



MAYOR AND COUNCIL COMMUNICATION

DATE: 9/6/2016

REGULAR

ITEM #: 13

AGENDA ITEM: City initiated Comprehensive Plan Amendment and Rezoning of Tartan Park Property

SUBMITTED BY: Mayor Pearson and Councilmember Bloyer

THROUGH: Kristina Handt, City Administrator

REVIEWED BY: Stephen Wensman, Planning Director
Ben Gozola, Consultant City Planner

BACKGROUND: The 3M Tartan Park (founded in 1966) has been a fixture in Lake Elmo for half a century and therefore has not been a focal point of discussion in previous comprehensive planning processes. The sale of the property, and the scale of the land in question (over 400 acres) is a unique event that begs examination of the comprehensive plan guidance and zoning for the property to ensure the land use for the property fits the community's vision for another half century. The land is presently guided in the City's Comprehensive Plan as park/open space and is presently zoned PF-Public/Private Facilities. Residential development was never envisioned while the property was owned by 3M and is not allowed based on the current comprehensive plan guidance or zoning. Surrounding land uses and zoning are OP, Rural Single Family, Rural Residential, and Public/Private Facilities.

Royal Golf Development LLC has requested a Concept PUD approval for the former Tartan Park property. The developer has not yet requested a comprehensive plan amendment or zoning map amendment, but would need to if their proposal were to move forward. At this time, it is unknown if this development will move forward and there is an opportunity for the City to proceed with these processes in order to proactively determine the City's vision for the property.

ISSUE BEFORE COUNCIL:

Should the City Council direct Staff and the Planning Commission to initiate the process of amending the City's Comprehensive Plan and amending its Zoning Map to guide the land use of the former Tartan Park property into the future?

PROPOSAL DETAILS/ANALYSIS:

Mayor Pearson and Councilmember Bloyer have requested this item be placed on the agenda. They would like to have the Planning Commission begin discussing a Comp Plan amendment and rezoning of the Tartan Park property. The Planning Commission could begin discussions on what the city's future vision is for the property but not have it tied any specific development proposal if this process was initiated by the City. This process could allow an examination of all possibilities rather than just those proposed by a developer.

FISCAL IMPACT:

The fiscal impact of the request would be the staff time dedicated to identifying alternatives and processing a comprehensive plan amendment and rezoning for consideration by the Planning Commission and City Council.

OPTIONS:

- 1) Direct Staff and the Planning Commission to initiate the Comp Plan Amendment and Zoning Map amendment process for Tartan Park.
- 2) Do not have the City initiate the process of a Comp Plan amendment and rezoning of Tartan Park but wait for a request from the property owner, present or future

RECOMMENDATION:

Mayor Pearson and Councilmember Bloyer are requesting the Council to direct Staff and the Planning Commission to begin the process of amending the City's Comprehensive Plan and amending the Zoning Map for the former Tartan Park property with the following motion:

“Move to direct the Staff and the Planning Commission to initiate a review of the Comprehensive Plan land use guidance and zoning of the former Tartan Park property and to initiate a Comprehensive Plan amendment and Zoning Map amendment for the property”