



MEMORANDUM

DATE: January 13, 2020
TO: Chairperson Cauley, Members of the Planning Commission, and Administrator Meyer
FROM: Cynthia Smith Strack, Community Development Director
RE: Agenda Item 5.1: Public Hearing Ordinance 20-01 R-7 Mixed Housing District Performance Standard Update

GENERAL INFORMATION

The Planning Commission will hold a public hearing and provide a recommendation to the Council on proposed Ordinance 20-01. The Commission has discussed the draft text for several months. The City Council reviewed proposed updates in a work session. The draft code amendment proposes adjustments to required performance standards in favor of allowing higher densities in the R-7 District. The R-7 District is the most dense residential classification and allows any type of housing except for detached single family structures.

If approved Ordinance 20-01 would:

1. Decrease required lot square footage per dwelling units in structures containing more than four units from 2,000 sf to 1,600 sf.
2. Decrease required side and rear yard setbacks that are currently tied to 100% of the building height to the greater of 20 feet or 50% of building.
3. Increase maximum building height allowed from 35' to 45'.
4. Adjust minimum dwelling unit sizes for one, two, and three bedroom units to reflect average of existing units in Scott County and provide for minimum square footage for studio/efficiency units.
5. Reinstate surface coverage maximums in the R-1, R-2, and R-3 Districts which were inadvertently deleted under a previous code amendment.

A public hearing notice has been posted and published and the draft text has been posted on the City's website. No comments from the public for or against the proposed amendment have been received as of the drafting of this memo.

ACTION:

The Commission is to hold a public hearing on the draft amendment. Following the hearing and discussion the Commission is to make a recommendation to the City Council pertaining to the draft ordinance. Sample resolution 20-001 is attached for consideration.

ATTACHMENTS:

1. Proposed ordinance 20-01.
2. Resolution 20-001.

**CITY OF BELLE PLAINE
ORDINANCE 20-01**

**AN ORDINANCE AMENDING CHAPTER 11, SECTION 1105.08 OF THE BELLE PLAINE CITY CODE
PERTAINING TO PERFORMANCE STANDARDS IN THE R-7 MIXED HOUSING (MEDIUM TO HIGH
DENSITY) RESIDENTIAL DISTRICT AND AMENDING SECTIONS 1105.05 (R-1), 1105.06 (R-2), AND
1105.07 (R-3) PERTAINING TO MAXIMUM SITE COVERAGE**

THE CITY COUNCIL OF THE CITY OF BELLE PLAINE ORDAINS:

Section 1. The City Council of the City of Belle Plaine hereby amends Chapter 11, Section 1105.08, Subd. 5(1) Lot Requirements and Setbacks as follows:

1. Lot Area: Ten thousand five hundred (10,500) square feet for up to four (4) units, plus one thousand six hundred (1,600) ~~two thousand (2,000)~~ square feet for each additional unit.

Section 2. The City Council of the City of Belle Plaine hereby amends Chapter 11, Section 1105.08, Subd. 5(3) Lot Requirements and Setbacks as follows:

3. Setbacks: Principal Building:
 - a. Front Yard: Thirty (30) feet.
 - b. Side Yard:
 1. Interior Lot:
 - a. Single or two-family dwellings:
 - 1 Ten (10) feet.
 2. Zero (0) feet if the principal buildings share common walls.
 - b. All other uses:
 1. Equal to the height of the building. Twenty (20) feet or fifty (50) percent of the building height, whichever is greater, except that dwelling units sharing a common interior side property line may be reduced to zero.
 2. Corner Lot: Twenty (20) feet on the side yard abutting onto a public street.
 - c. Rear Yard:
 1. Twenty (20) foot or height of the building, whichever is greater. Twenty (20) feet or fifty (50) percent of the building height, whichever is greater, except that dwelling units sharing a common rear property line may be reduced to zero.
 2. ~~Zero (0) feet if the principal buildings share common walls.~~

Section 3. The City Council of the City of Belle Plaine hereby amends Chapter 11, Section 1105.08, Subd. 6(1) Building Standards as follows:

1. Maximum Height:
 - a. Principal Building: ~~Thirty five (35)~~ Forty-five (45) feet

Section 4. The City Council of the City of Belle Plaine hereby amends Chapter 11, Section 1105.08, Subd. 6(2)(b)(1) Building Standards as follows:

b. Principal Building – Multi-Family.

1. Minimum:

- a. Studio/efficiency units: three hundred (300) square feet
- b. One Bedroom: ~~seven hundred fifty (750)~~ six hundred fifty (650) square feet
- c. Two Bedrooms: ~~nine hundred sixty (960)~~ eight hundred forty-five (845) square feet
- d. Three plus Bedrooms: ~~one thousand forty (1,040)~~ nine hundred (900) square feet

Section 5. Section 1105.05, Subd. 5(5) of the City Code (R-1 Single Family Residential District) is hereby amended as follows:

- 5. Site Coverage. No structure or combination of structures, including detached garages, shall occupy more than twenty-five (25) percent of the lot area.

Section 6. Section 1105.06, Subd. 5 (5) of the City Code (R-2 Single Family Residential District) is hereby amended as follows:

- 5. Site Coverage. No structure or combination of structures, including detached garages, shall occupy more than twenty-five (25) percent of the lot area.

Section 7. Section 1105.07, Subd. 5(5) of the City Code (R-3 Single and Two Family Residential District) is hereby amended as follows:

- 5. Site Coverage. No structure or combination of structures, including detached garages, shall occupy more than forty (40) percent of the lot area.

Section 8. This Ordinance shall become effective upon publication in the official newspaper of the City.

Passed and duly adopted by the City Council of the City of Belle Plaine this ___ day of ___, 2020.

BY: _____
Christopher G. Meyer, Mayor

ATTEST:

Dawn Meyer, City Administrator

**BELLE PLAINE PLANNING COMMISSION
RESOLUTION PZ-20-001**

**RECOMMENDING APPROVAL OF ORDINANCE 20-01, AN ORDINANCE AMENDING CHAPTER 11,
SECTION 1105.08 OF THE BELLE PLAINE CITY CODE PERTAINING TO PERFORMANCE
STANDARDS IN THE R-7 MIXED HOUSING (MEDIUM TO HIGH DENSITY) RESIDENTIAL DISTRICT
AND AMENDING SECTIONS 1105.05 (R-1), 1105.06 (R-2), AND 1105.07 (R-3) PERTAINING TO
MAXIMUM SITE COVERAGE**

WHEREAS, the City recently placed Destination Belle Plaine 2040, the City's 2040 Comprehensive Plan into effect; and,

WHEREAS, Destination 2040 envisions future uses of land and densities; and,

WHEREAS, Planning Commission is reviewing local controls to ensure consistency with Destination 2040; and,

WHEREAS, the Planning Commission finds a need to adjust allowable densities in the highest density residential zoning classification, the R-7 Mixed Housing District; and,

WHEREAS, the Planning Commission has studied the issue and developed language contained in Ordinance 20-01; and,

WHEREAS, the Planning Commission conducted a public hearing on January 13, 2020 following duly published notice to accept public comment on proposed Ordinance 20-01, An Ordinance amending Chapter 11, Section 1105.08 of the Belle Plaine City Code pertaining to performance standards in the R-7 Mixed Housing Residential District and amending Sections 1105.05 (R-1), 1105.06 (R-2), and 1105.07 (R-3) pertaining to maximum site coverage; and,

WHEREAS, the Planning Commission following the public hearing discussed Ordinance 20-01.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA, THAT: It recommends approval of Ordinance 20-01, an Ordinance amending Chapter 11, Section 1105.08 of the Belle Plaine City Code pertaining to performance standards in the R-7 Mixed Housing Residential District and amending Sections 1105.05 (R-1), 1105.06 (R-2), and 1105.07 (R-3) pertaining to maximum site coverage.

The adoption of the foregoing resolution was duly moved by Commissioner _____, and seconded by Commissioner _____, and after full discussion thereof and upon a vote being taken thereon, the following Commissioners voted in favor thereof: _____.

and the following voted against the same: _____.

Whereupon said resolution was declared duly passed and adopted. Dated this 13th day of January, 2020.

Ashley Cauley
Chairperson

Cynthia Smith Strack
Community Development Director