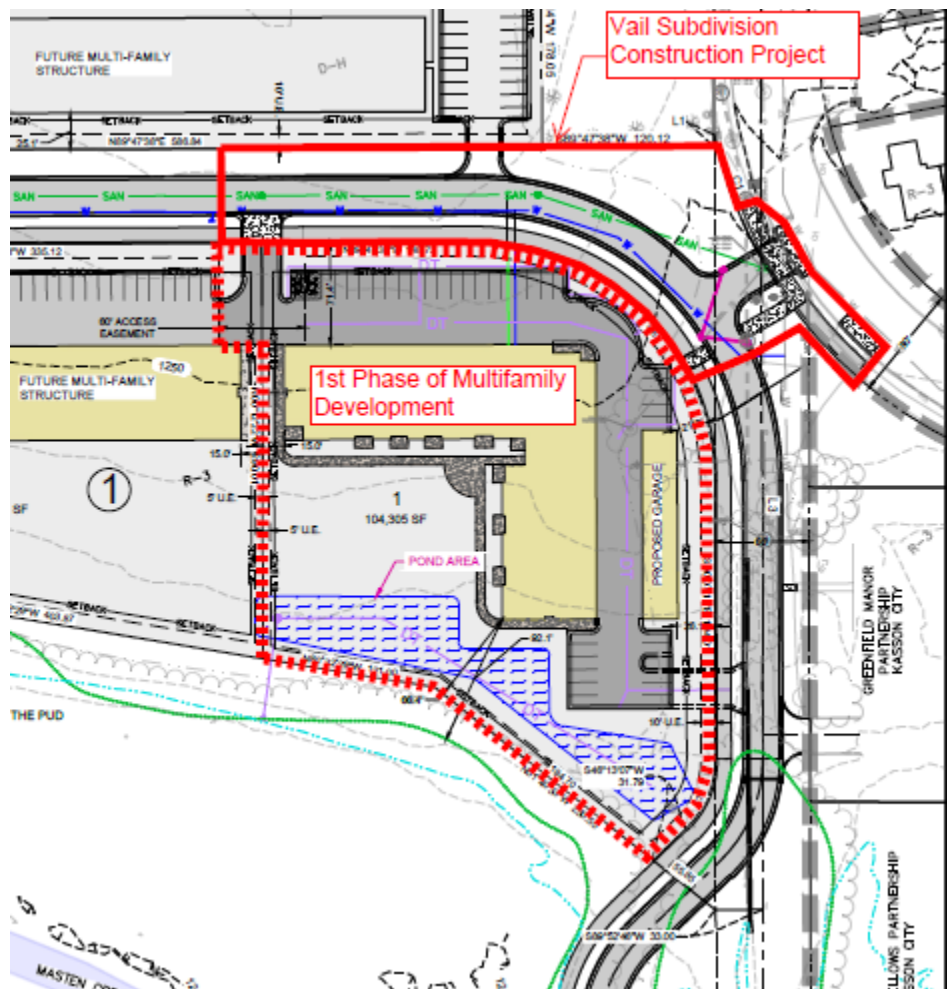
All easements have been noted on the preliminary plat. Drainage and utility easements are provided as required by code.

Park Dedication

The applicant has exceeded the required parkland dedication needed for the proposed development. The applicant is providing 23.03 acres, which is 39% of the total area of the parcel. The required parkland dedication is 10% of the land area per zoning code or an equivalent monetary contribution.

PHASING OF PROJECT

This project will be completed in phases. Section 154.070 (C) (2) (d) of the zoning code outlines the effect of the preliminary PUD plan approval. As such, the requested approval of the preliminary PUD rezoning and the preliminary plat covers the entire project. As individual projects (phases) on Lots 1 through 4 are proposed for completion, each will be subject to a detailed site plan review and approval of each phase of the Final PUD by the City Council. Each phase must be found to be in substantial conformance with the preliminary PUD plan as outlined in Section 154.070 (D) 1. Phase 1 of the project is intended to include a multi-family building on Lot 1 and the construction of a portion of Vail Street as shown below.



RECOMMENDATIONS

Comprehensive Plan Amendment

Staff recommends approval of the Comprehensive Plan amendment changing the land use for Lots 1-4 of the proposed development from medium density to high density. The proposed amendment is consistent with the guiding principles and key goals as set forth by the Comprehensive Plan.

Rezoning

Staff recommends approval of the rezoning of the entire 58 acre parcel from D-H Development Holding to PUD with an underlying R-3 District as it coincides with the proposed future land use and development of the surrounding area. The approval shall include the following conditions.

1. Approval of the amendment to the future land use map in the Comprehensive Plan from Medium Density to High Density Residential for lots 1-4 of the proposed plat.
2. Approval of the final PUD will include “phases” as individual lots are sold. Public improvements associated with the preliminary plat will be completed as needed for each phase or Final PUD plan. Final PUD phases shall be approved by City Council.

Preliminary Plat

Staff recommends approval of the proposed preliminary plat for the Vail Property Subdivision based upon the shown development and adherence to the PUD R-3 District and benefits to the community. The following conditions are recommended as part of the preliminary plat approval.

1. Approval of the amendment to the future land use map in the Comprehensive Plan from Medium Density to High Density Residential for lots 1-4 of the proposed plat.
2. Approval of the rezoning of the entire subject parcel from D-H Development Holding Zone to PUD -R3.

Findings of Fact:

1. The proposed subdivision is not in conflict with the comprehensive plan of the city;
2. The proposed subdivision will not disrupt the character of the neighborhood; and
3. The proposed subdivision does not result in the creation of a substandard (non-buildable) lot, according to the current zoning classification

Attachments

- Location Map
- PUD Exhibit
- Preliminary Plat
- Phase 1 Preliminary Landscaping Plan
- Phase 1 Preliminary Building Elevation
- Phase 1 Building 3D Renderings

Site Location Map - Vail Property (South of Railroad Tracks, West of 8th Avenue SW)

VAIL SUBDIVISION

PRELIMINARY PLAT

LEGAL DESCRIPTION:

TRACT 1:
The east 100 acres of the Southeast Quarter (SE1/4) of Section Thirty-two (32) in Township One Hundred Seven (107) North of Range Sixteen (16) West, EXCEPTING therefrom a 22 acre trace, more or less, as shown in the deed recorded Book "89" of Deeds on Page "202" described as follows: Except Right of Way of the Chicago and Northwestern Railroad, that part of the East 5/8 of the SE1/4 Sec. 32-107-16, North of the Chicago and Northwestern Railroad Right of Way: Also excepting the right of way of the Winona and St. Peter Railway Company, now the Chicago and Northwestern Railway and also excepting the Trunk Highway now located on the above lands, and further EXCEPTING therefrom a 14.24 acre tract, more or less, conveyed to the State of Minnesota as shown in the deed recorded in Book "135" of Deeds on Page "35" Said Tract being conveyed containing 58.76 acres, more or less.

OWNER/
DEVELOPER: CITY OF KASSON
401 5TH ST. SE
KASSON, MN 55944

SURVEYOR: TIMOTHY A. HRUSKA, P.E., L.S.
WHKS & CO
2905 SOUTH BROADWAY
ROCHESTER, MN 55904

ENGINEER: BRANDON THEOBALD, P.E.
WHKS & CO
2905 SOUTH BROADWAY
ROCHESTER, MN 55904

PLAT AREA: TOTAL PROPERTY AREA = 58.76 ACRES
TOTAL ROW AREA = 1.87 ACRES
NUMBER OF LOTS = 4 LOT AND 2 OUTLOT

ZONING EXISTING: DEVELOPMENT HOLDING
PROPOSED: R-3 (PUD) AND DEVELOPMENT HOLDING

USE: MULTI-FAMILY RESIDENTIAL

SETBACKS: 20' FRONT YARD
15' REAR YARD
8' SIDE YARDS

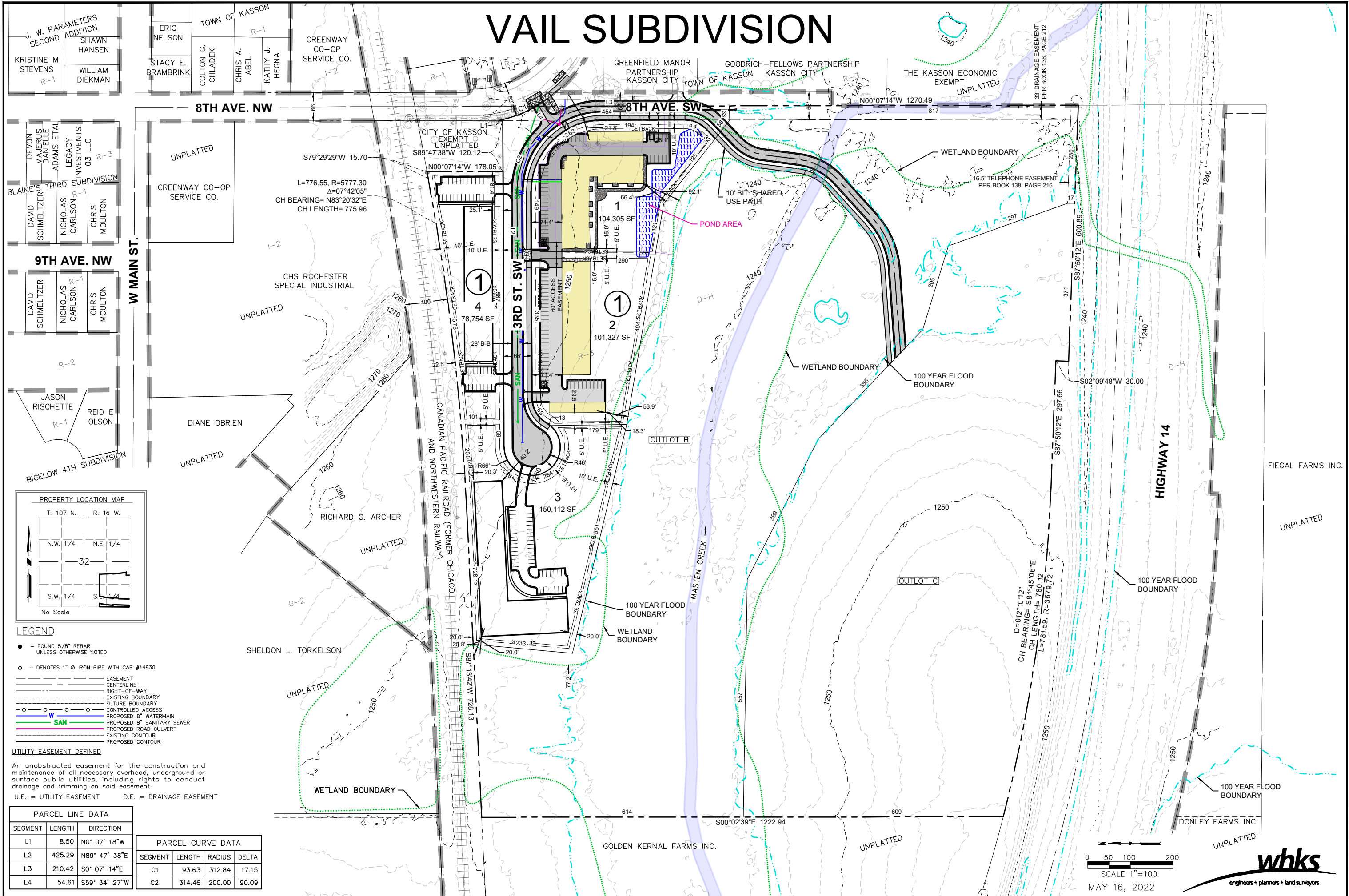
CORNER LOT
SETBACKS: 20' FRONT YARD
8' SIDE YARD

MIN. LOT AREA: 1,500 SF PER UNIT

MAX IMPERVIOUS
SURFACE: 55% OVER ENTIRE PUD



VAIL SUBDIVISION



Park Place Multi-family Housing

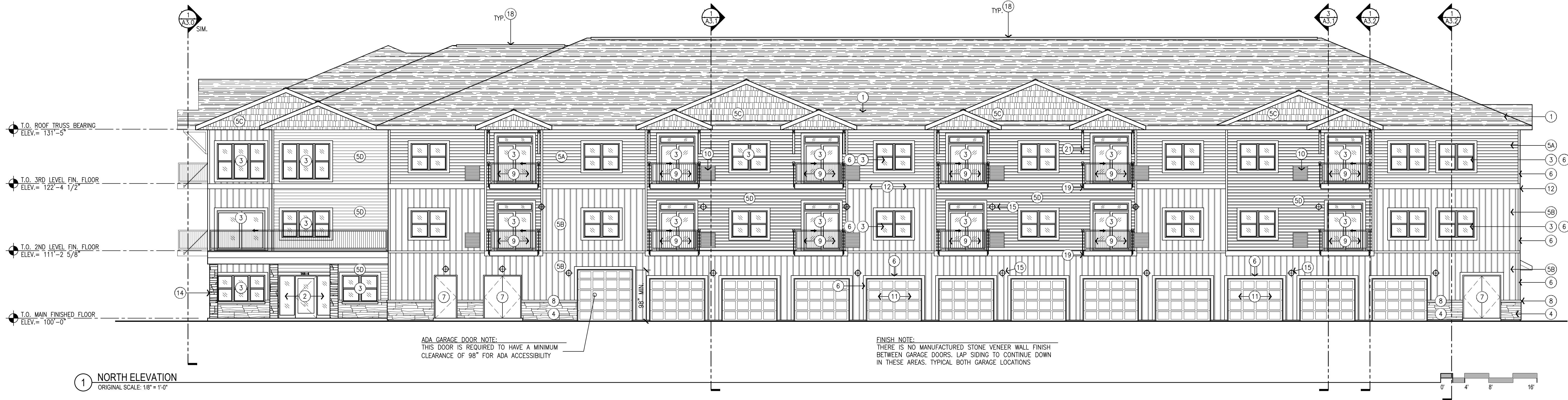
Kasson, Minnesota

PROJECT
NUMBER 22-031
DATE 05-04-2022
DRAWN BY CAR
CHECKED BY JR
ISSUE / REVISION HISTORY

EXTERIOR
ELEVATION

SHEET NUMBER

A2.0



GUTTER/DOWNSPOUT NOTE:

SEE ROOF PLAN FOR GUTTER LOCATIONS AND SITE
PLAN FOR DOWNSPOUT CONNECTIONS TO STORM
SEWER LINES

TYPICAL ELEVATION NOTES:

- 1 ASPHALT SHINGLES ~ LANDMARK COLOR GEORGETOWN GRAY OR SIMILAR
- 2 ALUMINUM STOREFRONT W/ LOW-E CLEAR INSULATED GLAZING
- 3 INSULATED WINDOW OR DOOR W/ LOW-E CLEAR INSULATED GLAZING - INSECT SCREEN @ ALL OPERABLE AREAS
- 4 MANUFACTURED STONE VENEER - INSTALL PER MANUFACTURER'S DETAILS
- 5A LAP SIDING ~ HARDIEPLANK, SELECT CEDARMILL - COLOR IRON GRAY OR SIMILAR
- 5B VERTICAL SIDING ~ HARDIEPANEL, BOARD AND BATTEN - COLOR PEARL GRAY OR SIMILAR
- 5C SHINGLE SIDING ~ HARDIESHAKE, STAGGERED EDGE - COLOR PEARL GRAY OR SIMILAR
- 5D LAP SIDING ~ HARDIEPLANK, SELECT CEDARMILL - COLOR PACIFIC BLUE OR SIMILAR
- 6 4" CORNER TRIM BD./ 6" WINDOW TRIM BD./ 8" FASCIA BD. COLOR WHITE
- 7 H.M. DOOR & FRAME - PAINT
- 8 4" PRECAST STONE CAP BANDING
- 9 PRE-FINISHED ALUMINUM RAILING/GUARDRAIL SYSTEM
- 10 MAGIC-PAK VENTS
- 11 INSULATED O.H. GARAGE DOOR W/ ELECTRIC OPENER
- 12 10" HORIZONTAL CONTINUOUS TRIM BD. ALIGN TO BOTTOM OF DECKS
- 13 EXTERIOR DECK OVER ENTRY AREA
- 14 STONE WRAPPED COLUMNS AT ENTRY CANOPY - SEE DETAIL X/A.X
- 15 TYP. EXTERIOR LIGHT AT DWELLING UNIT PATIO & GARAGE DOORS
- 16 6'-0" HIGH WOOD PRIVACY FENCE TO MATCH EXTERIOR WALL - SHOWN AS DASHED IN FOREGROUND
- 17 THRU-WALL H.V.A.C. UNIT - VENT SCREEN COLOR TO BE CHOSEN BY ARCHITECT FROM STANDARD COLORS AVAILABLE
- 18 CONTINUOUS RIDGE VENT AS PART OF REQUIRED VENTILATION SYSTEM
- 19 PREFABRICATED BALCONY - COLOR: BLACK
- 20 CORNER DECK 6x6 STRUCT. COLUMNS - WRAP COLUMNS W/ TYP. TRIM BOARDS - COLOR: WHITE
- 21 ROOF KNEE BRACE - COLOR: WHITE



2 WEST ELEVATION

ORIGINAL SCALE: 1/8" = 1'-0"



3 SOUTH END ELEVATION

ORIGINAL SCALE: 1/8" = 1'-0"



4 EAST INTERIOR ELEVATION

ORIGINAL SCALE: 1/8" = 1'-0"

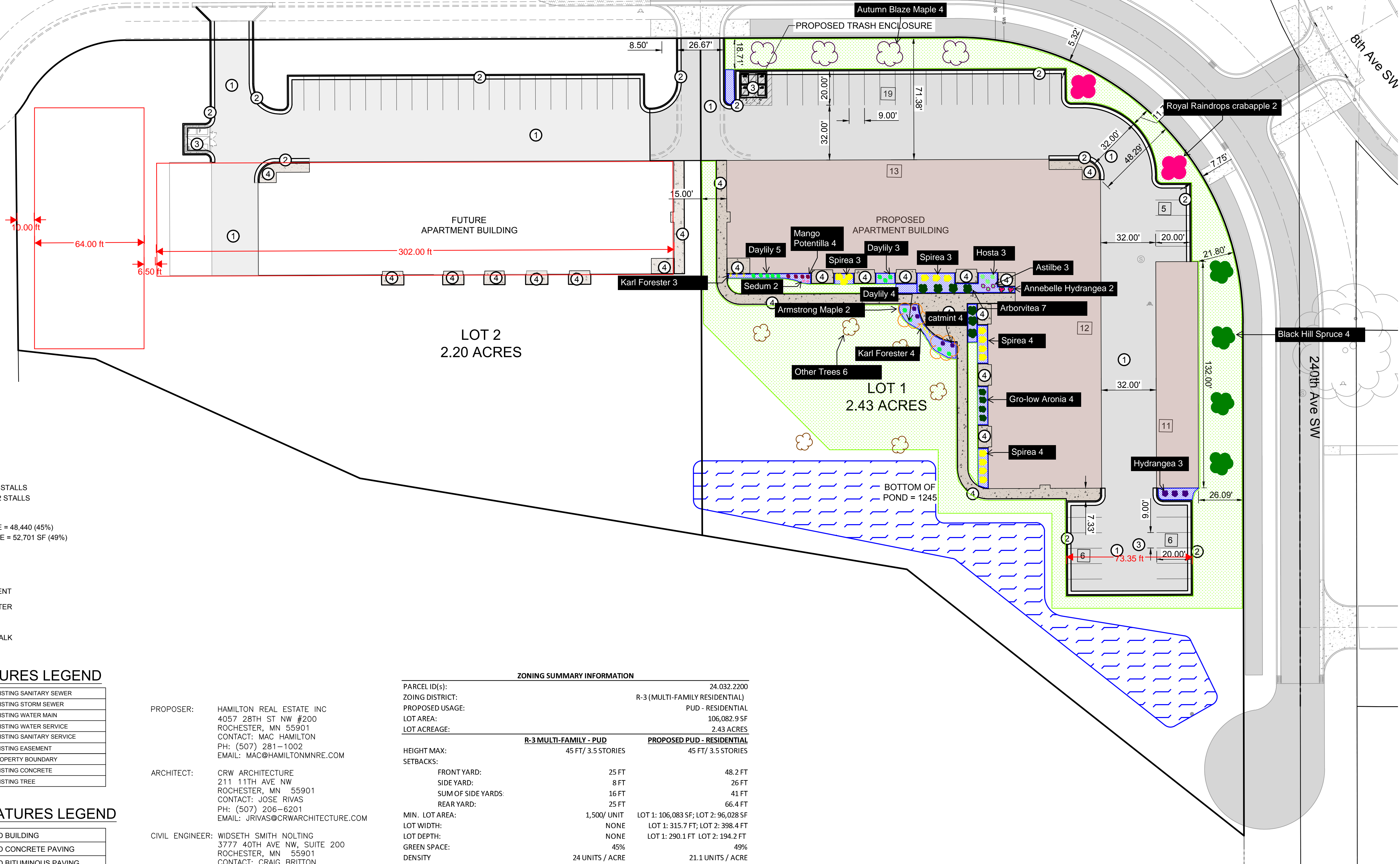
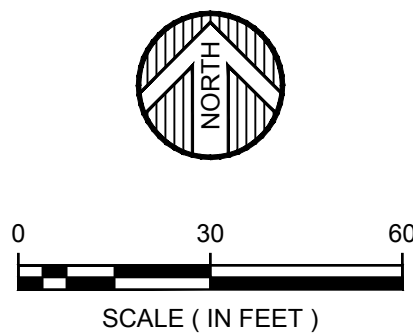


Back Rendering of Vail Property Subdivision Phase 1 Apartment



Front and Garage Rendering of Vail Property Subdivision Phase 1 Apartments

Phase 1 Preliminary Landscaping Plan Concept



LOT 1
NUMBER OF UNITS = 52
REQUIRED PARKING = 65 STALLS
PROPOSED PARKING = 72 STALLS

REQUIRED GREEN SPACE = 48,440 (45%)
PROPOSED GREEN SPACE = 52,701 SF (49%)

- ITEM NOTES:
- ① BITUMINOUS PAVEMENT
 - ② B624 CURB AND CUTTER
 - ③ TRASH ENCLOSURE
 - ④ 4" CONCRETE SIDEWALK

EXISTING FEATURES LEGEND

	DENOTES EXISTING SANITARY SEWER
	DENOTES EXISTING STORM SEWER
	DENOTES EXISTING WATER MAIN
	DENOTES EXISTING WATER SERVICE
	DENOTES EXISTING SANITARY SERVICE
	DENOTES EXISTING EASEMENT
	DENOTES PROPERTY BOUNDARY
	DENOTES EXISTING CONCRETE
	DENOTES EXISTING TREE

PROPOSED FEATURES LEGEND

	PROPOSED BUILDING
	PROPOSED CONCRETE PAVING
	PROPOSED BITUMINOUS PAVING
	PROPOSED STORMWATER POND

PROPOSER: HAMILTON REAL ESTATE INC
4057 28TH ST NW #200
ROCHESTER, MN 55901
CONTACT: MAC HAMILTON
PH: (507) 281-1002
EMAIL: MAC@HAMILTONMNRE.COM

ARCHITECT: CRW ARCHITECTURE
211 11TH AVE NW
ROCHESTER, MN 55901
CONTACT: JOSE RIVAS
PH: (507) 206-6201
EMAIL: JRIVAS@CRWARCHITECTURE.COM

CIVIL ENGINEER: WIDSETH SMITH NOLTING
3777 40TH AVE NW, SUITE 200
ROCHESTER, MN 55901
CONTACT: CRAIG BRITTON
PH: (507) 292-8743
EMAIL: CRAIG.BRITTON@WIDSETH.COM

ZONING SUMMARY INFORMATION			
PARCEL ID(s):	24.032.2200		
ZONING DISTRICT:	R-3 (MULTI-FAMILY RESIDENTIAL)		
PROPOSED USAGE:	PUD - RESIDENTIAL		
LOT AREA:	106,082.9 SF		
LOT ACREAGE:	2.43 ACRES		
R-3 MULTI-FAMILY - PUD		PROPOSED PUD - RESIDENTIAL	
HEIGHT MAX:	45 FT/ 3.5 STORIES	45 FT/ 3.5 STORIES	
SETBACKS:			
FRONT YARD:	25 FT	48.2 FT	
SIDE YARD:	8 FT	26 FT	
SUM OF SIDE YARDS:	16 FT	41 FT	
REAR YARD:	25 FT	66.4 FT	
MIN. LOT AREA:	1,500/ UNIT	LOT 1: 106,083 SF; LOT 2: 96,028 SF	
LOT WIDTH:	NONE	LOT 1: 315.7 FT; LOT 2: 398.4 FT	
LOT DEPTH:	NONE	LOT 1: 290.1 FT LOT 2: 194.2 FT	
GREEN SPACE:	45%	49%	
DENSITY:	24 UNITS / ACRE	21.1 UNITS / ACRE	
OFF-STREET PARKING:	1.25 SPACES PER DWELLING UNIT	1.38 SPACES PER DWELLING UNIT	

MINUTES OF PLANNING COMMISSION MEETING

April 11, 2022

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 11th day of April, 2022 at 6:30 PM

THE FOLLOWING WERE PRESENT: Chairman Ferris, Commissioner Thompson, Commissioner Tinsley, Commissioner Burton, Commissioner Eggler, Commissioner Torkelson and Commissioner Fitch

THE FOLLOWING WERE ABSENT: None

THE FOLLOWING WERE ALSO PRESENT: City Administrator Ibisch, Clerk Rappe, Brad Scheib – HKGi, Tim O'Marro, Jamie Judisch and Jim Judisch

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETING – March 14, 2022 - Motion to Approve the Minutes as Submitted made by Commissioner Tinsley, second by Commissioner Burton With All Voting Aye.

Public Hearing – Comp Plan Amendment for Thompson Addition – Planner Brad Scheib did a high level overview of the project. A comp plan amendment needs to be done first to allow high density residential. This is currently single family residential. This is the first action and the second action (public hearing) is the amending the PUD. Zoning code allows for 45 feet above grade. Parking has fewer spaces as currently drawn. There are two access points and the one on 5th Ave NE is of concern and will have to be watched. They provided engineering plans and the city engineer has made comments and storm water and drainage will be a condition of approval. They have not submitted a landscaping plan along with the site plan approvals. The original condition of approval is that the developer will keep 30% green space. They have provided a new drawing. The building code specifically excludes setback areas to be added into open space. They are short on the 30% green space.

Jamie Judisch – 504 Ventures – the location lends itself to a high density structure. This is similar to the apartments they built in Pine Island with the same concerns as are being brought up with this development. This leaves 1 to 1 1/2 parking spot for each apt. The end result on these buildings is that they tend to be quiet. They are hoping that they get some faculty from the school and a majority of older residents that want to stay in town and downsize. The final version is based on the approvals here they are figuring about 30 units. They would like to do a pitched roof for aesthetics and the buildings are 11 feet per story. They could do a flat roof to keep the height down. There should be a long view corridor coming out on 5th Ave but they don't know the final grade. Storm water management will be an issue and will be dealt with and they understand it is a condition.

Commissioner Eggler commented on the Pine Island building and the traffic and access to their apartments there. Mr. Judisch stated that these concerns were brought up in other cities and have not caused issues.

Public Hearing Open

Mark Murphy - 1502 2nd Ave Circle NE – Mr. Murphy stated that he has talked to all of the residents in that circle and some in 1st Ave Cir NE and they are all adamant against this. He is concerned on the traffic that this is going to cause. There are kids walking everywhere there and with 30+ apts and 15 townhomes this is not a plausible solution. He stated that already traffic gets backed up to 2nd Ave Circle. Please explain how traffic is not going to be affected. He is not against apartment buildings, just not in this location. Will there be any recreation space for the people who live in these buildings, the buildings are very close to the property lines

already. He did not talk to the police officer or the principle who live in their cul de sac since there could be a conflict of interest.

Troy and Sara Brown submitted a letter.

Aaron Thompson – 504 16th St NE - speaking as a public citizen who currently lives on that corner and is also involved in the development. The units that are being built will impact this but that corner is to be redesigned to improve traffic as part of the safe routes to school.

Public Hearing Closed

Discussion – Administrator Ibisch stated that one change would be a comp plan amendment and then a PUD amendment. There was an issue with the Xcel power easement. This is relevant to their current site plan and it affects three townhomes. Mr. Thompson answered and he is working with Xcel to resolve concerns and he is sending them the building plans to see if there is something they can come up with. Mark Murphy asked if there will be more digging in his yard.

Mr. Scheib asked for the Xcel easement to be on the site plan. Administrator Ibisch stated that the greenspace is of concern. Commissioner Thompson asked if the setbacks are part of the greenspace calculation and Planner Scheib stated that setbacks are not allowed to be included. Planner Scheib stated that this could be a condition of approval and they need to submit the greenspace and landscaping plan along with the easement for Xcel to be on the map. Planner Scheib stated that as a condition of approval on the original PUD 30% greenspace was required and a calculation has not been submitted.

Commissioner Burton asked what the minimum threshold for high density and Scheib stated that it is 12 per acre. This meets that so we can vote on the comp plan amendment and covert this to high density. **Motion to Approve the Comp Plan Amendment Converting this to High Density Residential made by Commissioner Burton, second by Commissioner Fitch. Ayes: Burton, Egger, Ferris, Fitch, Tinsley, Torkelson. Abstain: Thompson.**

Public Hearing – PUD Amendment for Thompson Addition - We would have to reconcile some of the issues that have been brought up before a building permit could be issued. The residents, Mark Murphy and Sarah and Troy brown are concerned with traffic. Mr. Scheib stated that this is already an issue and continually needs to be looked at. Commissioner Fitch stated that we could look at restricting parking on 5th Ave NE. Commissioner Egger stated that there needs to be some kind of alert system for the apartments' access on 5th Ave. SRTS has a plan for that intersection and did a pilot a few years ago. The Browns were also concerned that kids cut through 2nd Ave Circle NE and there will be sidewalk in front of the property where there isn't one now.

Public Hearing Opened –

Jamie Judisch – 504 Ventures – as far as the greenspace goes we will work with you and may ask for a variance.

Mark Murphy – 1502 2nd Ave Cir NE - the 15 townhomes and a 34 unit apt building there can't be enough green space. And the increased traffic is concerning. The townhomes are one thing and the apt building is something else. That is too much.

Public Hearing Closed

Discussion – Commissioner Fitch a couple of comments that he would like to see added to the conditions, a plan for snow removal and no parking on the private drive. He would recommend from a safety standpoint where the parking exits on 5th Ave NE that 5th Ave NE be posted as no parking on the west side of 5th from the Middle School driveway to 16th St NE or a right turn only. Commissioner Fitch is also concerned with the height. Commissioner Egger suggested that there be more no parking on 16th St NE and that could be a

Council discussion. Commissioner Fitch would like more plans for the fire department with elevations.

Planner Scheib stated that there will be a full site plan review.

Commissioner Tinsley asked what the recommended ratio, Planner Scheib stated that what they are seeing is 1.5 to 1.25, and what he sees here with this plan is about 1.31. Planner Scheib stated that the developers could negotiate with the school district for parking.

Commissioner Tinsley asked how the parking inside the development can be enforced. Commissioner Thompson stated that there is an association that goes with this development. Commissioner Fitch stated that this should be added to the association documents.

Chairman Ferris asked the Commission if they would like to see more of these concerns addressed before a decision is made. Commissioner Thompson stated that as a commissioner he would be ok with putting these conditions in the amendment. Commissioner Burton stated that managing traffic is outside of this falls on the Council but the parking and traffic within the development can be managed. The electric easement, the greenspace, the landscaping, and the storm water all be addressed before we move forward. Commissioner Tinsley stated that this development will be here for a long time and we need these answered. Planner Scheib verified that what the Commission is looking for is: a plan for the parking, to figure out the open space, and give more thought to the landscaping and storm water, which can be conditions on the amendment, putting the Xcel easement on plat and some kind of signage reminding residents that there is a trail crossing the driveway. **Motion to Table until this added information is acquired made by Commissioner Burton, second by Commissioner Fitch. Ayes: Burton, Eggler, Ferris, Fitch, Tinsley, Torkelson. Abstain: Thompson.**

List – plan for the parking, open space, more thought to the landscaping and the storm water, putting the Xcel easement on there. Signage on site reminding people of the trail at the end of the drive and snow removal.

Potential Zoning Change for billboard southwest Hwy 14 – Administrator Ibsich stated that someone has inquired for a billboard on the south side of Hwy 14. This would have to be rezoned to C-3.

Other – Chairman Ferris asked about fences and Ibsich stated that he has had a meeting with the property owner and he is working with them. Has another meeting on May 2.

Commissioner Fitch asked about the photos of Wilker's property and Ibsich has already contacted Park and Rec Director Unger.

ADJOURN – 8:00pm

Respectfully Submitted,

Linda Rappe, City Clerk

MINUTES OF PLANNING COMMISSION MEETING

May 9, 2022

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 9th day of May, 2022 at 6:30 PM

THE FOLLOWING WERE PRESENT: Chairman Ferris, Commissioner Thompson, Commissioner Burton, Commissioner Eggler, Commissioner Torkelson and Commissioner Fitch

THE FOLLOWING WERE ABSENT: Commissioner Tinsley

THE FOLLOWING WERE ALSO PRESENT: City Administrator Ibisch, Clerk Rappe, Brad Scheib – HKGi, Tim O'Marro, Jamie Judisch and Jim Judisch

CALL TO ORDER AT 6:30PM

4th Ave Apartments - The public hearing was held at the April pc meeting. Commissioner Thompson recused himself from the discussion. Brad Scheib, Planner Consultant from HKGi gave background. To achieve the open space requirement they shrunk the building on the west side. The traffic management is a concern by more than this development. This development meets parking requirement limit parking on the drive isles. Private streets should have signage for this and signage where the parking garage comes out onto 5th Ave NE. Xcel power line easement does go through a little more than the middle on the northeast side. Whether or not they build that unit on the west is dependent on the power line easement. Mr. Scheib stated that this process is amending an existing PUD, this is two-fold, the rezone will go first and then all of the documents need to be cleaned up and then they have to bring the final PUD that addresses any questions and conditions put on the development to the City Council.

Administrator Ibisch stated one of the biggest concerns from residents is with parking and traffic. Mr. Scheib stated that they meet the parking requirement according to code for an apartment building. The City's enforcement mechanisms will be a city issue on city streets and if they are parking on the private drive we have to iron that out.

Administrator Ibisch asked about the status of the easement. Mr. Thompson stated they are working on a resolution to raise the poles and then they can build the buildings as presented. This could take 3 to 6 months to finalize. Mr. Thompson stated they are also looking at possibly modifying the roof. And if they do not raise the poles the triplex may be a duplex. Mr. Scheib stated that the Planning Commission could add a condition on the power line easement. Tonight's motion would be either recommending approval or denial of the rezone of the PUD.

Commissioner Eggler is concerned with the legalities of this condition and it should be in there before the Council approves the PUD. Commissioner Eggler also asked if the height has been addressed and Mr. Scheib stated that it has been addressed and is within code.

The structures not on the easement can be built. Chairman Ferris asked if the Planning Commission can ask for no parking on the private and city streets. Ibisch stated that Council is and has considered this. Commissioner Burton stated we approved the amendment to the comp plan to allow the density and we have already approved the PUD for townhomes. Now they want to revise the PUD with the apartment complex and they are meeting everything we have asked them to meet and we have added conditions that need to be met for approval, and if they are meeting this then he feels that we have to approve it .

Chairman Ferris thinks that it is worthy to send to City Council for their comments and approval. **Motion to Recommend Approval with the Added Condition of the Easement and Power Lines made by Commissioner Burton, second by Commissioner Fitch with All Voting Aye.**

Golden Kernel Concept Plan – Administrator Ibisch stated that the property owner brought this to the Council for annexation last fall and they have asked the city for help with a concept design. Mr. Scheib stated that the property owner really wants to split off the farmstead that is being rented at the moment. The point of this concept plan is to show possible street connectivity and this has been run past the county engineer for accesses onto the county road. The comp plan shows everything south of the railroad tracks as open space but it is hard to hold someone to that unless the city is willing to buy it. We do not know if there are immediate plans for this area except to split off that farmstead. An issue would be the stub street of 230th. Administrator Ibisch stated that we may be able to access the south of the railroad tracks from the Vail property. Mr. Scheib stated that he has talked to the City Engineer and the Engineer thought that the infrastructure would be easily added. Commissioner Torkelson stated that water is a big issue there. The railroad has outdated culverts along this area. Ibisch stated we should add some ponding to the concept plan. Expenses for the developers will be park dedication/land and storm water management and building streets.

Wilker Pictures - Administrator Ibisch stated that there have been no complaints from neighbors and he is continuing to make progress on meeting the requirements.

Other – The Planning Commission asked about parking for the tap room. Ibisch stated that we will look into this and ask for a site plan.

ADJOURN – 7:24pm
Respectfully Submitted,

Linda Rappe, City Clerk