



AGENDA ITEM # 6.2

REPORT TO CITY COUNCIL

Report Prepared by: Dawn Bittner

Date: March 5, 2019

Subject: Ordinance Amendment to create the Residential-Golf Course
Community Overlay District

Report: Please see attached report.

Council Action Requested:

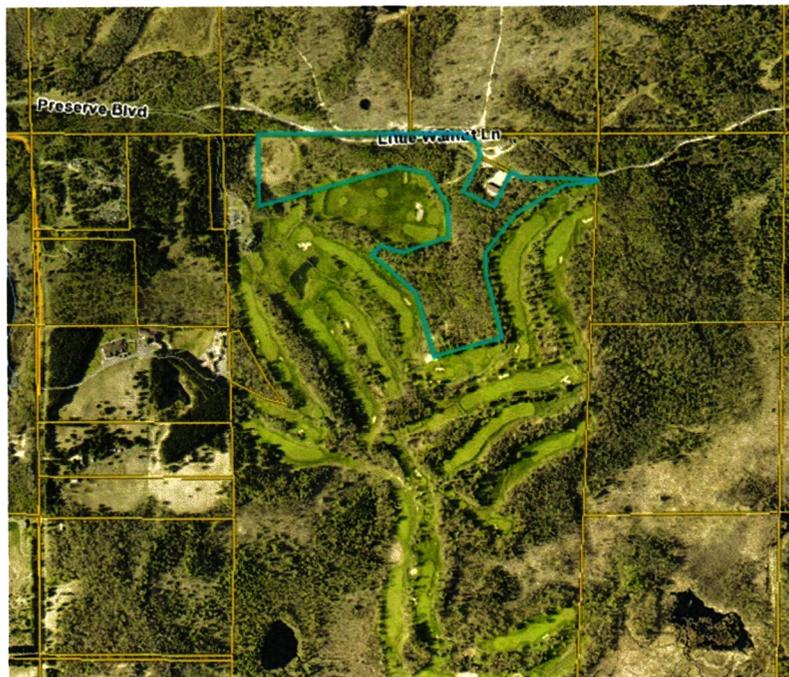
- A. Council motion amending Section 17-6.10 creating the Residential-Golf Course Community Overlay District.
- B. Council motion authorizing Summary Publication. (4/5 vote required)

COUNCIL REPORT

Application: Ordinance Amendment to create a Residential-Golf Course Overlay District

Applicant: Daniel and Lauri Helbling

Background Information: Applicants are requesting an Ordinance Amendment to create a Residential-Golf Course Community Overlay District to include a parcel they own along Little Walnut Drive.



The subject property is 27.02 acres in size, is vacant, and is zoned Rural Residential.

Planning Commission Recommendation:

The Planning Commission unanimously recommends the City Council create the Residential-Golf Course Community Overlay District. The red, underlined text is the proposed language to be added.

ORDINANCE NUMBER 19-__

**AN ORDINANCE AMENDING SECTION 6 OF THE
ZONING ORDINANCE CREATING A
RESIDENTIAL-GOLF COURSE COMMUNITY OVERLAY DISTRICT**

The City Council of the City of Pequot Lakes does ordain as follows:

Section 1. Purpose and Intent: The purpose and intent of this ordinance is to amend Section 6 of the Zoning Ordinance and to create Section 6.10, “Residential-Golf Course Community Overlay District.”

Section 2. Section 6.1 “General” shall be amended and 6.10 “Residential-Golf Course Community Overlay District” shall be created and read as follows:

6.1 General

4. Districts. The following overlay districts are hereby established:

Residential-Golf Course Community Overlay District

6.10 Residential-Golf Course Community Overlay District (RG)

1. Purpose and Intent: The purpose of the Residential-Golf Course Community Overlay District (RG) is to permit developments that will be enhanced by coordinated area site planning, diversified location of structures and/or mixing of compatible uses such as single/multi-family residential units and golf course uses. Such developments are intended to provide a safe and efficient system for pedestrian and vehicle traffic; to provide attractive recreation and open space as integral parts of the developments; to enable economic design in the location of public and private utilities and community facilities; and to ensure adequate standards of construction and planning. The Residential-Golf Course Community Overlay District will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community.
2. Permitted Uses:
 - a. Dwelling, Multi-Family
 - b. Dwelling, Single-Family
 - c. Golf Course
3. Minimum Lot Size. The minimum lot size required for the establishment of a Residential-Golf Course Community as defined by this overlay district is five acres.

4. Density. Within the overlay district, for the development of a Residential-Golf Course Community, the maximum density shall be two units per buildable acre.
5. Setbacks and Impervious Surface Coverage Requirements. All setbacks and impervious surface coverage requirements of the underlying zoning district shall apply with the exception on the following:
 - a. Sideyard setback: 10 feet
 - b. Maximum Impervious Surface Coverage: 20%
6. Procedural Requirements. Any development in the Residential Golf Course Community Overlay District shall be permitted as planned unit development (PUD). Residential-Golf Course Community developments shall meet the criteria and standards set fourth in Section 8.2, "Conservation Subdivision and Planned Unit Developments" of this ordinance in addition to the standards contained in this Section of the Ordinance, unless otherwise indicated or waived by the Planning Commission.
7. Administration and maintenance requirements. Prior to final approval of any Residential Golf Course Community containing individually-owned sites or units, the City will require adequate provisions developed for preservation and maintenance in perpetuity of open space and for the continued existence and functioning of the development as a community.
 - a. Association membership must be mandatory for each dwelling unit or lot purchaser and any successive purchaser.
 - b. Each member must pay a pro rata share of the association's expenses, and unpaid assessments can become liens on dwelling units or lots.
 - c. Assessments must be adjustable to accommodate changing conditions.
 - d. The association must be responsible for insurance, taxes, and maintenance of all commonly owned property and facilities.
 - e. Changes to the owners' association must be approved by the City.
8. Establishment of the Residential Golf Course Community Overlay District: All property included in the overlay district is identified on the Residential Golf Course Community Overlay District map.

Effective Date: This ordinance amendment shall be in full force and effect from and after passage and publication according to state law.

Repeal: This ordinance shall repeal all ordinances inconsistent herewith.

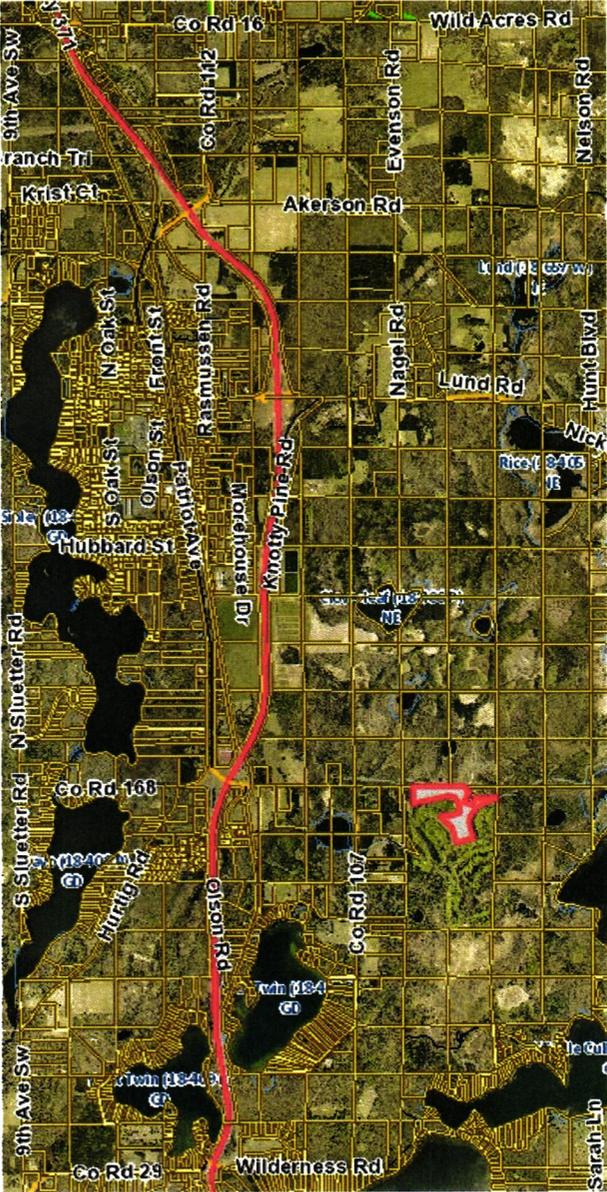
Passed by the Pequot Lakes City Council this 5th day of March, 2019.

James Tayloe, Mayor

ATTEST:

Nancy Malecha
City Administrator

Residential-Golf Course Community Overlay District



KEY:

Residential-Golf Course Community Overlay District