

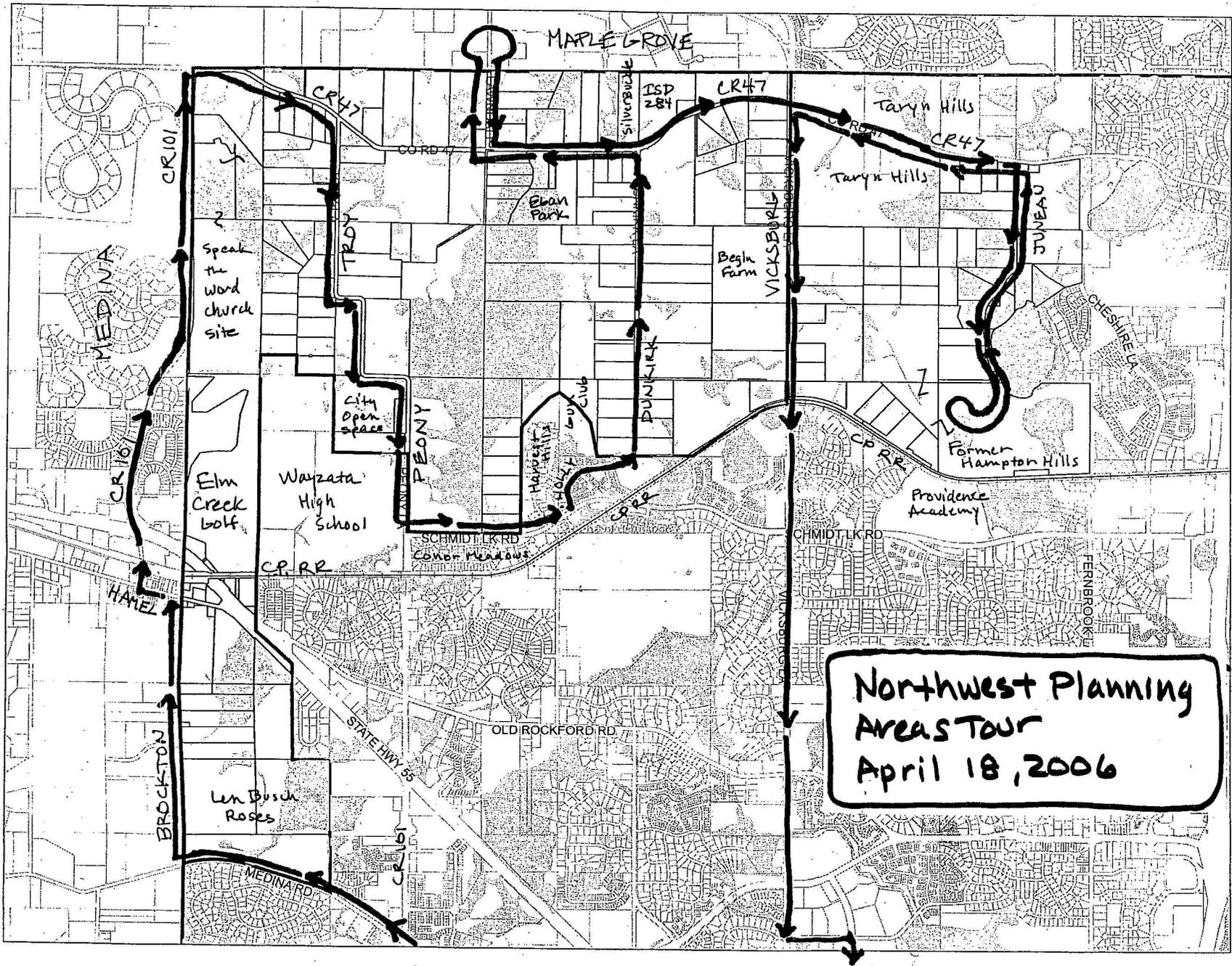
Agenda

City of Plymouth Special City Council Meeting

**Tuesday, April 18, 2006
5:00 p.m.**

Bus Tour of the Northwest Plymouth Area

1. Bus Tour of Northwest Plymouth
2. Return to City Hall
3. Discussion on Golf Courses/Land Use Planning Process in Public Safety Training Room
4. Adjourn and conduct Special Meeting on Police and Fire Staffing Studies



MEMO

CITY OF PLYMOUTH

3400 PLYMOUTH BOULEVARD, PLYMOUTH, MN 55447

DATE: April 12, 2006 for the Special City Council Meeting of April 18, 2006
TO: Laurie Ahrens, City Manager
FROM: ^{AA} Anne Hurlburt, Community Development Director
SUBJECT: Golf Courses and the Land Use Planning Process

The Mayor has added a brief discussion on the land use planning process as it relates to golf courses to the agenda for the special Council meeting on Tuesday, April 18 at 5 p.m., after the bus tour of Northwest Plymouth.

Attached as background for the discussion are the following items:

1. Draft letter to residents surrounding golf courses
2. Draft Golf Course Talking Points (March 30, 2006)
3. Staff memo dated March 15, 2006 prepared for the March 21, 2006 special Council meeting, with attachments

DRAFT

4-12-06

Dear Resident,

You are receiving this letter because you live near ***** Golf Course. You may be aware that the City of Plymouth is currently in the process of updating its Comprehensive Plan as required by state law. As part of this effort, the City must review the land use designations for all land within the city, including golf courses, which are currently guided as public-institutional uses.

With the exception of Three River's Eagle Lake course, the golf courses in the city are privately owned—yet they play an important role in our community. They provide open space and recreation opportunities and are part of the identity of some neighborhoods. However, City officials are keenly aware that landowners in Plymouth are facing economic pressures as the price of undeveloped land continues to increase. The City is also aware that it is important to balance community interest with the right of property owners.

The City is not considering any proposals to redevelop any operating golf course in Plymouth. In fact, we have been in contact with the owner of Begin Oaks golf course, and they are particularly concerned that we assure you that they are not considering any change to their golf course. The owners of Hollydale golf course have also indicated that while they have no plans to change the use of their property in the near term, they are concerned about the long-range land use plan for their land.

City officials have decided to look at the issue of the future of Plymouth's golf courses proactively. There are at least two options that the City could follow—leaving the public-institutional designation in place and addressing potential redevelopment at a later time, if and when needed is one option. Another option would be to consider developing a new, special designation for golf courses aimed at retaining some of the open space values that golf courses bring to Plymouth, if in the future, the landowner decides to no longer operate a golf course.

City officials believe it is important that the discussion of land use designations for golf courses include input from all interested parties throughout Plymouth.

Therefore, the City Council has laid out a special process to highlight golf course discussions and to solicit input from residents in all areas of Plymouth. The Council will be reviewing a preliminary report on options and alternatives for golf course land uses in May. Look for an announcement of the availability of the report on the City's website: www.ci.Plymouth.mn.us. If you would like to receive a notice when the report is available as well as other matters related to the update of the Comprehensive Plan, you can sign up by going to the website and clicking on Comprehensive Plan Update.

The Council will hold a special public meeting to discuss this issue on **Thursday, June 22, 2006 at 7:00 p.m. at City Hall**. All property owners within 750 feet of an operating golf course, as well as any other property owners who live in a neighborhood abutting a golf course are being notified that this issue is under consideration. The same property owners will also receive a second notice for the June meeting.

If you have any questions or concerns about this issue, please contact *****.

Golf Course Talking Points
March 30, 2006

Key Message

The City of Plymouth will consider land use planning designations for the three privately-owned operating golf courses located in Plymouth (Elm Creek, Hollydale and Begin Oaks) as the City updates the land use portion of the Comprehensive Plan.

Supporting Statements

- The City must review land use designations for all land in Plymouth as part of the Comp Plan update.
- Golf courses are currently guided as public-institutional.

Key Message

Golf courses are privately owned, yet they play an important role in the community.

Supporting Statements

- Golf courses provide open space and recreation opportunities.
- Golf courses play an important part in the identity of some neighborhoods.
- Land owners in Plymouth are facing economic pressures as the price of undeveloped land continues to increase.
- It's important to balance community interest with the rights of property owners.

Key Message

The City is not considering any proposals to redevelop any operating golf course in Plymouth. The City is looking at this issue proactively.

Supporting Statements

- The City can opt to leave the public-institutional designation on golf courses, and address the issue at a later time, if and when needed.
- The City can consider developing a new, special designation for golf courses aimed at retaining some of the open space values that golf courses bring to Plymouth if, in the future, the land owner decides to no longer operate a golf course.

Key Message

It is important that that the discussion of land use designations for golf courses include input from all interested parties throughout Plymouth.

Supporting Statements

- While Northwest Plymouth contains one operating golf course and the northwest area has been the initial focus of land use discussions, golf courses are located in

other areas of Plymouth. Many people outside the Northwest Plymouth area have a stake in the future of the golf courses.

- The City Council has laid out a special process to highlight the golf course discussions and to solicit input from residents in all areas of Plymouth.
- The City Council will hold a special public meeting to discuss golf courses on June 22, 7 p.m., at City Hall.
- All property owners within 750 feet of an operating golf course, as well as any other property owners who live in a neighborhood abutting a golf course, will be notified in early April that this issue is under consideration. They will receive a second notice for the June meeting.
- The City will also issue a news release on the golf course meeting in late May or early June, and include an article in the May/June *Plymouth News*.

MEMO

CITY OF PLYMOUTH

3400 PLYMOUTH BOULEVARD, PLYMOUTH, MN 55447

DATE: March 15, 2006
TO: Plymouth City Council
FROM: Anne Hurlburt, Community Development Director
SUBJECT: **Land Use Planning Designations for Golf Courses
Recommended Strategy/ Public Process**

There are three privately owned golf courses (Elm Creek, Hollydale and Begin Oaks) that are currently guided "P-I" (Public-Institutional) by the City's Land Use Plan. At the March 9, 2006 City Council/ Planning Commission work session on land use planning for Northwest Plymouth, a potential new approach to the land use designations for privately-owned golf course properties was briefly discussed (see attached handout.) At the same time, you received a letter (also attached) from the owners of Hollydale Golf Course indicating their desire to have their property guided for residential use. Council members expressed concerns about considering any change in the current planning for the golf courses without input from surrounding property owners.

Staff suggests the following strategy and public process for resolving the future planning designations for the golf courses:

- **Staff report on options--** Staff would prepare a report to the Council with some background on the issues surrounding planning for golf courses and recent legal issues in other Minnesota communities. The report would outline several options for the land use plan, including retaining the current P-I guiding, assigning them residential land use classifications, or using a new "golf-course" designation as described at the March 9 meeting. It would evaluate the advantages and disadvantages of all of the options, and explore possible variations on the different approaches. We also would work with the City Attorney to include information on related legal issues. This report would be shared with the Council at a meeting (study session or regular meeting) in May.
- **Public meeting--** After the study session, a public meeting would be scheduled in June. The options in the staff report, as may be modified by the Council, would be the basis for the presentation and discussion. As the same issues will affect all three privately owned golf courses, we recommend that a single meeting be scheduled. All property owners within 750' of the three existing courses would receive a mailed invitation, and the report and meeting announcement would be provided on the City's website and to the e-mail

notice list for the Plan update. A separate meeting for these residents would ensure that the golf course discussion did not dominate the meetings we already have planned for the Northwest Area. We expect that many golf course neighbors would have significant concerns, different from residents who have been participating in the Northwest Areas meetings.

- **Planning Commission review--** After the public meeting, a report would be provided to the Planning Commission with a request that they make a recommendation to the Council on a preferred approach to land use planning for the golf courses. Depending upon the date of the public meeting, this could occur at one of the Commission's regular meetings (June 21 or July 5.)
- **Council decision--** The Council could receive the Commission's recommendation, and give their direction on the preferred planning approach as early as the July 8 regular meeting.

Of the three privately owned golf courses, only Elm Creek is within the Northwest Planning Area. It is not critical that a decision on this property be made by June, when the Council wishes to decide on a preliminary land use plan for the area. For the May and June Northwest Area meetings, the maps presented for public review would indicate a designation of "Golf Course*" for the Elm Creek property, with the asterisk indicating that the specific land use classification for all of the City's golf courses was under review.

If this strategy is acceptable to the Council, we will proceed immediately with developing a detailed report on golf course land use planning options.

Attachments:

1. Golf Course Redevelopment, Issues & Options
2. March 7, 2006 letter from Richard Deziel

Plymouth Comprehensive Plan Update
Golf Course Redevelopment
Issues and Options

DRAFT

Comprehensive Plan:

Issue/Purpose	Establish separate land use guide plan designation for current operating and future golf courses – distinguish from public parks and recreational facilities, or public/semi-public/institutional category. Highlight compatibility of golf courses with residential land uses and open space value, as well as impact on land values and neighborhood identity. Create limitations on the reuse or redevelopment potential of golf courses based on land use compatibility, neighborhood investment, open space protection, transportation/access, sewer and water capacities, and general public welfare.
General Concept	Redevelopment of 18-hole golf course requires retention of 9-hole course for private or public use, based on compatibility with area land uses, transportation network, and public utilities. -OR- Redevelopment of any golf course requires compatibility with adjacent land uses, transportation network, and public utilities, and the retention of at least 50% of original the golf course area as permanent open space – City has discretion if option exists to accept as public open space.

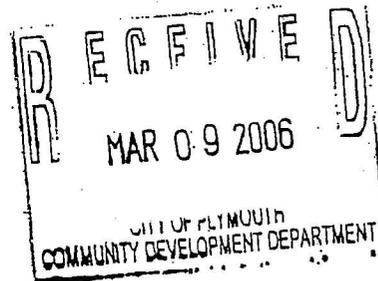
Zoning Ordinance:

Issue/Purpose	Create separate zoning classification for current operating and future golf courses that establishes parameters and limitations for future redevelopment that are intended to protect the public health, safety, and welfare.
Permitted Uses	Privately-owned, membership-only golf courses Privately-owned, golf courses open to the public Publicly-owned, golf courses open to the public
Accessory Uses	Maintenance buildings Clubhouse, retail sales of golf accessories Rental of carts and clubs Convenience foods sales and non-intoxicating liquor sales Practice greens
Conditional Uses	Clubhouse with full prep kitchen/dining facilities Banquet facilities Driving range, swimming pool, fitness center Residential development at initial development approval Redevelopment of golf course for residential development
Special Standards	PUD process must be used for any redevelopment of 18-hole golf course, which requires retention of 9-hole course for private or public use and compatibility with area land uses, transportation network, and public utilities. Alternatively, PUD process must be used for redevelopment of any golf course, which requires compatibility with adjacent land uses, transportation network, and public utilities, and retention of at least 50% of original golf course area as permanent open space – City has discretion if option exists to accept as public open space.

DRAFT

March 7, 2006

Ann Hurlburt, Community Development Director
City of Plymouth
3400 Plymouth Boulevard
Plymouth, Minnesota 55447-1482



RE: HOLLYDALE GOLF COURSE & COMPREHENSIVE PLAN UPDATE PROCESS

Dear Ann:

Purpose of this correspondence is to advise the City of Plymouth of our desire to have the future use of our property Guided Residential. We have attended the various Comprehensive Plan Update meetings and have orally expressed our interest in pursuing a future Zoning and Guiding status that better reflects our family's future intentions and plans for the property. Please consider this letter our formal written notification to the City of our future intentions and plans for the property.

While we plan to continue operating the Hollydale Golf Course in the near term, we want the City to know that our future plans for the property include pursuing residential development of the Hollydale Golf Course and the adjacent or nearby Deziel related property. Please consider this letter our formal written notification to the City of our future intentions and plans for the property. The attached Exhibit A identifies the property. Hopefully, this notice will help City Staff, as you move forward with the Comprehensive Plan Update process.

Thank you for your assistance in updating the Comprehensive Plan to reflect our family's desire to have the future use of our property Guided Residential. Please contact me at (763) 559-4409 if you have any questions.

Sincerely,

Richard J. Deziel
16100 46th Avenue North
Plymouth, Minnesota 55446

cc: Hollydale Golf Course-File

EXHIBIT A (March 7, 2006)

HOLLYDALE GOLF COURSE & RELATED DEZIEL PROPERTY
PLYMOUTH, HENNEPIN COUNTY, MINNESOTA

<u>PIN:</u>	<u>ACRES</u>	<u>OWNERSHIP NAME</u>
08-118-22-32-0004	17.549	Hollydale Land LLC
08-118-22-31-0001	59.251	Hollydale Land LLC
08-118-22-34-0006	66.935	Hollydale Land LLC
08-118-22-44-0054	0.758	Hollydale Land LLC
08-118-22-43-0002	27.667	Hollydale Land LLC
08-118-22-34-0003	3.467	William W. Deziel
08-118-22-34-0002	<u>1.516</u>	Estate of George Deziel
TOTAL:	177.143	