

**CITY OF PLYMOUTH  
AGENDA  
SPECIAL COUNCIL MEETING  
October 12, 2010, 5:30 p.m.  
MEDICINE LAKE CONFERENCE ROOM**

**1. CALL TO ORDER**

**2. TOPICS**

- A. Discuss Plymouth Shopping Center Site
- B. Set Future Study Sessions

**3. ADJOURN**

**MEMO****CITY OF PLYMOUTH****3400 PLYMOUTH BOULEVARD, PLYMOUTH, MN 55447**

**DATE:** October 8, 2010  
**TO:** Plymouth City Council  
**FROM:** Shawn Drill, Sr. Planner (x5456)  
**SUBJECT:** Background information on the former “Plymouth Shopping Center” site

Location

Abuts the south side of Highway 55, east of Cottonwood Lane and west of County Road 73

Site

- Contains roughly 17 acres, of which roughly 6 acres is wetland/floodplain (southeast portion of the site contains a large “high quality” wetland basin, as well as floodplain)
- Located in the Bassett Creek drainage district
- Is not within a shoreland management overlay district
- Presently owned by MinnWest Bank (obtained from Dove Capital I through foreclosure in 2008)

Existing Building

- Built in 1955
- Contains roughly 32,000 square feet
- Located in the west portion of the overall development site
- Is presently vacant and posted with a “Do Not Occupy” order—the building is not habitable as the water supply has been shut off due to a broken pipe
- On a periodic basis, the present landowner has been removing items that are illegally dumped behind the building

Redevelopment Issues

The following is a list of the main issues that make redevelopment of this site challenging:

- Land cost
- Transition to homes to the west (Cottonwood Lane)
- Transition to neighborhood to the south
- Stormwater management concerns with neighborhood to the south
- Soil corrections (buildings/utilities may need to be constructed on pilings)
- Collector road access to Highway 55 and County Road 73
- Market realities

## Chronology of Events

- 1994:** The landowner at that time (Gem Enterprises) received all necessary approvals to fill and grade in the northeast portion of the overall site. That filling and grading operation was completed in 1994. The site is known to have poor soil conditions.
- 1999:** TOLD Development Co. submitted a sketch (copy attached) to redevelop the site. The sketch included a four-story, 150,000 square foot office building and a 16,500 square foot Walgreens pharmacy. The traffic study completed in conjunction with the sketch identified the need to realign both the collector roadway (frontage road along Highway 55) and County Road 73. TOLD decided not to pursue redevelopment of the site in this manner.
- 2000:** TOLD submitted a different sketch (copy attached) to redevelop the site. This sketch included three apartment buildings totaling 237 units and a 42,000 square foot retail commercial development. TOLD also submitted an application for tax increment financing (TIF). The sketch relied on acquisition of all of the existing single-family homes in the adjacent Cottonwood Lane neighborhood. The developer asked the City Council if they would consider use of eminent domain in order to assemble the properties needed for the proposal. The Council stated the city was not interested in acquiring homes from unwilling sellers. TOLD decided not to pursue redevelopment of the site.
- 2002:** County Road 73 corridor study was undertaken. The study area included the subject commercial site and the row of single-family homes along Cottonwood Lane. Issues raised included:
- Age, condition, and outdated configuration of rental space of the shopping center
  - Anticipated upgrading of the collector roadway in front of Plymouth Shopping Center and reorientation of site access as part of County Road 73 upgrading
  - Inadequate transitions between the homes on Cottonwood Lane and the Plymouth Shopping Center site
  - Long term viability of the row of single-family homes along Cottonwood Lane, located between a major institutional use (Fourth Baptist) and commercial site

Cottonwood Lane residents stated that the Cottonwood Lane properties should not have been included in the study. They disagreed that this area is not a viable neighborhood into the future, and felt the study underestimated the value of the homes. Residents stated that regarding the area from LA-1 would put existing and future homeowners in chaos and limbo. The City Council decided not to reguide the Cottonwood Lane properties as part of the corridor study.

- 2003:** Upon request of the landowner at that time (Gem Enterprises), the City Council rezoned the west portion of the site—where the existing building is located—from C-2 (neighborhood commercial) to PUD (planned unit development). The PUD addressed land uses by permitting all C-1 (convenience commercial) and C-2 uses, together with certain C-4 (community commercial) uses that occupied not more than 7,500 square feet of building area. The purpose of the request was to increase leasing opportunities within the existing shopping center building.
- 2006:** Upon request of DJR Architecture, Inc. (on behalf of Dove Capital I), the City Council rezoned the entire site to PUD (the 2003 PUD was repealed). This PUD was intended to accommodate redevelopment of the site and included seven smaller retail buildings (no main land user or anchor tenant) totaling 62,500 square feet. A copy of the 2006 PUD is attached. The proposal also received TIF in the amount of \$1,687,000 to offset building demolition, site preparation, soil corrections, and infrastructure costs related to installation of utilities and realignment of the collector roadway. Although approved, this redevelopment project never came to fruition—as the developer was unable to obtain the number of leases necessary to begin construction. Subsequently, the developer went out of business and the bank that financed the land acquisition foreclosed on the property. The 2006 PUD remains in force, and therefore, would need to be repealed or amended in order to accommodate a different site layout.
- 2008:** A culvert was installed under Highway 55 to assist drainage flowing northerly through the subject site—via a stormwater channel that flows toward Medicine Lake. The cost of the culvert will be paid for by, and deducted from, any TIF that is generated by the site in the future.
- 2009:** Staff met informally with a variety of developers (e.g., CSM Corp., Shingobee Builders, Paster Enterprises) that were interested in purchasing the site from the bank and redeveloping it. Based on the extraordinary costs for land acquisition, building demolition, installation of utilities, realignment of the collector road, soil corrections, compliance with water quality regulations, etc., none of those developers could make the numbers work for a redevelopment project, even with the TIF that was previously approved.

#### Attachments

1. Location Map
2. Aerial Photo
3. 1999 Sketch
4. 2000 Sketch
5. 2006 PUD
6. 2030 Land Use Guide Plan (Comprehensive Plan) for the Site
7. Site Photos



Hidden Lake

FORESTVIEW LA

EVERGREEN LA

EVERGREEN LA

MEDICINE LAKE DR W

12TH AVE

SOUTH

11TH AVE

SOUTH SHORE DR

STATE HWY NO 55

9TH AVE

FORESTVIEW LA

SOUTHWOOD LA

Site



STATE HW

CO

EVERGREEN LA

5TH AVE

COTTONWOOD LA

SUNSET TR

DEERWOOD LA

BALSAM LA

ZACHARY LA

(73)

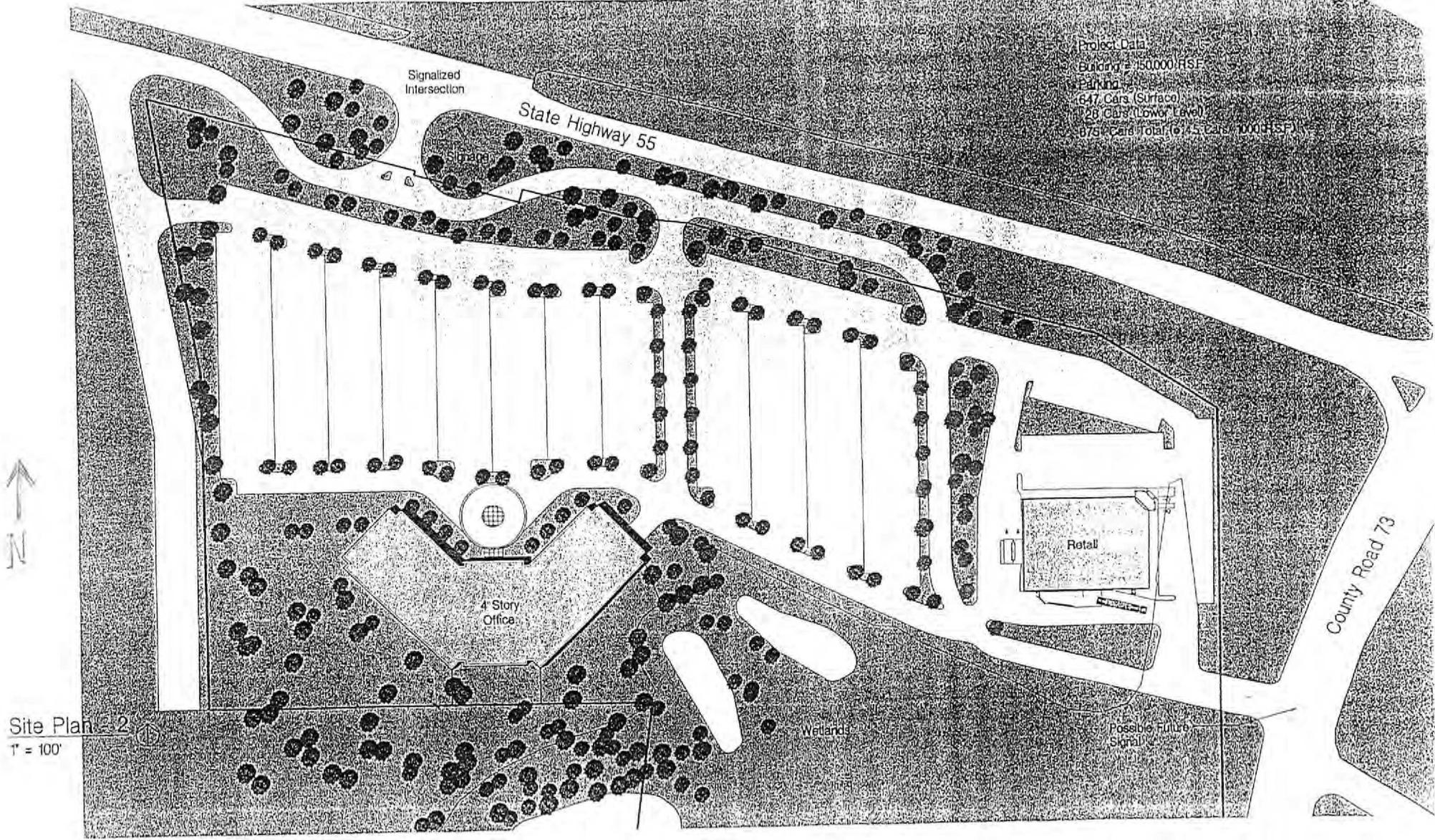
FORESTVIEW LA

3RD AVE

UNION TERRACE LA

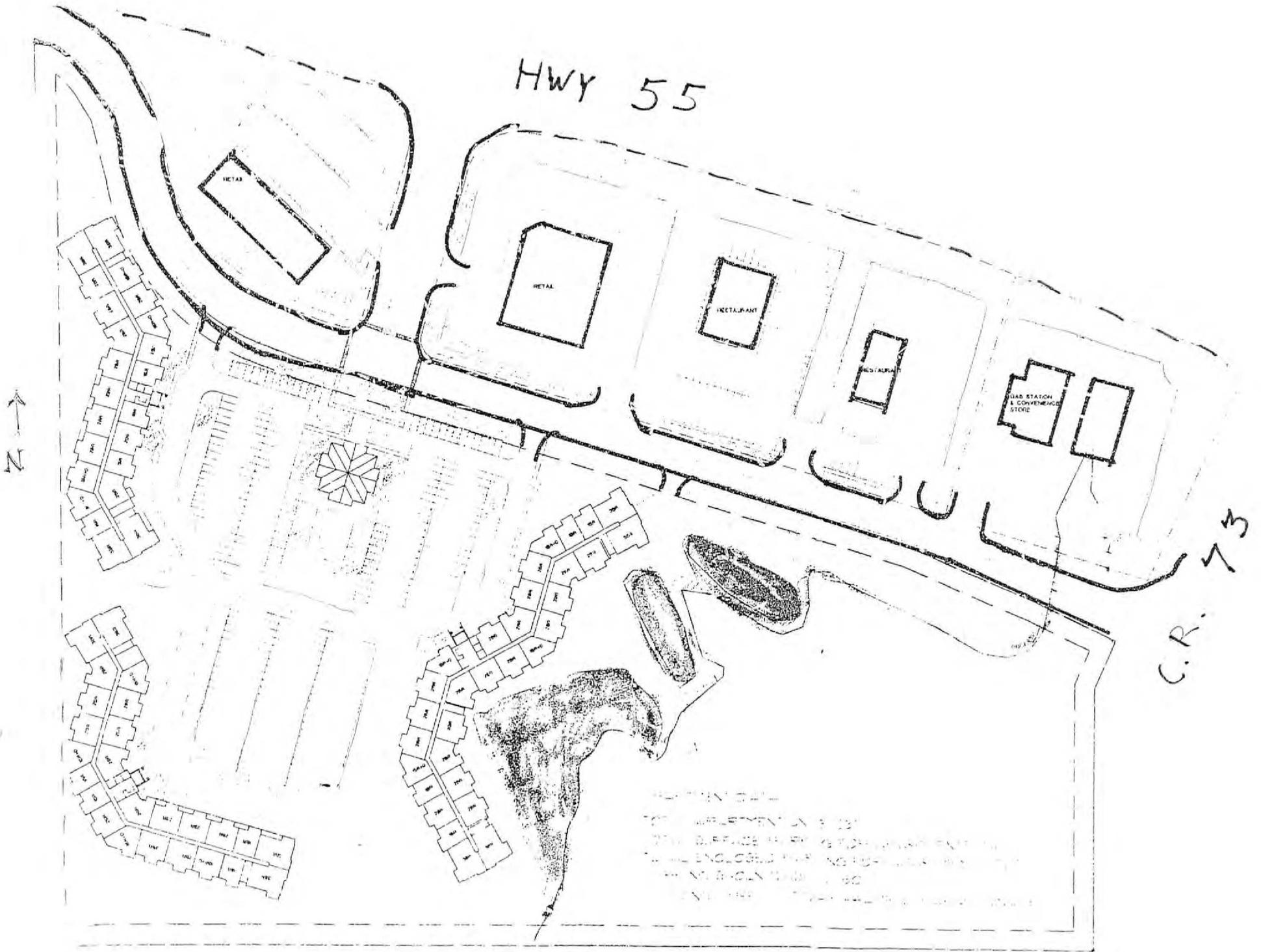


SITE



Plymouth, Minnesota

# 1999 SKETCH



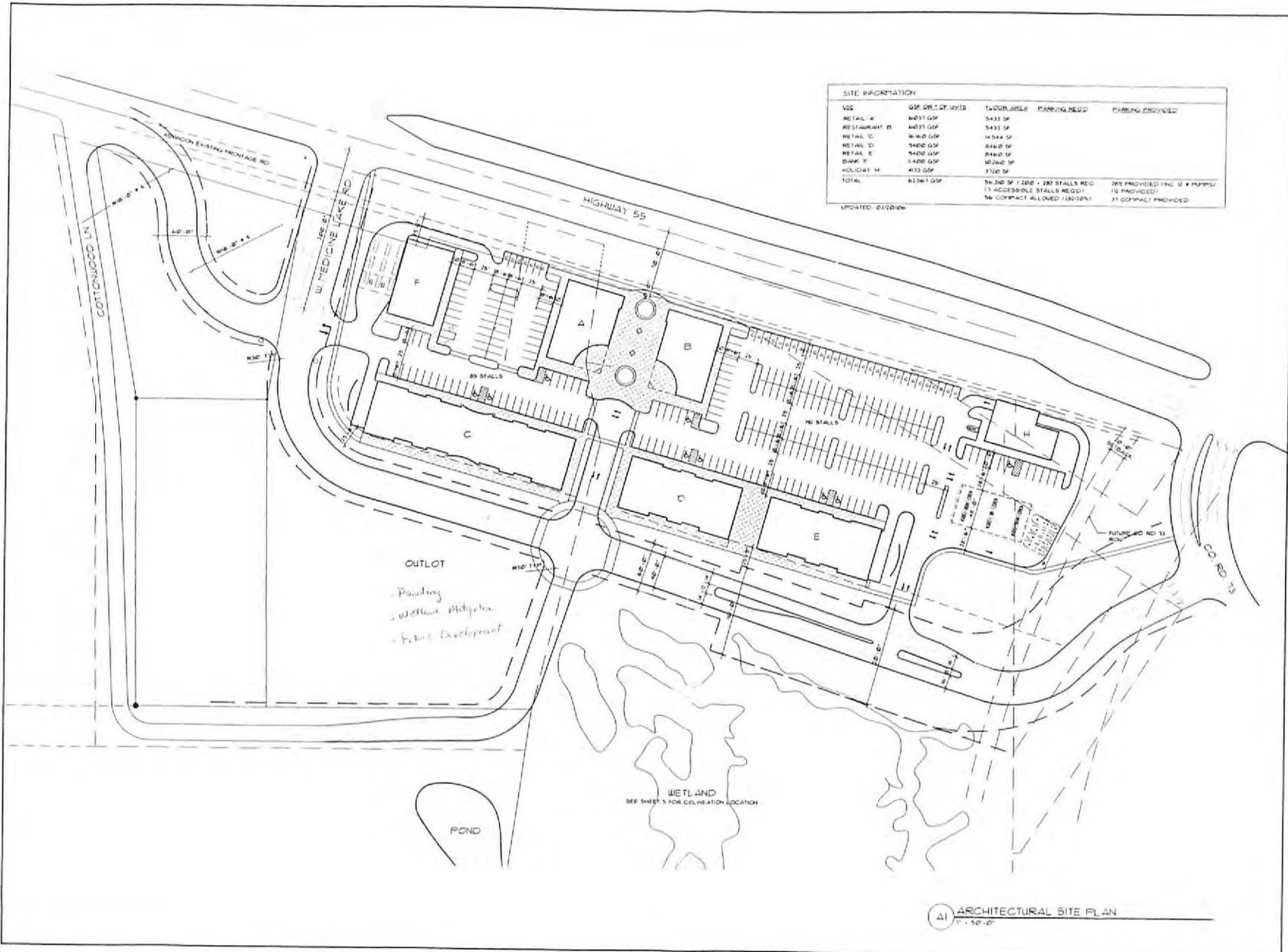
2000 SKETCH



333 Washington Ave. N  
 Suite #210  
 Minneapolis, MN 55401  
 Ph: 612.346.2104  
 Fax: 612.616.2106

SITE INFORMATION				
USE	GSP OR LOT UTILS	FLOOR AREA	PARKING REQ'D	PARKING PROVIDED
RETAIL A	4401 GSP	5433 SF		
RESTAURANT B	4401 GSP	5433 SF		
RETAIL C	3400 GSP	4544 SF		
RETAIL D	3400 GSP	4440 SF		
RETAIL E	3400 GSP	4440 SF		
DRUG F	1400 GSP	1840 SF		
HOLIDAY H	413 GSP	1100 SF		
<b>TOTAL</b>	<b>41561 GSP</b>	<b>34200 SF / 200' x 180' STALLS REQ'D</b>	<b>70 PROVIDED (INC. 0 # PUMPS)</b>	<b>70 PROVIDED</b>
		<b>13 ACCESSIBLE STALLS REQ'D</b>	<b>13 PROVIDED</b>	
		<b>24 COMPACT ALLOWED (187/187)</b>	<b>31 COMPACT PROVIDED</b>	

UPDATED: 07/20/06

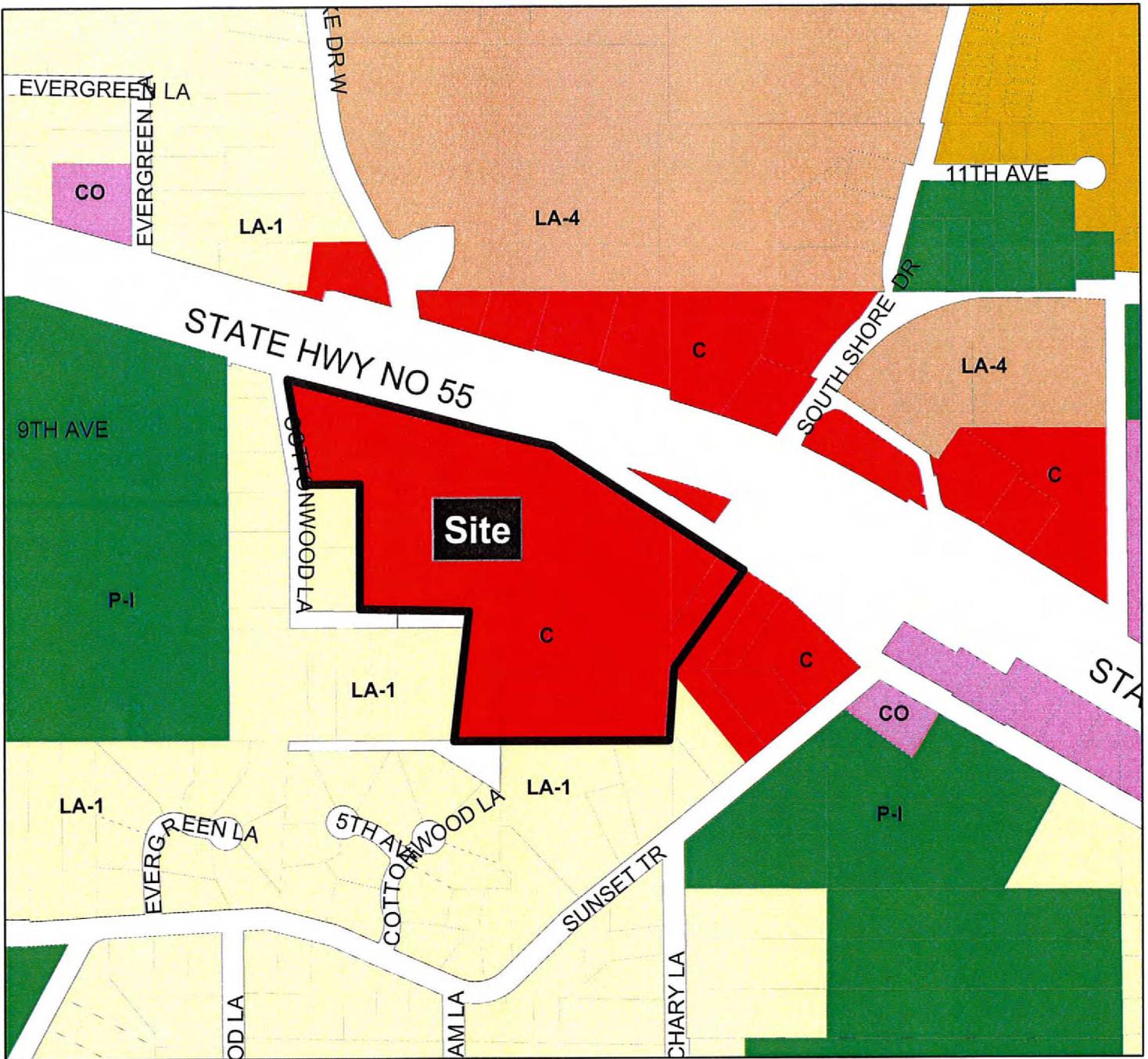


AI ARCHITECTURAL SITE PLAN  
 1" = 50' @

PLYMOUTH CROSSROADS STATION  
 NEW CONSTRUCTION  
 PLYMOUTH, MN  
 BUILDINGS 'A' & 'B'  
 PLANS & ELEVATIONS

PROJECT NO. 03.000.0  
 SCALE 1/2" = 1'  
 DATE 07.10.06  
 DRAWN BY [blank]  
 CHECKED BY [blank]

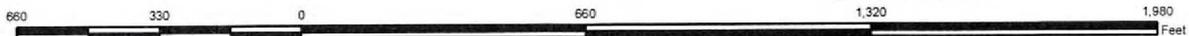
2006 PUD



## 2030 Land Use Guide Plan Map Comprehensive Plan



City of  
Plymouth, Minnesota



### Legend

- Commercial, C
- Living Area Rural Transition, LA-RT(UP TO 1)
- Living Area Rural 1, LA-R1 (1-2)
- Living Area Rural 2, LA-R2 (2-4)
- Living Area Rural 3, LA-R3 (4-6)
- Living Area 1, LA-1 (2-3)
- Living Area 2, LA-2 (3-6)
- Living Area 3, LA-3 (6-12)
- Living Area 4, LA-4 (12-20)
- Public/Semi-Public/Institutional, P-I
- Commercial Office, CO
- City Center, CC
- Planned Industrial, IP
- Parcels



OUTH  
TER





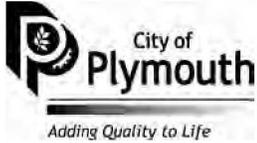












Agenda  
Number:

**B**

**SPECIAL  
COUNCIL MEETING**

**October 12, 2010**

**To:** Laurie Ahrens, City Manager

**Prepared by:** Sandy Engdahl, City Clerk

**Reviewed by:** Cal Portner, Administrative Services Director

**Item:** Set Future Study Sessions

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**1. ACTION REQUESTED:**

Review the pending study session topics list, and set study sessions or amend the topics list as desired.

The 2011-2015 proposed Capital Improvement Program and 2011 budget will be considered at the December 14 Council meeting. The Council may wish to hold a study session on one or both of these prior to December 14.

**2. ATTACHMENTS:**

Pending Study Session Topic List  
Official Calendars

## **Pending Study Session Topics**

(at least 3 Council members have approved the following study items on the list)

- Discuss Future Transit Service (CC)
- Discuss paperless Council packets (CC – report provided)
- Discuss Plymouth Creek Center and park system issues

## **Other requests for study session topics:**

- Update with the City Manager (spring)
- Meet with prosecutor for update (TB)
- Consider incentives to encourage tree preservation
- Review dangerous dog regulations/process (JW/JJ)

SUN	MON	TUES	WED	THUR	FRI	SAT
					1	2
3	4	5 6:30-8:30 PM Volunteer Recognition Event Plymouth Creek Center	6 7:00 PM PLANNING COMMISSION MEETING Council Chambers	7	8	9 12:00–3:00 PM Fire Dept. Open House Fire Station III
10	11  COLUMBUS DAY Observed  PLYMOUTH PUBLIC WORKS DIVISION CLOSED	12 5:30 PM SPECIAL COUNCIL MEETING Medicine Lake Room Discuss Plymouth Shop- ping Center Site  7:00 PM REGULAR COUNCIL MEETING Council Chambers	13 Cancelled ENVIRONMENTAL QUALITY COMMITTEE (EQC) MEETING Council Chambers	14 7:00 PM PARK & REC ADVISORY COMMISSION (PRAC) MEETING Plymouth Ice Center	15	16
17	18	19	20 Cancelled PLANNING COMMISSION MEETING Council Chambers	21	22	23
24  5:30-8:30 PM Halloween on the Creek Plymouth Creek Center 31	25	26 5:30 pm SPECIAL COUNCIL MEETING Medicine Lake Room Board & Commission  7:00 PM REGULAR COUNCIL MEETING Council Chambers	27 7:00 PM PLYMOUTH ADVISORY COMMITTEE ON TRANSIT (PACT) MEETING Medicine Lake Room	28 7:00 PM HRA MEETING Medicine Lake Room	29	30

Modified on 10/08/10

CHANGES NOTED IN RED

# November 2010

SUN	MON	TUES	WED	THUR	FRI	SAT
	1	2  ELECTION DAY	3 7:00 PM PLANNING COMMISSION MEETING Council Chambers  7:00 PM HUMAN RIGHTS COMMISSION MEETING Parkers Lake Room	4	5	6
7 Daylight Savings Ends Set Clocks Back 1 Hour	8	9 6:00 PM SPECIAL COUNCIL MEETING* <u>Medicine Lake Rm</u>  7:00 PM REGULAR COUNCIL MEETING <u>Council Chambers</u>  SPECIAL COUNCIL MEETING**	10 7:00 PM ENVIRONMENTAL QUALITY COMMITTEE (EQC) MEETING Council Chambers	11  VETERANS DAY Observed CITY OFFICES CLOSED  Cancelled PARK & REC ADVISORY COMMISSION (PRAC) MEETING	12	13
14	15	16	17 7:00 PM PLANNING COMMISSION MEETING Council Chambers	18 7:00 PM HRA MEETING Medicine Lake Room	19	20
21	22	23 5:30 PM SPECIAL COUNCIL MEETING Medicine Lake Room Discuss Excess Property  7:00 PM REGULAR COUNCIL MEETING Council Chambers	24	25  THANKSGIVING HOLIDAY  CITY OFFICES CLOSED	26 THANKSGIVING HOLIDAY  CITY OFFICES CLOSED	27
28	29	30				

\*\*Immediately Following Regular Council Meeting, Update with City Manager  
\*Discuss Highway 55 and County Road 6

Modified on 10/08/10

# December 2010

SUN	MON	TUES	WED	THUR	FRI	SAT
			<b>1</b> 7:00 PM <b>PLANNING COMMISSION MEETING</b> Council Chambers 7:00 PM <b>PLYMOUTH ADV COMMITTEE ON TRANSIT (PACT) MEETING</b> Medicine Lake Room	<b>2</b>	<b>3</b>	<b>4</b>
			<i>CHANUKAH Begins at Sunset</i>			
<b>5</b> 2:00–5:00 PM <b>Old Fashioned Christmas</b> Plymouth Historical Society Building	<b>6</b>	<b>7</b>	<b>8</b> 7:00 PM <b>ENVIRONMENTAL QUALITY COMMITTEE (EQC) MEETING</b> Council Chambers	<b>9</b> 7:00 PM <b>PARK &amp; REC ADVISORY COMMISSION (PRAC) MEETING</b> Council Chambers	<b>10</b>	<b>11</b>
<b>12</b>	<b>13</b>	<b>14</b> 7:00 PM <b>REGULAR COUNCIL MEETING</b> Council Chambers	<b>15</b> 7:00 PM <b>PLANNING COMMISSION MEETING</b> Council Chambers	<b>16</b>	<b>17</b>	<b>18</b>
<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b> 7:00 PM <b>HRA MEETING</b> Medicine Lake Room	<b>24</b> CHRISTMAS EVE CITY OFFICES CLOSED	<b>25</b>  CHRISTMAS DAY
<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>  NEW YEAR'S EVE CITY OFFICES CLOSED 6:00–9:00 PM New Years Eve Event Plymouth Ice Center	

Modified on 10/08/10