



**City of Newport
Planning Commission Minutes
August 11, 2016**

1. CALL TO ORDER

Chairperson Mahmood called the meeting to order at 5:30 P.M.

2. ROLL CALL

Commissioners Present – Anthony Mahmood, Kevin Haley, Marvin Taylor, David Tweeten (arrived at 5:35 p.m.), Saengmany Ratsabout

Commissioners absent –

Also present – Deb Hill, City Administrator, Renee Eisenbeisz, Asst. to the City Administrator, Sherri Buss, TKDA Planner, Tom Ingemann, Council Liaison

Chairperson Mahmood - I'd like to say welcome to our newest Planning Commission member Saengmany, hopefully you bring a lot of enlightenment to our discussions.

3. APPROVAL OF PLANNING COMMISSION MINUTES

A. Planning Commission Minutes of the June 9, 2016 Meeting.

Motion by Haley, seconded by Taylor to approve the June 9, 2016 Meeting Minutes. With 4 Ayes, 0 Nays, 1 Absent, motion carries.

B. Planning Commission Minutes of the July 14, 2016 Workshop Meeting

Motion by Haley, seconded by Taylor to approve the July 14, 2016 Workshop Meeting Minutes. With 4 Ayes, 0 Nays, 1 Absent, motion carries.

4. COMMISSION AND STAFF REPORTS

A. Public Hearing – To consider an amendment to the Conditional Use Permit for IR Services for property located along 7th Avenue

Sherri Buss, TKDA Planner, presented on this item as outlined in the August 11, 2016 Planning Commission packet.

Vice-Chair Haley - How do you control stormwater crossing other parcels, especially when they are sold off?

Ms. Buss - They all drain front to back so there shouldn't be drainage across parcels. The current owners are responsible for maintenance. If they want to create an agreement with any new owners they can and the City will approve that.

The Public Hearing opened at 5:37 p.m.

Dan Tilsen, G3 Engineering - There would be an easement for the stormwater facilities. It's pretty common to have stormwater maintenance agreements these days. Each lot would be responsible for their portion. You shouldn't need to clean the pond regularly in regards to silt and sediment. It's closer to a 50 year kind of thing. You should check it every year.

Vice-Chair Haley - Thanks.

The Public Hearing closed at 5:40 p.m.

Commissioner Taylor - In regards to the development agreement, there were grants given for the cleanup.

Admin. Hill - The original agreement was on if we didn't get the grant from DEED that the owner would be responsible for the cleanup costs. We got that so it can come out of the agreement and be revised with the new conditions.

Chairperson Mahmood - The City is still on the hook for something?

Ms. Buss - There's a form for discharge that the City's name is still on because the City was involved in the grant. The City's Engineer has provided them with the form to transfer that responsibility.

Asst. to the City Administrator - There is an amendment to condition #14 since we did change the ordinance for trash enclosures.

Motion by Tweeten, seconded by Haley, to approve Resolution No. 2016-9 as amended. With 5 Ayes, 0 Nays, the motion carried.

B. Public Hearing – To consider amendments to Section 1330 and Section 1340 Regarding Residential Building Materials

Sherri Buss, TKDA Planner, presented on this item as outlined in the August 11, 2016 Planning Commission packet.

The Public Hearing opened at 5:45 p.m.

The Public Hearing closed at 5:45 p.m.

Commissioner Taylor - Do we want to be more inclusive on roofing materials like tile and slate? We just state asphalt shingles and metal.

Ms. Buss - We could certainly say other common roofing materials can be used. I can ask the building inspector if there's a class of roofing materials.

Vice-Chair Haley - I would say we just add those.

Motion by Taylor, seconded by Ratsabout, to approve Resolution No. 2016-10 as amended. With 5 Ayes, 0 Nays, the motion carried.

C. Public Hearing – To consider amendments to Section 1350 and Rezone

Sherri Buss, TKDA Planner, presented on this item as outlined in the August 11, 2016 Planning Commission packet.

The Public Hearing opened at 5:54 p.m.

Admin. Hill - Sherri is multi-family allowed in this area? It was my understanding that it wasn't and told someone it wasn't.

Ms. Buss - At this point, we're proposing it is permitted. That's one thing that's open for discussion tonight.

Deb Weber, 397 3rd Avenue - I haven't seen any new parcels of land being bought by Tier 1, why all of a sudden is this something of a concern?

Admin. Hill - They have about 150 acres in town.

Ms. Buss - Aren't there 10 or 12 parcels that they've purchased in this area?

Admin. Hill - Our public works superintendent believes they've taken about 20-30 homes out.

Ms. Weber - I live on 3rd Avenue and they've taken some houses from there but they did so some time ago.

Vice-Chair Haley - They've purchased one property recently. The intent is that we've lost a lot of tax value and we're trying to figure out a way to recoup that. The refinery is a great neighbor. I'm partially to blame for this for bringing it up. We've since talked with them and I think they're willing to work with us on other parcels they have and develop them. The biggest thing we hear is taxes, taxes, taxes.

Ms. Weber - I don't want to see any of that land developed. I don't want to see any business by my house because I don't want my property value to be effected.

Commissioner Tweeten - It was my understanding too that we wanted to protect property values from further degradation. I view this as something to protect something that is there.

Commissioner Taylor - I was under the impression that there had been more activity recently.

Admin. Hill - Not recently. I'm not sure when these were all purchased but Bruce has been here a long time.

Chairperson Mahmood - Let's get back to the public hearing and let these guys talk.

Paul Anderson, Western Refining - We've been open to purchase opportunities but we've only done one in the past several months. Others may be considered in the future. We won't develop that property and will leave it in that condition to create a buffer. We'd like to propose that this be considered later and we'll come back to the City with other alternatives.

Bev Rohda, 300 4th Avenue - They are worried about the loss of taxes in the City. For the last seven years or more the four neighbors that border the vacated 3rd street have tried to have that property added to ours so we'd be paying taxes and they refused to do it. There are other ways of getting tax money that aren't being seen. There's enough problems with junk yards and trash yards and we're looking at businesses possibly. There's a landscaping business, that place is a mess but he's allowed to do it. I've had two mortgage companies turn me down because they said we won't get the value back. They said the overall appearance of the neighborhood.

Vice-Chair Haley - It's not Northern not taking care of their property?

Ms. Rohda - No, it's the overall appearance.

Ken Schwebach, 410 5th Avenue - I have some concerns. The whole neighborhood. I don't know if this will make it worse, I don't think it'll make it better. You can't follow your own rules. We have businesses working out of their homes and the vehicles are parked on the streets. What do you do about that? I thought there were laws against that.

Vice-Chair Haley - If that's taking place, call the City.

Mr. Schwebach - You don't patrol your own city?

Ms. Buss - Zoning is enforced based on complaints. There isn't enough staff time to cruise the street. Are they parking for a long time?

Mr. Schwebach - They don't even follow the overnight parking rules in the winter. There are four - six vehicles in their driveway. They're using the neighbors driveway too. What you're proposing to do isn't going to help the problem. You're turning it into light industrial?

Ms. Buss - No, it's residential with a little bit of office.

Mr. Schwebach - What's this doing for the immediate neighborhood?

Vice-Chair Haley - The point of this was to help with the taxes. I think we have some alternatives that we'll discuss. A mixed-use allows for both business and residential. A good portion of our city is in mixed-use.

Mr. Schwebach - I'm just curious on if it'll degrade the neighborhood or improve it. From what I've seen of the use of that property so far from the refinery it's basically a dump down there. They maintain some of the grass but that's about it. Doesn't the maintenance crew do anything?

Vice-Chair Haley - I personally appreciate what you're saying.

Mr. Schwebach - I don't want to see my property value going down any more.

Vice-Chair Haley - There's a couple of us that are on the board with Northern Tier and they are very responsive. I know they'll address what you just said.

Mr. Schwebach - Those woods don't look good and I don't think it's helping our neighborhood. Right now, it's not helping.

Jeff Mumm, 337 2nd Avenue - I'm very opposed to this. Businesses generate traffic and we don't need any more. There's plenty of places for business. They don't need to go into a residential area.

Paul Abbott, 331 2nd Avenue - I just have one question. You talked about residential uses, what type of limit are you putting on the multiple units?

Ms. Buss - I think we'd like to hear what you think?

Mr. Abbott - I don't think anything more than a duplex would be advantageous.

Mike Otterness, 290 3rd Avenue - Other than the one lady, I haven't heard from one person who is actually in that zone. First of all, property value, what will that do to potential buyers once it becomes mixed use? I'm very concerned about that.

Vice-Chair Haley - The reason we use mixed use is so you don't become legal nonconforming.

Mr. Otterness - That's fine for the mortgage standpoint but buyers don't want to be in mixed use.

Vice-Chair Haley - We have a significant amount of mixed use.

Mr. Otterness - I know of three houses that the refinery has bought recently. They haven't been closed yet? I know you're buying them for the buffer. My point is that once they own these lots, they're not going to build in there. If you're going to do this then the refinery should have to buy the remaining homes because we'll lose value.

Vice-Chair Haley - I believe 13 homes still exist in that area. My understanding is that they wouldn't chase you away if you were interested in selling. If there weren't 13 houses inside that area, it would make sense to zone it commercial but we don't want to make those homes nonconforming.

Mr. Otterness - My concern is what's going to happen to the value of that area and it'll reflect on the next block. As long as you guys are on the table for buying those last 13 houses. I'm getting concerned about what's happening in there and my neighbors.

Commissioner Tweeten - I hope our concern is the same as yours, to protect the values.

Mr. Otterness - Is the proposed area decided by you guys?

Ms. Buss - They make a recommendation and then the City Council makes the final decision.

Mr. Otterness - Do we get to weigh in on it?

Ms. Buss - This is a part of it. The Council meeting is open, it's up to the Mayor on whether or not he wants to take testimony. I think we want to hear as much as possible. The group has been struggling with how to deal with this. It is a real problem for the City. The values go down but the costs to maintain the street goes up. It is very valuable and we want everyone to make comments.

Mr. Otterness - Who is mandating the buffer zone?

Chairperson Mahmood - There is no mandate.

Vice-Chair Haley - They need it to protect their business. The refinery has given individuals market rate for their property when they are interested in selling. As far as we know, there's no intent to go past third. Often people go up to them asking them to buy their property.

Mr. Otterness - I understand that but they are buying it and I'm getting worried about what's going to happen to my value. It's going to keep going down. When would it be official?

Ms. Buss - They can make a recommendation to the Council tonight or talk about it longer.

Mr. Otterness - Is there a list of uses?

Asst to the City Administrator Eisenbeisz - The packet has been on the website for the past week.

Chairperson Mahmood - The whole reason for this is to work with the refinery and find out what we can do to stop losing taxes. We want to hear from you. Before this, I thought it was a good idea but now I'm not so sure.

Commissioner Tweeten - One of my concerns was what was the feel of the neighborhood as is. We could do nothing and say it's residential.

Debbie McClure, Western Refining - I'm the person that partially handles the real estate transactions. I wanted to make clear that we did not approach the City and ask for this. We prefer not to do this which is why we'd like to talk with the City on alternatives. We are talking to people who have contacted us. I have three people that knocked on our doors to ask if we could look at their property. I look to see if they are in that 3rd Avenue area. We're not looking at anything outside of that area or inside. If someone comes to me and says that they want to sell, we'll look at it and say yes or no. In Newport, in the last five years, the only house that has been purchased is the Graf house on the River. Anything prior was years ago. I can't speak for Marathon. I think it's a little misleading to say that the refinery is going out and buying houses and tearing them down and eroding the real estate values because that is not our intent. The people we've talked to and bought, we're getting an equal benefit. They've approached us and we're able to negotiate a good market rate. We've been talking with the City, this was not our plan. Our intent is not to rezone and put refinery buildings on that property. I do appreciate your comments about the trash, I know once a year, we make a big effort and does cleanup so maybe once a year isn't enough.

Chairperson Mahmood - The three houses that you're in negotiation with, what will you do with those? You said your intent is not to tear down houses.

Ms. McClure - We would tear those down, they would create a hazard and risk.

Leslie Erickson, 310 3rd Avenue - We're just to the north of the proposed area. My thoughts express the same concerns and opinions of most of our neighbors. I would be concerned about the values as well. It's a really nice neighborhood with a lot of beautiful houses and people take care of their properties. We would like to keep it peaceful. If this happens, we've been battling with keeping 3rd Street maintained for many years. Would that be made into a real street?

Admin. Hill - It's not in the horizon right now.

Doug Carlton, 438 4th Avenue - My concern is like everyone else. I'm one street away, what does that do to us? I appreciate when 4th Avenue got redone. We've lived there for 40 years and put up with semis for years. I don't know whose idea it was to take out the stop signs along 4th Avenue. Now all of the traffic comes down 4th Avenue and they come fast. I like the improvements that have been done but if they start building, what does that do to me. I agree with the traffic. I already have ten times the traffic on 4th Street. I don't know if any of you have driven that but that is a blind intersection at 4th and 5th. I just wanted to add that because I've been upset that they pulled stop signs. The intention was to put traffic on 7th Avenue.

Mr. Abbott - When you talk about manufactured homes...

Ms. Buss - They're already allowed.

Mr. Abbott - Are there any limitations?

Ms. Buss - They have to meet the State Building Code but State Law doesn't allow us to prohibit them. That doesn't mean mobile homes. They have to be on a foundation.

The Public Hearing closed at 6:34 p.m.

Chairperson Mahmood - I would like to table this. There's too much information. We need to process what you all said and figure out what we should do. We need to talk about this more.

Ms. Buss - I think it might be helpful to get some sense from the assessor on how housing values are determined and how this would affect the values.

Mr. Schwebach - You've talked about the buffer zone. Is it a buffer zone or blast zone? I would suggest you look at the shockwave plan before you make any more decisions and thermal radiation. You need to look at that.

Motion by Haley, seconded by Ratsabout, to table Resolution No. 2016-11. With 5 Ayes, 0 Nays, the motion carried.

Vice-Chair Haley - We are all citizens. Our intention is to improve the City.

Commissioner Taylor - I don't see this in terms of tax base. The current situation isn't ideal and we're trying to find a way forward.

Vice-Chair Haley - You coming here and talking with us is the only way we hear your concerns. We represent you so thank you.

Mr. Schwebach - Will we get another mailing?

Ms. Buss - Only for a public hearing. This was the public hearing. If it changes dramatically, you'll have another public hearing. I think we'd like to hear fairly soon from the refinery so we can keep working on this issue. You'll have to watch agendas or call the City to find out when this will be before the Planning Commission again.

5. NEW BUSINESS

Asst. to the City Administrator Eisenbeisz - Pioneer Day is this Sunday, August 14th at Pioneer Park. The parade starts at 11:00 a.m. and the festival starts at noon at Pioneer Park.

Ms. Buss - The City has been given the opportunity to apply for a grant for the Comp Plan from Met Council.

Vice-Chair Haley - You all have done a great job getting us grants.

Admin. Hill - We've been talking about having a joint meeting with the Council and Planning Commission members for the comp plan.

Ms. Buss - Especially for land use.

Admin. Hill - Yes, we'll look at days in September.

6. ANNOUNCEMENTS

A. Upcoming Meetings and Events:

1. City Council Meeting	August 18, 2016	5:30 p.m.
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7. ADJOURNMENT

Motion by Tweeten, seconded by Haley, to adjourn the Planning Commission Meeting at 6:49 p.m. With 5 Ayes, 0 Nays, the motion carried.

Signed: _____
Anthony Mahmood, Chairperson

Respectfully submitted,

Renee Eisenbeisz
Assistant to the City Administrator



**City of Newport
Planning Commission Workshop Minutes
September 8, 2016**

1. CALL TO ORDER

Chairperson Mahmood called the meeting to order at 5:30 P.M.

2. ROLL CALL -

Commissioners present – Anthony Mahmood, Kevin Haley, Marvin Taylor, David Tweeten, Saengmany Ratsabout

Commissioners absent –

Also present –Renee Eisenbeisz, Asst. to the City Administrator; Sherri Buss, TKDA Planner; Tom Ingemann, Council Liaison

3. DISCUSSION REGARDING MX-5 DISTRICT REZONING

Sherri Buss, TKDA Planner, presented on this item as outlined in the September 8, 2016 Planning Commission Workshop packet. The Planning Commission discussed the following:

- Limited MX-5 District - This revised district would only allow the following uses: single-family residential, industrial buffer, and parks/open spaces. Commissioners Haley, Taylor, and Ratsabout were interested in this option.
- More information - The Planning Commission requested more information from staff on the financial impact of rezoning. Additionally, the Planning Commission would like to hear what Western Refining will be proposing for additional options.

The Planning Commission will continue this discussion at the October 13, 2016 meeting.

4. ADJOURNMENT

Signed: _____
Anthony Mahmood, Chairperson

Respectfully submitted,

Renee Eisenbeisz
Asst. to the City Administrator



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Memorandum

To:	Newport Planning Commission	Reference:	Red Rock Square CUP Request – update on conditions
Copies To:	Deb Hill, city Administrator		
	Renee Eisenbeisz, Assistant to the City Administrator		
	Jon Herdegen, City Engineer	Project No.:	16020.005
	MWF Properties, LLC, Applicant		
From:	Sherri Buss, RLA AICP, City Planner	Routing:	
Date:	October 4, 2016		

On June 16, the City Council approved a Conditional Use Permit (CUP) for the Red Rock Square multi-family housing development. The approval included conditions recommended by the Planning Commission. **One of the conditions required that the City’s Park Board and Planning Commission review the plans for the open space area, and provide comments to the developer for the final plans.**

The City’s Administrator and Public Works Director recently met with Washington County to discuss the plans for the development, and some elements of the plans will change based on City and County requirements. The recommendations from that meeting are provided for your information in this memo.

This memo includes the list of the CUP conditions, updates the Planning Commission on the status of the conditions, includes the Park Board recommendations, and the information from the City and County meeting on infrastructure issues. ***The Planning Commission should review the Park Board comments (Item #14) and make a final recommendation regarding the Open Space area to the developer. Staff will use the recommendations to review the final plans.***

Conditions for CUP Approval

The conditions for CUP approval must be met before the City will issue a building permit for the project. The approved conditions are listed below, and the current status follows in *red, italicized* text.

1. The Applicant shall submit Final Plans that are substantially in conformance with the plans that were submitted to the City on May 11, 2016. The Plans shall include revisions and information required in these conditions. The final plans shall be approved prior to approval of a building permit. ***The applicants have submitted three addendums to the plans which staff have reviewed. Completion of this item is in process.***
2. The applicant shall revise the site plan to provide a five (5)-foot setback between the parking lot and parcel boundary. ***Completed***

3. The applicant shall obtain written permission from the Washington County Regional Rail Authority to eliminate the existing driveway apron shown on the plans and construct the new driveway entrance onto the private driveway that serves the Newport Transit Station. *Completed, City Engineer confirmed that the County letter dated June 1, 2016 addresses his request.*
4. The applicant shall revise the plans to show 3-4 bicycle parking spaces. *Shown on revised plan sheet C2.1, Addendum #2*
5. The applicant shall install an additional 45° bend at the existing water main at the northwest corner of the site at the property line prior to the plug for future access. *The applicant's engineer is working with the City Engineer on this item.*
6. The applicant shall revise the plans to include a dedicated utility easement, a minimum of 10 feet from either side of the pipe/structure centerline for all public utilities for future maintenance purposes. *Completed and shown on revised plans.*
7. If the driveway pavement or curb conflict with any existing or future utility maintenance, the improvements will be removed and replaced at no cost to the City. *Future item.*
8. The applicant shall construct and install all utilities in accordance with City standards. The applicant shall notify City staff no less than 48 hours prior to the installation and connection of all utilities. *Future item.*
9. All storage on the site shall be within the building. *Ongoing requirement.*
10. All refuse and recycling containers shall be stored within the building. *Ongoing requirement.*
11. All roof equipment shall be screened from public view unless it is designed as an integral part of the building. *Ongoing requirement.*
12. Applicable storm water BMP's shall be in-place prior to beginning any construction-related activities, particularly within areas that slope directly toward stormwater management facilities. *Future item prior to construction.*
13. The applicant shall modify the plans to reduce the area of surface parking and expand the open space within the development. The applicant shall consider reducing the number of surface parking spaces to the minimum required by the ordinance, eliminate the planted islands in the lot, and seek options to share parking areas, particularly for visitors, with the Transit Station. *Number of parking spaces was reduced in the revised plan—applicant determined with the County that shared parking with the Transit Station is not viable.*
14. The applicant shall modify the plans to show the proposed seating, plantings and amenities in the "tot lot" and designated open space area to meet the ordinance requirements. The applicant shall submit the revised plan to the City for review by the City's Park Board and Planning Commission. The Park Board shall provide recommendations to the Planning Commission and City Council.

Revised plan for the open space area was submitted, and is attached. The Park Board reviewed the plan at its meeting on September 22, and provided the following comments:

- *The Park Board noted that it is unfortunate that the building does not face Red Rock Crossing and is oriented to the interior of the parcel. It also does not have a mix of uses that relate to the street and Transit Station. This does not meet the Design Guidelines*



and goals for buildings near the Transit Station to contribute to lively, interesting streets and public areas.

- *The Park Board recommended that the street trees should be large shade trees so that the landscaping identifies the project when viewed from I-494.*
 - *The Park Board recommended that the open space area design be modified to take out some of the small seating, "golf" activity, and paved/activity areas and trees to create a larger green space for general play.*
 - *All play equipment should be accessible, and rubber mats should be utilized on the ground surface rather than woodchips to improve accessibility.*
 - *The play equipment should be designed for younger children who cannot easily get to Lions Park.*
 - *Some fencing should be added to separate the play space for small children for safety from the adjacent streets, parking areas, and the railroad track.*
15. The applicant shall revise the plans to better meet the ordinance requirements and Design Guidelines that require architectural interest at the pedestrian scale and design that contributes to lively public spaces and streets. *The developer has included some benches and landscape elements along Red Rock Crossing and modified the open space area plans. The building orientation and relationship to the street have not changed, and the building includes residential use only rather than the mixed use recommended in the Design Guidelines.*
16. The applicant shall replace the three tree species identified on the landscape plan that are not recommended in the City's Design Guidelines with species that are recommended in the Guidelines. The revised plan shall be submitted to City staff for review and approval. *The applicant has revised the planting list and it is now consistent with the Design Guidelines.*
17. The applicant shall obtain County approval for any landscaping in the County's right-of-way. *The County did not approve the proposed landscaping within the right-of-way, and this will be removed from the plans.*
18. The applicant shall pay all fees and escrow associated with this application.

County and City Meeting on Infrastructure

City staff and the County Regional Rail Authority staff met to discuss several infrastructure issues related to the project. The meeting summary included the following:

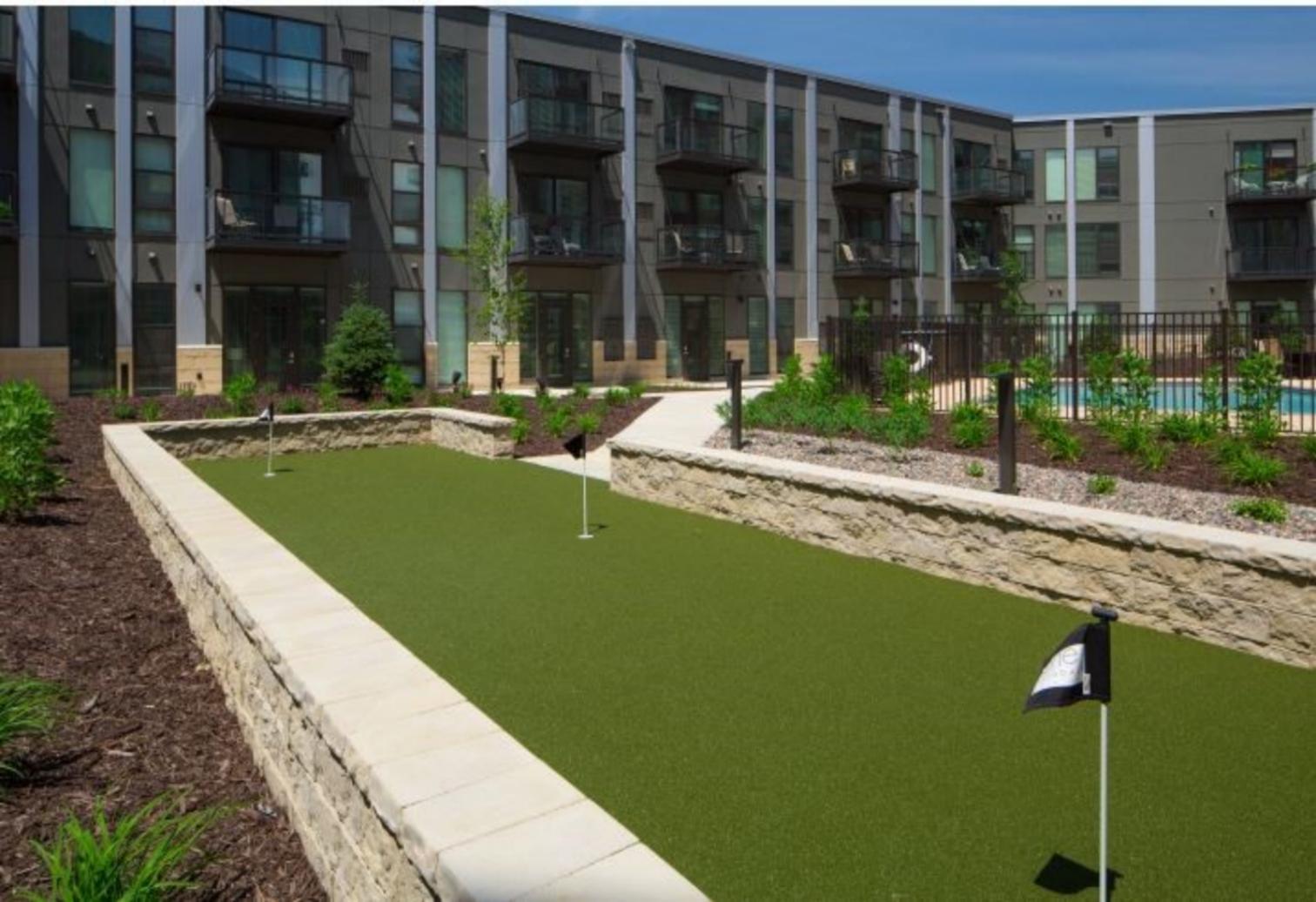
- The County needs to clearly define the right-of-way along the public roadways, and will do this when their consultant places the monuments that are missing.
- The easement along Red Rock Crossing (north side of the building) will include a trail rather than a sidewalk, based on the conditions of the CUP for the Transit Station. The City required this so that bikes could be accommodated on the trail as well as pedestrians. The City's Public Works Director will provide the City's trail definition and requirements to the County for incorporation in the easement.
- The driveway easement for the project needs to be consistent with the City's driveway ordinance. The City will work with the County and developer to revise the easement.
- The City and County requested that the additional sidewalk area that the developer proposed along Maxwell be removed from the plans. The City will continue to plow the trail along Maxwell.



- The City and County will develop a turn-back agreement for Red Rock Crossing. The agreement will define the right-of-way clearly in all drawings, clarify the ownership and access to electrical utilities, and identify the condition of the roadway at turn back and the responsible party for maintenance issues that arise in the first 5 years after turn-back.









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Memorandum

To:	Newport Planning Commission	Reference:	MX-5 District Rezoning and Ordinance Amendment -- Update
Copies To:	Deb Hill, City Administrator		
	Renee Eisenbeisz, Assistant to the Administrator		
		Project No.:	16021.000
From:	Sherri Buss, RLA AICP, City Planner	Routing:	
Date:	October 4, 2016		

At the Planning Commission meeting in September, the Planning Commission discussed the proposed MX-5 district, and the refinery’s continuing purchase of residential properties within the area of the proposed district. Since that meeting, the City has learned about 3 additional properties that the refinery is in the process of purchasing within the proposed district.

The Planning Commission requested information about the financial impact of the Western Refining purchase and clearing of the residential properties north of the refinery. The City Administrator estimates that **the annual cost of the lost property taxes, sewer and water fees to the City budget is approximately \$40,000**. Newport’s budget is tight, and other property owners in the City bear these costs as the tax and fee contributions from the refinery-owned parcels declines.

The attached spreadsheet provides information about the parcels that the refinery has purchased to date. The columns at the right side show the total property tax dollars for each property, the amount that goes to the City, and the amount that would go to the city if the property were rezoned to a mixed use or other commercial/industrial district.

The City Administrator and City Attorney are continuing to work with Western Refining on the City’s concerns and potential options to address the lost revenue. The Administrator will report on the outcomes of the discussions with the refinery to the Planning Commission at future meetings.

The Commission also discussed the potential to adopt a list of uses for a new MX-5 district that would limit the uses to single-family residential, industrial buffer, and parks/open space uses, to respond to concerns of residents of adjacent districts that were expressed at the public hearing in August. The Planner has attached an updated version of the ordinance that limits the uses to those three uses.

A working definition of the **Industrial Buffer** is: an area that provides an appropriate transition between industrial parcels and nearby residential zones to protect residential uses from the potential impacts of industrial uses.

BLDG NUM	STREET NAME	ST. TYPE	OWNER_NAME	HOMESTEAD	DWELL_TYPE	ACRES	USE1_DESC	LAND VALUE	BLDG VALUE	TOTAL VALUE	TOTAL TAX DOLLARS (2016)	AMOUNT TO CITY (2016)	ESTIMATED TAXES IF DEMOLISHED	AMOUNT IF REZONED (4 times)
OWNED BY WESTERN REFINING														
500	3RD	ST	DICK KENNETH O & CHRISTI L	Y	Single-Family / Owner Occupied	0.3	100 Res 1 unit	\$35,000.00	\$106,400.00	\$141,400.00	\$2,000.00	\$683.19		\$1,080.28
215	3RD	AVE	ST PAUL PARK REFINING CO LLC	N		0.61	305 Industrial	\$20,800.00	\$0.00	\$20,800.00	\$896.00	\$168.95		\$168.95
267	3RD	AVE	ST PAUL PARK REFINING CO LLC	Y	Single-Family / Owner Occupied	0.82	100 Res 1 unit	\$85,000.00	\$241,400.00	\$326,400.00	\$5,048.00	\$1,816.51	\$656.00	\$2,624.00
215	4TH	AVE	ST PAUL PARK REFINING CO LLC	N		0.28	140 Res V Land	\$25,000.00	\$0.00	\$25,000.00	\$548.00	\$192.99		\$771.96
221	4TH	AVE	ST PAUL PARK REFINING CO LLC	N		0.28	140 Res V Land	\$35,000.00	\$0.00	\$35,000.00	\$750.00	\$270.07		\$1,080.28
232	4TH	AVE	ST PAUL PARK REFINING CO LLC	N		0.2	140 Res V Land	\$35,000.00	\$0.00	\$35,000.00	\$750.00	\$270.07		\$1,080.28
234	4TH	AVE	ST PAUL PARK REFINING CO LLC	N		0.31	140 Res V Land	\$35,000.00	\$0.00	\$35,000.00	\$750.00	\$270.07		\$1,080.28
278	4TH	AVE	JOHNSON DAVID A	N	Single-Family / Owner Occupied	0.31	100 Res 1 unit	\$38,500.00	\$104,600.00	\$143,100.00	\$2,326.00	\$833.64	\$297.07	\$1,188.00
205	5TH	AVE	ST PAUL PARK REFINING CO LLC	N		0.48	140 Res V Land	\$35,000.00	\$0.00	\$35,000.00	\$750.00	\$270.07		\$1,080.28
222	5TH	AVE	ST PAUL PARK REFINING CO LLC	N		0.4	140 Res V Land	\$35,000.00	\$0.00	\$35,000.00	\$750.00	\$270.07		\$1,080.28
233	5TH	AVE	ST PAUL PARK REFINING CO LLC	N		0.44	140 Res V Land	\$35,000.00	\$0.00	\$35,000.00	\$750.00	\$270.07		\$1,080.28
234	5TH	AVE	JOHNSON DAVID A	N	Single-Family / Owner Occupied	0.24	100 Res 1 unit	\$38,500.00	\$83,200.00	\$121,700.00	\$1,984.00	\$708.47	\$297.07	\$1,188.00
245	5TH	AVE	ST PAUL PARK REFINING CO LLC	N		0.19	140 Res V Land	\$35,000.00	\$0.00	\$35,000.00	\$750.00	\$270.07		\$1,080.28
257	5TH	AVE	ST PAUL PARK REFINING CO LLC	N		0.24	140 Res V Land	\$5,000.00	\$0.00	\$5,000.00	\$144.00	\$38.84		\$155.36
260	5TH	AVE	ST PAUL PARK REFINING CO LLC	N		0.3	140 Res V Land	\$35,000.00	\$0.00	\$35,000.00	\$750.00	\$270.07		\$1,080.28
			ST PAUL PARK REFINING CO LLC	N		1.33	305 Industrial	\$57,900.00	\$0.00	\$57,900.00	\$2,422.00	\$469.85		\$469.85
			ST PAUL PARK REFINING CO LLC	N		0.12	140 Res V Land	\$3,000.00	\$0.00	\$3,000.00	\$102.00	\$23.43		\$93.72
			ST PAUL PARK REFINING CO LLC	N		0.21	140 Res V Land	\$5,000.00	\$0.00	\$5,000.00	\$144.00	\$38.84		\$155.36
			ST PAUL PARK REFINING CO LLC	N		0.1	140 Res V Land	\$3,000.00	\$0.00	\$3,000.00	\$62.00	\$23.43		\$93.72
			ST PAUL PARK REFINING CO LLC	N		0.13	140 Res V Land	\$5,000.00	\$0.00	\$5,000.00	\$144.00	\$38.84		\$155.36
			ST PAUL PARK REFINING CO LLC	N		0.13	140 Res V Land	\$5,000.00	\$0.00	\$5,000.00	\$144.00	\$38.84		\$155.36
			ST PAUL PARK REFINING CO LLC	N		0.17	140 Res V Land	\$5,000.00	\$0.00	\$5,000.00	\$144.00	\$38.84		\$155.36
			ST PAUL PARK REFINING CO LLC	N		0.33	140 Res V Land	\$7,000.00	\$0.00	\$7,000.00	\$184.00	\$54.26		\$217.04
			ST PAUL PARK REFINING CO LLC	N		1.2	140 Res V Land	\$57,000.00	\$0.00	\$57,000.00	\$1,196.00	\$439.63		\$1,758.52
			ST PAUL PARK REFINING CO LLC	N		0.3	140 Res V Land	\$7,000.00	\$0.00	\$7,000.00	\$184.00	\$54.26		\$217.04
			ST PAUL PARK REFINING CO LLC	N		0.95	305 Industrial	\$800.00	\$0.00	\$800.00	\$32.00	\$6.78		\$6.78
			ST PAUL PARK REFINING CO LLC	N		1.97	140 Res V Land	\$81,700.00	\$0.00	\$81,700.00	\$1,694.00	\$629.55		\$2,518.20
			ST PAUL PARK REFINING CO LLC	N		0.24	305 Industrial	\$10,500.00	\$0.00	\$10,500.00	\$474.00	\$85.09		\$85.09
												TOTALS	\$6,023.19	\$21,900.19
The \$6,023.19 includes the estimated tax dollars if demolished for 500 3rd Street, 267 3rd Avenue, 278 4th Avenue, and 234 5th Avenue plus the amount to the City for the rest of the properties.														

OWNED BY OTHERS														
			CITY OF NEWPORT	N		0.07	965 T E Misc Co D 6	\$1,500.00	\$0.00	\$1,500.00	\$0.00	\$0.00		
			WEBB VIRGINIA	Y		0.08	100 Res 1 unit	\$1,000.00	\$0.00	\$1,000.00	\$16.00	\$6.17		
210	3RD	AVE	SELBITSCHKA BETTY L	Y	Single-Family / Owner Occupied	0.36	100 Res 1 unit	\$38,500.00	\$126,700.00	\$165,200.00	\$2,412.00	\$836.11		
222	3RD	AVE	HERN TIMOTHY J & DORRENE K	Y	Single-Family / Owner Occupied	0.36	100 Res 1 unit	\$38,500.00	\$173,500.00	\$212,000.00	\$3,186.00	\$1,124.06		
240	3RD	AVE	GRAFFUNDER DANIEL A	Y	Single-Family / Owner Occupied	0.63	100 Res 1 unit	\$51,500.00	\$184,700.00	\$236,200.00	\$3,622.00	\$1,286.23		
257	3RD	AVE	BERG MILO L & JOYCE A	Y	Single-Family / Owner Occupied	1.82	100 Res 1 unit	\$103,200.00	\$157,700.00	\$260,900.00	\$3,906.00	\$1,391.67		
260	3RD	AVE	SERPICO RICHARD E	Y	Single-Family / Owner Occupied	0.63	100 Res 1 unit	\$51,500.00	\$143,900.00	\$195,400.00	\$2,932.00	\$1,029.72		
275	3RD	AVE	BLANCHARD THOMAS P & LESLIE	Y	Single-Family / Owner Occupied	0.84	100 Res 1 unit	\$85,000.00	\$150,600.00	\$235,600.00	\$3,482.00	\$1,234.44		
280	3RD	AVE	DONAI JOHN P	Y	Single-Family / Owner Occupied	0.66	100 Res 1 unit	\$51,500.00	\$70,200.00	\$121,700.00	\$1,568.00	\$522.88		
290	3RD	AVE	OTTERNESS MICHAEL K	Y	Single-Family / Owner Occupied	0.7	100 Res 1 unit	\$55,000.00	\$184,600.00	\$239,600.00	\$3,630.00	\$1,289.31		
288	4TH	AVE	SAWIERS RUTH	Y	Single-Family / Owner Occupied	0.25	100 Res 1 unit	\$38,500.00	\$104,200.00	\$142,700.00	\$2,010.00	\$686.90		
298	4TH	AVE	ROBEK KATHLEEN F & JOSEPH A	Y	Single-Family / Owner Occupied	0.25	100 Res 1 unit	\$38,500.00	\$121,300.00	\$159,800.00	\$2,302.00	\$795.42		
300	4TH	AVE	ROHDA BEVERLY J	Y	Single-Family / Owner Occupied	0.33	100 Res 1 unit	\$45,000.00	\$217,900.00	\$262,900.00	\$3,966.00	\$1,413.87		
246	5TH	AVE	WEBB VIRGINIA	Y	Single-Family / Owner Occupied	0.26	100 Res 1 unit	\$38,500.00	\$93,600.00	\$132,100.00	\$1,806.00	\$611.05		
273	5TH	AVE	CAVALLARO CHRISTOPHER & AMANDA	Y	Single-Family / Owner Occupied	0.62	100 Res 1 unit	\$38,500.00	\$108,700.00	\$147,200.00	\$2,080.00	\$712.79		
297	5TH	AVE	ATKINS JAMIE & KIMBERLY A	Y	Single-Family / Owner Occupied	0.34	100 Res 1 unit	\$45,000.00	\$130,400.00	\$175,400.00	\$2,466.00	\$856.46		

UTILITY ESTIMATES		
\$143.04 per unit	water and sewer	14 homes = \$2,002.56/year
\$33.56 per unit	street lights	14 homes = \$469.84/year
Water and sewer	36 homes so far	36 homes = \$5149.44
Street lights	36 homes so far	36 homes = \$1,208.16

Section 1350 - Non-residential Districts

1350.01 Scope.

Except as otherwise provided, this division applies to all non-residential and mixed-use districts in the City.

1350.02 Purpose of Business Districts.

Business districts shall be established to accomplish the general purpose of this Chapter and the Comprehensive Plan and for the following specific purposes:

- A. To group compatible business uses which will tend to draw trade that is naturally interchangeable and so promotes the business prosperity and public convenience;
- B. To provide an adequate supply of suitable land for businesses and professional services to meet the needs of the community and provide employment opportunities and significant tax base;
- C. To promote a high quality of business and commercial development and design that produces a positive visual image and minimizes the effects of traffic congestion noise, odor, glare, and similar problems.

1350.03 Specific intent of the Business Park/Office/Warehouse District.

The Business Park/Office/Warehouse District is intended to provide locations for office, warehouse, and related uses in a business park setting. Some accessory commercial services may also be a part of this land use type to serve the large employment base.

1350.04 Specific intent of the General Business District

The General Business District is intended to provide the opportunity for diverse businesses to take advantage of the City's location and access to major roadway corridors. The district is intended to provide locations for businesses that serve local and regional needs, and may include retail businesses, highway or automobile-oriented businesses, and quasi-industrial and wholesale enterprises that do not need an industrial setting, and can be designed or managed to be compatible with surrounding districts.

1350.05 Purpose of the Industrial Districts.

The industrial districts shall be established to accomplish the general purpose of this Chapter and the Comprehensive Plan and the following specific purposes:

- A. To provide employment opportunities;
- B. To group industrial uses in locations accessible to rail and highways, so that the movement of raw materials, finished products, and employees can be carried on efficiently;
- C. To separate traffic, noise, and other obtrusive characteristics of intense industrial activity from the more sensitive commercial, residential, and open space areas of the City.

1350.06 Specific intent of the I-1 Light Industrial District.

The specific intent of the I-1 Light Industrial District shall be to provide areas for the development of research laboratories, small-scale processing, fabricating, storage, manufacturing, and assembly of products. Such uses are non-polluting, not excessively noisy or dirty, limited traffic producers, and do not produce hazardous waste as by-products.

1350.07 Specific intent of the I-2 General Industrial District.

The specific intent of the I-2 General Industrial District shall be to provide areas adjacent to major thoroughfares and in areas where public utilities are available for the express use of industrial developments. Designation of industrial districts will help attract industry, thereby stabilizing the tax base and increasing employment in the City.

1350.08 Specific intent of the I-S Industrial Storage District.

The specific intent of the I-S Industrial Storage District shall be to provide areas bordering City limits and areas adequately buffered with open land to permit storage of petroleum products and other similar storage uses.

1350.09 Purpose of the Mixed-Use Districts.

The mixed-use districts shall be established to accomplish the general purposes outlined in the Comprehensive Plan and to foster a development pattern that encourages a mix of supportive residential and commercial uses, and supports a multi-modal transportation system that services all users. These districts will integrate places to live, shop, work and play. The mixed-use districts are intended to help shape Newport's downtown and small town identity.

1350.10 Specific intent of the MX-1 Downtown District.

The specific intent of the MX-1 Downtown Mixed Use District shall be to provide sites for small scale retail, commercial, office and service uses, and to support a mix of residential uses. District requirements and standards will create neighborhoods that are aesthetically pleasing, dense, safe, and walkable. This district is primarily intended to integrate residential uses with pedestrian-oriented commercial uses such as specialty retail stores, professional and financial services, offices, sit down restaurants, coffee shops, floral shops, etc. This district shall serve as the center for financial, commercial, professional, and entertainment activities. Inclusion of high density housing above commercial uses in this district will support commercial and entertainment uses and public transit services.

1350.11 Specific intent of the MX-2 Commercial District.

The specific intent of the MX-2 Commercial Mixed Use District shall be to provide areas that integrate diverse commercial and residential uses. Minimum lot sizes are larger than those in the Downtown District. Development is intended to be compatible with the scale of surrounding areas. Parking areas are restricted in this zone in order to limit the impact on the neighborhood and on areas that are visual gateways to the City.

1350.12 Specific intent of the MX-3 Transit-Oriented Mixed Use District

The specific intent of the MX-3 Transit-Oriented Mixed Use District is to encourage a mixture of residential, commercial, office, and civic uses in proximity to the commuter rail station at densities and intensities that support and increase transit use. The district is also intended to:

- A. Encourage a safe and pleasant pedestrian environment near the rail station, and limit conflicts between pedestrians and vehicles.
- B. Maximize access to transit.
- C. Encourage use of transit infrastructure.
- D. Provide parking in an efficient and unobtrusive manner
- E. Reduce parking requirements by encouraging shared parking and alternative modes of transportation.
- F. Encourage a sense of activity and liveliness along the street level of building facades.

1350.13 Specific intent of the MX-4 General Mixed Use District

The specific intent of the MX-General Mixed Use District is to provide for a mix of residential and commercial uses that provide for a long-term transition from the auto-oriented uses that exist in the district based on past frontage on Highway 61 and adjacent industrial districts, to uses that are compatible with adjacent Mixed-Use Districts and development of the Downtown character of Hastings Avenue residential and mixed use districts. The City anticipates that commercial uses will cluster on and near Hastings Avenue and the Glen Road interchange, and that over the long-term, residential uses may become more dense in this zone.

1350.14 Specific intent of the MX-5 (Mixed Use Buffer District)

The specific intent of the MX-5 (Mixed Use Buffer District) is to provide for a mix of residential, commercial, and office uses that provide for a residential uses and a limited set of office and commercial uses in areas of the City that are located between industrial uses and nearby residential and mixed-use districts. The uses in the district must be compatible with nearby residential and mixed-use districts.

1350.15 Dimensional Requirements for lots and structures in non-residential districts

A. Non-residential district requirements

Requirements	MX-1	MX-2	MX-3	MX-4	<u>MX-5B</u>	B-1 and B-2	I-1	I-2	I-S
Minimum lot area in square feet	2,400	4,000	None	2,400	<u>4,000</u>	15,000	30,000	30,000	30,000
Minimum lot depth in feet	80	100	None	80	<u>100</u>	150	200	200	200
Minimum lot width in feet	30	40	30	30	<u>40</u>	100	100	100	100
Maximum lot coverage by all buildings (%)—uses other than Single Family residential	80%	50 <u>75</u> %	None <u>75</u> %	80 <u>75</u> %	<u>75</u> %	30 <u>75</u> %	40 <u>75</u> %	50 <u>75</u> %	50 <u>75</u> %
Maximum lot coverage by all impervious surfaces (%)—Single-Family residential uses	35%	35%	35%	35%	<u>35</u> %	NA	NA	NA	NA
<i>Structure setback standards***</i>									
Minimum front yard setback	0	10**	0	0	<u>10</u>	20	20	20	50
Minimum front yard if across collector or minor street from any residential district	10	10**	10	10	<u>10</u>	50	50	50	100
Minimum side yard	0	5	5	5	<u>5</u>	10	20	20	50
Minimum side yard if adjacent to any residential	10	10	10	10	<u>10</u>	50	50	50	100

City of Newport

Section 1350 Non-Residential Districts

Requirements	MX-1	MX-2	MX-3	MX-4	<u>MX-5B</u>	B-1 and B-2	I-1	I-2	I-S
district									
Minimum rear yard	20	20	20	20	<u>20</u>	20	20	20	50
Minimum rear yard if adjacent to any residential district	20	20	20	20	<u>20</u>	50	50	50	100
<i>Parking and driving aisle setback in feet</i>									
Minimum front yard	20	Not allowed	Not allowed	20	<u>Not allowed</u>	20	20	20	20
Minimum front yard if across collector or minor street from any R district	50	Not allowed	Not allowed	50	<u>Not allowed</u>	50	50	50	50
Minimum side yard	5	5	5	5	<u>5</u>	5	5	5	5
Minimum side yard for multifamily, commercial, or industrial uses if adjacent to any R district	20	20	20	30	<u>20</u>	30	30	30	30
Minimum rear yard	5	5	5	5	<u>5</u>	5	5	5	5
Minimum rear yard if adjacent to any R district	10	10	10	50	<u>10</u>	50	50	50	50
Maximum building height in feet*	40 3-sty	28 2-sty	See table B.,below	40	<u>40</u>	40	40	40	40
Maximum height of storage tank in IS district									55
Public utilities required, including sewer	Yes	Yes	Yes	Yes	<u>Yes</u>	Yes	Yes	Yes	Yes

*Maximum height may be increased upon issuance of a Conditional Use Permit. The setback requirements for increases in height adjacent to single-family residential uses included in this chapter apply.

** See section 1300.08 Exceptions to Front Yard Setbacks

***Structure setbacks for the MX-1 and MX-2 are as noted by the dimensional provisions unless otherwise specifically approved in a development plan as outlined in a Planned Unit Development.

B. Additional MX-3 District standards. The following requirements apply to all buildings or uses in an MX-3 District, unless otherwise specified:

<i>Height and Setbacks</i>	<i>Residential Townhouse</i>	<i>Residential Apt., Condo, Cooperative</i>	<i>Mixed-Use Building</i>	<i>Commercial, Civic, not in mixed-use building</i>
<i>Height</i>	<i>3 stories or 35 feet, whichever is less</i>	<i>2 stories minimum, 4 stories maximum*</i>	<i>2 stories minimum, 4 stories maximum*</i>	<i>No minimum, 4 stories or 40 feet maximum</i>
<i>Setbacks</i>	<i>Front: Maximum of 15 feet Side: 10 feet Rear: 15 feet</i>	<i>Front: Maximum of 15 feet Side: 10 feet Rear: 15 feet</i>	<i>Front: Maximum of 15 feet Side: 10 feet Rear: none required</i>	<i>Front: Maximum of 8 feet Side: 10 feet Rear: None required</i>

*Maximum height may be increased upon issuance of a Conditional Use Permit. Single-story buildings shall have a foot print of no more than 15,000 square feet.

C. Densities in the MX-3 District

- 1) The maximum residential density in the MX-3 District shall be 50 units per acre.
- 2) The minimum residential density in the MX-3 District shall be 30 units per acre.
- 3) The minimum net FAR (Floor Area Ratio) for residential and non-residential uses shall be .5 FAR.

1350.15 Uses in the Non-Residential Districts

A. Mixed Use Districts Uses

P=Permitted Use; C=Permitted with a Conditional Use Permit; N=Not Permitted; PUD=Permitted with a Planned Unit Development, sf=square feet

Use	MX-1	MX-2	MX-3	MX-4	MX-5
Residential Uses					
Single-family detached, one dwelling per lot	P	P	N	P	<u>P</u>
Single-family detached, more than one dwelling per lot	PUD	PUD	N	PUD	<u>N</u>
Two-family residences	P	P	N	P	<u>N</u>
Townhouse, rowhouse	P	P	P	P	<u>N</u>
Manufactured single-family dwelling	P	P	N	P	<u>P</u>
Mobile homes	N	N	N	N	<u>N</u>
Multi-Family, condos, apartments and cooperatives	P	P	P—less than 8 units; C—8 or more units	P	<u>N</u>
Congregate housing for senior populations	P	P	P	P	<u>N</u>
Homes for handicapped or infirm including group homes or halfway houses but not containing more than 6 unrelated persons	P	P	P	P	<u>P</u>
Mixed-Use (dwelling unit above ground floor)	P	P	P	P	<u>N</u>
Live-work building	C	C	C	C	<u>N</u>
PUD	PUD	PUD	PUD	PUD	<u>PUD</u>
Civic and Semi-Public Uses					
Day Care Facilities in Single Family Homes with 14 or fewer children being attended to	P	P	N	P	<u>N</u>
Day Care Facilities in Single Family Homes with more than 14 children being attended to	C	C	N	C	<u>N</u>
Day Care Facilities	C	C	C	C	<u>N</u>
Day Care Facilities in a mixed-use building	P	P	P	P	<u>N</u>
Essential services/public utilities	P	P	P	P	<u>N</u>
Funeral Home	C	C	C	C	<u>N</u>
Hospitals	C	C	C	C	<u>N</u>
Military reserve, national guard centers	C	N	N	N	<u>N</u>
Park and public recreation facilities	P	P	P	P	<u>P</u>
Parking Garage (as a principal use)	C	N	C	N	<u>N</u>
Parking Lot, Surface (as a principal use)	C	N	N	N	<u>N</u>
Penal/correctional facilities	N	N	N	N	<u>N</u>
Place of worship and associated facilities, except schools	C	C	C	C	<u>C</u>
Public Facilities including government offices, emergency services facilities, public works facilities, schools, libraries, museums, post offices and other municipally owned or operated facilities	C	C	C—50,000 sq ft maximum	C	<u>N</u>
Schools – trade, college, vocational, and associated facilities	C	C	C—50,000 sq ft maximum	C	<u>N</u>

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Use	MX-1	MX-2	MX-3	MX-4	MX-5
Schools for business, trade, dancing, music	C	C	C	C	N
Social and fraternal clubs and lodges, union halls	P	P	C—10,000 sq ft maximum	P	
Transit stations and related parking facilities	C	C	C	C	N
Commercial Uses					
Administrative support services	P	P	P	P	N
Adult Uses	N	N	N	N	N
Animal boarding, grooming, veterinary clinics, retail sales	C	C	C—10,000 sq ft maximum	C	N
Artist studios	P	P	P	P	N
Auto body repair and major auto repair, towing services	C	N	N	N	N
Automotive services, car specialty services (not including body repair or major repair)	C	C	C—Maximum 4 repair bays	C	N
Bakeries, delicatessens, coffee shops	P	P	P	P	N
Bakeries, wholesale	P	C	C	C	N
Bed and Breakfast	P	P	N	P	N
Biotechnology	P	P	P	P	N
Brew on premises store	P	P	P 10,000 sf maximum	P	N
Brewery, craft	P/C*	P/C*	P/C*	P/C*	N
Building materials and services	C	N	N	N	N
Catalog and mail order	P	P	P	P	N
Conference Center, 50,000 square feet or less	C	C	C	C	N
Convenience stores	P	P	P	P	N
Data centers	C	C	C	C	N
Entertainment/amusement halls, bowling alley, indoor skating rink	P	P	C	C	N
Fabrication of apparel, leather products and other products from prepared products	P	C	P	C	N
Fabrication of office and computer equipment	P	P	P	P	N
Financial services	P	P	P	P	N
Fitness and recreation centers, in a mixed-use building	C	C	C	C	N
Gas, diesel or other motor fuel retail sales	C	C	N	C	N
Grocery and produce sales	C	C	C—50,000 sq ft maximum	C	N
Industrial Buffer	N	N	N	N	
Internet publishing and broadcasting	P	P	P	P	N
Medical, dental, or veterinary clinics and laboratories	C	C	C—10,000 sq ft maximum	C	N
Medical appliance assembly	P	P	P	P	N
Motion picture and sound recording industries	C	C	C	C	N
Offices – general, medical, professional, free-standing, or mixed-use building	P	P	P--to 10,000 sq ft; C—larger than 10,000	P	N

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Use	MX-1	MX-2	MX-3	MX-4	MX-5
			sq ft		
Printing, publishing, bookbinding, blueprinting	C	C	C	C	N
Processing and packaging of drugs, pharmaceuticals, perfumes and cosmetics	C	C	P	C	N
Retail and service establishments, free-standing, or mixed-use building	P	P	P--to 10,000 sq ft; C—10,000 to 50,000 sq ft maximum	P	N
Research, development and testing laboratory	C	C	C	C	N
Restaurants, including open air or sidewalk cafes, freestanding or in mixed-use buildings—no liquor served	P	P	P	P	N
Restaurants, including open air or sidewalk cafes, freestanding or in mixed-use buildings—liquor served, including a small brewery or winery as an accessory use	C	C	C	C	N
Restaurants with drive-through service	C	C	C	C	N
Service businesses, such as beauty shops, barbershops, dry-cleaning, drop-off/pickup (no on-site processing) in mixed-use buildings	P	P	P	P	N
Small scale manufacturing and artisans	P	P	P—5,000 sq ft or less; C—5,000 to 10,000 sq ft	P	N
Theaters (with structured parking)	P	P	P	P	N
Theaters	C	C	C	C	N
Towing services (no outside storage of vehicles)	P	C	P	C	N
Vehicle sales, display and service	C	N	N	N	N
Vehicle Storage Lot	N	N	N	N	N
Warehousing as a primary use	N	N	N	N	N
Accessory Uses					
Drive up facilities	C	C	C	C	N
Gazebo, arbor, play equipment in public or private open space area	P	P	P	P	P
Outdoor sales, in conjunction with permitted use	C	C	N	C	N
Renewable energy system	P	P	P	P	N
Rental of vehicles (with limited outside storage)	C	C	C	C	N
Parking lot, as an accessory use	C	C	C	C	N
Swimming Pool	P	P	P	P	N

- Brewery, Craft—in MX Districts, a conditional use permit is required for one or both of the following:
 - a. A Craft Brewery with more than fifteen thousand (15,000) square feet of floor area to ensure size and design compatibility with the particular location.
 - b. A Craft Brewery that manufactures more than five thousand (5,000) barrels of malt liquor a year in order to ensure operational and design compatibility with the particular location.

B. Business and Industrial District Uses

P=Permitted Use; C=Permitted with a Conditional Use Permit; N=Not Permitted, sf=square feet

Use	B-1	B-2	I-1	I-2	I-S
Civic and Public Uses					
Airports	N	N	C	C	N
Cemetery and/or crematorium	C	N	N	N	N
Day care centers	C	C	C	C	C
Day care centers in a mixed-use building	P	P	C	C	C
Essential services/public utilities	P	P	P	P	P
Funeral Home	P	P	N	N	N
Hospitals	C	C	N	N	N
Medical Clinics	P	P	N	N	N
Military reserve, national guard centers	C	C	N	N	N
Park and public recreation facilities	P	P	P	P	P
Parking Garage (as a principal use)	C	C	N	N	N
Parking Lot, Surface (as a principal use)	N	C	P	P	P
Penal/correctional facilities	N	N	C	C	N
Place of worship and associated facilities, except schools	P	P	N	N	N
Post Office	P	P	N	N	N
Public Facilities including government offices, emergency services facilities, public works facilities, schools, libraries, museums, and other municipally owned or operated facilities	C	C	C	C	C
Sanitary landfill	N	N	C	C	N
Schools-trade, college, vocational, and associated facilities	P	P	C	N	N
Schools for business, trade, dancing, music	C	C	C	N	N
Social, Fraternal clubs and lodges, union halls	P	P	N	N	N
Transit stations and related parking facilities	C	C	N	N	N
Commercial Uses					
Adult uses (bookstore, theater, nightclub, nude or partially nude dancing)	N	N	N	C	C
Animal boarding, grooming, retail sales	N	C	N	N	N
Auto painting and body work	N	N	C	N	N
Auto storage	N	C	C	P	C
Bakery, wholesale	N	C	N	N	N
Biotechnology businesses	C	C	N	N	N
Brewery, craft	P	P	P	N	N
Building materials and services	N	C	N	N	N
Commercial greenhouse operations	C	C	P	N	N
Convenience stores	P	P	N	N	N
Data centers	N	C	N	N	N
Distillery, craft	P	P	P	N	N
Fabrication of apparel, leather products and products	N	P	N	N	N

City of Newport

Section 1350 Non-Residential Districts

Use	B-1	B-2	I-1	I-2	I-S
from prepared products					
Fabrication of office and computer equipment	N	P	N	N	N
Gas, diesel or other motor fuel retail sales	P	P	N	N	N
Hotels, motels	P	P	N	N	N
<u>Industrial Buffer</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>
Medical, dental or veterinary clinics and laboratories	N	C	N	N	N
Printing, publishing, bookbinding, blueprinting	N	C	N	N	N
Processing and packaging of drugs, pharmaceuticals, perfumes and cosmetics	N	C	N	N	N
Restaurants, traditional or liquor served; bar and grill	P	P	N	N	N
Salvage yards (auto or scrap iron)	N	N	N	P	N
Small brewery or winery as an accessory use to a bar or restaurant	P	P	P	N	N
Storage, mini-storage, cold-storage	N	N	N	N	P
Vehicle Sales, display and Service	N	C	N	N	N
Vehicle Storage Lot	N	C	N	N	N
Veterinary clinic, animal hospital	C	C	P	N	N
Wholesale sales	P	P	N	N	N
Winery, craft	P	P	P	N	N
Warehouse and Industrial Uses					
Manufacturing	C	C	P	P	N
Micro- and regional brewery	N	P	P	N	N
Retail sale, installation and remanufacturing of vehicle parts and accessories	N	N	P	N	N
Storage and distribution of bulk petroleum products, oil and gasoline	N	N	N	N	C
Storage, mini-storage, cold storage	N	N	N	N	P
Warehousing	C	C	P	P	N
Accessory Uses					
Outdoor sales, in conjunction with a permitted use	N	C	N	N	N
Renewable energy system	P	P	P	P	P
Parking lot, as an accessory use	P	P	P	P	P

**PLANNING COMMISSION
RESOLUTION NO. P.C. 2016-11**

**A RESOLUTION RECOMMENDING CITY COUNCIL APPROVE A ZONING AMENDMENT TO SECTION
1330 GENERAL DISTRICT REGULATIONS, SECTION 1350 NONRESIDENTIAL DISTRICTS AND
AMENDING THE ZONING MAP**

WHEREAS, an industrial use in the south end of the City has been purchasing properties in the residential zones to act as a buffer; and

WHEREAS, the industrial use would like to utilize some of the parcels in the buffer zone for office use; and

WHEREAS, the Planning Commission discussed creating a new mixed-use district for this buffer zone to allow for a mix of residential, commercial, and offices; and

WHEREAS, The Planning Commission feels it is advantageous to add a new mixed-use district and amend the zoning map to reflect the new district; and

WHEREAS, The Planning Commission held a public hearing at its meeting of Thursday, August 11, 2016; and

NOW, THEREFORE, BE IT RESOLVED, That the Newport Planning Commission recommends Newport City Council approval of a Zoning Amendment to amend the present language found in *Section 1350 Nonresidential Districts* and amend the zoning map. It will read as follows:

Section 1330 General District Regulations

1330.01 District Classification.

In order to implement the Comprehensive Plan and achieve an orderly development pattern that protects the health, safety, and general welfare of the City of Newport, its residents, and business community, and minimizes development impacts on the environment, the city is hereby divided into the following zoning districts:

1330.01.1 Residential Districts

- **RE Residential Estate**
- **R-1A River Residential District**
- **R-1 Low Density Single Family Residential District**
- **R-2 Medium Density Residential District**
- **R-3 High Density Residential District**

1330.01.2 Nonresidential Districts

- **B-1 Business Park/Office/Warehouse**
- **B-2 General Business**
- **I-1 Light Industrial District**
- **I-2 General Industrial District**
- **I-S Industrial Storage District**

1330.01.3 Mixed Use Districts

- **MX-1 Downtown Mixed Use District**
- **MX-2 Commercial Mixed Use District**
- **MX-3 Transit-Oriented Mixed Use District**
- **MX-4 General Mixed Use District**

1330.01.4 Planned Unit Developments (PUD)

1330.01.5 Special Overlay Districts

- **Shoreland Management District**
- **Critical Area Overlay District**
- **Flood Plain Management District**
 - **Floodway**

- Floodfringe
- Bluffland Area Overlay District
- Conservation Residential Overlay District
- River Redevelopment Overlay District

Section 1350 Nonresidential Districts

1350.01 Scope.

1350.02 Purpose of Business Districts.

1350.03 Specific intent of the Business Park/Office/Warehouse District.

1350.04 Specific intent of the General Business District

1350.05 Purpose of the Industrial Districts.

1350.06 Specific intent of the I-1 Light Industrial District.

1350.07 Specific intent of the I-2 General Industrial District.

1350.08 Specific intent of the I-S Industrial Storage District.

1350.09 Purpose of the Mixed-Use Districts.

1350.10 Specific intent of the MX-1 Downtown District.

1350.11 Specific intent of the MX-2 Commercial District.

1350.12 Specific intent of the MX-3 Transit-Oriented Mixed Use District

The specific intent of the MX-General Mixed Use District is to provide for a mix of residential and commercial uses that provide for a long-term transition from the auto-oriented uses that exist in the district based on past frontage on Highway 61 and adjacent industrial districts, to uses that are compatible with adjacent residential and mixed use districts. The City anticipates that commercial uses will cluster on and near Hastings Avenue and the Glen Road interchange, and that over the long-term, residential uses may become more dense in this zone.

1350.14 Specific intent of the MX-5 (Mixed Use Buffer District)

The specific intent of the MX-5 (Mixed Use Buffer District) is to provide for a mix of residential, commercial, and office uses that provide for a residential uses and a limited set of office and commercial uses in areas of the City that are located between industrial uses and nearby residential and mixed-use districts. The uses in the district must be compatible with nearby residential and mixed-use districts.

1350.15 Dimensional Requirements for lots and structures in non-residential districts

A. Non-residential district requirements

Requirements	MX-1	MX-2	MX-3	MX-4	MX-5B	B-1 and B-2	I-1	I-2	I-S
Minimum lot area in square feet	2,400	4,000	None	2,400	4,000	15,000	30,000	30,000	30,000
Minimum lot depth in feet	80	100	None	80	100	150	200	200	200
Minimum lot width in feet	30	40	30	30	40	100	100	100	100
Maximum lot coverage	80%	75%	75%	75%	75%	75%	75%	75%	75%
Maximum lot coverage by all impervious surfaces (%)— Single-Family residential uses	35%	35%	35%	35%	35%	NA	NA	NA	NA
<i>Structure setback standards***</i>									

*Maximum height may be increased upon issuance of a Conditional Use Permit. The setback requirements for increases in height adjacent to single-family residential uses included in this chapter apply.

** See section 1300.08 Exceptions to Front Yard Setbacks

***Structure setbacks for the MX-1 and MX-2 are as noted by the dimensional provisions unless otherwise specifically approved in a development plan as outlined in a Planned Unit Development.

B. Additional MX-3 District standards. The following requirements apply to all buildings or uses in an MX-3 District, unless otherwise specified:

Height and Setbacks	Residential Townhouse	Residential Apt., Condo, Cooperative	Mixed-Use Building	Commercial, Civic, not in mixed-use building
Height	3 stories or 35 feet, whichever is less	2 stories minimum, 4 stories maximum*	2 stories minimum, 4 stories maximum*	No minimum, 4 stories or 40 feet maximum
Setbacks	Front: Maximum of 15 feet Side: 10 feet Rear: 15 feet	Front: Maximum of 15 feet Side: 10 feet Rear: 15 feet	Front: Maximum of 15 feet Side: 10 feet Rear: none required	Front: Maximum of 8 feet Side: 10 feet Rear: None required

*Maximum height may be increased upon issuance of a Conditional Use Permit. Single-story buildings shall have a foot print of no more than 15,000 square feet.

C. Densities in the MX-3 District

- 1) The maximum residential density in the MX-3 District shall be 50 units per acre.
- 2) The minimum residential density in the MX-3 District shall be 30 units per acre.
- 3) The minimum net FAR (Floor Area Ratio) for residential and non-residential uses shall be .5 FAR.

1350.15 Uses in the Non-Residential Districts

A. Mixed Use Districts Uses

P=Permitted Use; C=Permitted with a Conditional Use Permit; N=Not Permitted; PUD=Permitted with a Planned Unit Development, sf=square feet

Use	MX-1	MX-2	MX-3	MX-4	MX-5
Residential Uses					
Single-family detached, one dwelling per lot	P	P	N	P	P
Single-family detached, more than one dwelling per lot	PUD	PUD	N	PUD	N
Two-family residences	P	P	N	P	N
Townhouse, rowhouse	P	P	P	P	N
Manufactured single-family dwelling	P	P	N	P	P
Mobile homes	N	N	N	N	N
Multi-Family, condos, apartments and cooperatives	P	P	P—less than 8 units; C—8 or	P	N

Use	MX-1	MX-2	MX-3	MX-4	MX-5
			more units		
Congregate housing for senior populations	P	P	P	P	N
Homes for handicapped or infirm including group homes or halfway houses but not containing more than 6 unrelated persons	P	P	P	P	P
Mixed-Use (dwelling unit above ground floor)	P	P	P	P	N
Live-work building	C	C	C	C	N
PUD	PUD	PUD	PUD	PUD	PUD
Civic and Semi-Public Uses					
Day Care Facilities in Single Family Homes with 14 or fewer children being attended to	P	P	N	P	N
Day Care Facilities in Single Family Homes with more than 14 children being attended to	C	C	N	C	N
Day Care Facilities	C	C	C	C	N
Day Care Facilities in a mixed-use building	P	P	P	P	N
Essential services/public utilities	P	P	P	P	N
Funeral Home	C	C	C	C	N
Hospitals	C	C	C	C	N
Military reserve, national guard centers	C	N	N	N	N
Park and public recreation facilities	P	P	P	P	P
Parking Garage (as a principal use)	C	N	C	N	N
Parking Lot, Surface (as a principal use)	C	N	N	N	N
Penal/correctional facilities	N	N	N	N	N
Place of worship and associated facilities, except schools	C	C	C	C	C
Public Facilities including government offices, emergency services facilities, public works facilities, schools, libraries, museums, post offices and other municipally owned or operated facilities	C	C	C—50,000 sq ft maximum	C	N
Schools – trade, college, vocational, and associated facilities	C	C	C—50,000 sq ft maximum	C	N
Schools for business, trade, dancing, music	C	C	C	C	N
Social and fraternal clubs and lodges, union halls	P	P	C—10,000 sq ft maximum	P	
Transit stations and related parking facilities	C	C	C	C	N
Commercial Uses					
Administrative support services	P	P	P	P	N
Adult Uses	N	N	N	N	N
Animal boarding, grooming, veterinary clinics, retail sales	C	C	C—10,000 sq ft maximum	C	N
Artist studios	P	P	P	P	N
Auto body repair and major auto repair, towing services	C	N	N	N	N
Automotive services, car specialty services (not including body repair or major repair)	C	C	C—Maximum 4 repair bays	C	N
Bakeries, delicatessens, coffee shops	P	P	P	P	N
Bakeries, wholesale	P	C	C	C	N
Bed and Breakfast	P	P	N	P	N
Biotechnology	P	P	P	P	N

Use	MX-1	MX-2	MX-3	MX-4	MX-5
Brew on premises store	P	P	P 10,000 sf maximum	P	N
Brewery, craft	P/C*	P/C*	P/C*	P/C*	N
Building materials and services	C	N	N	N	N
Catalog and mail order	P	P	P	P	N
Conference Center, 50,000 square feet or less	C	C	C	C	N
Convenience stores	P	P	P	P	N
Data centers	C	C	C	C	N
Entertainment/amusement halls, bowling alley, indoor skating rink	P	P	C	C	N
Fabrication of apparel, leather products and other products from prepared products	P	C	P	C	N
Fabrication of office and computer equipment	P	P	P	P	N
Financial services	P	P	P	P	N
Fitness and recreation centers, in a mixed-use building	C	C	C	C	N
Gas, diesel or other motor fuel retail sales	C	C	N	C	N
Grocery and produce sales	C	C	C—50,000 sq ft maxi- mum	C	N
Industrial Buffer	N	N	N	N	
Internet publishing and broadcasting	P	P	P	P	N
Medical, dental, or veterinary clinics and laboratories	C	C	C—10,000 sq ft maxi- mum	C	N
Medical appliance assembly	P	P	P	P	N
Motion picture and sound recording industries	C	C	C	C	N
Offices – general, medical, professional, free-standing, or mixed-use building	P	P	P--to 10,000 sq ft; C—larger than 10,000 sq ft	P	N
Printing, publishing, bookbinding, blueprinting	C	C	C	C	N
Processing and packaging of drugs, pharmaceuticals, perfumes and cosmetics	C	C	P	C	N
Retail and service establishments, free-standing, or mixed-use building	P	P	P--to 10,000 sq ft; C—10,000 to 50,000 sq ft maxi- mum	P	N
Research, development and testing laboratory	C	C	C	C	N
Restaurants, including open air or sidewalk cafes, freestanding or in mixed-use buildings—no liquor served	P	P	P	P	N
Restaurants, including open air or sidewalk cafes, freestanding or in mixed-use buildings—liquor served, including a small brewery or winery as an accessory use	C	C	C	C	N
Restaurants with drive-through service	C	C	C	C	N
Service businesses, such as beauty shops, barbershops, dry-cleaning, drop-off/pickup (no on-site processing) in	P	P	P	P	N

Use	MX-1	MX-2	MX-3	MX-4	MX-5
mixed-use buildings					
Small scale manufacturing and artisans	P	P	P—5,000 sq ft or less; C—5,000 to 10,000 sq ft	P	N
Theaters (with structured parking)	P	P	P	P	N
Theaters	C	C	C	C	N
Towing services (no outside storage of vehicles)	P	C	P	C	N
Vehicle sales, display and service	C	N	N	N	N
Vehicle Storage Lot	N	N	N	N	N
Warehousing as a primary use	N	N	N	N	N
Accessory Uses					
Drive up facilities	C	C	C	C	N
Gazebo, arbor, play equipment in public or private open space area	P	P	P	P	P
Outdoor sales, in conjunction with permitted use	C	C	N	C	N
Renewable energy system	P	P	P	P	N
Rental of vehicles (with limited outside storage)	C	C	C	C	N
Parking lot, as an accessory use	C	C	C	C	N
Swimming Pool	P	P	P	P	N

- Brewery, Craft—in MX Districts, a conditional use permit is required for one or both of the following:
 - a. A Craft Brewery with more than fifteen thousand (15,000) square feet of floor area to ensure size and design compatibility with the particular location.
 - b. A Craft Brewery that manufactures more than five thousand (5,000) barrels of malt liquor a year in order to ensure operational and design compatibility with the particular location.

B. Business and Industrial District Uses

P=Permitted Use; C=Permitted with a Conditional Use Permit; N=Not Permitted, sf=square feet

Use	B-1	B-2	I-1	I-2	I-S
Civic and Public Uses					
Airports	N	N	C	C	N
Cemetery and/or crematorium	C	N	N	N	N
Day care centers	C	C	C	C	C
Day care centers in a mixed-use building	P	P	C	C	C
Essential services/public utilities	P	P	P	P	P
Funeral Home	P	P	N	N	N
Hospitals	C	C	N	N	N
Medical Clinics	P	P	N	N	N
Military reserve, national guard centers	C	C	N	N	N
Park and public recreation facilities	P	P	P	P	P
Parking Garage (as a principal use)	C	C	N	N	N
Parking Lot, Surface (as a principal use)	N	C	P	P	P
Penal/correctional facilities	N	N	C	C	N
Place of worship and associated facilities, except schools	P	P	N	N	N
Post Office	P	P	N	N	N
Public Facilities including government offices, emergency services facilities, public works facilities, schools, libraries, museums, and other municipally	C	C	C	C	C

Use	B-1	B-2	I-1	I-2	I-S
owned or operated facilities					
Sanitary landfill	N	N	C	C	N
Schools-trade, college, vocational, and associated facilities	P	P	C	N	N
Schools for business, trade, dancing, music	C	C	C	N	N
Social, Fraternal clubs and lodges, union halls	P	P	N	N	N
Transit stations and related parking facilities	C	C	N	N	N
Commercial Uses					
Adult uses (bookstore, theater, nightclub, nude or partially nude dancing)	N	N	N	C	C
Animal boarding, grooming, retail sales	N	C	N	N	N
Auto painting and body work	N	N	C	N	N
Auto storage	N	C	C	P	C
Bakery, wholesale	N	C	N	N	N
Biotechnology businesses	C	C	N	N	N
Brewery, craft	P	P	P	N	N
Building materials and services	N	C	N	N	N
Commercial greenhouse operations	C	C	P	N	N
Convenience stores	P	P	N	N	N
Data centers	N	C	N	N	N
Distillery, craft	P	P	P	N	N
Fabrication of apparel, leather products and products from prepared products	N	P	N	N	N
Fabrication of office and computer equipment	N	P	N	N	N
Gas, diesel or other motor fuel retail sales	P	P	N	N	N
Hotels, motels	P	P	N	N	N
Industrial Buffer	N	N	P	P	P
Medical, dental or veterinary clinics and laboratories	N	C	N	N	N
Printing, publishing, bookbinding, blueprinting	N	C	N	N	N
Processing and packaging of drugs, pharmaceuticals, perfumes and cosmetics	N	C	N	N	N
Restaurants, traditional or liquor served; bar and grill	P	P	N	N	N
Salvage yards (auto or scrap iron)	N	N	N	P	N
Small brewery or winery as an accessory use to a bar or restaurant	P	P	P	N	N
Storage, mini-storage, cold-storage	N	N	N	N	P
Vehicle Sales, display and Service	N	C	N	N	N
Vehicle Storage Lot	N	C	N	N	N
Veterinary clinic, animal hospital	C	C	P	N	N
Wholesale sales	P	P	N	N	N
Winery, craft	P	P	P	N	N
Warehouse and Industrial Uses					
Manufacturing	C	C	P	P	N
Micro- and regional brewery	N	P	P	N	N
Retail sale, installation and remanufacturing of vehicle parts and accessories	N	N	P	N	N
Storage and distribution of bulk petroleum products, oil and gasoline	N	N	N	N	C
Storage, mini-storage, cold storage	N	N	N	N	P
Warehousing	C	C	P	P	N
Accessory Uses					
Outdoor sales, in conjunction with a permitted use	N	C	N	N	N

Use	B-1	B-2	I-1	I-2	I-S
Renewable energy system	P	P	P	P	P
Parking lot, as an accessory use	P	P	P	P	P

1350.17 Administrative Procedure for Re-Zoning in the Non-residential Districts

1350.18 Administrative Procedure for Site Plan Review in the Non-residential Districts and Additional Procedures for Development in the MX-3 District

1350.19 Performance Standards for Non-residential Districts

1350.20 Additional Performance Standards for the MX-3 District

Adopted this 13th day of October, 2016 by the Newport Planning Commission.

VOTE: Mahmood _____
Haley _____
Taylor _____
Tweeten _____
Ratsabout _____

Signed: _____
Anthony Mahmood, Chairperson

ATTEST: _____
Deb Hill, City Administrator



Housing Development Options City of Newport

October 5, 2016



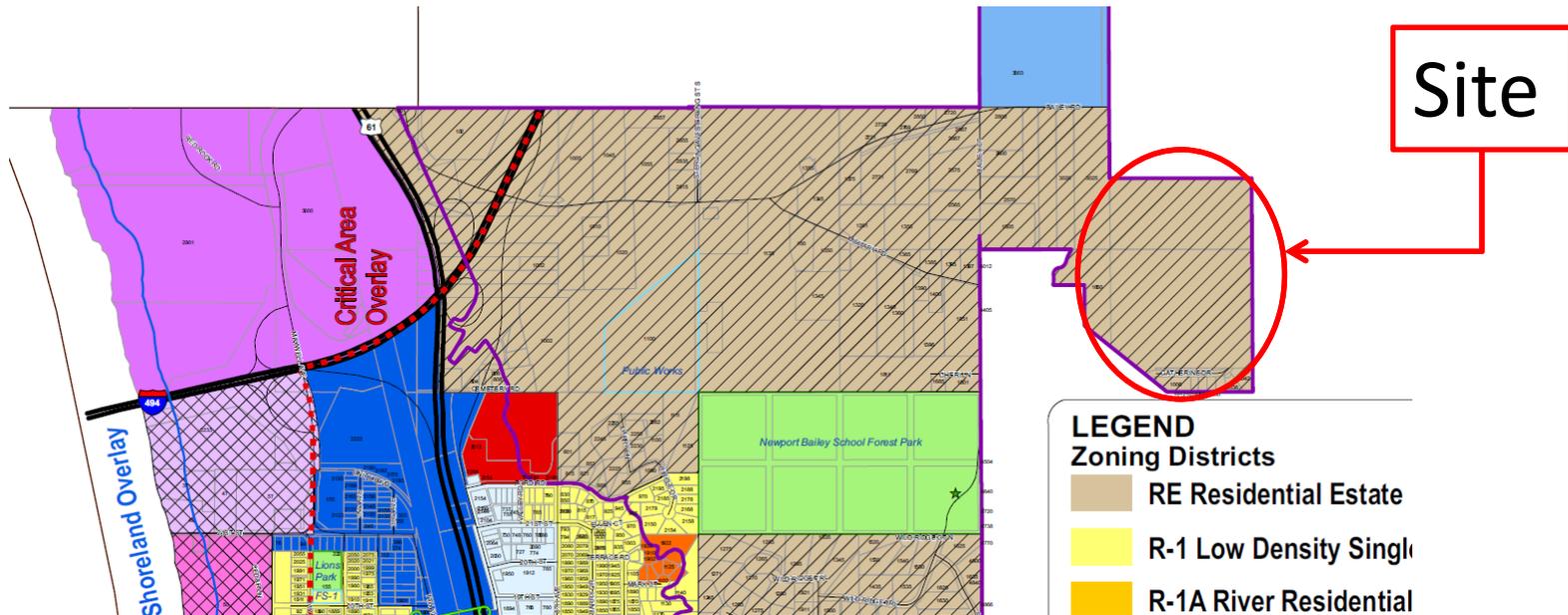
Location



- 2015 Population: 3,480
- South Washington County Schools
- Major Highways: 61 and I 494



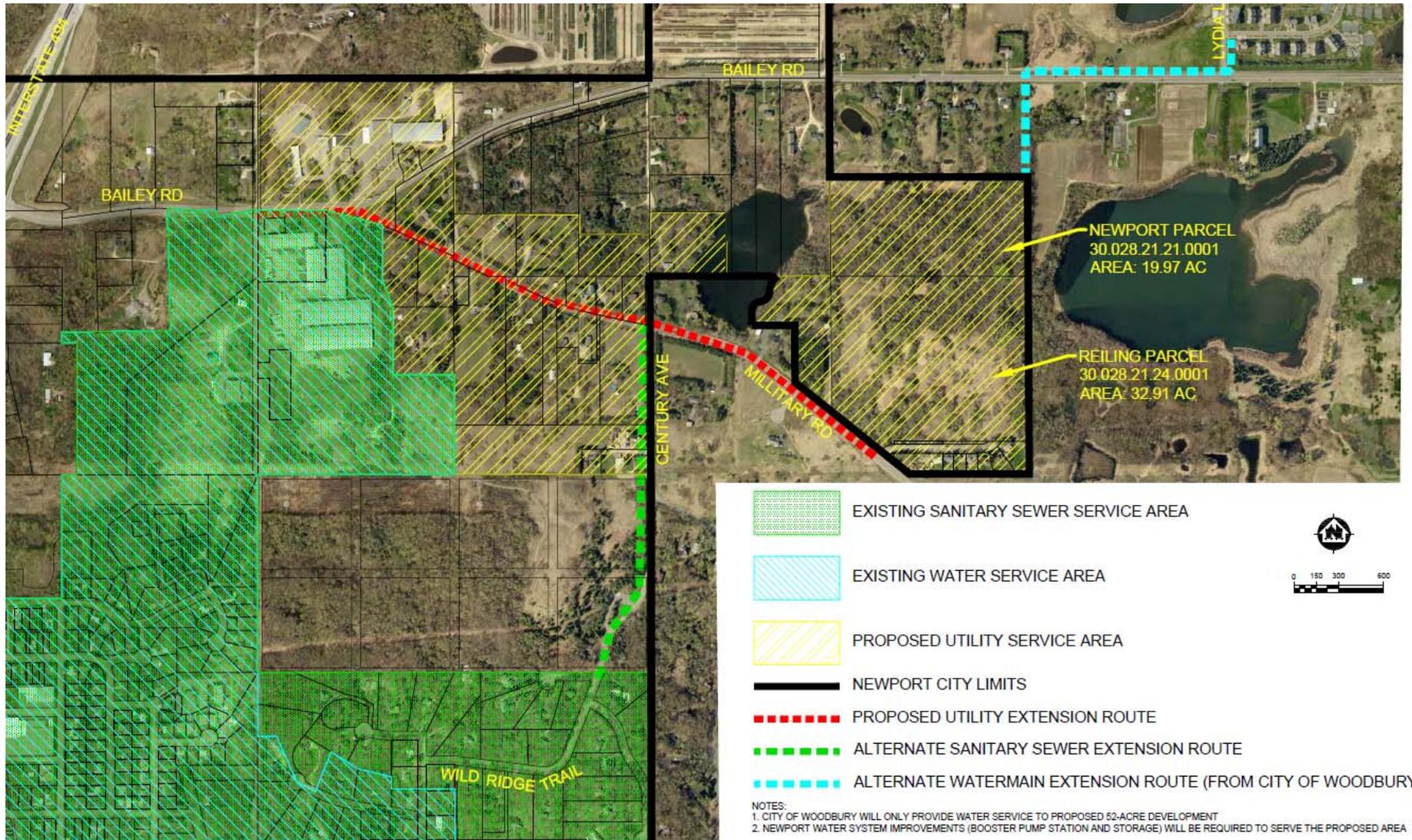
Zoning



- Currently zoned for larger-lot housing in much of the City
- Have a site of 51 (net) acres for potential housing development – considering extending utilities
- Northern parcel is City-owned



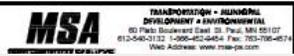
Potential Utility Extension to Serve Undeveloped Areas



PROJECT NO.	SCALE - AS SHOWN	NO.	DATE	48-00001
DRAWN BY:	DATE:			
CHECKED BY:				

I HEREBY CERTIFY THAT THIS PLAN, REPORT, OR SPECIFICATION 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.

Date: _____ License No. _____



UTILITY EXTENSION
CATHERINE DRIVE
NEWPORT, MN

UTILITY SERVICE AREAS

DATE: _____

Housing Options

- Currently a moratorium on new housing development
- City is considering more dense housing options with City sewer and water
- Interested in attracting the highest quality housing possible
- The City wants to understand the market potential for housing



Housing Market Potential

- Questions include:
 - What product types are most likely to be successful?
 - Single family
 - Town-house
 - Etc.
 - What are the expected sales prices for different product types?
 - At what price can the City expect to sell raw land for single-family housing development?
 - What do you expect a finished lot price would need to be for various product types
 - What is your minimum development size for feasibility?
 - What is the ceiling for price point in the market – how can the City achieve and/or facilitate this?



Housing Market Potential

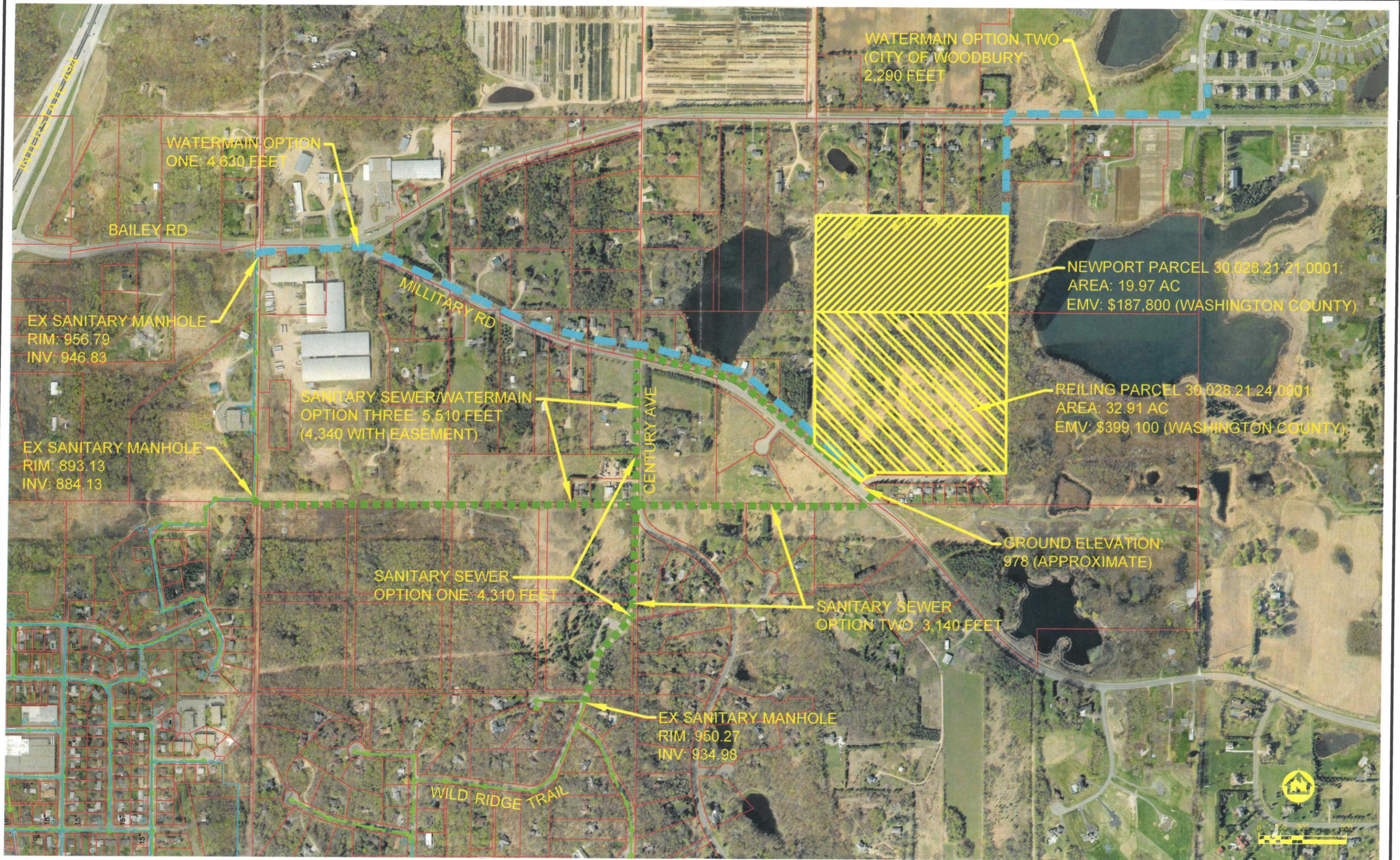
- Questions Cont.:
 - The Metro Council's policies for the 2040 Comprehensive Plans for Urban Communities require that the densities for new development or redevelopment areas be at an average of at least 10 units per acre. From a market perspective, is that density feasible for this site? What products (townhouse, condo, other) or mix of products are likely to be successful that could meet that density requirement at this site?
 - What can the city do to attract an experienced developer with the skills needed to successfully develop and market this site?



Housing Market Potential

- Questions include:
 - What product types are most likely to be successful?
 - Single family
 - Town-house
 - Etc.
 - What are the expected sales prices for different product types?
 - At what price can the City expect to sell raw land for single-family housing development?
 - What do you expect a finished lot price would need to be for various product types
 - What is your minimum development size for feasibility?
 - What is the ceiling for price point in the market – how can the City achieve and/or facilitate this?





PROJECT NO.	SCALE AS SHOWN	NO.	DATE	REVISION	BY
PROJECT DATE	DRAWN BY				
F.B.	CHECKED BY				

PLOT DATE: 8/20/15 P:\110000\103106\10318\10316000 - General Catherine Drive Utility Alternatives.dwg

I HEREBY CERTIFY THAT THIS PLAN, REPORT, OR SPECIFICATION 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.

Date _____ License No. _____

MSA
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Web Address: www.msa-ps.com
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UTILITY EXTENSION
CATHERINE DRIVE
NEWPORT, MN

UTILITY EXTENSION OPTIONS

FILE NO.
SHEET
1