CITY OF PLYMOUTH
AGENDA
Planning Commission
February 19, 2020, 7:00 PM

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

2. **PUBLIC FORUM**

3. **APPROVE AGENDA**

4. **CONSENT AGENDA**-*These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner or citizen so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.*

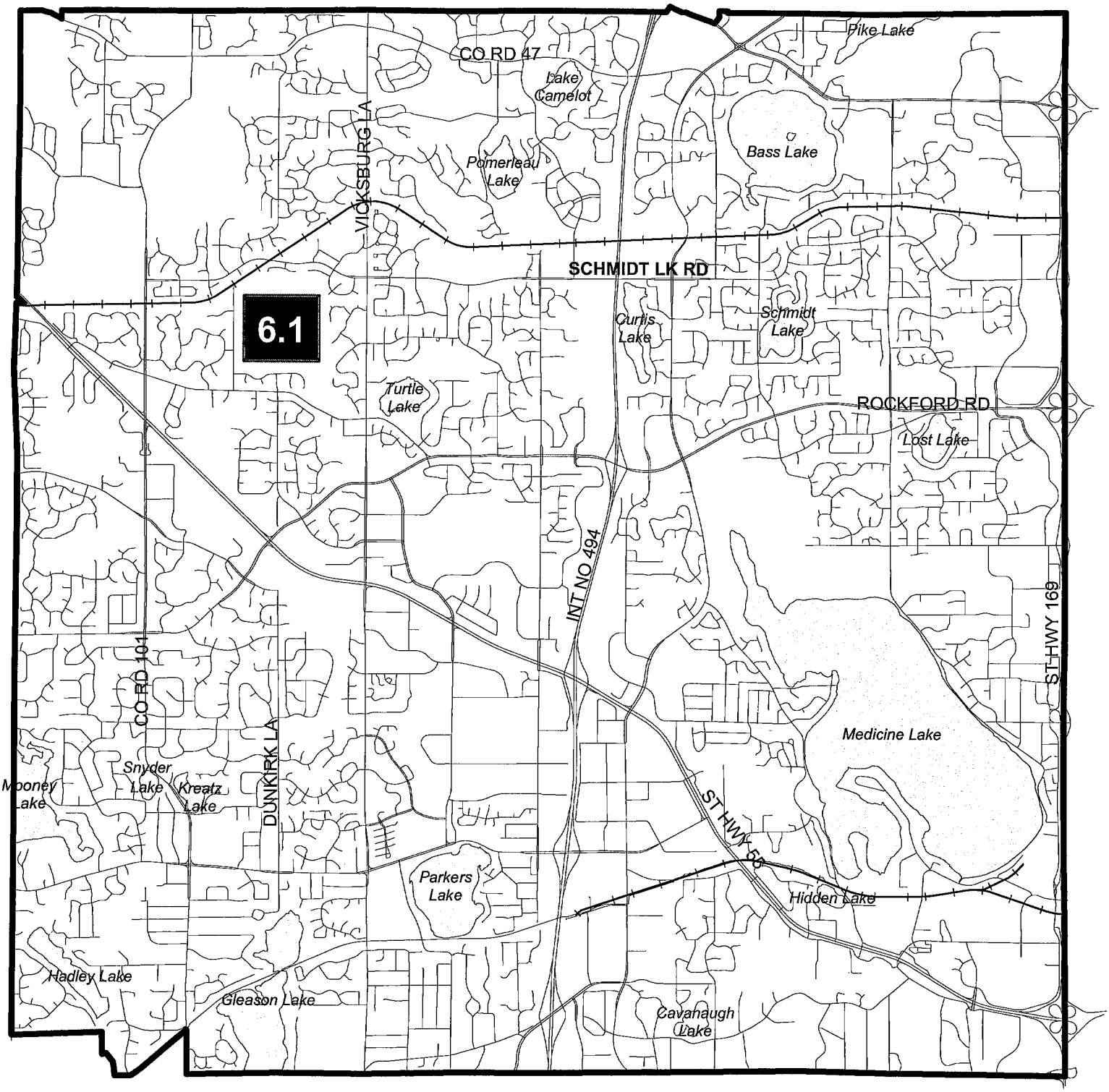
   4.1 Approve proposed February 5, 2020 minutes.

5. **PUBLIC HEARINGS**

6. **NEW BUSINESS**

   6.1 **Hollydale GC Development, Inc.** Environmental Assessment Worksheet and Pre-Application Sketch for redevelopment of the former Hollydale Golf Course site, 4710 Holly Lane. **(2019086)**

7. **ADJOURNMENT**



Location Map for Planning Commission Meeting Agenda
Wednesday, February 19, 2020
City Council Chambers

City of Plymouth

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 ORINGIAL SOURCE DOCUMENTS.

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Proposed Minutes
Planning Commission Meeting
February 5, 2020

4.1

Chair Anderson called a Meeting of the Plymouth Planning Commission to order at 7:00 p.m. in the Council Chambers of City Hall, 3400 Plymouth Boulevard, on February 5, 2020.

COMMISSIONERS PRESENT: Chair Marc Anderson, Commissioners Bryan Oakley, Julie Witt, David Witte, and Michael Boo

COMMISSIONERS ABSENT: Commissioners Donovan Saba and Justin Markell

STAFF PRESENT: Planning Manager Barbara Thomson, Senior Planner Kip Berglund, and Senior Planner Lori Sommers

OTHERS PRESENT: Councilmember Ned Carroll

Chair Anderson led the Pledge of Allegiance.

Oath of Office - Michael Boo

Plymouth Forum

Chair Anderson introduced Heather Eastman, 4520 Holly Lane, who stated that she will be negatively impacted if the proposed rezoning of the Hollydale property occurs, along with hundreds of other Plymouth residents. She referenced the recently adopted city comprehensive plan, which is the guiding compass for thoughtful development of the community and which designates the Hollydale property as public/semi-public/institutional. She stated that the property is currently zoned FRD, which allows for the consideration of rezoning if the rezoning is consistent with the guidance identified in the comprehensive plan. She stated that a rezoning contradicts five of the nine principles within the comprehensive plan. She commented that Hollydale is the last large tract of undeveloped land in the community, and it is important to protect. She stated that Hollydale is not listed as an area of potential change within the comprehensive plan and read aloud language from the plan that identifies the importance of protecting the property and the recreational diversity and environmental benefit of the golf course. She stated that the city has no obligation to amend the comprehensive plan to benefit one single party unless it meets the core principles of the plan, which the Hollydale proposal does not.

Chair Anderson introduced Paul Hillen, 16130 48th Avenue, who stated that his comments are related to the EAW worksheet submitted by the developer for the Hollydale property, which the commission will be reviewing later this month. He stated that the residents have had the document reviewed by engineers and consultants and identified over 30 concerns. He commented that the EAW does not take into consideration the noise and light levels of 319 proposed new homes. He

stated that the EAW also states there will be no impact to the scenic views, which he finds to be incorrect. He stated that the homes along the golf course have paid a premium to have a golf course view and currently pay higher taxes. He stated that the EAW states there will be very little groundwater impact, but noted that the homeowners in that area have spent a significant amount of funds in an attempt to address existing groundwater issues. He asked the commission to review pages 13 and 14, specifically Plate seven, noting that the area where the developer wants to build at least 100 homes is marked in red. He referenced the traffic study, which did not assess the impact to the thousands of people that live in existing homes. He stated that the study considers the traffic impact in isolation and does not address the cumulative impact on other nearby roads. He stated that the study also does not address the expected daily traffic increase on Comstock Lane. He asked that the commission consider that real people live in this area. He asked why force this development in an area that can't handle it.

Approval of Agenda

Motion was made by Commissioner Oakley, and seconded by Commissioner Witte, to approve the agenda. With all members voting in favor, the motion carried.

Consent Agenda

Motion was made by Commissioner Witte, and seconded by Commissioner Oakley, to adopt the Consent Agenda, that included the following items:

(5.01) Planning Commission minutes as amended from meeting held on January 15, 2020.

(5.02) Mark Hillstrom. Variance for impervious surface coverage for a new attached garage at 10314 South Shore Drive. **(2019105)**

With all members voting in favor, the motion carried.

Public Hearings

(6.01) Public hearing on site plan amendment and conditional use permit amendment for the City of Plymouth for exterior lighting at Parkers Lake Playfield located in the northwest quadrant of County Road 6 and Niagara Lane. (2019111)

Senior Planner Berglund reviewed the staff report.

Commissioner Witte asked and received confirmation of the location of the 60- and 70-foot poles.

Senior Planner Berglund confirmed that those are standard heights for ballfield lighting and would match the lighting on the existing lighted field.

Commissioner Witte referenced the large berm between the park and existing residential development and asked if that was reviewed to determine if the berm would provide screening from the light.

Commissioner Witte asked if County Road 6 was considered as a factor, as to whether the light would impact westbound drivers.

Senior Planner Berglund replied that there are shielding requirements and noted that the city has not received any complaints about the existing lighting on the softball field.

Chair Anderson introduced Barb Northway, Parks and Recreation Deputy Director, who stated that the fixtures have shielding, and therefore there is not much spillage off the field that is intended to be lit. She stated that the height of the poles is lower on the infield to provide additional light on the field. She stated that the berm and established trees should provide some screening to the adjacent residential development.

Planning Manger Thomson commented that the city's lighting requirements are more stringent now, compared to when the existing park lights were initially installed.

Commissioner Witte asked if there are plans to update the existing lights.

Parks and Recreation Deputy Director Northway commented that those lights were replaced in 2011 and will be relamped next year, as lights are relamped every 10 years.

Chair Anderson opened the public hearing and closed the public hearing as there was no one present requesting to speak on this item.

Motion was made by Commissioner Witte, and seconded by Commissioner Oakley, to recommend approval of the site plan amendment and conditional use permit amendment for the City of Plymouth for exterior lighting at Parkers Lake Playfield located in the northwest quadrant of County Road 6 and Niagara Lane. With all members voting in favor, the motion carried.

(6.02) Public hearing on PUD amendment for Marvin Management for exterior façade changes at Taco Bell located at 16855 County Road 24. (2020001)

Senior Planner Sommers reviewed the staff report.

Commissioner Witte asked which of the buildings in the area are considered to be harmonious with the overall development.

Senior Planner Sommers identified each of the buildings within the PUD, all of which have similar architectural details.

Chair Anderson introduced Barry Zelickson, representing the owner of the building, who stated they have owned the building for over 20 years and would like to update the façade along with the interior updates that will occur. He stated that the current look of this building is not

consistent, and therefore the enhancements with the black accents will make the building more consistent with the surrounding area.

Commissioner Witte asked for details on the updates that will occur to the order board.

Mr. Zelickson provided details on the order board update that will occur.

Commissioner Witte referenced salt damage that occurred in this overall area and asked if that was an issue for this property.

Mr. Zelickson confirmed that these updates should address any issues they have experienced.

Chair Anderson opened the public hearing and closed the public hearing as there was no one present requesting to speak on this item.

Motion was made by Commissioner Oakley, and seconded by Commissioner Witte, to recommend approval of PUD amendment for Marvin Management for exterior façade changes at Taco Bell located at 16855 County Road 24. With all members voting in favor, the motion carried.

New Business

(7.01) Election of Planning Commission Chair and Vice Chair for 2020.

Commissioners voted unanimously to maintain Marc Anderson as Chair and select David Witte as Vice Chair.

Commissioner Boo volunteered to be the representative to the Parks Commission.

(7.02) 2020 Work Program

Planning Manager Thomson gave an overview of the 2020 Work Program and 2019 Annual Report.

Commissioner Witte referenced the housing project across from Hollydale Golf Course that was approved in 2019, but said he did not notice that on the list of approved projects.

Planning Manager Thomson replied that approval occurred in 2018.

Chair Anderson commented that the report is excellent and identifies the accomplishments, commending staff for all the work they do each year.

Commissioner Boo asked if there is a sense of what staff expected the workload to be for 2019, and if the work that occurred met that expectation. He also asked if the development that occurred in 2019 matches the proposed growth rate for the city.

Planning Manager Thomson stated there were fewer plats and site plans compared to the past, but the city did have multiple final plats, which means that projects were continuing to move through the system. She stated that the city is driven by the requests submitted. She reviewed some of the work that the city does internally, but recognized that the city cannot control the requests that come forward from developers.

Motion was made by Commissioner Witte, and seconded by Commissioner Oakley, to forward the 2020 Work Program to the City Council. With all members voting in favor, the motion carried.

Adjournment

Chair Anderson adjourned the meeting at 8:02 p.m.

Agenda Number **6.1**
File 2019086

PLYMOUTH COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING AND ZONING STAFF REPORT

TO: Plymouth Planning Commission

FROM: Shawn Drill, Senior Planner (509-5456) through Barbara Thomson, Planning Manager

MEETING DATE: February 19, 2020

SUBJECT: **Hollydale GC Development, Inc.** Review of an Environmental Assessment Worksheet and Pre-Application Sketch for redevelopment of the former Hollydale Golf Course site, 4710 Holly Lane

REVIEW DEADLINE: March 27, 2020 *(The City Council may postpone its action for an additional 30 days, until April 26, 2020, before making a decision on the need for an environmental impact statement if it finds that more information is required.)*

DESCRIPTION OF REQUEST:

The environmental assessment worksheet (EAW) is for redevelopment of the former Hollydale Golf Course site. The 158.58-acre site is located east of Holly Lane, north of Old Rockford Road, and south of Schmidt Lake Road. For purposes of preparing the EAW, a sketch was included that shows up to 319 single-family homes. The Minnesota Environmental Review Program rules require a mandatory EAW for developments that contain 250 or more single-family homes. Consequently, the project requires preparation of an EAW. An environmental impact statement (EIS) is mandatory for developments that contain 1,000 or more single-family homes.

The related pre-application sketch is neither approved nor denied, but rather, its purpose is to provide the project proposer with an opportunity to solicit informal review comments from the city prior to submitting a formal development application. Because detailed development plans are not required, a full analysis of the site details cannot be conducted as part of a sketch review.

Notice of this public meeting was mailed to all property owners within 750 feet of the site, as stipulated by city code.

EAW BACKGROUND INFORMATION:

Under the Minnesota Environmental Review Program rules, the city is the governmental unit responsible for preparing an EAW and determining whether the project has the potential for significant environmental effects.

The purpose of the environmental review process is to provide usable information to the project proposer, governmental decision-makers, and the public concerning the primary environmental effects of a project. An EAW may identify measures to protect the environment that can later be imposed as conditions of approval in future development applications.

Any Planning Commission comments or recommendations regarding specific potential environmental impacts that may warrant further investigation will be forwarded to the City Council.

If the EAW identifies significant environmental effects that cannot be mitigated or minimized, the City Council would order the preparation of an environmental impact statement (EIS). An EIS does not necessarily disclose more information about potential impacts; but rather, its main purpose is to examine project alternatives and additional mitigation measures to lessen potentially significant impacts identified in the EAW. Furthermore, an EIS is not a means to approve or deny a project, but is an additional source of information to guide decisions. Very few projects move from an EAW to an EIS, because in most cases the EAW adequately describes the potential impacts and identifies mitigation measures. The statutory standard for requiring an EIS is whether the project has the potential for significant environmental effects -- not whether the EAW has adequately disclosed information about potential impacts.

In determining whether a project has the potential for significant environmental effects that would warrant the preparation of an EIS, the city shall compare the impacts that may be reasonably expected to occur from the project with the following factors, pursuant to Section 4410.1700, Subparts 6 and 7 of Minnesota Environmental Review Program Rules:

a. type, extent, and reversibility of environmental effects;
b. cumulative potential effects of related or anticipated future projects;
c. the extent to which the environmental effects are subject to mitigation by ongoing public regulatory authority; and
d. the extent to which environmental effects can be anticipated and controlled as a result of other available environmental studies undertaken by public agencies or the project proposer, including other EISs.

The City Council has three courses of action when reviewing an EAW. These actions include: 1) tabling the matter and requiring additional specific information to address possible environmental effects not adequately discussed in the EAW; 2) making a finding of "no need" for an EIS; or 3) ordering an EIS.

EAW PUBLIC COMMENT PERIOD:

The prepared EAW document was posted on the Minnesota Environmental Quality Board's on-line publication (*EQB Monitor*) and transmitted to a standard list of federal, regional, and state agencies. Under EQB rules, that action initiated a 30-day comment period. **The 30-day comment period for this EAW ends at 4:30 p.m. on February 26, 2020**.

The full EAW document is available on the city's website at www.plymouthmn.gov. On the homepage, scroll down to the "News" section.

City code stipulates that the Planning Commission review the EAW during the 30-day comment period. The purpose of the Planning Commission's public meeting is to give the public an opportunity to learn more about the project and provide comments on the EAW. Comments submitted during the 30-day period, including comments provided at the public meeting, should address the accuracy and completeness of the information contained in the EAW, potential impacts that may warrant further investigation before the project commences, and/or the need for an EIS on the project.

During the 30-day period, written comments on the EAW are collected from agencies and the public. Additionally, oral comments are collected at the Planning Commission meeting. After the 30-day comment period is closed, a written response to all comments that have been received will be prepared and included when the EAW is presented to the City Council for their consideration on March 10, 2020.

EAW OVERVIEW:

Water Resources

The site contains eight wetland basins totaling roughly 30.98 acres. One of these basins, identified as Wetland 6 in the wetland report, is located in the southeast portion of the site and contains roughly 29.67 acres. That wetland has roughly the same boundary as the floodplain. The project would not involve excavation, filling, grading, or construction within Wetland 6. The remaining seven wetland basins on the site total roughly 1.31 acres. Four of those basins were constructed as ornamental golf course hazard ponds that were incidentally created on dry land. The project would fill five wetland basins, totaling roughly 1.01 acres.

All wetland impacts would be mitigated pursuant to the rules of the Wetland Conservation Act, and in accordance with the requirements of the city, Department of Natural Resources, Army Corps of Engineers, and affected watersheds. To mitigate the proposed fill, the project proposer could recreate new wetland on the site or purchase credits to recreate new wetland elsewhere. Additionally, the project proposer would need to comply with the city's wetland protection regulations requiring a natural buffer strip around the wetlands.

In designing any future preliminary plat drawings for the site, the project proposer would need to incorporate mitigation measures to address the impacts on the water-related resources found on and near the site. The project proposer would also be required to demonstrate how the proposed project would comply with the city's adopted water quality rules/standards and goals.

Traffic

Access to the site is presently provided via Holly Lane along the west boundary of the site, and would also be provided via the Comstock Lane right-of-way that is stubbed to the north boundary of the site.

The EAW included a traffic study to determine the impacts resulting from traffic associated with the redevelopment project. The traffic study included an operational analysis that examined the existing intersections most affected by the project.

Although the traffic study concluded that no improvements are needed to the existing road system in order to accommodate the project from a capacity perspective, it offered the following recommendations to address and improve safety:

- Either removal of existing foliage or relocation of the stop bar on Holly Lane would help to improve sight distance at the Holly Lane/Old Rockford Road intersection;

- Converting Schmidt Lake Road from a four-lane undivided roadway to a three-lane roadway (i.e., a two-lane roadway with a shared center two-way left-turn lane) would help to reduce travel speeds on Schmidt Lake Road and improve sightlines at some intersections; and

- Conversion of the Schmidt Lake Road/Comstock Lane intersection to a three-quarter access that prohibits northbound left turns would alleviate a sight-distance issue. This configuration would also allow the potential for an enhanced pedestrian crossing of Schmidt Lake Road, helping to further reduce travel speeds on Schmidt Lake Road.

A detailed design for the streets that provide access to the site, as well as streets internal to the site, would be provided as part of any preliminary plat application.

Erosion and Sedimentation

Erosion and sedimentation rates during the construction period would be significantly greater than during the built conditions. As is the case with any large grading project, exposed soil is susceptible to widespread erosion from unpredictable storm events. To reduce the potential for erosion and sedimentation, the project proposer would be required to incorporate best management practices (BMPs), including the use of temporary erosion control measures. Such erosion controls would include installation of silt fences, temporary and permanent sediment basins, use of temporary cover crops, native seed mixes and other landscaping materials, rock construction exits from the site, and energy dissipation (e.g., riprap) installed at storm sewer outfalls. Street

sweeping/cleaning would also be performed near the construction site entrance areas on a weekly basis, or more often as may be needed. The project proposer would be required to comply with the city's erosion/sedimentation standards. The erosion and sediment control plan for the site would require review and approval by the city, watershed, and Minnesota Pollution Control Agency.

Other

The attached EAW also discusses visual impacts, air quality (dust and odors), and noise impacts related to site development.

SKETCH OVERVIEW:

The project proposer is requesting informal comments on a sketch that shows up to 319 single-family homes for the former Hollydale Golf Course site. The golf course opened in 1965. The golf course owners closed the golf course at the end of the 2019 season and have decided to sell the site.

The sketch was submitted in order to provide a basis for the EAW and related traffic study. The sketch is considered a starting point for discussion and would be altered as needed, based on EAW and sketch comments received, and as grading and storm water management plans are developed for the site.

Any comments provided to the developer by the staff, Planning Commission, or City Council are considered advisory only, and do not imply any future approvals or constitute a binding decision.

Surrounding Land Uses:

Surrounding land use includes townhomes and single-family homes to the north, and single-family homes to the east, west, and south. There are 44 single-family lots that directly abut the site. Of those, 20 abut the large wetland located in the southeast portion of the site.

Development:	Units & Type:	Location from Site:
The Courts at Nanterre	37 townhome units	North (between the site and Schmidt Lake Road)
Nanterre	46 single-family units	Northeast (between the site and Schmidt Lake Road/Vicksburg Lane)
Autumn Hills and Oxbow Ridge	79 single-family units	East (between the site and Vicksburg Lane)
Fawn Creek, Northfork, Flesner, Four Points, et al.	55 single-family units	Kitty corner to the southeast (between the site and Old Rockford Road/Vicksburg Lane)
Golfview Estates, et al.	62 single-family units	South (between the site and Old Rockford Road)
Plum Tree East (a/k/a Wyndemere Farms), et al.	189 single-family units	West (bounded by Holly Lane, Old Rockford Road, Peony Lane, and the Canadian Pacific Railway)
Timbers Edge	Planned for 40 single-family villa homes	West (north of Plum Tree East and south of the Canadian Pacific Railway)

School District:

The site is located in Independent School District #284 (Wayzata).

Guiding:

The site is presently guided P-I (public/semi-public/institutional) on the city's comprehensive plan. The sketch is based on the majority of the site being reguided to LA-1 (living area 1) in the future. (The large wetland basin in the southeast portion and the area to be dedicated as public park land would retain P-I guiding.) LA-1 is the city's lowest density residential guiding designation and establishes a density range of two to three dwelling units per acre. An excerpt from the P-I and LA-1 sections of the comprehensive plan is attached.

The sketch shows up to 319 single-family lots. An alternate sketch was also provided showing up to 318 single-family lots and a more circuitous street system to calm traffic flow and help limit cut-through traffic. With the alternate sketch, the existing segment of Holly Lane that lies north of 46th Avenue would be removed.

State law mandates that all cities in the Twin Cities metropolitan area adopt a 20-year comprehensive plan and review that plan every ten years. The city's plan was most recently reviewed and updated in 2019. State law and city regulations explicitly allow amendments to the comprehensive plan outside of the comprehensive plan review required every ten years. The "Comprehensive Plan Amendment Procedures" are attached and include the criteria for reviewing a comprehensive plan amendment application.

It is not uncommon to receive applications to amend the comprehensive plan outside of the ten-year update. The city has received 27 such requests since 2001 (see attached FAQs).

Zoning:

The site is presently zoned FRD (future restricted development). State law and city code requires consistency between the comprehensive plan and the zoning map. Consequently, any portion of the site that is reguided to LA-1 would be required to be rezoned to a single-family district that is consistent with LA-1 guiding.

Public Park Land:

The comprehensive plan indicates a future neighborhood park (Schmidt's Woodlands) west of the site. The city currently owns roughly 2.54 acres of the area needed for the park. Development of the site will require dedication of roughly five acres of public park land in the northwest portion of the site to complete the area needed for a neighborhood park. Sidewalks and trails would be provided to access the park.

Lot Arrangement:

The sketch shows three different single-family product types, with lots ranging from roughly 60 to 90 feet wide. Having multiple product types may increase activity during home construction, but conversely could decrease the total time to get through the entire building process.

Drainage:

City staff is aware of the drainage issues experienced by nearby properties in the area. A grading plan would be provided with any future preliminary plat application for the site. The grading plan would need to be designed in accordance with city and watershed regulations, in a manner that does not exacerbate drainage issues on abutting properties. Storage basins for runoff and water-quality treatment would need to be provided on the site. Additionally, any floodplain impact would need to be addressed and mitigated on the site.

Removal of Existing Sanitary Sewer Lift Station:

There is an existing sanitary sewer lift station located near the end of the Xene Lane cul-de-sac within the Autumn Hills subdivision to the east. Upon development of the site, that lift station could be removed, as sewage currently being pumped by that lift station would gravity flow westerly through the site.

Sketch Comments:

The Planning Commission could comment on the following:

- In both the sketch that shows up to 319 homes and the alternate sketch that shows up to 318 homes, the applicant is proposing a buffer area of open space around the site perimeter. The buffer area varies in width. Additionally, Holly Lane right-of-way serves to separate the west side of the site from adjacent development.

  To further separate the proposed development from existing neighborhoods, the project proposer should consider expanding the width of the perimeter open space buffer as much as possible, and giving special consideration at the site's connection to Comstock Lane. Given the close proximity of traffic on Comstock Lane from townhomes in The Courts at Nanterre, creating a greater amount of open space in that area would help to differentiate the developments and provide additional separation between existing and new homes.

- A landscaping and grading plan would be provided with any future preliminary plat application for the site.

  In addition to expanding the width of the open space buffer around the site perimeter, the applicant should consider including landscaping and/or grading (berms or swales) within the buffer area to meaningfully enhance its effectiveness while addressing stormwater runoff.

- The access to Holly Lane differs between the sketch and the alternate sketch. The sketch shows Holly Lane remaining in its current configuration with street access points lining up with 46th Avenue across from Wyndemere Farms, and with 47th Avenue across from Timbers Edge. The alternate sketch eliminates the Holly Lane segment lying north of 46th Avenue and provides access to Timbers Edge via the street system internal to the proposed development.

  The alternate sketch provides a more circuitous route through the proposed development than the direct route shown on the sketch. An even more circuitous route than shown on the alternate sketch is desired in order to reduce vehicle speeds and help limit cut-through traffic between Old Rockford Road and Schmidt Lake Road.

- The traffic study recommends three improvements to address safety, including prohibiting left turns from northbound Comstock Lane to westbound Schmidt Lake Road.

  In addition to working with the city to undertake the transportation/safety improvements outlined in the traffic study, the project proposer should consider the width and function of the Comstock Lane segment lying between Schmidt Lake Road and the north boundary of the development site (through The Courts at Nanterre subdivision). Actions to consider may include: 1) reviewing the geometrics of the existing landscaped island and turning movements; 2) surveying the Comstock Lane right-of-way and adjacent structures in that area; 3) reviewing whether parking should be prohibited along that segment; and 4) reviewing the maximum appropriate street width (e.g., could it be narrower than the city's standard of 28 feet?) for the Comstock Lane segment lying between 49th Place and the development site.

DEVELOPMENT REVIEW PROCESS:

Upon completion of the environmental review process, the next step would be for the project proposer to submit a development application for reguiding, rezoning, and preliminary plat. The Planning Commission would conduct a public hearing on any such development proposal, and subsequently make a recommendation that would be forwarded to the City Council. The City Council makes the final decision on these matters. As required by city code, notification of the public hearing would be published in the newspaper and mailed to all property owners within 750 feet of the site. Development signs would also be placed on the property to notify passersby.

RECOMMENDATION:

EAW:

The Planning Commission should review the EAW and subsequently provide its comments and recommendations to the City Council regarding any potential environmental impacts that may warrant further investigation before the project is commenced. If the Planning Commission determines that specific additional information or investigation may be warranted, the Commission should recommend that the City Council request any such information or investigation before the Council makes its decision on the need for an EIS.

The Planning Commission's recommendation may include conditions to mitigate or lessen any environmental impacts. The conditions would apply to any future development of the site.

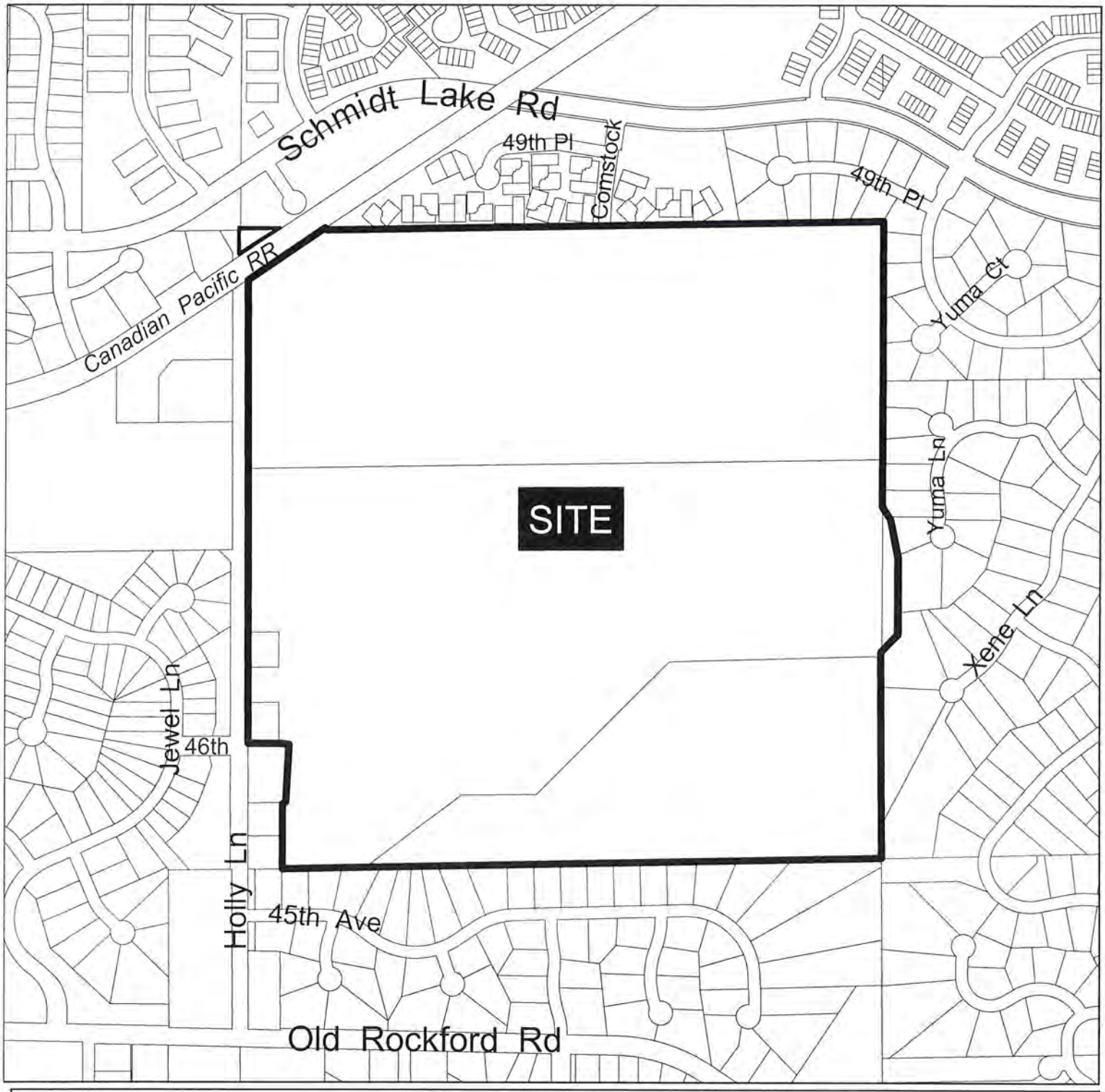
Sketch:

The Planning Commission should review the sketch and subsequently provide any informal comments it may have to the project proposer. Because there is no formal recommendation associated with a sketch, the Planning Commission's informal oral comments will be recorded into the meeting minutes and forwarded to the City Council.

The city has a high level of discretion in reviewing sketches. Any opinions or comments provided to the developer by the city are considered advisory only, and do not imply any future approvals or constitute a binding decision.

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Hennepin County Locate & Notify Map
4. P-I and LA-1 Excerpts
5. Comprehensive Plan Amendment Procedures
6. FAQs
7. EAW



2019 086
Hollydale CG Development, Inc.
4710 Holly Lane
EAW & Pre-Application Sketch

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Feet

City of
Plymouth, Minnesota

2019086 -- Aerial Photograph

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Feet

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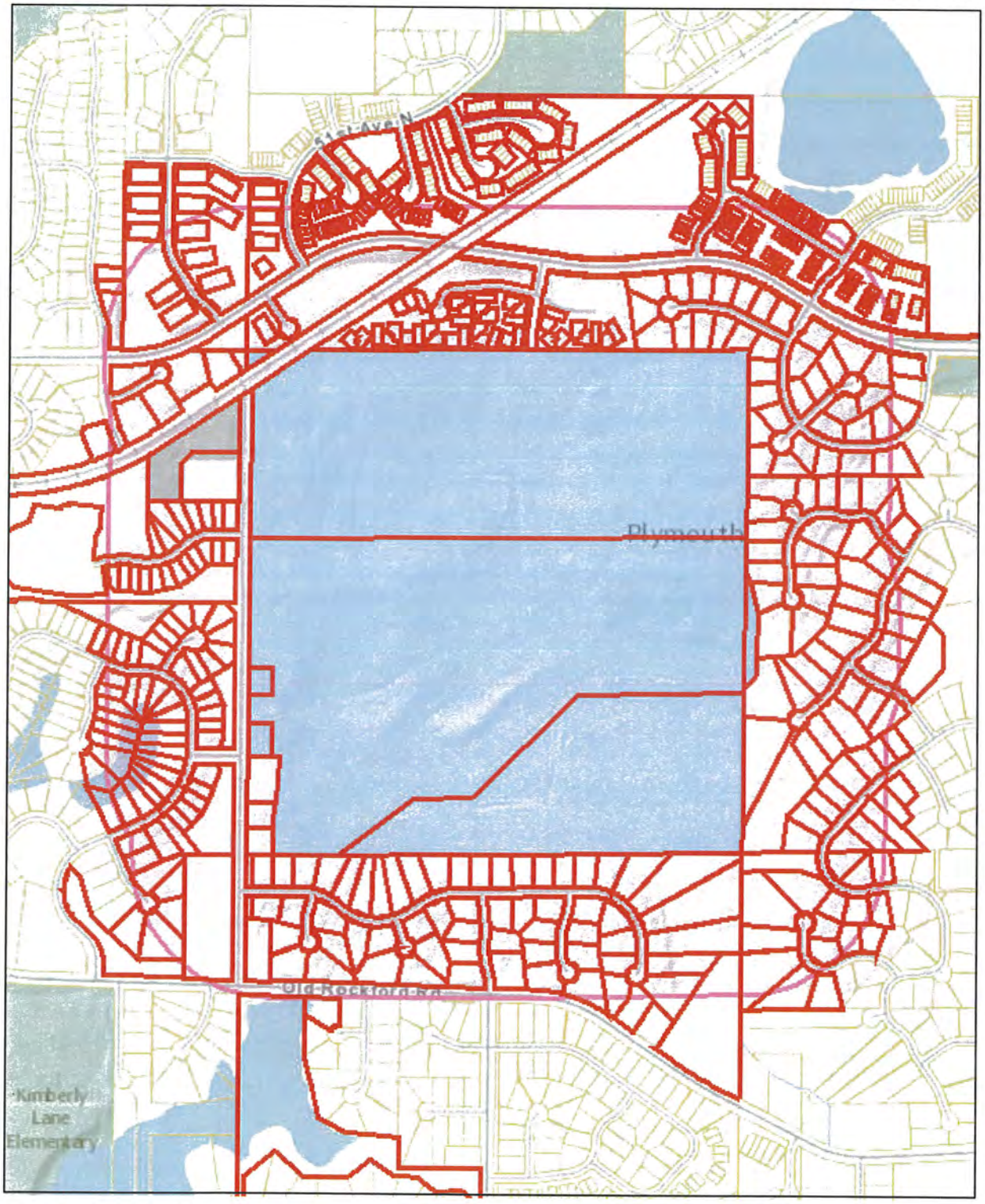
City of
Plymouth, Minnesota

Hennepin County Locate & Notify Map

Date: 1/31/2020



Buffer Size: 750

Map Comments:

Hollydale EAW

0 205 410 820 Feet

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us

LAND USE PLAN CLASSIFICATIONS
P-I and LA-1 Excerpts

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:	• Two acres • Varies by specific use
City Utilities:	• Required for all buildings except park buildings without sanitary facilities
Corresponding Zoning Districts:	• P-I (Public/Institutional District) • Other zoning districts as may be appropriate

Parks and Open Spaces

Facilities Include:	• Mini-parks, neighborhood parks, community playfields, city parks, special use parks and regional parks
Size and Location Criteria:	• Specifications for public parks and open spaces are found in the Parks chapter and Appendix 7A

Private Recreation Uses

Facilities Include:	• 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:	• 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:	• 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:

- 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.

LIVING AREA 1 (LA-1)

Living Area 1 (LA-1) identifies low density neighborhoods and directly related complementary uses such as churches, schools and recreational facilities.

Lot sizes in areas guided LA-1 will reflect the City's goal to develop new homes at a minimum of two units per acre as well as make reasonable use of the City's investment in public utilities and the limited supply of available land. This means that lots in future LA-1 developments may be smaller than is the case in some LA-1 guided neighborhoods today.

Because LA-1 guiding is characterized by large, individual lots that typically offer less opportunity to preserve significant natural resources on individual sites, the City may allow townhomes up to three units per acre on a case by case basis. The City may allow townhomes if a developer can demonstrate that townhomes could preserve a significant natural resource that would be lost through conventional development of detached homes.

Guidelines and Criteria

Minimum Density: Maximum Density:	2 units per acre 3 units per acre
City Utilities:	Required for all areas
Corresponding Zoning Districts:	RSF-1 (Single Family Detached 1) RSF-2 (Single Family Detached 2) RSF-3 (Single Family Detached 3) RSF-4 (Single and Two Family) Other zoning districts may be appropriate if the proposed development would meet the density criteria of 2 to 3 units per acre.
Types of Development:	• Single-unit detached dwellings • Two-unit dwellings • Townhomes if resource preservation criteria met • Churches, schools, and private recreational facilities
Development Location Criteria:	Not appropriate adjacent to principal arterial interchanges
Desirable Facilities:	• Neighborhood parks, school parks or mini parks within ½ mile walking distance • Defined trail system that connects the neighborhood to other services and facilities, including parks, schools, churches, and/or neighborhood shopping areas • Neighborhood shopping facilities within five minutes driving time from the neighborhood

Appendix Chapter 3C

COMPREHENSIVE PLAN AMENDMENT PROCEDURES

AMENDMENTS INITIATED BY APPLICANTS OTHER THAN THE CITY OF PLYMOUTH

- Anyone requesting an amendment to the comprehensive plan (text or maps) needs to submit an application and associated fee to the Community Development Department. The application form and fee schedule can be found on the City's website (www.plymouthmn.gov). The application needs to include detailed written and graphic materials, the number and size as indicated on the City's guide plan amendment checklist (also found on the website), explaining the proposed change to the plan. The application is considered complete when the applicant has provided all the information specified.

- Within 15 days of receipt of a complete application for a change to the land use plan map, Community Development Department staff mails a notice to all property owners within 750 feet of the boundary of the subject property, informing them of the receipt of the application and the anticipated schedule for its consideration. A public notice sign is placed on the property.

- Following analysis of the request, Community Development Department staff sets a public hearing date, following established hearing notification procedures. The Planning Commission conducts the hearing and following the hearing, makes its recommendation(s) to the City Council. Notice of the hearing is published in the official newspaper at least ten days prior to the hearing and when the amendment affects a particular property, written notification of the hearing is mailed at least ten days prior to all property owners within 750 feet of the boundary of the subject property. Failure of a property owner to receive the notice does not invalidate the proceedings.

- The Planning Commission reviews the impact of the proposed amendment. Its judgment is based on, but not limited to, the following factors:

    - The extent to which the location criteria of applicable existing or proposed land use plan classifications are satisfied.

- Evidence submitted by the applicant demonstrating the reason(s) that the plan should be changed, including, but not limited to, whether new information has become available since the comprehensive plan was adopted that supports re-examination of the plan, or that existing or proposed development offers new opportunities or constraints that were not previously considered by the plan.

- If the amendment affects a particular site, whether or not the change is needed to allow reasonable development of the site.

- The relationship of the proposed amendment to the supply and demand for particular land uses within the city and the immediate vicinity of the site.

- The applicant's demonstration that the proposed amendment has merit beyond the interests of the proponent.

- The possible impacts of the amendment on all specific elements of the comprehensive plan as may be applicable, including, but not limited to:

    - Transportation, as demonstrated by a traffic study conducted by the City at the applicant's expense;
    - Sanitary sewer, including existing and proposed sanitary sewer flows compared to the adopted plan;
    - Housing, including the extent to which the proposal contributes to the City's adopted housing goals;
    - Surface water, including compliance with the City's goals for water quality and water quantity management;
    - Water supply;
    - Parks and open space; and
    - Capital improvements program (CIP).

- Consideration of the impact of the proposed amendment upon current and future special assessments and utility area charges, future property tax assessments or other fiscal impacts on the City of Plymouth.

- The City may request additional information from the applicant concerning the requested amendment or retain expert testimony with the consent and at the expense of the applicant, when the information is necessary to establish the possible effects or benefits of the proposed amendment.

- The applicant or their representative may appear before the Planning Commission to present information and answer questions concerning the proposed request.

- Following the applicant's presentation and the close of the public hearing, the Planning Commission makes a recommendation on the request. Their recommendation is accompanied by the report and recommendation of City staff.

- The City Council will not act on an amendment until it has received a report and recommendation from the Planning Commission and City staff or until 60 days after the first regular Planning Commission meeting at which the request was considered.

- Upon receiving the report and recommendation of the Planning Commission, the City Manager schedules the application for City Council consideration. Planning Commission reports and recommendations are made part of the permanent written record of the City Council meeting.

- The City Council considers an amendment and then takes action by resolution to authorize the amendment to be submitted to the Metropolitan Council for review.

- Following action by the Metropolitan Council, the City Council formally approves the amendment. Approval of a proposed amendment requires passage by a two-thirds vote of the entire City Council.

- Whenever an application for an amendment has been considered and denied by the City Council, a similar application for an amendment affecting substantially the same property will not be considered again by the Planning Commission or City Council for at least six months from the date of its denial; and a subsequent application affecting substantially the same property will likewise not be considered again by the Planning Commission or City Council for an additional six months from the date of the second denial unless a decision to reconsider such matter is made by a majority of the full City Council.

- According to state law, amendment applications must be approved or denied within 120 days from the date of a complete submission unless extended by a mutual agreement between the applicant and the City.

AMENDMENTS INITIATED BY THE CITY COUNCIL OR PLANNING COMMISSION

The City Council or Planning Commission may initiate amendments to the text or maps of the comprehensive plan. The procedural requirements outlined above apply to these amendments to the extent required by state statute and as follows:

- The Planning Commission or City Council, upon initiating the amendment, will specify the notification procedure to be followed to ensure that all affected citizens and landowners have adequate notice of the initiation and consideration of the amendment.

- The Planning Commission or City Council, upon initiating the amendment, will specify the anticipated schedule for its consideration.

HOLLYDALE DEVELOPMENT
FREQUENTLY ASKED QUESTIONS
January 21, 2020

Although the City has not yet received an application for potential redevelopment of the Hollydale Golf Course site, staff have been fielding many questions related to a potential redevelopment. This document assembles the questions received as of January 21, 2020 and provides responses to them.

Question
The proposed redevelopment of the golf course property for residential use will increase traffic congestion and result in related roadway safety concerns. How will the proposed redevelopment affect:

- Schmidt Lake Road in the morning and afternoon relative to the location of Wayzata High School and exacerbated by the teen driver population;
- Comstock Lane becoming a through street; and
- Old Rockford Road where children are not allowed to ride bicycles to school?

Response
The Environmental Quality Board (EQB) Rules require preparation of an environmental assessment worksheet (EAW), which includes an associated traffic study, for residential development of over 250 unattached units in a city in the 7-county Twin Cities metropolitan area that has adopted a comprehensive plan under Minnesota Statutes, section 473.859 (EQB Rules, subpart 19, Residential development).

As stipulated in the EQB Rules, the "responsible governmental unit," in this case the City of Plymouth, is responsible for verifying the completeness and accuracy of all information in the EAW document. The EAW serves primarily to aid in the determination of whether an environmental impact statement (EIS) is needed for a proposed project.

The traffic study concluded that the project would have minimal effects on the local and regional transportation system. No mitigation to either traffic controls or roadway geometry is warranted to accommodate the project. However, regardless of the project, the city has budgeted for improvements to the Schmidt Lake Road/Peony Lane intersection in 2020 to help address traffic delays and improve safety in the area. The following changes could improve operations:

- Construction of a right-turn lane from southbound Peony Lane into the main parking lot at Wayzata High School.
- Removal of the crosswalk on the north side of the Peony Lane/51st Avenue intersection.
- Removal of the northbound inside through-lane on Peony Lane starting south of the railroad bridge.

Although the traffic study concluded that no mitigation is necessary to accommodate the project from a capacity perspective, it offered the following recommendations to address and improve safety:

- Given the current and future traffic volumes along Schmidt Lake Road, converting that roadway from a four-lane undivided roadway to a three-lane roadway (i.e. a two-lane roadway with a shared center two-way left-turn lane) would help to reduce travel speeds on Schmidt Lake Road and improve sightlines at some intersections.
- Converting the Schmidt Lake Road/Comstock Lane intersection to a three-quarter access that prohibits northbound left turns would alleviate a sight-distance issue. This configuration would also allow the potential for an enhanced pedestrian crossing of Schmidt Lake Road, helping to further reduce travel speeds on Schmidt Lake Road.

Question
What is the likelihood of a railroad crossing to gain additional access to Schmidt Lake Road?

Response
The City reviewed the potential extension of Holly Lane in 2001 and amended the 2020 Comprehensive Plan to state: "If Hollydale Golf Course redevelops for low density residential use, the developer or developers will need to provide a local street connection from Holly Lane on the west to Comstock Lane and Schmidt Lake Road on the north. This street would be designed as a local street, thereby discouraging through traffic, but allowing residents of the development to travel either north to Schmidt Lake Road or south to Old Rockford Road. The primary reasons for this local street connection would be to distribute traffic to more than one higher order street and to provide for alternative emergency access points to any future development." (Amended by Resolution No. 2001-128, March 2, 2001)

In October 2019, the City Engineer met with Chris Rice, Metro Rail Safety and Coordination Project Manager with the State Office of Freight, Railroads and Waterways. Mr. Rice indicated from a public safety perspective, the department's preference would be to find an access to Schmidt Lake Road that does not require a railroad crossing. He said his office does not advocate for new at-grade crossings and tries to remove them when possible. They strongly advocate looking for other alternatives to new at-grade crossings, especially in this case since there is another access point in less than one-half mile, and this is a heavily used corridor by the Canadian Pacific Railroad.

Question
In addition to the roadway connection to Comstock Lane, where else is the developer proposing to provide connections to the existing roadway system?

Response
The current sketch shows access at 46th Avenue and Holly Lane, which is opposite an entrance to Wyndemere Farms on the west and at 47th Avenue and Holly Lane, which is opposite the entrance to Timbers Edge. The traffic study indicated that these intersections will operate at similar levels of service, with or without the proposed development.

Question
Given the elevation of the Hollydale site, how will redevelopment further affect the water problems being experienced in the area? For example, residents of Autumn Hills have spent more than one million dollars to address water problems (50 percent of the homes have either added a generator or a Guardian backup system).

Response
If the developer moves forward with an application for development of the site, the City and the Bassett Creek and Elm Creek Watershed Management Organizations will be reviewing and evaluating the development grading and storm water plans to make certain they comply with City and watershed regulations. These regulations include a requirement that the developer must manage storm water runoff on their site such that the peak flow rate of storm water leaving the site is equal to or less than the existing rate for stipulated levels of rain events.

Question
Will the groundwater table be affected if you add 300 homes in an area with clay soils?

Response
As part of the EAW, professional geologists and engineers have reviewed the project and indicated that project construction and operation are not expected to affect the equilibrium of groundwater elevations below or around the site. Footings and basements of new homes would be above the water table and are not expected to affect underlying soil and groundwater conditions. Modern homes are typically constructed with drain tile systems that collect surface water that infiltrates into soils near basement walls. These tile systems are designed to convey collected water to ponds or storm sewer systems, in accordance with engineering guidelines. With these considerations, the project would be designed to minimize impacts on surface water and groundwater, and also to minimize surface water and groundwater impacts on homes. Prior to final city approval, the development design would need to consider existing groundwater conditions and potential effects on local groundwater and surface water conditions.

Question
How will increased housing density impact neighborhoods that access Vicksburg Lane (Autumn Hills, Oxbow, Fawn Creek and Northfork)? Specifically, residents experience four-to six-minute delays during peak periods, with left-hand turns being a particular issue.

Response
The traffic study indicated little change in levels of service at the intersections of Vicksburg Lane and Schmidt Lake Road and Vicksburg Lane and Old Rockford Road. Where local streets intersect Vicksburg Lane, some additional delays may occur, but are not expected to be significant over what is experienced today.

Question
The proposed redevelopment of Hollydale Golf Course is inconsistent with the newly adopted 2040 Comprehensive Plan. How can the City consider residential redevelopment of the golf course?

Response
State law (Minnesota Statutes 473.864 PLANS; ADOPTION/ AMENDMENT attached) provides that comprehensive plans may be amended under the same public process used to adopt a plan initially, which includes a public hearing at the Planning Commission and public meeting at the City Council. The City's comprehensive plan amendment procedures state that the commission reviews the impact of a proposed amendment according to, but not limited to, a set of stipulated factors (refer to attached list). When staff prepares the report for the commission's review, they use these factors.

State law also requires cities to review all applications submitted for development, once the City has found an application to be complete for review. The City has adopted criteria for determining completeness that must be met before a review is commenced.

Question
Is it correct that the Metropolitan Council needs to approve a comprehensive plan amendment?

Response
It is a common misunderstanding that the Metropolitan Council approves comprehensive plans and plan amendments. They approve a report that transmits comments to the affected local unit. The Metropolitan Council can only require a change to a local plan if the plan would have a substantial impact on or departure from a metropolitan system plan (transportation, including airports, regional parks and wastewater).

Question
What is the current zoning of the golf course property and what is required for a developer to have it zoned for residential use? What is the associated density if developed for residential use?

Response
The golf course is currently zoned FRD. As stated in Section 21350-FRD, FUTURE RESTRICTED DEVELOPMENT DISTRICT, "The purpose of the Future Restricted Development (FRD) District is to provide a holding zone until a landowner/developer makes application for development, at which time the City may rezone the affected property consistent with its designation in the Comprehensive Plan, provided the development does not result in the premature extension of public utilities, facilities, or services." Elm Creek, Hampton Hills and Begin Oaks golf courses were all zoned FRD prior to redevelopment.

The following table identifies the guiding, zoning and density of each of the neighborhoods bordering the golf course.

	Guiding	Zoning	Density
Nanterre	LA-1	RSF-1	1.8 units/acre
Autumn Hills	LA-1	RSF-1	1.5 units/acre
Oxbow Ridge	LA-1	RSF-2	1.93 units/acre
Fawn Creek	LA-2	RSF-2	1.8 units/acre
Golfview Estates	LA-1	RSF-1	1.93 units/acre
Plum Tree	LA-1	PUD	2.33 units/acre
Timbers Edge	LA-1	PUD	2.37 units/acre
Conor Meadows	LA-2	RMF-2	4.1 units/acre
The Courts at Nanterre	LA-1	PUD	3.27 units/acre

Question
Was Hampton Hills guided via the update process or an amendment?

Response
Hampton Hills was re-guided to Living Area Rural 2 (LA-R2) as part of the 2008 comprehensive plan update. Zoning of the site remained FRD until the Hampton Hills plat was approved in 2011. At that time, the site was rezoned to RSF-3.

The Elm Creek golf course was re-guided to LA-2 as part of the 2008 plan update. The Elm Creek course was within the Urban Service Area, while Hampton Hills was in the Rural-to-Urban Transition Zone. In the transition zone, the City anticipated gradual urbanization over the course of the planning period and therefore developed complementary guiding with lower density ranges than in the rest of the residential guiding classifications.

Question
Prior to development, did Begin Oaks golf course require a comprehensive plan amendment?

Response
At the time of City approval (1999), Begin Oaks was guided Living Area-Rural (LA-R), which allowed for private recreational facilities. In 2000, it was re-guided Public/Semi-public/Institutional (P-I) as part of the 2020 Comprehensive Plan. In 2016, it was re-guided LA-2 in conjunction with the plat now known as Camelot Nine at Begin.

Question
How long has Hollydale been guided P-I and zoned FRD?

Response
Staff found guide plans dating back to 1975 that classified Hollydale as P-I. Staff found zoning maps dating back to 1980 that classified Hollydale as FRD. Zoning maps from 1978 back at least

10 additional years zoned Hollydale Open Residence (OR) district. Similar to the FRD district, the purpose of the OR district was to continue rural usage until the City approved a site for rezoning consistent with its designation in the comprehensive plan. Golf courses were a permitted use in the OR district.

Question
How can the City allow a redevelopment that will result in the loss of green space and the benefits from the tranquility the green space offers nearby residents?

Response
The City is required to respond to development applications and will rely on adopted criteria in making decisions about applications. In 2001, the City completed an analysis to consider City ownership/partnership to preserve one of the three golf courses in Plymouth and decided not to take any action to do so.

Question
The Autumn Hills neighborhood is subject to frequent power outages. How will additional development further impact the utility infrastructure?

Response
Xcel Energy is the service provider in this area of Plymouth. City staff will ask Xcel to provide a response.

Question
Nearly eight months after concerns about density and tree removal prompted the Plymouth Planning Commission to reject plans for roughly 50 single-family lots in the Timbers Edge subdivision, a revised plan received the commission's approval. What was the revised plan that received the commission's approval?

Response
The original proposal was for 47 lots (2.78 units per acre). The ultimate plan that the developer proposed was for 40 lots (2.37 units per acre), which is consistent with the comprehensive plan density of 2-3 units per acre. That plan also reduced the overall tree loss from 76.5 percent removal to 49.10 percent. The Plymouth City Code allows up to 50 percent removal in residential districts without a requirement for reforestation or restitution.

Question
What is the proposed development for the Hollydale property? Will it be single family housing, multi-family housing, or commercial use?

Response
The concept plan the developer submitted for use in preparation of the EAW and associated traffic study shows detached single family homes with a mix of lot sizes. The developer is not looking at attached multi-family or commercial uses.

Question
In what ways, such as more crowding in the schools, will development of the golf course site negatively affect my children's education?

Response
Wayzata School District bases its enrollment projections on continuing buildout of all potentially developable land in the northwest part of Plymouth. Three- to five-year projections do not specifically identify one property over another. Development of Hollydale is specifically included in the long-range projections.

Question
Does the current 10-year plan include Hollydale or other areas for the creation of new greenspace?

Response
The current comprehensive plan (10-year plan) shows the golf course as Public-Institutional use, which would allow a golf course and other public and institutional uses, for example, educational facilities, libraries, fire stations, and religious institutions. A comprehensive plan amendment would be required with any residential development proposal.

Question
Is it the City's plan that the tax dollars generated by development of the golf course property help pay for the expansion of Plymouth Creek Center?

Response
The City has been obtaining public input on the Plymouth Creek Center expansion/renovation project for three years. At no point in this process was the development of the Hollydale Golf Course mentioned, nor any future tax revenue implied. The financing plan for the Plymouth Creek Center was based on overall planned community growth, but not specific to any future redevelopment of Hollydale.

Question
Would the owner of Hollydale be required to pay any deferred taxes if the property is converted from a golf course to a residential development?

Response
Yes. According to Hennepin County, a property owner who converts a golf course to residential development would be required to pay deferred taxes for the previous seven years. The current estimate for the three parcels that make up Hollydale is $2,553,228.88. The final amount would be calculated once a certificate of real estate value is filed with a property sale.

Question
Will there be a public hearing on the sale of Hollydale Golf Course?

Response
The sale of the property is a private transaction between two parties. Both parties have the right to enter into the agreement. The City has no authority to approve or deny a private land sale (similar to someone's home), consequently there will not be a public hearing. However, any application for development of the golf course site will include a public process that will include a public hearing.

Question
Is there a way to reverse this sale, or preserve the space for greenspace versus development?

Response
As stated above, this is a private transaction between two parties. The City has no authority to reverse a sale.

Question
Will there be a public hearing on the development?

Response
Yes, as stated above, City regulations will require a public hearing at the Planning Commission and a public meeting at the City Council. Although not a public hearing per se, the council generally allows people to speak. The Mayor typically notes that the council has read the Planning Commission report and heard the comments and asks that only individuals with questions or comments not raised at the Planning Commission request to speak.

Once a proposal is submitted, the developer has indicated they will have one or several neighborhood meetings. The developer has scheduled an evening meeting for February 12 regarding the redevelopment of the golf course.

Question
If there will be public hearings, when will they be scheduled?

Response
A city cannot review an application for development prior to the completion of an EAW process, which is currently underway. Consequently, it is too early to guess when a public hearing would occur. There will be notification of properties within 750 feet of the golf course site: 1) when the City receives an application; and 2) 12 days prior to the public hearing at the Planning Commission, as prescribed in the zoning ordinance. Plus, the City will be placing signage on the site. In addition, residents can sign up for e-Notify at www.plymouthmn.gov to learn about upcoming meetings.

Question
There is a survey crew out surveying the proposed roadway into the new development of Hollydale. Does the City have additional information regarding the golf course development?

Response
The owner of the golf course or developer must have commissioned the survey work. The City does not have any survey crews. Surveying is usually done as a first step in preparing a plan. As noted above, to date the developer has submitted a concept plan for use in preparation of an EAW and associated traffic study. That plan shows single family lots of varying sizes.

Question
Will there be any environmental testing completed to determine the amount and extent of soil contamination caused by chemical use on the golf course over time?

Response
The required environmental assessment worksheet (EAW) addresses soil contamination. On January 21, 2020, the City transmitted the EAW to the Minnesota Environmental Quality Board. The City also transmitted the EAW to the numerous other agencies required under state law (refer to attached list).

Environmental sampling detected various chemicals in the soils, but only mercury and diesel range organics were detected at levels that would require cleanup. These chemicals were detected only in surface soils. The investigations did not detect contamination in soils more than six inches deep or in groundwater. Soils contaminated with mercury would need to be isolated and managed in an on-site soil management area or transported off-site and disposed of in compliance with a response action plan approved by the Minnesota Pollution Control Agency (MPCA). Similarly, soils affected by petroleum products would be excavated and disposed of off-site or managed on-site in accordance with an MPCA-approved response action plan.

Question
When will the Planning Commission make a decision on the EAW?

Response
The role of the Planning Commission in the EAW process is to hold a public meeting to gather questions about a proposed project that can help inform a developer and a local unit about potential impacts/issues of the project and what in turn may help to mitigate issues/impacts. The commission's comments are then transmitted to the City Council. The Planning Commission meeting is scheduled for February 19, 2020. At that meeting, the commission will also consider the associated sketch plan for redevelopment of the golf course site. Notice of that meeting will be sent to all property owners within 750 feet of the site. The notification area for the sketch plan is also 750 feet. As they will be considered at the same meeting, staff will send one consolidated notice.

The City Council is scheduled to make its decision on the need for an environmental impact statement (EIS) on March 10, 2020. If the council makes a negative declaration on the need for an EIS, that completes their work on the environmental review process.

Should the City Council call for preparation of an EIS, staff would begin that process. As the City has never prepared an EIS, the timing of that process is currently unclear.

Question
What is the history of land use amendments (outside of the 10-year updates) since 2001?

Response

- January 9, 2001. Reclassification of land from Commercial (C) to Commercial Office (CO) between Old Rockford Road and Highway 55 to the western border of Peony Promenade. Changes in adjacent guiding and subsequent development made retail commercial use of the property inappropriate, plus commercial office uses would complement the proposed commercial development at Peony Lane and Highway 55 and provide an appropriate transition between the retail commercial uses and adjacent residential uses.
- November 27, 2001. Reclassification of land from C and IP (Planned Industrial) to LA-3 between Trenton and Nathan Lanes and CO east of Nathan Lane to the border of Superior Ford. The LA-3 guiding would be consistent with comprehensive plan criteria that state LA-3 areas should: 1) abut or have reasonably direct access to major collectors or minor arterials (Bass Lake Road); 2) be near large parks or open space (Eagle Lake Regional Park, Three Ponds Park); and 3) be near jobs. The CO guiding would be provide a good transition between medium density neighborhoods and the commercial areas to the north and east.
- June 26, 2001. Reclassification of the parcel north of County Road 9 and west of I-494 from IP to C to allow conversion of an industrial building to a HOM furniture store and related retail uses.
- September 27, 2002. Reclassification of a 5-acre parcel at 5405 Vagabond Lane from LA-R (Living Area Rural) to LA-1 to allow the existing home to be connected to public sewer as the alignment of the Elm Creek Interceptor would require removal of the on-site mound system.
- September 23, 2003. Reclassification of land at 3950 County Road 101 from LA-2 to P-I (Public/Semi-public/Institutional) to facilitate development of a Family Hope Services project on property formerly owned by the City.
- October 14, 2001. Reclassification of land at the northwest corner of County Road 6 and Xenium Lane from IP to C to allow the development of a Schneiderman's Furniture Store.
- June 28, 2004. Reclassification of the Dana Spicer site at the southwest corner of Highway 55 and Vicksburg Lane from IP to C and LA-4 to allow development of a retail commercial center anchored by Lowe's Home Improvement and 48 townhome units, a daycare center or an apartment-style senior building in the LA-4-guided area of the site.
- October 12, 2004. Reclassification of land at 5025 Vicksburg Lane from LA-2 to P-I to facilitate development of a six-million gallon in-ground drinking water reservoir.

- July 8, 2008. Reclassification of roughly 2.4 acres south of Taryn Hills on the east side of Vicksburg Lane from LA-2 to P-I. The affected property became part of the Northwest Greenway.
- October 13, 2009. Adjustment of the boundary between the roughly 78-acre parcel at the northeast corner of the intersection of Schmidt Lake Road and Peony Lane (half guided LA-2 and half guided P-I), increasing the area guided P-I to 49 acres, based on wetland delineation, floodplain analysis and the Northwest Greenway concept plan.
- May 25, 2010. Reclassification of 5550 and 5600 Vicksburg Lane from LA-2 to LA-R2 and 5660 Vicksburg Lane from LA-3 to LA-2, to allow development better matched to the topographic and environmental characteristics of the roughly 25 acres affected.
- August 10, 2010. Reclassification from P-I to LA-2 of roughly 7 acres in the Elm Creek Highlands East plat, located north of Schmidt Lake Road and Jewel Lane, based on wetland, floodplain and Northwest Greenway information not available at the time the City initially guided the property.
- April 12, 2011. Reclassification of 9805 and 9855 Highway 55 from LA-4 to LA-5 to facilitate development of a 157-unit apartment with 64 units identified for workforce housing.
- August 23, 2011. Reclassification of the former Plymouth Shopping Center site south of Highway 55 between Cottonwood Lane and County Road 73 from C to MXD (Mixed Use) to allow a redevelopment with both commercial and residential uses.
- December 13, 2011. Reclassification of 3155 Empire Lane and 3050 Fernbrook Lane from CO to C to allow an existing catering restaurant to transition to a full service restaurant.
- July 9, 2013. Reclassification of 4155 County Road 101 from LA-4 to CO to allow construction of a medical and dental office building. The 2030 Comprehensive Plan showed this property as a potential mixed use site.
- September 24, 2013. Reclassification of 5565 Juneau Lane from LA-RT (Living Area Rural Transition) to LA-R2 (Living Area Rural 2) to accommodate continuation of the residential subdivision on the former Hampton Hills golf course.
- June 10, 2014. Reclassification of 1.57 acres of 4640 Brockton Lane from LA-4 to LA-2 as this area was separated from the remainder of the 4640 parcel by a drainage ditch and mature trees and is adjacent to LA-2-guided property.
- June 10, 2014. Reclassification of 111 acres at 5495-5735 Dunkirk Lane from P-I and LA-RT to LA-R2 to facilitate the platting of Aspen Hollow, a residential subdivision consisting of 139 lots for single family homes. The area dedicated to the City for the Northwest Greenway remained guided P-I.
- August 25, 2015. Reclassification of the 15-acre site south of Hamel Road east of Brockton Lane from LA-4 to LA-2 to facilitate the platting of Brockton PUD, consisting of 64 lots for villa-style detached homes geared to empty nesters.
- April 26, 2016. Reclassification of the roughly 70-acre Begin Oaks golf course site between Cheshire Parkway and I-494 from P-I to LA-2 to facilitate the platting of Camelot Nine at Begin PUD, consisting of 124 single family lots and 51 lots for rowhomes.

- August 8, 2016. Reclassification of the north portion of the 75-acre site east of County Road 101 and Prairie Drive, formerly owned by Speak the Work Church, from P-I to LA-2 (25 acres in the south portion to remain P-I) to facilitate the platting of 111 single family lots in The Enclave at Elm Creek.
- August 22, 2017. Reclassification of the roughly 15-acre site at 5225, 5305 and 5325 Dunkirk Lane from LA-RT to LA-R2 to facilitate platting of Beacon Ridge, consisting of 37 single family lots.
- November 28, 2017. Reclassification of 2.4 acres at 18140, 18220 and 18240 Highway 55 (north of Highway 55 with access from Old Rockford Road and 45th Avenue) from CO to LA-4 to facilitate development of a 47-unit apartment building designated as workforce/affordable housing.
- December 12, 2017. Reclassification of roughly 29 acres of land west of Troy Lane at 58th Avenue from LA-RT to LA-1 to facilitate platting of Greenway West for 80 single family lots.
- June 26, 2018. Reclassification of the southerly 3 acres of a roughly 19-acre site south of 34th Avenue and east of Highway 169 from LA-1 to LA-4 to facilitate development of a 24-unit apartment.
- June 26, 2018. Reclassification of roughly 25 acres at 18405, 18515 and 18535 County Road 47 and 6035 and 5945 Troy Lane from LA-R2 to LA-2, which would allow a later application for the platting of 21 single family lots and 103 townhome lots to be known as Greenway North.

Attachments:
Minnesota Statutes 2019, 473.864 PLANS; ADOPTION; AMENDMENT
Excerpt from Comprehensive Plan Amendment Procedures, 2040 Comprehensive Plan
Agency and Organization Distribution List

473.864 PLANS; ADOPTION; AMENDMENT.

Subdivision 1. **When adopted.** Each local governmental unit shall adopt its comprehensive plan with required modifications within nine months following a final decision, order, or judgment made pursuant to section 473.866.

Subd. 2. **Decennial review.** By December 31, 1998, and at least once every ten years thereafter, each local governmental unit shall review and, if necessary, amend its entire comprehensive plan and its fiscal devices and official controls. Such review and, if necessary, amendment shall ensure that, as provided in section 473.865, the fiscal devices and official controls of each local government unit are not in conflict with its comprehensive plan. Upon completion of review and, if necessary, amendment of its comprehensive plan, fiscal devices, and official controls as required by this section, each local government unit shall either:

(a) submit to the Metropolitan Council the entire current comprehensive plan together with written certification by the governing body of the local government unit that it has complied with this section and that no amendments to its plan or fiscal devices or official controls are necessary; or

(b)(1) submit the entire updated comprehensive plan and amendment or amendments to its comprehensive plan necessitated by its review to the Metropolitan Council for review; and

(2) submit the amendment or amendments to its fiscal devices or official controls necessitated by its review to the Metropolitan Council for information purposes as provided by section 473.865.

Except as otherwise provided in this paragraph, local governments shall consider, in preparing their updated comprehensive plans, amendments to metropolitan system plans in effect on December 31, 1996. For metropolitan system plans, or amendments thereto, adopted after December 31, 1996, local governments shall review their comprehensive plans to determine if an amendment is necessary to conform to the metropolitan system plans. If an amendment is necessary, the local government shall prepare the amendment and submit it to the council for review by September 30, 1999, or nine months after the council transmits the metropolitan system plan amendment to the local government, whichever is later.

The periodic review required in this subdivision shall be in addition to the review required by section 473.856.

The Metropolitan Council may grant extensions to local government units in order to allow local government units to complete the review and, if necessary, amendment required by this subdivision. Such extensions, if granted by the Metropolitan Council, must include a timetable and plan for completion of the review and amendment.

Amendments to comprehensive plans of local governmental units shall be prepared, submitted, and adopted in conformance with guidelines adopted by the Metropolitan Council pursuant to section 473.854.

History: *1976 c 127 s 15; 1977 c 347 s 68; 1981 c 242 s 1; 1995 c 176 s 9; 2006 c 194 s 8*

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Excerpt from Comprehensive Plan Amendment Procedures, 2040 Comprehensive Plan

- The Planning Commission reviews the impact of the proposed amendment. Its judgment is based on, but not limited to, the following factors:
  - The extent to which the location criteria of applicable existing or proposed land use plan classifications are satisfied.
  - Evidence submitted by the applicant demonstrating the reason(s) that the plan should be changed, including, but not limited to, whether new information has become available since the comprehensive plan was adopted that supports re-examination of the plan, or that existing or proposed development offers new opportunities or constraints that were not previously considered by the plan.
  - If the amendment affects a particular site, whether or not the change is needed to allow reasonable development of the site.
  - The relationship of the proposed amendment to the supply and demand for particular land uses within the city and the immediate vicinity of the site.
  - The applicant's demonstration that the proposed amendment has merit beyond the interests of the proponent.
  - The possible impacts of the amendment on all specific elements of the comprehensive plan as may be applicable, including, but not limited to:
    - Transportation, as demonstrated by a traffic study conducted by the City at the applicant's expense;
    - Sanitary sewer, including existing and proposed sanitary sewer flows compared to the adopted plan;
    - Housing, including the extent to which the proposal contributes to the City's adopted housing goals;
    - Surface water, including compliance with the City's goals for water quality and water quantity management;
    - Water supply;
    - Parks and open space; and
    - Capital improvements program (CIP).
  - Consideration of the impact of the proposed amendment upon current and future special assessments and utility area charges, future property tax assessments or other fiscal impacts on the City of Plymouth.

Agency and Organization Distribution List

Environmental Quality Board

Department of Agriculture

Department of Commerce

Department of Health

Department of Natural Resources

Pollution Control Agency

Board of Water and Soil Resources

Department of Transportation

State Archaeologist

Indian Affairs Council

State Historic Preservation Office

Environmental Conservation Library

U.S. Fish and Wildlife Service

U.S. Army Corps of Engineers

U.S. Environmental Protection Agency

Metropolitan Council