

**Regular City
Council**

November 10, 2020

To: Dave Callister, City Manager

Prepared by: Shawn Drill, Senior Planner

Reviewed by: Steve Juetten, Community Development Director

Item: **Consider Reguiding, Rezoning, Preliminary Plat, and Variance for single-family development of the former Hollydale Golf Course site, 4710 Holly Lane (Hollydale GC Development, Inc. -- 2020-056)**

1. Action Requested:

Consider the following items related to a proposed single-family development of the former Hollydale Golf Course site located at 4710 Holly Lane:

--Reguiding from P-I to LA-1;

--Rezoning from FRD and RSF-1 to RSF-3;

--Preliminary plat for 230 single-family lots (229 lots for new homes and 1 lot for an existing home to remain) and a private amenity lot that would be owned and maintained by the homeowners association; and

--Subdivision code variance to allow the northeasterly cul-de-sac street to be 783 feet long, where 750 feet is the maximum length specified.

A reguiding (comprehensive plan amendment) requires a 5/7 vote of the City Council. A rezoning, preliminary plat, and subdivision code variance requires a 4/7 vote.

If the Council denies the reguiding, it should also deny the rezoning, preliminary plat, and variance based on inconsistency with the land use guide plan map of the comprehensive plan. In that case, the Council should take action such that adequate time is provided for staff to bring back findings of fact for consideration at a future Council meeting that can be held prior to the city's December 9 review deadline.

If the Council approves the reguiding, it should consider approval of the rezoning, preliminary plat, and variance.

2. Background:

On October 21, the Planning Commission conducted the public hearing and subsequently voted 4-3 to recommend denial of the reguiding. Based on denial of the reguiding, they also voted to recommend denial of the rezoning, preliminary plat, and variance. In addition to the applicant, 11

people provided comments at the meeting. The Planning Commission report and draft meeting minutes are attached as well as correspondence that has been received.

ADDITIONAL TRANSPORTATION INFORMATION:

The updated traffic study concluded that the existing road system could handle the new traffic generated from the proposed development, and made recommendations for safety improvements. As a supplement to this study, a complete evaluation of the Schmidt Lake Road and Comstock Lane intersection was commissioned. The final report for the "Schmidt Lake Road at Comstock Lane Intersection Control Evaluation" is attached. The evaluation highlights a number of potential design alternatives for improving safety at the intersection, three of which could be explored further. Those include:

--A single-lane roundabout. This alternative would allow for turning movements in all directions, would require wetland filling (via a purchase of wetland credits), and would require acquisition of additional right-of-way from two property owners.

--A three-quarter access. This alternative would prohibit northbound-to-westbound turns via construction of a center median in Schmidt Lake Road. This alternative may encourage drivers within the proposed development who ultimately want to head toward the northwest areas to use the Holly Lane/Old Rockford Road intersection. This alternative would not require wetland filling or acquisition of additional right-of-way. This alternative was identified in the SRF traffic study, and would be the staff-recommended alternative.

--Relocation of the intersection roughly 100 feet to the east. This alternative would shift the Comstock Lane segment lying between 49th Place and Schmidt Lake Road. This alternative would allow for movements in all directions, would likely have no impact on driver speeds on Schmidt Lake Road, would require wetland filling (via a purchase of wetland credits), and would require acquisition of additional right-of-way from one property owner.

If the Hollydale development project is approved, the Council would make the final decision at a future meeting regarding which design alternative is chosen for the Schmidt Lake Road/Comstock Lane intersection. In such case, the city and applicant would share in the costs of any safety improvements to the intersection, the details of which (including cost-sharing ratio) would be determined prior to final platting.

PLANNING COMMISSION COMMENTS:

Below is a brief synopsis of the discussion comments from each Planning Commissioner (note that a full copy of the draft Planning Commission meeting minutes is also attached).

--Commissioner Witte: Stated he appreciates all the hard work that has gone into this process and the input from the residents. Stated that from his perspective, nothing has changed from the time the comprehensive plan was adopted. Voted to recommend denial of the requested LA-1 guiding.

--Commissioner Boo: Stated the change in circumstance is that there is not a golf course in operation on the property today. Stated that given the position of the city in not wanting to pursue ownership of the property, he believes that low-density residential housing would be the least impactful development of this property. Would recommend in favor of reguiding of the site to LA-1.

--Commissioner Oakley: Stated he agrees with Commissioner Witte regarding changing the comprehensive plan, and also agrees with Commissioner Boo that the highest and best use of the site may be housing if there is not another use. Stated he has not seen a report or study of alternative land uses. Stated that if there is not a public use for the property, housing would be the best option. Stated that based on the lack of a market study (similar to what was provided for Four Seasons Mall site) to understand what the alternative land uses could be and show justification for residential reguiding, he would vote to recommend denial of the requested LA-1 reguiding. Stated he likes the proposed plat layout and would support it if the site was guided/zoned for residential use.

--Commissioner Jones: Stated she struggled with the city's statement in the comprehensive plan that the city strives to provide a variety of recreational opportunities (vis-a-vis golf courses). Stated that there is a lot of existing public park land throughout the city, especially in the northwest quadrant. Stated she would recommend in favor of reguiding the site to LA-1, as that would be the best fit for the neighborhood. --Otherwise it could sit vacant for a long time and become a problem for surrounding neighborhoods. Stated that neighbors may not like other land uses that could be developed under the site's current P-I guiding. Stated that the proposed development would exceed city requirements in many respects, including conservation easement areas, tree planting, parkland, and storm water management.

Commissioner Saba: Stated he supports the comments of Commissioner Oakley. Stated perhaps part of the property could be purchased by the city for a park or open space, and part could be developed residentially. Stated he thought that should go to a vote of the public at a referendum. Also stated that a lot of people have reached out to him stating they do not believe the city should operate a golf course or purchase the site as greenspace. Voted to recommend denial of the requested LA-1 guiding.

Commissioner Markell: Stated he would recommend in favor of reguiding the site to LA-1. Stated the site is no longer a golf course and he believes the best option for the site is residential use. Stated he does not believe other uses listed under the current P-I guiding would be supported or appropriate for the site. Stated that the applicant made changes to the plan to address concerns that were expressed during the previous (sketch/EAW) process.

Chair Anderson: Stated the process seemed backwards, as the sketch/EAW came before the reguiding request. Stated there have been many emails and comments from the public in opposition, and only one in support from the owner's daughter. Stated the applicant has done an amazing job to minimize the impact the development would have on adjacent properties. Stated that some of the people who have stated objections via email within the previous 24 hours are the same people that would have drainage problems solved and extra land in conservation easements to buffer their property if the project is approved. Stated that the residents have spoken against the project. Stated that perhaps some residential development would be appropriate, but not the number of homes requested due to problems with the Schmidt Lake Road/Comstock Lane intersection. Voted to recommend denial of the requested LA-1 guiding.

3. Budget Impact:

N/A

4. Planning Review Deadline: *

December 9, 2020

5. Attachments:

[Planning Commission Report Cover Page](#)
[Planning Commission Report Information](#)
[Planning Commission Meeting Minutes \(draft\)](#)
[Location Map](#)
[Aerial Photo](#)
[Hennepin County Locate & Notify Map](#)
[Larkin Hoffman Letter -- 2007](#)
[Flyer from Hollydale Golf Announcing Closure](#)
[EAW Comments with Updated Responses](#)
[FAQs -- Hollydale](#)
[Comprehensive Plan Amendment Procedures](#)
[P-I and LA-1 Guidelines](#)
[Figure 7-2 -- Park and Trail Systems Plan](#)
[Applicant's Narrative](#)
[Utility Study -- WSB](#)
[Comstock Aerial](#)
[Comstock Aerial \(enlarged view\)](#)
[Comstock Lane Street Plan](#)
[Schmidt Lake Road at Comstock Lane Intersection Control Evaluation](#)
[Declaration of Covenants - The Courts at Nanterre \(excerpt\)](#)
[Updated Traffic Study](#)
[Alliant Memo](#)
[Existing Regional Watershed Map](#)
[Proposed Regional Watershed Map](#)
[Proposed Regional Watershed Map \(enlarged N.E. area\)](#)
[Figure 7A-1 -- Park Service Areas](#)
[Park Buffering Map](#)
[Map Showing Publicly Owned Land by City Ward](#)
[Conservation Easement Plan with Dimensions](#)
[Subdivision Code Variance Standards](#)
[Cul-De-Sac Length -- 48th Ave/Yuma Ln in Autumn Hills](#)
[Cul-De-Sac Length -- 44th Ave in Fawn Creek](#)
[Cul-De-Sac Length -- 45th Ave in Golfview Estates](#)
[Cul-De-Sac Length -- 45th Ave/Comstock Ln in Golfview Estates](#)
[Correspondence Received](#)
[Site Graphics-site plan](#)
[Site Graphics-survey](#)
[Site Graphics-preliminary plat](#)
[Site Graphics-grading plan](#)
[Site Graphics-utility plan](#)
[Site Graphics-erosion control](#)
[Site Graphics-tree survey](#)
[Site Graphics-wetland impact](#)
[Site Graphics-wetland delineation report](#)
[Draft Resolution Denying Reguiding, Rezoning, Prelim. Plat & Variance](#)
[Draft Resolution Approving Reguiding](#)

Draft Ordinance Approving Rezoning

Draft Resolution Approving Findings of Fact for Rezoning

Draft Resolution Approving Preliminary Plat & Variance

Correspondence from Attorney representing Owners of Property