

Subject: Multiple Applications for a Townhome Development at the Former Thompson Oaks Golf Course – M/I Homes

Meeting Date: Monday, July 11, 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 Site Plan application, the First Reading of the Rezoning application and the Preliminary/Final Plat application for the development of 58 townhomes on the former Thompson Oaks Golf Course as recommended by City Staff and the Planning Commission.	
Background	
M/I Homes of Minneapolis/St. Paul, LLC 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,	
<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. 	
Further information on the proposed project and applications can be found in the attached Planning Commission memo.	
<p>Planning Commission Review</p> <p>The Planning Commission met in regular session on June 21st, 2022 to review the project. The Commission held a public hearing on the item; seven residents spoke at the meeting.</p>	
The Commission and the members of the public discussed the following items:	
<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. ○ Concerns were raised around necessary parking and snow storage/removal on site. 	

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- Staff detailed that more parking is being provided on site than what the code requires as the minimum amount. The plan includes four parking stalls per unit (two enclosed in a garage and two driveway stalls) and will have 29 visitor parking stalls in common lot areas.
- 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.
- Reducing number of access points down to one
 - Both the commission and members of the public voiced concerns around the amount of traffic and reducing the number of access points down to one.
 - The commission requested staff contact Dakota County to request a reconsideration of this item.
 - Upon speaking with Dakota County, no further concessions were made in regard to access.
 - The commission also recommended the applicant widen the northern access to accommodate three lanes of traffic (two exiting and one entering).
 - The applicant was not able to accommodate this recommendation, as the intersection needs to be shifted to better align with Schletty Lane, per Dakota County's requirements. As designed, the access allows for the stacking of seven vehicles.
- Internal roadways and pedestrian connections
 - Concerns around the 24 ft. width of the interior road ways, which would not allow extra width for pedestrians.
 - Both the applicant and staff detailed other developments have had widths as narrow as 20 ft. without issue. Additionally, the plans were reviewed by South Metro Fire and ensured all emergency vehicles were able to maneuver around and through the site.
 - The commission recommended the applicant work with staff to review site alterations to incorporate wider road widths and/or sidewalk connections to the trails on the east and west sides of the site.
 - The applicant was not able to accommodate wider roads, but was able to incorporate connections to both the trails on the east (along Oakdale) and west sides of the site. Staff feels that the added pedestrian connections provide a safe connection for the residents to access the trail systems.

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- 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 as follows to recommend approval of the applications subject to the conditions recommended by staff unless otherwise noted,

- **Site Plan – 6-1 in favor to recommend approval** (Dahlquist as the nay vote)
 - Added condition/recommendation #11 – Site plan be revised to provide connections within the site to both Oakdale Avenue on the east and the River-to-River Trail to the west, as approved by City Staff.
 - The applicant has incorporated sidewalks to connect to the adjacent trails.
 - Added condition/recommendation #12 – Incorporate a wider curb cut for the entrance to the site, so to accommodate three lanes, two exiting and one entering the site.
 - The applicant was not able to accommodate this recommendation as the intersection needs to be shifted to better align with Schletty Lane, per Dakota County’s requirements.
 - Added condition/recommendation #13 – Explore further discussions with Dakota County around allowing the second access to the southern side of the site.
 - Upon speaking with the county, no exceptions were made to allow a second/southern access.
 - Added condition/recommendation #14 – Incorporate an internal public way, via sidewalk or widened drive-aisle, to support public safety and welfare.
 - The applicant has incorporated sidewalks to connect to the adjacent trails, but was not able to alter the site plan to widen the internal roads.
- **Rezoning – 7-0 in favor to recommend approval**
- **Preliminary/Final Plat – 7-0 in favor to recommend approval**

Attachments

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Application and Project Narrative Planning Commission Memo and Presentation Zoning Maps (Current and Proposed) Resolutions and 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 of the desired changes and recommendations.	
Financial	
Budgeted: <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No Financial Impact
Fund: N/A	
Department: N/A	
Account: N/A	
Amount: N/A	