**REZONING/TEXT AMENDMENT APPLICATION**

<table>
<thead>
<tr>
<th><strong>OFFICE USE ONLY</strong></th>
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<tbody>
<tr>
<td><strong>Case No:</strong> PC Case 22-</td>
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<tr>
<td><strong>Date Received:</strong> 05/27/2022</td>
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<td><strong>Receipt No:</strong> 2022-0869</td>
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<td><strong>60 Day Date:</strong> 07/26/2022</td>
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**Street Address of Property:** 1555 Oakdale Avenue

**Name of Applicant:** M/I Homes of Minneapolis/St. Paul, LLC
**Address of Applicant:** 5354 Parkdale Drive Unit 100
St. Louis Park, MN 55416

**Phone #:** 763-586-7217
**Email:** ebecker@mihomes.com

**Name of Owner:** West St. Paul Economic Development Authority
**Address of Owner:** 1616 Humboldt Avenue
St. Louis Park, MN 55416

**Phone #:** ____________________________
**Email:** ____________________________

**Legal/PID #:** 428374900010

**Present Zoning:** B6 - Town Center Mixed-Use
**Present Use:** Former Golf Course - Vacant

**Proposed Zoning:** PRD w/ R3 - Townhouse Residential
**Proposed Use:** Townhomes

**What changed or changing condition(s) made the passage of this amendment necessary?**
We are proposing 58 townhome units within the development which do not meet required setbacks due to the soil issues on the site.

**What is the effect of the proposed amendment?** We will have flexibility with zoning standards while creating a design that will provide alternative housing options within the city and reclamation of a blighted site.

**What error, if any, in the existing ordinance would be corrected by the proposed amendment?** N/A

**What other circumstances justify the amendment?** See above and narrative
EXHIBITS REQUIRED

1. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies in sets and folded, of a map or plat showing the lands proposed to be rezoned and all lands within 350 feet of the boundaries of the property proposed to be rezoned.

2. Written proof of ownership or legally recognized financial interest of the property on which the rezoning is requested.

ACKNOWLEDGE AND SIGNATURE
The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the State of Minnesota.

[Signature]
Signature of Owner (Required)

[Signature]
Signature of Applicant (If different)

Phone Number
763-589-7247

NOTE: All Materials relevant to this Application must be filed on or before the dates listed on the Operating Procedures for Applicants page. The Planning Commission holds its regular meeting at 7:00pm on the third Tuesday of each month.

FEES

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or the Planning Commission. Fees shall include the application fee, filing fees, consultants, legal, planning, and engineering fees.

2. Applicants shall deposit with the City, together with the application filing fees, the sums required by City Council resolution toward prepayment of the Consultants and Attorneys expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees in excess of the deposit shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.
THOMPSON SQUARE PRELIMINARY AND FINAL PLAT, SITE PLAN, AND REZONING SUBMITTAL
INTRODUCTION

M/I Homes has entered into a purchase agreement to purchase the property located at 1555 Oakdale Avenue. The property was previously Thompson Oaks Golf Course and is currently owned by the West St. Paul Economic Development Authority. The proposed development would include 58 townhome units with private streets.

ABOUT M/I HOMES

M/I Homes has been in business for over 40 years and has built over 130,000 homes in 15 markets within the United States. They entered the Twin Cities Market in 2015 by purchasing Hans Hagen Homes. Hans Hagen Homes was founded over 50 years ago and was one of the largest and oldest home builders in the Minneapolis market.

MATERIALS SUBMITTED

1. City Application
2. Title Work
3. Narrative
4. Thompson Square Preliminary Development Plan
   a. Cover
   b. Legend Sheet
   c. Preliminary Removal Plan
   d. Preliminary Overall Site Plan
   e. Preliminary Sanitary & Watermain Plan
   f. Preliminary Storm Plan
   g. Preliminary Light & Signage Plan
   h. Preliminary Overall Grading Plan
   i. Preliminary Grading Plan
   j. Preliminary Wall Plan
   k. Preliminary Erosion Control Plan
   l. Preliminary Seeding Plan
   m. Stormwater Pollution Prevention Plan
   n. Grading Details
   o. City Details
   p. Tree Preservation Plan
CONTACT INFORMATION

Applicant:

M/I Homes of Minneapolis/St. Paul, LLC
5354 Parkdale Drive, Unit 100
St. Louis Park, MN 55416
763-586-7217

Engineer:

Pioneer Engineering, PA
2422 Enterprise Drive
Mendota Heights, MN 55120

SITE DATA

PID# 428374000010 (Site Plan Area), and plat includes PID#s 420200011010 and 420200047010

PRELIMINARY AND FINAL PLAT

The preliminary and final plat will consist of 58 townhome lots; a common lot (Lot 59, Block 1) owned and maintained by the Homeowners Association; an outlot for ponding (Outlot B), which will be jointly maintained by the County and Homeowners Association; and Outlot A, which will be owned by the City and undergo restoration by the County and contain County trails.

As previously mentioned, the property was a former golf course. Environmental assessment discovered a large amount of debris buried on the site as well as swamp deposits. Because of this, there was a very limited area in which this property could develop, which has guided the design and layout of the development.

DENSITY

With a total of 58 units and a net area of 5.899 acres, the proposed density is 9.832 units per acre, which is consistent with the Comprehensive Plan Multi-Family Land Use density requirements.

STREETS AND UTILITIES

The development will include 24-foot-wide private streets as well as 20 guest parking spaces. The garages and driveways will provide four parking spaces per unit. A sidewalk along Oakdale Avenue has not yet been incorporated into the plans, as we are awaiting the County’s new trail plans to figure out how to tie into the existing.
DEVELOPMENT SCHEDULE

Construction of the initial phase of the development will commence late Summer of 2022. We are platting the development as one phase, although we anticipate that the southerly 36 units will be developed first, and the northerly 22 units will develop in 2023.

REZONING

The existing zoning of the property is B-6, Town Center Mixed Use. The City is also processing a Comprehensive Plan Amendment to re-guide the property from Mixed Use to Medium Density Residential. Because the site will not be mixed use, we are requesting a rezoning of the property to Planned Residential Development (PRD) with R-3 Townhouse Residential as the underlying zoning district.

Per City Code, the purposes of the PRD are to allow greater variety in the types of residential environment available to residents in the City; to respond to recent changes in housing demands and in new housing concepts; to encourage the provision of privately controlled common open space ancillary to new housing developments; and to allow a more efficient allocation and maintenance of public facilities such as streets and utility lines serving new housing developments.

The proposed development meets these purposes by providing townhomes, which make up only 5% of the housing stock within West St. Paul per the 2040 Comprehensive Plan; provides privately controlled outlots surrounding the townhome units; and efficiently provides streets and utilities to the townhomes. Additionally, the proposed development is developing currently vacant and underutilized land while correcting soils. Because of the poor soils on the property, we were only able to develop a small portion of the site, and the narrow portion where soils are correctable does not allow us to meet required setbacks.

DEVELOPMENT STANDARDS

The following sets forth the development standards as compared to the underlying zoning district of R-3 – Townhouse Residential.

<table>
<thead>
<tr>
<th>Standards</th>
<th>Required</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>30 feet</td>
<td>22 feet garage to back of curb of private street</td>
</tr>
<tr>
<td>Side Yard (Interior)</td>
<td>10 feet</td>
<td>5 feet</td>
</tr>
<tr>
<td>Side Yard (Corner)</td>
<td>20 feet</td>
<td>15 feet to back of curb</td>
</tr>
<tr>
<td></td>
<td></td>
<td>30 feet to Oakdale Avenue</td>
</tr>
<tr>
<td>Rear</td>
<td>30 feet</td>
<td>30 feet</td>
</tr>
<tr>
<td></td>
<td></td>
<td>15 feet (to Oakdale Avenue)</td>
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</tbody>
</table>
SITE PLAN

TOWNHOME INFORMATION

The townhomes in the proposed development will consist of M/I's Summit and Park series townhomes. A total of six different unit designs will provide a variety of home designs and varying prices. The different townhome designs provide for added character and visual interest within the neighborhood.

The Summit Series is a three-story row townhome where the front doors face the street and garages are accessed through a rear private alleyway. The Summit Series townhomes will abut Oakdale Avenue to provides an enhanced streetscape. These homes range in size from 1,750 to 2,085 square feet. Sale prices will start from $390,000.

The other townhome design is the Park Series, which will consist of the southern and western most units. These three-story row townhomes front on the street. A raised covered stoop and a well-articulated front elevation provides visual interest. The Park Series homes range in size from 1,942 to 2,405 square feet. Sale prices will start from $400,000.

A variety of exterior colors will be used throughout the neighborhood to provide additional visual interest while avoiding a monotony of colors.

RESTRICTIVE COVENANTS

Thompson Square will have an HOA that will provide for the maintenance of the overall common elements in the community, including landscaping and irrigation of the common areas, snow removal from sidewalks and private streets, and exterior maintenance. The HOA will also provide for restrictions on outdoor storage, parking (no boats, campers, or trailers) in order to keep the community looking orderly and well maintained.
STRUCTURE ELEVATION EXAMPLES

Summit Townhomes

Park Townhomes
Planning Commission –
June 21st, 2022
Multiple Applications for the Development of the Eastern Portion of the Former Thompson Oaks Golf Course – M/I Homes
Proposal/Applications

Site Plan – Construction of 58 townhomes,
Rezone – Rezoning the property from Mixed-Use to a PRD with R3, and
Preliminary/Final Plat – Division of property and creation of new property lines
Rezoning Analysis

Land Use and Zoning

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
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</thead>
<tbody>
<tr>
<td>Subject Property</td>
<td>Vacant (Green Space)</td>
</tr>
<tr>
<td>North</td>
<td>Residential (Single Family Homes &amp; Brookdale Asst. Living)</td>
</tr>
<tr>
<td>East</td>
<td>Residential (Single Family Homes)</td>
</tr>
<tr>
<td>South</td>
<td>Residential (Single Family Homes)</td>
</tr>
<tr>
<td>West</td>
<td>Mixed-Use (Apartments)</td>
</tr>
</tbody>
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*Proposing to rezone to PRD with R3 – Townhome Residential
Rezoning Analysis

Residential Zoning Classifications

Townhome Proposal

- 58 units on 5.899 acres
  - Density of 9.832 units per acre

Currently Zoned B6 – Town Center Mixed-Use

- B6 has a density range of 25 – 40 units per acre
  - Assuming 50% is residential
- Proposing to down-zone from B6 – Town Center Mixed-Use to R3 – Townhome Residential

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<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
<th>Density Range</th>
</tr>
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<tbody>
<tr>
<td>Low Density</td>
<td>R1A, R1B, R1C, and R2</td>
<td>3 6</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medium Density</td>
<td>R3</td>
<td>7 19</td>
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<tr>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>High Density</td>
<td>R4</td>
<td>20 40</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mixed Use</td>
<td>R4, B5, and B6</td>
<td>25 40</td>
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Decrease in Density
Rezoning Analysis (PRD)
Planned Residential Development

Justification for PRD

- Similar to 240 Thompson, this site requires extensive soil corrections, despite being the more buildable section of the former golf course.

Code allows for PD/PRD and reads, “a more flexible regulatory process” … “Benefits include an opportunity to protect and preserve valuable natural resources and amenities, and to assure a higher quality environment.”

Allows for flexibility on,

- Setbacks,
- Lot width, and
- Parking stall dimensions
Recommended Conditions

Rezoning Application

Staff recommends the Planning Commission hold a public hearing and recommend approval of the rezoning subject to the following conditions,

1. The rezoning approval shall be contingent upon City Council approval of the corresponding site plan, platting applications, the Metropolitan Council’s approval of the Land Use Amendment for the creation and designation of the property from “Mixed-Use” to “Medium Density Residential”, as well as the development of the property,

2. The rezoning approval shall be contingent upon the Metropolitan Council’s approval of the requested 2040 Comprehensive Plan Amendments, both text and map,