



MAYOR AND COUNCIL COMMUNICATION

DATE: 12/06/2016

Regular

ITEM #: 18

AGENDA ITEM: Royal Golf Development Comprehensive Plan Amendment
SUBMITTED BY: Ben Gozola, Consulting Senior Planner
THROUGH: Kristina Handt, City Administrator
REVIEWED BY: Stephen Wensman, Planning Director

Title of Item: **COMPREHENSIVE PLAN AMENDMENT:** Application from HC Golf Course Development, LLC requesting approval of a comprehensive plan amendment to facilitate the proposed redevelopment of the former Tartan Park Golf Course.

Summary: In late 2016, the City Council reviewed a proposed PUD Concept Plan for redevelopment of the former Tartan Park Golf Course brought forward by HC Golf Course Development, LLC. As part of that review, Council voiced support (in concept) of a comprehensive plan amendment to facilitate the proposed land use changes. This follow up application examines potential ways the plan could be changed. Three options for Council consideration resulted from the Planning Commission's deliberation on the request.

Option 1 – Establishment of the Village Transition Area between the Old Village and 10th Street to the east of Lake Elmo Avenue. This was the option discussed during Concept Plan review, and was the initial option recommended by staff.

Option 2 – Creation of a “Golf Course Community” land use designation. The Planning Commission requested creation of this option out of concern that Option 1's Village Transition Area may open up the corridor for too many potential expansions of the municipal service system. If implemented, a follow up process to create a corresponding zoning district would be needed.

Option 3 – Establishment of a limited Village Transition Area only around the Tartan Park area proposed for development. This is the option that was ultimately recommended by the Planning Commission.

Guidance:

The City Council is asked to review all three options, and make a determination as to which (if any) should be approved at this time.

- The City Council has its greatest level of decision making discretion when it comes to the comprehensive plan. There are no specific criteria binding Council to a certain decision. Council must review the request, and determine whether one of the proposed options is in the best interest of the City.
- Each option is accompanied by a cover sheet which provides a summary of the option and things to consider.
- Each option includes comments accompanying the proposed text edits to explain why the proposed changes are recommended.

ATTACHMENTS:

1. Option 1 – Full Village Transition Area Creation
2. Option 2 – Golf Course Community Land Use Designation Creation
3. Option 3 – Partial Village Transition Area Creation
4. Applicant’s Submittals