

Hanover Planning Commission

Hanover Cove Concept Plan April 2018

Updates since December Meeting

- ▶ Several comment letters/emails were received. These were generally in opposition to the development, particularly with respect to:
 - ▶ Reduced setback sizes
 - ▶ Reduced street pavement width
 - ▶ Lack of green space
 - ▶ Higher density, cookie cutter neighborhood
 - ▶ Traffic
 - ▶ Impact on school district (class sizes)
 - ▶ Pedestrian safety
 - ▶ Stress on public utilities
- ▶ Comment letters received since the public hearing will be included in the record for review by City Council. Planning Commission was provided copies for their consideration as well.

Updates since December Meeting

- ▶ Flex lots were removed and narrow single-family lots were added (with increase in lot width from 38 feet to 50 feet)
- ▶ Changes made resulted in a loss of 5 lots.
- ▶ Parking areas were added to various locations near the small villa units.
- ▶ The developer reviewed the idea of changing the 38' wide villa lots to 50' wide villa lots (except in the cut-de-sac), but decided against it for the following reasons:
 - ▶ Could not provide that product in more than one development phase
 - ▶ Resulted in only 3 lots being removed
 - ▶ Provides a more affordable product on the lots that back to River Road, which will be less desirable for larger single-family homes

Hanover Cove Planned Unit Development

- ▶ Planned unit developments may be excluded from certain requirements of the Zoning Ordinance and Subdivision Regulations when specifically approved as part of the planned unit development. Such exclusions shall only be granted for the purpose of creating better overall design, environmental protection, and an improved living environment and not solely for the economic advantage of the developer.

Hanover Cove Planned Unit Development

PUD- Large Lot Single Family

Housing Examples and Locations Hanover Cove

	R-1A	Large Lot SF
Lot Area	12000	9840
Lot Width	80	80
Side Yard Setback	10	7.5
Corner Side Setback	30	25
Front Yard Setback	30	25
Rear Yard Setback	30	30
Garage Area	576	576
Home Floor Area	1000	1400



Large Lot Single Family - 80'

Homes will consist of traditional multi-story single family
*Minimum 1,400 sqft Home floor area above grade

PUD- Medium Lot Single Family

Housing Examples and Locations Hanover Cove

	R-1A	Medium Lot SF
Lot Area	12000	6815
Lot Width	80	65
Side Yard Setback	10	7.5
Corner Side Setback	30	25
Front Yard Setback	30	25
Rear Yard Setback	30	30
Garage Area	576	576
Home Floor Area	1000	1300



Medium Lot Single Family: 65'-70'

Homes will consist of traditional multi-story single family
*Minimum 1,300 sqft Home floor area above grade

PUD- Narrow Single Family

Housing Examples and Locations Hanover Cove

	R-1A	Narrow SF
Lot Area	12000	4940
Lot Width	80	50
Side Yard Setback	10	6
Corner Side Setback	30	25
Front Yard Setback	30	25
Rear Yard Setback	30	20
Garage Area	576	576
Home Floor Area	1000	1200



Narrow Lot Single Family: 50'-65'

Homes will consist of traditional multi-story single family with 2 or 3 car garages
*Minimum 1,200 sqft Home floor area above grade

PUD- Large Patio

Housing Examples and Locations Hanover Cove

	R-1A	Large Patio
Lot Area	12000	8315
Lot Width	80	75
Side Yard Setback	10	6
Corner Side Setback	30	25
Front Yard Setback	30	25
Rear Yard Setback	30	20
Garage Area	576	440
Home Floor Area	1000	1500



Large Patio: 75'

Homes will consist of one level or rancher with full basements
HOA maintain yard/landscaping/etc
*Minimum 1,500 sqft Home floor area above grade

PUD- Medium Patio

Housing Examples and Locations Hanover Cove

	R-1A	Medium Patio
Lot Area	12000	5750
Lot Width	80	50
Side Yard Setback	10	6
Corner Side Setback	30	25
Front Yard Setback	30	25
Rear Yard Setback	30	20
Garage Area	576	440
Home Floor Area	1000	1400



Medium Patio Lot: 50'-70'

Homes will consist of one level, 2 and 3 car garages
HOA maintain yard/landscaping/etc
*Minimum 1,400 sqft Home floor area above grade

PUD- Narrow Patio

Housing Examples and Locations Hanover Cove

	R-1A	Narrow Patio
Lot Area	12000	5250
Lot Width	80	38
Side Yard Setback	10	6
Corner Side Setback	30	25
Front Yard Setback	30	25
Rear Yard Setback	30	20
Garage Area	576	440
Home Floor Area	1000	1200



Narrow Patio Lot: 38'-49'

Homes will consist of one level
HOA maintain yard/landscaping/etc
*Minimum 1,200 sqft Home floor area above grade



PUD- Analysis - Density

Density greater than can fit when using base zoning regulations may be allowed with findings related to the following:

- The excess will not have an undue and adverse impact on existing public facilities and on the reasonable enjoyment of neighboring property.
- Increase density may be compensated for by providing additional private amenities and by increase of efficiency in public facilities and services to be achieved by:
 - 1. The location, amount and proposed use of common open space;
 - 2. The location, design and type of dwelling units; and
 - 3. The physical characteristics of the site.

PUD- Analysis - Generally

The consistency of the proposed PUD with the comprehensive plan.

The extent to which the proposed PUD is designed to form a desirable and unified environment within its own boundaries in terms of relationship of structure and open space, circulation patterns, visual character and sufficiency of drainage and utilities.

The extent to which the proposed uses will be compatible with present and planned uses in the surround area.

PUD- Analysis - Generally

That any exceptions to this article are justified by the design of the development.

The sufficiency of each planned unit development phase's size, composition, and arrangement in order that its construction, and operation is feasible without dependence upon subsequent phases.

The burden or impact created by the PUD on parks, schools, streets, and other public facilities and utilities.

PUD- Analysis - Generally

The impact of the PUD on environmental quality and on the reasonable enjoyment of the surrounding properties.

Planning Commission Recommendation

- ▶ Under Minnesota Statute, the City only has a maximum of 120 days to review an application and make a decision.
- ▶ The application was considered complete for review on November 21, 2018. The City has already extended the timeframe to make a decision to March 21, 2019.
- ▶ The Planning Commission should take one of the following actions this evening in order to allow the City Council sufficient time for consideration of the application:
 - ▶ Recommend approval of the PUD subject to addressing the comments in the City Planner and City Engineer memos.
 - ▶ Recommend approval of the PUD subject to changes specified by the Planning Commission and the comments in the City Planner and City Engineer memos.
 - ▶ Recommend denial of the PUD with reasons for the recommendation.

General PUD

PUD Variation Request	City Ordinance Standard	Requested	
Reduced street pavement width	36 feet	32 feet	36 foot on Street D, Street F and Street G; 32 foot on other streets

Large Single Family Lots

PUD Variation Request	City Ordinance Standard	Requested	
Large SF lot area	12,000 square feet	9,840 square feet	
Large SF - side yard setback	10 feet	7.5 feet	
Large SF - front yard setback	30 feet	25 feet	
Large SF - corner side setback	30 feet	25 feet	

Medium Single Family Lots

PUD Variation Request	City Ordinance Standard	Requested	
Medium SF - lot area	12,000 square feet	6,815 square feet	
Medium SF - lot width	80 feet	65 feet	
Medium SF - side yard setback	10 feet	7.5 feet	
Medium SF front yard setback	30 feet	25 feet	
Medium SF - corner side yard setback	30 feet	25 feet	

Narrow Single Family Lots

PUD Variation Request	City Ordinance Standard	Requested	
Narrow SF - lot area	12,000 square feet	4,940 square feet	
Narrow SF - lot width	80 feet	50 feet	
Narrow SF - side yard setback	10 feet	6 feet	
Narrow SF front yard setback	30 feet	25 feet	
Narrow SF - corner side yard setback	30 feet	25 feet	
Narrow SF - rear yard setback	30 feet	25 feet	

Large Patio Lots

PUD Variation Request	City Ordinance Standard	Requested	
Large patio - lot area	12,000 square feet	8,315 square feet	
Large Patio - Lot width	80 feet	75 feet	
Large Patio - side yard setback	10 feet	6 feet	
Large Patio - front yard setback	30 feet	25 feet	
Large Patio - corner side setback	30 feet	25 feet	
Large Patio - rear yard setback	30 feet	20 feet	
Large Patio - garage size	576 square feet	440 square feet	

Medium Patio Lots

PUD Variation Request	City Ordinance Standard	Requested	
Medium patio - lot area	12,000 square feet	5,750 square feet	
Medium Patio - Lot width	80 feet	50 feet	
Medium Patio - side yard setback	10 feet	6 feet	
Medium Patio - front yard setback	30 feet	25 feet	
Medium Patio - corner side setback	30 feet	25 feet	
Medium Patio - rear yard setback	30 feet	20 feet	
Medium Patio - garage size	576 square feet	440 square feet	

Narrow Patio Lots

PUD Variation Request	City Ordinance Standard	Requested
Narrow patio- lot area	12,000 square feet	5,250 square feet
Narrow Patio - Lot width	80 feet	38 feet
Narrow Patio - side yard setback	10 feet	6 feet
Narrow Patio - front yard setback	30 feet	25 feet
Narrow Patio - corner side setback	30 feet	25 feet
Narrow Patio - rear yard setback	30 feet	20 feet
Narrow Patio - garage size	576 square feet	440 square feet

Hanover Cove Preliminary Plat



Hanover Cove Preliminary Plat



Hanover Cove - Rezoning

- ▶ Propose to rezone southern portion of property from I-1 and I-2 to R-1 A.
- ▶ Previously regulated this portion of the property from Industrial to Neighborhood Residential in the Comprehensive Plan.



