

**Subject: First Reading of the Rezoning of Certain
Parcels of the Former Thompson Oaks Golf Course –
M/I Homes**

Meeting Date: Monday, June 27, 2022	
Submitted/Presented by/Department: Melissa Houtsma - Community Development	
Action Type	
<input type="checkbox"/> Consent Item	<input type="checkbox"/> Discussion/Direction
<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Informational Only
<input checked="" type="checkbox"/> Action/Motion	<input type="checkbox"/> Report
<input checked="" type="checkbox"/> Resolution/Ordinance	<input type="checkbox"/> Other:
Action	
City Staff requests that the City Council review and approve of the first reading to rezone 1555 Oakdale Avenue as recommended by City Staff and the Planning Commission.	
Background	
<p>M/I Homes of Minneapolis/St. Paul has submitted multiple applications for the development of 58 townhomes on the eastern portion of the former Thompson Oaks Golf Course (1555 Oakdale Avenue). The applications include,</p> <ul style="list-style-type: none"> • Site plan review for the development of the property, • Rezoning the property from B6 – Town Center Mixed Use to PRD, Planned Residential Development with R3 – Townhome Residential as the underlying zoning, and • Preliminary and final plat review for the division of property and creation of new property lines. <p>Since re-zonings (ordinances) require two readings while other zoning applications only require one, it therefore results in one of the readings being done separately from the rest of the applications. While typically, the full set of applications (site plan and plat) are presented with the first reading, in this case delaying the other applications until the July 11th meeting allows all parties to prepare the necessary agreements.</p> <p>Planning Commission Review The Planning Commission met in regular session on June 21st, 2022 to review the proposed rezoning as well as site plan and plat. The Commission held a public hearing on the item, seven residents spoke at the meeting.</p> <p>The Commission and the members of the public discussed the following items:</p> <ul style="list-style-type: none"> • Density of the project <ul style="list-style-type: none"> ○ Concerns were voiced around too many units for the size of the site as well as the desire for green space. Staff did detail that the applicant would be paying a park dedication fee in lieu of dedicating actual park land on or adjacent to the site. 	

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- Deviation from setbacks as listed in code
 - Staff explained that the proposed dimensions and setbacks are largely driven by the limited buildable area on the site and the extent of the necessary soil removal and replacement.
- Desire for single family homes and/or senior friendly housing
 - Comments were made pertaining to the preference for single family housing and/or senior friendly (single level) housing as opposed to attached, multi-level units.
 - Staff and the applicant explained the various difficulties of accomplishing those items on this particular site largely due to the already extensive soil corrections and the associated costs.
 - Additionally it was stated that the requested re-zoning was to down-zone the site from Mixed-Use, which allows up to 40 units per acre (230+ units for this site), to Townhouse Residential with 9.8 units per acre (58 units for this site).

Ultimately, the Commission voted 7-0 to recommend approval of the rezoning subject to the listed conditions as recommended by City Staff.

Attachments

Application and Project Narrative
 Planning Commission Memo and Presentation (Rezoning Slides Only)
 Zoning Maps (Current and Proposed)
 Draft Ordinance

Previous Relevant Actions

The proposed rezoning, site plan, and preliminary/final plat applications were reviewed by the Planning Commission on 06/21/2022.

Alternatives

If City Council is not satisfied with the project and/or conditions, please advise City Staff or the desired changes and recommendations.

Financial

Budgeted: Yes

No Financial Impact

Fund: N/A

Department: N/A

Account: N/A

Amount: N/A