

**CITY OF PLYMOUTH
AGENDA
SPECIAL COUNCIL MEETING
MARCH 10, 2009, 5:00 p.m.
MEDICINE LAKE CONFERENCE ROOM**

1. Call to Order.
2. Discuss Highway 169 Corridor.
- 3.** Discuss the Closing of Pilgrim Lane Elementary School.
- 4.** Set future Study Sessions.
- 5.** Adjourn.

PILGRIM LANE SCHOOL SITE STUDY

Introduction:

On January 20, 2009, the Robbinsdale School Board voted to close Pilgrim Lane Elementary School in Plymouth. The district will close the school at the end of the 2008-2009 school year. This action raises numerous questions for the City regarding the future use of the 11.5 acre school site. It also raises the question of whether the City could potentially face additional school closings in the future that may be similar in nature.

Guiding and Zoning:

Chapter 462.357, Subd. 2 of State Statutes requires that the zoning map for each city be consistent with its adopted land use guide plan. The Pilgrim Lane school site is guided P-I (Public/Semi-public/Institutional) and zoned RSF-1 (Single Family Detached Dwelling District 1). The text of both the guide plan classification and the zoning district is included in the attachments.

When the City adopted a new zoning ordinance in 1996, the City developed criteria for placing properties in the new zoning districts. Elementary schools that the City had guided P-I but were located in residential areas were not placed in the P-I (Public/Institutional) zoning district. They were placed instead in residential districts compatible with the surrounding neighborhood (where they are conditional uses). The basis for this decision was:

- The Plymouth Comprehensive Plan states that some institutional uses such as schools, places of worship and parks and recreation facilities can be suitably located in residential neighborhoods. The plan states that “schools and parks in particular often become the focus of the neighborhood in which they are located.” The plan also states that zoning districts other than P-I may be appropriate for uses that are guided P-I.
- The Plymouth Zoning Ordinance states that the purpose of the RSF-1 district is “to preserve and maintain larger lot single family neighborhoods while also allowing for directly related, complementary uses. A full range of public services and facilities shall be available to RSF-1 areas.”

In essence, the consistency of the institutional guiding and residential zoning in the case of elementary schools in residential areas is based on their complementary nature. However, if an elementary school went away, the guiding and zoning might no longer be consistent, as required in state law. If a closed school was replaced with another school or a place of worship, assuming a compatible size, it would meet the test of consistency. In contrast, if a closed school was replaced with an office use, it would not meet this test. Furthermore, if a closed school was replaced with single family homes, which are

allowed in all RSF districts, the guiding and zoning would no longer be consistent. In the case of a school replaced with an office, at minimum, the City would need to rezone the affected property to P-I and approve a conditional use permit. In the case of a school replaced with single family homes, the City would need to re-guide the affected property to a residential classification compatible with the residential classification surrounding the school site. These scenarios are illustrated in the table below.

**Table 1
Options for Achieving Guiding/Zoning Consistency**

School/ Church/Park Uses	School*/Office Uses	Residential Uses
P-I guiding	P-I guiding	LA-1 guiding
RSF-1 zoning	P-I zoning	RSF-1 guiding

*Schools are a permitted use in the P-I zoning district; they are a conditional use in the RSF-1 district.

Potential City Actions:

With the decision to close Pilgrim Lane, the City Council will be facing a change in guiding or zoning of the school site, unless the school district sells the site to another school, church or the City. Legally, the City cannot demand that a school use continue on the site by not altering the current guiding and zoning. The City Attorney has opined that the City must allow a reasonable use of the site, which means that the City must either re-guide or rezone it if a school or similar use of the site is not continued.

Site Context and Characteristics:

Land Use

Pilgrim Lane Elementary School was built in 1966. The building is 57,000 square feet in size and has a student capacity of 531. The Pilgrim Lane school site is 11.5 acres in area. It is bounded by 37th Avenue on the north, 38th Avenue on the south and Pilgrim Lane on the east. The site is surrounded by single family homes.

The homes north, south and east of the school site were built in the 1960s. The homes to the west were built in the 1970s. The values of the vast majority of the homes within 750 feet of the school range up to \$300,000 (refer to map in attachments). More than 75 percent of the lots within the same area are consistent with either RSF-2 or RSF-3 lot area and width requirements (12,500 square foot lots, 80 feet wide or 7,000 square foot lots, 65 feet wide, respectively).

Natural Resources

Wetlands

The City's 1995 wetland inventory does not indicate any wetlands on the site. However, during large rain events, the west side of the site holds water. Aerial photos dating back

to 1956 show no evidence of wetlands anywhere on the site. Redevelopment would require a formal review to verify there are no wetlands on the property.

Significant Natural Resources

The City's 2006 Natural Resources inventory does not indicate any significant natural resources on the site.

Soils

The soils classification map (refer to attachments) indicates three primary soil types on the property. The east side of the property is classified U6B, Urban Land-Udorthents, which is a cut and fill soil with zero to six percent slopes. This soil type identifies areas that have been previously disturbed with grading/fill for development. The central and northern portions of the site are classified L23A, Cordova loam, which is a poorly drained loam soil with zero to two percent slopes. The west side of the site is classified L49A, Klossner Soils – Depressional, which is a very poorly drained organic/muck soil with zero to one percent slopes. Redevelopment of the site would require onsite investigation to determine any soil limitations for development.

Infrastructure

Sanitary Sewer

Sanitary sewer service is available along the east side of Pilgrim Lane, the south side of 37th Avenue, and the north side of 38th Avenue adjacent to this site. All of the sewer line is nine-inch clay pipe. The sewer lines on 37th Avenue and 38th Avenue flow toward Pilgrim Lane. The sewer on Pilgrim Lane flows north toward Lancaster Lane and then south to the Lancaster lift station. Sewer flow capacity of the pipe and lift station would be adequate, based on an LA-1 development. However, further review of the sewer capacity would be necessary if a more intense land use (e.g., LA-2, LA-3, or LA-4) is proposed. Further investigation will also be required to determine whether the low lying western area of the site can be served by gravity flow sanitary sewer.

Watermain

Water is available along the east side of Pilgrim Lane, the south side of the 37th Avenue, and the north side of 38th Avenue adjacent to this site. All of the watermain is six-inch cast iron pipe.

Storm Sewer

Storm sewer is available along the east side of Pilgrim Lane (30-inch concrete pipe) and the north side of 38th Avenue (21-inch concrete pipe). Catch basins are located along Pilgrim Lane at 37th Avenue, 37th Place, and 38th Avenue. Drainage flows north along

Pilgrim Lane to Lancaster Lane, and then south where it is discharged into an existing wetland located south of the Four Seasons Shopping Center.

Water Quality

The school site and surrounding neighborhoods predate current water quality standards. Redevelopment would require compliance with the City's water quality/volume control regulations.

Transportation

Pilgrim Lane is classified as a minor collector roadway. No traffic count data is available for Pilgrim Lane. Lancaster Lane is also classified as a minor collector roadway. Traffic counts from 2007 show a traffic volume of 3,100 ADT on the Lancaster Lane segment lying south of Rockford Road (CR 9). 36th Avenue to the south is classified as a major collector roadway. Traffic counts from 2007 show a traffic volume of 14,400 ADT on the 36th Avenue segment lying between Pilgrim Lane and Hwy 169. Both are consistent with expected volumes on collector roadways and both have sufficient capacity to serve another school, a church, administrative offices or an LA-1 residential redevelopment of the Pilgrim Lane school site.

Park Needs

Pilgrim Lane Elementary School is classified as a school/park in the City's Comprehensive Plan. As such, it functions as this area's neighborhood park. Should the site redevelop for other uses, the City would need to work with the property owner to preserve the function of the neighborhood park on-site. Minimum park needs include enough land area to accommodate a playground and a soccer field. Incorporating additional land for off-street parking is also a consideration. Currently, many of the soccer field users park on 38th Avenue, but today they also have the option of using the school's parking lot.

Development Options:

Staff identified five potential options for reuse of the Pilgrim Lane building and site. Each option will include a site sketch, the associated guiding and zoning requirements and infrastructure implications. The sketches are intended to be illustrative only. Implementation of all but Option 1 would require detailed site planning and engineering.

Staff also considered and then eliminated the option of transfer of development rights, which has been raised by neighbors near the school. "Transfer of development rights" is a regulatory tool whereby development rights can be severed from a particular parcel of land and then sold in a market transaction. The property that loses its development rights is then permanently restricted from future development. The purchaser of the rights may assign them to a different parcel to gain additional density, e.g. a greater number of housing units than would otherwise be allowed. Staff did not include this option because

the City does not currently have the legal mechanism in place necessary to implement such a transfer. If it were legally possible, this option would also raise the question of where the development rights would be transferred.

Option 1: Reuse as a School, Religious Institution or School District Offices



The building could be reused as a school, either public or private; as a religious institution or as offices for the school district. Under this option, the City would want to negotiate maintenance/acquisition of enough land for a playground and soccer field.

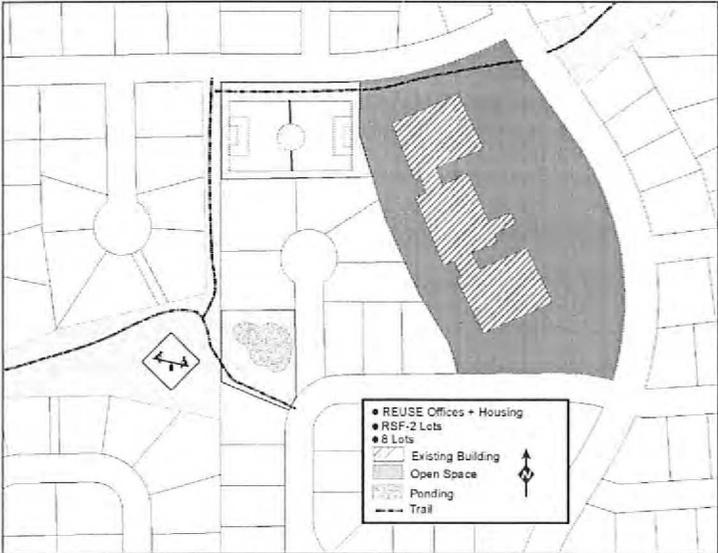
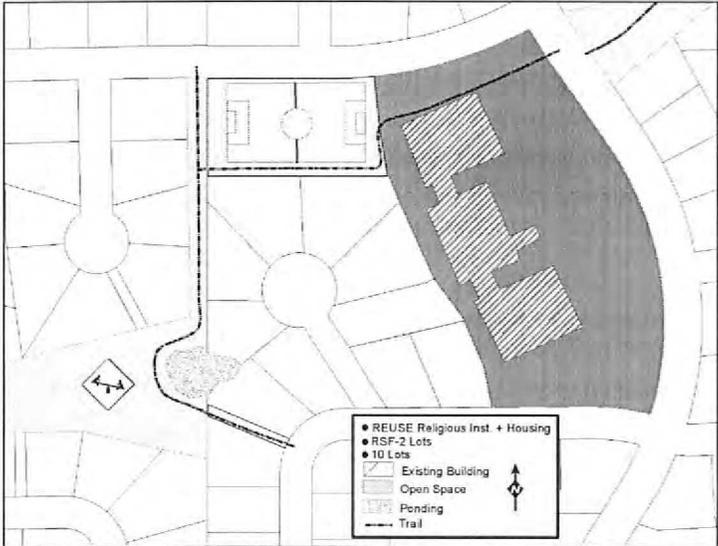
If reused as a school, the City would not need to alter either the current guiding or zoning. In addition, reuse as a school would not trigger the need for any building code-related upgrades to meet current code requirements. However, the State Fire Marshall will require that the building be sprinklered. In addition, if the new school user undertook any remodeling, the City could require a certain portion of the budget be devoted to ADA compliance. Infrastructure demand would be similar, except for traffic. Traffic may increase if more children are driven, rather than take the bus. Should this occur, the existing one-way drive in front of the school building should be maintained to ensure smooth traffic flow before and after school.

If reused as a religious institution, the City would not need to alter either the current guiding or zoning. However, the change in use from a school could trigger the need for building upgrades for ADA accessibility and for meeting ventilation requirements in the new mechanical code. The change in use would require that the building be sprinklered. Infrastructure demand would likely be less than for the school use. Traffic during the week would be less, but unlike today, there would be traffic on Sunday and likely some traffic on Saturdays where there is none today. If deemed necessary, the City could require a traffic control plan for Sundays as part of a conditional use permit.

If reused as district offices, the City would need to rezone the property to either Public/Institutional, which allows offices as a conditional use, or Planned Unit Development (PUD). The advantage of PUD zoning is that the City could limit allowable uses to those considered compatible with the existing neighborhood. With offices, infrastructure demand would be less than for the school use.

Assuming no change to the school site, this option would not require the addition of a water quality pond.

Option 2: Reuse as a Religious Institution or School District Offices Plus Housing



Zoning, building and infrastructure implications for Option 2 would be similar to Option 1. However, Option 2 does differ in two ways: 1) reuse of the building would only be for a religious institution or district offices, neither of which would require athletic facilities and 2) some new housing could be added west of the school building. To facilitate the addition of housing, a lot line could be added a minimum of 40 feet west of the existing building with reuse as a religious institution and 75 feet with reuse as district offices. Staff emphasizes that these setbacks are minimums, and a new user may wish additional open space in the rear of the building. Should this be the case, the number of new houses would be reduced accordingly. As with Option 1, the City would want to negotiate maintenance/acquisition of enough land for a playground and soccer field. The sketches illustrate how this option might lay out. With this option, the portion of the site devoted to housing would need to be re-guided to LA-1, consistent with the guiding of the surrounding neighborhood. The zoning could remain RSF-1 or it could change to a zoning district more compatible with the lot sizes and widths of the adjacent homes. The sketches show lots compatible with RSF-2 requirements. The sketches also show a water quality pond, which would be required for the new housing.

Option 3: RSF-1 Subdivision



If the school building is not reused, the site could be redeveloped for residential use. Since the school site is currently zoned RSF-1, the adjacent sketch illustrates a possible layout using RSF-1 district requirements for lot size and width. Slightly more than half of the lots would have access from existing streets. The remaining lots would have access from a new cul-de-sac street aligning with existing Quaker Lane on the north. Infrastructure demand could be met with the systems currently in place. Under this option, a water quality pond is required, as shown on the sketch. As with previous options, the City would want to negotiate maintenance/acquisition of enough land for a playground and soccer field. To connect the existing trail in the southwest corner of the site to the trail now located in the northeast corner, this option shows a trail running

through an outlet in the southwest corner, extending along the new cul-de-sac street and finally connecting at Pilgrim Lane through another outlet.

As the sketch shows, a standard RSF-1 lot is considerably larger than the lots adjacent to the school. When the City adopted the new Zoning Ordinance in 1996, all developed R-1A zoned property was placed in the RSF-1 classification – both required 18,500 square foot lots with 110-foot lot widths. However, many R-1A properties were developed at less than the ordinance requirements, as is the case in the neighborhood surrounding Pilgrim Lane.

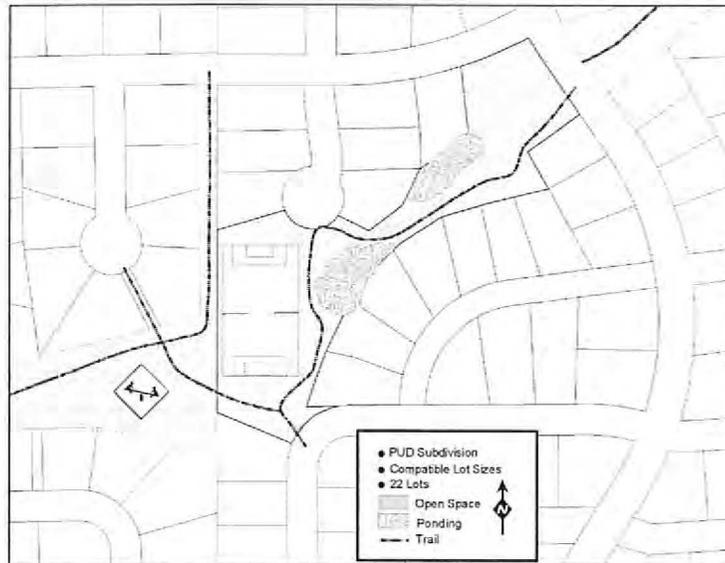
If the site were platted with RSF-1 lots, the resulting homes would, by virtue of the lot size alone, be larger than the homes in the adjacent neighborhood.

Option 4: Residential Subdivision Compatible with Adjacent Lot Sizes and Widths/Open Space



The site could be zoned PUD to facilitate development of a subdivision with lots that are similar in area and width to the adjacent neighborhood. A PUD would allow lots that may be smaller than 12,500 square feet and less than 80 feet in width. Placing lots around the periphery of the site would allow two more lots than shown in the RSF-1 option and would also maintain the center of the site as open space, similar to what exists today. Infrastructure demand could be met with the systems currently in place. Under this option, water quality ponding is required, as shown on the sketch. As with previous options, the City would want to negotiate maintenance/acquisition of enough land for a playground and soccer field. This option also shows a trail running through the site, connecting to the existing trails in the southwest and northeast corners of the site.

Option 5: Residential/Greenway



The site could also be redeveloped for residential use at lot sizes compatible with the adjacent neighborhood. As illustrated in the sketch, most of the lots would have access from two new public streets – a cul-de-sac street aligning with existing Quaker Lane on the north and a second street aligning with 37th Place on the east and the open space outlot along 37th Avenue on the south. Infrastructure demand could be met with the systems currently in place. Under this option, water quality ponding is required, as shown on the sketch. As with previous options, the City would want to negotiate maintenance/acquisition of enough land for a playground and soccer field. To facilitate connection of a trail through the site and location of the playground and soccer field, this option includes a diagonal greenway corridor.

Attachments:

1. Appendix 3C, Plymouth Comprehensive Plan – Public/Semi-Public/Institutional Uses
2. Section 21355, Plymouth Zoning Ordinance – Single Family Detached Dwelling District 1
3. Aerial of School Site and Surrounding Area
4. Surrounding Residential Lot Areas
5. Surrounding Residential Lot Widths
6. Soil Classification
7. Guiding/Zoning/Property Value Map

M PUBLIC/SEMI-PUBLIC/INSTITUTIONAL (P-I)

The Public/Semi-Public/Institutional (P-I) guiding designation allows a variety of uses including public parks and open space, private recreation facilities and public buildings.

Guidelines and Criteria

- | | |
|--------------------------------|---|
| Minimum Area: | <ul style="list-style-type: none">• Two acres• Varies by specific use |
| City Utilities: | <ul style="list-style-type: none">• Required for all buildings except park buildings without sanitary facilities |
| Corresponding Zoning Districts | <ul style="list-style-type: none">• PI (Public/Institutional District)• Other zoning districts as may be appropriate |

Parks and Open Spaces

- | | |
|-----------------------------|--|
| Facilities Include: | <ul style="list-style-type: none">• Mini-parks, neighborhood parks, community playfields, city parks, special use parks and regional parks |
| Size and Location Criteria: | <ul style="list-style-type: none">• Specifications for public parks and open spaces are found in the Parks chapter and Appendix 7A |

Private Recreation Uses

- | | |
|-----------------------------|---|
| Facilities Include: | <ul style="list-style-type: none">• Large facilities that affect the overall land use pattern could include such things as golf courses, riding stables, snowmobile courses, ski hills, etc. |
| Size and Location Criteria: | <ul style="list-style-type: none">• The variety of potential private recreation facilities makes size or location criteria a function of specific proposed developments• Location on collectors or arterials that can adequately handle the peak traffic expected, rather than local streets |

Institutional Uses

- | | |
|-----------------------------|---|
| Facilities Include: | <ul style="list-style-type: none">• Schools, libraries, fire stations, community centers, public administrative offices and maintenance shops, places of worship, correctional facilities, nursing care and hospital facilities, and the like |
| Size and Location Criteria: | <ul style="list-style-type: none">• Most of the uses are special facilities where generalized criteria would not apply. State law and rules often set the size and design requirements for facilities. Appropriate criteria |

should be specified in the Zoning Ordinance for both permitted and conditional uses.

- Public utilities sites should be located so that water, sewer, electricity, gas and other utilities can be readily provided.
- Maintenance and outside storage of an industrial character should not be located adjacent to residential areas unless fully screened.

SECTION 21355 - RSF-1, SINGLE FAMILY DETACHED DWELLING DISTRICT 1

21355.01. PURPOSE: The purpose of the Single Family Detached Dwelling District 1 (RSF-1) is to preserve and maintain existing larger lot single family neighborhoods while also allowing for directly related, complementary uses. A full range of public services and facilities shall be available to RSF-1 areas.

21355.03. PERMITTED USES: The following are permitted uses in the RSF-1 District:

Subd. 1. Essential services, not including structures, except those requiring administrative permits or conditional use permits pursuant to Section 21160 of this Chapter.

Subd. 2. Governmental and public utility (essential service) buildings and structures, including public works type facilities, excluding outdoor storage.

Subd. 3. Open space, public or private.

Subd. 4. Parks, trails, playgrounds, and directly related buildings and structures; City of Plymouth only.

Subd. 5. Residential facilities licensed by the State, serving six (6) or fewer persons in a single family detached dwelling.

Subd. 6. Single family detached dwellings.

(Amended by Ord. No. 2001-06, 02/13/01 (Amended by Ord. No. 2005-01, 01/11/05) (Amended by Ord. No. 2007-05, 01/23/07)

21355.05. ACCESSORY USES: The following are permitted accessory uses in the RSF-1 District:

Subd. 1. Accessory buildings and structures, as regulated by Section 21120 of this Chapter.

Subd. 2. Accessory uses incidental and customary to the uses listed as permitted, conditional, interim, and uses by administrative permit in this Section.

Subd. 3. Administrative offices, meeting rooms, classrooms, and food preparation and service areas in private and public recreational facilities, and the uses of which are incidental and directly related to the primary use.

Subd. 4. Boarding or renting of rooms to not more than two (2) individuals per dwelling unit.

Subd. 5. Day care facilities licensed under Minnesota Rules, parts 9502.0300 to 9502.0445 serving 14 or fewer persons in a residential dwelling unit, or as otherwise permitted by law.

Subd. 6. Fences, as regulated by Section 21130 of this Chapter.

Subd. 7. Home occupations and home offices, as regulated by Section 21145 of this Chapter.

Subd. 8. Keeping of animals subject to Section 21170 of this Chapter.

Subd. 9. Off-street parking and off-street loading, as regulated by Sections 21105.11 and 21135 of this Chapter.

Subd. 10. Play and recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests, except as otherwise permitted.

Subd. 11. Radio and television receiving antennas including single satellite dish TVROs one (1) meter or less in diameter, short-wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Section 21175 of this Chapter.

Subd. 12. Recreational vehicles and equipment parking and storage, as regulated by Section 21105.11 of this Chapter.

Subd. 13. Sales and fund raising events sponsored by non-profit uses allowed in this district, limited to no more than six (6), three (3) day events per calendar year.

Subd. 14. Signs, as regulated by Section 21155 of this Chapter.

(Amended by Ord. No. 2008-09, 03/25/08)

21355.07. CONDITIONAL USES: The following are conditional uses allowed in the RSF-1 District and require a conditional use permit based upon procedures set forth in and regulated by Section 21015 of this Chapter. Additionally, besides the specific standards and criteria which may be cited below for respective conditional uses, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in Section 21015.02, Subd. 5 and 21015.04 of this Chapter.

Subd. 1. Antennas not located on a public structure, or existing tower as regulated by Section 21175 of this Chapter.

Subd. 2. Bed and breakfast in accordance with Section 21190.01.

Subd. 3. Cemeteries or memorial gardens provided that:

- (a) The site is landscaped in accordance with Section 21130.
- (b) The use is public or semi-public.
- (c) The use meets the minimum setback requirements for principal structures.

Subd. 4. Day care facilities not within a residential dwelling, as an accessory use provided that: *(Amended by Ord. No. 2007-21, 08/14/07)*

- (a) The use complies with the provisions of Section 21150 of this Chapter.

(Amended by Ord. No. 2001-06, 02/13/01)

Subd. 5. Educational facilities including, and limited to, public and private accredited nursery, elementary, middle, junior high, and senior high schools. *(Amended by Ord. No. 2008-09, 03/25/08)*

Subd. 6. Essential services requiring a conditional use permit pursuant to Section 21160 of this Chapter.

Subd. 7. Essential service structures (as defined by Section 21005 of this Chapter) that exceed five (5) feet in height or twenty (20) square feet in area, necessary for the health, safety and general welfare of the City, excluding public works type facilities and uses, provided that: *(Amended by Ord. No. 2004-02, 01/13/04)*

- (a) Equipment is completely enclosed in a permanent structure with no outside storage.

Subd. 8. Living quarters which are provided as an accessory use to a principal use allowed as a conditional use or interim use in Section 21355 provided that:

- (a) The living quarters shall not be used as rental property.
- (b) A maximum of one (1) such dwelling shall be allowed.
- (c) There shall be a demonstrated and documented need for such a facility (i.e., caretaker, security, etc.).

Subd. 9. Parks and recreational areas owned or operated by public bodies; other than the City of Plymouth.

Subd. 10. Recreational fields (outdoor) including golf courses, swimming pools, and similar facilities, and directly related buildings and structures.

Subd. 11. Recreational structures and buildings (private), including those for golf, tennis and swimming, located on the premises of clubs, schools, and places of worship.

Subd. 12. Religious institutions such as churches, chapels, temples, synagogues, mosques limited to worship and directly related social events.

Subd. 13. Residential shelters, in accordance with Section 21190.02 of this Chapter. *(Amended by Ord. No. 2008-09, 03/25/08)*

Subd. 14. Retail commercial activities and personal services in allowed non-residential facilities, provided that: *(Amended by Ord. No. 2008-09, 03/25/08)*

- (a) Merchandise is sold at retail.
- (b) Personal services are limited to those uses and activities which are allowed as a permitted or permitted accessory use within a C-1 Zoning District.
- (c) The retail activity and personal services are located within a structure whose principal use is not commercial sales.
- (d) The retail activity and personal services shall not occupy more than fifteen (15) percent of the gross floor area of the building.
- (e) The retail activity and personal services are not located within a structure whose principal use is residential.
- (f) No directly or indirectly illuminated sign, or sign in excess of ten (10) square feet identifying the name of the business shall be visible from the outside of the building.
- (g) No signs or posters of any type advertising products for sale or services shall be visible from the outside of the building.

Subd. 15. Single satellite dish TVROs greater than one (1) meter in diameter as regulated by Section 21175 of this Chapter.

Subd. 16. Social services or other activities which are not directly worship related as an accessory use within a religious institutional building(s).

21355.09. INTERIM USES: Subject to applicable provisions of this section, the following are interim uses in a RSF-1 District and are further governed by Section 21020 of this Chapter.

Subd. 1. Agriculture, nurseries, greenhouses for growing only, landscape gardening and tree farms, including sale of products grown on premises.

Subd. 2. Landfilling and land excavation/grading operations including mining as regulated by Section 21185 of this Chapter.

Subd. 3. Temporary classroom structure for use by public or private school.

(Amended by Ord. No. 2002-02, 01/22/02)

21355.11. USES BY ADMINISTRATIVE PERMIT: Subject to applicable provisions of this section, performance standards established by this Chapter, and processing requirements of Section 21025, the following are uses allowed in a RSF-1 District by administrative permit as may be issued by the Zoning Administrator:

Subd. 1. Accessory dwelling units in accordance with Section 21190.04 of this Chapter.

Subd. 2. Antennas located upon a public structure or existing tower, as regulated by Section 21175 of this Chapter.

Subd. 3. Landfilling and land excavation/grading operations, except mining, as regulated by Section 21185 of this Chapter.

Subd. 4. Outside, above ground storage facilities for fuels used for heating purposes, or for motor fuel dispensing purposes related to an approved principal use, but not for sale, subject to the same conditions as allowed in a C-1 District.

Subd. 5. Essential services requiring a permit from the City Engineer as provided by Section 21160 of this Chapter.

Subd. 6. Essential service structures (as defined by Section 21005 of this Chapter) that do not exceed five (5) feet in height or twenty (20) feet in area, necessary for the health, safety and general welfare of the City, excluding public works type facilities and uses, provided that:

(a) Equipment is completely enclosed in a permanent structure with no outside storage.

(b) Landscaping is provided to screen any such structure.

Subd. 7. Model homes, temporary as regulated by Section 21165 of this Chapter.

Subd. 8. Real estate offices, temporary as regulated by Section 21165 of this Chapter.

Subd. 9. Temporary structures as regulated by Section 21167 of this Chapter.

(Amended by Ord. No. 2002-24, 06/25/02) (Amended by Ord. No. 2004-02, 0/13/04)

21355.13. AREA REQUIREMENTS AND CONSTRUCTION LIMITATIONS: The following minimum requirements shall be observed in the RSF-1 District subject to additional requirements, exceptions and modifications set forth in this Chapter:

District Area Minimum	Lot Area Minimum		Minimum Lot Width (feet)		Minimum Lot Depth (feet)	Maximum Structural Coverage (a)		Minimum Setbacks (feet) (a)		Maximum Building Height	
	Single family detached	18,500 sq. ft.	Single family detached	110	none	Residential single family	30%	Front (b) – single family detached	50	Prin. Bldg	35 ft
	Other uses	1 acre	Other uses	200		Non-Residential uses	50%	Front (c) – single family detached	25	Acc. Bldg 120 sq. ft. or less	10 feet
								Front (d) – other principal uses	50	Acc. Bldg over 120 sq. ft.	15 feet
								Dwelling to railroad right-of-way	50		
								Side – single family detached	15		
								Side – other principal uses	25		
								Side – detached accessory uses	6		
								Rear – single family detached	25		
								Rear – other uses	40		
								Rear – detached accessory	6		

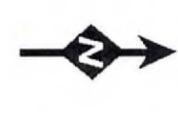
(a) Special requirements for environmental overlay districts - See appropriate text

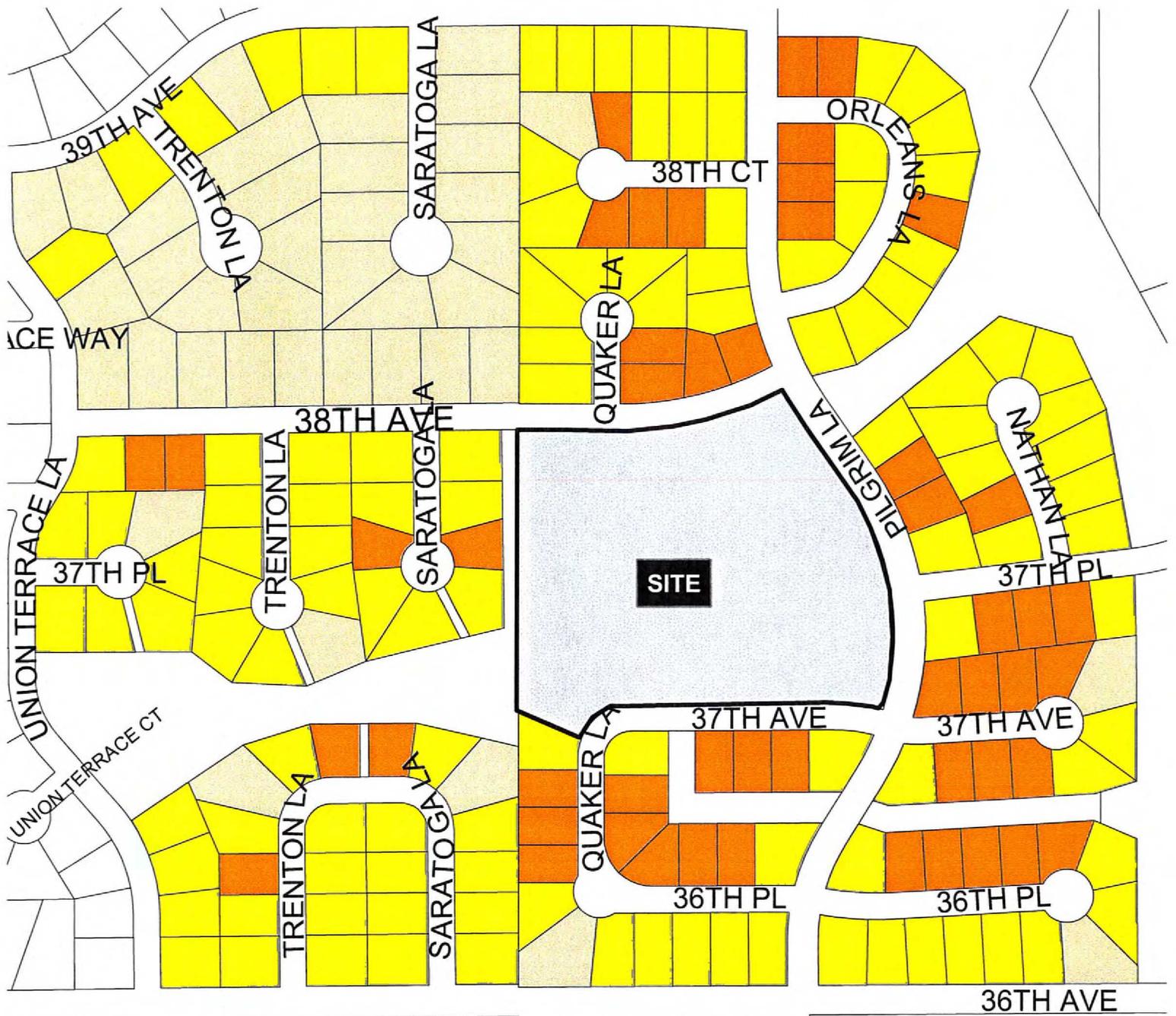
(b) Abutting an arterial street

(c) Applies to each street frontage other than an arterial street

(d) Applies to each street frontage

(Amended by Ord. No. 2002-02, 01/22/02) (Amended by Ord. No. 2002-32, 11/26/02)

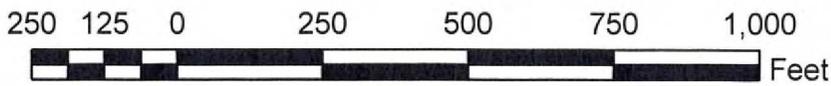




PILGRIM LANE ELEMENTARY SURROUNDING RESIDENTIAL LOT AREAS

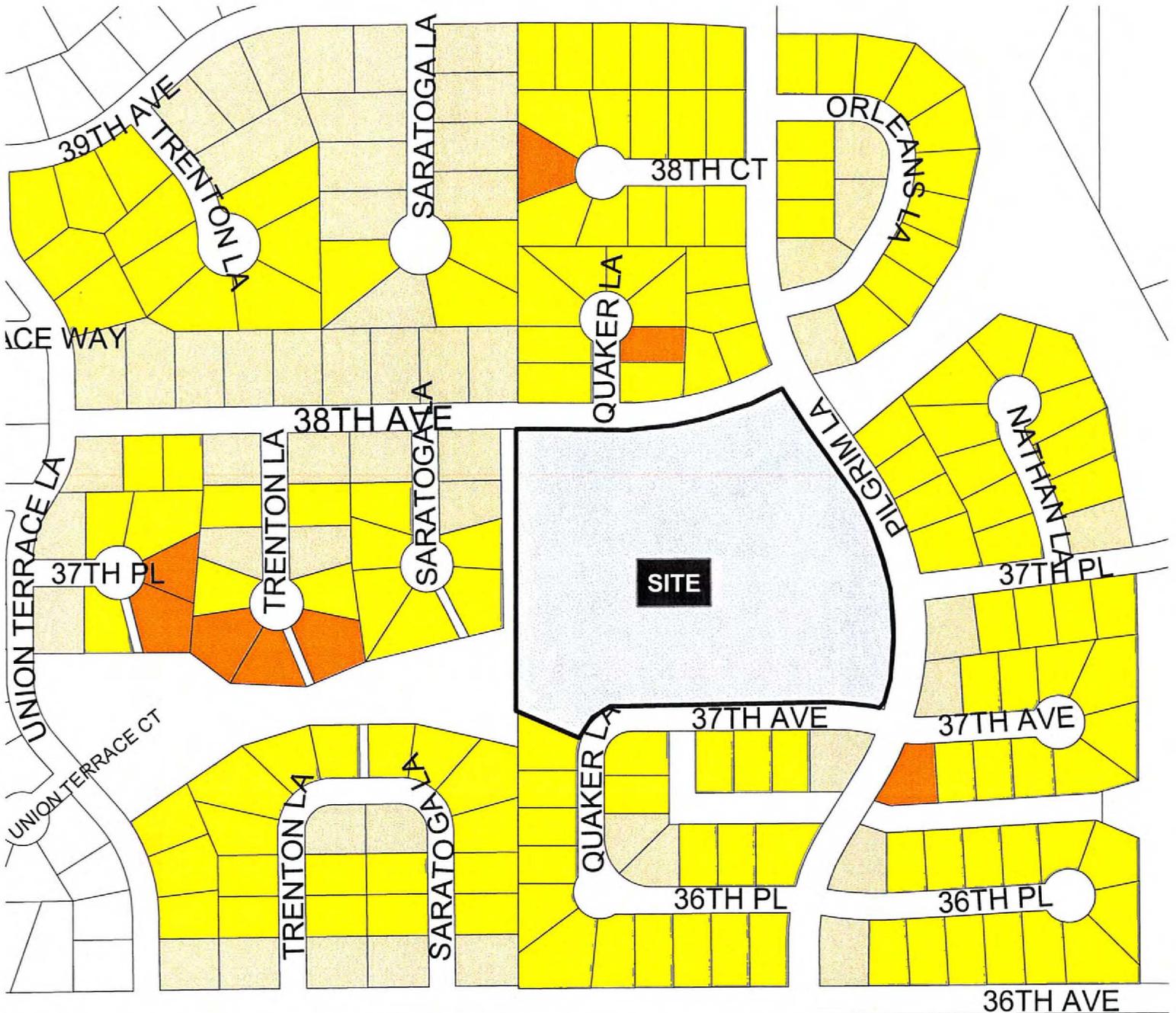


City of
Plymouth, Minnesota



Legend

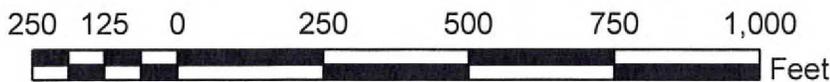
Lot Areas (square feet)	
	Below 12,500 (RSF-3)
	12,500 - 18,499 (RSF-2)
	18,500 - 29,541 (RSF-1)



PILGRIM LANE ELEMENTARY SURROUNDING RESIDENTIAL LOT WIDTHS



City of
Plymouth, Minnesota



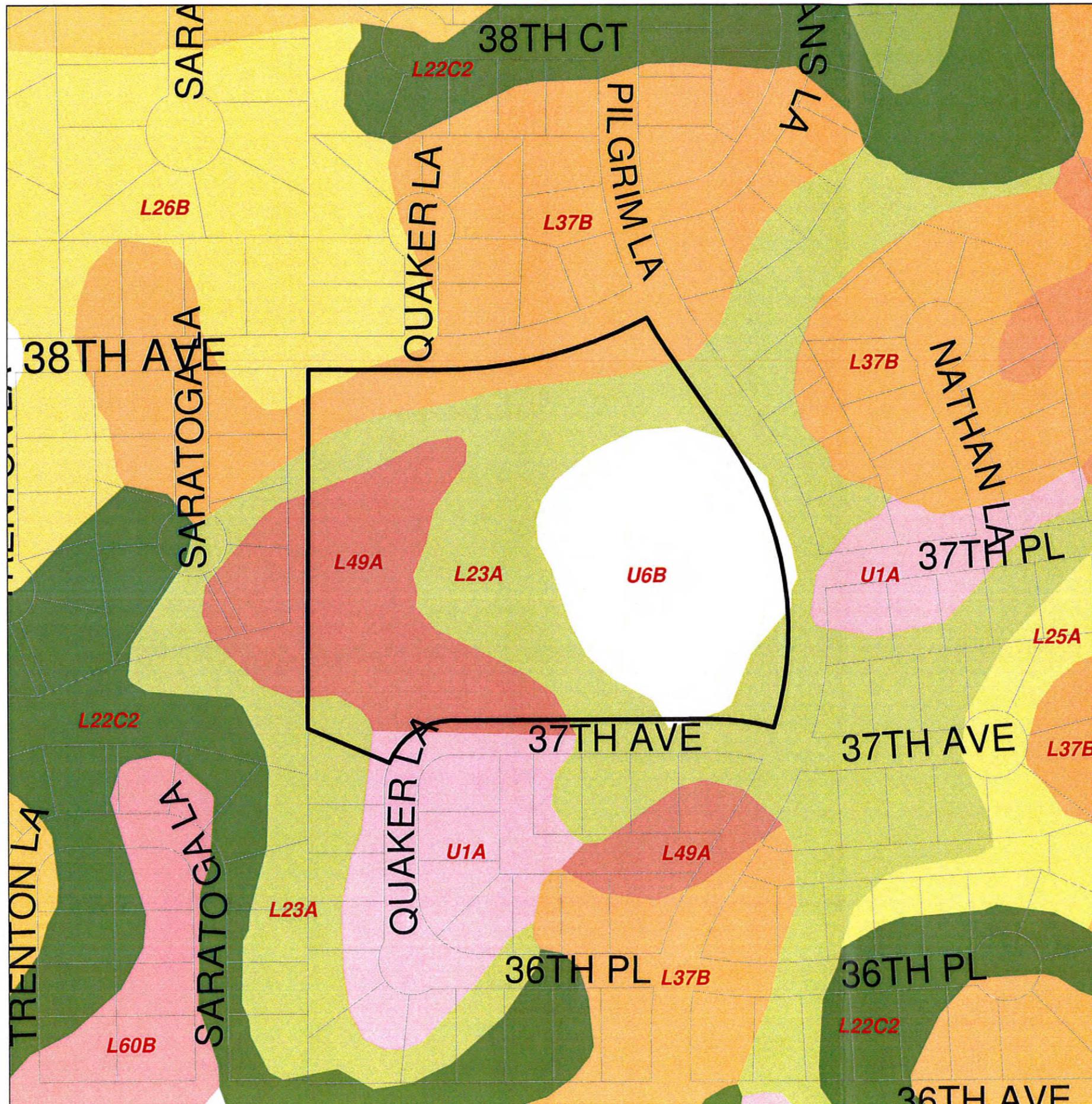
Legend

Lot Widths (feet)

- 79 or Less (RSF-3)
- 80 - 109 (RSF-2)
- 110 - 170 (RSF-1)

PILGRIM LANE ELEMENTARY

Soil Classification



Legend

Soil Classification

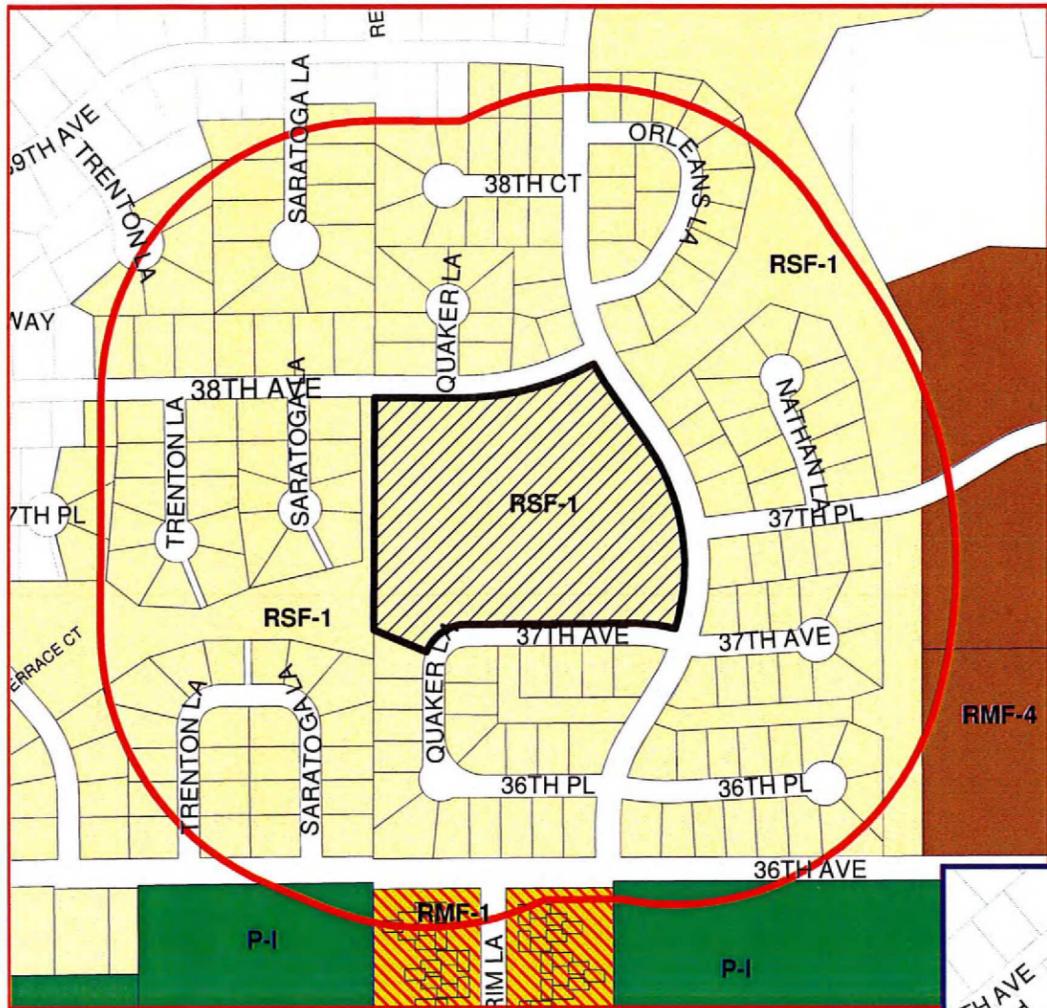
MUSYM

- L22C2
- L22D2
- L23A
- L25A
- L26B
- L36A
- L37B
- L45A
- L49A
- L60B
- U1A
- U6B

100 50 0 100 200 300 400 Feet

THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.

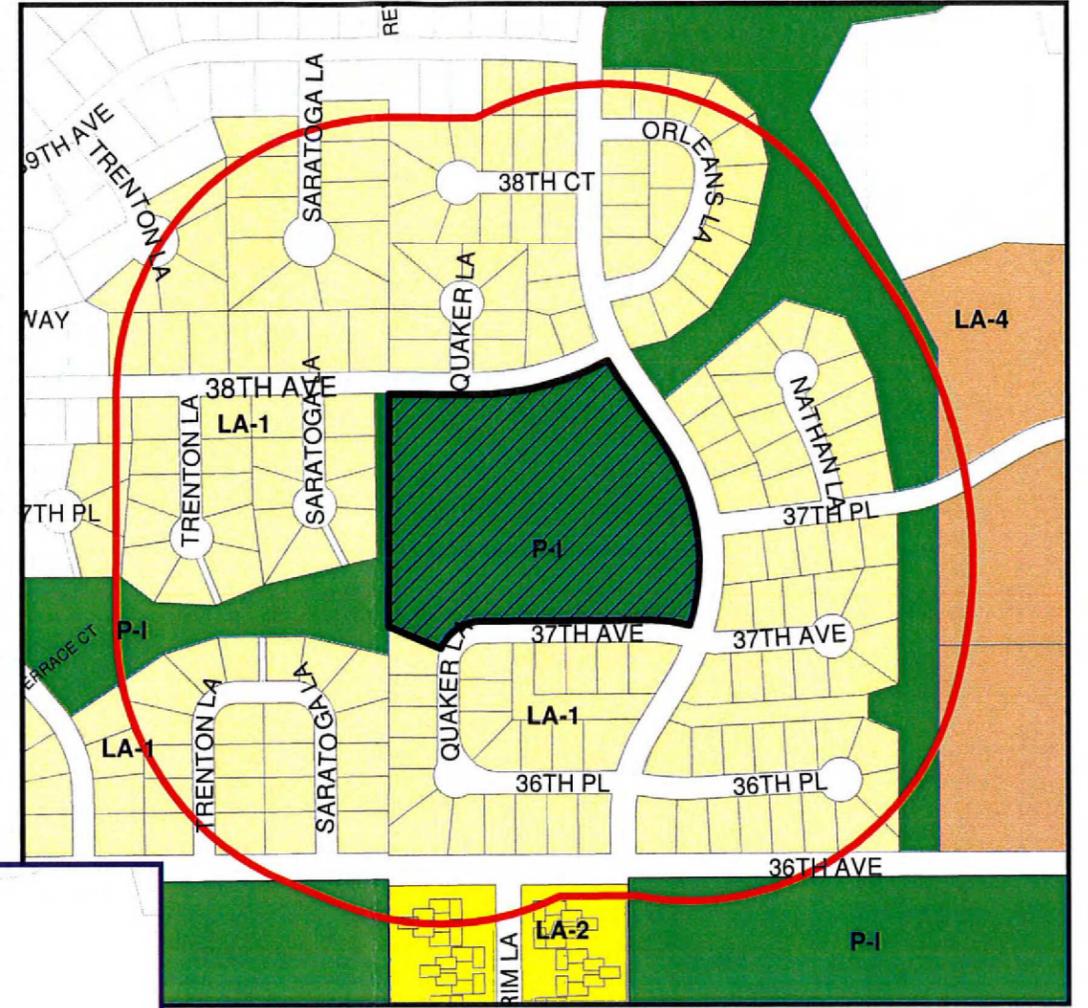




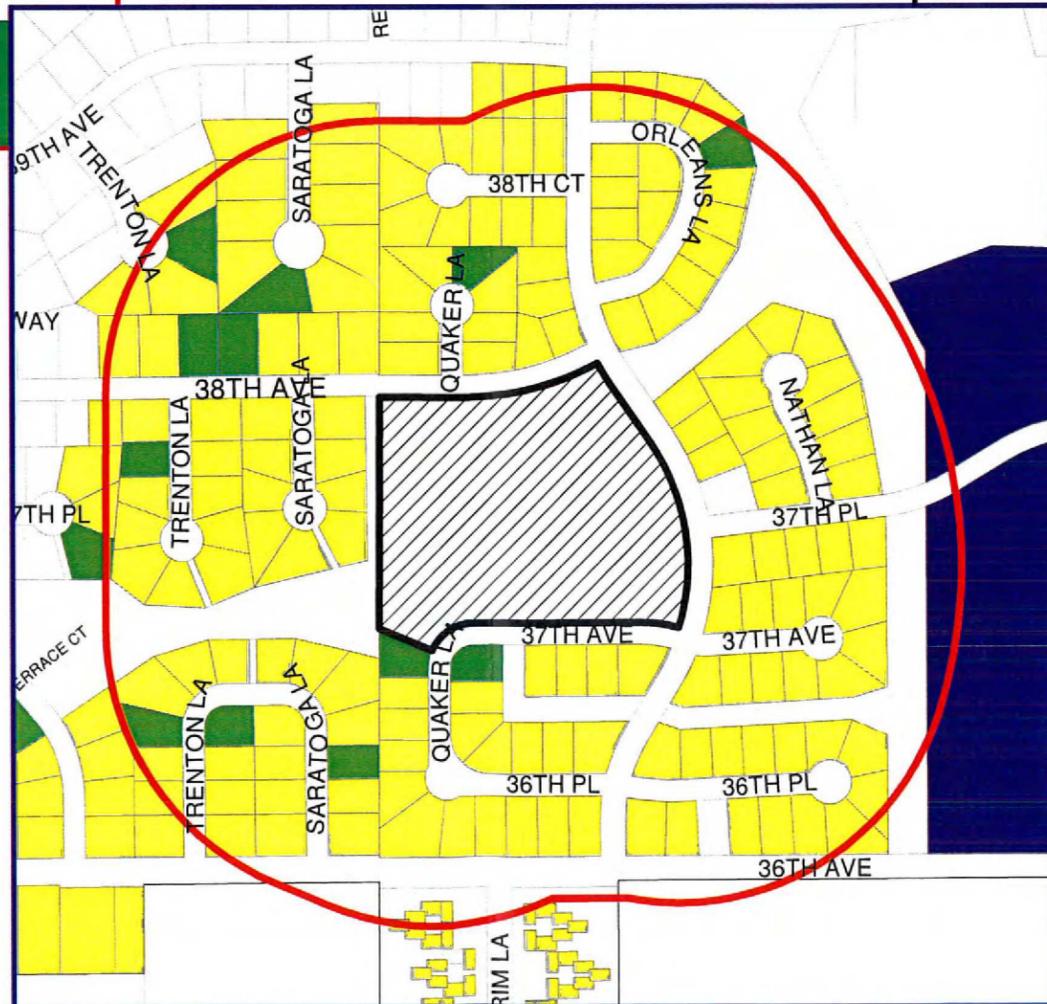
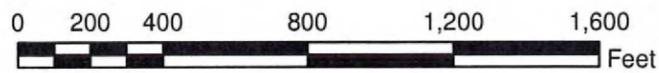
ZONING DESIGNATION

PROPERTY VALUES

LAND USE DESIGNATION



**PILGRIM LANE
ELEMENTARY
SCHOOL**



Legend

-  School Property
-  750-Foot Buffer of School Property

Total Property Value

-  Up to \$300,000
-  \$300,001 to \$400,000
-  \$400,001 to \$500,000
-  \$500,001 to \$650,000
-  \$650,000 and up

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

DATE: February 27, 2009
TO: Plymouth City Council
FROM: Barbara Senness, ^{1/2} Planning Manager
SUBJECT: Pilgrim Lane Redevelopment Options –Park Implications

The Pilgrim Lane School Site Study included four basic redevelopment options as numbered below:

- 2a. Re-use as a church plus housing with a 40-foot setback between the two uses;
- 2b. Re-use as school district offices plus housing with a 75-foot setback between the two uses;
- 3. Re-use as a subdivision zoned RSF-1;
- 4. Re-use as a subdivision compatible with adjacent lot sizes and widths; and
- 5. Re-use as a subdivision with a greenway.

Each of these options has different implications for the City’s desire to maintain park uses (minimum of a playground and soccer field) on part of the school site. Staff calculated park dedication based on the City’s established standards. Specifically, staff used 1) the projected number of units or square footage of non-residential use; 2) the acres of park demand the City assigns to a single family home and to office or institutional use; and 3) the undeveloped land value. With these values, staff compared the amount of land proposed for park use in each of the options to the acres of park demand each option generates. In each of the options, the amount of land set aside for park use exceeded the park demand. Consequently, the additional costs, over and above park dedication, for the City to maintain park use under the study options are as follows:

- 2a. \$113,695.06
- 2b. \$230,743.67
- 3. \$221,495.07
- 4. \$836,543.21
- 5. \$491,897.87

**REGULAR
COUNCIL MEETING**

To: Mayor and City Council

Prepared by: Laurie Ahrens, City Manager

March 10, 2009

Item: Set Future Study Sessions

1. ACTION REQUESTED:

Review the pending study session topics list and set study sessions or amend the topics list if desired. Attached is the list of pending study session topics, as well as calendars to assist in scheduling.

Please consider establishing a study session for preliminary discussion of the 2010-11 budget. This could be held on April 21 prior to the Board of Equalization meeting or on April 28 (the discussion of homeowner associations could be deferred to a later date.)

Pending Study Session Topics

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

Other requests for study session topics:

- Update with the City Manager (summer)
- 2010-11 Biennial Budget Planning and Priorities (spring)



Adding Quality to Life

March 2009

SUN	MON	TUES	WED	THUR	FRI	SAT
1	2	3	4 CANCELLED PLANNING COMMISSION MEETING Council Chambers	5 6:00 PM BOARD AND COMMISSION RECOGNITION EVENT Plymouth Creek Center	6	7 9:00 AM–1:00 PM RECYCLING TOUR Waste Management Facility
8 Daylight Savings Commences Set Clocks Ahead 1 Hour	9	10 5:00 PM SPECIAL COUNCIL MEETING *See Agenda Below Medicine Lake Room 7:00 PM REGULAR COUNCIL MEETING Council Chambers	11 7:30-9:30 AM STATE OF THE CITY MEETING Medicine Lake Room 7:00 PM ENVIRONMENTAL QUALITY COMMITTEE (EQC) MEETING Council Chambers	12 7:00 PM PARK & REC ADVI- SORY COMMISSION (PRAC) MEETING Council Chambers 5:30–8:00 PM Environmental Quality Fair Birchview Elementary School	13	14
15	16	17	18 6:00 PM HUMAN RIGHTS COMMISSION SPECIAL MEETING Parkers Lake Room 7:00 PM PLANNING COMMISSION MEETING Council Chambers	19	20	21
22	23	24 7:00 PM REGULAR COUNCIL MEETING Council Chambers	25 7:00 PM PLYMOUTH ADVISORY COMMITTEE ON TRANSIT (PACT) MEETING Medicine Lake Room A	26 7:00 PM HRA MEETING Medicine Lake Room	27	28
29	30	31				

*3/10 Meeting:
1. Discuss Highway 169 Corridor
2. Closing of Pilgrim Lane Elementary School

Modified on 02/27/09

3400 Plymouth Boulevard
Plymouth, MN 55447

OFFICIAL CITY CALENDAR

Phone: 763-509-5000
Fax: 763-509-5060

SUN	MON	TUES	WED	THUR	FRI	SAT
			1 7:00 PM PLANNING COMMISSION MEETING Council Chambers	2	3 6:00-8:00 PM Yard & Garden Expo Plymouth Creek Center Fieldhouse	4 9:00 AM- 1:00 PM Yard & Garden Expo Plymouth Creek Center Fieldhouse
5	6	7 5:30 PM SPECIAL COUNCIL MEETING* Medicine Lake Room 7:00 PM Board of Equalization Council Chambers AFTER B.O.E. SPECIAL COUNCIL MEETING**	8 7:00 PM ENVIRONMENTAL QUALITY COMMITTEE (EQC) MEETING Council Chambers	9 7:00 PM PARK & REC ADVISORY COM- MISSION (PRAC) MEETING Council Chambers	10	11
12	13	14 7:00 PM REGULAR COUNCIL MEETING Council Chambers	15 7:00 PM PLANNING COMMISSION MEETING Council Chambers	16	17 Primavera Plymouth Arts Council Show Plymouth Creek Center	18 Primavera Plymouth Arts Council Show Plymouth Creek Center
19 Primavera Plymouth Arts Council Show Plymouth Creek Center	20 Primavera Plymouth Arts Council Show Plymouth Creek Center	21 7:00 PM Board of Equalization Reconvened	22 7:00 PM PLYMOUTH ADVISORY COMMITTEE ON TRANSIT (PACT) MEETING Medicine Lake Room A	23 7:00 PM HRA MEETING Medicine Lake Room	24	25 9:00 AM - 12:00 PM City Sampler Plymouth City Hall
26	27	28 5:30 PM SPECIAL COUNCIL MEETING Medicine Lake Room Discuss Homeowner Associations 7:00 PM REGULAR COUNCIL MEETING Council Chambers	29	30 6:00-7:00 PM HUMAN RIGHTS COMMISSION Parkers Lake Room 7:00 PM HUMAN RIGHTS COMMISSION ESSAY CONTEST AWARDS Council Chambers	*4/7 5:30 Discuss I-494 Third Lane **4/7 After B.O.E.: Update with City Manager	

Modified on 02/27/09

SUN	MON	TUES	WED	THUR	FRI	SAT
					1	2
3	4	5	6 7:00 PM PLANNING COMMISSION MEETING Council Chambers	7	8	9
10	11	12 5:30 PM SPECIAL COUNCIL MEETING Medicine Lake Room Review Dial-A-Ride 7:00 PM REGULAR COUNCIL MEETING Council Chambers	13 7:00 PM ENVIRONMENTAL QUALITY COMMITTEE (EQC) MEETING Medicine Lake Room	14 7:00 PM PARK & REC ADVISORY COM- MISSION (PRAC) MEETING Council Chambers	15	16
17	18	19	20 7:00 PM PLANNING COMMISSION MEETING Council Chambers	21	22	23
24	25  MEMORIAL DAY Observed CITY OFFICES CLOSED	26 6:00 PM SPECIAL COUNCIL MEETING Medicine Lake Room Discuss Subdivision of Lots 7:00 PM REGULAR COUNCIL MEETING Council Chambers	27 7:00 PM PLYMOUTH ADVISORY COMMITTEE ON TRANSIT (PACT) MEETING Medicine Lake Room A	28 7:00 PM HRA MEETING Medicine Lake Room	29	30 8:00 AM-3:30 PM SPECIAL RECYCLING DROP OFF EVENT Plymouth Maintenance Facility
31						

Modified on 02/27/09

CHANGES ARE NOTED IN RED