

AGENDA
HANOVER CITY COUNCIL & PLANNING COMMISSION
JUNE 10, 2019

MAYOR

CHRIS KAUFFMAN

COUNCIL

DOUGLAS HAMMERSENG

KEN WARPULA

JIM ZAJICEK

MARYANN HALLSTEIN

PLANNING COMMISSION

STAN KOLASA

JIM SCHENDEL

MICHAEL CHRISTENSON

MICHELLE ARMSTRONG

DEAN KUITUNEN

- 1. Call to Order Special Joint City Council/Planning Commission Work Session: 6:30 p.m.**
REMINDER THE MEETING WILL BE HELD AT THE FIRE HALL.
- 2. Approval of Agenda**
- 3. Review of Development Standards**
- 4. Adjournment**



To: Hanover City Council & Planning Commission

From: Brian Hagen, City Administrator

Re: Work Shop Review of Development Standards

Date: June 10, 2019

At this work shop, we will continue to review development standards. At the previous meeting, direction was given to staff to prepare standards which would apply to the villa type housing product. Nash has prepared those standards. All other housing standards were directed to remain the same. We did not get to regulations that are identified in our subdivision ordinance. These include street widths, private streets, access of local streets, street surfacing, curbing, sidewalks, street trees, and tree plantings in general. We will hold this discussion as well. Lastly, we will review the PUD approval criteria.

Enclosed is a memo from City Planner Nash and the development standards info from the prior meeting agenda packet.

Collaborative Planning, LLC

Memorandum

Date: June 7, 2019

To: Planning Commission and City Council

From: Cindy Nash, AICP EDFP

RE: Potential Considerations – Villa Standards and PUD approval criteria

Two items for consideration at this meeting are standards for villas and PUD approval criteria.

Villa/Patio Home Standards

Villas, patio homes, or detached townhomes are a very common housing product that is not addressed well within the City's ordinances. Some considerations are as follows:

1. What zoning district should they be allowed in? The density of the units can fit well within either a multi-family neighborhood (R-2 district) or a traditional single-family neighborhood (R-1 District). Many builders are constructing these mixed within a typical single-family neighborhood. Suggested ordinance changes would:
 - a. Allow these as a permitted use in the R-2 District.
 - b. Allow these as part of a PUD in the R-1 District.
2. Typical standards can be created as a standalone for this type of housing, regardless of which district it is in. These standards would include the following:
 - a. Lot Width – 50 or 55 feet are common (dependent on side yard setback amounts)
 - b. Side Yard Setback – 5, 6, or 7.5 feet are common
 - c. Front Yard Setback – 20 feet is common to the garage.
 - d. HOA maintenance of yards required.
 - e. Lot size minimum – 6000 square feet

PUD Approval Criteria

Hanover's PUD approval criteria were developed back in the mid-2000's at the same time as the conservation development and wildlife corridor planning that has been largely eliminated. As a result, the criteria are set up to evaluate how well a proposed development meets those criteria.

PUD's are frequently used in many communities to develop neighborhoods in manners that are different than what the ordinance requires, frequently because the market is offering new product types faster than communities accept those products and update their ordinances. This allows for a community to approve a development that may be different than they have done in the past, while including restrictions on that approval as may be determined necessary in the review process.

Typical criteria that are considered by other communities in the granting of a PUD are the following (note that a development would not necessarily need to meet all of these affirmatively):

1. Preservation of desirable site characteristics and open space and protection of sensitive environmental features, including steep slopes, mature trees, creeks, wetlands, lakes and scenic views.
2. More efficient and effective use of land, open space and public facilities through mixing of land uses and assembly and development of land in larger parcels.
3. High quality of design and design compatible with surrounding land uses, including both existing and planned. Site planning, landscaping and building architecture should reflect higher quality design than is found elsewhere in the community.
4. Sensitive development in transitional areas located between different land uses and along significant corridors within the city.
5. Development which is consistent with the comprehensive plan.
6. Parks and open space. The creation of public open space may be required by the city. Such park and open space shall be consistent with the comprehensive park plan and overall trail plan.
7. Provision of housing suitable for different stages of the life-cycle if appropriate within the PUD.
8. Energy conservation through the use of more efficient building designs and sightings and the clustering of buildings and land uses.



To: Hanover City Council & Planning Commission

From: Brian Hagen, City Administrator

Re: Work Shop Review of Development Standards

Date: May 13, 2019

At this work shop, we will be taking a look at our residential development standards. Included in the packet is a chart that identifies a number of minimum standards a developer must meet in order to gain approval under straight zoning. These standards were taken both from our Zoning Ordinance and our Subdivision Ordinance. A zoning district standard not included in the attached chart is identified in our Comprehensive Plan. This is the density standard and is as follows:

- **Rural Residential:** Single Family style housing with an average lot size of 2.5 acres on private well and septic
- **Neighborhood Residential:** Single Family style housing with a 2-4 unit per acre density.
 - *Density = land area excluding collector road right of way, ponding, wetland, bluff, and permanently protected environmental resources.*
- **Multi-Family Residential:** Single Family style housing with a greater than 4 but less than 12 units per acre density
 - *Density = land area excluding collector road right of way, ponding, wetland, bluff, and permanently protected environmental resources.*

As we have noticed, recent developments have all applied for review under a Planned Unit Development. What this means is that the developer proposed plans that did not meet all of our standards and therefore the City considered flexibility on those standards.

At the previous meeting, the group agreed that our standards shall be reviewed. The notion behind the review was to establish whether any of our standards could be adjusted while still meeting desirable characteristics for a neighborhood.

Current Residential Standards

Performance Standard	Residential Agriculture (R-A)	Neighborhood Residential (R-1)	Single Family Residential (R-1A)	Multi-Family Residential (R-2)
Minimum Lot Area	2.5 acres with 1.5 acres deemed buildable	20,000 square feet	Interior lot: 12,000 square feet Corner Lot: 15,000 square feet	Two Family Dwellings: 15,000 square feet Multiple Family Dwellings: 15,000 square feet plus 2,000 square feet for each dwelling in excess of two (2)
Minimum Lot Width	200 feet	100 feet	80 feet	Two Family: 100 feet Multiple Family: 150 feet with 15 feet of separation
Minimum Lot Depth	200 feet			150 feet
Minimum Single Family Detached Home Floor Area	1,000 square feet	1,000 square feet	1,000 square feet	1,000 square feet
Maximum Building Height	2.5 stories or 35 feet, whichever is less	2.5 stories or 35 feet, whichever is less	2.5 stories or 35 feet, whichever is less	2.5 stories or 35 feet, whichever is less
Front Yard Setback	50 feet	35 feet	30 feet	25 feet
Side Yard Setback	20 feet	15 feet	10 feet	15 feet
Side Yard on Corner Lot abutting street	50 feet	35 feet	30 feet	25 feet
Rear Yard Setback	35 feet	35 feet	30 feet	30 feet
Arterial Road Setback	50 feet	50 feet	50 feet	50 feet
Collector Road Setback	45 feet	45 feet	45 feet	45 feet
Wetland Setback	30 feet	30 feet	30 feet	30 feet
Bluff Setback (from top of bluff)	30 feet	30 feet	30 feet	30 feet
GD and RD Waters Setback	75 feet	75 feet	75 feet	75 feet
NE Waters Setback	200 feet	200 feet	200 feet	200 feet
Impervious Coverage in Shoreland Area	25 percent	25 percent	25 percent	30 percent
Minimum Garage Size	576 square feet	576 square feet	576 square feet	
Building Orientation		Primary entrance and windows face street right-of-way	Primary entrance and windows face street right-of-way	
Access Drive Location	5 feet from side or rear lot line	5 feet from side or rear lot line	5 feet from side or rear lot line	
Access Drive Width (from curb cut to property line)	10 foot minimum 28 feet maximum	10 foot minimum 28 feet maximum	10 foot minimum 28 feet maximum	

Current Subdivision Ordinance Information

Street Width:

Classification	ROW	Pavement Width
Principal Arterial	100 feet	52 feet
Minor Arterial	75 feet	48 feet
Collector	80 feet	44 feet
Minor/Local	66 feet	36 feet
Service/Marginal Access	50 feet	28 feet
Cul-de-sac Streets	66 feet	36 feet
Cul-de-sac Radius	60 feet	45 feet
Alley	24 feet	18 feet

Private Streets:

Private streets shall not be approved nor shall public improvements be approved for any private streets.

Access of local streets: onto arterial shall be discouraged at intervals of less than 1,320 feet and collector streets shall be discouraged at intervals of less than 500 feet.

Base and Surfacing of Streets:

All streets shall be improved with a concrete or bituminous surface. Streets to be paved shall be surfaced for 9 ton axle weight capacity using current MNDOT design standards and in accordance with City standard design detail plates. No building permits shall be issued for any lot or parcel prior to the installation of the first lift (wear course).

Concrete Curb and Gutter:

All curb shall be concrete with integral gutter.

Sidewalks:

Concrete sidewalks, 4 inches thick except at driveways where greater thickness shall be required, 5 feet wide in residential areas and of such width as as directed in other areas, are required on one side of residential streets and may be required on both sides of the streets with the outside edge located on the property line, and on pedestrian ways as directed by the City Council.

Street Trees:

In all new subdivisions, street trees shall be planted approximately every 40 feet and in consideration of driveway curb cuts. Trees shall be placed between the street edge and sidewalk. If no sidewalk is required, trees shall be planted 5 feet from the street edge. No trees shall be planted within 30 feet of the intersection of curb lines on corner lots.

Trees:

There is an extensive section on what trees are accepted and prohibited.

DRAFT Residential Standards

Performance Standard	Agriculture (A)	Rural Residential (R-R)	Single Family Residential (R-1)	Multi-Family Residential (R-2)		
Minimum Lot Area						
Minimum Lot Width						
Minimum Lot Depth						
Minimum Single Family Detached Home Floor Area						
Maximum Building Height						
Front Yard Setback						
Side Yard Setback						
Side Yard on Corner Lot abutting street						
Rear Yard Setback						
Arterial Road Setback						
Collector Road Setback						
Wetland Setback						
Bluff Setback (from top of bluff)						
GD and RD Waters Setback						
NE Waters Setback						
Impervious Coverage in Shoreland Area						
Minimum Garage Size						
Building Orientation						
Access Drives						