



City Council Memorandum

To: Mayor Fasbender and City Council
From: John Hinzman, Community Development Director
Date: April 20, 2026
Item: Sunset Hills – Rezoning, Preliminary Plat, and Final Plat – Greg J Homes

Council Action Requested:

Consider the following actions related to the development of Sunset Hills, a single family residential development generally located northwest of 15th Street and O’Connell Drive:

- 1) **Rezoning.** Consider 2nd Reading and adoption of an amendment to City Code Chapter 155.01 to rezone property from A - Agriculture to R-3 Medium High Density – Planned Residential Development (PRD). Rezoning excludes the proposed Outlot B at the south end of the development because the use is undetermined at this time.
- 2) **Preliminary Plat.** Consider adoption of the attached resolution approving the Preliminary Plat of SUNSET HILLS a replat of Outlot C of SUNSET WEST as follows:
 - a. 26 single family home sites.
 - b. Outlot A - Stormwater Basin
 - c. Outlot B - Undetermined future development may include a senior housing facility, apartment or further residential development.
- 3) **Final Plat.** Consider adoption of the attached resolution approving the Final Plat of SUNSET HILLS (1st Addition)
 - a. 14 single family lots
 - b. Outlot A - Stormwater Basin
 - c. Outlot B - Undetermined future development may include a senior housing facility, apartment or further residential development
 - d. Outlot C – 12 single family lots per the Preliminary Plat to be final platted in a future phase.

The City Council considered 1st Reading of the rezoning at the April 6, 2026 meeting. A simple majority of Council is necessary for action.

Advisory Commission Review:

The Planning Commission voted 5-0 to recommend approval of the rezoning, preliminary plat and final plat at the March 23, 2026 meeting. During the public hearing four individuals provided comment pertaining to the number and type of units, traffic, water pressure, water quality, and parks. Please see the attached draft minutes for further information.

Water Pressure

At the Planning Commission meeting, concerns over the impact of development on the water pressure of existing homes was raised. The Commission asked that concerns be addressed by the Public Works Department prior to Council approval. Public Works has been consulted and stated the development of Sunset Hills will not impact water pressure of surrounding residents.

Advisory Committee Review:

N/A

Attachments:

- Ordinance Amendment: Rezoning
- Resolution: Preliminary Plat
- Resolution: Final Plat
- Minutes – Planning Commission Meeting – March 23, 2026 (Draft)
- Planning Commission Staff Report – March 23, 2026

ORDINANCE NO. 2026-____, THIRD SERIES

**AN ORDINANCE OF THE CITY OF HASTINGS, MINNESOTA AMENDING
SECTION 155.01, ZONING CODE OF THE CITY CODE HAVING TO DO
WITH:**

OFFICIAL ZONING MAP

BE IT ORDAINED by the City Council of the City of Hastings that approximately 7.5 acres of property generally located west of O’Connell Drive is rezoned from A – Agriculture to R-3 PRD - Medium High Density Planned Residential Development. The property is legally described as follows:

That part of Outlot C, SUNSET WEST, Dakota County, Minnesota lying north of the following described line: Commencing at the southwest corner of said Outlot C; thence North 00 degrees 19 minutes 27 seconds West, assumed bearing along the west line of said Outlot C a distance of 362.33 feet to the point of the beginning of the line to be described; thence South 89 degrees 53 minutes 35 seconds West a distance of 371.81 feet to the intersection with the east line of said Outlot C and thence terminating.

EFFECTIVE DATE: This Ordinance shall be in full force and effect from and after its passage and approval and publication, as required by law and/or charter.

ADOPTED by the Hastings City Council on this 20th day of April, 2026.

Mary Fasbender, Mayor

ATTEST:

Kelly Murtaugh, City Clerk

I HEREBY CERTIFY that the above is a true and correct copy of an ordinance presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 20th day of April, 2026, 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. East
Hastings, MN 55033

HASTINGS CITY COUNCIL

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASTINGS GRANTING
PRELIMINARY PLAT APPROVAL OF SUNSET HILLS**

WHEREAS, Greg J Homes of Hastings Inc. has petitioned for Preliminary Plat approval of SUNSET HILLS consisting of 26 single family home sites and two outlots. The subject property is owned by Gregory A and Nicholas G Jabloske and generally located northwest of 15th Street and O'Connell Drive and described as Outlot C, SUNSET WEST, Dakota County Minnesota; and

WHEREAS, on March 23, 2026, a public hearing and review of the 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 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 Plat as presented subject to the following conditions:

- 1) Conformance with the plans submitted with the Planning Commission Staff Report dated March 23, 2026
- 2) Approval of the Rezoning from A - Agriculture to R-3 Medium High Density Residence Planned Residential Development.
- 3) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
- 4) Final approval of the Grading, Drainage, and Erosion Control Plan by the Public Works Director.
- 5) A temporary cul-de-sac shall be installed at the western terminus of 14th Street.
- 6) Provide a trail connection between Sunset Drive and 15th Street.

- 7) Improvements to 15th Street shall occur upon the future development of Outlot B
- 8) 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.

Adopted by the Hastings City Council on April 20, 2026.

ATTEST:

Mary Fasbender, Mayor

Kelly Murtaugh,
City Clerk

HASTINGS CITY COUNCIL

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASTINGS GRANTING
FINAL PLAT APPROVAL OF SUNSET HILLS**

WHEREAS, Greg J Homes of Hastings Inc. has petitioned for Final Plat approval of SUNSET HILLS consisting of 14 single family home sites and three outlots. The subject property is owned by Gregory A and Nicholas G Jabloske and generally located northwest of 15th Street and O'Connell Drive and described as Outlot C, SUNSET WEST, Dakota County Minnesota; and

WHEREAS, on March 23, 2026, review of the 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 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 Final Plat as presented subject to the following conditions:

- 1) Conformance with the plans submitted with the Planning Commission Staff Report dated March 23, 2026
- 2) Approval of the Rezoning from A - Agriculture to R-3 Medium High Density Residence Planned Residential Development.
- 3) Approval of the Preliminary Plat of SUNSET HILLS
- 4) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
- 5) Final approval of the Grading, Drainage, and Erosion Control Plan by the Public Works Director.
- 6) Label all atypical easement widths.
- 7) Approval of a landscaped maintenance plan for the Sunset Drive cul-de-sac island.

- 8) Payment of park dedication fees in the amount of \$50,400 (\$3,600 x 14 units) is required prior to release of the final plat mylars for recording.
- 9) Payment of sewer interceptor fees in the amount of \$6,790 (\$485 x 14 units) is required prior to release of the final plat mylars for recording.
- 10) Final approval of the Grading, Drainage, and Erosion Control Plan by the Public Works Director.
- 11) Submission of certification of taxes paid in full for the property prior to release of the final plat mylars for recording.
- 12) Execution of a stormwater access and maintenance agreement between the City and property owner prior to recording of the final plat.
- 13) Long term management of the stormwater pond shall be accomplished in one of the following manners:
 - a. Establish a Homeowners Association to provide maintenance of stormwater basins.
 - b. City provides maintenance of stormwater basins. Stormwater outlots must be deeded to the City and the City will bill property owners for complete work.
- 14) Individual mailboxes for each home are not permitted. Mailboxes must be grouped into clusters.
- 15) Developer shall plant "boulevard" trees of at least 1.5 caliper inches according to the submitted tree plan. An escrow is required for any unplanted trees before a certificate of occupancy is issued.
- 16) One front yard tree of at least 1.5 caliper inches must be planted by the builder or developer on every platted lot. An escrow is required for any unplanted trees before a certificate of occupancy is issued.
- 17) Development of the platted outlots shall be prohibited until replatted as lots of record.
- 18) Blanket drainage and utility easements shall be recorded against all outlots, unless they are further delineated to the satisfaction of the Public Works Director.
- 19) Any uncompleted site work (including landscaping) must be escrowed for prior to issuance of a certificate of occupancy.

20) 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.

Adopted by the Hastings City Council on April 20, 2026.

ATTEST:

Mary Fasbender, Mayor

Kelly Murtaugh,
City Clerk

Hastings Planning Commission

March 23, 2026 - Regular Meeting Agenda
Hastings City Hall - Council Chambers
7:00 p.m.

The Planning Commission of the City of Hastings, Minnesota met in a regular meeting on Monday, March 23, 2026 at 7:00 p.m. in the Hastings City Council Chambers.

1. Call Meeting to Order

Planning Commissioners Present: DePalma, Moes, Peters, Silber and Swedin

Planning Commissioners Absent: McGrath, Montgomery

Staff Present:

Community Development Director John Hinzman

2. Approval of Minutes – February 23, 2026 – Regular Meeting.

Chair Peters asked if there were any additions or corrections to the minutes. Minutes were approved as presented.

PUBLIC HEARINGS

3. **Greg J Homes** – Preliminary and Final Plat – Sunset Hills

Hinzman introduced the components of the request. The proposal involves a 26-lot single-family residential subdivision on a 10.65-acre parcel located northwest of 15th Street and O'Connell Drive. He explained that the first step is to rezone the property from A – Agriculture to R-3 Medium High Density – Planned Residential Development (PRD), with staff recommending that Outlot B be excluded from the rezoning request. Following rezoning, both the Preliminary Plat and Final Plat of Sunset Hills would require approval. Hinzman noted that the proposal is consistent with the 2040 Comprehensive Plan, which designates the property as Low Density Residential, allowing single-family housing at a density of 3 to 6 units per acre. The proposed Preliminary Plat reflects a density of 3.4 units per acre. Hinzman stated property owners within 350-feet have been notified.

Commissioners asked questions regarding whether a homeowner's association will be in place. Hinzman indicated that a homeowner's association would, at minimum, need to be in place in order to maintain the cul-de-sac island in Sunset Drive and the other maintenance would be maintained individually by property owners.

Chair Peters opened the public hearing at: 7:10 PM

Theresa Auge, 1926 14th Street W. raised concerns to the number of units proposed and the issues the City is facing.

Allen Schmaltz, 1420 O'Connell Drive, asked clarifying questions regarding the different Residential Zoning uses. Mr. Schmaltz requested the Planning Commission to reconsider the proposed cash in lieu of land due to the lack of parks West of General Sieben Drive. Hinzman provided clarification for the allowable uses in each Residential Zoning Districts. Hinzman reviewed the Parks and Recreation Commission discussion and recommendation for park dedication fees.

Sara Thomsen, 1952 14th Street W., asked specifics regarding the type of construction proposed for the development, the intended use of the homes, and timing of construction. Ms. Thomsen raised concerns regarding water pressure, increased traffic and the changes from the proposal included in a survey from a few years ago. Developer representative, Nick Jablonski, 3475 Vermillion St., noted that the homes are planned to be villa-style, with some including basements and others not. Jablonski stated that the homes will be owner-occupied rather than rental units and will be consistent in quality and design with existing homes in the neighborhood. He also provided additional information regarding square footage and anticipated price points, and indicated that, if approved, construction could begin this year.

Bob Hofstad, 1938 14th Street W., expressed concerns consistent with those raised previously and noted additional concerns regarding water pressure.

Chair Peters closed the public hearing at: 7:27 p.m.

Commissioners discussed the capacity of water and sewer infrastructure in the area and whether a traffic study would be required. Hinzman stated that the existing system is capable of supporting the proposed development and that potential impacts to water pressure will be evaluated in coordination with the Public Works Department. He also indicated that a traffic study would not be required for the development. Commissioners inquired how much land would qualify as parkland if cash were not provided in lieu of dedication. Hinzman indicated it would be approximately one acre and noted that a larger area could be designated as parkland in future developments. Commissioners requested images of the proposed homes and inquired about the target market for the development. Jablonski reviewed the types of homes planned for construction. Commissioners also asked whether the City is aware of any potential environmental impacts associated with the development. Hinzman responded by reviewing the factors that could have the most significant environmental impact.

Commissioner Swedin motioned to approve Rezoning – Sunset Hills from A - Agriculture to R-3 Medium High Density – Planned Residential Development (PRD), excluding Outlot B. Seconded by Commissioner Moes. Vote: Ayes 5; Nays: 0. Motion approved as presented.

Commissioner Moes motioned to approve Preliminary Plat – Sunset Hills with staff recommendations, subject to review of water pressure concerns. Seconded by Commissioner Swedin. Vote: Ayes 5; Nays: 0. Motion approved as presented.

Commissioner Swedin motioned to approve Final Plat – Sunset Hills with staff recommendations, subject to review of utility usage, specifically water pressure concerns. Seconded by Commissioner Moes. Vote: Ayes 5; Nays: 0. Motion approved as presented.

OTHER ACTIONS

4. Other Business

Hinzman provided a summary of recent City Council actions and future items for the Planning Commission's review.

5. Adjourn

Commissioner DePalma motioned to adjourn the meeting at 7:41 PM. Seconded by Commissioner Moes. Vote: Ayes 5; Nays: 0. Motion approved as presented.

Next Meeting – April 13, 2026

Respectively submitted:

Emily King
Deputy City Clerk



Planning Commission Memorandum

To: Planning Commissioners

From: John Hinzman, Community Development Director

Date: March 23, 2026

Item: Sunset Hills - #2026-07 - Rezoning, Preliminary Plat, and Final Plat, and Site Plan – Greg J Homes

Planning Commission Action Requested

Review and provide a recommendation on the following actions for development of a Sunset Hills, a 26 lot single family residential subdivision as requested by Greg J Homes of Hastings, Inc. The 10.65 acre parcel is owned by Gregory A and Nicholas G Jablonske and generally northwest of 15th Street and O'Connell Dr:

- 1) **Rezone** property from A - Agriculture to R-3 Medium High Density – Planned Residential Development (PRD). Rezoning excludes the proposed Outlot B at the south end of the development because the use is undetermined at this time.
- 2) **Preliminary Plat** of SUNSET HILLS a replat of Outlot C of SUNSET WEST as follows:
 - a. 26 single family home sites.
 - b. Outlot A - Stormwater Basin
 - c. Outlot B - Undetermined future development may include a senior housing facility, apartment or further residential development.
- 3) **Final Plat** of SUNSET HILLS (1st Addition)
 - a. 14 single family lots
 - b. Outlot A - Stormwater Basin
 - c. Outlot B - Undetermined future development may include a senior housing facility, apartment or further residential development
 - d. Outlot C – 12 single family lots per the Preliminary Plat to be final platted in a future phase.

BACKGROUND INFORMATION

Comprehensive Plan

The proposal is consistent with the 2040 Comprehensive Plan. The property is guided Low Density Residence which allows for single-family housing with an allowable density of 3-6 units per acre. Proposed Preliminary Plat is 3.4 units per acres.

Zoning

The property is currently zoned A - Agriculture. A request to rezone the entire property to the R-3 – Medium-High Density Residence PRD has been submitted. Staff is recommending the rezoning excludes the proposed Outlot B due to its final use being undetermined. Rezoning is consistent with the Comprehensive Plan. Single family dwelling units are a permitted use when part of a PRD within the R-3 zoning district.

Difference between the Comprehensive Plan and Zoning

The Comprehensive Plan serves as a guiding document for future land use for the next 20 years and includes a Future Land Use Map identifying desired land uses. The Zoning Ordinance is the legal mechanism for regulating land use and includes the zoning map which identifies zoning districts and permitted uses. The Future Land Use Map of the Comprehensive Plan is used to guide decisions on rezonings.

Existing Condition

The site is vacant and relatively flat with some significant trees

Adjacent Zoning and Land Use

The following land uses about the property:

Direction	Use	Comp Plan District	Zoning District
North	Townhomes – Prairie Ridge	Medium Density Residential	R-3 – Medium High Density Residence PRD
East	Single Family – Sunset West	Low Density Residential	R-3 – Medium High Density Residence PRD
South	15 th Street Agriculture - Nininger Township	Low Density Residential	Nininger Township
West	Agriculture – Nininger Township	Medium Density Residential (NW) Low Density Residential (SW)	Nininger Township

History

The subject property was part of the Sunset West Preliminary Plat approval in 1994 which included both single family and townhome units with the subject property being planned for single family development.

Outlot B – Undetermined Future Use

The proposed Preliminary and Final Plat creates Outlot B, a three acre parcel located adjacent to 15th Street at south of the development. The future use of Outlot B is undetermined at this time. The Preliminary Plat and Civil Drawings include a concept plan for what appears to be a multi-

story residential building and is referred to as senior housing or additional single family. Staff concludes the following:

- 1) Remove the proposed Outlot B from the rezoning request. Consider a future application for rezoning when a final use is determined.
- 2) The City does not confer any rights to develop the proposed Outlot B as depicted on the conceptual drawings.
- 3) Future development of the proposed Outlot B will require an application for rezoning, final plat, and site plan and will include notification of surrounding property owners.

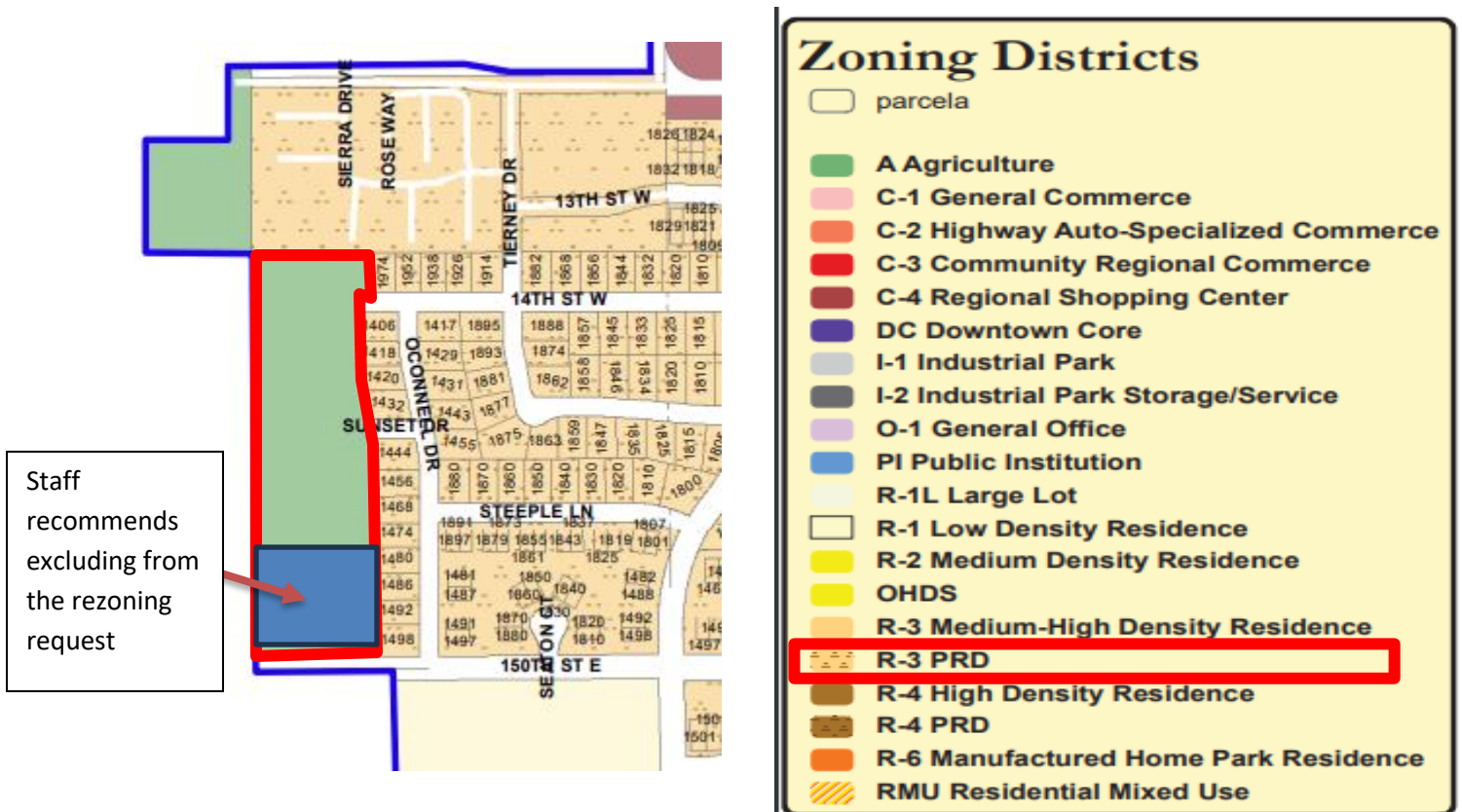
Notification of Adjacent Owners

All property owners within 350 feet of the site were provided with notification of the meeting. Staff has not received any comments to date.

REZONING REVIEW

Request

Rezone property from A – Agriculture to R-3 PRD – Medium High Density Residence – Planned Residential Development. The action serves as an amendment to Hastings City Code Chapter 155.01 - Official Zoning Map.



Uses - R-3 Zoning District

Hastings City Code Chapter 155.24 establishes the following requirements for the R-3 Zoning District:

- A. *Intent.* The intent of this chapter in establishing a moderate high density residential district is in recognition of the growing demand for rental housing in Hastings and of the desire to provide for multi-family housing upon fairly sizeable tracts of land, thereby allowing increased design flexibility and a more compatible land use development pattern.
- B. *Uses Permitted.*
 - 1. **Multiple-family and single-family dwellings when part of a PRD;**
 - 2. Residential care facility, dependent and semi-independent, residential senior facility-independent, dormitories, public and parochial schools and churches, fire stations, professional offices, day care center, library, gift or craft shop and similar uses of a public service nature;
 - 3. Accessory uses incidental to the foregoing principal uses such as private garages and sheds;
 - 4. Home occupations in accordance with § 155.07;
 - 5. Planned residential developments pursuant to § 155.07.
- C. *Uses By Special Permit.*
 - 1. Neighborhood commercial subject to the requirements of § 155.07. (Am. Ord. 501, passed 8-18-2003)
 - 2. Towers as regulated by § 155.07.

PRD – Planned Residential Development

Hastings City Code Chapter 155.07, Subd. H establishes the following requirements for PRDs:

- H. *Planned Residential Developments.* Planned residential developments that include all developments having 2 or more principal uses or structures on a single parcel of land; and may include, but is not limited to, multiple-family dwellings, manufactured homes, single-family homes, multi-use structures such as apartments with commercial at the ground floor level, mixed residential and commercial developments, and similar projects. Planned residential developments are subject to the requirements of this chapter, including, but not limited to, § 155.51 and Chapter 154 as well as any other requirements of the city. A planned residential development is intended to provide a process which will encourage the following:
 - 1. *Variety.* Within a comprehensive site design concept, a mixture of land uses, housing types, and densities;
 - 2. *Sensitivity.* Through the departure from the strict application of minimum lot requirements and other performance standards associated with traditional zoning, planned residential developments can maximize the development potential of land while remaining sensitive to its unique and valuable natural characteristics;

3. Efficiency. The consolidation of areas for recreation and reductions in street lengths and widths and other utility related expenses; and
4. Density transfer. The project density may be clustered, basing density on number of units per acre versus specific lot dimensions.

PRD Analysis - PRDs are intended to provide flexibility from standard zoning requirements (such as minimum setback and lot size requirements) in exchange design innovations. In larger developments, activities can be clustered to allow for preservation of natural features and open space. Most PRD developments within the City have contained a variety of residential uses (i.e. single family and townhome) encompassing larger residential developments.

Analysis

- Rezoning the property to R-3 is consistent with the Comprehensive Plan, meeting both minimum lot size and maximum density restrictions.
- Proposed homes are single family detached, similar to surrounding homes, albeit lot sizes will be smaller.
- Rezoning to R-3 PRD is the same zoning district as surround residences.
- The plan propose lots of various sizes
- Proposed lot widths and sizes are consistent with those desired in the market.

RECOMMENDATION - REZONING

Approval of the Rezoning to R-3 Medium-High Residence-Planned Residential Development is recommended subject to the following condition:

- 1) Rezoning shall exclude the area to be platted as Outlot B SUNSET HILLS
- 2) Conformance with the plans submitted with the Planning Commission Staff Report dated March 23, 2026.

PRELIMINARY PLAT REVIEW

Request

Preliminary Plat approval of SUNSET HILLS a replat of Outlot C of SUNSET WEST as follows:

- a. 26 single family home sites.
- b. Outlot A - Stormwater Basin
- c. Outlot B - Undetermined future development may include a senior housing facility,

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

into lots of record for building construction. The Preliminary Plat establishes the plan for development, while the Final Plat formally puts the plan into effect.

Outlots

Outlots are parcels of land that are restricted from immediate development. Development restrictions may be permanent (such as stormwater basins), or temporary (such as future phases of a development). The outlots included in the preliminary plat are designated for private stormwater basins, and future phases of development.

Lot Layout

Proposed lots meet the following minimum requirements of the R-3 Zoning District:

	Minimum Requirement	Proposal
Lot Area	5,000 s.f.	6,800 - 16,000 s.f.
Front Yard Setback	20'	20'
Interior Side Yard Setback	7'	7'
Corner Side Yard Setback	10'	10'
Rear Yard Setback	20'	20 - 70'

Street Layout

Development would include the following street extensions:

- 1) Sunset Drive – a cul-de sac extending west from current stub at O’Connell Drive – to be constructed as part of the Final Plat (Phase I)
- 2) 14th Street – west from O’Connell Drive to western property line – to be constructed in a future phase of the development.

The proposed street locations provide adequate circulation within the development and provide for the connection to future development west of the site. Street layout is acceptable with the following change:

- 1) A temporary cul-de-sac shall be installed at the western terminus of 14th Street.

Pedestrian Access

Pedestrian access is acceptable with the following modification:

- 1) Provide a trail connection between Sunset Drive and 15th Street.

Landscape Plan

The landscape plan identifies boulevard tree plantings every 50 lineal feet along all new right-of-ways. Required front yard trees on every lot are also included.

Tree Preservation Plan

The following changes must be made to the Tree Preservation Plan:

- 1) Change the "Total Significant Trees" from 48 to 69
- 2) Change the "20% Allowable Removal" from 10 to 14
- 3) "Significant Trees Removed" is denoted as 19, but 35 significant trees are shown for removal on the plan. Tree Plan must be modified to ensure no more than 20% of significant trees are removed.

15th Street – Future Improvements

Improvements to 15th Street shall occur upon the future development of Outlot B

Grading Drainage and Erosion Control

The Grading Drainage and Erosion Control plans are being reviewed by our Public Works Director. The developer shall adhere to the review requirements of the Public Works Director as a condition of approval.

RECOMMENDATION

Approval of the Preliminary Plat is recommended subject to the following conditions:

- 1) Conformance with the plans submitted with the Planning Commission Staff Report dated March 23, 2026
- 2) Approval of the Rezoning from A - Agriculture to R-3 Medium High Density Residence Planned Residential Development.
- 3) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
- 4) Final approval of the Grading, Drainage, and Erosion Control Plan by the Public Works Director.
- 5) A temporary cul-de-sac shall be installed at the western terminus of 14th Street.
- 6) Provide a trail connection between Sunset Drive and 15th Street.
- 7) Amend the Tree Preservation Plan as follows:
 - a. Change the "Total Significant Trees" from 48 to 69
 - b. Change the "20% Allowable Removal" from 10 to 14
 - c. "Significant Trees Removed" is denoted as 19, but 35 significant trees are shown for removal on the plan. Tree Plan must be modified to ensure no more than 20% of significant trees are removed.
- 8) Improvements to 15th Street shall occur upon the future development of Outlot B

- 9) 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.

FINAL PLAT REVIEW

Request

- 1) Final Plat approval of SUNSET HILLS (1st Addition) a replat of Outlot C SUNSET WEST
 - a. 14 single family lots
 - b. Outlot A - Stormwater Basin
 - c. Outlot B - Undetermined future development may include a senior housing facility, apartment or further residential development
 - d. Outlot C – 12 single family lots per the Preliminary Plat to be final platted in a future phase.

Park Land Dedication

The Park and Recreation Commission met on January 17, 2024 to consider the method for satisfying park dedication. Review contemplated development of a previous application for development of 41 single family homes. Payment of cash in lieu of land was recommended. Payment of park dedication fees in the amount of \$50,400 (\$3,600 x 14 units) is required prior to release of the final plat mylars for recording.

Interceptor Sewer Fee

Payment of sewer interceptor fees in the amount of \$6,790 (\$485 x 14 units) is required prior to release of the final plat mylars for recording.

Stormwater Management

Developer proposes a stormwater pond on Outlot A to serve the development. The City has agreed to provide maintenance to the pond subject to the following conditions.

- 1) Execution of a stormwater access and maintenance agreement between the City and property owner prior to recording of the final plat.
- 2) Long term management of the stormwater pond shall be accomplished in one of the following manners:
 - a. Establish a Homeowners Association to provide maintenance of stormwater basins.
 - b. City provides maintenance of stormwater basins. Stormwater outlots must be deeded to the City and the City will bill property owners for complete work.

Cul-de-Sac Island

The landscaped cul-de-sac island proposed for Sunset Drive requires execution of an agreement to ensure landscape maintenance.

RECOMMENDATION

Approval of the Final Plat is recommended subject to the following conditions:

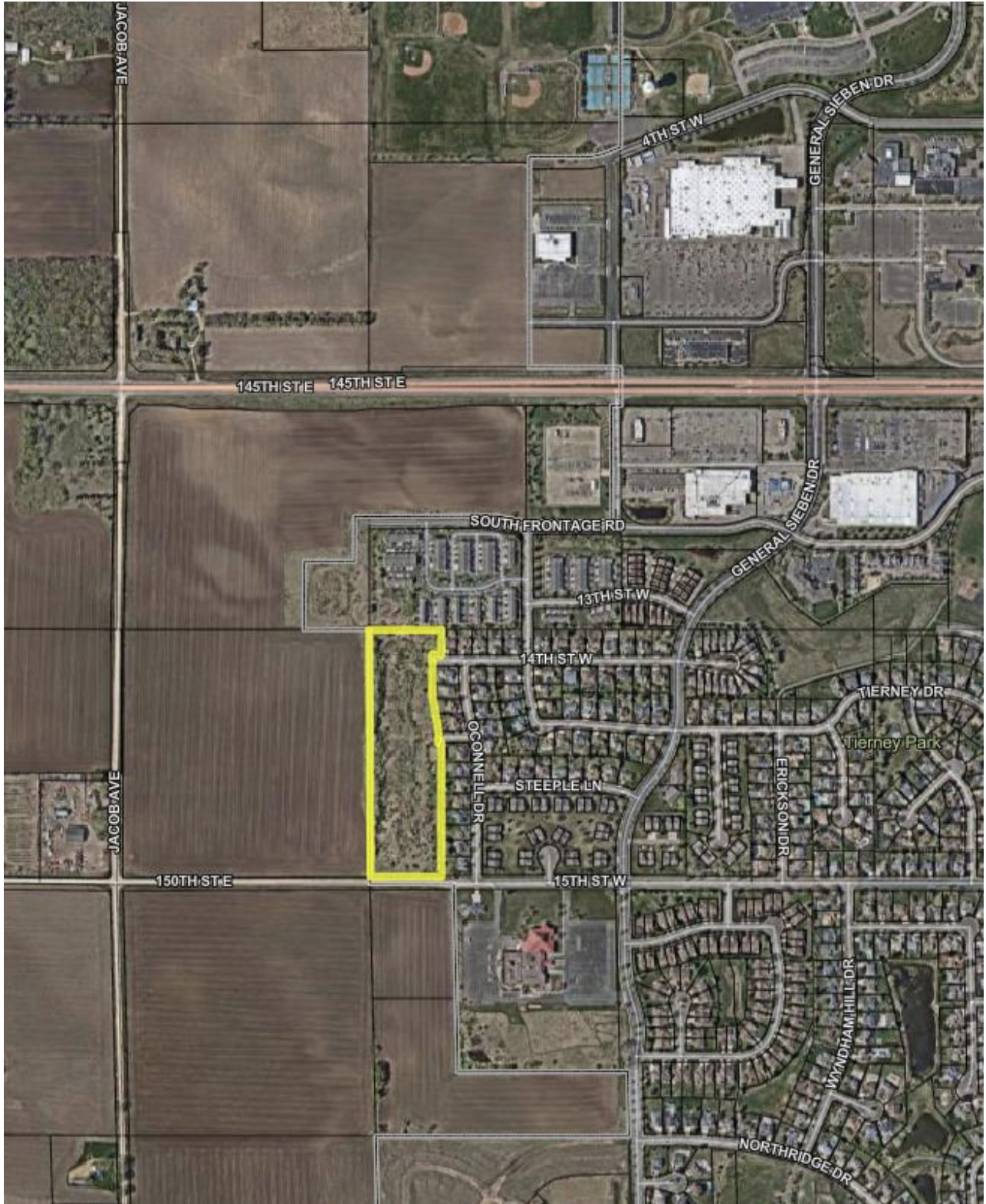
- 1) Conformance with the plans submitted with the Planning Commission Staff Report dated March 23, 2026
- 2) Approval of the Rezoning from A - Agriculture to R-3 Medium High Density Residence Planned Residential Development.
- 3) Approval of the Preliminary Plat of SUNSET HILLS
- 4) All disturbed areas on the property shall be stabilized with rooting vegetative cover to eliminate erosion control problems.
- 5) Final approval of the Grading, Drainage, and Erosion Control Plan by the Public Works Director.
- 6) Label all atypical easement widths.
- 7) Approval of a landscaped maintenance plan for the Sunset Drive cul-de-sac island.
- 8) Payment of park dedication fees in the amount of \$50,400 (\$3,600 x 14 units) is required prior to release of the final plat mylars for recording.
- 9) Payment of sewer interceptor fees in the amount of \$6,790 (\$485 x 14 units) is required prior to release of the final plat mylars for recording.
- 10) Final approval of the Grading, Drainage, and Erosion Control Plan by the Public Works Director.
- 11) Submission of certification of taxes paid in full for the property prior to release of the final plat mylars for recording.
- 12) Execution of a stormwater access and maintenance agreement between the City and property owner prior to recording of the final plat.

- 13) Long term management of the stormwater pond shall be accomplished in one of the following manners:
 - a. Establish a Homeowners Association to provide maintenance of stormwater basins.
 - b. City provides maintenance of stormwater basins. Stormwater outlots must be deeded to the City and the City will bill property owners for complete work.
- 14) Individual mailboxes for each home are not permitted. Mailboxes must be grouped into clusters.
- 15) Developer shall plant "boulevard" trees of at least 1.5 caliper inches according to the submitted tree plan. An escrow is required for any unplanted trees before a certificate of occupancy is issued.
- 16) One front yard tree of at least 1.5 caliper inches must be planted by the builder or developer on every platted lot. An escrow is required for any unplanted trees before a certificate of occupancy is issued.
- 17) Development of the platted outlots shall be prohibited until replatted as lots of record.
- 18) Blanket drainage and utility easements shall be recorded against all outlots, unless they are further delineated to the satisfaction of the Public Works Director.
- 19) Any uncompleted site work (including landscaping) must be escrowed for prior to issuance of a certificate of occupancy.
- 20) 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.

ATTACHMENTS

- Site Location Map
- Site Pictures
- Preliminary and Final Plat
- Civil Plans
- Landscape Plan
- Application

LOCATION MAP



SITE PICTURES



Looking northwest on 15th Street west of O'Connell Drive

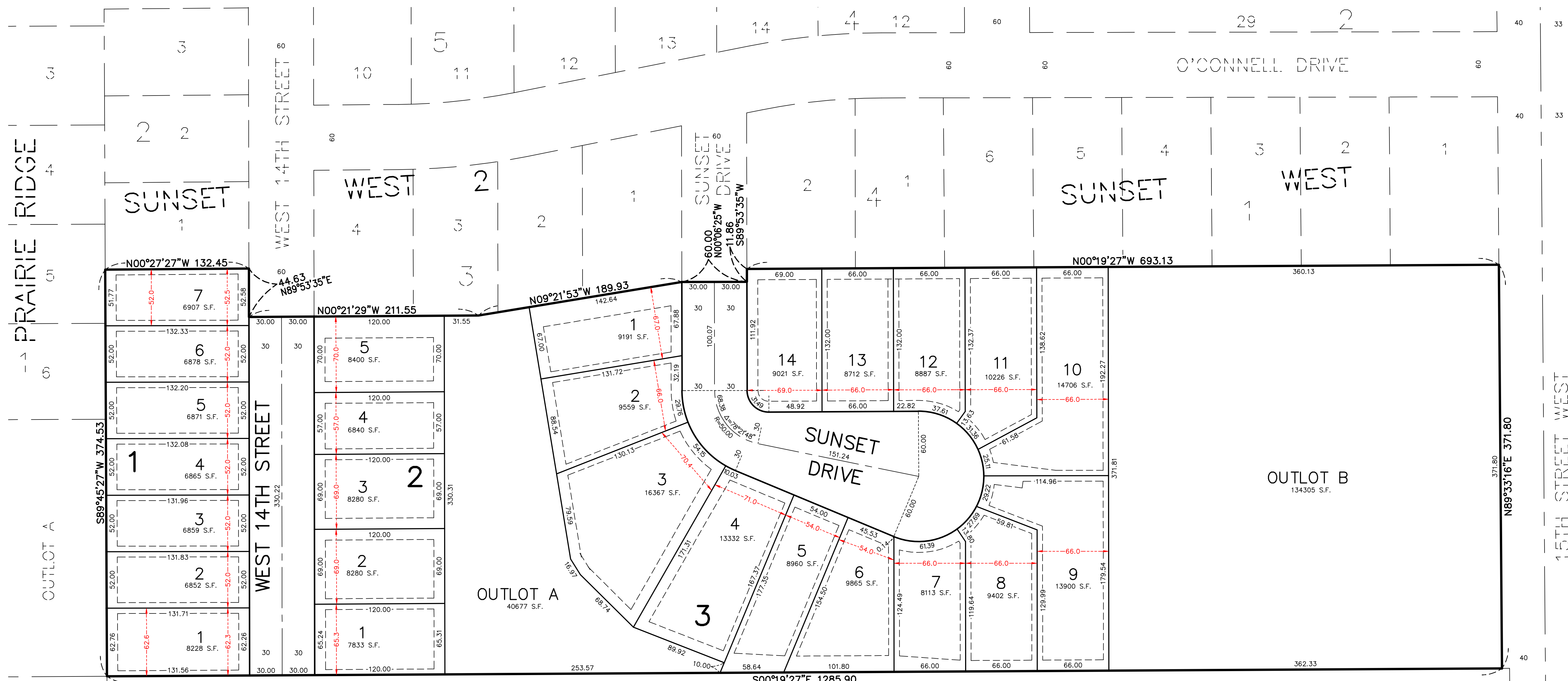


Looking west along Sunset Drive from O'Connell Drive



Looking west along 14th Street from O'Connell Drive

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PROPERTY DESCRIPTION

Outlot C, SUNSET WEST, according to the recorded plat thereof, Dakota County, Minnesota

ZONING INFORMATION

CURRENT ZONING A Agriculture
REQUEST RE-ZONING R-3 MEDIUM HIGH DENSITY

SITE DATA

LOTS 26 LOTS
GROSS DENSITY (GROSS = TOTAL-FUTURE DEVELOPMENT OUTLOT) 3.4 LOTS PER ACRE
NET DENSITY (NET = TOTAL-RIGHT OF WAY- ALL OUTLOTS) 4.7 LOTS PER ACRE

TOTAL SITE AREA 10.65 AC.
LOT AREA 5.50 AC.
OUTLOT AREA 4.01 AC.
(PONDING/OPEN SPACE - OUTLOT A) (0.93 AC.)
(FUTURE DEVELOPMENT - OUTLOT B) (3.08 AC.)
RIGHT OF WAY AREA 1.14 AC.

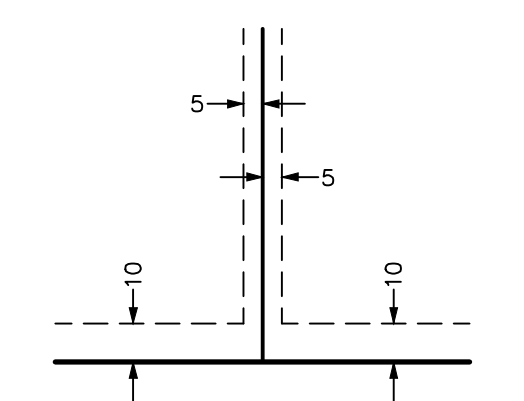
PROPOSED SINGLE FAMILY LOT REQUIREMENTS

ZONING R-3 MEDIUM HIGH DENSITY
MIN. LOT AREA 6,500 S.F.
MIN. LOT WIDTH AT SETBACK 52 FEET

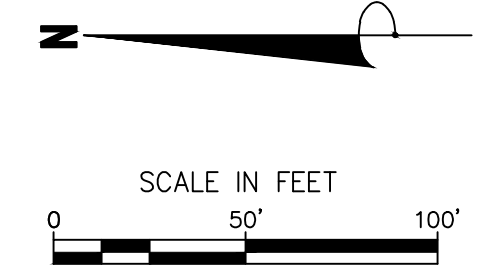
PROPOSED MINIMUM SETBACKS

FRONT 20 FEET
SIDE (HOUSE) 7 FEET
SIDE (STREET) 10 FEET
REAR 20 FEET

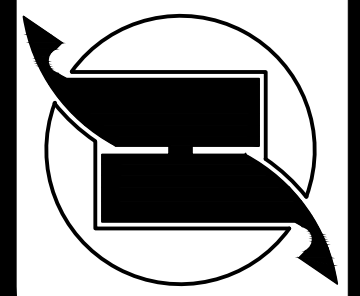
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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 THE PLAT.



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044
rhill@jrhill.com
www.jrhill.com



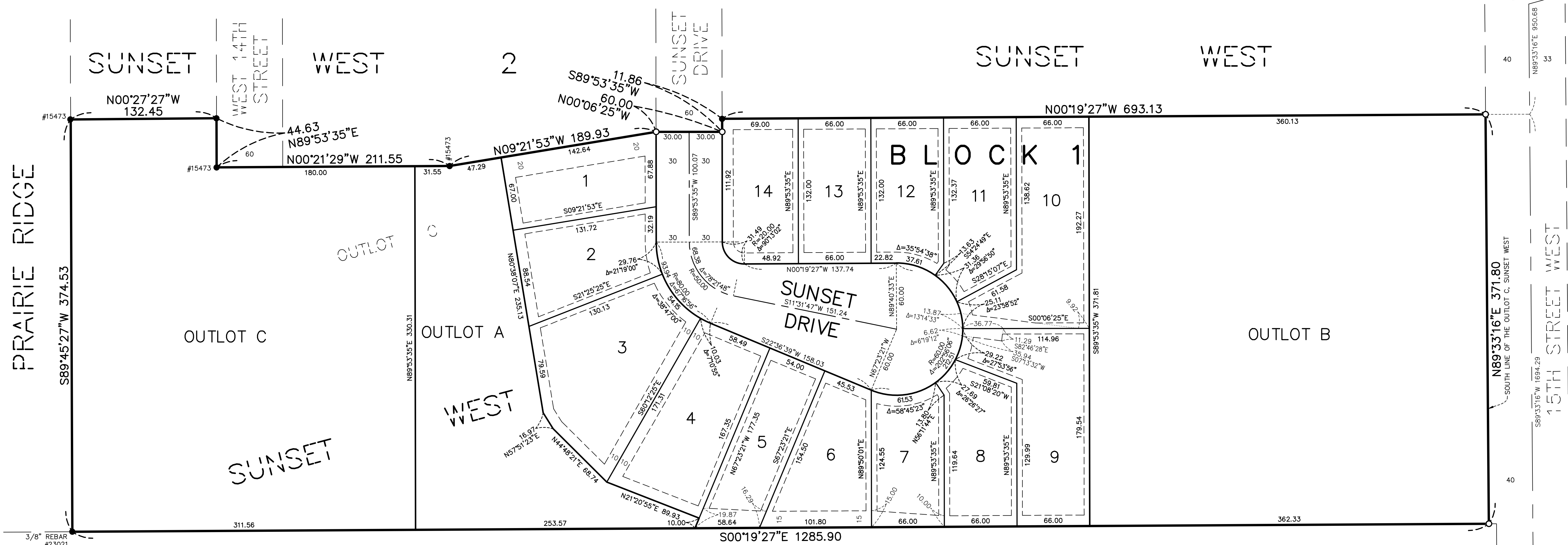
SUNSET HILLS
HASTINGS, MINNESOTA
PRELIMINARY PLAT
FOR
GREG J. HOMES OF HASTINGS, INC.
3475 VERMILLION STREET, HASTINGS, MN 55033

DRAWN BY PLM
DATE 11/19/25
REVISIONS

CAD FILE 23350pp.dwg
PROJECT NO. 23350-00
C2.00

SUNSET HILLS

SE COR OF SEC. 30, T. 115, R. 17- X-C-01 (a-c)



KNOW ALL PERSONS BY THESE PRESENTS: That Gregory A. Jablonske, a single person and Nicholas G. Jablonske, a single person, owners of the following described property:

Outlot C, SUNSET WEST, according to the recorded plat thereof, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as SUNSET HILLS 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 Gregory A. Jablonske, a single person, has hereto set his hand this day of _____, 20____.

By: _____
Gregory A. Jablonske

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____ day of _____, 20____, by Gregory A. Jablonske.

Notary Public, _____ County, _____

My commission expires _____

In witness whereof said Nicholas G. Jablonske, a single person, has hereto set his hand this day of _____, 20____.

By: _____
Nicholas G. Jablonske

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____ day of _____, 20____, by Nicholas G. Jablonske.

Notary Public, _____ County, _____

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 _____

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____, by Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481.

Notary Public, _____ County, Minnesota

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 SUNSET HILLS 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

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____.

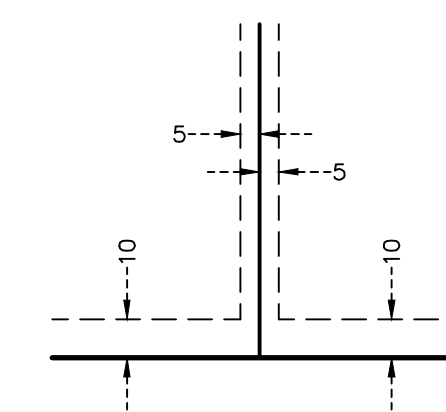
By: _____ Director
Amy A. Koethe, Department Of Property Taxation and Records

COUNTY RECORDER

I hereby certify that this plat of SUNSET HILLS 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 _____.

Amy A. Koethe, County Recorder

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



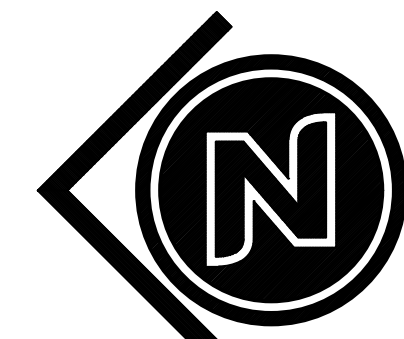
BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE OUTLOT C, SUNSET WEST WHICH IS ASSUMED TO HAVE A BEARING OF N 89°33'16\"/>

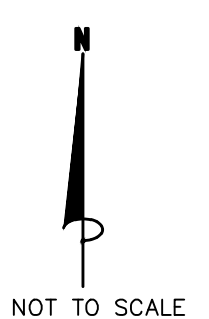
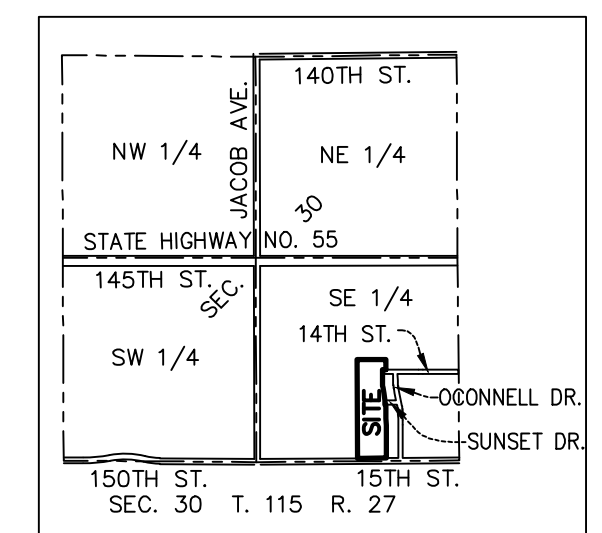
- DENOTES FOUND OPEN 1/2 INCH IRON MONUMENT UNLESS OTHERWISE NOTED
- DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED L.S. NO. 47481
- ⊙ DENOTES FOUND DAKOTA COUNTY CAST IRON MONUMENT

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.

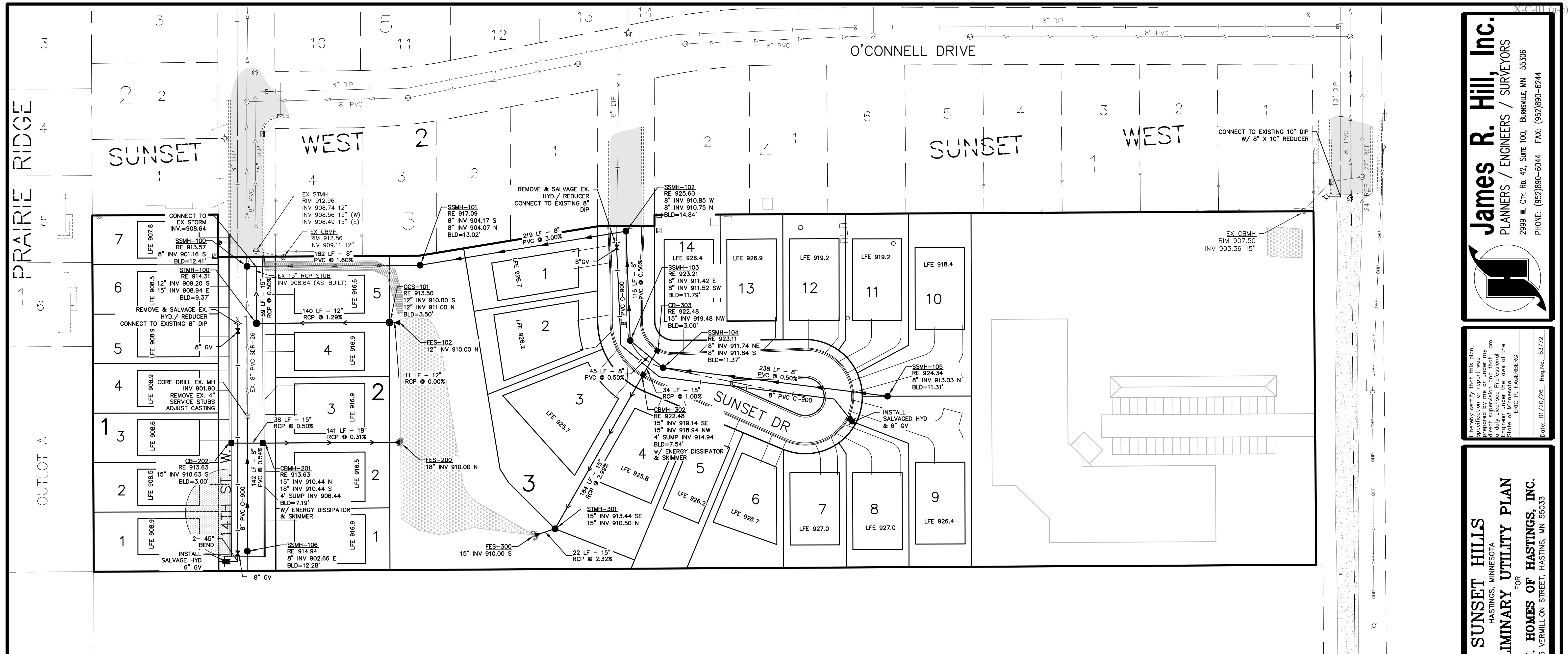
S1/4 COR OF SEC. 30, T. 115, R. 17-



VICINITY MAP

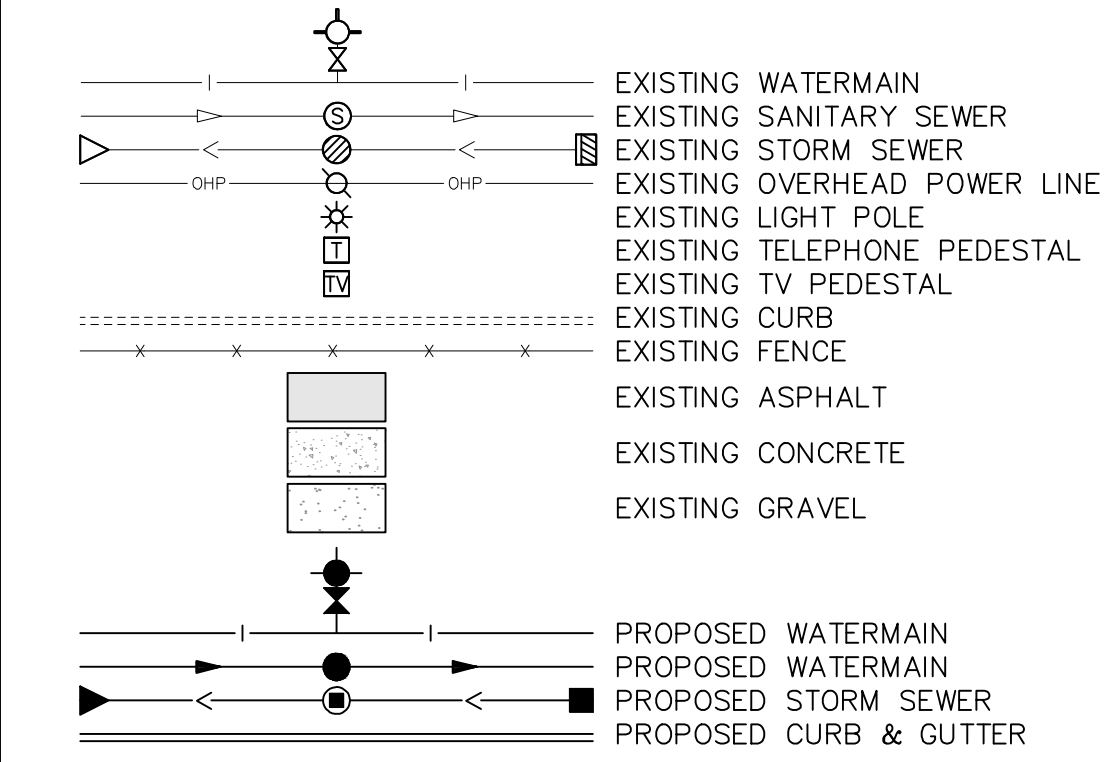


NOT TO SCALE



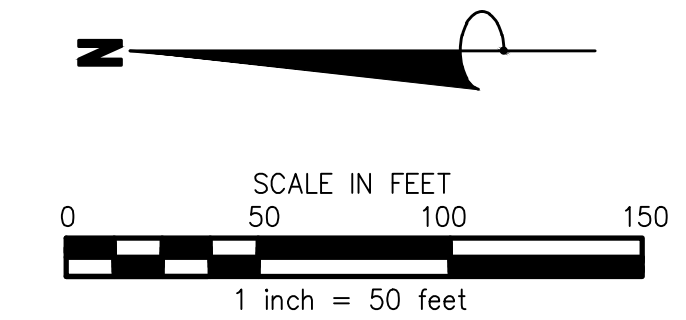
LEGEND

NOTES



- 1.) ALL WATER STUBS AND DIP SERVICES MUST BE TIED/RESTRAINED FROM PLUG TO MAINLINE TEE BY A CITY APPROVED METHOD.
- 2.) THE LOCATION OF ALL VERTICAL/HORIZONTAL BENDS, SEWER SERVICE INVERTS NEED TO BE VERIFIED BEFORE BACKFILLING PER MnOPS REQUIREMENTS.
- 3.) ALL WATERMAIN SHALL BE INSTALLED WITH GRANULAR BEDDING.
- 4.) ALL FITTINGS SHALL BE AMERICAN MADE DIP-COMPACT AND FUSION BONDED EPOXY COATED. ALL BOLTS AND FASTENERS SHALL BE AMERICAN MADE STAINLESS STEEL.
- 5.) WATERTIGHT WRAP OR APPROVED EQUAL MUST BE INSTALLED WITH THE CASTING AND RINGS OF ALL THE SANITARY MANHOLES (INFISHIELD, I&I, OR APPROVED EQUAL).
- 6.) BLUE PAINTED T-POSTS SHALL BE INSTALLED OVER TERMINOUS OF ALL CONSTRUCTED WATER SERVICES.
- 7.) GREEN PAINTED T-POSTS SHALL BE INSTALLED OVER TERMINOUS OF ALL CONSTRUCTED SEWER SERVICES.
- 8.) "W" AND "S" SHALL BE PLACED ON CURB WHERE RESPECTIVE WATER AND SANITARY SERVICES RUN UNDERNEATH.
- 9.) TWO TIES SHALL BE PROVIDED TO THE CITY FOR EACH SERVICE.
- 10.) SADDLES ARE REQUIRED FOR WATER SERVICE CORP. STOPS WHEN INSTALLING IN PVC WATERMAIN.

BENCHMARK
 TOP NUT HYDRANT LOT 13, LOT 14, BLOCK 5 - SUNSET WEST 2ND
 ELEV=920.07
 TOP NUT HYDRANT LOT 1, LOT 2, BLOCK 2 - SUNSET WEST 2ND
 ELEV=908.87



James R. Hill, Inc.
 PLANNERS / ENGINEERS / SURVEYORS
 2999 W. Ctr. Rd. 42, Suite 100, Burnsville, MN 55306
 PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 ERIC P. LAGERBERG
 Date: 01/20/26, Reg. No. 53772

SUNSET HILLS
 HASTINGS, MINNESOTA
PRELIMINARY UTILITY PLAN
 FOR
GREG J. HOMES OF HASTINGS, INC.
 3475 VERMILLION STREET, HASTINGS, MN 55033

DRAWN BY	VUN
DATE	02/03/26
REVISIONS	
CAD FILE	23350-U
PROJECT NO.	23350
	C4.10

